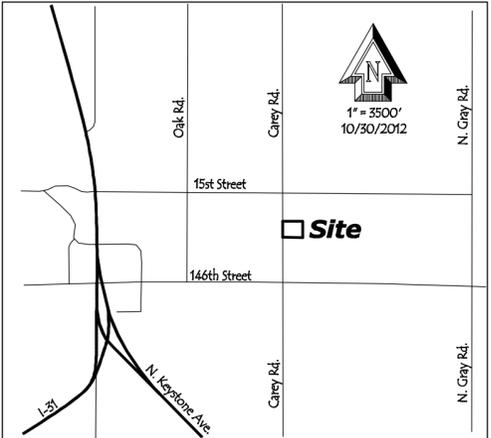


MAGNOLIA SUBDIVISION

A PART OF THE N. 1/2 OF THE
SW 1/4 OF SECTION 17, T 18 N, R 4 E
HAMILTON COUNTY, INDIANA



Location Map

GENERAL NOTES

- Flood:** According to the Flood Insurance Rate Map for Hamilton County, Indiana, Community Map Number 18057C0138F, dated February 19, 2003, the subject property does not lie within the limits of the 100 year flood zone (Zone A).
- Monuments:** Property Corner Markers: All corners noted as a Cash Cap will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Cash Waggoner & Associates #0096". Also, corners noted as a Set MAG Nail will be marked with a MAG Nail and a Washer set flush.
- Bearings:** Bearings used this survey are based on a previous survey by Cripe dated November 3, 2006 and recorded February 15, 2007 in Document 2007008605.
- Controlling Points 1 and 2 were used to re-establish the bearings on this survey. The measured distance between these two points is 2647.03 feet and the distance on said Cripe survey is 2646.69 feet.
- The Northwest Corner of the Southwest Corner of Section 17 is held as shown on said Cripe survey. Numerous other points noted on said Cripe survey were tied into and they are all located within 0.2 feet of the locations noted on said Cripe survey.
- Zoning:** The subject property is located within The Bridgewater, which is a Planned Development, PUD, as described in the Third Amendment to the Master Declaration and General Protective Covenants, Conditions and Restrictions recorded in Instrument 200600072282. Requirements for the subject property are identified in the Commitments Concerning the Use and Development of Real Estate on file in the Westfield Community Development Department.
- On January 10, 2011 the Westfield City Council approved Ordinance 11-01 and this document is recorded in Document 2011004210 in the Office of the Recorder of Hamilton County, Indiana. Ordinance 11-01 is an Amendment to text of Planned Unit Development, Bridgewater Club being Ordinance 06-49, Ordinance 08-05, Ordinance 09-17, Ordinance 10-01, Ordinance 10-05, Ordinance 10-08, Ordinance 10-19 and Title 16 - Land Use Controls. Exhibit "A" in Ordinance 11-01 defines all of the property in Magnolia Subdivision and all of the property north of said subdivision as Parcel L2 and it lists permitted uses, development standards, parking standards architectural standards, landscape standards and sign standards.
- Title:** The subject property was conveyed to Throgmartin-Henke Development, L.L.P. in Document 200500085073

DEED OF DEDICATION

The undersigned owner of the real estate shown and described herein, does hereby certify that we have laid off, platted and subdivided, and does hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Magnolia Subdivision an addition to Westfield, Indiana. All rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground of various widths as shown on this plat and marked "P.U.E.", reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

There are areas of ground of various widths as shown on this plat and marked "L.M.&S.D.E.", reserved for the use and maintenance of storm water drainage facilities, conveyance of storm water and storage of storm water, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of Hamilton County and the City of Westfield.

There are areas of ground of various widths as shown on this plat and marked "D.E.", reserved for the use and maintenance of storm water drainage facilities and conveyance of storm water, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of Hamilton County and the City of Westfield.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the owner of the lot in this subdivision and to their heirs and assigns.

Witness our hand and seal this _____ day of _____, 2012.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Four (4) East in Hamilton County, Indiana and being more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section; thence along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 486.69 feet; thence North 89 degrees 20 minutes 12 seconds East 584.50 feet; thence South 00 degrees 15 minutes 55 seconds East 490.72 feet to a point on the south line of the Northwest Quarter of the Southwest Quarter of said Section; thence along the south line of said Quarter Quarter Section, South 89 degrees 44 minutes 05 seconds West 578.99 feet to the point of beginning and containing a gross area of 6.527 acres, more or less.

Also, an offsite 20-foot Drainage Easement being part of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Four (4) East in Hamilton County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section; thence along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 498.58 feet to the point of beginning; thence continue along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 20.00 feet; thence North 89 degrees 05 minutes 04 seconds East 49.60 feet; thence South 00 degrees 39 minutes 48 seconds East 32.11 feet to a point on the north line of the above described 6.527 acre tract; thence along the north line of said tract, South 89 degrees 20 minutes 12 seconds West 20.00 feet; thence North 00 degrees 39 minutes 48 seconds West 12.02 feet; thence South 89 degrees 05 minutes 04 seconds West 29.51 feet to the point of beginning.

Subject to the existing right-of-way of Carey Road.

Also, subject to a Sanitary Sewer Easement recorded in Document 2010009264 in the office of the Recorder of Hamilton County, Indiana.

Also, subject to an Access Easement Agreement recorded in Document 2010009265 in the office of the Recorder of Hamilton County, Indiana.

Also, subject to all other easements, rights-of-ways, restrictions and covenants of record.

SURVEYOR'S CERTIFICATE

I, Calvin B. Cash, III, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the state of Indiana.

That this plat correctly represents a survey completed by me on September 17, 2012, that all the monuments shown thereon actually exist or bond has been posted to ensure the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

Calvin B. Cash III
Calvin B. Cash, III, PLS
Indiana Registration Number LS 20400045
Cash Waggoner & Associates, PC
332 Third Avenue, Suite 13
Jasper, IN 47546



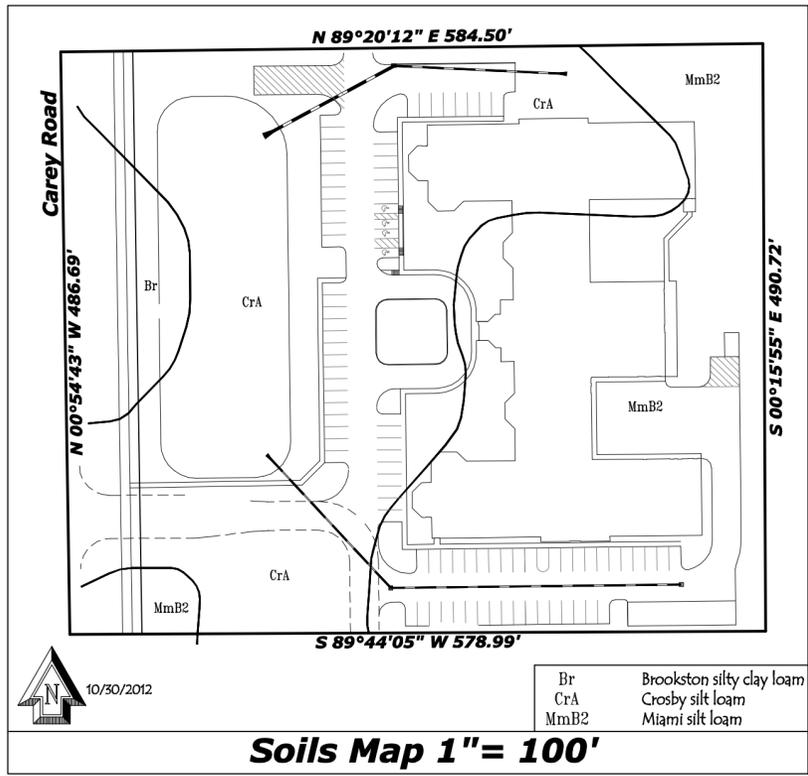
COMMISSION CERTIFICATE

Under authority provided by IC 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield as follows:

Approval delegated to the Community Development Director of the City of Westfield, Indiana by Westfield Ordinance 11-06, enacted by the Westfield City Council on March 14, 2011.

Approved by the Westfield Community Development Department on the _____ day of _____, 2012.

By: Matthew S. Skelton, Director



AFFIRMATION STATEMENT
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: *Calvin B. Cash III*
PRINTED NAME: Calvin B. Cash, III

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM

332 THIRD AVENUE
SUITE 13
JASPER, IN 47546
PH: 812.634.5015

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401-5561

Lot 54
Bridlewood, Section 2
Book 16, page 92

Lot 53
08-10-18-04-05-018.000
Gerak & Jacqueline M. Traicoff
14927 Windmill Drive
Carmel, IN 46033
Use - One Family Dwelling

Lot 52
08-10-18-04-05-019.000
Andrea Schroeder
14921 Windmill Drive
Carmel, IN 46033
Use - One Family Dwelling

Lot 51
08-10-18-04-05-020.000
Randall K. & Frances E. East
14915 Windmill Drive
Carmel, IN 46033
Use - One Family Dwelling

Found Iron with Hahn Cap
0.06' East & 0.18' South
of the calculated corner

Lot 50
08-10-18-04-08-002.000
Mark C. Creakbaum
14909 Windmill Drive
Carmel, IN 46033
Use - One Family Dwelling

Found Iron with Hahn Cap
0.18' East & 0.13' South
of the calculated corner

Lot 49
Bridlewood, Section 4
P.C. 1, Slide 271
08-10-18-04-08-001.000
Stephanie A. & Cornell D. Price
14901 Windmill Drive
Carmel, IN 46033
Use - One Family Dwelling

Saddlehorn Drive

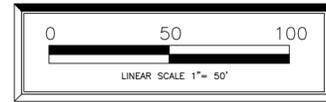
Lot 48
08-10-18-04-08-044.000
Kathleen Corrigan
3209 Saddlehorn Drive
Carmel, IN 46033
Use - One Family Dwelling

Lot 47

Northwest Corner
S.W. 1/4
Section 17, T 18 N, R 4 E
Cotton Gin Spike on Cripe Survey
(Used this Survey)
Bolt Spike (6" deep) per
plat of The Bridgewater Club

LEGEND

- R/W Right of Way
- BSL Building Setback Line
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- P.O.B. Point of Beginning
- L.M.&S.D.E. Lake Maintenance and Storm Drainage Easement
- D.E. Drainage Easement



08-10-17-00-00-024.000
Throgmartin-Henke Development, LLP
Deed Doc 200500085073
Use - AG - Vacant

Offsite Drainage Easement

NUMBER	DIRECTION	DISTANCE
L1	N 00°54'43" W	11.89'
L2	N 00°54'43" W	20.00'
L3	N 89°05'04" E	49.60'
L4	S 00°39'48" E	32.11'
L5	S 89°20'12" W	20.00'
L6	N 00°39'48" W	12.02'
L7	S 89°05'04" W	29.51'

Ingress & Egress Easement Curve Data

NUMBER	C-1	C-2	C-3	C-4	C-5	C-6
DELTA ANGLE	53°03'26"	89°38'23"	21°07'22"	41°23'53"	27°07'08"	61°48'25"
CHORD DIR.	S 63°46'28" E	S 45°29'00" E	S 79°44'30" E	S 48°28'53" E	S 14°13'22" E	N 30°14'23" E
TANGENT	11.48	71.55	13.42	27.21	17.36	15.56
RADIUS	23.00	72.00	72.00	72.00	72.00	26.00
ARC LENGTH	21.30	112.64	26.54	52.02	34.08	28.05
CHORD LEN.	20.55	101.50	26.39	50.90	33.76	26.71

Carey Road (Asphalt)

Offsite 20' D.E.

Set Cash Cap

20' P.U.E.

60' R/W

Edge of Pavement

UP

DHE

SITE PLAN KEY NOTES

- 1 Healthcare facility. (Primary structure)
- 2 Portland cement concrete pavement and/or sidewalk.
- 3 Portland cement concrete sidewalk w/ monolithic curb.
- 4 Standard H.M.A. pavement. See Detail, Sheet C-106.
- 5 Standing Curb per Westfield Standards & Specifications.
- 6 Edge of pavement.
- 7 ADA accessible ramp with grooves. Max. slope = 1:12 (8.33%). Max. ramp length = 6 ft.
- 8 ADA accessible parking stalls with Int'l symbol. Max. slope = 1:50 (2%).
- 9 ADA accessible parking sign.
- 10 ADA accessible landing with detectable warning surface (truncated domes).
- 11 Entrance/exit door.
- 12 Heavy duty concrete pavement.
- 13 Single yellow solid line, 4" wide.
- 14 Double yellow solid lines, 4" wide each, 6" offset.
- 15 Single white solid line, 24" wide.
- 16 Single blue solid line, 4" wide.
- 17 No parking hatching: single yellow solid lines @ 45°, 4" wide each, 2' spacing.
- 18 No parking hatching: single blue solid lines @ 45°, 4" wide each, 2' spacing.
- 19 White directional arrow pavement marking.
- 20 Line of Canopy.
- 21 Greenspace / Landscaping.
- 22 Grease trap, traffic rated. Per Health Dept. standards.
- 23 Heavy duty H.M.A. pavement. See Detail Sheet C-106.
- 24 Pipe Bollard. (6', max. spacing)
- 25 Dumpster with enclosure. (Accessory structure)
- 26 16' x 8' Oxygen Storage Building.
- 27 Gazebo.
- 28 Project Sign.
- 29 Retaining Wall
- 30 Wheel Stops
- 31 Single white solid line, 4" wide.
- 32 No Parking Sign
- 33 8' Multi-Use Asphalt Trail (per City Standards)
- 34 Post & Cable Railing

ZONING SUMMARY

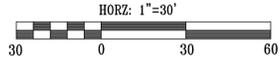
LOCATION: CAREY ROAD
 EXISTING ZONING DISTRICT: PUD
 PROPOSED ZONING DISTRICT: PUD w/ TEXT ADJUMENT
 TEXT ADJUMENT: LUXURY APARTMENT.
 TEXT ADJUMENT USE APPROVED BY: CITY COUNCIL ON (T.B.A.)

SITE DATA

LUXURY APARTMENT
 95 UNITS
 REQUIRED PARKING = 1 SPACE PER APARTMENT
 1 SPACE/APARTMENT x 95 UNITS
 TOTAL REQUIRED = 95 PARKING SPACES
 PROVIDED PARKING = 91 SPACES
 (87 REGULAR SPACES + 4 H.C. SPACES)
 PLUS 9 GARAGE SPACES
 REQUIRED PARKING STALL SIZE: 10' x 20'
 PROVIDED PARKING STALL SIZE: 10' x 20'

LEGEND

- EXISTING LANDSCAPE/BUFFER AREA
 - REMOVE EXISTING FENCE, UNDER BRUSH & SCRUB. HEALTHY TREES TO REMAIN.
 - HEAVY DUTY H.M.A. PAVEMENT
 - NO. OF PARKING SPACES
 - GENERATOR
 - TRANSFORMER
 - PROPANE TANK
- EXISTING LEGEND**
- Property Line
 - BSL - Building Setback Line
 - R/W - Right-of-Way Line
 - Tree Line
 - Record Dimension



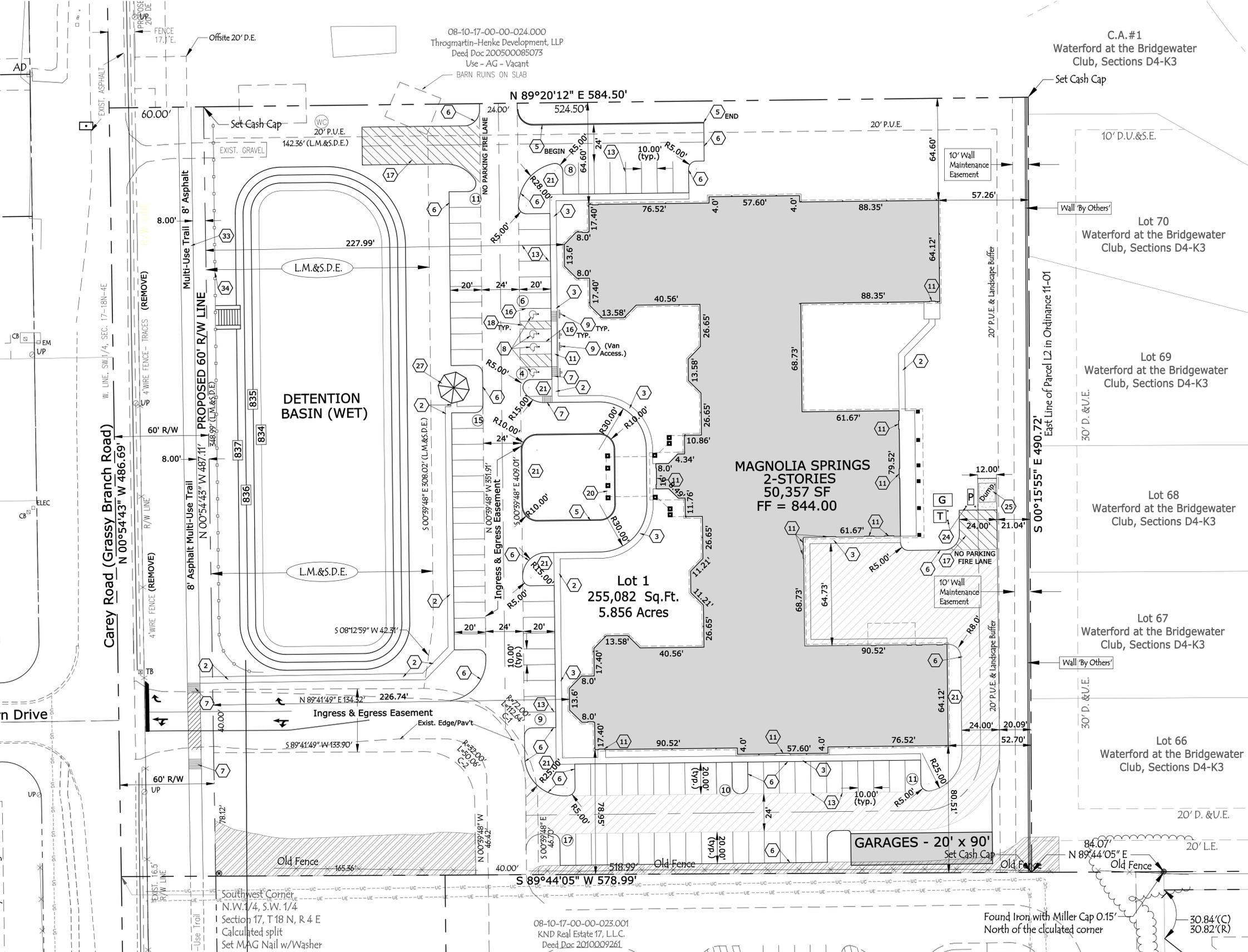
08-10-18-04-05-018.000
 Gerald & Jacqueline M. Traicoff
 14927 Windmill Drive
 Carmel, IN 46033
 Use - One Family Dwelling

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 Randall K. & Frances E. East
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 Carmel, IN 46033
 Use - One Family Dwelling

08-10-18-04-08-002.000
 Mark C. Creakbaum
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 Carmel, IN 46033
 Use - One Family Dwelling

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 Use - One Family Dwelling

08-10-18-04-08-044.000
 Kathleen Corrigan
 3209 Saddlehorn Drive
 Carmel, IN 46033
 Use - One Family Dwelling



"APPROVAL PENDING - NOT FOR CONSTRUCTION"

14 Nov 12

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 WWW.CASHWAGGNER.COM

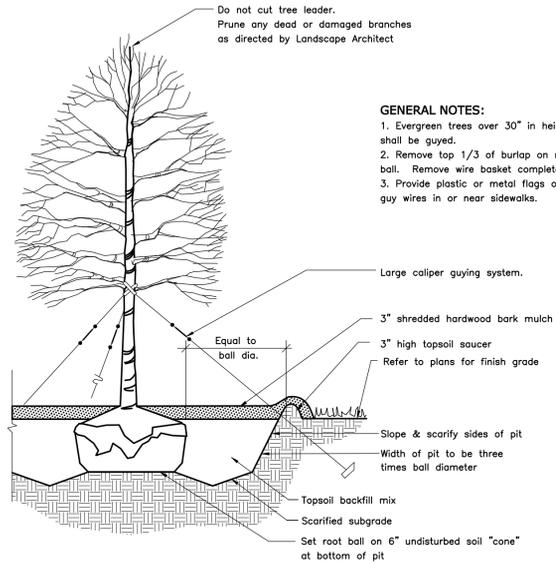
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PROJECT: MAGNOLIA SPRINGS AT BRIDGEWATER
 ADDRESS: CAREY ROAD WESTFIELD, INDIANA
 DATE: 11.14.12
 DRAWING NO.: C-101
 SHEET TITLE: SITE PLAN
 OF: 21

This drawing and/or specifications is provided as an instrument of service provided by Cash Wagner & Associates, PC and is intended for use on this project only. All drawings, specifications, designs, models, data, calculations, and arrangements appearing herein constitutes the original and unpublished work of and remains the property of Cash Wagner & Associates, PC. Any reproduction, use or disclosure of the proprietary information contained herein without the prior written consent of the Cash Wagner & Associates, PC is strictly prohibited.

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Application of a material or equipment to work installed by others constitutes acceptance of that work and assumption of responsibility for satisfactory installation.



TREE PLANTING DETAIL
NO SCALE

LEGEND

- EXISTING LANDSCAPE/BUFFER AREA REMOVE EXISTING FENCE, UNDER BRUSH & SCRUB. HEALTHY TREES TO REMAIN.
- SANITARY SEWER LINE
- 6" W WATER LINE
- NUMBER OF PARKING STALLS PER ROW

PLANT MATERIALS

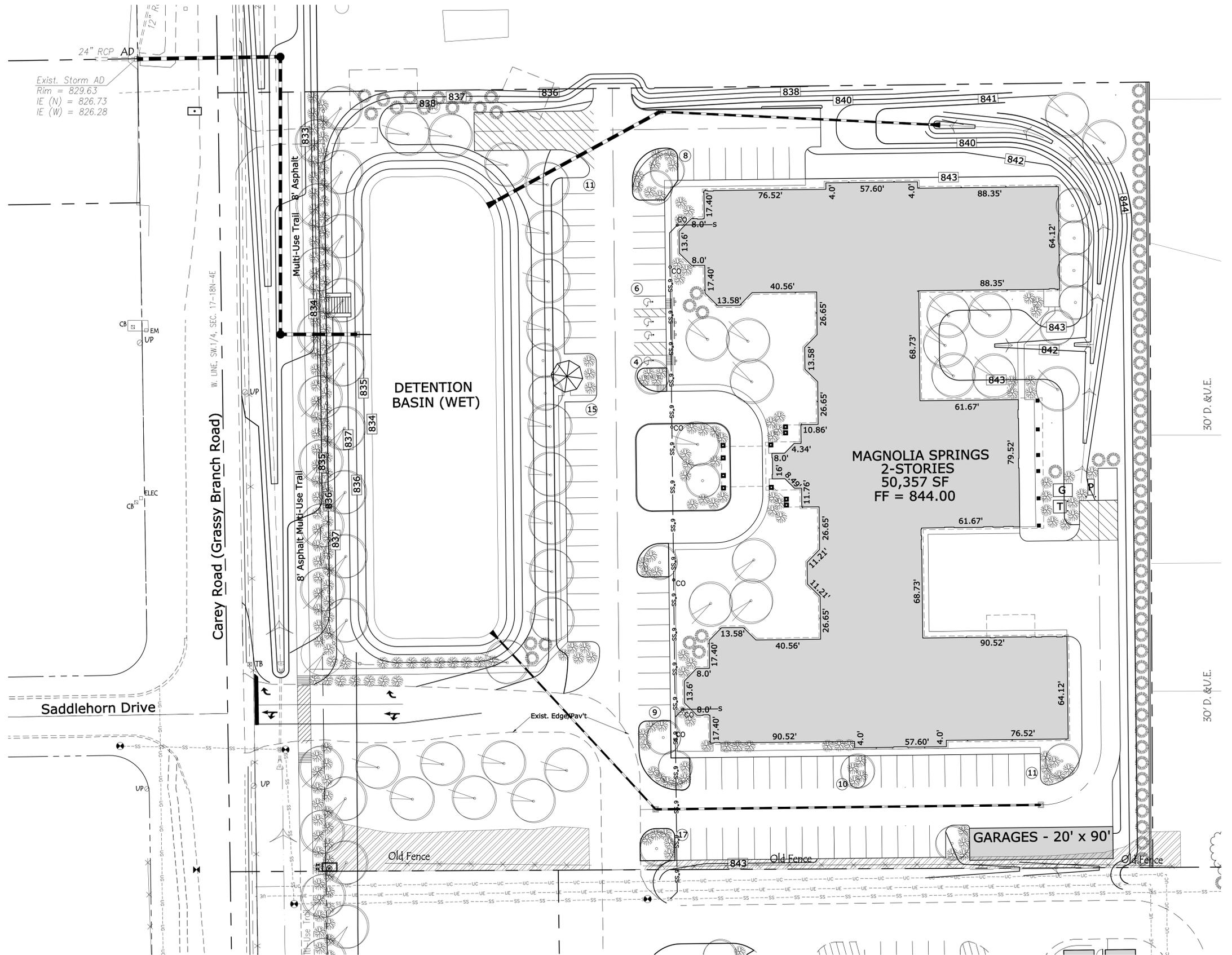
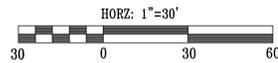
- SHADE TREES: MIN. HEIGHT OF 8' QTY. 57
W/ 2" CALIPER MEASURE AT 12" ABOVE F.G.
- GROUP "A" ACER RUBRUM - RED MAPLE
ACER FREEMANI - FREEMAN MAPLE
QUERCUS IMBRICARIA - SHINGLE OAK
QUERCUS MACROCARPA - BURR OAK
QUERCUS RUBRA - RED OAK
- GROUP "B" ORNAMENTAL TREES: MIN. TRUNK W/ 2" CALIPER MEASURE AT 6" ABOVE F.G. 18
MALUS - CRABAPPLE
ACER GINNALA - AMUR MAPLE
- GROUP "C" EVERGREEN TREES: MIN. HEIGHT OF 6' 73
PINUS STROBUS - WHITE PINE
PINUS NIGRA - AUSTRIAN PINE
- GROUP "D" ORNAMENTAL SHRUBS MIN. HEIGHT OF 18" AT TIME OF PLANTING. 212
JAPANESE BARBERRY
SHERIDAN HYBRID BOXWOOD
BURNING BUSH
HYBRID FORSYTHIA
MISS. KIM LILAC
VIBURNUM

LANDSCAPE DATA

ON-SITE:	REQUIRED	SHOWN
SHADE TREE	67	57 (-10)
ORN/EVERGREEN	67	91 (+24)
SHRUBS	168	212 (+44)

1 SHADE TREE = 2 ORNAMENTAL TREES = 2 EVERGREEN TREES
1 ORNAMENTAL TREES = 1 EVERGREEN TREES
22 EXTRA ORN/EVERGREEN TREES = 24/2 = 12 SHADE TREES.

NOTE:
ALL DIMENSIONS TO FACE OF CURB (FC), EDGE/PAV'T AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
BUILDING DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL PLANS.



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Application of a material or equipment to work installed by others constitutes acceptance of that work and assumption of responsibility for satisfactory installation.

"APPROVAL PENDING - NOT FOR CONSTRUCTION"

14 Nov 12
SIGNATURE DATE



CASH WAGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGNER.COM

216 W. SIXTH STREET SUITE 1106
JASPER, IN 47546
PH: 812.634.5015
FAX: 812.634.5017
CELL: 812.631.3964
E-MAIL: NWAGNER@CASHWAGNER.COM

NO.	DATE	BY	DESCRIPTION
1	02.24.10	NRW	Remove Islands at N. Entrance & relocate plants.

PROJECT NO.:	09-0576
DESIGNED BY:	NRW
DRAWN BY:	DJM
FILENAME:	0576Base.dwg
LAYOUT TAB:	MS Landscape
SCALE:	As Shown

PROJECT:	MAGNOLIA SPRINGS AT BRIDGEWATER
ADDRESS:	CAREY ROAD WESTFIELD, INDIANA
SHEET TITLE:	LANDSCAPE PLAN

DATE:	11.14.12
DRAWING NO.:	L-101
OF:	21

UTILITY NOTES

The Contractor is cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the respective utility companies, and measurements taken in the field. This information is not to be relied upon as being exact or complete. The Contractor shall notify all utility companies & the State's underground locate service at least 2 (business) days before commencing excavation to request the utilities be located in the field.

If any existing structures/utilities to remain are damaged during construction, it shall be the Contractor's responsibility to repair and/or replace the damaged structure/utility as necessary to return it to existing conditions or better.

The Contractor shall be responsible for notifying all property owners that will experience an interruption to their utilities caused by this project.

Construction shall comply & be in conformance with all applicable governing codes and be constructed to same. Material specifications shall be in conformance with the State Department of Transportation's (DOT) standard specifications, latest edition.

Contractor shall provide & maintain traffic control in accordance with the Manual on Uniform Traffic Control Devices, latest edition.

All materials, installation, construction & testing of the water and sewer utilities shall be in conformance with Local Water & Sewer Depts. Standards and Specifications, latest edition.

Contractor shall coordinate the installation of building sewers / service laterals with the local water & sewer depts., building inspector, plumber, and plumbing plans. Installation and materials shall be in conformance with applicable codes, standards, and regulations.

Contractor shall coordinate actual location of proposed utility services with architectural plans.

The Contractor shall install all water and sewer service lines to 5' outside the building for tie-in by the plumber.

Water lines shall bear NSF seal of approval and meet:
3" thru 8" mains and service lines - C-900 PVC, Class 200 per AWWA C-900.

Smaller than 3" - Type 'L' Copper per ANSI B16.22 or PVC, Class 200 per ASTM D1784 and D2241.

Sanitary sewer pipe shall be as follows:
8" & larger mains - SDR 35 PVC (min.) in accordance with ASTM D-3033 & 3034 or PVC Truss Pipe in accordance w/ ASTM D-2680.
6" services (laterals) - Schedule 40 PVC or SDR 26 PVC and as required by local jurisdiction.

Water mains shall be saddle tapped and bedded with sand a minimum of 6" below and 12" over the pipe.

All fill material shall be in place and compacted before installation of proposed utilities.

All utilities shall be installed, inspected, and approved before backfilling.

All proposed road crossings must be fully backfilled with a granular material within 5' of pavement.

Contractor shall maintain a minimum of 54" cover on all waterlines and 36" cover on all sanitary sewer lines.

Detectable line marking tape and No. 12 insulated copper tracing wire shall be installed with all water lines and sanitary sewer laterals. All tape shall be placed 24" (min.) above lines. Tracing wire shall be taped to the top of the water line and be pulled into valve boxes and meter pits (to the surface) for locating purposes. If ductile iron pipe is used, the main must be poly wrapped and marking tape installed 2-feet above the water main.

All water joints and bends are to be mechanical joints with thrust blocking.

All fire hydrant branches shall have mechanical joint (MJ) tees and bends with thrust blocks, and all pipe joints shall be mechanically restrained.

All fire hydrants shall be painted with 2-coats of MAB "Fire Protection Red (7068)" prior to installation. Private fire hydrants shall be painted with 2 coats of MAB "Caution Yellow (7077)".

Blue reflectors shall be installed in pavement to mark fire hydrants (private and public) per the City of Westfield's Utility and Infrastructure Construction Standards.

Fire hydrants shall have a 5-inch Storz's connection (Mueller Model 290220 for casting and 290221 cap or comparable to and approved by W/PWD). Fire hydrants shall be placed per the direction of the Westfield Fire Department.

All sewer mains (8" and larger) will become dedicated to the City and become public. Required easements will be written and provided based on the as-built locations.

All storm pipe entering structures shall be grouted to assure a watertight connection.

All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out. The inside of all structures where storm pipes connect shall be grouted smooth.

Storm pipe lengths provided are measured to center of structure and/or end of Flared-End Section.

Water lines shall be installed with 10-feet of horizontal and 18-inches of vertical separation from sanitary and storm sewers.

Provide 8 feet (min.) of horizontal separation between the water main and all storm and sanitary structures.

Where water lines and sewers cross and the water line cannot be placed above or below the sewer with a minimum of 18 inches vertical clearance, the sewer must be constructed of water works grade ductile iron pipe with mechanical joints or plastic (S.D.R. 26) sewer pipe with gasketed, compression - type joints within ten feet of the water line.

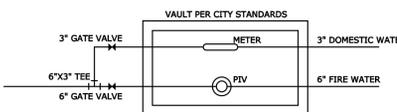
Where water lines and sewers run parallel and a minimum separation distance of ten feet cannot be maintained, the sewer must be constructed of water works grade ductile iron pipe with mechanical joints or plastic (S.D.R. 26) sewer pipe with gasketed, compression-type joints. Sanitary sewers shall be installed in accordance with the Indiana State Board of Health Specifications (330 IAC 3.1). Permits shall be obtained prior to commencing work.

Clean-outs shall be installed on sewer services within 5' of the building, at 100' intervals (max.), and at every horizontal & vertical change in direction greater than 45°.

Clean-outs shall be of the same size as the service line and be extended to grade.

Sanitary sewer lateral shall use a PVC wye connection with Fernco fittings to connect to Sewer main per detail on Sheet C-112.

Valve Covers shall not be placed in the Multi-Use Trail.



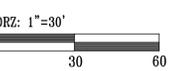
DOMESTIC / FIRE SERVICE DETAIL
Town of Westfield, IN Standard Fire Service & Meter Vault, Figure W-13, See Sheet C-112.

PROPOSED LEGEND

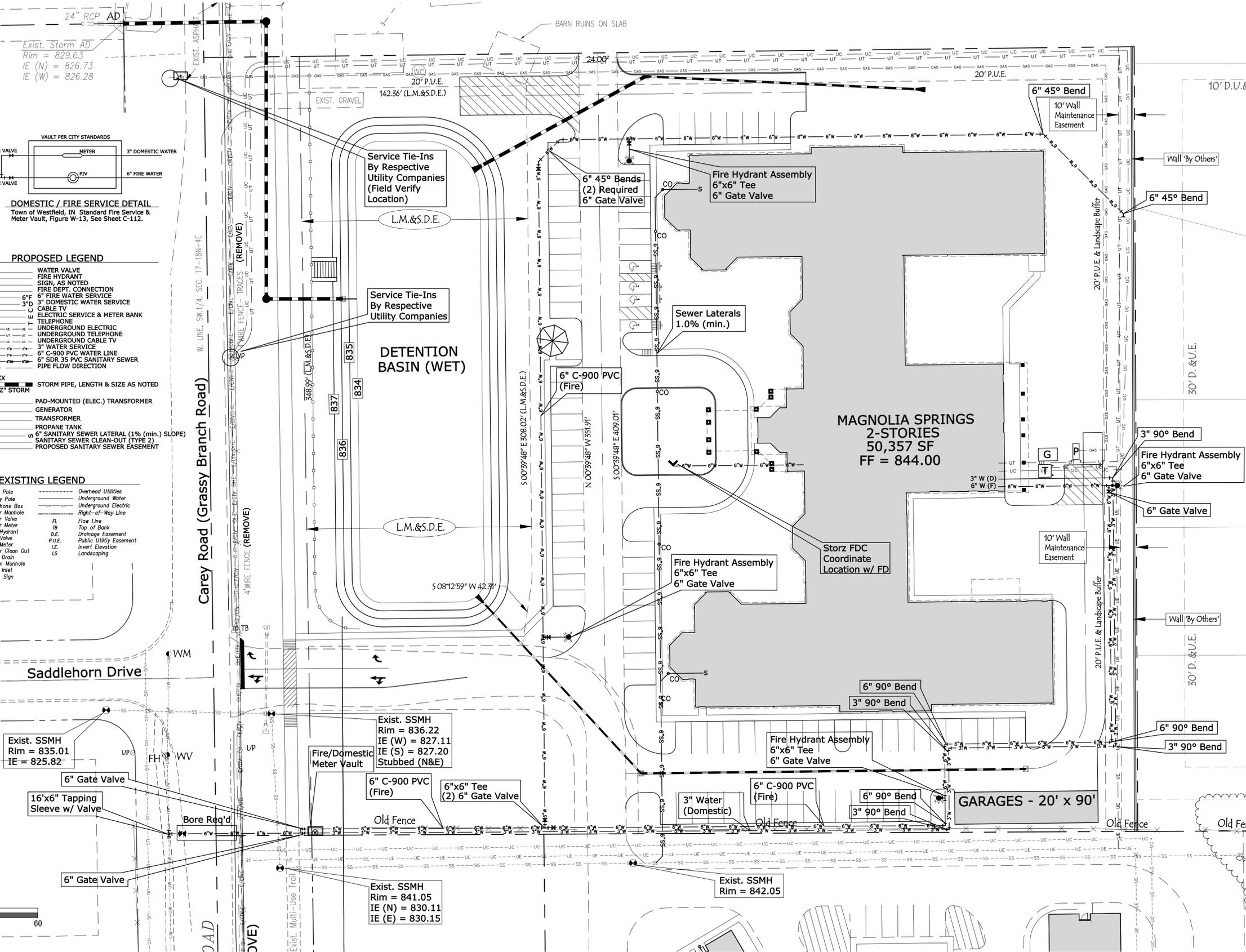
WATER VALVE	FIRE VALVE	FIRE HYDRANT	SIGN, AS NOTED	FIRE DEPT. CONNECTION	6" FIRE WATER SERVICE	3" DOMESTIC WATER SERVICE	CABLE TV	ELECTRIC SERVICE & METER BANK	TELEPHONE	UNDERGROUND ELECTRIC	UNDERGROUND TELEPHONE	UNDERGROUND CABLE TV	3" WATER SERVICE	6" C-900 PVC WATER LINE	6" SDR 35 PVC SANITARY SEWER	PIPE FLOW DIRECTION
STORM PIPE, LENGTH & SIZE AS NOTED																

EXISTING LEGEND

Light Pole	Overhead Utilities
Utility Pole	Underground Water
Telephone Box	Underground Electric
Water Manhole	Right-of-Way Line
Water Valve	Flow Line
Water Meter	Top of Bank
Fire Hydrant	D.E. Drainage Easement
Gas Valve	P.U.E. Public Utility Easement
Gas Meter	I.E. Invert Elevation
Sewer Clean Out	LS Landscaping
Area Drain	
Storm Manhole	
Curb Inlet	
Sign	



NOTE:
ALL DIMENSIONS TO FACE OF CURB (FC), EDGE/PAV'T AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
BUILDING DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL PLANS.



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Written dimensions shown hereon shall take precedence over scaled dimensions. Contractors shall calculate and measure required dimensions. Notify Cash Wagner & Associates, PC with any variations in dimensions or conditions from those indicated on these drawings. This drawing was based on available information. Commencement of work constitutes verification and acceptance of existing conditions.

Application of a material or equipment to work installed by others constitutes acceptance of that work and assumption of responsibility for satisfactory installation.

"APPROVAL PENDING - NOT FOR CONSTRUCTION"

14 Nov 12
DATE

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NO.	DATE	BY	DESCRIPTION
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PROJECT NO.:	09-0576	PROJECT:	MAGNOLIA SPRINGS AT BRIDGEWATER	DATE:	11.14.12
DESIGNED BY:	NRW	ADDRESS:	CAREY ROAD WESTFIELD, INDIANA	DRAWING NO.:	C-103
DRAWN BY:	DMJ	SHEET TITLE:	UTILITY PLAN	OF:	21
FILENAME:	0576Base.dwg				
LAYOUT TAB:	MS Utility				
SCALE:	As Shown				

