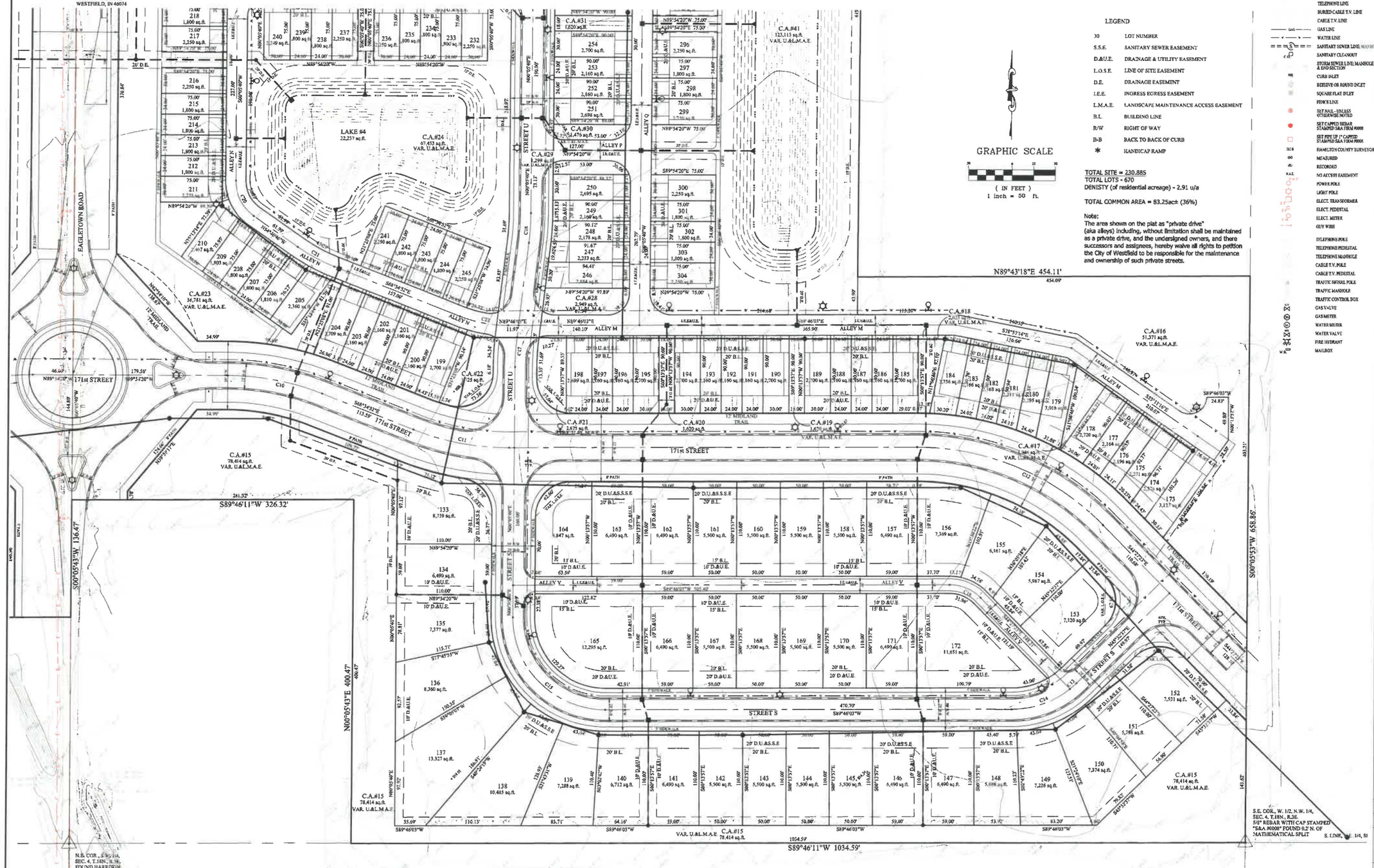
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 639-5231

CURRENT LANDOWNER:
WILLIAM McCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE
DEVELOPMENT PLAN
ZONING PUD

CURRENT APPROVED
OVERAL DEVELOPMENT PLAN



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

TOTAL SITE = 230.885
TOTAL LOTS - 670
DENISTY (of residential acreage) - 2.91 u/a

TOTAL COMMON AREA = 83.25ac± (36%)

Note:
The area shown on the plat as "private drive" (aka alleys) including, without limitation shall be maintained as a private drive, and the undersigned owners, and there successors and assigines, hereby waive all rights to petition the City of Westfield to be responsible for the maintenance and ownership of such private streets.

LEGEND

EXISTING CONTOUR
EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATER LINE
FLOW LINE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINES
BURIED TELEPHONE LINE
TELEPHONE LINE
BURIED CABLE T.V. LINE
CABLE T.V. LINE
GAS LINE
WATER LINE
SANITARY SEWER LINE; MANHOLE
SANITARY CLEANOUT
STORM SEWER LINE; MANHOLE & END SECTION
CURB INLET
BEEHIVE OR ROUND INLET
SQUARE FLAT INLET
FENCE LINE
SET NAIL - UNLESS OTHERWISE NOTED
SET CAPPED REBAR STAMPED S&A FIRM #0008
SET PIN 1/2" CAPPED STAMPED S&A FIRM #0008
HAMILTON COUNTY SURVEYOR
MEASURED
RECORDED
NO ACCESS EASEMENT
POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDESTAL
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDESTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX

DATE	REVISIONS	BY
02/14/18	REV. FOR TOWNE ROAD RE-ALIGNMENT DESIGN	GDK
03/28/18	REV. FOR TAC COMMENTS	GDK
1/2/19	REV. FOR TAC COMMENTS	GDK

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RELEASED FOR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 11/20/18

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
PREPARED FOR:
WESTGATE
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
4	18N	3E

DRAWN BY: LAF
CHECKED BY: GDK

SHEET NO.
C121

S & A JOB NO.
508551EN

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