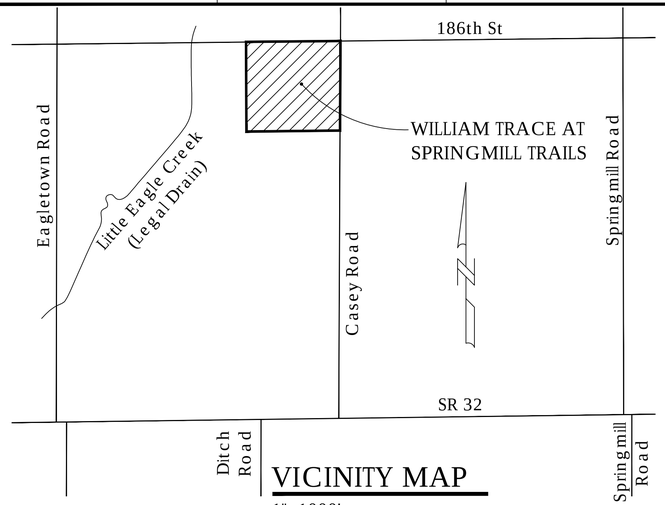
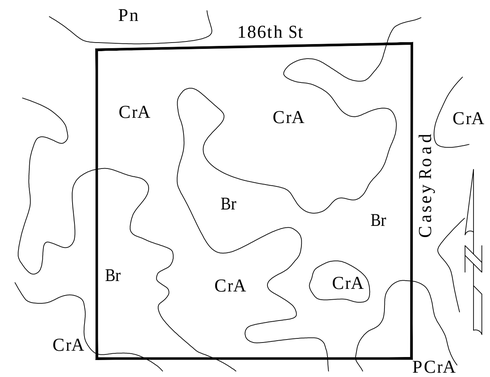
WILLIAM TRACE at SPRINGMILL TRAILS
Overall Development Plan: #1505-ODP-12
Primary Plat: #1505-SPP-11
Washington Township, Westfield, Indiana

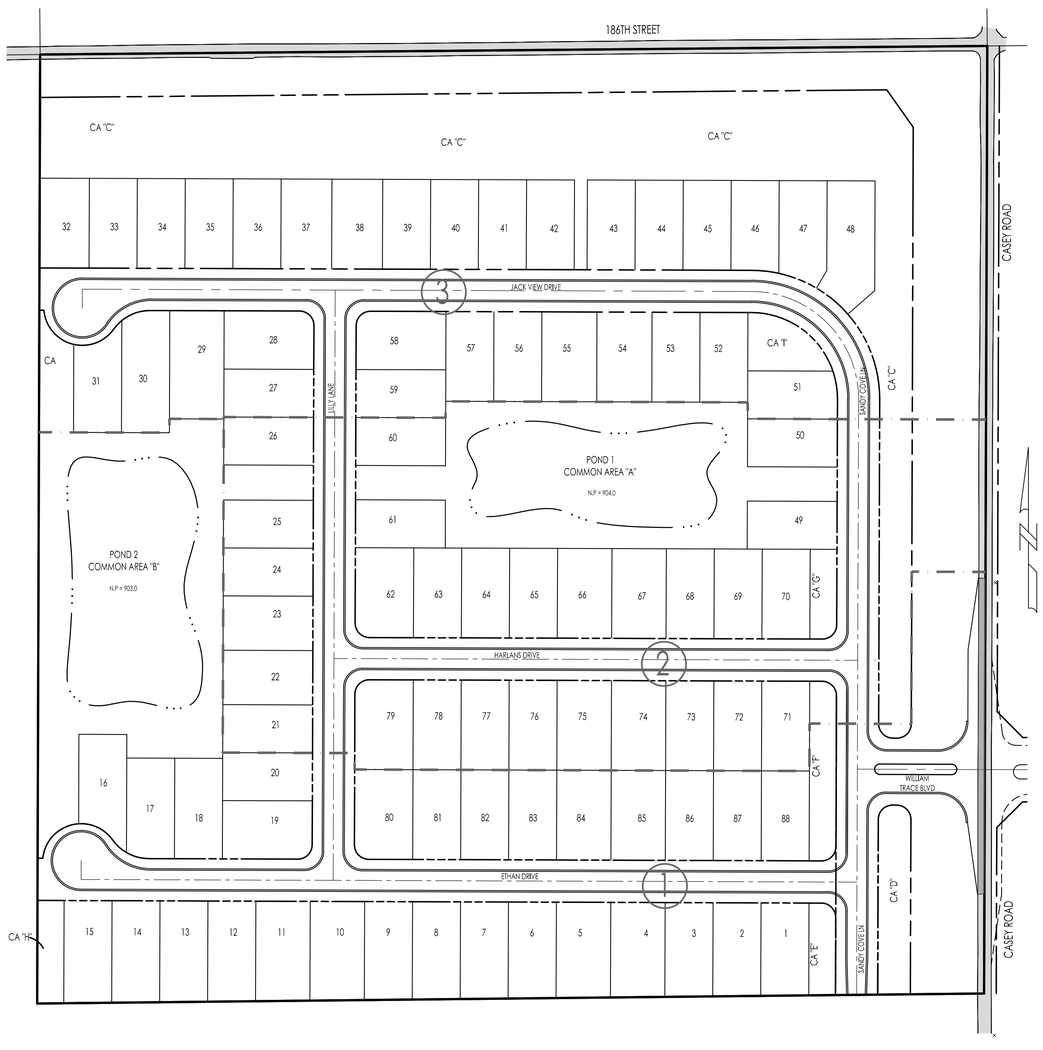


VICINITY MAP
1"=1000'



SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam - Deep very poorly drained soil with slow permeability. Runoff is very slow or slow
CrA	Crosby silt loam - 0 to 2 percent slopes

SOILS MAP
No Scale



SITE MAP
1"=100'

DEVELOPER:

GT PROPERTY DEVELOPMENT, LLC
5201 W. 86th Street
Indianapolis, IN 46268

Contact:
Travis May
317-590-7585
Email: 395fuel@gmail.com

SITE DATA

EXISTING ZONING:	PUD Springmill Trails - Residential District 2	
	Minimum Lot Area:	5,400 SF (60' front load lots)
	Minimum Lot Width at B.L :	60' (front load lots)
	Minimum Lot Frontage at R.O.W.:	40' (60' front load lots)
	Minimum Front Yard Setback:	20' (60' front load lots)
	Minimum Side Yard Setback:	6' (60' front load lots)
	Minimum Rear Yard Setback:	15' (60' front load lots)
	Maximum Building Height:	25' (60' front load lots)
	Minimum Building S.F.:	1,400 SF- Single Story
	Maximum Density:	6 Units/Acre
ADJACENT ZONING:	North:	AG-SF1
	South:	PUD Springmill Trails - Residential District 2
	East:	PUD Springmill Trails - Residential District 2
	West:	PUD Springmill Trails - Residential District 2
PROPOSED:	Project Area:	40.26 Acres +/-
	Number of Proposed Lots:	88
	Proposed Density:	2.19Units /Acre
	Minimum Lot Width:	67'
	Common Areas:	
	Common Area A:	98,558 sf
	Common Area B:	135,860 sf
	Common Area C:	181,174 sf
	Common Area D:	11,905 sf
	Common Area E:	4,735 sf
	Common Area F:	9,241 sf
	Common Area G:	4,620 sf
	Common Area H:	5,335 sf
	Common Area I:	7,196 sf
	Total Common Area:	458,624 sf = 10.53 Acres = 26.15% of Site

PROJECT ADDRESS: 1321 W. 186th Street, Westfield, IN 46074

LEGAL 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.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101	OVERALL DEVELOPMENT PLAN (NORTH PORTION)
P102	OVERALL DEVELOPMENT PLAN (SOUTH PORTION)
P103	PRIMARY PLAT (NORTH PORTION)
P104	PRIMARY PLAT (SOUTH PORTION)
P105	LANDSCAPE PLAN (NORTH PORTION)
P106	LANDSCAPE PLAN (SOUTH PORTION)

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

REVISIONS AND ISSUES

DATE	BY	REVISIONS AND ISSUES - COMMENTS
04/03/15	DKS	REVISIONS PER WESTFIELD COMMENTS
05/08/15	DKS	REVISIONS PER CITY OF WESTFIELD COMMENTS
05/11/15	DKS	REVISIONS PER CITY OF WESTFIELD COMMENTS
05/13/15	DKS	REVISIONS PER CITY OF WESTFIELD COMMENTS
05/15/15-B	DKS	REVISIONS PER CITY OF WESTFIELD COMMENTS

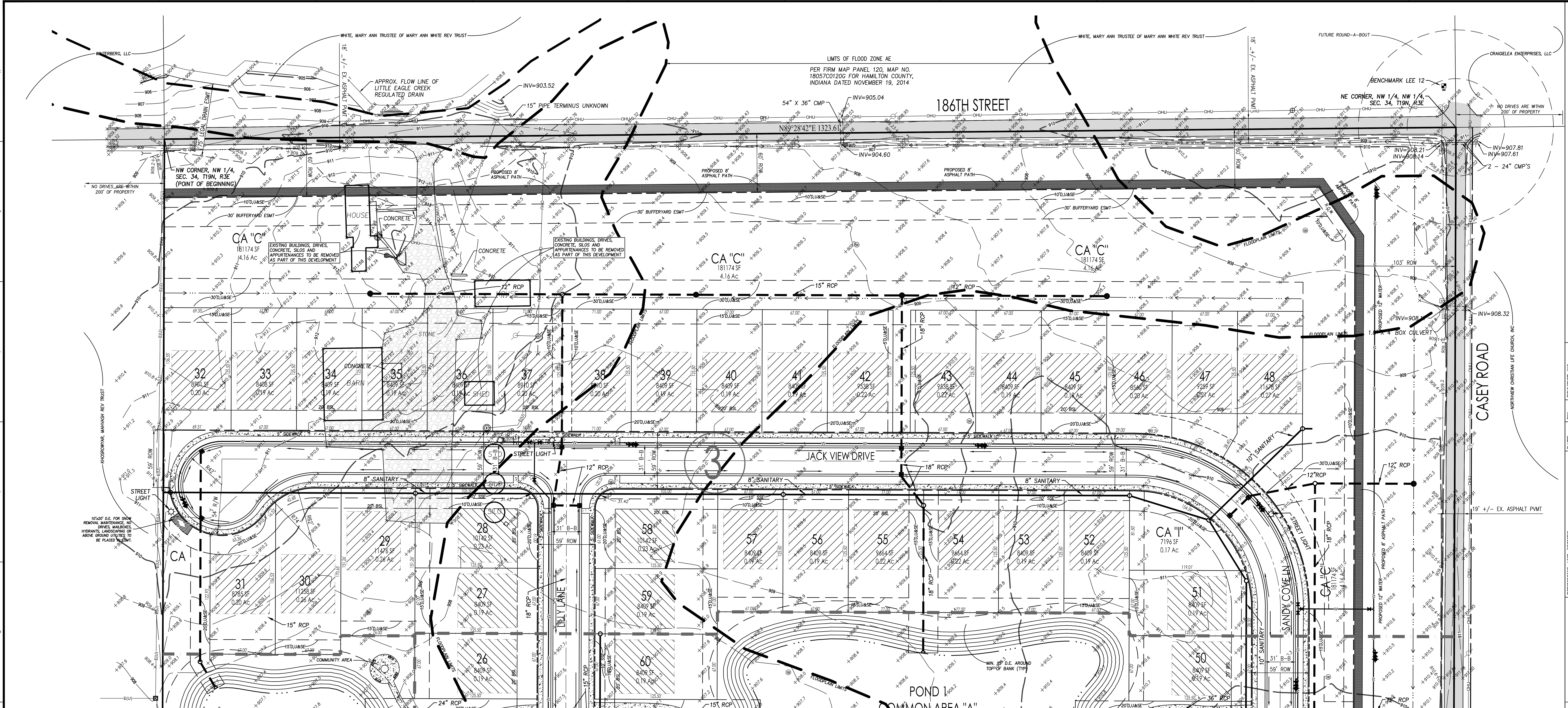
PREPARED FOR:
WILLIAM TRACE AT SPRINGMILL TRAILS
GT PROPERTY DEVELOPMENT, LLC

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

SHEET NO.
P100

PROJECT NO.
W150051

LOCATION: C:\Users\weirdon\Documents\1_DKS\William Trace\dwgs\WeiheDwgs\P1100-P1104.dwg
LAYOUT: P100 - P101
DATE/TIME: May 13, 2015 - 2:17pm
PLOTTED BY: Sandy



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
- = 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)

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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.

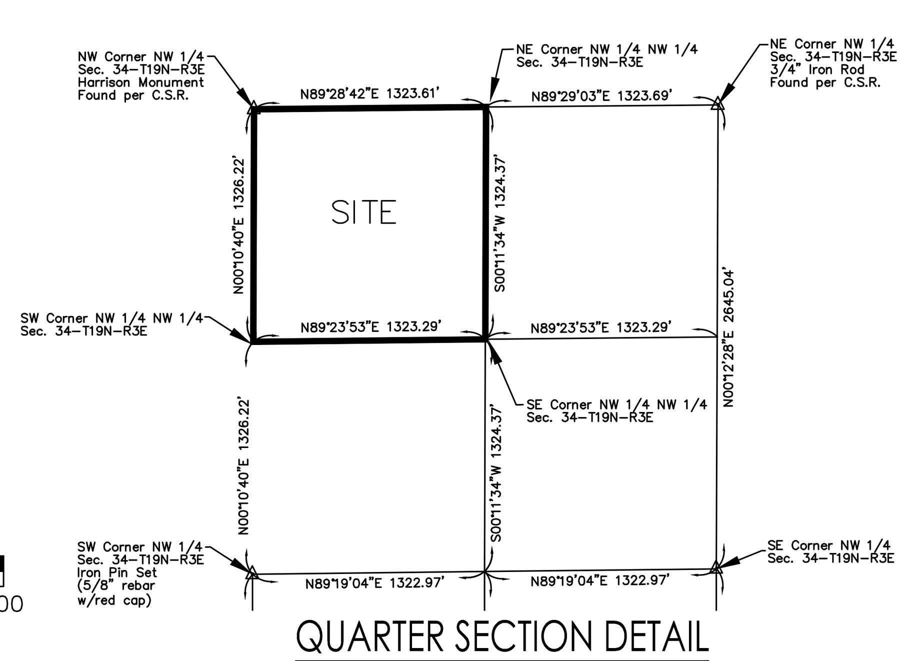
Know what's **below.** **Call** before you dig.

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

REVISIONS AND ISSUES	DATE	BY
REVISIONS PER WESTFIELD TAC COMMENTS	04/29/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/08/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/11/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/13/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/13/15-B	DKS

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.

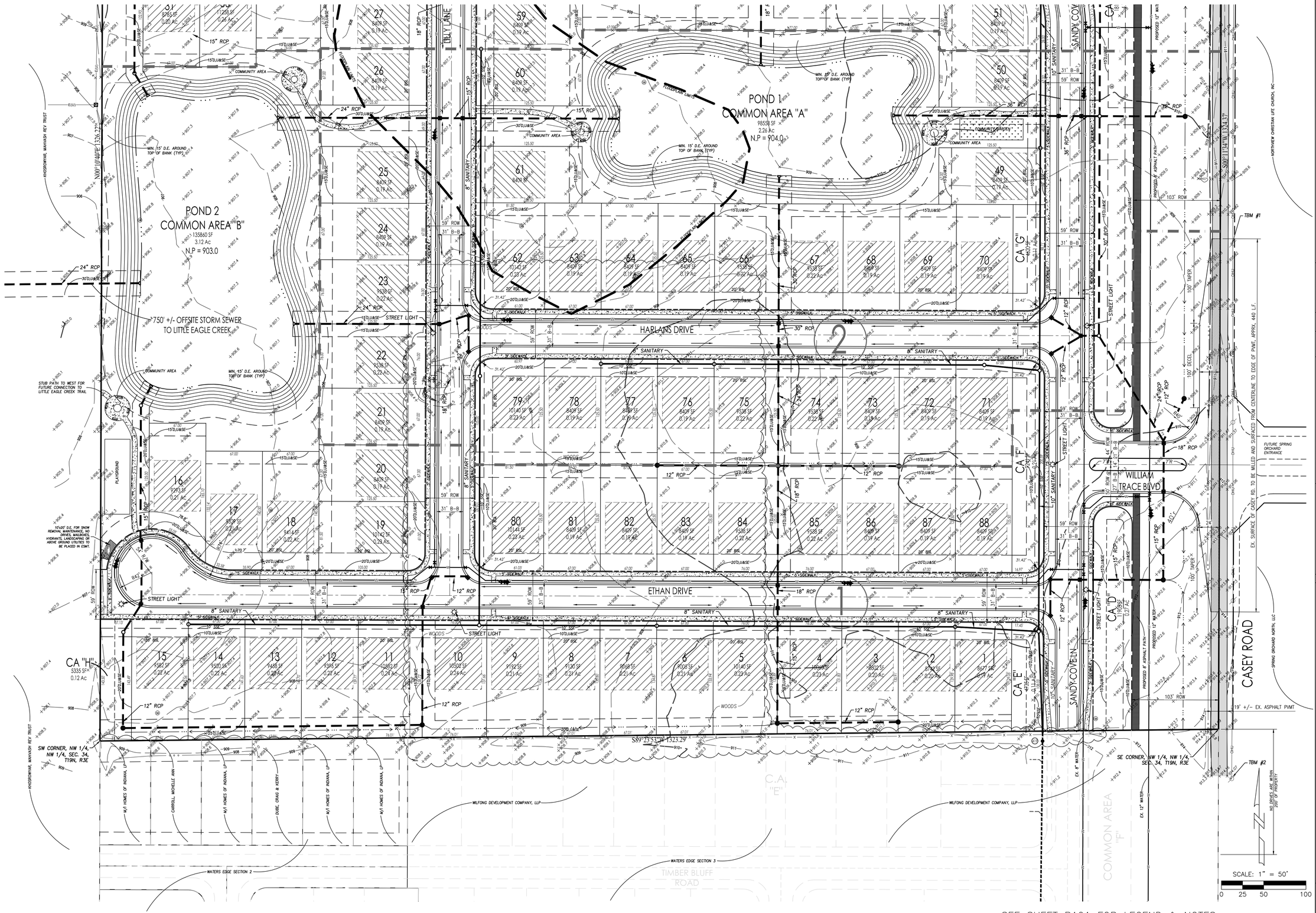
P101

PROJECT NO.

W150051

LOCATION: C:\Users\sextond\Documents\1_DKS\William Trace\dwgs\WeiheDwgs\P100-P104.dwg
LAYOUT: P101
DATE/TIME: May 13, 2015 - 2:18pm
PLOTTED BY: Sextond

FOR CONTINUATION , SEE SHEET P101



SEE SHEET P101 FOR LEGEND & NOTES

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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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DATE	BY
04/29/15	DKS
06/08/15	DKS
06/11/15	DKS
06/13/15	DKS
05/13/15-B	DKS

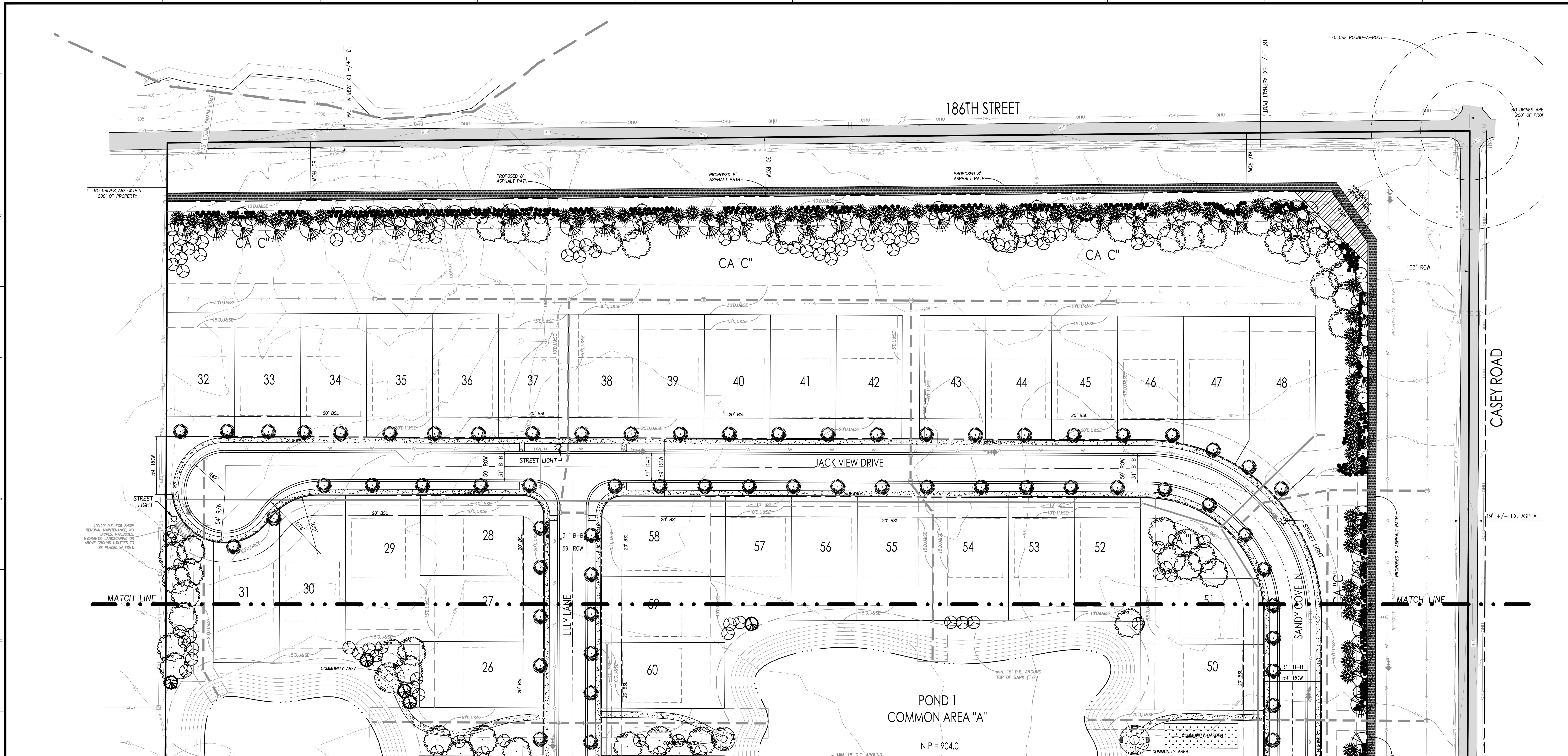
REVISIONS AND ISSUES
REVISIONS PER WESTFIELD TAC COMMENTS
REVISIONS PER CITY OF WESTFIELD COMMENTS
REVISIONS PER CITY OF WESTFIELD COMMENTS
REVISIONS PER CITY OF WESTFIELD COMMENTS
REVISIONS PER CITY OF WESTFIELD COMMENTS

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.
P102

PROJECT NO.
W150051



LEGEND

SITE TRIANGLE

STREET TREES - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. SHADE TREES SHALL BE A MINIMUM OF 8' IN HEIGHT AND 2" CALIPER IN SIZE AT TIME OF PLANTING.

SHADE TREES - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. SHADE TREES SHALL BE A MINIMUM OF 8' IN HEIGHT AND 2" CALIPER IN SIZE AT TIME OF PLANTING.

EVERGREEN TREES - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. EVERGREEN TREES SHALL BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING.

ORNAMENTAL TREES - TO BE SELECTED FROM THE CITY OF WESTIFELD RECOMMENDED PLANT LIST. ORNAMENTAL TREES SHALL BE A MINIMUM OF 2" CALIPER AT TIME OF PLANTING.

SHRUBS - TO BE SELECTED FROM THE CITY OF WESTFIELD RECOMMENDED PLANT LIST. SHRUBS SHALL BE A MINIMUM OF 18" IN HEIGHT AT TIME OF PLANTING.

GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
10. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
12. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
13. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
14. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
15. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE 'POTTING SOIL,' 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
16. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
17. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
19. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
20. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
21. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
PUD 8.2: SITE REQUIREMENTS - 6 SHADE TREES, 4 ORNAMENTAL OR EVERGREEN TREES, & 16 SHRUBS PER DWELLING UNIT. - ALL PLANTINGS MAY BE CREDITED TOWARD ON-SITE REQUIREMENTS. - LOT LANDSCAPING REQUIREMENTS COUNT TOWARD THE SITE REQUIREMENTS TOTAL - 1 SHADE TREE, 6 SHRUBS PER LOT FRONT YARD - 4 SHRUBS PER LOT SIDE YARD - 1 SHADE TREE PER LOT REAR YARD	**88 LOTS** - 528 SHADE TREES - 352 ORNAMENTAL OR EVERGREEN TREES - 1,408 SHRUBS **LOT LANDSCAPING** - 88 SHADE TREES - FRONT - 528 SHRUBS - FRONT - 704 SHRUBS - SIDE - 88 SHADE TREES - REAR	**88 LOTS** - 352 SHADE TREES - 352 ORNAMENTAL OR EVERGREEN TREES - 599 SHRUBS **LOT LANDSCAPING** - 176 SHADE TREES - 1,232 SHRUBS
PUD 8.3: BUFFER YARD REQUIREMENTS - 20' WIDTH REQUIRED ALONG CASEY RD & 186TH STREET - 2 EVERGREEN TREES PER 30 LF PLANTED IN A DOUBLE STAGGERED ROW 15' O.C.	**CASEY RD (~1,212 LF)** - 81 EVERGREEN TREES	**CASEY RD (~1,265 LF)** - N/A - COVERED BY UDO 6.M. STREET PLANTINGS
UDO 6.I.: DETENTION & RETENTION AREAS - REPLICATE THE NATURAL FORM OF PONDS. INCLUDE SHADE TREES, ORNAMENTAL TREES, EVERGREENS, SHRUBS, HEDGES, AND/OR OTHER PLANTINGS.	- NATURAL POND FORM WITH VEGETATION	- NATURAL POND FORM WITH VEGETATION
UDO 6.J.: STREET TREES - REQUIRED ALONG LOCAL STREETS WITHIN RESIDENTIAL DISTRICTS - ONLY REQUIRED ON ONE SIDE OF A RESIDENTIAL FRONTAGE ROAD - PLANT WITHIN ROW. IF UNABLE TO PLANT IN ROW, PLANT WITHIN 10' OF ROW. SHALL NOT BE CREDITED TOWARD MINIMUM LOT LANDSCAPING REQUIREMENTS. - 1 TREE PER 50 LF.	**JACK VIEW DR. (~1006')** - 40 TREES **LILLY LN. (~825')** - 33 TREES **ETHAN DR. (~1084')** - 44 TREES **HARLANS DR. (~732')** - 30 TREES **SANDY COVE LN. (~950')** - 19 TREES (ONE SIDE ONLY)	**JACK VIEW DR. (~1006')** - 42 TREES **LILLY LN. (~825')** - 33 TREES **ETHAN DR. (~1084')** - 45 TREES **HARLANS DR. (~732')** - 34 TREES **SANDY COVE LN. (~950')** - 20 TREES (ONE SIDE ONLY)
UDO 6.M.: EXTERNAL STREET FRONTAGE - MIN. 30' DEPTH - 4 EVERGREEN, 3 SHADE, 3 ORNAMENTAL TREES, & 25 SHRUBS PER 100 LF. - MIN. 3' TALL UNDULATING MOUND ALONG ENTIRE FRONTAGE.	**186TH ST (~1,183 LF)** - 47 EVERGREEN TREES - 36 SHADE TREES - 36 ORNAMENTAL TREES - 296 SHRUBS **CASEY RD (~1,212 LF)** - 48 EVERGREEN TREES - 36 SHADE TREES - 36 ORNAMENTAL TREES - 303 SHRUBS	**186TH ST (~1,221 LF)** - 47 EVERGREEN TREES - 36 SHADE TREES - 36 ORNAMENTAL TREES - 296 SHRUBS **CASEY RD (~1,265 LF)** - 48 EVERGREEN TREES - 36 SHADE TREES - 36 ORNAMENTAL TREES - 303 SHRUBS
PUD 8.3.C: - BUFFER YARD REQUIREMENTS, ROAD FRONTAGE STANDARDS, & SR 32 LANDSCAPING ARE NOT INTENDED TO BE CUMULATIVE. WHERE OVERLAPPING THE MOST RESTRICTIVE SHALL APPLY. DOES NOT APPLY TO CASEY ROAD BUFFER ADJACENT TO ROW.		

NOTES

1. PER WESTFIELD UNIFIED ZONING ORDINANCE ARTICLE 6.8(J)(2): STREET TREES LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S CONSTRUCTION STANDARDS. IF THE STREET TREE IS NOT PLANTED WITHIN THE RIGHT-OF-WAY, THEN THE STREET TREE SHALL BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN 10' OF THE RIGHT-OF-WAY.
2. PER WESTFIELD UNIFIED ZONING ORDINANCE ARTICLE 6.8(J)(3): STREET TREES SHALL BE REQUIRED AN AVERAGE OF EVERY 50 FEET' HOWEVER, THE STREET TREES MAY BE SPACED AT A MAXIMUM SPACING OF SIXTY FEET BUT AT A MINIMUM OF TWENTY FEET.

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

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: P103.dwg
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 04-03-2015

REVISIONS AND ISSUES	DATE	BY
REVISIONS PER WESTFIELD TAC COMMENTS	04/29/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/08/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/11/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/13/15	DKS
REVISIONS PER CITY OF WESTFIELD COMMENTS	05/13/15-B	DKS

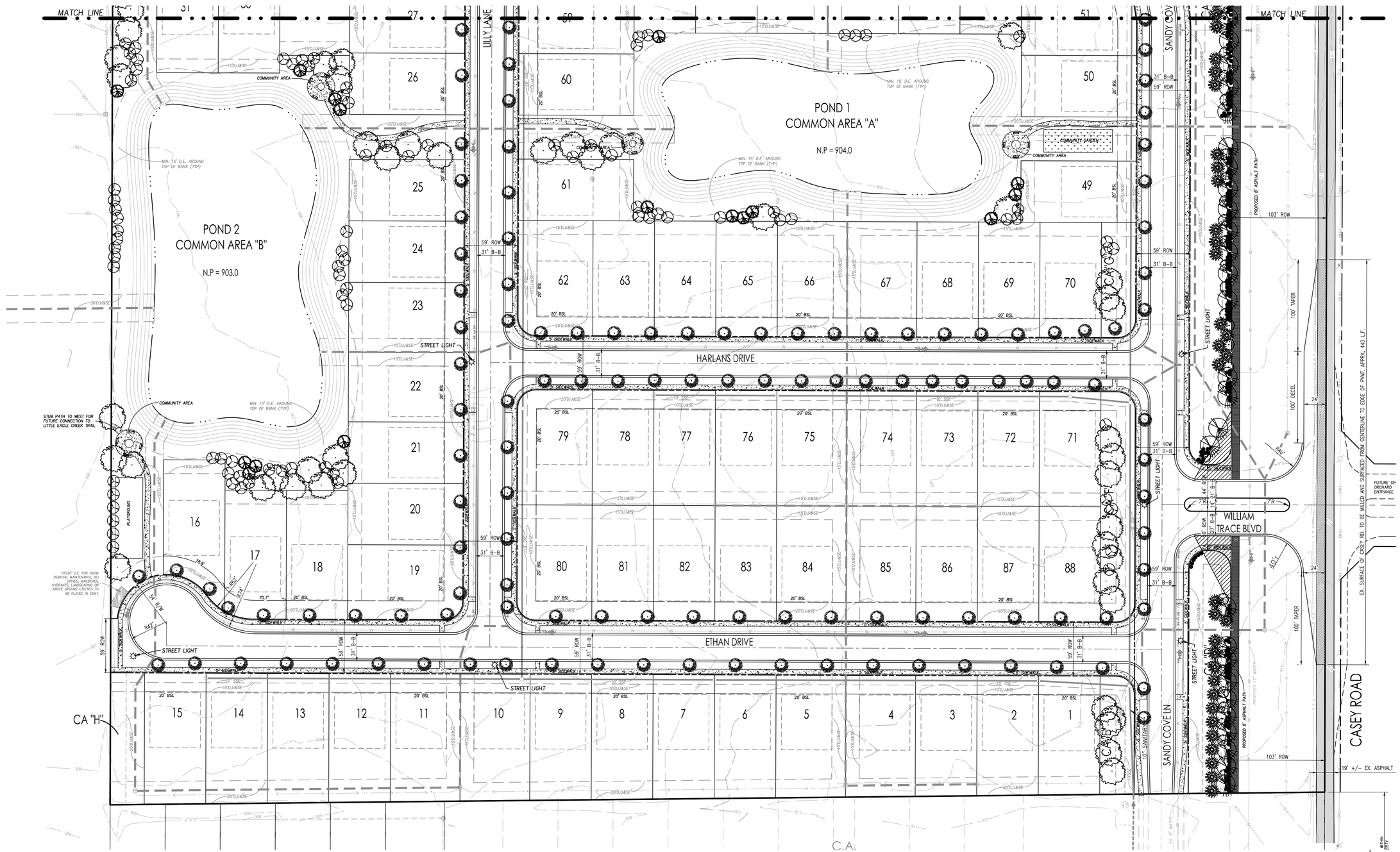
ERIC A. CARTER RLA 20300131

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

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

SHEET NO. P105
PROJECT NO. W150051

LOCATION: C:\Users\sextond\Documents\1_DKS\William Trace\dwgs\WeiheDwgs\P105-P106.dwg
LAYOUT: P105
DATE/TIME: May 13, 2015 - 2:16pm
PLOTTED BY: Sextond



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PROJECT NO.	W150051
DWG NAME:	P103.dwg
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	DKS
DATE:	04-03-2015

DATE	BY	REVISIONS AND ISSUES
04/28/15	DKS	REVISIONS PER WESTFIELD COMMENTS
05/01/15	DKS	REVISIONS PER CITY OF WESTFIELD COMMENTS
05/11/15	DKS	REVISIONS PER CITY OF WESTFIELD COMMENTS
05/13/15	DKS	REVISIONS PER CITY OF WESTFIELD COMMENTS
05/13/15-B	DKS	REVISIONS PER CITY OF WESTFIELD COMMENTS

ERIC A. CARTER RLA 20300131

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

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

SHEET NO.
P106

PROJECT NO.
W150051

LOCATION: C:\Users\weihend\Documents\1_DWG\William Trace\dwgs\WeiheDwgs\P105-P106.dwg
LAYOUT: P106
DATE/TIME: May 13, 2015 - 2:15pm
PLOTTED BY: Seaford