



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

BOARD OR COMMISSION: Plat Committee Meeting

MEETING DATE: Monday, May 11, 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 27, 2026

Review Rules of Procedure

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2605-SPP-03

Grand Park Master District Plan

West side of Grand Park Boulevard, approximately 0.25 miles south of 191st Street

Westfield Redevelopment Authority by American Structurepoint requests Primary Plat review of six (6) blocks and three (3) lots on 90.45 acres +/- in the Grand Park Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Plat Committee Meeting Minutes - 4/27/2026
Monday, April 27, 2026 at 11:00 AM

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Plat Committee Members Present Virtually: None.

Plat Committee Members Absent: Hayley Morgan, Brian Kelly.

City Staff Present In-Person: Lauren Gillingham, Senior Planner; Daine Crabtree, Current Planning Manager.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - April 13, 2026

Motion: Approve April 13, 2026 Plat Meeting Minutes

By: Michael Pearce

Seconded: Justin Wiley

Yes: Michael Pearce, Robert Horkay, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Gillingham-Teague reviewed APC rules and procedures.

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)

[YouTube Time: 3:11](#)

Staff presentation / Petitioner presentation

Public Hearing for 2604-ODP-01 & 2604-SPP-01 opened at 11:06 a.m.
- No public comments.

Public Hearing for 2604-ODP-01 & 2604-SPP-01 closed at 11:07 a.m.

Plat Committee questions and comments / Petitioner responses.

Motion: Approve 2604-ODP-01 & 2604-SPP-01 with Conditions as Stated

By: Michael Pearce

Seconded: Justin Wiley

Yes: Michael Pearce, Robert Horkay, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed

REPORTS/COMMENTS

[YouTube Time: 9:35](#)

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Justin Wiley

Seconded: Michael Pearce

Yes: Michael Pearce, Robert Horkay, Justin Wiley

No: None

Abstain: None

Motion Determination: Passed



Petition Number: 2605-SPP-03

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

Petitioner: Keystone realty Group by American Structurepoint, Inc. (the "Petitioner")

Request: The Petitioner requests Primary Plat approval for six (6) blocks and three (3) lots on 90.5 acres +/- in the Grand Park PUD District

Current Zoning: Grand Park PUD ([Ord. 14-35](#)) as amended by [Ord. 18-31](#) and Ord. 26-14

Current Land Use: Commercial/Vacant

Approximate Acreage: 90.5 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 and/or standards below are not applicable at this time.

- 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. (Article 4.23 & Article 5.3(G))
- 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.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply and/or standards below are not applicable at this time.

- 20) Accessory Use and Building Standards (Article 6.1)
- 21) Architectural Standards (Article 6.3)
- 22) Building Standards (Article 6.4)
- 23) Fence Standards (Article 6.5)
- 24) Height Standards (Article 6.6)
- 25) Landscaping Standards (Article 6.8)
 - a) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Parking Area Landscaping
 - e) Buffer Yard Requirements



- 26) Lighting Standards (Article 6.9)
- 27) Lot Standards (Article 6.10)
- 28) Outdoor Café and Eating Areas (Article 6.13)
- 29) Parking and Loading Standards (Article 6.14)
- 30) Setback Standards (Article 6.16)
- 31) Vision Clearance Standards (Article 6.19)
- 32) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply and/or standards below are not applicable at this time.

- 33) Block Standards (Article 8.1)
- 34) Easement Standards (Article 8.3)
- 35) Monument and Marker Standards (Article 8.5)
- 36) Open Space and Amenity Standards (Article 8.6)
- 37) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 38) Storm Water Standards (Article 8.8)
- 39) Street and Right-of-Way Standards (Article 8.9)
- 40) Street Light Standards (Article 8.10)
- 41) Street Sign Standards (Article 8.11)
- 42) Surety Standards (Article 8.12)
- 43) Utility Standards (Article 8.13)

GRAND PARK PUD (ORD. 14-35) AS AMENDED BY ORD. 18-31 & ORD. 26-14

The plans comply and/or standards below are not applicable at this time.

- 44) District Parcels (Ord. 18-31)



- a) The size, dimension, and acreage of the District Parcels are approximate and may vary at the time the District Parcels are subdivided

45) Minimum Lot Frontage on Road: None

46) Minimum Setback Lines:

- a) Front/Side/Rear for GPEC Parcel: 10 Feet (Ord. 14-35)
- b) Front Yard: No Minimum, however, the Front Yard along an External Street shall be a minimum of sixty (60) feet (Ord. 18-31)
 - External Streets: 191st, 186th only
- c) Side Yard: No Minimum
- d) Rear Yard: No Minimum
- e) Parcel N8 which shall have Front/Side/Rear Setbacks of 0 feet (Ord. 26-14)

47) Minimum Lot Width: No Minimum

48) Lot 3, Block B, Block C (The "Sports Campus Parcels")

- a) Detailed Development Plan review and approval of improvements within these parcels shall be administratively reviewed and approved by the Department. Any portion of the Real Estate may be used and developed in accordance with the processes and standards herein applicable to the Sports Campus Parcels

DEPARTMENT COMMENTS

ACTION: Hold a Public Hearing for 2605-SPP-03 at the May 11, 2026, Plat Committee meeting, and take action on the item.

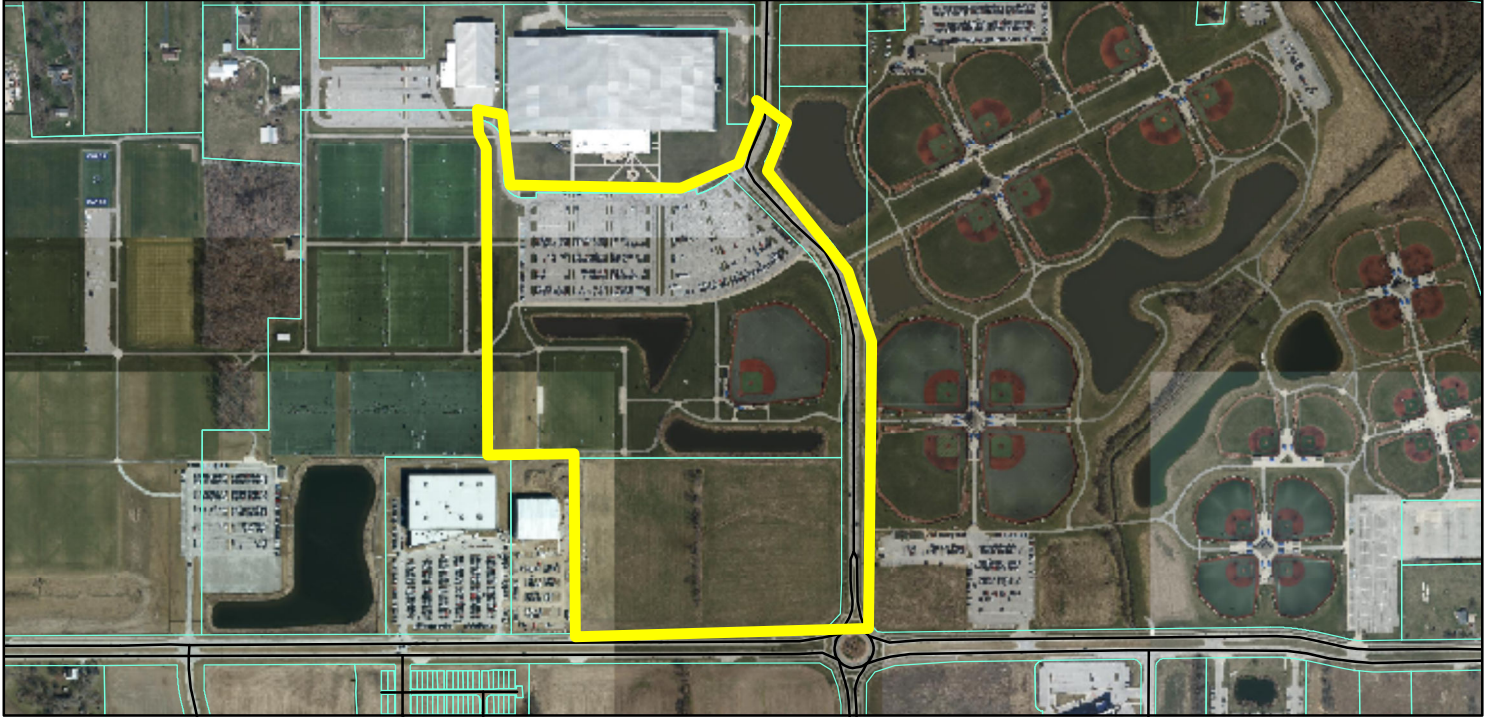
The Department recommends approving the petition with the following conditions:

- 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.

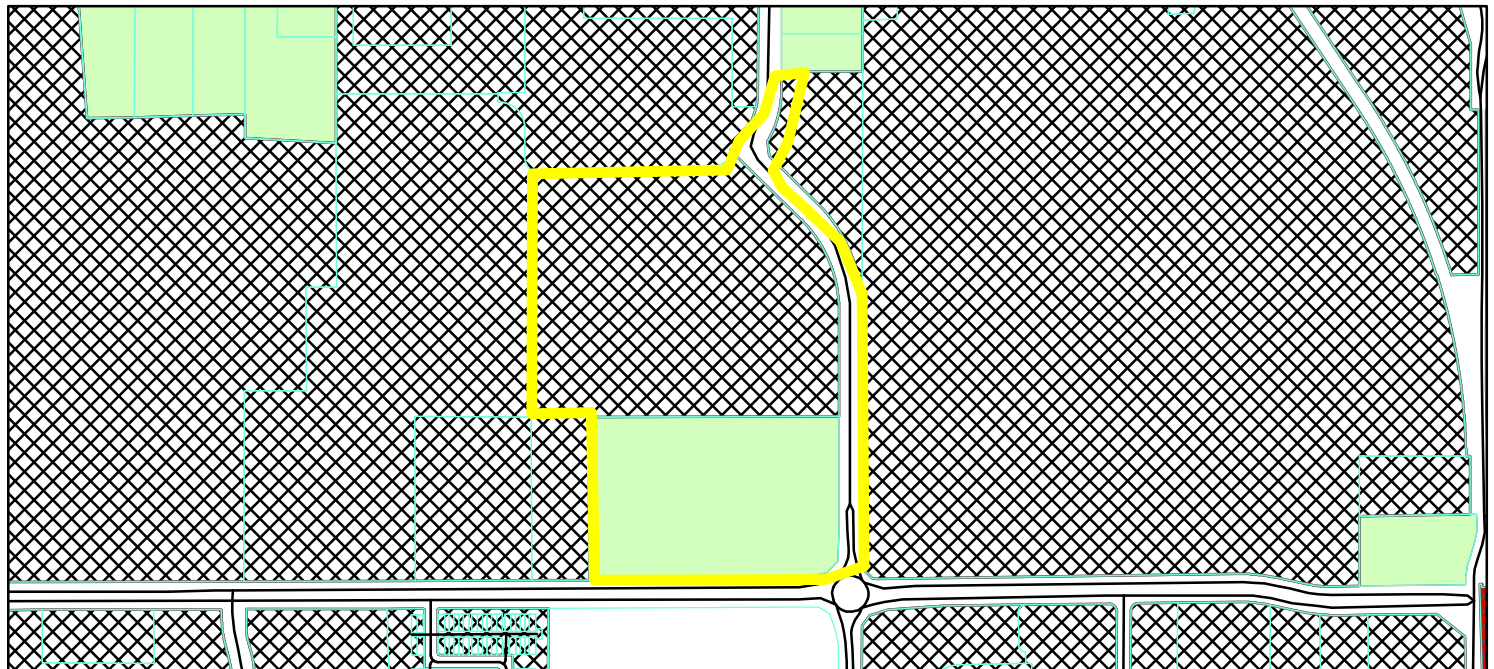
If any Plat Committee member has questions prior to the public hearing, please contact Daine Crabtree at (317) 416-2586 or by email at dcrabtree@westfield.in.gov






Aerial Location Map


 Site



Zoning Map



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

0 0.1 0.2
 Miles

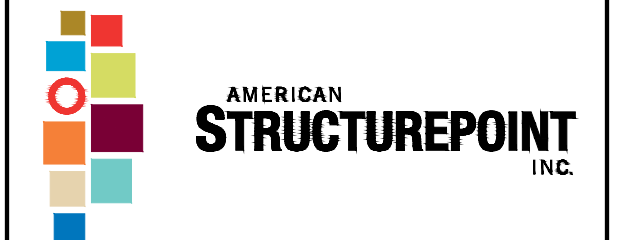


GRAND PARK MASTER PLAN

PRIMARY PLAT

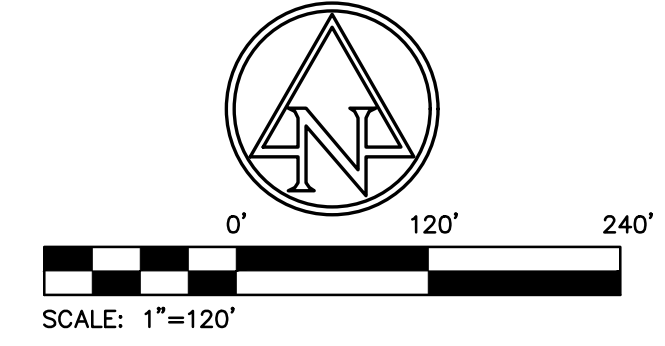
ZONING: PUD

KEYSTONE REALTY GROUP



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

Grand Park Master Plan - PRIMARY PLAT
Westfield, Indiana



LEGEND

- A.E. ACCESS EASEMENT
- I.E. & D.&U.E. INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
- P.S.&D.&U.E. PRIVATE STREET & DRAINAGE & UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.W. VARIABLE WIDTH
- C.A. COMMON AREA
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- EXISTING STREAM
- POND NORMAL POOL
- CHATHAM CENTER BOUNDARY
- LEGAL DRAIN EASEMENT
- ADA RAMP
- STREET LIGHT
- SECTION CORNER / MONUMENT
- STREET IDENTIFICATION SIGN
- STOP SIGN
- 100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
- 100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
- WETLAND AREA
- PROPOSED R/W DEDICATION

SITE DATA TABLE

TOTAL ACREAGE - 90.45 ACRES
OF LOTS/BLOCKS - 9 LOTS/BLOCKS
DENSITY - 10.05 ACRES/LOT
LAKE AREA - 3.84 ACRES
COMMON AREA - 2.66 ACRES
ZONING - PUD

SURVEYOR:
TRACY MCGILL
AMERICAN STRUCTUREPOINT, INC.
9025 RIVER ROAD, SUITE 200,
INDIANAPOLIS, IN 46240
317-547-5580

OWNER/SUBDIVIDER:
TYLER ENYART - RDA, PRESIDENT
JIM AKE - DWOOD, PRESIDENT
CITY OF WESTFIELD INDIANA
2728 E. 171ST STREET
WESTFIELD, IN 46074
463-203-2958

ENGINEER:
ROSS NIXON
AMERICAN STRUCTUREPOINT, INC.
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, IN 46240
317-547-5580

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

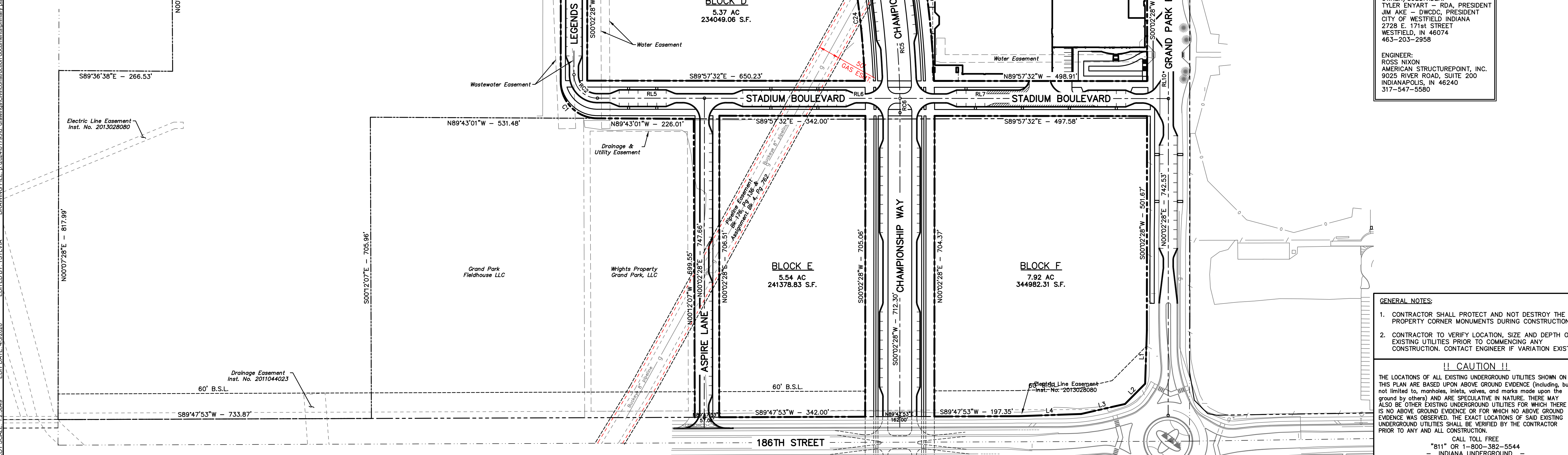
CALL TOLL FREE
811 OR 1-800-382-5544
- INDIANA UNDERGROUND -

BOUNDARY CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	134.73'	86.00	N44°50'16"W	121.37'
C2	116.24'	74.00	N44°57'32"W	104.65'
C3	213.63'	136.00	N44°57'32"W	192.33'
C4	138.90'	126.00	N58°22'37"W	131.98'
C5	25.68'	2074.00	S26°26'26"E	25.68'
C6	180.49'	1300.00	S13°08'49"E	180.35'
C7	211.92'	1300.00	S04°29'58"E	211.68'
C8	684.94'	1200.00	S19°05'00"E	675.68'
C9	37.88'	410.00	N32°47'18"W	37.87'
C10	342.41'	650.00	N15°03'01"W	338.47'
C11	285.32'	550.00	S14°49'13"E	282.13'
C12	131.07'	813.50	N66°32'15"E	130.93'
C13	55.10'	170.00	N61°52'06"E	54.86'
C14	399.99'	2081.00	N07°30'52"W	399.37'
C15	282.66'	1300.00	N26°28'50"W	282.10'
C16	245.05'	2081.00	S20°47'21"E	244.91'
C17	35.17'	22.50	N62°12'06"W	31.70'
C18	132.89'	686.50	N67°28'01"E	132.68'
C19	71.21'	65.00	S58°34'31"E	67.70'
C20	310.35'	1919.00	S22°33'32"E	310.01'

ROAD CL - LINE TABLE		
LINE	BEARING	DISTANCE
RL1	S89°57'31.56"E	127.37'
RL2	S00°02'28.44"W	257.36'
RL3	S00°02'28.44"W	443.50'
RL4	S00°02'28.44"W	427.50'
RL5	S89°57'31.56"E	250.67'
RL6	S89°57'31.56"E	458.00'
RL7	S89°57'31.56"E	628.58'
RL8	N61°55'18.03"E	399.12'
RL9	S89°57'31.56"E	526.66'
RL10	N00°02'28.44"E	408.33'
RL11	N30°08'29.82"W	32.58'

ROAD CL - CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
RC1	105.00	164.93'	S44°57'31.56"E	148.49'
RC2	55.00	86.39'	S44°57'31.56"E	77.78'
RC3	2060.00	123.48'	S26°00'47.64"E	122.46'
RC4	2060.00	344.12'	S19°31'27.64"E	343.72'
RC5	2060.00	497.98'	S07°48'48.38"E	496.77'
RC6	2060.00	33.41'	S00°25'24.42"E	33.41'
RC7	750.00	120.19'	N85°27'01.37"E	120.06'
RC8	750.00	247.90'	N71°23'26.16"E	246.77'
RC9	600.00	316.07'	N15°03'00.69"W	312.43'
RC10	360.00	24.80'	N32°06'54.70"W	24.80'
RC11	1250.00	373.56'	N26°52'25.98"W	372.17'
RC12	1250.00	403.24'	N09°04'15.22"W	401.49'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N1°50'16"E	125.68'
L2	N44°50'55"E	66.89'
L3	N77°10'34"E	105.43'
L4	S87°57'34"W	146.47'
L5	S89°57'32"E	112.69'
L6	S25°17'57"E	68.60'
L7	S0°00'00"E	19.25'
L8	S89°41'42"E	129.86'
L9	N0°00'00"E	4.04'
L10	N90°00'00"E	115.00'
L11	N89°57'32"W	15.11'
L12	N90°00'00"E	126.29'
L13	S0°00'07"E	96.49'
L14	S0°10'14"W	266.74'
L15	N89°54'07"E	1.77'
L16	N61°55'18"E	483.70'



PLOT DATE: 4/26/2026 1:52 PM
 PLOT SCALE: 1"=120'
 EDIT DATE: 4/23/2026
 EDITOR: JTS/VIA
 DRAWING FILE: P:\2024\01793\3.dwg
 DRAWING TITLE: GRAND PARK MASTER PLAN PRIMARY PLAT

CERTIFIED BY

ISSUANCE INDEX	
DATE:	03/02/2026
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01793

OVERALL PRIMARY PLAN

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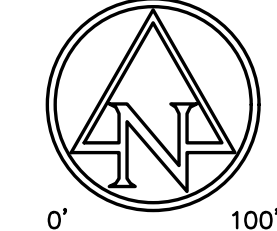
UTILITY CONTACTS (REV. 10/01/25)				
UTILITY	COMPANY	CONTACT	PHONE NO.	
CABLE TELEVISION	COMCAST	MATT STRINGER	(317) 295-6493	
FIRE DEPARTMENT	CITY OF WESTFIELD	GARRY HARLING	(317) 804-3307	
ELECTRIC	DUKE ENERGY	TIM HARDIN	(800) 521-2232	
PUBLIC WORKS	CITY OF WESTFIELD	JOHN RANKIN	(317) 804-3100	
GAS	CITIZENS ENERGY	UTILITY COORDINATION	(317) 927-6036	
SANITARY SEWER	CITIZENS WASTEWATER OF WESTFIELD	BRAD HOSTETLER	(317) 927-4351	
STORM SEWER	CITY OF WESTFIELD	WES ROOD	(317) 804-3100	
TELEPHONE	AT&T	STEVE KREBS	(317) 252-4275	
WATER	CITIZENS WATER OF WESTFIELD	BRAD HOSTETLER	(317) 927-4351	

GRAND PARK MASTER PLAN

PRIMARY PLAT

ZONING: PUD

KEYSTONE REALTY GROUP



0' 100' 200'
SCALE: 1"=100'

LEGEND

- A.E. ACCESS EASEMENT
- I.E. & D.&U.E. INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
- P.S.&D.&U.E. PRIVATE STREET & DRAINAGE & UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.W. VARIABLE WIDTH
- C.A. COMMON AREA
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- EXISTING STREAM
- POND NORMAL POOL
- CHATHAM CENTER BOUNDARY
- LEGAL DRAIN EASEMENT
- ADA RAMP
- STREET LIGHT
- SECTION CORNER / MONUMENT
- STREET IDENTIFICATION SIGN
- STOP SIGN
- 100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
- 100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
- WETLAND AREA
- PROPOSED R/W DEDICATION



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

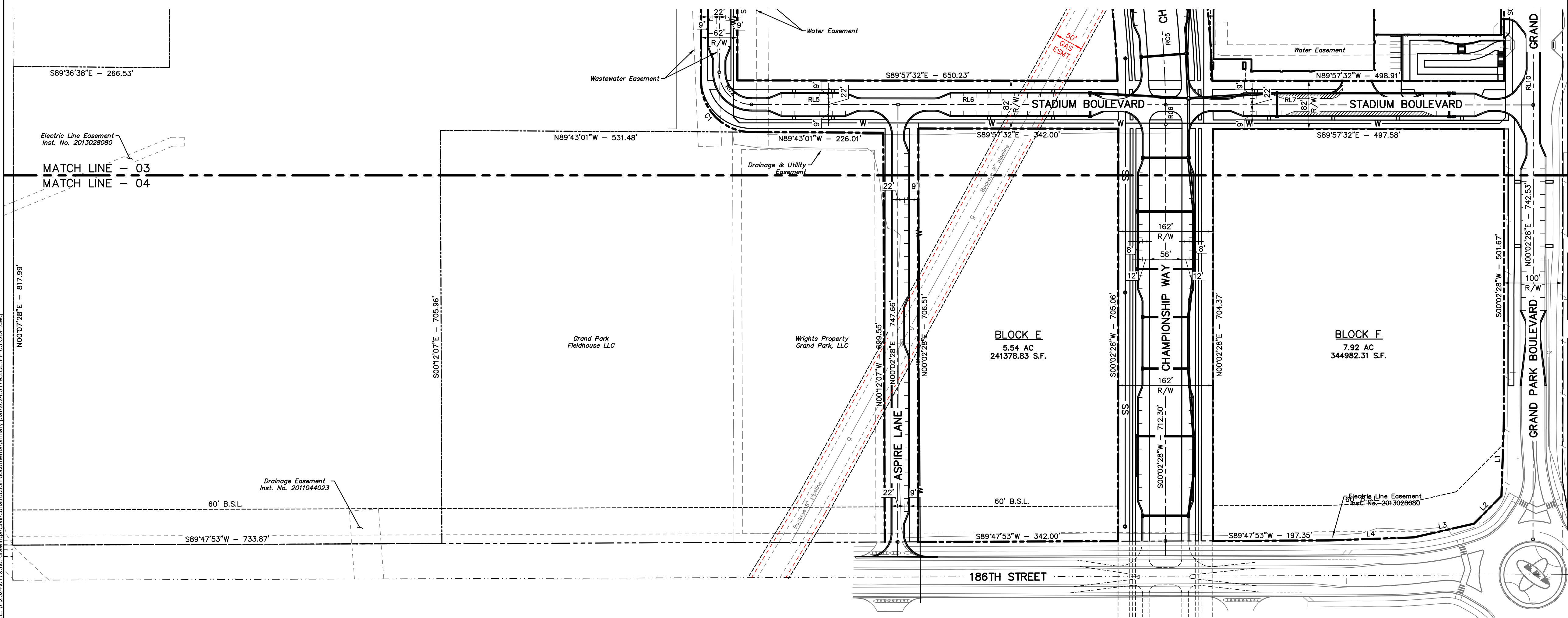
Grand Park Master Plan - PRIMARY PLAT
Westfield, Indiana

SITE DATA TABLE	
TOTAL ACREAGE	90.45 ACRES
# OF LOTS/BLOCKS	9 LOTS/BLOCKS
DENSITY	10.05 ACRES/LOT
LAKE AREA	3.84 ACRES
COMMON AREA	2.66 ACRES
ZONING	PUD

SURVEYOR:
TRACY MCGILL
AMERICAN STRUCTUREPOINT, INC.
9025 RIVER ROAD, SUITE 200,
INDIANAPOLIS, IN 46240
317-547-5580

OWNER/SUBDIVIDER:
TYLER ENYART - RDA, PRESIDENT
JIM AKE - D/W/O, PRESIDENT
CITY OF WESTFIELD INDIANA
2728 E. 171st STREET
WESTFIELD, IN 46074
463-203-2958

ENGINEER:
ROSS NIXON
AMERICAN STRUCTUREPOINT, INC.
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, IN 46240
317-547-5580



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

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
811 OR 1-800-382-5544
INDIANA UNDERGROUND

CERTIFIED BY

ISSUANCE INDEX	
DATE:	03/02/2026
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01793

DEVELOPMENT PLAN

04

PLOT DATE: 4/28/2026 1:52 PM
 PLOT SCALE: 1"=50.00'
 EDIT DATE: 4/28/2026
 EDITED BY: PPOOTERY
 DRAWING FILE: P:\2024\01793\3.dwg
 DRAWING TITLE: GRAND PARK MASTER PLAN - PRIMARY PLAT