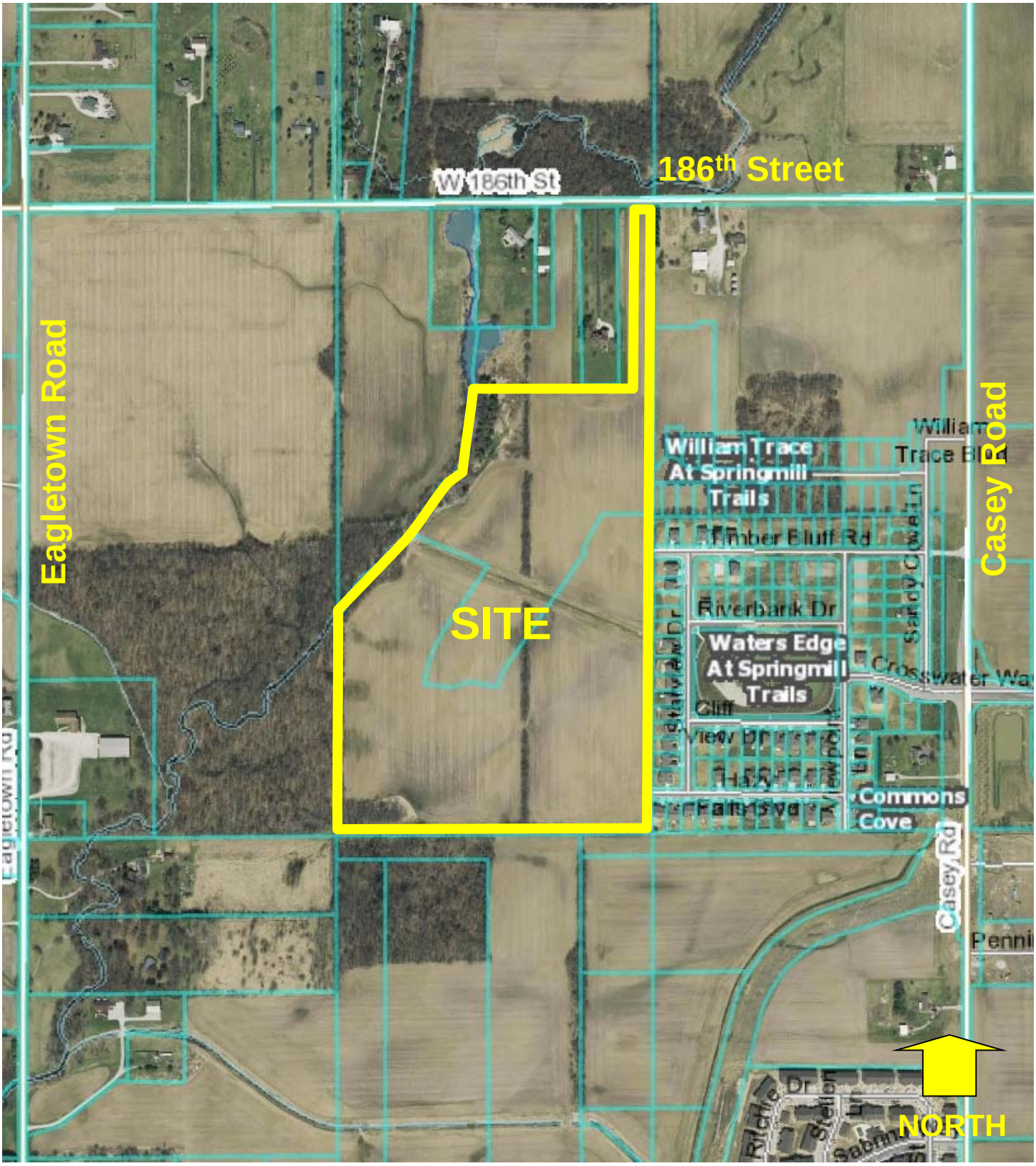


Springmill Trails PUD – Waters Edge Amendment

Site Location Map / Aerial Photograph

WATERS EDGE WEST

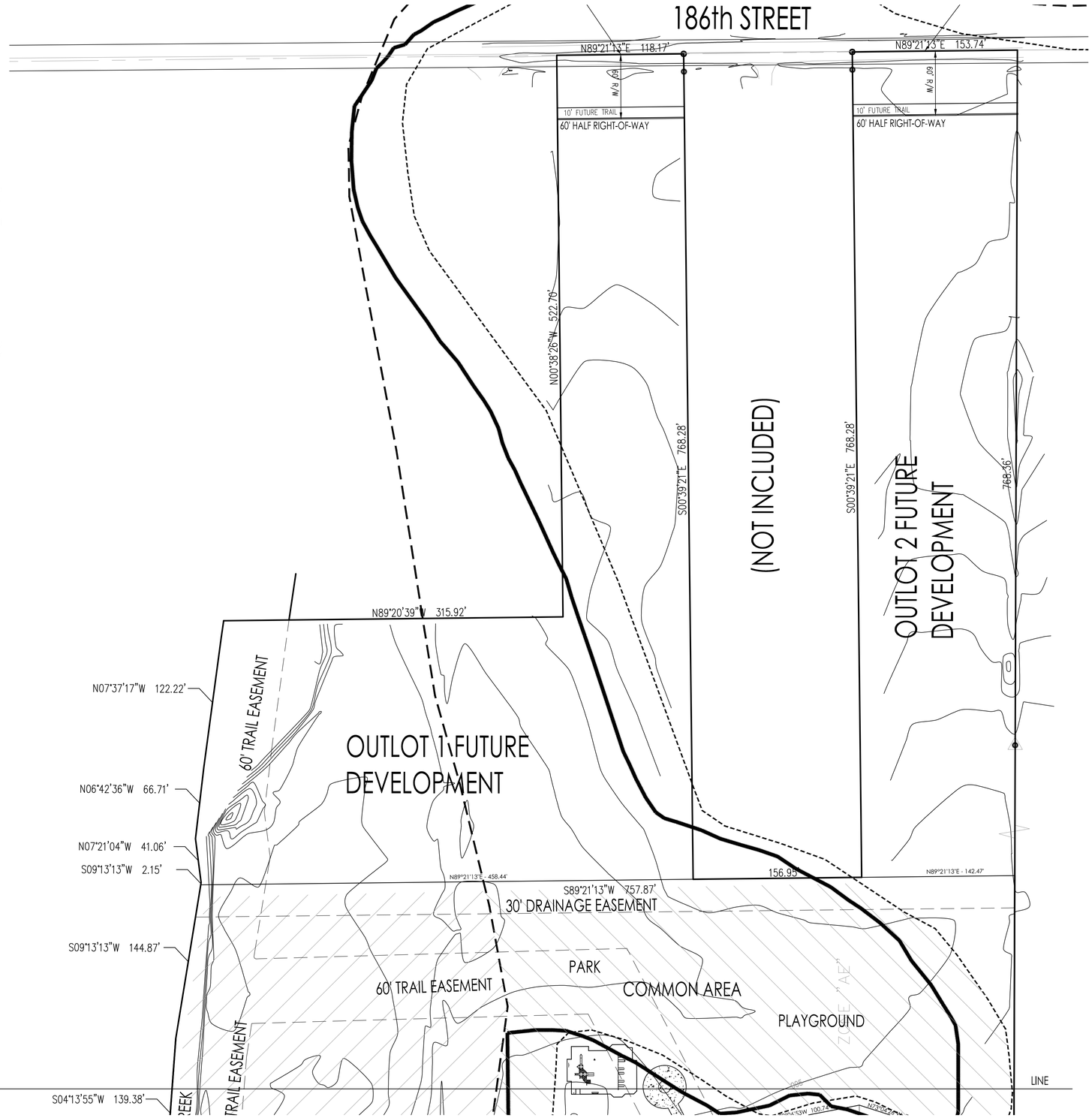
OVERALL DEVELOPMENT PLAN

Part of the E½ of the NE¼ of Section 33, Township 19 North, Range 3 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

LAND DESCRIPTION:

Part of the East Half of the Northeast Quarter of Section 33, Township 19 North, Range 3 East, IN Washington Township, Hamilton County, Indiana, being described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 33, Township 19 North, Range 3 East; thence on the East line of said Northeast Quarter South 00 degrees 10 minutes 40 seconds West (assumed bearing) 2652.44 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southeast corner of said Northeast Quarter Section; thence on the South line of said Northeast Quarter Section South 89 degrees 29 minutes 14 seconds West 1320.57 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southwest corner of the East half of said Northeast Quarter; thence on the West line of the East half of said Northeast Quarter section North 00 degrees 05 minutes 59 seconds East 935.20 feet more or less to the centerline of the Little Eagle Creek Drain, thence the following nineteen courses are on the centerline of said Little Eagle Creek Drain: (1) North 68 degrees 58 minutes 37 seconds East 19.35 feet; (2) thence North 10 degrees 18 minutes 45 seconds East 31.12 feet; (3) thence 29 degrees 35 minutes 47 seconds East 39.48 feet; (4) thence North 39 degrees 32 minutes 24 seconds East 110.28 feet; (5) thence North 51 degrees 47 minutes 14 seconds East 92.59 feet; (6) thence North 40 degrees 23 minutes 09 seconds East 57.84 feet; (7) thence North 53 degrees 40 minutes 03 seconds East 114.02 feet; (8) thence North 18 degrees 24 minutes 35 seconds East 65.41 feet; (9) thence North 44 degrees 35 minutes 50 seconds East 62.49 feet; (10) thence North 28 degrees 16 minutes 45 seconds East 128.55 feet; (11) thence South 86 degrees 06 minutes 09 seconds East 28.88 feet; (12) thence North 35 degrees 44 minutes 39 seconds East 80.80 feet; (13) thence North 16 degrees 18 minutes 20 seconds East 63.18 feet; (14) thence North 04 degrees 13 minutes 31 seconds East 139.38 feet; (15) North 09 degrees 12 minutes 49 seconds East 147.02 feet; (16) thence North 07 degrees 21 minutes 28 seconds West 41.06 feet; (17) thence North 05 degrees 42 minutes 12 seconds East 66.71 feet; (18) thence 07 degrees 36 minutes 53 seconds East 122.22 feet; (19) thence North 08 degrees 25 minutes 27 seconds East 15.72 feet; thence North 89 degrees 20 minutes 15 seconds East 315.92 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 522.72 feet to a Mag on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 118.15 feet to a Mag nail; thence South 00 degrees 39 minutes 45 seconds East 768.28 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 89 degrees 20 minutes 15 seconds East 157.03 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 768.28 feet to a Mag nail on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 153.82 feet to the POINT OF BEGINNING, containing 55.83 acres, more or less.



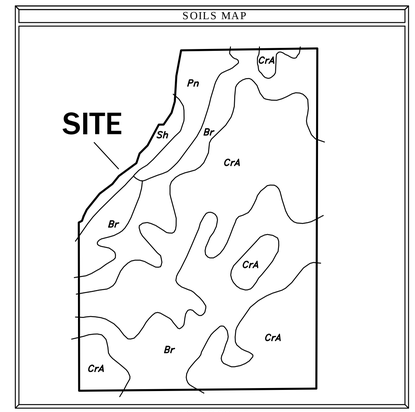
TOTAL LOTS = 88

SITE =49.859 Ac±

LEGEND

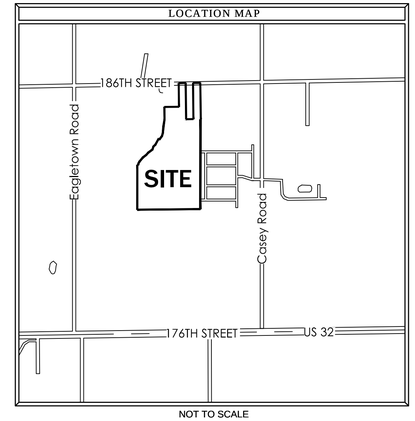
●	5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "TERRA FIRM #0113"
○	5/8" REBAR W/ ALUMINUM CAP STAMPED "TERRA FIRM #0113"
◪	4"x4" x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS
S.& L.E.	SIGN & LANDSCAPE EASEMENT
D.& U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	EXCLUSIVE SANITARY SEWER EASMENT
L.E., M.& A.E.	LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FBSL	FRONT BUILDING SETBACK LINE
00000	PROPERTY ADDRESS
✳	LOW PREASSURE GRINDER LOT
TYPE "X"	A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

SOILS MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN

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

GARY E. MURRAY REGISTERED No. 9300348 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE: OCTOBER 12, 2015

NORTH
3307 161st Street
Westfield, Indiana 46074

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Purdue Technology Center of Indianapolis
5225 Exploration Drive, Suite 133
Indianapolis, Indiana 46241

P: 317.798.1216
F: 317.663.3049
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TERRA SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

REVISIONS:			
DATE	BY	DESCRIPTION	
11-10-15	CSM	ADDRESS WESTFIELD COMMENTS	

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM | CHECKED BY: GEM
SHEET TITLE: Overall Development Plan
SHEET #: 1 of 3

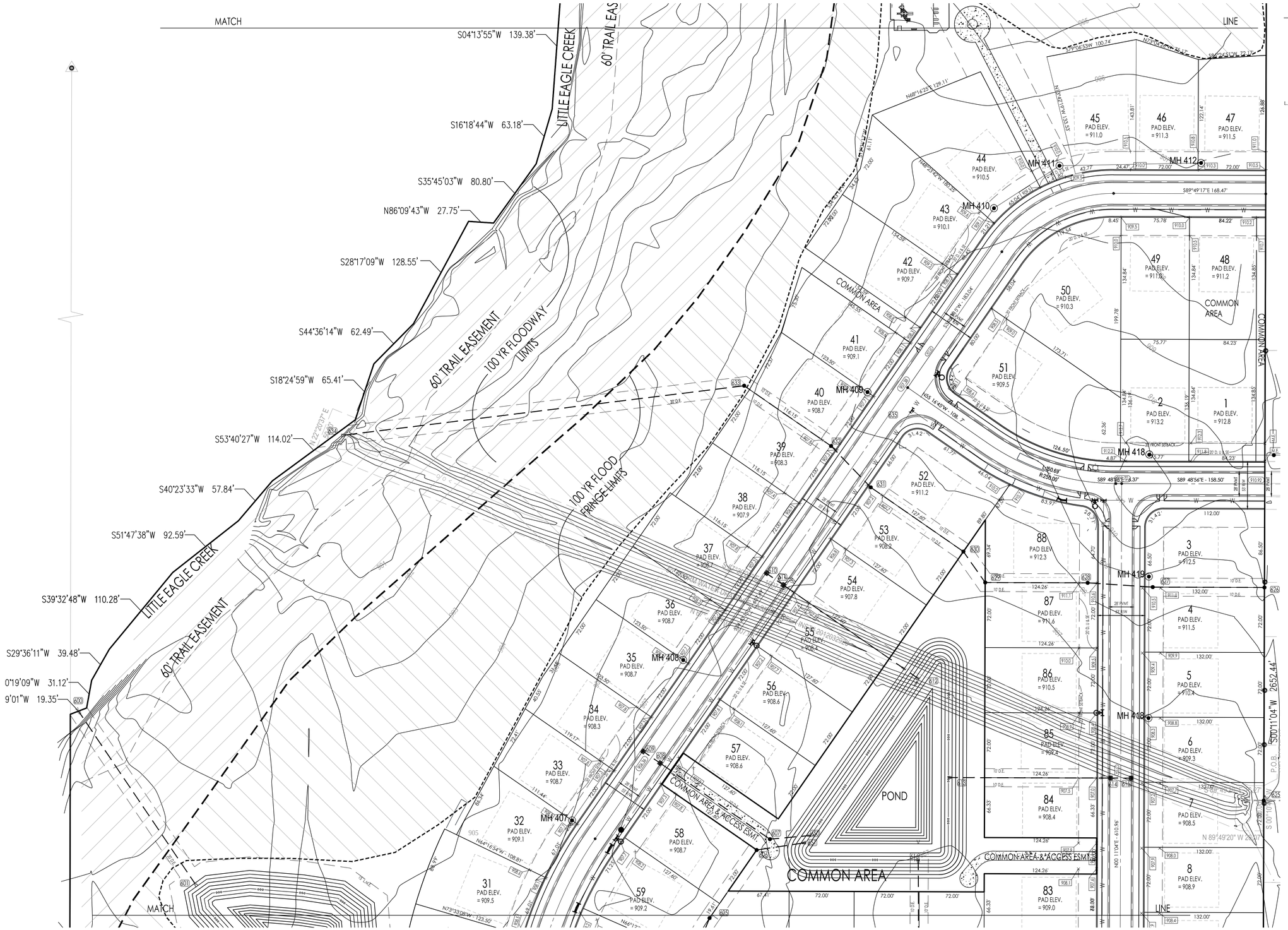
Plot Date: Nov 10, 2015 Plot Time: 4:06pm File Name: T:\Rudy Tavarez\From Desktop 9-4-15\Waters Edge\CIVIL\Plans\Dev. Plan Base.dwg, Layout: Overall Dev Plan 1 By: TERRA-Gary Murray

WATERS EDGE WEST

OVERALL DEVELOPMENT PLAN

Part of the E½ of the NE¼ of Section 33, Township 19 North, Range 3 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



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FBSL	FRONT BUILDING SETBACK LINE
00000	PROPERTY ADDRESS
*	LOW PREASSURE GRINDER LOT
TYPE "X"	A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

0 50' 100'
SCALE: 1" = 50'

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1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
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8500 KEYSTONE CROSSING
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5225 Exploration Drive, Suite 133
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TERRA SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

REVISIONS:

DATE	BY	DESCRIPTION
11-10-15	GEM	ADDRESS, WESTFIELD COMMENTS

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM | CHECKED BY: GEM
SHEET TITLE: Overall Development Plan
SHEET #: 2 of 3

Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

Plot Date: Nov 10, 2015 Plot Time: 4:07pm File Name: T:\Rudy Tovarez\From Desktop 9-4-15\Waters Edge\CIVIL\Plans\Dev Plan Base.dwg, Layout: Overall Dev Plan 2 By: TERRA-Gary Murray

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

LEGEND

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- L.E., M.& A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FBSL FRONT BUILDING SETBACK LINE
- 00000 PROPERTY ADDRESS
- * TYPE "X" LOW PREASSURE GRINDER LOT
- A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

0 50' 100'
SCALE: 1" = 50'

PREPARED BY:
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1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN

GARY E. MURRAY — REGISTERED — No. 9300348 — STATE OF INDIANA — PROFESSIONAL ENGINEER
DATE: OCTOBER 12, 2015

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DEVELOPMENT & ENGINEERING CONSULTANTS

Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

REVISIONS:

DATE	BY	DESCRIPTION
11-30-15	GEM	ADDRESS WESTFIELD COMMENTS

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM | CHECKED BY: GEM
SHEET TITLE: Overall Development Plan

SHEET #: 3 of 3

Water's Edge West

Westfield, IN

Overall Landscape Plan

Scale 1" = 60'-0"
November 10, 2015

Prepared for:
M/I Homes of Indiana
8500 Keystone Crossing, Ste. 590
Indianapolis, IN 46240

PLANT LEGEND

- Shade Trees
- Ornamental Trees
- Evergreen Trees
- Shrubs

Residential District 2

LANDSCAPE CALCULATIONS (88 Lots)

Landscaping Required by Builder

Front Yard Requirements
SHADE TREES - 1/LOT = 88 TREES
SHRUBS - 6/LOT = 528 SHRUBS

Side Yard Requirements
SHRUBS - 8/LOT = 704 SHRUBS

Rear Yard Requirements
SHADE TREES - 1/LOT = 88 TREES
SHADE TREES = 77 TREES - Traded for Common Area trees

TOTAL SHADE TREES = 253 TREES
TOTAL SHRUBS = 1,232 SHRUBS

Landscaping Required by Developer

Street Trees each lot
STREET/SHADE TREES = 192 TREES

Common Areas and Perimeter Plantings
SHADE TREES = 83 TREES
ORNAMENTAL/EVERGREENS = 352 TREES
SHRUBS = 176 SHRUBS

TOTAL SHADE TREES = 275 TREES
TOTAL ORNAMENTAL/EVERGREENS = 352 TREES
TOTAL SHRUBS = 176 SHRUBS

FINAL TOTALS REQUIRED:

SHADE TREES - 6 TREES PER UNIT = 528 REQUIRED TREES
ORNAMENTAL/EVERGREEN TREES - 4 TREES PER UNIT = 352 REQUIRED TREES
SHRUBS -16 SHRUBS PER DWELLING UNIT = 1,408 REQUIRED SHRUBS

LANDSCAPE NOTES:

All Street trees are to match the current City of Westfield Master Tree List.

Street trees shall not be within four (4) feet of any pavement.

There shall be no trees within ten (10) feet of any storm sewer, including SSD.

Builder shall add one (1) additional shade tree per lot, in order to comply with the minimum on-site landscaping requirements in Section 8.2 of Ordinance 11-19.

OPEN SPACE BREAKDOWN

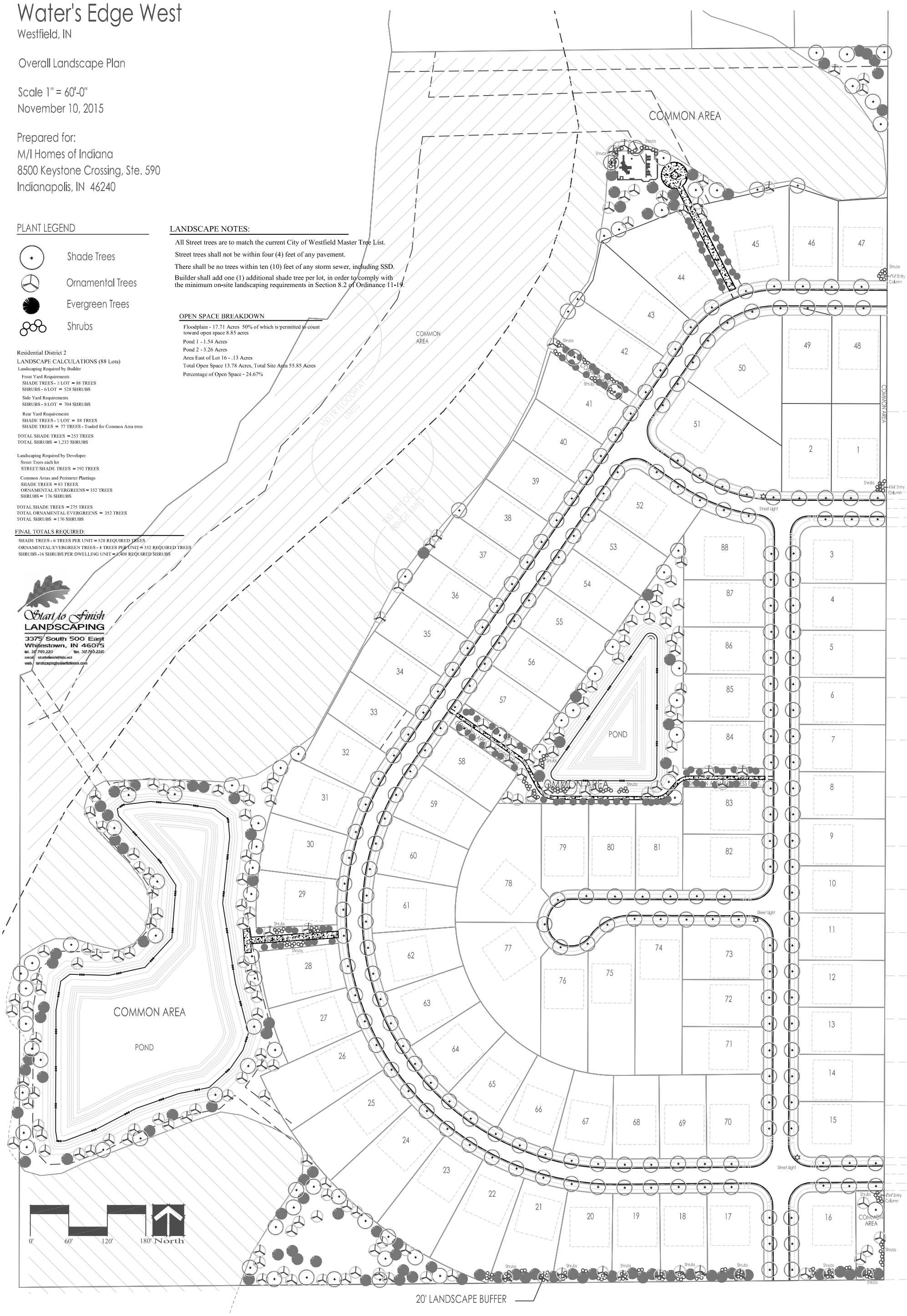
Floodplain - 17.71 Acres 50% of which is permitted to count toward open space 8.85 acres

Pond 1 - 1.54 Acres

Pond 2 - 3.26 Acres

Area East of Lot 16 - .13 Acres

Total Open Space 13.78 Acres, Total Site Area 55.85 Acres

Percentage of Open Space - 24.67%

Start to Finish
LANDSCAPING
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email: startofinish@tds.net
web: landscapingbystarttofinish.com