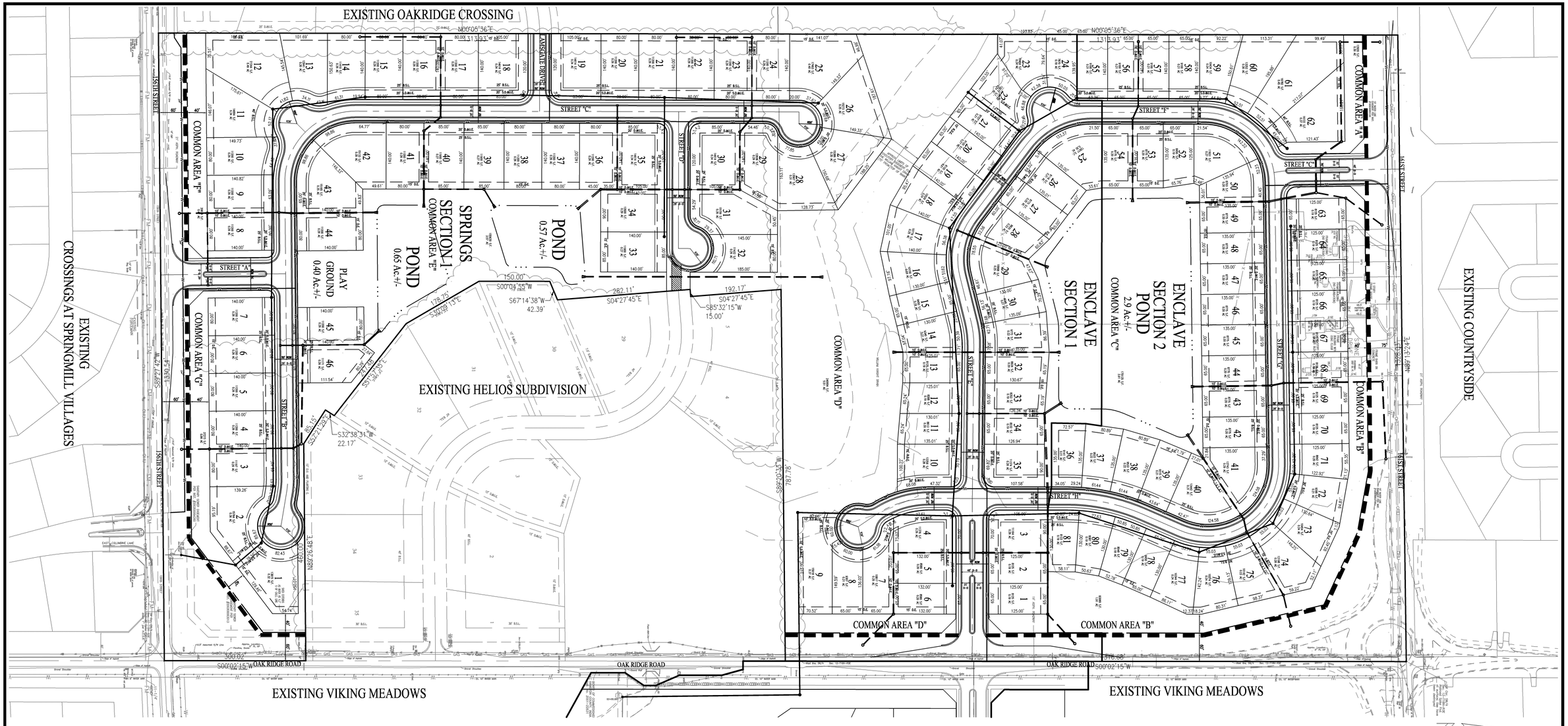



## DESIGN DATA

| | |
|---|---|
| CURRENT ZONING: | P.U.D. |
| TOTAL ACRES: | 63.07 AC. |
| TOTAL LOTS: | 128 LOTS |
| LOT DENSITY: | 2.03LOTS/ACRE |
| TOTAL COMMON AREA /GREEN SPACE: | 18.50AC. (29.3% TOTAL GREEN SPACE) |

## LEGEND

| | |
|---|---|
| 21 | LOT NUMBER |
| D.U.& S.E. | DRAINAGE, UTILITY & SEWER EASEMENT (25') |
| L.E. | LANDSCAPE EASEMENT |
| D.& U.E. | DRAINAGE & UTILITY EASEMENT (20' FRONT) (15' REAR & SIDE YARD) |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| B.S.L. | BUILDING SETBACK LINE (25')TYP., AND (20') AT CORNER LOTS. |


## PLANS PREPARED BY

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
PROJECT MANAGER: EDWARD E. FLEMING
Fleminge@weihe.net
SURVEYOR: BRADY KUHN
Kuhnb@weihe.net

## PLANS PREPARED FOR:

PulteGroup
11590 N. MERIDIAN STREET, SUITE 530
CARMEL, IN 46032
PHONE: (317) 575-2350, EXT. 203
CONTACT PERSON: MATT LOHMEYER


# DEVELOPMENT PLAN
# THE ENCLAVE AND SPRINGS

WESTFIELD, INDIANA


WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611


SHEET 2 of 2

DATE: NOVEMBER 27, 2013


LOCATION: C:\AutoSave\AePublish_2136\WI20498 Primary Plat.dwg
DATE/TIME: November 27, 2013 - 11:25am
PLOTTED BY: ellisr

EXISTING OAKRIDGE CROSSING

EXISTING COUNTRYSIDE

EXISTING CROSSINGS AT SPRINGMILL VILLAGES

EXISTING HELIOS SUBDIVISION

EXISTING VIKING MEADOWS

EXISTING VIKING MEADOWS

OAK RIDGE ROAD

OAK RIDGE ROAD

OAK RIDGE ROAD

150TH STREET

151ST STREET

156TH STREET

161ST STREET

SPRINGS SECTION 1

ENCLAVE SECTION 1

ENCLAVE SECTION 2

POND 0.65 Ac.+/-

POND 0.57 Ac.+/-

POND 2.9 Ac.+/-

PLAY GROUND 0.40 Ac.+/-

COMMON AREA "A"

COMMON AREA "B"

COMMON AREA "C"

COMMON AREA "D"

COMMON AREA "E"

COMMON AREA "F"

COMMON AREA "G"

STREET "A"

STREET "B"

STREET "C"

STREET "D"

STREET "E"

STREET "F"

STREET "G"

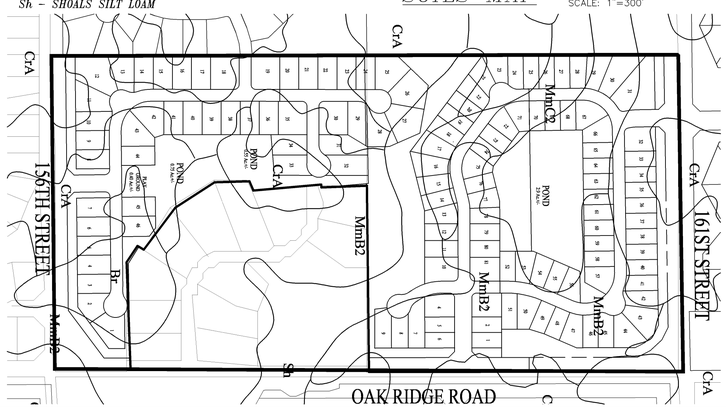
STREET "H"

## SOILS LEGEND

*Br – BROOKSTON SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES.*
*CrA – CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES.*
*MmB2 – MIAMI SILT LOAM – 2 TO 6 PERCENT SLOPES.*
*MmC2 – MIAMI SILT LOAM – 6 TO 12 PERCENT SLOPES.*
*Sh – SHOALS SILT LOAM*

## SOILS MAP

SCALE: 1"=300'




## LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST (BASIS OF BEARINGS) ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 1316.68 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 20 MINUTES 33 SECONDS WEST ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER 787.78 FEET TO THE NORTHWEST CORNER OF HELIOS SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 28–30 ON FILE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON AND ALONG THE PERIMETER OF SAID HELIOS SUBDIVISION BY THE FOLLOWING TEN (10) COURSES: 1) SOUTH 04 DEGREES 27 MINUTES 45 SECONDS EAST 192.17 FEET; THENCE 2) SOUTH 85 DEGREES 32 MINUTES 15 SECONDS WEST 15.00 FEET; THENCE 3) SOUTH 04 DEGREES 27 MINUTES 45 SECONDS EAST 282.11 FEET; THENCE 4) SOUTH 67 DEGREES 14 MINUTES 38 SECONDS WEST 42.39 FEET; THENCE 5) SOUTH 00 DEGREES 04 MINUTES 55 SECONDS WEST 150.00 FEET; THENCE 6) SOUTH 30 DEGREES 09 MINUTES 13 SECONDS EAST 178.75 FEET; THENCE 7) SOUTH 51 DEGREES 57 MINUTES 35 SECONDS EAST 247.48 FEET; THENCE 8) SOUTH 32 DEGREES 38 MINUTES 31 SECONDS WEST 22.17 FEET; THENCE 9) SOUTH 57 DEGREES 21 MINUTES 29 SECONDS EAST 85.15 FEET; THENCE 10) NORTH 89 DEGREES 26 MINUTES 48 SECONDS EAST 460.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST 300.00 FEET TO A HARRISON MONUMENT AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 27 MINUTES 42 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 1330.54 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 36 SECONDS EAST ON AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER 2627.86 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 13 MINUTES 24 SECONDS EAST 1328.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING, CONTAINING 63.07 ACRES, MORE OR LESS.

## LEGEND

| | |
|---|---|
| 21 | *LOT NUMBER* |
| D.U.& S.E. | *DRAINAGE, UTILITY & SEWER EASEMENT (25')* |
| L.E. | *LANDSCAPE EASEMENT* |
| D.& U.E. | *DRAINAGE & UTILITY EASEMENT (20' FRONT) (15' REAR & SIDE YARD)* |
| R.D.E. | *REGULATED DRAINAGE EASEMENT* |
| B.S.L. | *BUILDING SETBACK LINE (25')TYP., AND (20') AT CORNER LOTS.* |

SCALE: 1" = 100

0 50 100 200

## PLANS PREPARED BY

*WEIHE ENGINEERS, INC.*
*10505 N. COLLEGE AVE.*
*INDIANAPOLIS, IN 46280*
*TELEPHONE: (317) 846–6611*
*PROJECT MANAGER: EDWARD E. FLEMING*
*Fleming@weihe.net*
*SURVEYOR: BRADY KUHN*
*Kuhnb@weihe.net*

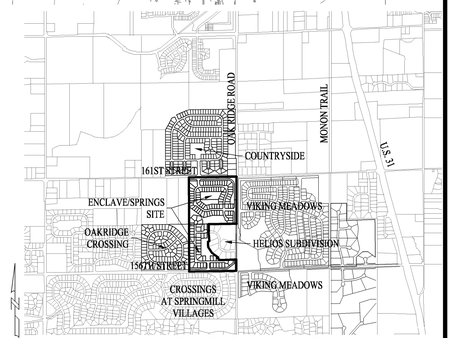
## PLANS PREPARED FOR:

PulteGroup™

*11590 N. MERIDIAN STREET, SUITE 530*
*CARMEL, IN 46032*
*PHONE: (317) 575–2350, EXT. 203*
*CONTACT PERSON: MATT LOHMEYER*

## DESIGN DATA

| | |
|---|---|
| *CURRENT ZONING:* | *P.U.D.* |
| *TOTAL ACRES:* | *63.07 AC.* |
| *TOTAL LOTS:* | *128 LOTS* |
| *LOT DENSITY:* | *2.03LOTS/ACRE* |
| *TOTAL COMMON AREA /GREEN SPACE:* | *18.50AC. (29.3% TOTAL GREEN SPACE)* |




SCALE: 1"=2000'

LOCATION MAP

# PRIMARY PLAT
# THE ENCLAVE AND SPRINGS

WESTFIELD, INDIANA

WEIHE ENGINEERS

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

*SHEET 1 of 2*

*DATE: NOVEMBER 27, 2013*

LOCATION: C:\AutoSave\AcPublish_2136\W120498 Primary Plat.dwg
DATE/TIME: November 27, 2013 – 11:25am
PLOTTED BY: elisr

EXISTING OAKRIDGE CROSSING

EXISTING HELIOS SUBDIVISION

LAMSGATE DRIVE

STREET "C"

STREET "D"

STREET "A"

STREET "B"

156TH STREET

OAK RIDGE ROAD

APOLLO PARKWAY

SPRINGS SECTION 1

COMMON AREA "E"

POND
0.57 Ac.+/-

POND
0.65 Ac.+/-

PLAY GROUND
0.40 Ac.+/-

Proposed 5' Mound (Typ.)
(3) 2" Prairiefire Crab
(8) 7' Colorado Spruce
(3) 2" Red Jewel Crab
(10) 7' Norway Spruce
(2) 2" Winterking Hawthorn
(3) 2" Prairiefire Crab

(3) 5 Gal. Viburnum
(5) 18" Dense Yew
(2) 2" Red Jewel Crab
(3) 5 Gal. Viburnum
(1) 2" Redbud
(10) 7' Colorado Spruce
(9) 7' Norway Spruce
(3) 2" Prairiefire Crab
(3) 2" Red Jewel Crab
(1) 7' Norway Spruce
(3) 2" Prairiefire Crab
(7) 7' Colorado Spruce
(2) 2" Redbud
(8) 7' Colorado Spruce
(2) 2" Redbud
(3) 2" Winterking Hawthorn
(3) 2" Prairiefire Crab
(10) 7' Colorado Spruce
(1) 7' Norway Spruce
(3) 2" Red Jewel Crab
(4) 2" Prairiefire Crab
(2) 7' Norway Spruce
(1) 2" Redbud
(8) 7' Colorado Spruce
(3) 2" Prairiefire Crab
(2) 7' Norway Spruce
(2) 2" Winterking Hawthorn
Proposed 5' Mound (Typ.)
(5) 2" Winterking Hawthorn
(14) 7' Colorado Spruce
Proposed 5' Mound (Typ.)
(3) 2" Prairiefire Crab
(1) 2" Redbud
Proposed Horse Fence
(3) 2" Winterking Hawthorn
(10) 7' Colorado Spruce
(13) 7' Norway Spruce
(11) 2" Red Jewel Crab
Proposed Horse Fence
(1) 2" Redbud
(8) 7' Colorado Spruce
(3) 2" Prairiefire Crab
(12) 7' Norway Spruce
(2) 2" Winterking Hawthorn
Proposed 5' Mound (Typ.)
(2) 2" Redbud
(3) 5 Gal. Viburnum
(5) 18" Dense Yew
(2) 2" Red Jewel Crab
(3) 5 Gal. Viburnum
(1) 2" Ivory Silk Lilac
Signage
(4) 18" Green Velvet Boxwood
Seasonal Flowers
(2) 2" Redbud
(10) 7' Colorado Spruce
(11) 7' Norway Spruce
(3) 2" Prairiefire Crab
(2) 2" Winterking Hawthorn
Proposed Horse Fence
(3) 2" Red Jewel Crab
(8) 7' Colorado Spruce
(3) 2" Prairiefire Crab
(7) 7' Norway Spruce
(3) 2" Redbud
(2) 2" Red Jewel Crab
(8) 7' Colorado Spruce
(4) 2" Prairiefire Crab
(5) 7' Norway Spruce
(2) 2" Redbud
(9) 7' Norway Spruce
Proposed Horse Fence
(2) 7' Colorado Spruce
Proposed Emergency Gate
Proposed Horse Fence

Edge of Asphalt
16.5' Assumed R/W Line
South line SE/4 Sec. 11-T18N-R3E
North line, NE/4 Sec. 14-T18N-R3E
SW Cor. SW1/4
Sign Mh
EC=886.83
Inv=873.16
Direction of pipe unknown
6"PC
Inv=889.69
Approx. Location 6" PL HP
Flowline, Swale
18" CMP
Inv=887.49
Cut=887.79
Inv=886.81
Cut=886.99
Inv=878.57
6"CPP
Flow=894.54
Guard Rail
Edge of Asphalt
Edge of Asphalt
Guard Rail
Edge of Asphalt

NORTH

SCALE IN FEET
0 30 60 120 180 300

| | | |
|---|---|---|
| L-1 | SHEET NO. | |
| MB | CHECKED BY | |
| MB | DRAWN BY | |
| 12/06/2013 | DATE | |
| 1" = 60'-0" | SCALE | |

HITTLE LANDSCAPING

VIKING MEADOWS - SPRINGS SECTION

PERIMETER LANDSCAPE PLAN

PULTE GROUP

WESTFIELD, IN

| DATE | REVISIONS | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

ENCLAVE
SECTION 2
POND
2.9 Ac.+/-
COMMON AREA "C"

ENCLAVE
SECTION 1

COMMON AREA "D"

EXISTING VIKING MEADOWS

STREET "F"
STREET "C"
STREET "G"
STREET "H"
STREET "E"
161ST STREET
OAK RIDGE ROAD
8" WATER MAIN
6" WATER MAIN
19' ASPH. ROADWAY
EX. 10" WATER MAIN

Proposed Horse Fence
Proposed 5' Mound (Typ.)
(3) 3 Gal. Viburnum
(5) 18" Dense Yew
(3) 5 Gal. Viburnum
(2) 2" Red Jewel Crab
(3) 2" Prairiefire Crab
(2) 2" Redbud
(1) 2" Redbud
(4) 2" Winterking Hawthorn
(9) 7' Colorado Spruce
(3) 7' Norway Spruce
(11) 7' Colorado Spruce
(4) 18" Green Velvet Boxwood
(7) 2" Ivory Silk Lilac
Seasonal Flowers



NORTH

SCALE IN FEET

| | | |
|---|---|---|
| L-2 | HITTLE LANDSCAPING | VIKING MEADOWS - ENCLAVE SECTION |
| SHEET NO. | | PERIMETER LANDSCAPE PLAN |
| CHECKED BY: MB | | PULTE GROUP |
| DRAWN BY: MB | | WESTFIELD, IN |
| DATE: 12/06/2013 | | |
| SCALE: 1" = 60'-0" | | |

| DATE | REVISIONS | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |