PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

SPRING MILL STATION

SE 1/4, SEC.10-T18N-R3E, HAMILTON COUNTY
WASHINGTON TOWNSHIP, WESTFIELD, INDIANA
ZONED: PUD

PLANS PREPARED FOR:
CRG RESIDENTIAL, LLC
805 CITY CENTER DRIVE
CARMEL, IN 46032
317-575-9400
317-575-9399 fax
CONTACT: DAVID GEORGE

ROBERT JASON COYLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

Robert Jason Coyle, PS
Professional Surveyor No. LS20900155
State of Indiana
10/9/16

0 80' 160'

NW. COR., NE. 1/4, SE. 1/4, SEC. 10, T.18N., R.3E. FOUND MAG NAIL FLUSH

NE. COR., SE. 1/4, SEC. 10, T.18N., R.3E. FOUND MAG NAIL W/ WASHER STAMPED "BANNING" FLUSH, PER H.C.S.R.

S89° 27' 08"W 657.25' 161st Street N89° 27' 08"E 1302.10'

196.13' 100' 128.01' 100' 129.8' 150' 125'

(PUBLIC - 40' 1/2 R/W)

PROPOSED 80' 1/2 R/W

30' DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT

8' ASPHALT PATH

N89° 27' 08"E 328.22'

PROPOSED 75' 1/2 R/W N89° 27' 08"E 295.03'

20' D. & U.E.

60' BUILDING SETBACK

15' BUILDING SETBACK

10' D.E.

LOT 1
2.000 AC +/-
DAY CARE

295.28' S0° 12' 08"W

N89° 27' 08"E 295.03'

SECTION 1

SECTION 2

SECTION 3

75' TEMPORARY CONSTRUCTION EASEMENT

PROPOSED 68' R/W

SPRING MILL DEPOT DRIVE

S00° 12' 11"W 1311.36'

372.12' S0° 12' 08"W

S89° 47' 52"E 34.00'

BLOCK A
16.142 AC+/-
FUTURE MULTIFAMILY
284 UNITS +/-

8' ASPHALT PATH

N00° 12' 08"E 1312.58'

569.73' N0° 12' 08"E

Spring Mill Road S00° 24' 07"W 1313.83'

SW. COR., NE. 1/4, SE. 1/4, SEC. 10, T.18N., R.3E. FOUND REBAR W/ CAP STAMPED "SCHNEIDER" FLUSH

8' ASPHALT PATH

60' BUILDING SETBACK

S89° 33' 30"W 1297.50'

N89° 33' 30"E 657.25'

SE. COR., NE. 1/4, SE. 1/4, SEC. 10, T.18N., R.3E. MATHEMATICAL SPLIT

SOILS MAP
NO SCALE

SOILS DESCRIPTIONS

BROOKSTON SERIES
Br Brookston silt loam (0-2% slopes)
Brookston Series – (B/D) This is a very poorly drained nearly level soil on uplands. Permeability is moderately slow. The pH of the surface layer in non-limed areas is 6.0 to 7.3. This soil is hydric. Basements are not recommended because of wetness concerns. This soil responds well to tile drainage; it is not highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell potential are also construction concerns.

CROSBY SERIES
CrA Crosby silt loam (0-3% slopes)
Crosby Series – (C) This is a somewhat poorly drained gently sloping soil on uplands. Permeability is very slow. The pH of the surface layer in non-limed areas is 5.1 to 6.5. This soil responds well to tile drainage; it is potentially highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell are also construction concerns.

WHITAKER SERIES
Wh Whitaker silt loam (0-2% slopes)
Whitaker Series – (C) This is a nearly level, deep somewhat poorly drained soil on uplands. Permeability is moderate. Available water capacity is high. The pH of the surface layer in non-limed areas is 5.6 to 7.3. Basements should not be considered in this soil. There is a seasonal high water table associated with this soil. High potential frost action is also a construction concern.

LOCATION MAP
NO SCALE

All trees to match the current City of Westfield master tree list.

Street trees shall not be within 4' of any pavement.

There shall be not trees or shrubs nor any structures or fences erected in any drainage easement unless otherwise accepted by the WPWD. There shall be no trees within 10' of any storm sewer including sub drains.

Proposed utility locations shall be as shown on plan and appropriately sized to meet the demand of the commercial park.

Detention/retention basins shall be constructed within a common area either platted or legally described and recorded as a perpetual storm water easement. A minimum of fifteen (15) feet horizontally from the top of bank of the facility shall be dedicated as permanent storm water easement if the boundary of the above-noted common area does not extend that far.

FLOOD STATEMENT
This site is located in Flood Zone X, Areas determined to be outside the 0.2% annual chance floodplain, per FIRM Map for Hamilton County, IN, Map No. 18057C0120G, Dated November 19, 2014

LAND DESCRIPTION

A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

BEGINNING at a mag nail found marking the northwest corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 11 seconds West along the west line of said Quarter-Quarter Section a distance of 1311.36 feet southwest corner of said Quarter-Quarter Section, said corner being marked by a rebar with cap stamped "Schneider"; thence North 89 degrees 33 minutes 30 seconds East along the south line of said Quarter-Quarter Section a distance of 657.25 feet to a rebar with cap stamped "Miller"; thence North 00 degrees 12 minutes 08 seconds East 1312.58 feet to a point on the north line of said Quarter-Quarter Section, said point being marked by a mag nail; thence South 89 degrees 27 minutes 08 seconds West along said north line 657.25 feet to the POINT OF BEGINNING. Containing 19.974 acres, more or less.

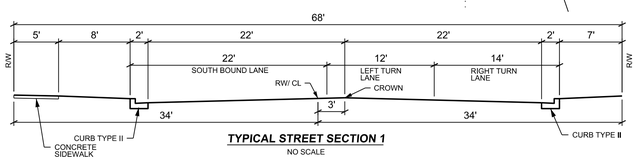
LEGEND

EXISTING

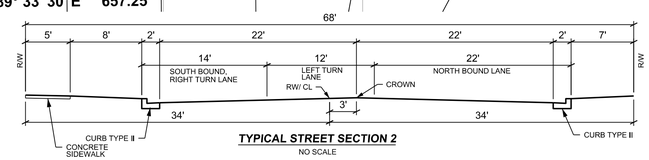
- S — SANITARY SEWER
- ST — STORM SEWER
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- CATV — CABLE TV LINE
- UFO — FIBER OPTIC LINE
- G — GAS LINE
- W — WATER MAIN
- OH — OVERHEAD UTILITIES
- FLOW LINE
- X — FENCE LINE
- (S) SANITARY MANHOLE
- (ST) STORM MANHOLE
- STORM INLET
- E ELECTRIC BOX
- TS TELEPHONE BOX
- UTILITY POLE
- GUY WIRE
- MB MAIL BOX
- SIGN
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD TRAFFIC POLE
- TSC TRAFFIC SIGNAL CONTROLLER
- HH HAND HOLE
- WATER VALVE

PROPOSED

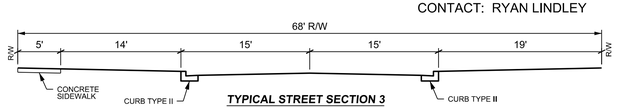
- STORM SEWER
- STORM MANHOLE
- STORM INLET
- INDUSTRIAL & ARTERIAL PAVEMENT
- MILL 1.5" EXISTING PAVEMENT



TYPICAL STREET SECTION 1
NO SCALE



TYPICAL STREET SECTION 2
NO SCALE



TYPICAL STREET SECTION 3
NO SCALE

PLANS PREPARED BY:
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PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
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WEB: www.BanningEngineering.com
CONTACT: RYAN LINDLEY

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

Date:	09-02-16
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