LEGEND

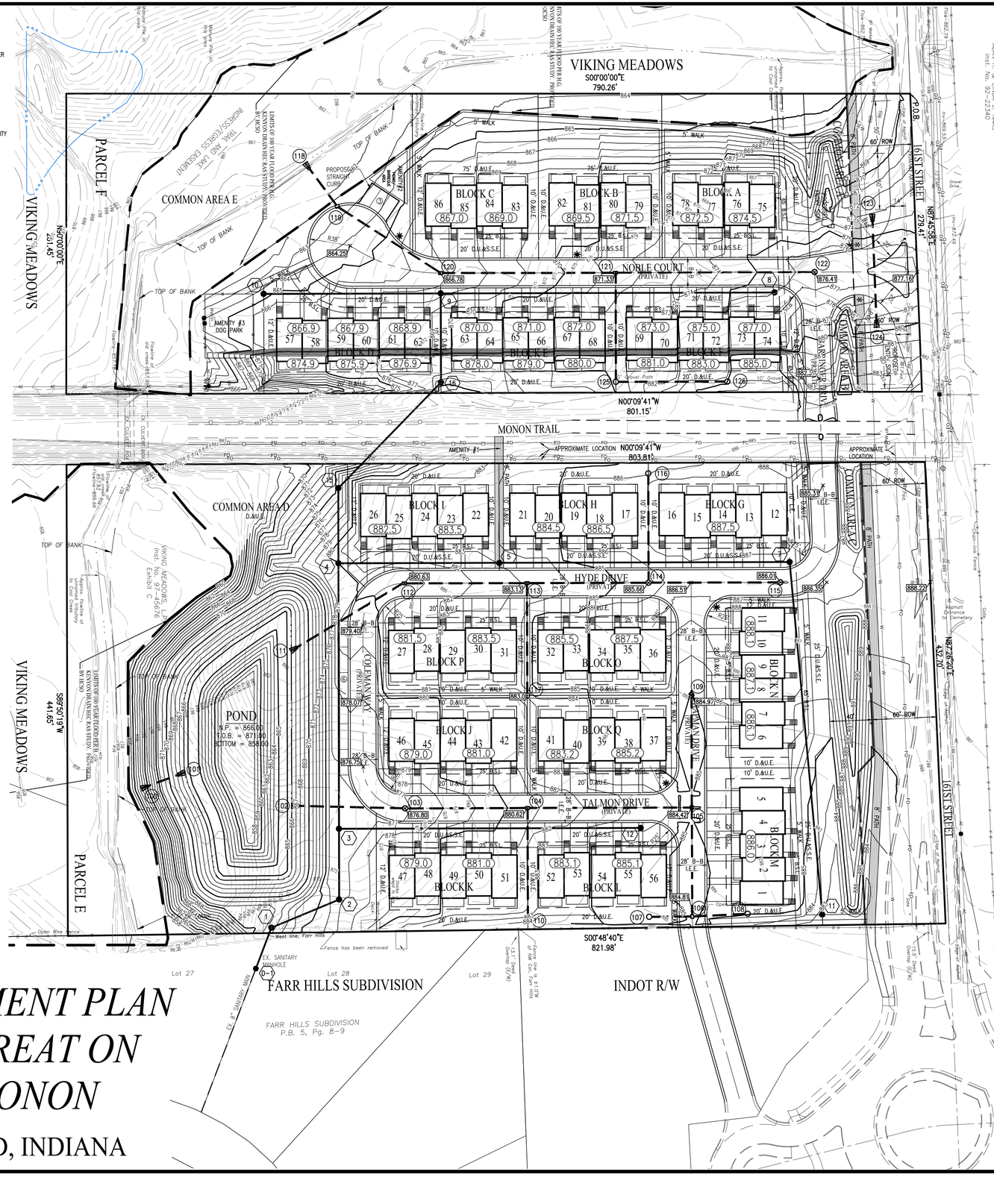
21	LOT NUMBER
D.U.& S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
I.E.E.	INGRESS, EGRESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE (25')TYP.
V.W. D.&U.E.	VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
	HORSE FENCE PER PUD
Ⓟ	PROPOSED PARKING SPACES
	ADA RAMP
875	EXISTING CONTOUR
	EXISTING FENCE
P.O.B.	POINT OF BEGINNING
AC	ACRE
ROW	RIGHT OF WAY
EX.	EXISTING
W	EXISTING WATER
	PROPOSED STORM
	PROPOSED SANITARY
W	PROPOSED WATER
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT

DESIGN DATA

CURRENT ZONING:	P.U.D.
TOTAL ACRES:	13.52 AC.
TOTAL UNITS:	86
TOTAL BLOCKS:	17 BLOCKS
TOTAL COMMON AREA /GREEN SPACE:	4.79AC. (35.4% TOTAL GREEN SPACE)
PARKING:	9 SPACES
PRIVATE STREETS:	2166 L.F.

ALL STREETS ARE TO REMAIN PRIVATE UNLESS NOTED OTHERWISE.

NOTE:
ALL POWER POLES ALONG 161ST STREET NEED TO BE RELOCATED OUTSIDE OF THE RIGHT OF WAY PER CITY OF WESTFIELD CONSTRUCTION STANDARDS SECTION 02501.



Number of Units in Development	Minimum Number of Amenities Provided
1-60	2
61-90	3
91-120	4
121-150	5

VIKING MEADOWS
Development Standards Matrix for Parcels E and F: Commercial and Multi-Family Options

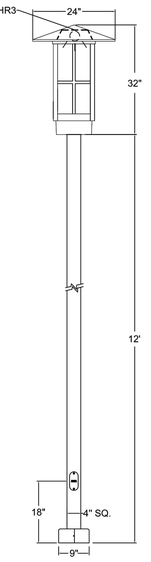
6/1/2004

Parcel	Base Underlying Zoning	Maximum Number of Units	Minimum Lot Width at Building Setback Line*	Minimum Lot Width at Right of Way*	Minimum Lot Area (sq. ft.)	Maximum Building Height	Minimum Building Setbacks			Minimum Home Size One Story	Minimum Home Size Two Story	Parcel Size (per Acre)	Density	Architectural Standards
							Front	Side	Rear					
E	MF-2	82	20' ***	20' ***	5,000 sq.ft.	45'	25'****	12' min.****	20'****	1200 sq.ft.	1500 sq.ft.	8.16	10 Units Per Acre	See Section 9.6 of PUD Ordinance
F	MF-2	51	20' ***	20' ***	5,000 sq.ft.	45'	25'****	12' min.****	20'****	1500 sq.ft.	1800 sq.ft.	5.12	10 Units Per Acre	See Section 9.8 of PUD Ordinance
Total:		133										13.28	10 Units/ Acre	

*Note: Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.
**Note: Provided, however, that Buildings, the top floor of which is occupied by a Live work unit, may be 45' in height.
***Note: These minimum lot widths shall become minimum unit widths if the attached residences are sold as condominiums.
****Note Provided, however, that the minimum building setback shall be 60' from the proposed right-of-way line along 161st Street.

PART STRING
DPO4S/PLT12/4SQ-COV/BSQ12-02-4SQ/CA/HR3/150MH-MT/MED/BLK

SCALE: 1" = 50'
0 25 50 100



FIXTURE DETAILS

Materials
Cast Aluminum Fitter
Electrical
4kv Pulse Rated Socket. The Ballast used shall be of the High Power Factor design.

POLE DETAILS

Shaft
4" Square Aluminum .125 Wall #6005-T5 Aluminum
Base
Cast Aluminum (A319 Alloy)
Finish
Powder Coat

Approved By _____

NOTICE:
THIS DRAWING IS FOR REFERENCE ONLY.
CHECK FOR LATEST REVISION PRIOR TO ORDERING.

STREET LIGHT

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
PROJECT MANAGER: RICK M. ELLIS
ellisr@weihe.net
SURVEYOR: BRADY KUHN
Kuhnb@weihe.net

PLANS PREPARED FOR:
Pulte Group
11590 N. MERIDIAN STREET, SUITE 530
CARMEL, IN 46032
PHONE: (317) 814-3313
CONTACT PERSON: ASHLEY BEDELL

DEVELOPMENT PLAN
THE RETREAT ON THE MONON
WESTFIELD, INDIANA

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

DATE: APRIL 22, 2016

LOCATION: H:\2013\WI.30609\Surveying\Plat\Primary Plat\WI.30609 Primary Plat ALT 9.dwg
LAST EDITED: April 22, 2016 - 11:48am
PLOTTED: By: Vinyl