

CENTENNIAL NORTH

PRELIMINARY PLAT AND DEVELOPMENT PLAN
EXISTING ZONING: PUD

HAMILTON COUNTY WESTFIELD, INDIANA

DEVELOPER:
ESTRIDGE DEVELOPMENT COMPANY

14300 CLAY TERRACE BLVD., SUITE 200
CARMEL, INDIANA 46032
[317] 669-8557

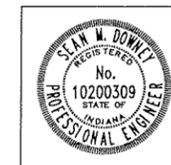
INDEX	
SHEET No.	DESCRIPTION
P100	COVER SHEET
P101-P103	PRELIMINARY PLAT
D101-D103	DEVELOPMENT PLAN
S101-S103	STREET SIGN PLAN
L101-L103	LANDSCAPE PLAN

25 MPH DESIGN SPEED



Historic Fort Harrison
8901 Otis Avenue
Indianapolis, Indiana
46216-1037
317-826-7100
317-826-7200 Fax
www.schneidercorp.com

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Landscape Architecture
Transportation Engineering



Sean M. Downey
CERTIFIED BY: SEAN DOWNEY
E-MAIL ADDRESS: sdowney@schneidercorp.com

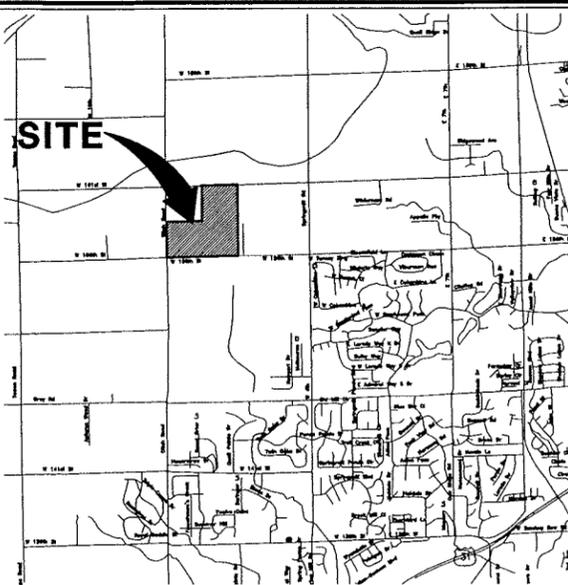
REVISIONS:	DATE:	BY:	DESCRIPTION:
	02/05/09	DTR	REVISED PER COMMENTS FROM TAC MEETING 1/20/09.

PROJECT ENGINEER: SMD
CHECKED BY: SMD DATE CHECKED: 1/8/09

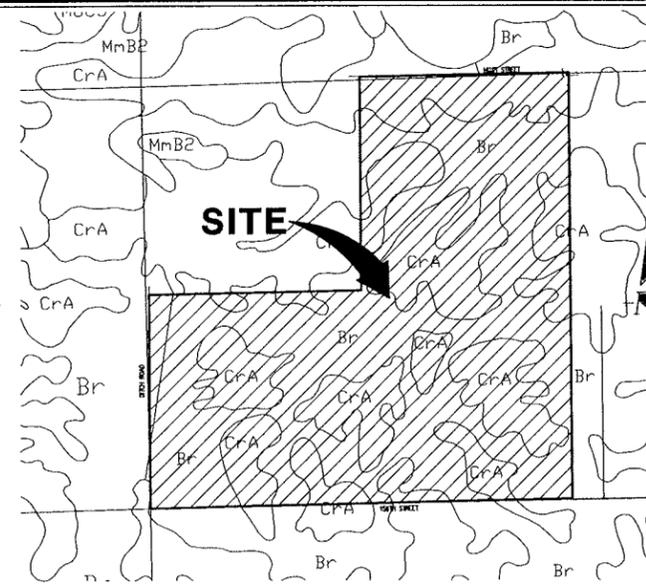
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2009, The Schneider Corporation

JOB No. 4418.200

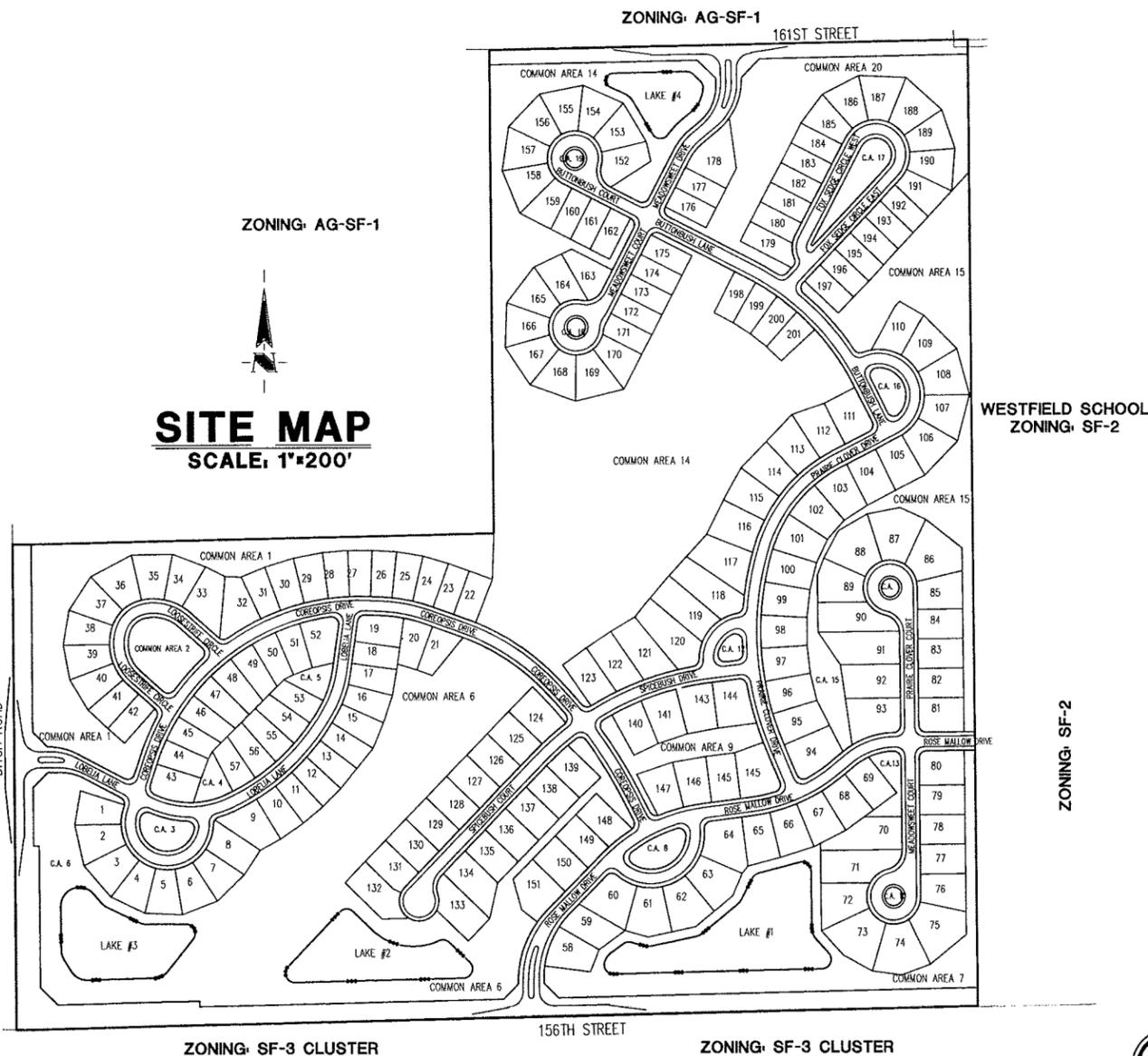
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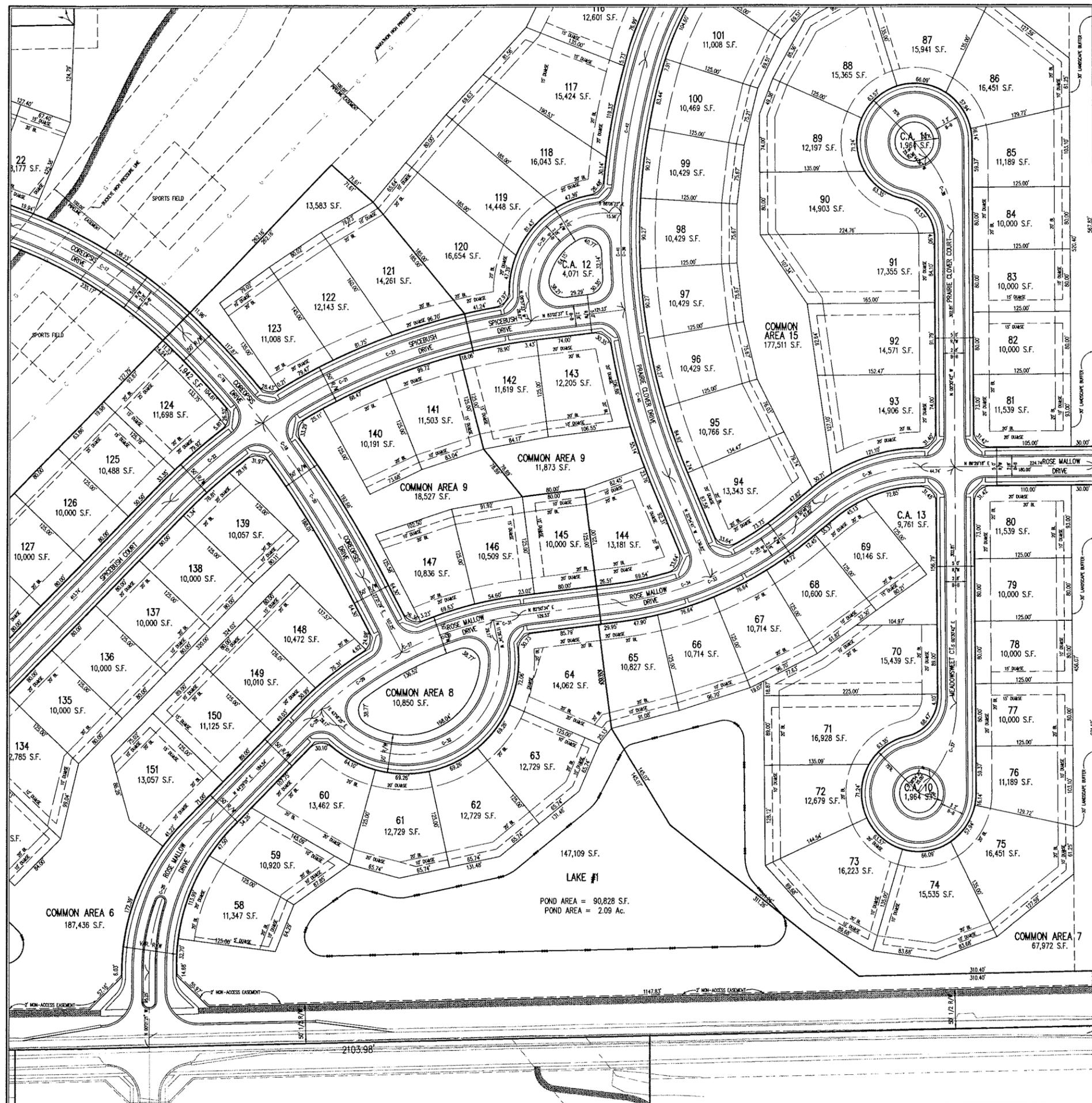
AREA MAP
SCALE 1" = 3000'



SOILS MAP
SCALE 1" = 500'



SITE MAP
SCALE: 1"=200'



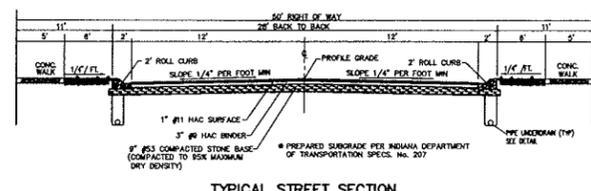
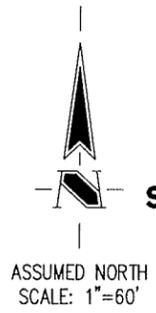
PRELIMINARY PLAT FOR CENTENNIAL NORTH

SECTION 10 - T18N - R3E HAMILTON COUNTY, INDIANA

118.20 ACRES

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

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



BENCHMARK

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

TM 1 - RAILROAD SPIKE SET 1 FOOT UP IN THE NORTH SIDE OF POWER POLE #060862 LOCATED 30' SOUTH OF 156TH STREET AND 75' EAST OF DECLARATION DRIVE.
 ELEVATION = 914.56 (NGVD 1929)

TM 2 - RAILROAD SPIKE SET 1 FOOT UP IN THE NORTH FACE OF UTILITY POLE. (POLE IS THE FIRST ONE WEST OF THE EAST MOST ENTRANCE TO CENTENNIAL).
 ELEVATION = 909.44 (NGVD 1929)

TM 3 - RAILROAD SPIKE SET 1 FOOT UP IN THE SOUTH FACE OF POWER POLE #060866, 4'± SOUTH OF THE EDGE OF PAVEMENT OF 161ST STREET, 200' EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
 ELEVATION = 911.375 (NGVD 1929)

TM 4 - RAILROAD SPIKE SET 1 FOOT UP IN THE SOUTH FACE OF POWER POLE #060866, 4'± SOUTH OF THE EDGE OF PAVEMENT OF 161ST STREET, 200' EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
 ELEVATION = 911.375 (NGVD 1929)

UTILITIES

Indiana Underground Utility Location Service (1-800-382-5544) was contacted on 29 NOV 04 for marking of utilities on D1 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

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

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

Pipeline: Buckeye Pipeline, 4527 North Meridian Road, Huntington, Indiana 46750, 260-356-2006

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

Utility Holes: 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

60' LOTS	107
80' LOTS	94
TOTAL LOTS	201
ACREAGE (60' LOTS)	68.40 Ac.
ACREAGE (80' LOTS)	49.80 Ac.
SITE ACREAGE	118.20 Ac.
SITE DENSITY	1.70 UNITS/AC.
LOTS THAT ABUT COMMON AREA	185 (92%)
OPEN SPACE IN COMMON AREAS 1 THROUGH 22 (NOT INCLUDING LAKES)	48.00 Ac.
% OPEN SPACE	40.6%

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEG.	CHORD END
C-1	74.28'	150.00'	73.53'	N76°10'44"W	282°22'28"
C-2	230.05'	250.00'	222.07'	S88°21'11"E	52°45'24"
C-3	155.80'	250.00'	153.29'	S79°50'41"E	35°42'23"
C-4	74.25'	250.00'	73.88'	N73°47'37"E	17°01'01"
C-5	378.32'	600.00'	372.08'	N47°13'07"E	36°30'37"
C-6	111.12'	300.00'	108.50'	N16°32'45"E	21°13'29"
C-7	359.03'	100.00'	194.99'	S84°50'41"E	205°42'32"
C-8	773.72'	600.00'	721.81'	S45°10'03"W	73°35'04"
C-9	144.28'	600.00'	143.91'	S24°53'47"E	12°46'37"
C-10	209.28'	600.00'	208.27'	S41°46'38"W	19°59'06"
C-11	378.71'	600.00'	372.46'	S69°31'07"W	36°39'34"
C-12	41.46'	600.00'	41.45'	S89°54'48"W	33°14'34"
C-13	148.42'	125.00'	139.85'	S141°19'58"E	68°30'51"
C-14	77.25'	80.00'	74.73'	S47°38'30"W	56°41'08"
C-15	122.78'	125.00'	117.86'	N78°21'53"W	56°16'05"
C-16	141.52'	450.00'	140.94'	N79°10'51"W	18°01'09"
C-17	298.31'	600.00'	293.87'	N57°42'12"E	24°45'45"
C-18	391.88'	1250.00'	390.37'	N36°20'30"W	17°38'01"
C-19	155.22'	1250.00'	155.12'	N41°46'04"W	7°06'52"
C-20	236.78'	1250.00'	236.41'	N32°47'04"W	10°51'09"
C-21	528.84'	775.00'	516.75'	S67°34'10"W	36°56'37"
C-22	156.01'	775.00'	155.74'	S49°31'07"W	11°32'01"
C-23	376.83'	775.00'	367.50'	S89°20'10"W	27°24'56"
C-24	73.84'	150.00'	73.10'	S79°59'37"W	28°17'17"
C-25	173.53'	100.00'	159.81'	S42°28'08"W	8°51'01"
C-26	213.61'	275.00'	208.28'	S27°13'00"W	44°30'37"
C-27	380.72'	450.00'	369.68'	S63°39'47"W	36°21'32"
C-28	121.61'	450.00'	120.87'	N58°45'22"E	32°04'24"
C-29	125.00'	450.00'	124.60'	S44°11'03"W	15°54'56"
C-30	125.00'	450.00'	124.60'	S70°35'58"W	15°54'56"
C-31	33.65'	450.00'	33.65'	S88°42'00"W	41°17'07"
C-32	310.32'	120.00'	230.80'	N67°38'31"E	148°10'09"
C-33	163.28'	150.00'	161.86'	N60°13'58"W	39°25'34"
C-34	123.73'	450.00'	123.34'	N74°57'56"E	15°45'37"
C-35	128.17'	450.00'	127.74'	N58°25'44"E	16°19'09"
C-36	135.15'	200.00'	132.60'	S70°07'54"W	38°43'08"
C-37	103.90'	150.00'	101.18'	N19°11'54"E	39°25'12"
C-38	163.28'	150.00'	161.86'	N60°13'58"W	39°25'34"
C-39	546.82'	800.00'	535.95'	S07°07'17"E	39°38'07"
C-40	222.78'	800.00'	222.05'	S14°56'02"E	15°57'19"
C-41	123.57'	800.00'	123.45'	S02°31'52"E	8°51'01"
C-42	200.17'	800.00'	199.65'	S09°03'43"W	14°20'11"
C-43	326.31'	400.00'	317.54'	S39°26'57"W	48°44'27"
C-44	120.06'	100.00'	119.81'	N18°43'17"E	18°22'59"
C-45	436.70'	700.00'	429.65'	N44°54'04"W	35°44'30"
C-46	41.32'	700.00'	41.31'	N28°43'17"E	37°22'52"
C-47	287.51'	700.00'	285.40'	N42°10'30"W	23°31'58"
C-48	107.87'	700.00'	107.76'	N58°21'31"W	8°49'46"
C-49	128.17'	150.00'	128.17'	S38°45'02"E	48°11'23"
C-50	228.87'	700.00'	228.81'	N54°26'25"W	19°10'13"
C-51	64.43'	50.00'	60.06'	S09°28'56"E	73°49'47"
C-52	134.70'	150.00'	130.22'	N24°39'24"E	51°27'11"
C-53	60.82'	150.00'	60.21'	S38°48'18"W	23°09'23"
C-54	53.57'	150.00'	53.28'	N57°27'25"E	20°27'58"

REVISIONS:
 1. DIR. 02/06/09, REVISIONS PER JANUARY 1/2009 TAC COMMENTS.
 2. DIR. 02/17/09, REVISIONS PER CITY COMMENTS 2/17/09.

REGISTERED PROFESSIONAL ENGINEER
 No. 10200309
 STATE OF INDIANA
 Sean M. Downey
 DATE: 01/06/09
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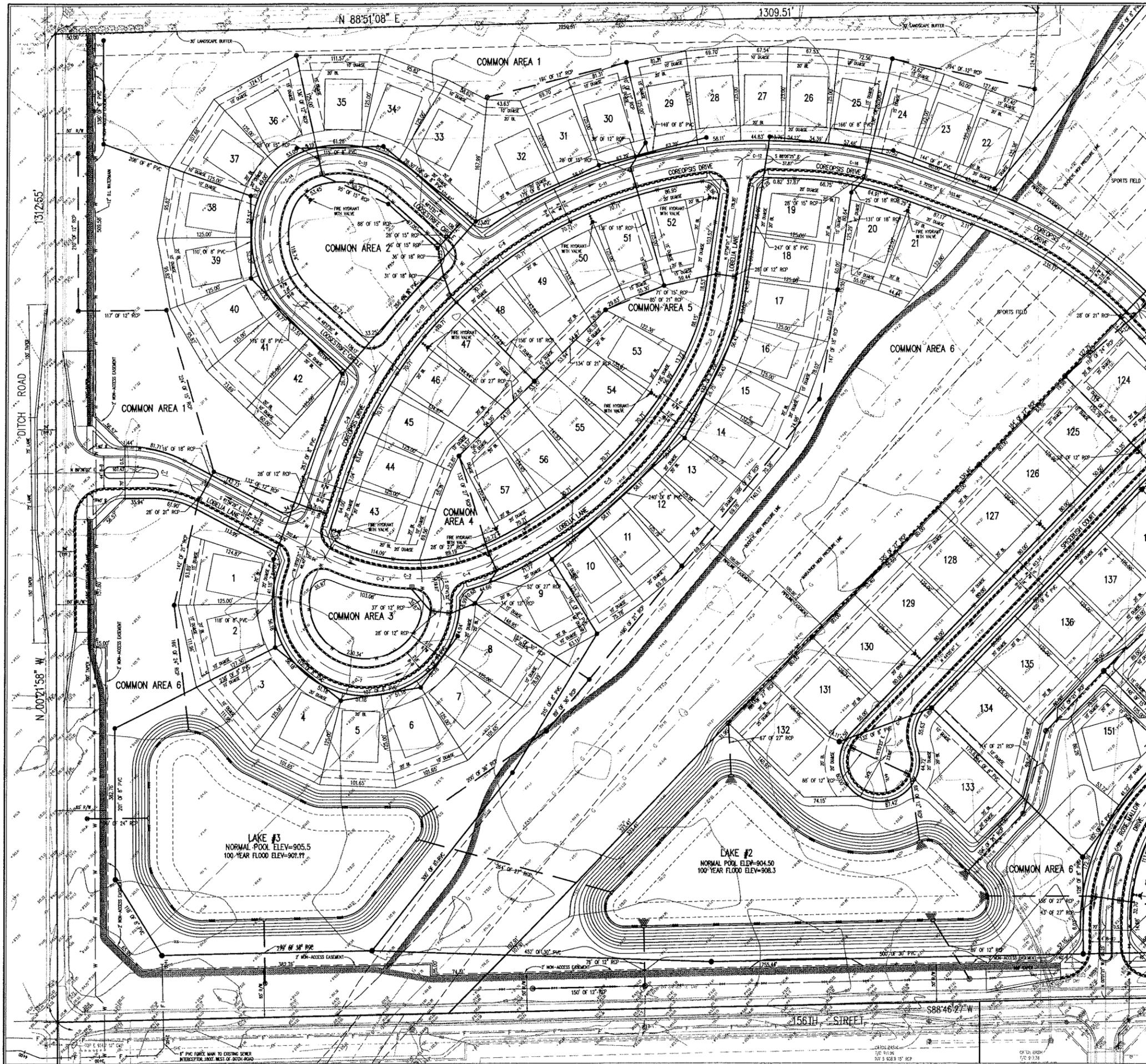
CENTENNIAL NORTH
 WESTFIELD, INDIANA

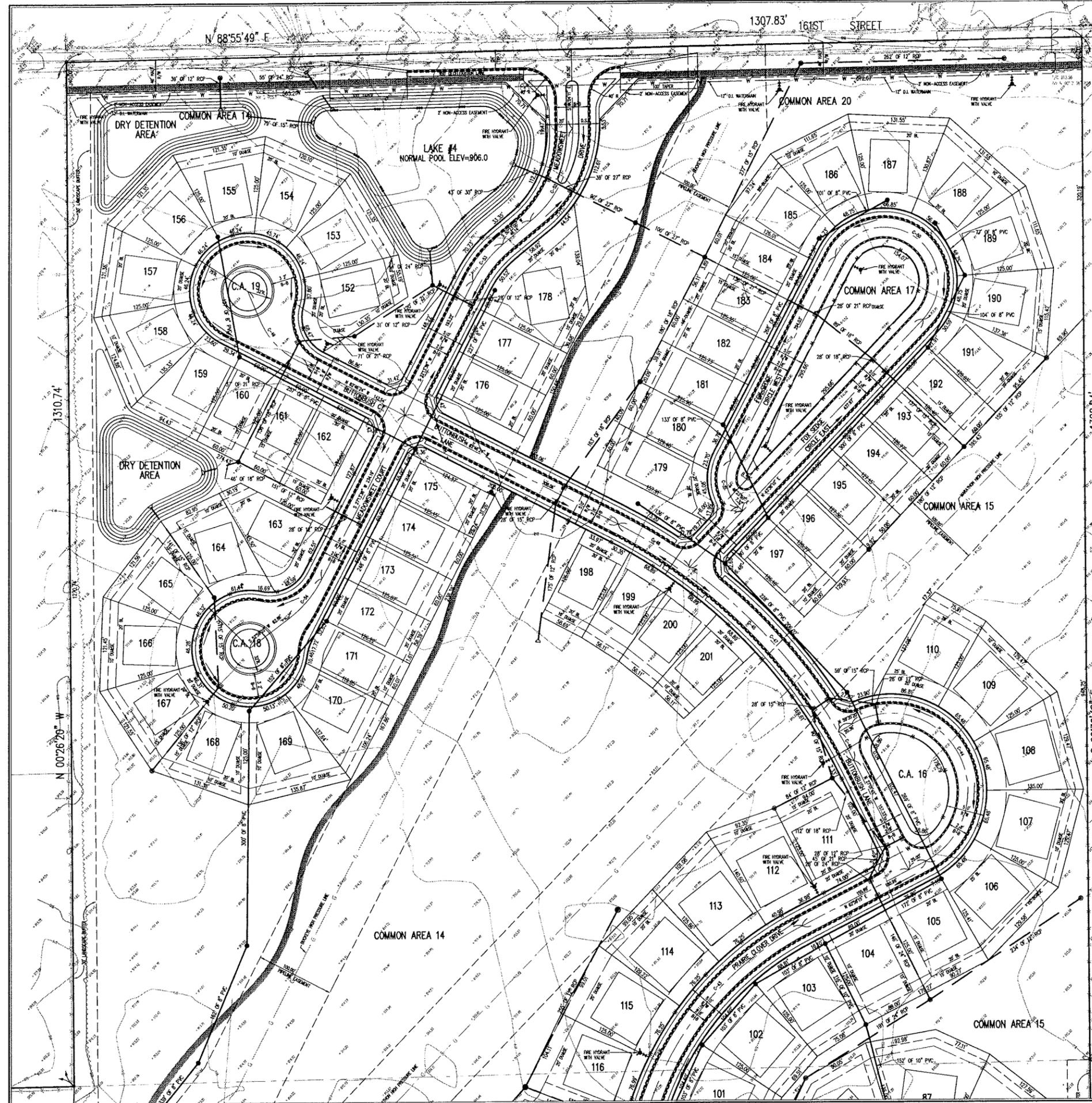
ESTRIDGE DEVELOPMENT CO., INC.
 CARMEL, INDIANA

DATE: 01/06/09 PROJECT NO.: 4481.200
 DRAWN BY: DTR CHECKED BY: SMD
 SHEET TITLE: PRELIMINARY PLAT

DRAWING FILES:
 1. 118.20 Acres Preliminary Plat
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 200. 118.20 Acres Preliminary Plat

P102





DEVELOPMENT PLAN FOR CENTENNIAL NORTH

SECTION 10 - T18N - R3E HAMILTON COUNTY, INDIANA 118.20 ACRES

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

ENGINEER:
SCHNEIDER CORPORATION
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, IN 46216
13171 826-7100
FAX 826-7200



ASSUMED NORTH
SCALE: 1"=60'

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.

BENCHMARK

- BW - 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)
- TBM 1 - RAILROAD SPIKE SET 1 FOOT UP IN THE NORTH SIDE OF POWER POLE #8388462 LOCATED 30' SOUTH OF 156TH STREET AND 75' EAST OF DECLARATION DRIVE.
ELEVATION = 914.56 (NGVD 1929)
- TBM 2 - RAILROAD SPIKE SET 1 FOOT UP IN THE NORTH FACE OF UTILITY POLE. (POLE IS THE FIRST ONE WEST OF THE EAST MOST ENTRANCE TO CENTENNIAL).
ELEVATION = 909.44 (NGVD 1929)
- TBM 3 - RAILROAD SPIKE SET 1 FOOT UP IN THE SOUTH FACE OF RISER POLE #80 IN THE NORTHWEST CORNER OF SHAMROCK SCHOOL IN THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 915.735 (NGVD 1929)
- TBM 4 - RAILROAD SPIKE SET 1 FOOT UP IN THE SOUTH FACE OF POWER POLE #060686, 4 1/2' SOUTH OF THE EDGE OF PAVEMENT OF 161ST STREET, 200' EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 911.375 (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 | Water |
| Westfield Utilities | Westfield Utilities |
| 2706 East 171st Street | 2706 East 171st Street |
| Westfield, Indiana 46074 | Westfield, Indiana 46074 |
| 317-896-5577 | 317-896-5577 |
| Cable | Telephone |
| First Mile Technology | 750 Liberty Drive |
| 750 Liberty Drive | Westfield, Indiana 46074 |
| Westfield, Indiana 46074 | 317-569-2806 |
| 317-569-2806 | |
| Electric | Gas |
| Duke Energy | Vectren Energy Delivery |
| 16475 Southpark Drive | P.O. Box 1700 |
| Westfield, Indiana 46074 | Noblesville, Indiana 46061 |
| 317-896-6711 | 317-776-5334 |
| Pipeline | Gas |
| Pontonville Eastern Pipeline Company, LP | Westfield Gas Corp. |
| 9371 Zionville Road | 606 West Park Street |
| Indianapolis, Indiana 46268 | Huntington, Indiana 46750 |
| 317-773-3213 | 317-896-2581 |
- 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.

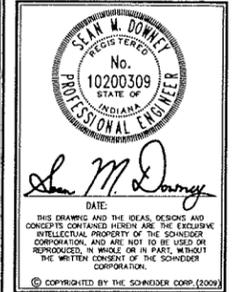
LEGEND

	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
	Flow Arrow
	4" Subsurface Drain
	Swale

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEG.	CHORD END.	DELTA
C-1	74.28	150.00	73.53	N76°10'44"W	282.224'	282.224'
C-2	230.05	250.00	222.02	S88°21'11"E	524.524'	524.524'
C-3	155.80	250.00	153.29	S79°50'41"E	354.273'	354.273'
C-4	74.28	250.00	73.98	N73°47'37"E	177.017'	177.017'
C-5	378.32	600.00	372.06	N47°13'16"E	387.073'	387.073'
C-6	111.32	300.00	110.51	N83°29'41"E	213.329'	213.329'
C-7	359.03	100.00	194.99	S84°50'41"E	205.422'	205.422'
C-8	773.72	600.00	771.21	S84°53'03"W	735.504'	735.504'
C-9	144.28	600.00	143.91	S24°53'47"W	174.463'	174.463'
C-10	209.78	600.00	208.22	S41°48'36"W	193.095'	193.095'
C-11	378.71	600.00	372.45	S89°51'01"W	387.095'	387.095'
C-12	41.48	600.00	41.45	S88°54'48"W	37.573'	37.573'
C-13	148.42	125.00	139.85	S41°15'51"E	68.015'	68.015'
C-14	77.75	80.00	74.73	S47°39'30"W	55.4108'	55.4108'
C-15	122.78	125.00	117.88	N78°21'25"W	96.1805'	96.1805'
C-16	141.52	450.00	140.94	N79°55'31"W	180.109'	180.109'
C-17	259.31	600.00	257.30	N57°42'23"E	244.454'	244.454'
C-18	391.98	1250.00	390.37	N36°29'30"W	1758.01'	1758.01'
C-19	155.22	1250.00	155.12	N41°48'04"W	776.52'	776.52'
C-20	236.78	1250.00	236.41	N32°47'04"W	1070.09'	1070.09'
C-21	578.84	775.00	578.75	S83°24'00"W	3836.87'	3836.87'
C-22	156.01	775.00	155.74	S49°54'14"W	1132.01'	1132.01'
C-23	370.83	775.00	367.30	S89°20'07"W	2724.56'	2724.56'
C-24	73.84	150.00	73.18	S29°58'30"W	281.217'	281.217'
C-25	172.53	100.00	151.91	S42°28'08"W	885.101'	885.101'
C-26	213.61	275.00	208.28	S22°13'50"W	444.022'	444.022'
C-27	381.77	450.00	382.68	S83°24'14"W	387.134'	387.134'
C-28	17.81	450.00	17.81	S45°36'18"W	214.33'	214.33'
C-29	125.00	450.00	124.60	S84°41'03"W	1554.56'	1554.56'
C-30	125.00	450.00	124.60	S70°25'38"W	1554.56'	1554.56'
C-31	33.66	450.00	33.65	S89°42'00"W	47.707'	47.707'
C-32	316.32	120.00	230.80	N69°28'31"E	1487.096'	1487.096'
C-33	261.80	450.00	248.83	N69°48'23"E	1786.24'	1786.24'
C-34	123.73	450.00	123.34	N74°57'58"E	1549.19'	1549.19'
C-35	128.17	450.00	127.74	N58°55'44"E	1619.09'	1619.09'
C-36	135.15	200.00	132.60	S70°07'44"W	3843.08'	3843.08'
C-37	163.20	150.00	161.18	N19°11'54"E	3875.12'	3875.12'
C-38	103.20	150.00	103.18	N62°13'18"E	3875.12'	3875.12'
C-39	546.52	800.00	535.95	S03°20'27"E	3978.30'	3978.30'
C-40	222.28	800.00	222.06	S14°56'07"E	1577.18'	1577.18'
C-41	123.57	800.00	123.45	S02°31'52"E	831.01'	831.01'
C-42	206.17	800.00	199.85	S09°15'43"E	1470.10'	1470.10'
C-43	336.31	400.00	312.24	S39°26'09"E	4544.227'	4544.227'
C-44	390.08	100.00	199.21	N02°51'17"E	1837.285'	1837.285'
C-45	438.70	700.00	429.85	N44°54'04"E	3544.39'	3544.39'
C-46	41.32	700.00	41.31	N28°43'17"E	327.58'	327.58'
C-47	287.51	700.00	285.49	N47°19'39"E	2331.56'	2331.56'
C-48	107.87	700.00	107.78	N56°21'31"E	849.46'	849.46'
C-49	122.47	150.00	122.47	N58°46'43"E	481.123'	481.123'
C-50	239.87	70.00	138.61	N54°28'56"E	1967.013'	1967.013'
C-51	84.43	50.00	60.06	S09°28'56"E	7349.47'	7349.47'
C-52	134.70	150.00	130.27	N24°39'24"E	5177.11'	5177.11'
C-53	60.82	150.00	60.21	S38°48'18"W	2389.23'	2389.23'
C-54	53.57	150.00	53.58	N37°27'25"E	2077.36'	2077.36'

REVISIONS:
1. 01/07/09, REVISION PER JANUARY 17/09 TAC COMMENTS.



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Landscape Architecture
Transportation Engineering

CENTENNIAL NORTH
WESTFIELD, INDIANA

ESTRIDGE DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 01/06/09 PROJECT NO.: 4481.200
DRAWN BY: DTR CHECKED BY: SMD
SHEET TITLE: DEVELOPMENT PLAN

D103

STREET SIGN PLAN FOR CENTENNIAL NORTH

SECTION 10 - T18N - R3E
HAMILTON COUNTY, INDIANA
118.20 ACRES

DEVELOPER:

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

ENGINEER:



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



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)

TBM 1 - RAILROAD SPIKE SET 1 FOOT UP IN THE NORTH SIDE OF POWER POLE #B388462 LOCATED 30' SOUTH OF 156TH STREET AND 75' EAST OF DECLARATION DRIVE.
ELEVATION = 914.56 (NGVD 1929)

TBM 2 - RAILROAD SPIKE SET 1 FOOT UP IN THE NORTH FACE OF UTILITY POLE, (POLE IS THE FIRST ONE WEST OF THE EAST MOST ENTRANCE TO CENTENNIAL).
ELEVATION = 909.44 (NGVD 1929)

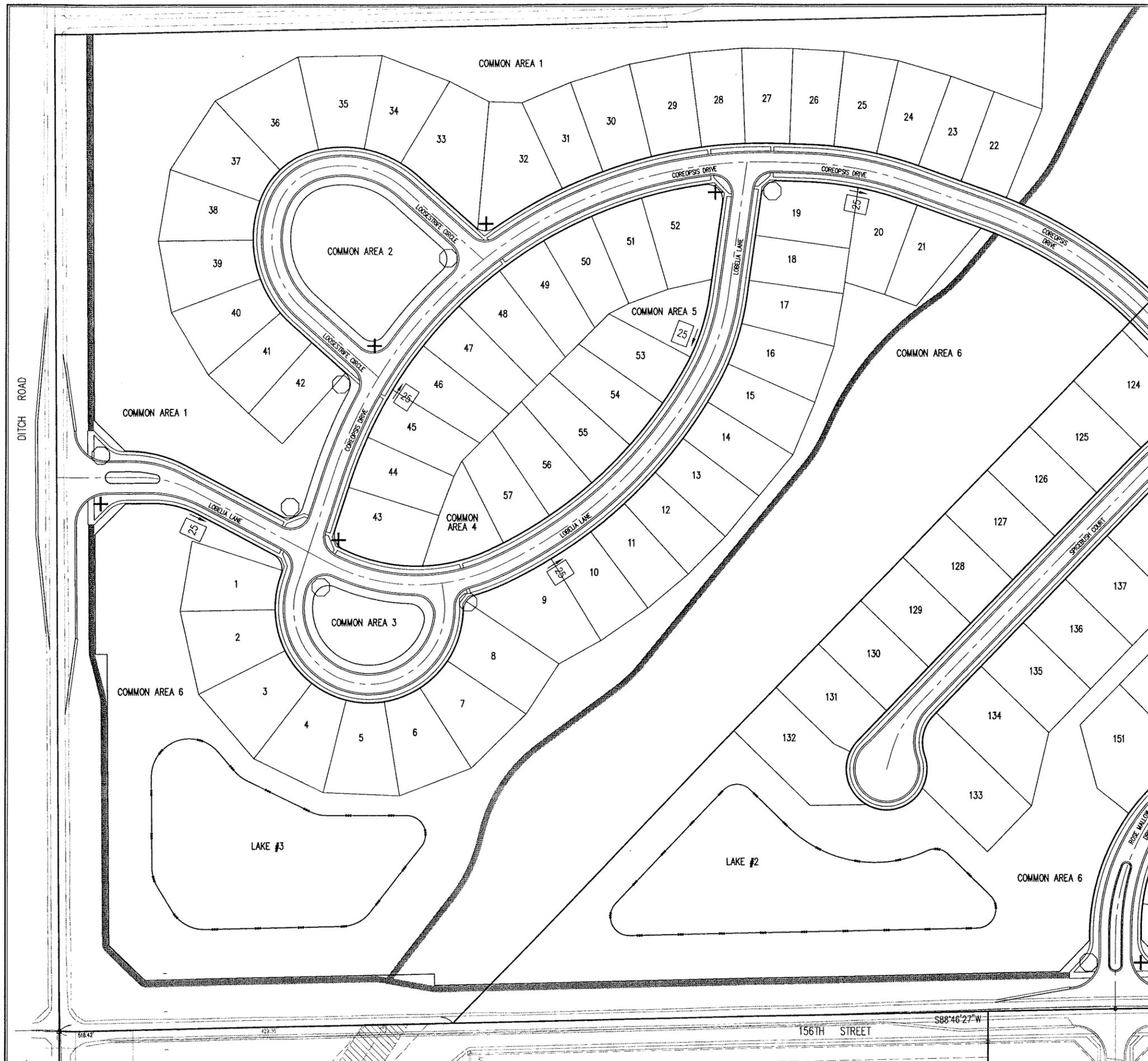
TBM 3 - RAILROAD SPIKE SET 1 FOOT UP IN THE SOUTH FACE OF RISER POLE #60, IN THE NORTHWEST CORNER OF SHAMROCK SCHOOL IN THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 915.735 (NGVD 1929)

TBM 4 - RAILROAD SPIKE SET 1 FOOT UP IN THE SOUTH FACE OF POWER POLE #060686, 4'± SOUTH OF THE EDGE OF PAVEMENT OF 161ST STREET, 200' EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 911.375 (NGVD 1929)

ASSUMED NORTH
SCALE: 1"=60'

LEGEND

- (29 REQ.) ○ STOP
- (16 REQ.) 25 SPEED LIMIT (25 MPH)
- (18 REQ.) + STREET NAME SIGN
- (1 REQ.) ▽ YIELD SIGN



REVISIONS:
1. DTR 02/06/09 REVISIONS PER JANUARY 1/20/09 TAC COMMENTS

STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER
No. 10200309
STATE OF INDIANA
Sean M. Downey
DATE: _____
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Landscape Architecture
Transportation Engineering

CENTENNIAL NORTH
WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 01/06/09	PROJECT NO.: 4481.200
DRAWN BY: DTR	CHECKED BY: SMD
SHEET TITLE: STREET SIGN PLAN	
DRAWING FILES: S:\Projects\4481.200\4481.200-01.dwg S:\Projects\4481.200\4481.200-02.dwg S:\Projects\4481.200\4481.200-03.dwg S:\Projects\4481.200\4481.200-04.dwg S:\Projects\4481.200\4481.200-05.dwg S:\Projects\4481.200\4481.200-06.dwg S:\Projects\4481.200\4481.200-07.dwg S:\Projects\4481.200\4481.200-08.dwg S:\Projects\4481.200\4481.200-09.dwg S:\Projects\4481.200\4481.200-10.dwg S:\Projects\4481.200\4481.200-11.dwg S:\Projects\4481.200\4481.200-12.dwg S:\Projects\4481.200\4481.200-13.dwg S:\Projects\4481.200\4481.200-14.dwg S:\Projects\4481.200\4481.200-15.dwg S:\Projects\4481.200\4481.200-16.dwg S:\Projects\4481.200\4481.200-17.dwg S:\Projects\4481.200\4481.200-18.dwg S:\Projects\4481.200\4481.200-19.dwg S:\Projects\4481.200\4481.200-20.dwg S:\Projects\4481.200\4481.200-21.dwg S:\Projects\4481.200\4481.200-22.dwg S:\Projects\4481.200\4481.200-23.dwg S:\Projects\4481.200\4481.200-24.dwg S:\Projects\4481.200\4481.200-25.dwg S:\Projects\4481.200\4481.200-26.dwg S:\Projects\4481.200\4481.200-27.dwg S:\Projects\4481.200\4481.200-28.dwg S:\Projects\4481.200\4481.200-29.dwg S:\Projects\4481.200\4481.200-30.dwg S:\Projects\4481.200\4481.200-31.dwg S:\Projects\4481.200\4481.200-32.dwg S:\Projects\4481.200\4481.200-33.dwg S:\Projects\4481.200\4481.200-34.dwg S:\Projects\4481.200\4481.200-35.dwg S:\Projects\4481.200\4481.200-36.dwg S:\Projects\4481.200\4481.200-37.dwg S:\Projects\4481.200\4481.200-38.dwg S:\Projects\4481.200\4481.200-39.dwg S:\Projects\4481.200\4481.200-40.dwg S:\Projects\4481.200\4481.200-41.dwg S:\Projects\4481.200\4481.200-42.dwg S:\Projects\4481.200\4481.200-43.dwg S:\Projects\4481.200\4481.200-44.dwg S:\Projects\4481.200\4481.200-45.dwg S:\Projects\4481.200\4481.200-46.dwg S:\Projects\4481.200\4481.200-47.dwg S:\Projects\4481.200\4481.200-48.dwg S:\Projects\4481.200\4481.200-49.dwg S:\Projects\4481.200\4481.200-50.dwg S:\Projects\4481.200\4481.200-51.dwg S:\Projects\4481.200\4481.200-52.dwg S:\Projects\4481.200\4481.200-53.dwg S:\Projects\4481.200\4481.200-54.dwg S:\Projects\4481.200\4481.200-55.dwg S:\Projects\4481.200\4481.200-56.dwg S:\Projects\4481.200\4481.200-57.dwg S:\Projects\4481.200\4481.200-58.dwg S:\Projects\4481.200\4481.200-59.dwg S:\Projects\4481.200\4481.200-60.dwg S:\Projects\4481.200\4481.200-61.dwg S:\Projects\4481.200\4481.200-62.dwg S:\Projects\4481.200\4481.200-63.dwg S:\Projects\4481.200\4481.200-64.dwg S:\Projects\4481.200\4481.200-65.dwg S:\Projects\4481.200\4481.200-66.dwg S:\Projects\4481.200\4481.200-67.dwg S:\Projects\4481.200\4481.200-68.dwg S:\Projects\4481.200\4481.200-69.dwg S:\Projects\4481.200\4481.200-70.dwg S:\Projects\4481.200\4481.200-71.dwg S:\Projects\4481.200\4481.200-72.dwg S:\Projects\4481.200\4481.200-73.dwg S:\Projects\4481.200\4481.200-74.dwg S:\Projects\4481.200\4481.200-75.dwg S:\Projects\4481.200\4481.200-76.dwg S:\Projects\4481.200\4481.200-77.dwg S:\Projects\4481.200\4481.200-78.dwg S:\Projects\4481.200\4481.200-79.dwg S:\Projects\4481.200\4481.200-80.dwg S:\Projects\4481.200\4481.200-81.dwg S:\Projects\4481.200\4481.200-82.dwg S:\Projects\4481.200\4481.200-83.dwg S:\Projects\4481.200\4481.200-84.dwg S:\Projects\4481.200\4481.200-85.dwg S:\Projects\4481.200\4481.200-86.dwg S:\Projects\4481.200\4481.200-87.dwg S:\Projects\4481.200\4481.200-88.dwg S:\Projects\4481.200\4481.200-89.dwg S:\Projects\4481.200\4481.200-90.dwg S:\Projects\4481.200\4481.200-91.dwg S:\Projects\4481.200\4481.200-92.dwg S:\Projects\4481.200\4481.200-93.dwg S:\Projects\4481.200\4481.200-94.dwg S:\Projects\4481.200\4481.200-95.dwg S:\Projects\4481.200\4481.200-96.dwg S:\Projects\4481.200\4481.200-97.dwg S:\Projects\4481.200\4481.200-98.dwg S:\Projects\4481.200\4481.200-99.dwg S:\Projects\4481.200\4481.200-100.dwg	
S101	

STREET SIGN PLAN FOR CENTENNIAL NORTH

SECTION 10 - T18N - R3E
HAMILTON COUNTY, INDIANA
118.20 ACRES

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

ENGINEER:
 SCHNEIDER CORPORATION
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, IN 46216
13171 826-7100
FAX 826-7200



BENCHMARK

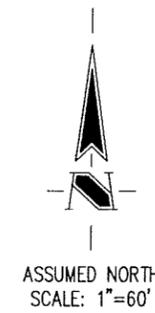
BM - U.S.G.S. 93 RHP, BRASS DISK IN A CONCRETE POST AT THE SOUTHWEST CORNER OF 146TH STREET AND DITCH ROAD.
ELEVATION = 903.373 (NGVD 1929)

TM 1 - RAILROAD SPIKE SET 1 FOOT UP IN THE NORTH SIDE OF POWER POLE #3388462 LOCATED 30' SOUTH OF 156TH STREET AND 75' EAST OF DECLARATION DRIVE.
ELEVATION = 914.56 (NGVD 1929)

TM 2 - RAILROAD SPIKE SET 1 FOOT UP IN THE NORTH FACE OF UTILITY POLE, (POLE IS THE FIRST ONE WEST OF THE EAST MOST ENTRANCE TO CENTENNIAL).
ELEVATION = 909.44 (NGVD 1929)

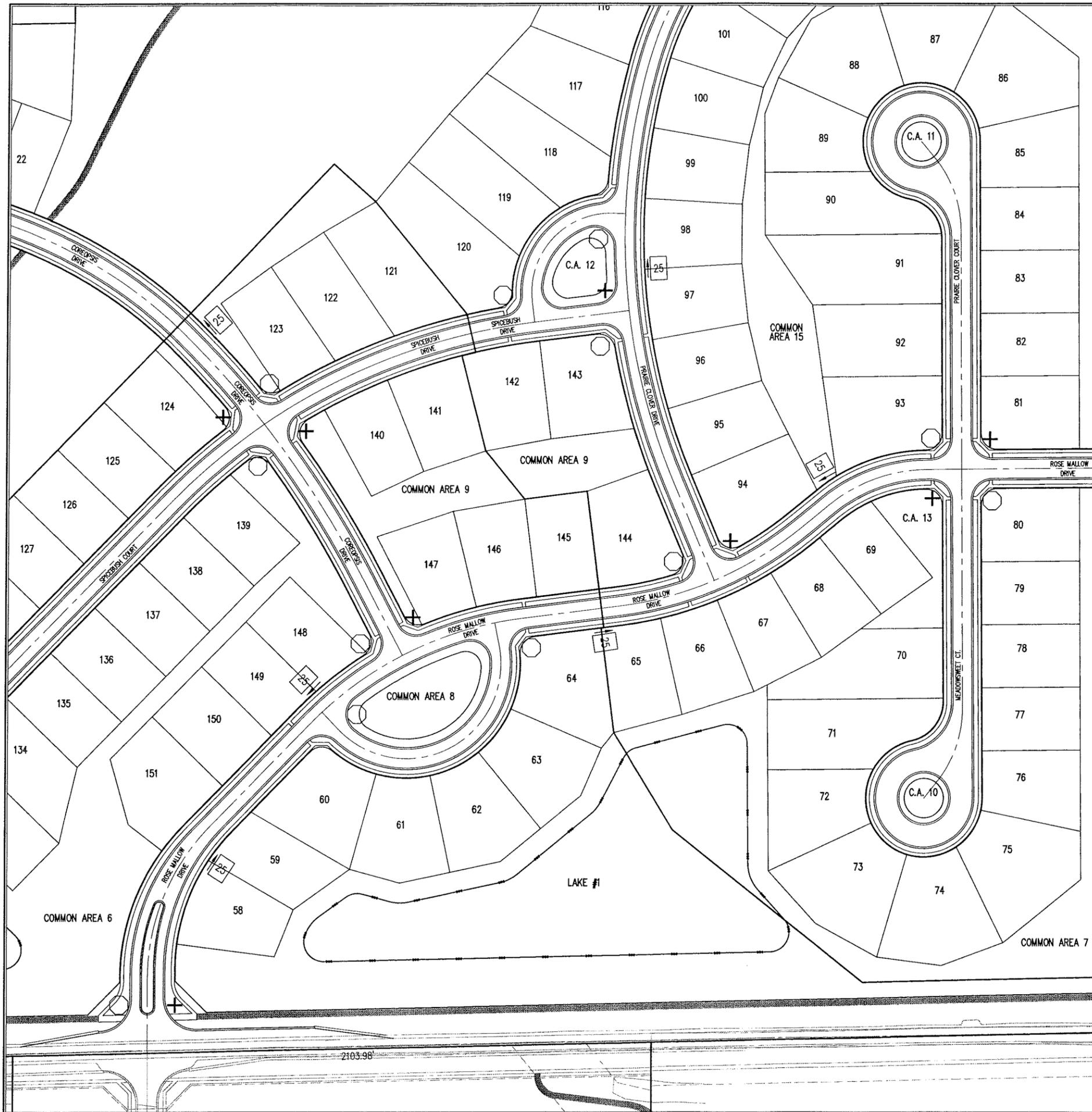
TM 3 - RAILROAD SPIKE SET 1 FOOT UP IN THE SOUTH FACE OF RISER POLE #80, IN THE NORTHWEST CORNER OF SHAMROCK SCHOOL IN THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 915.735 (NGVD 1929)

TM 4 - RAILROAD SPIKE SET 1 FOOT UP IN THE SOUTH FACE OF POWER POLE #3388466, 4'± SOUTH OF THE EDGE OF PAVEMENT OF 161ST STREET, 200' EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 911.375 (NGVD 1929)



LEGEND

- (29 REQ.) ○ STOP
- (16 REQ.) 25 SPEED LIMIT (25 MPH)
- (18 REQ.) + STREET NAME SIGN
- (1 REQ.) ▽ YIELD SIGN



REVISIONS: 1. DATE: 01/06/09. REVISIONS PER JANUARY 1/20/09 IAC COMMENTS.

DATE: 01/06/09
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CENTENNIAL NORTH
WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 01/06/09	PROJECT NO.: 4481.200
DRAWN BY: DTR	CHECKED BY: SMD
SHEET TITLE: STREET SIGN PLAN	
DRAWING FILES: 1. 14300 Clay Terrace Blvd - 200.dwg 2. 14300 Clay Terrace Blvd - 200.dwg 3. 14300 Clay Terrace Blvd - 200.dwg 4. 14300 Clay Terrace Blvd - 200.dwg 5. 14300 Clay Terrace Blvd - 200.dwg 6. 14300 Clay Terrace Blvd - 200.dwg 7. 14300 Clay Terrace Blvd - 200.dwg 8. 14300 Clay Terrace Blvd - 200.dwg 9. 14300 Clay Terrace Blvd - 200.dwg 10. 14300 Clay Terrace Blvd - 200.dwg 11. 14300 Clay Terrace Blvd - 200.dwg 12. 14300 Clay Terrace Blvd - 200.dwg 13. 14300 Clay Terrace Blvd - 200.dwg 14. 14300 Clay Terrace Blvd - 200.dwg 15. 14300 Clay Terrace Blvd - 200.dwg 16. 14300 Clay Terrace Blvd - 200.dwg 17. 14300 Clay Terrace Blvd - 200.dwg 18. 14300 Clay Terrace Blvd - 200.dwg 19. 14300 Clay Terrace Blvd - 200.dwg 20. 14300 Clay Terrace Blvd - 200.dwg 21. 14300 Clay Terrace Blvd - 200.dwg 22. 14300 Clay Terrace Blvd - 200.dwg 23. 14300 Clay Terrace Blvd - 200.dwg 24. 14300 Clay Terrace Blvd - 200.dwg 25. 14300 Clay Terrace Blvd - 200.dwg 26. 14300 Clay Terrace Blvd - 200.dwg 27. 14300 Clay Terrace Blvd - 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LANDSCAPE PLAN FOR CENTENNIAL NORTH

SECTION 10 - T18N - R3E
HAMILTON COUNTY, INDIANA
118.20 ACRES

DEVELOPER:

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

ENGINEER:



SCHNEIDER CORPORATION
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, IN 46216
13171 826-7100
FAX 826-7200



ASSUMED NORTH
SCALE: 1"=60'

LEGEND

- SHADE TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- EVERGREEN SHRUB

UTILITY LIST

Indiana Underground Utility Location Service (1-800-362-5544) was contacted on 29 NOV 04 for marking of utilities on 01 DEC 04 confirmation #0411292053, 0411292042 and 0411292023.

Sanitary and Storm Sewers
Westfield Utilities
2706 East 17th Street
Westfield, Indiana 46074
317-896-5577

Water
Westfield Utilities
2706 East 17th 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
18475 Southpark Drive
Westfield, Indiana 46074
317-896-6711

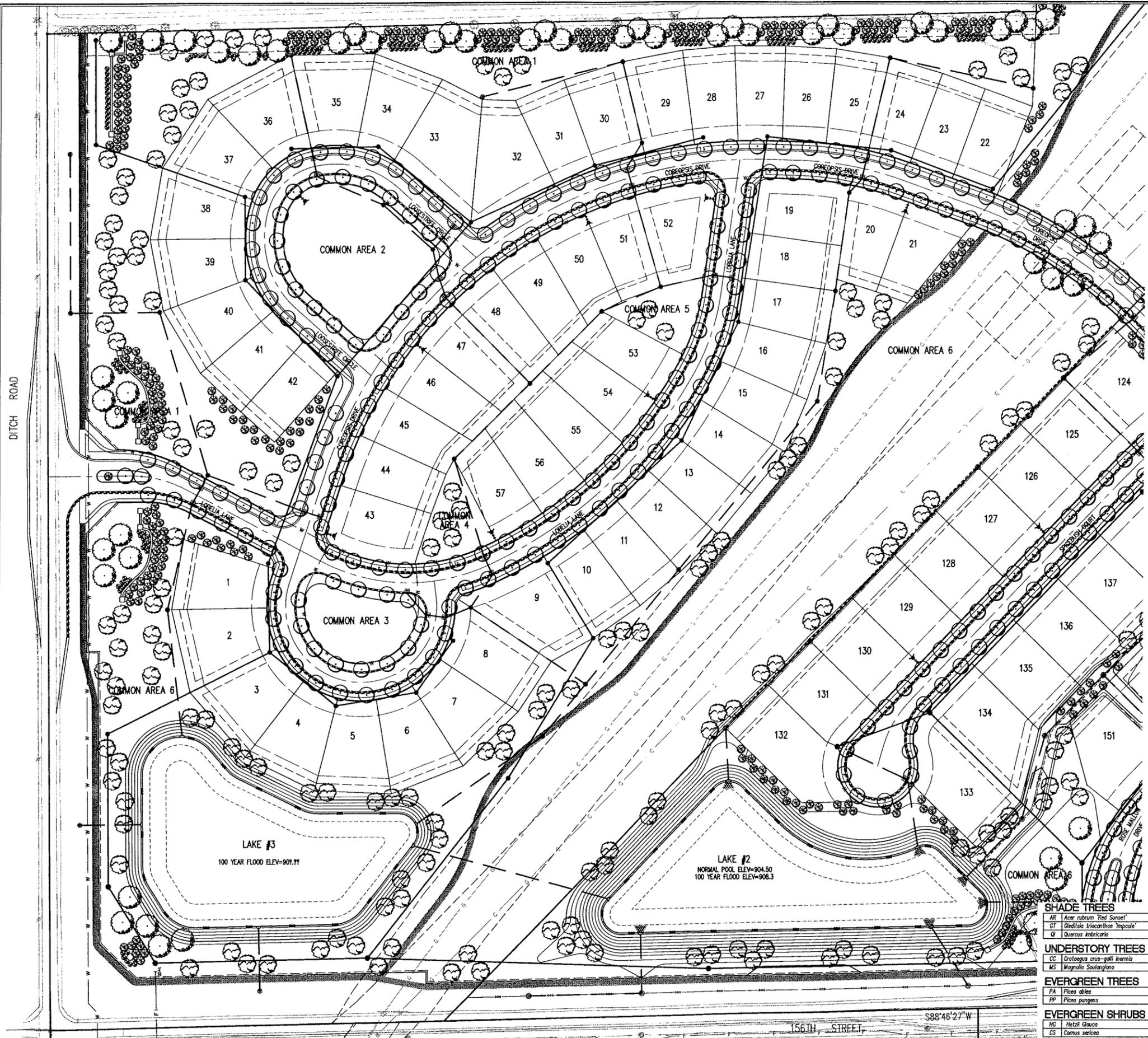
Gas
Citizens Gas of Westfield
2150 Dr. Martin Luther King Dr.
Indianapolis, Indiana 46224
317-927-4684

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

Pipeline
Marathon Pipeline Co.
10722 East C.R. 300 North
Indianapolis, Indiana 46234
317-291-9460

Utility Hotline within Indiana 1-800-362-5544 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 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.



SHADE TREES			
AR	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	63 2.5" B & B
GT	Gleditsia triacanthos 'Impicola'	Imperial Honeylocust	725 2.5" B & B Street Trees
Q	Quercus imbricaria	Shingle Oak	63 2.5" B & B
UNDERSTORY TREES			
CC	Crotaegus crus-galli inermis	Thornless Cockspur Hawthorn	178 2" B & B
MS	Magnolia Soulangiana	Saucer Magnolia	179 2" B & B
EVERGREEN TREES			
PA	Picea abies	Norway Spruce	342 6" B & B
PP	Picea pungens	Colorado Spruce	343 6" B & B Straight Species
EVERGREEN SHRUBS			
HG	Hetzi Glauca	Hetzi Blue Juniper	233 18" 3 gal.
CS	Cornus sericea	Red Twig Dogwood	234 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 201 trees and 2,010 shrubs to the on-site totals.

REVISIONS:
1. DATE 02/27/09, REVISIONS PER JANUARY 17/09 TAC COMMENTS.
2. DATE 02/27/09, REVISIONS PER CITY COMMENTS 2/17/09.

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

DATE: _____
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Schneider

THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidercorp.com

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CENTENNIAL NORTH
WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT CO., INC.
CARMEL, INDIANA

DATE: 01/06/09 PROJECT NO: 4481.200
DRAWN BY: DTR CHECKED BY: SMD
SHEET TITLE: LANDSCAPE PLAN

DRAWING FILES:
L101.dwg
L101.plt
L101.ctb
L101.shx
L101.tbl
L101.ttl
L101.dcl
L101.dgn
L101.dwt
L101.dws
L101.dxl
L101.dxf
L101.dwg
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L101.dxf

L101



A&F ENGINEERING

Transportation Engineering Services

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PRESIDENT

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VICE PRESIDENT

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STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES
CONSTRUCTION ENGINEERING • CONSTRUCTION OBSERVATION

REGISTRATION
INDIANA
ILLINOIS
IOWA
KENTUCKY
MICHIGAN
OHIO

February 4, 2009

Bryan D. Stumpf AICP, RLA
Director of Community Development
The Estridge Companies
14300 Clay Terrace Boulevard, Suite 200
Carmel, IN 46032

Dear Mr. Stumpf:

Per your request, A&F Engineering has reviewed the new site plan you provided for Centennial North. As presented, the site plan shows 201 single family homes that could be developed just east of Ditch Road between 156th Street and 161st Street. Access to the development would be provided by access drives located along 156th Street, 161st Street and Ditch Road.

A&F Engineering completed a comprehensive Traffic Operations Analysis on behalf of The Estridge Companies for a similar development in 2004. However, the development analyzed within the previous analysis included an additional access onto 156th Street, 40 additional acres of land and approximately 180 additional dwelling units. In an effort to document the traffic impact differences associated with the previous site plan (2004) and the new plan, the following table is provided. This table summarizes the AM and PM peak hour trips that would be generated by each of the site plans.

PEAK HOUR TRIP GENERATION COMPARISON

DEVELOPMENT INFORMATION		PEAK HOUR GENERATED TRIPS					
SITE PLAN	SIZE (DWELLING UNITS)	AM ENTER	AM EXIT	AM TOTAL	PM ENTER	PM EXIT	PM TOTAL
Year 2004	380	59	196	255	210	120	330
Year 2009	201	38	113	151	124	73	197
DIFFERENCE		-21	-83	-104	-86	-47	-133

Based on a review of the trip estimates and a comparison of the site plans, it is evident that the traffic impacts associated with the new site plan will not be any greater than the impacts documented in the 2004 study. Therefore, all conclusions and recommendations presented in the 2004 Traffic Operations Analysis will be applicable to the new site plan. Therefore additional roadway improvements beyond those outlined in the 2004 study will not be necessary.

Please feel free to contact me if you have any questions.

Sincerely,
A&F Engineering Co., LLC



R. Matt Brown, P.E., P.T.O.E.
Transportation Studies Manager