HARMONY
SECTIONS 4, 5, 6 & 7
PRIMARY PLAT

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

Indiana 811
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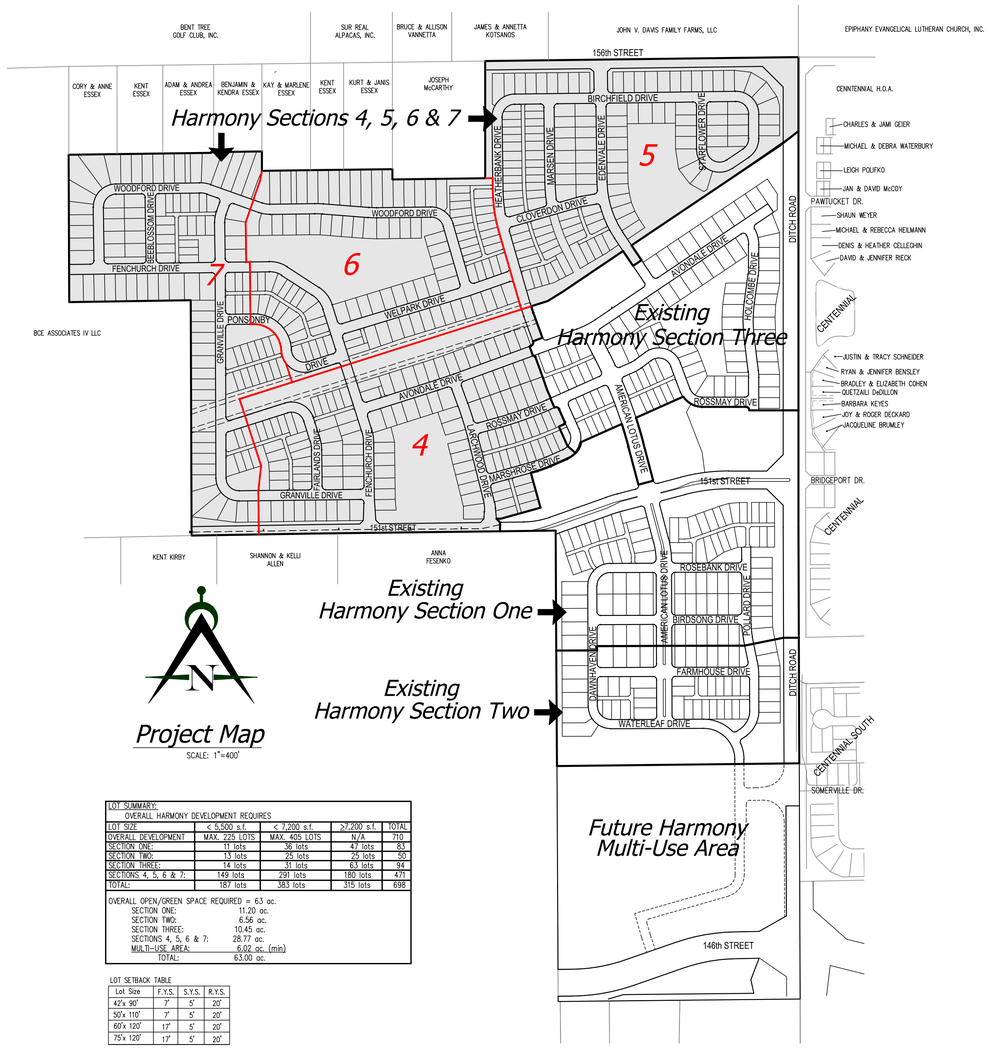
Sheet Index

Sheet No.	Description
P100	Title Sheet
P101–P106	Primary Plat
P201–P205	Detailed Development Plan

Legal Description
Harmony Primary Plat – Sections 4, 5 , 6 & 7

A part of the Northeast Quarter and Northwest 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 Northwest Corner of the East Half of the Southeast Quarter of said Section, thence South 89 degrees 17 minutes 41 seconds West on and along north line of said Southeast Quarter, also being on and along the boundary of Harmony Section One, a residential subdivision recorded as Instrument Number 2014047702 in the office of the Recorder of Hamilton County, Indiana, a distance of 310.42 feet to the Point of Beginning; thence continuing South 89 degrees 17 minutes 41 seconds West on and along said south line 1046.64 feet to the Northwest Corner of the Southeast Quarter of said Section; thence South 89 degrees 01 minute 52 seconds West on and along the north line of the Southwest Quarter of said Section 678.57 feet; thence North 00 degrees 11 minutes 39 seconds West 1315.85 feet; thence South 89 degrees 07 minutes 05 seconds West 679.24 feet; thence North 00 degrees 13 minutes 25 seconds West 823.62 feet; thence North 89 degrees 12 minutes 17 seconds East 794.85 feet; thence North 00 degrees 13 minutes 25 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East 285.30 feet; thence South 00 degrees 09 minutes 53 seconds East 108.70 feet; thence North 89 degrees 12 minutes 17 seconds East 279.15 feet; thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; thence North 00 degrees 00 minutes 00 seconds East 655.30 feet; thence North 89 degrees 16 minutes 38 seconds East 1751.34 feet; thence South 00 degrees 00 minutes 00 seconds East 414.39 feet to a point being the northeast corner of Harmony Section Three, a residential subdivision recorded as Instrument Number _____ in the office of the Recorder of Hamilton County, Indiana, the next twenty six (26) courses being on and along the Boundary of Said Harmony Section Three; (1) thence South 52 degrees 05 minutes 15 seconds West 127.65 feet; (2) thence South 56 degrees 03 minutes 19 seconds West 1003.02 feet; (3) thence South 33 degrees 53 minutes 10 seconds East 99.67 feet; (4) South 56 degrees 06 minutes 50 seconds West 57.00 feet; (5) thence North 33 degrees 53 minutes 10 seconds West 99.99 feet; (6) thence South 55 degrees 56 minutes 34 seconds West 345.93 feet; (7) thence South 58 degrees 19 minutes 20 seconds West 102.96 feet; (8) thence South 72 degrees 20 minutes 15 seconds West 96.97 feet to a point on a non–tangent curve concave to the East having a central angle of 2 degrees 50 minutes 02 seconds and a radius of 771.50 feet; (9) thence southerly on and along said curve an arc distance of 38.16 feet (said arc being subtended by a chord having a bearing of South 18 degrees 41 minutes 29 seconds East and a length of 38.16 feet); (10) thence South 20 degrees 06 minutes 30 seconds East 148.83 feet; (11) thence South 69 degrees 53 minutes 30 seconds West 57.00 feet to a point on a non–tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; (12) thence southwesterly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of South 24 degrees 53 minutes 30 seconds West and a length of 28.28 feet; (13) thence South 69 degrees 53 minutes 30 seconds West 7.32 feet; (14) thence South 20 degrees 06 minutes 30 seconds East 57.00 feet to a point on a non–tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; (15) thence on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of South 65 degrees 06 minutes 30 seconds East and a length of 14.14 feet); (16) thence South 20 degrees 06 minutes 30 seconds East 127.00 feet; (17) thence South 18 degrees 55 minutes 28 seconds East 66.31 feet; (18) thence South 24 degrees 00 minutes 19 seconds East 52.17 feet; (19) thence South 65 degrees 59 minutes 41 seconds West 2.99 feet; (20) thence South 23 degrees 57 minutes 04 seconds East 57.00 feet to a point on a non–tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; (21) thence easterly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of South 69 degrees 00 minutes 19 seconds East and a length of 28.28 feet); (22) thence South 24 degrees 00 minutes 19 seconds East 77.00 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; (23) thence southwesterly on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of South 20 degrees 59 minutes 41 seconds West and a length of 14.14 feet); (24) thence South 65 degrees 59 minutes 41 seconds West 30.78 feet; (25) thence South 24 degrees 00 minutes 19 seconds East 120.07 feet; (26) thence South 49 degrees 26 minutes 47 seconds East 57.00 feet to a point on a non–tangent curve concave to the northwest having a central angle of 25 degrees 26 minutes 28 seconds and a radius of 128.50 feet (said point also being on the boundary of the aforesaid Harmony Section One, and Certificate of Correction recorded as Instrument Number _____, in the office of the Recorder of Hamilton County, Indiana, the next nine (9) courses being on and along the Boundary of Said Harmony Section One); (1) thence southwesterly on and along said curve an arc distance of 57.06 feet (said arc being subtended by a chord having a bearing of South 53 degrees 16 minutes 27 seconds West and a length of 56.59 feet); (2) thence South 65 degrees 59 minutes 41 seconds West 102.69 feet to a point on a tangent curve concave to the northwest having a central angle of 08 degrees 24 minutes 24 seconds and a radius of 528.5 feet; (3) thence southwesterly on and along said curve an arc distance of 77.54 feet (said arc being subtended by a chord having a bearing of South 70 degrees 11 minutes 53 seconds West and a length of 77.46 feet); (4) thence South 74 degrees 24 minutes 05 seconds West 38.11 feet; (5) thence South 15 degrees 35 minutes 55 seconds East 202.00 feet; (6) thence South 74 degrees 24 minutes 05 seconds West 229.13 feet; (7) thence South 89 degrees 17 minutes 41 seconds West 25.88 feet; (8) thence South 45 degrees 42 minutes 19 seconds East 28.28 feet; (9) thence South 00 degrees 42 minutes 19 seconds East 50.00 feet to the Point of Beginning. Containing 138.80 acres more, or less.



Project Map

SCALE: 1"=400'

LOT SUMMARY: OVERALL HARMONY DEVELOPMENT REQUIRES				
LOT SIZE	< 5,500 s.f.	< 7,200 s.f.	≥7,200 s.f.	TOTAL
OVERALL DEVELOPMENT	MAX. 225 LOTS	MAX. 405 LOTS	N/A	710
SECTION ONE:	11 lots	36 lots	47 lots	83
SECTION TWO:	13 lots	29 lots	25 lots	50
SECTION THREE:	14 lots	31 lots	63 lots	94
SECTIONS 4, 5, 6 & 7:	149 lots	291 lots	180 lots	471
TOTAL:	187 lots	383 lots	315 lots	698

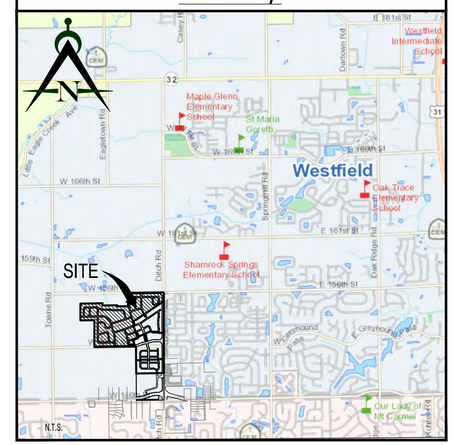
OVERALL OPEN/GREEN SPACE REQUIRED = 63 ac.
SECTION ONE: 11.20 ac.
SECTION TWO: 6.56 ac.
SECTION THREE: 10.45 ac.
SECTIONS 4, 5, 6 & 7: 28.77 ac.
MULTI-USE AREA: 6.02 ac. (min)
TOTAL: 63.00 ac.

LOT SETBACK TABLE

Lot Size	F.Y.S.	S.Y.S.	R.Y.S.
42'x 90'	7'	5'	20'
50'x 110'	7'	5'	20'
60'x 120'	17'	5'	20'
75'x 120'	17'	5'	20'

F.Y.S. – FRONT YARD SETBACK
S.Y.S. – SIDE YARD SETBACK
R.Y.S. – REAR YARD SETBACK

Area Map



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REVISIONS:
1. 12/24/15 Incl. Revise per November 2015 TAC, MPWD and Fire Department Comments.

PREPARED FOR:
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Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Title Sheet

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P100

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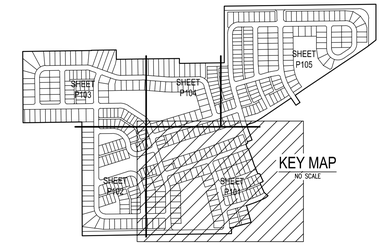

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

	Lot Width
M	42' MEW Lots
+	42' Alley-Load Lots
M▲	50' MEW Lots
▲	50' Alley-Load Lots
■	60' Front-Load Lots
●	75' Front-Load Lots

LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
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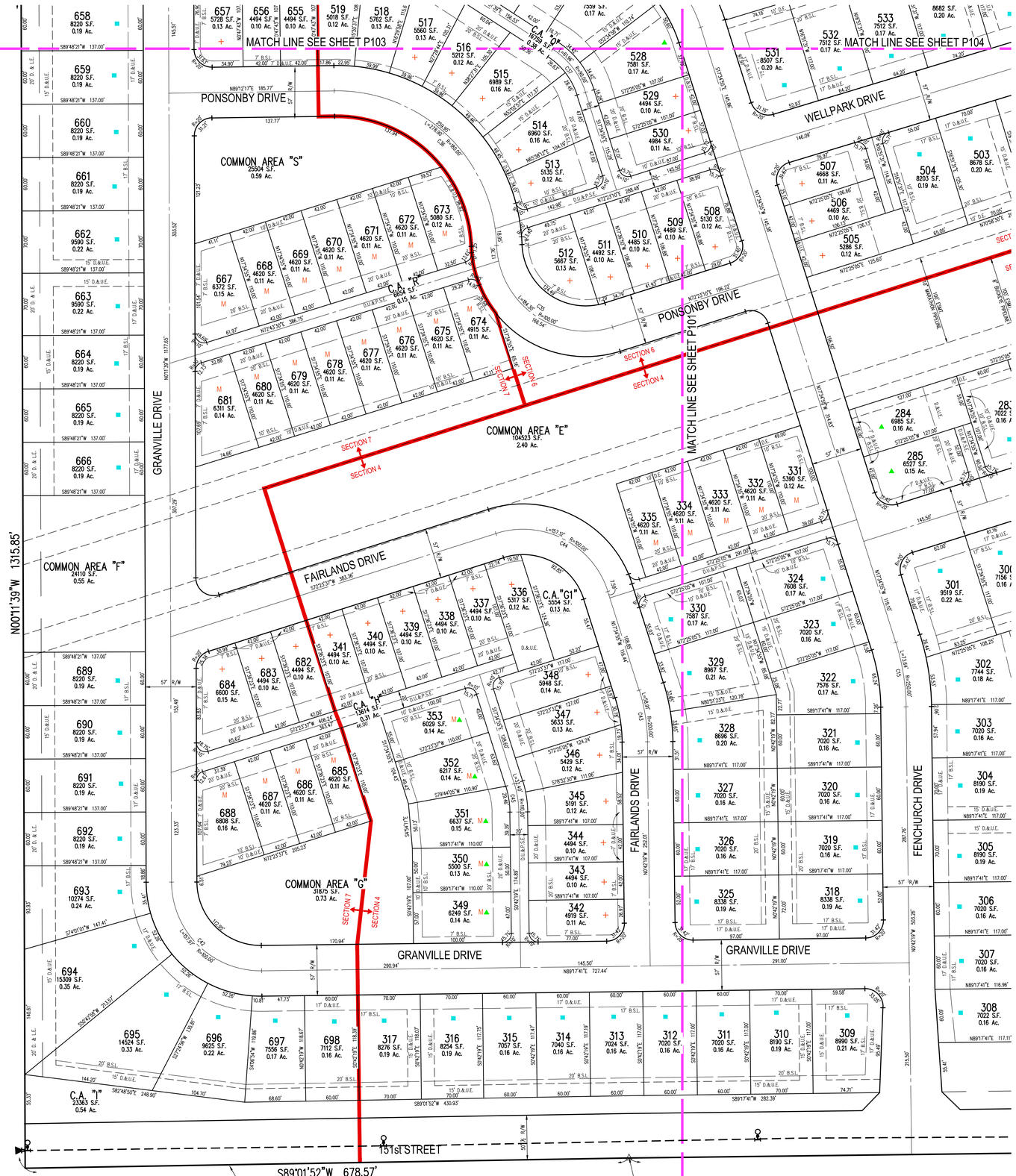

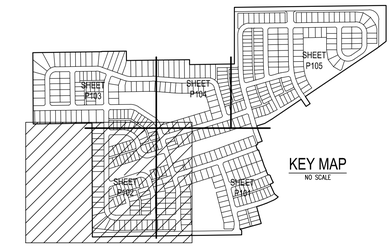

KEY MAP
NO SCALE

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

HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

	Lot Width
M	42' MEW Lots
+	42' Alley-Load Lots
M▲	50' MEW Lots
▲	50' Alley-Load Lots
■	60' Front-Load Lots
●	75' Front-Load Lots

LEGEND

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1. 12/04/15 kwk Revise per November 2015 TAC, WFWD and Fire Department Comments.

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Westfield, Indiana
Primary Plat

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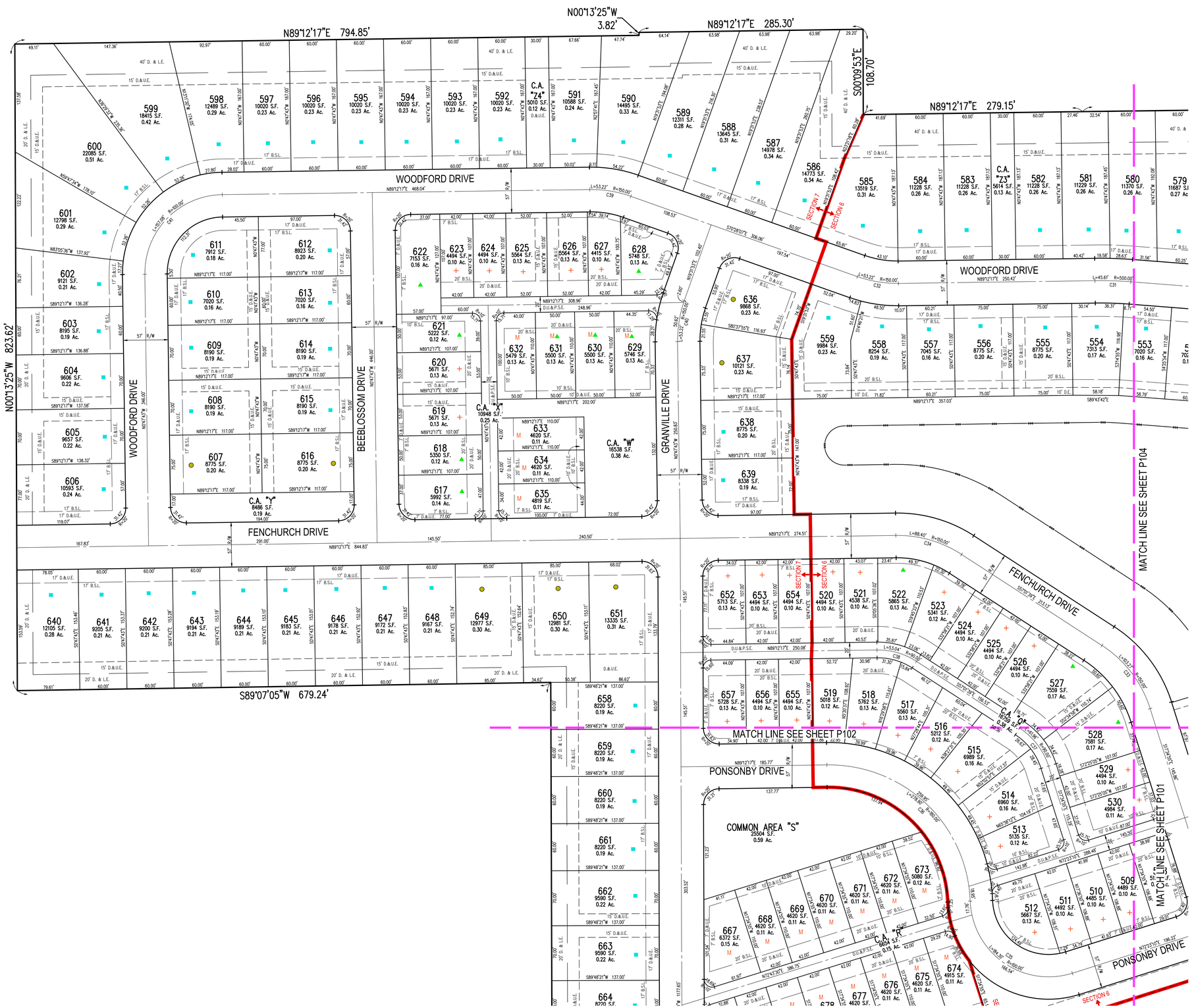

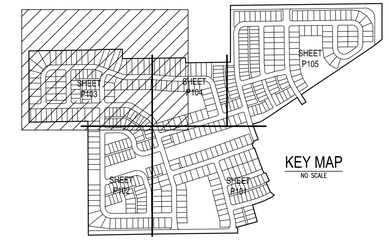

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HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

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WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

	Lot Width
M	42' MEW Lots
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M▲	50' MEW Lots
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●	75' Front-Load Lots

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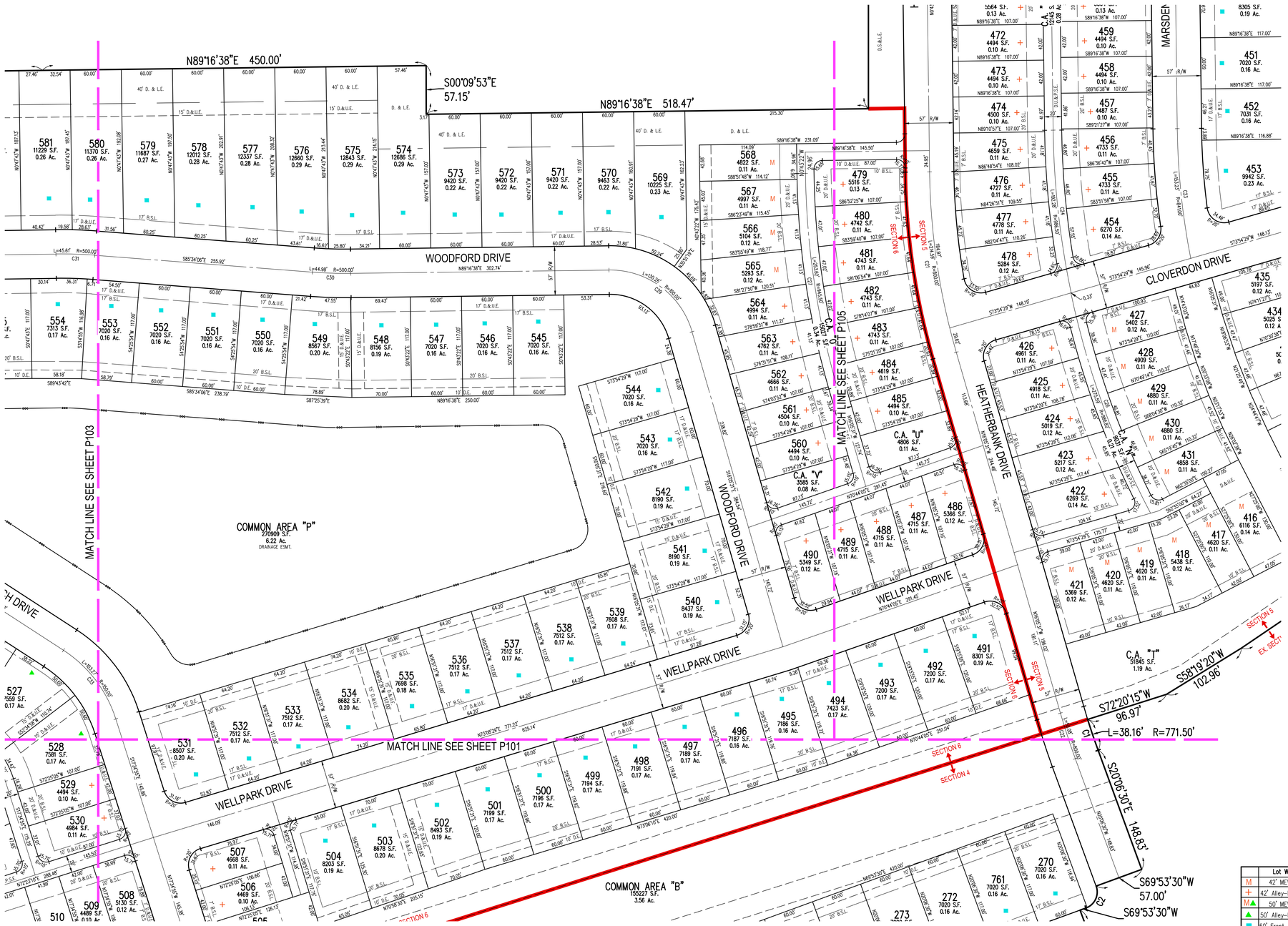

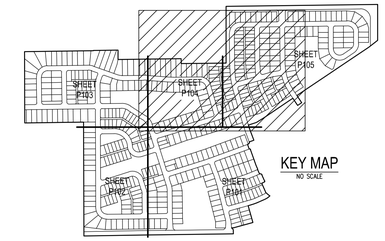

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HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

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Harmony Sections 4, 5, 6 & 7
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Westfield, Indiana
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REVISIONS:
1. 12/24/15 Int. Revise per November 2015 TAC, MFMD and Fire Department Comments.

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Harmony Sections 4, 5, 6 & 7
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Westfield, Indiana
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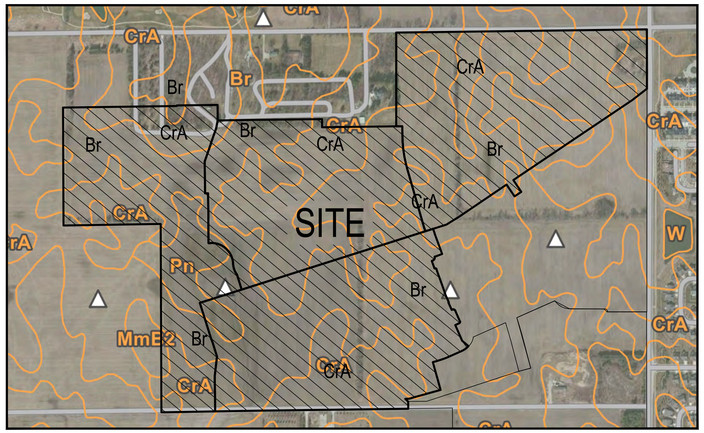


SOILS MAP

SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW. WHERE SLOPES ARE OVER 2 PERCENT, EROSION IS A HAZARD. WETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM; ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	38.16'	771.50'	2° 50' 02"	S18° 41' 29"E	38.16'	19.08'
C2	31.42'	20.00'	90° 00' 00"	N24° 53' 30"E	28.28'	20.00'
C3	15.71'	10.00'	90° 00' 00"	N65° 06' 30"W	14.14'	10.00'
C4	31.42'	20.00'	90° 00' 00"	N69° 00' 19"W	28.28'	20.00'
C5	15.71'	10.00'	90° 00' 00"	N20° 59' 41"E	14.14'	10.00'
C6	57.06'	128.50'	25° 26' 28"	N53° 16' 27"E	56.59'	29.01'
C7	77.54'	528.50'	8° 24' 24"	N70° 11' 53"E	77.48'	38.84'
C8	58.44'	250.00'	13° 23' 35"	N7° 24' 06"W	58.30'	29.35'
C9	73.36'	500.00'	8° 24' 24"	N70° 11' 53"E	73.30'	36.75'
C10	44.40'	100.00'	25° 26' 28"	N53° 16' 27"E	44.04'	22.57'
C11	314.80'	2145.50'	8° 24' 24"	N70° 11' 53"E	314.52'	157.68'
C12	293.45'	2000.00'	8° 24' 24"	N70° 11' 53"E	293.19'	146.99'
C13	201.48'	2000.00'	5° 46' 19"	N16° 59' 03"W	201.39'	100.83'
C14	110.23'	2500.00'	2° 31' 35"	N71° 09' 17"E	110.23'	55.13'
C15	73.64'	250.00'	16° 52' 36"	N9° 08' 37"W	73.37'	37.09'
C16	318.34'	550.00'	33° 09' 48"	S17° 18' 16"E	313.92'	163.77'
C17	158.34'	100.00'	90° 43' 22"	N45° 21' 41"W	142.31'	101.27'
C18	97.60'	100.00'	55° 55' 18"	N27° 57' 39"E	93.77'	53.08'
C19	216.56'	100.00'	124° 04' 42"	S62° 02' 21"E	176.65'	188.38'
C20	157.08'	100.00'	90° 00' 00"	S44° 16' 38"W	141.42'	100.00'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	214.59'	800.00'	15° 22' 09"	S8° 24' 27"E	213.95'	107.94'
C22	56.08'	800.00'	4° 00' 59"	S18° 06' 01"E	56.07'	28.05'
C23	153.23'	841.00'	10° 26' 21"	S5° 56' 33"E	153.02'	76.83'
C24	192.28'	986.50'	11° 10' 04"	S6° 18' 24"E	191.98'	96.45'
C25	187.29'	695.50'	15° 25' 44"	S17° 50' 30"E	186.72'	94.21'
C26	275.59'	986.82'	16° 00' 03"	S19° 53' 33"E	274.70'	138.70'
C27	253.62'	945.50'	15° 22' 09"	S8° 24' 27"E	252.86'	127.58'
C28	21.20'	200.00'	6° 04' 28"	S76° 56' 43"W	21.19'	10.61'
C29	130.26'	100.00'	74° 37' 51"	N53° 24' 27"W	121.24'	76.22'
C30	44.98'	500.00'	5° 09' 16"	S88° 08' 44"E	44.97'	22.51'
C31	45.61'	500.00'	5° 13' 37"	N88° 10' 55"W	45.60'	22.82'
C32	53.22'	150.00'	20° 19' 36"	S80° 37' 55"E	52.94'	26.89'
C33	103.27'	150.00'	39° 26' 44"	N37° 18' 17"W	101.24'	53.77'
C34	88.40'	150.00'	33° 46' 04"	N73° 54' 41"W	87.13'	45.53'
C35	184.30'	100.00'	105° 35' 43"	S54° 48' 58"E	159.30'	131.73'
C36	278.90'	180.00'	88° 46' 37"	N46° 24' 25"W	251.83'	176.20'
C37	61.96'	90.00'	39° 26' 44"	N37° 18' 17"W	60.74'	32.26'
C38	53.04'	90.00'	33° 46' 04"	N73° 54' 41"W	52.28'	27.32'
C39	53.22'	150.00'	20° 19' 36"	N80° 37' 55"W	52.94'	26.89'
C40	53.22'	150.00'	20° 19' 36"	S9° 22' 05"W	52.94'	26.89'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C41	157.08'	100.00'	90° 00' 00"	S44° 12' 17"W	141.42'	100.00'
C42	157.97'	100.00'	90° 30' 39"	S45° 26' 59"E	142.05'	100.90'
C43	58.91'	200.00'	16° 52' 36"	N9° 08' 37"W	58.70'	29.67'
C44	157.12'	100.00'	90° 01' 28"	N62° 35' 39"W	141.45'	100.04'
C45	32.40'	110.00'	16° 52' 36"	N9° 08' 37"W	32.28'	16.32'

UTILITY STATEMENTS:

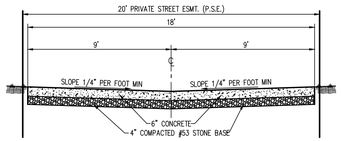
POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A NEW INTERCEPTOR SEWER IS PROPOSED TO BE BUILT BY CITIZENS ENERGY GROUP ALONG 156th STREET TO SERVE THE AREA NORTH OF THE PIPELINE EASEMENTS. THE AREA SOUTH OF THE PIPELINE EASEMENTS WILL BE SERVED BY AN EXISTING INTERCEPTOR SEWER RUNNING ALONG 151st STREET. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

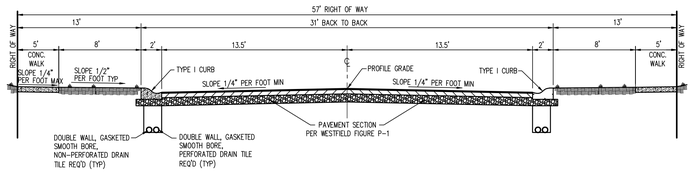
HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCT THE REGULATED DRAINS HAVE BEEN APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

NOTE:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



TYPICAL ALLEY SECTION
NTS



NOTES:
1. The curb and gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see figure P-8.
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.
4. Front setbacks and lot areas may be reduced when using this section.

TYPICAL STREET SECTION – LOCAL STREET
NTS

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

File Path\Name: J:\2015\15115-Harmony Remaining Plat\Dwgs\P106.dwg – Date: Dec 04,2015 – 9:41am

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

REVISIONS:
1. 11/24/15 kwk Revise per November 2015 TAC, WFWD and Fire Department Comments

PREPARED FOR:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana

Primary Plat

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P106