THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
770 3RD AVENUE SW
CARMEL, INDIANA 46032
CONTACT: CRAIG LINTNER
PHONE: 317-208-3769

TOTAL LOTS=28

SITE = 34.92Ac.±
TOTAL COMMON AREA =4.72Ac.±

OPEN SPACE PROVIDED:
4.72Ac.± (Including 1.46Ac.± Lake #1)

THIS PRELIMINARY PLAT SHALL COMPLY WITH THE ZONING COMMITMENTS AS RECORDED INSTRUMENT #2014-030813

OAK PARK
PRIMARY PLAT
ZONING SF1

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	48.33'	24.37'	48.12'	N80°37'54"E	18°27'33"
C2	150.00'	48.33'	24.37'	48.12'	N80°37'54"E	18°27'33"
C3	150.00'	235.24'	149.62'	211.86'	N44°55'39"E	89°51'18"
C4	150.00'	235.05'	149.43'	211.73'	N44°57'50"E	89°46'56"
C5	150.00'	234.03'	148.42'	211.00'	S45°18'15"E	89°23'30"

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

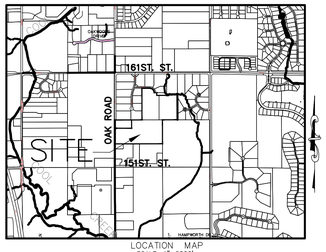
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

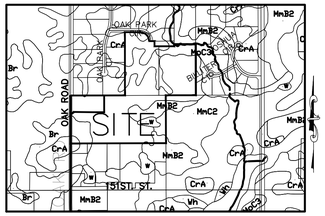
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

We - Westland silty clay loam

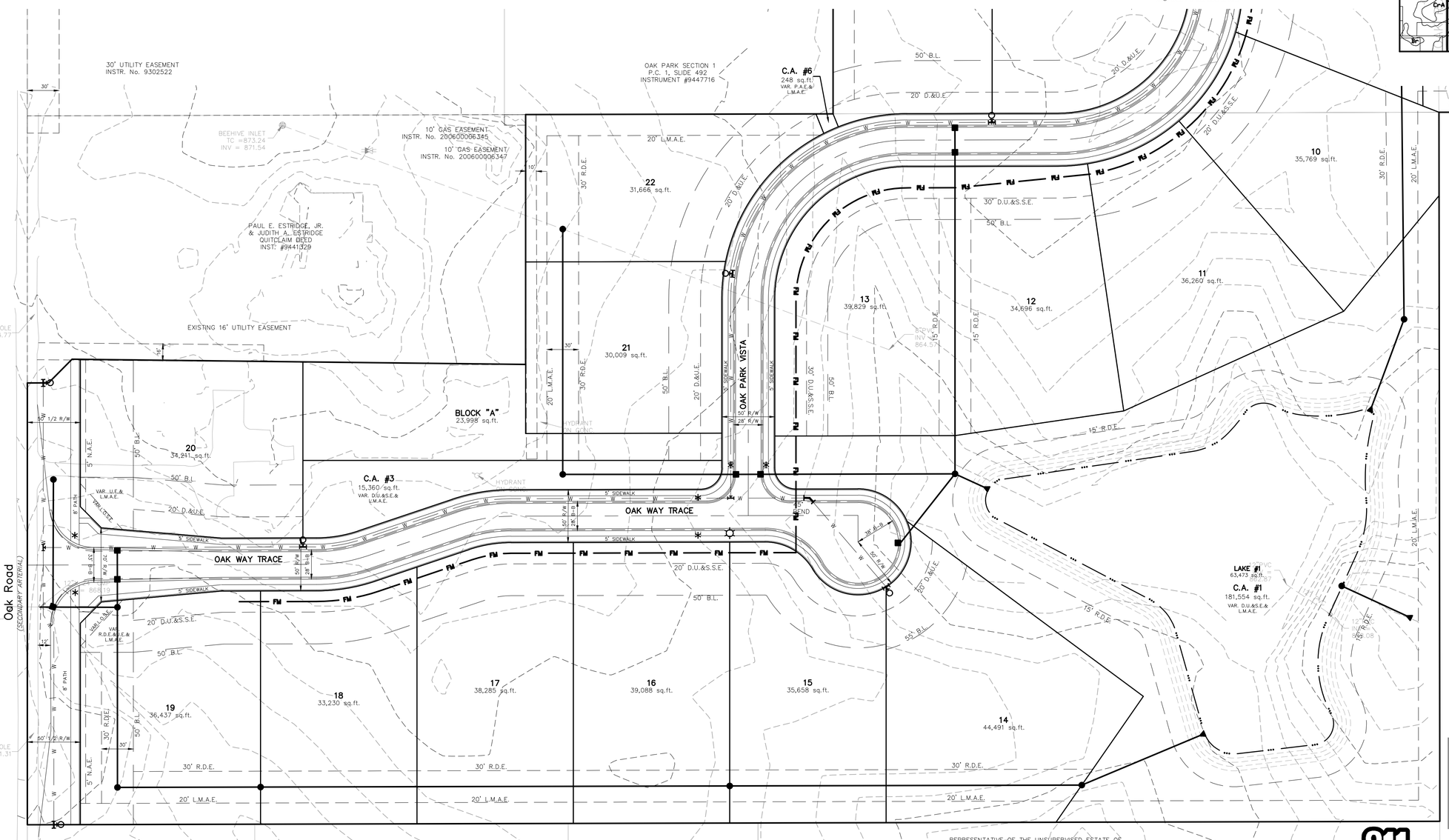
This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



LOCATION MAP
SCALE: 1"=2000'

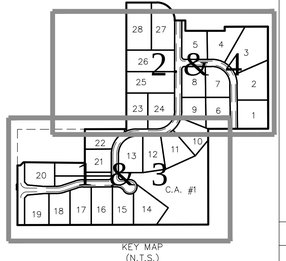


SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)



LEGEND

HABIG HERITAGE, LLC QUITCLAIM DEED INST. #2010055852	LOT NUMBER CALCULATED
R.D.E.	DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
N.A.E.	NON ACCESS EASEMENT
T.C.E.	TREE CONSERVATION EASEMENT
*	HANDICAP RAMP
☼	STREET LIGHT
830	EXISTING COUNTOUR
FM	PROPOSED LOW PRESSURE SANITARY MAIN
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
ø	EXISTING POWER POLE



KEY MAP
(N.T.S.)

811
Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY
9/30/14	REVISED PER TAC COMMENTS	BKR

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY OR A SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 8/29/2014

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
PREPARED FOR:
OAK PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
7	18	4E

DRAWN BY:	CHECKED BY:
JSM	BKR

SHEET NO.
3
OF 4 SHEETS
S & A JOB NO.
7010OPED

OAK PARK
PRIMARY PLAT
ZONING SF1

THIS INSTRUMENT PREPARED BY:
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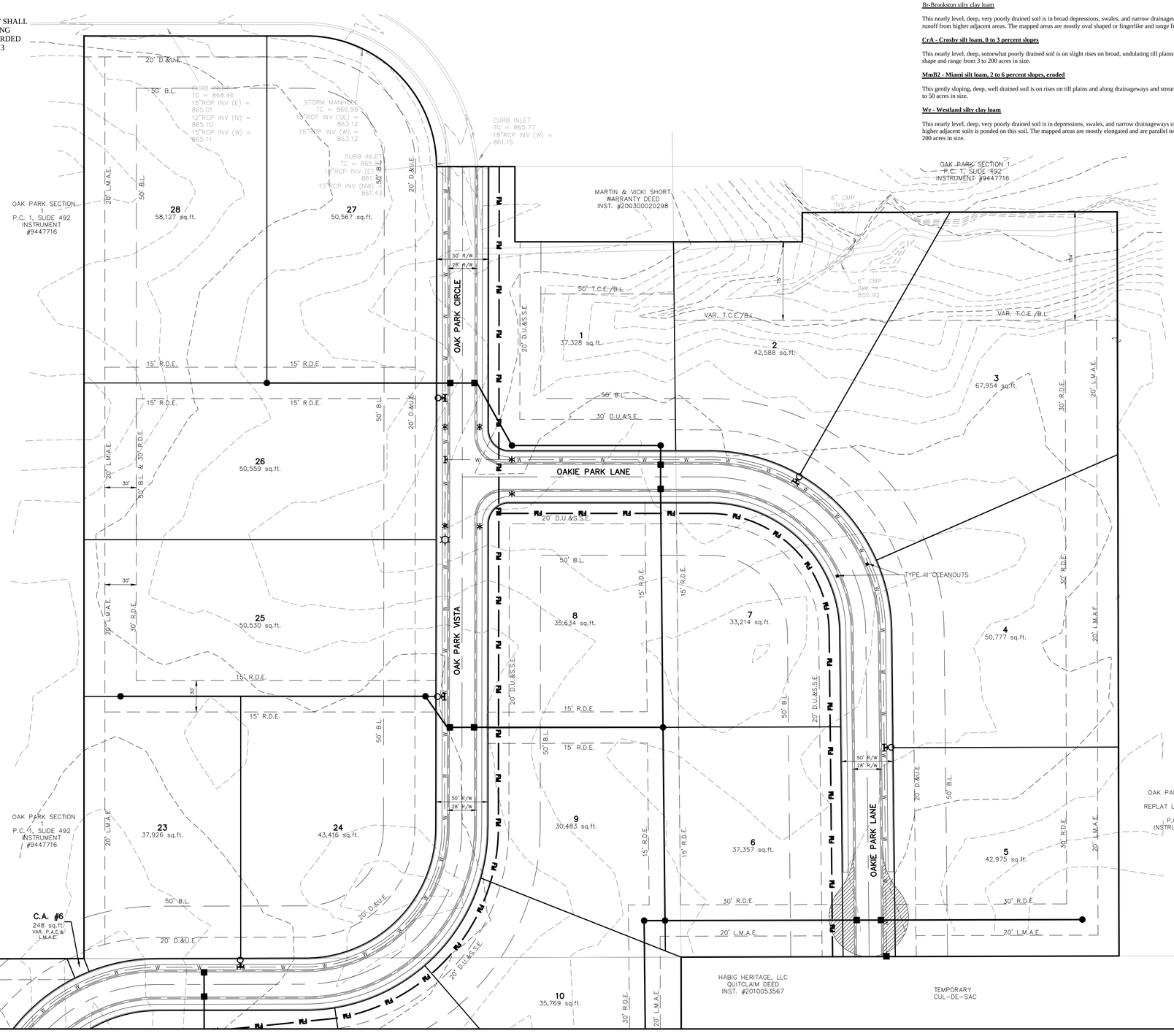
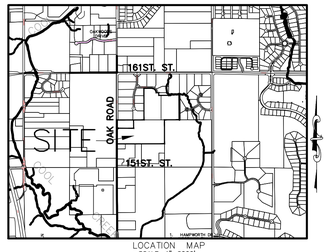
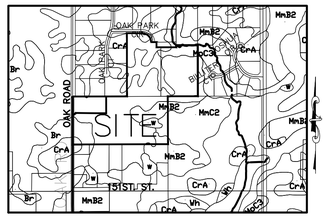




LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

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LEGEND

30	LOT NUMBER
R.D.E.	REGULATED DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
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R/W	RIGHT OF WAY
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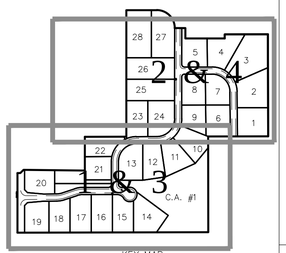
N.A.E.	NON ACCESS EASEMENT
T.C.E.	TREE CONSERVATION EASEMENT
*	HANDICAP RAMP
☼	STREET LIGHT
830	EXISTING COUNTOUR
	PROPOSED LOW PRESSURE SANITARY MAIN
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
⌀	EXISTING POWER POLE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



KEY MAP
(N.T.S.)

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9/30/14	REVISED PER TAC COMMENTS	BKR

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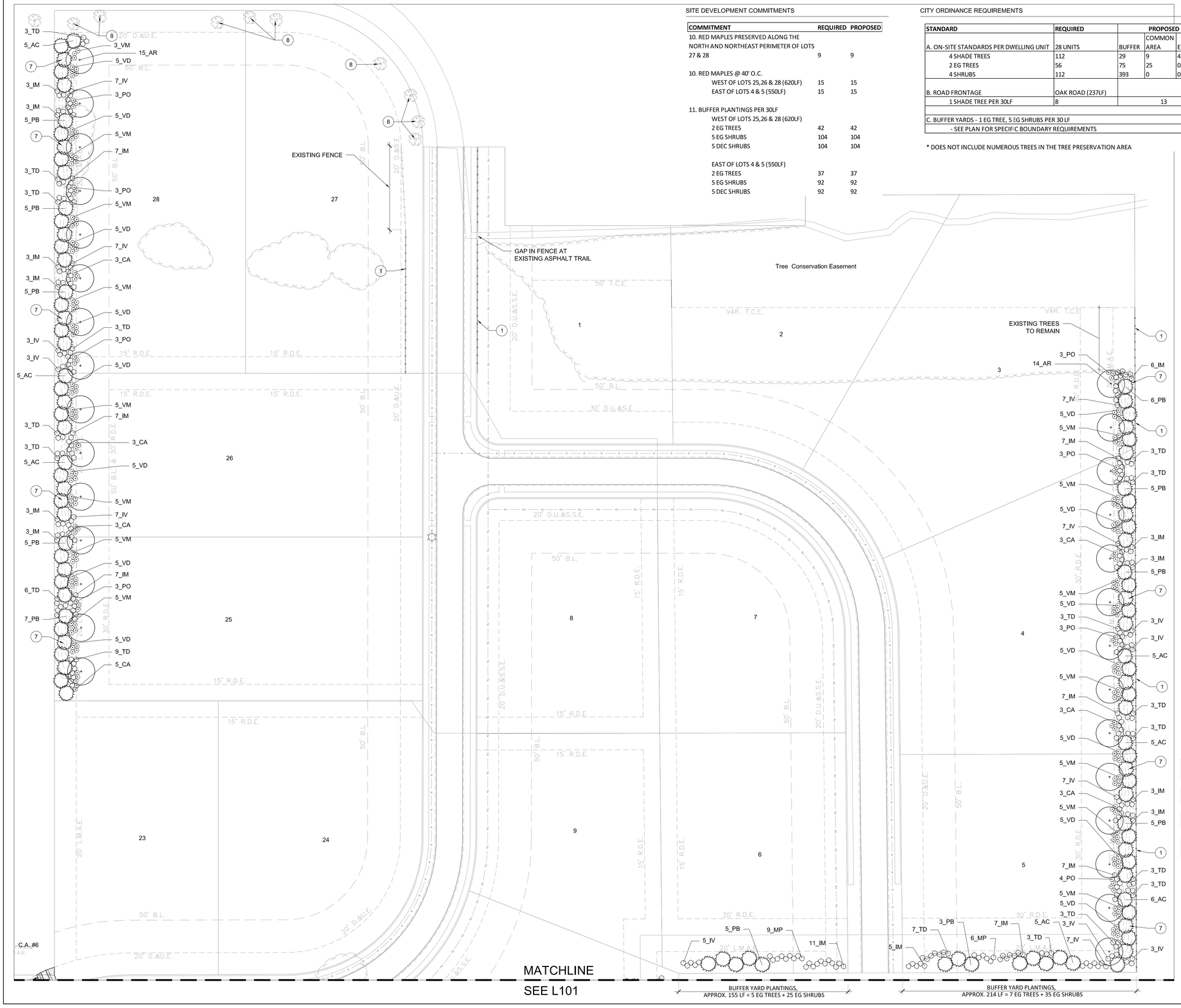
PREPARED FOR:
OAK PARK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
7	18	4E

DRAWN BY:	CHECKED BY:
JSM	BKR

SHEET NO. 4 OF 4 SHEETS
S & A JOB NO. 70100PED



SITE DEVELOPMENT COMMITMENTS

COMMITMENT	REQUIRED	PROPOSED
10. RED MAPLES PRESERVED ALONG THE NORTH AND NORTHEAST PERIMETER OF LOTS 27 & 28	9	9
10. RED MAPLES @ 40' O.C.		
WEST OF LOTS 25,26 & 28 (620LF)	15	15
EAST OF LOTS 4 & 5 (550LF)	15	15
11. BUFFER PLANTINGS PER 30LF		
WEST OF LOTS 25,26 & 28 (620LF)		
2 EG TREES	42	42
5 EG SHRUBS	104	104
5 DEC SHRUBS	104	104
EAST OF LOTS 4 & 5 (550LF)		
2 EG TREES	37	37
5 EG SHRUBS	92	92
5 DEC SHRUBS	92	92

CITY ORDINANCE REQUIREMENTS

STANDARD	REQUIRED	PROPOSED			FUTURE BY BUILDER	EXISTING*	OVERAGE
A. ON-SITE STANDARDS PER DWELLING UNIT	28 UNITS	BUFFER	COMMON AREA	ENTRANCE	FRONT YARD - 3 TREES PER LOT		
4 SHADE TREES	112	29	9	4	84	21	35
2 EG TREES	56	75	25	0	0	0	44
4 SHRUBS	112	393	0	0	0	0	281
B. ROAD FRONTAGE	OAK ROAD (237LF)						
1 SHADE TREE PER 30LF	8	13			0	0	5
C. BUFFER YARDS - 1 EG TREE, 5 EG SHRUBS PER 30 LF							
- SEE PLAN FOR SPECIFIC BOUNDARY REQUIREMENTS							

* DOES NOT INCLUDE NUMEROUS TREES IN THE TREE PRESERVATION AREA

PLANT LEGEND - SEE L200 FOR FULL PLANT SCHEDULE

PLANT	COMMON NAME
EVERGREEN TREES	
AC	White Fir
PB	Norway Spruce
JV	Eastern Red Cedar
DECIDUOUS TREES	
AR	October Glory Maple
GT	Skyline Honeylocust
QC	Scarlet Oak
EVERGREEN SHRUBS	
IC	Compact Janese Holly
IV	Winter Red Winterberry
IM*	China Boy / China Girl Holly
TD	Dense Spreading Yew
MP	Northern Bayberry
DECIDUOUS SHRUBS	
CE	New Jersey Tea
CA	Ruby Spice Summersweet
PO	Summer Wine Ninebark
VD	Arrowwood Viburnum
VM	Improved Doublefile Viburnum
PERENNIALS & GRASSES	
EPU	Purple Coneflower
LSP	Kansas City Gayfeather
LMU	Big Blue Lilytuft
PVI	Shenandoah Red Switch Grass
RFU	Goldsturm Black-Eyed Susan

* Plant 80% female and 20% male in each grouping

GENERAL NOTES

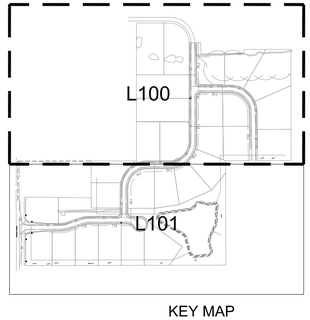
A. BUILDER SHALL PROVIDE 3 SHADE TREES IN FRONT YARDS AS HOMES ARE BUILT

SHEET NOTES

1. WHITE 3 RAIL PVC FENCE TO MATCH EXISTING, SEE 9/L200
2. 5'-0" WIDE STANDARD CONCRETE FOOTPATH
3. LAWN
4. 3'-9" HIGH MASONRY PILASTER WITH LIMESTONE CAP TO MATCH EXISTING.SEE DETAIL 10/L200
5. SIGN ATTACHED TO PILASTER TO MATCH EXISTING
6. NOT USED
7. MOUND, HEIGHTS VARY, MAX 4'-0", SEE GRADING PLAN
8. EXISTING MAPLES TO BE PRESERVED

LEGEND

SHADE TREE
EVERGREEN TREE
EVERGREEN SHRUB
DECIDUOUS SHRUB
GRASSES AND PERENNIALS



KEY MAP

0 20' 40' 80'
Scale: 1" = 40'-0"

NORTH

DRAFT - NOT FOR CONSTRUCTION

landscape architect:
mader design
integrating people and nature®
7586 s. madison ave., indianapolis, in 46227
p: 317.889.1775 f: 317.862.5521
www.maderdesignllc.com

consultant:

prepared for:
PEDCOR INVESTMENTS
One Pedcor Square
770 3rd Ave. S.W.
Carmel, Indiana 46032
(317) 587-0320
FAX:(317) 587-0340

project:
Oak Park
161st Street and Oak Road, Westfield, IN
Planting Plan

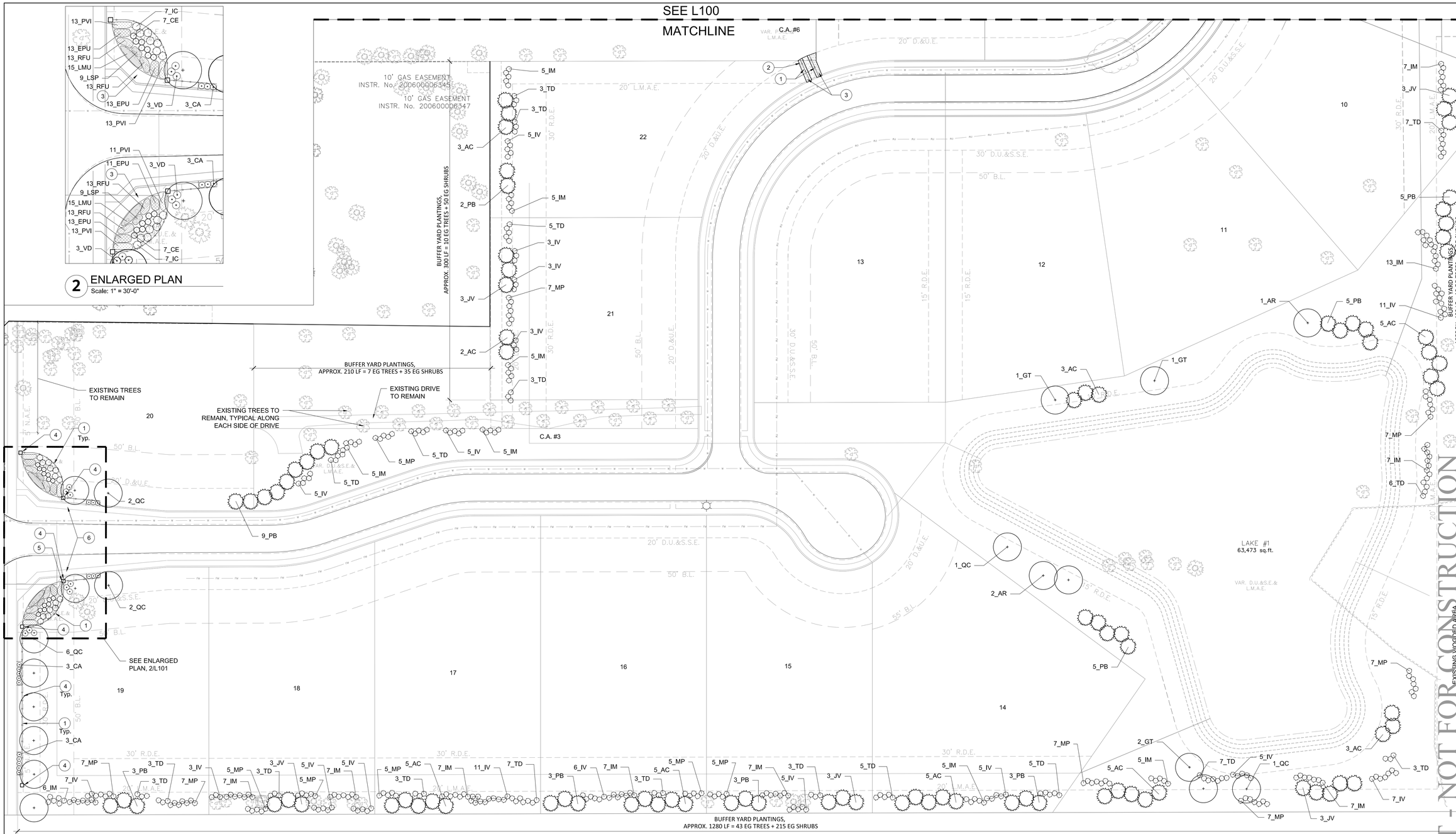
revision:	date:	description:

certified by:

date: October 2, 2014
job #:
drawn by: MT
checked by: jrm

Landscape Architect is the author and owner of these drawings and specifications. They are not to be used for any other purpose this project and shall not be used for any othre Project or Work without expressed permission of the Landscape Architect.

sheet number:
L100
x of x



1 SITE LANDSCAPE PLAN
Scale: 1" = 40'-0"

LEGEND

- SHADE TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- GRASSES AND PERENNIALS

PLANT LEGEND - SEE L200 FOR FULL PLANT SCHEDULE

PLANT	COMMON NAME
EVERGREEN TREES	
AC	White Fir
PB	Norway Spruce
JV	Eastern Red Cedar
DECIDUOUS TREES	
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8. EXISTING MAPLES TO BE PRESERVED

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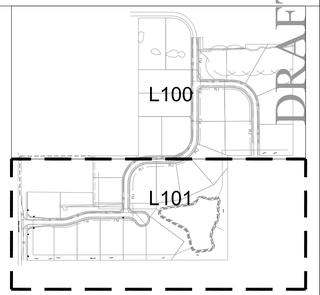
Scale: 1" = 40'-0"

0 15' 30' 60'
Scale: 1" =30'-0"

NORTH



KEY MAP

landscape architect:
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consultant:

prepared for:
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Carmel, Indiana 46032
(317) 587-0320
FAX:(317) 587-0340

project:
Oak Park
161st Street and Oak Road, Westfield, IN
Planting Plan

revision: date: description:

certified by:

date: October 2, 2014
job #:
drawn by: MT
checked by: jrm

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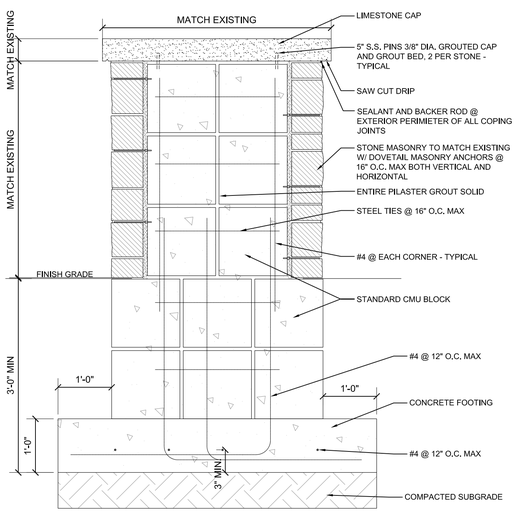
sheet number:
L101
X of X

PLANT SCHEDULE

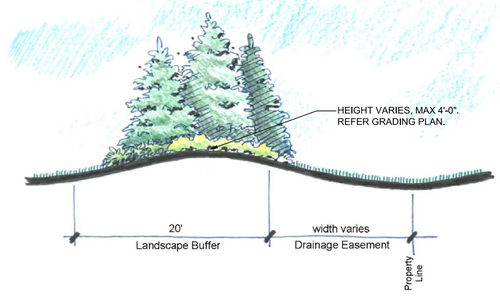
PLANT	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
EVERGREEN TREES					
AC	Abies concolor	White Fir	8' Ht	B&B	
PB	Picea abies	Norway Spruce	12' Ht	B&B	Unsheared
JV	Juniperus virginiana	Eastern Red Cedar	8' Ht	B&B	
DECIDUOUS TREES					
AR	Acer rubrum 'October Glory'	October Glory Maple	3-4" Cal.	B&B	
GT	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust	2 1/2" Cal.	B&B	
QC	Quercus coccinea	Scarlet Oak	2 1/2" Cal.	B&B	
EVERGREEN SHRUBS					
IC	Ilex crenata 'Compacta'	Compact Janese Holly	24" ht	Cont/B&B	
IV	Ilex verticillata 'Winter Red'	Winter Red Winterberry	24" ht	Cont/B&B	
IM*	Ilex x meserveae 'Mesdob'/'Mesog'	China Boy / China Girl Holly	24" ht	Cont/B&B	
TD	Taxus x media 'Densiformis'	Dense Spreading Yew	24" ht	Cont/B&B	
MP	Myrica pensylvanica	Northern Bayberry	36" Ht	Cont/B&B	
DECIDUOUS SHRUBS					
CE	Ceanothus americanus	New Jersey Tea			
CA	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	24" ht	Cont/B&B	
PO	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	18" ht	Cont/B&B	
VD	Viburnum dentatum	Arrowwood Viburnum	5 Gal.	Cont/B&B	
VM	Viburnum plicatum tomentosum 'Mariesii'	Improved Doublefile Viburnum	5 Gal.	Cont/B&B	
PERENNIALS & GRASSES					
EPU	Echinacea purpurea	Purple Coneflower	#1	Cont.	24" o.c.
LSP	Liatris spicata 'Kobold'	Kansas City Gayfeather	#1	Cont.	24" o.c.
LMU	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.	24" o.c.
PVI	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	#3	Cont.	24" o.c.
RFU	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	Cont.	24" o.c.
* Plant 80% female and 20% male in each grouping					



10 PILASTER DETAIL
SCALE: N.T.S.

9 WHITE PVC 3 RAIL FENCE
SCALE: N.T.S.

6 not used
SCALE: n/a



8 MOUND CROSS SECTION
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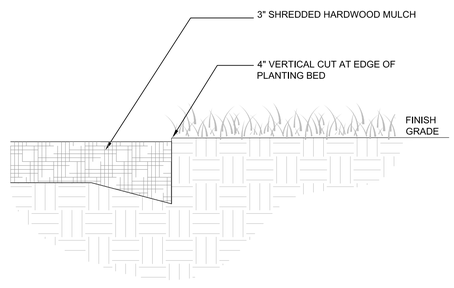
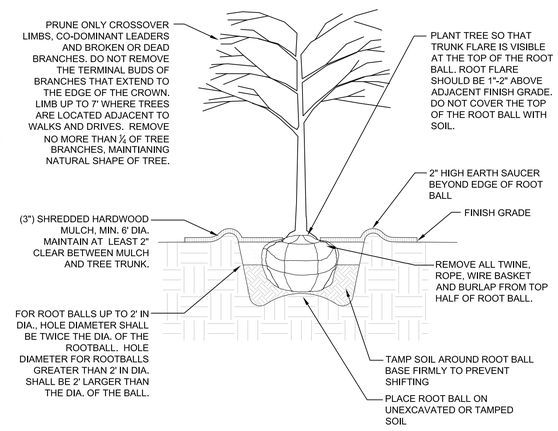
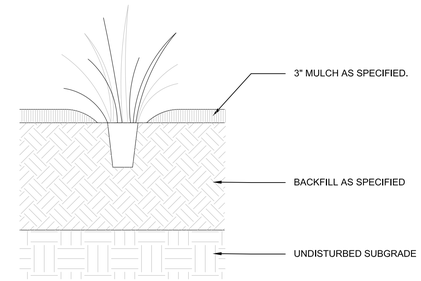


7 SPADE EDGE
SCALE: N.T.S.

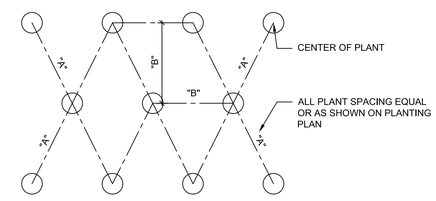


5 TREE PLANTING
SCALE: N.T.S.

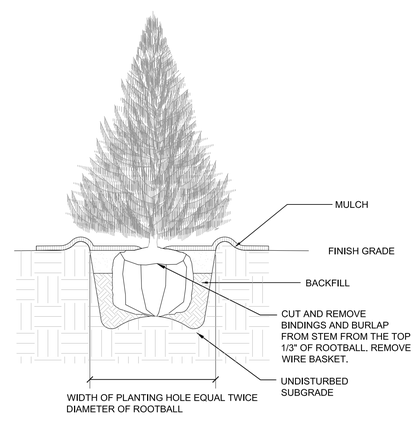


3 PERENNIALS & GRASSES
SCALE: N.T.S.

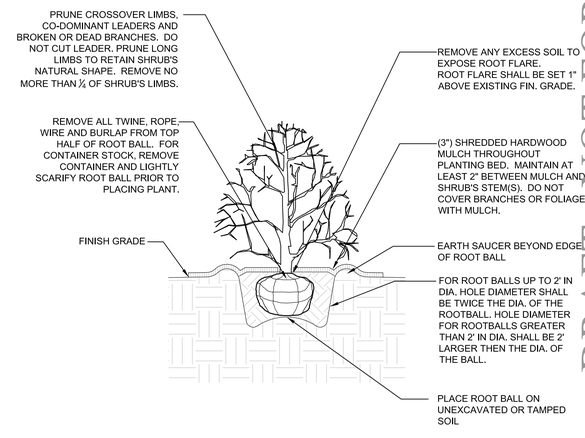
"A"	"B"	No. of Plants/SF
6" O.C.	5.2"	4.61
8" O.C.	6.93"	2.6
10" O.C.	8.66"	1.66
12" O.C.	10.4"	1.15
15" O.C.	13.0"	.738
18" O.C.	15.6"	.512
24" O.C.	20.8"	.29
30" O.C.	26.0"	.185
36" O.C.	30.0"	.128



2 PLANT SPACING
SCALE: N.T.S.



4 EVERGREEN TREE PLANTING
SCALE: N.T.S.



1 SHRUB PLANTING
SCALE: N.T.S.

DRAFT - NOT FOR CONSTRUCTION

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project:
Oak Park
161st Street and Oak Road, Westfield, IN
Planting Details

revision:	date:	description:

certified by:

date: October 2, 2014
job #:
drawn by: MT
checked by: jrm

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sheet number:
L200
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