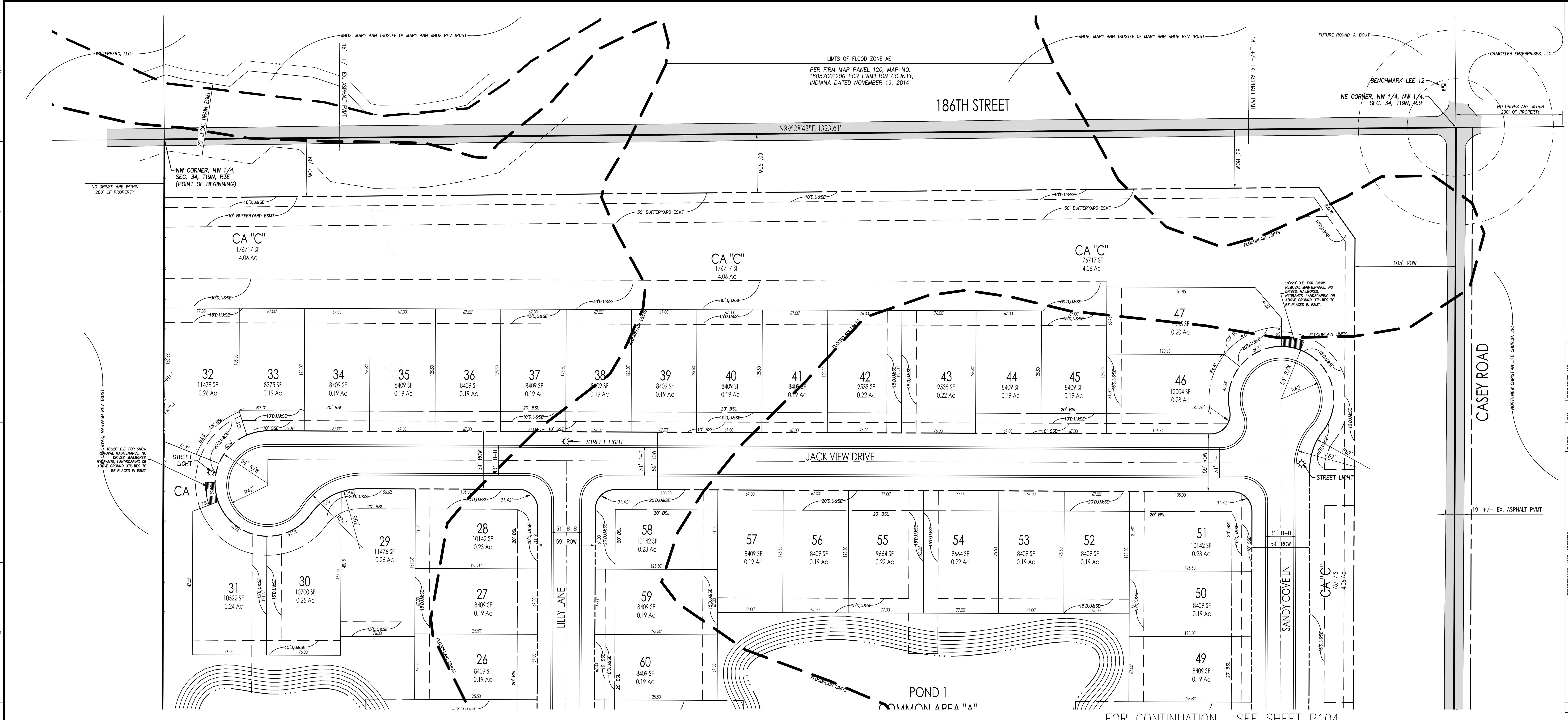


FOR CONTINUATION , SEE SHEET P104

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 120 OF 300, MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 PORTIONS OF THE WITHIN DESCRIBED REAL ESTATE ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY A 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM. THE APPROXIMATE LIMITS OF FLOOD ZONE AE AND THE FLOODWAY HAVE BEEN SHOWN HEREON BY SCALE FROM THE FIRM. FLOOD PLAIN INFORMATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM), AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.
2. THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
3. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
4. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
10. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
11. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
12. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, MARCH 2015
13. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
14. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
15. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
16. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
17. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
18. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
19. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

BENCHMARKS

ORIGINATING BENCHMARK - LEE 12

A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12". SET IN TOP OF A CONCRETE POST IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF 186TH STREET AND CASEY ROAD.

ELEVATION=910.25 NAVD 88

TEMPORARY BENCHMARK - TBM #1

A RAILROAD SPIKE IN THE WEST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF CASEY ROAD, APPROXIMATELY 1180 FEET SOUTH OF 186TH STREET.

ELEVATION=910.90 NAVD 88

TEMPORARY BENCHMARK - TBM #2

A PLASTIC COATED BENCH TIE IN THE WEST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF CASEY ROAD, APPROXIMATELY 1660 FEET SOUTH OF 186TH STREET.

ELEVATION=915.25 NAVD 88

LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. SEE LANDSCAPE PLANS, SHEETS P103 & P104 FOR MORE INFORMATION.

LEGEND: EX. CONDITIONS

TRANSFORMER
GUY ANCHOR
ELECTRIC JUNCTION BOX
UTILITY POLE
UTILITY POLE W/ TRANSFORMER
COMMUNICATIONS PEDESTAL
BEEHIVE INLET
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
SPIGOT
SIGN
POST
SOIL BORING
SPOT ELEVATION

UNDERGROUND WATER
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS
MIXED OR UNIDENTIFIED OVERHEAD UTILITY
SANITARY SEWER
STORM SEWER
RIGHT OF WAY LINE
FARM FENCE
BOUNDARY LINE
FLOW LINE
SECTION LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR

CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
ROW	RIGHT OF WAY
TC	TOP OF CURB
INV	INVERT

ASPHALT
CONCRETE (CONC)
STONE

LEGEND: PROPOSED CONDITIONS

= RIGHT-OF-WAY LINE
= STORM SEWER LINE
= SWALE
= SANITARY SEWER LINE
= WATER MAIN
= MANHOLE
= FLOW DIRECTION
= STORM BEEHIVE INLET
= STORM CURB INLET
M.H. = MANHOLE
D.&U.E. = DRAINAGE & UTILITY EASEMENT
S.E. = SANITARY SEWER EASEMENT
= SUBSURFACE DRAIN
D = CONCRETE END SECTION
S.S.D. = SUBSURFACE DRAIN

LAND DESCRIPTION

(RECITED FROM AN ALTA/ACSM LAND TITLE SURVEY DATED 10/16/2014 PREPARED BY MILLER SURVEYING, INC. UNDER JOB NUMBER B35496)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT MARKER AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 1323.61 FEET TO A HARRISON MONUMENT MARKER AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 1324.37 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.29 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 1326.22 FEET TO THE POINT OF BEGINNING, CONTAINING 40.26 ACRES, MORE OR LESS.

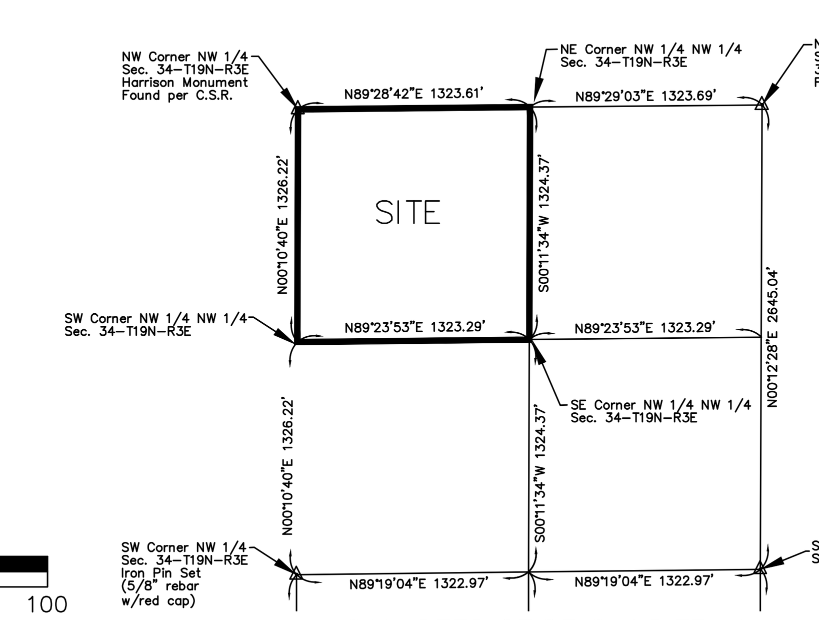
Know what's **below.**
Call before you dig.

Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 50'

0 25 50 100



QUARTER SECTION DETAIL

NOT TO SCALE

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150051
DWG NAME: P101.DWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 04-03-2015

DATE	BY

REVISIONS AND ISSUES

APPROVAL PENDING NOT FOR CONSTRUCTION

PREPARED FOR:

WILLIAM TRACE AT SPRINGMILL TRAILS

GT PROPERTY DEVELOPMENT, LLC

PRIMARY PLAT

Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P103

PROJECT NO.
W150051

LOCATION: C:\Users\sextond\Documents\1_DKS\William Trace\dwgs\WeiheDwgs\P100-P104.dwg
LAYOUT: P103
DATE/TIME: April 28, 2015 - 1:10pm
PLOTTED BY: Sextond

FOR CONTINUATION , SEE SHEET P103

POND 1
COMMON AREA "A"
98558 SF
2.26 Ac
N.P = 904.0

POND 2
COMMON AREA "B"
136712 SF
3.14 Ac
N.P = 903.0

HARLANS DRIVE

ETHAN DRIVE

CASEY ROAD

WILLIAM TRACE BLVD

LILLY LANE

SANDY COVE LN

SANDY COVE

CA "C" 4035 SF 0.09 Ac

CA "D" 5152 SF 0.12 Ac

CA "E" 4735 SF 0.11 Ac

CA "F" 5335 SF 0.12 Ac

CA "G" 5335 SF 0.12 Ac

CA "H" 5335 SF 0.12 Ac

CA "I" 5335 SF 0.12 Ac

1	8677 SF 0.19 Ac	31	10522 SF 0.24 Ac
2	8742 SF 0.20 Ac	32	10700 SF 0.25 Ac
3	8802 SF 0.20 Ac	33	10144 SF 0.23 Ac
4	10060 SF 0.23 Ac	34	8409 SF 0.19 Ac
5	10140 SF 0.23 Ac	35	8409 SF 0.19 Ac
6	9005 SF 0.21 Ac	36	8409 SF 0.19 Ac
7	9068 SF 0.21 Ac	37	8409 SF 0.19 Ac
8	9130 SF 0.21 Ac	38	8409 SF 0.19 Ac
9	9192 SF 0.21 Ac	39	8409 SF 0.19 Ac
10	10502 SF 0.24 Ac	40	8409 SF 0.19 Ac
11	10582 SF 0.24 Ac	41	8409 SF 0.19 Ac
12	9396 SF 0.22 Ac	42	8409 SF 0.19 Ac
13	9458 SF 0.22 Ac	43	8409 SF 0.19 Ac
14	9520 SF 0.22 Ac	44	8409 SF 0.19 Ac
15	9582 SF 0.22 Ac	45	8409 SF 0.19 Ac
16	9293 SF 0.21 Ac	46	8409 SF 0.19 Ac
17	9526 SF 0.21 Ac	47	8409 SF 0.19 Ac
18	9414 SF 0.22 Ac	48	8409 SF 0.19 Ac
19	10142 SF 0.23 Ac	49	8409 SF 0.19 Ac
20	8409 SF 0.19 Ac	50	8409 SF 0.19 Ac
21	8409 SF 0.19 Ac	51	8409 SF 0.19 Ac
22	9538 SF 0.22 Ac	52	8409 SF 0.19 Ac
23	9538 SF 0.22 Ac	53	8409 SF 0.19 Ac
24	8409 SF 0.19 Ac	54	8409 SF 0.19 Ac
25	8409 SF 0.19 Ac	55	8409 SF 0.19 Ac
26	8409 SF 0.19 Ac	56	8409 SF 0.19 Ac
27	8409 SF 0.19 Ac	57	8409 SF 0.19 Ac
		58	8409 SF 0.19 Ac
		59	8409 SF 0.19 Ac
		60	8409 SF 0.19 Ac
		61	8409 SF 0.19 Ac
		62	10142 SF 0.23 Ac
		63	8409 SF 0.19 Ac
		64	8409 SF 0.19 Ac
		65	8409 SF 0.19 Ac
		66	9538 SF 0.22 Ac
		67	9538 SF 0.22 Ac
		68	8409 SF 0.19 Ac
		69	8409 SF 0.19 Ac
		70	8409 SF 0.19 Ac
		71	8409 SF 0.19 Ac
		72	8409 SF 0.19 Ac
		73	8409 SF 0.19 Ac
		74	9538 SF 0.22 Ac
		75	9538 SF 0.22 Ac
		76	8409 SF 0.19 Ac
		77	8409 SF 0.19 Ac
		78	8409 SF 0.19 Ac
		79	10140 SF 0.23 Ac
		80	10144 SF 0.23 Ac
		81	8409 SF 0.19 Ac
		82	8409 SF 0.19 Ac
		83	8409 SF 0.19 Ac
		84	9538 SF 0.22 Ac
		85	9538 SF 0.22 Ac
		86	8409 SF 0.19 Ac
		87	8409 SF 0.19 Ac
		88	8409 SF 0.19 Ac

N00°10'40"E 1326.22'

S89°11'34"W 1324.37'

S89°23'53"W 1323.29'

SW CORNER, NW 1/4, NW 1/4, SEC. 34, T19N, R3E

SE CORNER, NW 1/4, NW 1/4, SEC. 34, T19N, R3E

KHOSROWPAK, MAHVASH REV TRUST

NORTHVIEW CHRISTIAN LIFE CHURCH, INC

SPRING ORCHARD NORTH, LLC

WILFONG DEVELOPMENT COMPANY, LLP

M/I HOMES OF INDIANA, LP

CARROLL, ANN MARIE

DUBE, CRAIG & KERRY

WATERS EDGE SECTION 2

WATERS EDGE SECTION 3

TIMBER BLUFF ROAD

COMMON AREA "F"

FUTURE SPRING ORCHARD ENTRANCE

EX. SURFACE OF CASEY RD. TO BE MILLED AND SURFACED FROM CENTERLINE TO EDGE OF PVMT, APPRX. 440 L.F.

10'x20' D.E. FOR SNOW REMOVAL MAINTENANCE, NO DRIVES, MAILBOXES, HYDRANTS, LANDSCAPING OR ABOVE GROUND UTILITIES TO BE PLACED IN ESMT.

FLOODWAY LIMITS

SCALE: 1" = 50'

SEE SHEET P103 FOR LEGEND & NOTES

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PROJECT NO.: W150051
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DRAWN BY: DKS
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DATE: 04-03-2015

REVISIONS AND ISSUES

BY	DATE

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CT PROPERTY DEVELOPMENT, LLC

WILLIAM TRACE AT SPRINGMILL TRAILS

PRIMARY PLAT

Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P104

PROJECT NO.
W150051

LOCATION: C:\Users\sewtond\Documents\1_DWG\William Trace\dwgs\WeiheDwgs\P100-P104.dwg
LAYOUT: P104
DATE/TIME: April 28, 2015 - 1:11pm
PLOTTED BY: Sewtond