



CITY OF WESTFIELD, IN **Plat Committee Meeting Agenda**

BOARD OR COMMISSION: Plat Committee Meeting

MEETING DATE: Monday, April 27, 2026 at 11:00 AM

MEETING PLACE: Westfield City Services Center - Bales Main 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 | 1/1/26-12/31/26
Justin Wiley, Vice President | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Hayley Morgan | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Brian Kelly | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26
Michael Pearce | Advisory Plan Commission Appointed | 1-year term | 1/1/26-12/31/26

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 - April 13, 2026

Review Rules of Procedure

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2604-ODP-01 & 2604-SPP-01

Harvest Trail Cottage Collection

612 East 191st Street

CND Woods Robinson, LLC by Weihe Engineers requests Overall Development Plan and Primary Plat review of seventy-seven (77) single-family lots and one (1) commercial block on 18.5 acres +/- in the Woods Robinson Briggs Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn



Petition Number: 2604-SPP-01 & 2604-ODP-01

Subject Site Address: 612 E 191st Street (the “Property”)

Petitioner: CND-Wood Robinson, LLC by Weihe Engineers, Inc. (the “Petitioner”)

Request: The Petitioner requests Primary Plat and Overall Development Plan approval for seventy-seven (77) single-family residential lots and one (1) commercial block on 18.5 acres +/- in the Woods Robinson Briggs PUD District

Current Zoning: Woods Robinson Briggs PUD ([Ord. 21-10](#))
Woods Robinson Briggs PUD, Amendment II ([Ord. 22-29](#))
Woods Robinson Briggs PUD, Amendment III ([Ord. 25-27](#))

Current Land Use: Vacant

Approximate Acreage: 18.5 acres +/-

Staff Reviewer: Daine Crabtree, Current Planning Manager

Exhibits: 1. Staff Report
2. Location Map
3. Primary Plat

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.



- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) 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.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) 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.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO)

The plans comply.

- 25) 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.
- 26) Address and legal description of the property.



- 27) Boundary lines of the property including all dimensions.
 - 28) 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.
 - 29) 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.
 - 30) 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.
 - 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 34) Location and dimensions of all existing structures and paved areas.
 - 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 36) Location of all Floodplain areas within the boundaries of the property.
 - 37) Names of legal ditches and streams on or adjacent to the site.
 - 38) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 39) Identify buildings proposed for demolition.
 - 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 41) 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).
-



DEVELOPMENT PLAN (Article 10.7(E) of the UDO)

The plans comply.

- 42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 44) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 45) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Accessory Use and Building Standards (Article 6.1)
- 47) Architectural Standards (Article 6.3)
- 48) Building Standards (Article 6.4)
- 49) Fence Standards (Article 6.5)
- 50) Height Standards (Article 6.6)
- 51) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Parking Area Landscaping



e) Buffer Yard Requirements

- 52) Lighting Standards (Article 6.9)
- 53) Lot Standards (Article 6.10)
- 54) Outdoor Café and Eating Areas (Article 6.13)
- 55) Parking and Loading Standards (Article 6.14)
- 56) Setback Standards (Article 6.16)
- 57) Vision Clearance Standards (Article 6.19)
- 58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 59) Block Standards (Article 8.1)
- 60) Easement Standards (Article 8.3)
- 61) Monument and Marker Standards (Article 8.5)
- 62) Open Space and Amenity Standards (Article 8.6)
- 63) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 64) Storm Water Standards (Article 8.8)
- 65) Street and Right-of-Way Standards (Article 8.9)
- 66) Street Light Standards (Article 8.10)
- 67) Street Sign Standards (Article 8.11)
- 68) Surety Standards (Article 8.12)
- 69) Utility Standards (Article 8.13)

WOODS ROBINSON BRIGGS PUD AS AMENDED (ORD. 21-10 / ORD. 22-29 / ORD. 25-27)

The plans comply.

- 70) Concept Plan (as amended by Ord. 25-27)
- 71) District 4 (Small Lot Single-Family South) Standards



- a) Minimum Lot Area: 2,100 SF
- b) Minimum Lot Frontage: 22 feet
- c) Minimum Building Setback (Front): 10 feet
- d) Minimum Building Setback (Side): 3 feet
- e) Minimum Building Setback (Rear) 5 feet
- f) Minimum Lot Width: 27 feet
- g) Maximum Number of Lots: 270 lots
- h) Minimum Building Separation: 10 feet

72) District 1 (Commercial District)

- a) Minimum Lot Frontage: No Minimum, however, all lots shall have vehicular access to a street
- b) Project Perimeter Setback: Shall not apply
- c) Minimum Building Setback Lines
 - i) Front Yard
 - (1) 191st Street: 60 feet
 - (2) All Other streets: 15 feet
 - ii) Side yard: Adjacent to a Residential District: 60 feet
 - (1) All other instances: No Minimum
 - iii) Rear Yard: Adjacent to Residential District: 60 feet
 - (1) All other instances: No Minimum
- d) Maximum Building Setback Line
 - i) 191st Street: 120 feet
 - ii) Grand Park Boulevard: 120 feet

73) Design Standards

- a) Open Space and Amenity Standards
 - i) Minimum open space: 15 percent and may include ponds
 - ii) Amenities
 - (1) Two (2) pickleball courts
 - (2) One (1) playground
 - (3) One (1) covered picnic shelter
 - (4) One (1) fire pit/gathering area



74) Landscape Buffer Standards

- a) In addition to the perimeter Buffer Yard plan standards as made a part of Ord. 22-05, landscape plantings consisting of three (3) shade trees, three (3) evergreen trees, and ten (10) shrubs per 100 lineal feet shall be provided along the south and east perimeters of the Real Estate abutting District 1 of the Woods Robinson Briggs PUD

DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2604-SPP-01 & 2604-ODP-01 at the April 26,2026, Plat Committee meeting, and take action on the item.

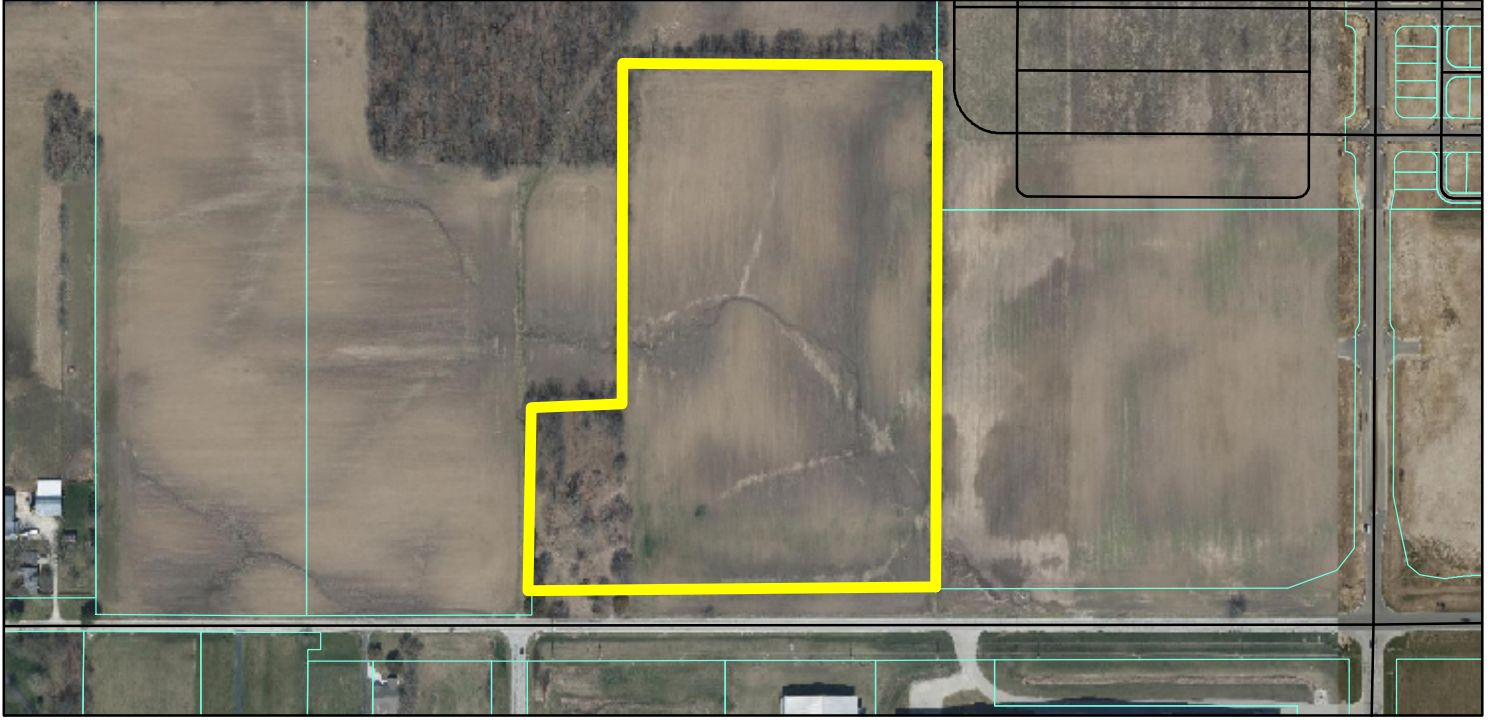
The Department recommends approving the petition with the following conditions:

- 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 the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

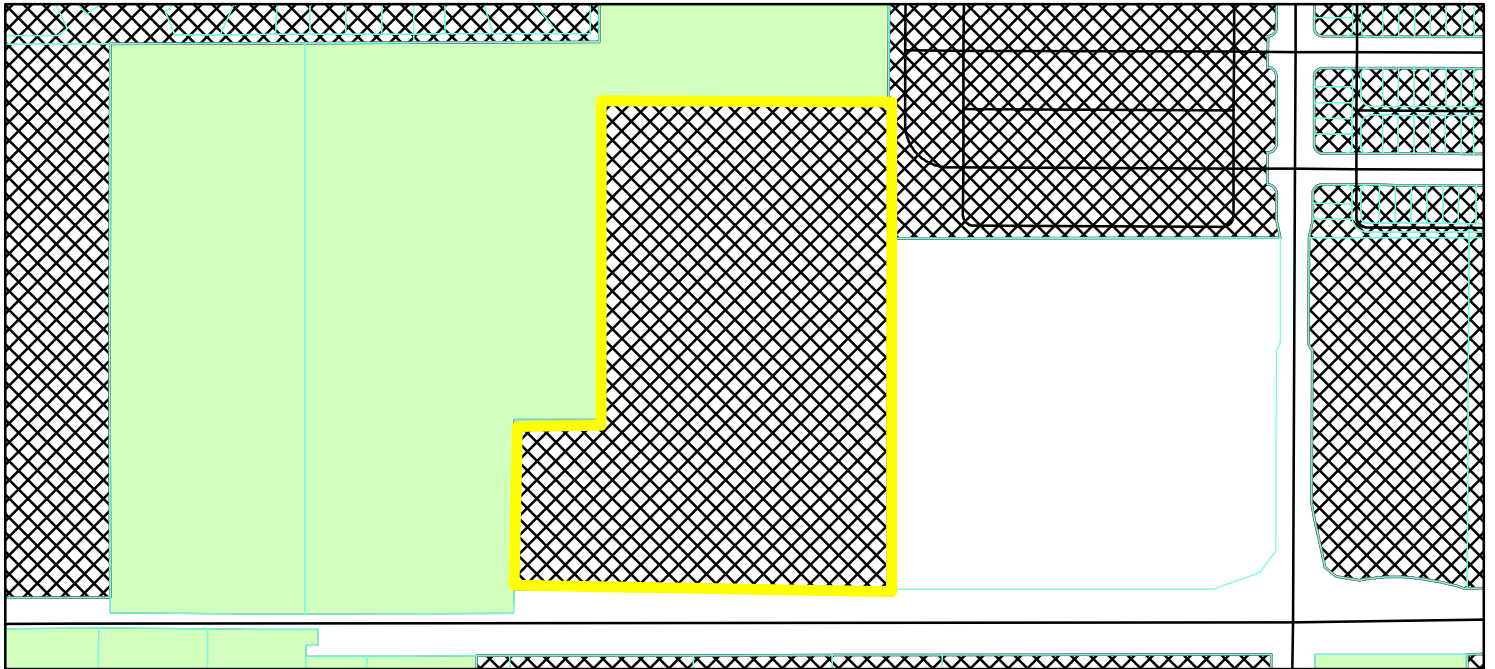
If any Plat Committee member has questions prior to the public hearing, please contact Daine Crabtree at (317) 416-2586 or by email at dcrabtree@westfield.in.gov





Aerial Location Map


 Site



Zoning Map



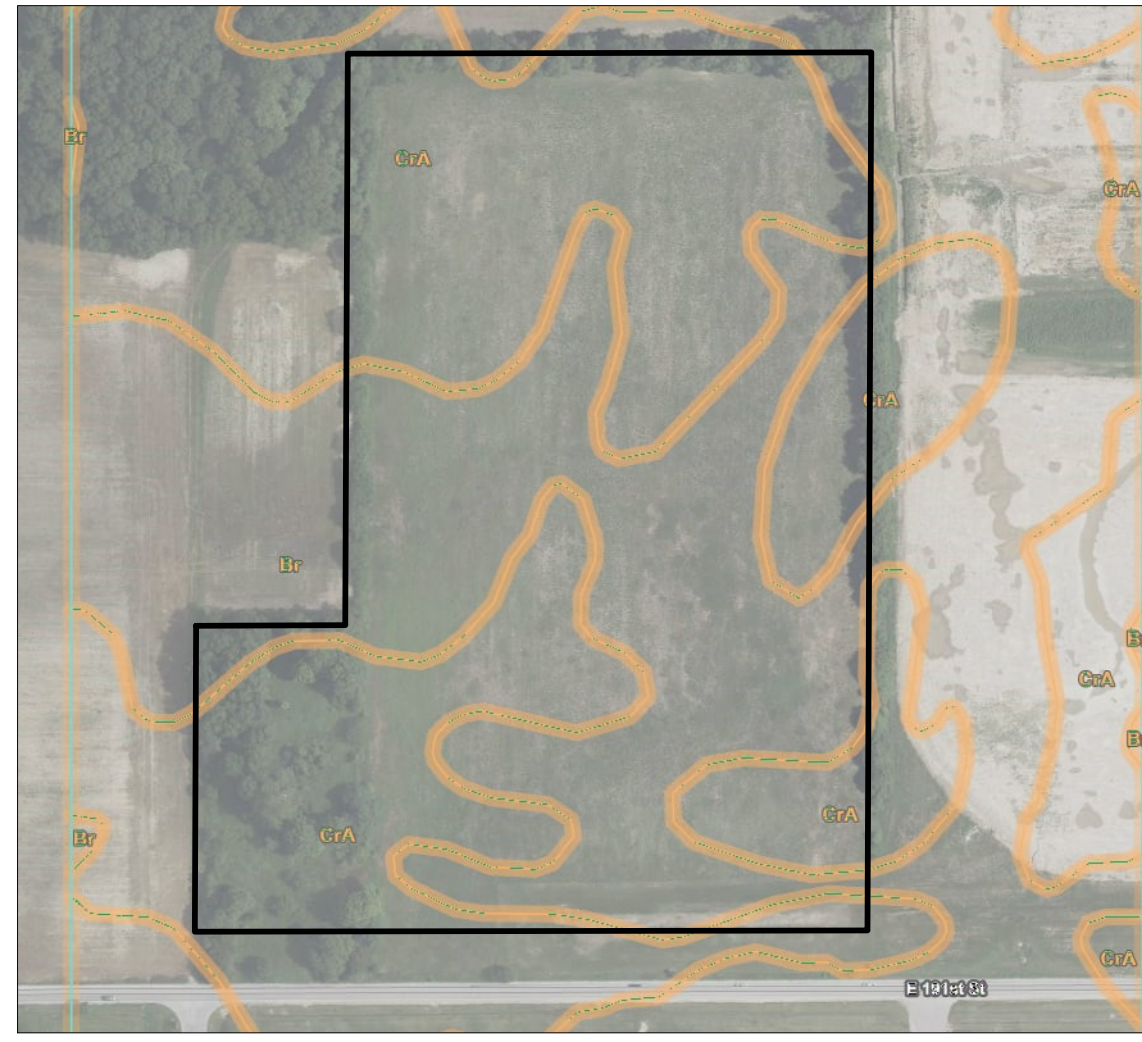
 GIS.DBO.PW_Streets
 Parcel
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)

0 0.05 0.1
 Miles

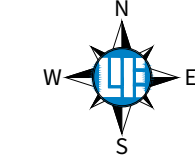


OVERALL DEVELOPMENT PLAN & PRIMARY PLAT FOR HARVEST TRAIL - THE COTTAGE COLLECTION

612 E. 191ST STREET
WESTFIELD, IN 46074



SOILS MAP NO SCALE



Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES

LAND DESCRIPTION

PART OF BLOCK 1 AS SHOWN ON THE PLAT OF WOODS ROBINSON BRIGGS PUD SECONDARY PLAT AS RECORDED AS INSTRUMENT NUMBER 2022033236 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID SECONDARY PLAT) ALSO BEING A PORTION OF THAT 20.00 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER, INDIANA PROFESSIONAL SURVEYOR NUMBER LS2040029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W20155 AND RECORDED AS INSTRUMENT NUMBER 2022031532 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK ONE, BEING MARKED BY A CONCRETE MONUMENT; THENCE ALONG THE PERIMETER OF SAID BLOCK 1 BY THE FOLLOWING FOUR COURSES: 1) NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 387.01 FEET TO A CONCRETE MONUMENT; THENCE 2) NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 188.57 FEET TO A CONCRETE MONUMENT; THENCE 3) NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO A CONCRETE MONUMENT; THENCE 4) NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO A CONCRETE MONUMENT MARKING A NORTHEAST CORNER OF SAID BLOCK 1; THENCE ALONG AN EAST LINE THEREOF AND ITS SOUTHERLY EXTENSION SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 1110.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 191ST STREET AS SHOWN ON THE AFORESAID SECONDARY PLAT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 850.19 FEET TO THE POINT OF BEGINNING, CONTAINING 18.54 ACRES, MORE OR LESS.

ERRORS AND OMISSIONS STATEMENT

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR 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.

OPERATING AUTHORITIES

CITY OF WESTFIELD COMMUNITY DEVELOPMENT ATTENTION: WESTON ROGERS 2728 EAST 171ST STREET WESTFIELD, IN 46074 317-408-9895	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: MELISSA 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 317-982-1161
CITIZENS ENERGY GROUP GAS ATTENTION: MELISSA ROBERTS-VANDERWEIDE 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202-1162 317-7927-6478	METRONET ATTENTION: TOM DECKER 1005 HIGHLAND AVE. LAFAYETTE, IN 47905 765-426-6966	
WESTFIELD FIRE DEPT. ATTENTION: RYAN FLORA 17535 DARTOWN ROAD WESTFIELD, IN 46074 317-804-3307	CITIZENS WESTFIELD WATER AND WASTEWATER ATTENTION: BRAD HOSTETLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 317-927-4351	

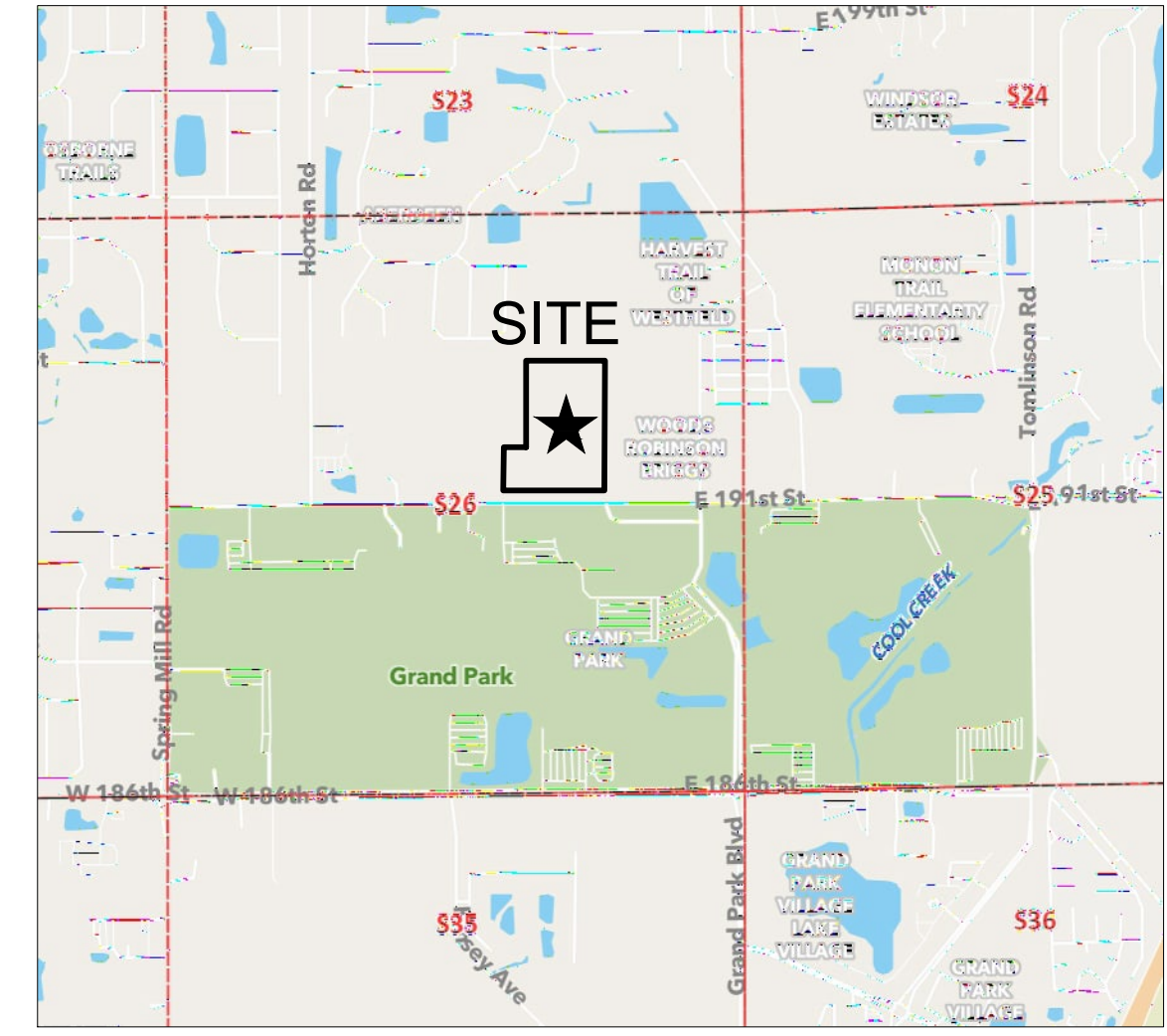
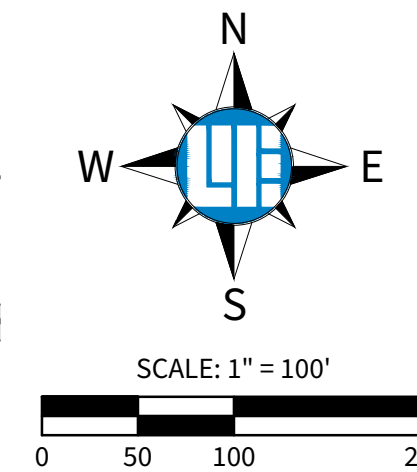
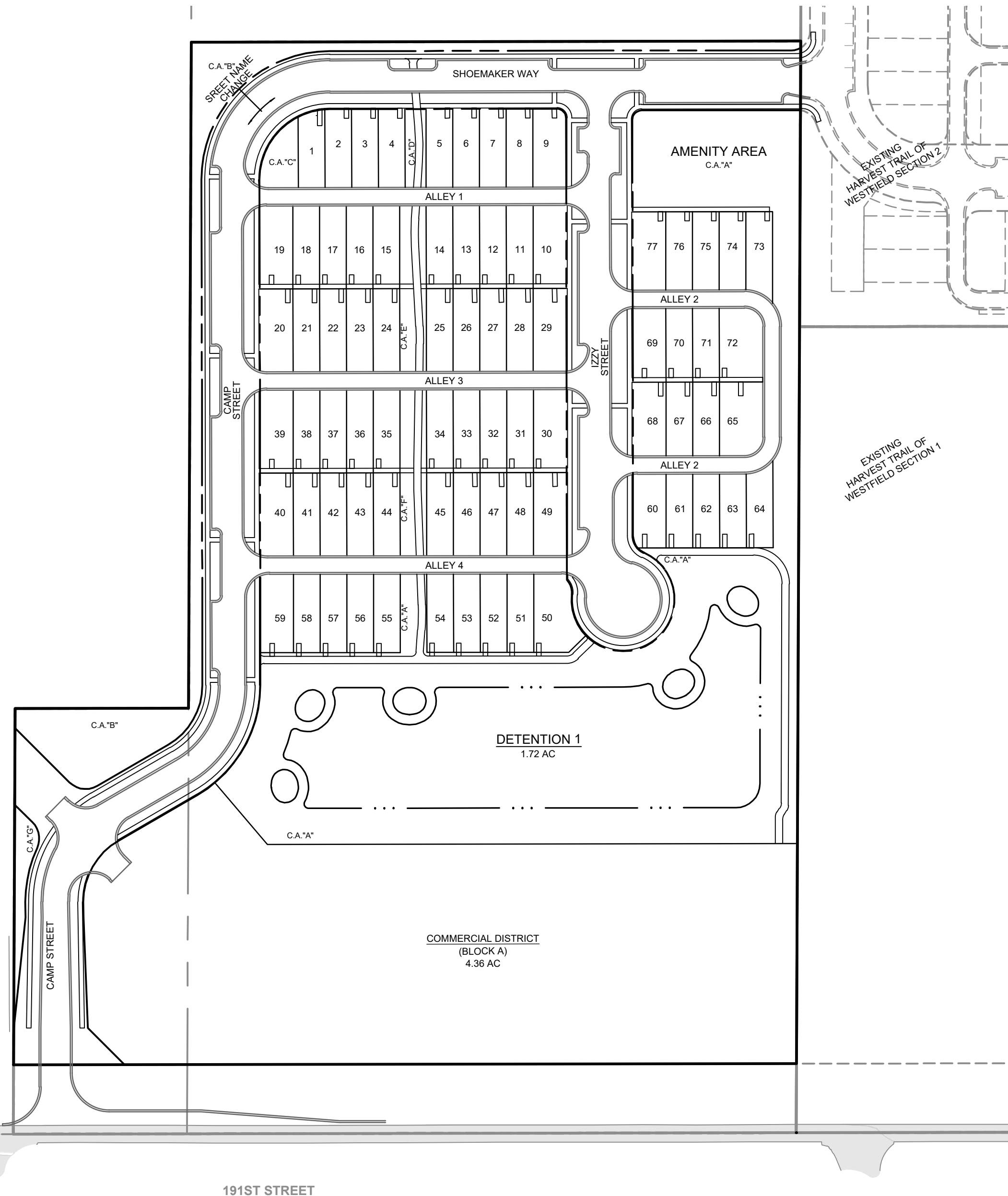
DEVELOPMENT STANDARDS	
AMENDMENT TO WOOD ROBINSON BRIGGS (ORD# 25-27)	
NUMBER OF LOTS	77
MINIMUM LOT AREA	2,100 SF
MINIMUM LOT WIDTH	27'
MINIMUM LOT FRONTAGE	22'
MINIMUM LIVING AREA	1,590 SF
FRONT YARD	10'
SIDE YARD	3'
REAR YARD	5'

ADJACENT ZONING	
NORTH	AG-SF1
SOUTH	PUD
EAST	PUD
WEST	AG-SF1

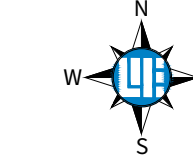
PROPOSED CONDITIONS	
PROJECT AREA	18.54 AC
PROPOSED LOTS	77
PROPOSED UNITS	77
PROPOSED DENSITY	4.15 UNITS/ACRE

COMMON AREAS	
C.A. "A"	172,962 SF
C.A. "B"	31,181 SF
C.A. "C"	2,386 SF
C.A. "D"	1,946 SF
C.A. "E"	5,203 SF
C.A. "F"	5,203 SF
C.A. "G"	499 SF
TOTAL	219,380 SF (5.04 AC)

OPEN SPACE CALCULATIONS	
OVERALL SITE	18.54 AC
TOTAL OPEN SPACE	5.04 AC
OPEN SPACE PERCENTAGE	27.2%



VICINITY MAP NO SCALE



SHEET INDEX	
SHEET NO.	DESCRIPTION
P001	COVER SHEET
P100-P101	INFRASTRUCTURE PLAN
P200-P201	DEVELOPMENT PLAN
P300-P301	PRIMARY PLAT
L100-L101	LANDSCAPE PLAN

NOTE:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" OR "ALLEY", SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

PROJECT BM

LEE 12 - A Department of Natural Resources brass tablet, stamped LEE "12" set in top of concrete post, located in northwest corner of intersection of 186th Street and Casey Road.

ELEV. 910.25 NAVD 88

SITE TBM #1

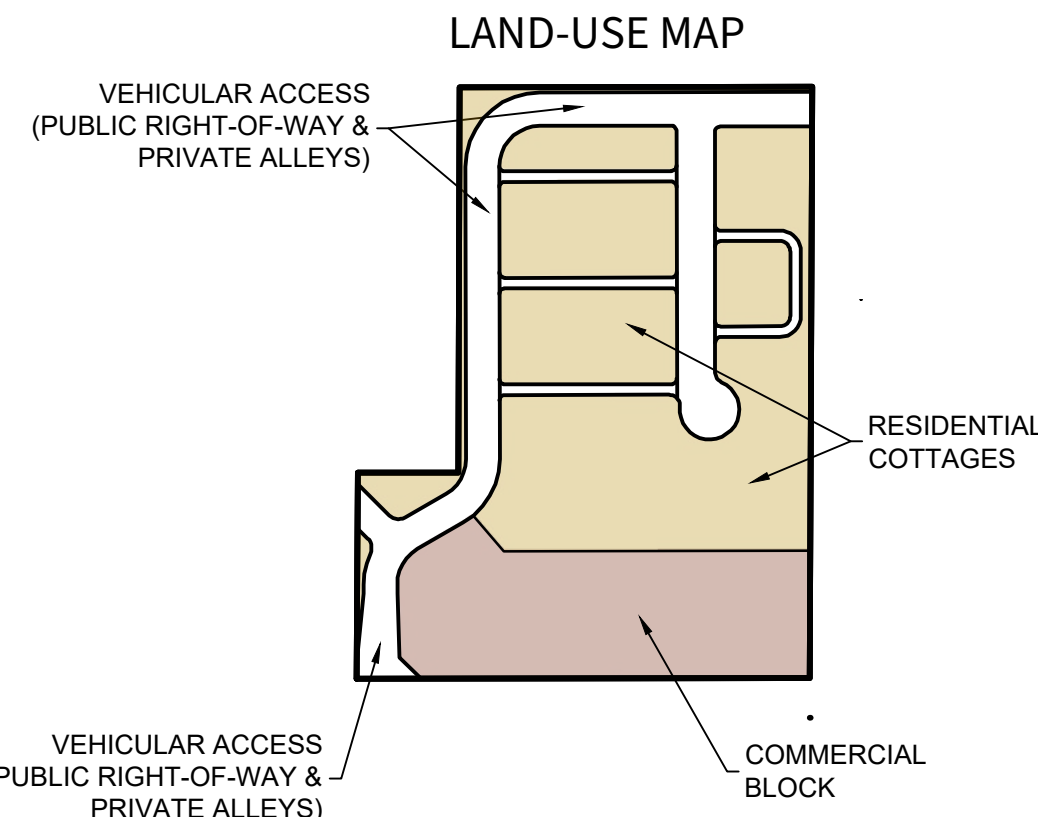
Cut "X" in southwest bonnet nut of fire hydrant located 153 feet west of the entrance to parking lot "D" of Grand Park and 65 feet south of the center of 191st Street.

ELEV. 922.23 NAVD 88

SITE TBM #2

Cut "X" in southwest bonnet nut of fire hydrant located 871 feet west of the entrance to parking lot "D" of Grand Park and 38 feet south of the center of 191st Street.

ELEV. 915.48 NAVD 88



PLANS PREPARED FOR
CND WOODS ROBINSON, LLC
9310 N MERIDIAN STREET, SUITE# 100
INDIANAPOLIS, IN 46032
TELEPHONE: (317) 508-5961
CONTACT PERSON: MICHAEL MACKINTOSH
EMAIL: MMACKINTOSH@DWHOMES.COM

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



10505 N. College Ave.
Indianapolis, IN 46280
317.846.6611 · weihe.net

WEIHE ENGINEERS
BUILD WITH CONFIDENCE™

LAND SURVEYING · CIVIL ENGINEERING · SUSTAINABLE DESIGN · LANDSCAPE ARCHITECTURE

DESIGNED BY: DTR
DRAWN BY: AMH
CHECKED BY: KCS

DATE: 04.03.2024
SUBMITTALS AND REVISIONS:
REVISIONS PER CITY COMMENTS

04/02/2024

KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF INDIANA
LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

PROJECT BM
LEE 12 - A Department of Natural Resources brass tablet, stamped LEE "12" set in top of concrete post, located in northwest corner of intersection of 186th Street and Casey Road.
ELEV. 910.25 NAVD 88

SITE TBM #1
Cut "X" in southwest bonnet nut of fire hydrant located 153 feet west of the entrance to parking lot "D" of Grand Park and 65 feet south of the center of 191st Street.
ELEV. 922.23 NAVD 88

SITE TBM #2
Cut "X" in southwest bonnet nut of fire hydrant located 871 feet west of the entrance to parking lot "D" of Grand Park and 38 feet south of the center of 191st Street.
ELEV. 915.48 NAVD 88

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TELEPHONE: (317) 508-5961
CONTACT PERSON: MICHAEL MACKINTOSH
EMAIL: MMACKINTOSH@DWHOMES.COM

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

HARVEST TRAIL - THE COTTAGE COLLECTION
612 E. 191ST STREET, WESTFIELD, IN 46074

COVER SHEET

SHEET NO. **P001**
PROJECT NO. W200155-3

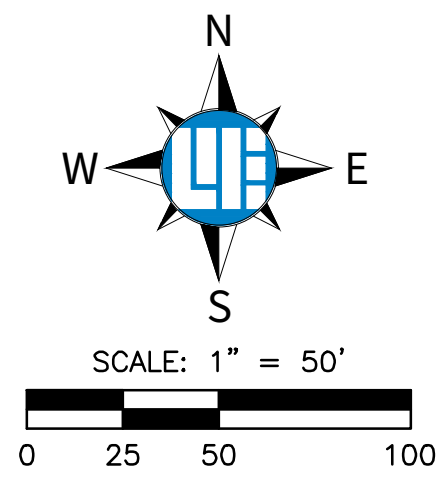
LAND DESCRIPTION

PART OF BLOCK 1 AS SHOWN ON THE PLAT OF WOODS ROBINSON BRIGGS PUD SECONDARY PLAT AS RECORDED AS INSTRUMENT NUMBER 2023019236 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID SECONDARY PLAT) ALSO BEING A PORTION OF THAT 20.00 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER, INDIANA PROFESSIONAL SURVEYOR NUMBER LS2040029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 AND RECORDED AS INSTRUMENT NUMBER 2023015132 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK ONE, BEING MARKED BY A CONCRETE MONUMENT, THENCE ALONG THE PERIMETER OF SAID BLOCK 1 BY THE FOLLOWING FOUR COURSES: 1) NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 387.01 FEET TO A CONCRETE MONUMENT; THENCE 2) NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 188.57 FEET TO A CONCRETE MONUMENT; THENCE 3) NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO A CONCRETE MONUMENT; THENCE 4) NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO A CONCRETE MONUMENT MARKING A NORTHEAST CORNER OF SAID BLOCK 1; THENCE ALONG AN EAST LINE THEREOF AND ITS SOUTHERLY EXTENSION SOUTH 90 DEGREES 13 MINUTES 50 SECONDS WEST 1110.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 191ST STREET AS SHOWN ON THE AFORESAID SECONDARY PLAT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 850.19 FEET TO THE POINT OF BEGINNING, CONTAINING 18.54 ACRES, MORE OR LESS.

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
- - - = EXISTING STORM SEWER LINE
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- - - = NORMAL POOL
- - - = PROPOSED SANITARY SEWER LINE
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- - - = PROPOSED GAS LINE RELOCATION
- - - = EMERGENCY FLOOD ROUTING
- - - = PROPOSED STREET LIGHT LOCATION



PROJECT BM

LEE 12 - A Department of Natural Resources brass tablet, stamped LEE "12" set in top of concrete post, located in northwest corner of intersection of 186th Street and Casey Road.

ELEV. 910.25 NAVD 88

SITE TBM #1

Cut "X" in southwest bonnet nut of fire hydrant located 153 feet west of the entrance to parking lot "D" of Grand Park and 65 feet south of the center of 191st Street.

ELEV. 922.23 NAVD 88

SITE TBM #2

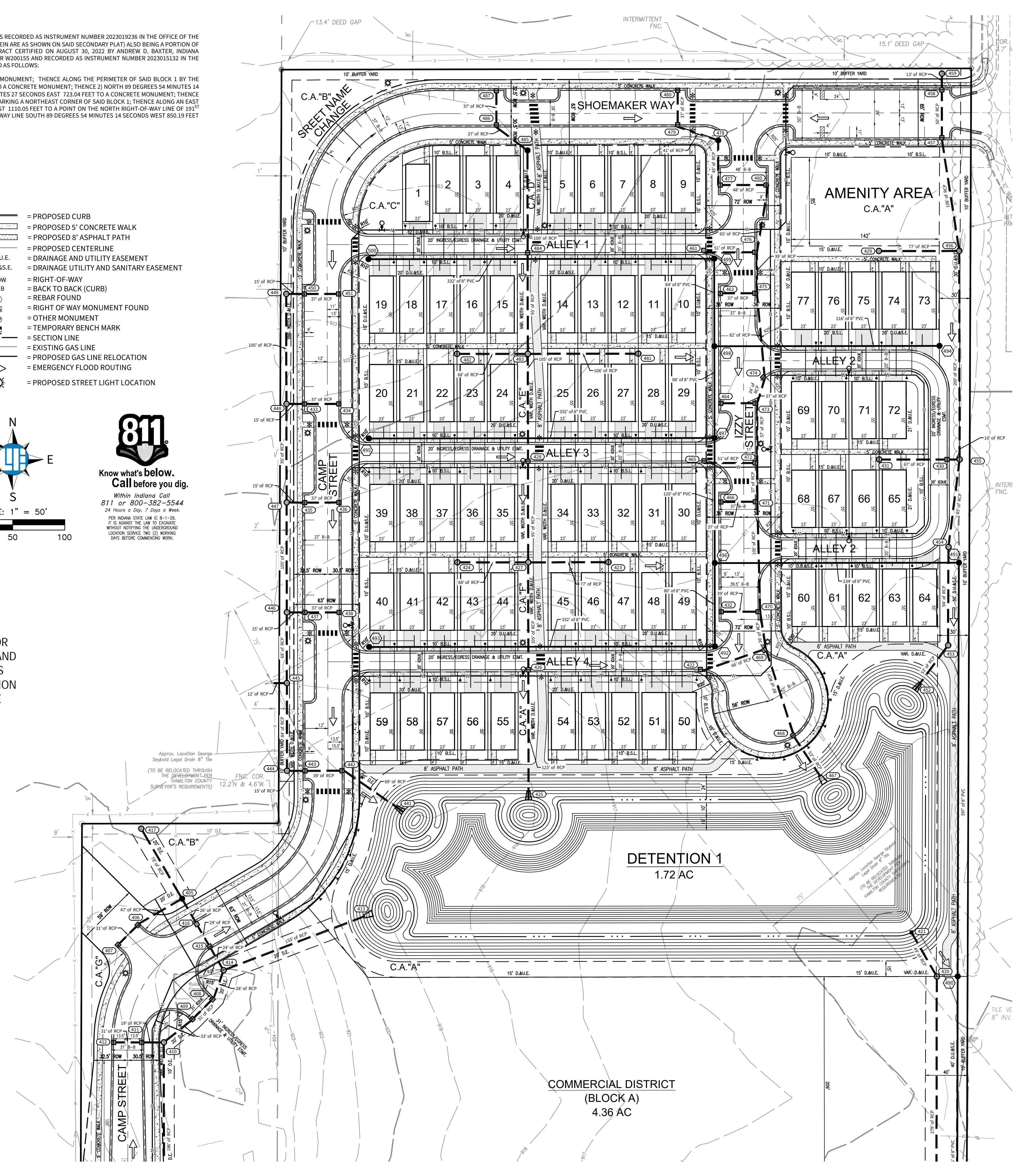
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ELEV. 915.48 NAVD 88

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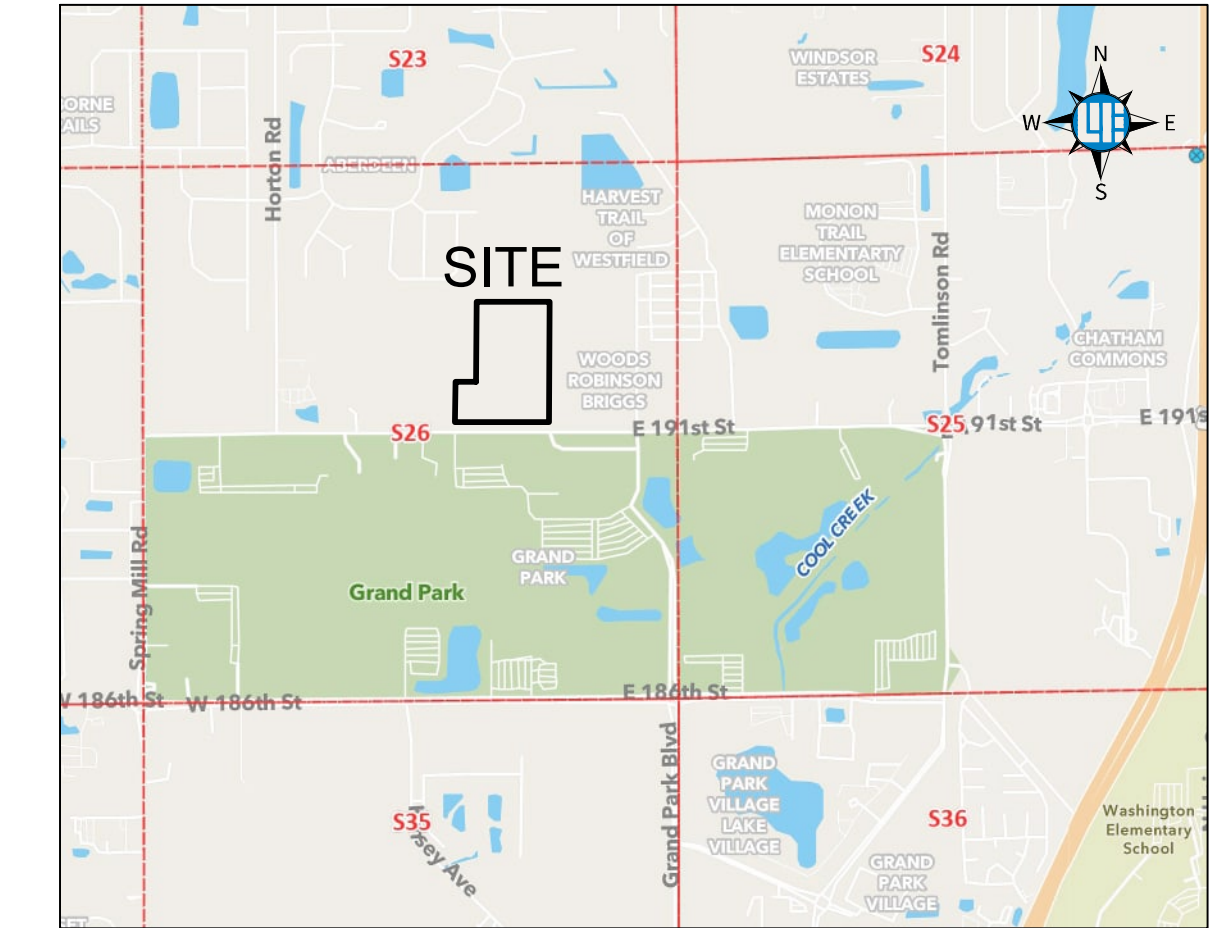
LOCATION: W200155\2023015132\2023015132.dwg DATE: 04/02/2024 10:17:46 AM (April 02, 2024 - 4:07pm) PLOTTED BY: mclennany



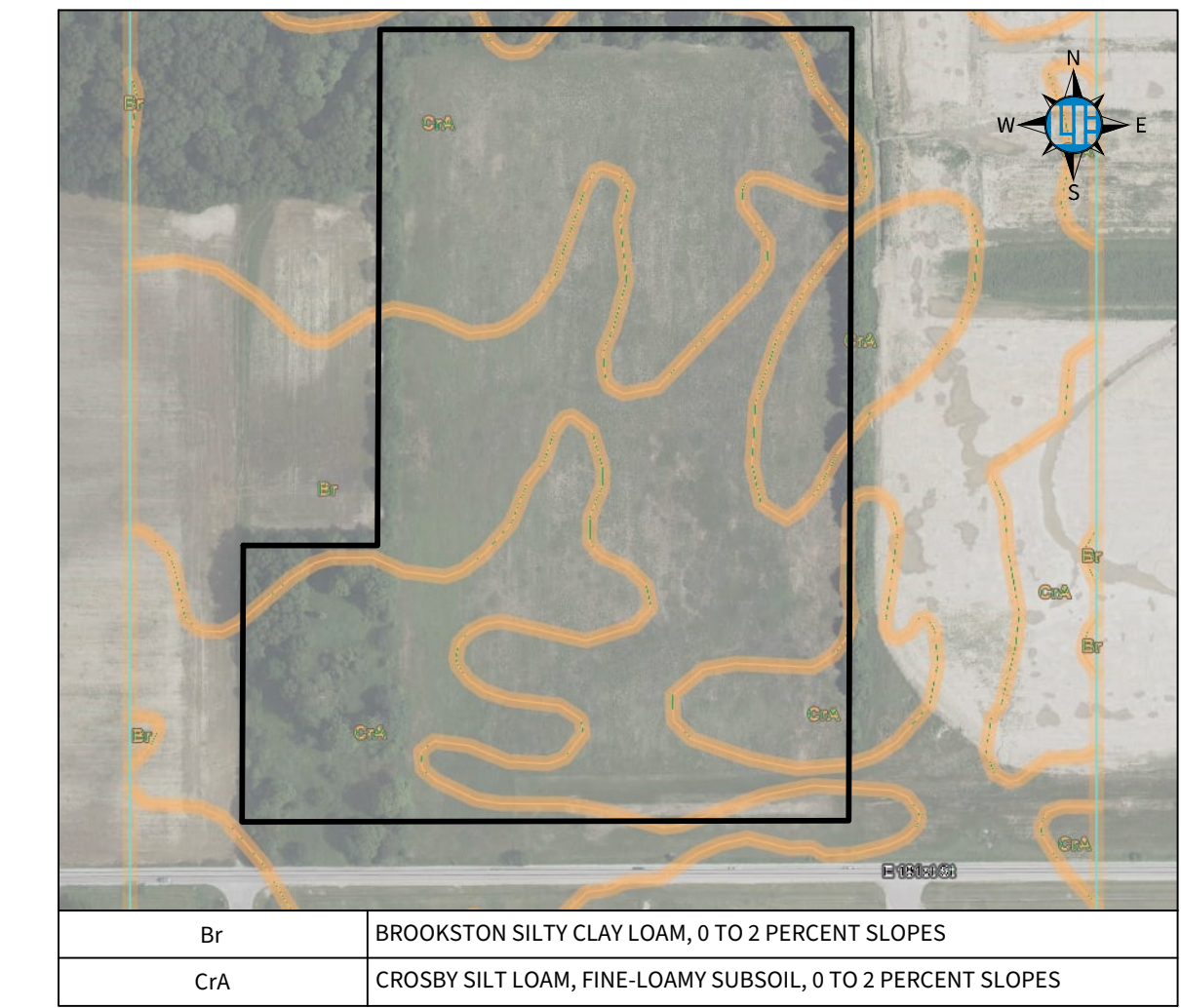
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VICINITY MAP



SOIL MAP



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10505 N. College Ave.
Indianapolis, IN 46280
317.846.6611 • weihe.net

LAND SURVEYING · CIVIL ENGINEERING · SUSTAINABLE DESIGN · LANDSCAPE ARCHITECTURE

DATE	BY	DESIGNED BY	DTR
04/02/2024	STK		
SUBMITTALS AND REVISIONS		DRAWN BY	AMH
REVISIONS PER CT COMMENTS		CHECKED BY	KCS
04/02/2024			

KEVIN C. SUMNER P.S. 20400011

HARVEST TRAIL - THE COTTAGE COLLECTION
612 E. 191ST STREET, WESTFIELD, IN 46074

INFRASTRUCTURE PLAN
Part of the Northeast 1/4 of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P100

PROJECT NO.
W200155-3

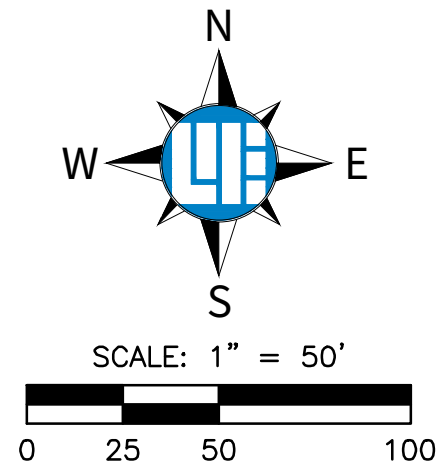
LAND DESCRIPTION

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LEGEND

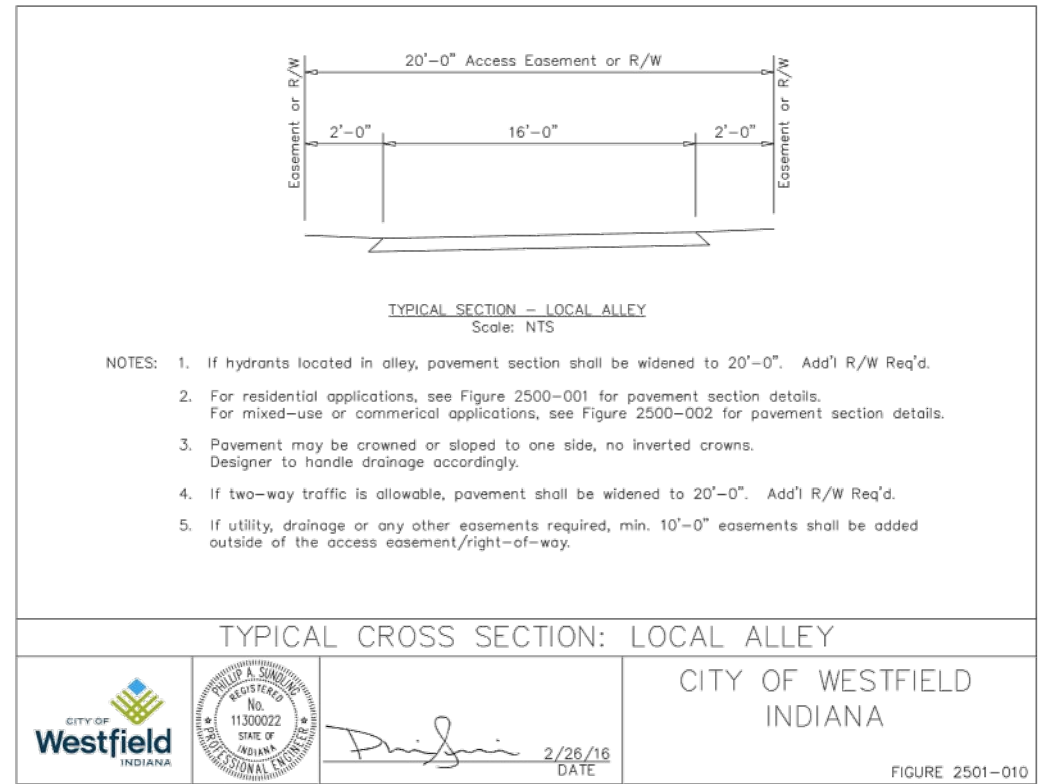
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ELEV. 910.25 NAVD 88

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ELEV. 922.23 NAVD 88

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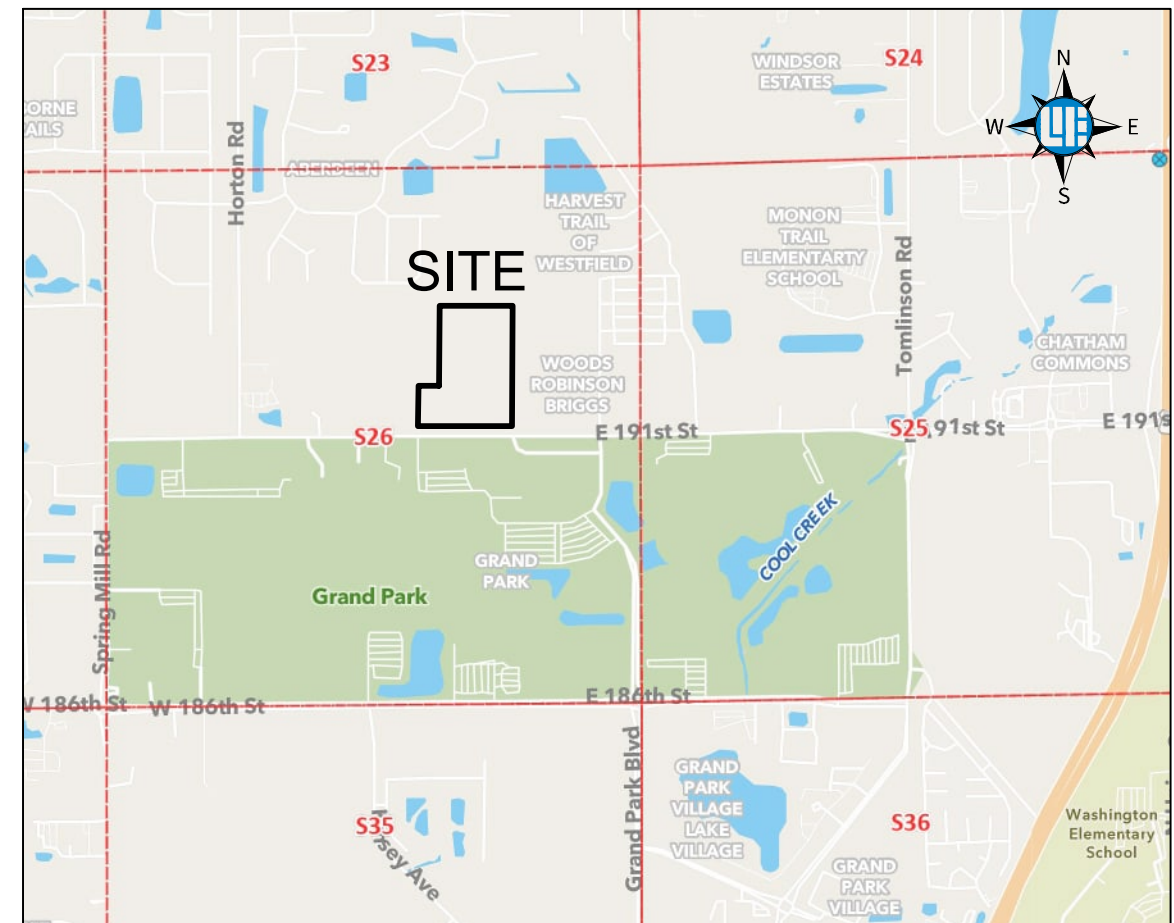
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VICINITY MAP



DEVELOPMENT STANDARDS

AMENDMENT TO WOOD ROBINSON BRIGGS (ORD# 25-27)	
NUMBER OF LOTS	77
MINIMUM LOT AREA	2,100 SF
MINIMUM LOT WIDTH	27'
MINIMUM LOT FRONTAGE	22'
MINIMUM LIVING AREA	1,590 SF
FRONT YARD	10'
SIDE YARD	3'
REAR YARD	5'

WEIHE ENGINEERS
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LAND SURVEYING · CIVIL ENGINEERING · SUSTAINABLE DESIGN · LANDSCAPE ARCHITECTURE

DESIGNED BY: DTR
DRAWN BY: AMH
CHECKED BY: KCS

DATE: 04/02/2023
SUBMITTALS AND REVISIONS:
REVISIONS PER CITY COMMENTS

44
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KEVIN C. SUMNER
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 20400011
STATE OF INDIANA

KEVIN C. SUMNER P.S. 820400011

HARVEST TRAIL - THE COTTAGE COLLECTION
612 E. 191ST STREET, WESTFIELD, IN 46074

DEVELOPMENT PLAN
Part of the Northeast 1/4 of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. **P200**
PROJECT NO. **W200155-3**

LOCATION: W:\2023\Woods Robinson Briggs PUD\2023 Development Plan.dwg
DATE PLOTTED: 04/10/2023 10:26:45 AM
PLOTTER: HP DesignJet 5000

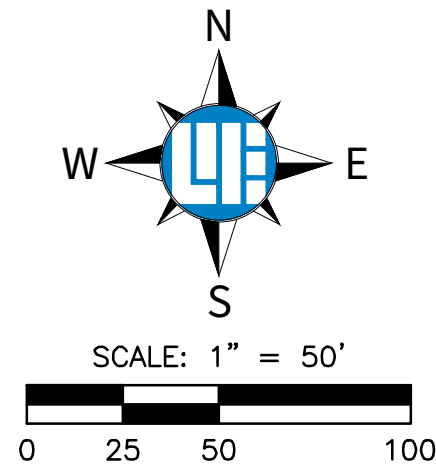
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WITHOUT NOTICING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT BM

LEE 12 - A Department of Natural Resources brass tablet, stamped LEE "12" set in top of concrete post, located in northwest corner of intersection of 186th Street and Casey Road.

ELEV. 910.25 NAVD 88

SITE TBM #1

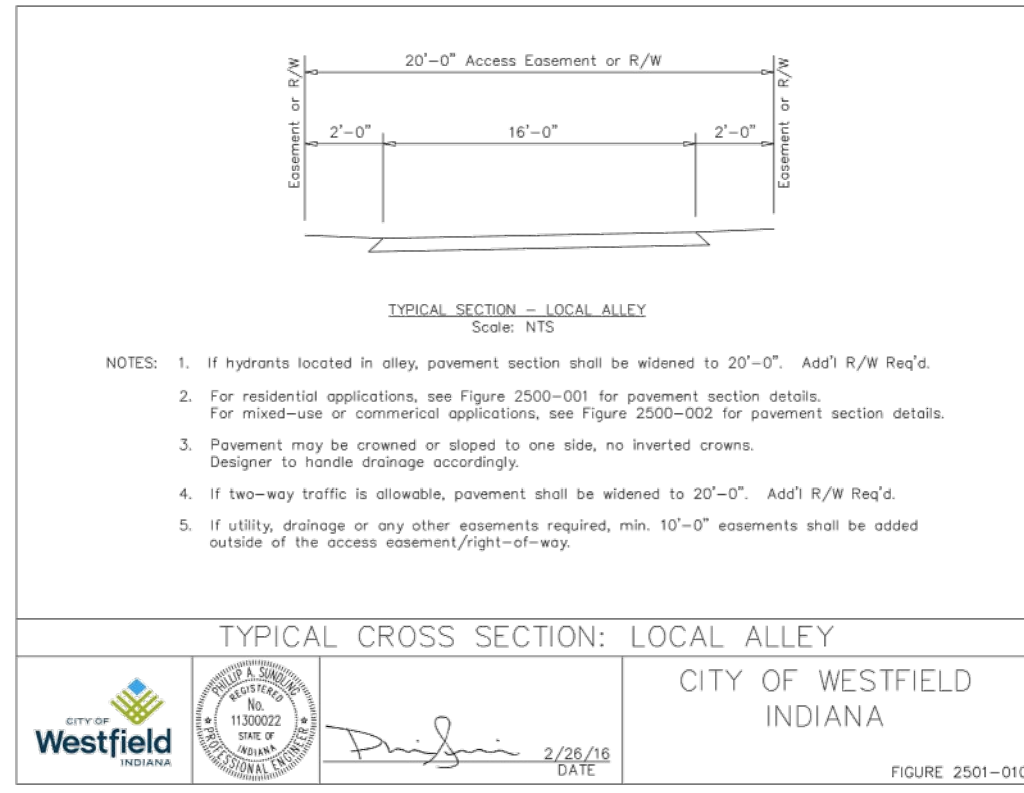
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ELEV. 922.23 NAVD 88

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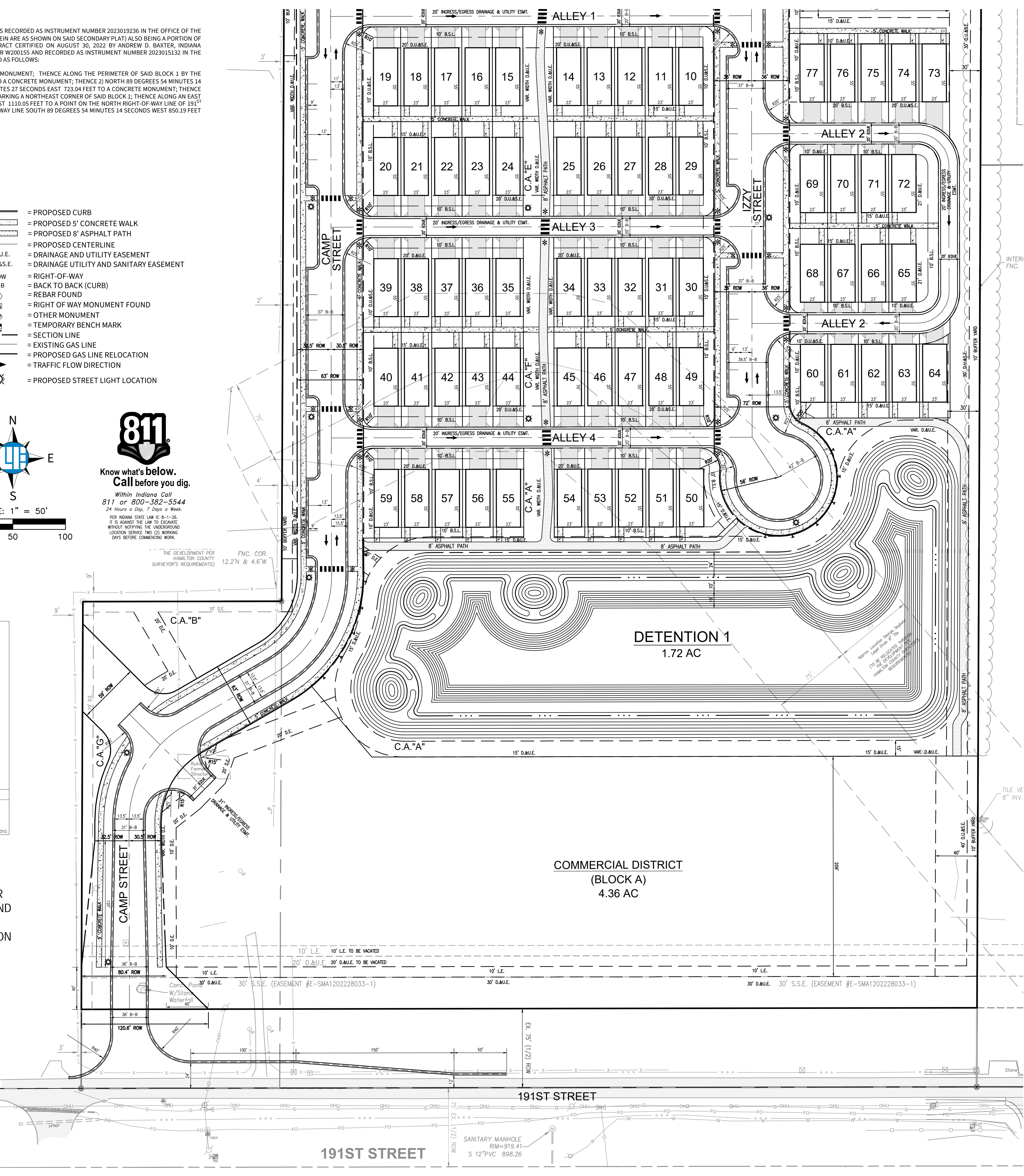
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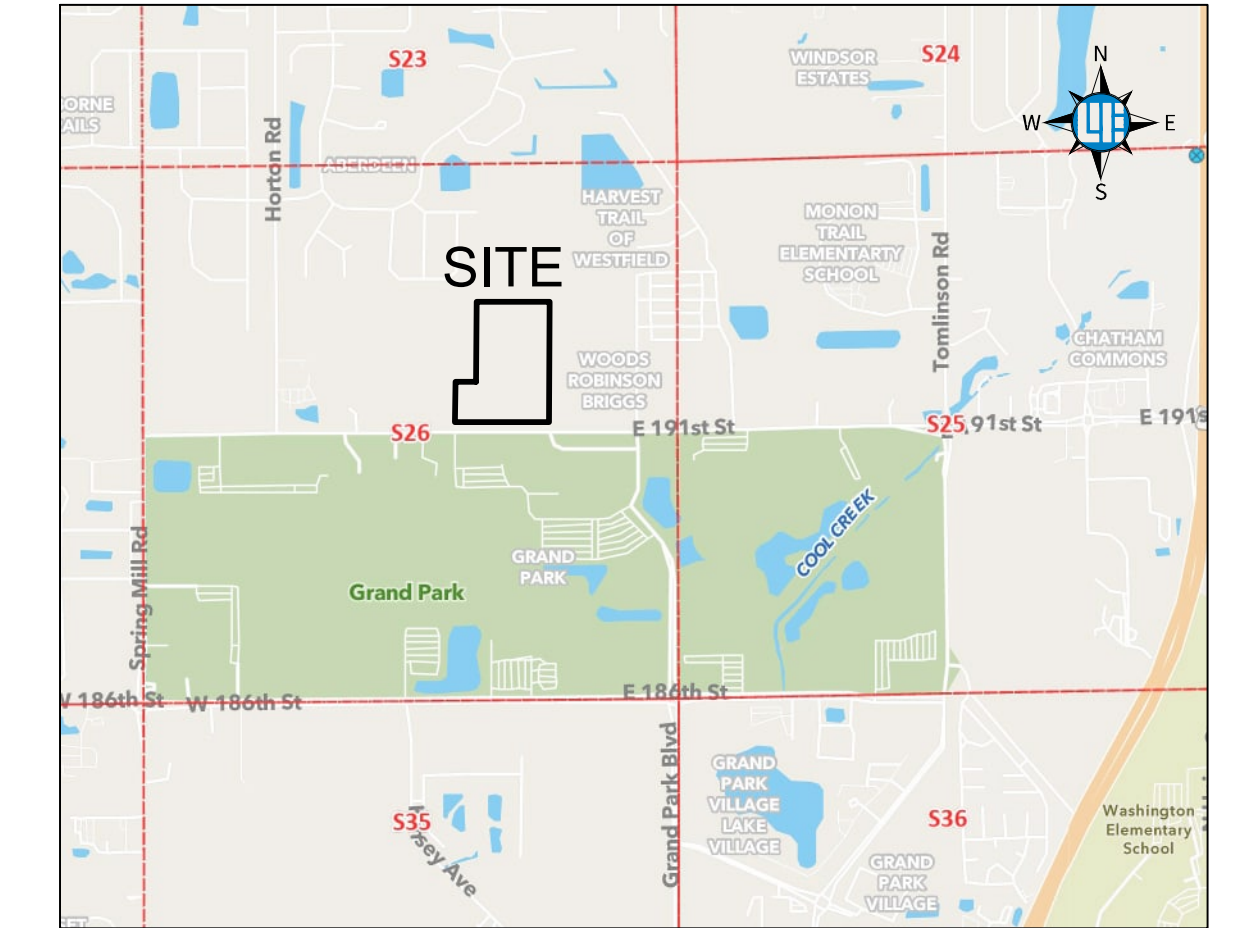
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- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT 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 ENGINEERING AND SHOWN AS LOTS FURTHER DEVELOP.

VICINITY MAP



DEVELOPMENT STANDARDS

AMENDMENT TO WOOD ROBINSON BRIGGS (ORD# 25-27)	
NUMBER OF LOTS	77
MINIMUM LOT AREA	2,100 SF
MINIMUM LOT WIDTH	27'
MINIMUM LOT FRONTAGE	22'
MINIMUM LIVING AREA	1,590 SF
FRONT YARD	10'
SIDE YARD	3'
REAR YARD	5'

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Indianapolis, IN 46280
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LAND SURVEYING • SUSTAINABLE DESIGN • LANDSCAPE ARCHITECTURE

DATE: 04/02/2023
BY: DTR
DESIGNED BY: DTR
DRAWN BY: AMH
CHECKED BY: KCS

44 KEVIN C. SUMNER REGISTERED PROFESSIONAL LAND SURVEYOR No. 20400011 STATE OF INDIANA
KEVIN C. SUMNER P.S. 420400011

HARVEST TRAIL - THE COTTAGE COLLECTION
612 E. 191ST STREET, WESTFIELD, IN 46074
DEVELOPMENT PLAN
Part of the Northeast 1/4 of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. **P201**
PROJECT NO. **W200155-3**

LOCATION: W:\2023\WOODS ROBINSON BRIGGS PUD\2023\Development Plan.dwg
DATE: 04/02/2023 10:26:48 AM
PLOTTER: HP DesignJet 5000

LAND DESCRIPTION

PART OF BLOCK 1 AS SHOWN ON THE PLAT OF WOODS ROBINSON BRIGGS PUD SECONDARY PLAT AS RECORDED AS INSTRUMENT NUMBER 2023019236 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID SECONDARY PLAT) ALSO BEING A PORTION OF THAT 20.00 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER, INDIANA PROFESSIONAL SURVEYOR NUMBER LS2040029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 AND RECORDED AS INSTRUMENT NUMBER 2023015132 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK ONE, BEING MARKED BY A CONCRETE MONUMENT; THENCE ALONG THE PERIMETER OF SAID BLOCK 1 BY THE FOLLOWING FOUR COURSES: 1) NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 387.01 FEET TO A CONCRETE MONUMENT; THENCE 2) NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 188.57 FEET TO A CONCRETE MONUMENT; THENCE 3) NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO A CONCRETE MONUMENT; THENCE 4) NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO A CONCRETE MONUMENT MARKING A NEAR EAST CORNER OF SAID BLOCK 1; THENCE ALONG AN EAST LINE THEREOF AND ITS SOUTHERLY EXTENSION SOUTH 00 DEGREES 13 MINUTES 27 SECONDS WEST 1110.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 191ST STREET AS SHOWN ON THE AFORESAID SECONDARY PLAT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 850.19 FEET TO THE POINT OF BEGINNING, CONTAINING 18.54 ACRES, MORE OR LESS.

PROJECT BM

LEE 12 - A Department of Natural Resources brass tablet, stamped LEE "12" set in top of concrete post located in northeast corner of intersection of 186th Street and Casey Road.

ELEV. 910.25 NAVD 88

SITE TBM #1

Cut "X" in southwest corner of fire hydrant located 153 feet west of the entrance to parking lot "D" of Grand Park and 65 feet south of the center of 191st Street.

ELEV. 922.23 NAVD 88

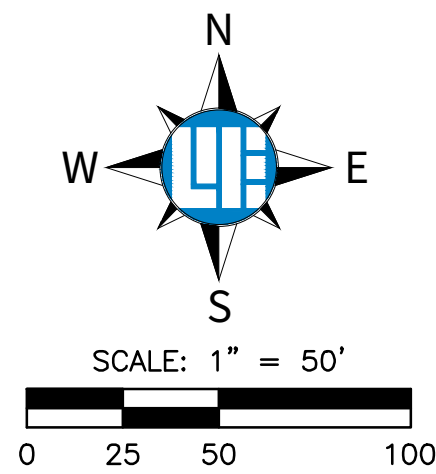
SITE TBM #2

Cut "X" in southwest corner of fire hydrant located 871 feet west of the entrance to parking lot "D" of Grand Park and 38 feet south of the center of 191st Street.

ELEV. 915.48 NAVD 88

LEGEND

- = PROPERTY BOUNDARY
- - - = ADJOINER
- - - = RIGHT-OF-WAY LINE
- - - = BUILDING SETBACK LINE (B.S.L.)
- - - = EASEMENT
- - - = NORMAL POOL
- - - = PROPOSED CENTERLINE
- - - = DRAINAGE AND UTILITY EASEMENT
- - - = DRAINAGE UTILITY AND SANITARY EASEMENT
- - - = RIGHT-OF-WAY
- - - = TEMPORARY BENCH MARK
- - - = SECTION LINE
- - - = VISION CLEARANCE TRIANGLE



NOTE:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" OR "ALLEY", SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

NOTES:

1. 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.
2. ALL STREET RIGHT-OF-WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
3. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
4. ALL CURB RADII ARE 5' MINIMUM UNLESS NOTED OTHERWISE.
5. 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.
6. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
7. ALL INTERIOR RIGHT-OF-WAY WIDTHS ARE NON-STANDARD SEE PLANS FOR PROPOSED WIDTHS.
8. ALL INTERIOR STREET WIDTHS NON-STANDARD SEE PLANS FOR PROPOSED WIDTHS.
9. ALL INTERIOR STREET WIDTHS ARE TO BE 20' UNLESS OTHERWISE NOTED.
10. ALL WATERMANS TO BE 8" UNLESS OTHERWISE NOTED.
11. 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 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.
12. 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.
13. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, AND INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
14. 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.
15. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
17. 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.
18. EXTERNAL STREET FRONTAGE LANDSCAPING WILL BE INSTALLED AS LOTS ARE DEVELOPED.
19. ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	112.05'	107.00'	60°00'00"	S29°54'14"W	107.00'
C2	112.05'	107.00'	60°00'00"	S29°54'14"W	107.00'
C3	168.08'	107.00'	90°00'00"	S44°54'14"W	151.32'
C4	47.12'	30.00'	90°00'00"	N45°05'46"W	42.43'
C5	47.12'	30.00'	90°00'00"	N44°54'14"E	42.43'
C6	15.71'	10.00'	90°00'00"	S44°54'14"W	14.14'
C7	15.71'	10.00'	90°00'00"	S45°05'46"E	14.14'
C8	1.85'	40.00'	2°38'47"	N88°46'23"W	1.85'
C9	33.38'	40.00'	47°48'46"	N63°32'36"W	32.42'
C10	27.60'	40.00'	39°32'27"	N19°52'00"W	27.06'
C11	27.60'	40.00'	39°32'27"	N19°40'27"E	27.06'
C12	33.38'	40.00'	47°48'46"	N63°21'04"E	32.42'
C13	1.85'	40.00'	2°38'47"	N88°34'50"E	1.85'
C14	15.71'	10.00'	90°00'00"	S44°54'14"W	14.14'
C15	14.67'	20.00'	42°01'45"	S21°06'39"E	14.34'
C16	8.34'	20.00'	23°53'53"	S54°04'28"E	8.28'
C17	197.32'	56.00'	201°52'56"	S34°55'03"W	109.96'
C18	48.95'	56.00'	50°05'15"	N19°05'52"W	47.41'
C19	33.53'	20.00'	96°02'32"	N42°04'30"W	29.74'
C20	15.71'	10.00'	90°00'00"	S44°54'14"W	14.14'
C23	80.11'	76.50'	60°00'00"	S29°54'14"W	76.50'
C28	219.13'	139.50'	90°00'00"	S44°54'14"W	197.28'
C35	15.71'	10.00'	90°00'00"	S44°54'14"W	14.14'
C36	15.71'	10.00'	90°00'00"	S45°05'36"E	14.14'
C37	15.71'	10.00'	90°00'00"	N44°54'14"E	14.14'
C38	15.71'	10.00'	90°00'00"	N45°05'46"W	14.14'
C40	15.71'	10.00'	90°00'00"	S45°05'46"E	14.14'
C41	31.42'	20.00'	90°00'00"	N44°54'14"E	28.28'
C42	31.42'	20.00'	90°00'00"	N45°05'46"W	28.28'
C43	15.71'	10.00'	90°00'00"	S44°54'14"W	14.14'
C45	15.71'	10.00'	90°00'00"	N44°54'14"E	14.14'
C46	15.71'	10.00'	90°00'00"	N45°05'46"W	14.14'
C47	10.36'	20.00'	29°40'24"	N75°04'02"E	10.24'
C48	2.24'	20.00'	6°25'33"	S86°53'00"E	2.24'

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LAND SURVEYING · CIVIL ENGINEERING · SUSTAINABLE DESIGN · LANDSCAPE ARCHITECTURE

DATE: 04/02/2024	DESIGNED BY: DTR	DRAWN BY: AMH	CHECKED BY: KCS
DATE: 04/02/2024	DESIGNED BY: DTR	DRAWN BY: AMH	CHECKED BY: KCS

SUBMITTALS AND REVISIONS

NO.	DATE	DESCRIPTION

KEVIN C. SUMNER, P.E.
204000111
STATE OF INDIANA
LICENSE NO. 204000111

HARVEST TRAIL - THE COTTAGE COLLECTION

612 E. 191ST STREET, WESTFIELD, IN 46074

PRIMARY PLAT

Part of the Northeast 1/4 of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. **P300**

PROJECT NO. **W200155-3**

LOCATION: W200155-3 Section 31 Engineering preliminary/generalsurvey/gdpr/gdpr Primary Plat.dwg
 DATE: 04/02/2024
 USER: KCS
 PLOTTED BY: mclennan

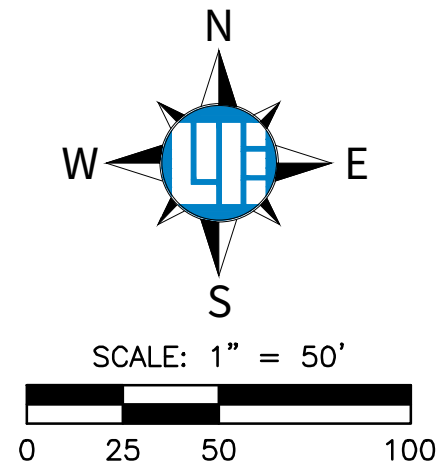
LAND DESCRIPTION

PART OF BLOCK 1 AS SHOWN ON THE PLAT OF WOODS ROBINSON BRIGGS PUD SECONDARY PLAT AS RECORDED AS INSTRUMENT NUMBER 2023019236 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID SECONDARY PLAT) ALSO BEING A PORTION OF THAT 20.00 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAKER, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20400029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 AND RECORDED AS INSTRUMENT NUMBER 2023015132 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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
- - - = EXISTING STORM SEWER LINE
- - - = EXISTING STORM INLET
- - - = NORMAL POOL
- - - = PROPOSED SANITARY SEWER LINE
- - - = PROPOSED SANITARY SEWER MANHOLE
- - - = EXISTING SANITARY SEWER MANHOLE
- - - = PROPOSED CURB
- - - = PROPOSED 5' CONCRETE WALK
- - - = PROPOSED 8' ASPHALT PATH
- - - = PROPOSED CENTERLINE
- - - = DRAINAGE AND UTILITY EASEMENT
- - - = DRAINAGE UTILITY AND SANITARY EASEMENT
- - - = RIGHT-OF-WAY
- - - = BACK TO BACK (CURB)
- - - = 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



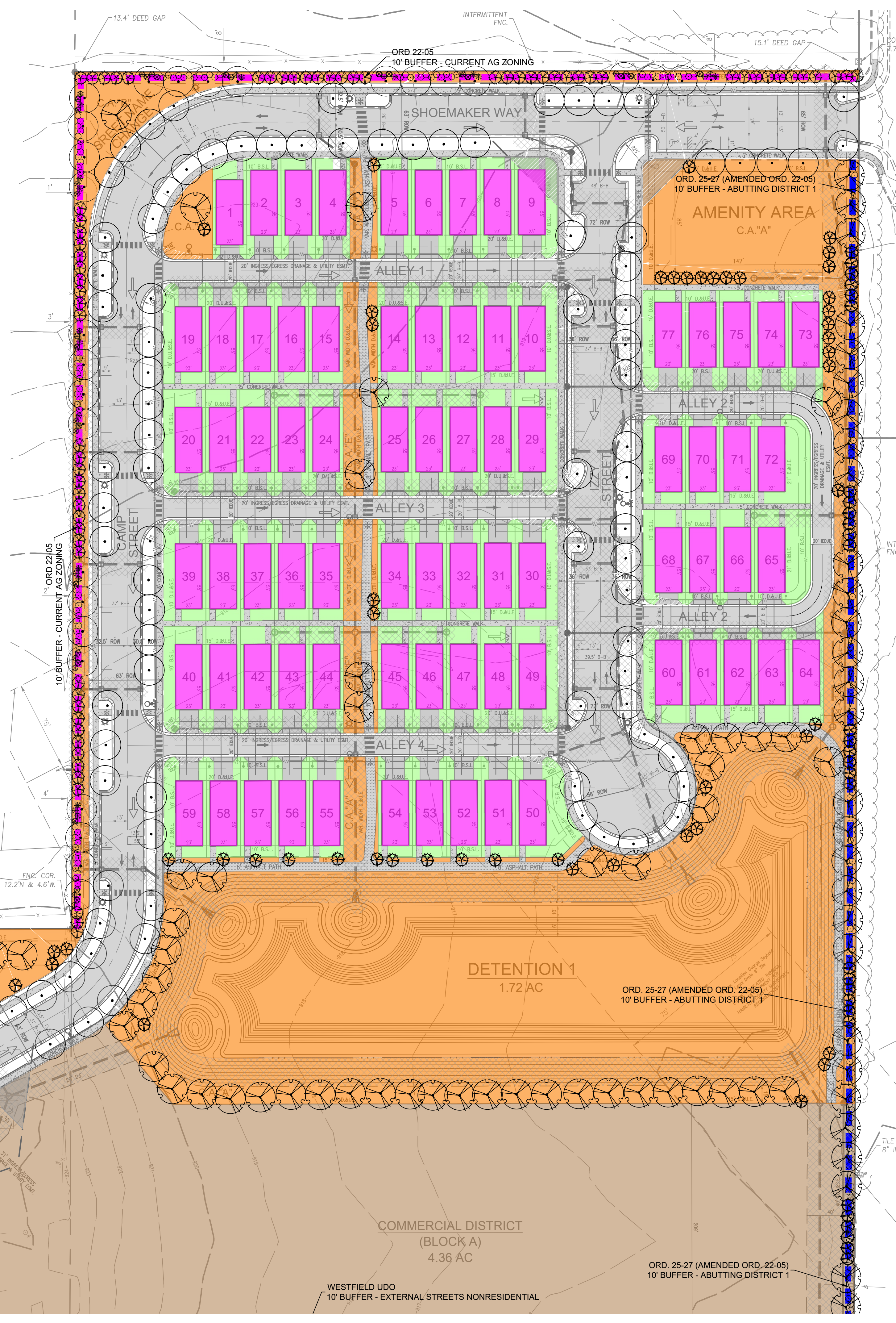
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IT IS AGAINST THE LAW TO EXCAVATE,
WITHOUT NOTICING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT BM
LEE 12 - A Department of Natural Resources brass tablet, stamped LEE "12" set in top of concrete post, located in northwest corner of intersection of 186th Street and Casey Road.
ELEV. 910.25 NAVD 88

SITE TBM #1
Cut "X" in southwest bonnet nut of fire hydrant located 153 feet west of the entrance to parking lot "D" of Grand Park and 65 feet south of the center of 191st Street.
ELEV. 922.23 NAVD 88

SITE TBM #2
Cut "X" in southwest bonnet nut of fire hydrant located 871 feet west of the entrance to parking lot "D" of Grand Park and 38 feet south of the center of 191st Street.
ELEV. 915.48 NAVD 88

LOCATIONS OF SHOWN LANDSCAPING ARE PRELIMINARY. FINAL TREE PLACEMENT, QUANTITIES, AND SPECIES SELECTIONS SHALL BE CONFIRMED DURING FINAL ENGINEERING AND LANDSCAPE DESIGN.



LANDSCAPE CONCEPT LEGEND

- TREE-FREE ZONES**
 - [Pink Box] BUILDING FOUNDATION
 - [Grey Box] HARDSCAPE NON-PERMEABLE (STREET, SIDEWALKS & TRAIL)
 - [Hatched Box] SEWER, UTILITY & DETENTION PROXIMITY (STORM, WATER, FIRE HYDRANT, RUN-OFF DETENTION & SANITARY)
- BUFFER YARDS**
 - [Dashed Pink Line] NORTHERN & WESTERN BUFFER (2 SHADE TREES, 5 EVERGREEN TREES & 10 SHRUBS PER 100 LINEAR FEET)
 - [Dashed Blue Line] EASTERN BUFFER (3 SHADE TREES, 3 EVERGREEN TREES & 10 SHRUBS PER 100 LINEAR FEET)
 - [Dashed Red Line] SOUTHERN EXTERNAL STREET BUFFER (3 SHADE/EVERGREEN TREES, 2 ORNAMENTAL TREES & 10 SHRUBS PER 100 LINEAR FEET)
- PLANTING AREAS**
 - [Green Box] SINGLE-FAMILY RESIDENTIAL (2 SHADE, 1 ORNAMENT/EVERGREEN TREE, 4 SHRUBS PER LOT UNDER 8,000 SF)
 - [Brown Box] BUSINESS USES (10 SHADE, 10 ORNAMENT/EVERGREEN TREE, 25 SHRUBS PER ACRE)
 - [Orange Box] OPEN SPACE / COMMON AREA (10 SHADE/ORNAMENT & 10 EVERGREEN TREES PER ACRE)

PLANT LIST

- Street Trees
 - Acer saccharum 'Green Mountain' (Green Mountain Sugar Maple)
 - Gleditsia triacanthos var. Inermis 'Skycole' (Skyline Honeylocust)
 - Liquidambar styraciflua 'Moraline' (Moraline Sweetgum)
 - Ulmus x 'Morton' (Accolade Elm)
 - Shade Trees
 - Aronia melanocarpa 'Viking' (Viking Black Chokeberry)
 - Acer saccharum 'Legacy' (Legacy Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Suncole' (Sunburst Honeylocust)
 - Liquidambar styraciflua 'Worplesdon' (Worplesdon Sweetgum)
- Liriodendron tulipifera (Tuliptree)
- Quercus bicolor (Swamp White Oak)
- Evergreen Trees
 - Picea abies (Norway Spruce)
 - Thuja standishii x plicata 'Green Giant' (Green Giant Arborvitae)
 - Shrubs
 - Physocarpus opulifolius 'Seward' (Summer Wine Ninebark)
 - Viburnum plic, tom, 'Summer Snowflake' (Summer Snowflake Viburnum)

THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

SPECIFIC DETAILS OF PLANTINGS, FENCES, MONUMENTATION, ETC., WILL BE PROVIDED WITH CONSTRUCTION PLANS

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH WESTFIELD UDO CHAPTER 6.8, SECTION J

FOUNDATION PLANTINGS SHALL BE PROVIDED IN ACCORDANCE WITH WESTFIELD UDO CHAPTER 6.8, SECTION L

TREE REQUIREMENTS			
	LOCATION	REQUIRED:	PROVIDED:
ST	SHOEMAKER WAY, 1120 LINEAR FEET	23	23
	CAMP STREET, 2268 LINEAR FEET	46	46
	IZZY STREET, 1259 LINEAR FEET	26	26
C.A.	C.A. "A": 172,962 SF	80	80
	C.A. "B": 31,181 SF	16	16
	C.A. "C": 2,386 SF	2	2
	C.A. "D": 1,946 SF	2	2
	C.A. "E": 5,203 SF	4	4
	C.A. "F": 5,203 SF	4	4
	C.A. "G": 499 SF	2	2
BUFFER YARDS	NORTH & WEST BUFFER, 1,374 LINEAR FEET	28 SHADE TREES, 69 EVERGREEN TREES, 136 SHRUBS	28 SHADE TREES, 69 EVERGREEN TREES, 140 SHRUBS
	EAST BUFFER YARD, 980 LINEAR FEET	30 SHADE TREES, 30 EVERGREEN TREES, 98 SHRUBS	30 SHADE TREES, 30 EVERGREEN TREES, 100 SHRUBS

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DATE: 04.03.2024	DESIGNED BY: DTR	DRAWN BY: AMH	CHECKED BY: KCS
BT	DTR	AMH	KCS
STN			

SUBMITTALS AND REVISIONS

NO.	DATE	DESCRIPTION

04/02/2024

KEVIN C. SUMNER
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 20400011
STATE OF INDIANA

KEVIN C. SUMNER P.S. #20400011

HARVEST TRAIL - THE COTTAGE COLLECTION

612 E. 191ST STREET, WESTFIELD, IN 46074

LANDSCAPE PLAN
Part of the Northeast 1/4 of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. **L100**

PROJECT NO. **W200155-3**

LOCATION: W:\2023\Woods Robinson Briggs PUD\Secondary Plat\100 Landscape Plan.dwg
DATE: 04/03/2024 10:26:58 AM
PLOTTER: B1600

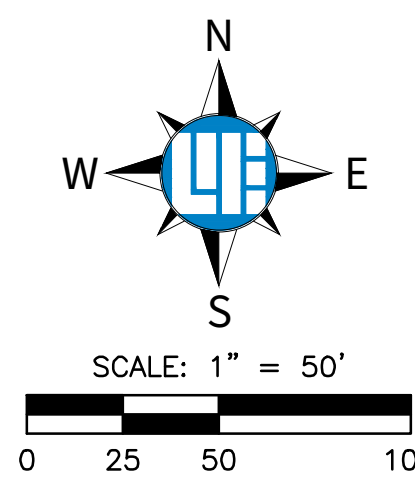
LAND DESCRIPTION

PART OF BLOCK 1 AS SHOWN ON THE PLAT OF WOODS ROBINSON BRIGGS PUD SECONDARY PLAT AS RECORDED AS INSTRUMENT NUMBER 2023019236 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID SECONDARY PLAT) ALSO BEING A PORTION OF THAT 20.00 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAKER, INDIANA PROFESSIONAL SURVEYOR NUMBER LS2040029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 AND RECORDED AS INSTRUMENT NUMBER 2023015132 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK ONE, BEING MARKED BY A CONCRETE MONUMENT, THENCE ALONG THE PERIMETER OF SAID BLOCK 1 BY THE FOLLOWING FOUR COURSES: 1) NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 387.01 FEET TO A CONCRETE MONUMENT; THENCE 2) NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 188.57 FEET TO A CONCRETE MONUMENT; THENCE 3) NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO A CONCRETE MONUMENT; THENCE 4) NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO A CONCRETE MONUMENT MARKING A NORTHEAST CORNER OF SAID BLOCK 1; THENCE ALONG AN EAST LINE THEREOF AND ITS SOUTHERLY EXTENSION SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 1110.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 191ST STREET AS SHOWN ON THE AFORESAID SECONDARY PLAT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 850.19 FEET TO THE POINT OF BEGINNING, CONTAINING 18.54 ACRES, MORE OR LESS.

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
- - - = EXISTING STORM SEWER LINE
- - - = EXISTING STORM INLET
- - - = NORMAL POOL
- - - = PROPOSED SANITARY SEWER LINE
- - - = PROPOSED SANITARY SEWER MANHOLE
- - - = EXISTING SANITARY SEWER MANHOLE
- - - = PROPOSED CURB
- - - = PROPOSED 5' CONCRETE WALK
- - - = PROPOSED 8' ASPHALT PATH
- - - = PROPOSED CENTERLINE
- - - = DRAINAGE AND UTILITY EASEMENT
- - - = DRAINAGE UTILITY AND SANITARY EASEMENT
- - - = RIGHT-OF-WAY
- - - = BACK TO BACK (CURB)
- - - = 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



PROJECT BM

LEE 12 - A Department of Natural Resources brass tablet, stamped LEE "12" set in top of concrete post, located in northwest corner of intersection of 186th Street and Casey Road.

ELEV. 910.25 NAVD 88

SITE TBM #1

Cut "X" in southwest bonnet nut of fire hydrant located 153 feet west of the entrance to parking lot "D" of Grand Park and 65 feet south of the center of 191st Street.

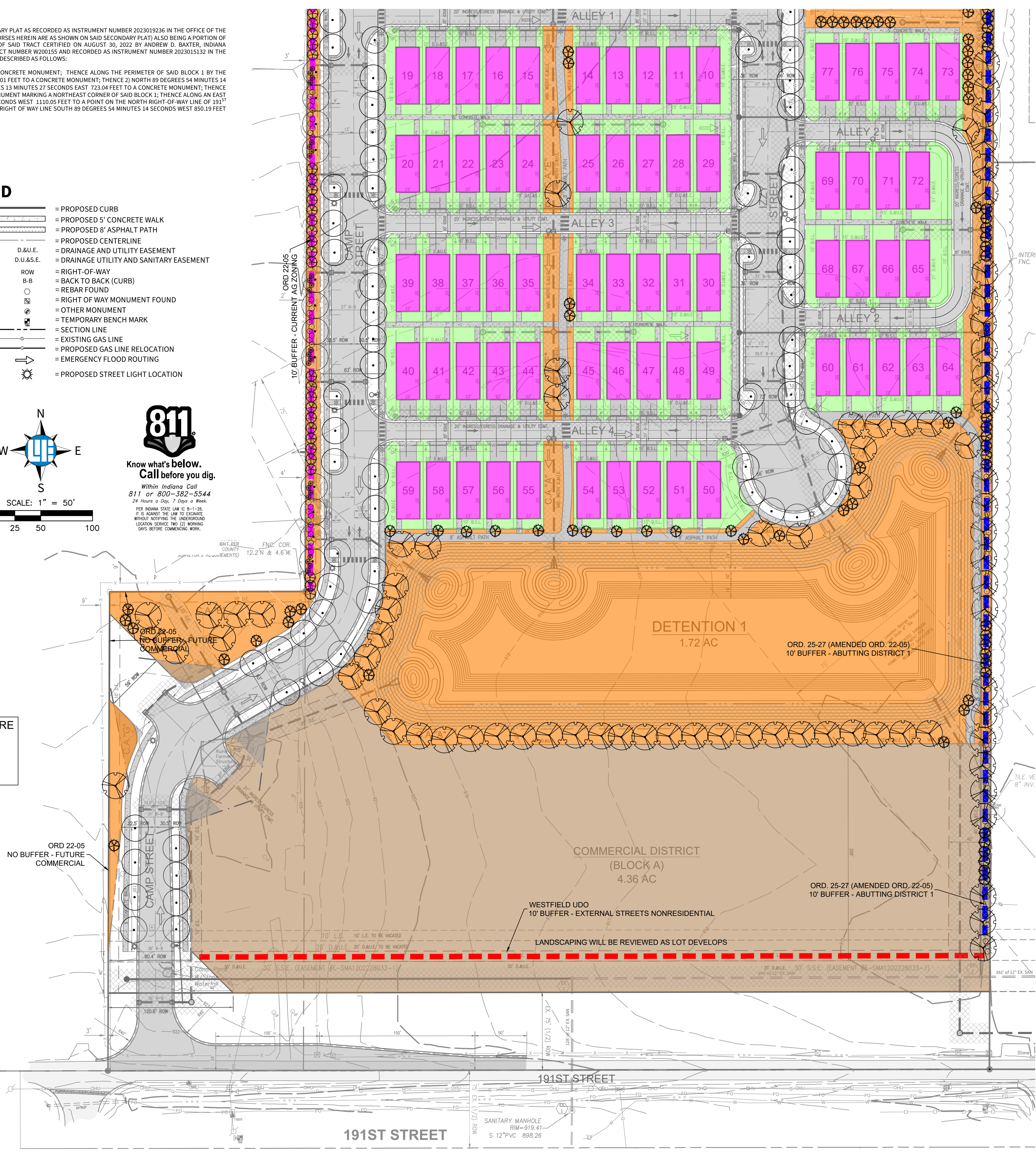
ELEV. 922.23 NAVD 88

SITE TBM #2

Cut "X" in southwest bonnet nut of fire hydrant located 871 feet west of the entrance to parking lot "D" of Grand Park and 38 feet south of the center of 191st Street.

ELEV. 915.48 NAVD 88

LOCATIONS OF SHOWN LANDSCAPING ARE PRELIMINARY. FINAL TREE PLACEMENT, QUANTITIES, AND SPECIES SELECTIONS SHALL BE CONFIRMED DURING FINAL ENGINEERING AND LANDSCAPE DESIGN.



LANDSCAPE CONCEPT LEGEND

- TREE-FREE ZONES**
 - [Pink Box] BUILDING FOUNDATION
 - [Grey Box] HARDSCAPE NON-PERMEABLE (STREET, SIDEWALKS & TRAIL)
 - [Cross-hatched Box] SEWER, UTILITY & DETENTION PROXIMITY (STORM, WATER, FIRE HYDRANT, RUN-OFF DETENTION & SANITARY)
- BUFFER YARDS**
 - [Dashed Pink Line] NORTHERN & WESTERN BUFFER (2 SHADE TREES, 5 EVERGREEN TREES & 10 SHRUBS PER 100 LINEAR FEET)
 - [Dashed Blue Line] EASTERN BUFFER (3 SHADE TREES, 3 EVERGREEN TREES & 10 SHRUBS PER 100 LINEAR FEET)
 - [Dashed Red Line] SOUTHERN EXTERNAL STREET BUFFER (3 SHADE/EVERGREEN TREES, 2 ORNAMENTAL TREES & 10 SHRUBS PER 100 LINEAR FEET)
- PLANTING AREAS**
 - [Green Box] SINGLE-FAMILY RESIDENTIAL (2 SHADE, 1 ORNAMENTAL/EVERGREEN TREE, 4 SHRUBS PER LOT UNDER 8,000 SF)
 - [Brown Box] BUSINESS USES (10 SHADE, 10 ORNAMENTAL/EVERGREEN TREE, 25 SHRUBS PER ACRE)
 - [Orange Box] OPEN SPACE / COMMON AREA (10 SHADE/ORNAMENTAL & 10 EVERGREEN TREES PER ACRE)

PLANT LIST

- Street Trees
 - Acer saccharum 'Green Mountain' (Green Mountain Sugar Maple)
 - Gleditsia triacanthos var. Inermis 'Skycole' (Skyline Honeylocust)
 - Liquidambar styraciflua 'Moralne' (Moralne Sweetgum)
 - Ulmus x 'Morton' (Accolade Elm)
 - Shade Trees
 - Aronia melanocarpa 'Viking' (Viking Black Chokeberry)
 - Acer saccharum 'Legacy' (Legacy Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Suncole' (Sunburst Honeylocust)
 - Liquidambar styraciflua 'Worplesdon' (Worplesdon Sweetgum)
- Liriodendron tulipifera (Tuliptree)
- Quercus bicolor (Swamp White Oak)
- Evergreen Trees
 - Picea abies (Norway Spruce)
 - Thuja standishii x plicata 'Green Giant' (Green Giant Arborvitae)
 - Shrubs
 - Physocarpus opulifolius 'Seward' (Summer Wine Ninebark)
 - Viburnum plic, tom, 'Summer Snowflake' (Summer Snowflake Viburnum)

THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

SPECIFIC DETAILS OF PLANTINGS, FENCES, MONUMENTATION, ETC., WILL BE PROVIDED WITH CONSTRUCTION PLANS

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH WESTFIELD UDO CHAPTER 6.8, SECTION J

FOUNDATION PLANTINGS SHALL BE PROVIDED IN ACCORDANCE WITH WESTFIELD UDO CHAPTER 6.8, SECTION L

TREE REQUIREMENTS			
	LOCATION	REQUIRED:	PROVIDED:
ST	SHOEMAKER WAY, 1120 LINEAR FEET	23	23
	CAMP STREET, 2268 LINEAR FEET	46	46
	IZZY STREET, 1259 LINEAR FEET	26	26
C.A.	C.A. "A": 172,962 SF	80	80
	C.A. "B": 31,181 SF	16	16
	C.A. "C": 2,386 SF	2	2
	C.A. "D": 1,946 SF	2	2
	C.A. "E": 5,203 SF	4	4
	C.A. "F": 5,203 SF	4	4
	C.A. "G": 499 SF	2	2
BUFFER YARDS	NORTH & WEST BUFFER, 1,374 LINEAR FEET	28 SHADE TREES, 69 EVERGREEN TREES, 136 SHRUBS	28 SHADE TREES, 69 EVERGREEN TREES, 140 SHRUBS
	EAST BUFFER YARD, 980 LINEAR FEET	30 SHADE TREES, 30 EVERGREEN TREES, 98 SHRUBS	30 SHADE TREES, 30 EVERGREEN TREES, 100 SHRUBS

10505 N. College Ave.
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317.846.6611 • weihe.net

WEIHE ENGINEERS
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LAND SURVEYING · CIVIL ENGINEERING · SUSTAINABLE DESIGN · LANDSCAPE ARCHITECTURE

DATE	BY	DESIGNED BY	CHECKED BY
04.03.2026	STK	DTR	KCS

KEVIN C. SUMNER, P.E., S. #20400011

HARVEST TRAIL - THE COTTAGE COLLECTION

612 E. 191ST STREET, WESTFIELD, IN 46074

LANDSCAPE PLAN

Part of the Northeast 1/4 of Section 26, Township 13 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. **L101**

PROJECT NO. **W200155-3**

LOCATION: I:\2023\WOODS ROBINSON BRIGGS PUD SECONDARY PLAT\LANDSCAPE PLAN.dwg
 DATE: 04/03/2026 10:00:00 AM
 PLOTTER: HP DesignJet 5000