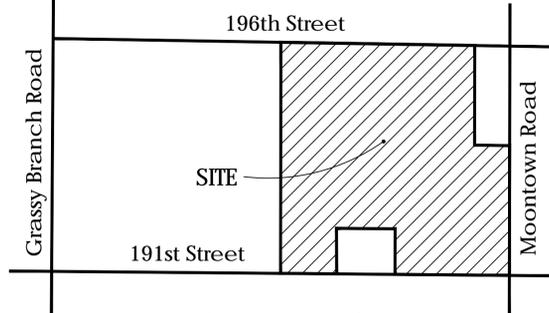


# SCOFIELD FARMS

## Overall Development Plan:

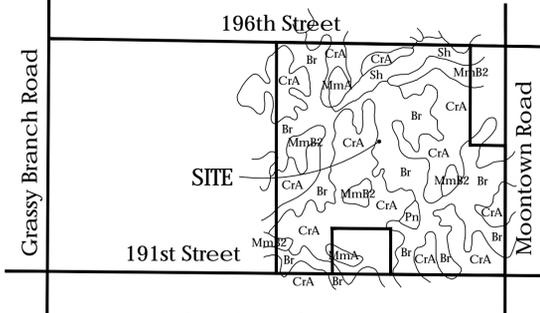
### Primary Plat:

### Washington Twp, Westfield, Indiana



VICINITY MAP

No Scale



SOILS MAP

No Scale

### SITE DATA

EXISTING ZONING: AG-SF1

DEVELOPMENT STANDARDS:

Number of Lots	232
Minimum Lot Area	8,680 SF
Minimum Lot Frontage on Roads	40'
Minimum Setback Lines	
Front Yard	20'
Side Yard	6'
Rear Yard	20'
Minimum Lot Width	62'

OPEN SPACE CALCULATIONS:  
Overall Site = 143.18 Ac.  
Total Open Space Provided = 57.68 Ac.  
Total Percentage Provided = 40.3 %

ADJACENT ZONING:	North: AG-SF 1 South: AG-SF1, SF-2 & PUD East: AG West: SF-2
PROPOSED:	Project Area: 143.18 Acres +/- Number of Proposed Lots: 232 Proposed Density: 1.62 Units / Acre Common Areas: Common Area A: 966,242 sf Common Area B: 498,152 sf Common Area C: 541,529 sf Common Area D: 208,984 sf Common Area E: 45,813 sf Common Area F: 251,673 sf Total Common Area: 2,512,393 sf (57.68 Ac)

### SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101 - P106	OVERALL DEVELOPMENT PLAN
P107 - P112	PRIMARY PLAT
L101 - L106	LANDSCAPE PLAN

### CONTACTS:

**DEVELOPER:**  
M/I Homes of Indiana, L.P.  
8500 Keystone Crossing, Suite 590  
Indianapolis, IN 46240  
Kenny Windler 317-255-9900  
Email: kwindler@mihomes.com

**LAND SURVEYOR/ENGINEER:**  
Weihe Engineers  
10505 N. College Avenue  
Indianapolis, IN 46280  
Kevin Sumner 317-846-6611  
Email: sumnerk@weihe.net

SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmA	Miami silt loam, 0 to 2 percent slopes
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded
Ph	Patton silty clay loam, 0 to 2 percent slopes
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration

### OPERATING AUTHORITIES

<b>CITY OF WESTFIELD</b> COMMUNITY DEVELOPMENT ATTENTION: AMANDA RUBADUE 2728 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3172	<b>WESTFIELD DEPT. OF PUBLIC WORKS</b> ATTENTION: JEREMY LOLLAR 2706 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3100	<b>WESTFIELD FIRE DEPARTMENT</b> ATTENTION: GARRY HARLING 17535 DARTMOUTH ROAD WESTFIELD, IN 46074 317-896-2704	<b>DUKE ENERGY (ELECTRIC)</b> ATTENTION: TRENT GODSEY 16475 SOUTH PARK DRIVE WESTFIELD, IN 46074 317-896-6711	<b>CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC</b> ATTENTION: BRANDON CARTER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 317-850-9055	<b>CITIZENS GAS OF WESTFIELD</b> ATTENTION: RICHARD MILLER, JR. 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202-1162 317-896-4041
<b>HAMILTON COUNTY HEALTH DEPT.</b> ATTENTION: LARRY BEARD 18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060-2229 317-776-8500	<b>MARATHON PIPELINE COMPANY, LLC</b> ATTENTION: AUSTIN GUYER 10722 EAST COUNTY ROAD 300 NORTH INDIANAPOLIS, IN 46234 317-291-9460	<b>HAMILTON COUNTY SURVEYOR'S OFFICE</b> ATTENTION: GREG HOYES 1 HAMILTON COUNTY SQUARE, STE. 146 NOBLESVILLE, IN 46060 317-776-9426	<b>METRONET</b> ATTENTION: CHRIS BLUTO 3701 COMMUNICATIONS WAY EVANSVILLE, IN 47715 317-465-1046	<b>HAMILTON COUNTY HIGHWAY DEPT.</b> ATTENTION: DAVE LUCAS 1700 SOUTH 10TH STREET NOBLESVILLE, IN 46060 317-773-7770	<b>COMCAST CABLE</b> ATTENTION: MATT STRINGER 533 EAST 65TH STREET INDIANAPOLIS, IN 46204 317-774-3384
					<b>AT&amp;T (TELEPHONE)</b> ATTENTION: STEVE KREBS 5858 NORTH COLLEGE AVENUE INDIANAPOLIS, IN 46220 317-252-4007

### LEGAL DESCRIPTION

The East half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana.

**EXCEPT:** Beginning at the Northeast corner of the Northeast Quarter of Section Twenty-nine, Township Nineteen North, Range Four East, in Washington Township; thence North 89 degrees 9 minutes West with North Line of said Section Twenty-nine, 408 feet to corner of this tract; thence, South 900 feet to corner of this tract; thence, South 89 degrees, 9 minutes East 408 feet to corner in Section line; thence, North with Section line 900 feet to the place of beginning, said exception containing 8.4 acres, more or less.

**ALSO EXCEPT:** Commencing at a 5/8 inch rebar marking the Northeast corner of the East half of the Northeast quarter of Section 29, Township 19 North, Range 4 East; thence South 00 degrees 50 minutes 37 seconds East 900.00 feet with the East line of said East half quarter to a mag nail and the true point of beginning of the real estate herein described; thence South 00 degrees 50 minutes 37 seconds East 250.00 feet with said East line to a mag nail; thence North 89 degrees 59 minutes 51 seconds West 408.00 feet to a 5/8 inch rebar; thence North 00 degrees 50 minutes 37 seconds West 250.00 feet to a 5/8 inch rebar marking the Southwest corner of an 8.4 acre tract; thence South 89 degrees 59 minutes 51 seconds East 408.00 feet with the South line of said 8.4 acre tract to the point of beginning, containing 2.34 acres, more or less.

**TOGETHER WITH:**

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:  
**BEGINNING** at the southwest corner (PK nail found) of the Northeast Quarter of Section 29, Township 19 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds East 650.90 feet on and along the south line of said Northeast Quarter to a point said point being South 90 degrees 00 minutes 00 seconds West 677.11 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 33 minutes 50 seconds West 525.71 feet; thence North 90 degrees 00 minutes 00 seconds East 678.64 feet parallel with the south line of said Northeast Quarter to the east line of the west half of said Northeast Quarter said point being North 00 degrees 23 minutes 50 seconds West 525.70 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 536.08 feet on and along the east line of the west half of said Northeast Quarter, said point being South 00 degrees 50 seconds East 1597.01 feet from the northeast corner of the west half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 1328.26 feet parallel with the north line of said Northeast Quarter to the west line of said Northeast Quarter; thence South 00 degrees 21 minutes 15 seconds East 1072.08 feet on and along the west line of said Northeast Quarter to the POINT OF BEGINNING, Containing 24.35 acres, more or less, being subject to all applicable easements and rights-of-way of record.

**ALSO:**

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:  
 Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter to the North line of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to a point, said point being South 89 degrees 33 minutes 19 seconds East 664.225 feet from the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 03 seconds East 1597.01 feet to the point of beginning, containing 24.35 acres, more or less.

**EXCEPTING THEREFROM:**

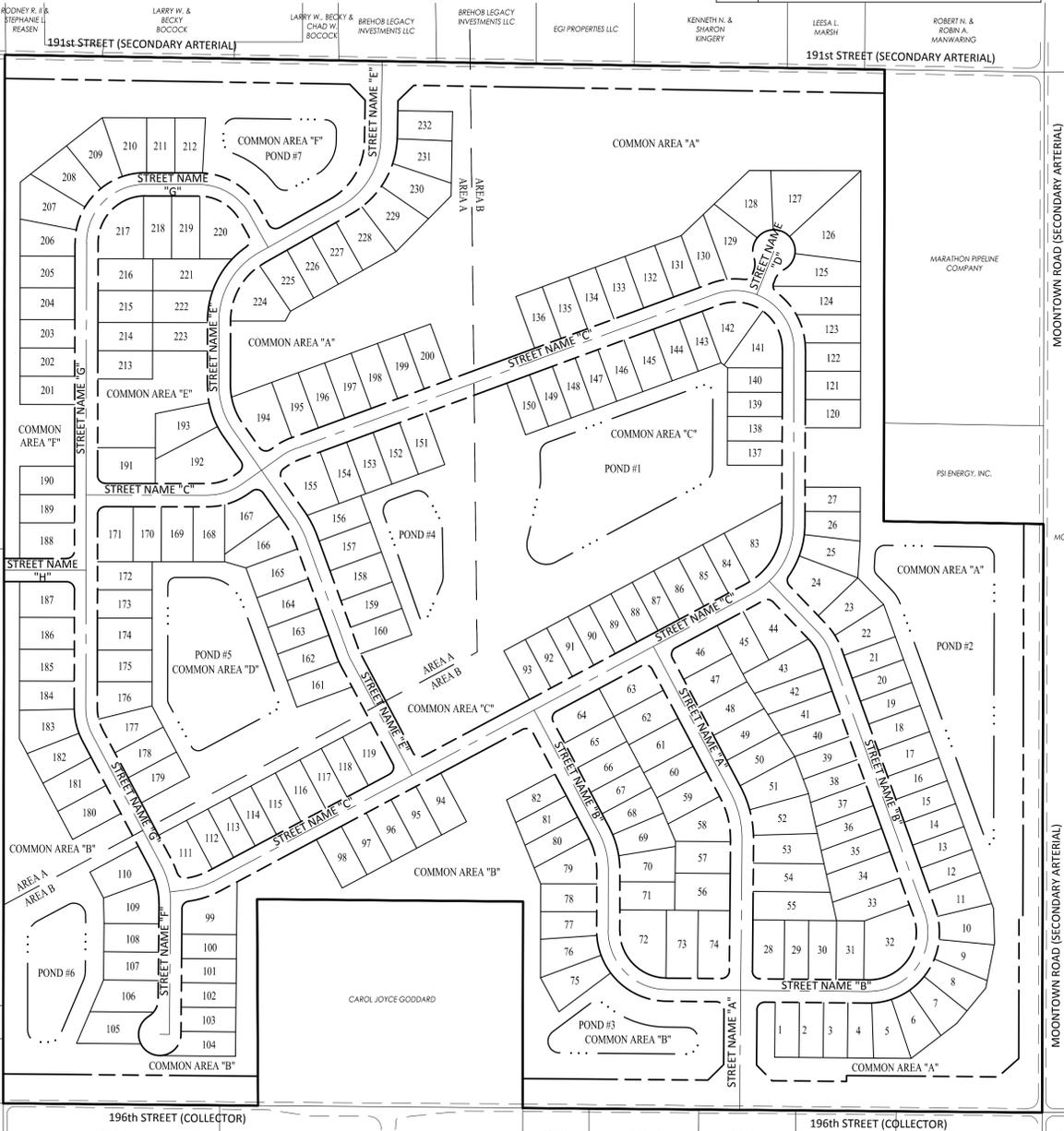
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**ALSO:**

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:  
**BEGINNING** at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 15 seconds East 1597.01 feet on and along the West line of said Northeast Quarter to the POINT OF BEGINNING, Containing 24.35 acres, more or less, being subject to an easement for the Ellis Barker Drain, also being subject to all other easements and rights-of-way of record.

**ALSO:**

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:  
 Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.



### SITE MAP

SCALE: 1"=200'

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO.	DATE
W1610137	06/28/2016
DWG NAME: P100-P112.DWG	
DESIGNED BY: KCS	
DRAWN BY: KCS	
CHECKED BY: KCS	
DATE: 06/28/2016	



KEVIN C. SUMNER PS 2040011



**SCOFIELD FARMS**

PREPARED FOR: **COVER SHEET**  
SHEET NO. **P100**  
PROJECT NO. **W16.0137**

LOCATION: H:\2016\W1610137\Engineering\Design\Primary Plat & Landscaping Plan\P100-P112.dwg  
DATE/TIME: September 28, 2016 - 6:02pm  
PLOTTER: HP DesignJet 5000PS

**NOTES**

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0129C AND 18057C0129G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMANS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
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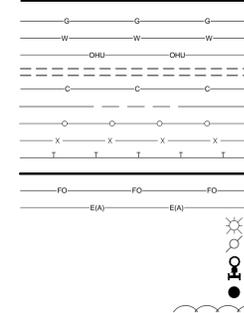
**BENCHMARKS**

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.  
ELEV = 878.63 (NAVD 88)

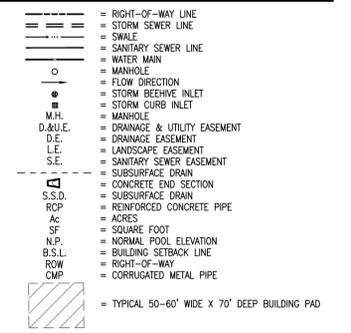
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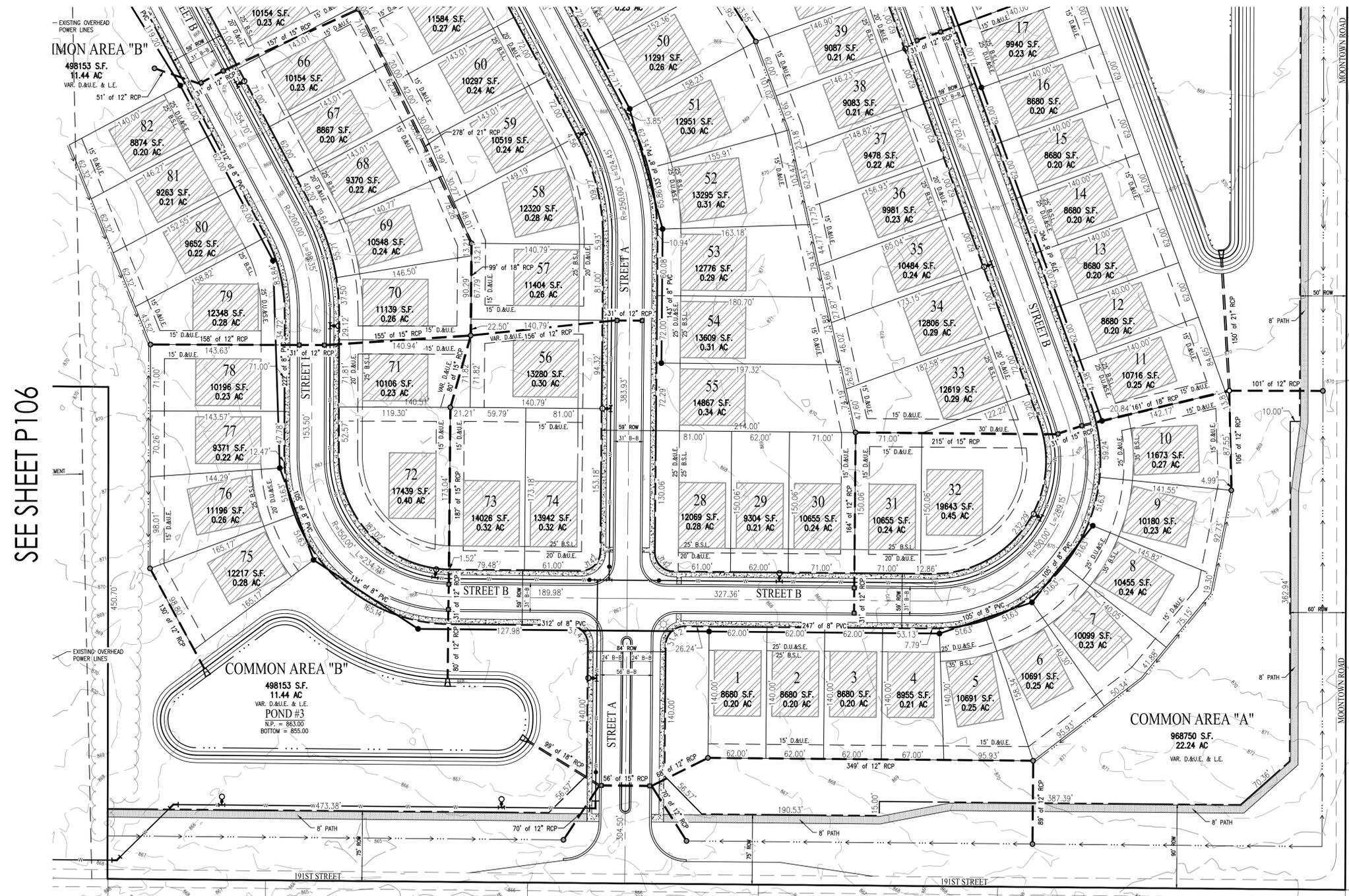
**LEGEND: EX. CONDITIONS**



**LEGEND: PROPOSED CONDITIONS**



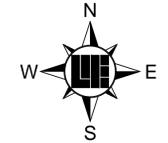
SEE SHEET P102



SEE SHEET P106



**Know what's below. Call before you dig.**  
Within Indiana Call 811 or 800-382-5544  
24 Hours a Day, 7 Days a Week.  
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
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317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO.	W1610137
DWG. NAME:	P100-P110.DWG
DESIGNED BY:	SCS
DRAWN BY:	SCS
CHECKED BY:	KCS
DATE:	05/20/2016

REVISIONS AND ISSUES	
DATE	
BY	



KEVIN C. SUMMER PS 2040011



**SCOFIELD FARMS**  
OVERALL DEVELOPMENT PLAN  
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Hamilton County, Indiana

PREPARED FOR:  
**P101**  
PROJECT NO.  
W16.0137

**NOTES**

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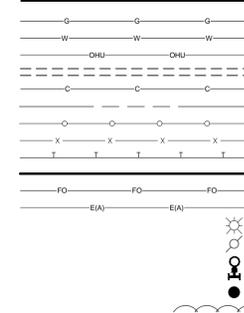
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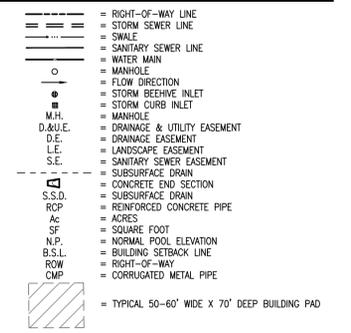
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**LEGEND: EX. CONDITIONS**



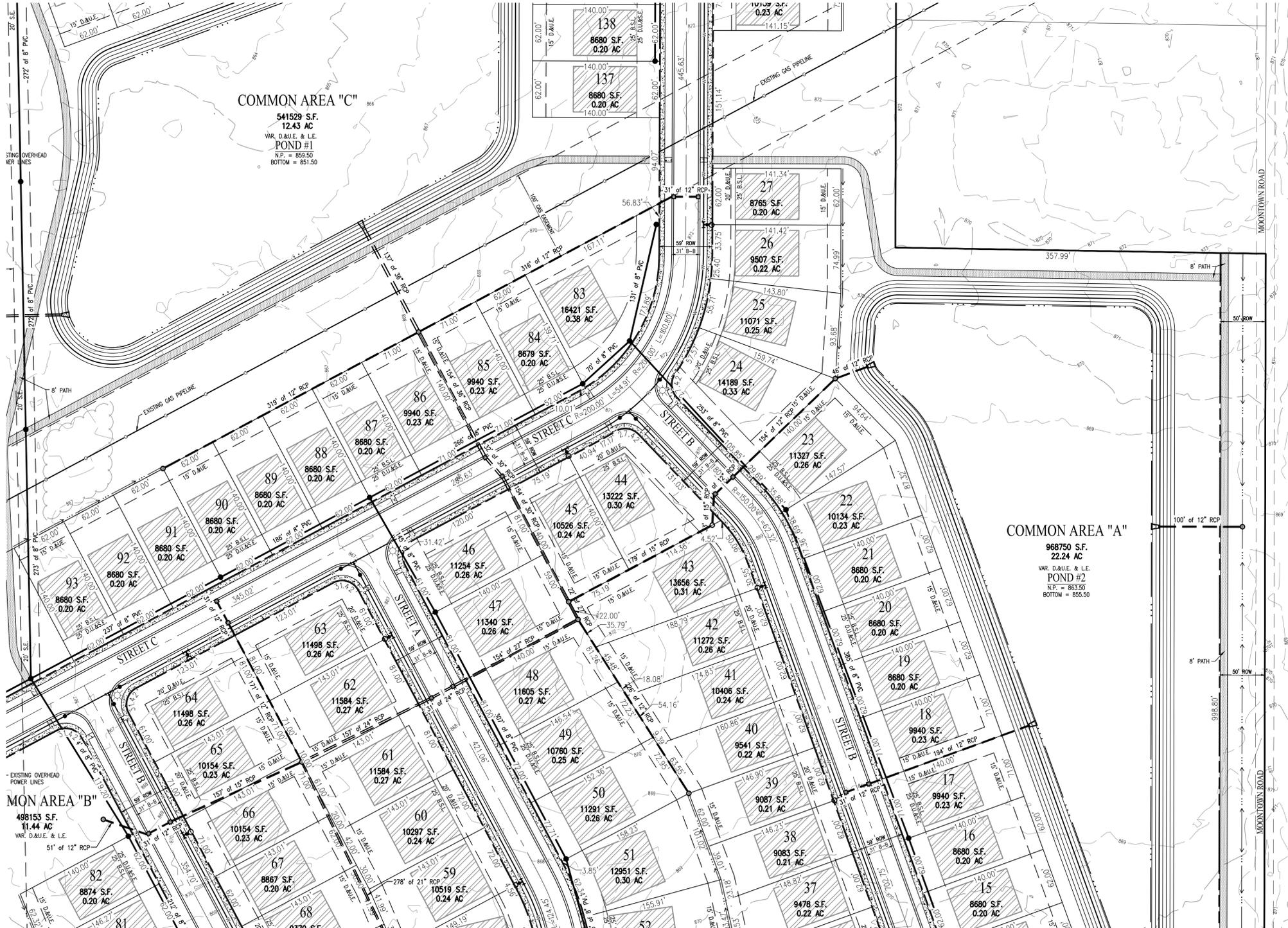
**LEGEND: PROPOSED CONDITIONS**



SEE SHEET P103

SEE SHEET P105

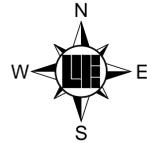
SEE SHEET P101



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24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,  
IT IS AGAINST THE LAW TO EXCAVATE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING  
DAYS BEFORE COMMENCING WORK.



SCALE: 1" = 60'  
0 30 60 120

**NOTES**

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- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 5' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
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- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
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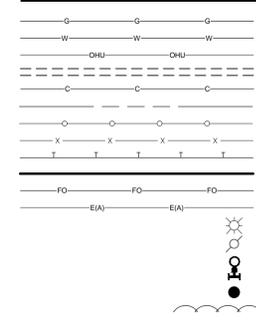
**BENCHMARKS**

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.  
ELEV = 878.63 (NAVD 88)

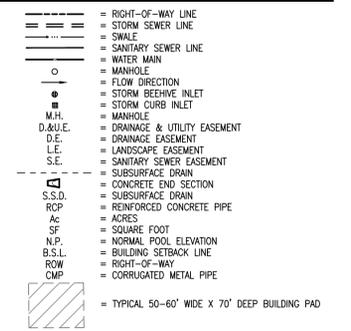
**LANDSCAPING NOTES**

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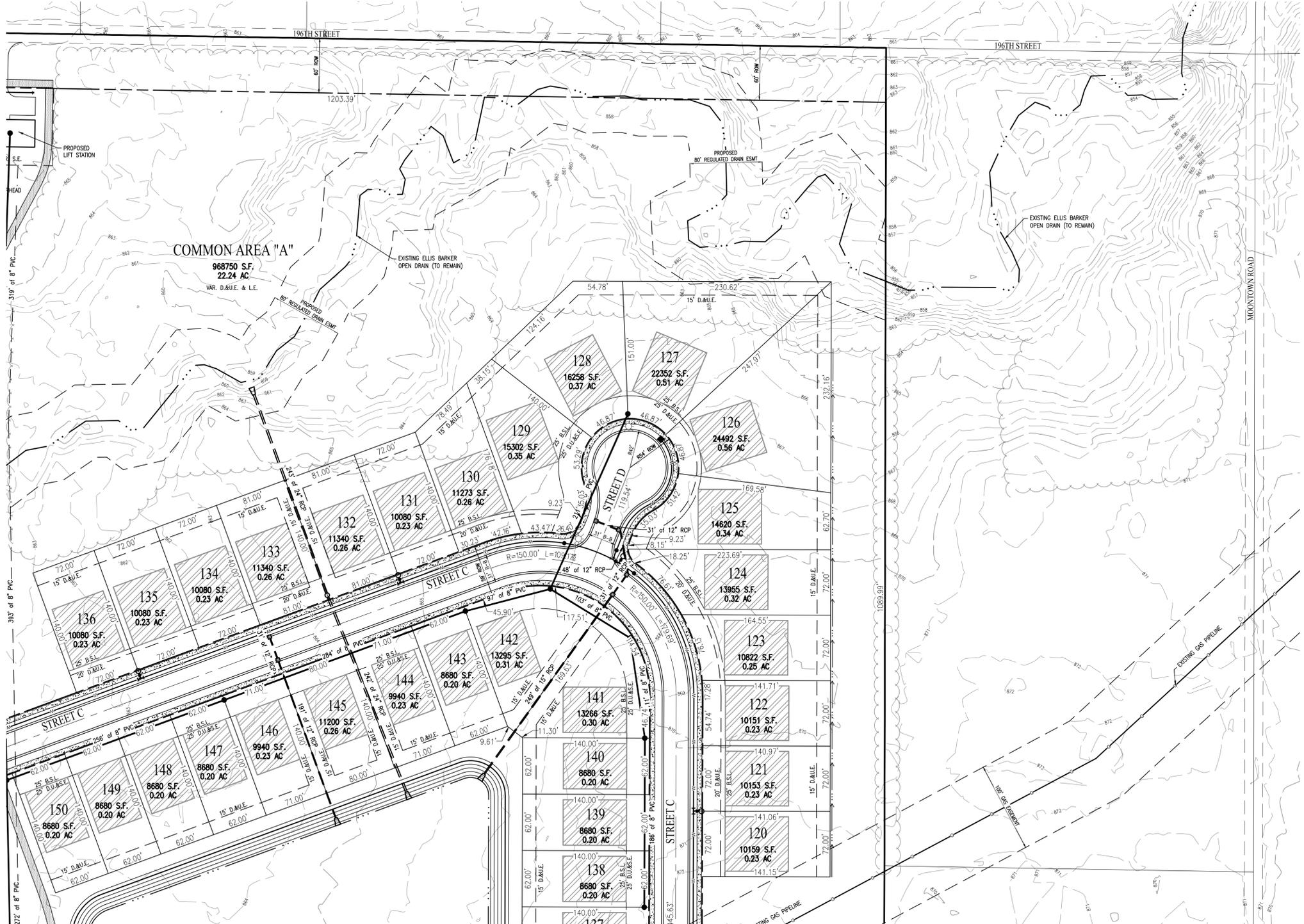
**LEGEND: EX. CONDITIONS**



**LEGEND: PROPOSED CONDITIONS**



SEE SHEET P104



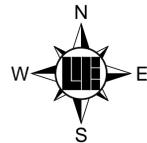
SEE SHEET P102



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Within Indiana Call  
811 or 800-382-5544  
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,  
IT IS AGAINST THE LAW TO EXCAVATE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING  
DAYS BEFORE COMMENCING WORK.



SCALE: 1" = 60'



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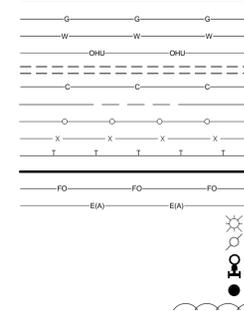
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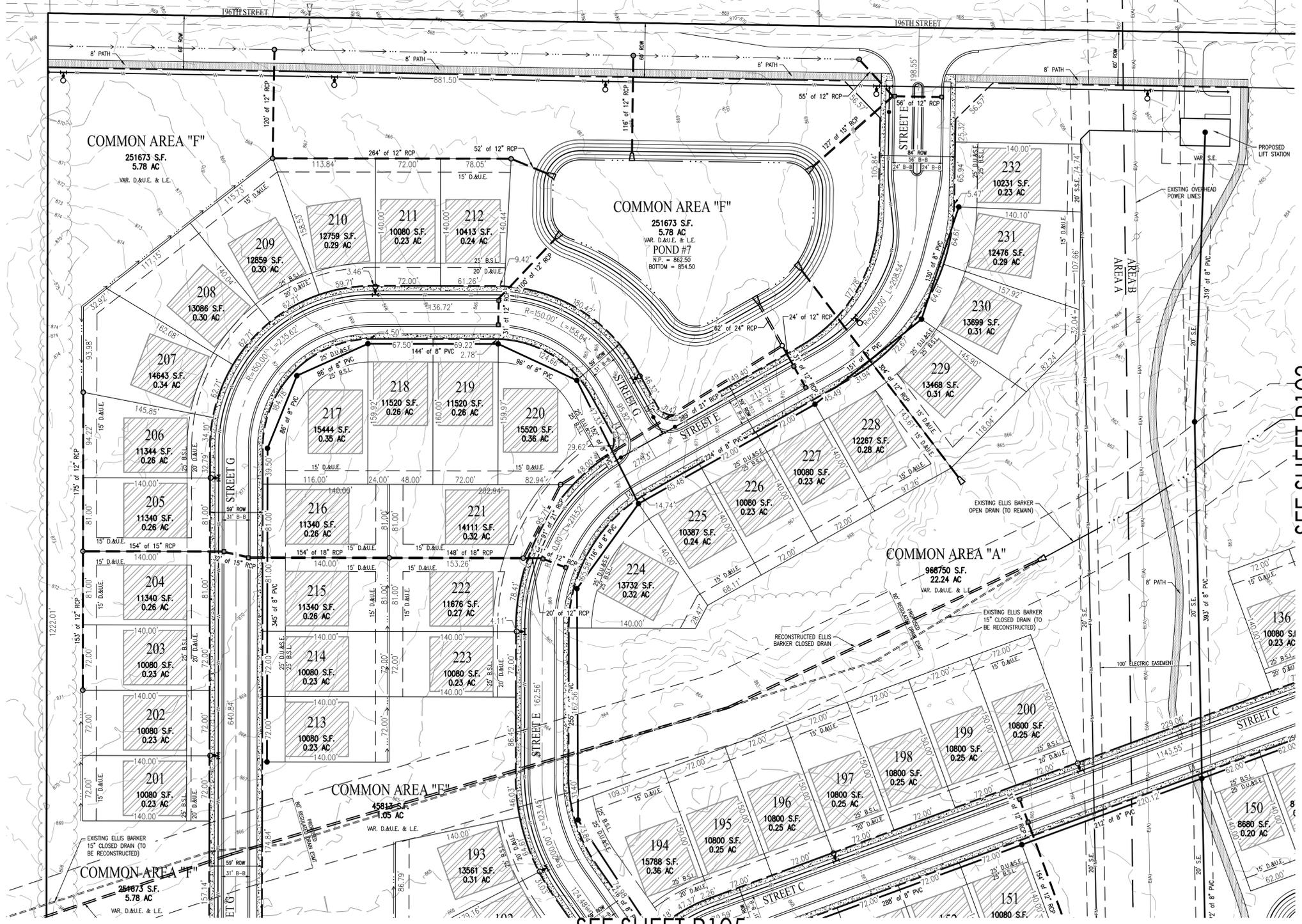
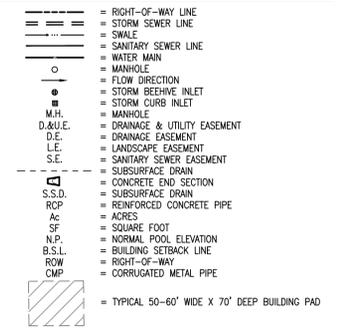
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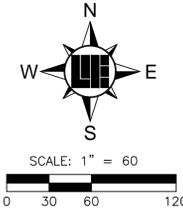
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SEE SHEET P103

SEE SHEET P105

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



PROJECT NO.	W16.0137
DWG. NAME	P100-P110.DWG
DESIGNED BY	SCS
DRAWN BY	SCS
CHECKED BY	KCS
DATE	05/20/2016



**SCOFIELD FARMS**  
OVERALL DEVELOPMENT PLAN  
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

PREPARED FOR:  
**P104**  
PROJECT NO.  
W16.0137

LOCATION: H:\2016\W16.0137\_Engineering\Design\Primary Plan & Landscaping Plan\P100-P112.dwg  
DATE/TIME: September 28, 2016 - 6:03pm  
PLOTTED BY: sumnek



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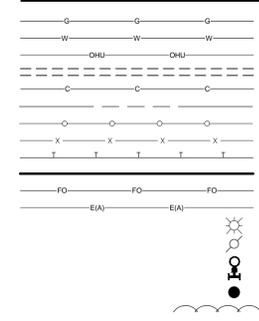
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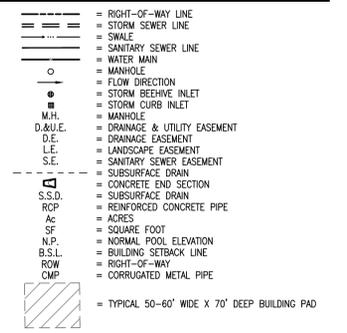
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**LEGEND: PROPOSED CONDITIONS**



SEE SHEET P105

