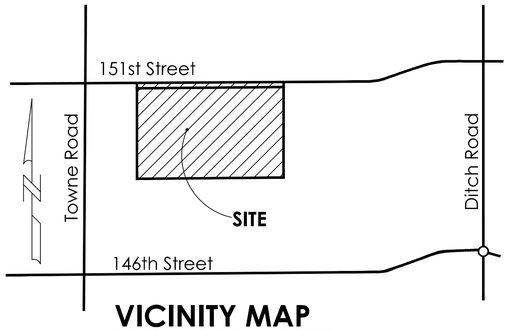
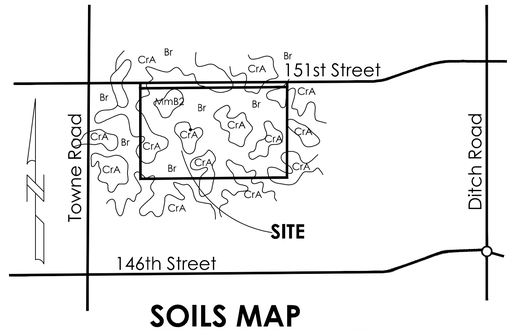
LIBERTY RIDGE
Overall Development Plan:
Primary Plat:
Washington Twp, Westfield, Indiana

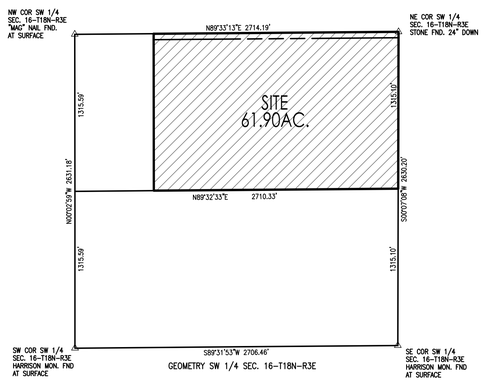


VICINITY MAP
1"=1000'



SOILS MAP
No Scale

SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam - Deep very poorly drained soil with slow permeability. Runoff is very slow or slow
CrA	Crosby silt loam - 0 to2 percent slopes
MmB2	Miami silt loam - 2 to6 percent slopes, eroded



QUARTER SECTION DETAIL
No Scale

CONTACTS:

LAND OWNER:
Central Christian Church of Carmel IN
1242 W. 136th Street
Carmel, IN 46074

DEVELOPER:
CalAtlantic Homes of Indiana, Inc.
9025 N. River Road, Suite 100
Indianapolis, IN 46240
Keith Lash 317-846-4281
Email: keith.lash@calatl.com

LAND SURVEYOR/ENGINEER:
Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Kevin Sumner 317-846-6611
Email: sumnerk@weihe.net

SITE DATA

EXISTING ZONING: AG-SF1

DEVELOPMENT STANDARDS:

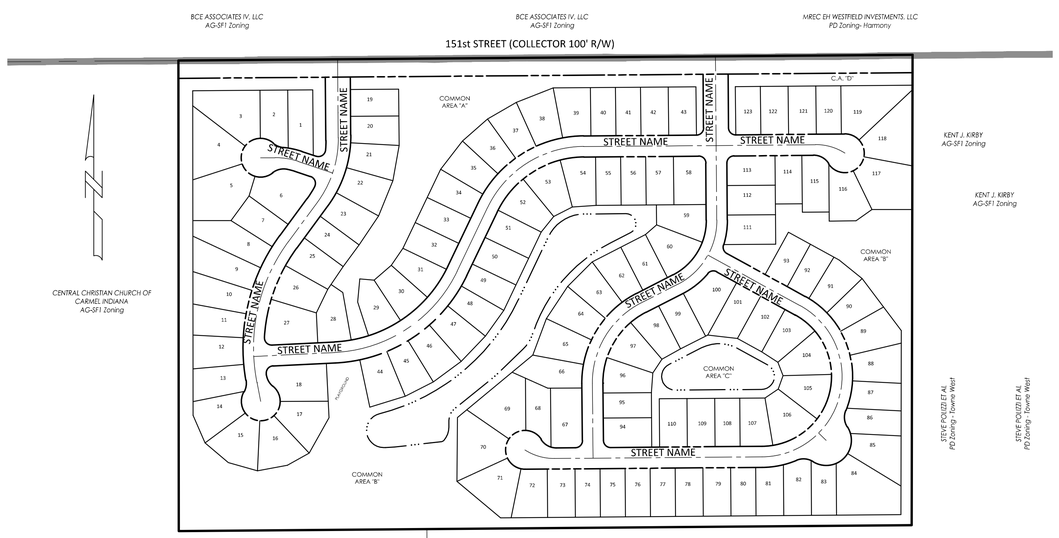
Number of Lots	123
Minimum Lot Area	9,450 SF
Minimum Lot Frontage on Roads	40'
Minimum Setback Lines	
Front Yard	20'
Side Yard	8', 16' Agg.
Rear Yard	20'
Minimum Lot Width	70'

ADJACENT ZONING:
North: AG-SF 1 & Harmony PUD
South: Towne West PUD
East: AG-SF1 & Towne West PUD
West: AG-SF1

PROPOSED:
Project Area: 61.90 Acres +/- (Before CCC Plat)
Number of Proposed Lots: 123
Proposed Density: 1.99 Units /Acre
Common Areas:
Common Area A: 135,240 sf
Common Area B: 529,269 sf
Common Area C: 53,645 sf
Common Area D: 20,657 sf
Total Common Area: 738,811 sf (17.0 Ac)

OPEN SPACE CALCULATIONS:
Overall Site = 61.90 Ac (Before CCC Plat)
Total Open Space Provided = 17.0 Ac.

Total Percentage Provided = 27.5 %



SITE MAP
1"=200'

OPERATING AUTHORITIES

CITY OF WESTFIELD
COMMUNITY DEVELOPMENT
ATTENTION: AMANDA RUBADUE
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3172

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JEREMY LOLLAR
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3100

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD IN 46074
317-896-2704

DUKE ENERGY (ELECTRIC)
ATTENTION: TRENT GODSEY
16475 SOUTHPARK DRIVE
WESTFIELD, IN 46074
317-896-6711

CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC
ATTENTION: BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-850-9055

HAMILTON COUNTY HEALTH DEPT.
ATTENTION: LARRY BEARD
18030 FOUNDATION DRIVE, SUITE A
NOBLESVILLE, IN 46060-2229
317-776-8500

MARATHON PIPELINE COMPANY, LLC
ATTENTION: AUSTIN GUYER
10722 EAST COUNTY ROAD 300 NORTH
INDIANAPOLIS, IN 46234
317-291-9460

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317-776-9626

METRONET
ATTENTION: CHRIS BLUTO
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
317-465-1046

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317-773-7770

AT&T (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317-252-4007

CITIZENS GAS OF WESTFIELD
ATTENTION: RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202-1162
317-696-4041

COMCAST CABLE
ATTENTION: MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, IN 46204
317-774-3384

LEGAL DESCRIPTION

Part of the North Half of the Southwest Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, described as follows:

Commencing at the Northwest Corner of said Quarter Section; thence along the north line thereof North 89 degrees 33 minutes 13 seconds East (basis of bearing) 662.07 feet to the **Point of Beginning**; thence parallel with the west line of said Quarter Section South 00 degree 02 minutes 59 seconds East 1315.46 feet to the south line of the North Half of said Southwest Quarter; thence along said south line North 89 degrees 32 minutes 33 seconds East 2048.26 feet to the Southeast corner of said Half Quarter Section; thence along the east line of said Southwest Quarter North 00 degree 07 minutes 08 seconds East 1315.10 feet to the Northeast Corner of said Quarter Section; thence along the north line of said Quarter Section South 89 degrees 33 minutes 13 seconds West 2052.12 feet to the place of beginning, containing 61.90 acres, more or less, and subject to easements and rights of ways.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101- P102	OVERALL DEVELOPMENT PLAN
P103 - P104	PRIMARY PLAT
L100- P102	LANDSCAPE PLAN

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO:	W160063
DWG NAME:	P100-P104.DWG
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	KCS
DATE:	6/3/2016

REVISIONS AND ISSUES	DATE	BY

KEVIN C. SUMNER REGISTERED No. 20400011 STATE OF INDIANA LAND SURVEYOR

KEVIN C. SUMNER PS 20400011

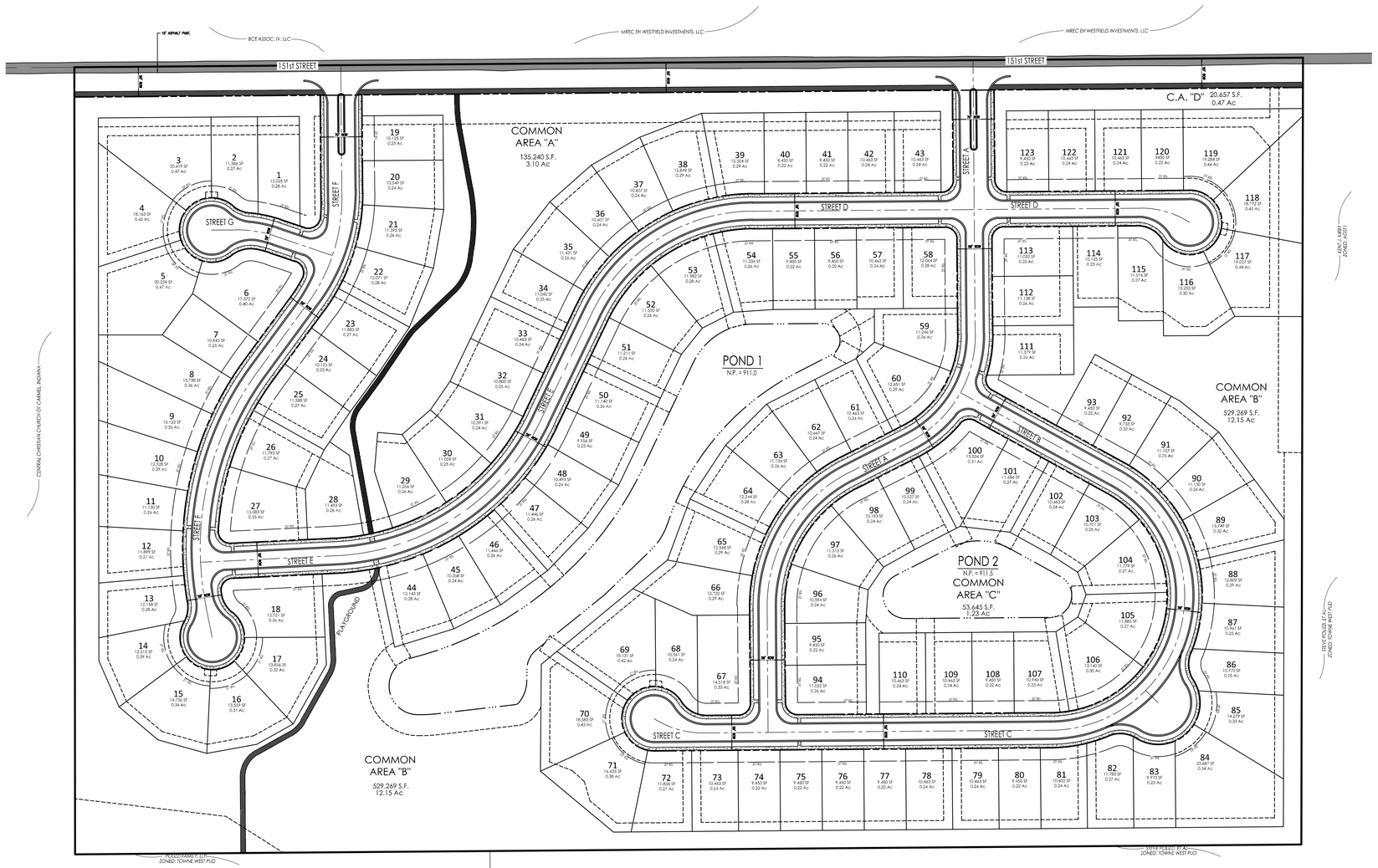
PREPARED FOR: *LIBERTY RIDGE*
CalAtlantic Homes of Indiana, Inc.

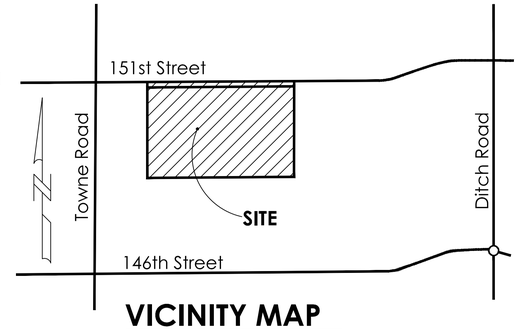
COVER SHEET
Part of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. P100

PROJECT NO. W160063

LOCATION: H:\2016\W160063\Engineering\design\Primary Plat\P100-P104.dwg
LAYOUT: P100
DATE/TIME: June 03, 2016 - 9:34am
PLOTTED BY: tadams





VICINITY MAP

1"=1000'

SITE DATA

Site Area = 61.90 Acres +/-

LOTS:
Number of Lots = 123
Density = 1.99 Lots / Acre

DEVELOPMENT STANDARDS:

Number of Lots	123
Minimum Lot Area	9,450 SF
Minimum Lot Frontage on Roads	40'
Minimum Setback Lines	
Front Yard	20'
Side Yard	8', 16' Agg.
Rear Yard	20'
Minimum Lot Width	70'

OPEN SPACE CALCULATIONS:

Overall Site =	61.90 Ac
Total Open Space Provided =	17.0 Ac.
Total Percentage Provided =	27.5 %

N
W E
S

SCALE: 1" = 100

0 50 100 200

CONCEPT PLAN

Know what's below. Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160063
DWG NAME: P100-P104.DWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: KCS
DATE: 6/3/2016

REVISIONS AND ISSUES | DATE | BY

KEVIN C. SUMNER REGISTERED No. 20400011 STATE OF INDIANA LAND SURVEYOR

KEVIN C. SUMNER PS 20400011

PREPARED FOR:
LIBERTY RIDGE
CalAtlantic Homes of Indiana, Inc.

CONCEPT PLAN
Part of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP100

PROJECT NO.
W160063

LOCATION: H:\2016\W160063\Engineering\design\Primary Plat\P100-P104.dwg
LAYOUT: CONCEPT PLAN
DATE/TIME: June 03, 2016 - 9:35am
PLOTTED BY: stadons

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18008301115G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTERWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. 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 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' 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.
7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, MARCH 2016
12. 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.
13. 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.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
15. 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, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. 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 AUTHORITIES ON SHEET C100.

LEGEND: EX. CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- OVERHEAD UTILITY
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- LIGHT POST
- UTILITY POLE
- PROPOSED FIRE HYDRANT W/ VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- TREES

LEGEND: PROPOSED CONDITIONS

- = RIGHT-OF-WAY LINE
- = STORM SEWER LINE
- = SWALE
- = SANITARY SEWER LINE
- = WATER MAIN
- = MANHOLE
- = FLOW DIRECTION
- = STORM BEEHIVE INLET
- = STORM CURB INLET
- M.H. = MANHOLE
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- LSE = LANDSCAPE EASEMENT
- S.E. = SANITARY SEWER EASEMENT
- = SUBSURFACE DRAIN
- D = CONCRETE END SECTION
- S.S.D. = SUBSURFACE DRAIN
- RCP = REINFORCED CONCRETE PIPE
- Ac = ACRES
- SF = SQUARE FOOT
- N.P. = NORMAL POOL ELEVATION
- BSL = BUILDING SETBACK LINE
- ROW = RIGHT-OF-WAY
- CMP = CORRUGATED METAL PIPE
- = TYPICAL 54' WIDE X 70' DEEP BUILDING PAD

BENCHMARKS

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)

LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND. LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD.
ELEV = 915.37 (NAVD 88)

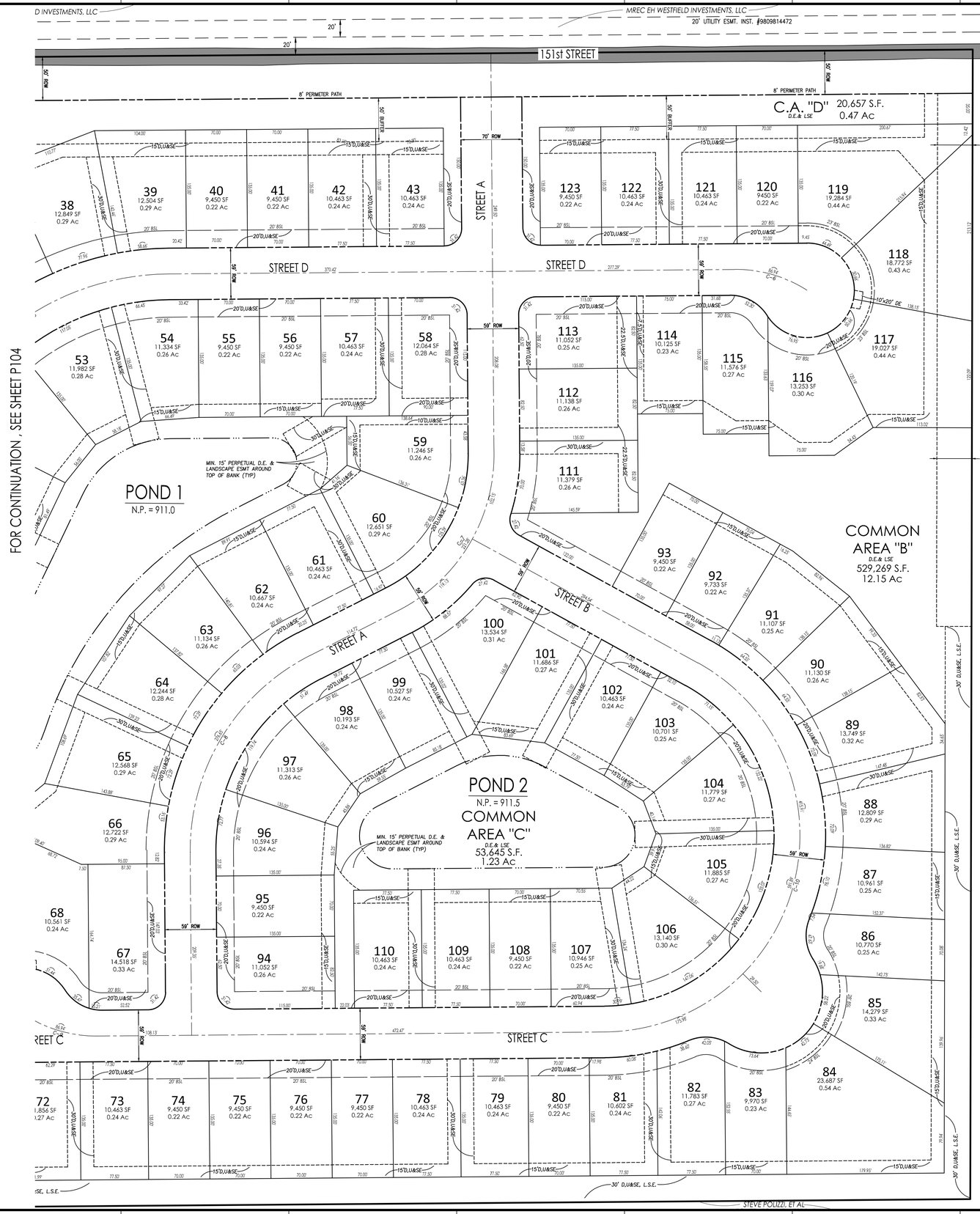
TBM-1:
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP.
ELEV = 922.68 (NAVD 88)

LANDSCAPING NOTES

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

Know what's below. Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

N W E S
SCALE: 1" = 60
0 30 60 120



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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

DATE:	BY:	REVISIONS AND ISSUES

PROJECT NO.: W160063
DWG. NAME: P100-P104.DWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: KCS
DATE: 6/3/2016

KEVIN C. SUMNER REGISTERED No. 20400011 STATE OF INDIANA LAND SURVEYOR
KEVIN C. SUMNER PS 20400011

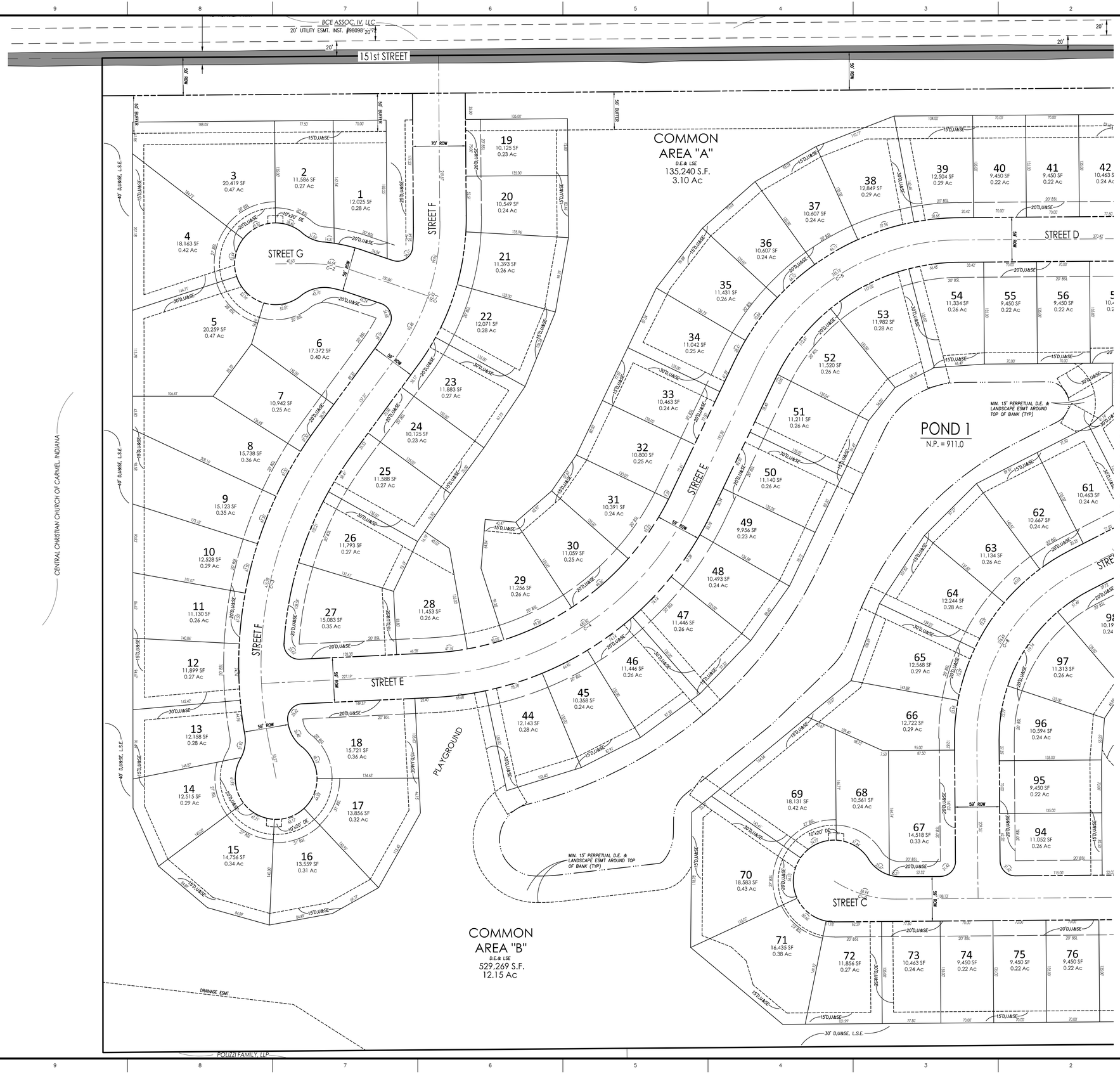
PREPARED FOR:
LIBERTY RIDGE
CalAtlantic Homes of Indiana, Inc.

PRIMARY PLAT
Part of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P103

PROJECT NO.
W160063

LOCATION: H:\2016\W160063\Engineering\design\Primary Plat\P100-P104.dwg
LAYOUT: P103 - PLAT
DATE/TIME: June 03, 2016 - 9:35am
PLOTTED BY: kcsumner



FOR CONTINUATION, SEE SHEET P103

811
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N
W E
S
SCALE: 1" = 60
0 30 60 120

SEE SHEET P103 FOR LEGEND & NOTES

10505 N. College Avenue
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317 | 846 - 6611
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W160063
DWG NAME:	P100-P104.DWG
DESIGNED BY:	DKS
DRAWN BY:	DKS
CHECKED BY:	KCS
DATE:	6/3/2016

REVISIONS AND ISSUES

DATE	BY

KEVIN C. SUMNER REGISTERED No. 20400011 STATE OF INDIANA LAND SURVEYOR

KEVIN C. SUMNER PS 20400011

PREPARED FOR:
LIBERTY RIDGE
CalAtlantic Homes of Indiana, Inc.

PRIMARY PLAT
Part of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P104

PROJECT NO.
W160063

LOCATION: H:\2016\W160063\Engineering\design\Primary Plat\P100-P104.dwg
LAYOUT: P104
DATE/TIME: June 03, 2016 - 9:35am
PLOTTED BY: stadons