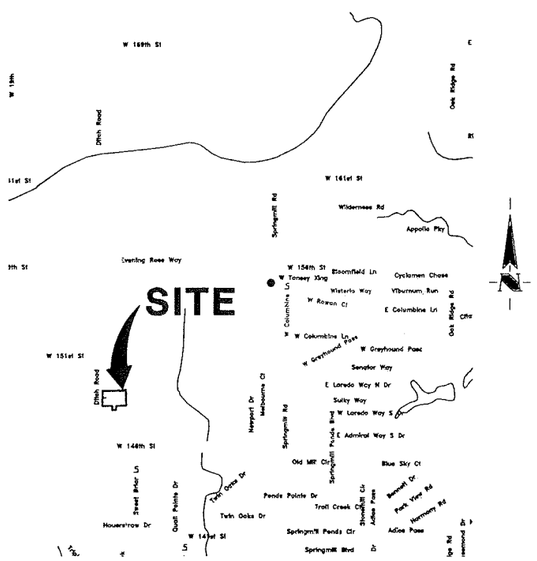
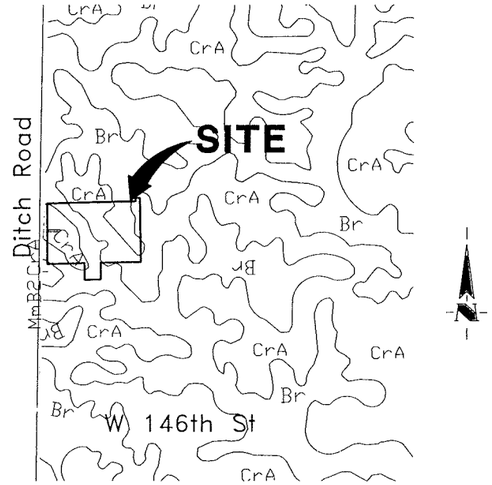


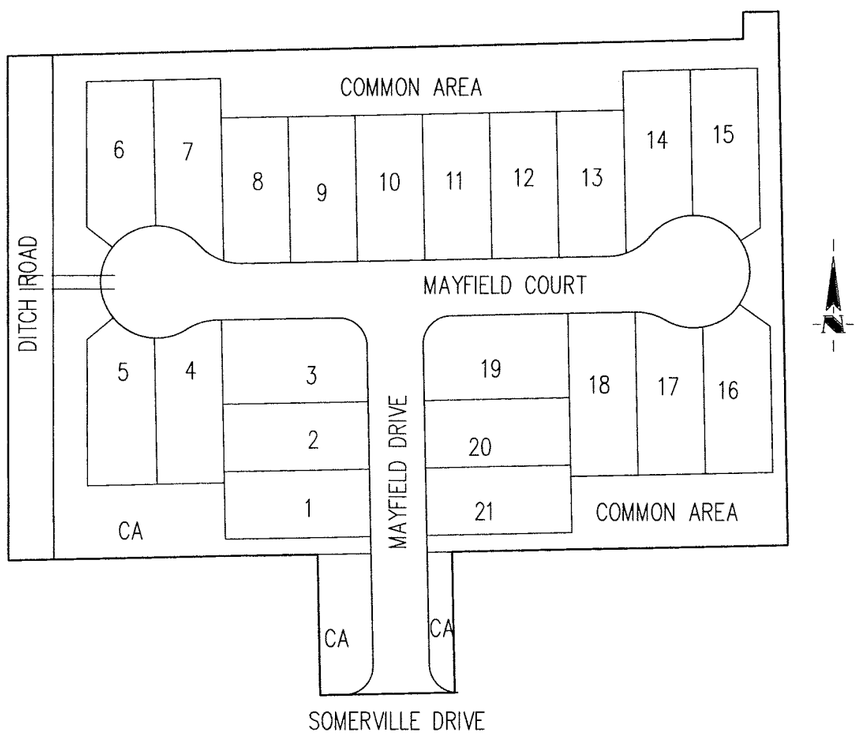
AREA MAP

SCALE: 1"=2000'



SOILS MAP

SCALE: 1"=500'



SITE MAP

SCALE: 1"=60'

– SEC. 15–T18N–R3E –

CENTENNIAL SOUTH EXPANSION

PRELIMINARY PLAT AND DEVELOPMENT PLAN
EXISTING ZONING: PUD

HAMILTON COUNTY
WESTFIELD, INDIANA

DEVELOPER:

ESTRIDGE DEVELOPMENT CO., INC.
14300 CLAY TERRACE BLVD., SUITE 200
CARMEL, INDIANA 46032
(317) 669-8557

	INDEX
SHEET No.	DESCRIPTION
P100	COVER SHEET
P101	PRELIMINARY PLAT
D101	DEVELOPMENT PLAN
S101	STREET SIGN PLAN
L101	LANDSCAPE PLAN

25 MPH DESIGN SPEED

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Landscape Architecture
Transportation Engineering

CERTIFIED BY: SEAN M. DOWNEY, P.E.
E-MAIL ADDRESS: sdowney@schneidercorp.com

REVISIONS:		
DATE:	BY:	DESCRIPTION:
2/5/09	SMD	REVISED PER COMMENTS FROM 1/20/09 TAC MEETING.

PROJECT ENGINEER: _____

CHECKED BY: _____ DATE CHECKED: _____

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SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE: 01/06/09

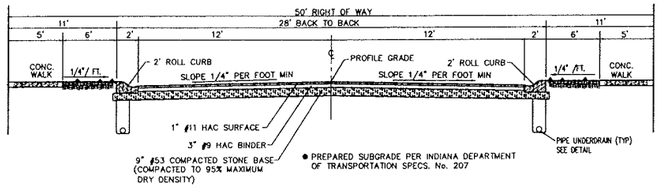
JOB No. 3915.004

SHEET P100 OF 5

FILE NAME: T:\3K\3915\004\DWGS\NEW LANDPLAN 12-18-08\P100.DWG

PRELIMINARY PLAT
FOR
CENTENNIAL SOUTH EXPANSION

SECTION 15 - T18N - R3E
HAMILTON COUNTY, INDIANA
7.51 ACRES



TYPICAL STREET SECTION

Land Description
Centennial South Expansion

A part of the Southwest Quarter of Section 15, Township 18 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Quarter Section; thence North 00 degrees 11 minutes 49 seconds West (assumed bearing) along the West Line thereof a distance of 1312.93 feet to the POINT OF BEGINNING; thence North 00 degrees 11 minutes 49 seconds West a distance of 448.83 feet; thence North 88 degrees 39 minutes 32 seconds East a distance of 656.79 feet; thence North 00 degrees 10 minutes 45 seconds West a distance of 23.93 feet; thence North 89 degrees 03 minutes 49 seconds East a distance of 31.14 feet; thence South 01 degrees 07 minutes 07 seconds East a distance of 475.15 feet; thence South 88 degrees 52 minutes 53 seconds West a distance of 300.00 feet; thence South 01 degrees 07 minutes 07 seconds East a distance of 124.86 feet; thence South 88 degrees 52 minutes 53 seconds West a distance of 120.00 feet; thence North 01 degrees 07 minutes 07 seconds West a distance of 124.86 feet; thence South 88 degrees 52 minutes 53 seconds West a distance of 275.53 feet to the point of beginning. Containing 7.51 acres, more or less.

DEVELOPER:
ESTRIDGE DEVELOPMENT, CO., INC.
14300 CLAY TERRACE BLVD., SUITE 200
CARMEL, IN 46032

ENGINEER:
THE SCHNEIDER CORPORATION
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, IN 46216
(317) 826-7100
FAX 826-7200

Indiana 811
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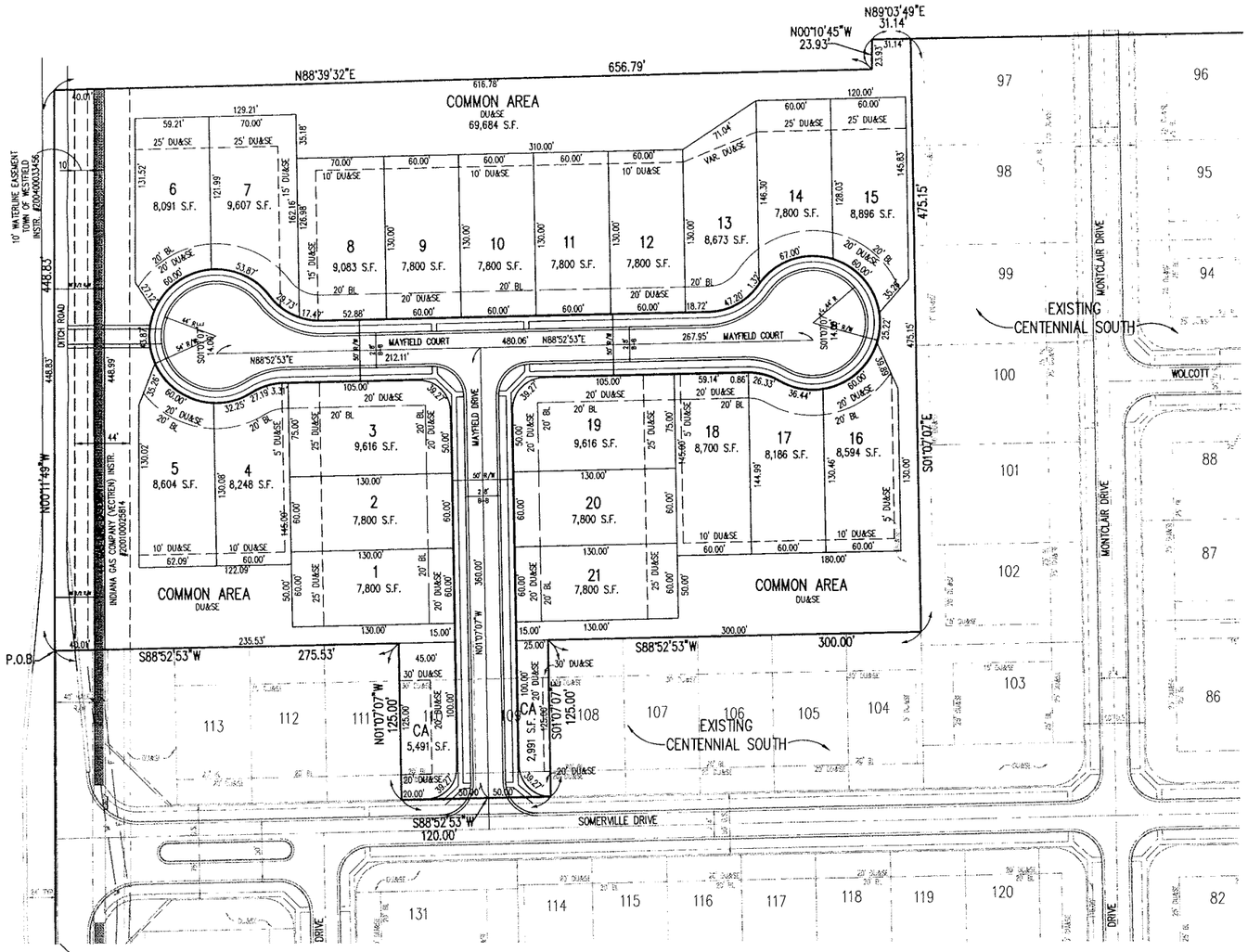
ASSUMED NORTH
SCALE: 1"=50'



BENCHMARK

BM – U.S.G.S. 93 RHP, BRASS DISK IN A CONCRETE POST AT THE SOUTHWEST CORNER OF 146TH STREET AND DITCH ROAD.
ELEVATION = 903.373 (NGVD 1929)

TBM2 – CUT SQUARE ON TOP OF CONCRETE BASE AT THE NORTH SIDE OF CONCRETE FENCE POST, WEST SIDE OF DITCH ROAD, 1320'± SOUTH OF 156TH STREET, ESTABLISHED FROM PREVIOUS JOB #753 (CENTENNIAL).
ELEVATION = 916.99 (NGVD 1929)

TBM4 – RAILROAD SPIKE SET 1.0' UP IN THE SOUTH SIDE OF UTILITY POLE ON THE WEST SIDE OF DITCH ROAD, 267' NORTH OF THE SOUTHWEST CORNER AND 180' SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 909.51 (NGVD 1929)

Utilities

Indiana Underground Utility Location Service (1-800-382-5544) was contacted on 29 NOV 04 for marking of utilities on 01 DEC 04 confirmation #0411292053, 0411292042 and 0411292023.

Sanitary Sewers Westfield Utilities 2706 East 171st Street Westfield, Indiana 46074 317-896-5577	Water Westfield Utilities 2706 East 171st Street Westfield, Indiana 46074 317-896-5577	Gas Westfield Gas Corp. 606 West Park Street Westfield, Indiana 46074 317-896-2581	Pipeline Marathon Ashland Pipe Line LLC 9322 West 30th Street Indianapolis, Indiana 46218 317-291-9460
Cable Insight Cablevision 15229 Stoney Creek Way Noblesville, Indiana 46060 317-776-0660	Telephone AT&T 220 North Meridian Street Indianapolis, Indiana 46204 317-556-4000	Gas Vectren Energy Delivery P.O. Box 1700 Noblesville, Indiana 46061 317-776-5334	
Cable Bright House Networks 3030 Roosevelt Avenue Indianapolis, Indiana 46218 317-632-2288	Pipeline Buckeye Pipeline Company LP 9430 West 30th Street Clermont, Indiana 46229 317-291-3121	Electric Cinergy 1000 East Main Street Plainfield, Indiana 46168 800-521-2232	

Utility Hotline: within Indiana 1-800-382-5544 outside Indiana 1-800-428-5200
Note
The nature, size and location of utilities are per plans and locations provided by the respective utility companies. The above list constitutes some, if not all, of the utility companies which may provide service in the area of, and adjacent to, the subject project, based upon the information available through such plans and locations, and any incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.

DEVELOPMENT SUMMARY

EXPANSION LOTS	21
EXISTING LOTS	147
TOTAL	168
SITE ACREAGE (EXPANSION)	7.51 Ac.
EXISTING ACREAGE	69.01 Ac.
TOTAL	76.52 Ac.
SITE DENSITY	2.20 UNITS/Ac.
OPEN SPACE IN COMMON AREA (EXPANSION)	1.92 Ac.
OPEN SPACE IN COMMON AREA	15.39 Ac.
OPEN SPACE	22.0%

REVISIONS:
1. DTR, 02/05/09, REVISIONS PER JANUARY 01/02/09 TAC COMMENTS.

SEAL: SEAN M. DOWNEY, REGISTERED No. 10200309, STATE OF INDIANA, PROFESSIONAL ENGINEER
DATE: 01/06/09

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CENTENNIAL SOUTH EXPANSION
WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 01/06/09	PROJECT NO.: 3915.004
DRAWN BY: DCC	CHECKED BY:
SHEET TITLE: PRELIMINARY PLAT	
DRAWING FILES: F:\3A\3915\004\dwgs\New landplan 12-18-08\P101.dwg XREF: F:\3A\3915\004\dwgs\X0185.dwg XREF: F:\3A\3915\004\dwgs\New landplan 12-18-08\X0485 XREF: F:\3A\3915\004\dwgs\New landplan 12-18-08\Title1.dw XREF: F:\3A\3915\004\dwgs\3915004a-104.dwg XREF: F:\750-LD18\Blocks\wcd-wmd.dwg XREF: F:\3A\3915\004\dwgs\New landplan 12-18-08\X0482	
SHEET NO.: P101	

Plot Date: Feb 04, 2009 Plot Time: 11:33pm File Name: F:\3A\3915\004\dwgs\New landplan 12-18-08\P101.dwg, Layout: P101 By: DTR

DEVELOPMENT PLAN
FOR
CENTENNIAL SOUTH EXPANSION

SECTION 15 - T18N - R3E
HAMILTON COUNTY, INDIANA
7.51 ACRES

DEVELOPER:

ESTRIDGE DEVELOPMENT, CO., INC.
14300 CLAY TERRACE BLVD., SUITE 200
CARMEL, IN 46032

ENGINEER:

THE SCHNEIDER CORPORATION
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, IN 46216
(317) 826-7100
FAX 826-7200

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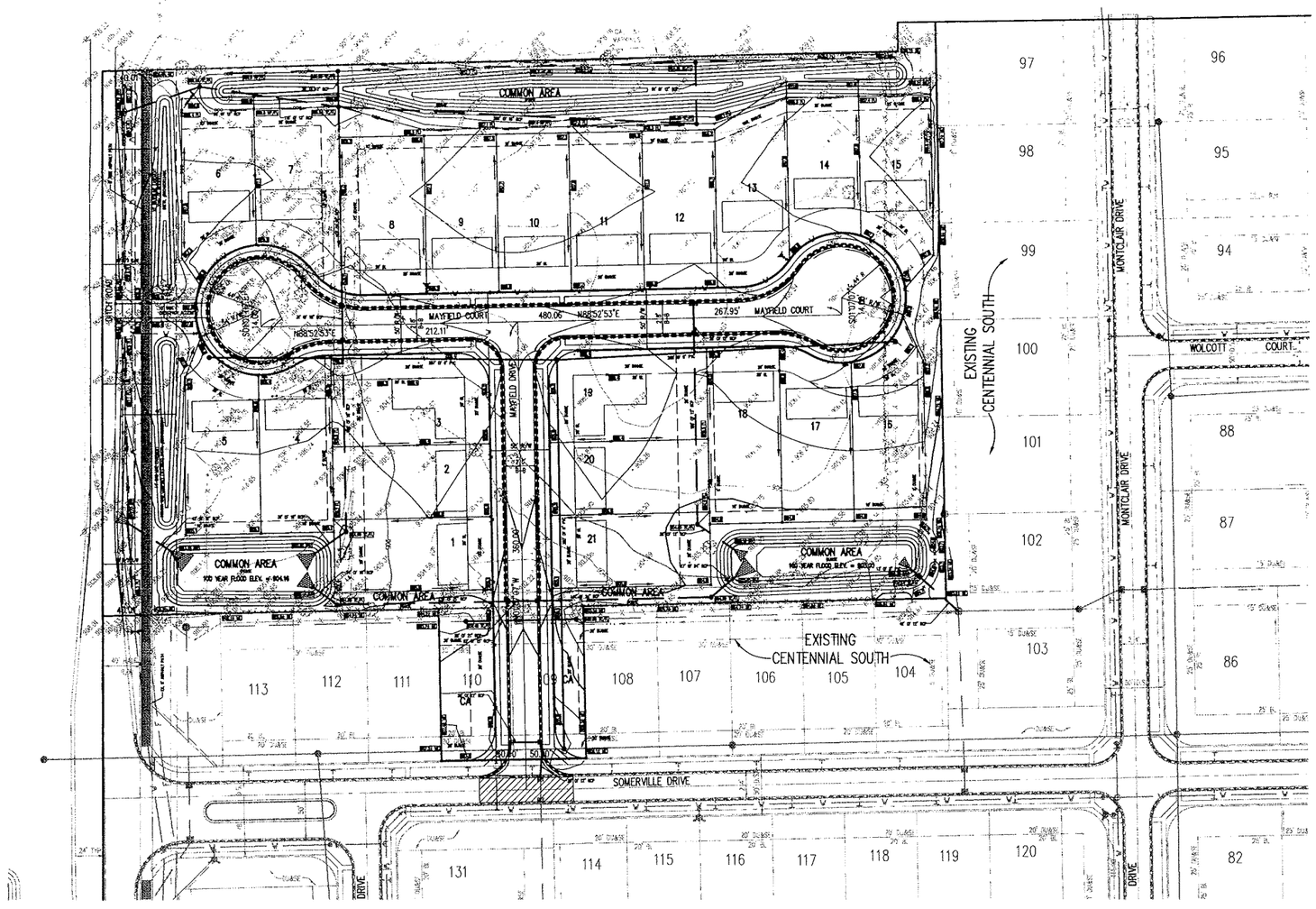
ASSUMED NORTH
SCALE: 1"=50'



GENERAL NOTES

1. ALL SANITARY SEWER SHALL BE 8" PVC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE SHALL BE 8" PVC C-900 UNLESS NOTED OTHERWISE.
3. SEE PRELIMINARY PLAT, SHEET P101, FOR ALL LOT DIMENSIONS AND AREAS.

BENCHMARK

BM – U.S.G.S. 93 RHP, BRASS DISK IN A CONCRETE POST AT THE SOUTHWEST CORNER OF 146TH STREET AND DITCH ROAD.
ELEVATION = 903.373 (NGVD 1929)

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LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Existing Elevation
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Storm Structure Number
- Sanitary Structure Number
- Flow Arrow
- New Subsurface Drains

REVISIONS:
1. DTR, 02/26/09, REVISIONS PER JANUARY 01/12/09 TAC COMMENTS.

SEAL: SCAN M. DOWNEY, REGISTERED No. 10200309, STATE OF INDIANA, PROFESSIONAL ENGINEER
DATE: 01/06/09

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CENTENNIAL SOUTH EXPANSION
WESTFIELD, INDIANA

ESTRIDGE DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 01/06/09	PROJECT NO.: 3915.004
DRAWN BY: DCC	CHECKED BY:
SHEET TITLE: DEVELOPMENT PLAN	

DRAWING FILES:
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SHEET NO.: D101

Plot Date: Feb 04, 2009 Plot Time: 11:35pm File Name: T:\3A\3915\004\dwgs\New landplan 12-18-08\P101.dwg, Layout: D101 By: DTR

STREET SIGN PLAN
FOR
CENTENNIAL SOUTH EXPANSION

SECTION 15 - T18N - R3E
HAMILTON COUNTY, INDIANA
7.51 ACRES

DEVELOPER:
ESTRIDGE DEVELOPMENT, CO., INC.
14300 CLAY TERRACE BLVD., SUITE 200
CARMEL, IN 46032

ENGINEER:
THE SCHNEIDER CORPORATION
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, IN 46216
(317) 826-7100
FAX 826-7200

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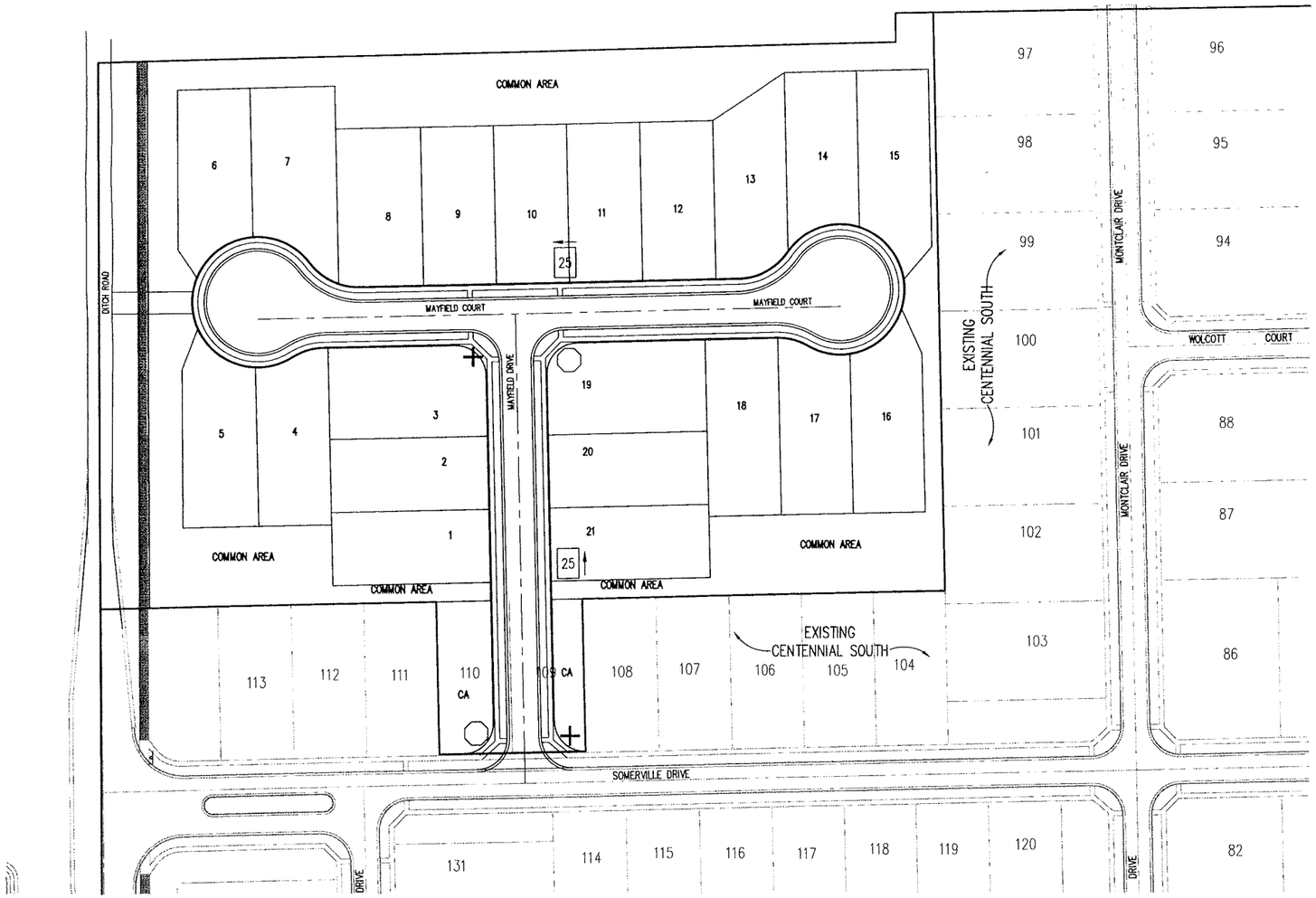
SCALE: 1"=50'



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LEGEND

(2 REQ.) ◯ STOP

(2 REQ.) [25] SPEED LIMIT (25 MPH)

(2 REQ.) + STREET NAME SIGN

REVISIONS:
1. DTR, 02/05/09, REVISIONS PER JANUARY 01/02/09 TAC COMMENTS.

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

Sean M. Downey
DATE: 01/06/09

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CENTENNIAL SOUTH EXPANSION
WESTFIELD, INDIANA

ESTRIDGE DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 01/06/09	PROJECT NO.: 3915.004
DRAWN BY: DCC	CHECKED BY:

SHEET TITLE: STREET SIGN PLAN

DRAWING FILES:
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XREF: F:\TSC-LDTB\Blocks\seal-smd.dwg
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SHEET NO.: S101

Plot Date: Feb 04, 2009 Plot Time: 11:33pm File Name: T:\3k\3915\004\dwgs\New landplan 12-18-08\P101.dwg, Layout: S101 By: DTR

LANDSCAPE PLAN
FOR
CENTENNIAL SOUTH EXPANSION

SECTION 15 - T18N - R3E
HAMILTON COUNTY, INDIANA
7.51 ACRES

SHADE TREES

AO	Acer rubrum 'October Glory'	October Glory Red Maple	10	2.5"	B & B	
AR	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	12	2.5"	B & B	Street Trees
GT	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	62	2.5"	B & B	
QI	Quercus imbricaria	Shingle Oak	8	2.5"	B & B	

UNDERSTORY TREES

CC	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	6	2"	B & B	
MS	Magnolia Soulangiana	Saucer Magnolia	5	2"	B & B	

EVERGREEN TREES

PA	Picea abies	Norway Spruce	43	6'	B & B	
PP	Picea pungens	Colorado Spruce	49	6'	B & B	Straight Species

EVERGREEN SHRUBS

HG	Hetzii Glauca	Hetz Blue Juniper	59	18"	3 gal.	
CS	Cornus sericea	Red Twig Dogwood	53	18"	3 gal.	

Note: On-site landscaping totals shall include the plantings per lot as required by the Subdivision Covenants and Restrictions; minimum of one (1) shade or understory tree and ten (10) shrubs. Thus, for this expansion, lot landscaping shall contribute a minimum of 21 trees and 210 shrubs to the on-site totals.

DEVELOPER:
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14300 CLAY TERRACE BLVD., SUITE 200
CARMEL, IN 46032

ENGINEER:
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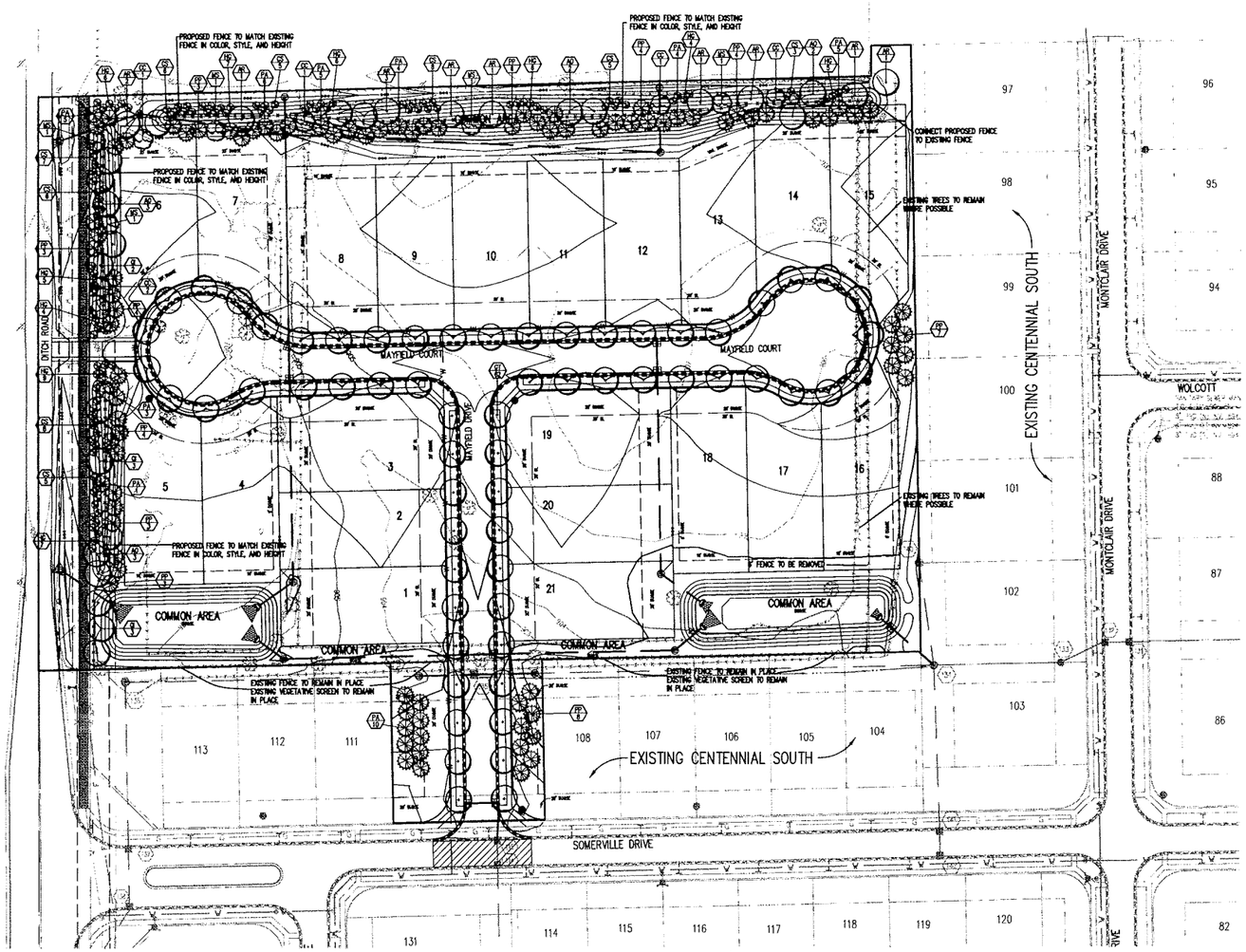
0 30' 60'



LEGEND

- SHADE TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- PLANT TAG (XX / 0)

UTILITY LIST

Indiana Underground Utility Location Service (1-800-382-5544) was contacted on 29 NOV 04 for marking of utilities on 01 DEC 04 confirmation #0411292053, 0411292042 and 0411292023.

Sanitary Sewers
Westfield Utilities
2706 East 171st Street
Westfield, Indiana 46074
317-896-5577

Water
Westfield Utilities
2706 East 171st Street
Westfield, Indiana 46074
317-896-5577

Cable
First Mile Technology
750 Liberty Drive
Westfield Indiana 46074
317-569-2806

Telephone
First Mile Technology
750 Liberty Drive
Westfield Indiana 46074
317-569-2806

Electric
Duke Energy
16475 Southpark Drive
Westfield, Indiana 46074
317-896-6711

Gas
Vectren Energy Delivery
P.O. Box 1700
Noblesville, Indiana 46061
317-776-5334

Pipeline
Buckeye Pipeline
4527 North Meridian Road
Huntington, Indiana 46750
260-356-2008

Gas
Westfield Gas Corp.
606 West Park Street
Westfield, Indiana 46074
317-896-2581

Pipeline
Panhandle Eastern Pipeline Company, LP
9371 Zionsville Road
Indianapolis, Indiana 46268
317-773-3213

Utility Hotline: within Indiana 1-800-382-5544 outside Indiana 1-800-428-5200

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REVISIONS:
1. SAD, 1/29/09 - REVISED PER COMMENTS FROM 1/29/09 TAC MEETING.
2. SAD, 2/11/09 - REVISED LANDSCAPE TOTALS CITY COMMENTS.

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE:

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CENTENNIAL SOUTH EXPANSION
WESTFIELD, INDIANA

ESTRIDGE DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 02/02/09	PROJECT NO.: 3915.004
DRAWN BY:	CHECKED BY:

SHEET TITLE:
LANDSCAPE PLAN

DRAWING FILES:
T:\3k\3915\004\dwgs\New landplan 12-18-08\L101.dwg
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SHEET NO.:
L101

Plot Date: Feb 11, 2009 Plot Time: 4:00pm File Name: T:\3k\3915\004\dwgs\New landplan 12-18-08\L101.dwg, Layout: L101 By: smd