

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

THIS INSTRUMENT PREPARED FOR:  
THROGMARTIN-HENKE DEVELOPMENT, LLP  
3535 EAST 161st STREET  
CARMEL, INDIANA 46033  
CONTACT: DAVID MENNELL  
PHONE: (317) 399-2490

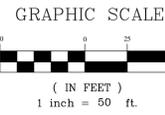
TOTAL LOTS=20

SITE = 31.38Ac±  
TOTAL COMMON AREA = 2.36Ac±

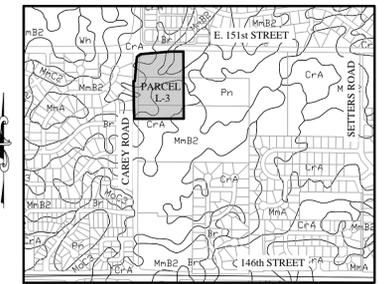
OPEN SPACE PROVIDED:  
2.36Ac± (23.1%)

ZONING PUD  
FRONT YARD SETBACK - 20'  
SIDE YARD SETBACK - 4' min.,  
(10' separation between buildings)  
REAR YARD SETBACK - 10' min.

- NOTE:
- 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
  - PERIMETER TREES SHALL BE PRESERVED UNLESS UTILITY CONFLICTS EXIST



# WATERFORD AT THE BRIDGEWATER CLUB PARCEL L3 DEVELOPMENT PLAN ZONING PUD



Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainways 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.

CA - Crosby silt loam, 0 to 3 percent slopes

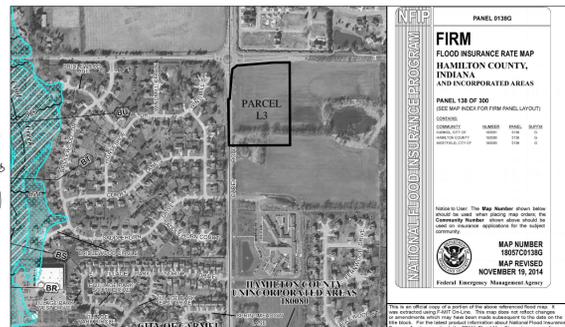
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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

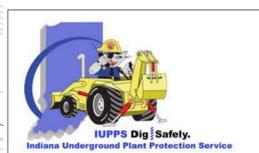
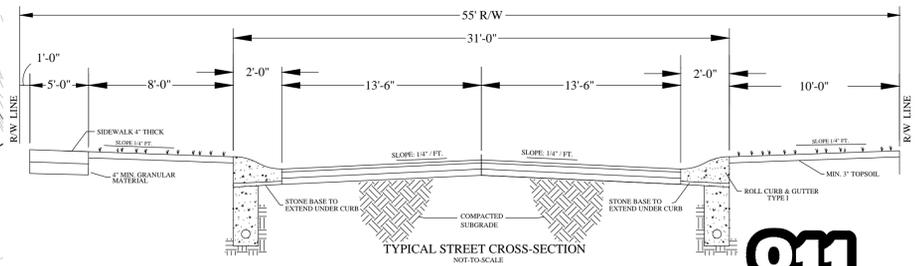
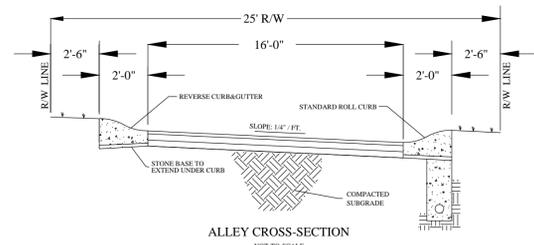
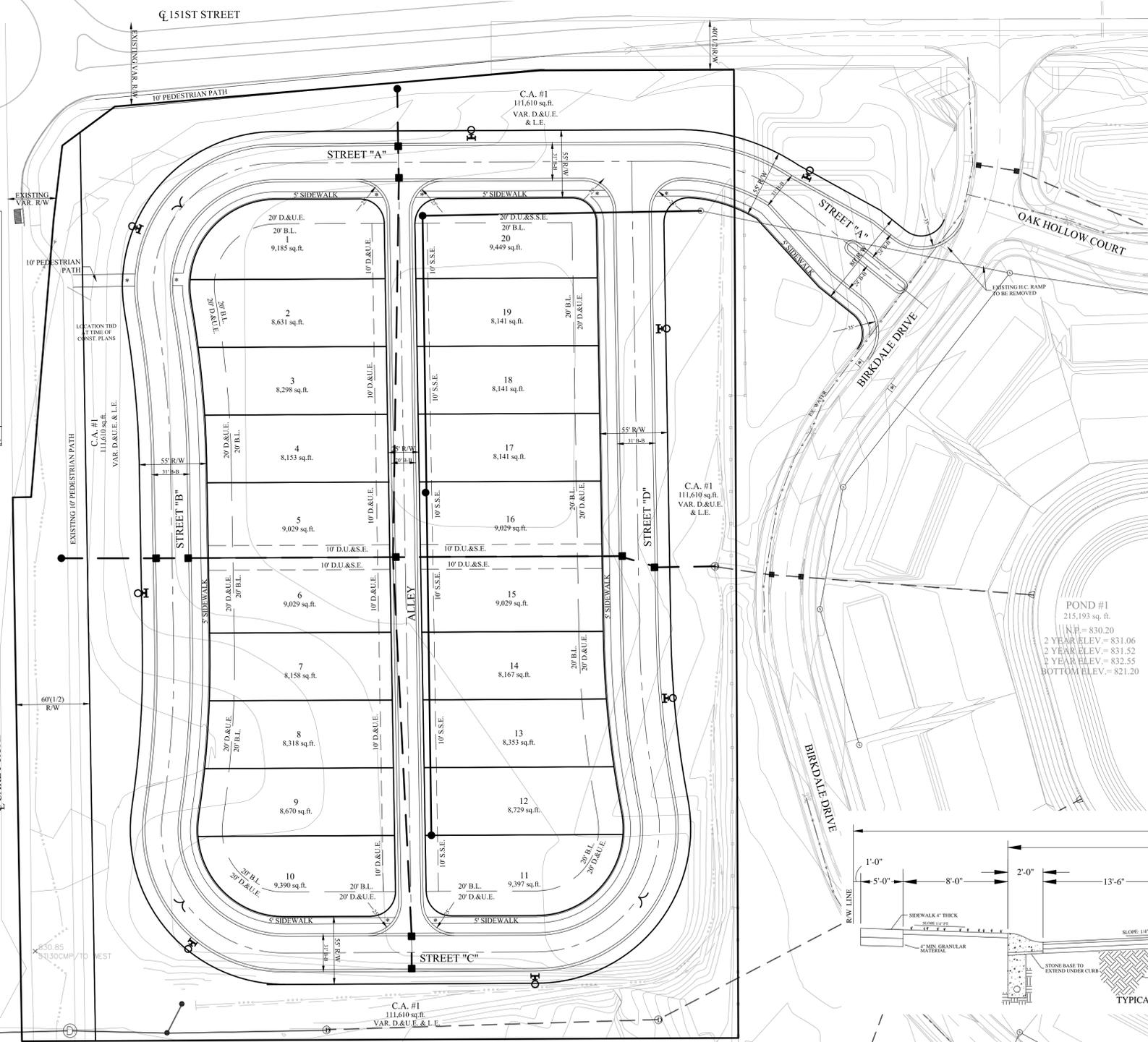
This gently sloping, deep, well drained soil is on rises on till plains and along drainways and streams. The mapped areas range from 3 to 50 acres in size.

LEGEND

- |  |  |                     |
|--|--|---------------------|
| 30   | LOT NUMBER                                 | TELEPHONE POLE      |
| D.E.   | DRAINAGE EASEMENT                          | TELEPHONE PEDESTAL  |
| D.U.&S.E.                                    | DRAINAGE UTILITY & SEWER EASEMENT          | TELEPHONE MANHOLE   |
| D.U.&S.E.                                    | DRAINAGE UTILITY & SANITARY SEWER EASEMENT | CABLE TV PEDESTAL   |
| D.&U.E.                                      | DRAINAGE & UTILITY EASEMENT                | CABLE TV PEDESTAL   |
| L.E.   | LANDSCAPE EASEMENT                         | TRAFFIC SIGNAL POLE |
| B.L.   | BUILDING LINE                              | TRAFFIC MANHOLE     |
| CA.  | COMMON AREA                                | TRAFFIC CONTROL BOX |
| R/W  | RIGHT OF WAY                               | GAS VALVE           |
| B-B  | BACK TO BACK OF CURB                       | GAS METER           |
| *  | HANDICAP RAMP                              | WATER METER         |
| 830  | EXISTING CONTOUR                           | WATER VALVE         |
| W  | EXISTING WATER LINE                        | FIRE HYDRANT        |
| PROPOSED SANITARY SEWER                      |  | MAILBOX             |
| PROPOSED STORM SEWER                         |  |                     |
| W  | PROPOSED WATER LINE                        |                     |
| FLOW LINE                                    |  |                     |
| BURIED ELECTRIC LINE                         |  |                     |
| OVERHEAD ELECTRIC LINES                      |  |                     |
| BURIED TELEPHONE LINE                        |  |                     |
| TELEPHONE LINE                               |  |                     |
| BURIED CABLE TV LINE                         |  |                     |
| CABLE TV LINE                                |  |                     |
| GAS LINE                                     |  |                     |
| WATER LINE                                   |  |                     |
| SANITARY SEWER LINE; MANHOLE                 |  |                     |
| 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 |  |                     |
| HCS  | HAMILTON COUNTY SURVEYOR                   |                     |
| M  | MEASURED                                   |                     |
| R  | RECORDED                                   |                     |
| NO ACCESS EASEMENT                           |  |                     |
| POWER POLE                                   |  |                     |
| LIGHT POLE                                   |  |                     |
| ELECT. TRANSFORMER                           |  |                     |
| ELECT. PEDESTAL                              |  |                     |
| ELECT. METER                                 |  |                     |
| GUY WIRE                                     |  |                     |



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



Know what's below.  
Call before you dig.

REVISIONS

DATE

THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

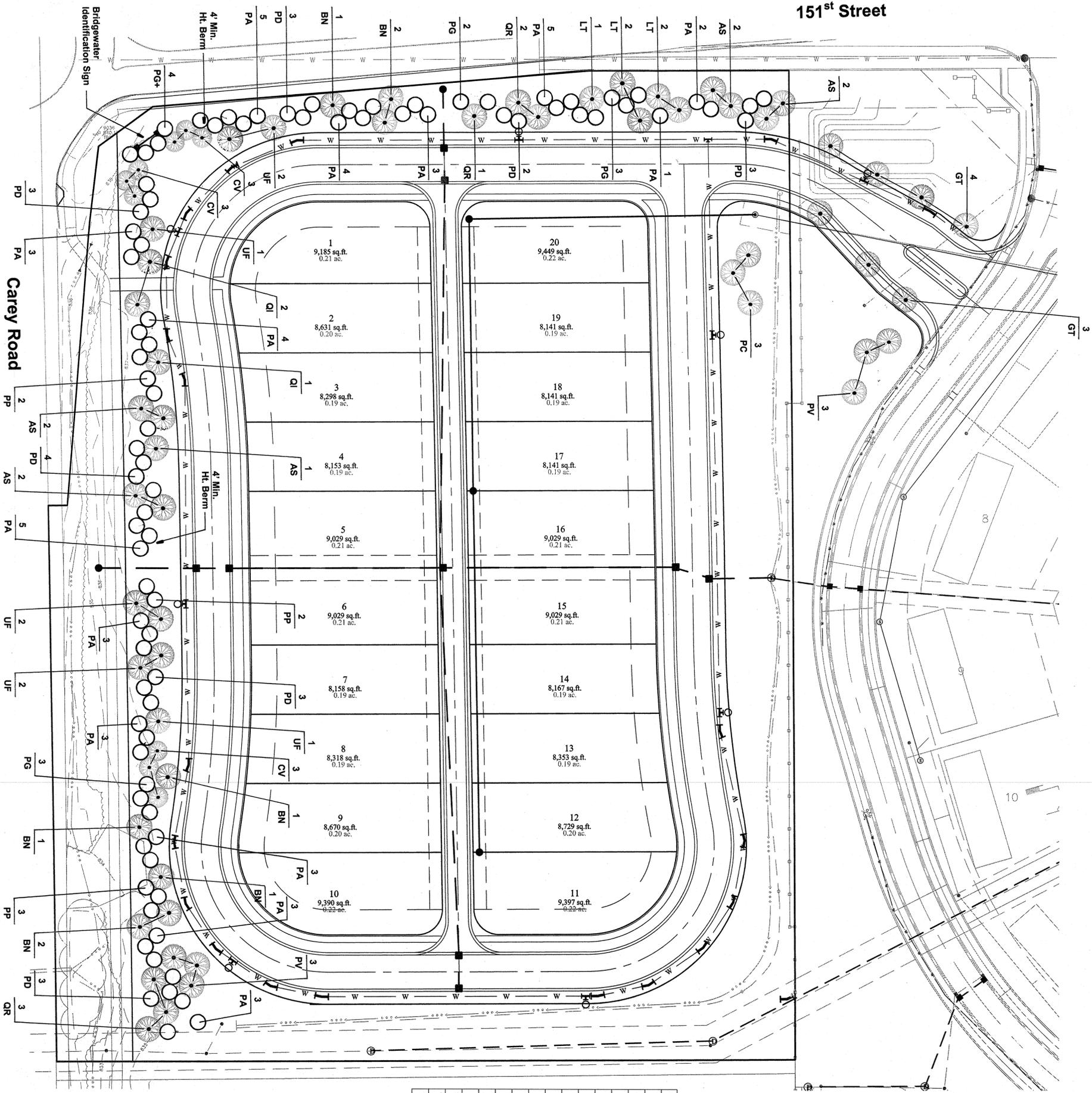
DENNIS D. OLMSTEAD  
REGISTERED  
No. 900012  
STATE OF INDIANA  
LAND SURVEYOR

CERTIFIED: 12/30/15

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

DEVELOPMENT PLAN  
PREPARED FOR:  
WATERFORD AT  
THE BRIDGEWATER CLUB  
PARCEL L-3  
WASHINGTON TOWNSHIP  
HAMILTON CO., INDIANA

SECTION: 17 TOWNSHIP: 18N RANGE: R4E  
DRAWN BY: HAM CHECKED BY: BAH  
SHEET NO. 2  
OF 3 SHEETS  
S & A JOB NO. 56030THR-L3



**Landscaping Notes:**

1. In the event of any discrepancies between the scheduled plant quantities and the plan, the plan shall dictate plant quantities.
2. Any changes to the plant material due to availability shall be approved by the Owner prior to planting.
3. See Engineer's plans for proposed utility locations. Contractor shall be responsible for field locating all underground utilities prior to construction. Any damage to utilities shall be the sole responsibility of the contractor.
4. Plant all trees plumb and true, with root flares set to finish grade. Stake trees only as necessary to ensure continual upright condition.
5. Mulch all trees with 3-4" of shredded hardwood bark mulch, taking care not to bury the root flare zone.
6. Mulch all landscape beds with 3-4" of shredded hardwood bark mulch. Spade edges true and clean, 24" from crown centers. Linear beds should be spaced straight and parallel to adjoining pavement or fencing.

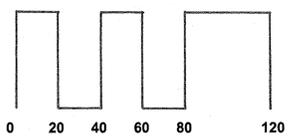
**Plant Material Schedule**

| KEY | BOTANICAL NAME             | COMMON NAME           | QUAN. | SIZE       | TYPE       | REMARKS   |
|-----|----------------------------|-----------------------|-------|------------|------------|---|
| AS  | ACER SACCHARUM 'LEGACY'    | LEGACY SUGAR MAPLE    | 9     | 2-1/2" B&B | SHADE      | CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.                       |
| BN  | BETULA NIGRA 'CULLY'       | HERITAGE RIVER BIRCH  | 8     | 2-1/2" B&B | SHADE      | SINGLE LEADER, MATCHING, MATCHING SPECIMENS, HEADED UP TO 3' HT. MIN. |
| CV  | GRATEGUS VIRIDIS           | WINTER KING HAWTHORN  | 9     | 2-1/2" B&B | ORNAMENTAL | CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.                       |
| GT  | QUERCUS IMBRICATA          | SKYLINE HONEYLOCUST   | 7     | 2-1/2" B&B | SHADE      | CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.                       |
| LT  | LIRODIENDRON TULIPIFERA    | TULIP TREE            | 5     | 2-1/2" B&B | SHADE      | CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.                       |
| PA  | PICEA ABIES                | NORWAY SPRUCE         | 47    | 8" B&B     | EVERGREEN  | FULL, SINGLE LEADER, MATCHING   |
| PC  | PYRUS CALLERYANA           | ARISTOCRAT FLOWERING  | 3     | 2-1/2" B&B | SHADE      | OPEN BRANCH STRUCTURE, MATCHING, HEADED UP TO 4' HT.                  |
| PD  | PIGEA GLAUCO var. DENISATA | BLACK HILLS SPRUCE    | 21    | 8" B&B     | EVERGREEN  | FULL, SINGLE LEADER, MATCHING IN GROUPS                               |
| PG  | PIGEA PUNGENS 'GLAUCO'     | COLORADO BLUE SPRUCE  | 8     | 8" B&B     | EVERGREEN  | FULL, SINGLE LEADER, MATCHING FULL COLOR                              |
| PG+ | PIGEA PUNGENS 'GLAUCO'     | COLORADO BLUE SPRUCE  | 4     | 10" B&B    | EVERGREEN  | FULL, SINGLE LEADER, MATCHING FULL COLOR                              |
| PP  | PIGEA PUNGENS              | SPRUCE                | 7     | 8" B&B     | EVERGREEN  | FULL, SINGLE LEADER, MATCHING FULL COLOR                              |
| PV  | PRINUS VIRGINIANA          | CANADA RED CHOCHEERRY | 6     | 2-1/2" B&B | SHADE      | CENTRAL LEADER, MATCHING, HEADED UP TO 4' HT.                         |
| QR  | QUERCUS IMBRICATA          | SHINGLE OAK           | 3     | 2-1/2" B&B | SHADE      | CENTRAL LEADER, MATCHING, HEADED UP TO 4' HT.                         |
| QR  | QUERCUS RUBRA              | NORTHERN RED OAK      | 6     | 2-1/2" B&B | SHADE      | CENTRAL LEADER, MATCHING, HEADED UP TO 4' HT.                         |
| UF  | ULMUS FRONTIER             | FRONTIER ELM          | 8     | 2-1/2" B&B | SHADE      | GOOD BRANCH STRUCTURE, MATCHING, HEADED UP TO 4' MIN.                 |



North

Scale in Feet:



January 26, 2016

**Parcel L-3  
Landscape Plan**

