THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,631.38 feet; thence South 89 degrees 40 minutes 39 seconds East parallel with the North line of said Quarter Section 1,832.88 feet; thence South 00 degrees 19 minutes 21 seconds West 1,176.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 137.62 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Curve Table: Alignments

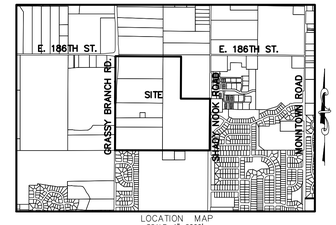
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	128.00'	64.99'	127.03'	N78°05'58"E	24°26'43"
C2	300.00'	128.00'	64.99'	127.03'	N78°05'59"E	24°26'45"
C3	500.00'	45.74'	22.89'	45.72'	N2°56'34"E	5°14'28"
C4	500.00'	37.19'	18.60'	37.18'	N7°41'39"E	4°15'41"
C5	300.00'	67.84'	34.07'	67.70'	S6°09'23"E	12°57'27"
C6	200.00'	84.21'	42.74'	83.59'	N12°03'42"W	24°07'23"
C7	300.00'	60.65'	30.43'	60.55'	N5°28'09"W	11°35'00"
C8	200.00'	239.94'	136.79'	225.81'	S55°58'04"W	68°44'20"
C9	150.00'	179.35'	102.14'	168.85'	S55°51'04"W	68°30'21"
C10	150.00'	185.32'	106.57'	173.75'	N54°30'12"W	70°47'08"
C11	225.00'	222.97'	121.60'	213.96'	N61°16'15"W	56°46'45"
C12	350.00'	551.22'	351.44'	495.99'	S45°13'18"W	90°14'08"
C13	200.00'	74.27'	37.57'	73.84'	S10°57'37"W	21°16'32"
C14	200.00'	239.13'	136.19'	225.14'	S55°51'04"W	68°30'21"

TOTAL LOTS=199

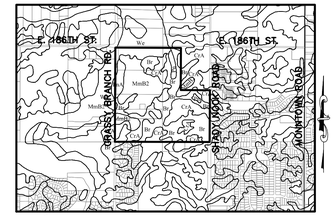
SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

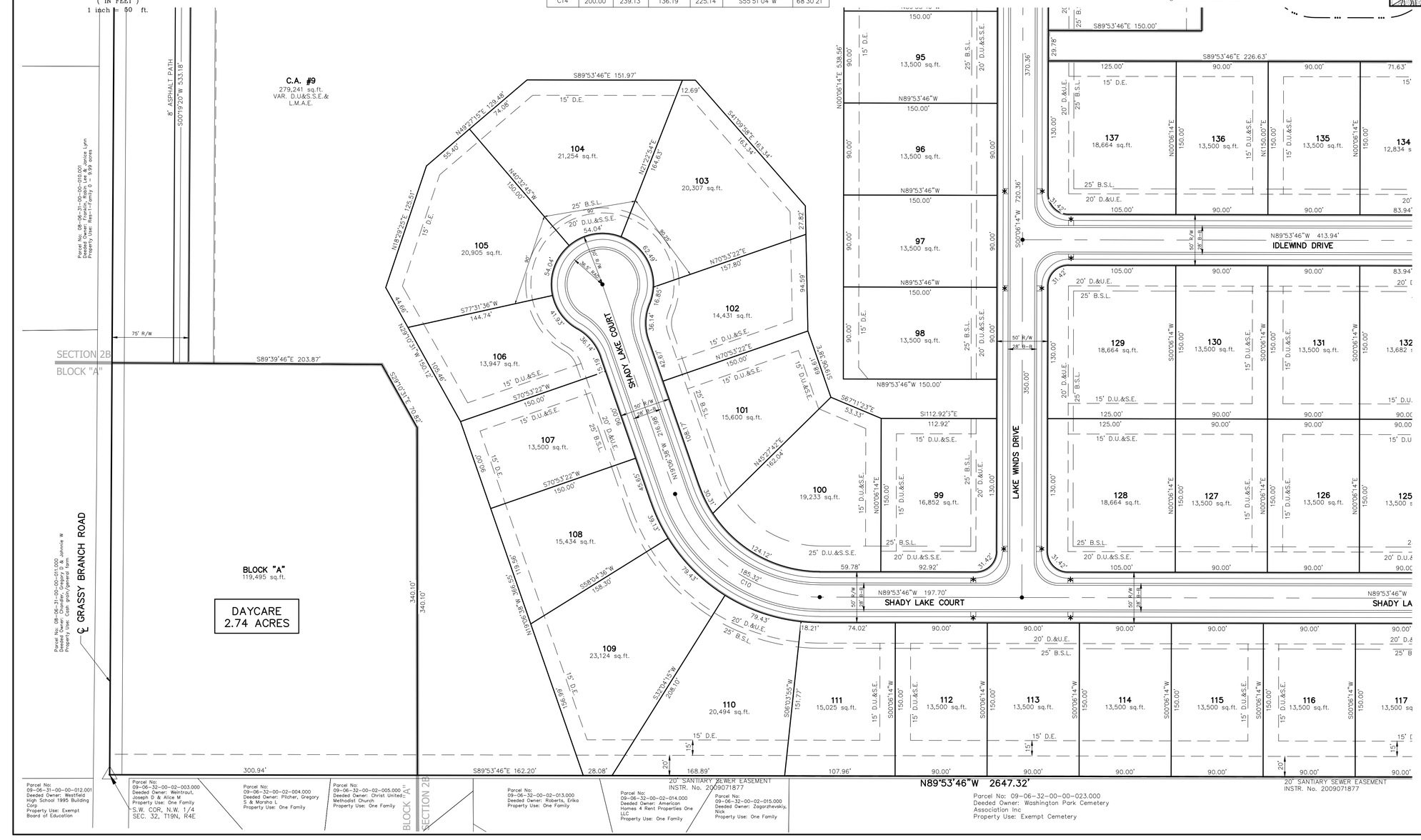
Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

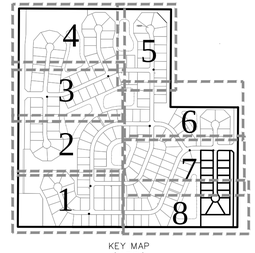
We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



	LEGEND
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



KEY MAP
(N.T.S.)

811
Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY
2/25/14	REVISED PER TAC COMMENTS	KJM

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A SUITE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY: GDK/KRG | CHECKED BY: BKR

SHEET NO. 1 OF 16 SHEETS

S & A JOB NO. 45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:03:23 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	128.00'	64.99'	127.03'	N78°05'58"E	24°26'43"
C2	300.00'	128.00'	64.99'	127.03'	N78°05'59"E	24°26'45"
C3	500.00'	45.74'	22.89'	45.72'	N2°56'34"E	5°14'28"
C4	500.00'	37.19'	18.60'	37.18'	N7°41'39"E	4°15'41"
C5	300.00'	67.84'	34.07'	67.70'	S6°09'23"E	12°57'27"
C6	200.00'	84.21'	42.74'	83.59'	N12°03'42"W	24°07'23"
C7	300.00'	60.65'	30.43'	60.55'	N5°28'09"W	11°35'00"
C8	200.00'	239.94'	136.79'	225.81'	S55°58'04"W	68°44'20"
C9	150.00'	179.35'	102.14'	168.85'	S55°51'04"W	68°30'21"
C10	150.00'	185.32'	106.57'	173.75'	N54°30'12"W	70°47'08"
C11	225.00'	222.97'	121.60'	213.96'	N61°16'15"W	56°46'45"
C12	350.00'	551.22'	351.44'	495.99'	S45°13'18"W	90°14'08"
C13	200.00'	74.27'	37.57'	73.84'	S10°57'37"W	21°16'32"
C14	200.00'	239.13'	136.19'	225.14'	S55°51'04"W	68°30'21"

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,631.38 feet; thence South 89 degrees 40 minutes 39 seconds East parallel with the North line of said Quarter Section 1,832.88 feet; thence South 00 degrees 19 minutes 21 seconds West 1,176.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 137.62 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.

LOCATION MAP
SCALE: 1"=2000'

SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

KEY MAP
(N.T.S.)

Know what's below. Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

2/25/14	REVISED PER TAC COMMENTS	KJJM
DATE	REVISIONS	BY

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:
THE LAKES OF WESTFIELD
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY: GDK/KRG	CHECKED BY: BKR	

SHEET NO.
2
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Prelminary Plat.dwg, 2/27/2014 6:03:46 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,631.38 feet; thence South 89 degrees 40 minutes 39 seconds East parallel with the North line of said Quarter Section 1,832.88 feet; thence South 00 degrees 19 minutes 21 seconds West 1,176.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 137.62 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Curve Table: Alignments

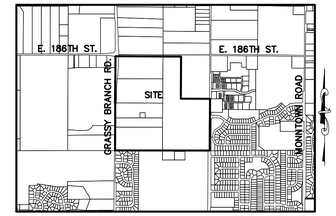
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	128.00'	64.99'	127.03'	N78°05'58"E	24°26'43"
C2	300.00'	128.00'	64.99'	127.03'	N78°05'59"E	24°26'45"
C3	500.00'	45.74'	22.89'	45.72'	N2°56'34"E	5°14'28"
C4	500.00'	37.19'	18.60'	37.18'	N7°41'39"E	4°15'41"
C5	300.00'	67.84'	34.07'	67.70'	S6°09'23"E	12°57'27"
C6	200.00'	84.21'	42.74'	83.59'	N12°03'42"W	24°07'23"
C7	300.00'	60.65'	30.43'	60.55'	N5°28'09"W	11°35'00"
C8	200.00'	239.94'	136.79'	225.81'	S55°58'04"W	68°44'20"
C9	150.00'	179.35'	102.14'	168.85'	S55°51'04"W	68°30'21"
C10	150.00'	185.32'	106.57'	173.75'	N54°30'12"W	70°47'08"
C11	225.00'	222.97'	121.60'	213.96'	N61°16'15"W	56°46'45"
C12	350.00'	551.22'	351.44'	495.99'	S45°13'18"W	90°14'08"
C13	200.00'	74.27'	37.57'	73.84'	S10°57'37"W	21°16'32"
C14	200.00'	239.13'	136.19'	225.14'	S55°51'04"W	68°30'21"

TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8'/16' AGG.
REAR YARD = 25'



LOCATION MAP
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

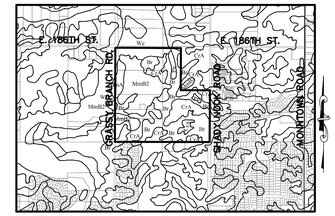
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

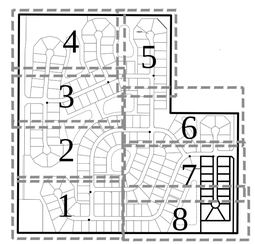
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)



KEY MAP
(N.T.S.)

Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

BY	REVISIONS	DATE
K.J.M.	REVISED PER TAC COMMENTS	2/25/14

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR SUITE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
& ASSOCIATES, INC.
ALWAYS ON TIME
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
GDK/KRG	BKR

SHEET NO.
3
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:04:09 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,631.38 feet; thence South 89 degrees 40 minutes 39 seconds East parallel with the North line of said Quarter Section 1,832.88 feet; thence South 00 degrees 19 minutes 21 seconds West 1,176.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 137.62 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Curve Table: Alignments

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	128.00'	64.99'	127.03'	N78°05'58"E	24°26'43"
C2	300.00'	128.00'	64.99'	127.03'	N78°05'59"E	24°26'45"
C3	500.00'	45.74'	22.89'	45.72'	N2°56'34"E	5°14'28"
C4	500.00'	37.19'	18.60'	37.18'	N7°41'39"E	4°15'41"
C5	300.00'	67.84'	34.07'	67.70'	S6°09'23"E	12°57'27"
C6	200.00'	84.21'	42.74'	83.59'	N12°03'42"W	24°07'23"
C7	300.00'	60.65'	30.43'	60.55'	N5°28'09"W	11°35'00"
C8	200.00'	239.94'	136.79'	225.81'	S55°58'04"W	68°44'20"
C9	150.00'	179.35'	102.14'	168.85'	S55°51'04"W	68°30'21"
C10	150.00'	185.32'	106.57'	173.75'	N54°30'12"W	70°47'08"
C11	225.00'	222.97'	121.60'	213.96'	N61°16'15"W	56°46'45"
C12	350.00'	551.22'	351.44'	495.99'	S45°13'18"W	90°14'08"
C13	200.00'	74.27'	37.57'	73.84'	S10°57'37"W	21°16'32"
C14	200.00'	239.13'	136.19'	225.14'	S55°51'04"W	68°30'21"

TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.

LOCATION MAP
SCALE: 1"=2000'

SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

KEY MAP
(N.T.S.)

Know what's below. Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY
2/25/14	REVISED PER TAC COMMENTS	KJJM

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
GDK/KRG	BKR

SHEET NO.
4
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Prelminary Plat.dwg, 2/27/2014 6:04:32 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

Parcel No: 08-06-29-00-00-027.000
Deeded Owner: Roudebush, Carl Gregory 1/4 int, Jeffory L Roudebush 1/4 int, Martin C Roudebush 1/4 int & Charles Stephen Roudebush 1/4 int
Property Use: Ag - Vacant lot

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,631.38 feet; thence South 89 degrees 40 minutes 39 seconds East parallel with the North line of said Quarter Section 1,832.88 feet; thence South 00 degrees 19 minutes 21 seconds West 1,176.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 137.62 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Curve Table: Alignments

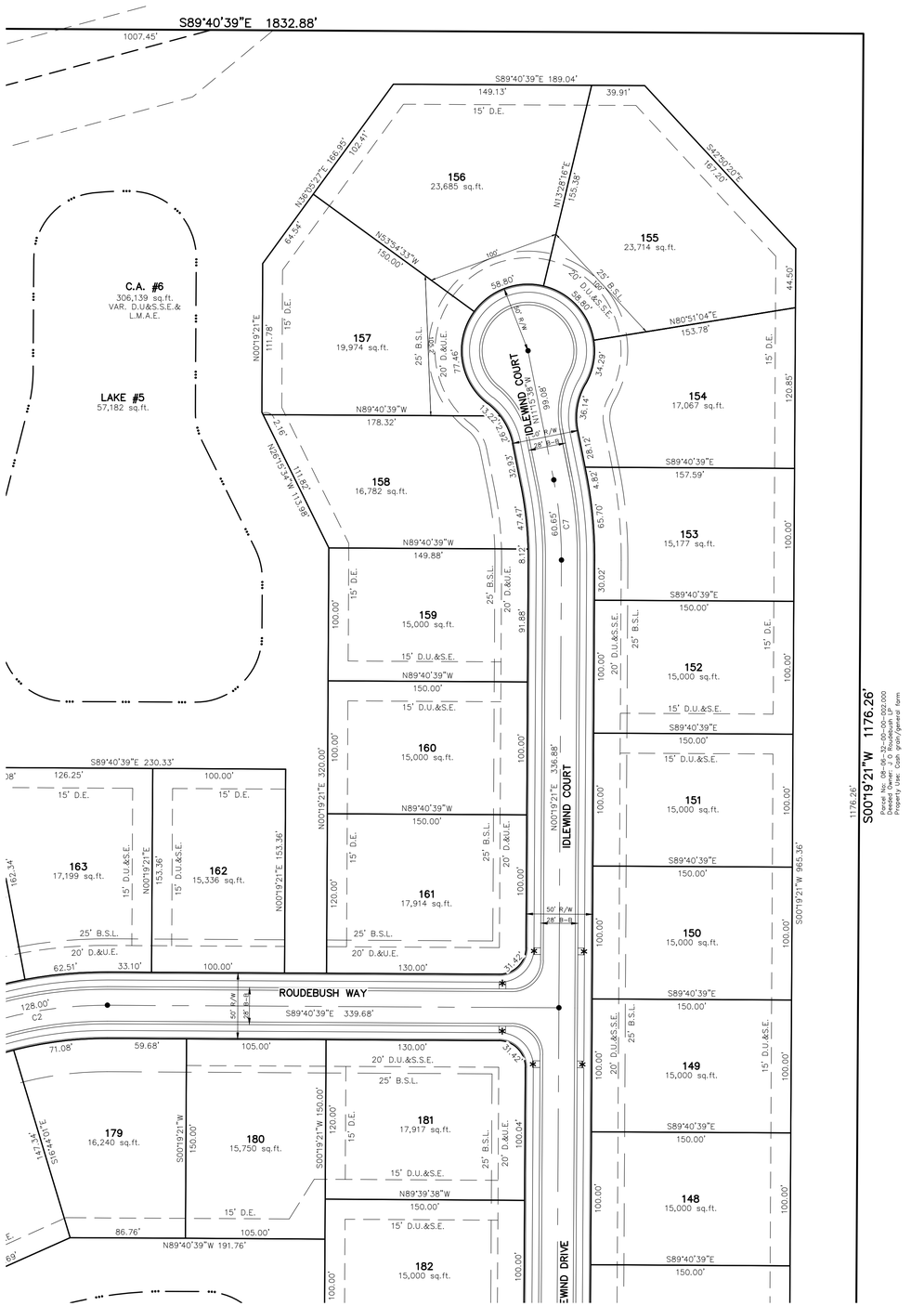
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	128.00'	64.99'	127.03'	N78°05'58"E	24°26'43"
C2	300.00'	128.00'	64.99'	127.03'	N78°05'59"E	24°26'45"
C3	500.00'	45.74'	22.89'	45.72'	N2°56'34"E	5°14'28"
C4	500.00'	37.19'	18.60'	37.18'	N7°41'39"E	4°15'41"
C5	300.00'	67.84'	34.07'	67.70'	S6°09'23"E	12°57'27"
C6	200.00'	84.21'	42.74'	83.59'	N12°03'42"W	24°07'23"
C7	300.00'	60.65'	30.43'	60.55'	N5°28'09"W	11°35'00"
C8	200.00'	239.94'	136.79'	225.81'	S55°58'04"W	68°44'20"
C9	150.00'	179.35'	102.14'	168.85'	S55°51'04"W	68°30'21"
C10	150.00'	185.32'	106.57'	173.75'	N54°30'12"W	70°47'08"
C11	225.00'	222.97'	121.60'	213.96'	N61°16'15"W	56°46'45"
C12	350.00'	551.22'	351.44'	495.99'	S45°13'18"W	90°14'08"
C13	200.00'	74.27'	37.57'	73.84'	S10°57'37"W	21°16'32"
C14	200.00'	239.13'	136.19'	225.14'	S55°51'04"W	68°30'21"

TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'



1176.26'
S00°19'21"W 1176.26'
Parcel No: 08-06-32-00-00-002.000
Deeded Owner: J O Roudebush LP
Property Use: Crop ground/pasture farm

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

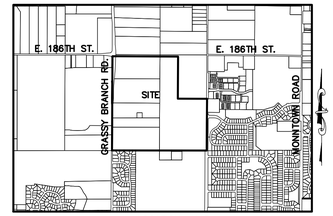
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

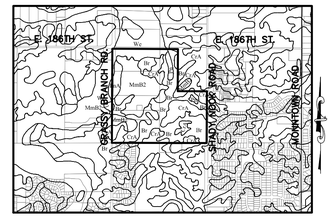
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



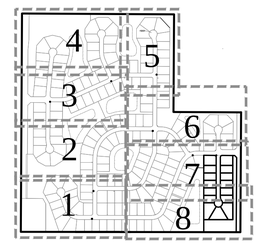
LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



KEY MAP
(N.T.S.)

811
Know what's **below.**
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

BY	DATE	REVISIONS
KJM	2/25/14	REVISED PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY OR SUITE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
THE LAKES OF WESTFIELD
HAMILTON CO., INDIANA

PRIMARY PLAT

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
GDK/KRG		BKR

SHEET NO.
5
OF 16 SHEETS
S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:04:54 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,631.38 feet; thence South 89 degrees 40 minutes 39 seconds East parallel with the North line of said Quarter Section 1,832.88 feet; thence South 00 degrees 19 minutes 21 seconds West 1,176.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 137.62 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Curve Table: Alignments

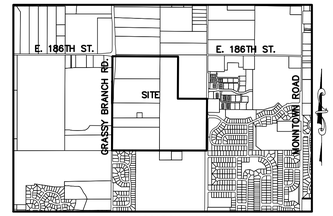
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	128.00'	64.99'	127.03'	N78°05'58"E	24°26'43"
C2	300.00'	128.00'	64.99'	127.03'	N78°05'59"E	24°26'45"
C3	500.00'	45.74'	22.89'	45.72'	N2°56'34"E	5°14'28"
C4	500.00'	37.19'	18.60'	37.18'	N7°41'39"E	4°15'41"
C5	300.00'	67.84'	34.07'	67.70'	S6°09'23"E	12°57'27"
C6	200.00'	84.21'	42.74'	83.59'	N12°03'42"W	24°07'23"
C7	300.00'	60.65'	30.43'	60.55'	N5°28'09"W	11°35'00"
C8	200.00'	239.94'	136.79'	225.81'	S55°58'04"W	68°44'20"
C9	150.00'	179.35'	102.14'	168.85'	S55°51'04"W	68°30'21"
C10	150.00'	185.32'	106.57'	173.75'	N54°30'12"W	70°47'08"
C11	225.00'	222.97'	121.60'	213.96'	N61°16'15"W	56°46'45"
C12	350.00'	551.22'	351.44'	495.99'	S45°13'18"W	90°14'08"
C13	200.00'	74.27'	37.57'	73.84'	S10°57'37"W	21°16'32"
C14	200.00'	239.13'	136.19'	225.14'	S55°51'04"W	68°30'21"

TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8'/16' AGG.
REAR YARD = 25'



LOCATION MAP
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

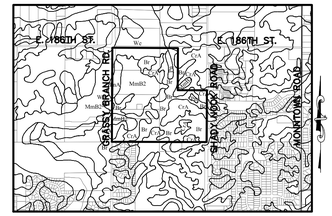
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

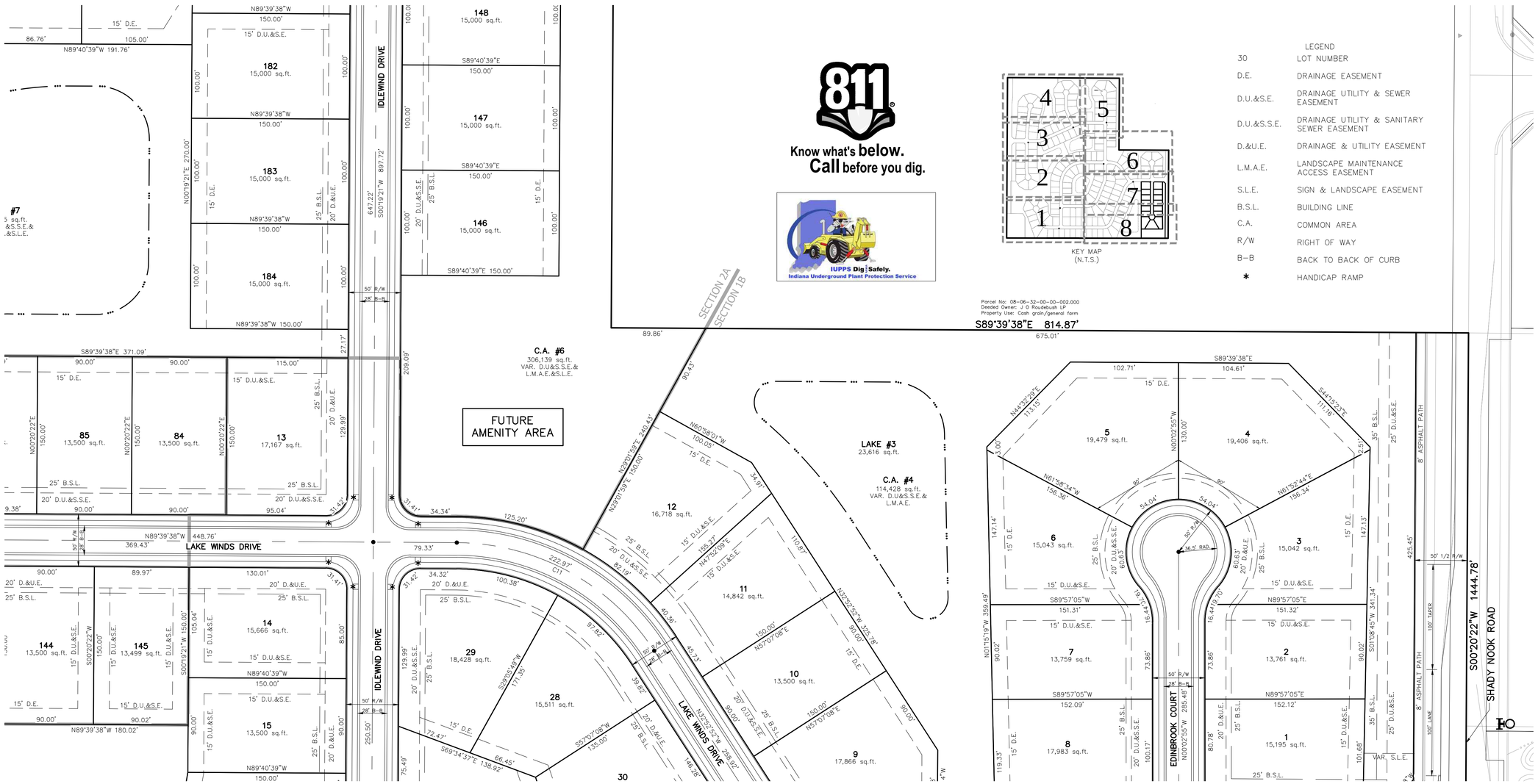
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)



811 Know what's below. Call before you dig.

IUPPS Dig Safely. Indiana Underground Plant Protection Service

KEY MAP
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

BY	DATE	REVISIONS
K.J.M.	2/25/14	REVISED PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A CONDOMINIUM SURVEY, OR A SURVEY FOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH & ASSOCIATES INC.
ALWAYS ON TIME
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:
THE LAKES OF WESTFIELD
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
GDK/KRG		BKR

SHEET NO.
6
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815\LAND\DWG\Preliminary Plat.dwg, 2/27/2014 6:05:17 AM, kmitchell, 1:1

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,631.38 feet; thence South 89 degrees 40 minutes 39 seconds East parallel with the North line of said Quarter Section 1,832.88 feet; thence South 00 degrees 19 minutes 21 seconds West 1,176.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 137.62 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'

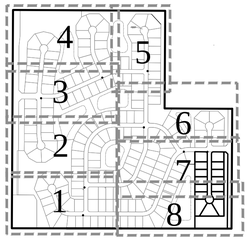
Curve Table: Alignments

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	128.00'	64.99'	127.03'	N78°05'58"E	24°26'43"
C2	300.00'	128.00'	64.99'	127.03'	N78°05'59"E	24°26'45"
C3	500.00'	45.74'	22.89'	45.72'	N2°56'34"E	5°14'28"
C4	500.00'	37.19'	18.60'	37.18'	N7°41'39"E	4°15'41"
C5	300.00'	67.84'	34.07'	67.70'	S6°09'23"E	12°57'27"
C6	200.00'	84.21'	42.74'	83.59'	N12°03'42"W	24°07'23"
C7	300.00'	60.65'	30.43'	60.55'	N5°28'09"W	11°35'00"
C8	200.00'	239.94'	136.79'	225.81'	S55°58'04"W	68°44'20"
C9	150.00'	179.35'	102.14'	168.85'	S55°51'04"W	68°30'21"
C10	150.00'	185.32'	106.57'	173.75'	N54°30'12"W	70°47'08"
C11	225.00'	222.97'	121.60'	213.96'	N61°16'15"W	56°46'45"
C12	350.00'	551.22'	351.44'	495.99'	S45°13'18"W	90°14'08"
C13	200.00'	74.27'	37.57'	73.84'	S10°57'37"W	21°16'32"
C14	200.00'	239.13'	136.19'	225.14'	S55°51'04"W	68°30'21"

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

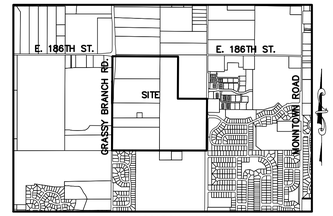
811 Know what's below. Call before you dig.

IUPPS Dig Safely. Indiana Underground Plant Protection Service

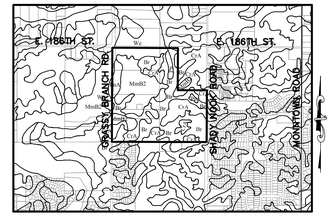


LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.

BY	REVISIONS	DATE
K.J.M.	REVISED PER TAC COMMENTS	2/25/14

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR AS A SURVEY OF A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
GDK/KRG	BKR

SHEET NO. 7 OF 16 SHEETS

S & A JOB NO. 45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:05:40 AM, kmitchell, 1:1

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

DESCRIPTION

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,631.38 feet; thence South 89 degrees 40 minutes 39 seconds East parallel with the North line of said Quarter Section 1,832.88 feet; thence South 00 degrees 19 minutes 21 seconds West 1,176.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 137.62 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'

Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	128.00'	64.99'	127.03'	N78°05'58"E	24°26'43"
C2	300.00'	128.00'	64.99'	127.03'	N78°05'59"E	24°26'45"
C3	500.00'	45.74'	22.89'	45.72'	N2°56'34"E	5°14'28"
C4	500.00'	37.19'	18.60'	37.18'	N7°41'39"E	4°15'41"
C5	300.00'	67.84'	34.07'	67.70'	S6°09'23"E	12°57'27"
C6	200.00'	84.21'	42.74'	83.59'	N12°03'42"W	24°07'23"
C7	300.00'	60.65'	30.43'	60.55'	N5°28'09"W	11°35'00"
C8	200.00'	239.94'	136.79'	225.81'	S55°58'04"W	68°44'20"
C9	150.00'	179.35'	102.14'	168.85'	S55°51'04"W	68°30'21"
C10	150.00'	185.32'	106.57'	173.75'	N54°30'12"W	70°47'08"
C11	225.00'	222.97'	121.60'	213.96'	N61°16'15"W	56°46'45"
C12	350.00'	551.22'	351.44'	495.99'	S45°13'18"W	90°14'08"
C13	200.00'	74.27'	37.57'	73.84'	S10°57'37"W	21°16'32"
C14	200.00'	239.13'	136.19'	225.14'	S55°51'04"W	68°30'21"

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

811 Know what's below. Call before you dig.

IUPPS Dig Safely. Indiana Underground Plant Protection Service

KEY MAP
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

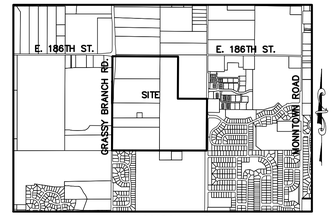
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

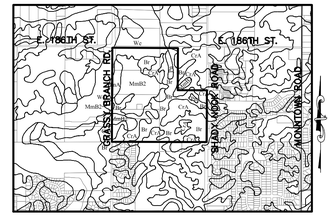
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

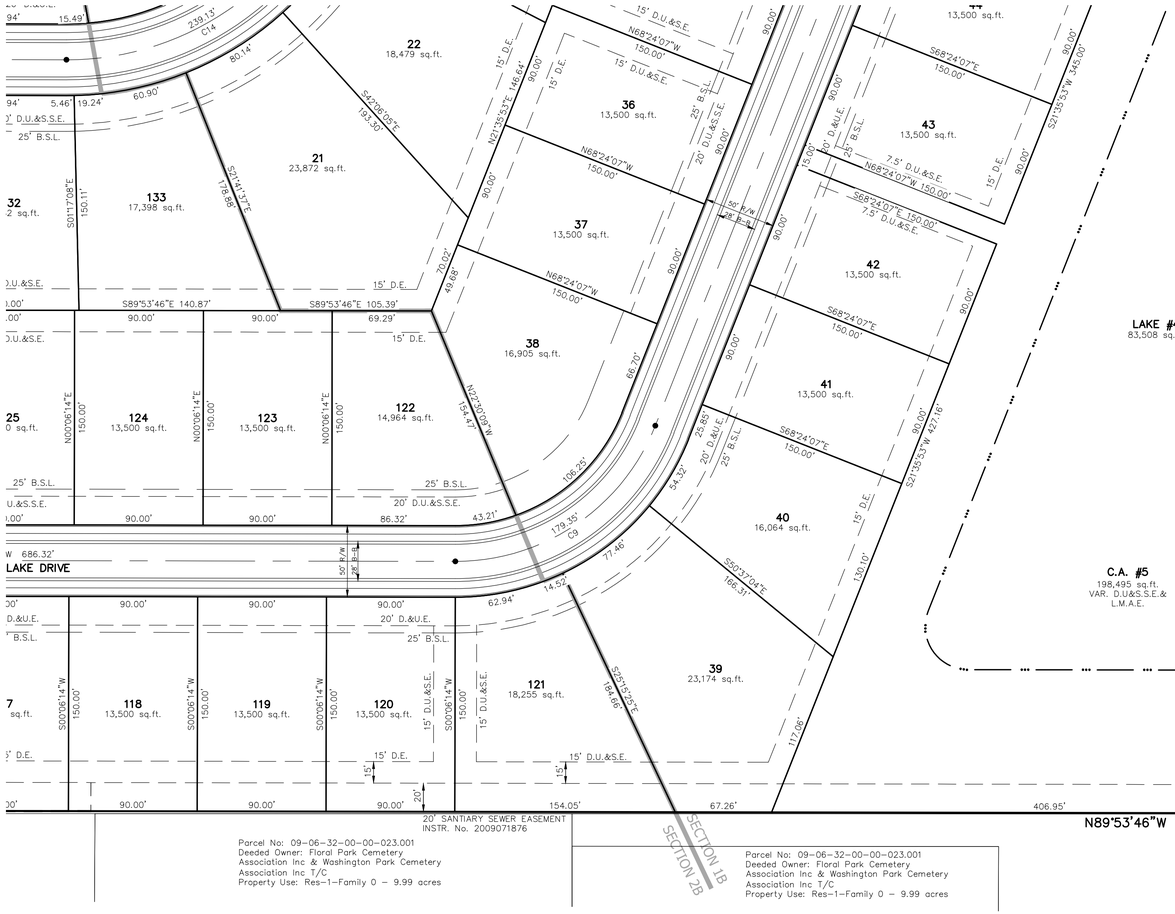
This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)



Parcel No: 09-06-32-00-00-023.001
Deeded Owner: Floral Park Cemetery Association Inc & Washington Park Cemetery Association Inc T/C
Property Use: Res-1-Family 0 - 9.99 acres

Parcel No: 09-06-32-00-00-023.001
Deeded Owner: Floral Park Cemetery Association Inc & Washington Park Cemetery Association Inc T/C
Property Use: Res-1-Family 0 - 9.99 acres

Parcel No: 09-06-32-00-00-023.000
Deeded Owner: Washington Park Cemetery Association Inc
Property Use: Exempt Cemetery

BY	REVISIONS	DATE
K.J.M.	REVISED PER TAC COMMENTS	2/25/14

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY OR SUITE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
PRIMARY PLAT
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
GDK/KRG	BKR

SHEET NO.
1
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:06:03 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

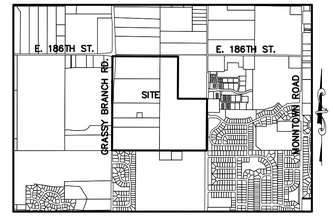
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

TOTAL LOTS=199

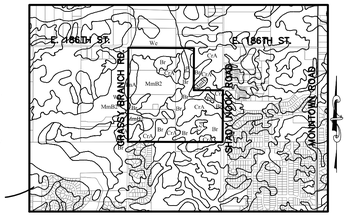
SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

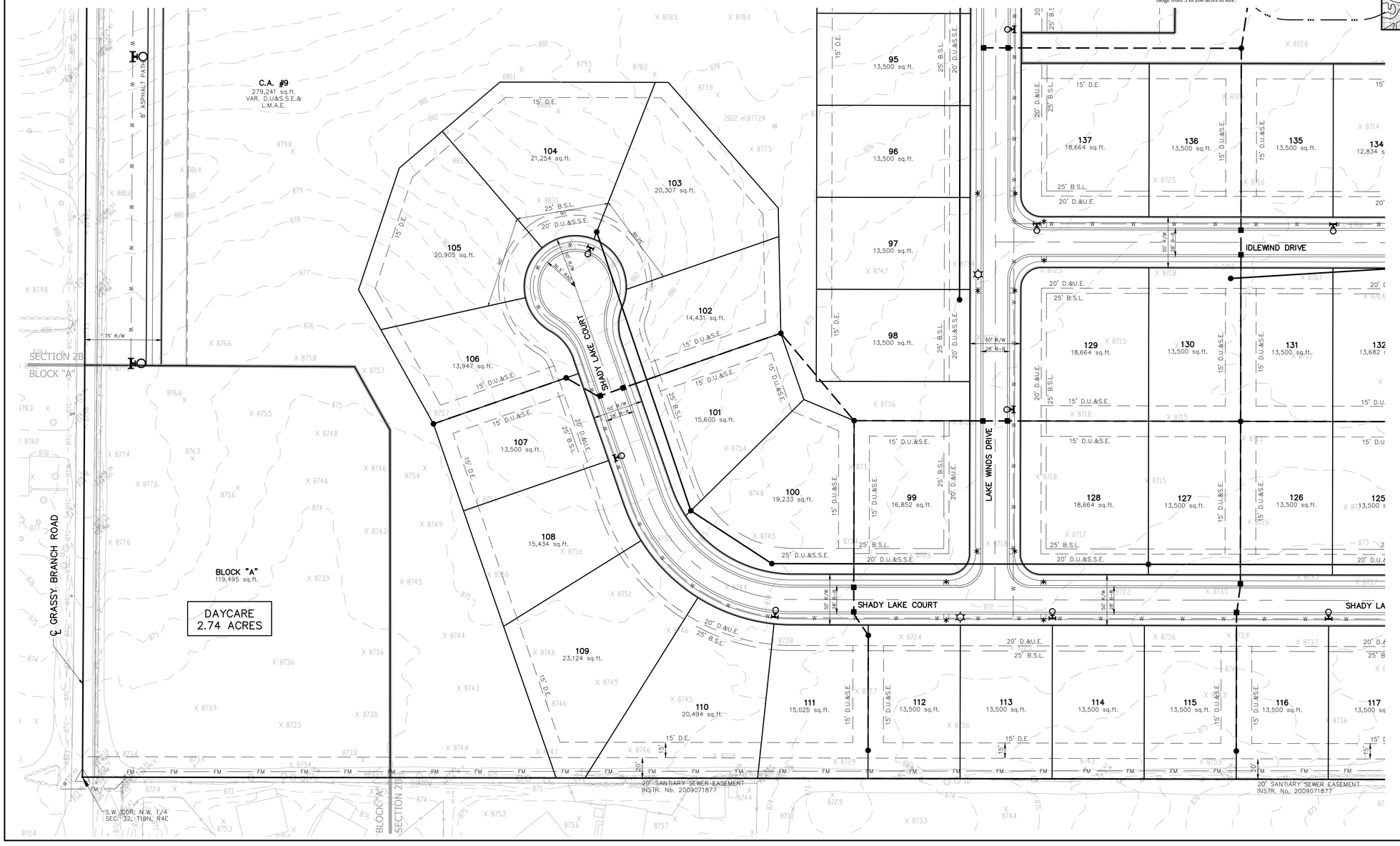
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

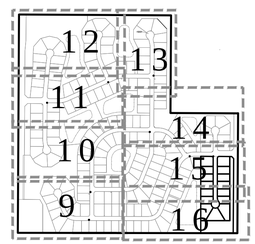
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B–B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE



KEY MAP
(N.T.S.)

811
Know what's below.
Call before you dig.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

BY	DATE	REVISIONS
K.J.M.	2/25/14	REVISED PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, A MONUMENT SURVEY, OR A SURVEYOR LOCATION REPORT.

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 1/24/2014

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
GDK		BKR

SHEET NO.
9
OF 16 SHEETS
S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:06:24 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

50 0 25 50

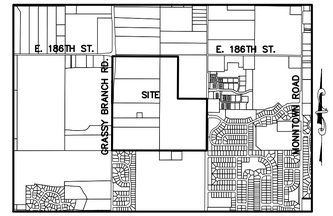
(IN FEET)
1 inch = 50 ft.

TOTAL LOTS=199

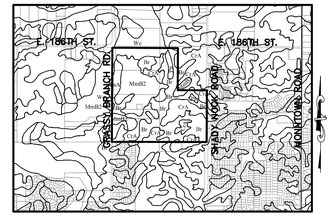
SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

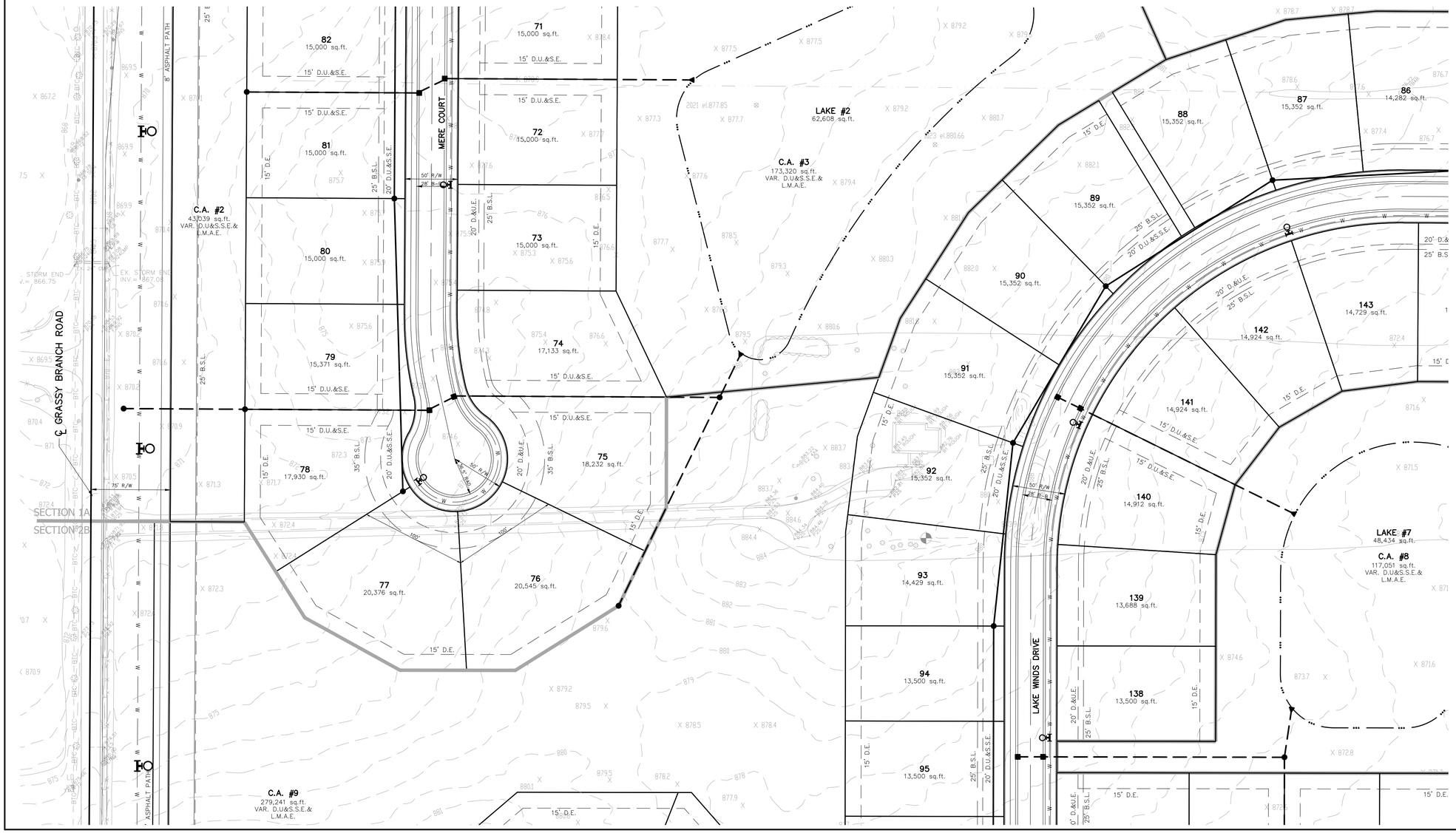
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

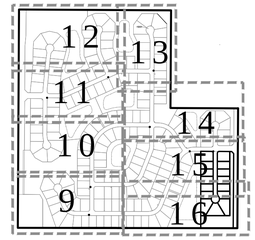
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE



KEY MAP
(N.T.S.)

Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

BY	REVISIONS	DATE
K.J.M.	REVISED PER TAC COMMENTS	2/25/14

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY OR SUITE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
GDK/KRG	BKR

SHEET NO.
10
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:06:39 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

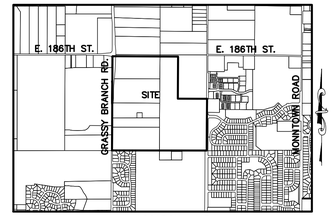
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'



LOCATION MAP
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

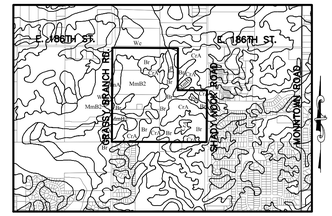
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

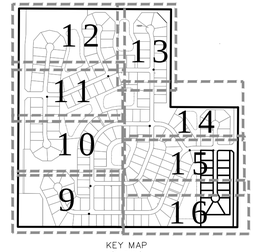
This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE



KEY MAP
(N.T.S.)

811
Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY
2/25/14	REVISED PER TAC COMMENTS	K.J.M.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A CONDITION SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON...
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
GDK/KRG	BKR

SHEET NO.
11
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815\LAND\DWG\Preliminary Plat.dwg, 2/27/2014 6:06:54 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

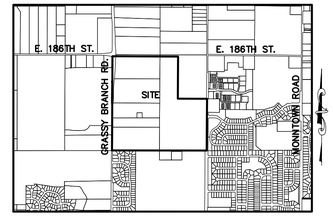
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

TOTAL LOTS=199

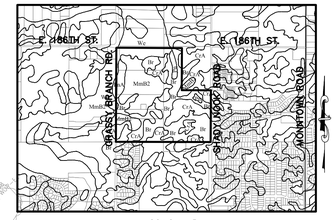
SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

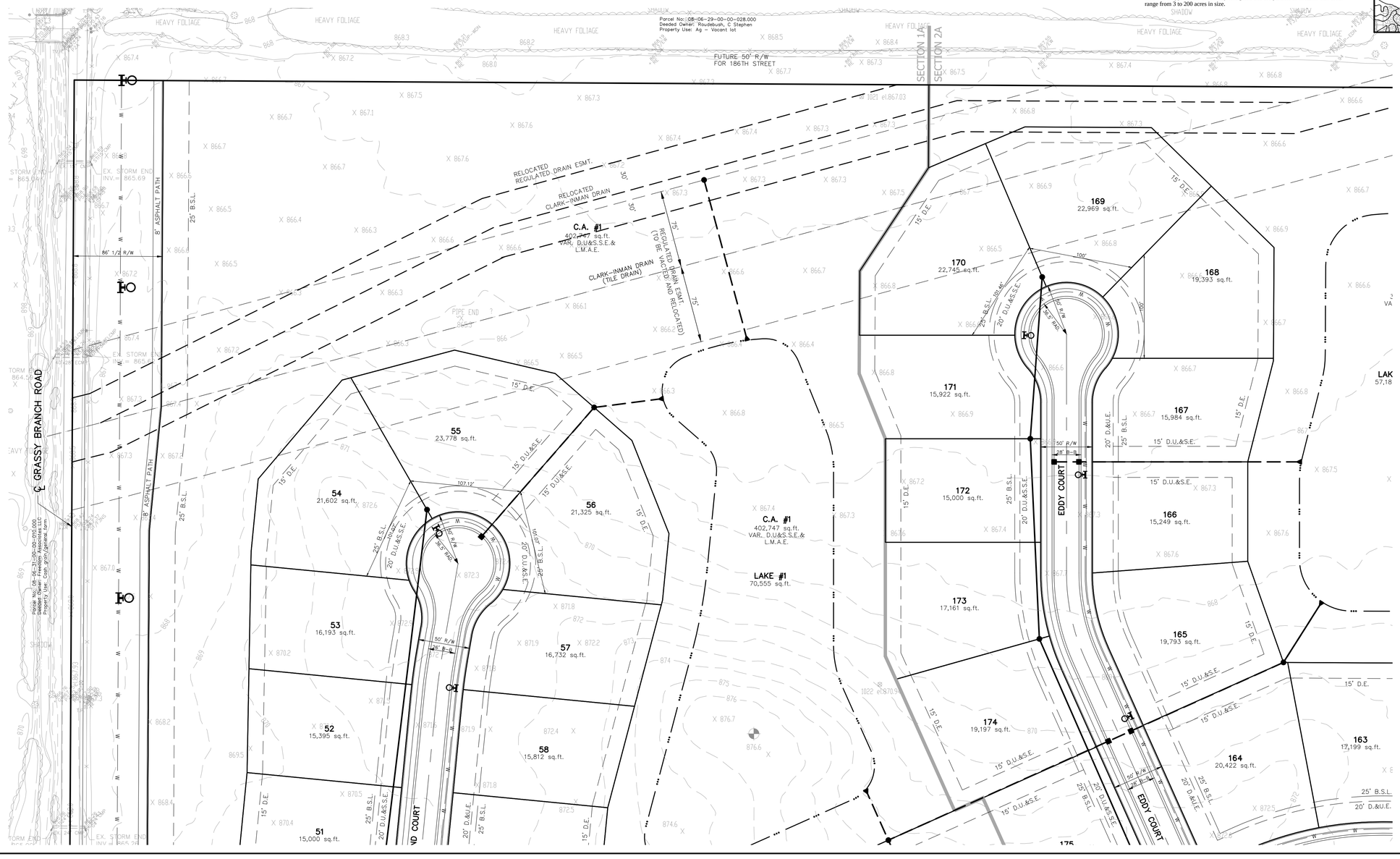
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

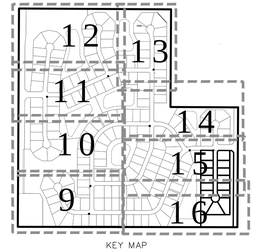
We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B–B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE



KEY MAP
(N.T.S.)

811
Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY
2/25/14	REVISED PER TAC COMMENTS	K.J.M.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON TIME
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
GDK/KRG	BKR

SHEET NO. 12 OF 16 SHEETS

S & A JOB NO. 45815LAN

S:\45815\LAND\DWG\Preliminary Plat.dwg, 2/27/2014 6:07:10 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

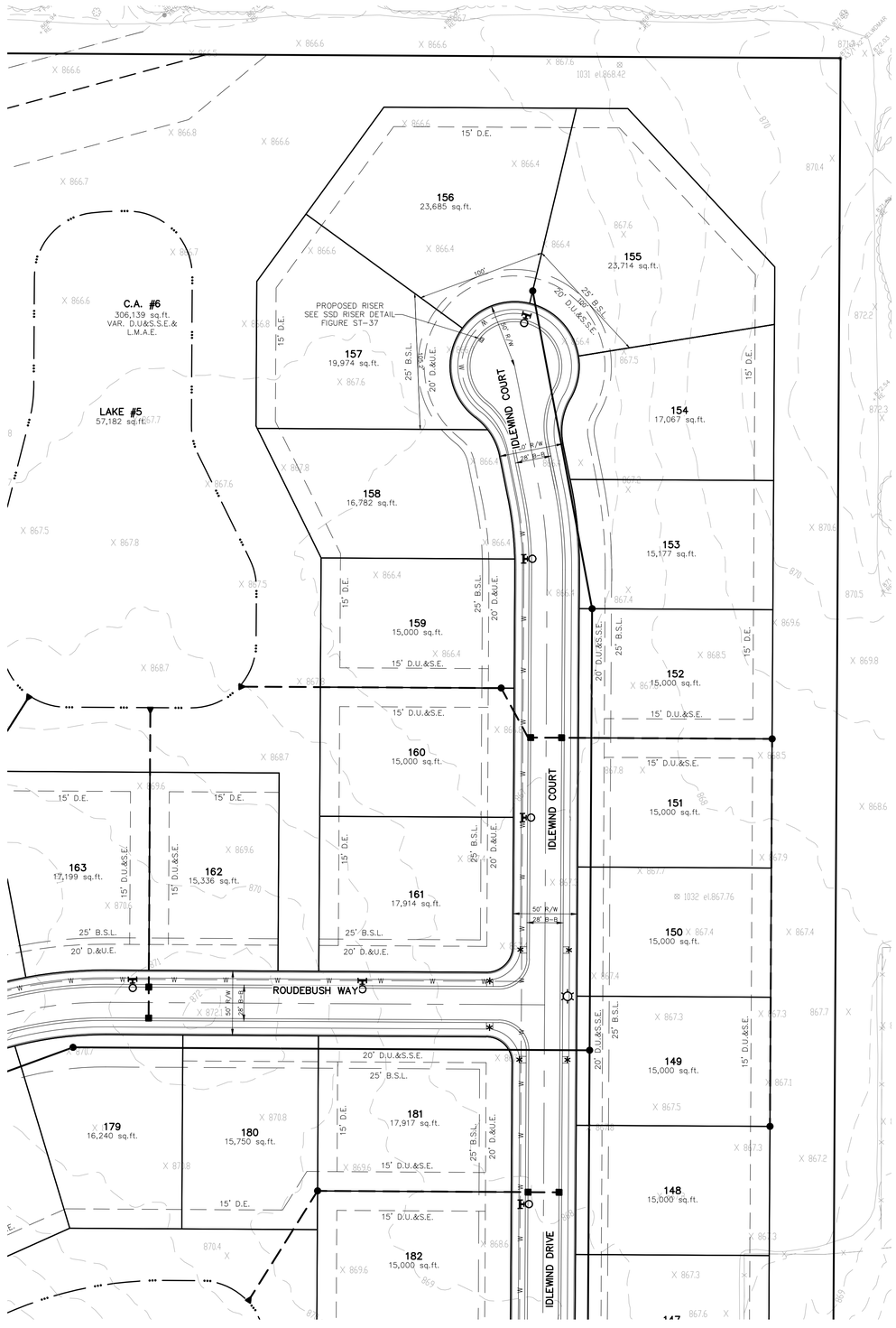
PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.



TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

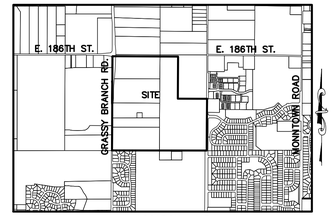
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

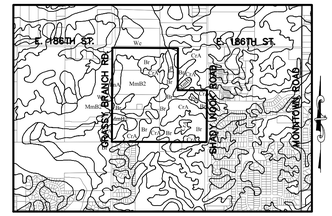
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



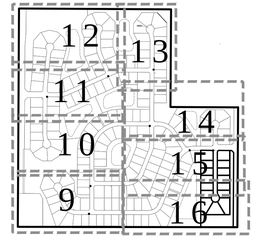
LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE



KEY MAP
(N.T.S.)

811
Know what's **below.**
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

BY	DATE	REVISIONS
K.J.M.	2/25/14	REVISED PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, SUITE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
GDK/KRG		BKR

SHEET NO.
13
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:07:25 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

50 0 25 50

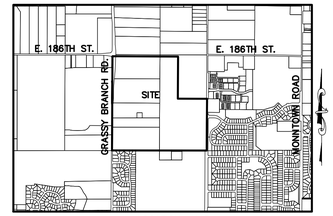
(IN FEET)
1 inch = 50 ft.

TOTAL LOTS=199

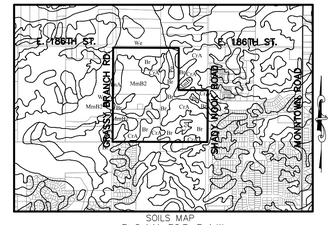
SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.

811 Know what's below. Call before you dig.

IUPPS Dig Safely. Indiana Underground Plant Protection Service

KEY MAP
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE

DATE	REVISIONS	BY
2/25/14	REVISED PER TAC COMMENTS	KJM

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, A CONDOMINIUM SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

THE LAKES OF WESTFIELD

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY: GDK/KRG | CHECKED BY: BKR

SHEET NO. 14 OF 16 SHEETS

S & A JOB NO. 45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:07:38 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

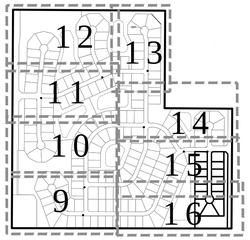
TOTAL LOTS=199

SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

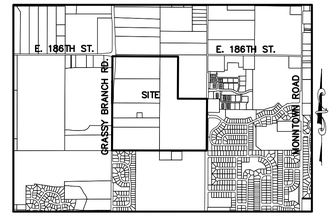
ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8' /16' AGG.
REAR YARD = 25'

811 Know what's below. Call before you dig.

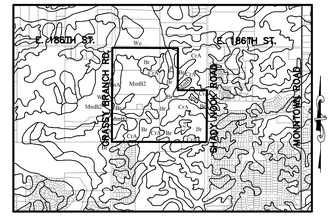


LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.

K.J.M.			BY
2/25/14	REVISED PER TAC COMMENTS		REVISIONS
DATE			

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, A CONSTRUCTION SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH & ASSOCIATES
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY: GDK/KRG
CHECKED BY: BKR

SHEET NO. 15 OF 16 SHEETS

S & A JOB NO. 45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:07:54 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

TOTAL LOTS=199

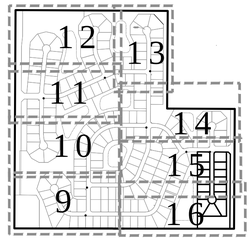
SITE = 137.62Ac.±
TOTAL COMMON AREA =40.86Ac.±

OPEN SPACE PROVIDED:
40.86Ac.± (29.69%)

ZONING PUD
LOTS = 100'/90'
FRONT SETBACK 25'
SIDE YARD = 8'/16' AGG.
REAR YARD = 25'

811 Know what's below. Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service



KEY MAP
(N.T.S.)

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

FnA - Fox loam, 0 to 2 percent slopes

This nearly level, well drained soil is on broad terraces and on small knolls on uplands. It is moderately deep over sand and gravelly sand. Most mapped areas on terraces are elongate and are parallel to streams; these areas range from 3 to 150 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 10 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

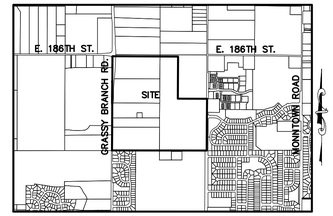
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

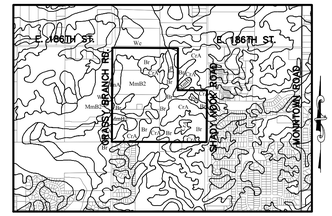
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

We - Westland silty clay loam

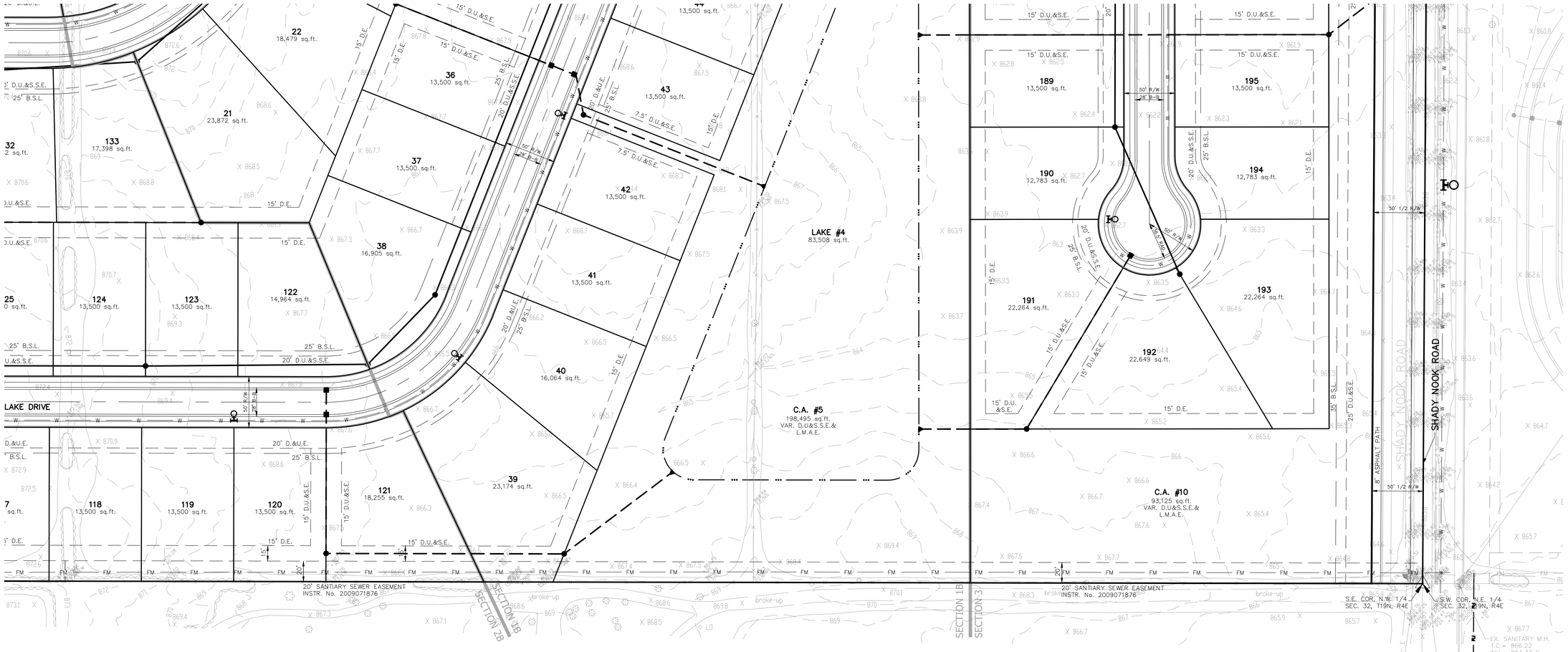
This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br,CrA,MmB2,Pn,FnA,We
(N.T.S.)



BY	DATE	REVISIONS
K.J.M.	2/25/14	REVISED PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A TITLE SURVEY, OR A SURVEYOR LOCATION REPORT.

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

CERTIFIED: 1/24/2014

STOEPPELWERTH & ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
GDK/KRG	BKR

SHEET NO.
16
OF 16 SHEETS

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Preliminary Plat.dwg, 2/27/2014 6:08:09 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

LANDSCAPE PLAN

ZONING PUD

SHADE TREES

- (M) October Glory Maple — Acer rubrum 'october glory'
- (H) Skyline Honey Locust — Gleditsia triacanthos inermis 'skycole'
- (S) Scarlet Oak — Quercus coccinea

EVERGREEN TREES

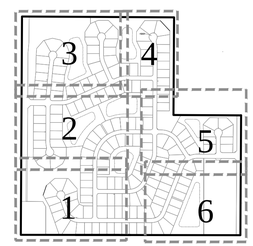
- (N) Norway Spruce — Picea abies
- (P) Serbian Spruce — Picea omorika
- (C) Colorado Blue Spruce — Picea pungens

EVERGREEN SHRUBS

- (H) China Boy Holly — Ilex x meserveae 'China Boy'
- (A) Emerald Green Arborvitae — Thuja occidentalis 'smaragd'

DECIDUOUS TREES

- (B) Autumn Brilliance Surviceberry — Amelanchier
- (R) Red Flowering Dogwood — Cornus florida



KEY MAP (N.T.S.)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

BY	REVISIONS	DATE
K.J.M.	REVISED PER TAC COMMENTS	2/25/14

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A MONUMENT SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR: THE LAKES OF WESTFIELD

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY: | CHECKED BY:

SHEET NO. C901

S & A JOB NO. 45815LAN

S:\45815LAN\DWG\Landscape Plan.dwg, 2/26/2014 10:36:17 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

LANDSCAPE PLAN

ZONING PUD

SHADE TREES

- M — October Glory Maple, Acer rubrum 'october glory'
- H — Skyline Honey Locust, Gleditsia triacanthos inermis 'skycole'
- S — Scarlet Oak, Quercus coccinea

EVERGREEN TREES

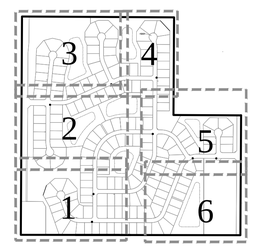
- N — Norway Spruce, Picea abies
- P — Serbian Spruce, Picea omorika
- C — Colorado Blue Spruce, Picea pungens

EVERGREEN SHRUBS

- Ⓗ — China Boy Holly, Ilex x meserveae 'China Boy'
- Ⓐ — Emerald Green Arborvitae, Thuja occidentalis 'smaragd'

DECIDUOUS TREES

- B — Autumn Brilliance Surviceberry, Amelanchier
- R — Red Flowering Dogwood, Cornus florida



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

BY	REVISIONS	DATE
KJM	REVISED PER TAC COMMENTS	2/25/14

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:

SHEET NO.
C902

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Landscape Plan.dwg, 2/26/2014 10:36:25 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

LANDSCAPE PLAN

ZONING PUD

Parcel No: 08-06-29-00-00-028.000
Deeded Owner: Roudebush, C Stephen
Property Use: Ag - Vacant lot

FUTURE 50' R/W FOR 186TH STREET

SECTION 1A
SECTION 2A

Parcel No: 08-06-31-00-00-003.000
Deeded Owner: Freedom Associates LLC
Property Use: One Family Dwelling Platted

Parcel No: 08-06-31-00-00-010.000
Deeded Owner: Freedom Associates LLC
Property Use: Agricultural Farm

℄ GRASSY BRANCH ROAD

8' ASPHALT PATH

RELOCATED REGULATED DRAIN ESMT.
RELOCATED CLARK-INMAN DRAIN
50'
50'
75'
75'
REGULATED DRAIN ESMT. (TO BE VACATED AND RELOCATED)
CLARK-INMAN DRAIN (TILE DRAIN)

C.A. #1
402,747 sq.ft.
VAR. D.U.&S.S.E.& L.M.A.E.

LAKE #1
70,555 sq.ft.

LAKES END COURT

EDDY COURT

ROUDEBUSH WAY

49	19,287 sq.ft.	
50	15,000 sq.ft.	
51	15,000 sq.ft.	
52	15,395 sq.ft.	
53	16,193 sq.ft.	
54	21,602 sq.ft.	
55	23,778 sq.ft.	
56	21,325 sq.ft.	
57	16,732 sq.ft.	
58	15,812 sq.ft.	
59	15,000 sq.ft.	
60	15,000 sq.ft.	
61	17,779 sq.ft.	
62	15,891 sq.ft.	
63	15,000 sq.ft.	
64	15,000 sq.ft.	
65	15,000 sq.ft.	
163	17,199 sq.ft.	
164	20,422 sq.ft.	
165	19,793 sq.ft.	
166	15,249 sq.ft.	
167	15,984 sq.ft.	
168	19,393 sq.ft.	
169	22,969 sq.ft.	
170	22,745 sq.ft.	
171	15,922 sq.ft.	
172	15,000 sq.ft.	
173	17,161 sq.ft.	
174	19,197 sq.ft.	
175	17,914 sq.ft.	
176	15,000 sq.ft.	
177	15,000 sq.ft.	
178	17,102 sq.ft.	

LAK
57,18

SHADE TREES

M — October Glory Maple
Acer rubrum 'october glory'

H — Skyline Honey Locust
Gleditsia triacanthos inermis 'skycole'

S — Scarlet Oak
Quercus coccinea

EVERGREEN TREES

N — Norway Spruce
Picea abies

P — Serbian Spruce
Picea omorika

C — Colorado Blue Spruce
Picea pungens

EVERGREEN SHRUBS

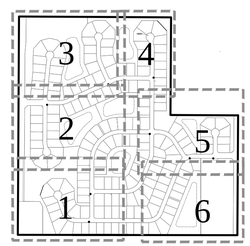
H — China Boy Holly
Ilex x meserveae 'China Boy'

A — Emerald Green Arborvitae
Thuja occidentalis 'smaragd'

DECIDUOUS TREES

B — Autumn Brilliance Surviceberry
Amelanchier

R — Red Flowering Dogwood
Cornus florida



KEY MAP
(NOT TO SCALE)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A MONUMENT SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

BY	REVISIONS	DATE
K.J.M.	REVISED PER TAC COMMENTS	2/25/14

STOEPPELWERTH & ASSOCIATES
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:

SHEET NO.
C903

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Landscape Plan.dwg, 2/26/2014 10:36:34 AM, kmitchell, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

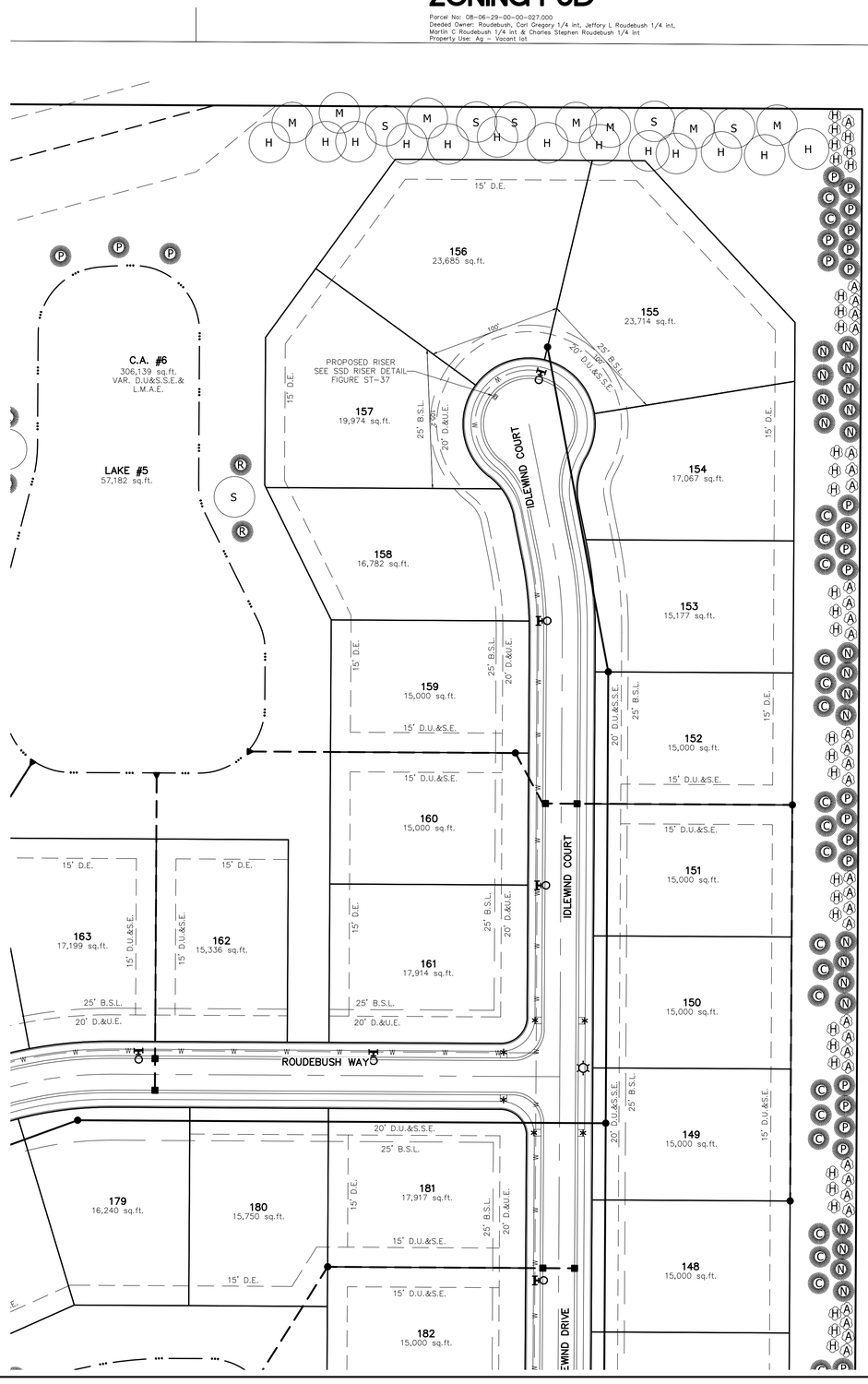
THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

LANDSCAPE PLAN

ZONING PUD

Parcel No: 08-06-29-00-00-027.000
Deeded Owner: Roudebush, Carl Gregory 1/4 int, Jeffory L Roudebush 1/4 int, Martin C Roudebush 1/4 int & Charles Stephen Roudebush 1/4 int
Property Use: Ag - Vacant lot



SHADE TREES

- (M) October Glory Maple — Acer rubrum 'october glory'
- (H) Skyline Honey Locust — Gleditsia triacanthos inermis 'skycole'
- (S) Scarlet Oak — Quercus coccinea

EVERGREEN TREES

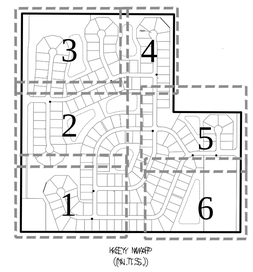
- (N) Norway Spruce — Picea abies
- (P) Serbian Spruce — Picea omorika
- (C) Colorado Blue Spruce — Picea pungens

EVERGREEN SHRUBS

- (H) China Boy Holly — Ilex x meserveae 'China Boy'
- (A) Emerald Green Arborvitae — Thuja occidentalis 'smaragd'

DECIDUOUS TREES

- (B) Autumn Brilliance Surviceberry — Amelanchier
- (R) Red Flowering Dogwood — Cornus florida



KEY MAP
(N.T.S.)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

BY	DATE	REVISIONS
KJM	2/25/14	REVISED PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:

SHEET NO.
C904

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Landscape Plan.dwg, 2/26/2014 10:36:43 AM, kmitchell, 1:1

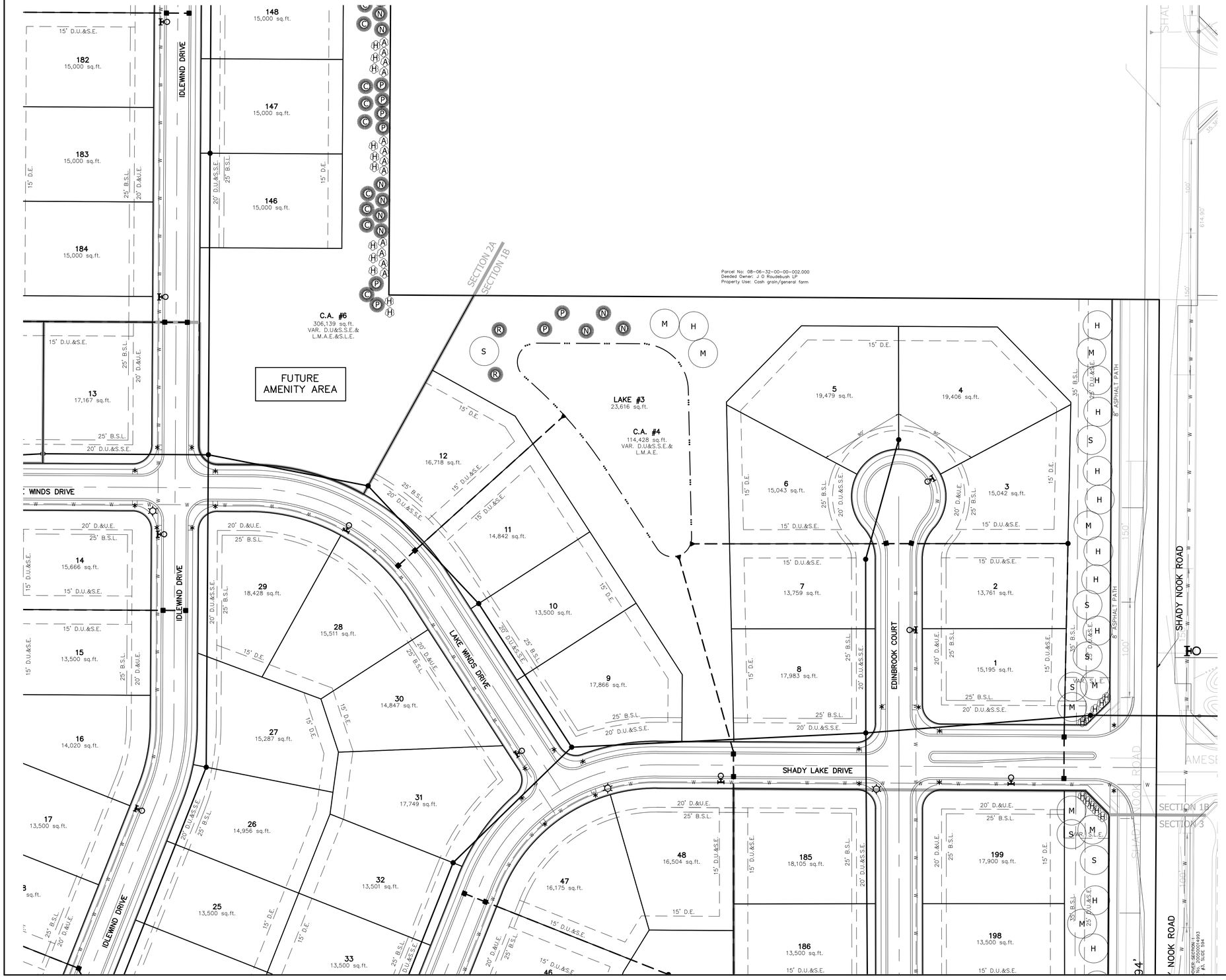
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

LANDSCAPE PLAN

ZONING PUD



SHADE TREES

- (M) October Glory Maple — Acer rubrum 'october glory'
- (H) Skyline Honey Locust — Gleditsia triacanthos inermis 'skycole'
- (S) Scarlet Oak — Quercus coccinea

EVERGREEN TREES

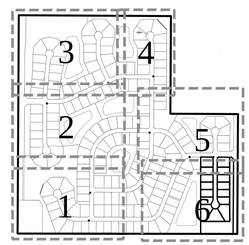
- (N) Norway Spruce — Picea abies
- (P) Serbian Spruce — Picea omorika
- (C) Colorado Blue Spruce — Picea pungens

EVERGREEN SHRUBS

- (H) China Boy Holly — Ilex x meserveae 'China Boy'
- (A) Emerald Green Arborvitae — Thuja occidentalis 'smaragd'

DECIDUOUS TREES

- (B) Autumn Brilliance Surviceberry — Amelanchier
- (R) Red Flowering Dogwood — Cornus florida



KEY MAP
(N.T.S.)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

BY	REVISIONS	DATE
K.J.M.	REVISED PER TAC COMMENTS	2/25/14

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:

THE LAKES OF WESTFIELD

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
	19N	R4E

DRAWN BY:	CHECKED BY:

SHEET NO.
C905

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Landscape Plan.dwg, 2/26/2014 3:16:39 PM, kmitchell, 1:1

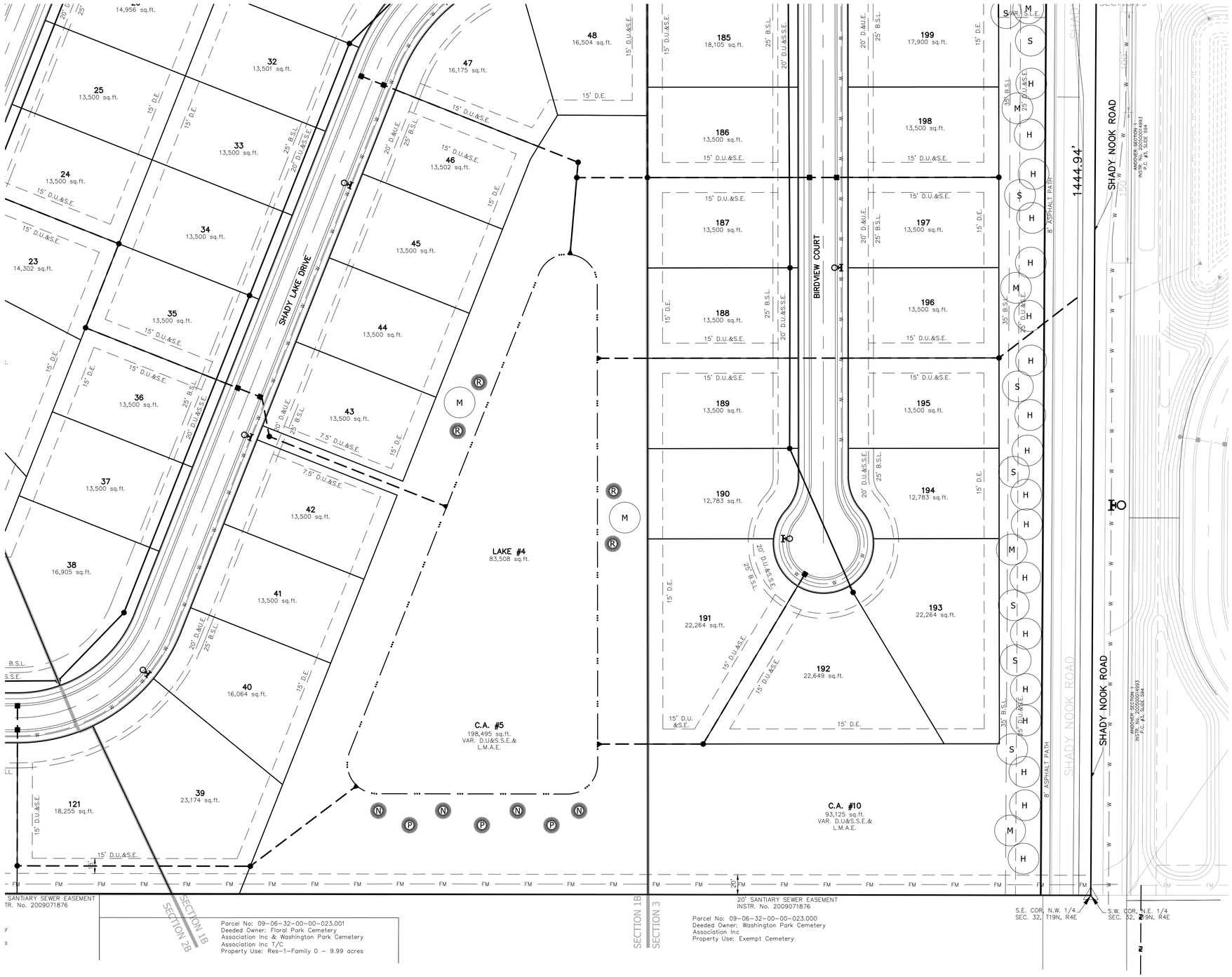
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

THE LAKES OF WESTFIELD

LANDSCAPE PLAN

ZONING PUD



SHADE TREES

- M — October Glory Maple, Acer rubrum 'october glory'
- H — Skyline Honey Locust, Gledistia triacanthos inermis 'skycole'
- S — Scarlet Oak, Quercus coccinea

EVERGREEN TREES

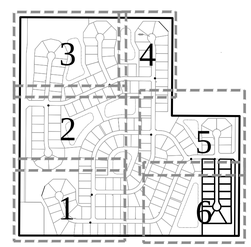
- N — Norway Spruce, Picea abies
- P — Serbian Spruce, Picea omorika
- C — Colorado Blue Spruce, Picea pungens

EVERGREEN SHRUBS

- H — China Boy Holly, Ilex x meserveae 'China Boy'
- A — Emerald Green Arborvitae, Thuja occidentalis 'smaragd'

DECIDUOUS TREES

- B — Autumn Brilliance Surviceberry, Amelanchier
- R — Red Flowering Dogwood, Cornus florida



KEY MAP
(N.T.S.)

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

DATE	REVISIONS	BY
2/25/14	REVISED PER TAC COMMENTS	KJJM

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY: CHECKED BY:

SHEET NO.
C906

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Landscape Plan.dwg, 2/26/2014 3:16:49 PM, kmitchell, 1:1

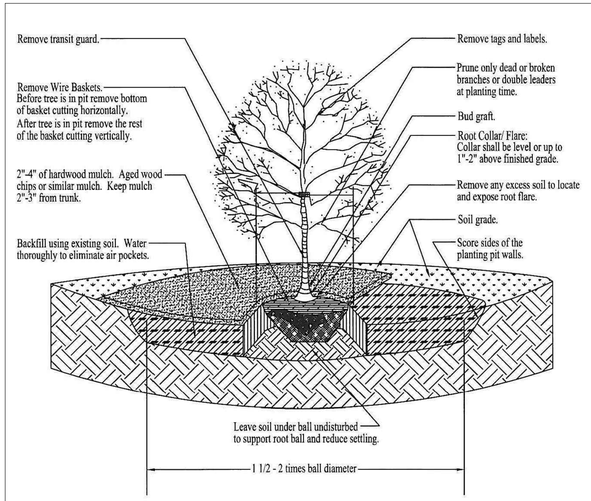
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

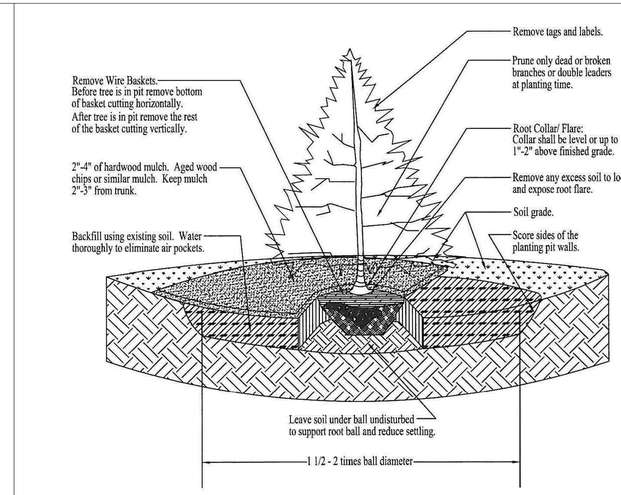
THE LAKES OF WESTFIELD

LANDSCAPE PLAN

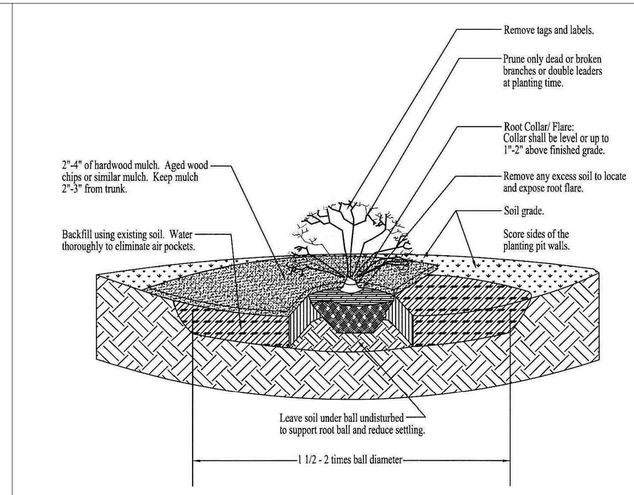
ZONING PUD



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

2631 LF Grassy Branch Frontage

Road Frontage Requirement
88 Shade Trees Required
20 Oaks
42 Maples
29 Locust
91 Shade Trees Shown

Buffer Yard Requirements
88 Evergreen Trees Required
439 Evergreen Bushes Required
88 60% of Bushes substituted for Everygreen Trees (3 to1)
175 40% of Required Number of Bushes
NET REQUIREMENTS
176 Evergreen Trees
175 Evergreen Bushes
76 Colorado Spruce
48 Norway Spruce
52 Serbian Spruce
176 Evergreen Trees Shown

Group Bush Plantings
92 Arborvitae
69 Holly
14 Holly at Entry way
175 Evergreen Bushes Shown

1176 LF Northeast Frontage
Buffer Yard Requirements
39 Evergreen Trees Required
196 Evergreen Bushes Required
39 60% of Bushes substituted for Everygreen Trees (3 to1)
78 40% of Required Number of Bushes
NET REQUIREMENTS
78 Evergreen Trees
78 Evergreen Bushes
27 Colorado Spruce
25 Norway Spruce
26 Serbian Spruce
78 Evergreen Trees Shown

39 Holly
40 Arborvitae
79 Evergreen Bushes Shown

1445 LF Shady Nook Road Frontage
Road Frontage Requirement
48 Shade Trees Required
12 Oaks
10 Maples
26 Locust
48 Shade Trees Shown

SHADE TREES

M — October Glory Maple
Acer rubrum 'october glory'

H — Skyline Honey Locust
Gledistia triacanthos inermis 'skycole'

S — Scarlet Oak
Quercus coccinea

EVERGREEN TREES

N — Norway Spruce
Picea abies

P — Serbian Spruce
Picea omorika

C — Colorado Blue Spruce
Picea pungens

EVERGREEN SHRUBS

(H) — China Boy Holly
Ilex x meserveae 'China Boy'

(A) — Emerald Green Arborvitae
Thuja occidentalis 'smaragd'

DECIDUOUS TREES

B — Autumn Brilliance Surviceberry
Amelanchier

R — Red Flowering Dogwood
Cornus florida

BY	REVISIONS	DATE
K.J.M.	REVISED PER TAC COMMENTS	2/25/14

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A PROPERTY SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE DETAILS

PREPARED FOR:
THE LAKES OF WESTFIELD
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY: | CHECKED BY:

SHEET NO.
C907

S & A JOB NO.
45815LAN

S:\45815LAN\DWG\Landscape Plan.dwg, 2/26/2014 10:37:08 AM, kmitchell, 1:1