181st Street
Commercial Subdivision
By Hall & House

Westfield, Hamilton County, Indiana

Docket Number -00-0000

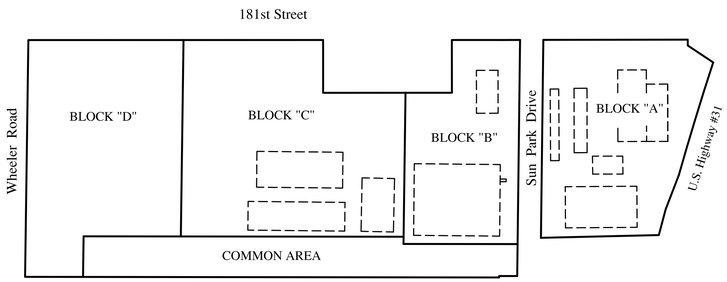
PRIMARY PLAT

Issued for Review: October 4, 2013

PROPOSED SITE

TOTAL ACREAGE: 25.64
SITE ZONING = PUD

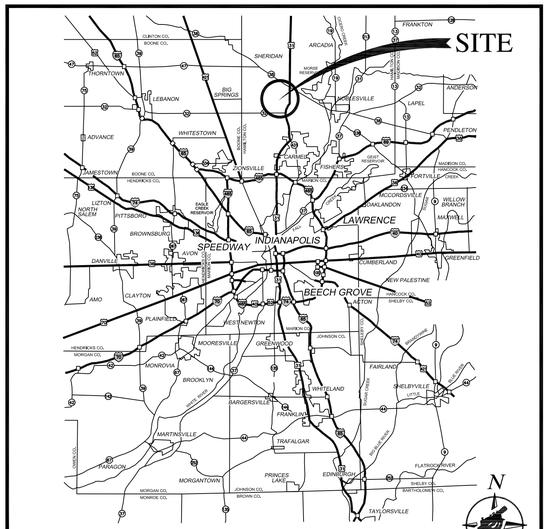
PROPOSED: 5 BLOCKS SHOWN



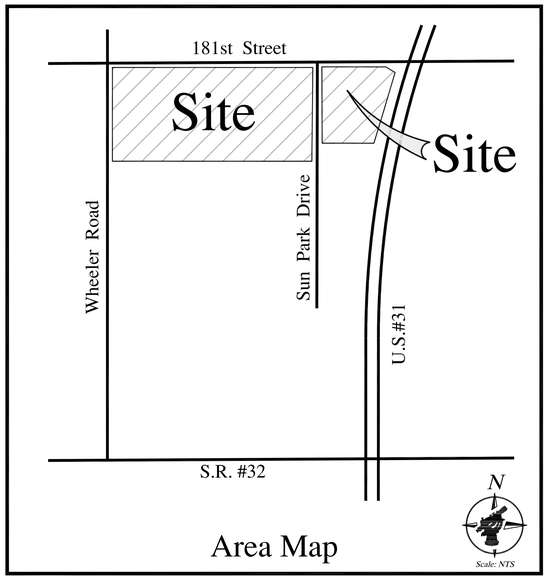
N
Site Map
Scale: NTS

CROSS-ACCESS AGREEMENT B

Cross-Access Agreements for Blocks "B", "C" and "D" will be outlined within the covenants and restrictions upon completion of the Final Plat.



Location Map



Area Map

DESCRIPTION

Part of the Southwest and Southeast Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County Indiana described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 59 minutes 39 seconds East along the north line of said Quarter Section 823.93 feet; thence South 00 degrees 00 minutes 21 seconds East 147.60 feet; thence North 89 degrees 59 minutes 39 seconds East 359.87 feet; thence North 00 degrees 00 minutes 21 seconds West 147.60 feet to the aforesaid north line; thence North 89 degrees 59 minutes 39 seconds East along said north line 141.08 feet to the Northeast Corner of the Southwest Quarter; thence North 89 degrees 53 minutes 12 seconds East along the north line of said Southeast Quarter 518.27 feet to the eastern right-of-way of U.S. Highway 31; the next five courses follow said right-of-way; 1) thence South 00 degrees 06 minutes 48 seconds East 16.50 feet; 2) thence South 56 degrees 22 minutes 20 seconds East 85.23 feet to a non-tangent curve to the left having a central angle of 02 degrees 19 minutes 36 seconds, a radius of 8120.00 feet and a length of 329.72 feet, 3) said curve subtended by a chord bearing of South 16 degrees 57 minutes 32 seconds West and a chord length of 329.70 feet; 4) thence South 21 degrees 04 minutes 04 seconds West 101.93 feet; 5) thence South 14 degrees 49 minutes 00 seconds West 74.71 feet; thence South 88 degrees 40 minutes 42 seconds West 394.72 feet; thence South 00 degrees 41 minutes 46 seconds West 105.36 feet; thence South 89 degrees 53 minutes 12 seconds West 50.54 feet; thence South 00 degrees 47 minutes 10 seconds West 3.92 feet; thence North 89 degrees 55 minutes 29 seconds West 1324.87 feet; thence North 00 degrees 47 minutes 16 seconds East 662.06 feet to the Point of Beginning containing 25.64 Acres more or less.

CLIENT

Hall & House, LLC
6501 Bluff Road, P.O. Box 47710
Indianapolis, Indiana 46247

INDEX OF DRAWINGS

SHEET NUMBER	SHEET DESCRIPTION
1	TITLE SHEET
2 - 3	EXISTING & PROPOSED SITE CONDITIONS
4 - 5	GEOMETRICS PLAN
6	INTERIM STREETSCAPE PLAN

PLAN REVISIONS

REVISION DATE	REVISION DESCRIPTION
03-10-14	ALL SHEETS

ZONING

PUD (Ordinance No. 14-03) - Docket #1311-PUD-10

UTILITY CONTACTS

SANITARY - City of Westfield
2728 East 171st Street
Westfield, Indiana 46074

ELECTRIC - Duke Energy
16475 Southpark Drive
Westfield, Indiana 46074

GAS - Vectren
P.O. Box 1700
Noblesville, Indiana 46061

TELEPHONE - AT&T
5858 North College
Indianapolis, Indiana 46220

WATER - City of Westfield
2728 East 171st Street
Westfield, Indiana 46074

CABLE - Comcast
9750 East 150th Street
Suite 1600
Noblesville, Indiana 46060

REVISIONS

DATE	DESCRIPTION
03-10-14	A Revised Date
03-11-14	B Added note concerning cross-access

Indiana811
Know what's below. Call before you dig.

NOTE:

ALL PROPOSED INFRASTRUCTURE IMPROVEMENTS SHALL COMPLY WITH THE CITY OF WESTFIELD'S CURRENT CONSTRUCTION STANDARDS & SPECIFICATIONS

BENCHMARK:

Hamilton County Surveyor's Office Verticle Control

Hamilton County Geodetic Control Disk set at the 151st Street Bridge over Cool Creek. Set in top of the Northeast concrete Bridge abutment 16.5' North of the centerline of 151st Street, 2.0' North of the steel gaurdrail, 0.7' South of the North end of the abutment.

ELEVATION = (NGCD 29) - 825.91

Plans Prepared By:

NORTHPOINTE ENGINEERING & SURVEYING, Inc.

Engineering, Land Surveying
Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
President / Owner

Venus L.L. Thorne
Professional Engineer

Dane Waltman
Project Manager / Field Operations

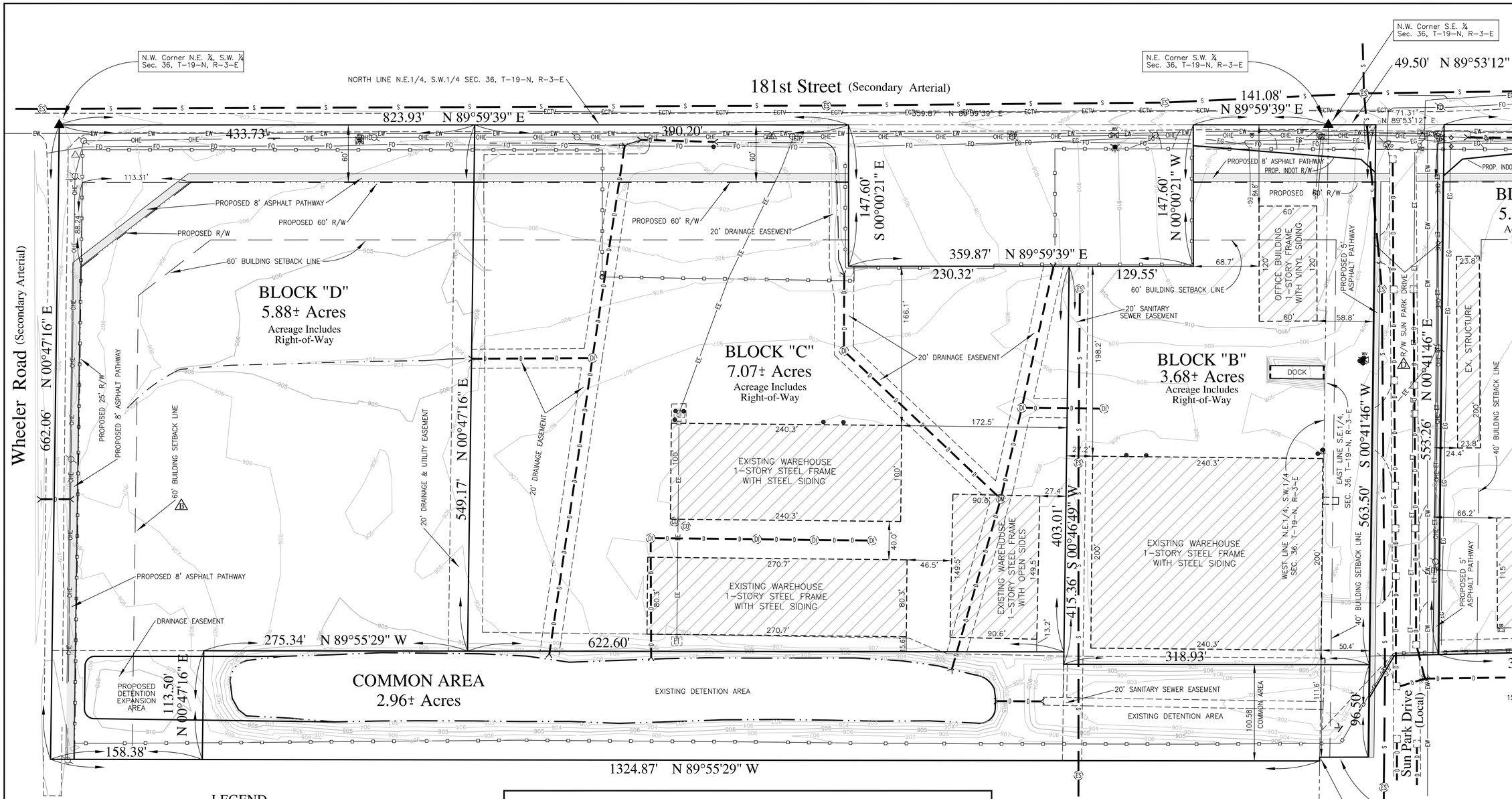
6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.npes.biz

CERTIFIED BY:

DONNA JO SMITHERS REGISTERED No. 20100076 STATE OF INDIANA LAND SURVEYOR

03-10-14 A
Donna Jo Smithers
Professional Land Surveyor
State of Indiana
Registration Number 20100076

Job #13-0028



LEGEND

- -EXISTING STORM (CURB) INLET
- -EXISTING STORM (BEEHIVE) INLET
- -EXISTING STORM MANHOLE
- -EXISTING CONCRETE END SECTION
- -EXISTING STORM SEWER
- -EXISTING SANITARY MANHOLE
- -EXISTING SANITARY CLEANOUT
- -EXISTING SANITARY SEWER
- PVMT. 000.00 -EXISTING PAVEMENT GRADE
- TC 000.00 G 000.00 -EXISTING CURB & GUTTER
- +T-000.0 -EXISTING SPOT ELEVATION
- -EXISTING UTILITY POLE
- -EXISTING GUY WIRE
- OHU -EXISTING OVERHEAD UTILITY
- ET -EXISTING ELECTRIC TRANSFORMER
- EUE -EXISTING UNDERGROUND ELECTRIC
- -EXISTING GAS METER
- -EXISTING GAS VALVE
- EUG -EXISTING UNDERGROUND GAS LINE
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- -EXISTING TELEPHONE MANHOLE
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- -EXISTING FIRE HYDRANT
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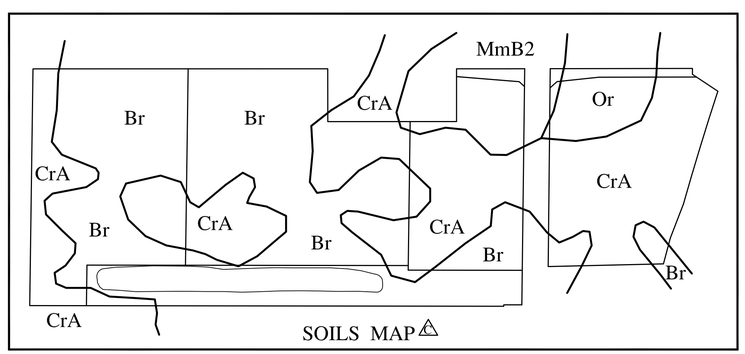
- -EXISTING WATER METER
- WV -EXISTING WATER VALVE
- -EXISTING STREET SIGN
- -EXISTING TRAFFIC MANHOLE
- -EXISTING TRAFFIC SIGNAL POLE
- EUT -EXISTING UNDERGROUND TELEPHONE



SOILS MAP 4

NOTE 4

WOODEN GUARD RAIL WILL BE REQUIRED IN FRONT OF THE PROPOSED DETENTION EXPANSION AREA ALONG WHEELER ROAD.

REVISIONS

DATE	DESCRIPTION
03-10-14	1A Revised Date
	1B Revised building setback line
	1C Added Soils Map
	1D Labeled right-of-way of Sun Park Drive
03-11-14	~~1E Added sidewalk note~~
03-13-14	1F Added Guard Rail Note

NOTE:

EACH BLOCK AS SUBDIVIDED WILL EXTEND UTILITIES IN EASEMENTS FROM THE MAIN INFRASTRUCTURE IN 181st STREET AND/OR SUN PARK DRIVE

N

0 25 50 100

Bar Scale

Scale:1"=50'

UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. NORTHPOINTE INC. MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. NORTHPOINTE INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

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Seal

DONNA JO SMITHERS REGISTERED No. 20100076 STATE OF INDIANA LAND SURVEYOR

03-10-14 4

SCALE	DRAWN BY	CHECKED BY
1"=50'		DJS

PREPARED FOR

Hall & House, LLC
6501 Bluff Road, P.O. Box 47710
Indianapolis, Indiana 46247

PROJECT NAME

181st Street Commercial Subdivision
City of Westfield, Hamilton County, Indiana

SHEET TITLE

EXISTING & PROPOSED SITE CONDITIONS

Engineering, Land Surveying Consulting & Inspection
Donna Jo Smithers
Professional Land Surveyor
Project Manager
Venus L.L. Thorne
Project Engineer
Dane Waltman
Project Manager / Field Operations
6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2141
Office - 317-884-3030
www.npes.biz

NORTHPOINTE ENGINEERING & SURVEYING, Inc.

Sheet 2 of 6

Date: 03-10-2014 4

Job # 13-0028

181st Street (Secondary Arterial)

N.E. Corner S.W. ¼ Sec. 36, T-19-N, R-3-E

N.W. Corner S.E. ¼ Sec. 36, T-19-N, R-3-E

NORTH LINE S.E.1/4, SEC. 36, T-19-N, R-3-E

390.20'

141.08' N 89°59'39" E

49.50' N 89°53'12" E

397.46' N 89°53'12" E

16.50' S 00°06'48" E

85.23' S 56°22'20" E

42.95'

147.60' S 00°00'21" E

147.60' N 00°00'21" W

359.87' N 89°59'39" E

230.32'

129.55'

68.7'

PROPOSED 8' ASPHALT PATHWAY

PROP. INDOT R/W

EX. STRUCT. TO BE REMOVED

PROPOSED 60' R/W

20' DRAINAGE EASEMENT

60' BUILDING SETBACK LINE

20' SANITARY SEWER EASEMENT

OFFICE BUILDING 1-STORY FRAME WITH VINYL SIDING

PROPOSED 5' ASPHALT PATHWAY

BLOCK "A"
5.04± Acres
Acreage Includes Right-of-Way

BLOCK "B"
3.68± Acres
Acreage Includes Right-of-Way

BLOCK "C"
7.07± Acres
Acreage Includes Right-of-Way

DOCK

R/W SUN PARK DRIVE

N 00°41'46" E

553.26'

S 00°41'46" W

563.50'

EAST LINE S.E.1/4, SEC. 36, T-19-N, R-3-E

WEST LINE N.E.1/4, S.W.1/4, SEC. 36, T-19-N, R-3-E

EXISTING STRUCTURE

EX. STRUCTURE

EX. STRUCT. STEEL SIDING WOOD FRAME

EX. STRUCT.

40' BUILDING SETBACK LINE

60' BUILDING SETBACK LINE

EXISTING R/W

L=329.72'
R=8120.00'
CB- S 16°57'32" W
CL-329.70'

U.S. Highway #31 (Express Way)

101.93' S 21°04'04" W

74.71' S 14°49'00" W

322.33' S 88°40'42" W

15' DRAINAGE & UTILITY EASEMENT

EXISTING WAREHOUSE 1-STORY STEEL FRAME WITH STEEL SIDING

EXISTING WAREHOUSE 1-STORY STEEL FRAME WITH OPEN SIDES

EXISTING WAREHOUSE 1-STORY WOOD FRAME WITH STEEL SIDING

403.01' S 00°46'49" W

415.36'

622.60'

318.93'

EXISTING DETENTION AREA

COMMON AREA

100.58'

111.6'

96.50'

Sun Park Drive (Local)

50.54' S 89°53'12" W

3.92' S 00°47'10" W

1324.87' N 89°55'29" W

LEGEND

- -EXISTING STORM (CURB) INLET
- -EXISTING STORM (BEEHIVE) INLET
- -EXISTING STORM MANHOLE
- -EXISTING CONCRETE END SECTION
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NOTE:

EACH BLOCK AS SUBDIVIDED WILL EXTEND UTILITIES IN EASEMENTS FROM THE MAIN INFRASTRUCTURE IN 181st STREET AND/OR SUN PARK DRIVE

E SUN PARK DRIVE SIDEWALKS

Sidewalks are shown along Sun Park Drive. The width of these walks are to be determined by the Westfield Public Works Department

REVISIONS

DATE	DESCRIPTION
03-10-14	1 Revised Date
	1 Labeled right-of-way of Sun Park Drive
03-11-14	E Added sidewalk note

N

0 25 50 100

Bar Scale

Scale:1"=50'

UTILITY STATEMENT:
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03-10-14

DONNA JO SMITHERS REGISTERED No. 20100076 STATE OF INDIANA LAND SURVEYOR

Seal

SCALE 1"=50'

DRAWN BY

CHECKED BY DJS

PREPARED FOR

Hall & House, LLC
6501 Bluff Road, P.O. Box 47710
Indianapolis, Indiana 46247

PROJECT NAME

181st Street Commercial Subdivision
City of Westfield, Hamilton County, Indiana

SHEET TITLE

EXISTING & PROPOSED SITE CONDITIONS

Engineering, Land Surveying Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
Project Development

Vernon L.L. Thorne
Project Engineer

Dane Waltman
Project Manager / Field Operations

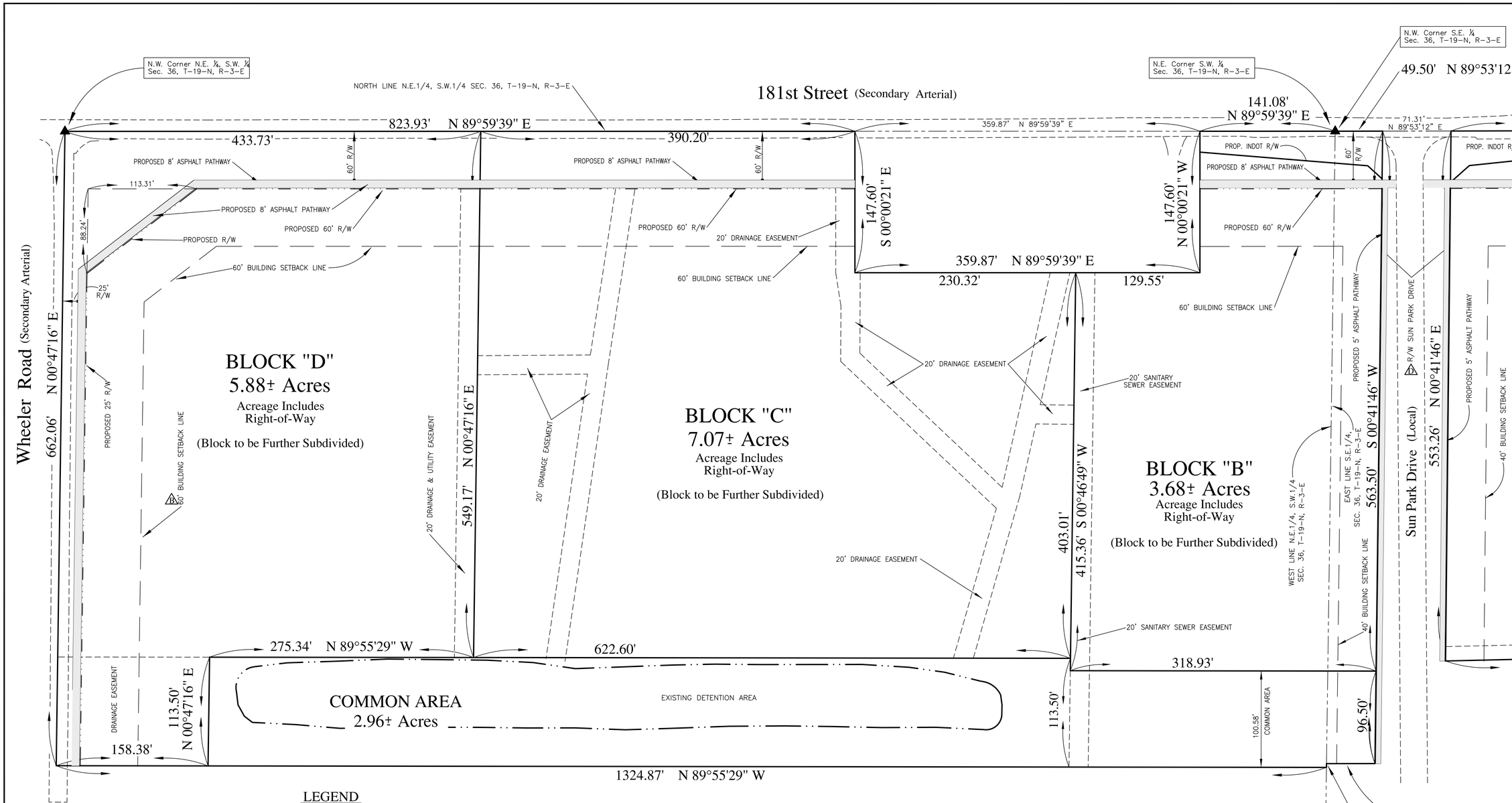
6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.npesi.biz

NORTHPOINTE ENGINEERING & SURVEYING, Inc.

Sheet 3 of 6

Date: 03-10-2014 1

Job # 13-0028



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- EUT -EXISTING UNDERGROUND TELEPHONE

NOTE:

EACH BLOCK AS SUBDIVIDED WILL EXTEND UTILITIES IN EASEMENTS FROM THE MAIN INFRASTRUCTURE IN 181st STREET AND/OR SUN PARK DRIVE

REVISIONS

DATE	DESCRIPTION
03-10-14	1 Revised Date
	2 Revised building setback line
	3 Labeled right-of-way of Sun Park Drive

N

0 25 50 100

Bar Scale

Scale:1"=50'

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Seal

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03-10-14 1

Seal

SCALE	DRAWN BY
1"=50'	
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	DJS

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Sheet 4 of 6

Date: 03-10-2014 3

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N.W. Corner S.E. ¼ Sec. 36, T-19-N, R-3-E

49.50' N 89°53'12" E

141.08' N 89°59'39" E

71.31' N 89°53'12" E

359.87' N 89°59'39" E

390.20'

397.46' N 89°53'12" E

16.50' S 00°06'48" E

85.23' S 56°22'20" E

NORTH LINE S.E.1/4, SEC. 36, T-19-N, R-3-E

PROPOSED 8' ASPHALT PATHWAY

60' R/W

PROP. INDOT R/W

PROPOSED 60' R/W

20' DRAINAGE EASEMENT

60' BUILDING SETBACK LINE

147.60' S 00°00'21" E

147.60' N 00°00'21" W

359.87' N 89°59'39" E

230.32'

129.55'

20' SANITARY SEWER EASEMENT

PROPOSED 5' ASPHALT PATHWAY

R/W SUN PARK DRIVE

Sun Park Drive (Local)

553.26' N 00°41'46" E

40' BUILDING SETBACK LINE

WEST LINE N.E.1/4, S.W.1/4 SEC. 36, T-19-N, R-3-E

EAST LINE S.E.1/4, SEC. 36, T-19-N, R-3-E

563.50' S 00°41'46" W

403.01'

415.36' S 00°46'49" W

BLOCK "C"
7.07± Acres
Acreage Includes Right-of-Way
(Block to be Further Subdivided)

BLOCK "B"
3.68± Acres
Acreage Includes Right-of-Way
(Block to be Further Subdivided)

BLOCK "A"
5.04± Acres
Acreage Includes Right-of-Way
(Block to be Further Subdivided)

EXISTING R/W

L=329.72'
R=8120.00'
CB- S 16°57'32" W
CL-329.70'

U.S. Highway #31 (Express Way)

101.93' S 21°04'04" W

74.71' S 14°49'00" W

322.33' S 88°40'42" W

15' DRAINAGE & UTILITY EASEMENT

622.60'

318.93'

EXISTING DETENTION AREA

113.50'

100.58' COMMON AREA

96.50'

1324.87' N 89°55'29" W

50.54' S 89°53'12" W

3.92' S 00°47'10" W

LEGEND

	-EXISTING STORM (CURB) INLET
DI	-EXISTING STORM (BEEHIVE) INLET
DM	-EXISTING STORM MANHOLE
<	-EXISTING CONCRETE END SECTION
—D— —D—	-EXISTING STORM SEWER
ES	-EXISTING SANITARY MANHOLE
SC	-EXISTING SANITARY CLEANOUT
—S—	-EXISTING SANITARY SEWER
PVMT. 000.00	-EXISTING PAVEMENT GRADE
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E	-EXISTING ELECTRIC TRANSFORMER
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GM	-EXISTING GAS METER
GV	-EXISTING GAS VALVE
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GPM	-EXISTING GAS PIPELINE MARKER
ETP	-EXISTING TELEPHONE PEDESTAL
TM	-EXISTING TELEPHONE MANHOLE
ECB	-EXISTING CABLE PEDESTAL
	-EXISTING FIBER OPTIC
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WM	-EXISTING WATER METER
WV	-EXISTING WATER VALVE
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NOTE:

EACH BLOCK AS SUBDIVIDED WILL EXTEND UTILITIES IN EASEMENTS FROM THE MAIN INFRASTRUCTURE IN 181st STREET AND/OR SUN PARK DRIVE

REVISIONS

DATE	DESCRIPTION
03-10-14	2 Revised Date
	1 Labeled right-of-way of Sun Park Drive

N

0 25 50 100

Bar Scale

Scale:1"=50'

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03-10-14 2

DONNA JO SMITHERS REGISTERED No. 20100076 STATE OF INDIANA LAND SURVEYOR

Seal

SCALE 1"=50' | DRAWN BY | CHECKED BY DJS

PREPARED FOR

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City of Westfield, Hamilton County, Indiana

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Engineering, Land Surveying Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
Principal Owner

Vernon L.L. Thorne
Professional Engineer

Dane Wallman
Project Manager / Field Operations

6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
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NORTHPOINTE ENGINEERING & SURVEYING, Inc.

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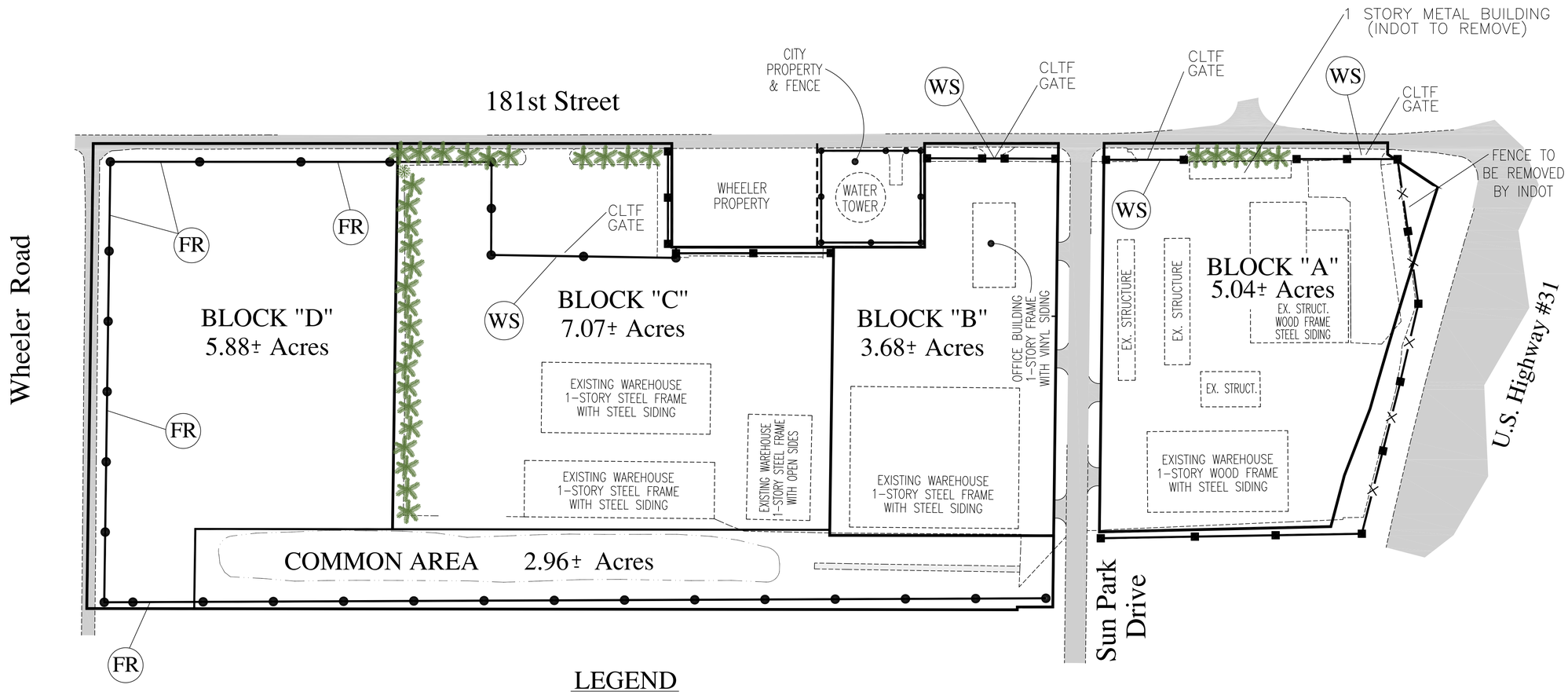

LEGEND

WS - CONSTRUCTION 85 WINDSCREEN

FR - FENCE REMOVAL

- EVERGREEN

B NORWAY SPRUCE
PICEA ABIES
MINIMUM HEIGHT AT INSTALLATION-6'

C - EXISTING WOOD FENCE (TO BE REMOVED BY INDOT)

- EXISTING WOOD FENCE (TO BE REPAIRED OR REPLACED)

- EXISTING CHAIN LINK FENCE (CLTF)

REVISIONS	
DATE	DESCRIPTION
03-10-14	A Revised Date
03-11-14	B Added note concerning evergreen C Revised Fence

N

0 40 80 160
Bar Scale
Scale: 1"=80'

UTILITY STATEMENT:
THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. NORTHPOINTE INC. MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. NORTHPOINTE INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

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Seal

Seal

SCALE 1"=50'
DRAWN BY
CHECKED BY DJS

PREPARED FOR
Hall & House, LLC
6501 Bluff Road, P.O. Box 47710
Indianapolis, Indiana 46247

PROJECT NAME
181st Street Commercial Subdivision
City of Westfield, Hamilton County, Indiana

SHEET TITLE
INTERIM STREETSCAPE PLAN

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