

# HARMONY MIXED USE DISTRICT 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
  - D.S.&L.E. - DRAINAGE, SEWER & LANDSCAPE EASEMENT

**Developer/Owner:**  
Estridge Development Management, LLC  
12965 Old Meridian Street  
Carmel, IN 46032  
317-669-6209

**Engineer:**  
Innovative Engineering & Consulting, Inc.  
3961 Perry Boulevard  
Whitestown, IN 46075  
317-769-2916



REVISIONS:

1.	03/22/16	kwk	Revised per IAC & W90 comments from IAC mtg. held on 4-10-16
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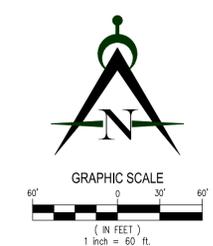
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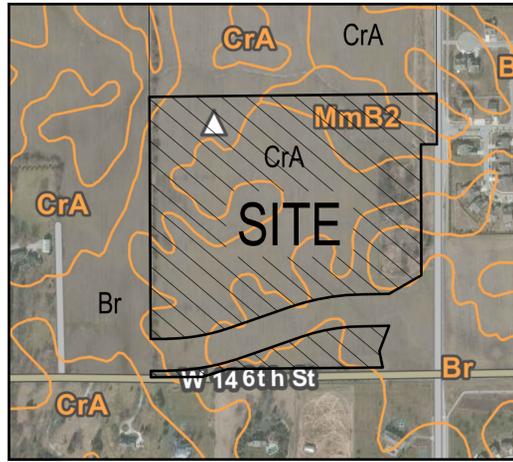
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APPROVAL

DATE: 03/25/16  
DRAWN BY: kwk  
ISSUED: CHECKED BY:  
JOB NUMBER: 15120  
SHEET # P101





SOILS MAP

SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

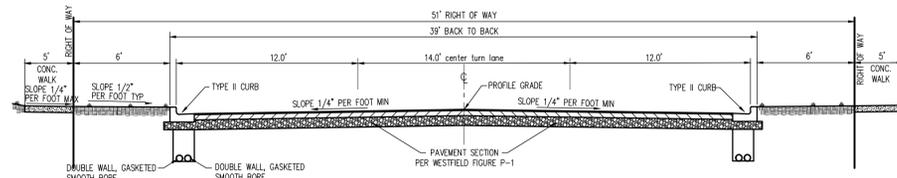
SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WEETNESS IS THE MAIN LIMITATION THAT AFFECTS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

CrA CROSBY SILTY LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOUS 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. WEETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

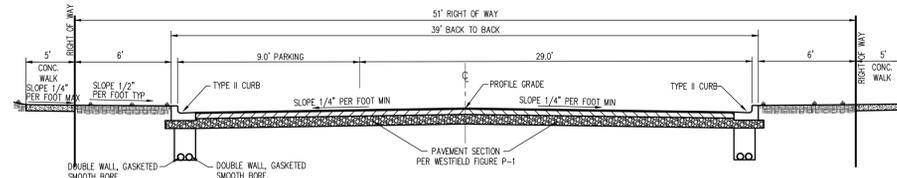
MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

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.



- NOTES:
1. The curb and gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
  2. For curb and gutter detail, see Figure P-8.
  3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.
  4. Front setbacks and lot areas may be reduced when using this section.

TYPICAL STREET SECTION w/CENTER TURN LANE



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TYPICAL STREET SECTION w/PARKING ONE SIDE

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	165.92'	109.50'	86° 49' 03"	N43° 12' 23"E	150.50'	103.58'
C2	204.56'	135.00'	86° 49' 03"	N43° 12' 23"E	185.54'	127.70'
C3	243.20'	160.50'	86° 49' 03"	N43° 12' 23"E	220.59'	151.82'
C4	220.53'	1154.50'	10° 56' 40"	S81° 08' 35"W	220.19'	110.60'
C5	323.05'	1180.00'	15° 41' 10"	S78° 46' 20"W	322.05'	162.54'
C6	330.03'	1205.50'	15° 41' 10"	S78° 46' 20"W	329.00'	166.06'
C7	232.75'	719.50'	18° 32' 04"	N80° 09' 34"E	231.74'	117.40'
C8	240.52'	745.00'	18° 29' 52"	N80° 10' 40"E	239.48'	121.32'
C9	249.23'	770.50'	18° 31' 59"	N80° 09' 36"E	248.14'	125.71'
C12	31.10'	20.00'	89° 05' 09"	S44° 20' 26"W	28.06'	19.68'
C13	31.74'	20.00'	90° 54' 51"	S45° 39' 34"E	28.51'	20.32'
C14	69.59'	340.00'	11° 43' 38"	N83° 01' 12"E	69.47'	34.92'
C15	8.58'	115.00'	4° 16' 24"	N75° 01' 11"E	8.57'	4.29'
C16	44.92'	115.00'	22° 22' 47"	N79° 55' 35"W	44.63'	22.75'
C17	340.96'	1075.00'	18° 10' 21"	S79° 54' 52"W	339.53'	171.92'
C18	300.26'	925.00'	18° 35' 55"	N80° 07' 39"E	298.94'	151.46'
C19	293.38'	925.00'	18° 10' 21"	S79° 54' 52"W	292.15'	147.93'
C20	348.95'	1075.00'	18° 35' 55"	N80° 07' 39"E	347.42'	176.02'

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 BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE

SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A NEW INTERCEPTOR SEWER IS PROPOSED TO BE BUILT BY CITIZENS ENERGY GROUP ALONG 156th STREET TO SERVE THE AREA NORTH OF THE PIPELINE EASEMENTS. THE AREA SOUTH OF THE PIPELINE EASEMENTS WILL BE SERVED BY AN EXISTING INTERCEPTOR SEWER RUNNING ALONG 151st STREET. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

HAMILTON COUNTY REGULATED DRAINS

COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCT THE REGULATED DRAINS HAVE BEEN 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 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.



REVISIONS:  
1. 03/25/16, kwk, Revises per JAC & WPH comments from IAC, mfg. mod. on 4-10-16

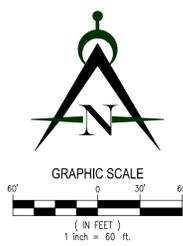
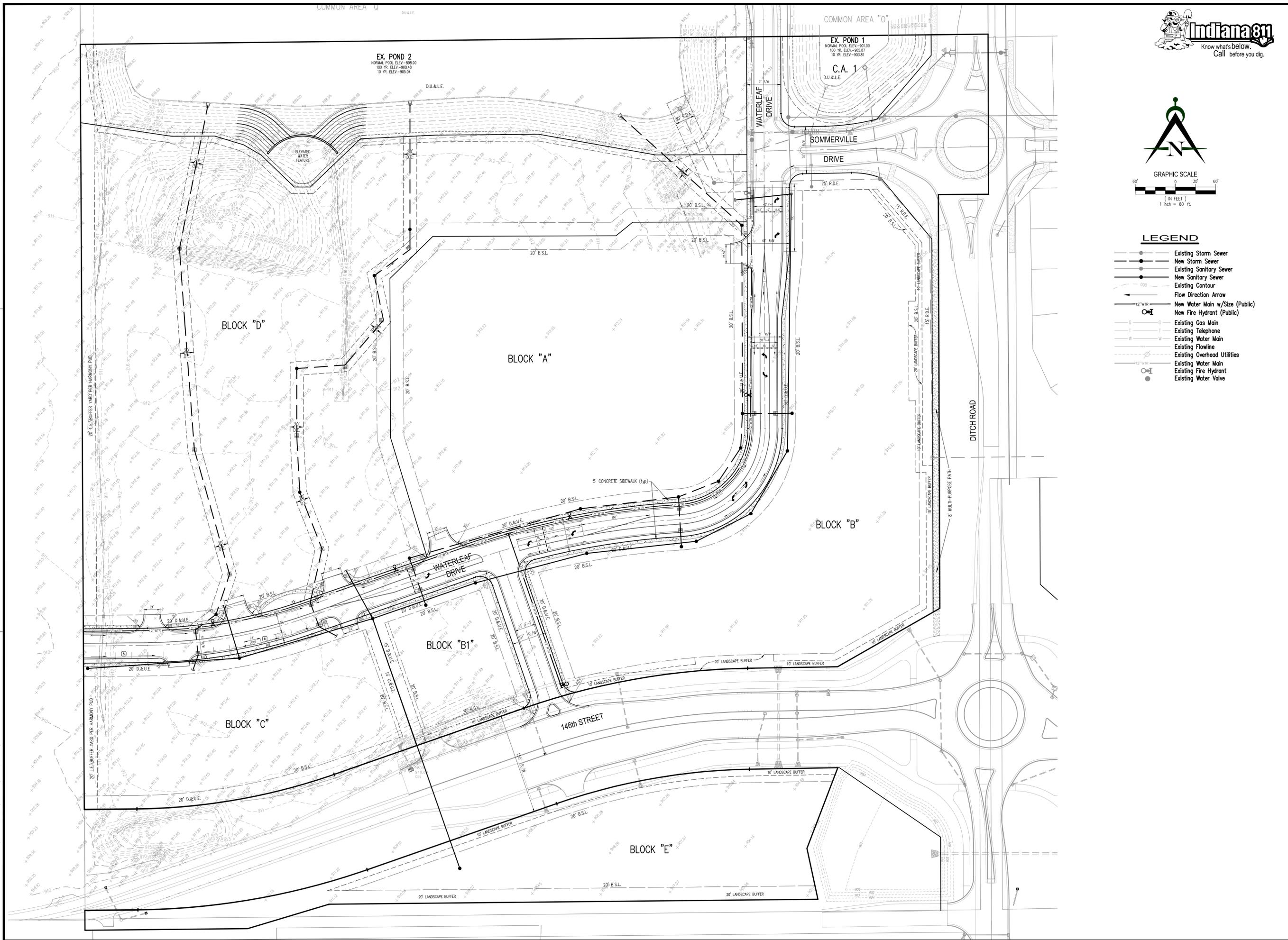


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kwk  
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JOB NUMBER:  
15120  
SHEET #  
P102





- LEGEND**
- Existing Storm Sewer
  - New Storm Sewer
  - Existing Sanitary Sewer
  - New Sanitary Sewer
  - Existing Contour
  - Flow Direction Arrow
  - New Water Main w/Size (Public)
  - New Fire Hydrant (Public)
  - Existing Gas Main
  - Existing Telephone
  - Existing Water Main
  - Existing Flowline
  - Existing Overhead Utilities
  - Existing Water Main
  - Existing Fire Hydrant
  - Existing Water Valve

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 Fax: 317-759-3800

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PREPARED FOR:

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 Estridge Development Management, LLC  
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Harmony  
 Mixed Use District  
 Westfield, Indiana  
 Overall Development Plan

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DATE:	03/25/16	DRAWN BY:	kwk
ISSUED:		CHECKED BY:	
JOB NUMBER:	15120		
SHEET #	P201		