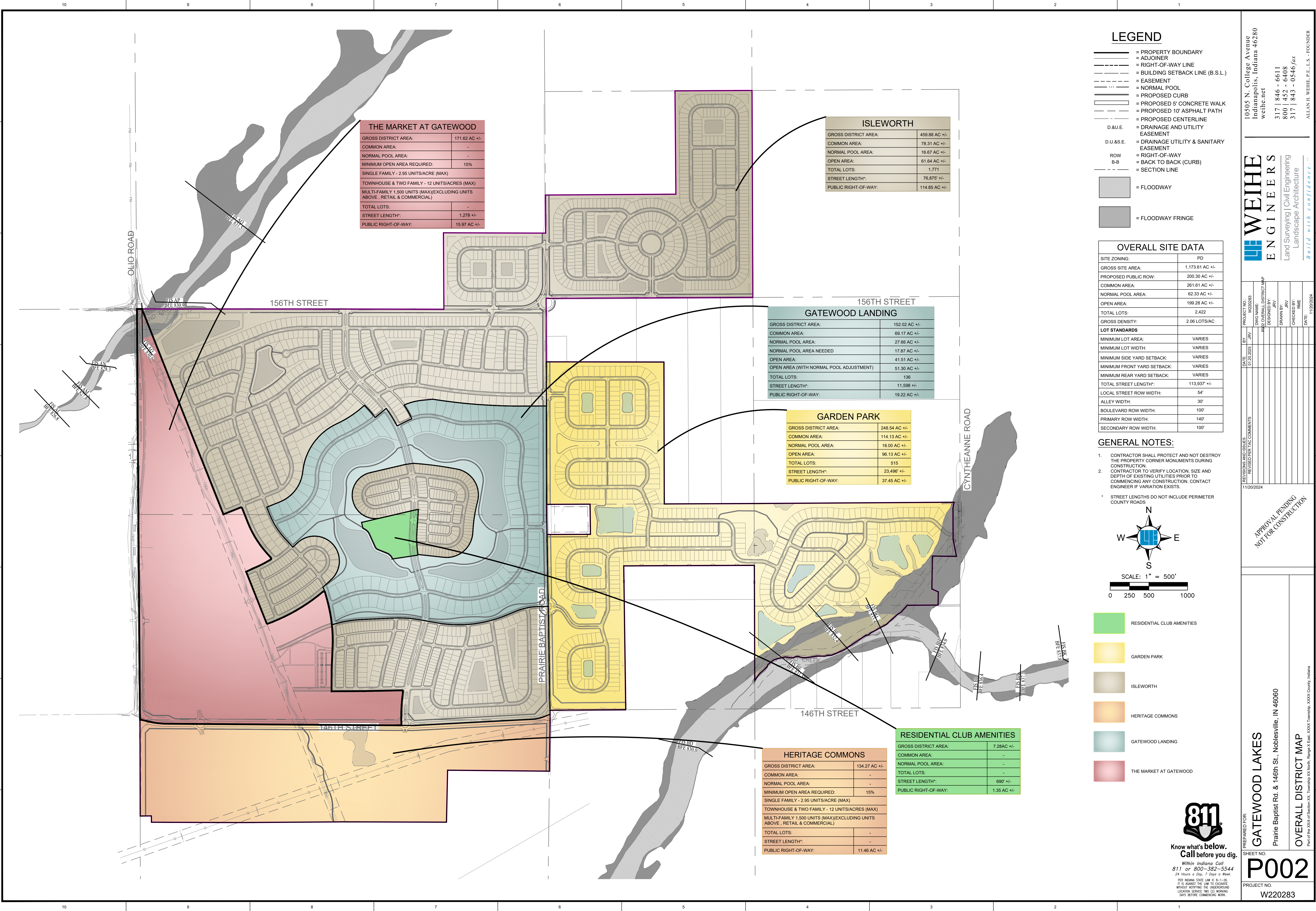


LOCATION: H:\2022\W220283\Engineering\preliminary\plan\002 OVERALL DISTRICT MAP.dwg
DATE/TIME: February 06, 2025 - 8:18am
PLOTED BY: jparsons



THE MARKET AT GATEWOOD	
GROSS DISTRICT AREA:	171.62 AC +/-
COMMON AREA:	-
NORMAL POOL AREA:	-
MINIMUM OPEN AREA REQUIRED:	15%
SINGLE FAMILY - 2.95 UNITS/ACRE (MAX)	
TOWNHOUSE & TWO FAMILY - 12 UNITS/ACRES (MAX)	
MULTI-FAMILY 1,500 UNITS (MAX)(EXCLUDING UNITS ABOVE - RETAIL & COMMERCIAL)	
TOTAL LOTS:	-
STREET LENGTH*:	1,278 +/-
PUBLIC RIGHT-OF-WAY:	15.97 AC +/-

ISLEWORTH	
GROSS DISTRICT AREA:	459.88 AC +/-
COMMON AREA:	78.31 AC +/-
NORMAL POOL AREA:	16.67 AC +/-
OPEN AREA:	61.64 AC +/-
TOTAL LOTS:	1,771
STREET LENGTH*:	76,875 +/-
PUBLIC RIGHT-OF-WAY:	114.85 AC +/-

GATEWOOD LANDING	
GROSS DISTRICT AREA:	152.02 AC +/-
COMMON AREA:	69.17 AC +/-
NORMAL POOL AREA:	27.66 AC +/-
NORMAL POOL AREA NEEDED	17.87 AC +/-
OPEN AREA:	41.51 AC +/-
OPEN AREA (WITH NORMAL POOL ADJUSTMENT)	51.30 AC +/-
TOTAL LOTS:	136
STREET LENGTH*:	11,596 +/-
PUBLIC RIGHT-OF-WAY:	19.22 AC +/-

GARDEN PARK	
GROSS DISTRICT AREA:	248.54 AC +/-
COMMON AREA:	114.13 AC +/-
NORMAL POOL AREA:	18.00 AC +/-
OPEN AREA:	96.13 AC +/-
TOTAL LOTS:	515
STREET LENGTH*:	23,496 +/-
PUBLIC RIGHT-OF-WAY:	37.45 AC +/-

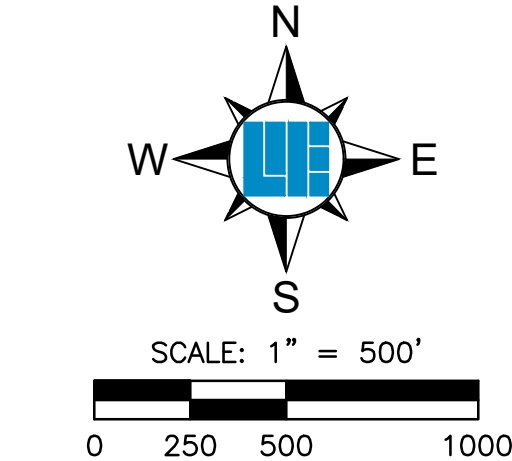
HERITAGE COMMONS	
GROSS DISTRICT AREA:	134.27 AC +/-
COMMON AREA:	-
NORMAL POOL AREA:	-
MINIMUM OPEN AREA REQUIRED:	15%
SINGLE FAMILY - 2.95 UNITS/ACRE (MAX)	
TOWNHOUSE & TWO FAMILY - 12 UNITS/ACRES (MAX)	
MULTI-FAMILY 1,500 UNITS (MAX)(EXCLUDING UNITS ABOVE - RETAIL & COMMERCIAL)	
TOTAL LOTS:	-
STREET LENGTH*:	-
PUBLIC RIGHT-OF-WAY:	11.46 AC +/-

RESIDENTIAL CLUB AMENITIES	
GROSS DISTRICT AREA:	7.28 AC +/-
COMMON AREA:	-
NORMAL POOL AREA:	-
TOTAL LOTS:	-
STREET LENGTH*:	690' +/-
PUBLIC RIGHT-OF-WAY:	1.35 AC +/-

- LEGEND**
- = PROPERTY BOUNDARY
 - = ADJOINER
 - = RIGHT-OF-WAY LINE
 - = BUILDING SETBACK LINE (B.S.L.)
 - = EASEMENT
 - = NORMAL POOL
 - = PROPOSED CURB
 - = PROPOSED 5' CONCRETE WALK
 - = PROPOSED 10' ASPHALT PATH
 - = PROPOSED CENTERLINE
 - = DRAINAGE AND UTILITY EASEMENT
 - = DRAINAGE UTILITY & SANITARY EASEMENT
 - = RIGHT-OF-WAY
 - = BACK TO BACK (CURB)
 - = SECTION LINE
 - = FLOODWAY
 - = FLOODWAY FRINGE

OVERALL SITE DATA	
SITE ZONING:	PD
GROSS SITE AREA:	1,173.61 AC +/-
PROPOSED PUBLIC ROW:	200.30 AC +/-
COMMON AREA:	261.61 AC +/-
NORMAL POOL AREA:	62.33 AC +/-
OPEN AREA:	199.28 AC +/-
TOTAL LOTS:	2,422
GROSS DENSITY:	2.06 LOTS/AC
LOT STANDARDS	
MINIMUM LOT AREA:	VARIES
MINIMUM LOT WIDTH:	VARIES
MINIMUM SIDE YARD SETBACK:	VARIES
MINIMUM FRONT YARD SETBACK:	VARIES
MINIMUM REAR YARD SETBACK:	VARIES
TOTAL STREET LENGTH*:	113,937 +/-
LOCAL STREET ROW WIDTH:	54'
ALLEY WIDTH:	30'
BOULEVARD ROW WIDTH:	100'
PRIMARY ROW WIDTH:	140'
SECONDARY ROW WIDTH:	100'

- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- * STREET LENGTHS DO NOT INCLUDE PERIMETER COUNTY ROADS



- RESIDENTIAL CLUB AMENITIES
- GARDEN PARK
- ISLEWORTH
- HERITAGE COMMONS
- GATEWOOD LANDING
- THE MARKET AT GATEWOOD

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PROJECT NO:	W220283
DWG NAME:	02 OVERALL DISTRICT MAP
DESIGNED BY:	JRV
DRAWN BY:	JRV
CHECKED BY:	RME
DATE:	11/20/2024

REVISIONS AND ISSUES
REVISED PER TAC COMMENTS
11/20/2024

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
GATEWOOD LAKES
Prairie Baptist Rd. & 146th St., Noblesville, IN 46060

SHEET NO.
P002

PROJECT NO.
W220283

OVERALL DISTRICT MAP
Part of the 2024 of Section XX, Township XX North, Range X East, XXXX County, Indiana