

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

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	●	PVMT PAVEMENT
—○—	EMERGENCY FLOOD ROUTING	●	C.A. COMMON AREA

BENCHMARK

BASIS OF ELEVATIONS: DNR MONUMENT LEE 12 A21, ELEVATION = 915.74 (NAVD 1988) THE STATION IS LOCATED ABOUT 0.7 MILE EAST-NORTHEAST OF EAGLETOWN, 0.33 MILE NORTH ALONG CASEY ROAD, FROM ITS INTERSECTION WITH STATE ROAD 32, SET AT 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

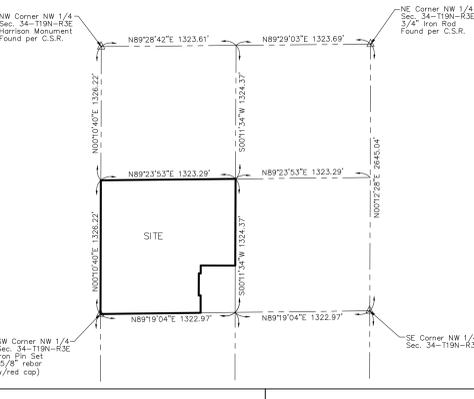
TBM B: NAIL SET IN THE NORTHWEST SIDE OF A UTILITY POLE. ELEVATION = 914.74

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

TBM D: EXISTING BENCH TIE 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, WALKS, 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 8" 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, ERRECTED, 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.
 - ON-STREET PARKING WILL BE ALLOWED ON ONE SIDE OF ALL 28' WIDE STREETS.



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

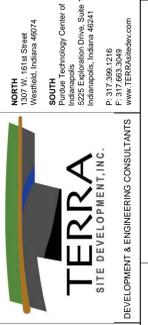
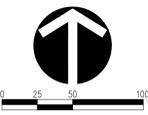
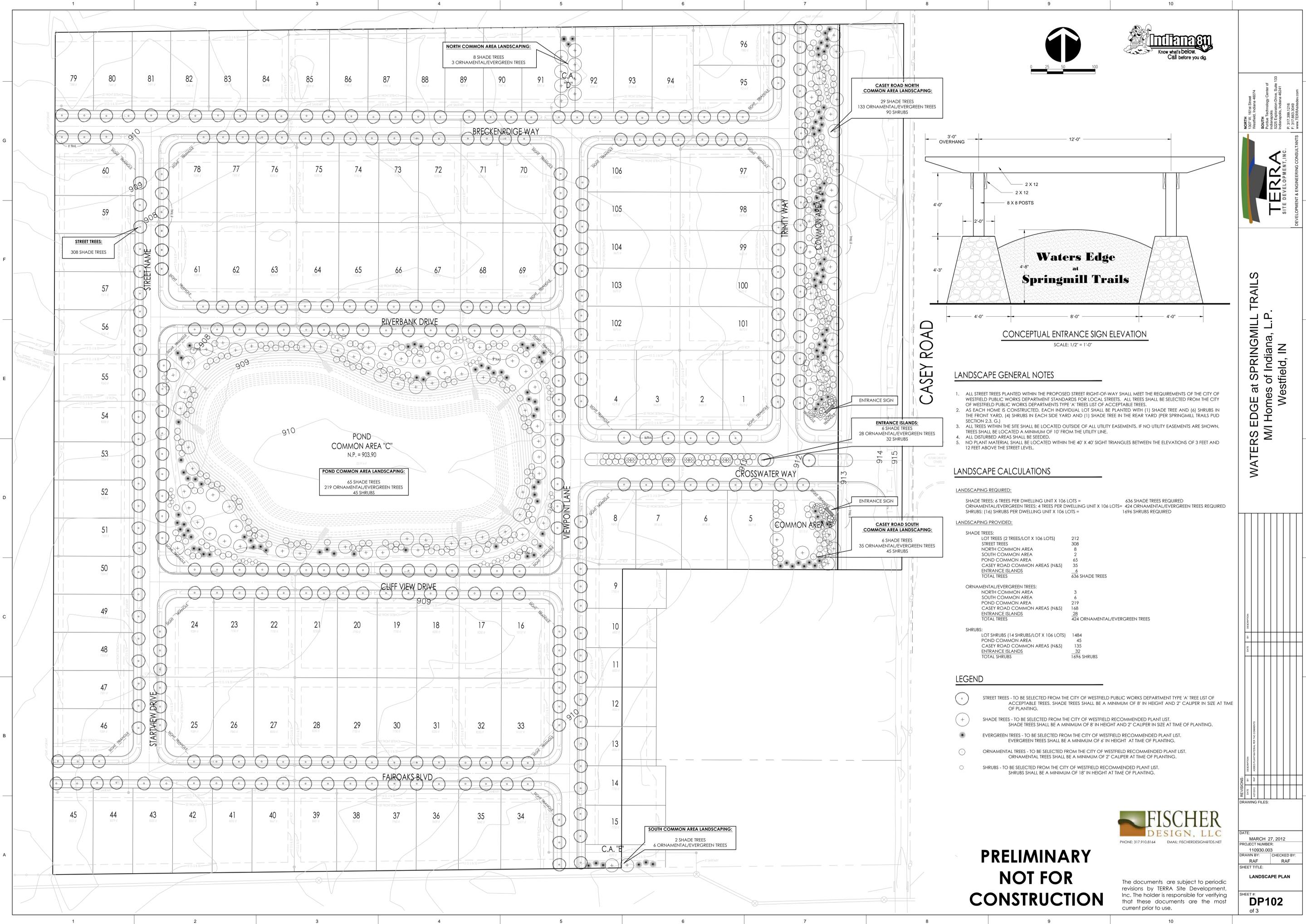
TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

REVISIONS

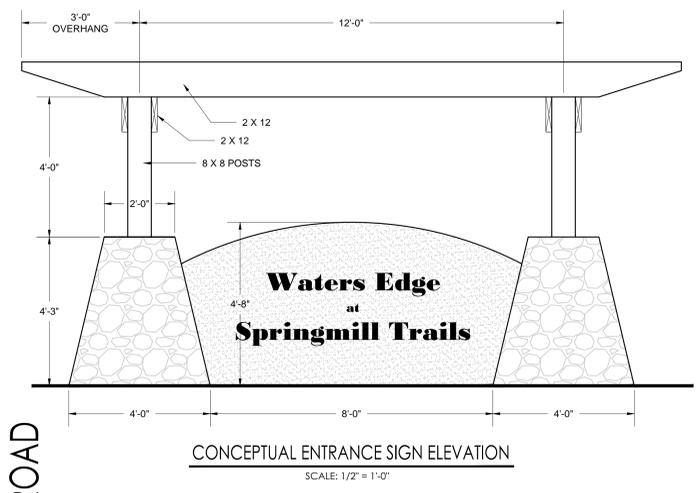
NO.	DATE	BY	DESCRIPTION
1	03/27/12	DKS	ISSUED FOR PERMITS

DRAWING FILES:

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



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



LANDSCAPE GENERAL NOTES

- ALL STREET TREES PLANTED WITHIN THE PROPOSED STREET RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE CITY OF WESTFIELD PUBLIC WORKS DEPARTMENT STANDARDS FOR LOCAL STREETS. ALL TREES SHALL BE SELECTED FROM THE CITY OF WESTFIELD PUBLIC WORKS DEPARTMENTS TYPE 'A' TREES LIST OF ACCEPTABLE TREES.
- AS EACH HOME IS CONSTRUCTED, EACH INDIVIDUAL LOT SHALL BE PLANTED WITH (1) SHADE TREE AND (4) SHRUBS IN THE FRONT YARD, (4) SHRUBS IN EACH SIDE YARD AND (1) SHADE TREE IN THE REAR YARD (PER SPRINGMILL TRAILS PUD SECTION 2.3. G.)
- ALL TREES WITHIN THE SITE SHALL BE LOCATED OUTSIDE OF ALL UTILITY EASEMENTS. IF NO UTILITY EASEMENTS ARE SHOWN, TREES SHALL BE LOCATED A MINIMUM OF 10' FROM THE UTILITY LINE.
- ALL DISTURBED AREAS SHALL BE SEEDED.
- NO PLANT MATERIAL SHALL BE LOCATED WITHIN THE 40' X 40' SIGHT TRIANGLES BETWEEN THE ELEVATIONS OF 3 FEET AND 12 FEET ABOVE THE STREET LEVEL.

LANDSCAPE CALCULATIONS

LANDSCAPING REQUIRED:

SHADE TREES: 6 TREES PER DWELLING UNIT X 106 LOTS =	636 SHADE TREES REQUIRED
ORNAMENTAL/EVERGREEN TREES: 4 TREES PER DWELLING UNIT X 106 LOTS =	424 ORNAMENTAL/EVERGREEN TREES REQUIRED
SHRUBS: (14) SHRUBS PER DWELLING UNIT X 106 LOTS =	1496 SHRUBS REQUIRED

LANDSCAPING PROVIDED:

SHADE TREES:	
LOT TREES (2 TREES/LOT X 106 LOTS)	212
STREET TREES	308
NORTH COMMON AREA	8
SOUTH COMMON AREA	2
POND COMMON AREA	65
CASEY ROAD COMMON AREAS (N&S)	35
ENTRANCE ISLANDS	6
TOTAL TREES	636 SHADE TREES
ORNAMENTAL/EVERGREEN TREES:	
NORTH COMMON AREA	3
SOUTH COMMON AREA	6
POND COMMON AREA	219
CASEY ROAD COMMON AREAS (N&S)	168
ENTRANCE ISLANDS	28
TOTAL TREES	424 ORNAMENTAL/EVERGREEN TREES
SHRUBS:	
LOT SHRUBS (14 SHRUBS/LOT X 106 LOTS)	1484
POND COMMON AREA	45
CASEY ROAD COMMON AREAS (N&S)	135
ENTRANCE ISLANDS	32
TOTAL SHRUBS	1696 SHRUBS

LEGEND

- STREET TREES - TO BE SELECTED FROM THE CITY OF WESTFIELD PUBLIC WORKS DEPARTMENT TYPE 'A' TREE LIST OF ACCEPTABLE TREES. 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 WESTFIELD 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.



PRELIMINARY
 NOT FOR
 CONSTRUCTION

The documents are subject to periodic revisions by TERRA Site Development, Inc. The holder is responsible for verifying that these documents are the most current prior to use.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

DRAWING FILES:

DATE: MARCH 27, 2012
 PROJECT NUMBER: 110930.003
 DRAWN BY: RAF CHECKED BY: RAF
 SHEET TITLE: LANDSCAPE PLAN
 SHEET #: DP102 of 3