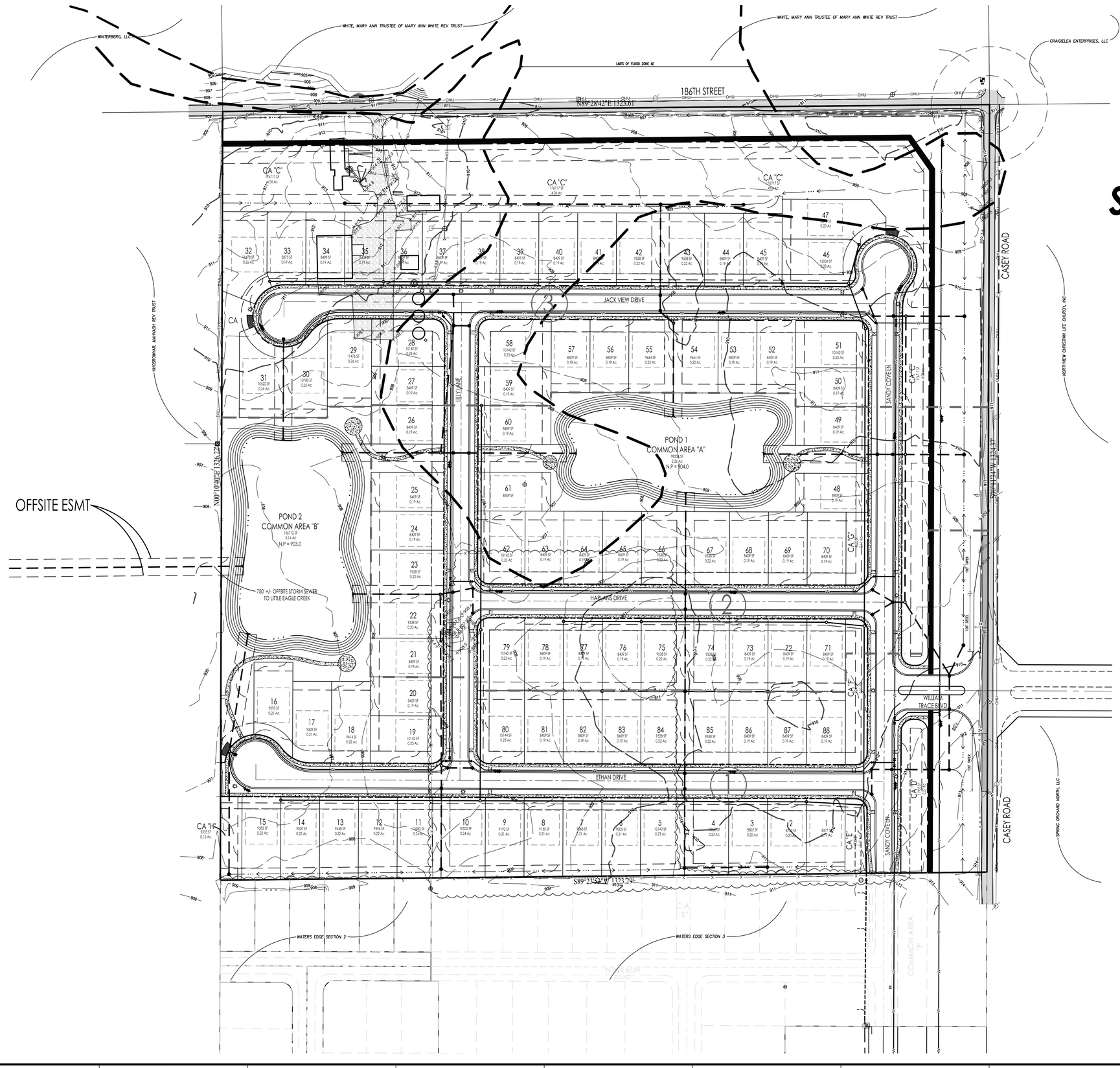
WILLIAM TRACE at SPRINGMILL TRAILS



811

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" = 80'
0 40 80 160

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

REVISIONS AND ISSUES	DATE	BY
APPROVAL PENDING NOT FOR CONSTRUCTION		

PREPARED FOR:
WILLIAM TRACE AT SPRINGMILL TRAILS
GT PROPERTY DEVELOPMENT, LLC

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

SHEET NO.
P101

PROJECT NO.
W150051

LOCATION: C:\Users\sextond\Documents\1_DKS\William Trace\dwgs\WeiheDwgs\PlanCommissionExhibit.dwg
LAYOUT: P101
DATE/TIME: April 30, 2015 - 4:02pm
PLOTTED BY: Sextond

FOR CONTINUATION , SEE SHEET P102

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 (+500.0)

- UNDERGROUND WATER
- UNDERGROUND ELECTRIC (E(U))
- UNDERGROUND COMMUNICATIONS (COM(U))
- MIXED OR UNIDENTIFIED OVERHEAD UTILITY (OHU)
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY LINE
- FARM FENCE
- BOUNDARY LINE
- FLOW LINE
- SECTION LINE
- INDEX CONTOUR (500)
- INTERMEDIATE CONTOUR (501)

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
- = TYPICAL 55' WIDE X 60' DEEP BUILDING PAD

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.

811
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

REVISIONS AND ISSUES	DATE	BY
APPROVAL PENDING NOT FOR CONSTRUCTION		

PREPARED FOR:

WILLIAM TRACE AT SPRINGMILL TRAILS

GT PROPERTY DEVELOPMENT, LLC

OVERALL DEVELOPMENT PLAN

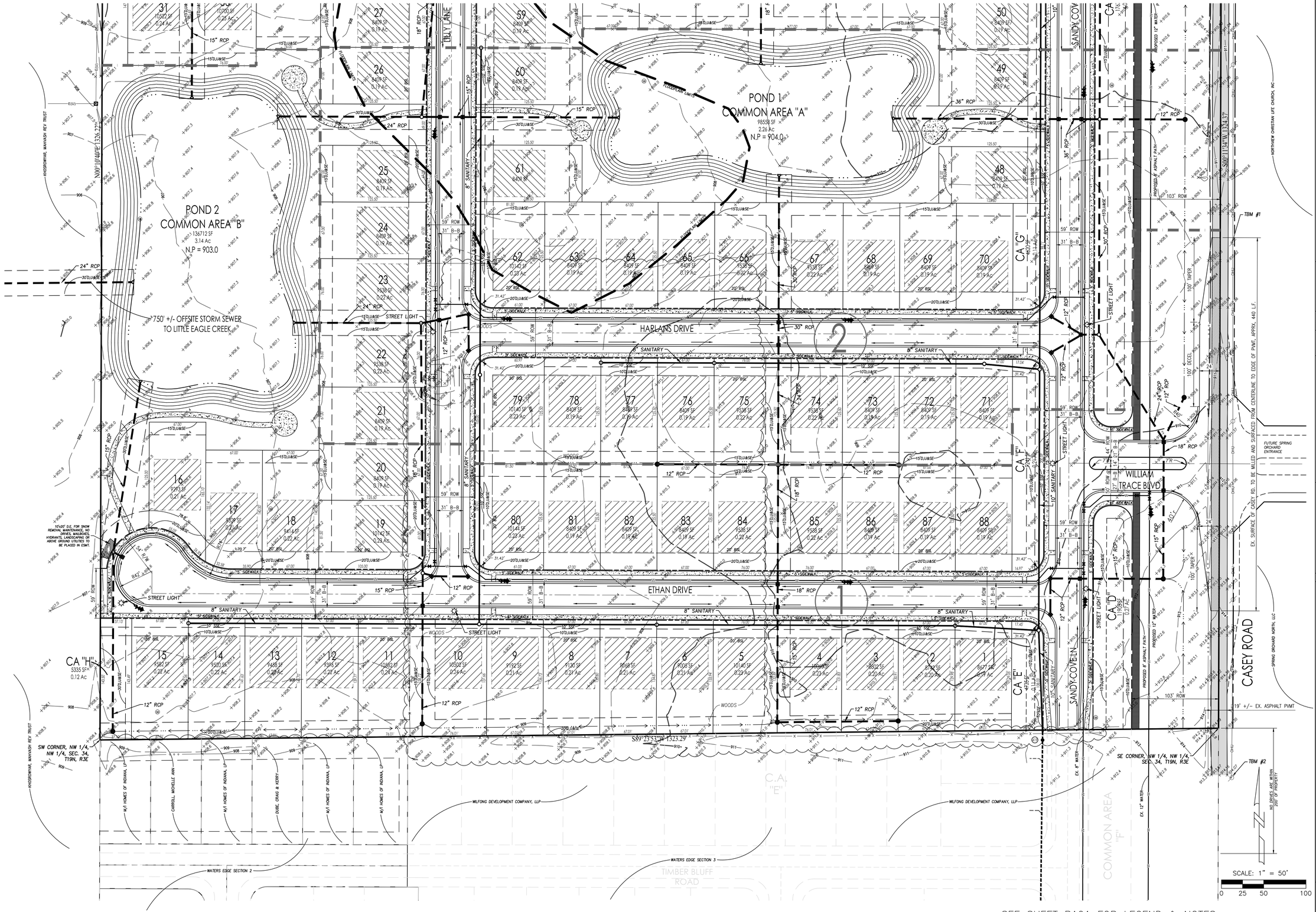
Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P101

PROJECT NO.
W150051

LOCATION: C:\Users\sextond\Documents\1_DKS\William Trace\dwgs\WeiheDwgs\P100-P104.dwg
LAYOUT: P101
DATE/TIME: April 28, 2015 - 1:06pm
PLOTTED BY: Sextond

FOR CONTINUATION , SEE SHEET P101



SEE SHEET P101 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
DWG NAME	P101.DWG
DESIGNED BY	DKS
DRAWN BY	DKS
CHECKED BY	DKS
DATE	04-03-2015

REVISIONS AND ISSUES

APPROVAL PENDING
NOT FOR
CONSTRUCTION

PREPARED FOR:
WILLIAM TRACE AT SPRINGMILL TRAILS
CT PROPERTY DEVELOPMENT, LLC

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

SHEET NO.
P102

PROJECT NO.
W150051