



CITY OF WESTFIELD, IN

Plat Committee Meeting Agenda

BOARD OR COMMISSION: Plat Committee Meeting

MEETING DATE: Monday, September 8, 2025 at 11:00 AM

MEETING PLACE: Westfield City Services Center - Main Level Meeting Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF PLAT COMMITTEE

Robert Horkay, President | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25
Justin Wiley, Vice President | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25
Hayley Morgan | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25
Brian Kelly | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25
Michael Pearce | Advisory Plan Commission Appointed | 1-year term | 1/1/25-12/31/25

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
- Attend the meeting at Westfield City Services Center for an opportunity to participate and publicly comment on a public hearing.

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - July 14, 2025

Review Rules of Procedure

ITEMS OF BUSINESS

No business items.

PUBLIC HEARING ITEMS

2509-SPP-06 & 2509-ODP-05

Ivy Ridge Preserve

1303 State Road 38

Jason Watters by Cripe requests Overall Development Plan (ODP) and Primary Plat (SPP) review for a three (3) lot residential subdivision on 11.55 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Plat Committee Meeting Minutes - 7/14/2025
Monday, July 14, 2025 at 11:00 AM

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

Plat Committee Members Present In-Person: Robert Horkay, Brian Kelly, Justin Wiley, Hayley Morgan.

Plat Committee Members Virtually: None.

Plat Committee Members Absent: Michael Pearce.

City Staff Present In-Person: Lauren Gillingham-Teague, Senior Planner; Weston Rogers, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield Attorney.

Legal Counsel Present Virtually: None.

Announce any changes to Agenda

Approval of Minutes - April 28, 2025

Motion: Approve Plat Meeting Minutes - April 28, 2025

By: Hayley Morgan

Seconded: Justin Wiley

Yes: Brian Kelly, Hayley Morgan, Robert Horkay, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Gillingham-Teague reviewed APC Workshop rules and procedures.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

2506-SPP-04 & 2506-ODP-03

Finley Creek Estates

Generally located northeast of the intersection at West 193rd Street and Freemont Moore Road.

Pulte Group by HWC Engineering requests Overall Development Plan (ODP) and Primary Plat (SPP) review for a sixty (60) lot single-family detached residential subdivision on 34.27 acres +/- in the Finley Creek Estates Planned Unit Development (PUD) District.

(Planner: Weston Rogers - Wrogers@westfield.in.gov)

[YouTube Time: 3:35](#)

Staff presentation / Petitioner presentation

Public Hearing for 2506-SPP-04 & 2506-ODP-03 opened at 11:07 a.m.

No public comments.

Public Hearing for 2506-SPP-04 & 2506-ODP-03 closed at 11:08 a.m.
Plat questions and comments / Petitioner responses

Motion: Approve with all conditions stated in Staff Report
By: Justin Wiley
Seconded: Brian Kelly

Yes: Brian Kelly, Hayley Morgan, Robert Horkay, Justin Wiley
No: None
Abstain: None

Motion Determination: Passed

REPORTS/COMMENTS

[YouTube Time: 9:56](#)

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Justin Wiley
Seconded: Brian Kelly

Yes: Brian Kelly, Hayley Morgan, Robert Horkay, Justin Wiley
No: None
Abstain: None

Motion Determination: Passed



Petition Number: 2509-SPP-06 & 2509-ODP-05

Project Name: Ivy Ridge Preserve

Subject Site Location: 1303 State Road 38 ("the Property")

Petitioner: Jason Watters by Cripe

Requests: Overall Development Plan and Primary Plat review for three (3) residential lots on 11.5 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

Current Zoning: Chatham Hills PUD (Ord. 13-24)
Chatham Hills PUD, Amendment X (Ord. 25-45)

Current Land Use: Vacant

Acreage: 11.5 acres +/-

Staff Reviewer: Daine Crabtree, Current Planning Manager

OVERALL DEVELOPMENT PLAN (ODP) REVIEW STANDARDS

Article 10.7(H) of the UDO

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and Use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, stormwater management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar Uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed Uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

PRIMARY PLAT (SPP) REVIEW STANDARDS

Article 10.13(l) of UDO

The plans comply.

- 21) Proposed name of the subdivision.
- 22) Names and addresses of the owner, owners, land surveyor or land planner.
- 23) Title, scale, north point and date.
- 24) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, tree plantings and other pertinent data.
- 25) Easements (locations, widths and purposes)
- 26) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 27) Layout of Lots (showing dimensions, numbers and square footage).
- 28) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 29) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 30) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.



- 31) Building setback lines.
- 32) Legend and notes.
- 33) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 34) Other features or conditions which would affect the subdivision favorable or adversely.
- 35) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 36) A statement from County departments, State highway departments, or the Public Works Department concerning Rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 37) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 38) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 39) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DISTRICT STANDARDS (ORD. 25-45)

The plans comply.

- 40) US Highway 31 Overlay: Shall not apply
- 41) Maximum Number of Lots: Three (3) lots
- 42) Permitted Uses: As set forth in Sec. 7 of Ord. 13-24

DEVELOPMENT STANDARDS (ORD. 13-24, ORD. 25-45, CHAPTER 6 OF UDO)

The plans comply.

- 43) Accessory Use and Building Standards (Article 6.1)
- 44) Architectural Standards (Article 6.3)
Comment: Superseded by Section 16 of the Chatham Hills PUD (Ord. 13-24)
- 45) Building Standards (Article 6.4)
- 46) Fence Standards (Article 6.5)
Comment: Superseded by Section 19 of the Chatham Hills PUD (Ord. 13-24)
- 47) Height Standards (Article 6.6)
- 48) Landscaping Standards (Article 6.8)
Comment: Superseded by Section 11 of the Chatham Hills PUD (Ord. 13-24) as amended by Ord. 25-45



- a) External Street Frontage Landscaping (6.8(M) of the UDO as amended by Section 11.3 of Ord. 13-24): Shall not apply
- b) Buffer Yards (Article 6.8(N) of the UDO as amended by Section 11.4 of Ord. 13-24): Shall not apply

- 49) Lot Standards (Article 6.10)
- 50) Setback Standards (Article 6.16)
- 51) Yard Standards (Article 6.21)
- 52) Minimum Lot Area: 90,000 square feet
- 53) Minimum Lot Frontage: None, provided a street is accessible
- 54) Minimum Building Setbacks
 - a) Front Yard (south perimeter): 20 feet
 - b) Front Yard (State Road 38 frontage): 25 feet
 - c) Side Yard (between lots): 10 feet
 - d) Side Yard (perimeter of real estate): 20 feet
 - e) Rear Yard: 20 feet
- 55) Minimum Lot Width: 80 feet
- 56) Maximum Building Height: 45 feet
- 57) Minimum Living Area (Total): 2,000 square feet

DESIGN STANDARDS (ORD. 13-24, ORD. 25-45, CHAPTER 8 OF UDO)

- 58) Block Standards (Article 8.1)
- 59) Easement Standards (Article 8.3)
 - Comment: Please coordinate with Public Works**
- 60) Monument and Marker Standards (Article 8.5)
- 61) Open Space and Amenity Standards (Article 8.6)
 - Comment: Superseded by Section 12 of the Chatham Hills PUD (Ord. 13-24), but made inapplicable via Ord. 25-45**
- 62) Pedestrian Network Standards (Article 8.7)
 - Comment: Superseded by Section 15 of the Chatham Hills PUD (Ord. 13-24)**

Sidewalks and trails shall be installed as generally depicted on Exhibit B of Ord. 25-45
- 63) Stormwater Standards (Article 8.8)
- 64) Street and Right-of-Way Standards (Article 8.9)
- 65) Street Light Standards (Article 8.10)
- 66) Street Sign Standards (Article 8.11)
- 67) Surety Standards (Article 8.12)
- 68) Utility Standards (Article 8.13)



MISCELLANEOUS STANDARDS (ORD. 24-45)

The plans comply. Secondary Plat approval will come subsequent to Overall Development Plan and Primary Plat approval.

69) Infrastructure Standards of Section 20 of the Chatham Hills PUD (Ord. 13-24) shall apply.

70) Annexation; The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

DEPARTMENT COMMENTS

ACTION: Hold a public hearing for 2509-SPP-6 & 2509-ODP-05 at the September 8, 2025 Plat Committee meeting and act on the item as the plans comply with all applicable standards.

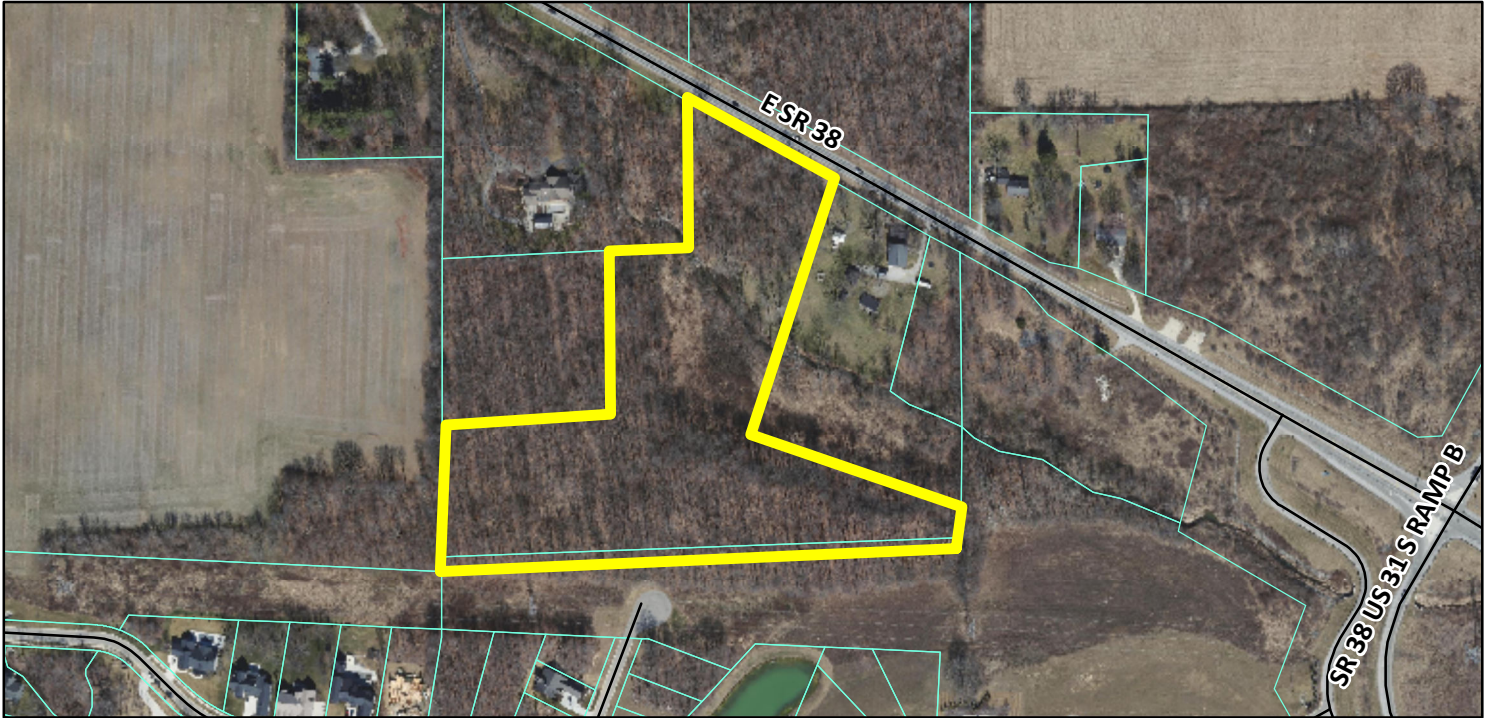
The Department recommends approving the petition(s) with the following conditions:

- 1) The approval by Public Works of any Construction Standard waivers, if applicable; and
- 2) That all necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

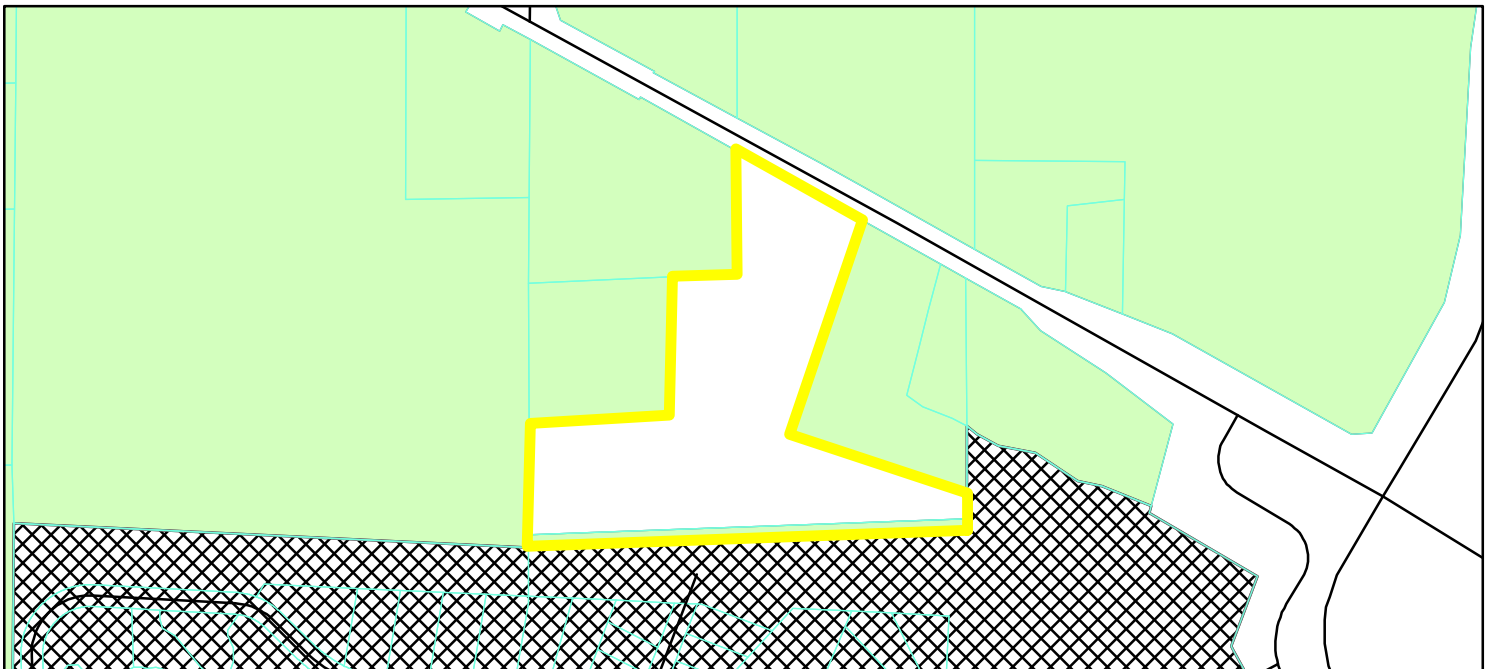
If any Plat Committee members has questions prior to the public hearing, please contact Daine Crabtree at (317) 416-2586 or by email at dcrabtree@westfield.in.gov .

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Zoning - All
AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)

0 0.05 0.1
Miles



 CITY OF
Westfield
INDIANA

2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

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NOBLESVILLE, IN 46062
JASON.WATTERS.3@GMAIL.COM


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A part of the Northwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Block 1 of Chatham Hills - Section 7A as recorded as Instrument Number 2021011797 in Plat Cabinet 6, Slide 58 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 16 seconds East (basis of bearings is Indiana State Plane, East Zone, Grid Bearing) along the West line of the Northwest Quarter 317.14 feet; thence North 87 degrees 56 minutes 44 seconds East 361.50 feet; thence North 00 degrees 12 minutes 16 seconds East 361.81 feet; thence North 87 degrees 53 minutes 50 seconds East 166.44 feet; thence North 00 degrees 12 minutes 16 seconds East 362.91 feet; thence South 60 degrees 57 minutes 20 seconds East 379.77 feet; thence South 18 degrees 16 minutes 30 seconds West 618.09 feet; thence South 73 degrees 00 minutes 42 seconds East 266.09 feet; thence South 70 degrees 45 minutes 10 seconds East 120.39 feet; thence South 71 degrees 24 minutes 39 seconds East 95.26 feet; thence South 00 degrees 12 minutes 16 seconds West 97.99 feet to the North boundary of said Chatham Hills Section 7A; thence South 87 degrees 46 minutes 26 seconds West along the said North line 1128.44 feet to the POINT OF BEGINNING, containing 11.895 acres, more or less.

An aerial photograph of a rural property. A solid black line outlines a large, irregularly shaped parcel. A dashed black line follows a similar path but is offset from the solid line in several places. The property is mostly wooded with bare trees. To the north, a road labeled 'STATE ROAD 38' runs diagonally. To the east, a body of water labeled 'LINDLEY DITCH' is visible. To the south, a road labeled 'IVY RIDGE' curves around a pond. In the bottom right corner, a road labeled 'THORNBOROUGH DRIVE' is visible. Several houses and other structures are scattered around the property, including a large house to the northwest and a smaller house to the northeast.

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50](http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50)

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

TOTAL ACREAGE - 11.55± ACRES
OF LOTS - 3
DENSITY - 0.26 LOTS/ACRE
ROADWAY LENGTH PRIVATE - 141 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS
LOT 1 ADDRESS: 21160 IVY RIDGE, WESTFIELD, IN 46074

SHEET	DESCRIPTION
P001	PRIMARY PLAT COVER SHEET
C002	MAP SHEET
P101	PRIMARY PLAT
L101	LANDSCAPE PLAN

REFERENCE BENCHMARK: CONTROL POINT 402A - MAGNAN SET IN CURB AT
SOUTHWEST CORNER OF INTERSECTION OF CHATHAM RIDGE BLVD AND PROMONTORY
LANE

ELEV. = 911.35 (NAVD 1988 DATUM)

PROJECT BENCHMARK: CUT "X" IN WEST CAP BOLT ON FIRE HYDRANT ON WEST SIDE
OF IVY RIDGE, APPROXIMATELY 400 FET NORTH OF THE INTERSECTION WITH CHATHAM
RIDGE COURT

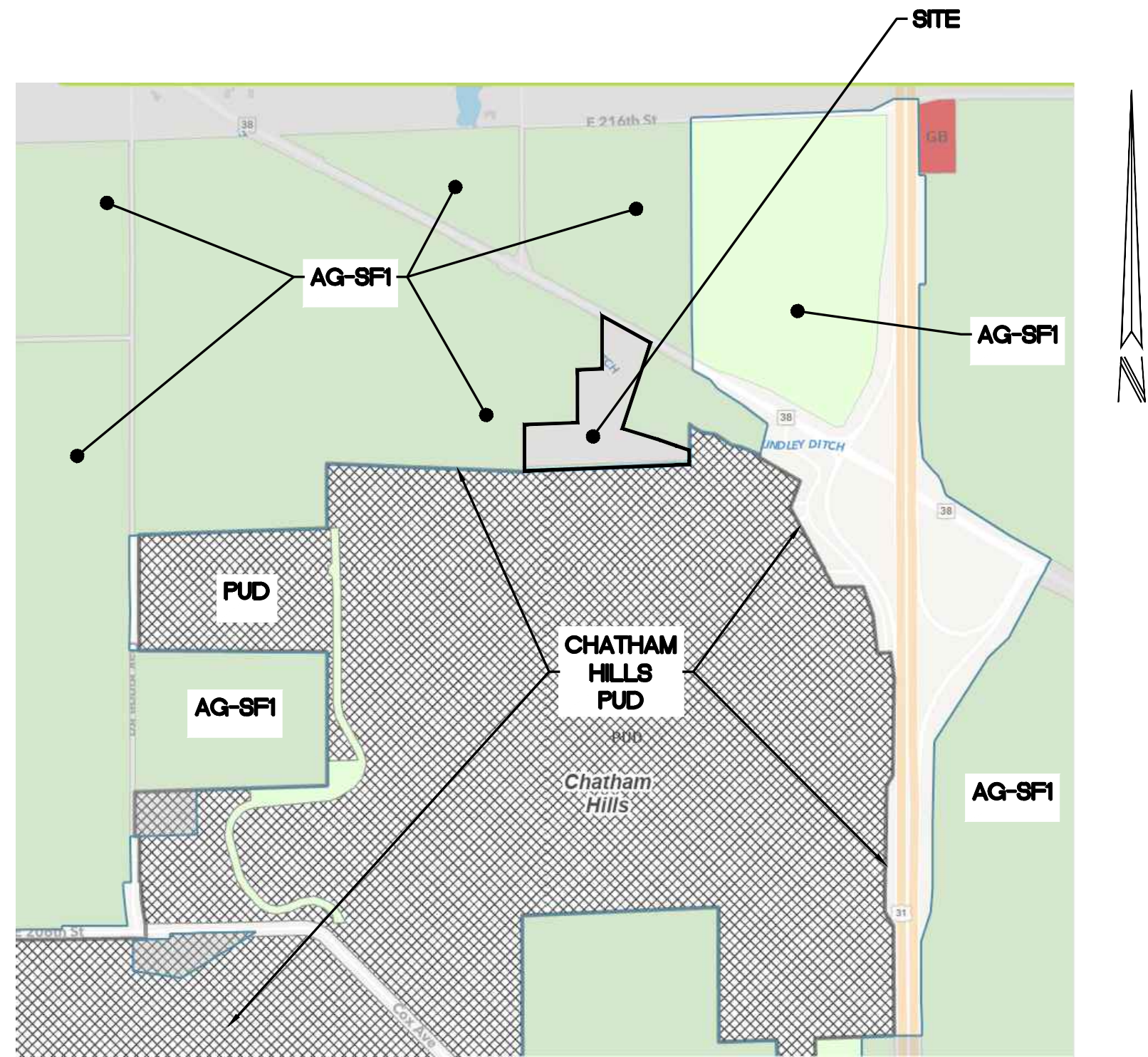
ELEV. = 905.39 (NAVD 1988 DATUM)

AGENCY/UTILITY	PHONE NUMBER
PUBLIC WORKS - CITY OF WESTFIELD	
JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD	
JAMES ROBERTS	317-804-3307
SURVEYOR - HAMILTON COUNTY	
SAM CLARK	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY	
DAVE LUCAS	317-773-7770
GAS - VECTREN	
CHAD MILLER	317-776-5550
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE	
BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE	
EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T	
BRIAN WENTE	317-610-5440
SANITARY SEWER AND WATER-CITIZENS ENERGY GROUP/CWA AUTHORITY, INC	
2150 DR. MARTIN LUTHER KING JR ST	
INDIANAPOLIS, IN 46202	
BRAD HOSTETTER	317-927-4351

CAUTION

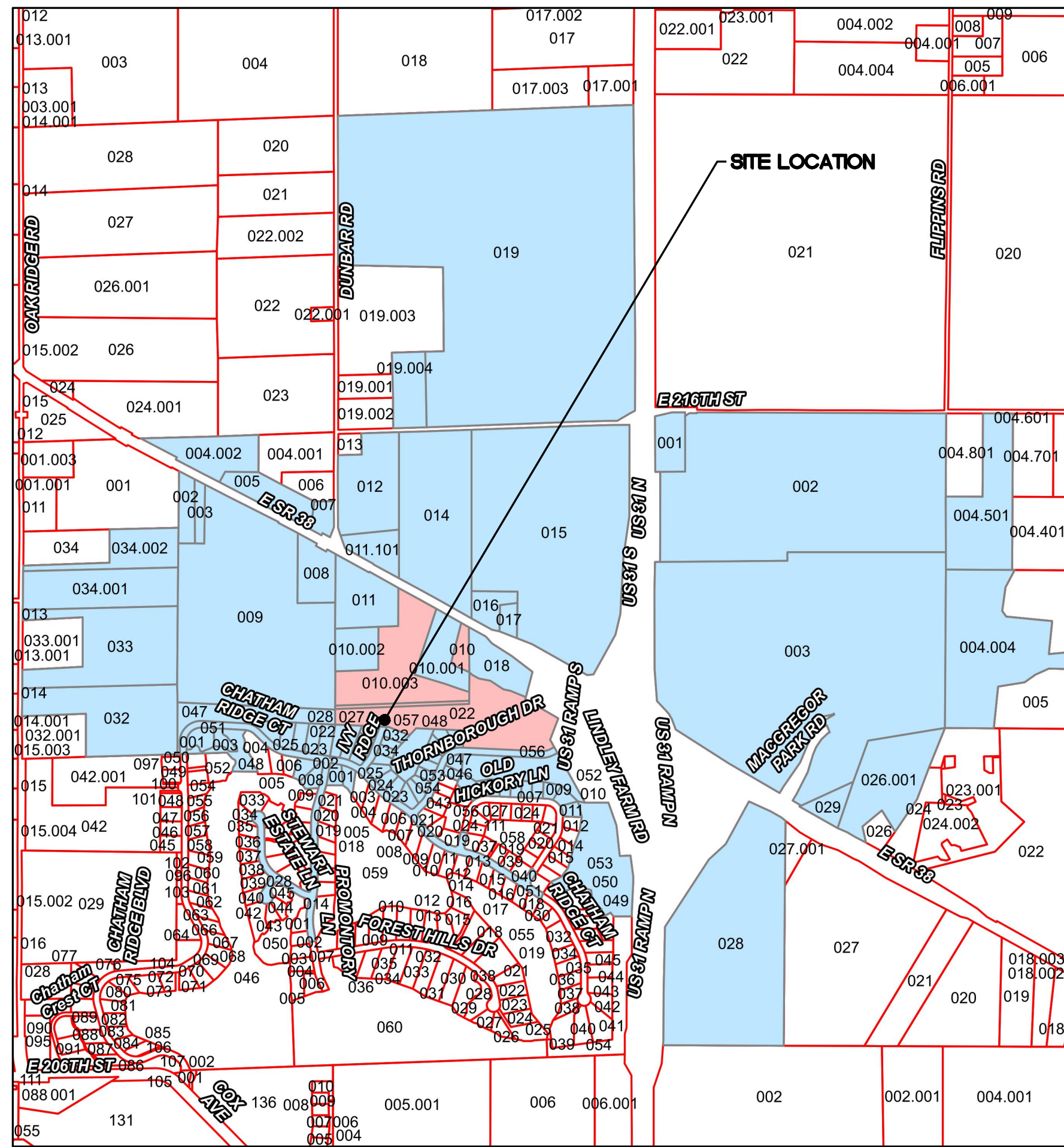
LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE, THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347
DESIGN ASSOCIATE	SHANNON SHAW	317-706-6312
QUALITY ASSURANCE	CHRIS WISEMAN, PE	317-706-6429

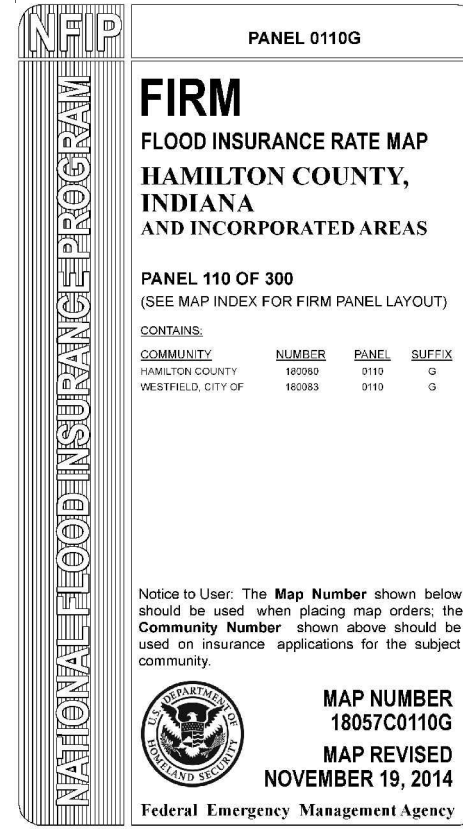
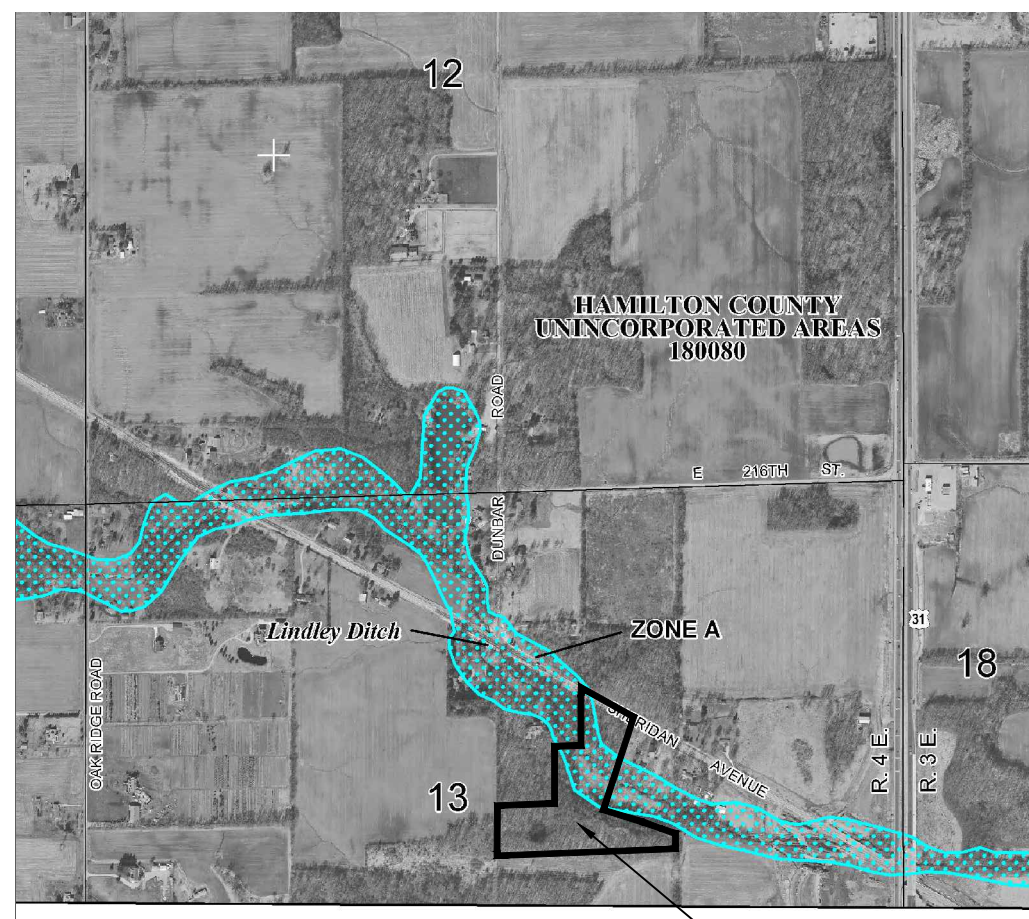
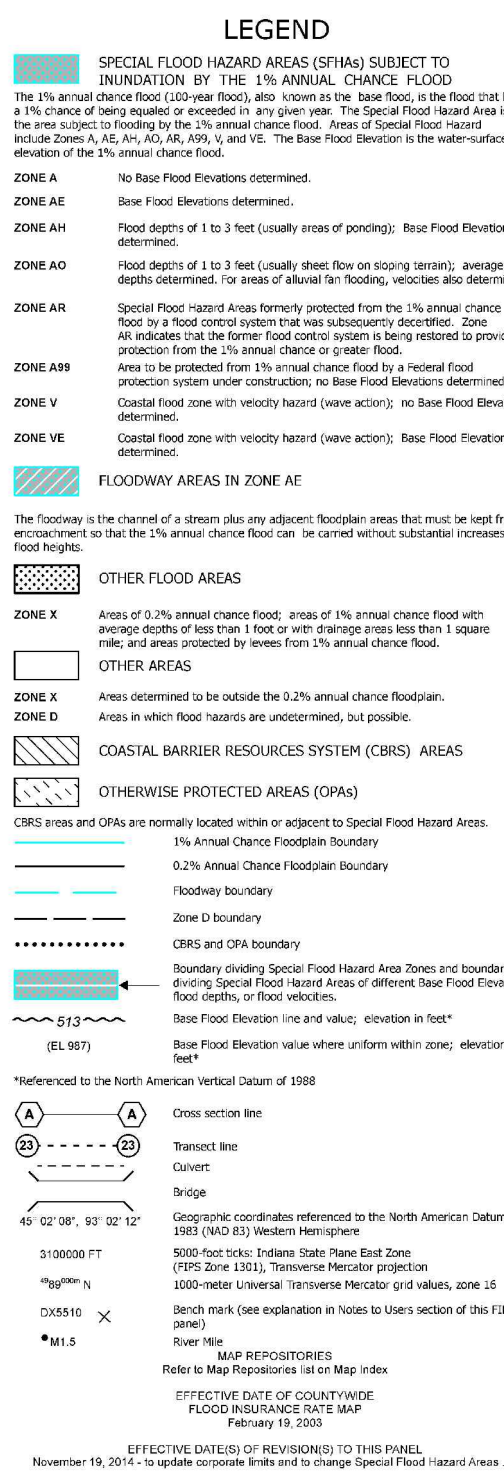


CURRENT ZONING MAP
SCALE: NOT TO SCALE

Adjoiner Notification Map



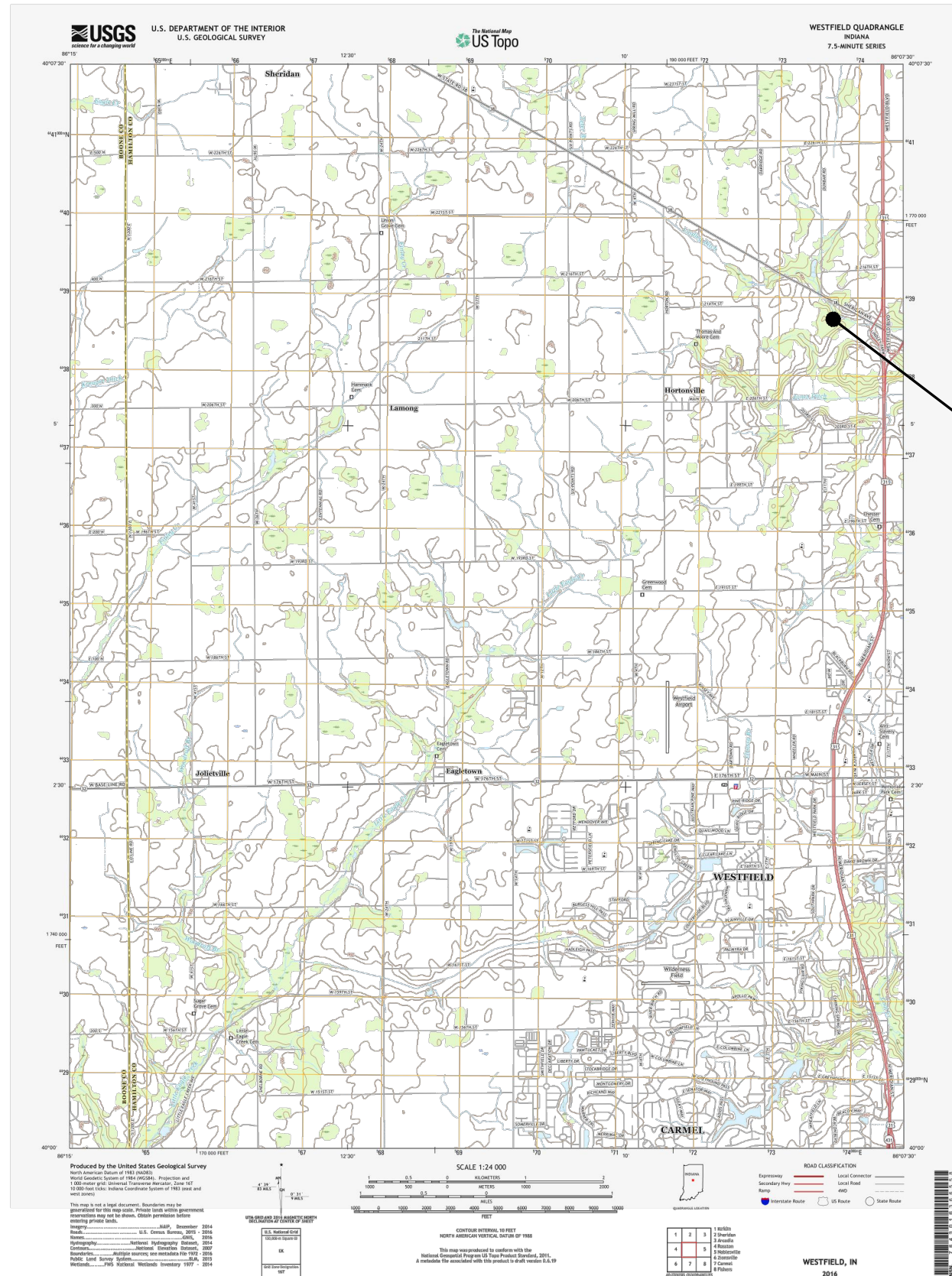
ADJOINER MAP
SCALE: NOT TO SCALE



COMMUNITY MAP PANEL NO. 18057C0110G
EFFECTIVE DATE: NOVEMBER 19, 2014

FEMA MAP
SCALE: NOT TO SCALE

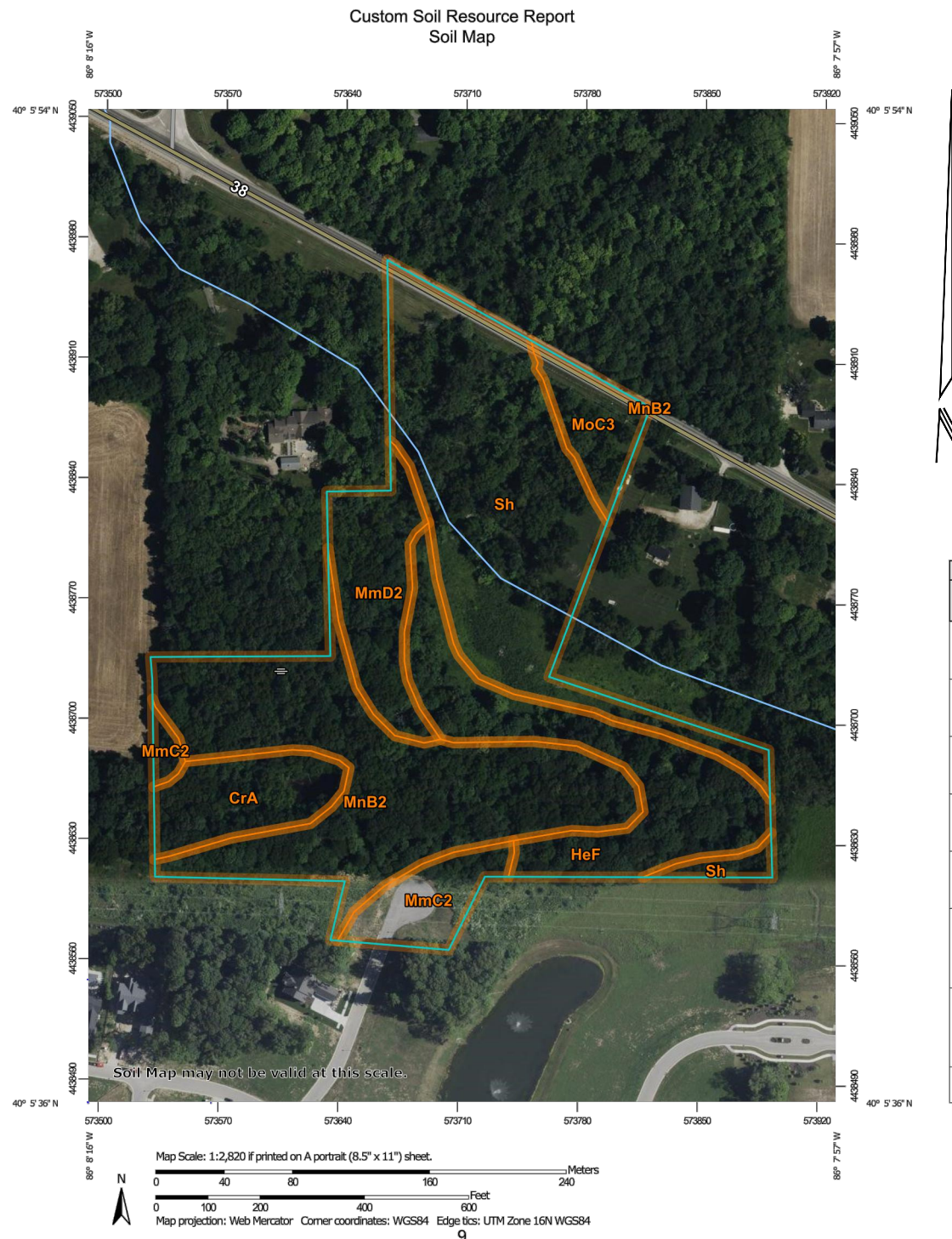
- PER HAMILTON COUNTY SURVEYOR'S OFFICE
1. THE PROPOSED PROJECT DOES NOT FALL IN A WESTFIELD WELL HEAD PROTECTION ZONE.
 2. THE PROPOSED PROJECT FALLS IN THE ISAAC JONES REGULATED DRAIN WATERSHED.



US TOPO QUAD MAP
SCALE: NOT TO SCALE



VICINITY MAP
SCALE: NOT TO SCALE



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	1.2	6.7%
HeF	Hennepin loam, 18 to 50 percent slopes	3.0	16.6%
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.0	5.4%
MmD2	Miami silt loam, 12 to 18 percent slopes, eroded	1.5	8.4%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.2	28.4%
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.8	4.3%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.5	30.2%
Totals for Area of Interest		18.2	100.0%

SOIL MAP
SCALE: NOT TO SCALE

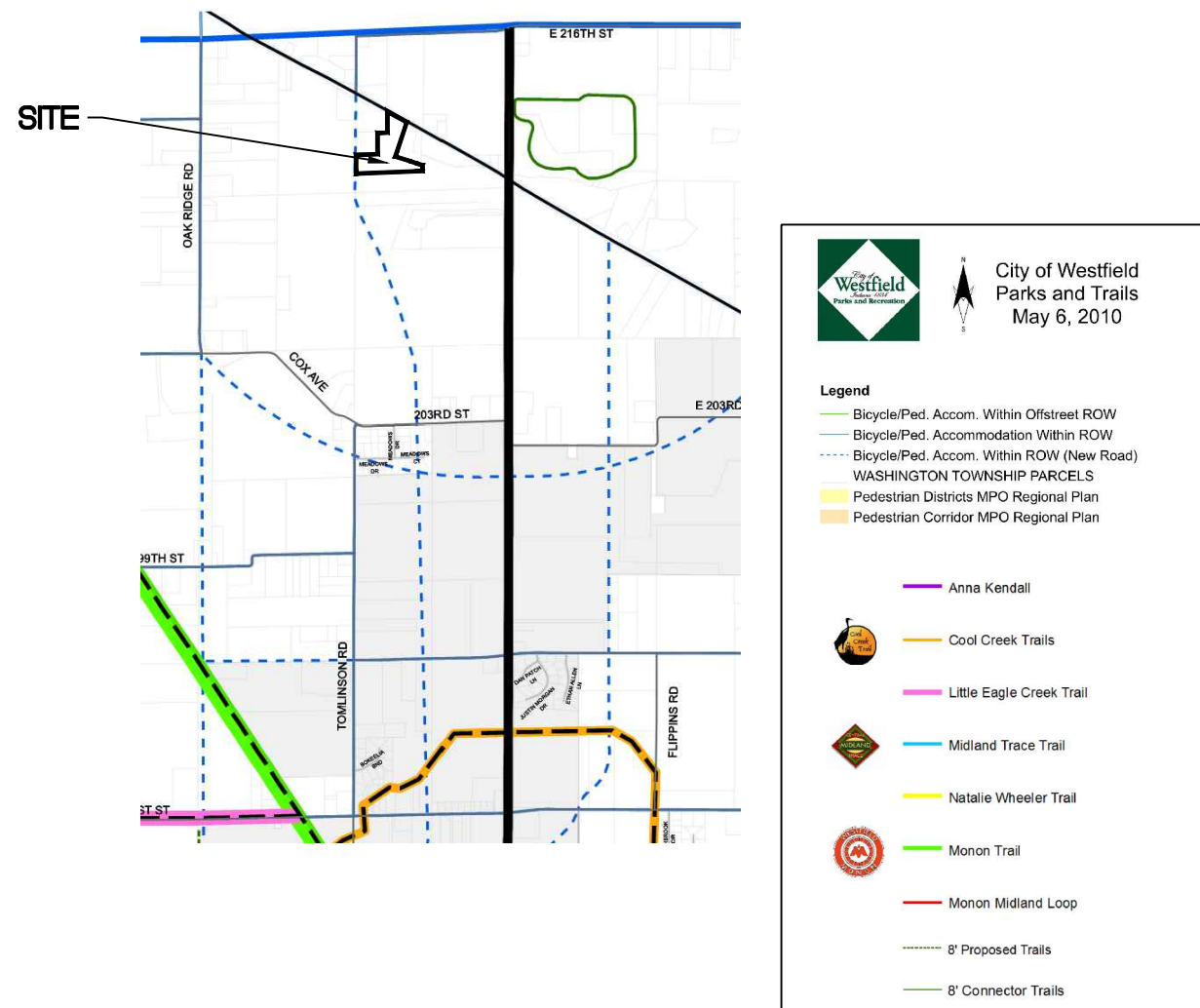


FIGURE 4.6: ALTERNATE TRANSPORTATION PLAN
SCALE: NOT TO SCALE

Revisions	Date	Description
1	08-21-2025	Initial Design
2	08-21-2025	Final Design

ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
SURVEY + 3D LASER SCANNING
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
WWW.CRIPE.DIZ

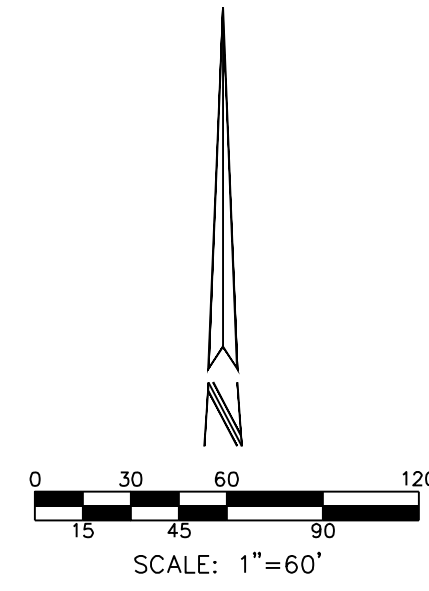
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MAP SHEET
IVY RIDGE PRESERVE
JASON WATERS
1303 E. STATE ROAD 38
SHERIDAN, IN 46069

CERTIFIED BY
CHRISTOPHER M. WATERS
REGISTERED PROFESSIONAL ENGINEER
PE 10504920
STATE OF INDIANA
Date: 08-21-2025

811
FOR CALLS IN INDIANA
CALL 811
1-800-382-5544
CALL YOUR 811
FOR CALLS IN INDIANA
CALL 811
1-800-382-5544
CALL YOUR 811
FOR CALLS IN INDIANA
CALL 811
1-800-382-5544
CALL YOUR 811

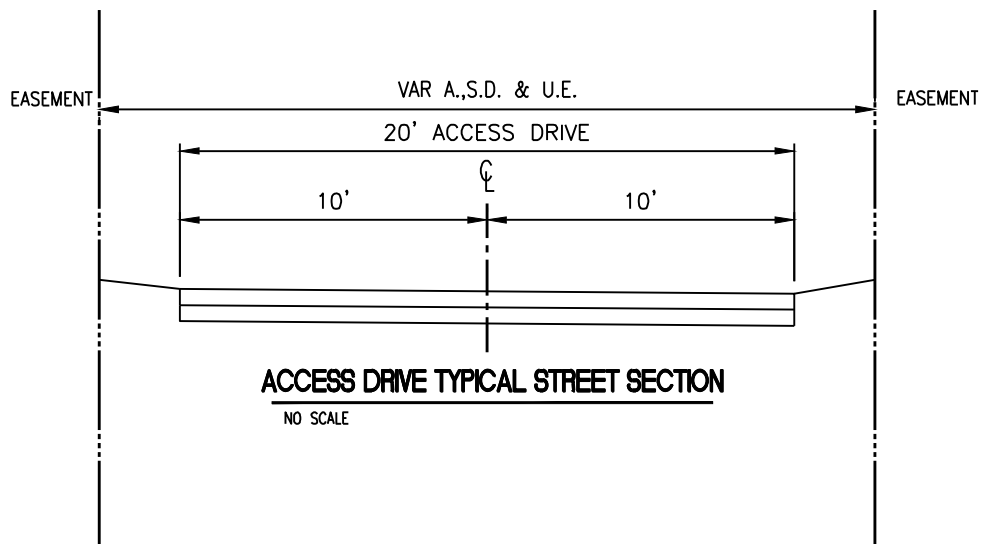
Sheet
C002
Date
08-21-2025
Project Number
170504-20900



SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	100 YEAR FLOODPLAIN LIMITS, ZONE A
	BOUNDARY
LOT NUMBER	
	STREET SIGN

A.S.,D.&U.E.	ACCESS, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D.&U.E.A.	SANITARY, DRAINAGE AND UTILITY EASEMENT
S.&U.E.	SANITARY AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.E.	CONSERVATION EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE



PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, IVY RIDGE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

[illegible]

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PRIMARY PLAT

IVY RIDGE PRESERVE

ASON WATTERS

303 E. STATE ROAD 38
SHERIDAN, IN 46069

CERTIFIED

BY P. M. L.

• CHRISTOPHER M. WISEMAN •
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 08-21-2025



811 1-800-382-554

Drawn By:

S. SHAW

S. NORRIS, EI

C. WISEMAN, PE

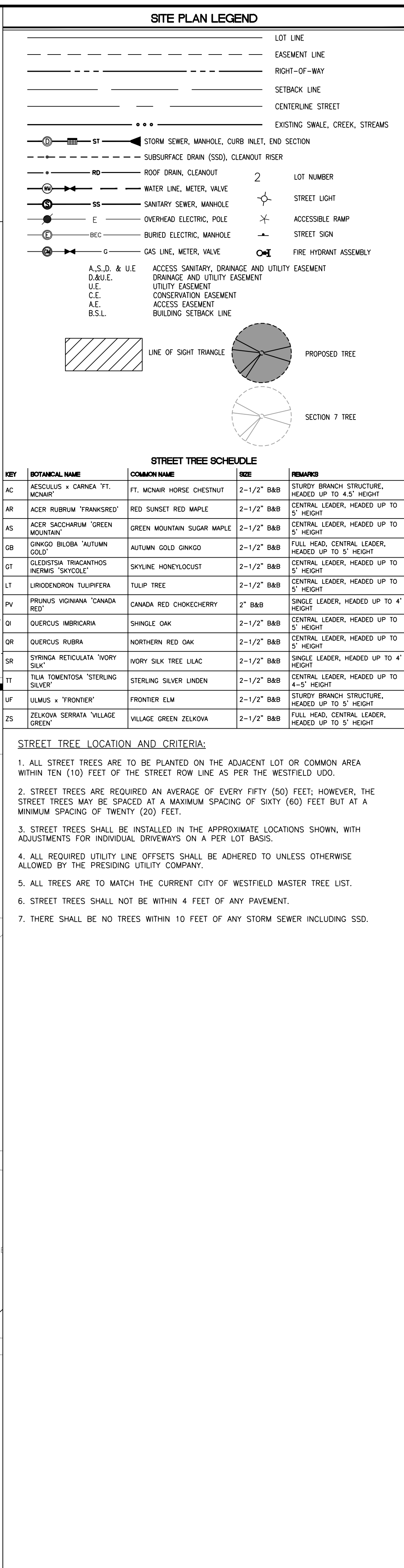
Sheet **D101**

P101

Date 08-21-2025

Project Number
170504-20900

Page 13 of 13

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CITY OF
Westfield
INDIANA

2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

JASON WATTERS

19418 HONEYLOCUST GLEN
NOBLESVILLE, IN 46062
JASON.WATTERS.3@GMAIL.COM


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A part of the Northwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Block 1 of Chatham Hills - Section 7A as recorded as Instrument Number 2021011797 in Plat Cabinet 6, Slide 58 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 16 seconds East (basis of bearings is Indiana State Plane, East Zone, Grid Bearing) along the West line of the Northwest Quarter 317.14 feet; thence North 87 degrees 56 minutes 44 seconds East 361.50 feet; thence North 00 degrees 12 minutes 16 seconds East 361.81 feet; thence North 87 degrees 53 minutes 50 seconds East 166.44 feet; thence North 00 degrees 12 minutes 16 seconds East 362.91 feet; thence South 60 degrees 57 minutes 20 seconds East 379.77 feet; thence South 18 degrees 16 minutes 30 seconds West 618.09 feet; thence South 73 degrees 00 minutes 42 seconds East 266.09 feet; thence South 70 degrees 45 minutes 10 seconds East 120.39 feet; thence South 71 degrees 24 minutes 39 seconds East 95.26 feet; thence South 00 degrees 12 minutes 16 seconds West 97.99 feet to the North boundary of said Chatham Hills Section 7A; thence South 87 degrees 46 minutes 26 seconds West along the said North line 1128.44 feet to the POINT OF BEGINNING, containing 11.895 acres, more or less.

An aerial photograph of a rural property. A solid black line outlines the property boundary, which is irregular in shape. A dashed line follows a similar path but is offset from the solid line in several places. The property is mostly covered in bare trees and brush. In the upper right, a multi-lane road labeled 'STATE ROAD 38' runs diagonally. To the left of the property, a road labeled '20023 AV' runs vertically. In the lower right, a road labeled 'THORNBOROUGH DRIVE' is visible. A large, irregularly shaped pond is located in the lower right portion of the property. Several buildings, including a large house and several smaller outbuildings, are scattered across the property. A small stream or ditch labeled 'LINDLEY DITCH' is visible near the center of the property.

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED [HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50](http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50)

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

TOTAL ACREAGE - 11.55± ACRES
OF LOTS - 3
DENSITY - 0.26 LOTS/ACRE
ROADWAY LENGTH PRIVATE - 141 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS
LOT 1 ADDRESS: 21160 IVY RIDGE, WESTFIELD, IN 46074

SHEET	DESCRIPTION
D001	OVERALL DEVELOPMENT PLAN COVER SHEET
C002	MAP SHEET
D101	OVERALL DEVELOPMENT PLAN
L101	LANDSCAPE PLAN

REFERENCE BENCHMARK: CONTROL POINT 402A - MAGNAN SET IN CURB AT
SOUTHWEST CORNER OF INTERSECTION OF CHATHAM RIDGE BLVD AND PROMONTORY
LANE

ELEV. = 911.35 (NAVD 1988 DATUM)

PROJECT BENCHMARK: CUT "X" IN WEST CAP BOLT ON FIRE HYDRANT ON WEST SIDE
OF IVY RIDGE, APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION WITH CHATHAM
RIDGE COURT

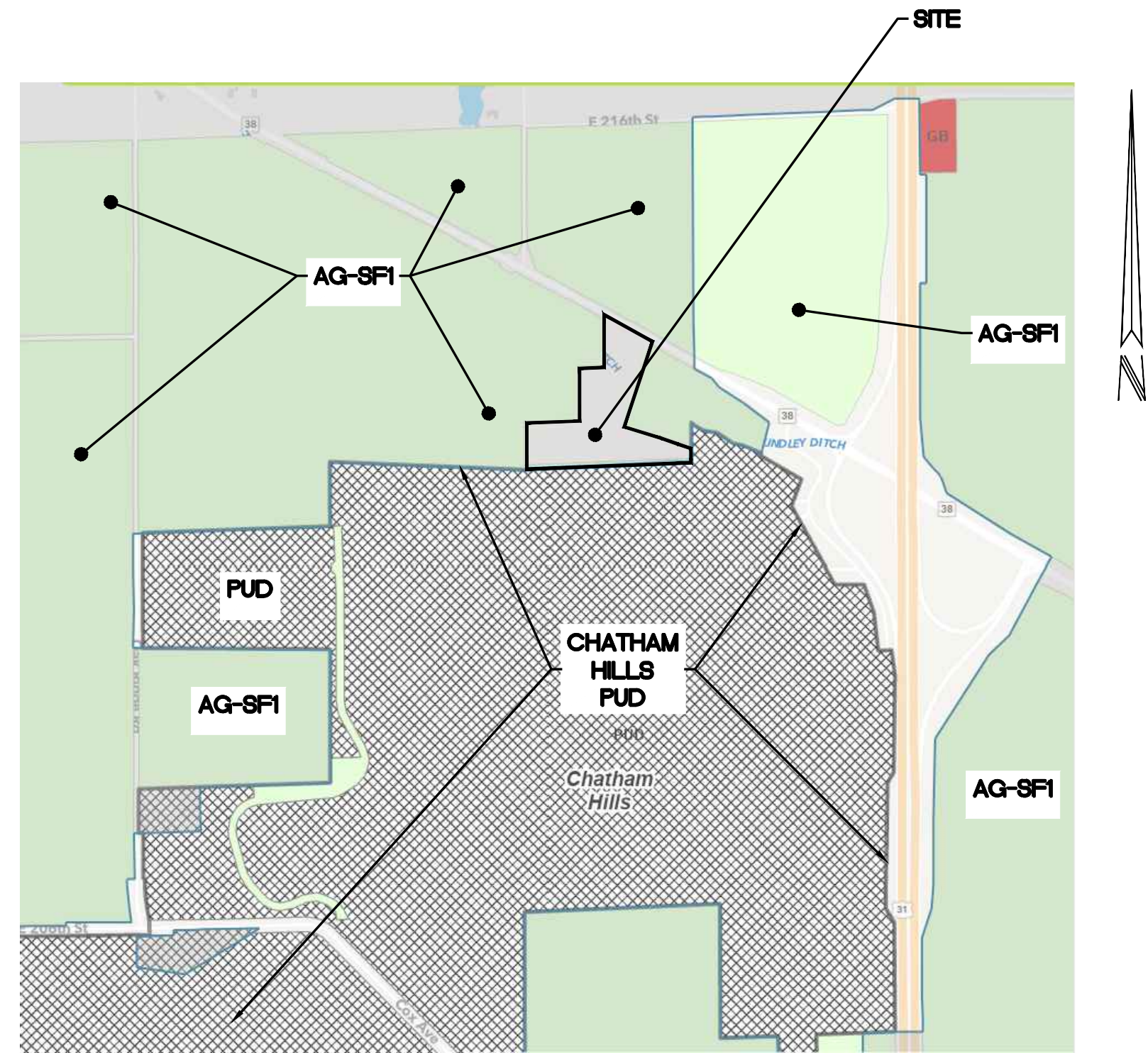
ELEV. = 905.39 (NAVD 1988 DATUM)

AGENCY/UTILITY	PHONE NUMBER
PUBLIC WORKS - CITY OF WESTFIELD	
JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD	
JAMES ROBERTS	317-804-3307
SURVEYOR - HAMILTON COUNTY	
SAM CLARK	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY	
DAVE LUCAS	317-773-7770
GAS - VECTREN	
CHAD MILLER	317-776-5550
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE	
BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE	
EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T	
BRIAN WENTE	317-610-5440
SANITARY SEWER AND WATER-CITIZENS ENERGY GROUP/CWA AUTHORITY, INC	
2150 DR. MARTIN LUTHER KING JR ST	
INDIANAPOLIS, IN 46202	
BRAD HOSTETTER	317-927-4351

CAUTION

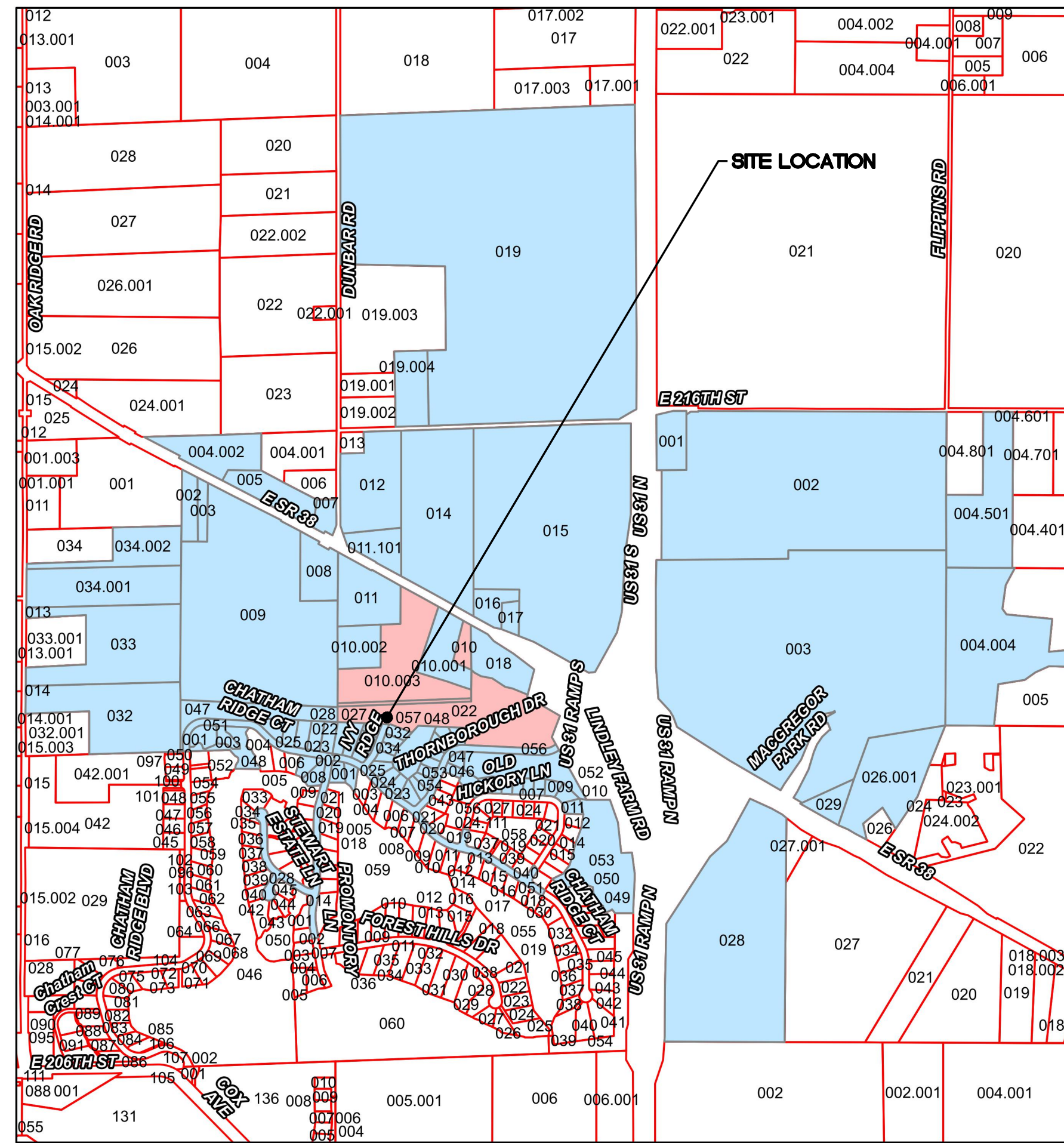
LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347
DESIGN ASSOCIATE	SHANNON SHAW	317-706-6312
QUALITY ASSURANCE	CHRIS WISEMAN, PE	317-706-6429

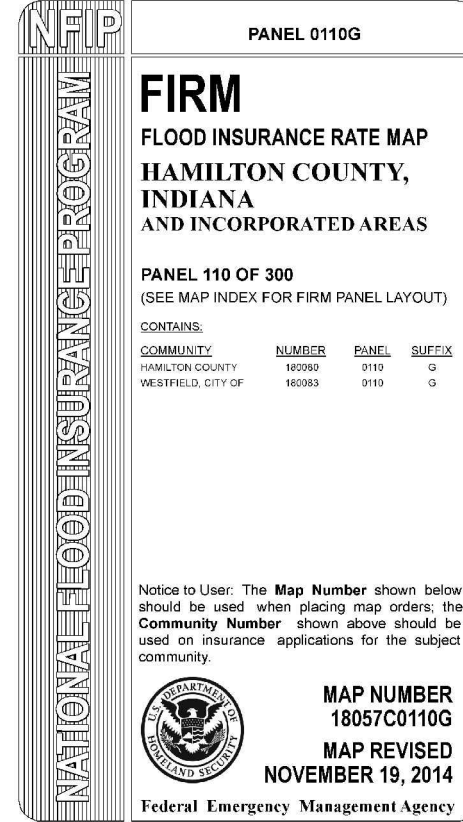
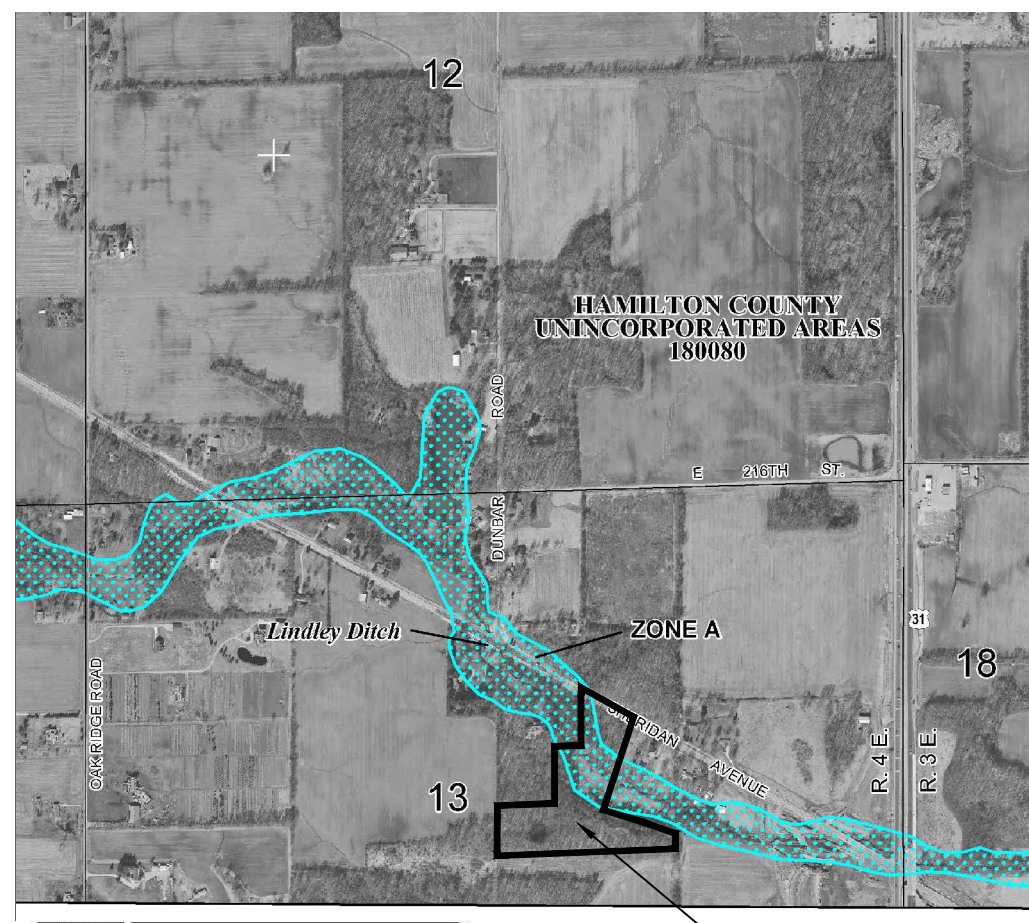
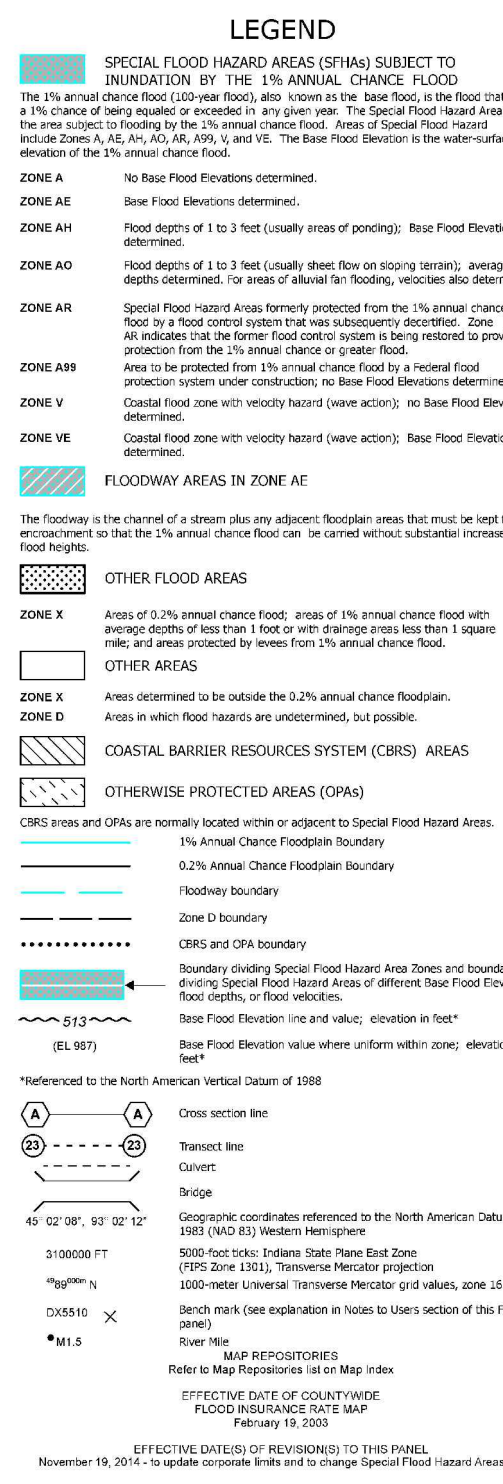


CURRENT ZONING MAP
SCALE: NOT TO SCALE

Adjoiner Notification Map

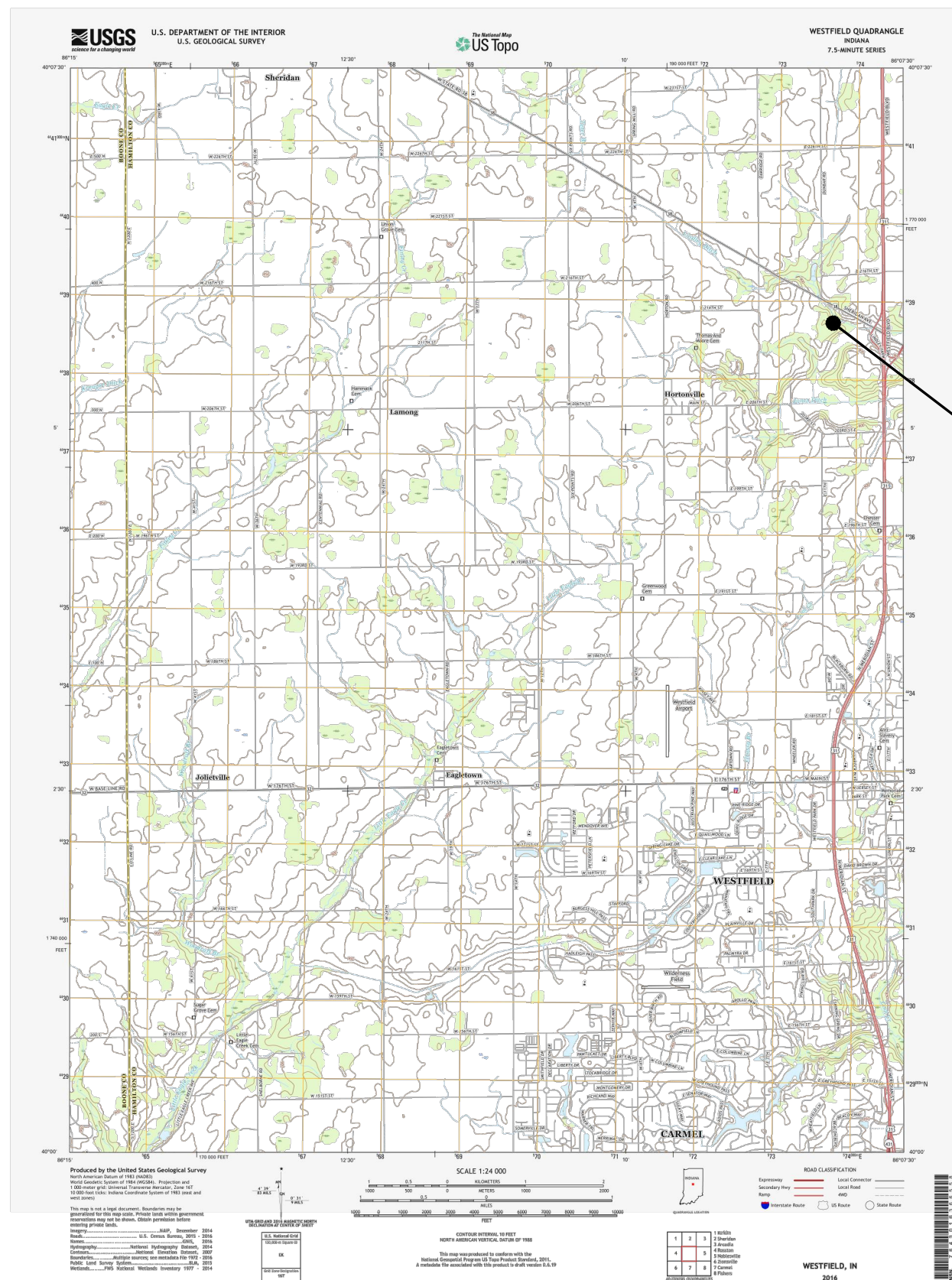


ADJOINER MAP
SCALE: NOT TO SCALE



COMMUNITY MAP PANEL NO. 18057C0110G
EFFECTIVE DATE: NOVEMBER 19, 2014
FEMA MAP
SCALE: NOT TO SCALE

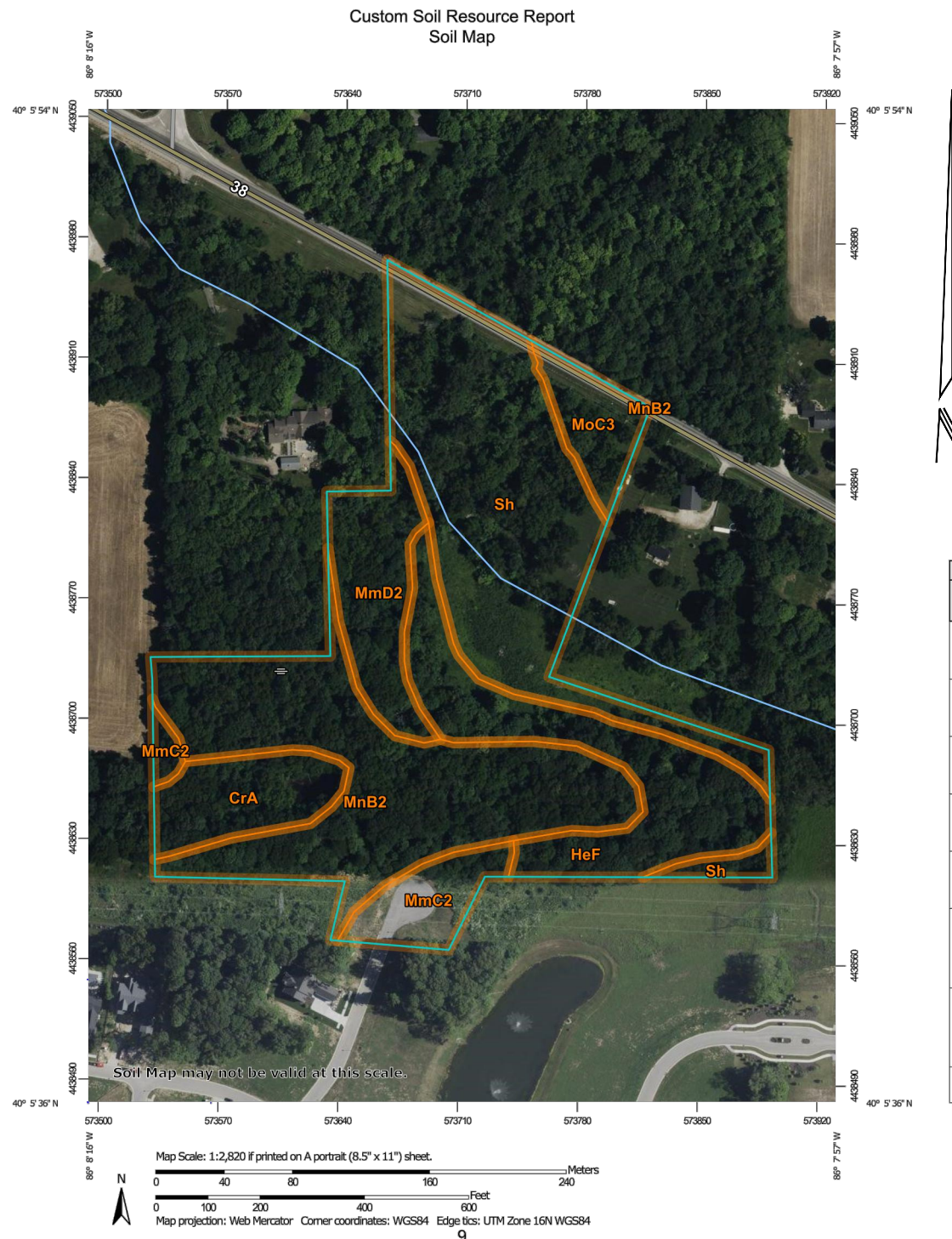
- PER HAMILTON COUNTY SURVEYOR'S OFFICE
1. THE PROPOSED PROJECT DOES NOT FALL IN A WESTFIELD WELL HEAD PROTECTION ZONE.
 2. THE PROPOSED PROJECT FALLS IN THE ISAAC JONES REGULATED DRAIN WATERSHED.



US TOPO QUAD MAP
SCALE: NOT TO SCALE



VICINITY MAP
SCALE: NOT TO SCALE



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
C/A	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	1.2	6.7%
HeF	Hennepin loam, 18 to 50 percent slopes	3.0	16.6%
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.0	5.4%
MmD2	Miami silt loam, 12 to 18 percent slopes, eroded	1.5	8.4%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.2	28.4%
Moc3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.8	4.3%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.5	30.2%
Totals for Area of Interest		18.2	100.0%

SOIL MAP
SCALE: NOT TO SCALE

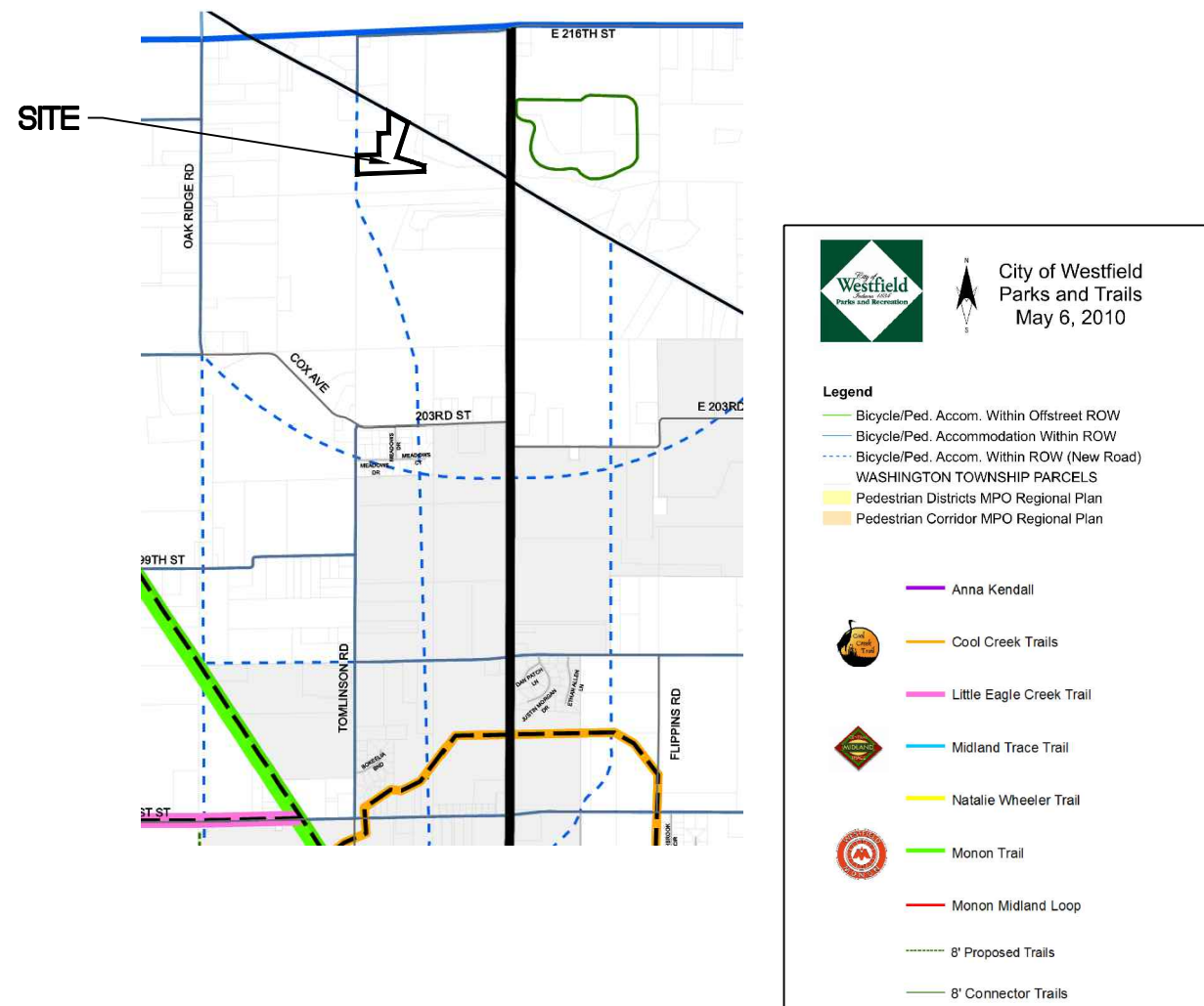


FIGURE 4.6: ALTERNATE TRANSPORTATION PLAN
SCALE: NOT TO SCALE

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MAP SHEET
IVY RIDGE PRESERVE
JASON WATERS
1303 E. STATE ROAD 38
SHERIDAN, IN 46069

CERTIFIED BY
CHRISTOPHER M. WATERS
REGISTERED PROFESSIONAL ENGINEER
PE 10504920
STATE OF INDIANA
Date 08-21-2025

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Drawn By:
S. SHAW
Checked By:
S. NORRIS, EI
Quality Assurance:
C. WISEMAN, PE

Sheet
C002
Date
08-21-2025
Project Number
170504-20900

Page 16 of 36

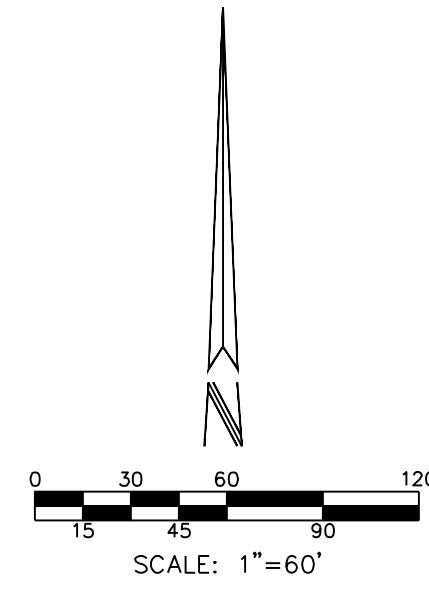


Diagram illustrating a typical street section for an access drive. The diagram shows a central 20' ACCESS DRIVE flanked by 10' easements on both sides, totaling 40' width. The easements are labeled "EASEMENT". The central drive is labeled "20' ACCESS DRIVE". The total width is labeled "VAR. A.S.D. & U.E.". The diagram is titled "ACCESS DRIVE TYPICAL STREET SECTION" and includes a note "NO SCALE".

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, ANY
SIDEWALK SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND
THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF
WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE
STREETS.

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OVERALL DEVELOPMENT PLAN

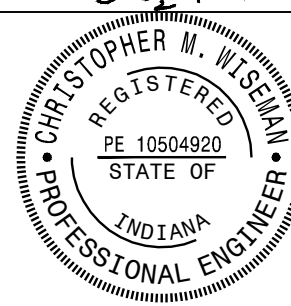
IVY RIDGE PRESERVE

JASON WATTERS

303 E. STATE ROAD 3
SHERIDAN, IN 46069

CERTIF

BY D. Miller



Date 08-21-2025



811 1-800-382-5555

By
AW

Checked By:
S. MORRIS, ET

Quality Assurance
© WILEY

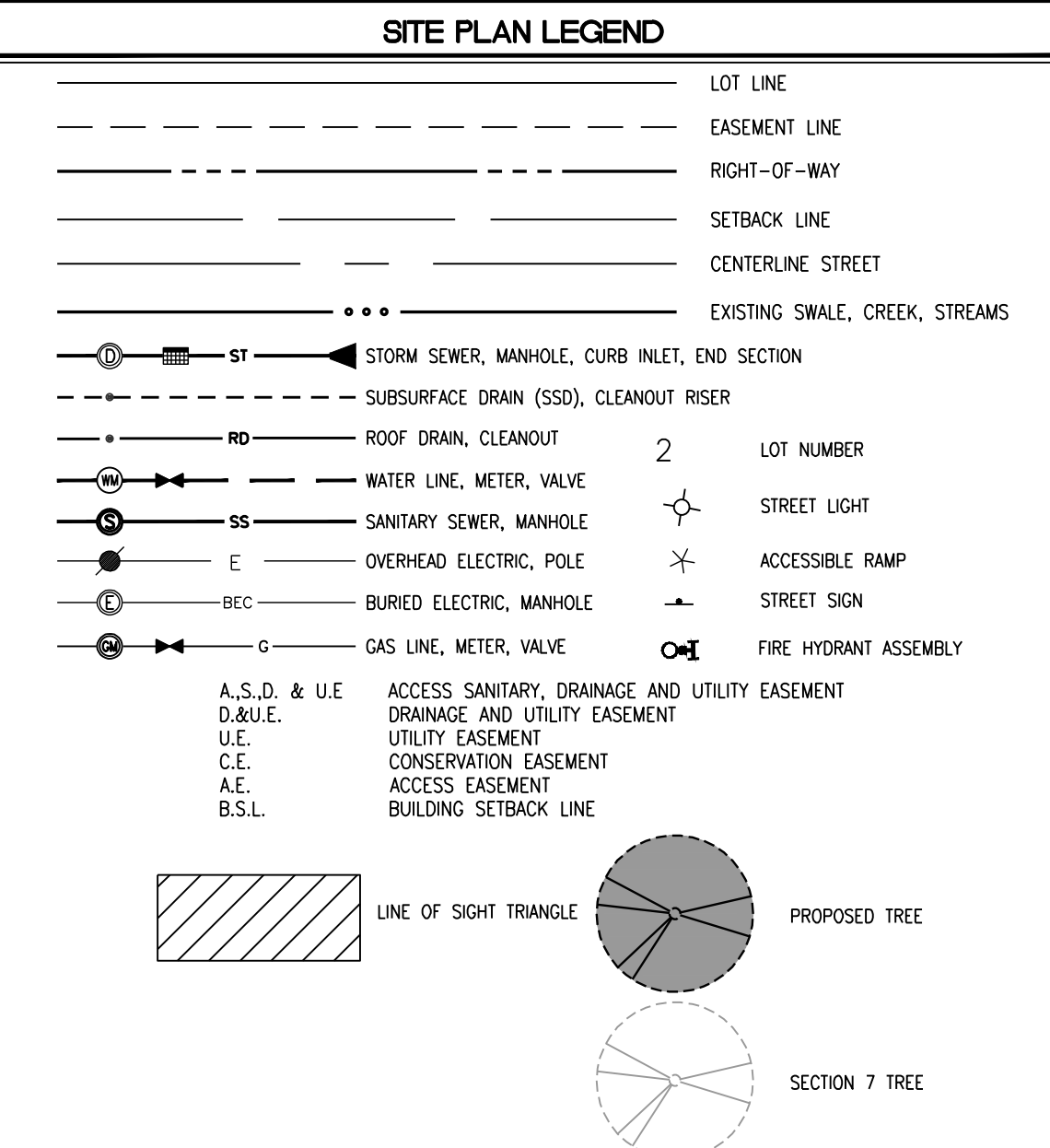
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Page 17 of 3



STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESULUS 's CARNEA 'FT. MONAR'	FT. MONAR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MONAR'	GREEN SHADOWN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	QUERCUS TRACINATHOS 'NIRNUS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'VORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TF	TI LIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UT	ULMUS 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

1. ALL STREET TREES ARE TO BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN TEN (10) FEET OF THE STREET ROW LINE AS PER THE WESTFIELD UDO.
2. STREET TREES ARE REQUIRED AN AVERAGE OF EVERY FIFTY (50) FEET; HOWEVER, THE STREET TREES MAY BE SPACED AT A MAXIMUM SPACING OF SIXTY (60) FEET BUT AT A MINIMUM SPACING OF TWENTY (20) FEET.
3. STREET TREES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS SHOWN, WITH ADJUSTMENTS FOR INDIVIDUAL DRIVEWAYS ON A PER LOT BASIS.
4. ALL REQUIRED UTILITY LINE OFFSETS SHALL BE ADHERED TO UNLESS OTHERWISE ALLOWED BY THE PRESIDING UTILITY COMPANY.
5. ALL TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
6. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
7. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSDS.

Page 18 of 3

 CITY OF
Westfield
INDIANA

2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

JASON WATTERS

19418 HONEYLOCUST GLEN
NOBLESVILLE, IN 46062
JASON.WATTERS.3@GMAIL.COM


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STATE ROAD 36

LINDLEY DITCH

IVY ROAD

THORNBOROUGH DRIVE

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED
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ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS
LOT 1 ADDRESS: 21160 IVY RIDGE, WESTFIELD, IN 46074

SHEET	DESCRIPTION
C001	COVER SHEET
C002	MAP SHEET
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN
C202-C203	SITE DETAILS
C301	GRADING PLAN
C401	STORMWATER POLLUTION PREVENTION PLAN
C402	POST STORMWATER POLLUTION PREVENTION PLAN
C403	STORMWATER POLLUTION PREVENTION DETAILS
C501	UTILITY PLAN
C801	SANITARY SEWER PLAN AND PROFILES
C802-C803	SANITARY SEWER DETAILS
C901	WATER PLAN
C902	WATER DETAILS
L101	LANDSCAPE PLAN

REFERENCE BENCHMARK: CONTROL POINT 402A -- MAGNAIL SET IN CURB AT
SOUTHWEST CORNER OF INTERSECTION OF CHATHAM RIDGE BLVD AND PROMONTORY
LANE

ELEV. = 911.35 (NAVD 1988 DATUM)

PROJECT BENCHMARK: CUT "X" IN WEST CAP BOLT ON FIRE HYDRANT ON WEST SIDE
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2150 DR. MARTIN LUTHER KING JR ST	
INDIANAPOLIS, IN 46202	
BRAD HOSTETLER	317-927-4351

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CERTIFIED BY: *Chris M. Wainman*

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date: 08-21-2025



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S. SHAW

Checked By:
S. NORRIS, EI

Quality Assurance:
C. WISEMAN, PE

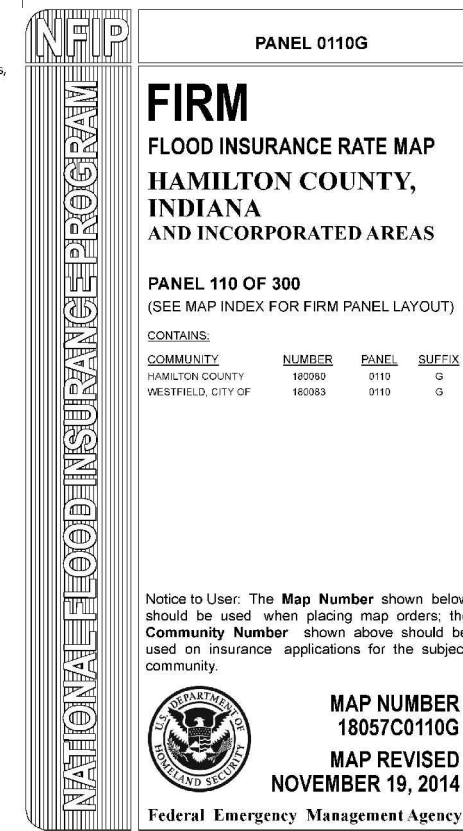
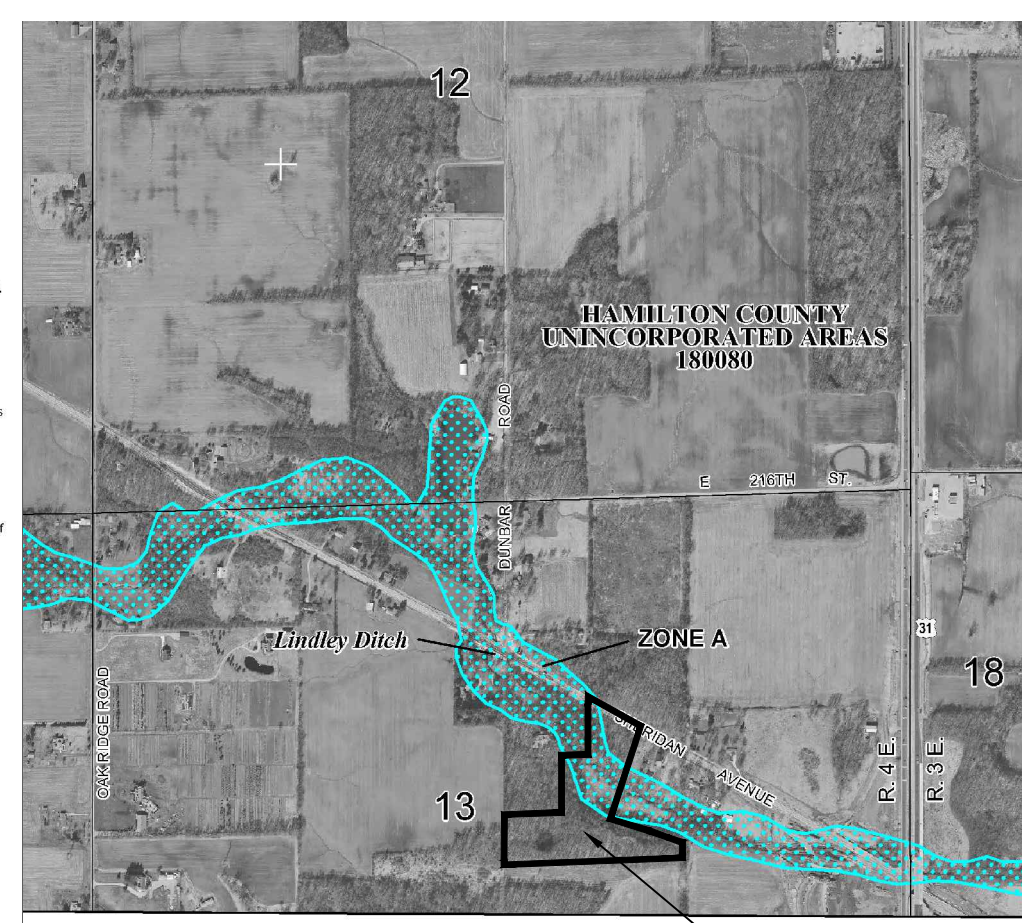
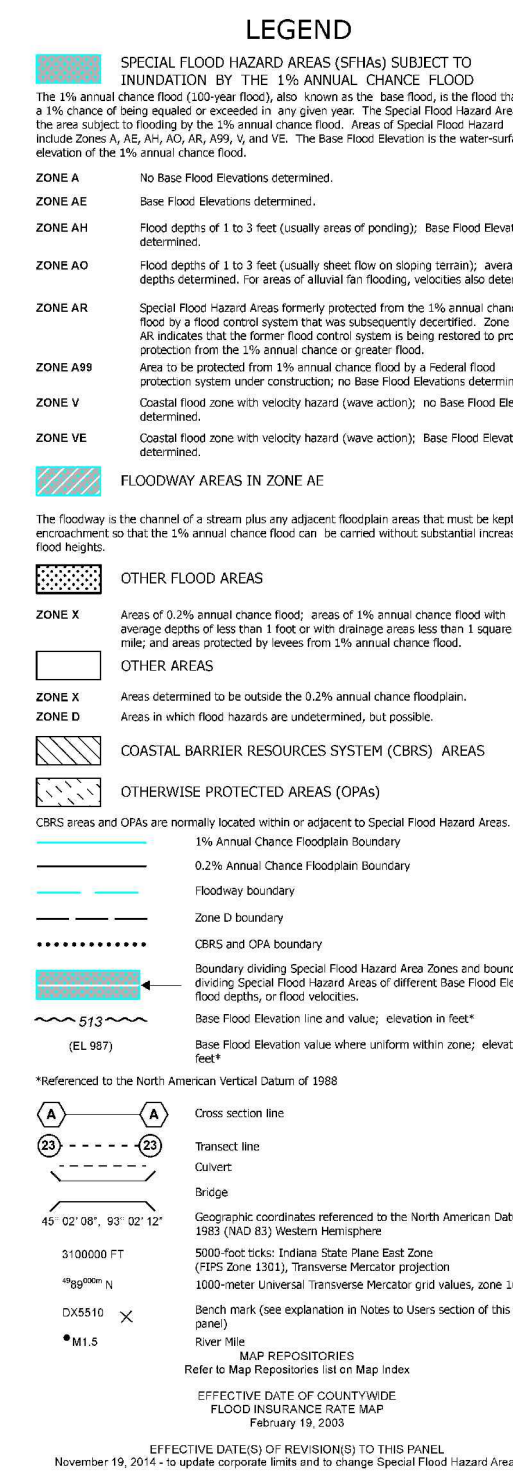
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Project Number
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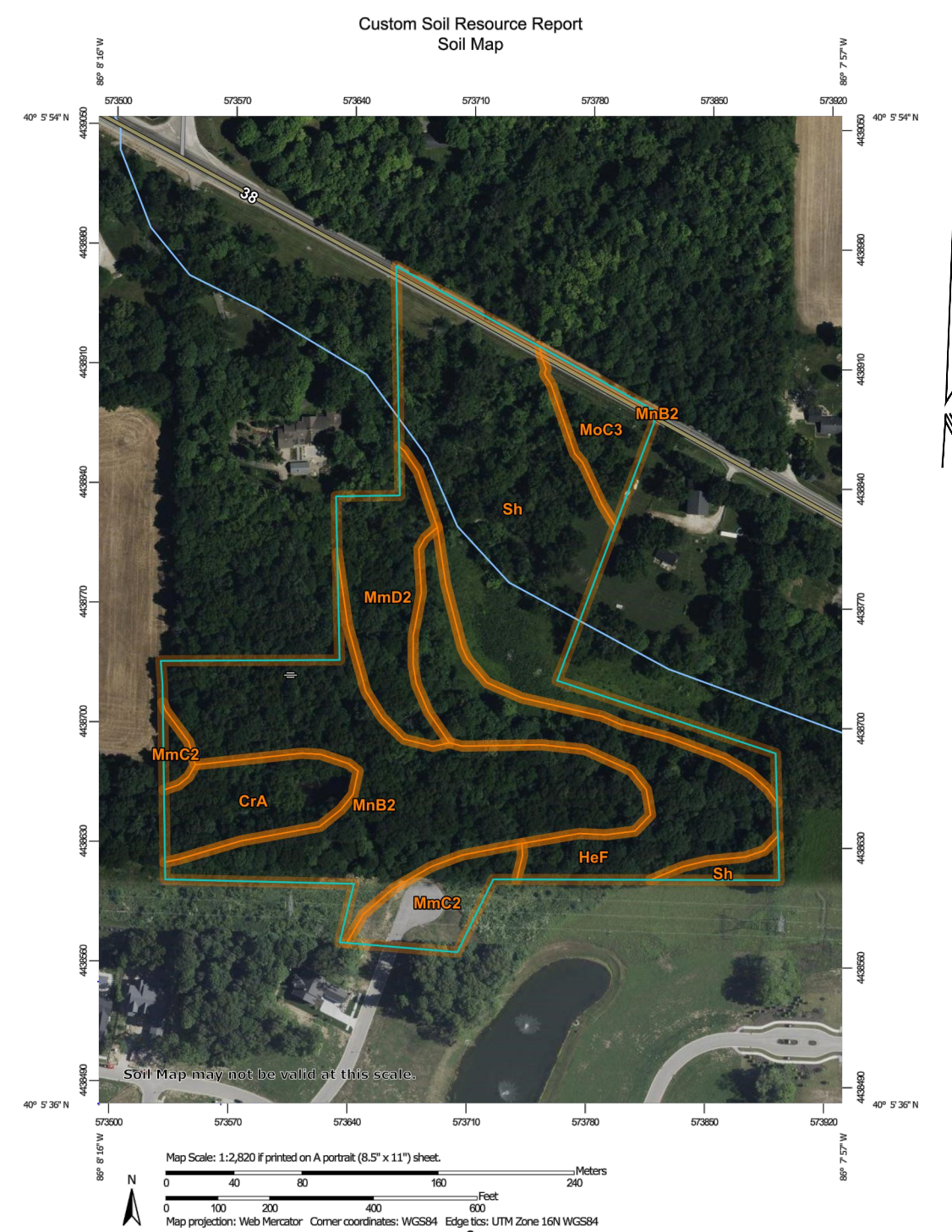
CURRENT ZONING MAP

SCALE: NOT TO SCALE



VICINITY MAP

SCALE: NOT TO SCALE



Map Unit Legend

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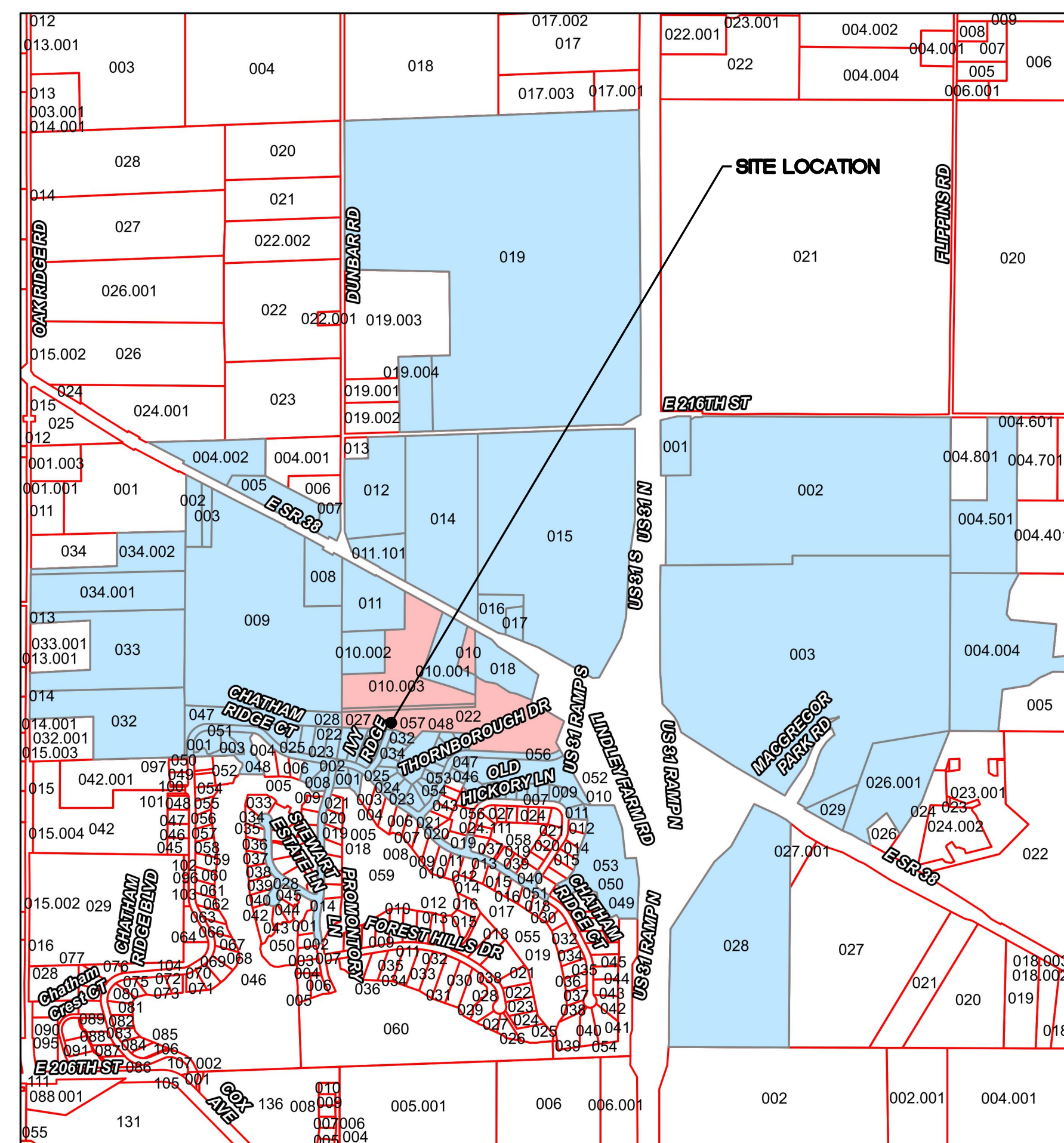
SOIL MAP

SCALE: NOT TO SCALE



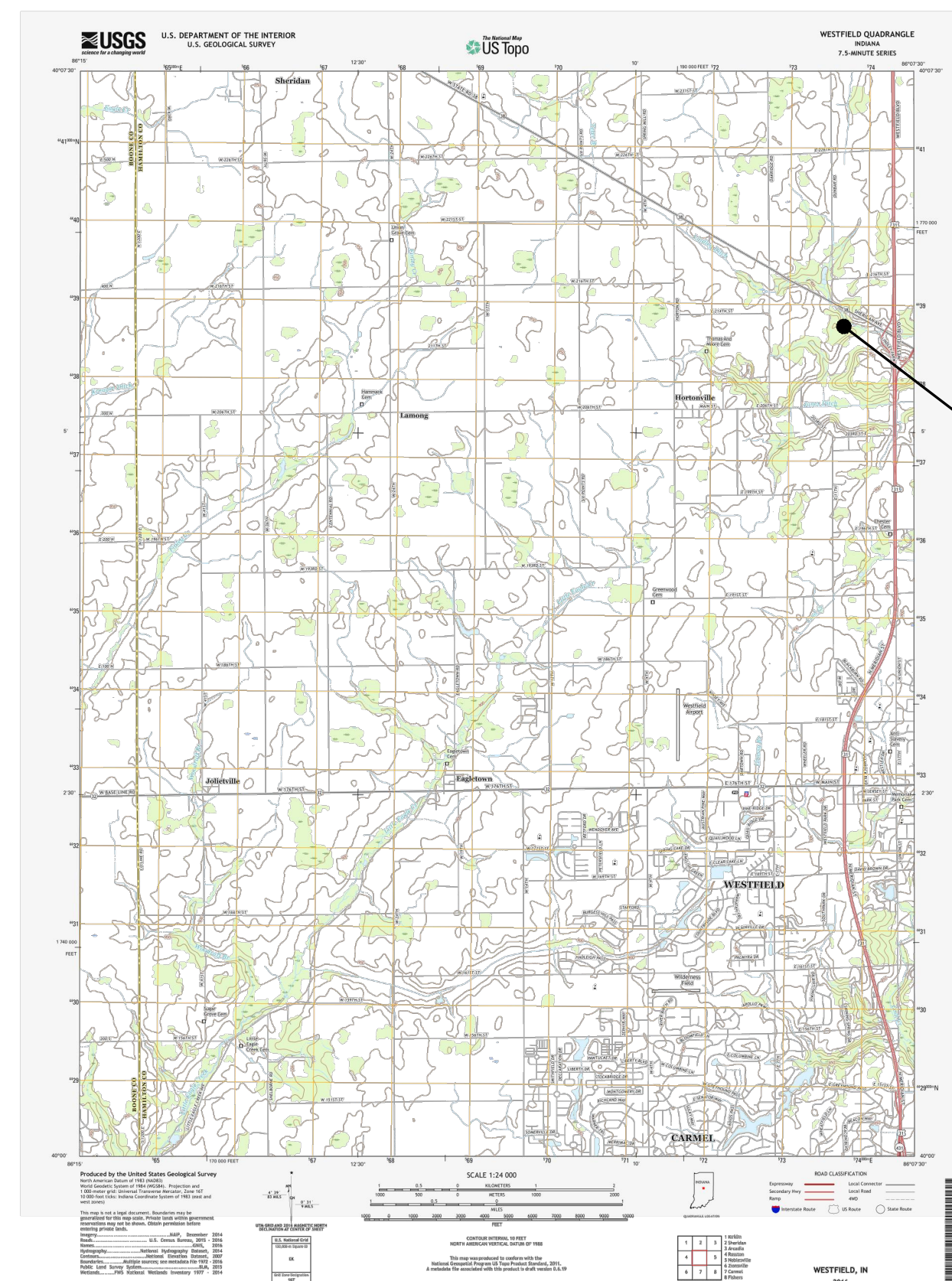
FIGURE 4.6: ALTERNATE TRANSPORTATION PLAN

SCALE: NOT TO SCALE



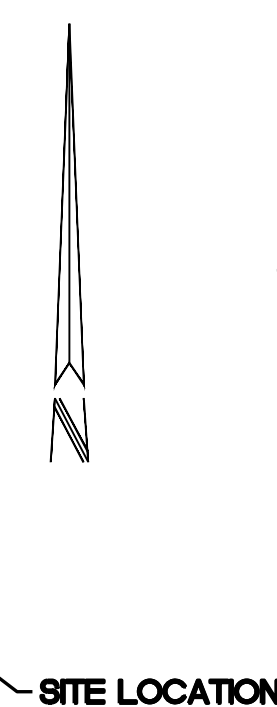
ADJOINER MAP

SCALE: NOT TO SCALE



US TOPO QUAD MAP

SCALE: NOT TO SCALE

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303 E. STATE ROAD 38
SHERIDAN, IN 46069

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Date 08-21-2025

Project Number
170504-20900

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EXISTING FEATURES LEGEND

SS	SANITARY SEWER & MANHOLE	Ø	POWER POLE
⎓	STORM SEWER; END SECTION, INLET & M.H.	⎓	CLY WIRE
— G — G — G —	GAS LINE	⎓	UTILITY RISER; TELEPHONE, ELECTRIC & CABLE TV
— W — W — W —	WATER LINE	⎓	ELECTRIC TRANSFORMER
— E — E — E —	ELECTRIC LINE (AERIAL)	⎓	AIR CONDITIONER UNIT
— T — T — T —	TELEPHONE LINE (AERIAL)	⎓	STREET LIGHT
— CTV — CTV —	CABLE TELEVISION (AERIAL)	⎓	LIGHT POLE
— BTC — BTC —	BURIED TELE. CABLE	⎓	FLOOD LIGHT
— BEC — BEC —	BURIED ELEC. CABLE	⎓	TRAFFIC MANHOLE AND SIGNAL POLE
— X — X — X —	FENCE LINE (FNC)	⎓	FIRE HYDRANT
— BCTV — BCTV —	BURIED CABLE TV	⎓	VALVE; GAS & WATER
— I — I — I —	GUARDRAIL	⎓	STREET SIGN
---	RIGHT OF WAY LINE (R/W)	⎓	WATER, TELEPHONE AND ELECTRIC MANHOLE
---	PROPERTY LINE	⎓	SEWER CLEANOUT
---	EASEMENT LINE	⎓	ELECTRIC, GAS AND WATER METER
---	CENTER LINE	⎓	PIPELINE MARKER POST
---	SWALE LINE	⎓	MAILBOX
○ ○ ○ ○		⎓	GUARD POST
		⎓	SPRINKLER HEAD
		⎓	IRRIGATION CONTROL BOX
		⎓	SPOT GRADE
		⎓	TOP CURB/GUTTER GRADE
		⎓	MONITORING WELL
		⎓	FIRE SERVICE STAND PIPE
		⎓	GAS VENT PIPE
		⎓	SEPTIC TANK LID
		⎓	WELL CAP
		⎓	AIR RELIEF VALVE
		⎓	UNDERGROUND TANK FILLER PIPE
		⎓	SITE ADDRESS

D. DEED DIMENSION
M. MEASURED DIMENSION
P. PLAT DIMENSION
R. RADIUS
L. ARC LENGTH
H.H. HANDHOLE
FND. FOUND
CONC. CONCRETE
ASPH. ASPHALT
TC TOP OF CASTING ELEVATION
IE INVERT ELEVATION
TBM TEMPORARY BENCHMARK

● DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.
○ DENOTES A NAG NAIL WITH WASHER SET. WASHER STAMPED "CRPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

100 YR FLOODPLAIN LIMITS, ZONE AE

DEMOLITION PLAN LEGEND

TREES AND VEGETATION TO BE REMOVED	SAWCUT AND REMOVE CONCRETE FROM SITE
---	CONSTRUCTION LIMITS

DEMOLITION PLAN NOTES:

- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE REMOVAL, RELOCATION, AND DEMOLITION OF EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEETS C401-C402 PRIOR TO COMMENCING DEMOLITION.
- MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
- SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO ANY SITE ENTITIES THAT ARE TO REMAIN.
- CONTRACTOR TO STAKE/RIBBON CLEARING LIMITS AND PERFORM WALK THROUGH WITH DEVELOPER PRIOR TO ANY TREE REMOVAL. CLEARING LIMITS MAY BE ADJUSTED IN ORDER TO SAVE TREES LOCATED ON THE FRINGE OF THE CLEARING LIMITS AS SHOWN.
- CONTRACTOR SHALL CONTACT OWNER REGARDING THE SALVAGE OF EXISTING TIMBER. SALVAGE VALUE IS TO BE CONSIDERED WHEN PRICING WORK.
- THE TREE LINE SHOWN IS APPROXIMATE AND WAS DRAWN BY A COMBINATION OF AERIAL MAPPING AND FIELD SURVEY. CONTRACTOR TO FIELD VERIFY ACTUAL TREE LIMITS DURING BIDDING.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYNOTE LEGEND

1	REMOVE TREE, SHRUBS, UNDERBRUSH, LANDSCAPING AND VEGETATION INCLUDING ROOT BALLS IN THEIR ENTIRETY. PRIOR TO ANY REMOVAL CONTRACTOR TO STAKE CLEARING LIMITS AS SHOWN THEN WALK THE SITE WITH DEVELOPER FOR POTENTIAL FIELD ADJUSTMENTS.	
2	WOODS TO REMAIN	
3	FENCE, FENCE POSTS AND ALL ASSOCIATED FOUNDATIONS TO BE REMOVED IN THEIR ENTIRETY.	
4	REMOVE CAP AND THRUST BLOCK ON EXISTING WATERLINE FOR PROPOSED WATERMAIN CONTINUATION. REFER TO C900 SERIES FOR WATER MAIN.	
5	CORE DRILL EXISTING SANITARY STRUCTURE AND REMOVE EXISTING CONCRETE BENCH TO FACILITATE SANITARY CONNECTION. ONCE CONNECTION IS COMPLETE CONTRACTOR TO INSTALL NEW CONCRETE BENCH.	
6	SAWCUT AND REMOVE EXISTING CONCRETE CURB AND ASPHALT 2' BACK FROM EXISTING ASPHALT LIMITS TO PROVIDE A CLEAN EDGE FOR PROPOSED TRANSITION.	
7	SAWCUT AND REMOVE ASPHALT	
8	REMOVE 20' T.P.E. & B.Y. PER AMENDED OVERALL DEVELOPMENT PLAN FOR CHATHAM HILLS - SECTION 7	
9	SAWCUT AND REMOVE CONCRETE SIDEWALK TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.	

Revisions	Appr.	Date	Description

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EXISTING CONDITIONS AND DEMOLITION PLAN

IVY RIDGE PRESERVE
JASON WATERS
1303 E. STATE ROAD 38
SHERIDAN, IN 46069

CERTIFIED BY: *Christopher H. Weisman*
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date: 08-21-2025

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Checked By: **S. NORRIS, EI**
Quality Assurance: **C. WISEMAN, PE**

Sheet **C101**
Date: 08-21-2025
Project Number: 170504-20900

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LOT LINE

EASEMENT LINE

COMMON AREA FOR PRIVATE DRIVE

BUILDING SETBACK LINE

CENTERLINE STREET

CONSTRUCTION LIMITS

2

LOT NUMBER

1

SIGN

STREET LIGHT

STREET SIGN

100 YEAR FLOODPLAIN LIMITS, ZONE A

P.S., S.D. & U.E. = PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
A.S.D. & U.E. = ACCESS, SANITARY DRAINAGE & UTILITY EASEMENT
S.D. & U.E. = SANITARY, DRAINAGE & UTILITY EASEMENT
D & U.E. = DRAINAGE & UTILITY EASEMENT
C. & D.E. = CONSERVATION & DRAINAGE EASEMENT
S.E. = SANITARY SEWER EASEMENT
C.E. = CONSERVATION EASEMENT
C.D. & T.P.E. = CONSERVATION DRAINAGE & TREE PRESERVATION EASEMENT
T.P.E. = TREE PRESERVATION EASEMENT
B.S.L. = BUILDING SETBACK LINE
IRR. = IRRIGATOR
R = RADIUS
L = LENGTH
VAR. = VARIABLE
AC.± = ACRES MORE OR LESS
S.F. = SQUARE FEET
R/W = RIGHT OF WAY

PLATTED LIMITS

EASEMENT

VAR A.S.D. & U.E.

20' ACCESS DRIVE

10'

10'

ACCESS DRIVE TYPICAL STREET SECTION

NO SCALE

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, IVY RIDGE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

OVERALL SITE PLAN

IVY RIDGE PRESERVE

JASON WATERS

1303 E. STATE ROAD 38

SHERIDAN, IN 46069

CERTIFIED BY

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF

Date 08-21-2025

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Quality Assurance: C. WISEMAN, PE

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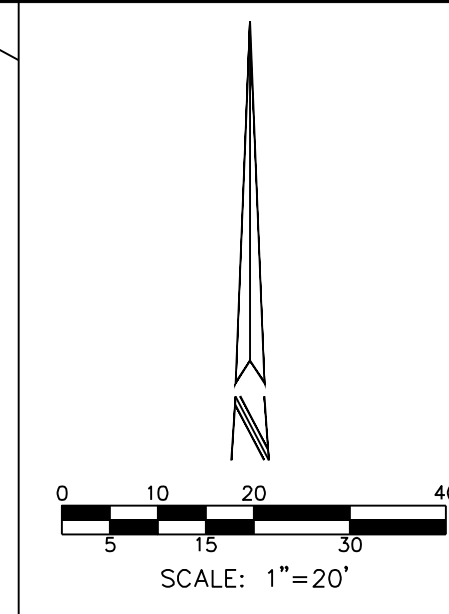
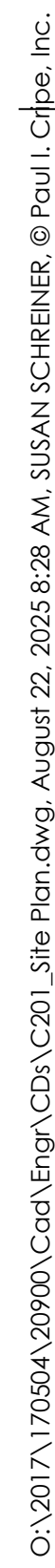
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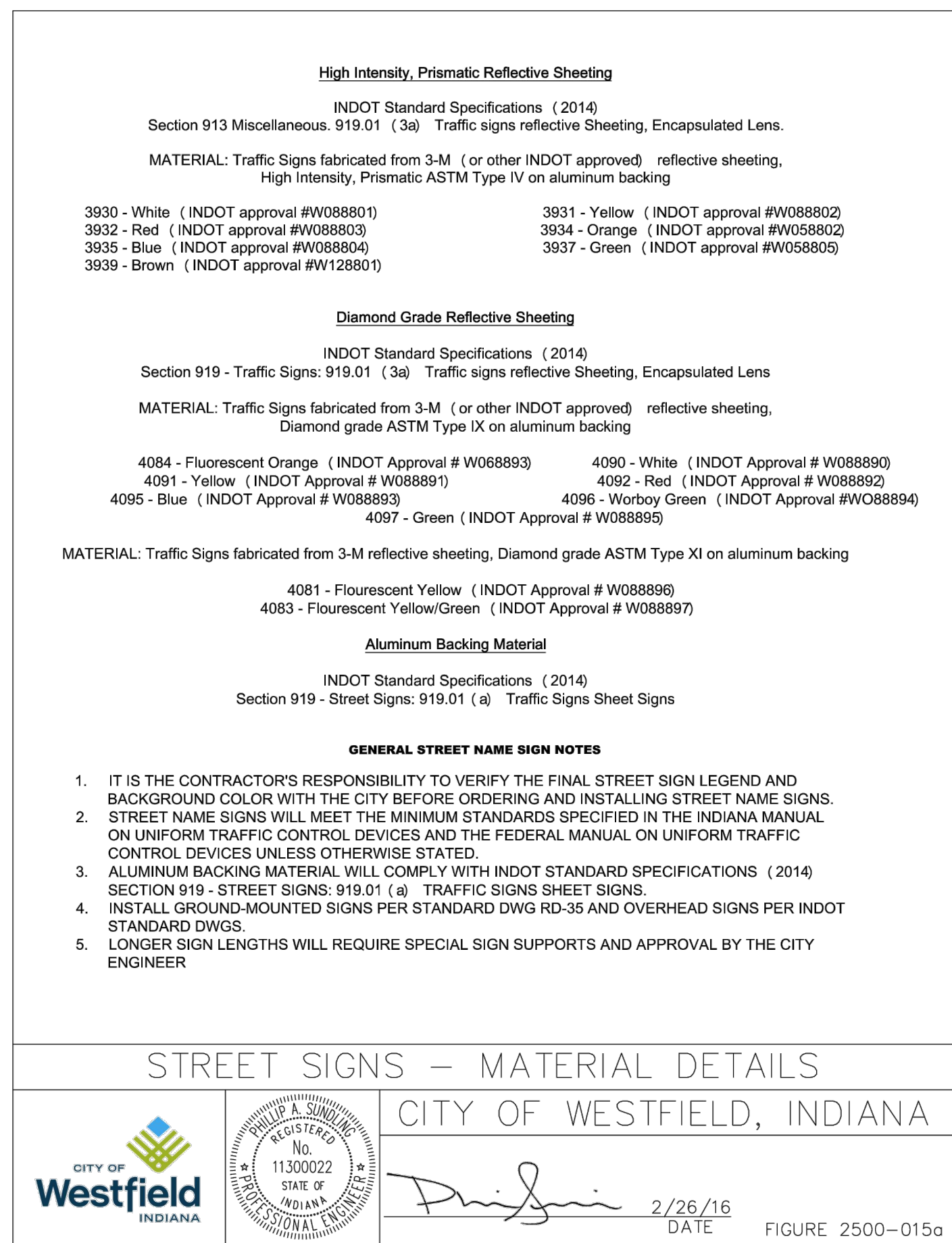
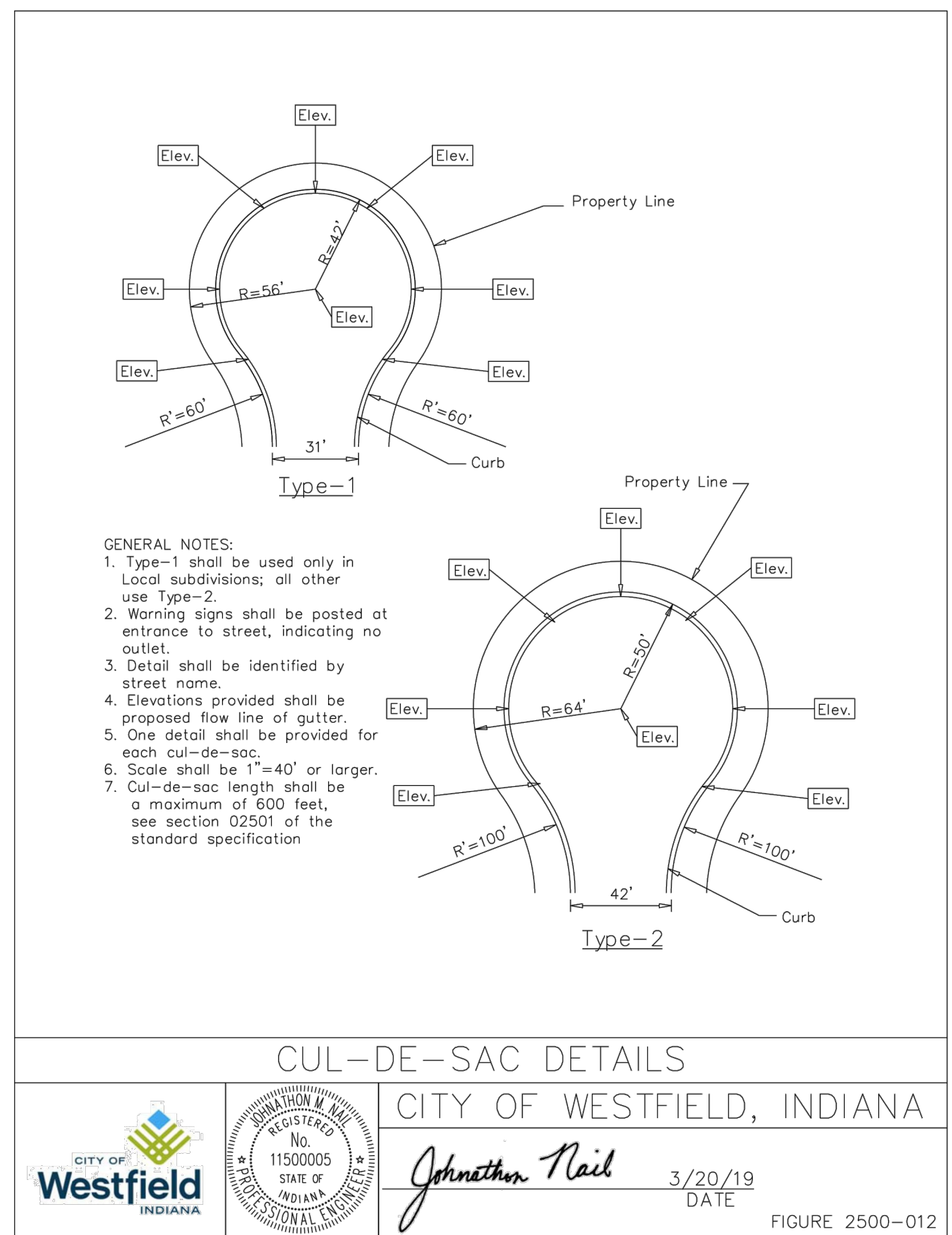
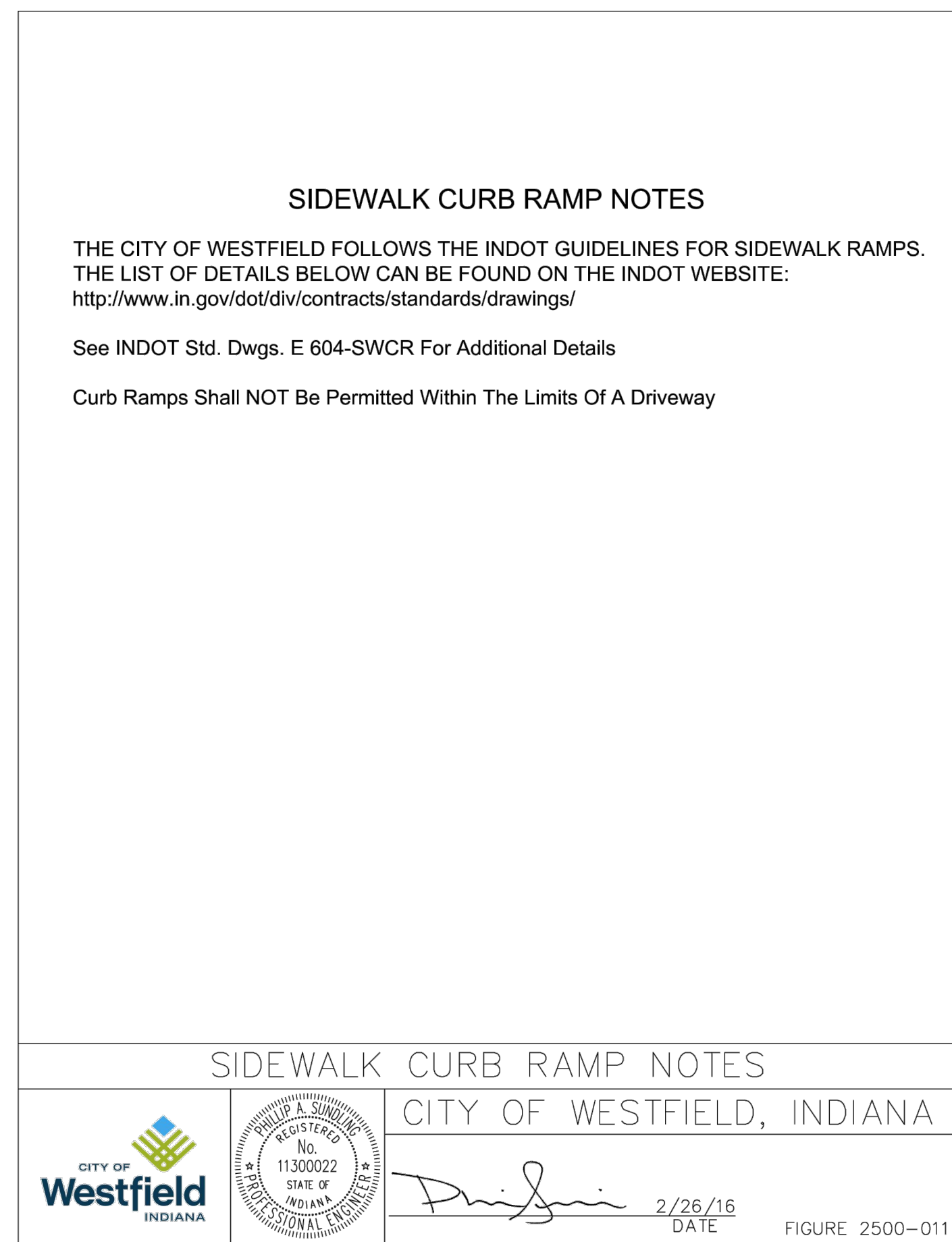
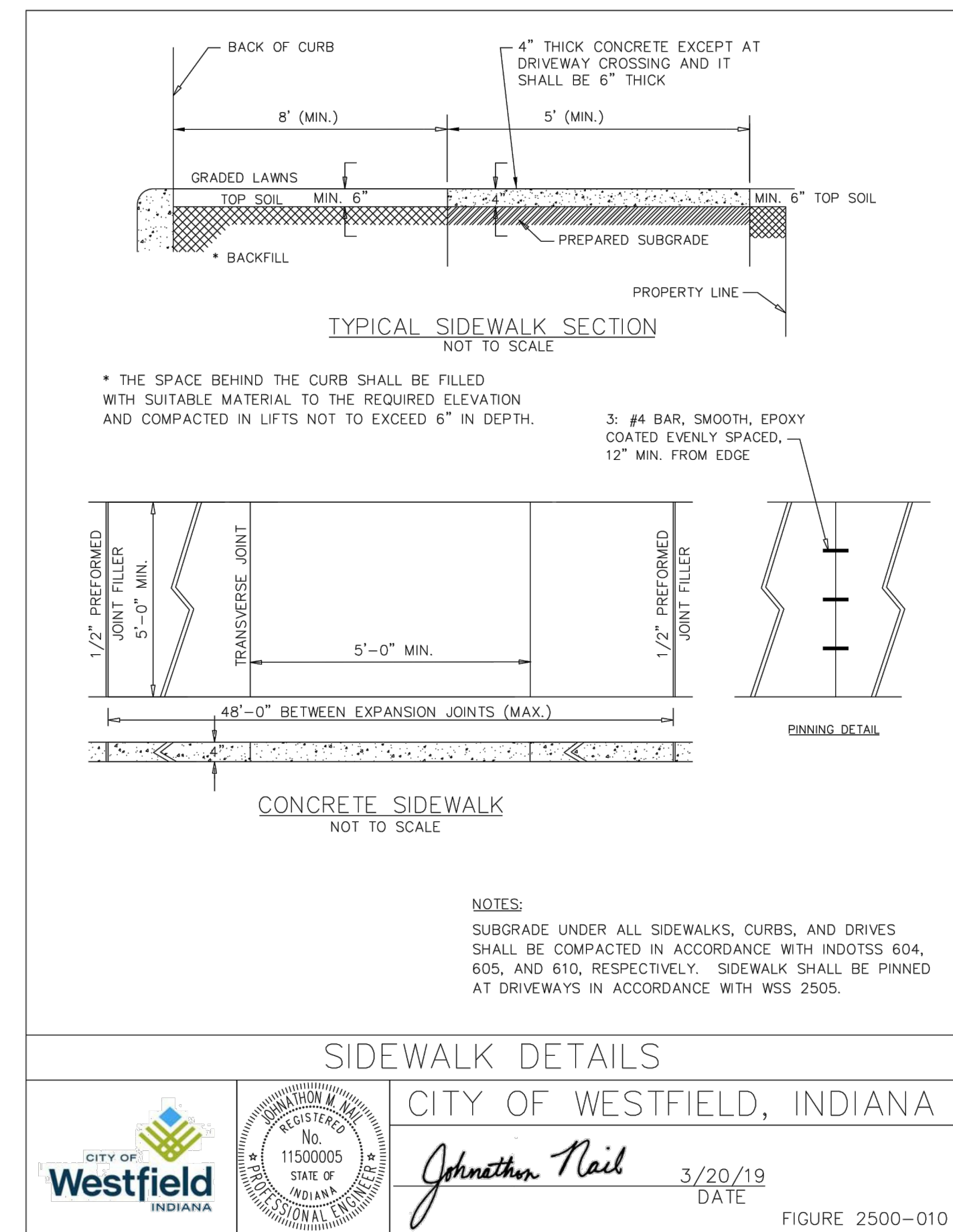
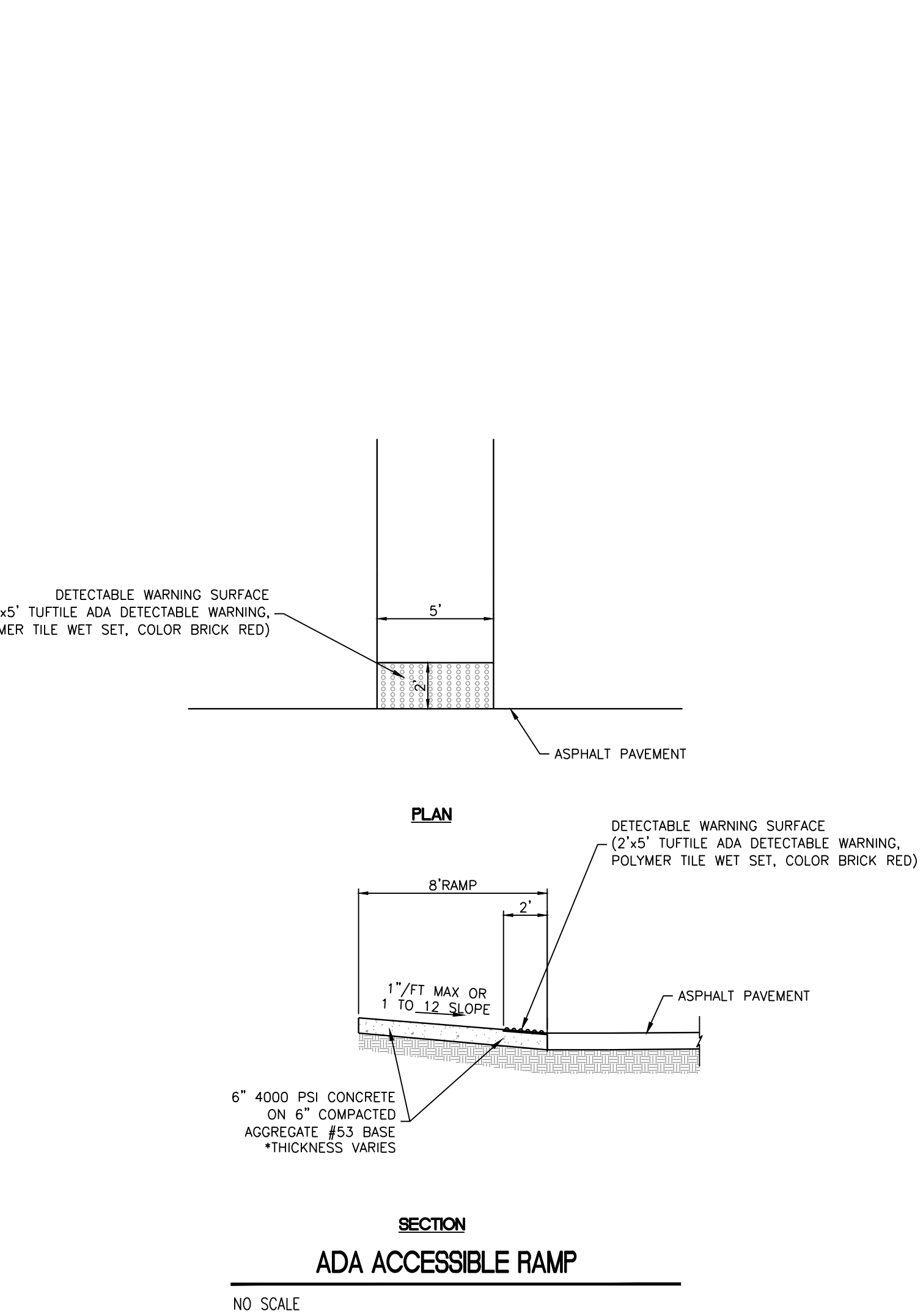
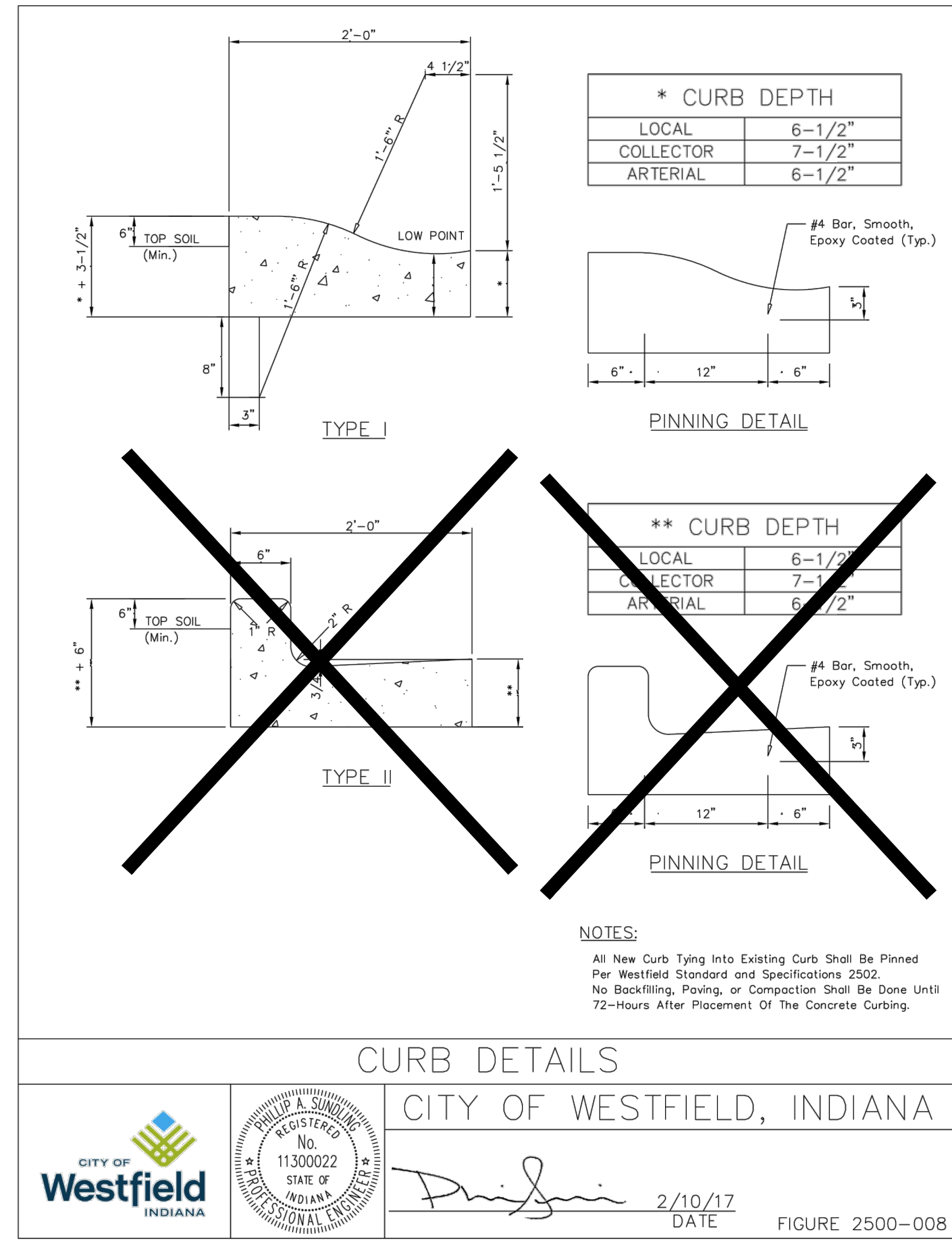
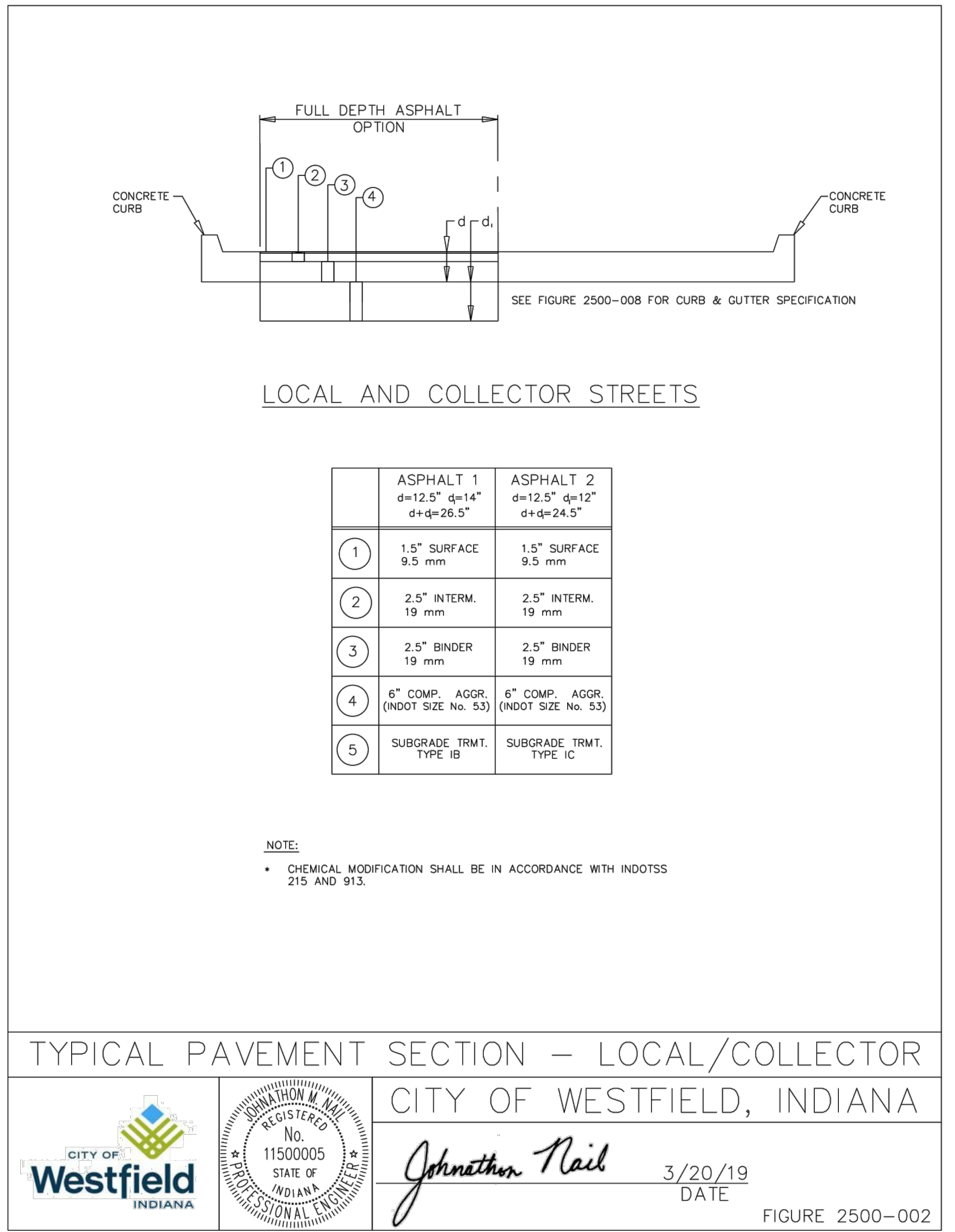


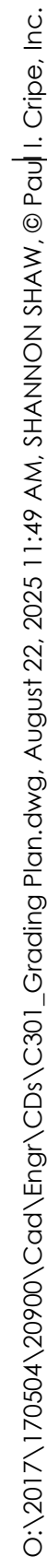
	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	100 YEAR FLOODPLAIN LIMITS, ZONE A
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	BOUNDARY
P.S., S.D. & U.E. = PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT A.S.D. & U.E. = ACCESS, SANITARY DRAINAGE & UTILITY EASEMENT S.D. & U.E. = SANITARY, DRAINAGE & UTILITY EASEMENT D.A.U.E. = DRAINAGE & UTILITY EASEMENT O.E. = DRAINAGE EASEMENT S.A.U.E. = SANITARY AND UTILITY EASEMENT C.E. = CONSERVATION EASEMENT C.D. & T.P.E. = CONSERVATION DRAINAGE & UTILITY EASEMENT T.P.E. = TREE PRESERVATION EASEMENT B.S.L. = BUILDING SETBACK LINE IRR. = IRRIGULAR R = ROUND L = LENGTH VAR. = VARIABLE AC.± = ACRES MORE OR LESS S.F. = SQUARE FEET R/W = RIGHT OF WAY	

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL WORK TO BE IN ACCORDANCE WITH CITY OF WESTFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS AND ADOPT STANDARD SPECIFICATIONS AS REFERENCED BY WESTFIELD SPECIFICATIONS.
3. CONTRACTOR SHALL OBTAIN NECESSARY RIGHT OF WAY PERMIT(S) PRIOR TO STARTING ANY CONSTRUCTION IN THE RIGHT OF WAY.
4. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
7. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
8. ALL QUANTITIES GIVEN ON THE PLANS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
9. NO LIME STABILIZATION AND/OR PLACEMENT OF PAVEMENT IS TO OCCUR ON THE STREETS UNTIL ALL LEAKAGE PRESSURE TESTING HAS OCCURRED AND PASSED. TESTING RESULTS DOCUMENTATION MUST BE SUBMITTED AND APPROVED BY WESTFIELD PRIOR TO COMMENCING ANY LIME STABILIZATION OR PAVING OPERATIONS.
10. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
11. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
12. IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.

1. ALL RADI AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB.
2. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
3. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
4. SEE UTILITY PLAN FOR SANITARY STRUCTURE LOCATIONS.
5. SEE SHEETS C202 THRU C203 FOR DETAILS REFERENCED.
6. SPEED LIMIT IN NEIGHBORHOOD IS 20 MPH.
7. UTILITY CROSSINGS UNDER PAVEMENT SHALL BE BORE OR JACK AND BORE, AVOID OPEN CUTS.
8. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

[illegible]





1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. TOPOGRAPHIC AND PLANIMETRIC INFORMATION FROM PHOTOGRAPHIC COMPILED HAS BEEN PROVIDED BY OTHERS. THE ACCURACY HAS NOT BEEN CONFIRMED BY CRPE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD.
3. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
4. RIM ELEVATION (RE) SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER THE GRATE FOR ALL CASTINGS. IF CASTING HAS SOLID LID, THE RE IS THE LID ELEVATION.
5. PAVED AREAS DESIGNATED FOR FILL SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL AND COMPACTED PER SPECIFICATIONS. ALL FILL AREAS SHALL BE STRIPPED OF TOPSOIL PRIOR TO PLACEMENT OF FILL.
6. ANY EXCESS SOIL MATERIAL SHALL BE EXPORTED FROM SITE.
7. TOPSOIL SHALL BE PLACED IN MOUNDING AREAS AND NONSTRUCTURAL FILL AREAS. UPON COMPLETION OF MASS EARTHWORK, TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWELVE TO FIFTEEN (12 TO 15) INCHES IN COMMON AREAS THAT REQUIRE SEEDING. REMAINING TOPSOIL SHALL BE EXPORTED OFFSITE.
8. CONTRACTOR SHALL PRESERVE EXISTING TREES WHEREVER POSSIBLE. CLEARING LIMITS SHALL CONSIST OF ALL TREES WITHIN PAVED AREAS, UTILITY INSTALLATION LIMITS, CUT/FILL AREAS, AND LIMITS LINE AS ILLUSTRATED. PRIOR TO TREE REMOVAL CONTRACTOR SHALL CONFIRM LIMITS WITH DEVELOPER.
9. A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED FOR THIS PROJECT. CONTRACTOR TO PERFORM A SITE VISIT PRIOR TO PROJECT BID. THE ENGINEER HAS BASED RECOMMENDATIONS UPON NRCS MAPS AND GENERAL KNOWLEDGE OF SOILS CONDITIONS IN THE AREA.
10. THE BASE FLOOD ELEVATION (BFE) FOR THIS PROJECT HAS BEEN ESTIMATED TO BE 888.00 THERE IS NO MAPPED 100 YEAR FLOOD ELEVATION ON FLOOD PLAN LIMITS. NOTE THE FEMA MAP DOES NOT PROVIDED 100 YEAR WATER SURFACE ELEVATION FOR LINDLEY DITCH.
11. DEVELOPER TO REVIEW EACH LOT PLAN FOR GRADING COMPLIANCE AND TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND THAT THE DRAINAGE DOES NOT IMPACT THE DEVELOPMENT OF ADJACENT LOTS.
12. INDIVIDUAL LOTS SHALL BE GRADED AND DRAINED IN SUCH A WAY THAT THEY DO NOT NEGATIVELY IMPACT ADJACENT LOTS.
13. HOMEOWNERS ARE RESPONSIBLE TO EXPORT ALL SPOILS FROM THEIR LOT AND LEGALLY DISPOSE OF OFFSITE.
14. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

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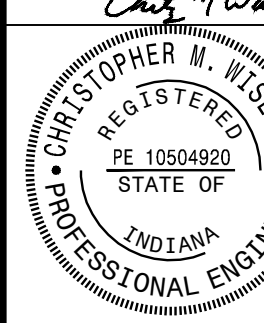
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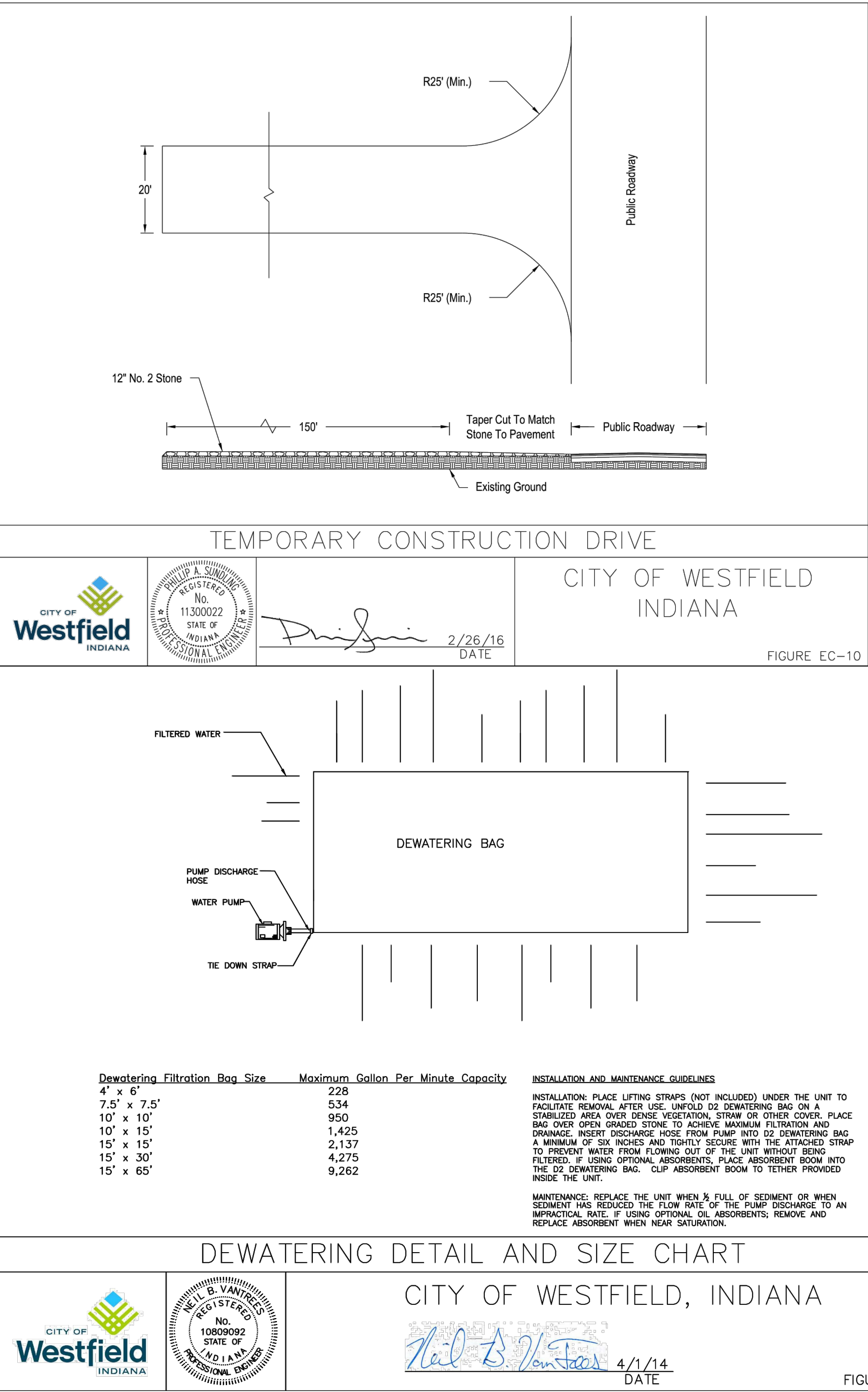
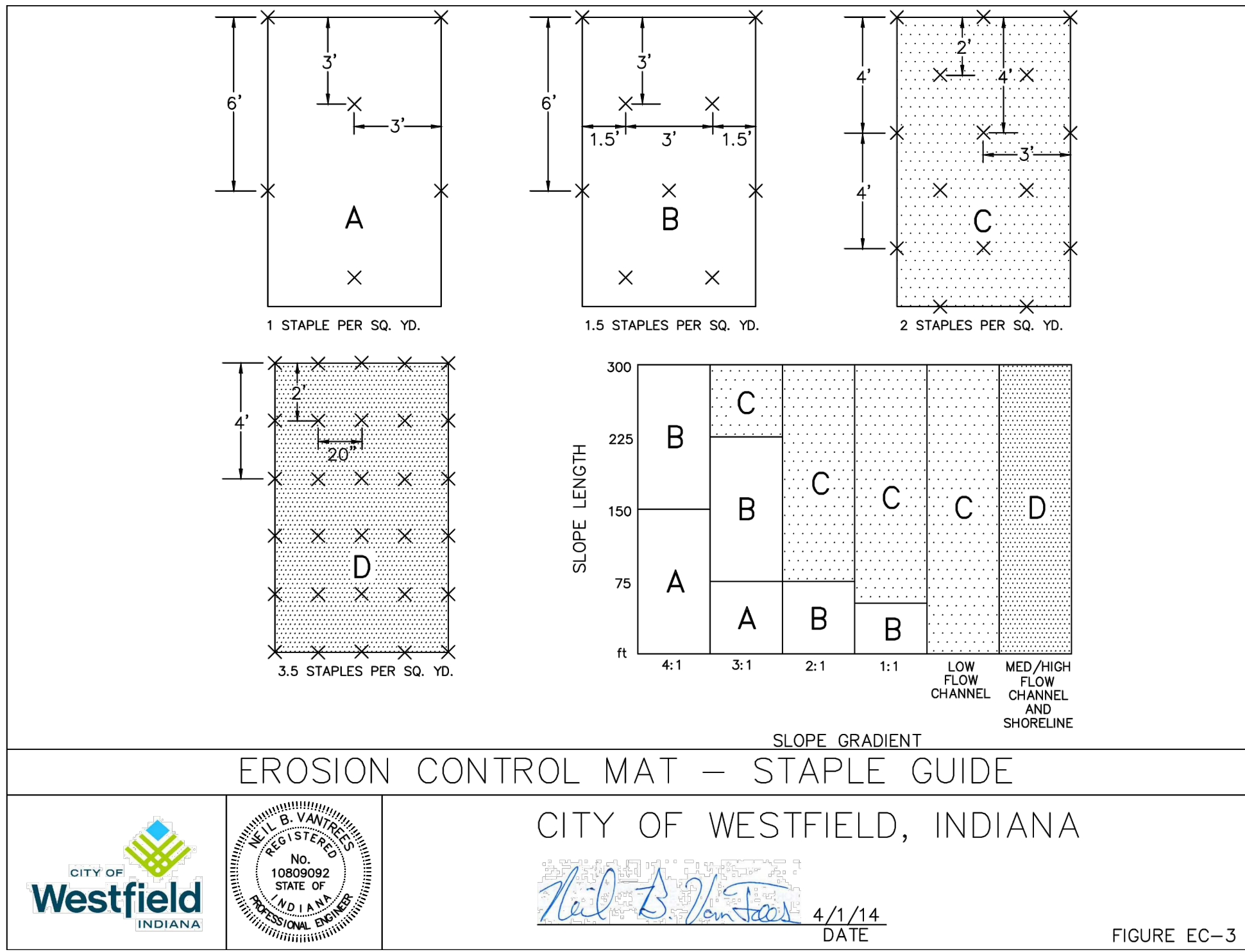
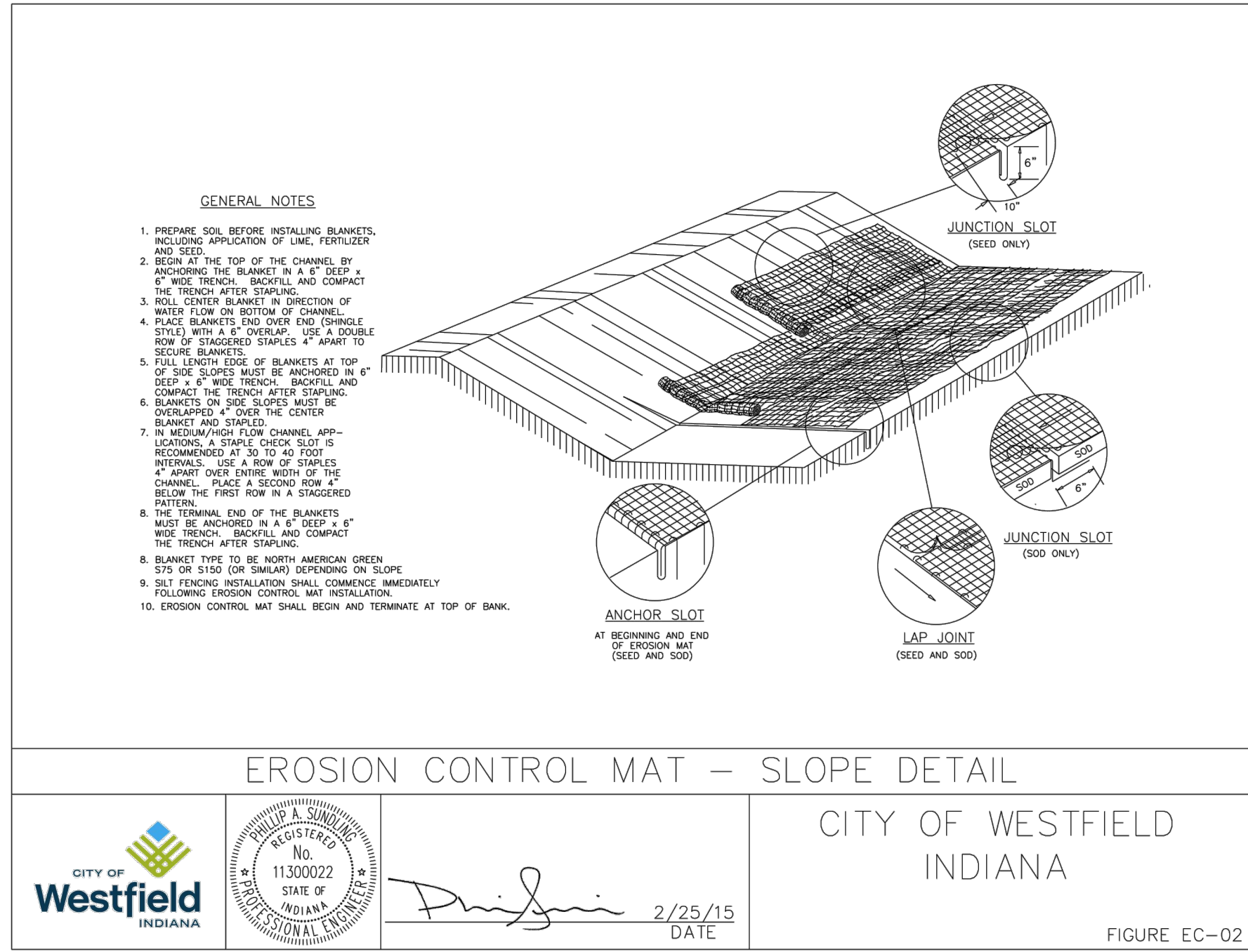
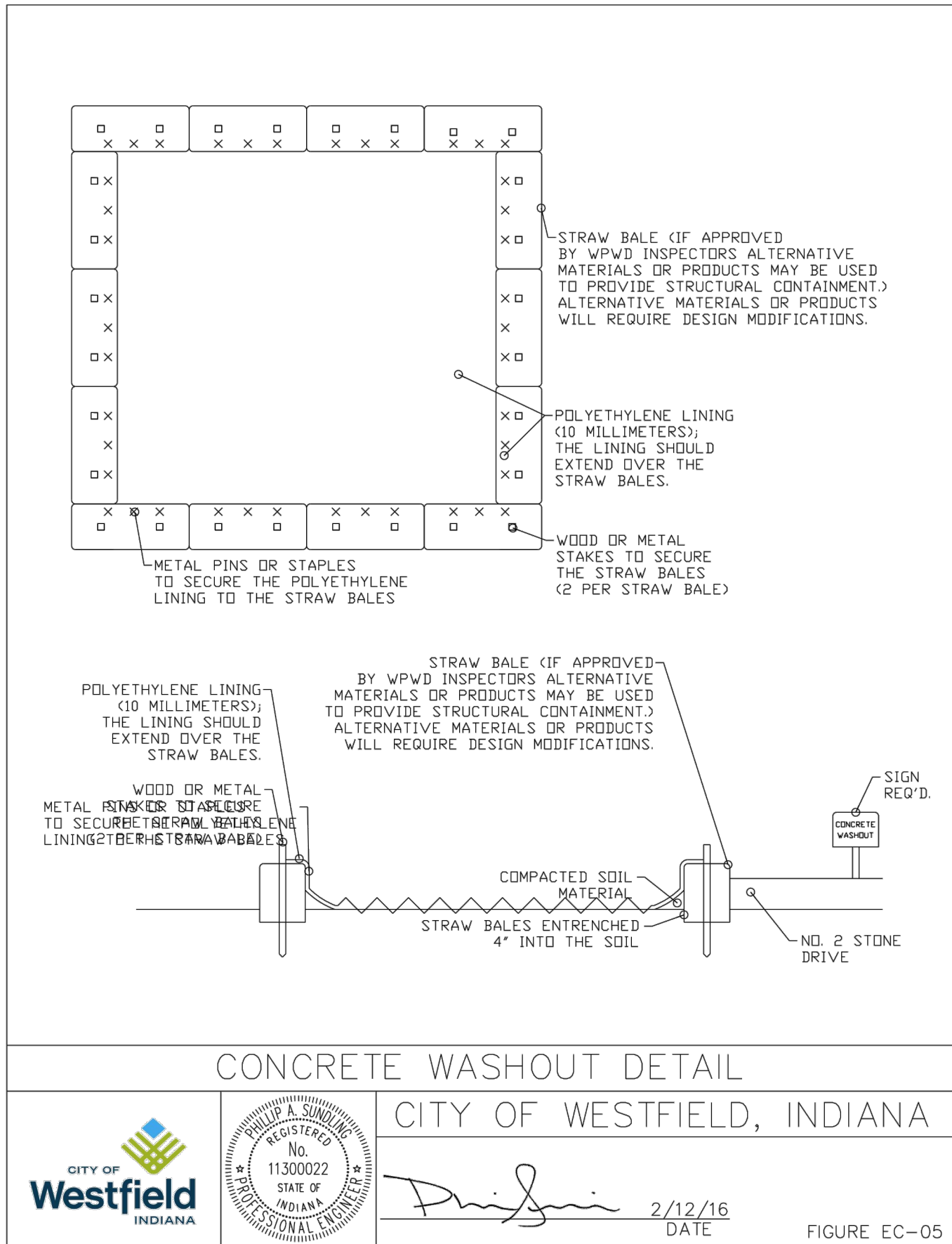
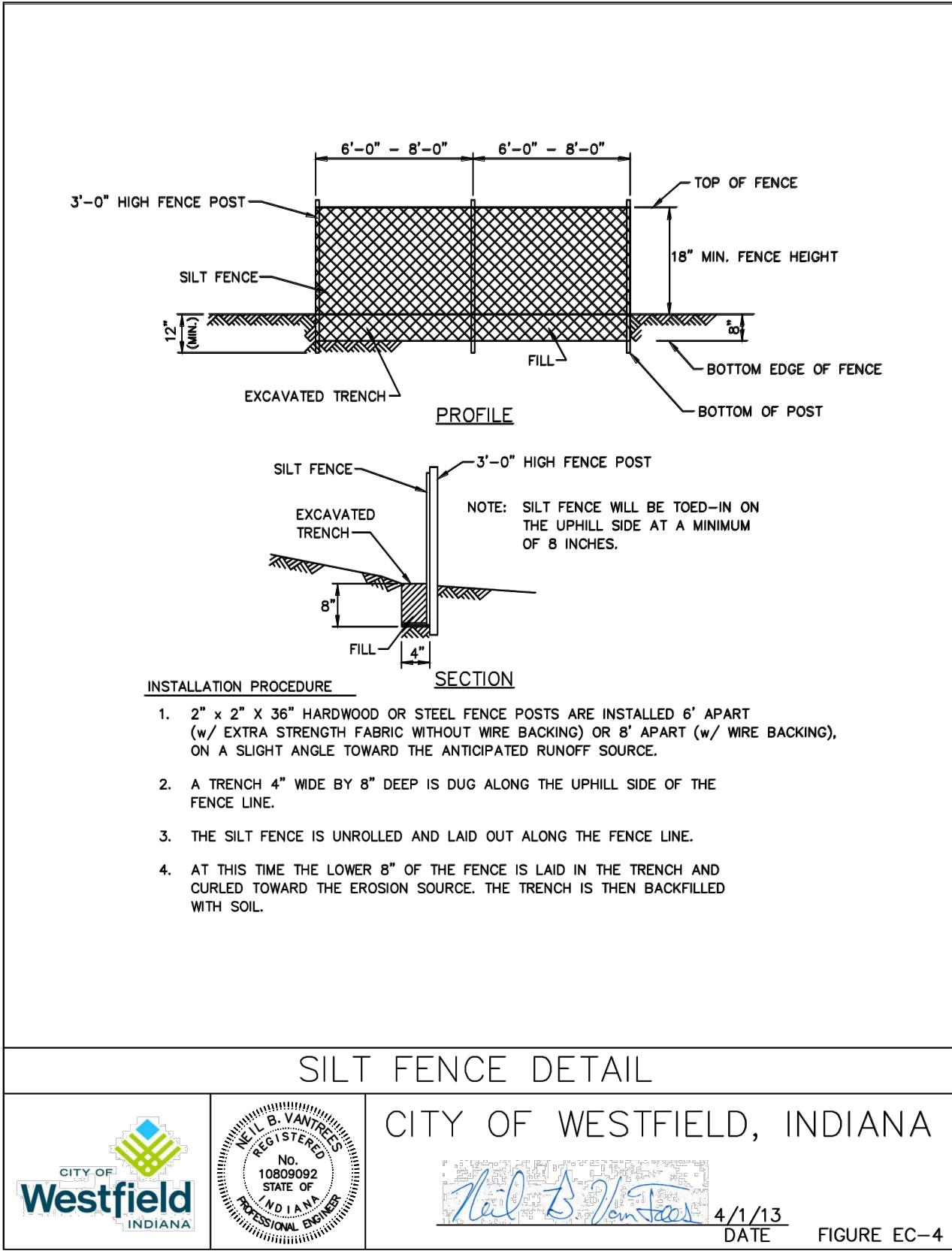
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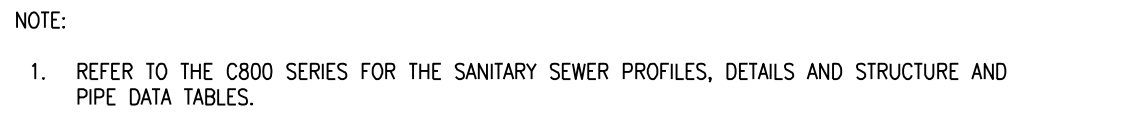
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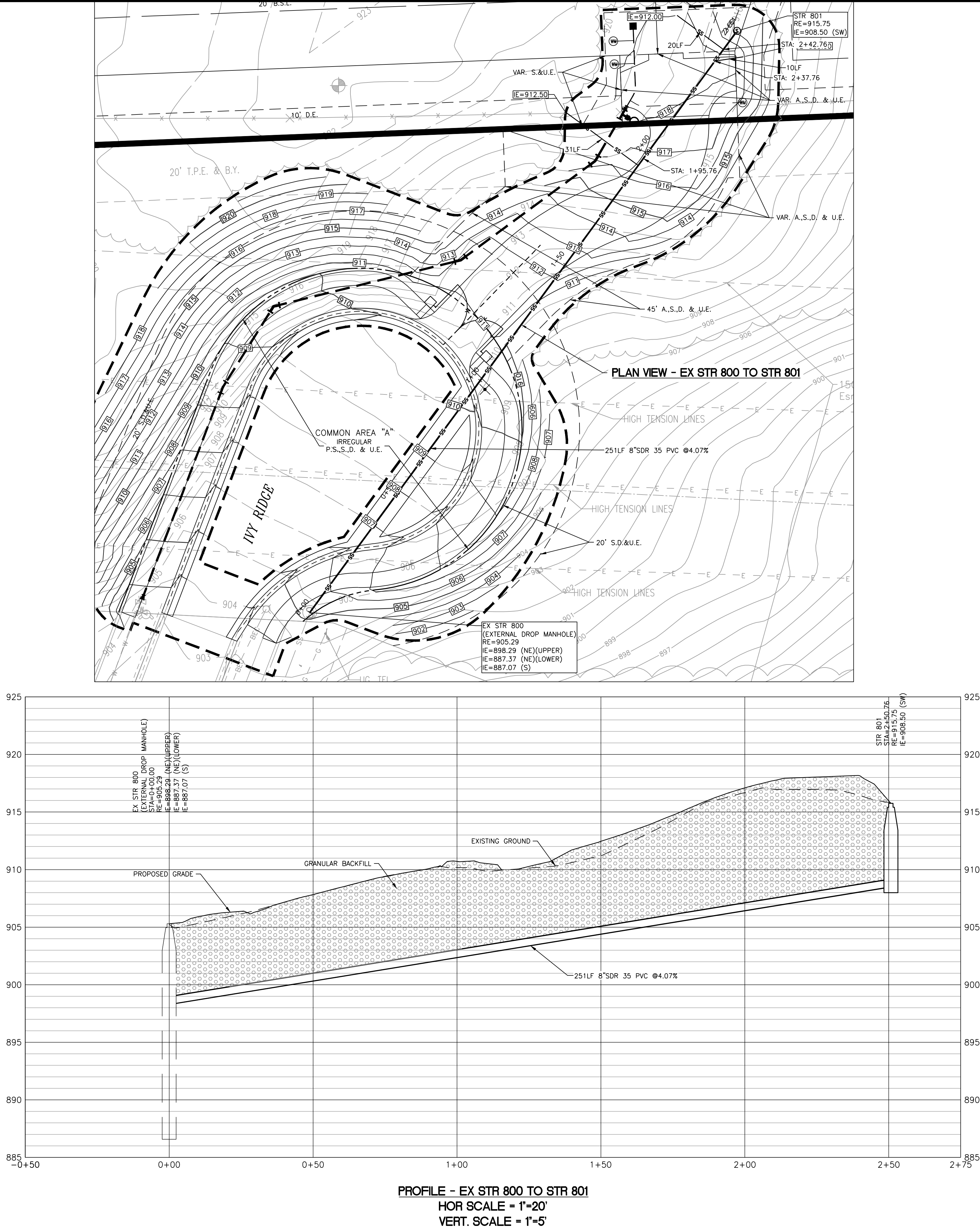
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C. WISEMAN, PE

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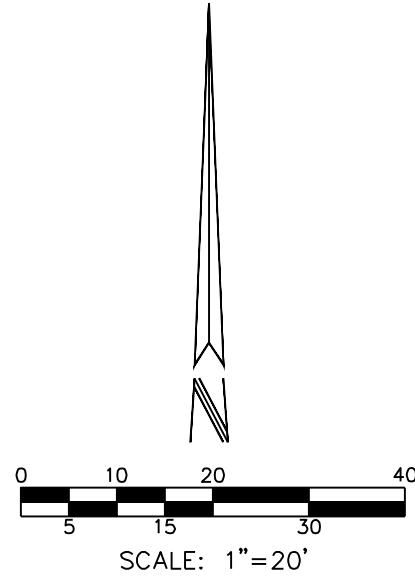
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PROFILE - EX STR 800 TO STR 801
HOR SCALE = 1"=20'
VERT. SCALE = 1"=5'

SANITARY SEWER STRUCTURE DATA TABLE

STRUCTURE #	STRUCTURE TYPE	SIZE	CASTING	RIM ELEV.	PIPE IN (DIR.) [FROM STR.]	PIPE OUT (DIR.) [TO STR.]	PIPE OUT LENGTH	PIPE OUT SLOPE	NOTES
EX STR 800	EXTERNAL DROP IN AN EXISTING MANHOLE	EXISTING	EXISTING	905.29	8" SDR 35 PVC 898.29 (NE) [STR 801]	8" PVC 887.07 (S)	EX	EX	CORE DRILL EXISTING STRUCTURE. REFER TO FIGURE 300.05
STR 801	MANHOLE	48"	NEENAH R-1772	915.75	8" SDR 35 PVC 908.50 (SW) [EX STR 800]	251 LF	4.07%		



UTILITY PLAN LEGEND

	ST	ST	STORM SEWER, MANHOLE
	SSD	SSD	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
	RD	RD	ROOF DRAIN, CLEANOUT
	W	W	WATER LINE, METER, VALVE
	SS	SS	SANITARY SEWER, MANHOLE
	SSL	SSL	SANITARY LATERAL, CLEAN OUT
	FM	FM	SANITARY SEWER FORCE MAIN
	FM	FM	SANITARY SEWER FORCE MAIN LATERAL, CHECK VALVE
	E	E	OVERHEAD ELECTRIC, POLE
	BEC	BEC	BURIED ELECTRIC, MANHOLE
	CTV	CTV	OVERHEAD CABLE TELEVISION
	BCTV	BCTV	BURIED CABLE TELEVISION
	G	G	GAS LINE, METER, VALVE
	T	T	OVERHEAD TELEPHONE LINE
	BTC	BTC	BURIED TELEPHONE LINE
			PROPERTY LINE
			EASEMENT LINE
			COMMON AREA FOR PRIVATE DRIVE
			FENCE
			END SECTION
			CURB INLET
			STORM SEWER INLETS
			"TEE" FITTING
			TAPPING SLEEVE & VALVE
			FIRE HYDRANT ASSEMBLY
			FIRE DEPARTMENT CONNECTION
			POST INDICATOR VALVE
			STREET LIGHT
			TRANSFORMER
			ELECTRIC METER
			CABLE RISER PEDESTAL
			REDUCER
			BLOW OFF VALVE
			LOT NUMBER

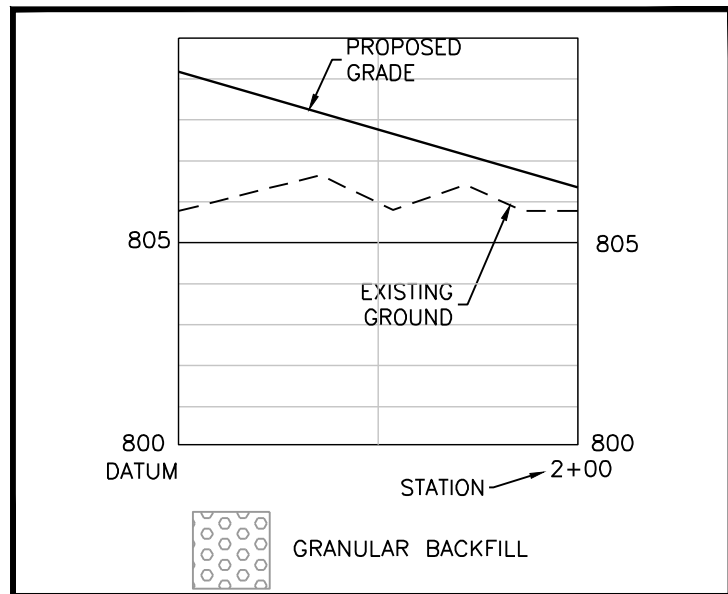
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PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
SANITARY, DRAINAGE AND UTILITY EASEMENT
SANITARY SEWER EASEMENT

SANITARY SEWER PLAN AND PROFILE NOTES

- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE FEET.
- IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- ALL STRUCTURES SHALL HAVE CASTINGS, JOINTS, LIFT RINGS, STEPS AND PIPE CONNECTIONS WELL GROUTED. TROWELED SMOOTH AND BRUSH FINISHED.
- ALL STRUCTURES (IE: MANHOLES) SHALL HAVE POURED FLOW LINES AND BENCH WALLS. THE FLOW LINES AND BENCHWALLS SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.
- FIELD ADJUSTMENTS OF TOP OF CASTING/RIM ELEVATION (RE) OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. ADJUSTMENTS EXCEEDING FIVE TENTHS (0.5) OF A FOOT MUST BE APPROVED BY THE ENGINEER TO DETERMINE THE INTEGRITY OF THE STRUCTURE AND AT NO COST TO THE OWNER.
- THE CONTRACTOR WILL BE REQUIRED TO PROVIDE AS-BUILT DRAWINGS TO CEG TO CERTIFY THE ELEVATION AND SLOPE OF SANITARY SEWERS. SEWERS INSTALLED AT A GRADE LESS THAN REQUIRED BY THE AGENCY WILL NOT BE ACCEPTED. THE CONTRACTOR SHALL PROVIDE FOR PERIODIC AS-BUILT CHECKS ON THE SEWER DURING CONSTRUCTION TO ASSURE THAT DESIGN GRADE IS BEING MAINTAINED.
- CONTRACTOR SHALL VERIFY LOCATION & INVERT ELEVATIONS OF EXISTING SANITARY SEWER PRIOR TO START OF CONSTRUCTION.
- ALL SANITARY MANHOLE CASTINGS SHALL BE: NEENAH R-1772 STAMPED SANITARY SEWER PER CEG DETAIL 300.09.
- FULL DEPTH GRANULAR BACKFILL SHALL BE REQUIRED UNDER AND WITHIN FIVE (5) FEET OF ALL PAVED AREAS, INCLUDE CURBS, EDGE OF PAVEMENT, AND SIDEWALKS.
- EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT ACTUAL RECORDED INFORMATION. SEE RECORDED PLAT FOR EXACT INFORMATION.
- REFER TO CITIZENS ENERGY GROUP/CWA AUTHORITY, INC. FOR SANITARY SEWER DETAILS AND SPECIFICATIONS.
- SANITARY MAIN PIPES LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- CONTRACTOR TO COMPLY WITH CITIZENS ENERGY GROUP SANITARY STANDARDS MANUAL, LATEST EDITION.
- CONTRACTOR TO COMPLY TO CEG REQUIREMENTS FOR INSPECTION AND TESTING ON THE SANITARY SEWER SYSTEM.
- SANITARY SEWER LATERALS SHALL BE INSTALLED NOT STEEPER THAN A 45° ANGLE.
- NO BLASTING SHALL BE PERFORMED ON THIS SITE.
- NO SEISMIC VIBRATING OPERATIONS WILL OCCUR ON THIS SITE.
- ALL 6" LATERALS TO BE INSTALLED AT 1:10% MINIMUM SLOPE.
- MINIMUM SLOPES PER TEN STATES STANDARDS SHALL PREVAIL IN ALL CASES.
- SEWER LATERALS SHALL EXTEND AND TERMINATE AS SHOWN ON PLANS.
- LATERALS SHALL BE INSTALLED NO GREATER THAN SIX FEET BELOW GRADE AT LATERAL END.
- MANHOLE STRUCTURES TO BE CONSTRUCTED TO REQUIRE ONE 4-INCH RISER RING, NO MORE, NO LESS TO MEET PLAN RE (RIM ELEVATION).
- ALL SANITARY SEWER LATERALS SHALL HAVE TRACER WIRE INSTALLED PER FIGURES 400.05 AND 400.06 AND SHOULD BE CONNECTED TO 1/2" METAL LOCATOR ROD AT END OF THE PLUGGED LINE PER SECTION 201.12.
- ALL MANHOLE CASTINGS LOCATED WITHIN THE 100 YEAR FLOODPLAIN SHALL BE WATERTIGHT.
- FOR LATERALS UNDER DRIVEWAY, CLEANOUTS WILL NEED TO BE INSTALLED IN TRAFFIC RATED STRUCTURES PER STANDARD DETAIL 400.10.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

PROFILE LEGEND



CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CITIZENS ENERGY GROUP/CWA AUTHORITY, INC.
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
CONTACT: BRAD HOSTETLER (317) 927-4351

THE HOMEOWNER, BUILDER OR HIS REPRESENTATIVE MUST HAVE A PLAT PLAN PREPARED AND SEALED BY A PROFESSIONAL ENGINEER THAT MEETS ALL THE REQUIREMENTS OF THE PLANNING JURISDICTIONS, FEDERAL AND STATE REQUIREMENTS, LOCAL UTILITIES, COVENANTS AND ANY OTHER ENCUMBRANCES. THIS PLAN, AMONG OTHER ITEMS, SHALL CONSIDER FLOOR LEVELS, STORM ROUTINGS, AND MINIMUM FLOOR ELEVATIONS. GRAVITY SEWER SHALL NOT BE CONSIDERED FOR LOWER LEVELS.
PAUL I. CRIP, INC., SHALL BE HELD HARMLESS IF THESE REQUIREMENTS ARE NOT MET.

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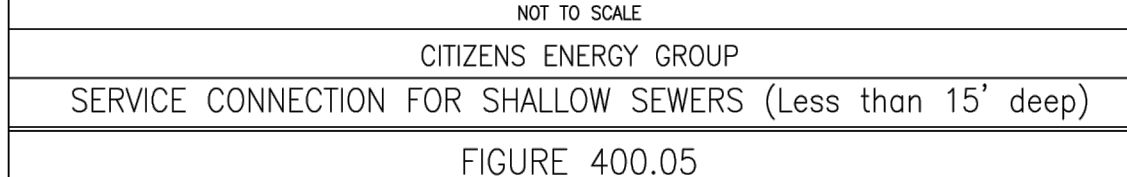
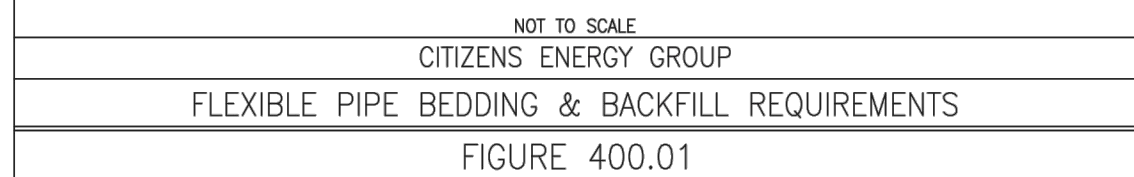
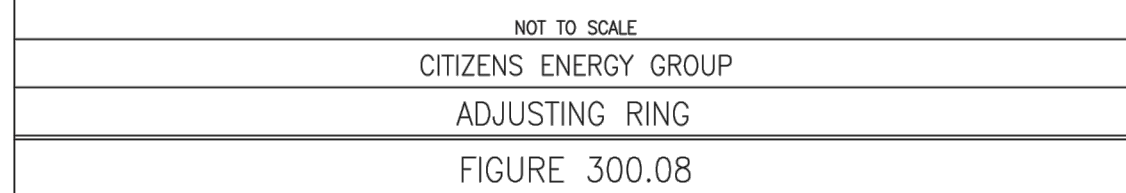
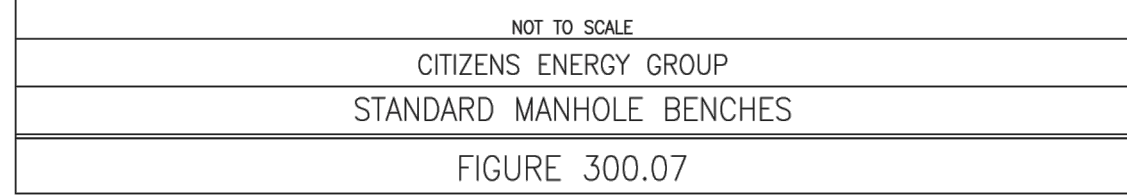
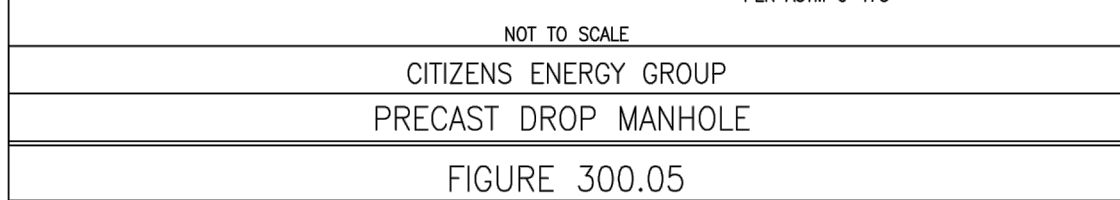
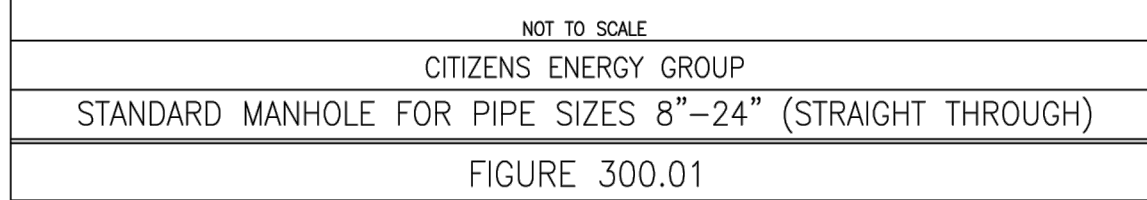
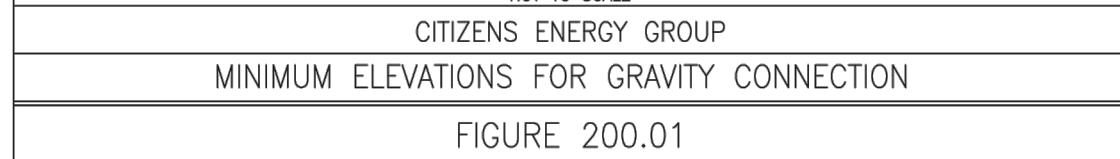
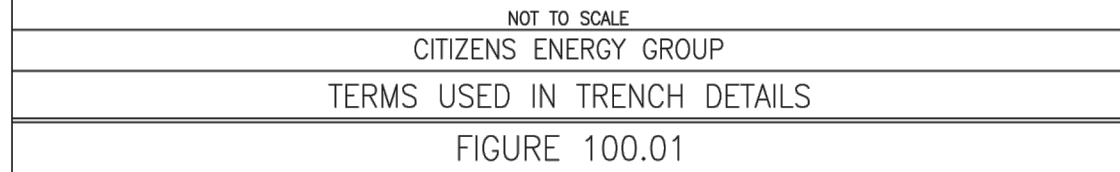
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REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date: 08-21-2025

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Quality Assurance: C. WISEMAN, PE

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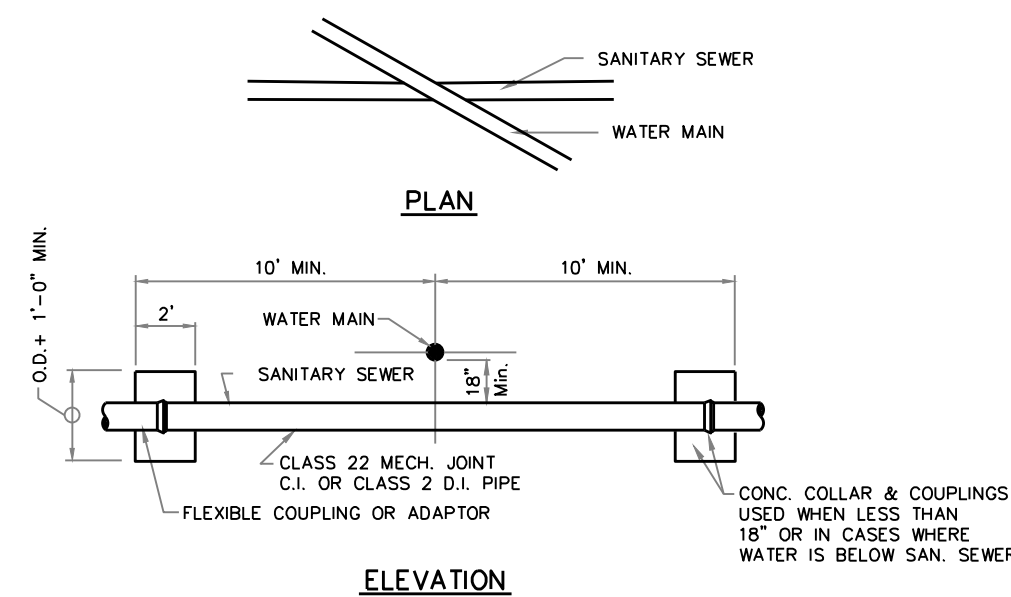
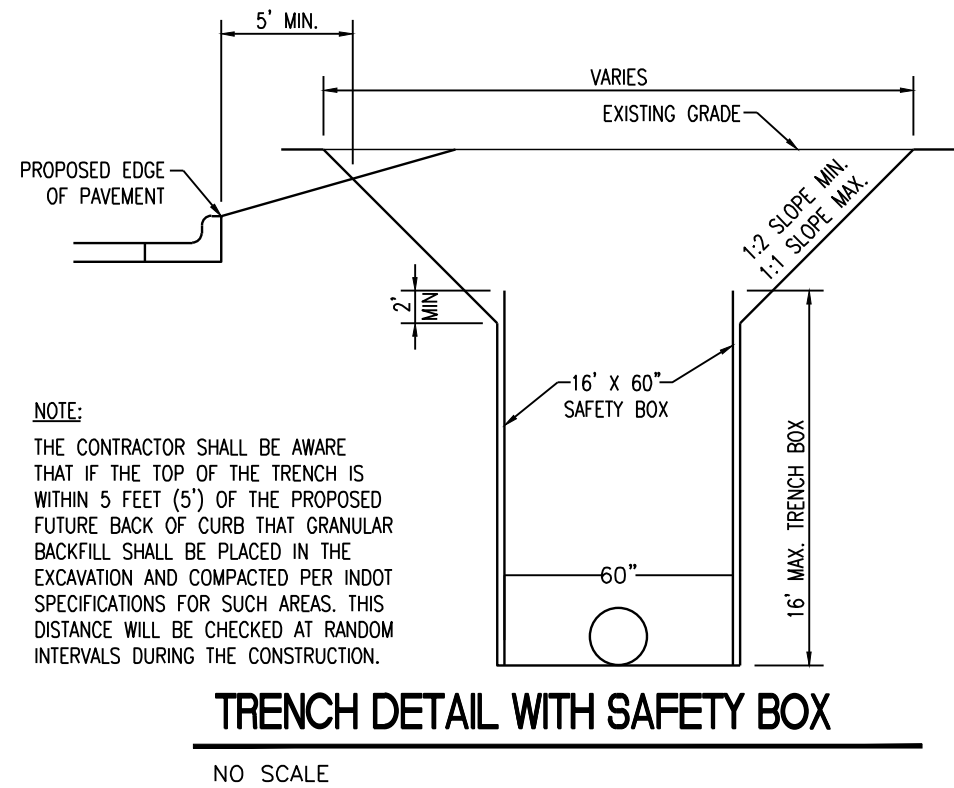
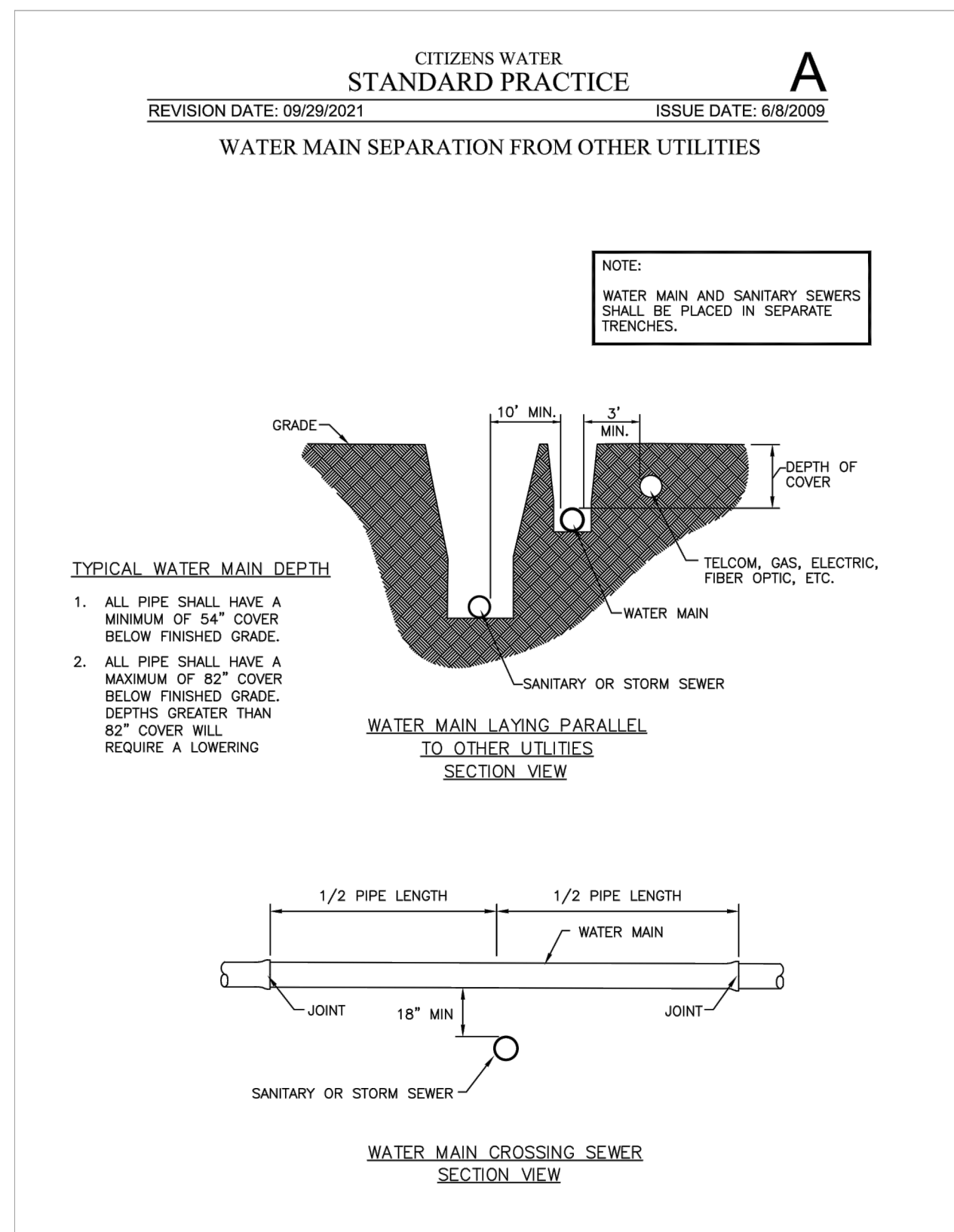
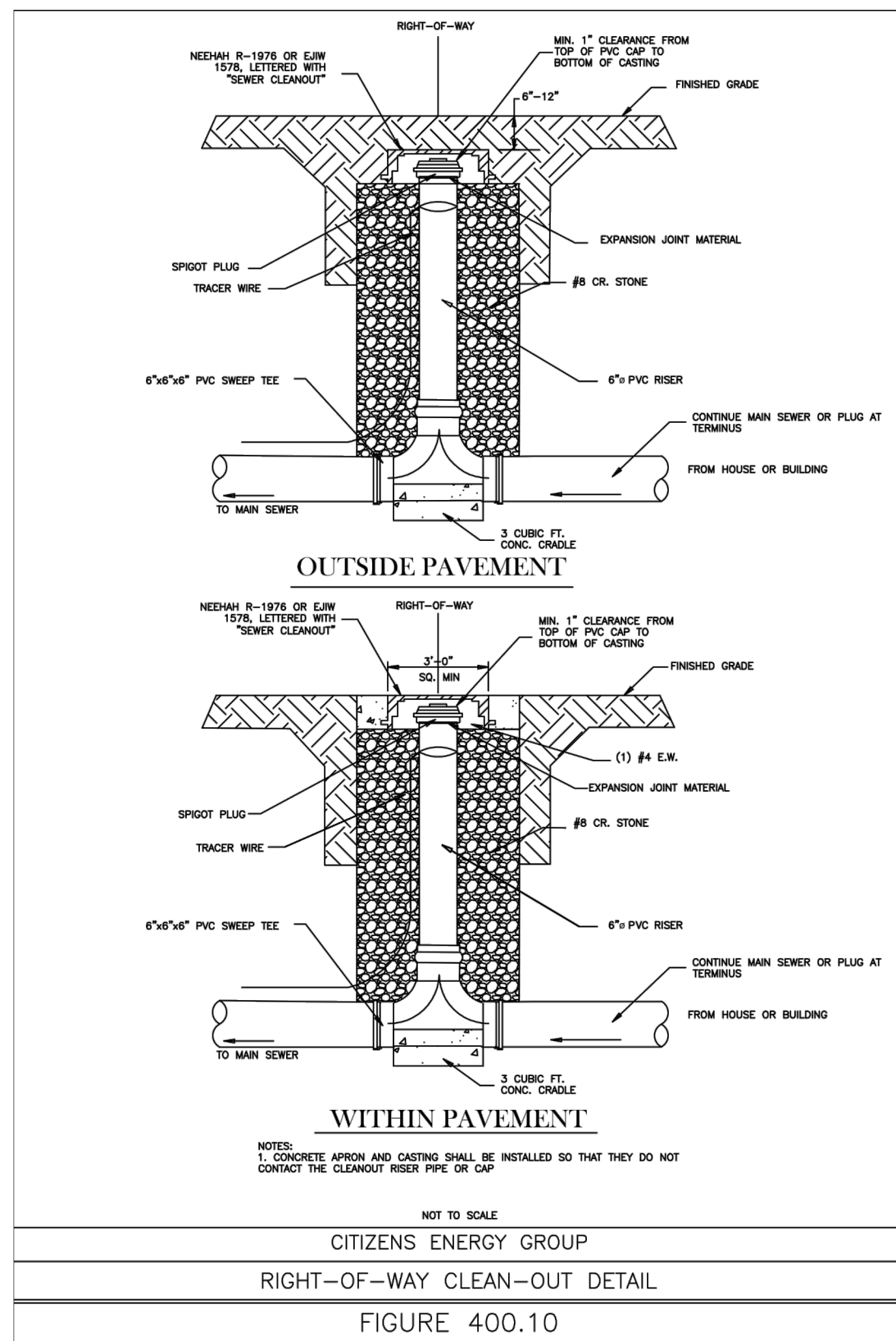
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SHERIDAN, IN 46066

Date 08-21-2025



Date 08/21/2025

Page 170504-2090



NOTES:
Water and sewer crossings and separations shall be in accordance with Sections 3-6-9 and 3-6-10. The required separation between the water line and sewer shall not be maintained, water grade pipe and joints of 200 psi pressure rating (minimum) shall be used for sewers instead of 150 psi rating. For example, a 12" water pipe and a 36" class 350 (for 8-inch ductile iron pipe) or PVC, SDR 21 ASTM D2241.

There shall be no physical connections between a public or private water supply system and a sanitary sewer or appurtenances thereto which would allow the possibility of cross-connections. The minimum required separation shall be laid ten (10) feet horizontally from any existing or proposed water line. The distance shall be measured edge to edge, in cases where it is not possible to measure edge to edge, the distance shall be measured from the reviewing agency may allow deviation on a case-by-case basis if supported by data from the design engineer. Such deviation may allow installation of a water line and sewer to be separated by a wall, or the water line to be in a separate trench or on an undisturbed earth shell located to one side of the sewer. The distance from the center of the water main is to be at least 18 inches above the top of the sewer.

Sanitary sewers crossing water mains shall be laid to provide a minimum vertical separation distance of 18 inches between the outside of water main and the outside of the sewer. This shall be the case where the water main is above the sewer. Where the water main is below the sewer, the water main sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the water main and the sewer. Where a water pipe and a sewer are separated by a wall, the water main shall be on one side. When it is possible to obtain proper horizontal and vertical separation as required by the above, the water main shall be separated from the sewer by a wall, and shall be pressure tested to assure water tightness prior to backfilling.

MIN. CROSSOVER AND SEPARATION

NO SCALE (WATER MAINS & SANI. SEWERS)

[illegible]

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CERTIFIED BY: *Chris M. Wain*

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
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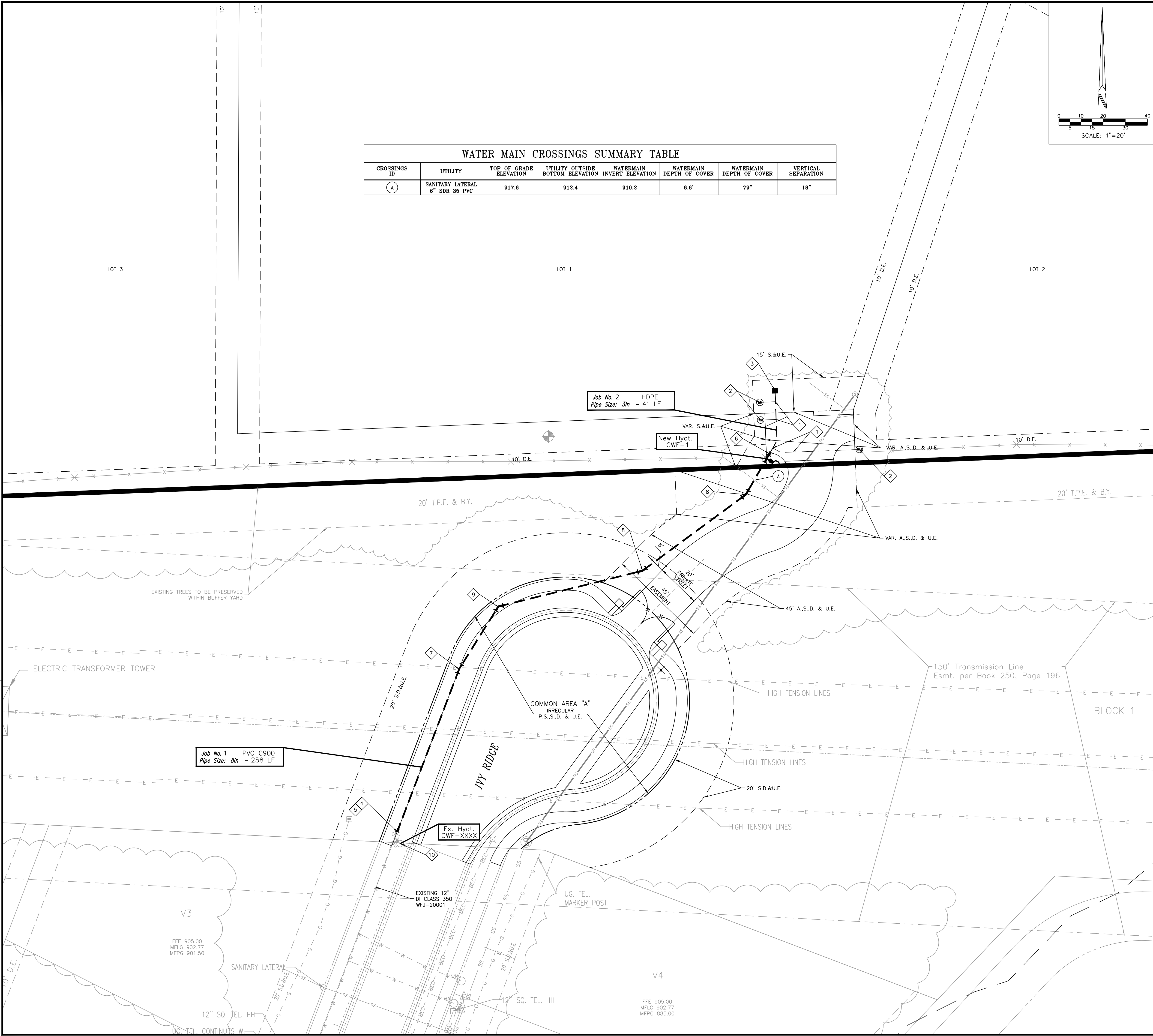
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WATER MAIN CROSSINGS SUMMARY TABLE							
CROSSINGS ID	UTILITY	TOP OF GRADE ELEVATION	UTILITY OUTSIDE BOTTOM ELEVATION	WATERMAIN INVERT ELEVATION	WATERMAIN DEPTH OF COVER	WATERMAIN DEPTH OF COVER	VERTICAL SEPARATION
(A)	SANITARY LATERAL 6" SDR 35 PVC	917.6	912.4	910.2	6.6'	79"	18"

UTILITY PLAN LEGEND

Existing Water Main

Proposed Water Main

Proposed Service Line

Telephone Pole

Gas Pole

Tree

GAS VALVE

Parcel Id

Adapter

Bend

Kicker/Thrust Block

Cross

Hydrant with Hydrant Valve

Plug

Flush Hydrant

Butterfly Valve

Valve

Blowoff Assembly

Electric Lines

Air Relief Valve

Reducer

T.J. Tee

M.J. Sleeve

Water Meter

Existing Valve

Casing Pipe

NOTE: ALL HYDRANT ARE ON A MAX. 600' SPACING PER CEG STANDARDS.

(A) WATER MAIN CROSSINGS ID (SEE WATER MAIN CROSSINGS SUMMARY TABLE)

WATER PLAN NOTES:

1. ALL WATER MAINS TO BE INSTALLED ACCORDING TO CITIZENS STANDARD PRACTICE AND ENGINEERING REQUIREMENTS.

2. ALL HYDRANTS SHALL BE IN ACCORDANCE WITH CEG WATER STANDARDS MANUAL SECTION 7.07.

3. FIRE HYDRANTS TO HAVE 5-INCH STORZ CONNECTION.

4. POSI CAPS WILL BE INSTALLED ON ALL VALVES.

5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF EIGHT (8) FEET SEPARATION BETWEEN THE MAIN AND SEWER STRUCTURES AND A MINIMUM OF TEN (10) FEET SEPARATION BETWEEN STORM AND SANITARY PIPES.

6. #10 TRACER WIRE SHALL BE INSTALLED ON THE TOP OF ALL MAINS AND PULLED THROUGH VALVE BOXES.

7. ALL MAIN AND SERVICE LATERALS ROAD CROSSINGS TO BE FULL DEPTH GRANULAR BACKFILL.

8. FULL DEPTH GRANULAR BACKFILL REQUIRED UNDER AND WITHIN 5' OF ALL PAVED AREAS.

9. THRUST BLOCKS TO BE INSTALLED AT ALL 45° BENDS AND TEES PER CEG REQUIREMENTS AND 22.5° BENDS ON 12" MAINS.

10. SINGLE METER PITS MUST BE LOCATED AT A MINIMUM OF 5' FROM SIDE YARD LOT LINES PER CEG REQUIREMENTS.

11. REFER TO THIS SHEET FOR WATER MAIN LOWERING SUMMARY DETAIL AND THE WATER MAIN CROSSINGS SUMMARY TABLE.

12. WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER FROM FINISHED GRADE TO TOP OF PIPE TO PROVIDE PROTECTION FROM FREEZING.

13. ALL VALVES TO BE INSTALLED IN GRASS.

14. ALL WATER MAINS MUST MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWERS.

15. STANDARD PRACTICE "10", INSTALLATION OF RESTRAINTS, MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. ANY QUESTIONS SHALL BE ASKED TO THE INSPECTOR.

NOTE: A ROAD CUT WILL NOT BE PERMITTED FOR THE INSTALLATION OF THE WATER LINE, OR ANY OTHER UTILITIES.

NOTE: ALL WATER MAIN TO BE INSTALLED PER CEG STANDARD SPECIFICATIONS LATEST VERSION.

CITIZENS WATER PROJECT LEGEND				
PROJECT NAME		IVY RIDGE PRESERVE		
PROJECT NUMBER		WFJ-25026		
JOB #	STREET NAME	PIPE SIZE	PIPE TYPE	PIPE TOTAL
1	IVY RIDGE	8"	PVC C900	258'
2	IVY RIDGE	3"	HDPE	41'
TOTAL MAIN				299'
Total Number of Service Lines		3		
Service Line Count		1.25"	POLY DR 9	54'
Project Name: IVY RIDGE PRESERVE Project Number: WFJ-25026 Dist. Map No.: 4577/4587 Meter Map No.: IN29_0906 Lots: 3 Tax Code: 29014 Pressure Dist: WESTFIELD NORTH Drafter: SS Date: 08-21-2025				

- KEYNOTE LEGEND
- 1

1/4" SERVICE LINE
- 2

STANDARD 1" WATER METER AND PIT (DETAIL T.WF3)
- 3

BLOW-OFF ASSEMBLY WITH WATER STOP (REFER TO STANDARD PRACTICE DRAWING "J")
- 4

REMOVE EXISTING PLUG AND THRUST BLOCK AND RETURN TO CEG. CONNECT TO EXISTING 12" PVC WATER MAIN AT VALVE PER CEG STANDARDS (ASSUMED DEPTH PER PREVIOUS DESIGN PLANS. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO INSTALLATION)
- 5

12" X 8" REDUCER WITH WATER STOP
- 6

8" X 3" REDUCER WITH WATER STOP
- 7

11.25° BEND
- 8

22.5° BEND
- 9

45° BEND
- 10

RELOCATE EXISTING HYDRANT TO PROPOSED LOCATION

Revisions

Rev	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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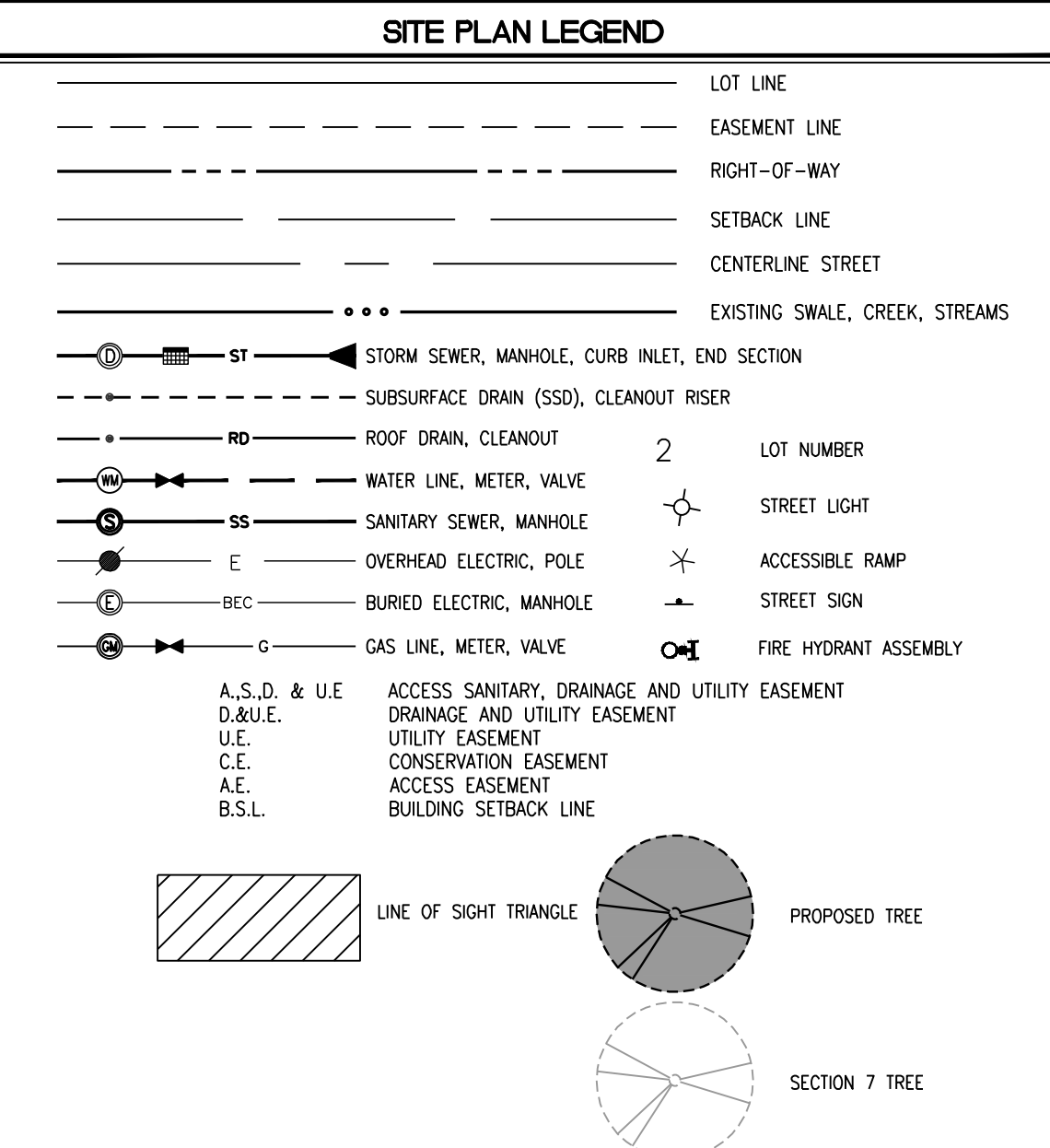
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STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'F1. MONAR'	FT. MONAR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARIN 'GREEN SUNSET'	GREEN SUNSET SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRIMACANTOS 'INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QR	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QI	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'WORY SILK'	WORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TF	TYLIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UL	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERMATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

1. ALL STREET TREES ARE TO BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN TEN (10) FEET OF THE STREET ROW LINE AS PER THE WESTFIELD UDO.
2. STREET TREES ARE REQUIRED AN AVERAGE OF EVERY FIFTY (50) FEET; HOWEVER, THE STREET TREES MAY BE SPACED AT A MAXIMUM SPACING OF SIXTY (60) FEET BUT AT A MINIMUM SPACING OF TWENTY (20) FEET.
3. STREET TREES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS SHOWN, WITH ADJUSTMENTS FOR INDIVIDUAL DRIVEWAYS ON A PER LOT BASIS.
4. ALL REQUIRED UTILITY LINE OFFSETS SHALL BE ADHERED TO UNLESS OTHERWISE ALLOWED BY THE PRESIDING UTILITY COMPANY.
5. ALL TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
6. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
7. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

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