## LEGEND

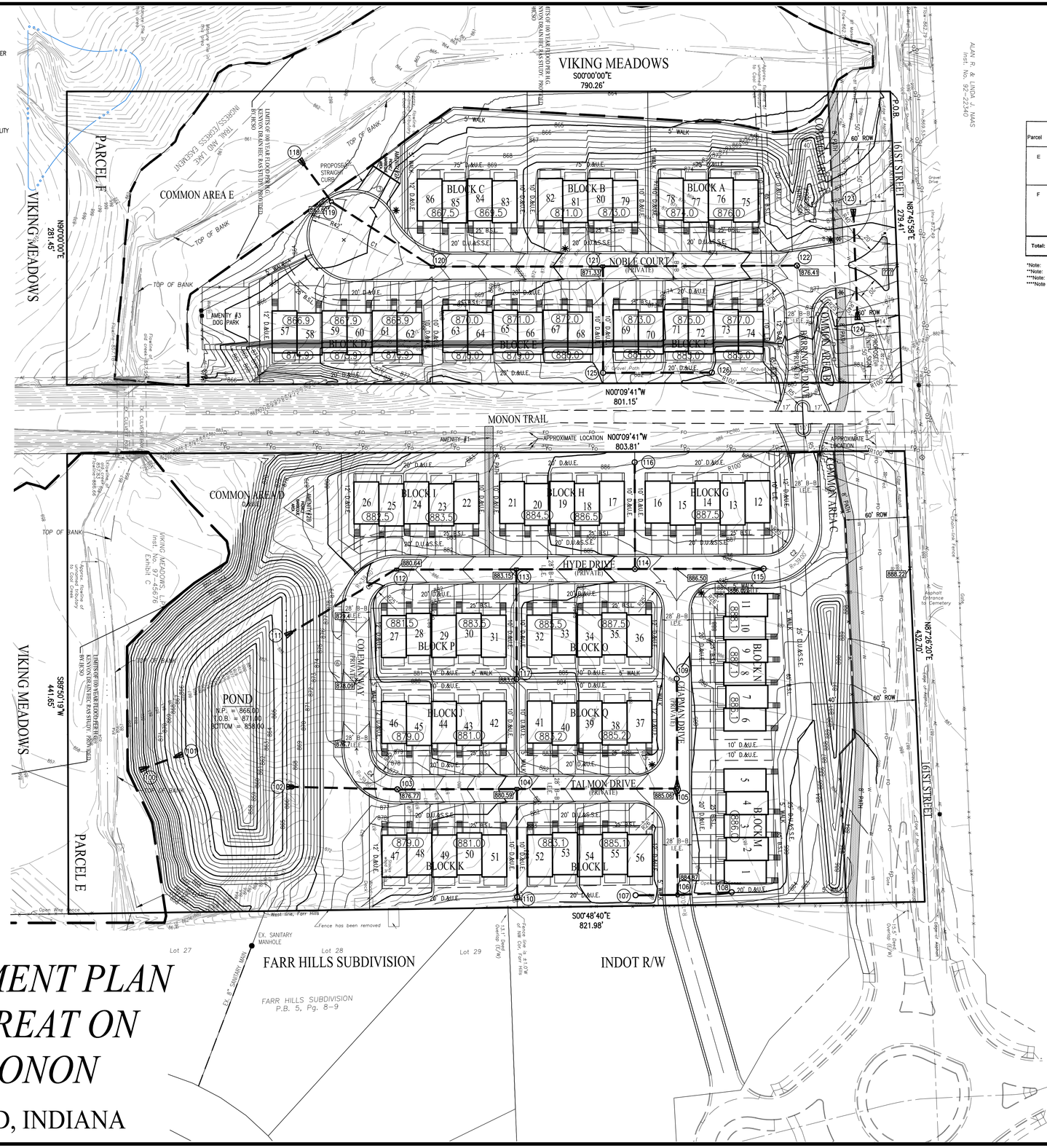
| | |
|---|---|
| 21 | LOT NUMBER |
| D.U.& S.S.E. | DRAINAGE, UTILITY & SANITARY SEWER EASEMENT |
| I.E.E. | INGRESS, EGRESS EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.S.L. | BUILDING SETBACK LINE (25')TYP. |
| V.W. D.&U.E. | VARIABLE WIDTH DRAINAGE AND UTILITY 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 |
| | EXISTING WATER |
| | PROPOSED STORM |
| | PROPOSED SANITARY |
| | 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**

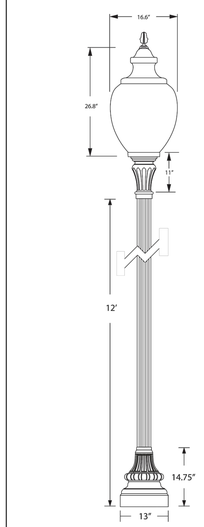
| Parcel | Base Underlying Zoning | Maximum Number of Units | Minimum Lot Width at Building Setback Line* | Minimum Lot Width at Right of Way* | Minimum Lot Area (sq. ft.) | Maximum Building Height | Minimum Building Setbacks | | | Minimum Home Size | Minimum Home Size | Parcel Size (per Acre) | Density | Architectural Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Front | Side | Rear | One Story | Two Story | | | |
| 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 65' from the proposed right-of-way line along 161st Street.

### CURVE TABLE

| CURVE # | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|---|
| C1 | 96.53' | 150.00' | 36°52'12" | N18°16'25"E | 94.87' |
| C2 | 62.67' | 39.00' | 92°04'21" | N46°11'52"W | 56.14' |
| C3 | 61.26' | 39.00' | 90°00'00" | N45°09'41"W | 55.15' |
| C4 | 61.26' | 39.00' | 90°00'00" | N44°50'19"E | 55.15' |

**Part String:** GP123-12/BH1/AB40AC-CL/150WMH-MT-PS/FN1/BT




**Customer:**

**Light Distribution:**
- ☐ Type III Distribution
- ☐ Type V Distribution
- ■ Standard Symmetrical
- ☐ Type III Reflector
- ☐ Type V Reflector
- ☐ Specify _____

**Finish:**
- ☐ BK Black
- ■ BT Textured Black
- ☐ GN Green
- ☐ GV Green Vein
- ☐ WH White
- ☐ CV Copper Vein
- ☐ SB Statuary Bronze
- ☐ Custom _____

**Voltage:**
- ☐ 120 ☐ 277
- ☐ 208 ☐ 480
- ☐ 240 ■ Multitap
- ☐ Auto (LED)

Specify _____

**Light Source:**
- ☐ 50W MH ☐ 50 HPS
- ☐ 70W MH ☐ 70 HPS
- ☐ 100W MH ☐ 100 HPS
- ■ 150W MH ☐ 150 HPS
- ☐ 175W MH-PS ☐ 250 HPS
- ☐ 250W MH-PS ☐ Incandescent
- ☐ PL 13 ☐ CFL
- ☐ 26W LED ☐ 40W LED
- ☐ 60W LED ☐ 80W LED
- ☐ 120W LED ☐ MC96WLED

Specify _____

**Note:**
MH - Metal Halide
HPS - High Pressure Sodium
PL & CF - Compact Fluorescents

**Position/Anchor Details: (top view)**

**Hardware:** Stainless Steel Hardware included.

**Fixture Details:** Cast Aluminum fitter

**Electrical:** 4kv Pulse Rated Socket. The Ballast used shall be of the High Power Factor design.

**Pole details:** Cast Aluminum Base Extruded Aluminum Shaft 1/2" X 18" Double nut double washer Anchor Bolts

**Drawn By:** ZP
**Notes:** Drawing for reference only, subject to change. Attach drawing with order. Do Not Scale.

*STREET LIGHT*

# *DEVELOPMENT PLAN THE RETREAT ON THE MONON*

## WESTFIELD, INDIANA


*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*

SCALE: 1" = 50'
0 25 50 100

*SHEET 2 of 2*


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


*DATE: MAY 19, 2016*

LOCATION: H:\2013\W13.30609\Surveying\Plat\Primary Plat\W13.30609 Primary Plat.dwg
DATE/TIME: May 19, 2016 - 2:26pm
PLOTTED BY: Brad Kuhn