HARMONY
SECTION THREE
PRIMARY PLAT

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

Indiana 811
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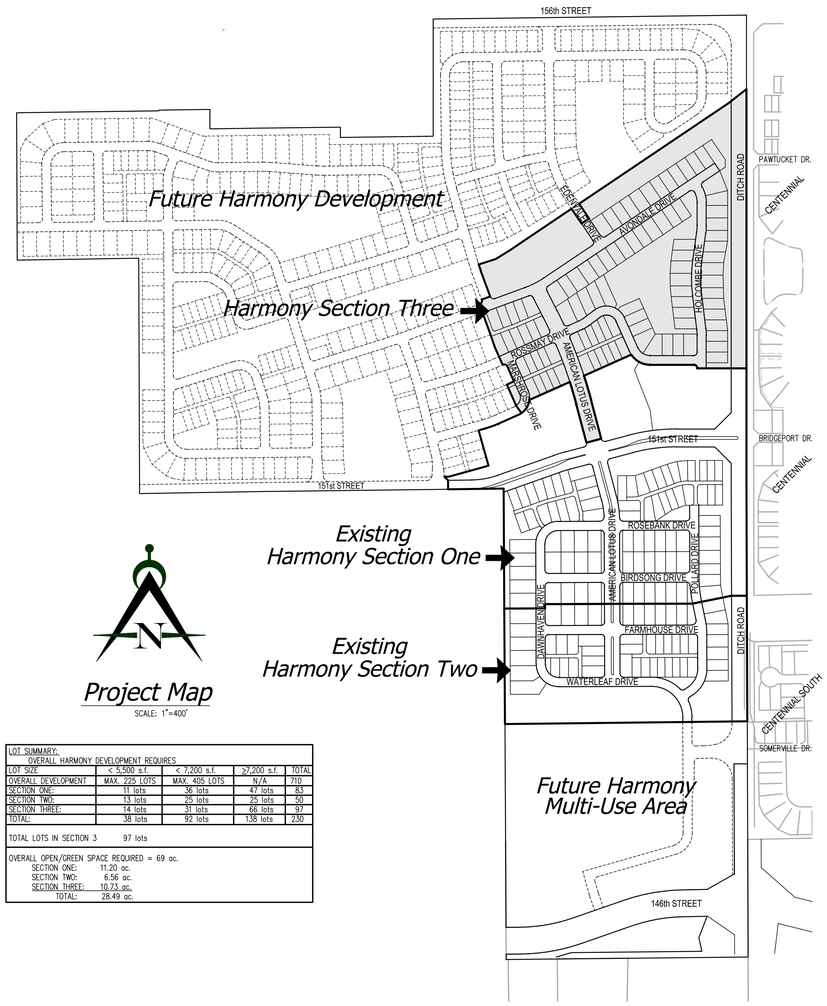
Legal Description
Harmony Primary Plat – Section 3

A part of the Northeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter section, thence North 00 degrees 00 minutes 00 seconds West on and along the East line of said Quarter Section, also being on and along the East boundary line of Harmony Section One, a residential subdivision recorded as Instrument Number 2014047702 in the office of the Recorder of Hamilton County, Indiana, a distance of 655.29 feet to the Point of Beginning, also being the northeast corner of said Harmony Section One, the next twelve (12) courses being on and along the North Boundary of Said Harmony Section One; (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 276.00 feet to a point on a non-tangent curve concave to the southwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; (2) thence northwesterly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 45 degrees 00 minutes 00 seconds West and a length of 28.28 feet); (3) thence North 90 degrees 00 minutes 00 seconds West a distance of 243.31 feet to a point on a tangent curve concave to the northeast having a central angle of 56 degrees 40 minutes 38 seconds and a radius of 125.50 feet; (4) thence northwesterly on and along said curve an arc distance of 124.15 feet (said arc being subtended by a chord having a bearing of North 61 degrees 39 minutes 41 seconds West and a length of 119.14 feet); (5) thence South 65 degrees 59 minutes 41 seconds West a distance of 289.43 feet to a point on a non-tangent curve concave to the southwest having a central angle of 03 degrees 15 minutes 59 seconds and a radius of 2543.00 feet; (6) thence southeasterly on and along said curve an arc distance of 144.98 feet (said arc being subtended by a chord having a bearing of South 16 degrees 22 minutes 45 seconds East and a length of 144.96 feet); (7) thence South 14 degrees 44 minutes 46 seconds East a distance of 220.68 feet; (8) thence South 75 degrees 15 minutes 14 seconds West a distance of 86.00 feet; (9) thence North 14 degrees 44 minutes 46 seconds West a distance of 220.68 feet to a point on a tangent curve concave to the southwest having a central angle of 03 degrees 03 minutes 21 seconds and a radius of 2457.00 feet; (10) thence northwesterly on and along said curve an arc distance of 131.04 feet; (said arc being subtended by a chord having a bearing of North 16 degrees 16 minutes 26 seconds West and a length of 131.03 feet); (11) thence South 65 degrees 59 minutes 41 seconds West a distance of 247.55 feet to a point on a non-tangent curve concave to the northwest having a central angle of 47 degrees 33 minutes 28 seconds and a radius of 105.50 feet; (12) thence southwesterly on and along said curve an arc distance of 87.57 feet (said arc being subtended by a chord having a bearing of South 30 degrees 52 minutes 38 seconds West and a length of 85.08 feet); thence North 35 degrees 20 minutes 38 seconds West a distance of 51.00 feet; thence North 24 degrees 00 minutes 19 seconds West a distance of 128.94 feet; thence North 65 degrees 59 minutes 41 seconds East 33.78 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; thence northeasterly on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of North 20 degrees 59 minutes 41 seconds East and a length of 14.14 feet); thence North 24 degrees 00 minutes 19 seconds West a distance of 80.00 feet to a point on a tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; thence westerly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 69 degrees 00 minutes 19 seconds West and a length of 28.28 feet); thence North 23 degrees 57 minutes 04 seconds West a distance of 51.00 feet; thence North 24 degrees 00 minutes 19 seconds West a distance of 55.17 feet; thence North 18 degrees 55 minutes 28 seconds West a distance of 56.31 feet; thence North 20 degrees 06 minutes 30 seconds West a distance of 130.00 feet to a point on a tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; thence on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of North 65 degrees 06 minutes 30 seconds West and a length of 14.14 feet); thence North 20 degrees 06 minutes 30 seconds West a distance of 51.00 feet; thence North 69 degrees 53 minutes 30 seconds East a distance of 10.32 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; thence northeasterly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 24 degrees 53 minutes 30 seconds East and a length of 28.28 feet); thence North 69 degrees 53 minutes 30 seconds East a distance of 51.00 feet; thence North 20 degrees 06 minutes 30 seconds West a distance of 151.83 feet to a point on a tangent curve concave to the East having a central angle of 2 degrees 49 minutes 57 seconds and a radius of 774.50 feet; thence northerly on and along said curve an arc distance of 38.31 feet (said arc being subtended by a chord having a bearing of North 18 degrees 41 minutes 30 seconds West and a length of 38.30 feet); thence North 72 degrees 19 minutes 20 seconds East a distance of 102.85 feet; thence North 58 degrees 42 minutes 37 seconds East a distance of 81.38 feet; North 56 degrees 03 minutes 19 seconds East a distance of 324.79 feet; thence South 33 degrees 53 minutes 10 seconds East a distance of 99.61 feet; thence North 56 degrees 06 minutes 50 seconds East a distance of 51.00 feet; thence North 33 degrees 53 minutes 10 seconds East a distance of 99.67 feet; thence North 56 degrees 03 minutes 19 seconds East a distance of 1006.02 feet; thence North 52 degrees 05 minutes 15 seconds East a distance of 127.65 feet to a point on the East line of said quarter section; thence South 00 degrees 00 minutes 00 seconds East on and along said east line a distance of 1560.90 feet to the Point of Beginning. Containing 36.84 acres more, or less.



Project Map

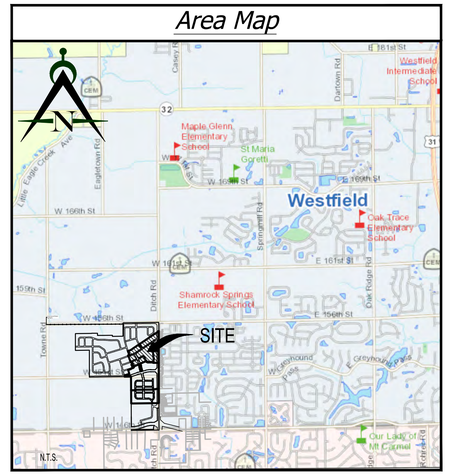
SCALE: 1"=400'

LOT SUMMARY: OVERALL HARMONY DEVELOPMENT REQUIRES				
LOT SIZE	< 5,500 s.f.	< 7,200 s.f.	≥7,200 s.f.	TOTAL
OVERALL DEVELOPMENT	MAX. 225 LOTS	MAX. 405 LOTS	N/A	710
SECTION ONE:	11 lots	36 lots	47 lots	83
SECTION TWO:	1.3 lots	25 lots	25 lots	50
SECTION THREE:	14 lots	31 lots	66 lots	97
TOTAL:	38 lots	92 lots	138 lots	230

TOTAL LOTS IN SECTION 3 — 97 lots

OVERALL OPEN/GREEN SPACE REQUIRED = 69 ac.
SECTION ONE: 11.20 ac.
SECTION TWO: 6.56 ac.
SECTION THREE: 10.73 ac.
TOTAL: 28.49 ac.

Area Map



Developer:

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12965 Old Meridian Street
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317-669-6209
Contact: Bryan Stumpf
Email: BryanStumpf@estridge.net

Engineer:

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REVISIONS:

PREPARED FOR:
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Carmel, IN 46032
317-669-6209

Harmony Section Three
Single Family Subdivision
Westfield, Indiana

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE:	DRAWN BY:
01/05/15	kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P100

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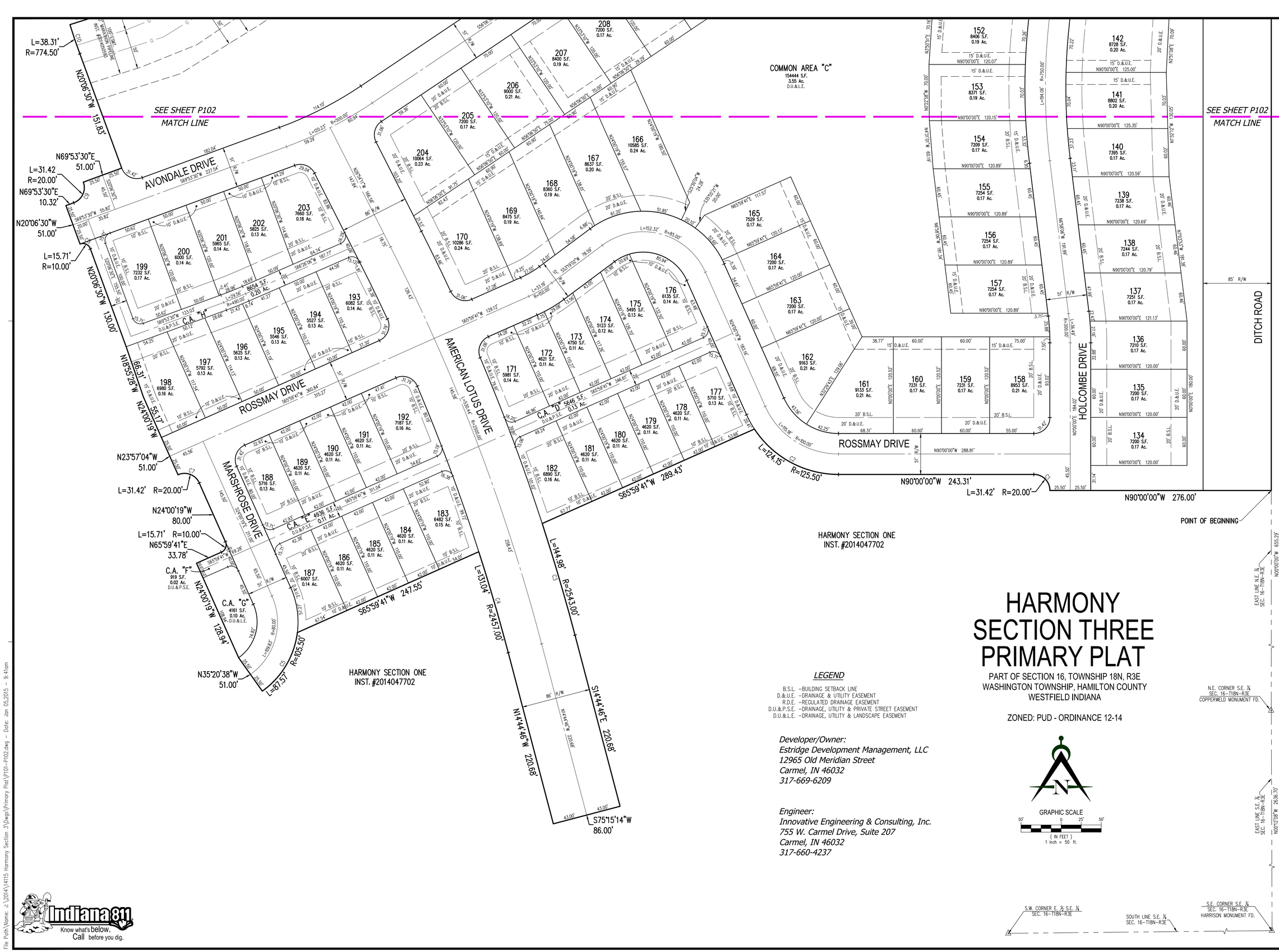
HARMONY SECTION THREE PRIMARY PLAT

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

ZONED: PUD - ORDINANCE 12-14



LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
D.U.&P.S.E. –DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT

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

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Primary Plat

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ISSUED:	CHECKED BY:

JOB NUMBER: 14115

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

ZONED: PUD - ORDINANCE 12-14

LEGEND

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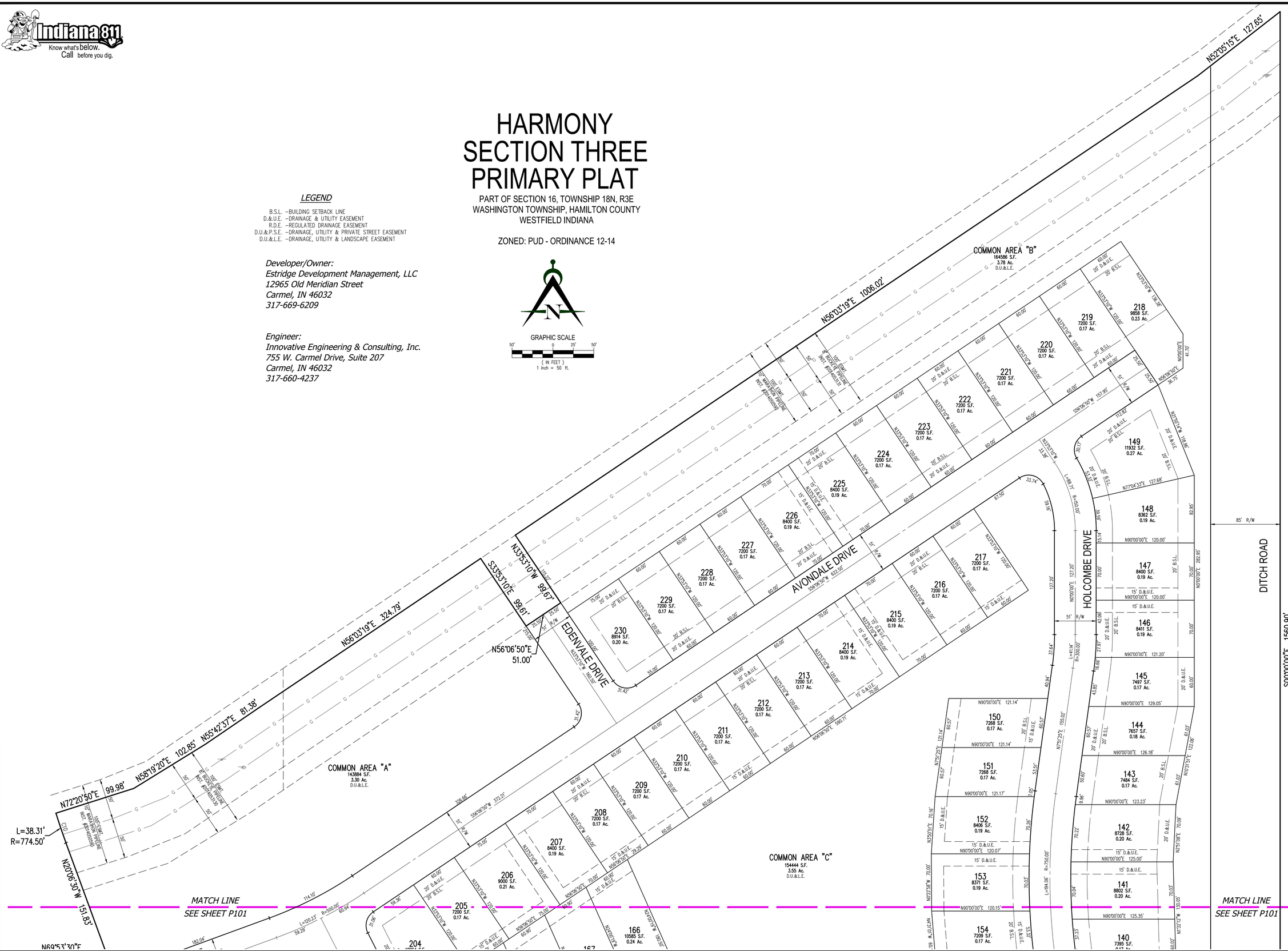

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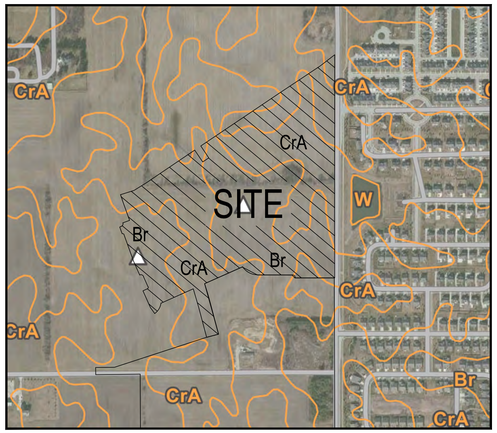


SOILS MAP

SOIL DESCRIPTIONS:

Br 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.

SECTION THREE - CURVE DATA

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	31.42'	20.00'	90° 00' 00"	N45° 00' 00"W	28.28'	20.00'
C2	124.15'	125.50'	56° 40' 38"	N61° 39' 41"W	119.14'	67.68'
C3	144.98'	2543.00'	3° 15' 59"	S16° 22' 45"E	144.96'	72.51'
C4	131.04'	2457.00'	3° 03' 21"	N16° 16' 26"W	131.03'	65.54'
C5	87.57'	105.50'	47° 33' 28"	S30° 52' 38"W	85.08'	46.48'
C6	15.71'	10.00'	90° 00' 00"	N20° 59' 41"E	14.14'	10.00'
C7	31.42'	20.00'	90° 00' 00"	N69° 00' 19"W	28.28'	20.00'
C8	15.71'	10.00'	90° 00' 00"	N65° 06' 30"W	14.14'	10.00'
C9	31.42'	20.00'	90° 00' 00"	N24° 53' 30"E	28.28'	20.00'
C10	38.31'	774.50'	2° 50' 02"	N18° 41' 30"W	38.30'	19.16'

UTILITY STATEMENTS:

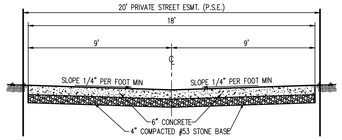
POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL IN AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A LIFT STATION IS PROPOSED NEAR THE INTERSECTION OF AVONDALE DRIVE AND EDENVALE DRIVE PUMPING THRU AN 8" FORCE MAIN TO THE EXISTING TOWNE ROAD LIFT STATION. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

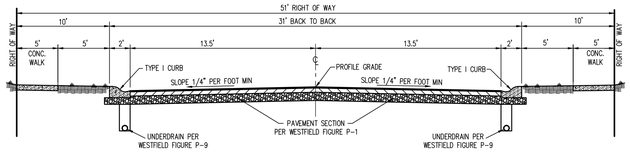
HAMILTON COUNTY REGULATED DRAINS
THE HINSHAW AND HENELY REGULATED DRAIN CROSS THE PROPOSED PROJECT AREA. COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCTED THIS DRAIN WILL BE REQUIRED TO BE APPROVED BY THE HAMILTON COUNTY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

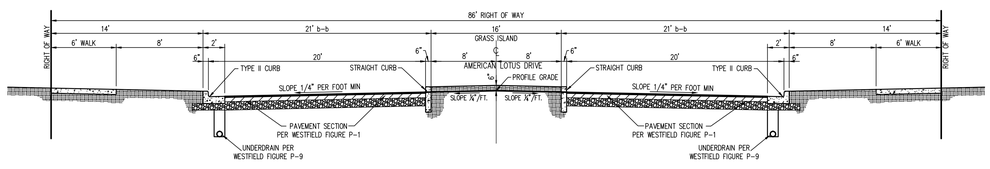
NOTE:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



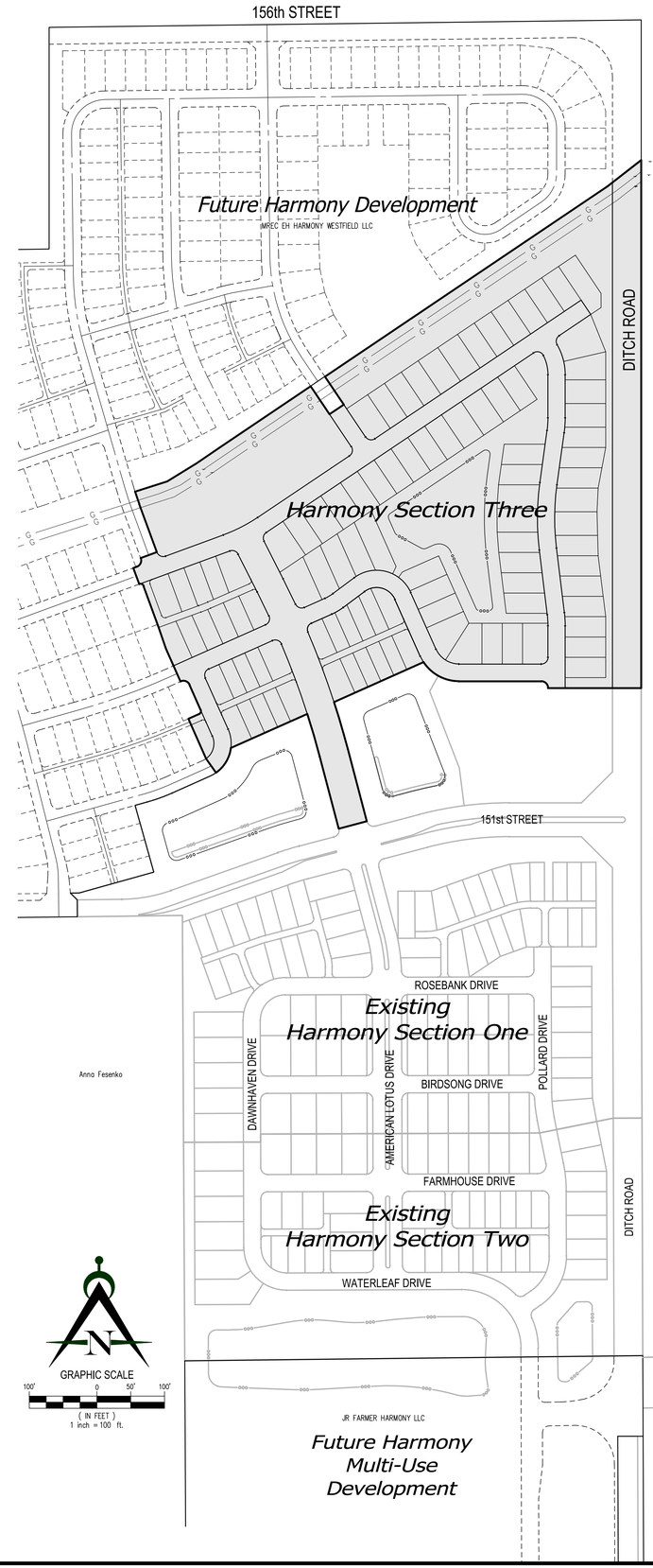
TYPICAL ALLEY SECTION
NTS



TYPICAL STREET SECTION – LOCAL STREET
NTS



TYPICAL DIVIDED STREET SECTION – LOCAL STREET
NTS



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