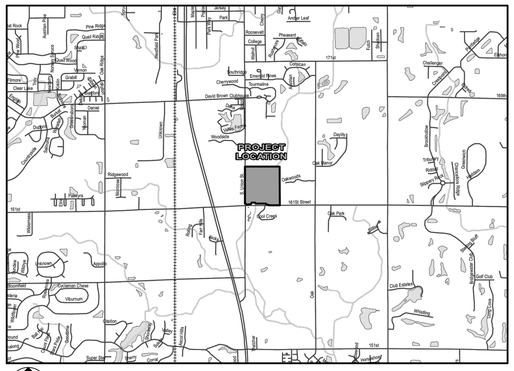
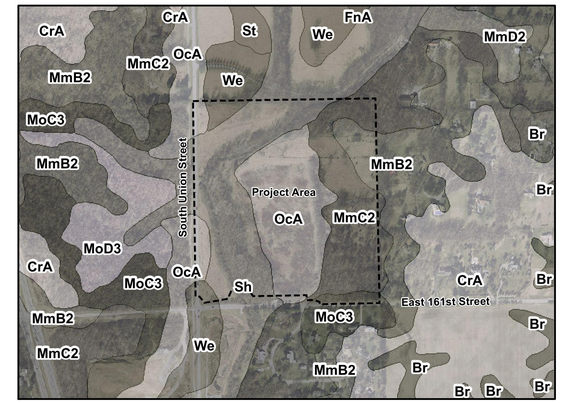
LANTERN PARK
PRIMARY PLAT

Site Solutions Property Group, LLC

CONTACT: CHRISTOPHER R. WHITE
15658 BRIDGEWATER CLUB BLVD
CARMEL, INDIANA 46033
(317) 523-6116



LOCATION MAP
SCALE 1"= 1/2 MILE



SOILS MAP
NOT TO SCALE

SOILS LEGEND

OcA	Ockley silt loam, 0 to 2 percent slopes
Sh	Shoals silt loam
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded
We	Westland silty clay loam

Legal Description
Lantern Park - Primary Plat and Overall Development Plan
(Corporate Warranty Deed, Inst. #9709739582)
Legal Description from ALTA/ACSM Land Title Survey, Prepared By: Sea Group Land Surveyors

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ALSO: Begin at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 4 East and run North 6 rods 13.38 feet to a stone, thence East 77 rods 4 feet to a stone, thence South 6 rods 4.7 feet, West to the place of beginning.

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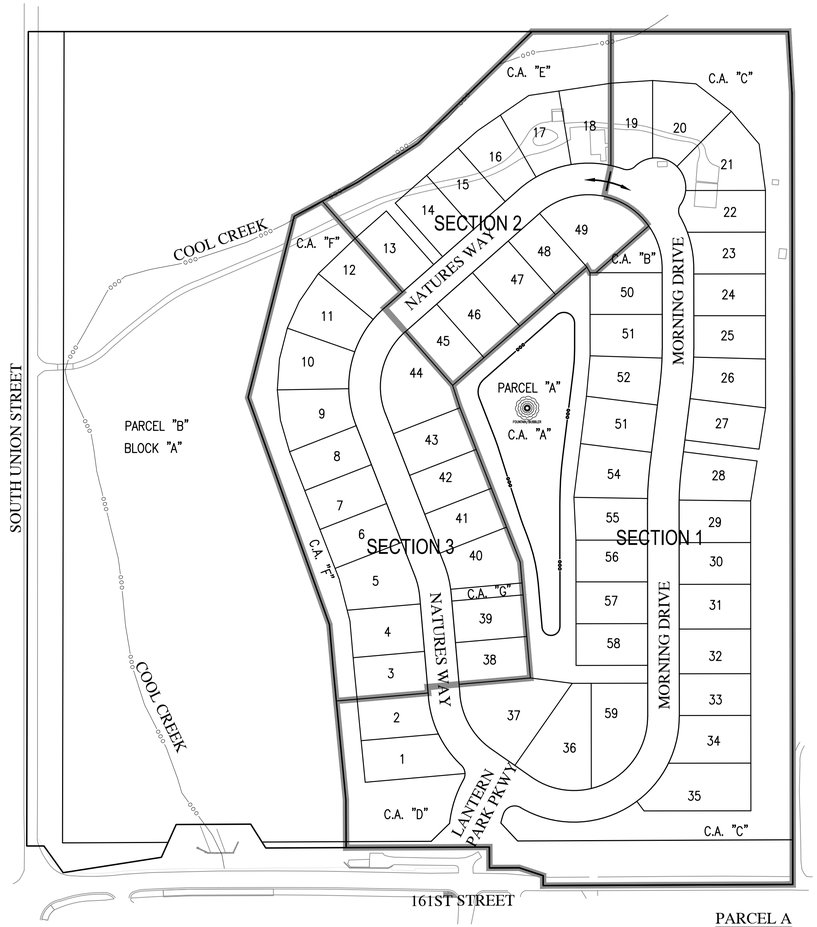
TOTAL ACREAGE = 40.95 ACRES
PARCEL A = 25.00 ACRES
PARCEL B = 15.95 ACRES

PARCEL A - DEVELOPMENT STANDARDS
LANTERN PARK PUD DISTRICT ORDINANCE NO. 15-11
LOTS: 59

MIN. LOT AREA	7,200 SF
MIN. LOT WIDTH	60'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	20'
MIN. LIVING AREA	
ONE STORY	2,000 SF
STORY & ONE HALF	2,300 SF
MAX. BUILDING HEIGHT	STORY & ONE HALF (1.5)
DENSITY MAXIMUM	60 LOTS



OVERALL SITE MAP & PHASING PLAN
SCALE: 1" = 120'

PHASING PLAN IS CONCEPTUAL:
PHASING LINES AND NAMES MAY CHANGE,
BASED ON FUTURE MARKETING CONDITIONS.

PARCEL A PHASING LOT SCHEDULE

SECTION 1:	31 LOTS
SECTION 2:	11 LOTS
SECTION 3:	17 LOTS
TOTAL:	59 LOTS

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-1.3	OVERALL PRIMARY PLAT PLAN

PREPARED BY:
HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

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100 SOUTH MILL CREEK ROAD
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VINCENT.LITERAL@DUKE-ENERGY.COM

CITIZENS WATER (SEWER)
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C: (317) 691-4941
HNIKIDES@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
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C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

INDIANA GAS / VECTREN (GAS)
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CRMILLER@VECTREN.COM

CITIZENS WATER (WATER)
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WESTFIELD, INDIANA 46074
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C: (317) 691-4941
HNIKIDES@CITIZENSENERGYGROUP.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOVLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

LANTERN PARK
CITY OF WESTFIELD, INDIANA

COVER

BRANDON T. BURK
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY	DC
CHECKED BY	BB
DATE	MAY 29, 2015
SCALE	AS SHOWN
JOB NUMBER	2015-071
SHEET	C1.0
	COVER

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Plot Date: May 29, 2015 Plot Time: 11:44am File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate- 161st & Union\Design\CAD\PP-Primary Plat Set\15071.Cover Sheet.dwg, Layout: C1.0 By: dchesterfield

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

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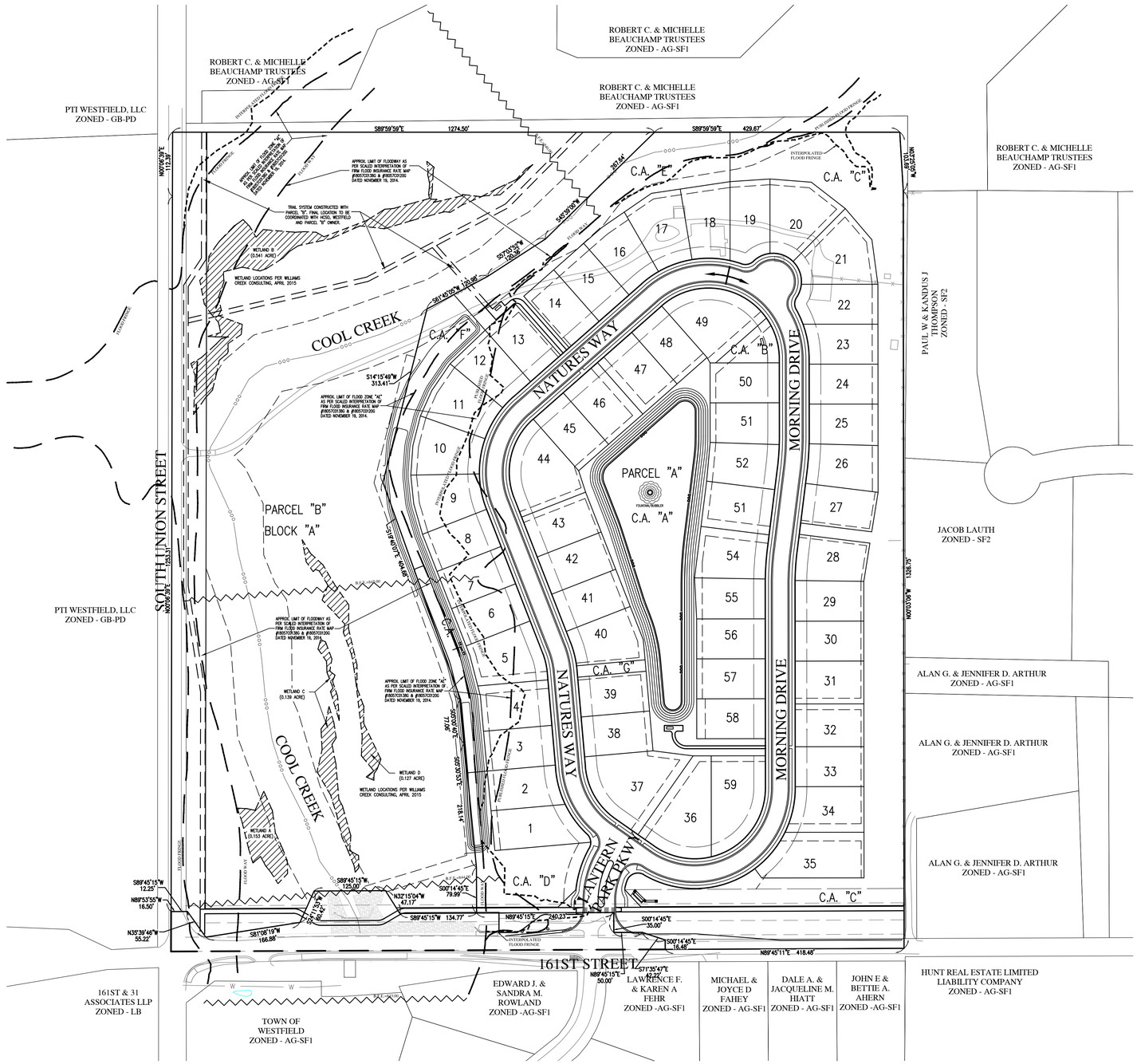

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
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INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

LANTERN PARK
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2015-071
CHECKED BY BB	
DATE MAY 29, 2015	
SCALE AS SHOWN	
SHEET C1.1 OVERALL SITE PLAN	

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Plot Date: May 29, 2015 Plot Time: 11:45am File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate- 161st & Union\Design\CAD\PP-Primary Plat Set\15071.Overall Site Plan.dwg, Layout: C1.1 By: dchesterfield

Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Delta
C-1	91.45'	150.00'	47.20'	S17°31'16"W	34°55'55"
C-2	130.90'	150.00'	69.95'	S30°00'44"E	50°00'06"
C-3	42.70'	150.00'	21.49'	N13°09'57"W	16°18'33"
C-4	183.07'	150.00'	104.89'	S13°38'39"W	69°55'45"
C-5	343.85'	150.00'	331.75'	N65°43'17"W	131°20'22"
C-6	59.09'	475.00'	29.58'	N03°30'43"E	7°07'39"
C-7	59.09'	475.00'	29.58'	S03°30'43"W	7°07'39"
C-8	327.35'	150.00'	288.39'	N62°28'04"E	125°02'19"

Floodplain Compensatory Storage

Flood Fringe Filled Below BFE -->	700	CYD
Mitigation Ratio -->	3:1	
Required Compensatory Storage -->	2100	CYD
Provided Compensatory Storage -->	4020	CYD

* No Fill Within Floodway

Per Concept, Floodplain Approvals Anticipated
- Hamilton County Surveyors Office
- City of Westfield
- DNR Construction in Floodway
- FEMA LOMR-F, Lots 1-13

Plan illustrates the Effective (Published) FEMA Floodplain as well as the "interpolated" Flood Fringe based on actual existing elevations determined by topographic survey. The Compensatory calculations are based on the "interpolated" Fringe delineation.

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Lantern Park PUD: Ordinance 15-11

Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.

EXISTING TOPOGRAPHY
PARCEL A: SURVEYED TOPOGRAPHY
PARCEL B: BEST AVAILABLE LIDAR/GIS

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X	FENCE	X X X X
	TREE LINE	

EXISTING		PROPOSED
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
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N/A	FLOW ARROW	
BC	- BACK OF CURB	
CL	- CENTERLINE	
FL	- FLOW LINE	
NP	- NORMAL POOL (ELEVATION)	
PVC	- POLYVINYL CHLORIDE PIPE	
RCP	- REINFORCED CONCRETE PIPE	
R/W	- RIGHT-OF-WAY	
	INTERPOLATED FLOOD FRINGE	
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GRAPHIC SCALE
0' 50' 100' 150'
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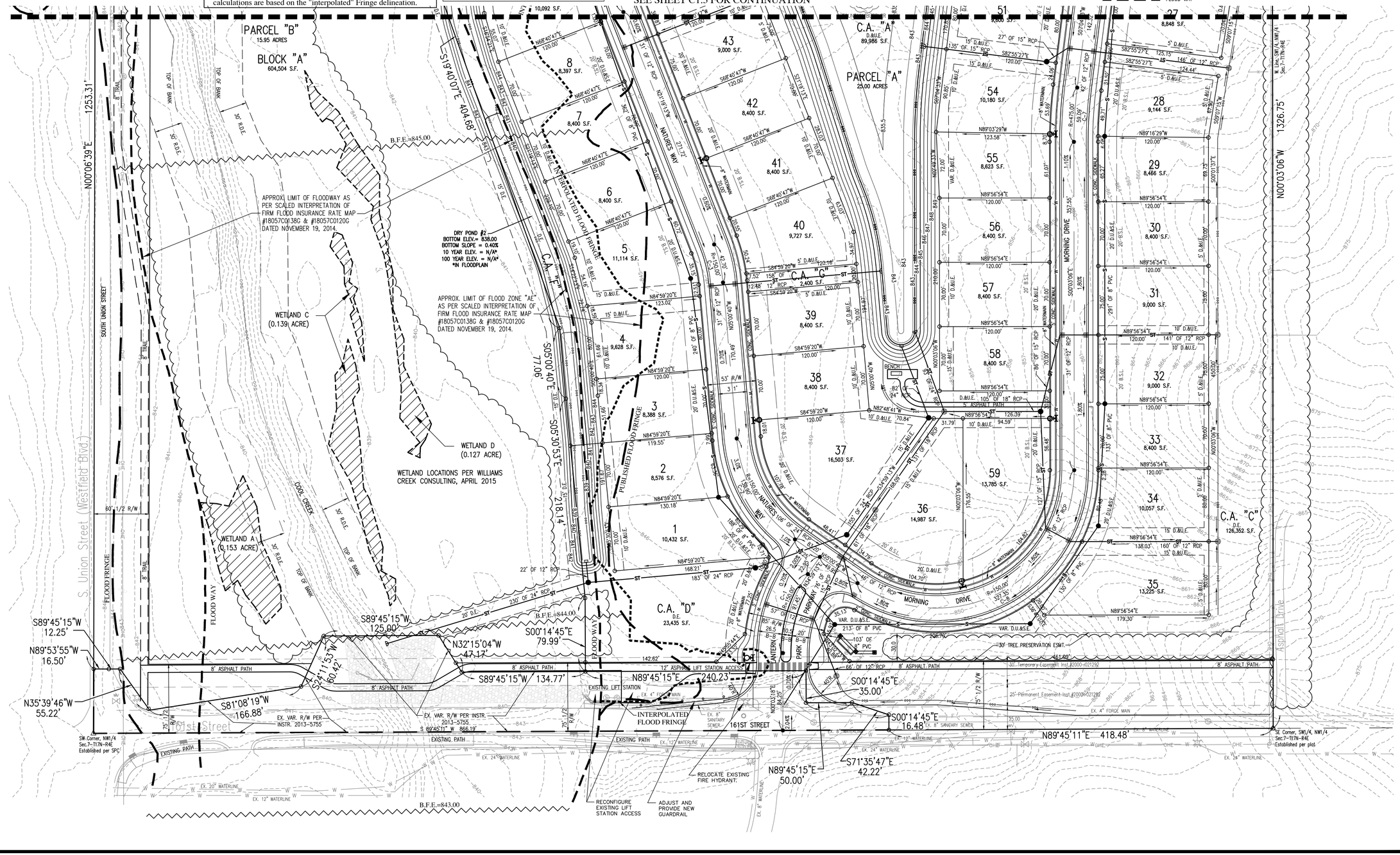
SEE SHEET C1.3 FOR CONTINUATION



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INDIANAPOLIS - TERRE HAUTE
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LANTERN PARK
CITY OF WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN

BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY DC	JOB NUMBER 2015-071
CHECKED BY BB	
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SCALE AS SHOWN	

SHEET
C1.2
OVERALL PRIMARY PLAT PLAN

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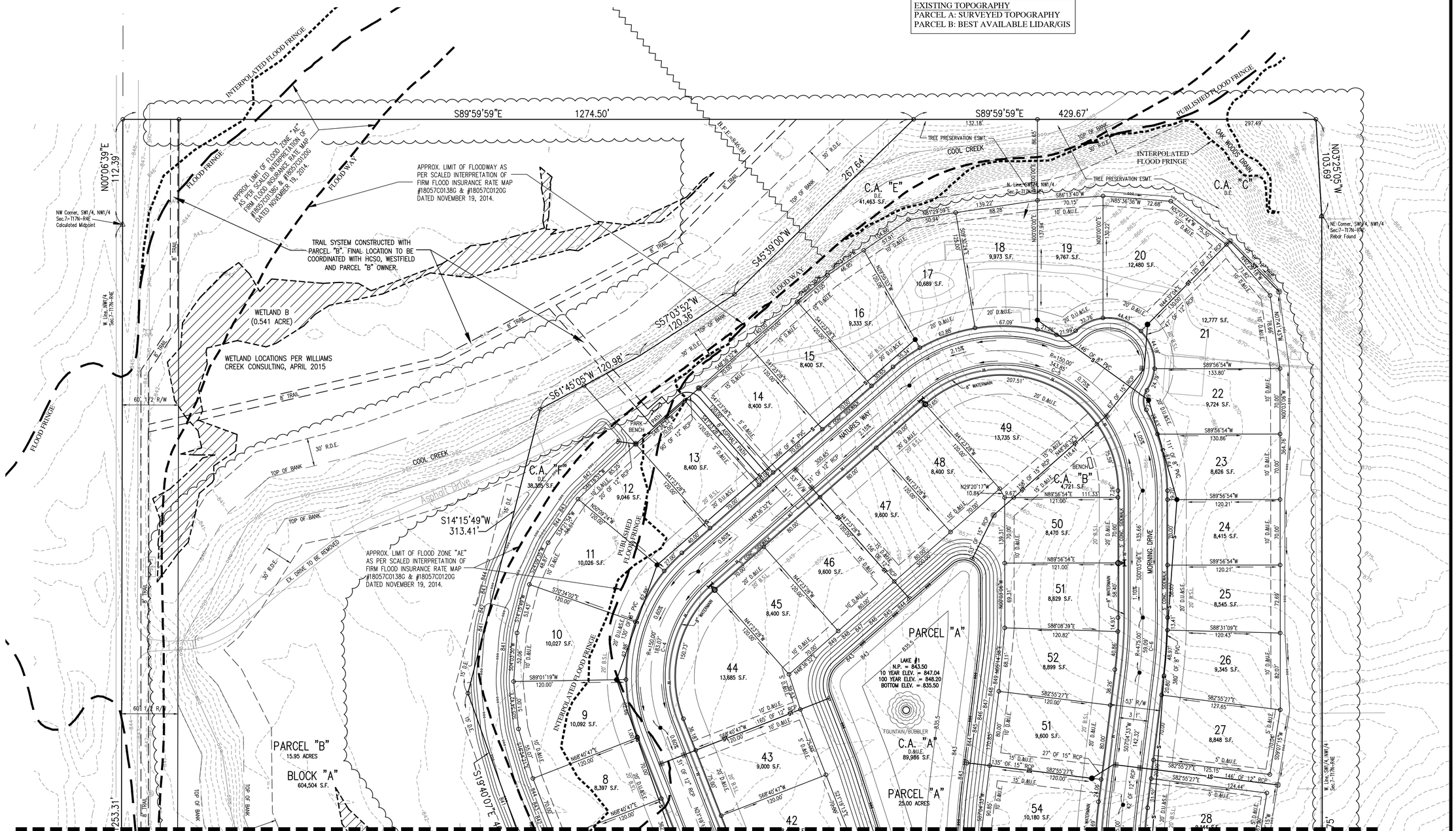

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C1.3
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