J.C. HART - HARMONY
APARTMENT COMMUNITY
DETAILED DEVELOPMENT PLAN

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

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

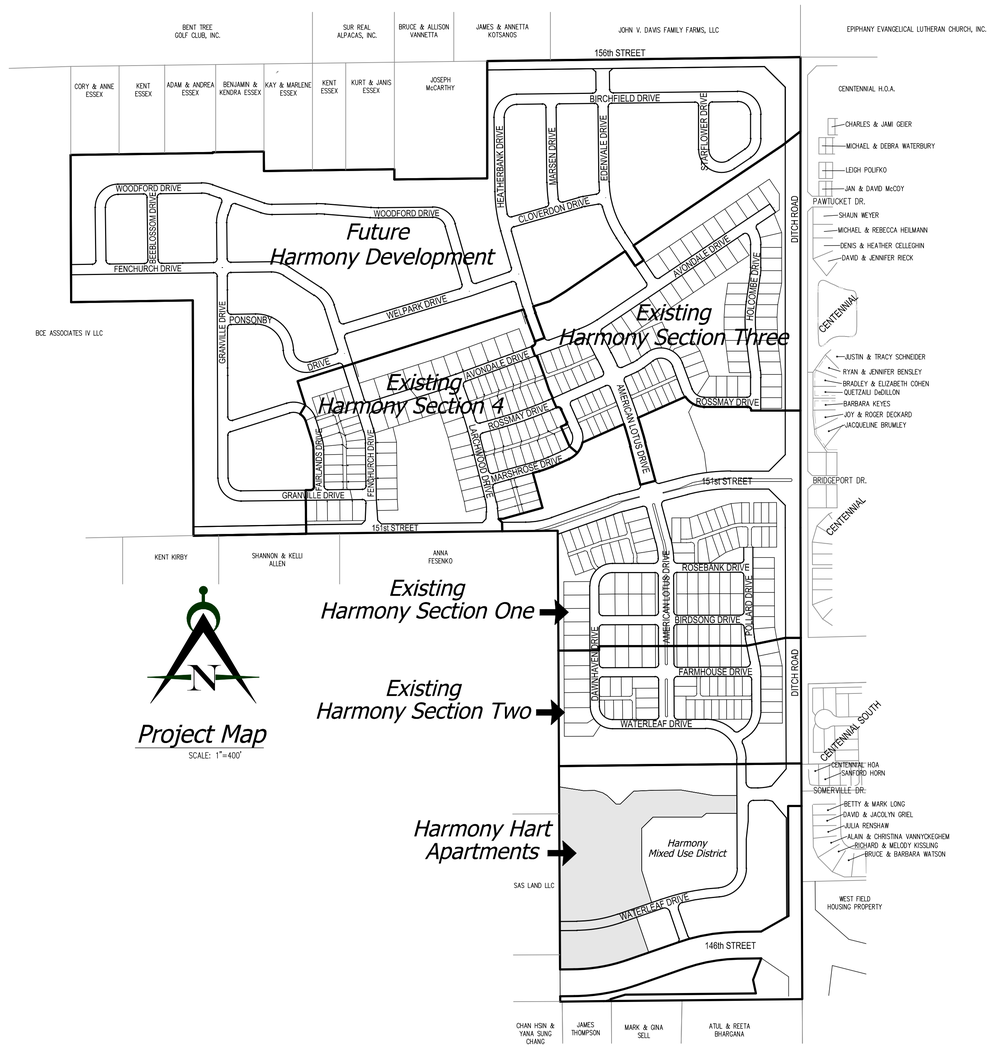
Sheet Index

Sheet No.	Description
D100	Title Sheet
D101	Detailed Site Plan
D102	Detailed Development Plan
L-1,L-2,L-3	Landscape Plan

Legal Description
J.C. HART – HARMONY APARTMENT COMMUNITY

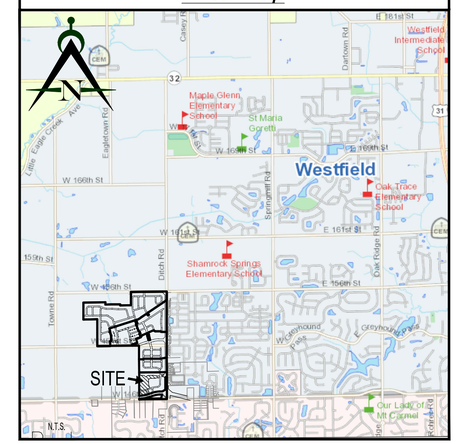
A PART OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 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 THREE (3) 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 130.07FEET; THENCE NORTH 19 DEGREES 10 MINUTES 18 SECONDS WEST A DISTANCE OF 258.85 FEET; THENCE NORTH 70 DEGREES 55 MINUTES 45 SECONDS EAST A DISTANCE OF 106.74 FEET; THENCE NORTH 17 DEGREES 05 MINUTES 05 SECONDS WEST A DISTANCE OF 186.48 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 08 SECONDS WEST A DISTANCE OF 236.59 FEET; THENCE NORTH 45 DEGREES 40 MINUTES 36 SECONDS EAST A DISTANCE OF 89.52 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST A DISTANCE OF 273.21 FEET; THENCE NORTH 51 DEGREES 08 MINUTES 17 SECONDS EAST A DISTANCE OF 32.02 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST A DISTANCE OF 170.87 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 08 SECONDS WEST A DISTANCE OF 75.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 37 SECONDS WEST A DISTANCE OF 127.28 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 25 SECONDS WEST A DISTANCE OF 42.55 FEET; THENCE NORTH 80 DEGREES 00 MINUTES 41 SECONDS WEST A DISTANCE OF 137.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 12 SECONDS WEST A DISTANCE OF 184.76 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 106.88 FEET; THENCE SOUTH 46 DEGREES 17 MINUTES 48 SECONDS WEST A DISTANCE OF 103.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 24.12 FEET; THENCE NORTH 46 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 68.06 FEET; THENCE NORTH 59 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 30.47 FEET; THENCE NORTH 73 DEGREES 10 MINUTES 40 SECONDS WEST A DISTANCE OF 45.36 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 15 SECONDS WEST A DISTANCE OF 94.21 FEET; THENCE NORTH 86 DEGREES 28MINUTES 15 SECONDS WEST A DISTANCE OF 106.51 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 18 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER QUARTER A DISTANCE OF 1,018.74 FEET TO THE POINT OF BEGINNING, CONTAINING 11.881 ACRES OF LAND, MORE OR LESS.



Project Map
SCALE: 1"=400'

Area Map



Developer:

J.C. HART COMPANY, INC.
805 City Center Drive, Suite 120
Carmel, IN 46032
317-573-4800
Contact: Todd May
Email: Todd@homeisjchart.com

Engineer:

Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3890
Contact: Jerry Kittle
Email: jkittle@innovativeeci.com

LANDSCAPE NOTES:

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

CALCULATED ERU:

TOTAL IMPERVIOUS AREA: 289,552 S.F./3500 = 83 ERU

Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax. 317-769-3890

REVISIONS:
1. 05/20/16 kwk Revise per TAC comments dated 5-21-16
2. 06/28/16 kwk Revise property line between CA 2 and Apartments to maintain 20' setbacks

PREPARED FOR:
J.C. Hart Company, Inc.
805 City Center Drive, Suite #120
Carmel Indiana 46032
317-573-4800

J.C. Hart - Harmony Apartment Community
Westfield, Indiana
Title Sheet

PRELIMINARY PENDING AGENCY APPROVAL

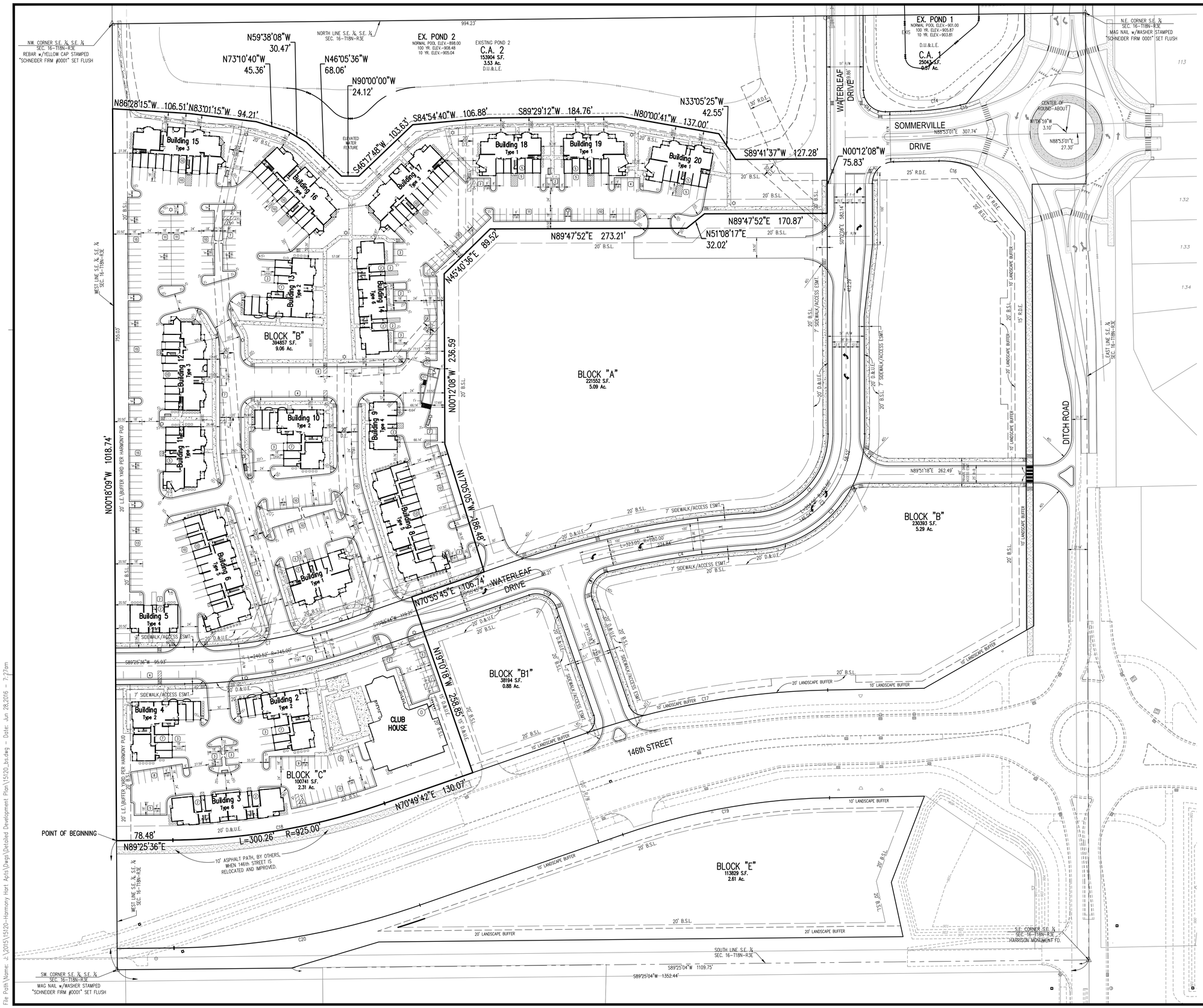
DATE:

DATE: 06/03/16	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15120

SHEET # D100

File Path\Name: J:\2015\15120-Harmony Hart Apts\Dwgs\Detailed Development Plan\D100.dwg – Date: Jun 28,2016 – 7:25am



GRAPHIC SCALE

60' 0 30' 60'

(IN FEET)
1 inch = 60 ft.

LEGEND

- ⓪ Bicycle Racks (10 Bikes)
- ② Garage Parking Spaces
- ⑤ 9'x18' Surface Parking Spaces
- △2 9'x18 Surface' Handicap Parking
- ☼ New Light Pole Base
- B.S.L. Building Setback Line
- R.D.E. Regulated Drainage Easement
- D.&U.E. Drainage & Utility Easement

DEVELOPMENT SUMMARY

OVERALL BEDROOM MIX:
1 BEDROOM = 103
2 BEDROOM = 119
3 BEDROOM = 35

BUILDING TYPE	#UNITS	#GARAGES
TYPE 1	11	5
TYPE 2	13	7
TYPE 3	17	10
TYPE 4	7	2
TYPE 5	20	13
TYPE 6	14	4

TOTAL UNITS = 257
TOTAL ACREAGE = 11.38ac. (BLOCKS C & D)
TOTAL DENSITY = 22.58 units/acre

PARKING:
SURFACE PARKING = 377
GARAGE PARKING = 131
TOTAL PARKING = 508 SPACES
PARKING RATIO = 1.98:1

NOTE:
TANDEM PARKING SPACES IN FRONT OF GARAGES ARE DEDICATED FOR USE BY TENANT OF THE ADJACENT CORRESPONDING GARAGE PARKING SPACE.

Victor Stanley
Model BK-6
Prairie Sites Series tm Bike Rack
Color: Black

NOTE:
For character review only.

TYPICAL BIKE RACK DETAIL

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3060

REVISIONS:
1. 05/20/16 Ink Revise per TAC comments dated 5-21-16
2. 06/28/16 Ink Revise property line between CA 2 and Apartments to maintain 20' setbacks

PREPARED FOR:
J.C. Hart Company, Inc.
805 City Center Drive, Suite #120
Carmel Indiana 46032
317-573-4800

J.C. Hart - Harmony Apartment Community

Westfield, Indiana

Detailed Site Plan

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 06/03/16	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15120

SHEET # D101

File Path\Name: J:\2015\15120-Harmony Hart Apts\Dwgs\Detailed Development Plan\15120_bs.dwg – Date: Jun 28,2016 – 7:27am

EX. POND 2
NORMAL POOL ELEV.=898.00
100 YR. ELEV.=908.48
10 YR. ELEV.=905.04

C.A. 2
153904 S.F.
3.53 Ac.

EX. POND 1
NORMAL POOL ELEV.=901.00
100 YR. ELEV.=905.87
10 YR. ELEV.=903.81

C.A. 1
25043 S.F.
0.57 Ac.

ELEVATED WATER FEATURE

Building 15 Type 3
Building 16 Type 3
Building 17 Type 3
Building 18 Type 1
Building 19 Type 1
Building 20 Type 1
Building 14 Type 3
Building 13 Type 2
Building 12 Type 3
Building 11 Type 1
Building 10 Type 2
Building 9 Type 4
Building 8 Type 5
Building 7 Type 1
Building 6 Type 5
Building 5 Type 4
Building 4 Type 2
Building 2 Type 2
Building 3 Type 6

BLOCK "B"
394857 S.F.
9.06 Ac.

BLOCK "A"
221502 S.F.
5.09 Ac.

BLOCK "B"
230383 S.F.
5.29 Ac.

BLOCK "B1"
38194 S.F.
0.88 Ac.

BLOCK "C"
100741 S.F.
2.31 Ac.

BLOCK "E"
113829 S.F.
2.61 Ac.

CLUB HOUSE

WATERLEAF DRIVE

SOMMERVILLE DRIVE

DITCH ROAD

146th STREET

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

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Existing Elevation
- Flow Arrow
- Swale (E)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax. 317-769-3860

REVISIONS:
1. 06/03/16 kwk Revise per TAC comments dated 5-21-16
2. 06/28/16 kwk Revise property line between CA 2 and Apartments to maintain 20' setbacks

PREPARED FOR:
J.C. Hart Company, Inc.
805 City Center Drive, Suite #120
Carmel Indiana 46032
317-573-4800

J.C. Hart - Harmony Apartment Community

Westfield, Indiana

Detailed Development Plan

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 06/03/16	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15120

SHEET # D102

File Path\Name: J:\2015\15120-Harmony Hart Apts\Dwgs\Detailed Development Plan\15120_bs.dwg - Date: Jun 28,2016 - 7:27am