



NOTE:
10 FT. WIDE EMERGENCY SPILLWAY
LOCATED AT THE NORTHWEST CORNER
OF POND AT ELEV. 839.0

ADJOINER
THROGMARTIN HENKE
DEVELOPMENT, LLP

LAKE #1
21,900 SQ.FT.
N.P. = 833.6
10-YEAR = 835.71
100-YEAR = 836.32
TOP OF BANK = 840.0
(existing pond)

C.A. #1
62,372 SQ.FT.
VARIABLE WIDTH DRAINAGE,
UTILITY, SANITARY, & LANDSCAPE
MAINTENANCE AND ACCESS EASEMENT

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NOTES:
1. SEE SHEET C001 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

- SITE KEY NOTES:**
- HEAVY DUTY ASPHALT; SEE DETAIL ON SHEET C800.
 - LIGHT DUTY ASPHALT; SEE DETAIL ON SHEET C800.
 - CONCRETE PAVEMENT; SEE DETAIL ON SHEET C800.
 - 6" STRAIGHT CONCRETE CURB; SEE DETAIL ON SHEET C800.
 - COMBINED CURB & WALK; SEE DETAIL ON SHEET C800.
 - 24" CONC. CURB & GUTTER TYPE I PER WESTFIELD P-8 DETAIL.
 - CONCRETE CURB TAPER. SEE DETAIL ON SHEET C800.
 - CONCRETE SIDEWALK; SEE DETAIL ON SHEET C800.
 - HANDICAP RAMP; SEE DETAIL SHEET C801.
 - ADA ACCESSIBLE PARKING SPACE; SEE DETAIL ON SHEET C800.
 - 4" WIDE PAINTED STRIPE; ADA COLOR-BLUE.
 - PARKING BUMPER TYPICAL; SEE DETAIL SHEET C800.
 - 4" WIDE PAINTED STRIPE; COLOR-WHITE.
 - LIGHT POLE; REFER TO PHOTOMETRICS PLAN FOR DETAILS.
 - BUILDING CONCRETE STOOP; REFER TO ARCHITECTURAL PLANS.
 - LAP JOINT; REFER TO CITY OF WEST LAFAYETTE STANDARD DETAILS.
 - 6" DIA. PIPE BOLLARD; SEE DETAIL SHEET C800.
 - ADA PARKING SIGNAGE; SEE DETAIL ON SHEET C800.
 - DETECTABLE WARNING STRIPS. SEE DETAIL ON SHEET C801.
 - BICYCLE PARKING RACK. REFER TO ARCHITECTURAL PLANS.
 - CONCRETE RETAINING WALL; REFER TO ARCHITECTURAL PLANS FOR DETAILS.

- PROPOSED SITE LEGEND:**
- PROPOSED LIGHT DUTY PAVEMENT
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED ASPHALT TO BE MILLED & RESURFACED
 - PROPOSED CONCRETE PAVEMENT

SITE DATA:
ZONING DATA:
EXISTING ZONING CLASSIFICATION:
PUD - PLANNED UNIT DEVELOPMENT
ADJACENT ZONING CLASSIFICATIONS:
NORTH PUD - PLANNED UNIT DEVELOPMENT
SOUTH PUD - PLANNED UNIT DEVELOPMENT
EAST SF-3 - SINGLE FAMILY MEDIUM DENSITY
WEST PUD - PLANNED UNIT DEVELOPMENT

SITE DATA:
SITE AREA - 3.00 Acres (130,447 SQ.FT.)
OPEN SPACE REQUIRED (MIN. 20%): 26,089 SQ.FT.
OPEN SPACE PROVIDED (28.4%): 36,988 SQ.FT.

PROPOSED PARKING DATA:
REQUIRED PARKING SPACES (3.5/1000 SF) 102 SPACES
PROPOSED PARKING SPACES 107 SPACES
PROPOSED ADA ACCESSIBLE PARKING 5 SPACES
TOTAL PROPOSED NEW SPACES: 112 SPACES
VEHICULAR AREA: 59,160 SQ.FT.
REQUIRED MIN. 10% LANDSCAPE AREA: 5,916 SQ.FT.
PROVIDED LANDSCAPE AREA: 5,925 SQ.FT.

BENCHMARKS:
TBM#1: REBAR FD. AT THE SOUTH BACK OF CURB OF A PRIVATE DRIVE LOCATED 300 FT.± NORTH OF 146TH STREET AND 400 FT.± EAST OFF OF CAREY ROAD. LOCATED AT THE END POINT OF A CURVE IN THE DRIVE ELEV. 842.55 (NAVD 88)
TBM#2: MAG NAIL FD. IN A CONTROL JOINT OF THE SOUTH CURB OF A PRIVATE DRIVE LOCATED 300 FT.± NORTH OF 146TH STREET AND 400 FT.± EAST OFF OF CAREY ROAD. LOCATED AT THE PC OF A CURVE TO THE RIGHT HEADING SOUTHBOUND. ELEV. 844.94 (NAVD 88)

LAND DESCRIPTION:
BEING ALL OF LOT 4 OF BRIDGEWATER CENTER PLAT, A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

FLOOD NOTE:
THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN THE FLOOD AREA ZONE "X" AS SAID PARCEL PLOTS ON COMMUNITY MAP NUMBER 18057C0138 F (DATED FEBRUARY 19, 2003) OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

NO.	DATE	REVISION RECORD	DESCRIPTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

LAUTH PROPERTY GROUP
FRESH THYME - WESTFIELD
LOT 4 OF BRIDGEWATER CENTER
WESTFIELD, INDIANA

SITE LAYOUT

DATE: SEPTEMBER 05, 2014
DRAWN BY: [Signature]
DWG SCALE: 1" = 20'
PROJECT NO: 141-419
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PRELIMINARY
NOT FOR CONSTRUCTION

