LANDSCAPING REQUIREMENTS FOR SONOMA 9-19 (A PART OF MAPLE KNOLL P.U.D.)

	ON-SITE REQUIREMENTS (DEVELOPMENT TOTAL)*	ON-SITE REQUIREMENTS (PROPOSED ON LOTS BY BUILDER)	ON-SITE REQUIREMENTS (PROPOSED IN COMMONS BY DEVELOPER)	ON-SITE REQUIREMENTS (PROPOSED IN BUFFER YARDS)*	ON-SITE REQUIREMENTS (PROPOSED ALONG ROAD FRONTAGES)
SHADE TREES	101 DWELLINGS X 4 TREE = 404	0**	0**	0	0****
ORNAMENTAL and/or EVERGREEN TREES	101 DWELLINGS X 2 TREE = 202	0**	0**	1 TREE / 30 LF X 1,530 LF = 51***	0****
SHRUBS (EVERGREEN FOR BUFFERS)	101 DWELLINGS X 4 SHRUBS = 404	0**	0**	0***	0****

NOTES:

* CALCULATIONS PER P.U.D. OR ZONINING ORDINANCE REFERENCED THEREIN.

** PER P.U.D. OR ZONINING ORDINANCE REFERENCED THEREIN NONE REQUIRED OR VALUES MET/EXCEEDED BY PRESERVED WOODLOTS THROUGHOUT DEVELOPMENT.

*** BUFFER "B" REQUIREMENTS MET BY EXISTING PLANTINGS PER MAPLE KNOLL APARTMENTS PROJECT (PETITION #0703-DP-05). PER P.U.D. EVERGREEN SHRUBS NOT REQUIRED WHERE EXISTING TREES ARE PRESEERVED IN BUFFER .

**** EXTERNAL FRONTAGE REQUIREMENTS MET BY EXISTING PLANTINGS INSTALLED PER MAPLE KNOLL APARTMENTS PROJECT (PETITION #0703-DP-05). NO PLANTINGS REQUIRED ALONG INTERNAL STREETS PER P.U.D. OR ZONING ORDINANCE REFERENCED THEREIN.

ON-SITE LANDSCAPE REQUIREMENTS FOR MAPLE KNOLL PUD

FOR EXISTING AND PROPOSED DWELLINGS AS OF MAY 2015

DISTRICT	QUANTITY OF DWELLINGS PER TYPE		REQUIRED TREES*		PRESERVED TREES***
	SINGLE-FAMILY	MULTI-FAMILY	SINGLE-FAMILY**	MULTI-FAMILY**	
SUBURBAN	496	0	3,636	N/A	7,464
URBAN	500	0	3,665	N/A	1,823
MIXED-USE	157	432	1,151	1,439	20,103
			8,452	1,439	
TOTAL:	1,153	432	9,891		29,390

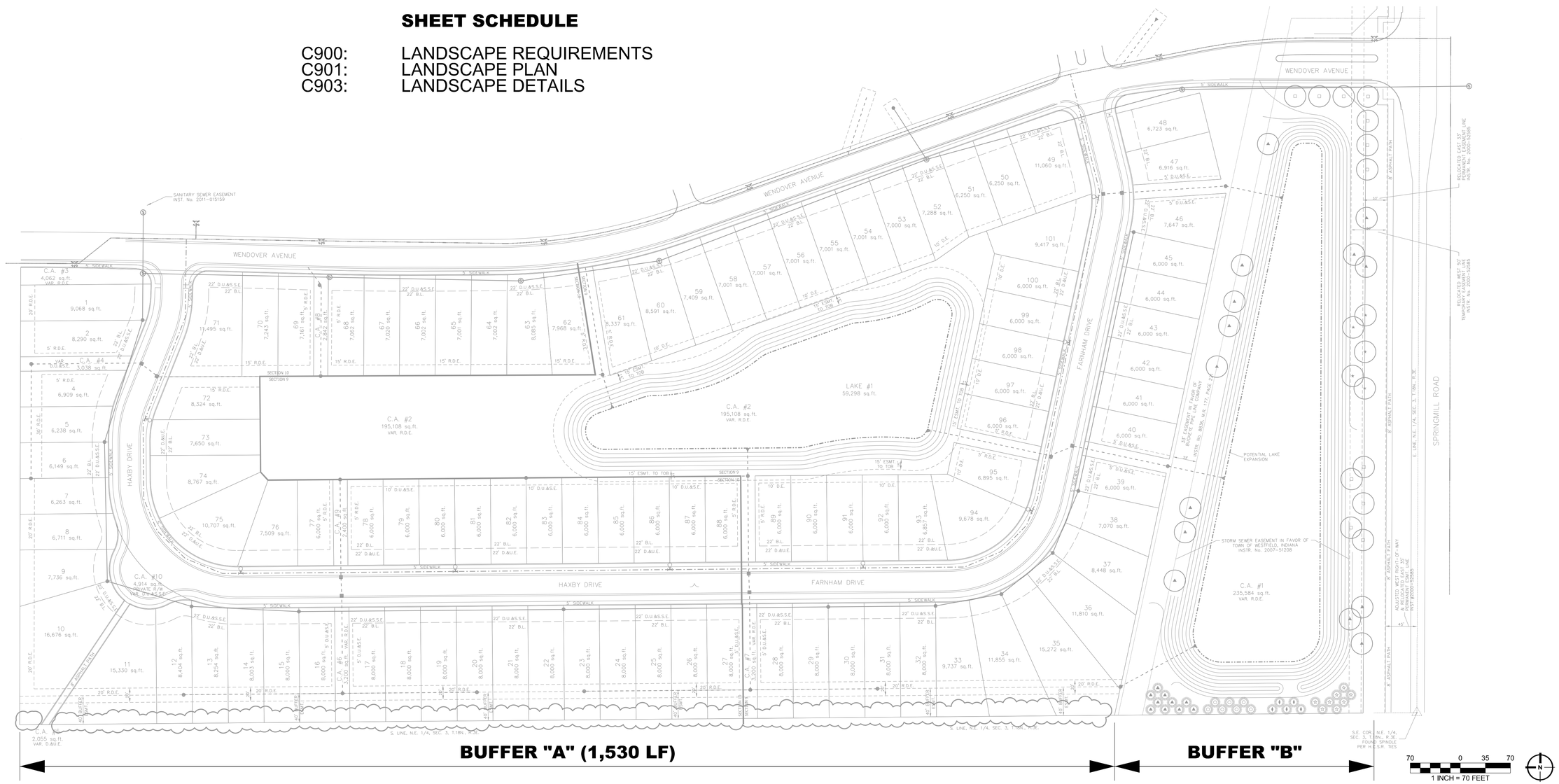
* Shrubs substituted by trees at 3 shrubs to 1 tree.

** Calculated at 7.33 trees (4 shade trees + 2 ornamental trees + 4 shrubs) per single-family dwelling and 3.33 trees (1 shade tree + 1 ornamental tree + 4 shrubs) per multi-family dwelling.

*** Based on 5/28/04 Woodland Analysis and calculated by multiplying Sample Inches by Total Acreage to arrive at Total Caliper Inches; then divide that product by 2" Tree to arrive at Total Preserved Trees equivalent. This total includes neither the existing successional woodland in the Suburban Residential District that has matured since the Analysis, nor the plantings installed along Springmill-169th Street-161st Street frontages, nor the plantings installed around common area ponds, nor the plantings installed on individuals lots.

SHEET SCHEDULE

C900: LANDSCAPE REQUIREMENTS
C901: LANDSCAPE PLAN
C903: LANDSCAPE DETAILS



SHEET SCALE: 1" = 60' (24X36) AND 1" = 140' (11X17)

DATE	REVISIONS	BY
05.29.15	Added Revised Site Plan.	EWS
05.29.15	Added Tree Preservation Data Per Westfield Comments.	EWS

CERTIFIED:

STOEPPELWERTH & ASSOCIATES, INC.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE REQUIREMENTS

PREPARED FOR:

SONOMA 9-10

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY: EWS DATE: 05.01.15

SHEET NO. C900

S & A JOB NO. 50690PLA-S9

SONOMA
SECTIONS 9 & 10
PRIMARY PLAT
ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

TOTAL LOTS=100

SITE = 31.38Ac.±
TOTAL COMMON AREA= 10.29Ac.±

OPEN SPACE PROVIDED:
10.29Ac.± (32.8%)

ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

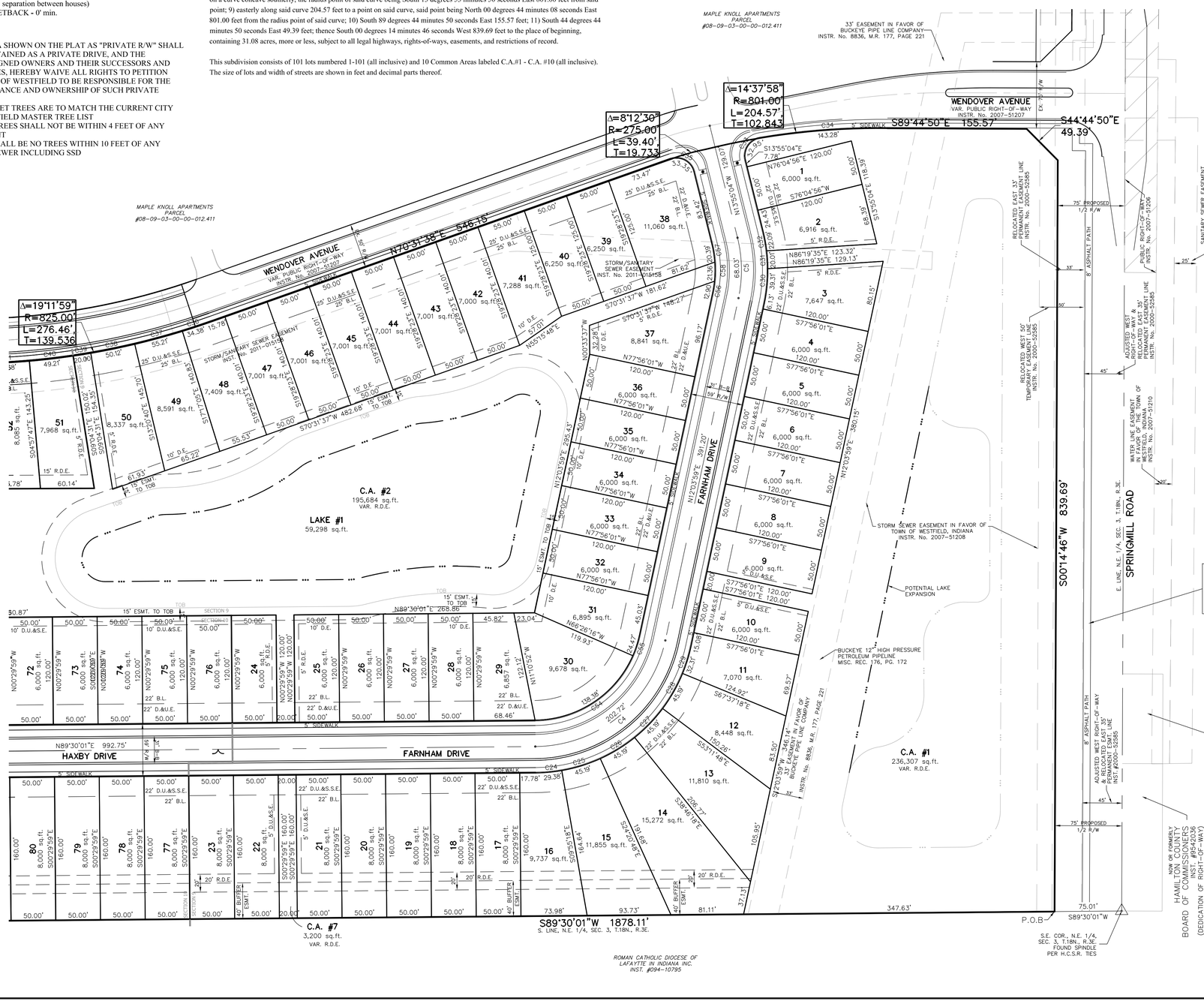
NOTE:
- THE AREA SHOWN ON THE PLAT AS "PRIVATE R/W" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

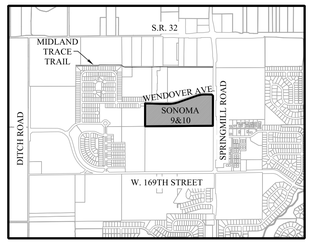
DESCRIPTION

A part of the Northeast Quarter of Section 3, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

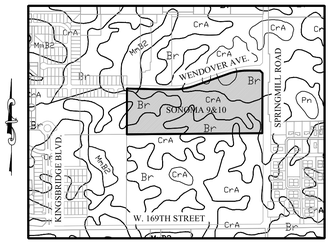
Commencing at the Southeast corner of said Quarter Section; thence South 89 degrees 30 minutes 01 seconds West 75.01 feet along the South line of said Quarter Section to the POINT OF BEGINNING of this description; thence South 89 degrees 30 minutes 01 seconds West 1,878.11 feet along said South line; thence North 00 degrees 07 minutes 59 seconds East 639.29 feet to the South Right-of-Way boundary of Wendover Avenue; thence along the Southern boundary of said Right of Way by the next eleven (11) courses: 1) South 89 degrees 52 minutes 08 seconds East 18.09 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 07 minutes 52 seconds West 4,975.00 feet from said point; 2) easterly along said curve 127.26 feet to the point of tangency of said curve, said point being North 01 degrees 35 minutes 48 seconds East 4,975.00 feet from the radius point of said curve; 3) South 88 degrees 24 minutes 11 seconds East 256.03 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 01 degrees 35 minutes 49 seconds East 5,025.00 feet from said point; 4) easterly along said curve 163.98 feet to the point of tangency of said curve, said point being South 00 degrees 16 minutes 22 seconds East 5,025.00 feet from the radius point of said curve; 5) North 89 degrees 43 minutes 38 seconds East 97.99 feet to a point on a curve concave northerly, the radius point of said curve being North 00 degrees 16 minutes 24 seconds West 825.00 feet from said point; 6) easterly along said curve 276.46 feet to a point on said curve, said point being South 19 degrees 28 minutes 23 seconds East 825.00 feet from the radius point of said curve; 7) North 70 degrees 31 minutes 38 seconds East 546.15 feet to a point on a curve concave southerly, the radius point of said curve being South 19 degrees 28 minutes 23 seconds East 275.00 feet from said point; 8) easterly along said curve 39.40 feet to a point on said curve, said point being North 11 degrees 15 minutes 52 seconds West 275.00 feet from the radius point of said curve to a point on a curve concave southerly, the radius point of said curve being South 13 degrees 53 minutes 50 seconds East 801.00 feet from said point; 9) easterly along said curve 204.57 feet to a point on said curve, said point being North 00 degrees 44 minutes 08 seconds East 801.00 feet from the radius point of said curve; 10) South 89 degrees 44 minutes 56 seconds East 155.57 feet; 11) South 44 degrees 44 minutes 50 seconds East 49.39 feet; thence South 00 degrees 14 minutes 46 seconds West 839.69 feet to the place of beginning, containing 31.08 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 101 lots numbered 1-101 (all inclusive) and 10 Common Areas labeled C.A.#1 - C.A. #10 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.





LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

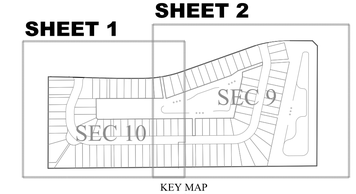
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

SHEET 1 SHEET 2



KEY MAP
1"=500'

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY
06/11/15	ADD NOTE ABOUT LOCATION OF PATH ALONG SPRINGMILL	BAH
06/04/15	REVISED PER CLIENT COMMENTS	HAM
05/27/15	REVISED PER COMMENTS	HAM

THIS DRAWING IS NOT INTENDED TO BE RESPONSIBLE FOR THE PRODUCTION OF ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
SONOMA, SECTIONS 9 & 10
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	
SHEET NO. 2 OF 4 SHEETS		
S & A JOB NO. 50690PLA-S9-10		

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

TOTAL LOTS=100

SITE = 31.38Ac.±
TOTAL COMMON AREA= 10.29Ac.±

OPEN SPACE PROVIDED:
10.29Ac.± (32.8%)

ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

NOTE:

- THE AREA SHOWN ON THE PLAT AS "PRIVATE R/W" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

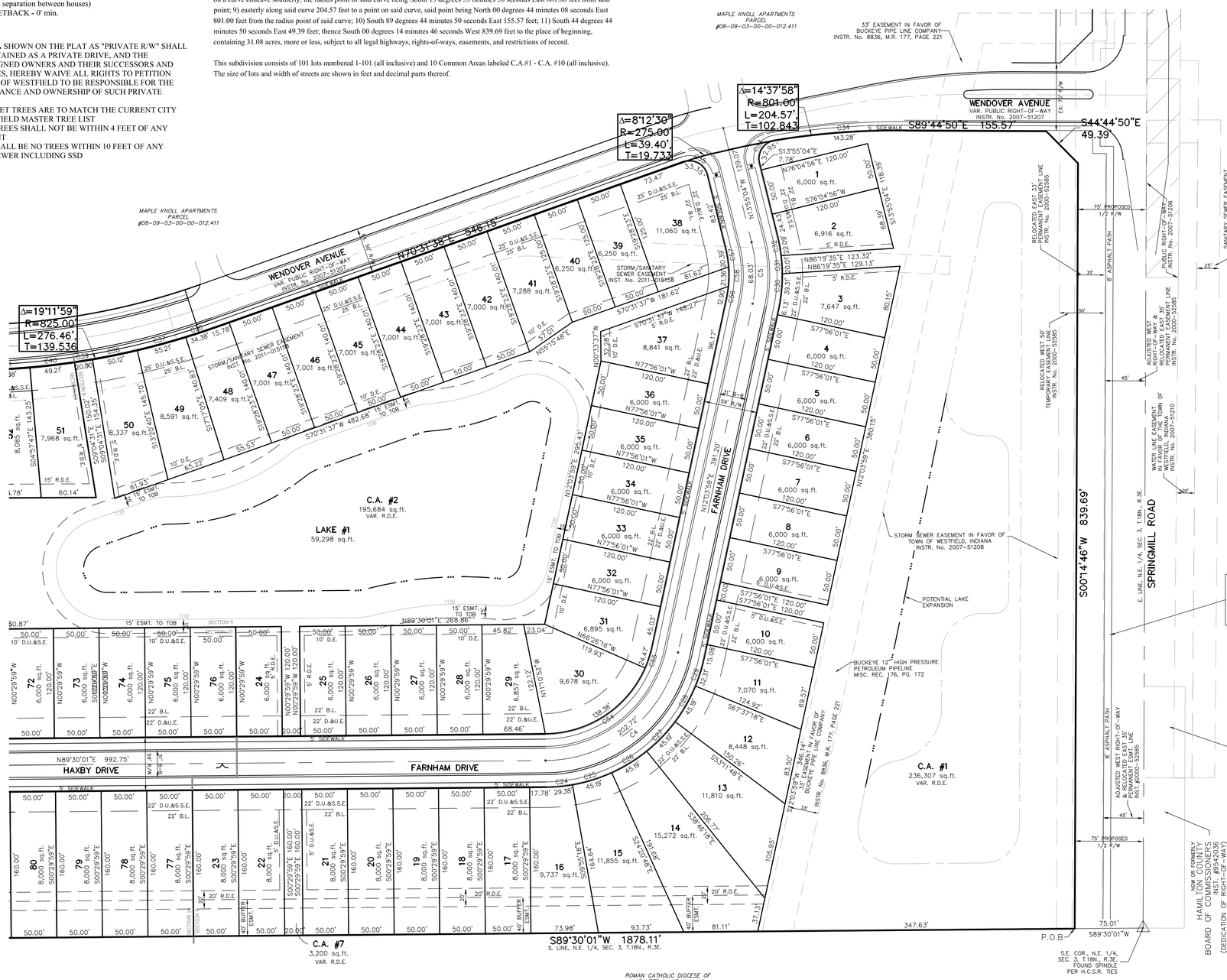
DESCRIPTION

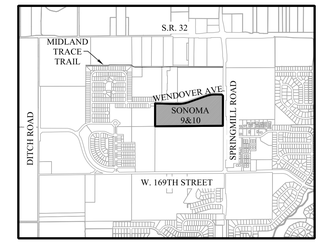
A part of the Northeast Quarter of Section 3, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Quarter Section; thence South 89 degrees 30 minutes 01 seconds West 75.01 feet along the South line of said Quarter Section to the POINT OF BEGINNING of this description; thence South 89 degrees 30 minutes 01 seconds West 1,878.11 feet along said South line; thence North 00 degrees 07 minutes 59 seconds East 639.29 feet to the South Right-of-Way boundary of Wendover Avenue; thence along the Southern boundary of said Right of Way by the next eleven (11) courses: 1) South 89 degrees 52 minutes 08 seconds East 18.09 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 07 minutes 52 seconds West 4,975.00 feet from said point; 2) easterly along said curve 127.26 feet to the point of tangency of said curve, said point being North 01 degrees 35 minutes 48 seconds East 4,975.00 feet from the radius point of said curve; 3) South 88 degrees 24 minutes 11 seconds East 256.03 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 01 degrees 35 minutes 49 seconds East 5,025.00 feet from said point; 4) easterly along said curve 163.98 feet to the point of tangency of said curve, said point being South 00 degrees 16 minutes 22 seconds East 5,025.00 feet from the radius point of said curve; 5) North 89 degrees 43 minutes 38 seconds East 97.99 feet to a point on a curve concave northerly, the radius point of said curve being North 00 degrees 16 minutes 24 seconds West 825.00 feet from said point; 6) easterly along said curve 276.46 feet to a point on said curve, said point being South 19 degrees 28 minutes 23 seconds East 825.00 feet from the radius point of said curve; 7) North 70 degrees 31 minutes 38 seconds East 546.15 feet to a point on a curve concave southerly, the radius point of said curve being South 19 degrees 28 minutes 23 seconds East 275.00 feet from said point; 8) easterly along said curve 39.40 feet to a point on said curve, said point being North 11 degrees 15 minutes 52 seconds West 275.00 feet from the radius point of said curve to a point on a curve concave southerly, the radius point of said curve being South 13 degrees 53 minutes 50 seconds East 801.00 feet from said point; 9) easterly along said curve 204.57 feet to a point on said curve, said point being North 00 degrees 44 minutes 08 seconds East 801.00 feet from the radius point of said curve; 10) South 89 degrees 44 minutes 56 seconds East 155.57 feet; 11) South 44 degrees 44 minutes 50 seconds East 49.39 feet; thence South 00 degrees 14 minutes 46 seconds West 839.69 feet to the place of beginning, containing 31.08 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

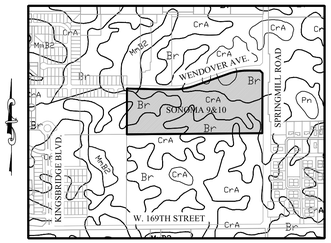
This subdivision consists of 101 lots numbered 1-101 (all inclusive) and 10 Common Areas labeled C.A.#1 - C.A. #10 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

SONOMA
SECTIONS 9 & 10
PRIMARY PLAT
ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

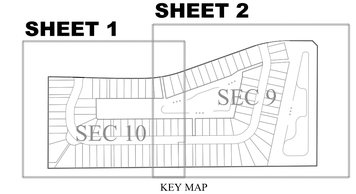
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

SHEET 1 SHEET 2



KEY MAP
1"=500'

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE		BY
06/04/15	REVISED PER CLIENT COMMENTS	HAM
05/27/15	REVISED PER COMMENTS	HAM

REVISIONS

THIS DRAWING IS NOT INTENDED TO BE RELIED UPON FOR ANY PURPOSE OTHER THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:
SONOMA, SECTIONS 9 & 10
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 2 OF 4 SHEETS

S & A JOB NO. 50690PLA-S9-10

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

TOTAL LOTS=100

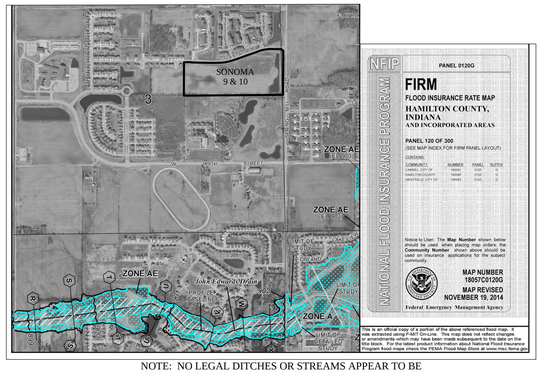
SITE = 31.38Ac.±
TOTAL COMMON AREA= 10.29Ac.±

OPEN SPACE PROVIDED:
10.29Ac.± (32.8%)

ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

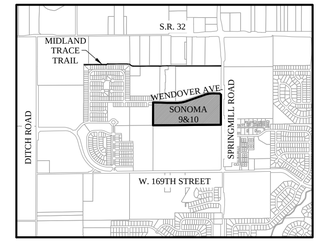
NOTE:

- THE AREA SHOWN ON THE PLAT AS "PRIVATE R/W" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

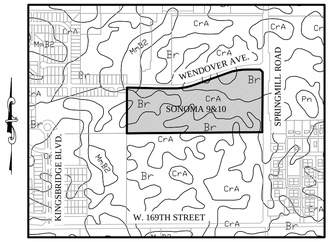


NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY

SONOMA
SECTIONS 9 & 10
OVERALL DEVELOPMENT PLAN
ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

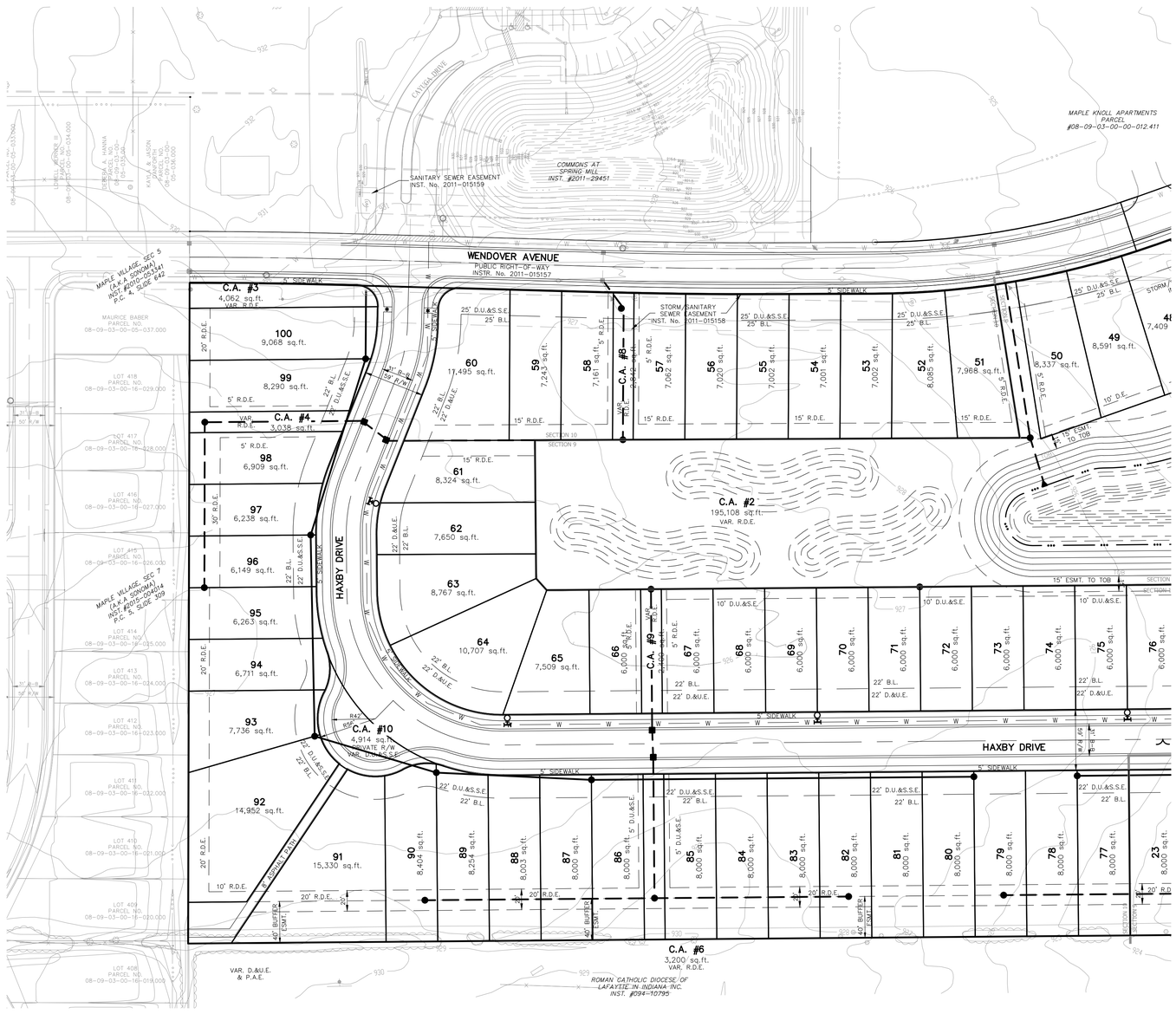
MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

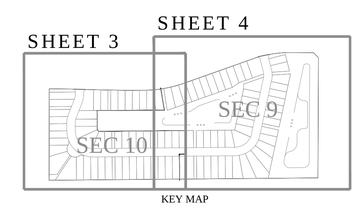
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BFC	BURIED TELEPHONE LINE
T	TELEPHONE LINE
BCTV	BURIED CABLE T.V. LINE
CTV	CABLE T.V. LINE
GAS	GAS LINE
W	WATER LINE
	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
P.W.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
T.P.	TELEPHONE POLE
T	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	CABLE T.V. POLE
TV	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TS	TRAFFIC MANHOLE
TCB	TRAFFIC CONTROL BOX
V	GAS VALVE
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
	FIRE HYDRANT
M.B.	MAILBOX

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.





KEY MAP
1"=500'

Know what's below. Call before you dig.
IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY
06/04/15	REVISED PER CLIENT COMMENTS	HAM
02/27/15	REVISED PER COMMENTS	HAM

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR OWNERSHIP OR ANY OTHER PURPOSE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPEMENT PLAN
PREPARED FOR:
SONOMA, SECTIONS 9 & 10
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 3 OF 4 SHEETS
S & A JOB NO. 50690PLA-S9-10

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

SONOMA
SECTIONS 9 & 10
OVERALL DEVELOPMENT PLAN
ZONING PUD

TOTAL LOTS=100

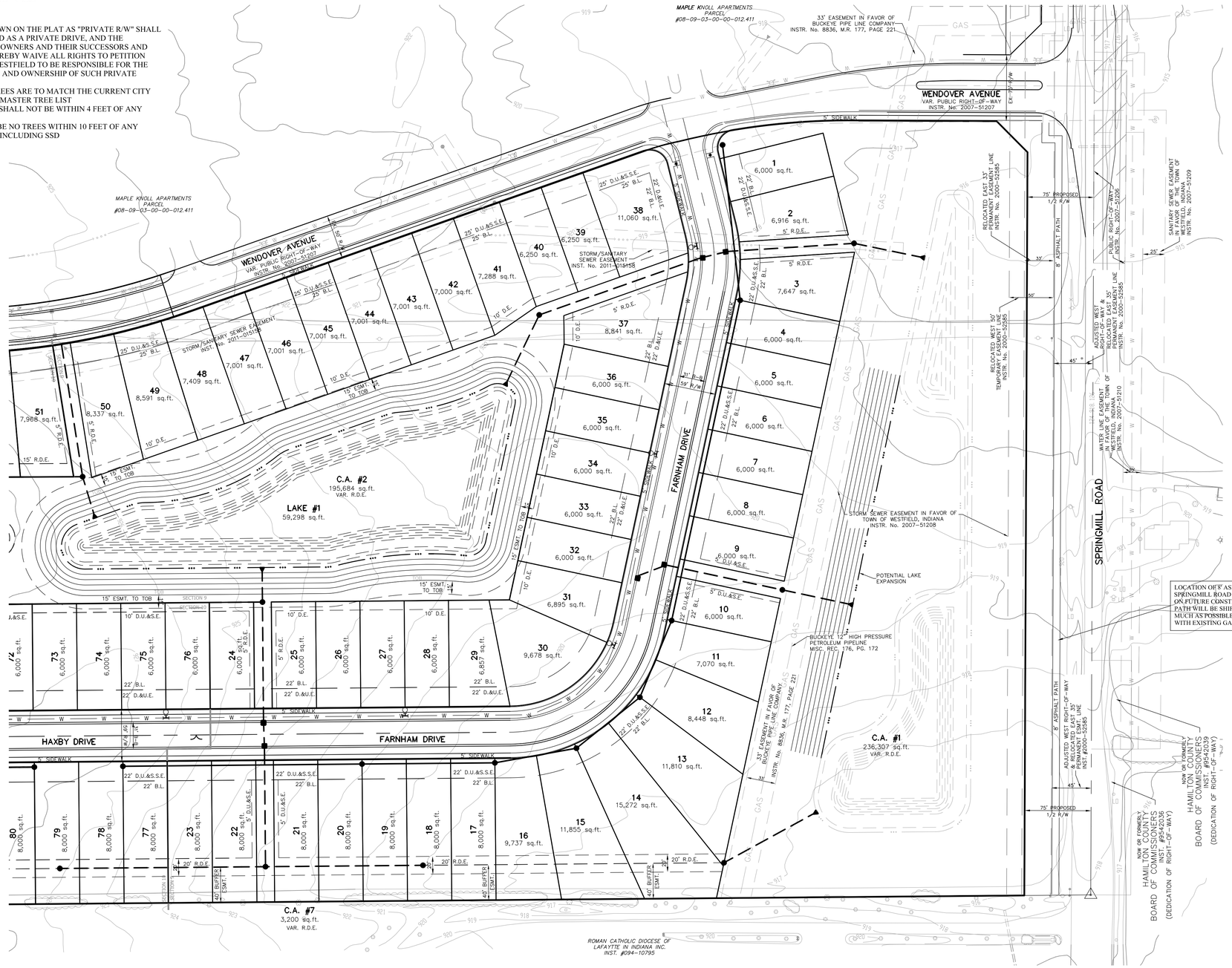
SITE = 31.38Ac.±
TOTAL COMMON AREA= 10.29Ac.±

OPEN SPACE PROVIDED:
10.29Ac.± (32.8%)

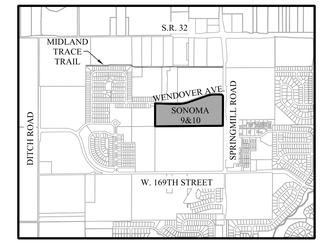
ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

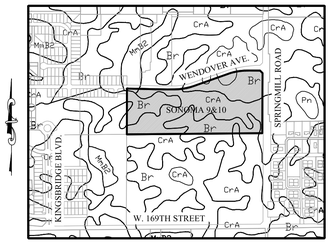
NOTE:
- THE AREA SHOWN ON THE PLAT AS "PRIVATE R/W" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD



LOCATION OF 8' ASPHALT PATH ALONG SPRINGMILL ROAD IS SUBJECT TO CHANGE ON FUTURE CONSTRUCTION DOCUMENTS. PATH WILL BE SHIFTED TOWARDS ROW AS MUCH AS POSSIBLE WITHOUT CONFLICTING WITH EXISTING GAS MAIN.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

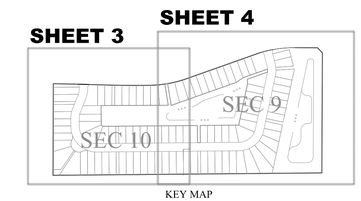
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BE	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
T	TELEPHONE LINE
BCTV	BURIED CABLE T.V. LINE
CTV	CABLE T.V. LINE
GAS	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE; MANHOLE
CO	SANITARY CLEANOUT
D	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
P.W.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
T	TELEPHONE POLE
T.P.	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
	CABLE T.V. POLE
TV P.	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TR	TRAFFIC MANHOLE
T.C.B.	TRAFFIC CONTROL BOX
GV	GAS VALVE
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
M.B.	MAILBOX



KEY MAP
1"=500'

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE		BY
06/11/15	ADD NOTE ABOUT LOCATION OF PATH ALONG SPRINGMILL	BAH
06/04/15	REVISED PER CLIENT COMMENTS	HAM
05/27/15	REVISED PER COMMENTS	HAM

REVISIONS

THIS DRAWING IS NOT INTENDED TO BE RELIED UPON FOR ANY PURPOSE OTHER THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

DENNIS D. OLMSTEAD
REGISTERED No. 900012 STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPEMENT PLAN

PREPARED FOR:
SONOMA, SECTIONS 9 & 10

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 4 OF 4 SHEETS

S. & A. JOB NO. 50690PLA-S9-10