

# WATERS EDGE AT SPRINGMILL TRAILS

**Developer:**

M/I Homes of Indiana, L.P  
8500 Keystone Crossing S590  
Indianapolis, IN 46240

**Contact:**

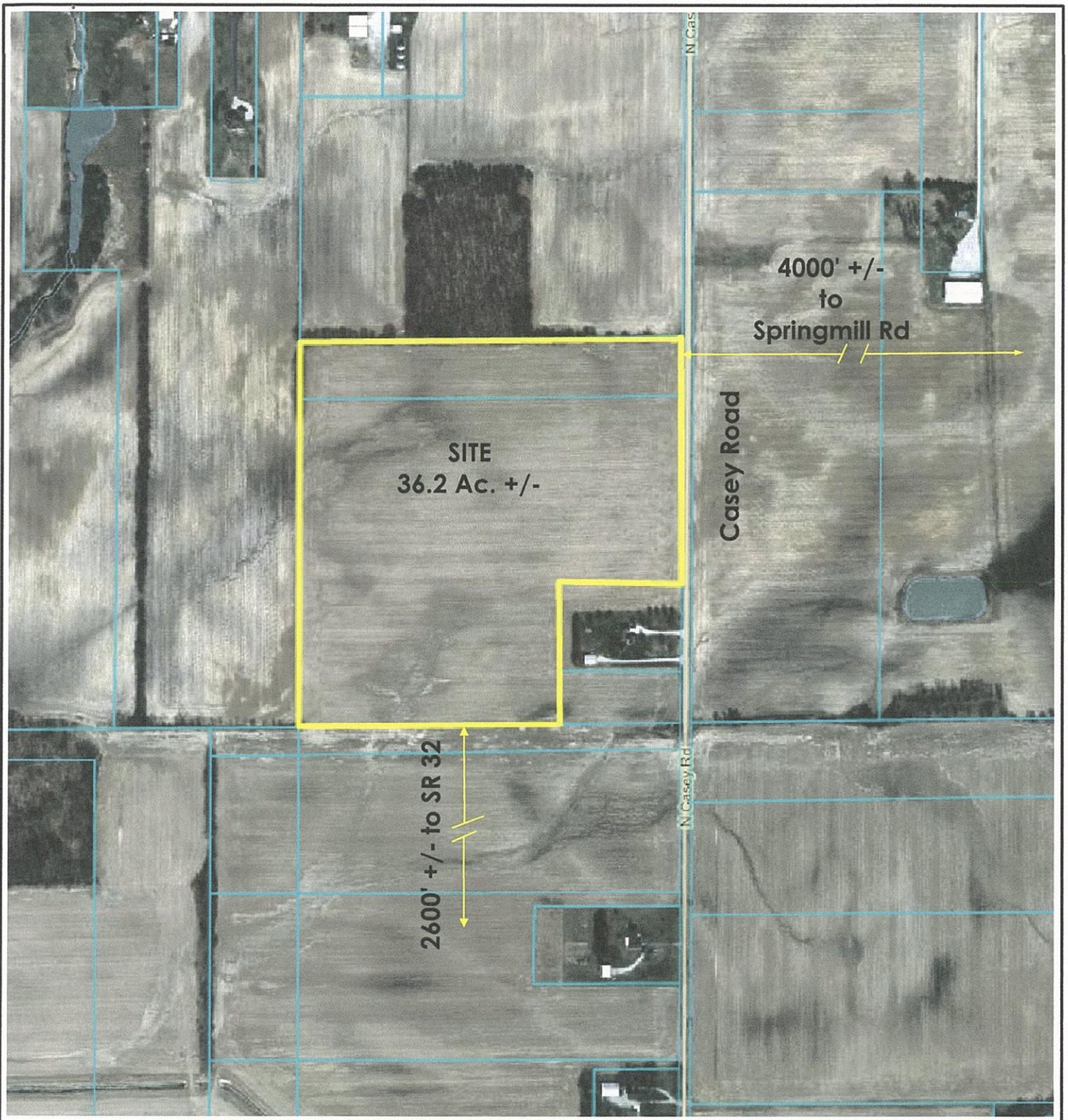
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April 2012

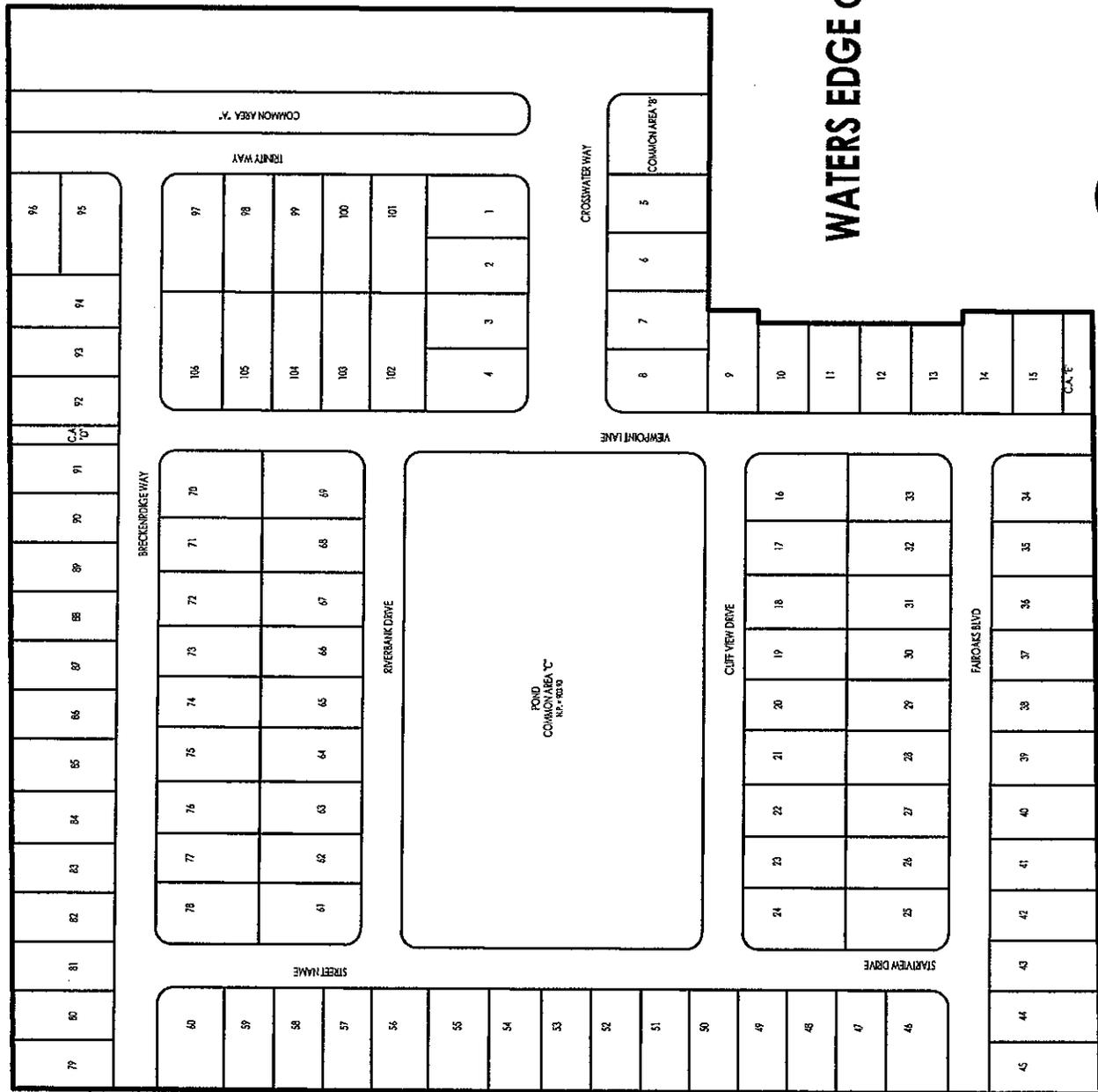
**GENERAL PROJECT DESCRIPTION & LOCATION:**

Waters Edge at Springmill Trails (Waters Edge) is a proposed 106 lot single family residential subdivision located on 36.23 acres along the West side of Casey Road approximately ½ mile North of SR 32 as denoted in the Location Map on the following page:

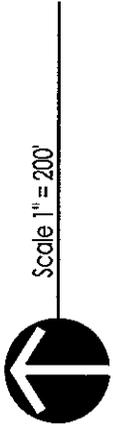


## LOCATION MAP

### Waters Edge at Springmill Trails



# WATERS EDGE at SPRINGMILL TRAILS



**EXISTING ZONING:**

Waters Edge lies within Residential District 2 of the Springmill Trails PUD, approved as Ordinance 11-19 and adopted in September, 2011. The PUD outlines various lot area and setback requirements for alley load and front load housing types. Waters Edge is proposed to be a 60' front load product and the Residential District 2 Zoning requirements are:

- Minimum Lot Area: 5,400 sf
- Minimum Lot Width at Building Line: 60'
- Minimum Lot Frontage at Right of Way: 40'
- Minimum Front Yard Setback: 20'
- Minimum Side Yard Setback: 6'
- Minimum Rear Yard Setback: 15'
- Maximum Building Height: 25'
- Minimum Building Square Footage: 1,400 sf (one story)
- Maximum Density 6 Units/Ac

**ADJACENT ZONING:**

- North: Springmill Trails PUD – Residential District 2
- South: Springmill Trials PUD – Mixed Use
- East: Springmill Trails PUD – Residential District 2
- West: Springmill Trails PUD – Residential District 2

**PROPOSED PROJECT DATA:**

- Project Area: 36.23 Acres
- Number of Lots: 106
- Density: 2.93 Units/Acre
- Minimum Lot Width: 60'
- Minimum Lot Size: 6820 sf
- Common Area: 6.28 Ac (17.3% of Site)

**SITE TOPOGRAPHY & EXISTING CONDITIONS:**

The site is gently sloping, generally from east to west. The watershed eventually drains overland to Little Eagle Creek located approximately 1100' west of the property. Currently, no trees exist on the site with the exception of tree lines located along the north and southeastern property line. The site has been actively farmed for several years.

**SITE ACCESS:**

Access to the community is proposed via a divided boulevard entrance located along Casey Road approximately 170' north of the southeast property corner. Street stubs are also proposed at various locations on the north, south and western property lines for access to future development.

**EXISTING & PROPOSED UTILITIES:**

Waters Edge will be served by utilities typically found within residential communities including sanitary sewers, water, storm sewers gas, electric, telephone and cable television. More specifically:

*Sanitary Sewers:*

Sanitary sewers will be designed and constructed in accordance with the City of Westfield construction and design standards. Sewers are proposed to be connected to the existing 48" interceptor sewer located along the southern project limits.

*Water Service:*

Water service will be designed and constructed in accordance with the City of Westfield construction and design standards. Watermains be connected to a proposed 12" watermain along Casey Road from SR 32.

*Drainage:*

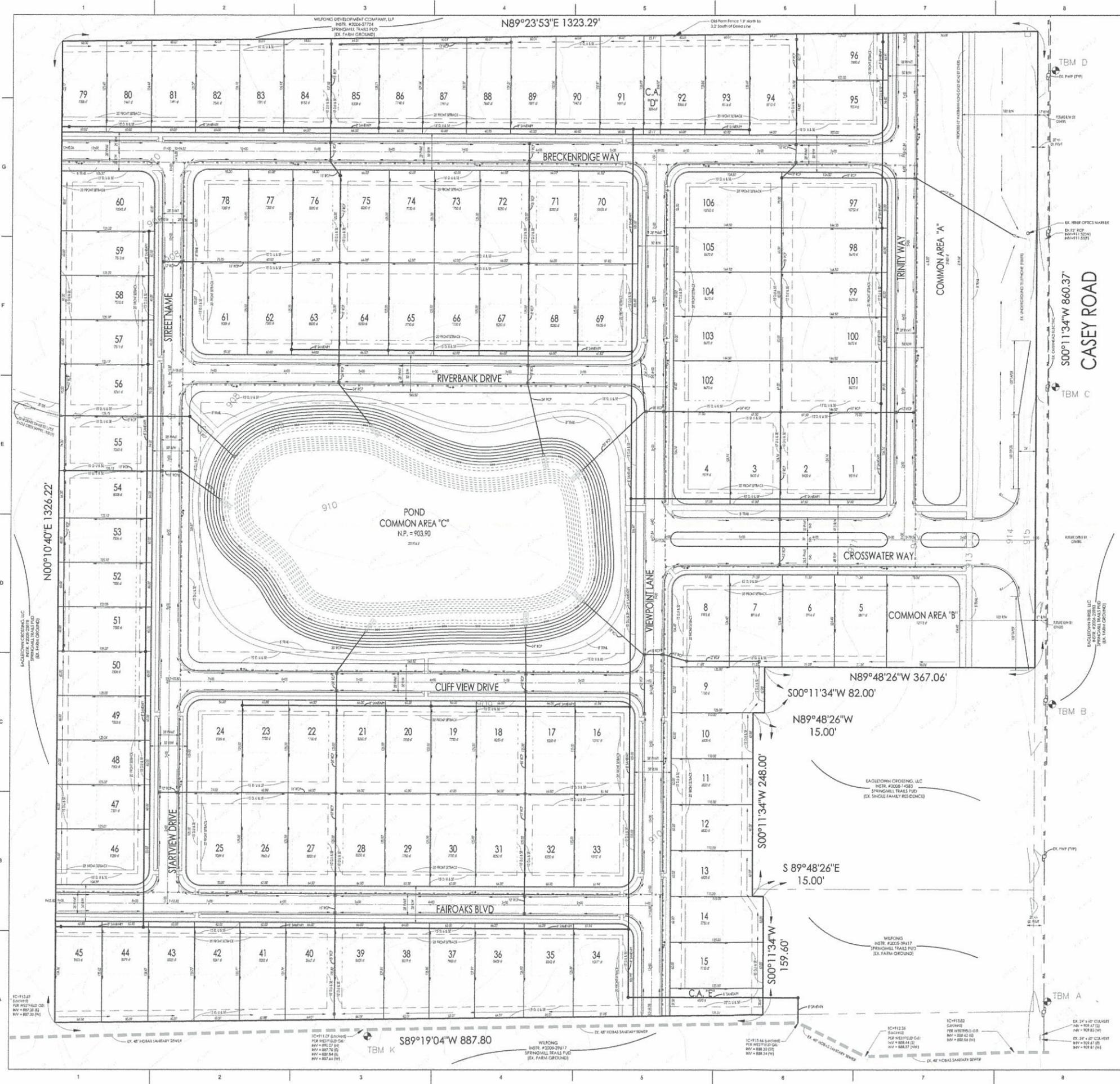
Stormwater management will be designed and constructed in accordance with the City of Westfield construction and design standards. Storm sewer pipes, inlets and catch basins will collect onsite stormwater and route it to a centrally located pond which will provide stormwater detention.

**LANDSCAPING & TRAILS**

Landscaping will be designed and installed in accordance with the Springmill Trails PUD. A summary of required and proposed plant material is denoted on the Landscape Plan. In addition, an 8' wide trail is proposed along the Casey Road frontage, through the site and along the perimeter of the proposed pond. The total length of the trail is approximately 3400'.

**DEVELOPMENT SCHEDULE:**

Waters Edge is currently proposed to be developed in three phases. Phase one is contemplated to begin construction in the late summer of 2012 and will include the construction of the central pond. Subsequent phases are anticipated to be constructed in the following two years.



**LEGEND**

—○—	UNDERGROUND TELEPHONE LINE	—○—	PROPOSED STORM SEWER
—	OVERHEAD ELECTRIC LINE	●	PROPOSED STORM MANHOLE
—	EX. TELEPHONE PEDESTAL	●	PROPOSED CURB INLET
—	EX. POWER POLE	●	PROPOSED BEEHIVE
—	EX. SANITARY MANHOLE	—○—	PROPOSED END SECTION W/ RIP RAP
—	EX. STORM SEWER	—	PROPOSED FLOWLINE
—	EX. SANITARY SEWER	D, U & SE	DRAINAGE UTILITY AND SEWER EASEMENT
—	PROPOSED WATERMAIN	R/W	RIGHT OF WAY
—	PROPOSED FIRE HYDRANT & VALVE	P/VMT	PAVEMENT
—	EMERGENCY FLOOD ROUTING	C.A.	COMMON AREA

**BENCHMARK**

BASE OF ELEVATIONS: DNR MONUMENT LEE 12 A21, ELEVATION = 915.74 (NAVD 1988) THE STATION IS LOCATED ABOUT 0.7 MILE EAST-NORTHEAST OF EAGLETON, 0.33 MILE NORTH ALONG CASEY ROAD, FROM ITS INTERSECTION WITH STATE ROAD 32, SET IN TOP OF A CONCRETE POST, LEVEL WITH THE GROUND; A DEPARTMENT OF NATURAL RESOURCES BRASS CONTROL STATION TABLE.

TBM A: PAINTED "X" ON THE NORTH END OF A HEADWALL ON THE EAST SIDE OF CASEY ROAD. ELEVATION = 914.55

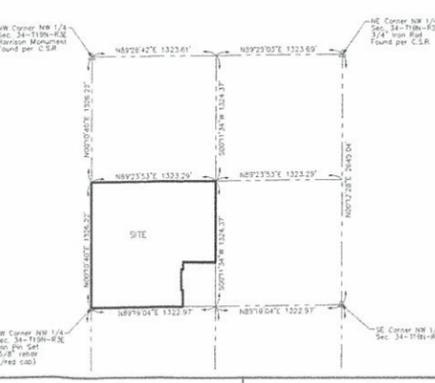
TBM B: NAIL SET ON THE NORTHWEST SIDE OF A UTILITY POLE. ELEVATION = 914.74

TBM C: NAIL SET ON THE NORTHWEST SIDE OF A UTILITY POLE. ELEVATION = 915.40

TBM D: EXISTING BENCH MARK ON THE NORTHWEST SIDE OF A UTILITY POLE. ELEVATION = 915.33

TBM K: PAINTED "X" ON THE EAST SIDE OF CONCRETE MANHOLE BASE. ELEVATION = 909.92

- NOTES**
- SUBJECT PROPERTY DOES NOT LIE WITHIN THAT SPECIAL FLOOD HAZARD AREA ZONE "A". THE ACCURACY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON COMMUNITY PANEL NUMBER 18057 C 0120 F OF THE FLOOD INSURANCE RATE MAPS, EFFECTIVE DATE FEBRUARY 19, 2003.
  - THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
  - ALL STREETS, CURBS, WALLS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMANS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
  - ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
  - ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
  - NO DRIVEWAY SHALL BE LOCATED WITHIN 75' OF THE CENTERLINE INTERSECTION TWO STREETS.
  - 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.
  - ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
  - ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 50' UNLESS OTHERWISE NOTED.
  - ALL INTERIOR STREET WIDTHS TO BE 28' UNLESS OTHERWISE NOTED.
  - ALL WATERMANS TO BE 4" UNLESS OTHERWISE NOTED.
  - THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED HAHN SURVEYING GROUP, INC., DATED MARCH 26, 2012
  - 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.
  - 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.
  - MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
  - 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.
  - ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE SHOWN.



**WATERS EDGE at SPRINGMILL TRAILS**  
M/I Homes of Indiana, L.P.  
Westfield, IN

**TERRA**  
SITE DEVELOPMENT, INC.  
DEVELOPMENT & ENGINEERING CONSULTANTS

DATE: March 27, 2012  
PROJECT NUMBER: 110930.003  
DRAWN BY: DKS  
CHECKED BY: DKS  
SHEET TITLE: DEVELOPMENT PLAN AND PRIMARY PLAT  
SHEET # OF: DP101 OF 3

