



CITY OF WESTFIELD, IN
Plat Committee Meeting Agenda - 12/16/2024
Monday, December 16, 2024 at 11:00 AM

BOARD OR COMMISSION: Plat Committee Meeting
MEETING DATE: Monday, December 16, 2024 at 11:00 AM
MEETING PLACE: Westfield City Services Center - Main Meeting Room
Online at <https://www.youtube.com/user/CityofWestfieldIN>

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

****A quorum of the Common Council may be present****

OPENING OF THE MEETING

- Note the presence of a quorum
- Announce any changes to agenda
- Approval of Minutes - November 25, 2024
- Review Rules of Procedure

ITEMS OF BUSINESS

No items of business.

PUBLIC HEARING ITEMS

2409-SPP-08 & 2409-ODP-08 [PUBLIC HEARING]

Union Street Towns

Generally located at 18700 N. Union Street, just Southwest of the N. Union & N. East Street intersection.

Lennar Homes of Indiana, LLC by Weihe Engineers requests Primary Plat and Overall Development Plan review of a seventy (70) lot single-family attached subdivision on 11 acres +/- in the Midtown at Westfield PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2412-SPP-12 [PUBLIC HEARING]

Midtown at Westfield Southeast

Generally, at the southeast corner of 191st Street and North East Street.

Thompson Thrift Development, Inc., represented by Kimley-Horn & Associates, requests Primary Plat review for a subdivision of one (1) lot, two (2) blocks, and two (2) common areas on 36.62 acres +/- in the Midtown at Westfield Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

No items continued to a future meeting.

REPORTS/COMMENTS

Plat Committee Members

Plan Commission Liaison

Community Development Department

ADJOURNMENT



Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

Active link for this meeting:

[Plat Committee Meeting 11/25/2024](#)

****A quorum of the Common Council may be present****

OPENING OF THE MEETING

Note the presence of a quorum

[YouTube Time: 0:00](#)

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

Plat Committee Members Virtually: None.

Plat Committee Members Absent: Hayley Morgan.

City Staff Present In-Person: Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: None.

Legal Counsel Present Virtually: None.

Announce Any Changes to Agenda

- None

Approval of Minutes - November 11, 2024

Motion: Approve

By: Brian Kelly

Seconded: Justin Wiley

Yes: Brian Kelly, Michael Pearce, Robert Horkay, Justin Wiley

No: None

Abstain: None

Review Rules of Procedure

Gillingham-Teague reviewed APC Workshop rules and procedures.

ITEMS OF BUSINESS

No items of business.

PUBLIC HEARING ITEMS

2411-ODP-09 & 2411-SPP-10 Courtyards of Cielo Ranch [PUBLIC HEARING]

926 East 161st Street.

Epcon Communities, represented by Church Church Hittle + Antrim requests Primary Plat and Overall Development Plan review of an 80 lot, single-family detached subdivision on 35.5 acres +/- in the Courtyards of Cielo Ranch Planned Unit Development (PUD) District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

[YouTube Time: 3:05](#)

Staff presentation / Petitioner presentation

Public Hearing for 2411-ODP-09 & 2411-SPP-10 opened at 11:07 a.m.

One (1) public comment.

Public Hearing for 2411-ODP-09 & 2411-SPP-10 closed at 11:11 a.m.

Plat questions and comments / Petitioner responses

Motion: Approve

By: Brian Kelly

Seconded: Justin Wiley

Yes: Brian Kelly, Michael Pearce, Robert Horkay, Justin Wiley

No: None

Abstain: None

ITEMS CONTINUED TO A FUTURE MEETING

No items continued to a future meeting.

REPORTS/COMMENTS

[YouTube Time: 23:00](#)

Plat Committee Members

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Motion: Adjourn

By: Justin Wiley

Seconded: Michael Pearce

Yes: Brian Kelly, Michael Pearce, Robert Horkay, Justin Wiley
No: None
Abstain: None



Petition Number: 2409-SPP-08 & 2409-ODP-08
Project Name: Union Street Towns
Subject Site Address: Generally located at 18700 N. Union Street, just Southwest of the N. Union & N. East Street intersection
Petitioner: Lennar Homes of Indiana, LLC by Weihe Engineers
Request: Lennar Homes of Indiana, LLC by Weihe Engineers requests **Primary Plat and Overall Development Plan** review of a sixty-four (64) lot single-family attached subdivision on 11 acres +/- in the Midtown at Westfield PUD District.
Current Zoning: Midtown at Westfield PUD District ([Ord. 19-21](#))
Current Land Use: Vacant / Agriculture
Approximate Acreage: 11 acres +/-
Staff Reviewer: Ryan Collingwood, Associate Planner

PROCEDURAL

- TAC Meeting 08/20/2024
- 1st Revision Review 10/04/2024
- 2nd Revision Review 11/22/2024
- 3rd Revision Review 12/06/2024
- **Plat Committee Public Hearing (SPP & ODP) 12/16/2024**

REVIEW COMMENTS

- Public hearing will be in front of the Plat Committee, not the APC. The Plat Committee meets at 11:00 am in the City Services Building (not City Hall). *The case will not be officially docketed and processed for a Public Hearing at the Plat Committee until all comments have been addressed.*
- Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised SPP & ODP has been submitted and reviewed.
- The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Overall Development Plan, Primary Plat, and/or Secondary Plat. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.



- Please note that a performance bond is required for all Common Area landscaping (see UDO Article 10.9). Please coordinate with Community Development Staff before sending the Secondary Plat mylars for signing.

- Abbreviations:
 - WPWD: Westfield Public Works Department
 - HCSO: Hamilton County Surveyor's Office

PRIMARY PLAT (SPP) REVIEW STANDARDS

Article 10.13(l) of UDO

The **Primary Plat** complies.

- 1) Proposed name of the subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north point and date.
- 4) 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.
- 5) Easements (locations, widths and purposes)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage).
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) 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%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 16) 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.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) 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.
- 19) 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.

OVERALL DEVELOPMENT PLAN (ODP) REVIEW STANDARDS

Article 10.7(H) of the UDO

The **Overall Development Plan** complies.

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) 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.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) 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.
- 26) 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.
- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location all Floodplain areas within the boundaries of the property.



- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) 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.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar Uses.
- 38) 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).
- 39) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

DISTRICT STANDARDS

Ord. 19-21, Sections 4-7

The **plans** comply.

- 40) The Underlying Zoning District shall be set forth below:
 - a) West of East Subdistrict: GO: General Office District.
- 41) The permitted uses shall be as set forth below:
 - a) All uses permitted in the Underlying Zoning District (GO: General Office District).
 - b) Townhouse Dwelling
- 42) The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:
 - a) Minimum Lot Area: No minimum
 - b) Minimum Tract Requirement: No minimum
 - c) Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street
 - d) Minimum Lot Width: No minimum
 - e) Maximum Lot Coverage: No maximum
 - f) Minimum Building Setback Lines:
 - i) East Street: 20 feet
 - ii) All Other Streets: 15 feet
 - iii) District Perimeter Not Abutting Street: 30 feet
 - iv) All Other Setback Lines: No minimum
 - g) Maximum Building Height:
 - i) Two and One-half (2 ½) Stories



DEVELOPMENT STANDARDS

Ord. 19-21, Section 8 & Chapter 6 of UDO

The plans comply with the **Midtown at Westfield PUD (Ord. 19-21) & Chapter 6 of the UDO.**

43) Ord. 19-21, Section 8.1 – Accessory Buildings

- a) Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

44) Ord. 19-21, Section 8.2(G) – West of East Subdistrict, Architectural Standards

- a) The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

45) Ord. 19-21, Section 8.2(H) – Mechanical / Utility Meter Screening, Architectural Standards

- a) The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and Secondary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

46) Ord. 19-21, Section 8.2(I) – Residential Standards, Architectural Standards

- a) Article 6.3(E) Architectural Standards; Multi-Family Districts shall apply to any Building with only Dwelling Units. Buildings with a mix of residential and non-residential uses shall be subject to the underlying Subdistrict standards.

47) Ord. 19-21, Section 8.3 – Fence Standards

- a) Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area; however, such fencing shall, at a minimum, be black vinyl-coated and located in areas of minimum visibility from rights-of-way. All other walls and fencing shall be architecturally compatible with the associated building(s).
- b) Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in an Established Front Yard to further define the streetscape.

48) Ord. 19-21, Section 8.4(A) – Minimum Lot Landscaping Requirements, Landscaping Standards

- a) Will apply to this Subdistrict.

49) Ord. 19-21, Section 8.4(B) – Foundation Plantings, Landscaping Standards

- a) Building foundation plantings shall only be required along a Front Building Façade.



- 50) Ord. 19-21, Section 8.4(C) – External Street Frontage Landscaping Requirements, Landscaping Standards
- 51) Ord. 19-21, Section 8.4 – Tree Preservation Areas, Buffer Yard Requirements
- a) Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan (“Tree Preservation Area”). A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting (“Tree Preservation Easement”). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.
- 52) Ord 19-21, Section 8.4 – Buffer Yard abutting Existing Neighborhood, Buffer Yard Requirements
- a) A buffer yard with a minimum depth of forty (40) feet shall be required abutting an Existing Neighborhood. The buffer yard shall include a minimum of six (6) shade trees, six (6) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet. A minimum four (4) foot tall undulating mound shall also be required for at least sixty (60) percent of the length of the shared Lot Line; however, no mound shall be required if a Reforestation Area or Tree Preservation Easement abuts an Existing Neighborhood. New plantings within a buffer yard that overlaps a Tree Preservation Area may be clustered or grouped in order to simulate natural tree stands and/or ensure viability due to the impact by existing trees, according to best practices. Plantings around detention and retention areas within a buffer yard shall be credited toward the buffer yard planting requirement.
- 53) Ord. 19-21, Section 8.4(E) – Parking Area Design, Parking Area Landscaping
- a) If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- 54) Ord. 19-21, Section 8.4(F) – Perimeter Drainage and Utility Easements, Landscaping Standards
- a) Landscaping within drainage and utility easements required the City’s Department of Public Works around the perimeter of Lots (the “Restrictive Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required.



- 55) Ord. 19-21, Section 8.5(A) – Decorative Fixtures and Uniformity, Lighting Standards
- a) Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
- 56) Ord. 19-21, Section 8.5(B) – Full Cut-off Fixtures, Lighting Standards
- a) All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth’s surface.
- 57) Ord. 19-21, Section 8.5(C) – Maximum Light Levels, Lighting Standards
- a) Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District’s shared property lines with an Existing Neighborhood.
- 58) Ord. 19-21, Section 8.5(D) – Parking Area Lighting, Lighting Standards
- a) Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00 p.m.
- 59) Ord. 19-21, Section 8.5(E) – Prohibitions, Lighting Standards
- a) Article 6.12 shall apply. In addition, neon lighting shall be prohibited within the District.
- 60) Article 6.8 – Landscaping Standards
- 61) Article 6.9 – Lighting Standards
- 62) Article 6.14 – Parking and Loading Standards

DESIGN STANDARDS

Ord. 19-21, Section 9 & Chapter 8 of UDO

The plans comply with the **Midtown at Westfield PUD (Ord. 19-21) & Chapter 8 of the UDO.**

- 63) Ord. 19-21, Section 9.2 – Decorative Streetscape Elements
- a) Decorative street signs, light fixtures, and traffic control devices shall be permitted within entrance drives, Right-of-ways, and walkways, and may differ from the City’s standards if it



conforms to the Indiana Manual on Uniform Traffic Control Devices. Such decorative elements shall be consistent with the development theme and shall neither be installed nor maintained at the City's expense.

64) Article 8.1 – Block Standards

65) Article 8.3 – Easement Standards

66) Article 8.5 – Monument and Marker Standards

67) Article 8.6 – Open Space and Amenity Standards

68) Article 8.7 – Pedestrian Network Standards

a) Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

b) General Standards:

i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

iii) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

c) Internal Pedestrian Network Standards:

i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.



- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2409-SPP-08 & 2409-ODP-08 at the December 16, 2024 Plat Committee meeting, and take action on the item.

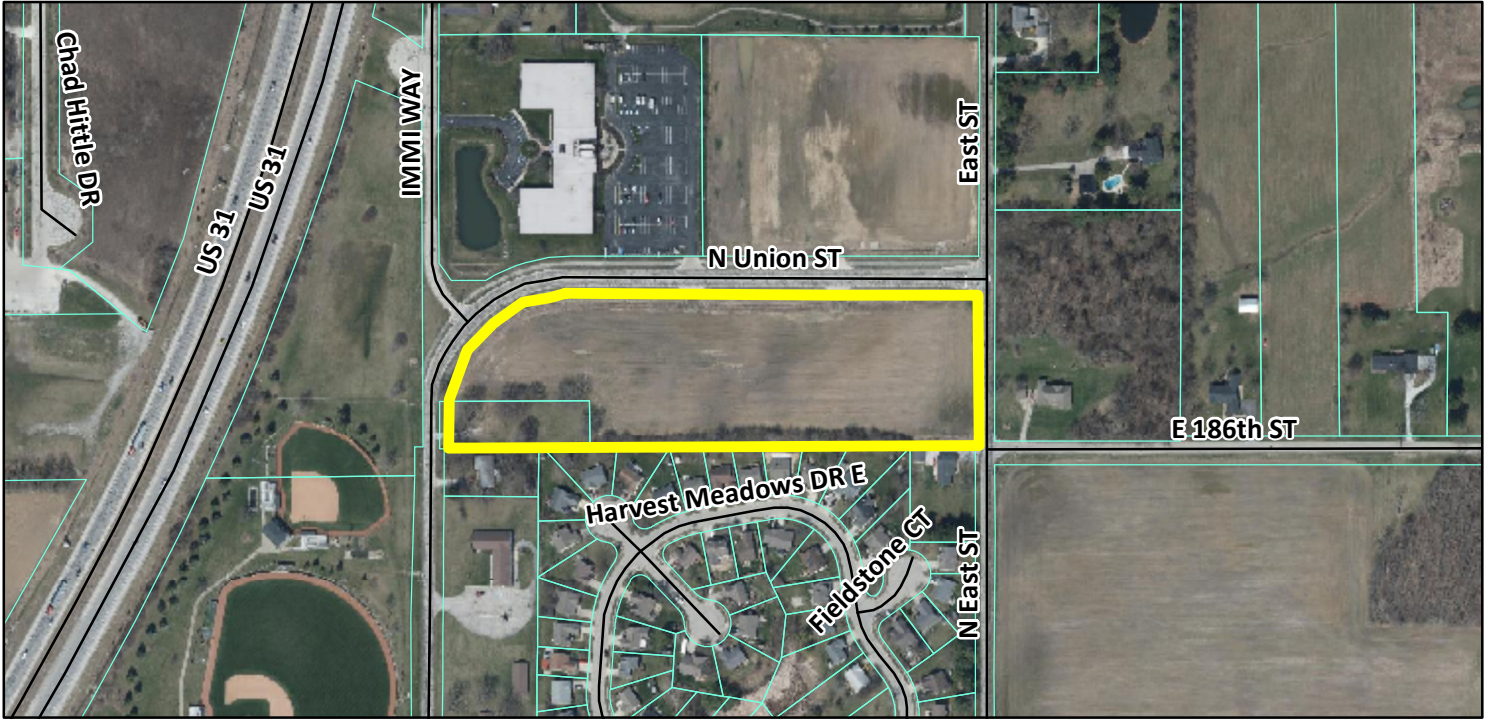
The Department recommends approving the petition with the following conditions:

- 1) The approval by Public Works of any Construction Standards 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.

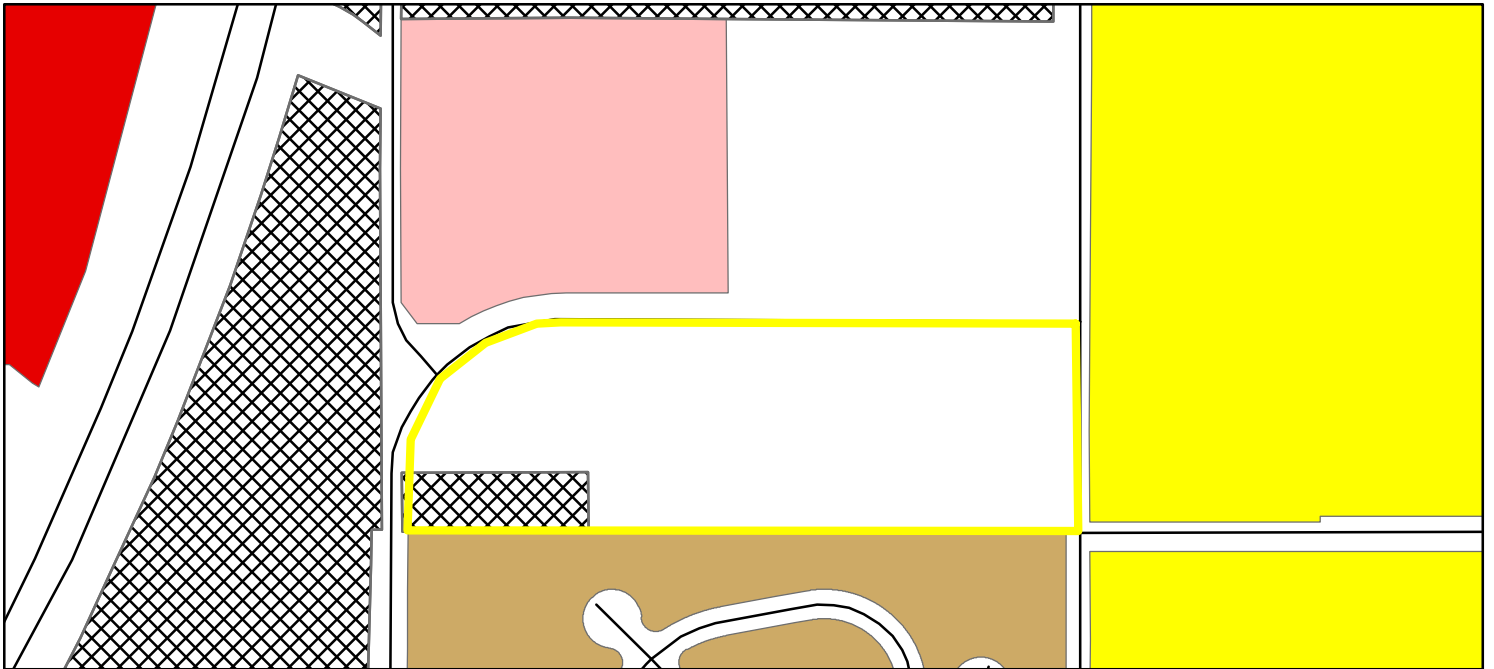
If any Plat Committee member has questions prior to the public hearing, please contact Ryan Collingwood at (317) 741-8857, or by email at rcollingwood@westfield.in.gov.


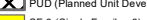


Aerial Location Map

 Site




Zoning Map



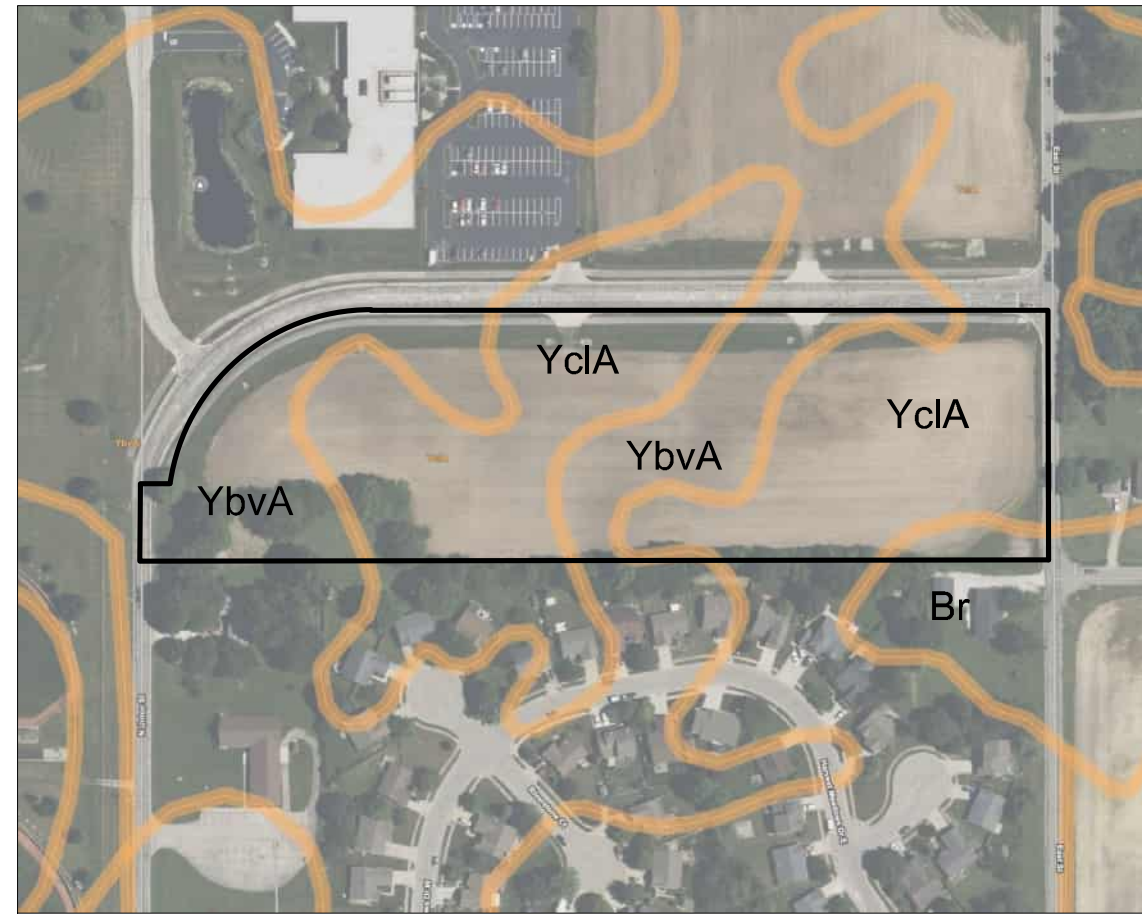
 GIS.DBO.PW_Streets
 LB (Local Business)
Zoning - All
 MF-1 (Multiple Family - 1)
Zoning
 PUD (Planned Unit Development)
 GB (General Business)
 SF-3 (Single Family - 3)

0 0.05 0.1 Miles




OVERALL DEVELOPMENT PLAN & PRIMARY PLAT FOR East Street Townes

18700 N. Union Street Westfield IN 46074



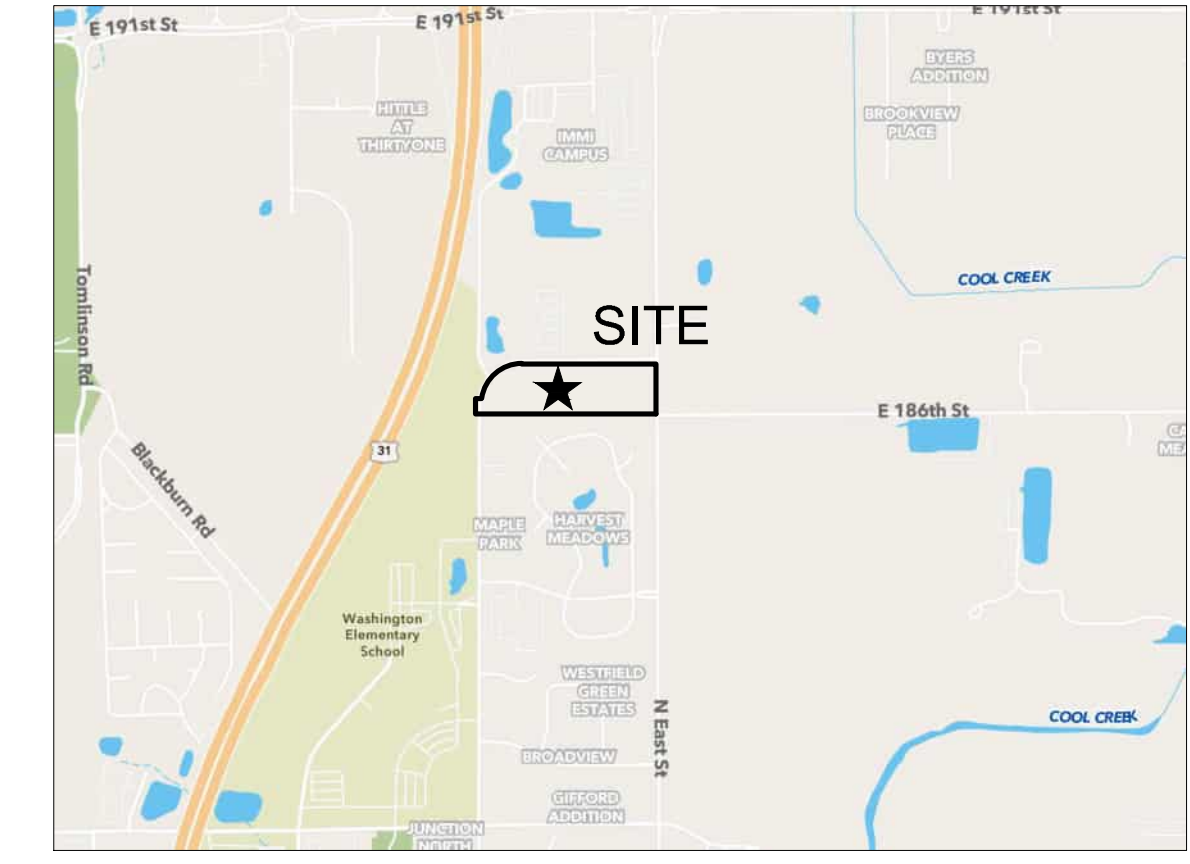
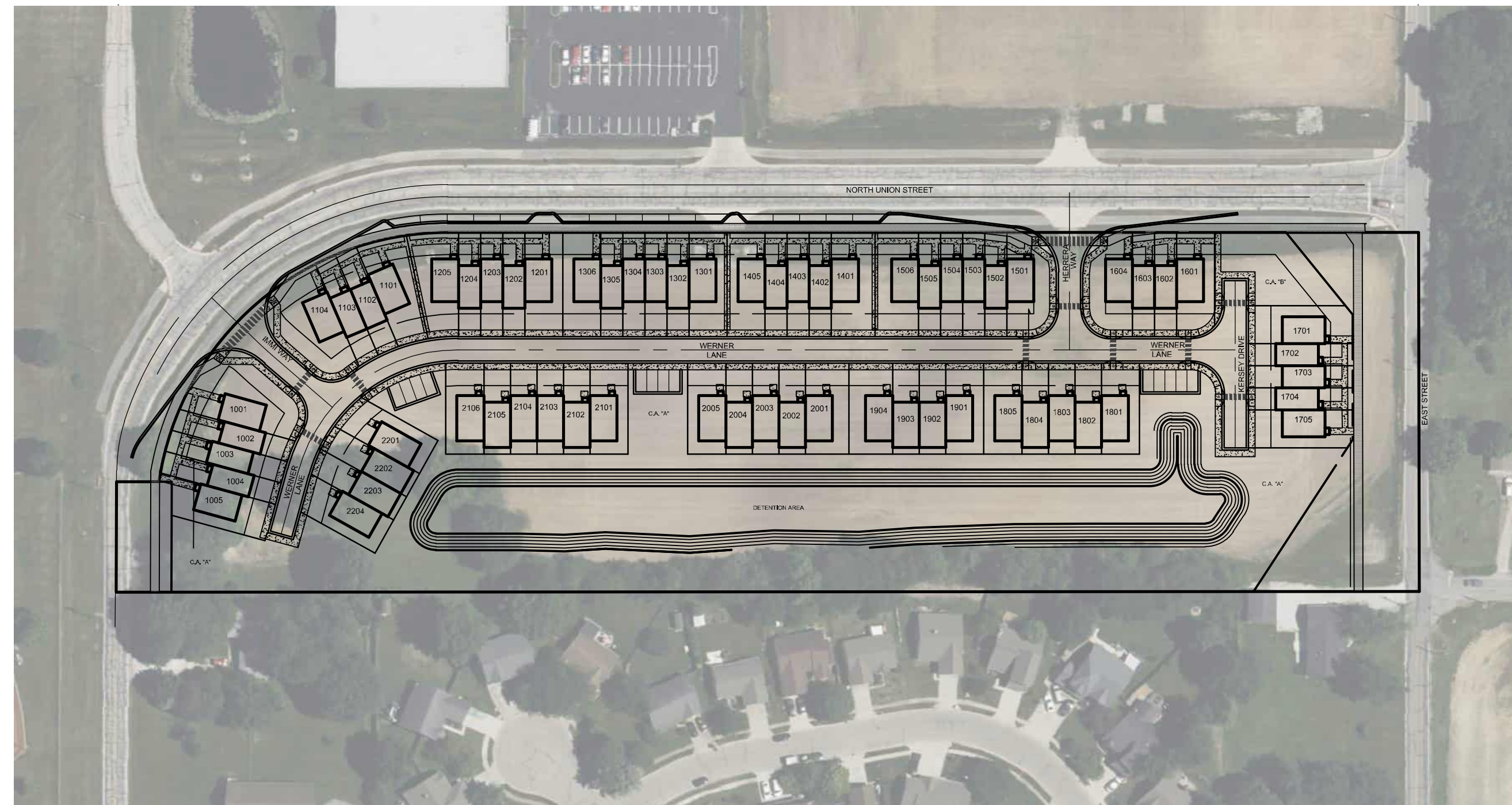
SOILS MAP
NO SCALE

SOIL SERIES	MOVE
Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
YbvA	BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
YcIA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY DATED AUGUST 19, 2024 BY JOSHUA DAVID WIENER INDIANA PROFESSIONAL SURVEYOR NUMBER LS21200020 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240567 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BEING MARKED BY A HARRISON MONUMENT; THENCE ALONG THE WEST LINE OF SAID QUARTER NORTH 00 DEGREES 13 MINUTES 18 SECONDS EAST 100.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 21 SECONDS EAST 38.39 FEET TO A FIVE-EIGHTHS-INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER REFERRED TO AS "REBAR") ON THE EAST RIGHT-OF-WAY LINE OF UNION STREET AS DESCRIBED IN INSTRUMENT NUMBER 2014047838 IN THE OFFICE OF THE RECORDER OF SAID COUNTY BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 284.00 FEET; THENCE ALONG THE EAST AND SOUTH RIGHT-OF-WAY LINE OF UNION STREET AN ARC DISTANCE OF 376.37 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 49 DEGREES 09 MINUTES 36 SECONDS EAST 345.30 FEET TO A REBAR; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 59 MINUTES 49 SECONDS EAST 879.28 FEET TO A MAG NAIL IN A WASHER STAMPED "WEIHE ENGR. 0012" ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST 324.98 FEET TO A HARRISON MONUMENT AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89 DEGREES 57 MINUTES 21 SECONDS WEST 1179.73 FEET TO THE POINT OF BEGINNING, CONTAINING 8.28 ACRES, MORE OR LESS.



VICINITY MAP
NO SCALE
★ PROJECT LOCATION

SHEET INDEX	
SHEET NO.	DESCRIPTION
P001	TITLE SHEET
P100	INFRASTRUCTURE PLAN
P200	DEVELOPMENT PLAN
P300	PRIMARY PLAT
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

ERRORS AND OMISSIONS STATEMENT
DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES HIS PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF AN ERROR OR OMISSION IS FOUND, THE DESIGN PROFESSIONAL ACCEPTS FULL RESPONSIBILITY AND SHALL DETERMINE A SOLUTION THAT COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

SITE TBM
TBM 1 - CUT "X" ON THE BONNET BOLT OF FIRE HYDRANT LOCATE ALONG THE SOUTH SIDE OF UNION STREET.
ELEV. 898.305 (NAVD 88)
TBM 2 - MAG SPIKE ON SOUTH SIDE OF UTILITY POLE # 062910 LOCATED IN THE NORTHWEST QUADRANT OF EAST STREET AND UNION STREET
ELEV. 899.232 (NAVD 88)

DEVELOPMENT STANDARDS	
EXISTING ZONING: MIDTOWN AT WESTFIELD PUD	
NUMBER OF LOTS	64
MINIMUM LOT AREA	1,875 SQ.FT.
MINIMUM LOT WIDTH	20'
MINIMUM SETBACK LINES	
FRONT YARD	20'
SIDE YARD	10'

PROPOSED CONDITIONS	
PROJECT AREA	8.28 AC
PROPOSED LOTS/UNITS	64
PROPOSED DENSITY	7.73 UNITS/ACRE

COMMON AREAS	
C.A. "A"	155,896 SF
TOTAL	155,896 SF (3.58 AC)

ADJACENT ZONING	
NORTH	LB & PUD
SOUTH	MF-1
EAST	SF-3
WEST	SCHOOL

OPEN SPACE CALCULATIONS	
OVERALL SITE	8.28 AC
TOTAL OPEN SPACE	3.58 AC
OPEN SPACE PERCENTAGE	43.24%

PARKING	
INTERNAL STREETS	13
UNION STREET	16
TOTAL	29

OPERATING AUTHORITIES

WESTFIELD COMMUNITY DEVELOPMENT 2728 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3170	HAMILTON COUNTY SURVEYOR'S OFFICE ATTENTION: SAMUEL CLARK 1 HAMILTON COUNTY SQUARE, STE. 188 NOBLESVILLE, IN 46060 317-776-8495	HAMILTON COUNTY HIGHWAY DEPT. ATTENTION: DAVE LUCAS 1700 SOUTH 10TH STREET NOBLESVILLE, IN 46060 317-773-7770
HAMILTON COUNTY HEALTH DEPT. ATTENTION: AMY BALLMAN 18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060-2229 317-776-8500	AT&T (TELEPHONE) ATTENTION: WENDY NOBLE 240 N. MERIDIAN ST. INDIANAPOLIS, IN 46204 317-610-5440	CITIZENS GAS OF WESTFIELD ATTENTION: RICHARD MILLER, JR. 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202-1162 317-927-4684
WESTFIELD PUBLIC WORKS DEPT. PLAN REVIEW, PRE-CONSTRUCTION, STORMWATER & MASS GRADING ATTENTION: JOHN RANKIN 2706 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3147	DUKE ENERGY (ELECTRIC) ATTENTION: JOHN SHULTZ 100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062 317-800-3264	COMCAST CABLE ATTENTION: EARL SMALL, JR. 5330 EAST 65TH STREET INDIANAPOLIS, IN 46220 317-962-1161
MARATHON PIPELINE COMPANY, LLC ATTENTION: ZACH RICH 10722 EAST COUNTY ROAD 300 NORTH INDIANAPOLIS, IN 46234 317-203-2363	METRONET ATTENTION: TOM DECKER 1005 HIGHLAND AVE. LAFAYETTE, IN 47905 765-426-6956	CITIZENS ENERGY GROUP ATTENTION: BLAKE DICKEN 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202-1162 317-750-9986
WESTFIELD FIRE DEPT. ATTENTION: RYAN FLORA 17535 DARTOWN ROAD WESTFIELD IN 46074 317-804-3307	CITIZENS WESTFIELD WATER AND WASTEWATER ATTENTION: RYAN GANSEMER ATTENTION: MITCH HOUSE 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 317-917-5294	

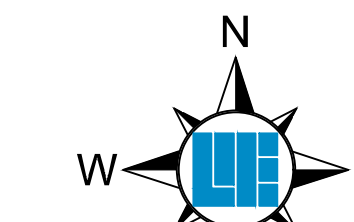


OWNER
NORTH WESTFIELD DEVELOPMENTS LLC
1919 E 191ST ST
WESTFIELD, IN 46074

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA, LLC
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 523-0589
CONTACT PERSON: TONY BAGATO
EMAIL: TONY.BAGATO@LENNAR.COM



PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN C. SUMNER
EMAIL: SUMNERK@WEIHE.NET



SCALE: 1" = 100'
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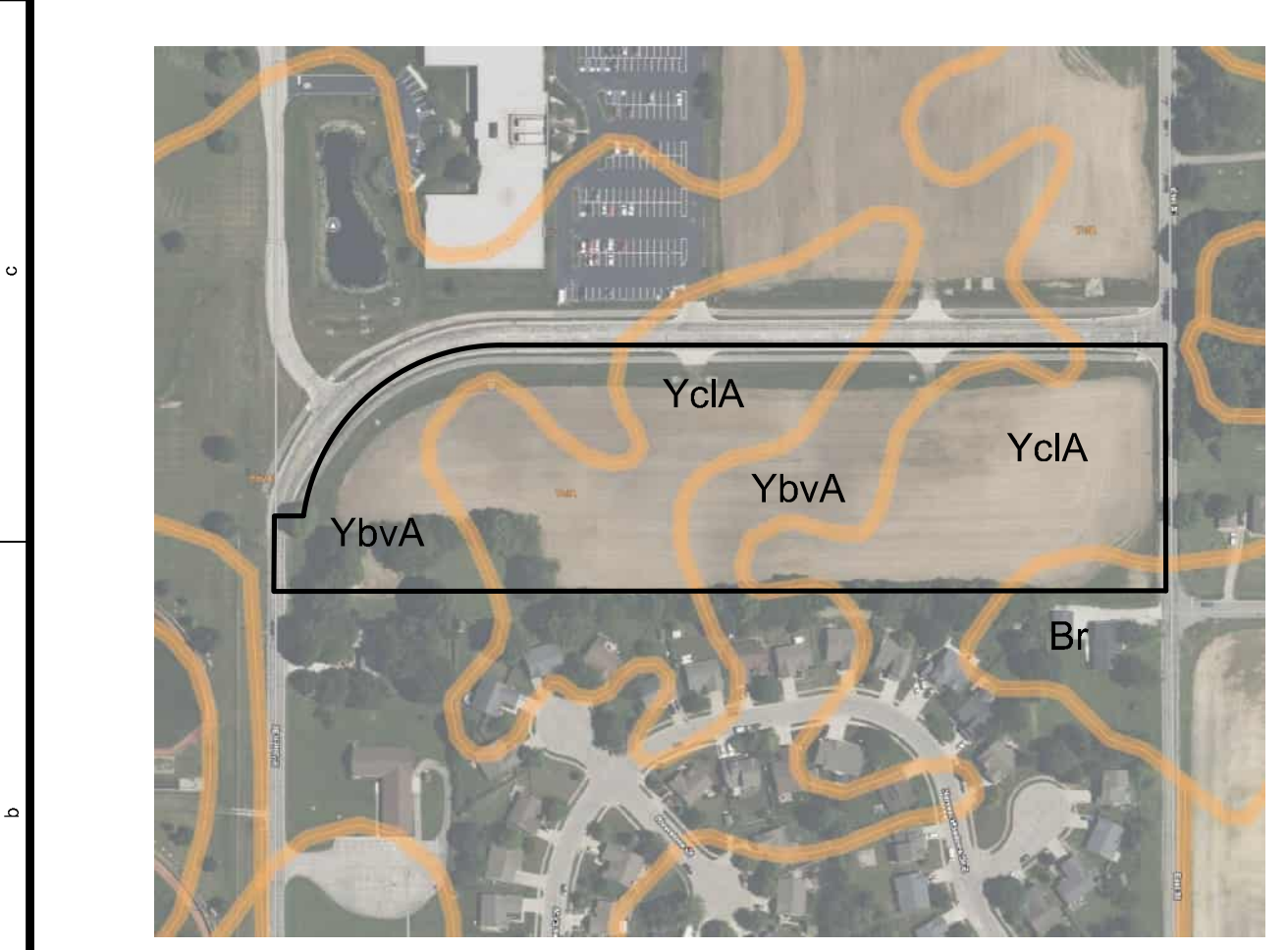
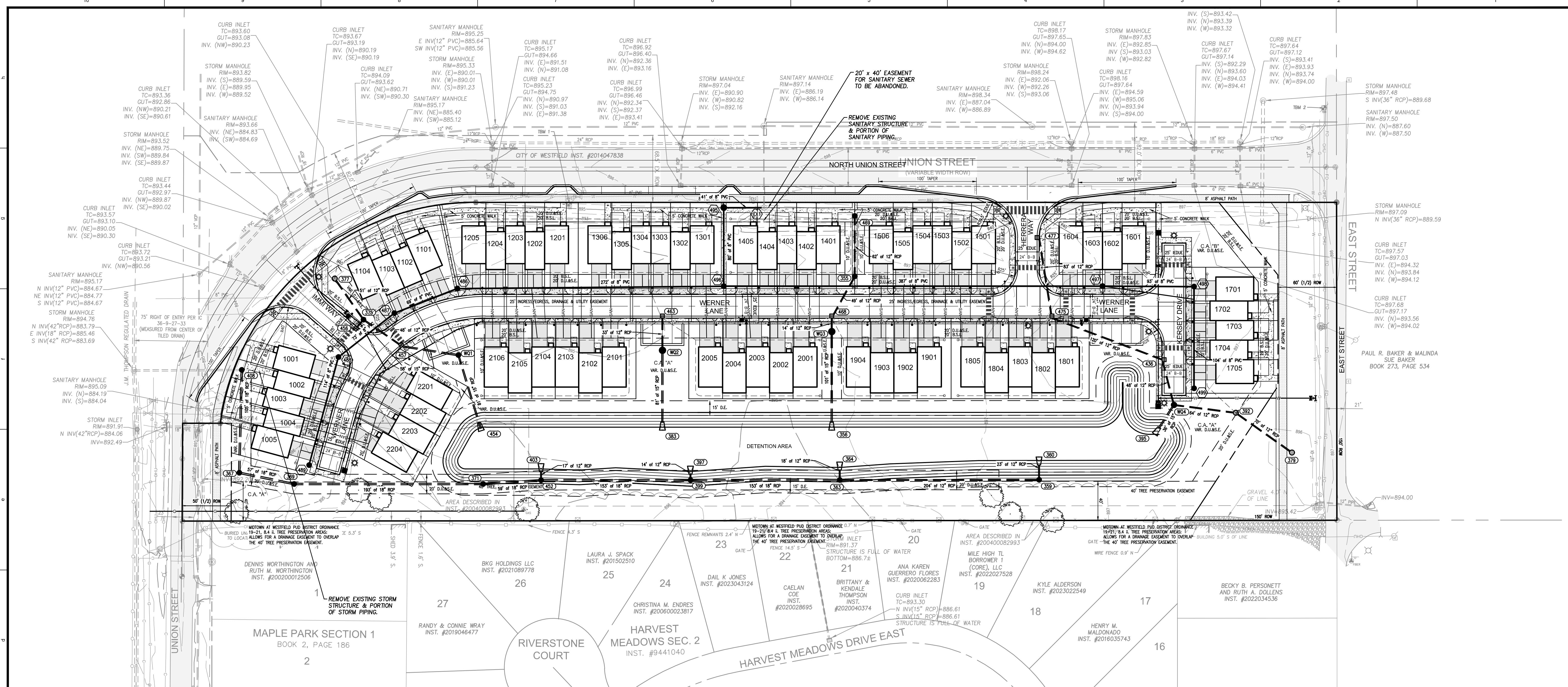
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PROJECT NO.	DATE	BY	REVISIONS AND ISSUES
W240567			
DWG NAME			
PROJECT SHEET			
DESIGNER			
DTR			
DRAWN BY			
KMH			
CHECKED BY			
KCS			
DATE			
12/05/2024			

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
East Street Townes
18700 N. Union Street, Westfield IN 46074
TITLE SHEET
Part of the SW 1/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P001
PROJECT NO.
W240567



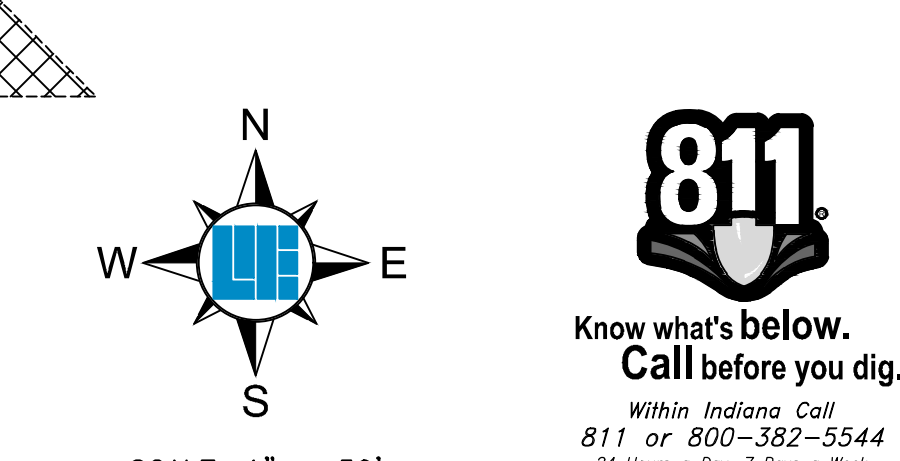
NOTES:

- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMANS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 40' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 24' UNLESS OTHERWISE NOTED.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL CONCRETE SIDEWALKS TO BE 6" WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR INGRESS/EGRESS WIDTHS TO BE 25' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 24' UNLESS OTHERWISE NOTED.
- ALL WATERMANS TO BE 8" UNLESS OTHERWISE NOTED.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH UTILITIES WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE 'C' LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P001.
- EXTERNAL STREET FRONTAGE LANDSCAPING WILL BE INSTALLED AS LOTS ARE DEVELOPED.
- ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- THERE SHALL BE NO TREES OR SHRUBS PLANTED, NOR ANY STRUCTURES OR FENCES ERRECTED, IN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE ACCEPTED BY THE WPDW.
- NO DRAINAGE EASEMENT OR A COMBINATION DRAINAGE AND UTILITY EASEMENT SHALL BE LOCATED WITHIN A TREE PRESERVATION EASEMENT.
- DURING CONSTRUCTION FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED TO THE CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS AND SHALL BE PROVIDED WITH A MINIMUM SURFACE OF COMPACTED STONE OR IF THE BUILDING IS BEING CONSTRUCTED OF COMBUSTIBLE MATERIALS IT SHALL HAVE A MINIMUM OF ASPHALT BINDER.
- APPROVED FIRE FIGHTING WATER SUPPLIES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE. (IFC 3312.1)
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE.
- TEMPORARY ADDRESS SIGNAGE SHALL ALSO BE PROVIDED DURING CONSTRUCTION. (IFC 3310.1)
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED DRIVING SURFACE WIDTH OF NOT LESS THAN 20 FEET (26 FEET ADJACENT TO FIRE HYDRANTS) TO EACH EDGE OF THE PAVEMENT AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (IFC 503.2.1 & D103.1)
- WHERE THE CODES ADOPTED BY THE FIRE PREVENTION AND BUILDING SAFETY COMMISSION OR THIS ORDINANCE REQUIRES THREE (3) OR MORE HYDRANTS FOR PROPER FIRE-FLOW, THOSE HYDRANTS SHALL BE PLACED IN A 'LOOP' SERIES IN REGARDS TO THEN SERVICING WATER MAINS.
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

LEGEND

- = PROPERTY BOUNDARY
- - - = ADJOINER
- - - = RIGHT-OF-WAY LINE
- - - = BUILDING SETBACK LINE (B.S.L.)
- - - = EASEMENT
- - - = PROPOSED WATER
- - - = EXISTING WATER
- - - = PROPOSED FIRE HYDRANT
- - - = PROPOSED STORM SEWER LINE
- - - = PROPOSED STORM MANHOLE
- - - = PROPOSED STORM INLET
- - - = PROPOSED CONCRETE END SECTION
- - - = PROPOSED 10" PVC ROOF DRAIN @ 0.8% MIN.
- - - = EXISTING STORM SEWER LINE
- - - = EXISTING STORM INLET
- - - = NORMAL POOL
- - - = PROPOSED SANITARY SEWER LINE
- - - = PROPOSED SANITARY SEWER MANHOLE
- - - = EXISTING SANITARY SEWER MANHOLE
- - - = PROPOSED ROLL CURB
- - - = PROPOSED CHAIRBACK CURB
- - - = MODIFIED EX. CHAIRBACK CURB TO CREATE DEPRESSED CURB
- - - = PROPOSED 5' CONCRETE WALK
- - - = PROPOSED ASPHALT PATH
- - - = PROPOSED CENTERLINE
- - - = DRAINAGE AND UTILITY EASEMENT
- - - = DRAINAGE UTILITY AND SANITARY EASEMENT
- - - = INGRESS/EGRESS DRAINAGE & UTILITY EASEMENT
- - - = RIGHT-OF-WAY
- - - = BACK TO BACK (CURB)
- - - = REINFORCED CONCRETE PIE (OR APPROVED EQUAL)
- - - = DRAINAGE, UTILITY & PEDESTRIAN ACCESS EASEMENT
- - - = PEDESTRIAN ACCESS EASEMENT
- - - = WATER MAIN EASEMENT
- - - = REBAR FOUND
- - - = RIGHT OF WAY MONUMENT FOUND
- - - = OTHER MONUMENT
- - - = TEMPORARY BENCH MARK
- - - = SECTION LINE
- - - = EXISTING GAS LINE
- - - = PROPOSED GAS LINE RELOCATION
- - - = EMERGENCY FLOOD ROUTING
- - - = PROPOSED STREET LIGHT LOCATION
- - - = SIGHT TRIANGLE

SITE TBM
 TBM 1 - CUT "X" ON THE BONNET BOLT OF FIRE HYDRANT LOCATE ALONG THE SOUTH SIDE OF UNION STREET. ELEV. 898.305 (NAVD 88)
 TBM 2 - MAG SPIKE ON SOUTH SIDE OF UTILITY POLE # 062810 LOCATED IN THE NORTHWEST QUADRANT OF EAST STREET AND UNION STREET ELEV. 899.232 (NAVD 88)



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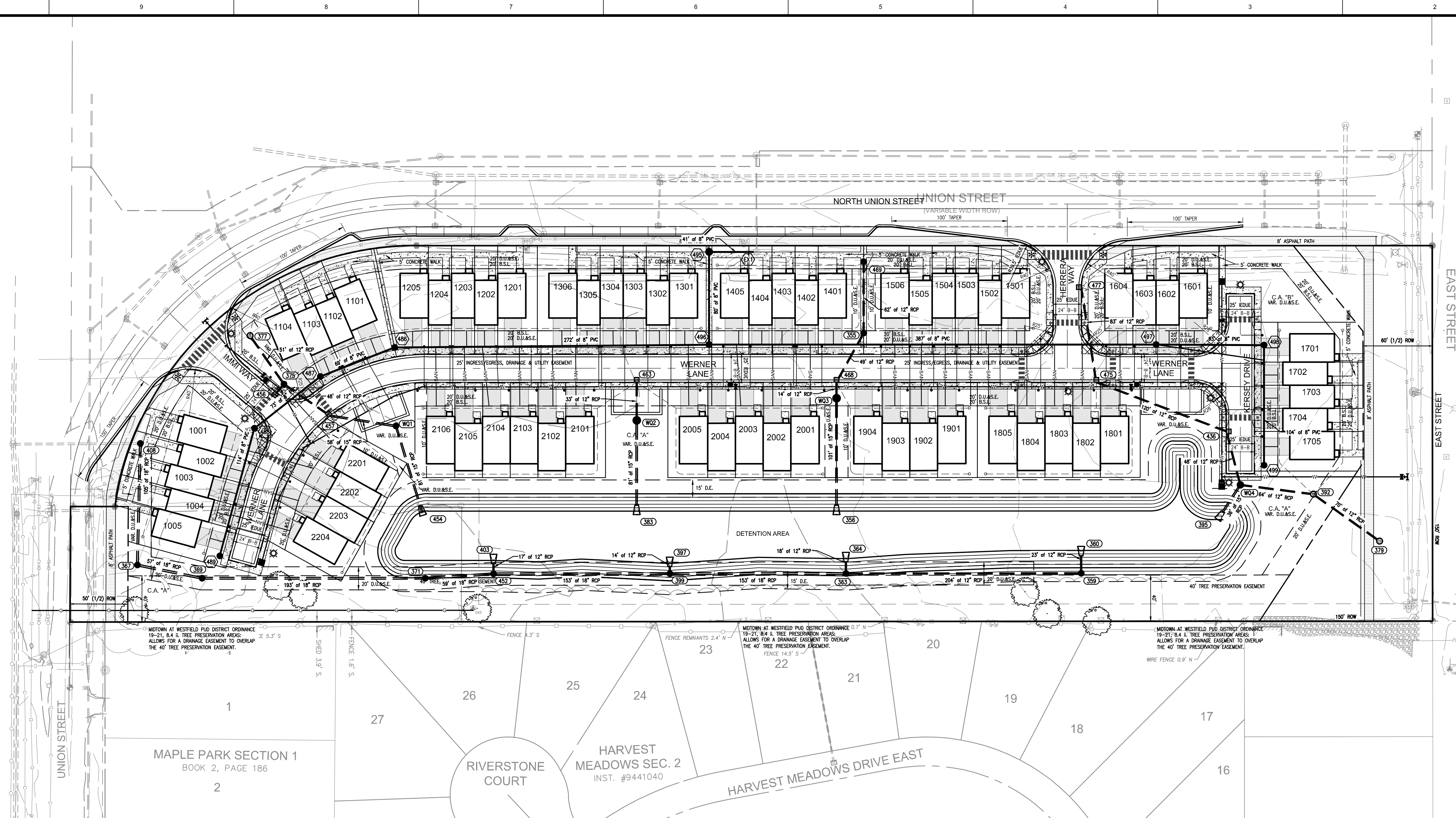
PROJECT NO.	W240567
DWG NAME	Final Infrastructure Plan
DESIGNED BY	WJH
DRAWN BY	KMH
CHECKED BY	KCS
DATE	12/05/2024

APPROVAL PENDING
 NOT FOR CONSTRUCTION

PREPARED FOR:
East Street Townes
 18700 N. Union Street, Westfield IN 46074
INFRASTRUCTURE PLAN
 Part of the 807 sq. ft. of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana
 SHEET NO.
P100
 PROJECT NO.
 W240567



LOCATION: H:\2024\W240567\Engineering\Infrastructure\Infrastructure_Plan.dwg
 DATE/TIME: December 16, 2024 - 9:45am
 PLOT/DWG: B1 - Summary



MAPLE PARK SECTION 1
BOOK 2, PAGE 186

RIVERSTONE COURT
HARVEST MEADOWS SEC. 2
INST. #9441040

HARVEST MEADOWS DRIVE EAST

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY DATED AUGUST 19, 2024 BY JOSHUA DAVID WERNER, INDIANA PROFESSIONAL SURVEYOR NUMBER LS2120020 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240567 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BEING MARKED BY A HARRISON MONUMENT; THENCE ALONG THE WEST LINE OF SAID QUARTER NORTH 00 DEGREES 13 MINUTES 19 SECONDS EAST 100.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 21 SECONDS EAST 38.39 FEET TO A FIVE-EIGHTHS-INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "WEIHE ENGR, 0012" (HEREINAFTER REFERRED TO AS "REBAR") ON THE EAST RIGHT-OF-WAY LINE OF UNION STREET AS DESCRIBED IN INSTRUMENT NUMBER 201404708 IN THE OFFICE OF THE RECORDER OF SAID COUNTY BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 284.00 FEET; THENCE ALONG THE EAST AND SOUTH RIGHT-OF-WAY LINE OF UNION STREET AN ARC DISTANCE OF 376.37 FEET AND BEING SUSTAINED BY A CHORD BEARING NORTH 49 DEGREES 09 MINUTES 36 SECONDS EAST 345.30 FEET TO A REBAR; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 59 MINUTES 49 SECONDS EAST 879.28 FEET TO A MAG NAIL IN A WASHER STAMPED "WEIHE ENGR, 0012" ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST 324.98 FEET TO A HARRISON MONUMENT AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89 DEGREES 57 MINUTES 21 SECONDS WEST 1179.73 FEET TO THE POINT OF BEGINNING, CONTAINING 8.28 ACRES, MORE OR LESS.

DEVELOPMENT STANDARDS	
EXISTING ZONING: MIDTOWN AT WESTFIELD PUD	
NUMBER OF LOTS	64
MINIMUM LOT AREA	1,875 SQ.FT.
MINIMUM LOT WIDTH	20'
MINIMUM SETBACK LINES	
FRONT YARD	20'
SIDE YARD	10'

NOTES:

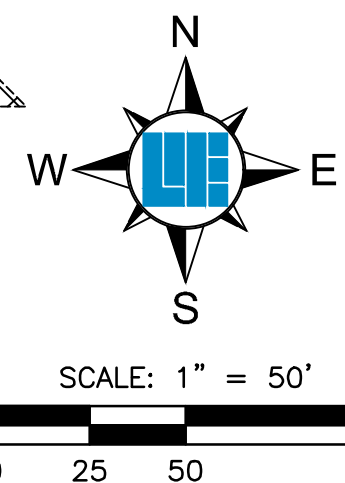
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- ⊙ = MODIFIED EX. CHAIRBACK CURB TO CREATE DEPRESSED CURB
- ⊙ = PROPOSED 5' CONCRETE WALK
- ⊙ = PROPOSED ASPHALT PATH
- ⊙ = PROPOSED CENTERLINE
- D.U.E. = DRAINAGE AND UTILITY EASEMENT
- D.U.&S.E. = DRAINAGE UTILITY AND SANITARY EASEMENT
- IEDUE = INGRESS/EGRESS DRAINAGE & UTILITY EASEMENT
- ROW = RIGHT-OF-WAY
- B-B = BACK TO BACK (CURB)
- RCP = REINFORCED CONCRETE PIE (OR APPROVED EQUAL)
- D.U.E. & P.A.E. = DRAINAGE, UTILITY & PEDESTRIAN ACCESS EASEMENT
- P.A.E. = PEDESTRIAN ACCESS EASEMENT
- W.E. = WATER MAIN EASEMENT
- ⊙ = REBAR FOUND
- ⊙ = RIGHT OF WAY MONUMENT FOUND
- ⊙ = OTHER MONUMENT
- ⊙ = TEMPORARY BENCH MARK
- ⊙ = SECTION LINE
- ⊙ = EXISTING GAS LINE
- ⊙ = PROPOSED GAS LINE RELOCATION
- ⊙ = EMERGENCY FLOOD ROUTING
- ⊙ = PROPOSED STREET LIGHT LOCATION
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- ⊙ = 8' ASPHALT PATH
- ⊙ = SIGHT TRIANGLE

SITE TBM

- TBM 1 - CUT "X" ON THE BONNET BOLT OF FIRE HYDRANT LOCATE ALONG THE SOUTH SIDE OF UNION STREET. ELEV. 898.305 (NAVD 88)
- TBM 2 - MAG SPIKE ON SOUTH SIDE OF UTILITY POLE # 062810 LOCATED IN THE NORTHWEST QUADRANT OF EAST STREET AND UNION STREET ELEV. 899.232 (NAVD 88)



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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

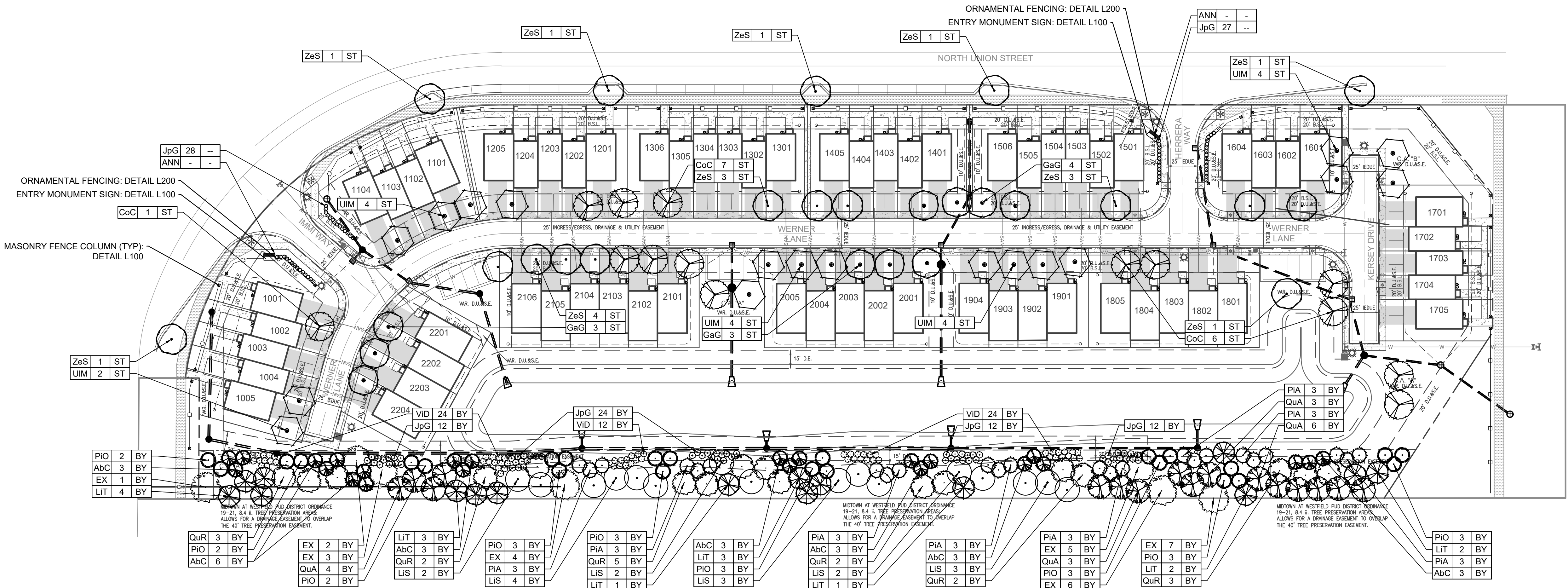
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	DATE	BY	REVISIONS AND ISSUES
W240567			
2024 Development Plan			
DESIGNED BY			
DRAWN BY			
CHECKED BY			
DATE			

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
East Street Townes
18700 N. Union Street, Westfield IN 46074
DEVELOPMENT PLAN
Part of the SW 1/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana
SHEET NO.
P200
PROJECT NO.
W240567

LOCATION: H:\2024\W240567\Civil\Survey\Utility\plan\pud\m\Y200 Development Plan.rvt
DATE/TIME: December 16, 2024 - 9:45am
PLOTED BY: Sumner



UNIT FOUNDATION PLANTINGS
 ALL UNITS ARE TO RECEIVE TWO FOUNDATION SHRUBS ON THEIR FRONT FACADE, AS SHOWN.
 EVERY UNIT TO RECEIVE ONE TmT SHRUB.
 50 UNITS TO RECEIVE ONE VJ SHRUB.
 THESE ARE UNITS 1101-1104, 1201-1205, 1301-1306, 1401-1405, 1501-1506, 1601-1604, 1801-1805, 1901-1904, 2001-2005, 2101-2106.
 14 UNITS TO RECEIVE ONE VcC SHRUB.
 THESE ARE UNITS 1001-1005, 1701-1705, AND 2201-2204.

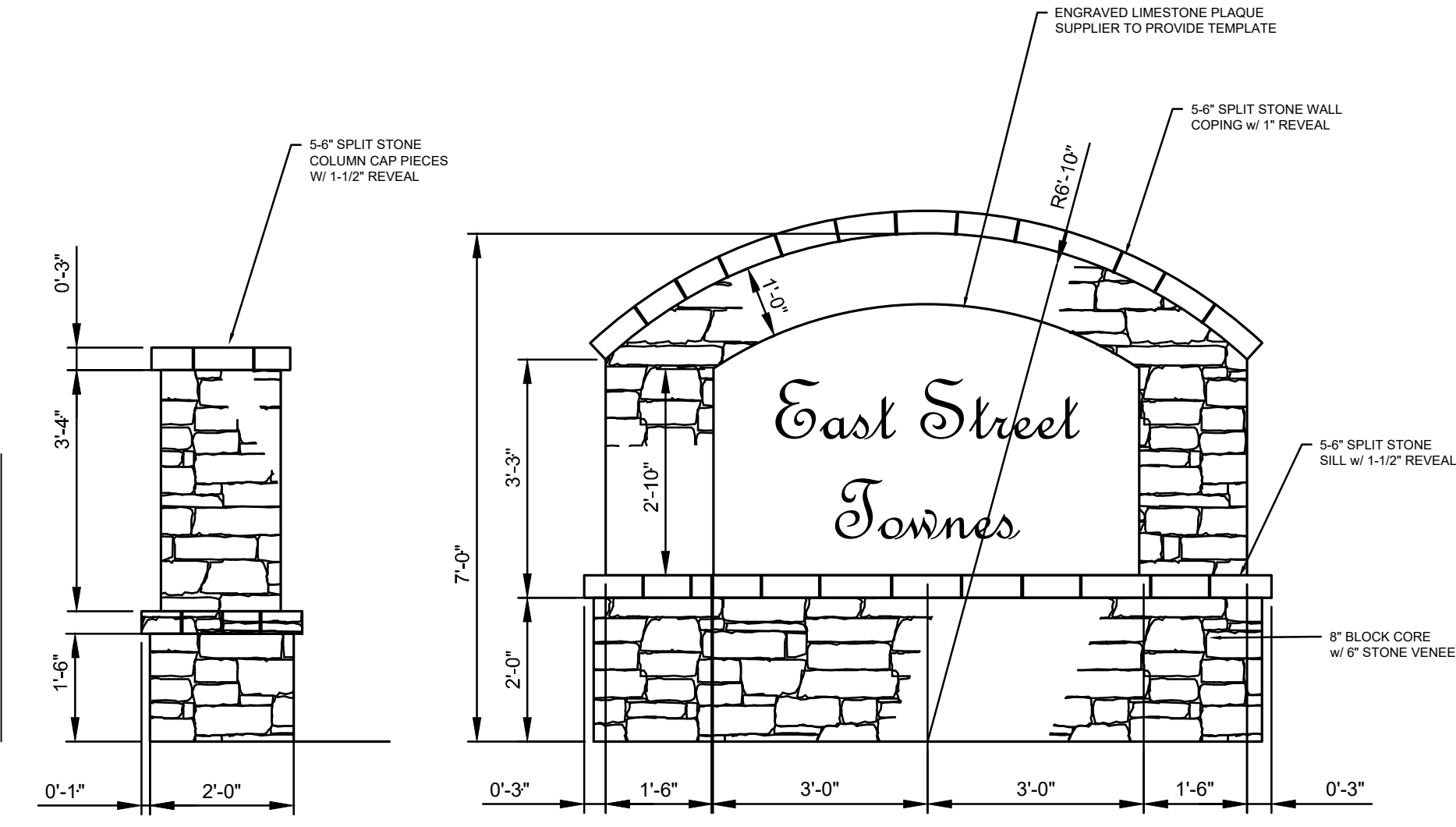
EXISTING SHADE TREES
 THERE ARE 7 TREES SHOWN ON THE PLAN (BY EX SYMBOL) THAT CONTRIBUTE TO THE BUFFER YARD REQUIREMENT.
 1 45" SILVER MAPLE
 2 40" SILVER MAPLE
 3 35" RED MAPLE
 4 12, 18, 13" RED MAPLE
 5 33" RED MAPLE
 6 15" SILVER MAPLE
 7 8" RED MAPLE

LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
ST MIDTOWN AT WESTFIELD PUD ORDINANCE 19-21 8.4-ARTICLE 6.8 - LANDSCAPE STANDARDS - (J) STREET TREES - 1 TREE PER 50 FEET. MAXIMUM SPACING BETWEEN STREET TREES SHALL BE SIXTY (60) FEET AND MINIMUM OF TWENTY-FIVE (25) FEET	- 1304 LINEAR FEET - 53 STREET TREES REQUIRED	- 59 STREET TREES PROVIDED
BY MIDTOWN AT WESTFIELD PUD ORDINANCE 19-21 8.4-CHAPTER 6.8 - LANDSCAPE STANDARDS - (N) BUFFER YARD REQUIREMENTS: - 40' BUFFERYARD ALONG EXISTING NEIGHBORHOOD, SHOULD HAVE 6 SHADE TREES, 6 EVERGREEN TREES, AND 10 SHRUBS FOR EVERY 100 LINEAR FEET	- 1179 LINEAR FEET - 72 SHADE TREES - 72 EVERGREEN TREES - 120 SHRUBS	- 7 EXISTING SHADE TREES - 65 SHADE TREES - 72 EVERGREEN TREES - 120 SHRUBS
FP MIDTOWN AT WESTFIELD PUD ORDINANCE 19-21 8.4-CHAPTER 6.8 - LANDSCAPE STANDARDS - FOUNDATION PLANTING REQUIREMENTS: - FOUNDATION PLANTINGS ARE ONLY REQUIRED ALONG FRONT BUILDING FACADE, WITH 1 PLANT PER 12 LINEAR FEET OF FACADE	- 780 LINEAR FEET OF BUILDING FACADE - 128 SHRUBS	- 128 SHRUBS

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 6.8 (J) STREET TREES (3) SPACING
 THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
 STREET TREES SHALL ALSO BE PLANTED A MINIMUM OF TEN (10) FEET AWAY FROM DRIVEWAYS, ALLEYS, FIRE HYDRANTS, MAILBOXES AND OTHER SIMILAR IMPROVEMENTS.

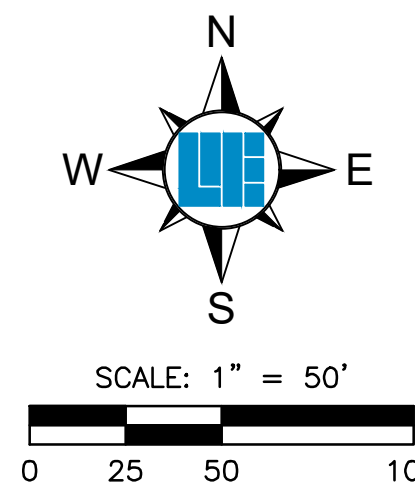
WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 6.8 (N) BUFFER YARD REQUIREMENTS
 NOTE:
 ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST

PLANT SCHEDULE							
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE
CANOPY DECIDUOUS TREES							
CoC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	2" cal.	14	X		50T x 40W
GaG	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" cal.	10	X		45T x 30W
LIS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2" cal.	16	X		60T x 45W
QuA	QUERCUS ALBA	WHITE OAK	2" cal.	15	X		60T x 60W
QuR	QUERCUS RUBRUM	RED OAK	2" cal.	15	X		60T x 60W
UIM	ULMUS 'MORTON'	ACCOLADE ELM	2" cal.	18	X		50T x 30W
ZeS	ZELKOVA SERRATA	ZELKOVA	2" cal.	17	X		60T x 60W
EVERGREEN TREES							
AbC	ABIES CONCOLOR	WHITE FIR	6' ht.	24	X		40T x 15W
PIA	PICEA ABIES	NORWAY SPRUCE	6' ht.	24	X		60T x 30W
PIO	PICEA OMORIKA	SERBIAN SPRUCE	6' ht.	24	X		20T x 15W
DECIDUOUS SHRUBS							
VjJ	ILEX VERTICILLATA	WINTERBERRY	#5	50	X		6T x 6W
VcC	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	#3	14	X		4T x 4W
ViD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	#3	60	X		10T x 10W
EVERGREEN SHRUBS							
JpG	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#3	115	X		6T x 8W
TmT	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	#3	64	X		4T x 5W
ANNUAL PLANTINGS							
ANN	ANNUAL PLANTINGS BY OWNER						



FENCE COLUMN
SCALE: NTS

ENTRY MONUMENT SIGN
SCALE: NTS



811
 Know what's below. Call before you dig.
 Within Indiana Call 811 or 800-332-5544
 24 Hours a Day, 7 Days a Week.
 PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO DIG WITHOUT NOTIFYING THE UNDERGROUND LOCATOR SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture
Build with confidence.

PROJECT NO.:	W240567
DWG NAME:	W240567 LANDSCAPE
DESIGNER:	WWE
DRAWN BY:	KMH
CHECKED BY:	KCS
DATE:	12/05/2024

APPROVAL PENDING
 NOT FOR CONSTRUCTION

PREPARED FOR:
East Street Townes
 18700 N. Union Street, Westfield IN 46074
LANDSCAPE PLAN
 Part of the SW 1/4 of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana
 SHEET NO. **L100**
 PROJECT NO. **W240567**

10505 N. College Avenue
 Indianapolis, Indiana 46280
 weihe.net
 317 | 846 - 6611
 800 | 452 - 6408
 317 | 843 - 0546 fax
 ALLAN H. WEIHE, P.E., L.S. - FOUNDER



Petition Number: 2412-SPP-12

Project Name: Midtown at Westfield Southeast

Subject Site Address: Southeast corner of E. 191st Street and N. East Street

Petitioner: Thompson Thrift Development, Inc.

Representative: Kimley-Horn & Associates, Inc.

Request: Primary Plat review of 1 lot, 2 blocks, and 2 common areas on 36.62 acres +/- in the Midtown at Westfield Planned Unit Development (PUD) District.

Current Zoning: Midtown at Westfield PUD District ([Ord. 19-21](#))

Current Land Use: Agricultural / Vacant

Approximate Acreage: 36.62 acres +/-

Property History: 1907-PUD-17 (Midtown at Westfield PUD, Ord. 19-21)

Staff Reviewer: Ryan Collingwood, Associate Planner

PROCEDURAL

- TAC Meeting 11/19/2024
- First Revisions 12/03/2024
- *Plat Committee Meeting* **12/16/2024**

BACKGROUND

The Property is currently zoned the Midtown at Westfield PUD District established by [Ordinance 19-21](#). The PUD (1907-PUD-17) was adopted at the September 9, 2019, City Council meeting.

To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the “plans”) scheduled for the November 19, 2024, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised Primary Plat has been submitted and reviewed.



- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) **WPWD:** Westfield Public Works Department
 - b) **HCSO:** Hamilton County Surveyor's Office

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) 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, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) 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%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.



- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) 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.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) 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.
- 19) 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.
- 20) Misc.

DISTRICT STANDARDS

The plans comply with Ordinance 19-21: Midtown at Westfield PUD.

21) General Regulations

- a) Minimum Lot Area: No Minimum
- b) Minimum Tract Requirements: No Minimum
- c) Minimum Lot Frontage: No Minimum; however, all Lots shall have vehicular access to a Street (e.g., via shared ingress/egress easement)



- d) Minimum Lot Width: No Minimum
- e) Maximum Lot Coverage: No Maximum
- f) Minimum Building Setback Lines:
 - i) 191st Street
 - (1) Mixed-Use Subdistrict: No Minimum
 - (2) All Other Subdistricts: 30 feet
 - ii) East Street
 - (1) Mixed-Use Subdistrict: No Minimum
 - (2) All Other Subdistricts: 20 feet
 - iii) All Other Streets (e.g., Internal to District): 15 feet
 - iv) District Perimeter Not Abutting Street: 30 feet
 - v) All Other Setback Lines: No Minimum

DEVELOPMENT STANDARDS (Ordinance 19-21 & Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat.

22) Landscaping Standards (Section 8.4 of Ord. 19-21 & UDO Article 6.8)

- a) Buffer Yard abutting Existing Neighborhood: A buffer yard with a minimum depth of forty (40) feet shall be required abutting an Existing Neighborhood. The buffer yard shall include a minimum of six (6) shade trees, six (6) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet. A minimum four (4) foot tall undulating mound shall also be required for at least sixty (60) percent of the length of the shared Lot Line; however, no mound shall be required if a Reforestation Area or Tree Preservation Easement abuts an Existing Neighborhood. New plantings within a buffer yard that overlaps a Tree Preservation Area may be clustered or grouped in order to simulate natural tree stands and/or ensure viability due to the impact by existing trees, according to best practices.



Plantings around detention and retention areas within a buffer yard shall be credited toward the buffer yard planting requirement (*Ord. 19-21, Section 8.4(D)(iii)*).

- b) Detention Areas: The Concept Plan depicts detention and retention areas along the District's north and east property lines that enhances the buffer and increases the building separation from the perimeter of the District (the "Lakes"). The Lakes shall be located within the District as generally shown on the Concept Plan. The exact size and location of the Lakes may vary, however, and is subject to engineering and the permitting and approval by the City's Department of Public Works, County Surveyor's Office and the Indiana Department of Natural Resources (*Ord. 19-21, Section 8.4(D)(iv)*).

23) Lot Standards (Article 6.10)

24) Setback Standards (Article 6.16)

25) Vision Clearance Standards (Article 6.19)

DESIGN STANDARDS (Ordinance 19-21 & Chapter 8 of UDO)

The plans comply, as applicable to a Primary Plat.

26) Easement Standards (Article 8.3)

27) Monument and Marker Standards (Article 8.5)

28) Open Space and Amenity Standards (Article 8.6)

29) Pedestrian Network Standards (Section 9.1 of Ord. 19-21 & UDO Article 8.7)

- a) Cool Creek Trail. The Developer shall construct and dedicate the Cool Creek Trail through the District, as generally located and depicted on the Concept Plan. The trail shall be installed in accordance with the City's Construction Standards, as approved by the Department of Public Works (*Ord. 19-21, Section 9.1(A)*).
- b) Mixed-Use Subdistrict: Pedestrian pathways and crossings within the Mixed-use District, whether public or private, shall be delineated (e.g., pavers, edging, material, creative or artistic striping) and distinguished from vehicular surfaces (*Ord. 19-21, Section 9.1(B)*).

30) Storm Water Standards (Article 8.8)



31) Street and Right-of-Way Standards (Article 8.9)

32) Street Light Standards (Article 8.10)

33) Street Sign Standards (Article 8.11)

34) Surety Standards (Article 8.12)

35) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

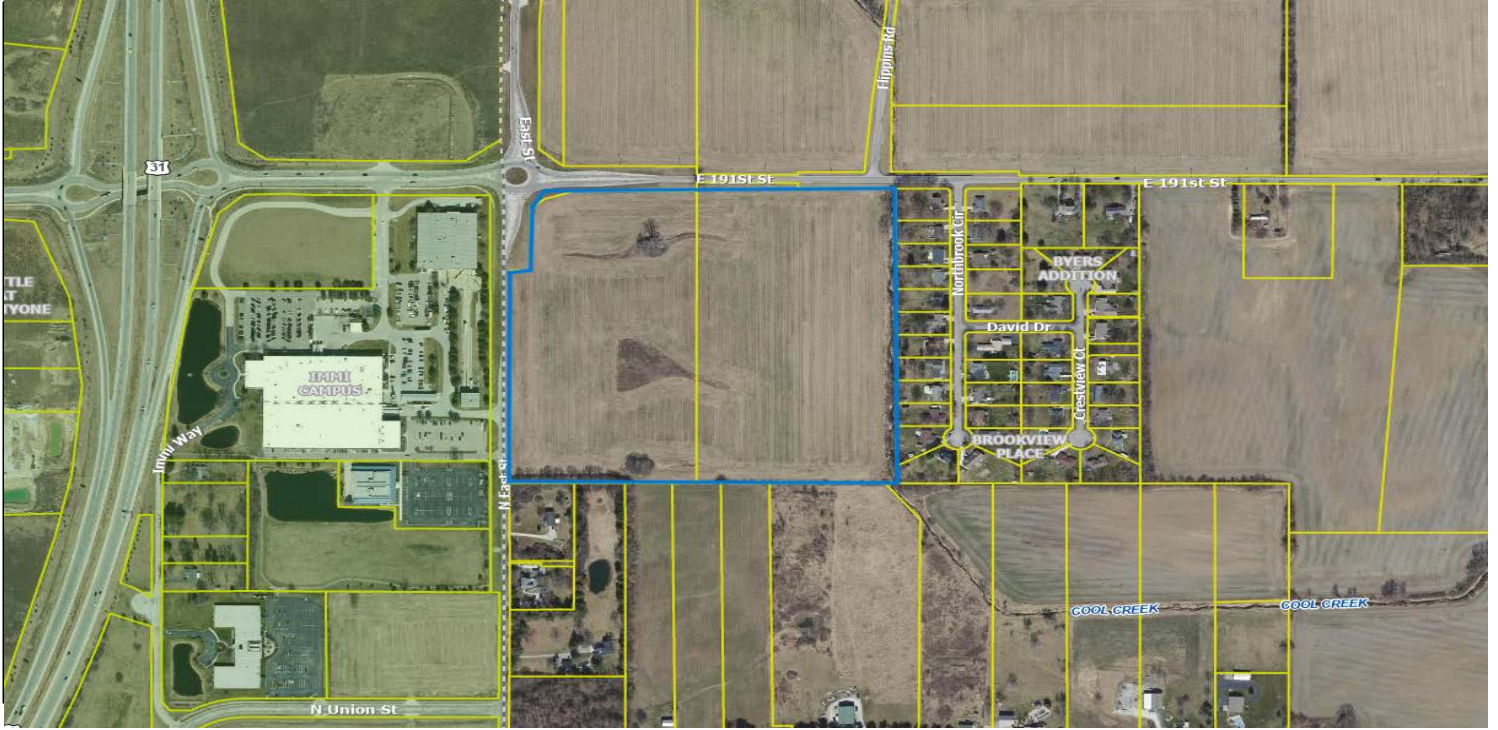
ACTION: Hold a Public Hearing for 2412-SPP-12 at the December 16, 2024 Plat Committee meeting, and take action on the item.

The Department recommends approving the petition with the following conditions:

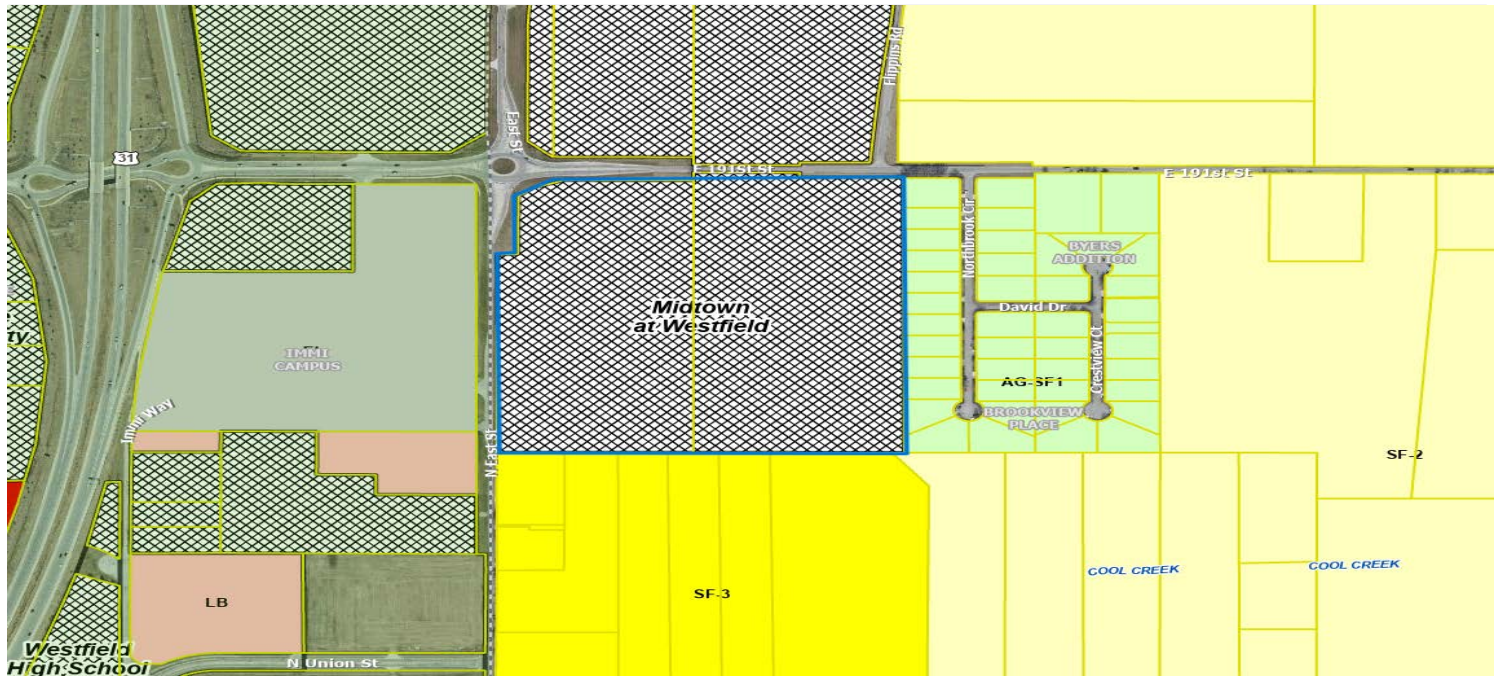
- 1) The approval by Public Works of any Construction Standards waivers, if applicable; and
- 2) That all necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

If any Plat Committee member has questions prior to the public hearing, please contact Ryan Collingwood at (317) 741-8857, or by email at rcollingwood@westfield.in.gov.

Aerial Location Map



Zoning Map



Zoning PUD (Planned Unit Development)
 EI (Enclosed Industrial)



before you dig

MIDTOWN AT WESTFIELD SOUTHEAST PRIMARY PLAT ZONING: PUD

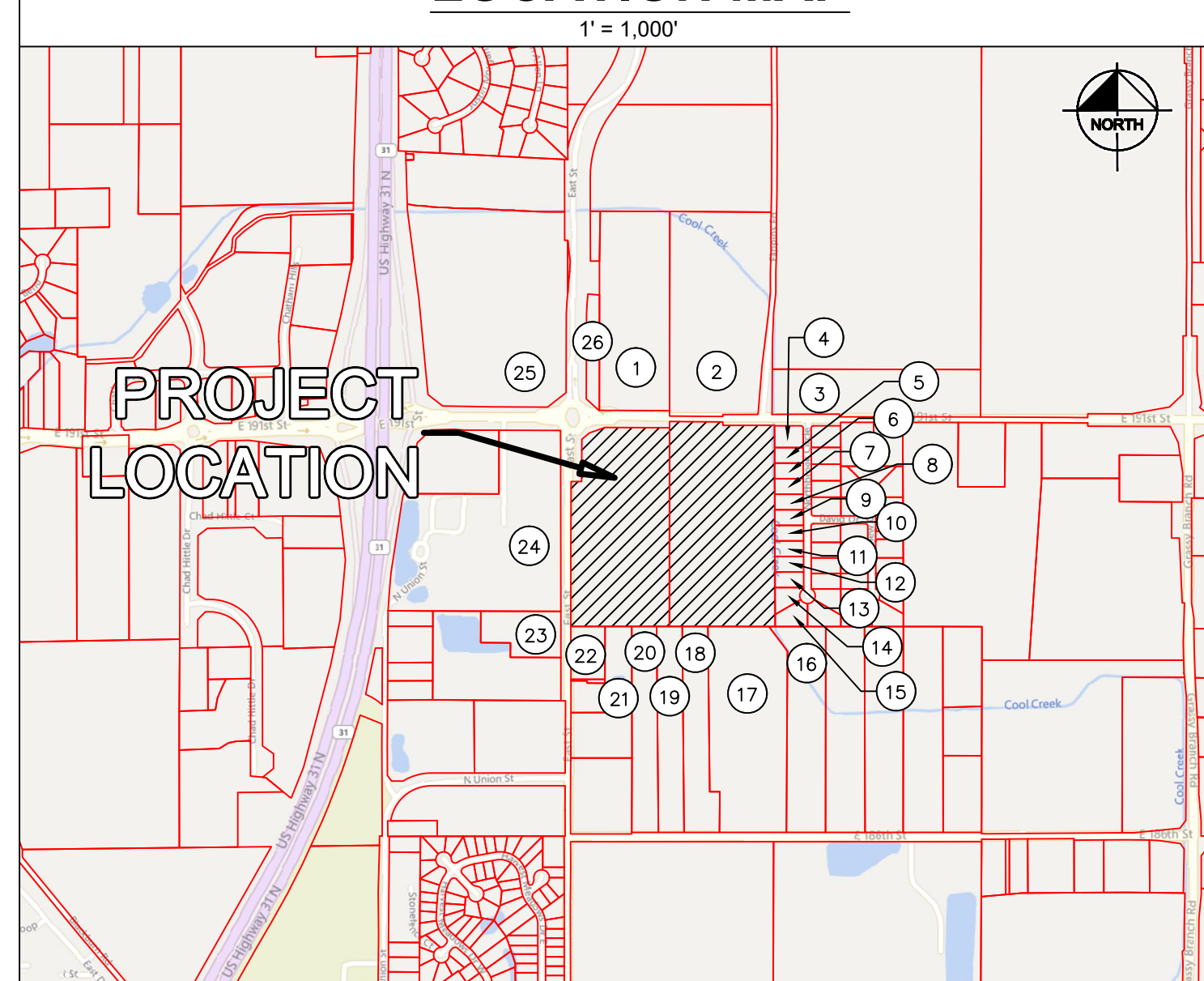
UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER & WATER	CITIZENS WATER & WASTEWATER OF WESTFIELD, LLC	2150 DR. MARTIN LUTHER KING JR. ST., INDIANAPOLIS, IN 46202	(317) 917-4351	BRAD HOSTETLER
HIGHWAY DEPT.	HAMILTON COUNTY	1700 S. 10TH ST., NOBLESVILLE, IN 46060	(317) 773-7770	DAVE LUCAS
ECONOMIC & COMMUNITY DEVELOPMENT DEPT.	CITY OF WESTFIELD	2728 E. 171ST ST., WESTFIELD, IN 46074	(317) 804-3170	
PUBLIC WORKS	CITY OF WESTFIELD	2706 E. 171ST ST., WESTFIELD, IN 46074	(317) 804-3147	JOHN RANKIN
ELECTRICITY	DUKE ENERGY - NOBLESVILLE OFFICE	17526 S. MILL CREEK RD., NOBLESVILLE, IN 46062	(317) 776-5331	BILL OLDHAM
NATURAL GAS	CITIZENS GAS OF WESTFIELD		(317) 927-4684	RICHARD MILLER JR.
COMMUNICATIONS	COMCAST CABLE		(317) 982-1161	EARL SMALL JR.
FIRE DEPT.	WESTFIELD FIRE DEPT.	17535 DARTOWN RD., WESTFIELD, IN 46074	(317) 804-3307	JIM ROBERTS
WESTFIELD GIS	CITY OF WESTFIELD	2728 E. 171ST ST., WESTFIELD, IN 46074	(317) 804-3001	LEANE KMETZ

ADJOINING PROPERTY OWNERS

KEYNOTE	OWNER	PROPERTY USE	ZONING DISTRICT
1	NORTH WESTFIELD DEVELOPMENTS LLC	AG - VACANT LOT	PUD
2	NORTH WESTFIELD DEVELOPMENTS LLC	AG - VACANT LOT	PUD
3	CHANCE, DAVID MAURICE TRUSTEE CAROLYN CHANCE EXEMPT TRUST NO 1 FOR DAVID M CHANCE AND DESCENDANTS 1/2 INT, DAVID MAURICE CHANCE TRUSTEE CAROLYN CHANCE EXEMPT TRUST NO 2 FOR DAVID M CHANCE AND DESCENDANTS 1/2 INT	AG - VACANT LOT	SF-2
4	HOAGLAN, FAMILY JT REV TRUST	RESIDENTIAL	AG-SF1
5	HASKETT, SCOTT A	RESIDENTIAL	AG-SF1
6	FLORES SALAZAR, DELFINO	RESIDENTIAL	AG-SF1
7	SCHAEFER, FAITH D	RESIDENTIAL	AG-SF1
8	MANWARING, JOSHUA D & TESHANNAH S FLANIGAN JTRS	RESIDENTIAL	AG-SF1
9	HILDEBRANDT, PATRICIA C TRUSTEE PATRICIA C HILDEBRANDT LVG TRUST	RESIDENTIAL	AG-SF1
10	HOPKINS, ROBIN W & SUSAN M	RESIDENTIAL	AG-SF1
11	HUMBERGER REALTY LLC	RESIDENTIAL	AG-SF1
12	GILLAM, RONALD L	RESIDENTIAL	AG-SF1
13	DAVIS, ZACHARY L & TAMMY R	RESIDENTIAL	AG-SF1
14	MORAN, LARRY KENNETH & WANDA	RESIDENTIAL	AG-SF1
15	GONZALEZ, MADISON	RESIDENTIAL	AG-SF1
16	HUNTER, BROCK A & HEATHER L, CO-TRUSTEES OF HUNTER FAMILY REV TRUST	RESIDENTIAL	SF-2
17	HUFF, CHAD A & KRISTEN R	RESIDENTIAL	SF-3
18	JACKSON, DAVID ALLAN & BROOKE KATHLEEN JACKSON TRUSTEES DAVID ALLAN JACKSON & BROOKE KATHLEEN JACKSON REV LVG TRUST	RESIDENTIAL	SF-3
19	CLARK, MERVIN L & WANDA C	RESIDENTIAL	SF-3
20	CLARK, MERVIN L & WANDA C	RESIDENTIAL	SF-3
21	DECKER, CHARLES L III & MAUREEN C CLARK JTRS	RESIDENTIAL	SF-3
22	SEBASTIAN, BILLIE J	RESIDENTIAL	SF-3
23	ANTHONY PROPERTIES LP	COMMERCIAL	LB
24	ANTHONY PROPERTIES LLC	INDUSTRIAL	EI
25	NORTH WESTFIELD DEVELOPMENTS LLC	AG - VACANT LOT	PUD
26	NORTH WESTFIELD DEVELOPMENTS LLC	AG - VACANT LOT	PUD

LOCATION MAP



HAMILTON COUNTY

Sheet List Table

Sheet Number	Sheet Title
1 OF 2	COVER SHEET
2 OF 2	PRIMARY PLAT

SOIL DESC. & LIMITATIONS

THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES BROOKSTON SILTY CLAY LOAM, GROSBY SILTY LOAM, FINE LOAMY SUBSOIL, MIAMI SILT LOAM, WESTLAND SILTY CLAY LOAM, BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX, AND MIAMI SILT LOAM-URBAN LAND COMPLEX ARE LOCATED ON THE SITE.

THE SUITABILITY OF SOILS FOR SMALL COMMERCIAL BUILDINGS ARE CONSIDERED TO BE VERY LIMITED DUE TO THEIR PONDING PROPERTIES AND DEPTHS TO THE SATURATED ZONE.

THE ON-SITE SOIL WILL BE TREATED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOIL AND BACKFILLING WITH ENGINEERED MATERIAL INSTALLATION OF A GEOTEXTILE WITHIN OR UNDER THE PAVEMENT SYSTEM, OR TREATMENT OF THE SUBGRAVE WITH LINE STABILIZATION.

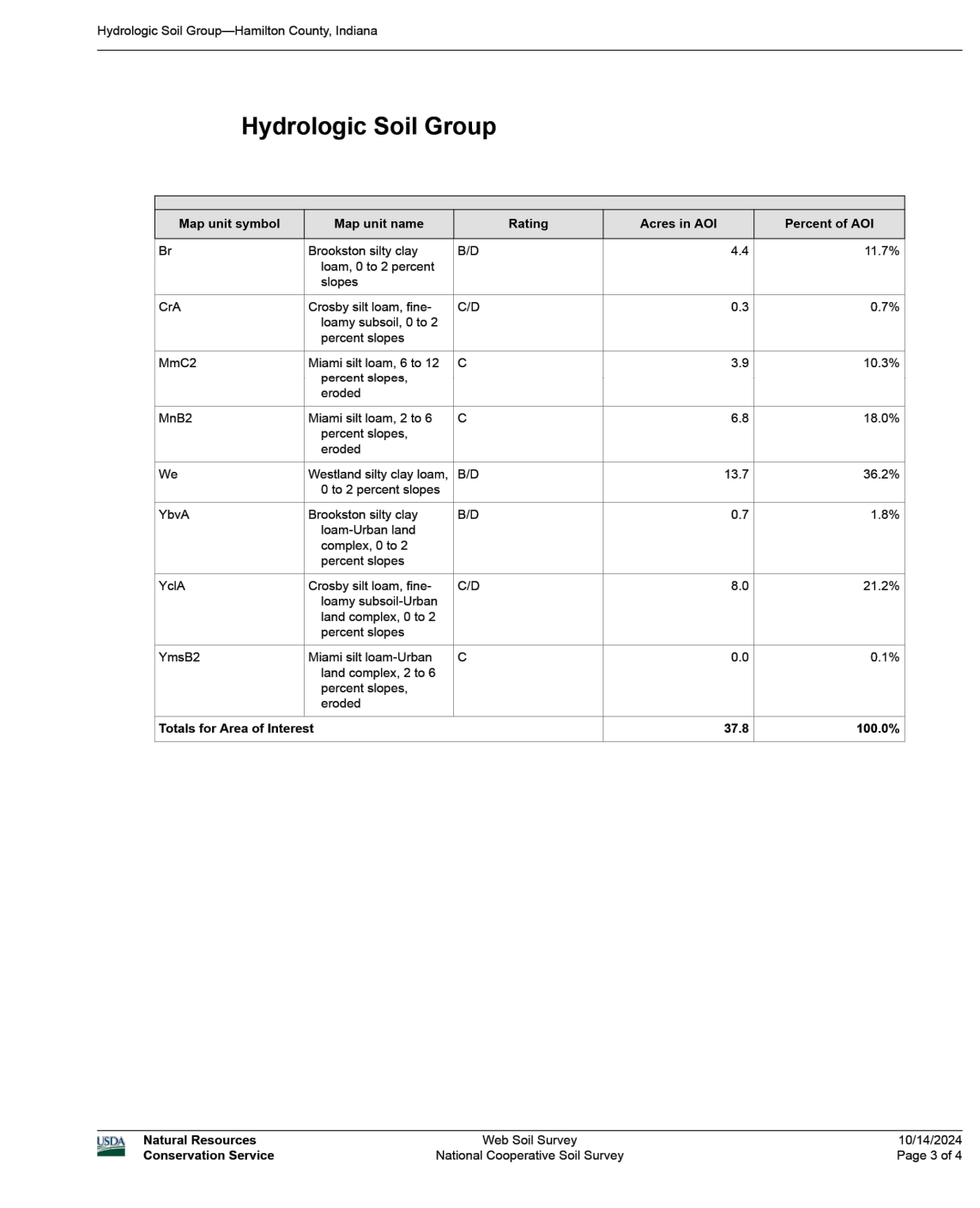
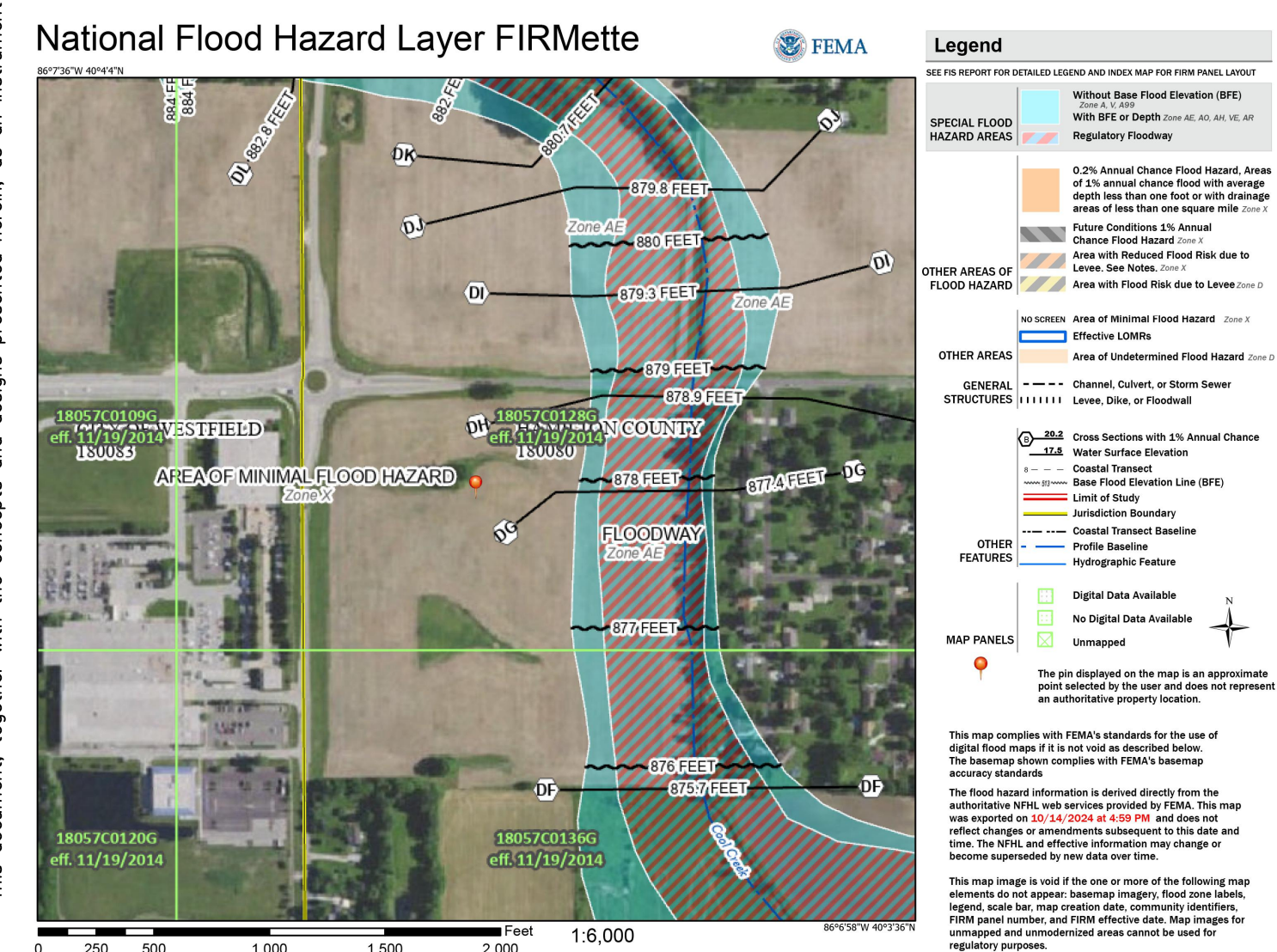
LEGAL DESCRIPTION

LAND DESCRIPTION (PER TITLE COMMITMENT)

PARCEL 1:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #50461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 332.11 TO WEST LINE OF THE LANDS TAKEN FOR THE RIGHT OF WAY OF 191ST STREET AND THE POINT OF BEGINNING, THE NEXT TWO COURSES AREA LONG SAID RIGHT OF WAY; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST 36.84 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 332.24 TO THE EAST LINE OF SAID QUARTER QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST 1302.44 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION (IRON PIN FOUND MARKED WITH A "MILLER" CAP); THENCE NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST 676.05 FEET TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 200500078606 AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1341.03 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 342.72 FEET TO THE POINT OF BEGINNING, CONTAINING 20.50 ACRES MORE OR LESS.

PARCEL 2:
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE MAG NAIL AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:
THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 03 MINUTES 05 SECONDS WEST 1340.60 FEET TO A 5/8" NODI" IRON NAIL WITH A YELLOW CAP STAMPED "MILLER SURVEYING S083" ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 55 MINUTES 03 SECONDS WEST 653.09 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 04 MINUTES 46 SECONDS WEST 1342.02 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 656.15 FEET TO THE POINT OF BEGINNING, CONTAINING 20.16 ACRES, MORE OR LESS.

EXCEPT:
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS EAST 656.16 FEET ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION TO THE EAST LINE OF SAID GRANTOR'S LAND; THENCE SOUTH 0 DEGREES 03 MINUTES 09 SECONDS WEST 54.29 FEET ALONG SAID LINE; THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS WEST 415.72 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 0 DEGREES 04 MINUTES 42 SECONDS WEST 105.95 FEET; THENCE SOUTH 49 DEGREES 51 MINUTES 23 SECONDS WEST 63.93 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 39 SECONDS WEST 271.69 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS WEST 89.93 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 0 DEGREES 04 MINUTES 42 SECONDS WEST 403.56 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 1.654 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY FOR 191ST STREET WHICH CONTAINS 0.294 ACRES MORE OR LESS.



AS NOTED BY CVS

DESIGNED BY: CVS

DRAWN BY: CVS

CHECKED BY: WAB

NO. DATE

DPW COMMENTS: 12/09/24

CITY COMMENTS: 11/26/24

REVISIONS: BY

Kimley-Horn

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NORTH WESTFIELD DEVELOPMENTS, LLC

COVER SHEET

MIDTOWN AT WESTFIELD SOUTHEAST

ORIGINAL ISSUE: 11/01/2024

KHA PROJECT NO. 170001013

SHEET NUMBER 1 OF 2

Drawing name: K:\IND\DEV\170001013\170001013_topomaps-hrll_1914_and_westfield_in_2_design\CADD\primary.plt_V2 - COVER SHEET.dwg Layout: Dec 09, 2024, 12:32pm by: commstrange

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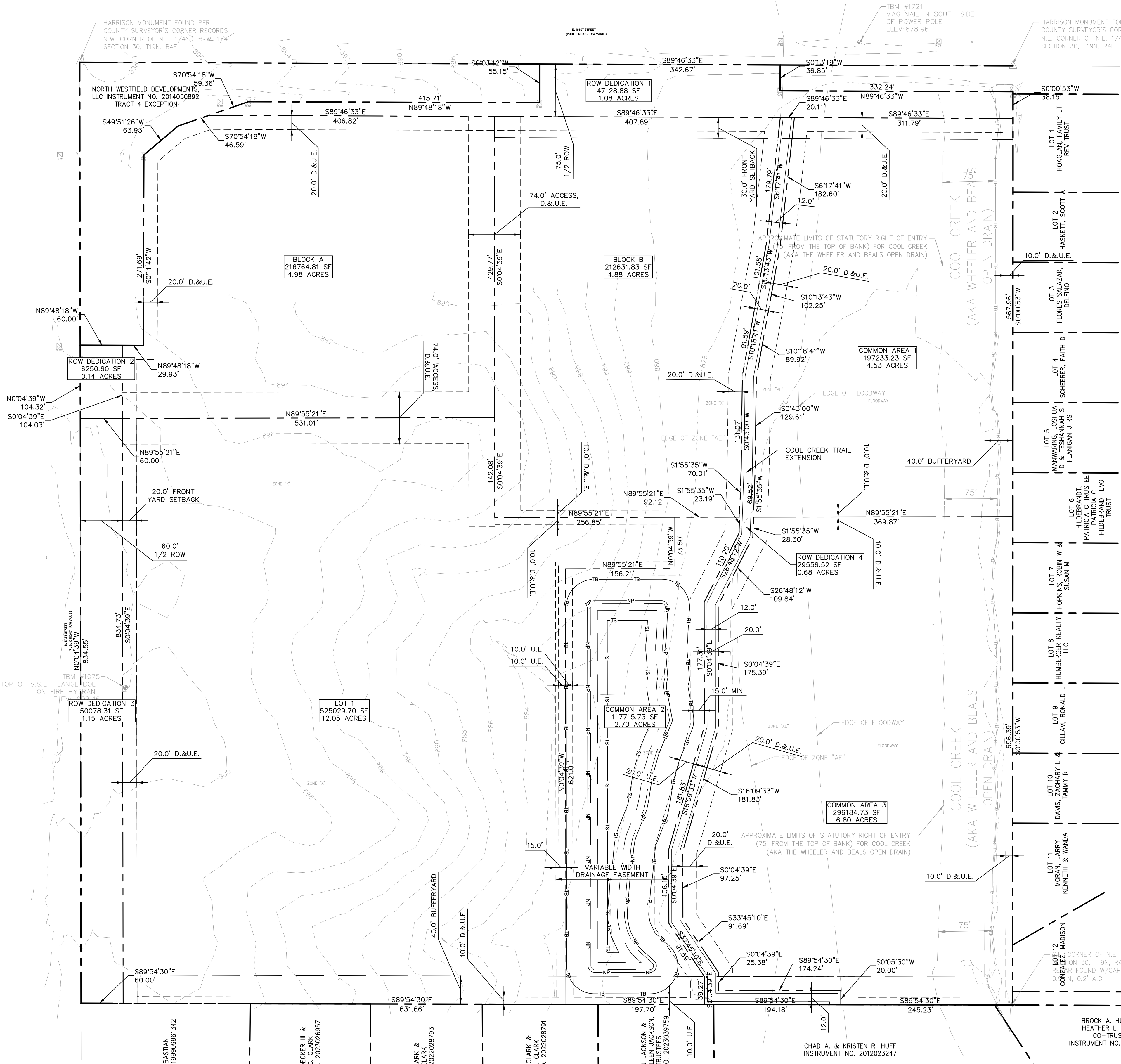
MIDTOWN AT WESTFIELD SOUTHEAST PRIMARY PLAT ZONING: PUD

Indiana Utilities Protection Service
Call 811
before you dig

SITE SUMMARY	
SITE ZONING	= PUD
SITE ACREAGE	= 36.62 AC.±
NUMBER OF LOTS	= 1 LOT
MAXIMUM NUMBER OF LOTS	= 8 LOT
FUTURE POND AREA	= 2.07 AC±
SURVEYOR:	OWNER/SUBDIVIDER:
KAREN SUTTON, PS	TONY SCHELONKA
KIMLEY-HORN & ASSOCIATES, INC.	NORTH WESTFIELD DEVELOPMENTS, LLC
410 W. OAK STREET, STE 98	1919 E 191ST STREET
ZIONSVILLE, IN 46077	WESTFIELD, IN 46074
(317) 344-2822	(317) 867-8151
ENGINEER:	
CONNOR STREGE, PE	
KIMLEY-HORN & ASSOCIATES, INC.	
500 E 96TH ST, SUITE 300	
INDIANAPOLIS, IN 46240	
(317) 218-9465	

PROPOSED LEGEND	
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
---	PROPOSED EASEMENT
---	PROPOSED BUILDING SETBACK
—T—	POND TOP OF BANK
—N—	POND NORMAL POOL
—S—	POND TOE OF SLOPE

- CITY OF WESTFIELD NOTES:**
- PROPOSED INTERSECTIONS AT PUBLIC RIGHT-OF-WAY SHALL ENSURE LINE OF SIGHT TRIANGLES ARE UNOBSTRUCTED PER CITY STANDARDS.
 - ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. A SPECIES LIST SHALL BE INCLUDED WITH THE FINAL LANDSCAPE PLAN.
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT UNLESS OTHERWISE ACCEPTED BY WPWD.
 - TREES SHALL NOT BE WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD UNLESS OTHERWISE ACCEPTED BY WPWD.
 - THERE SHALL BE NO TREES OR SHRUBS PLANTED, NOR ANY STRUCTURES OR FENCES ERRECTED, IN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE ACCEPTED BY WPWD.
 - NO DRAINAGE EASEMENT OR A COMBINATION DRAINAGE AND UTILITY EASEMENT SHALL BE LOCATED WITHIN A TREE PRESERVATION EASEMENT.
- MISC. NOTES:**
- IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY INCLUDING ROAD IMPROVEMENTS, ROADSIDE IMPROVEMENTS, ROADSIDE DRAINAGE ENTRANCES, AND CULVERT PIPES SHALL MEET THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
 - THE PROPOSED DEVELOPMENT SHALL MEET ALL HAMILTON COUNTY REQUIREMENTS AND STANDARDS REGARDING THE EXISTING COOL CREEK LEGAL DRAIN (AKA THE WHEELER AND BEALS OPEN DRAIN).
 - ANY PROPOSED CONSTRUCTION OR DISTURBANCE WITHIN FEMA DELINEATED FLOODPLAIN OR FLOODWAY SHALL MEET ALL FEMA AND INDIANA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER REQUIREMENTS AND STANDARDS.



Drawing name: K:\IND\DEV\170001012\hompson-shrl-1914 and east_westfield_in2 Design\CADD\primary plat\2_of_2 - PRIMARY PLAT.dwg Layout1 Dec 09, 2024 12:30pm By: commorstrage
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AS NOTED
DESIGNED BY: CVS
DRAWN BY: CVS
CHECKED BY: WAB

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NORTH WESTFIELD DEVELOPMENTS, LLC

PRIMARY PLAT

MIDTOWN AT WESTFIELD SOUTHEAST

ORIGINAL ISSUE: 11/01/2024
KHA PROJECT NO. 170001013
SHEET NUMBER 2 OF 2

NO.	DATE	BY	REVISIONS
1	12/09/24	CVS	CITY COMMENTS
2	11/26/24	CVS	CITY COMMENTS