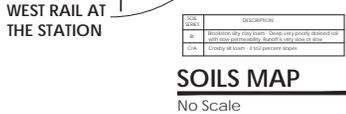


VICINITY MAP
1"=1000'



SOILS MAP
No Scale



SITE MAP
1"=200'

WEST RAIL AT THE STATION

Overall Development Plan: 1602-ODP-04

Primary Plat: 1602-SPP-04

Washington Twp, Westfield, Indiana

CONTACTS:

LAND OWNER: BCE Associates III, LLC
PO Box 280
Zionsville, IN 46077

DEVELOPER: Beazer Homes of Indiana, LLP
9405 Delegates Row
Indianapolis, IN 46240
Richard Henderson 317-501-9172
Email: richard.henderson@beazer.com

LAND SURVEYOR/ENGINEER: Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Dave Sexton, P.E. 317-846-6611
Email: sextond@weihe.net

SITE DATA

EXISTING ZONING:	PUD - West Rail PUD District	OPEN SPACE CALCULATIONS:	Overall Site:	108.2 Ac
DEVELOPMENT STANDARDS:		Open Space Outside Pipeline Easements -	33.4 Ac	
STANDARD	AREA A	Pipeline Easement Area -	8.1 Ac	
Number of Lots	15	Total Open Space Provided -	42.3 Ac	
Common Area Area	17,902 SF	Total Percentage Provided -	39.3 %	
Maximum Lot Frontage or Width	43	PROJECT ADDRESS:	15801 Ditch Road, Westfield, IN 46074 (Approx)	
Minimum Setback, feet	15			
Lot Area	6			
Side Yard	6			
Area Vary	7			
Common Lot Area, sq. ft.	72			
	68			

ADJACENT ZONING:	North: PUD SF-3 Cluster
	South: SF-2
	East: AG-21
	West: AG-21

PROPOSED:	Project Area	108.2 Acres +/-
	Number of Proposed Lots	183
	Proposed Density	1.69Units/Acre
	Common Area A:	811,248 sf
	Common Area B:	401,673 sf
	Common Area C:	324,105 sf
	Common Area D:	41,551 sf
	Common Area E:	232,652 sf
	Total Common Area:	1,812,230 sf (42.5 Ac)

OPERATING AUTHORITIES

CITY OF WESTFIELD COMMUNITY DEVELOPMENT ATTENTION: JEFFREY LAUER 2728 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3172	WESTFIELD DEPT. OF PUBLIC WORKS ATTENTION: JEREMY LOLLAR 2108 EAST 171ST STREET WESTFIELD, IN 46074 317-884-3100	WESTFIELD FIRE DEPARTMENT ATTENTION: GARRY HARKING 1733 DARTMOUTH ROAD WESTFIELD, IN 46074 317-884-4704	WESTFIELD WATER OF WESTFIELD, LLC ATTENTION: JEFF MILLER 2150 DR. MARTIN LUTHER KING, JR. STREET INDIANAPOLIS, IN 46202 317-835-4442	BUCKEYE PARTNERS, L.P. ATTENTION: KYLE SMITH 5404 W. 94TH STREET INDIANAPOLIS, IN 46268 317-870-0122
HAMILTON COUNTY HEALTH DEPT. ATTENTION: LARRY BEARD 1800 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060-2229 317-776-8300	HAMILTON COUNTY PUBLIC WORKS COMPANY, LLC ATTENTION: ALVIN COVER 10722 EAST COUNTY ROAD 300 NORTH INDIANAPOLIS, IN 46254 317-291-4640	HAMILTON COUNTY SURVEYORS OFFICE ATTENTION: GREG HOYES 1 HAMILTON COUNTY SQUARE, STE. 146 INDIANAPOLIS, IN 46060 317-776-8626	WESTFIELD UTILITIES OF WESTFIELD, LLC ATTENTION: EEF MILLER 2150 DR. MARTIN LUTHER KING, JR. STREET INDIANAPOLIS, IN 46202 317-835-4442	METSCHKE ATTENTION: CHRIS BLUTO 3201 COMMUNICATIONS WAY EVANSVILLE, IN 47115 317-465-1044
HAMILTON COUNTY HIGHWAY DEPT. ATTENTION: DAVID LUCAS 1700 SOUTH 10TH STREET NOBLESVILLE, IN 46060 317-776-7770	AT&T (TELEPHONE) ATTENTION: JEVIE KREBS 3688 NORTH COLLEGE AVENUE INDIANAPOLIS, IN 46220 317-520-4007	INDIAN GAS OF WESTFIELD ATTENTION: RICHARD MILLER, JR. 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202-1162 317-476-0241	COMCAST CABLE ATTENTION: MATT STINEGER 533 EAST 45TH STREET INDIANAPOLIS, IN 46204 317-476-0384	DUKE ENERGY [ELECTRIC] ATTENTION: RYAN COONEY 16475 SOUTH PARK DRIVE WESTFIELD, IN 46074 317-464-6411

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 10, thence North 50 degrees 21 minutes 58 seconds West (bearings based upon a survey by the Schneider Corporation dated May 18, 2004, project number 4481.000) along the west line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter Quarter Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Southwest Quarter Quarter Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter Quarter Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section, thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 119.30 acres, more or less.

EXCEPT therefrom that part conveyed to Epiphany Evangelical Lutheran Church, Inc. by Limited Warranty Deed recorded January 1, 2012 as Instrument No. 2012001063, described as follows:

Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of said Southwest Quarter; thence North 00 degrees 09 minutes 21 seconds East along the west line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinates East Zone) 676.00 feet; thence North 89 degrees 17 minutes 51 seconds East parallel with the south line of said Southwest Quarter 644.45 feet; thence South 00 degrees 09 minutes 21 seconds West parallel with the west line of said Southwest Quarter 676.00 feet; thence South 89 degrees 17 minutes 51 seconds West along said south line 644.45 feet to the POINT OF BEGINNING, Containing 10.000 acres, more or less.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101 - P103	OVERALL DEVELOPMENT PLAN
P104 - P106	PRIMARY PLAT

10505 N. College Avenue
Indianapolis, Indiana 46280
we@weihe.net
317 | 846 - 6611
800 | 452 - 6608
317 | 843 - 0546 / fax
ALAN S. WEIHE, P.E., F.C.S. - FOUNDER



PREPARED FOR:
WEST RAIL AT THE STATION
BEAZER HOMES INDIANA, LLP

COVER SHEET

SHEET NO. **P100**

PROJECT NO. **W150389**

Part of Section 10, Township 18 North, Range 3 East, Hamilton County, Hamilton County, Indiana

NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 15020Z0203G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNDAZED ZONE "C" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
- ALL STREETS CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS AND WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS' CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS, AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED WITH A 20' RADII UNLESS OTHERWISE NOTED.
- 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 20' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE RIGHT LINES AND ELEVATIONS BETWEEN 3' AND 4' 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.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED BY WEIHE ENGINEERS, NOVEMBER 2015.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- 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.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRIVE AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A LIGHT TO SHOWN LIGHT.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TO THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AGENCIES ON SHEET C100.

LEGEND: EX. CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

LEGEND: PROPOSED CONDITIONS

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER MAIN
- MANHOLE
- FLOW DIRECTION
- STORM DRAINAGE INLET
- STORM SEWER INLET
- STORM DRAINAGE & UTILITY EASEMENT
- LANDSCAPE EASEMENT
- LANDSCAPE EXISTENCE
- UNDERGROUND DRAIN
- RECONSTRUCTION SECTION
- SUBSURFACE DRAIN
- S.S.D.
- TYPICAL 50" WIDE X 70" DEEP BUILDING PAD IN AREA "C"
- TYPICAL 50" WIDE X 60" DEEP BUILDING PAD IN AREA "D"

BENCHMARKS

- B.M. - A DNR BRASS DISK SET IN THE TOP OF A CONCRETE POST LEVEL WITH THE GROUND, SHOWN AT LOCATED APPROXIMATELY 1.334 FEET WEST OF THE CENTERLINE OF DITCH ROAD AND ABOUT 14 FEET NORTH OF THE CENTERLINE OF 156TH STREET. STATE PLANE COORDINATES: N7274196.152 E1318986.25
- ELEV. = 917.54 NAVD 88
- T.B.M. 1 - "MAG" NAIL ON NORTH SIDE OF POWER POLE, 1.0 FT UP, 509 FEET WEST OF CENTERLINE OF DECLARATION DRIVE AND 37 FEET SOUTH OF CENTERLINE OF 156TH STREET.
- ELEV. = 914.94 NAVD 88
- T.B.M. 2 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 0.9 FT UP, 94 FEET EAST OF CENTERLINE OF DECLARATION DRIVE AND 40 FEET SOUTH OF CENTERLINE OF 156TH STREET.
- ELEV. = 914.05 NAVD 88
- T.B.M. 3 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 1.3 FT UP, 670 FEET WEST OF CENTERLINE OF HADLIGH PASS AND 14 FEET SOUTH OF CENTERLINE OF 151ST STREET.
- ELEV. = 914.43 NAVD 88
- T.B.M. 4 - RAILROAD SPIKE ON EAST SIDE OF POWER POLE, 1.0 FT UP, 233 FEET EAST OF CENTERLINE OF HADLIGH PASS DRIVE AND 18 FEET SOUTH OF CENTERLINE OF 161ST STREET.
- ELEV. = 914.32 NAVD 88
- T.B.M. 5 - NORTHEAST BONNET FLANGE BOLT FIRE HYDRANT, 56 FEET EAST OF CENTERLINE OF DITCH ROAD AND 478 FEET NORTH OF CENTERLINE OF 156TH STREET.
- ELEV. = 918.12 NAVD 88

LANDSCAPING NOTES

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
- NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
- STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
- SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE.

STREET CENTERLINE CURVE DATA TABLE

STREET	STATIONING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
156TH STREET	1+00.00	N 89° 58' 00" W	100.00	S 89° 58' 00" E	100.00	N 89° 58' 00" W	100.00
156TH STREET	1+100.00	N 89° 58' 00" W	100.00	S 89° 58' 00" E	100.00	N 89° 58' 00" W	100.00



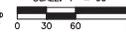
Know what's below. Call before you dig.

Within Indiana Call **811** or 800-382-5544

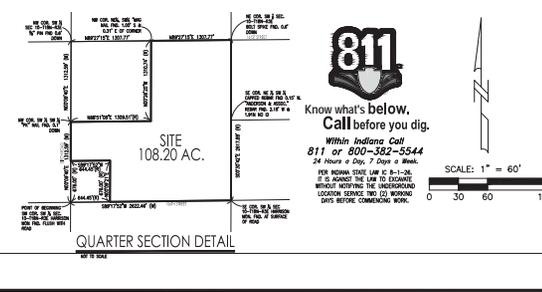
24 hours a day, 7 days a week.

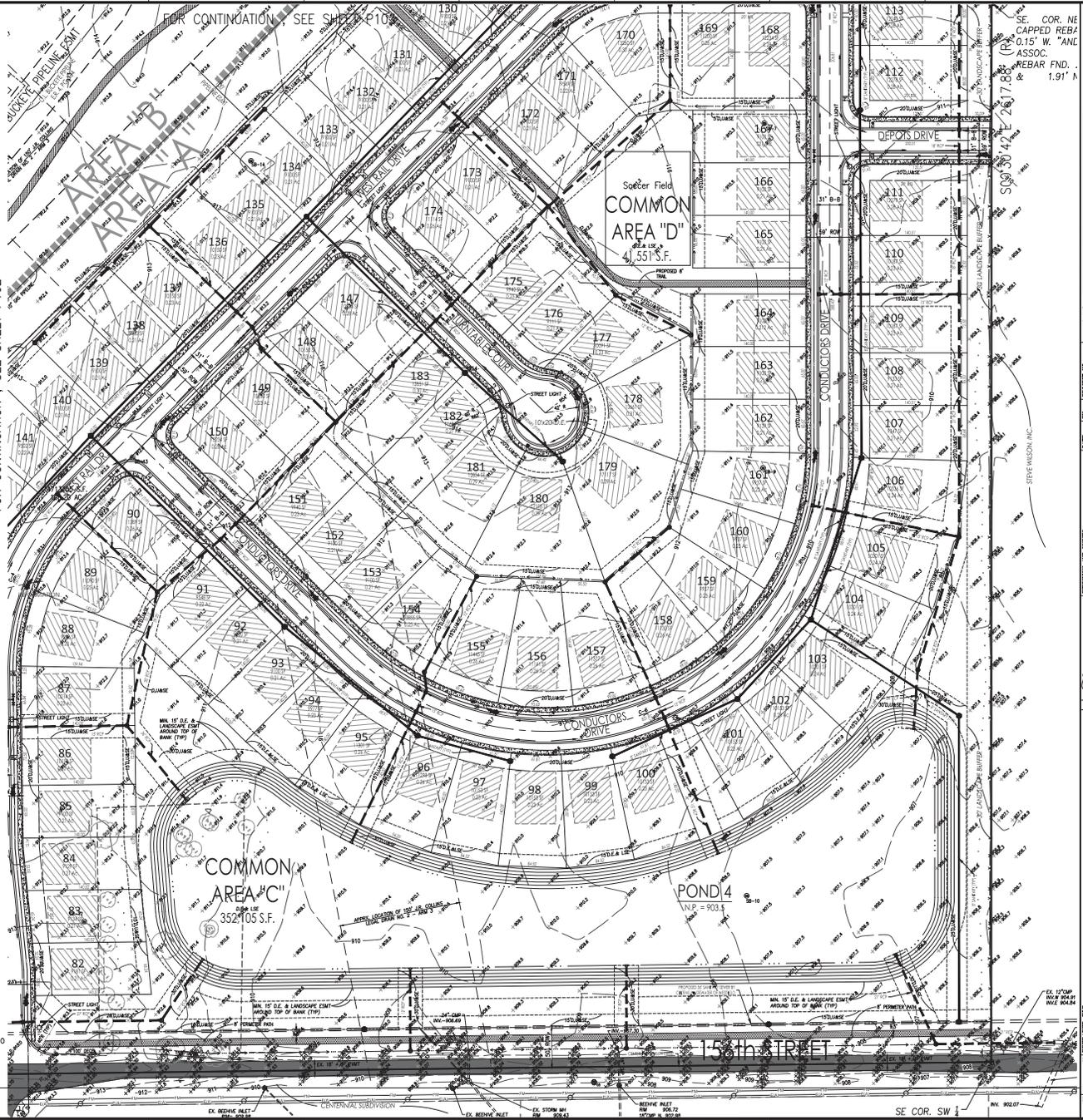
FOR MORE STATE LAW & 8-1-1-26 VISIT www.in.gov/811 WITHOUT NOTIFYING THE UNDERGROUND UTILITY LOCATOR 3 DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 60'

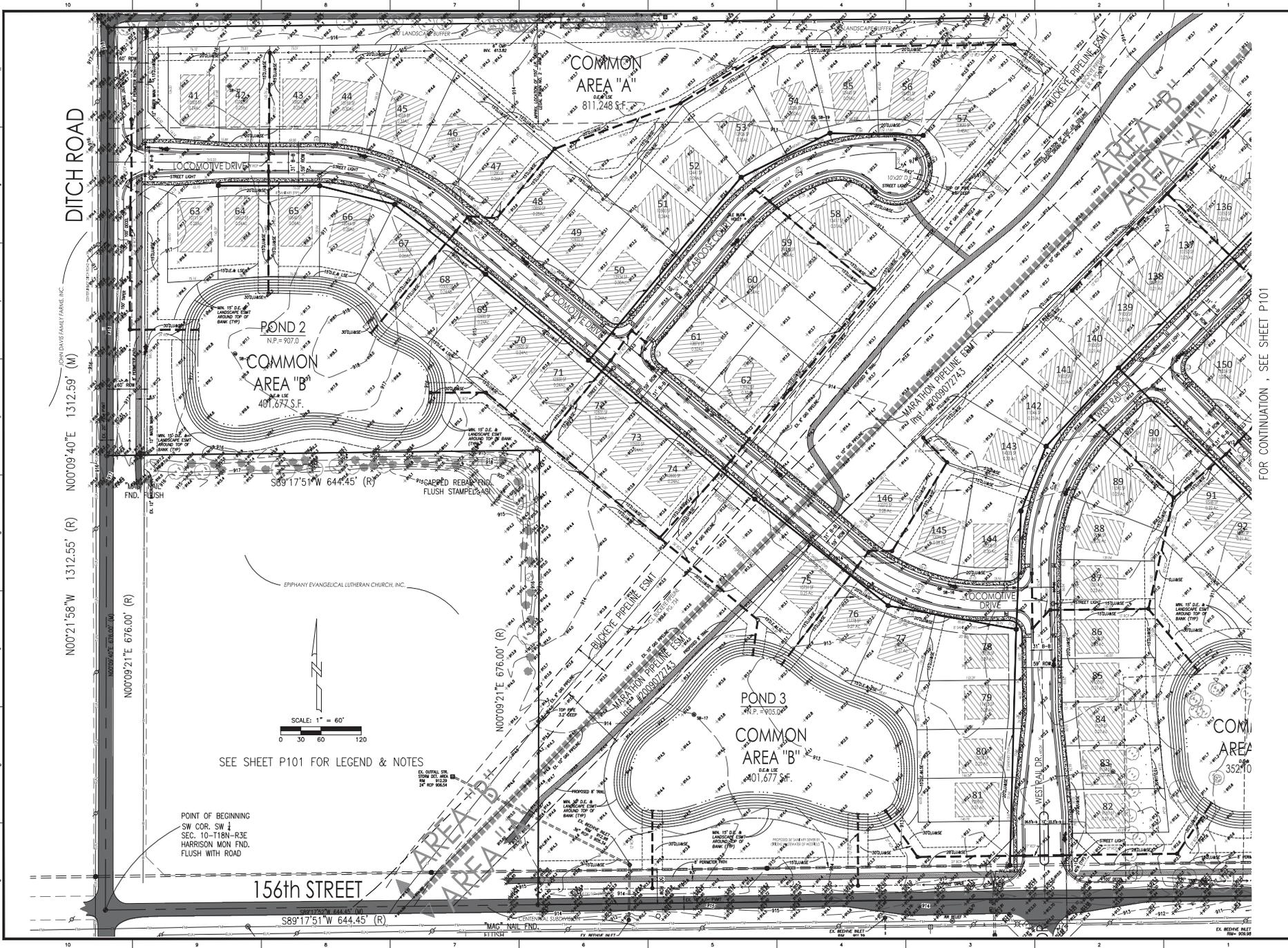


QUARTER SECTION DETAIL





CONTOUR INTERVAL: 1' (10' Contour Interval)
DATE: 10/20/2016
PROJECT: WEST RAIL AT THE STATION
DRAWN BY: J. W. WEAVER
CHECKED BY: J. W. WEAVER



DITCH ROAD

N00709°40'E 1312.59' (M)

N0021°58'W 1312.55' (R)

N00709°21'E 676.00' (F)

156th STREET

S89°17'51"W 644.45' (R)

COMMON AREA "A"
811,248 S.F.

POND 2
N.P. = 907.0
COMMON AREA "B"
401,677 S.F.

POND 3
N.P. = 3905.0
COMMON AREA "B"
401,677 S.F.

COMMON AREA "C"
352,710 S.F.

SCALE: 1" = 60'

SEE SHEET P101 FOR LEGEND & NOTES

POINT OF BEGINNING
SW COR. SW 1
SEC. 10-T18N-R3E
HARRISON MON FND.
FLUSH WITH ROAD

FOR CONTINUATION, SEE SHEET P101

0505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
3171 846-6611
8001 452-6608
3171 845-0546 fax

WEIHE
ENGINEERS
Landscape Architecture
Civil Engineering

PROFESSIONAL REGISTRATION NO. 100000000
STATE OF INDIANA
EXPIRES 12/31/2015



December 30, 2016

PREPARED FOR:
WEST RAIL AT THE STATION
BRAZZER HOMES INDIANA, LLP

OVERALL DEVELOPMENT PLAN
Part of Station 10, Township 18 North, Range 3 East, Subdivision 10 North, County, Adams

SHEET NO.
P102
PROJECT NO.
W150389

