HARMONY
COMMERCIAL
PRIMARY PLAT

ZONED: PUD - ORDINANCE 12-14

SECTION 16, T18N, R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

Indiana 811
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Sheet Index

Sheet No.	Description
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P101–P102	Primary Plat
P103	Preliminary Development Plan

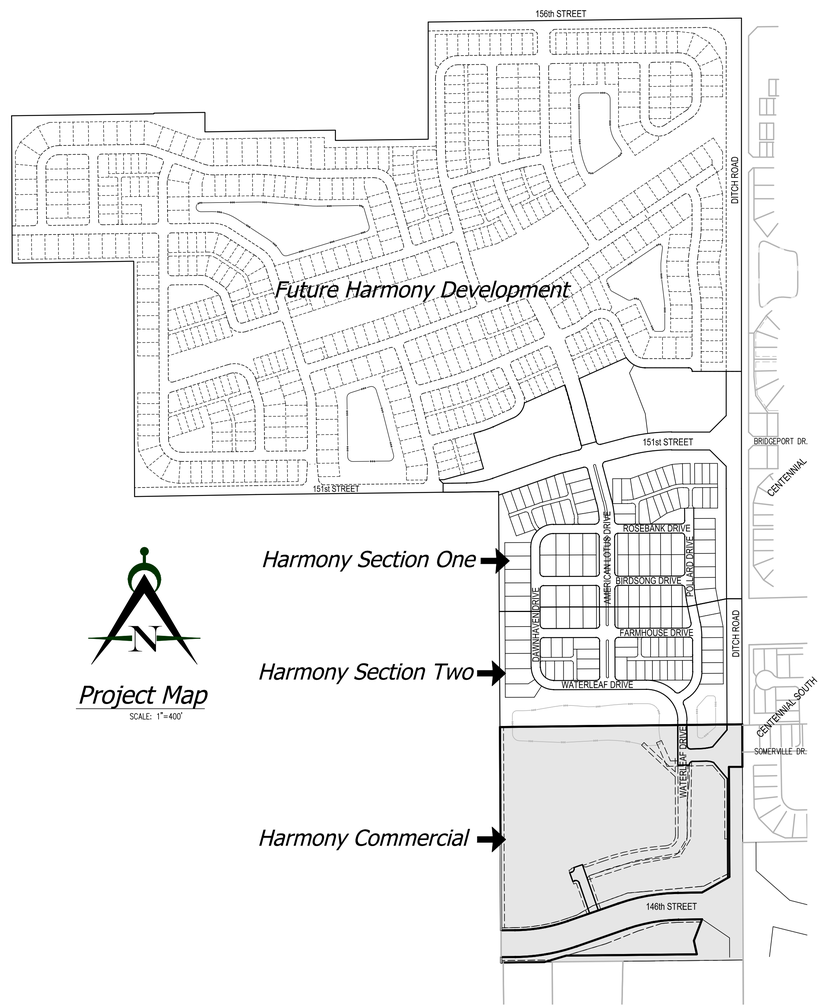
Legal Description
Harmony Commercial Primary Plat

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,352.44 feet to the southwest corner of said Quarter--Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter--Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the northerly and westerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 78.48 feet to a point on a tangent curve to the left having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 1,075.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.05 feet to the northeast corner of said Quarter--Quarter Section; thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter--Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter--Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter--Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less, subject to all restrictions, easements and rights of way of record.

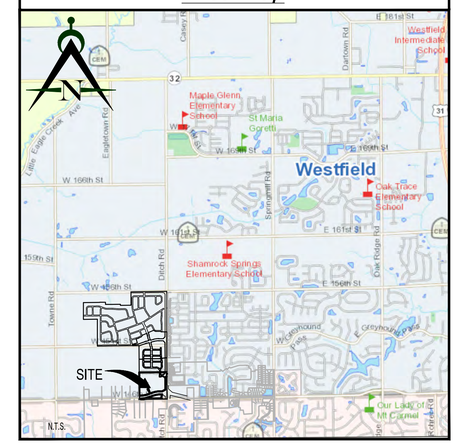
TOGETHER WITH:

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:
Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter--Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter--Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less, subject to all restrictions, easements and rights of way of record.



Project Map
SCALE: 1"=400'

Area Map



Developer:

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12965 Old Meridian Street
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Contact: Bryan Stumpf
Email: BryanStumpf@estridge.net

Engineer:

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Harmony Commercial
Westfield, Indiana

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 08/01/14	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14110

SHEET # P100

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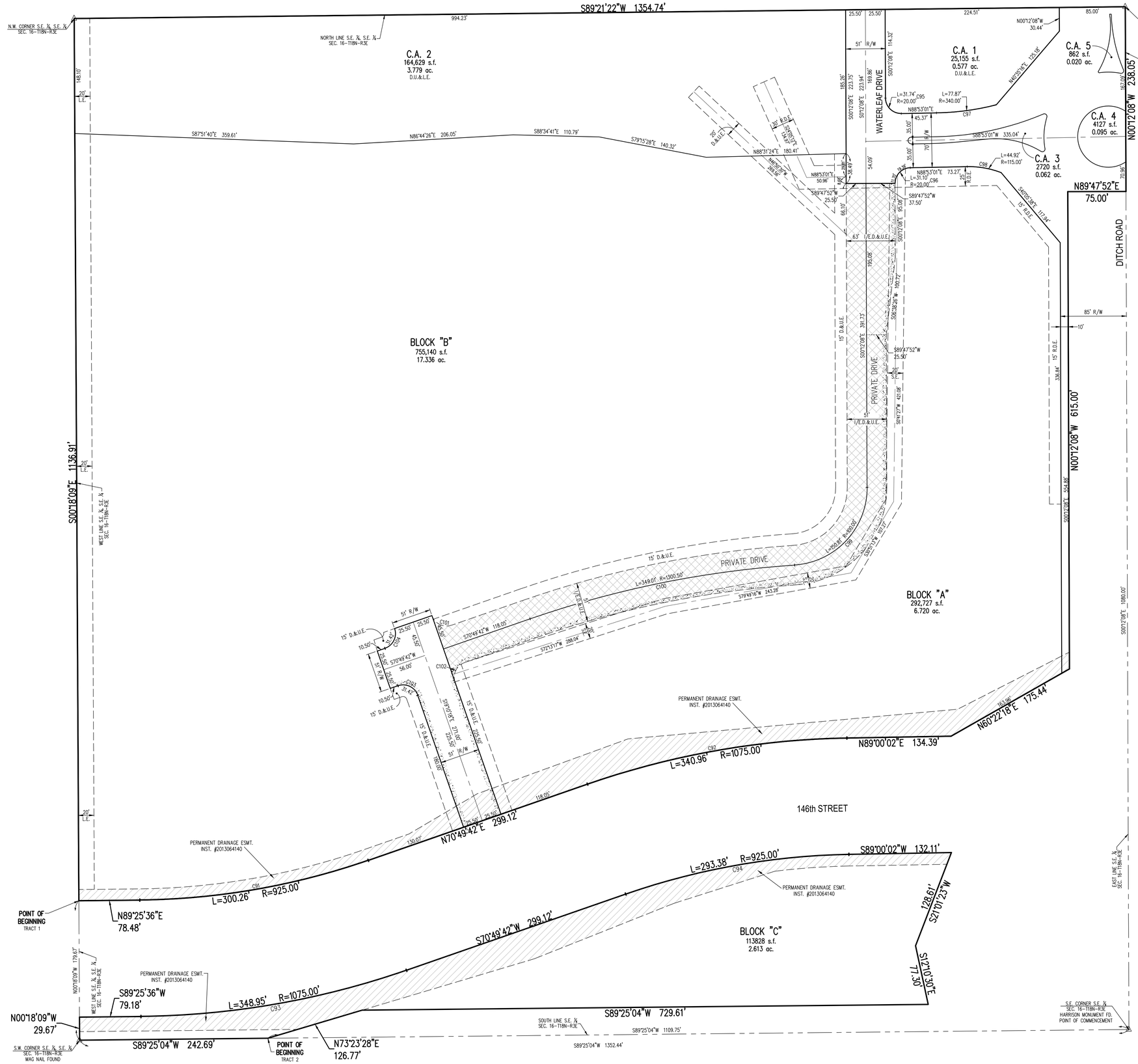
HARMONY COMMERCIAL PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14



Developer/Owner:
Estridge Development Management, LLC
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755 W. Carmel Drive, Suite 207
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317-660-4237

LEGEND

S.B.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
L.E. –LANDSCAPE EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
D.U.&I./E.E. –DRAINAGE, UTILITY & INGRESS/EGRESS EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

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Harmony Commercial
Westfield, Indiana
Primary Plat

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C91	300.26	925.00	18.60	N80° 07' 39"E	298.94
C92	340.96	1075.00	18.17	S79° 54' 52"W	339.53
C93	348.95	1075.00	18.60	N80° 07' 39"E	347.42
C94	293.38	925.00	18.17	S79° 54' 52"W	292.15
C95	31.74	20.00	90.91	S45° 39' 34"E	28.51
C96	31.10	20.00	89.09	S44° 20' 26"W	28.06
C97	77.87	340.00	13.12	N82° 19' 22"E	77.70
C98	44.92	115.00	22.38	N79° 55' 35"W	44.63
C99	150.81	100.00	86.41	N43° 00' 04"E	136.92
C100	349.01	1300.50	15.38	S78° 30' 59"W	347.96
C101	31.42	20.00	90.00	S64° 10' 18"E	28.28
C102	31.42	20.00	90.00	S25° 49' 42"W	28.28
C103	31.42	20.00	90.00	N64° 10' 18"W	28.28
C104	31.42	20.00	90.00	N25° 49' 42"E	28.28

UTILITY STATEMENTS:

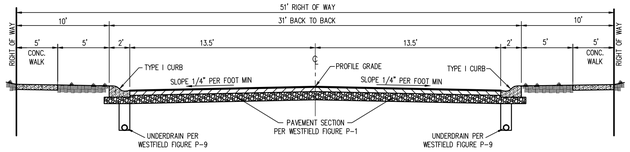
POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH AND EIGHT-INCH WATER MAIN RUNS ALONG THE EAST SIDE OF DITCH ROAD. CONNECTIONS TO THESE EXISTING MAINS WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL IN AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A TWELVE-INCH SANITARY SEWER MAIN HAS BEEN INSTALLED AT THE SOUTHERN BOUNDARY OF SECTION 1 AND 2 OF THE HARMONY PROJECT AREA. THE MAIN WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

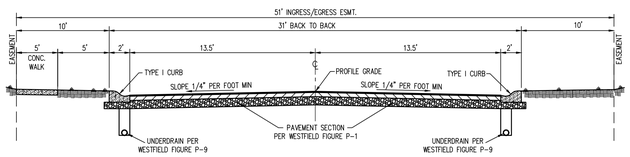
HAMILTON COUNTY REGULATED DRAINS
THE HINSHAW AND HENELY REGULATED DRAIN CROSS THE PROPOSED PROJECT AREA. COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCTED THIS DRAIN WILL BE REQUIRED TO BE APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

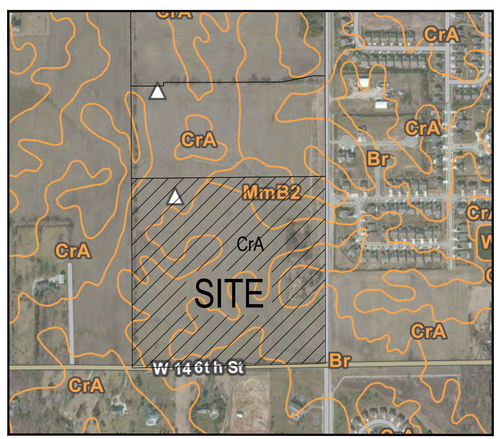
NOTE:
ALL STREETS THAT ARE INDICATED AS "ALLEYS" SHALL BE MAINTAINED AS A PRIVATE DRIVE AND THE UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES HEREBY WAIVE AL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



TYPICAL STREET SECTION – LOCAL STREET
NTS



PRIVATE STREET SECTION
NTS



SOILS MAP

SOIL DESCRIPTIONS:

Bs BROOKSTON SILTY CLAY LOAM

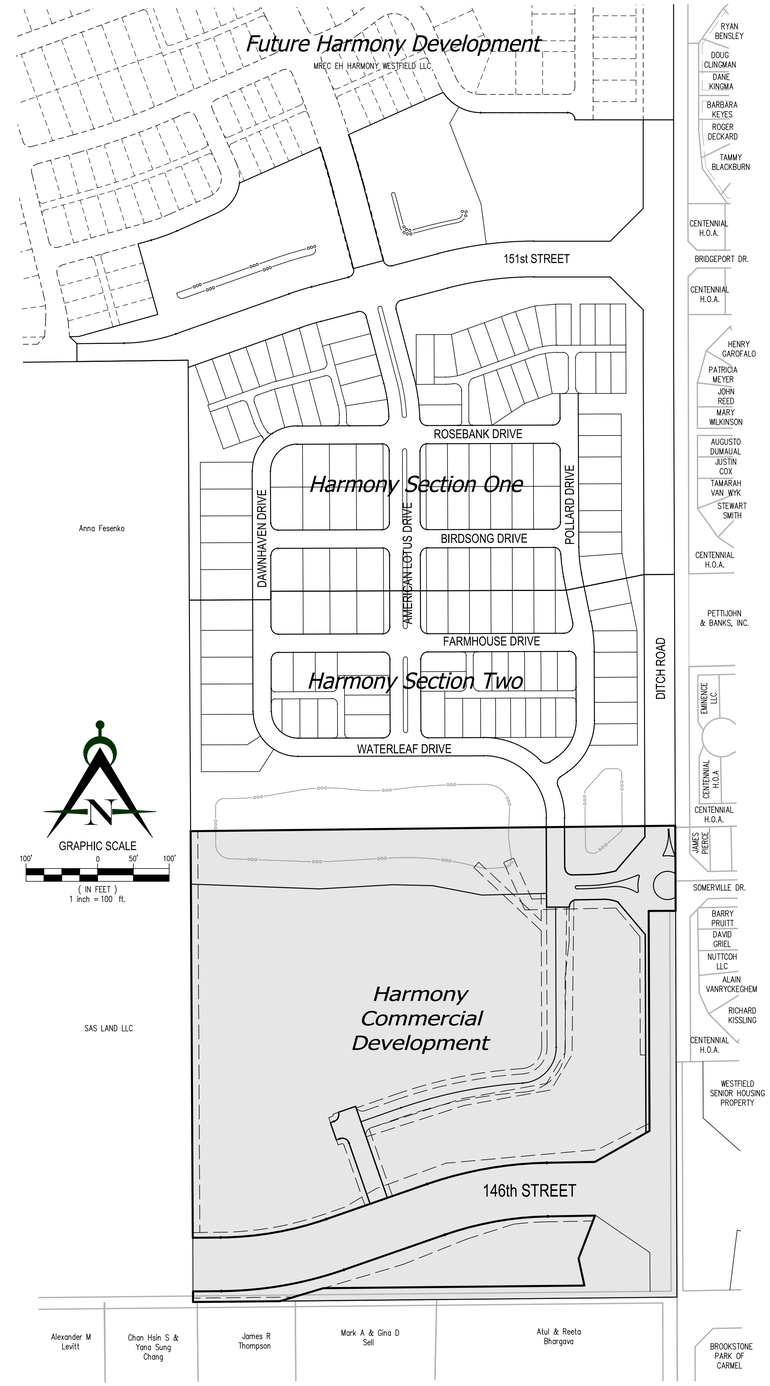
SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW. WHERE SLOPES ARE OVER 2 PERCENT, EROSION IS A HAZARD. WETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM; ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.



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