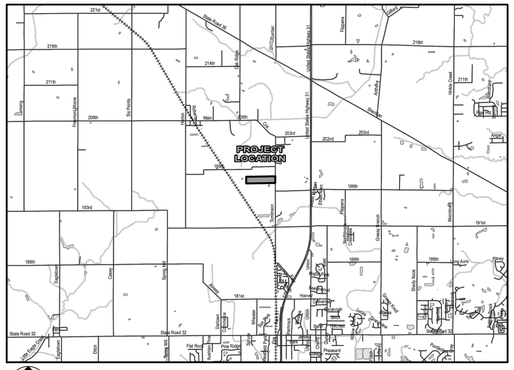
WINDSOR ESTATES DEVELOPMENT PLAN

Drees Premier Homes

CONTACT: TY RINEHART
900 E. 96th STREET, SUITE 100
INDIANAPOLIS, IN 46240
(317) 710-1021



LOCATION MAP
SCALE 1"= 1 MILE

SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
MmB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

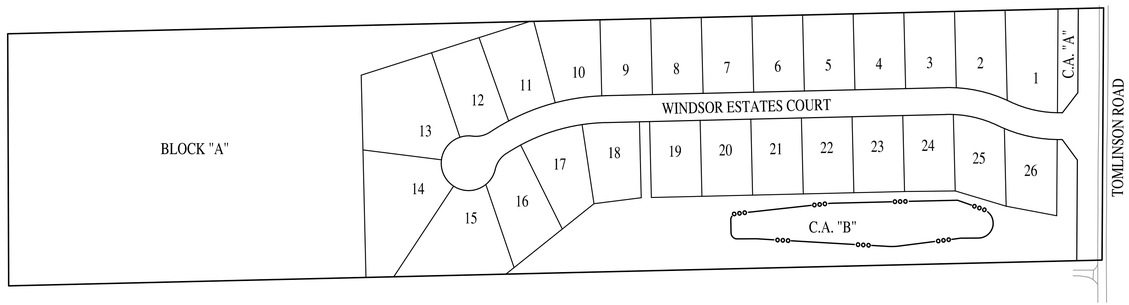
WINDSOR ESTATES
PRIMARY PLAT
LAND DESCRIPTION

A part of the Southwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 24, Township 19 North, Range 3 East; thence along the East line of Southwest Quarter North 00 degrees 21 minutes 24 seconds East 609.50 feet to the Point of Beginning for this description; thence North 00 degrees 21 minutes 24 seconds East 497.70 feet; thence South 88 degrees 38 minutes 44 seconds West 2164.00 feet; thence South 00 degrees 13 minutes 15 seconds East 497.57 feet; thence North 88 degrees 38 minutes 44 seconds East 2158.98 feet to the Point of Beginning containing 24.5 acres more or less.

DEVELOPMENT STANDARDS - SF2 (ZONING)
LOTS: 26

MIN. LOT AREA	15,000 SF
MIN. LOT WIDTH BSL	100'
MIN. LOT FRONTAGE	50'
MIN. FRONT SETBACK	30'
MIN. SIDE SETBACK	12'
MIN. REAR SETBACK	30'
MIN. LIVING UNIT	
ONE STORY	1,200 SF
TWO STORY	800 SF
MAX. ACCESSORY STRUCTURE HEIGHT	2 ½ STORIES



OVERALL MAP
NOT TO SCALE

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-1.3	DEVELOPMENT PLANS
C2.0	OVERALL OPEN SPACE PLAN
L1.0	LANDSCAPE PLAN

PREPARED BY:

HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

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NOBLESVILLE, INDIANA 46060
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M: (317) 691-4941
HNIKIDES@CITIZENSENERGYGROUP.COM

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533 EAST 65TH STREET
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M: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

VECTREN (GAS)
CHAD MILLER
16000 ALLISONVILLE ROAD
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5550
CRMILLER@VECTREN.COM

CITIZENS WESTFIELD (WATER)
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FRONTIER (TELECOM)
STEVE COSTLOW
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REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
COVER

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

Sean M. Downey

DRAWN BY	TD
CHECKED BY	SD
DATE	MARCH 2015
SCALE	AS SHOWN
JOB NUMBER	2014-236
SHEET	C1.0

C1.0
COVER

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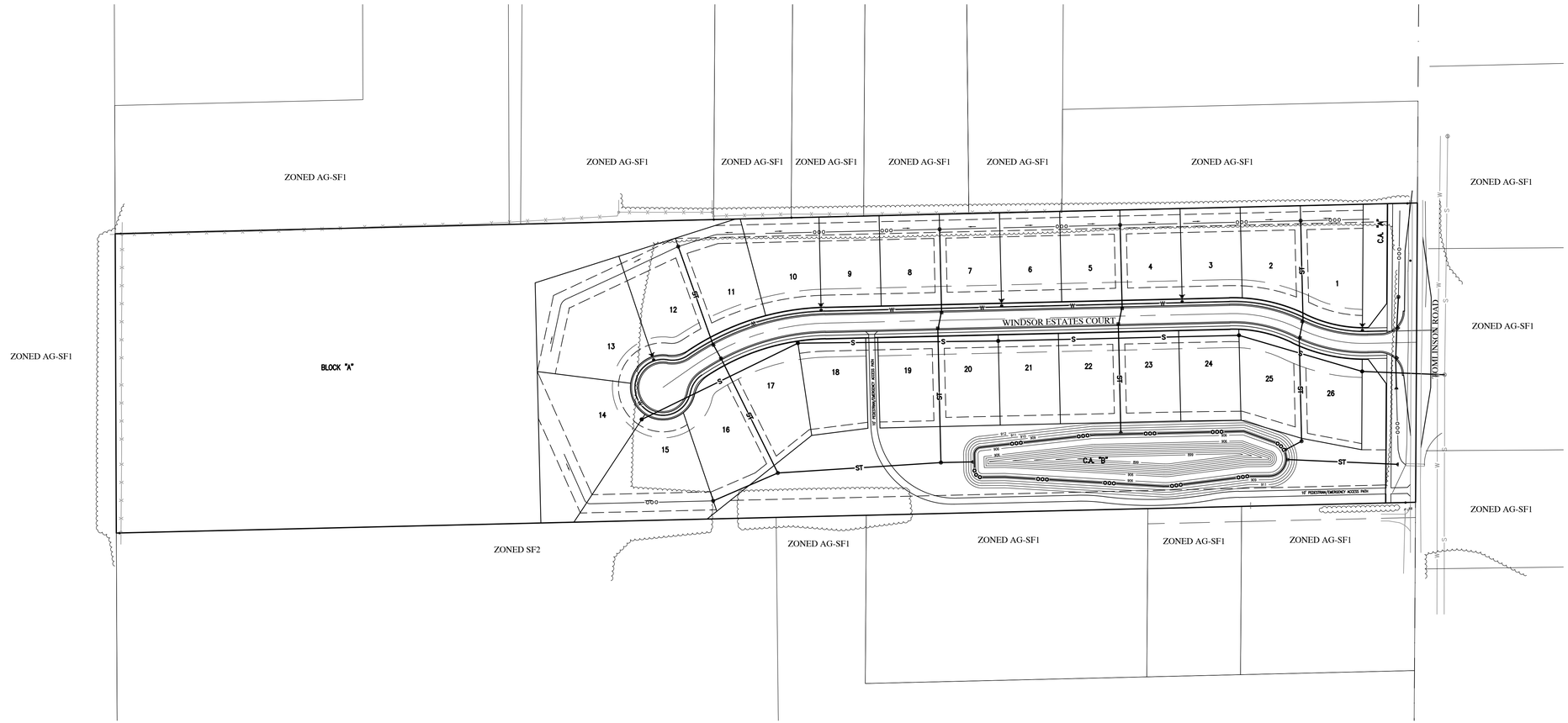
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
	TREE LINE	
Ⓢ	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	



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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
Sean M. Downey

DRAWN BY	
TD	
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MARCH 2015	
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C1.1
OVERALL SITE PLAN

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Plot Date: Feb 25, 2015 Plot Time: 1:03pm File Name: W:\Drees Premier Homes\2014-236 Drees-- Grinstead Feasibility\Design\CAD\Development Plans\14236.Development Plan.dwg, Layout: C1.2 By: tdavis

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
BC	– BACK OF CURB	
CL	– CENTERLINE	
FL	– FLOW LINE	
NP	– NORMAL POOL (ELEVATION)	
PVC	– POLYVINYL CHLORIDE PIPE	
RCP	– REINFORCED CONCRETE PIPE	
R/W	– RIGHT-OF-WAY	

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

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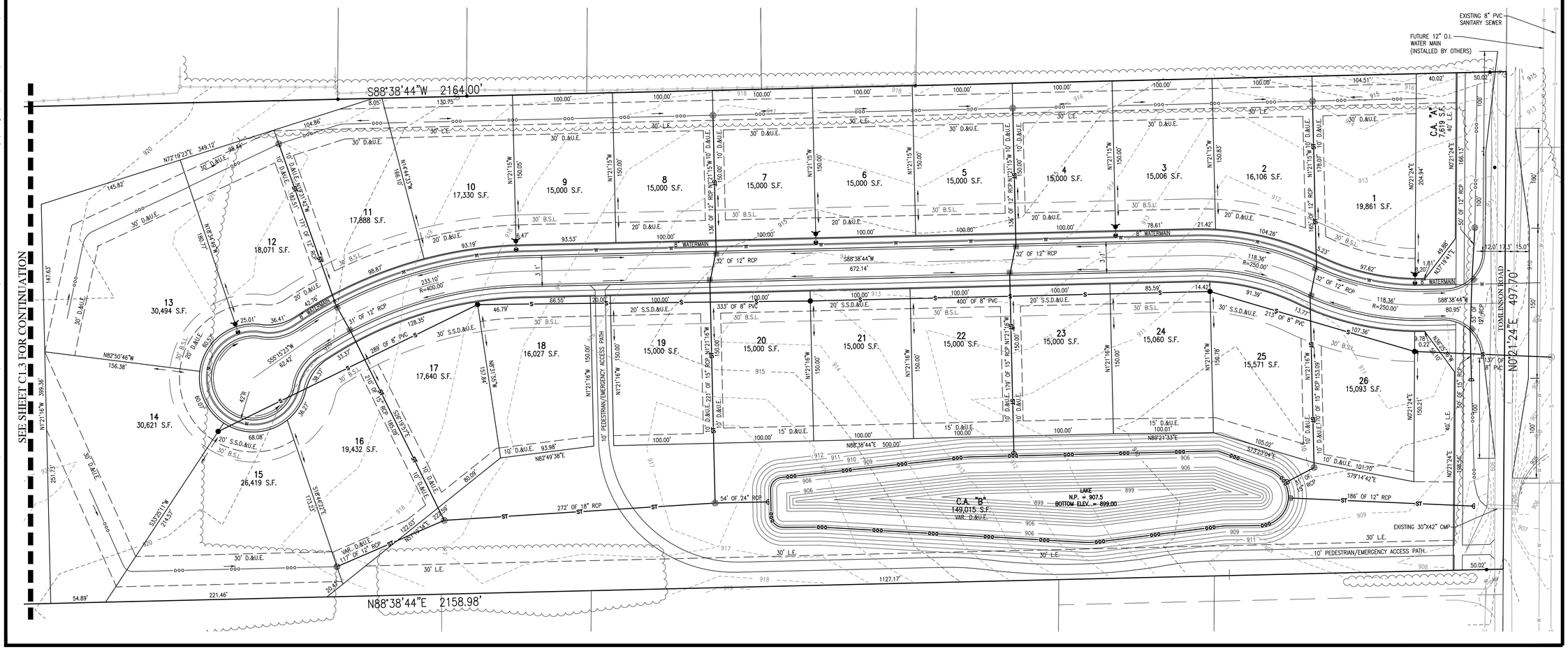

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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

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DATE	
MARCH 2015	
SCALE	
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SHEET	
C1.2	
DEVELOPMENT PLAN	

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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
000	SWALE / FLOWLINE	000
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	

BC – BACK OF CURB
CL – CENTERLINE
FL – FLOW LINE
NP – NORMAL POOL (ELEVATION)
PVC – POLYVINYL CHLORIDE PIPE
RCP – REINFORCED CONCRETE PIPE
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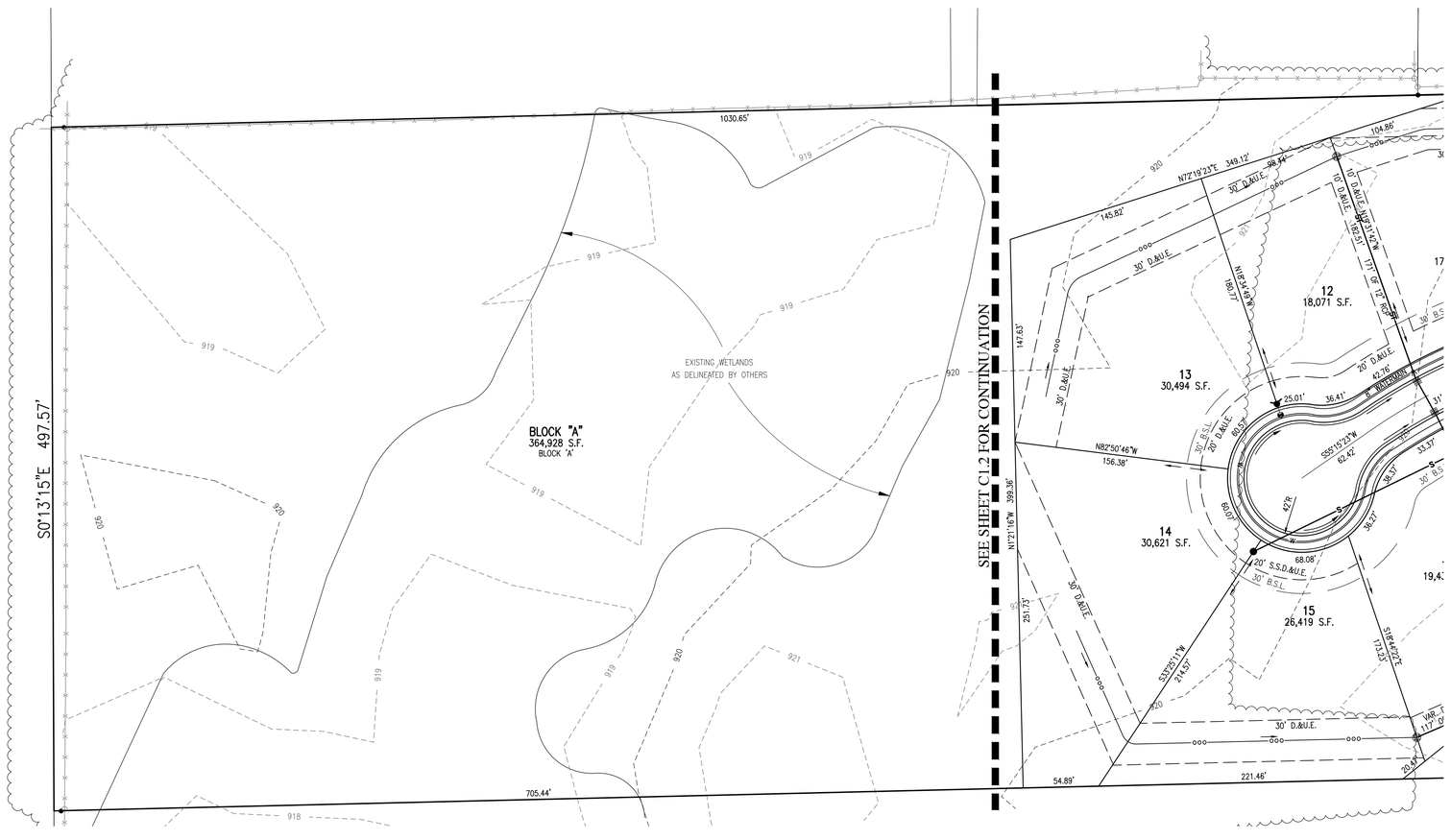

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CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

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C1.3
DEVELOPMENT PLAN

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COMMON AREA SUMMARY (OPEN SPACE)
CA "A" = 7,619 SF
CA "B" = 149,021 SF
TOTAL COMMON AREA = 156,640 SF
TOTAL COMMON AREA = 3.60 ACRES
TOTAL PROPERTY AREA = 24.5 ACRES
COMMON AREA % = 14.7%
REQUIRED COMMON AREA % = 8%

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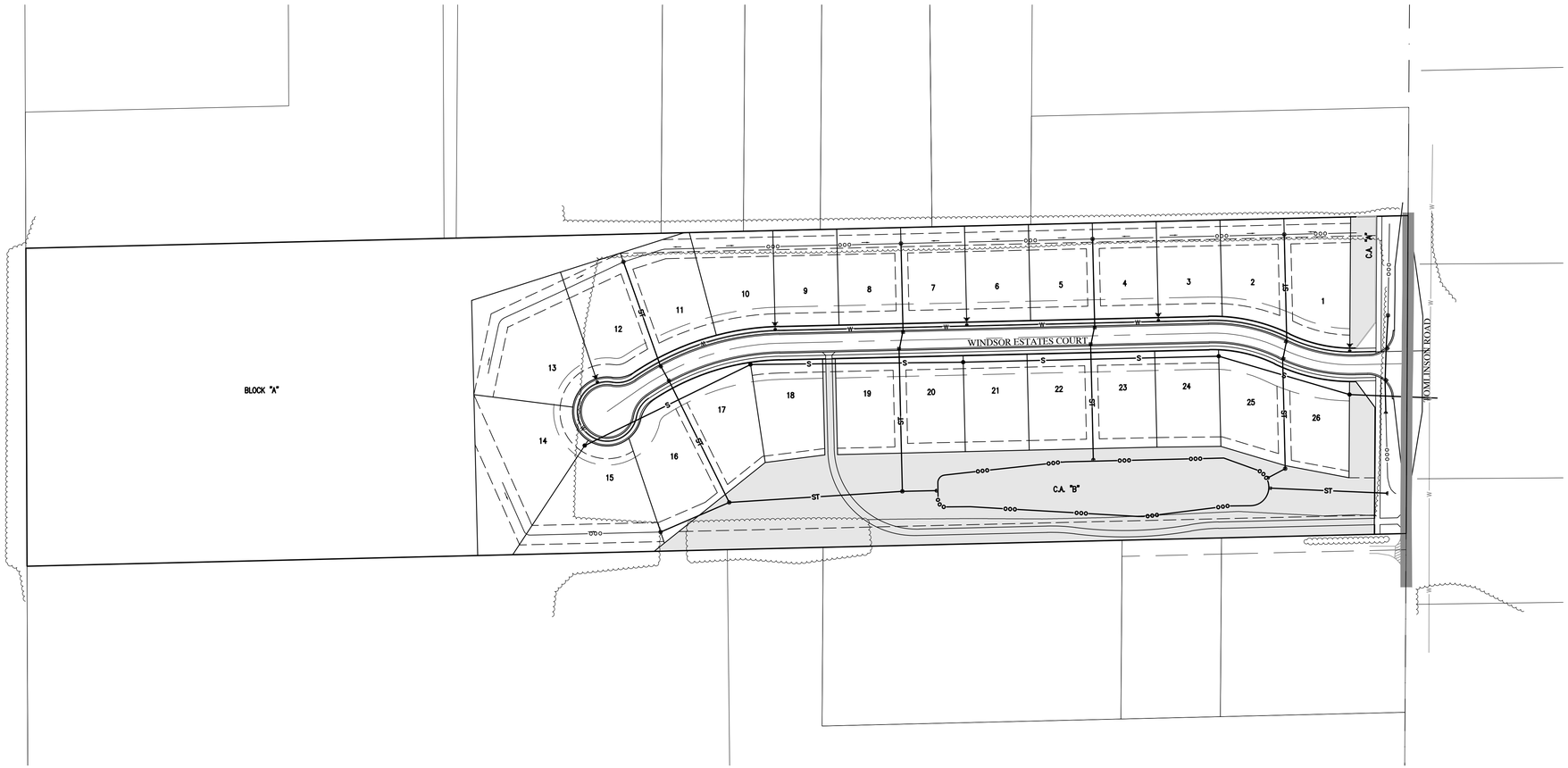
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	FENCE	
	TREE LINE	
	OPEN SPACE	



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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN

SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER
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Sean M. Downey

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C2.0
OVERALL OPEN SPACE PLAN

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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	FENCE	

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- STREET TREE (50' O.C.)
- SHRUB

NOTE:
LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.

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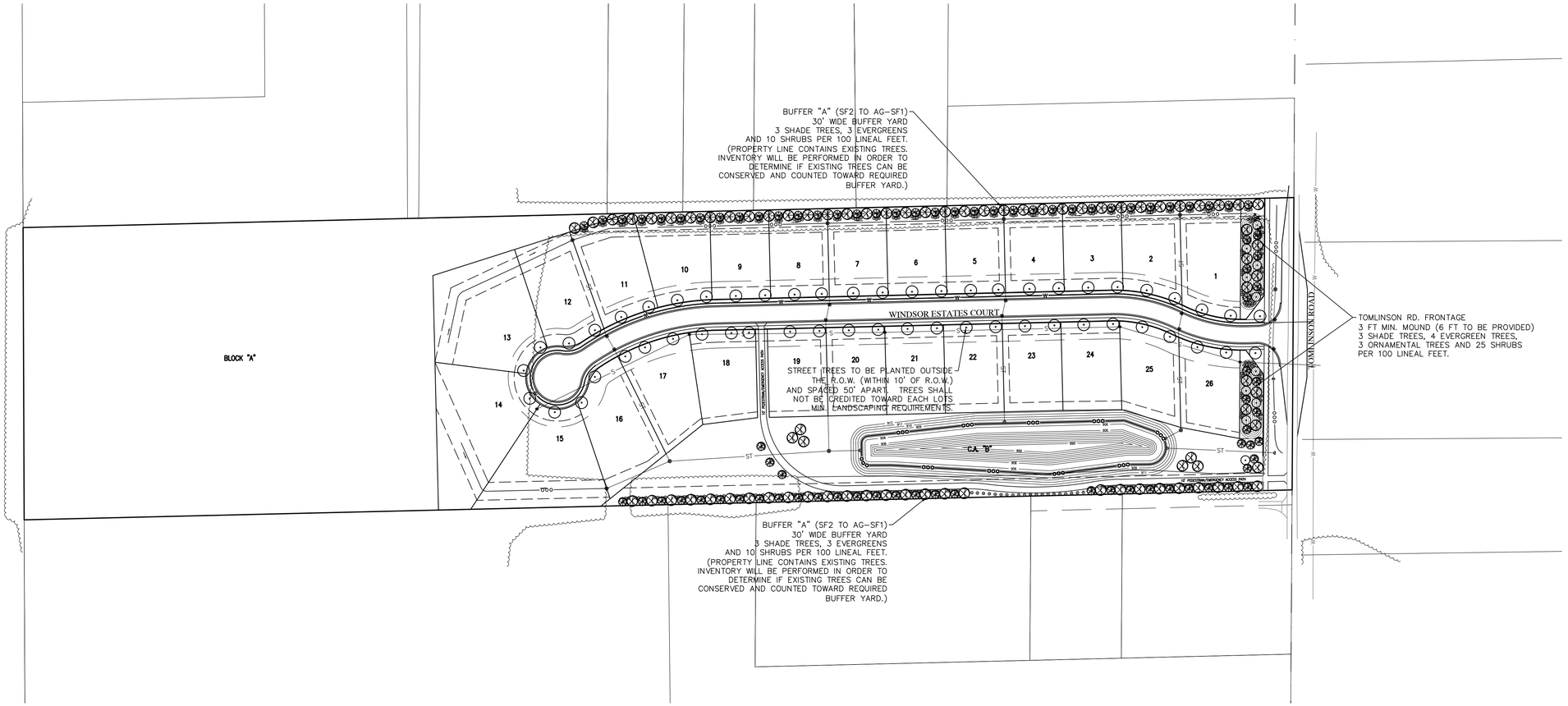

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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

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LANDSCAPE PLAN

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