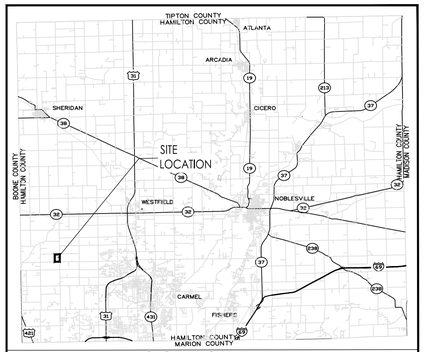
TOWNE RUN

WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 17, TOWNSHIP 18N, RANGE 3E



LOCATION MAP

Not to Scale

SITE DATA TABLE

TOTAL ACREAGE:	38.17 AC
TOTAL LOTS:	2
TOTAL BLOCKS:	2
TOTAL COMMON AREA:	3
POND AREA:	+/-158,626 SFT. (3.64 AC)
ZONING:	PUD

PROJECT CONTACTS

DEVELOPERS
LOR Corporation
6350 Rucker Rd
Suite 101
Indianapolis, Indiana 46220

Life Time Fitness
2900 Corporate Place
Chanhassen, MN 55317

Epcon Communities
11555 North Meridian St,
Suite 120
Carmel, IN 46032

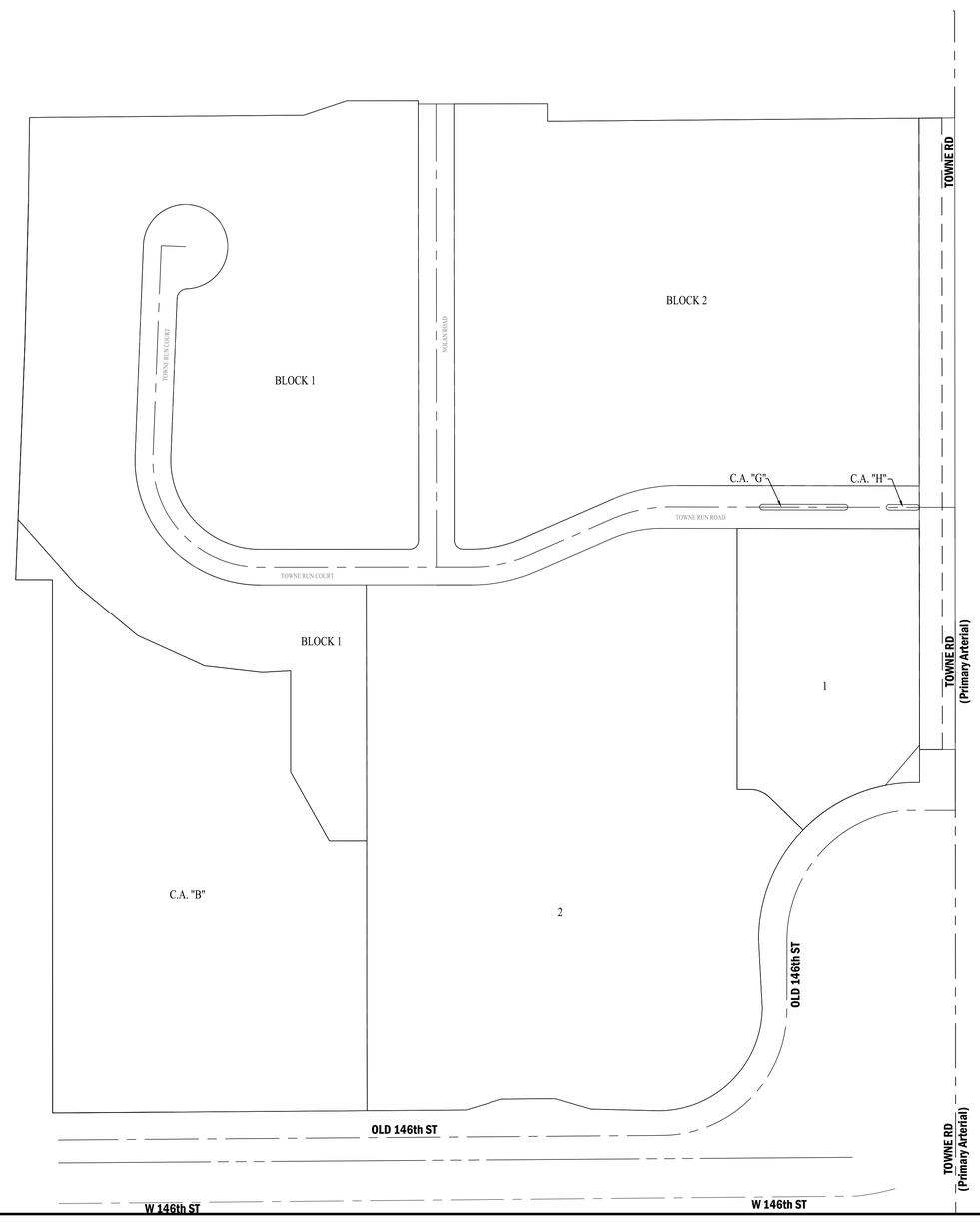
ATTORNEY
Church Church Hittle & Antrim
Two North Ninth St
Noblesville, Indiana 46060
Contact: Matt Skelton
(317) 773-2190
mskelton@cchalaw.com

ENGINEER
TERRA Site Development
16102 Spring Mill Rd
Westfield, Indiana 46074
Contact: Greg Dempsey
(812) 584-0993
gdempsey@terrasitedev.com

LAND SURVEYOR
TERRA Site Development
16102 Spring Mill Rd
Westfield, Indiana 46074
Contact: Greg Dempsey
(812) 584-0993
gdempsey@terrasitedev.com

N

100 0 100 200
Graphic Scale: 1" = 100'



LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Southeast Corner of said Southeast Quarter, thence along the East line of said Quarter Section North 00 degrees 03 minutes 14 seconds West 750.01 feet to the Point of Beginning of this description; thence continuing along the East line of said Quarter Section North 00 degrees 03 minutes 14 seconds West 884.24 feet; thence South 89 degrees 30 minutes 49 seconds West 568.79 feet; thence North 00 degrees 03 minutes 14 seconds West 24.44 feet; thence South 89 degrees 56 minutes 47 seconds West 182.00 feet; thence North 00 degrees 03 minutes 11 seconds West 4.39 feet; thence South 89 degrees 56 minutes 46 seconds West 100.00 feet; thence South 71 degrees 33 minutes 00 seconds West 63.26 feet; thence South 89 degrees 30 minutes 49 seconds West 383.41 feet; thence South 01 degrees 02 minutes 31 seconds East 1.30 feet; thence South 00 degrees 45 minutes 45 seconds West 120.50 feet; thence South 01 degrees 26 minutes 22 seconds West 195.25 feet; thence South 02 degrees 14 minutes 47 seconds West 329.55 feet; thence South 89 degrees 47 minutes 55 seconds East 51.42 feet; thence South 00 degrees 01 minutes 02 seconds East 746.33 feet; thence North 89 degrees 35 minutes 48 seconds East 168.59 feet; thence North 89 degrees 35 minutes 43 seconds East 409.99 feet; thence North 72 degrees 53 minutes 54 seconds East 52.20 feet; thence North 89 degrees 35 minutes 51 seconds East 75.00 feet; thence South 73 degrees 42 minutes 12 seconds East 52.20 feet; thence South 88 degrees 35 minutes 55 seconds East 95.30 feet; thence Northeasterly 226.89 feet along a curve to the left with a radius of 145.00 feet, subtended by a long chord bearing North 44 degrees 46 minutes 19 seconds East 204.44 feet; thence North 03 degrees 06 minutes 11 seconds West 93.98 feet; thence Northeasterly 345.58 feet along a curve to the right with a radius of 220.00 feet, subtended by a long chord bearing North 44 degrees 56 minutes 48 seconds East 311.13 feet; thence North 89 degrees 56 minutes 48 seconds East 5.32 feet; thence North 00 degrees 03 minutes 12 seconds West 45.85 feet; thence North 89 degrees 56 minutes 48 seconds East 49.99 feet to the Point of Beginning, containing an area of 1662817.83 square feet, or 38.173 acres, more or less

CIVIL ENGINEERS
LAND SURVEYORS
DEVELOPMENT CONSULTANTS
GEOTECHNICAL
ENVIRONMENTAL
CONSTRUCTION STAKING
CONSTRUCTION MAT. TESTING

TERRA SITE DEVELOPMENT
16102 Spring Mill Road Westfield, Indiana 46074
P: 317.399.1216 F: 317.399.1216
www.TERRAsitedev.com

REVISIONS AND ISSUES	DATE	BY

GREGORY RICHARD RIPP
REGISTERED
No.
STATE OF INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

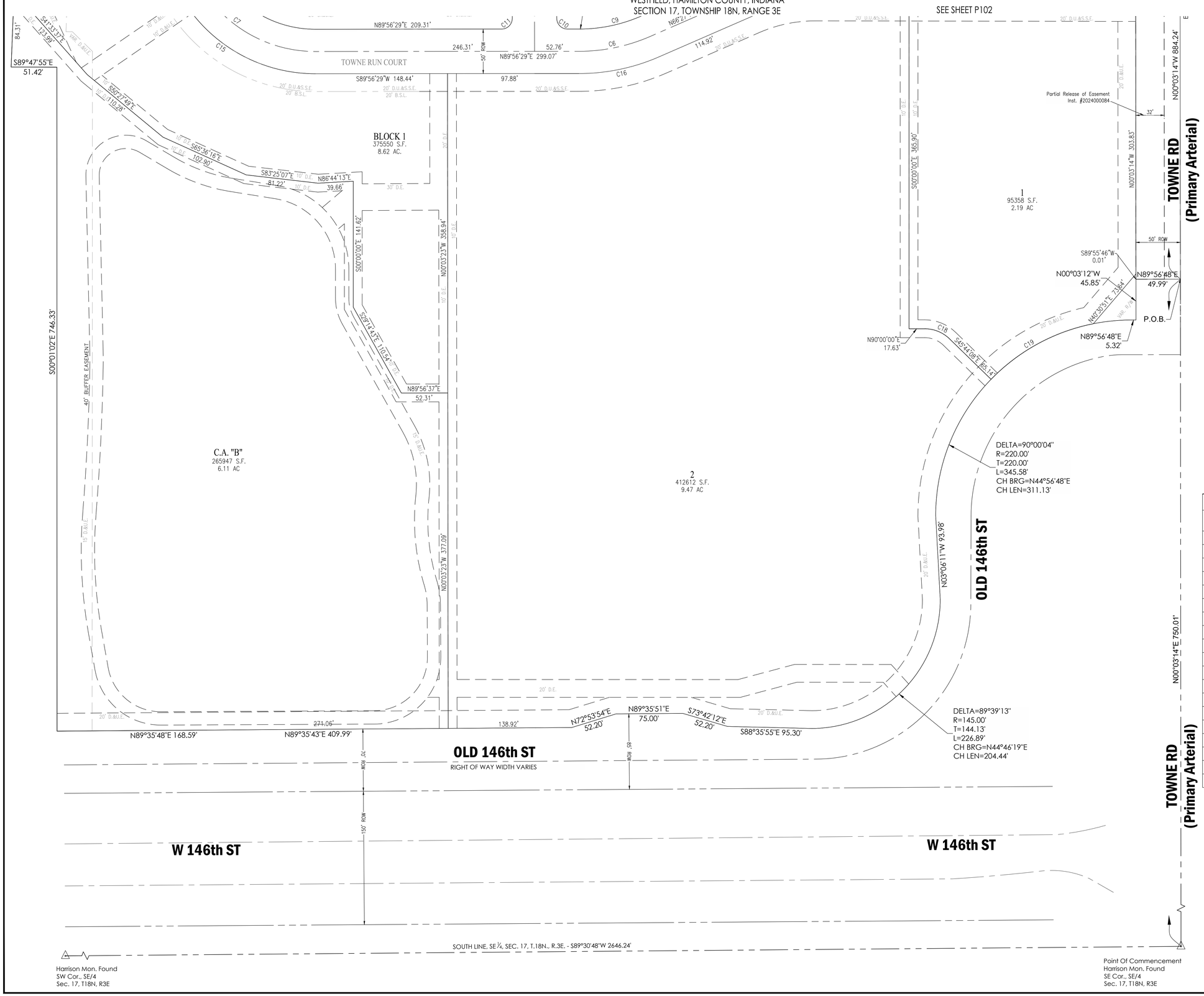
TOWNE RUN
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LOR COMMERCIAL DEVELOPMENT
6350 RUCKER RD, SUITE 101, INDIANAPOLIS, IN 46220
TITLE SHEET

PLAN DATE: 2/2/2024		
DESIGN: -	CHECK: GD	DRAWN: KW
PROJECT NO. 2311002		
SHEET NO. P100		

P:\2023\2311002_Towne Run Overall Dev_Westfield_CIVIL\CAD\CIVIL\Primary Plat\2311002-Primary Plat.dwg Friday, February 2, 2024 2:46:52 PM

TOWNE RUN

WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 17, TOWNSHIP 18N, RANGE 3E



N

50 0 50 100
Graphic Scale: 1" = 50'

LEGEND

B.S.L.	BUILDING SETBACK LINE
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
VAR.	VARIABLE

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	12.57'	4.00'	180°00'00"	S00°00'00"E	8.00'
C2	12.57'	4.00'	179°59'56"	N00°03'15"W	8.00'
C3	12.57'	4.00'	180°00'00"	S00°00'00"E	8.00'
C4	12.57'	4.00'	179°59'56"	N00°03'15"W	8.00'
C5	82.54'	200.00'	23°38'42"	N78°16'35"E	81.95'
C6	82.31'	200.00'	23°34'46"	N78°14'37"E	81.73'
C7	241.69'	150.00'	92°19'03"	S43°54'00"E	216.38'
C8	92.85'	225.00'	23°38'42"	N78°16'35"E	92.20'
C9	69.26'	175.06'	22°40'08"	N77°47'18"E	68.81'
C10	18.83'	12.00'	89°54'45"	S45°00'38"E	16.96'
C11	18.85'	12.00'	89°59'44"	N44°56'37"E	16.97'
C12	201.41'	125.00'	92°19'03"	S43°54'00"E	180.32'
C13	21.03'	14.00'	86°04'21"	S45°17'42"W	19.11'
C14	273.99'	59.00'	266°04'21"	S44°42'18"E	86.25'
C15	281.97'	175.00'	92°19'03"	N43°54'00"W	252.44'
C16	89.47'	225.00'	22°46'57"	S77°50'32"W	88.88'
C17	72.22'	175.00'	23°38'42"	S78°16'35"W	71.71'
C18	30.90'	40.00'	44°15'52"	S67°52'04"E	30.14'
C19	132.87'	219.62'	34°39'49"	N61°29'05"E	130.85'

CIVIL ENGINEERS
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TERRA SITE DEVELOPMENT
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REVISIONS AND ISSUES	DATE	BY

GREGORY RICHARD RIPP
REGISTERED
No. 10800012
STATE OF INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

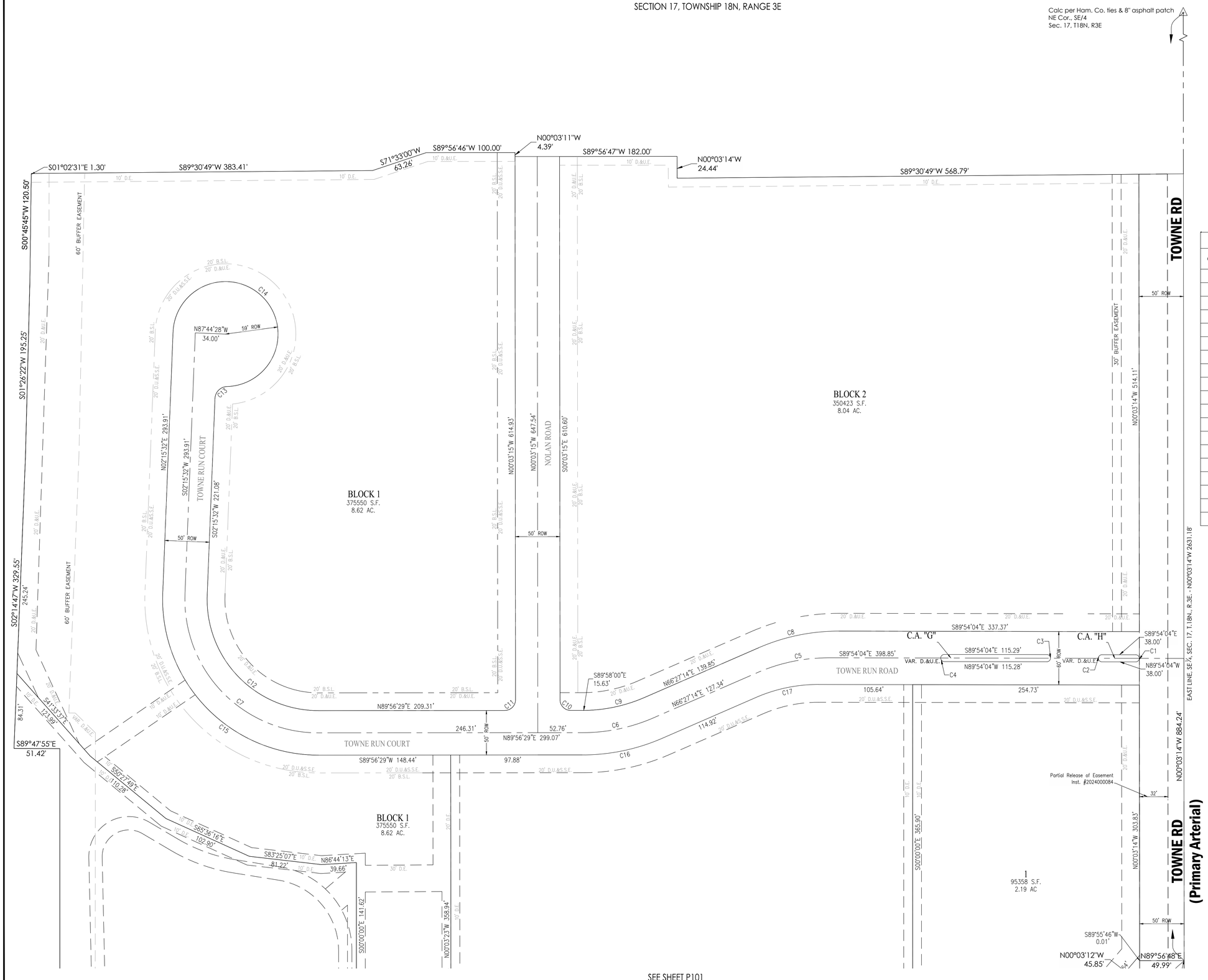
TOWNE RUN
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LOR COMMERCIAL DEVELOPMENT
6350 RUCKER RD, SUITE 101, INDIANAPOLIS, IN 46220
PRIMARY PLAT

PLAN DATE: 2/2/2024		
DESIGN: -	CHECK: GD	DRAWN: KW
PROJECT NO. 2311002		
SHEET NO. P101		

P:\2023\23-11002_Towne Run Overall Dev_Westfield_LOR\05 Civil\CAD\08-Primary Plat\23-11002-Primary Plat.dwg Friday, February 2, 2024 2:47:02 PM

TOWNE RUN

WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 17, TOWNSHIP 18N, RANGE 3E



SEE SHEET P101

LEGEND

B.S.L.	BUILDING SETBACK LINE
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
VAR.	VARIABLE

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	12.57'	4.00'	180°00'00"	S00°00'00"E	8.00'
C2	12.57'	4.00'	179°59'56"	N00°03'15"W	8.00'
C3	12.57'	4.00'	180°00'00"	S00°00'00"E	8.00'
C4	12.57'	4.00'	179°59'56"	N00°03'15"W	8.00'
C5	82.54'	200.00'	23°38'42"	N78°16'35"E	81.95'
C6	82.31'	200.00'	23°34'46"	N78°14'37"E	81.73'
C7	241.69'	150.00'	92°19'03"	S43°54'00"E	216.38'
C8	92.85'	225.00'	23°38'42"	N78°16'35"E	92.20'
C9	69.26'	175.06'	22°40'08"	N77°47'18"E	68.81'
C10	18.83'	12.00'	89°54'45"	S45°00'38"E	16.96'
C11	18.85'	12.00'	89°59'44"	N44°56'37"E	16.97'
C12	201.41'	125.00'	92°19'03"	S43°54'00"E	180.32'
C13	21.03'	14.00'	86°04'21"	S45°17'42"W	19.11'
C14	273.99'	59.00'	266°04'21"	S44°42'18"E	86.25'
C15	281.97'	175.00'	92°19'03"	N43°54'00"W	252.44'
C16	89.47'	225.00'	22°46'57"	S77°50'32"W	88.88'
C17	72.22'	175.00'	23°38'42"	S78°16'35"W	71.71'
C18	30.90'	40.00'	44°15'52"	S67°52'04"E	30.14'
C19	132.87'	219.62'	34°39'49"	N61°29'05"E	130.85'

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DATE	BY
REVISIONS AND ISSUES	

GREGORY RICHARD RIPP
REGISTERED
INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

TOWNE RUN
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LOR COMMERCIAL DEVELOPMENT
6350 RUCKER RD, SUITE 101, INDIANAPOLIS, IN 46220
PRIMARY PLAT

PLAN DATE: 2/2/2024		
DESIGN: -	CHECK: GD	DRAWN: KW
PROJECT NO. 2311002		
SHEET NO. P102		

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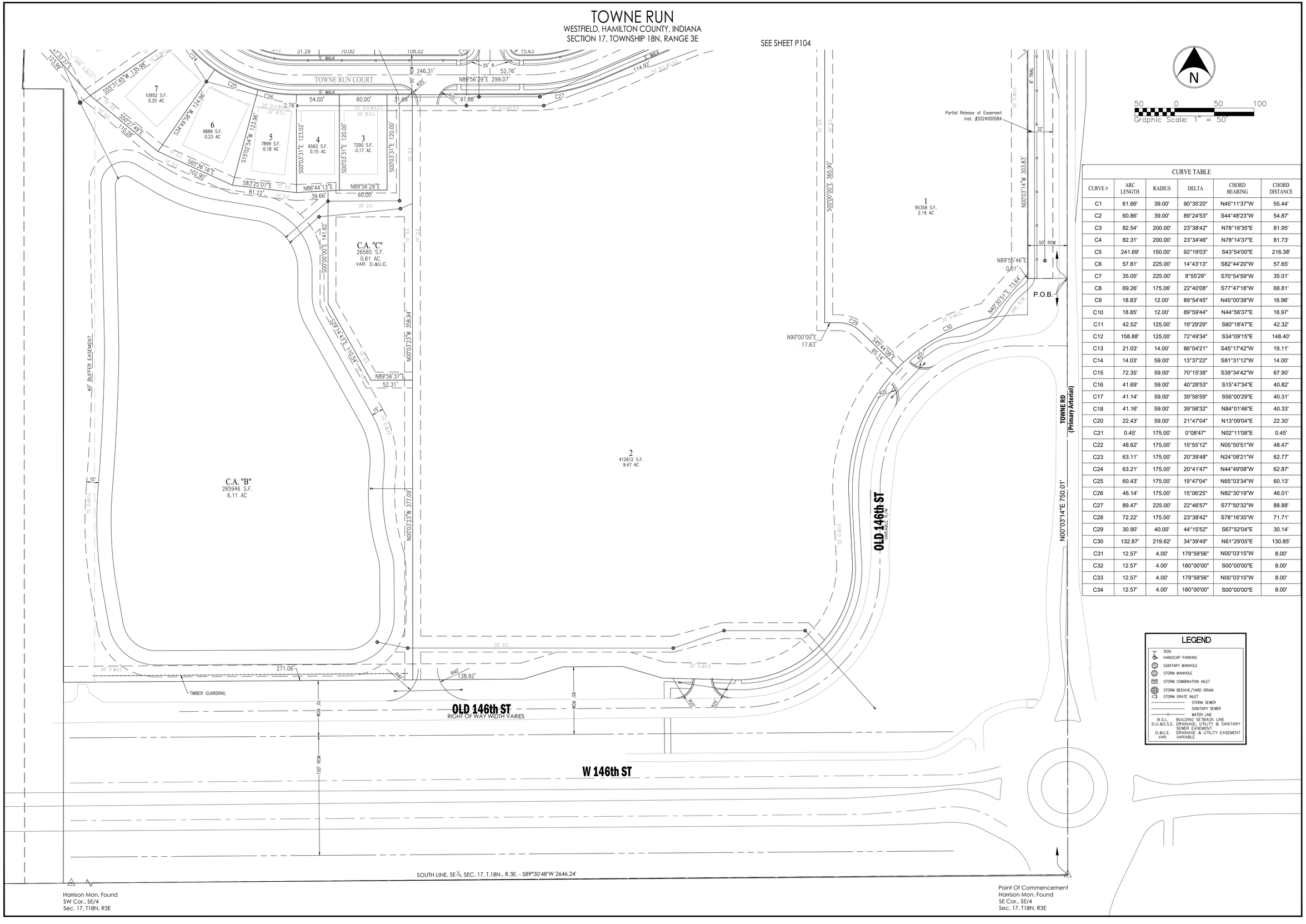
TOWNE RUN

WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 17, TOWNSHIP 18N, RANGE 3E



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	61.66'	39.00'	90°35'20"	N45°11'37"W	55.44'
C2	60.86'	39.00'	89°24'53"	S44°48'23"W	54.87'
C3	82.54'	200.00'	23°38'42"	N78°16'35"E	81.95'
C4	82.31'	200.00'	23°34'46"	N78°14'37"E	81.73'
C5	241.69'	150.00'	92°19'03"	S43°54'00"E	216.38'
C6	57.81'	225.00'	14°43'13"	S82°44'20"W	57.65'
C7	35.05'	225.00'	8°55'29"	S70°54'59"W	35.01'
C8	69.26'	175.06'	22°40'08"	S77°47'18"W	68.81'
C9	18.83'	12.00'	89°54'45"	N45°00'38"W	16.96'
C10	18.85'	12.00'	89°59'44"	N44°56'37"E	16.97'
C11	42.52'	125.00'	19°29'29"	S80°18'47"E	42.32'
C12	158.88'	125.00'	72°49'34"	S34°09'15"E	148.40'
C13	21.03'	14.00'	86°04'21"	S45°17'42"W	19.11'
C14	14.03'	59.00'	13°37'22"	S81°31'12"W	14.00'
C15	72.35'	59.00'	70°15'38"	S39°34'42"W	67.90'
C16	41.69'	59.00'	40°28'53"	S15°47'34"E	40.82'
C17	41.14'	59.00'	39°56'59"	S56°00'29"E	40.31'
C18	41.16'	59.00'	39°58'32"	N84°01'46"E	40.33'
C20	22.43'	59.00'	21°47'04"	N13°09'04"E	22.30'
C21	0.45'	175.00'	0°08'47"	N02°11'08"E	0.45'
C22	48.62'	175.00'	15°55'12"	N05°50'51"W	48.47'
C23	63.11'	175.00'	20°39'48"	N24°08'21"W	62.77'
C24	63.21'	175.00'	20°41'47"	N44°49'08"W	62.87'
C25	60.43'	175.00'	19°47'04"	N65°03'34"W	60.13'
C26	46.14'	175.00'	15°06'25"	N82°30'19"W	46.01'
C27	89.47'	225.00'	22°46'57"	S77°50'32"W	88.88'
C28	72.22'	175.00'	23°38'42"	S78°16'35"W	71.71'
C29	30.90'	40.00'	44°15'52"	S67°52'04"E	30.14'
C30	132.87'	219.62'	34°39'49"	N61°29'05"E	130.85'
C31	12.57'	4.00'	179°59'56"	N00°03'15"W	8.00'
C32	12.57'	4.00'	180°00'00"	S00°00'00"E	8.00'
C33	12.57'	4.00'	179°59'56"	N00°03'15"W	8.00'
C34	12.57'	4.00'	180°00'00"	S00°00'00"E	8.00'

LEGEND

- SIGN
- HANDICAP PARKING
- SANITARY MANHOLE
- STORM MANHOLE
- STORM COMBINATION INLET
- STORM BEEHIVE/YARD DRAIN
- STORM GRATE INLET
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- B.S.L. BUILDING SETBACK LINE
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- VAR. VARIABLE

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TERRA SITE DEVELOPMENT
16102 Spring Mill Road Westfield, Indiana 46074
P: 317.399.1216 F: 317.399.1216
www.TERRAsitedev.com

DATE	BY

REVISIONS AND ISSUES

GREGORY RICHARD RIPP
REGISTERED
No. 20100012
STATE OF INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

TOWNE RUN
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LOR COMMERCIAL DEVELOPMENT
6350 RUCKER RD, SUITE 101, INDIANAPOLIS, IN 46220
OVERALL DEVELOPMENT PLAN

PLAN DATE: 2/2/2024		
DESIGN: -	CHECK: GD	DRAWN: KW
PROJECT NO. 2311002		
SHEET NO. P103		

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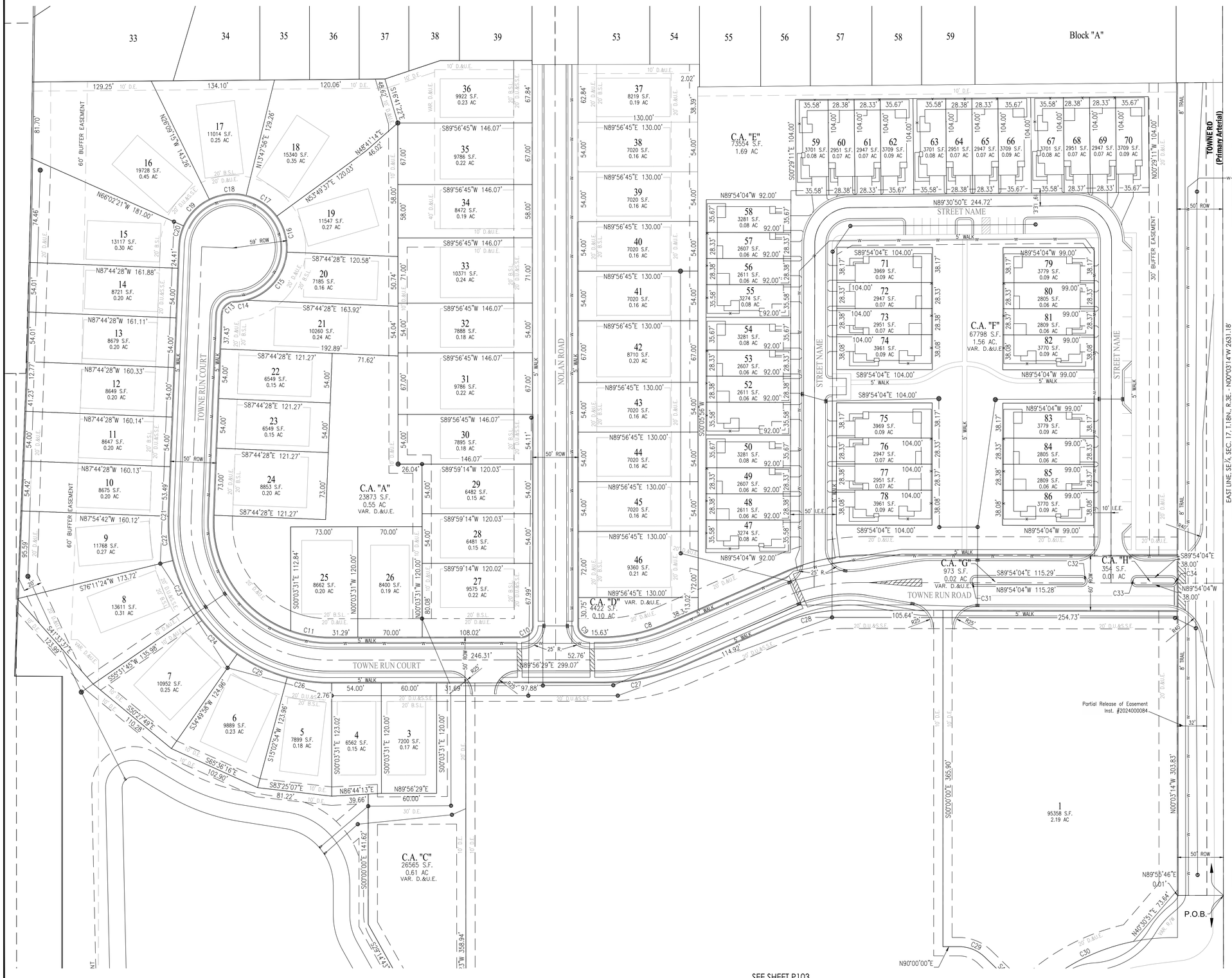
TOWNE RUN

WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 17, TOWNSHIP 18N, RANGE 3E



N

Graphic Scale: 1" = 50'

LEGEND

- SIGN
- HANDICAP PARKING
- SANITARY MANHOLE
- STORM MANHOLE
- STORM COMBINATION INLET
- STORM BEEHIVE/YARD DRAIN
- STORM GRATE INLET
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- B.S.L. BUILDING SETBACK LINE
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- VAR. VARIABLE

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	61.66'	39.00'	90°35'20"	N45°11'37"W	55.44'
C2	60.86'	39.00'	89°24'53"	S44°48'23"W	54.87'
C3	82.54'	200.00'	23°38'42"	N78°16'35"E	81.95'
C4	82.31'	200.00'	23°34'46"	N78°14'37"E	81.73'
C5	241.69'	150.00'	92°19'03"	S43°54'00"E	216.38'
C6	57.81'	225.00'	14°43'13"	S82°44'20"W	57.65'
C7	35.05'	225.00'	8°55'29"	S70°54'59"W	35.01'
C8	69.26'	175.06'	22°40'08"	S77°47'18"W	68.81'
C9	18.83'	12.00'	89°54'45"	N45°00'38"W	16.96'
C10	18.85'	12.00'	89°59'44"	N44°56'37"E	16.97'
C11	42.52'	125.00'	19°29'29"	S80°18'47"E	42.32'
C12	158.88'	125.00'	72°49'34"	S34°09'15"E	148.40'
C13	21.03'	14.00'	86°04'21"	S45°17'42"W	19.11'
C14	14.03'	59.00'	13°37'22"	S81°31'12"W	14.00'
C15	72.35'	59.00'	70°15'38"	S39°34'42"W	67.90'
C16	41.69'	59.00'	40°28'53"	S15°47'34"E	40.82'
C17	41.14'	59.00'	39°56'59"	S56°00'29"E	40.31'
C18	41.16'	59.00'	39°58'32"	N84°01'46"E	40.33'
C20	22.43'	59.00'	21°47'04"	N13°09'04"E	22.30'
C21	0.45'	175.00'	0°08'47"	N02°11'08"E	0.45'
C22	48.62'	175.00'	15°55'12"	N05°50'51"W	48.47'
C23	63.11'	175.00'	20°39'48"	N24°08'21"W	62.77'
C24	63.21'	175.00'	20°41'47"	N44°49'08"W	62.87'
C25	60.43'	175.00'	19°47'04"	N65°03'34"W	60.13'
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C33	12.57'	4.00'	179°59'56"	N00°03'15"W	8.00'
C34	12.57'	4.00'	180°00'00"	S00°00'00"E	8.00'

CIVIL ENGINEERS
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DATE	BY
REVISIONS AND ISSUES	

GREGORY RICHARD RIPP
REGISTERED
INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

TOWNE RUN
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LOR COMMERCIAL DEVELOPMENT
6350 RUCKER RD, SUITE 101, INDIANAPOLIS, IN 46220
OVERALL DEVELOPMENT PLAN

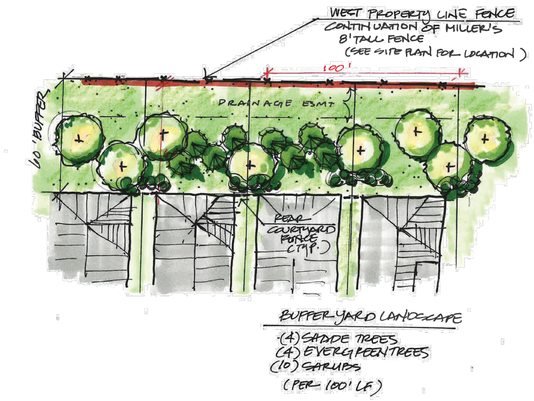
PLAN DATE: 2/2/2024
DESIGN: - | CHECK: GD | DRAWN: KW
PROJECT NO. 2311002
SHEET NO. P104

TOWNE RUN

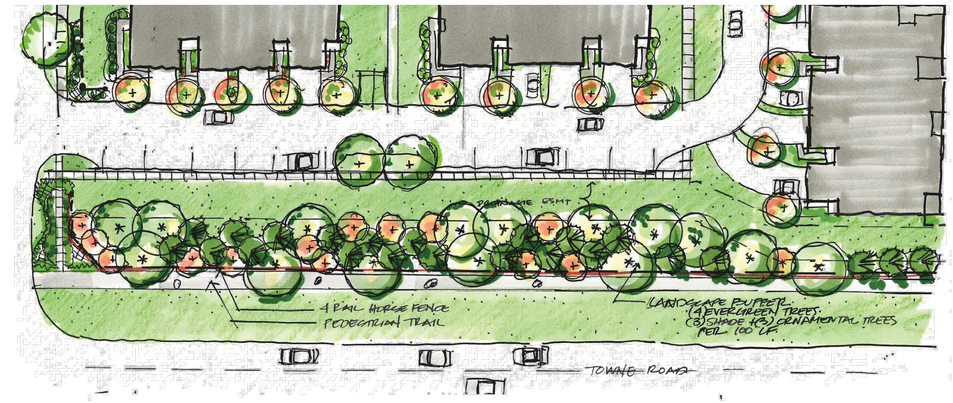
WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 17, TOWNSHIP 18N, RANGE 3E

TYPICAL DOG EAR
PRIVACY FENCE (WOOD)

EXISTING MILLER PROPERTY 8' TALL WOOD FENCE

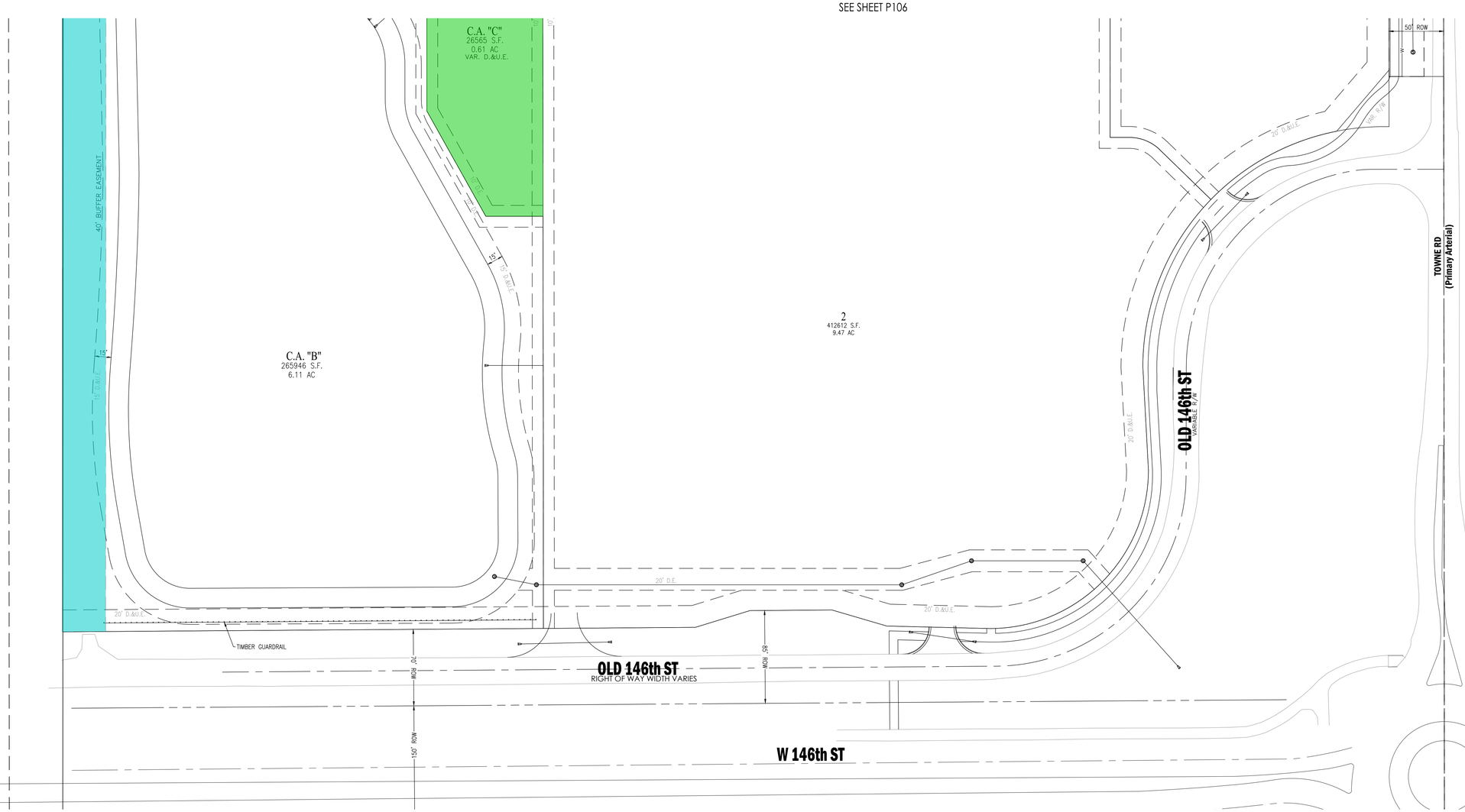


WEST BUFFER YARD



EAST BUFFER YARD

SEE SHEET P106



LEGEND

EAST BUFFER YARD
EXTERNAL STREET FRONTAGE LANDSCAPE AREAS, BUFFER YARDS A AND B SHALL INCLUDE A MINIMUM WIDTH OF THIRTY (30) FEET AND MAY BE INCLUDED WITHIN THE LOTS. BLACK FOUR-RAIL HORSE FENCE SHALL BE INSTALLED ALONG THE
RIGHT-OF-WAY. THE FOLLOWING PLANTINGS SHALL ALSO BE INSTALLED PER ONE HUNDRED (100) FEET OF EXTERNAL STREET FRONTAGE (THE FOLLOWING PLANTING QUANTITIES REPRESENT MINIMUMS TO BE INSTALLED. ADDITIONAL PLANTINGS SHALL BE PERMITTED): FOUR (4) EVERGREEN TREES, THREE (3) SHADE TREES AND THREE (3) ORNAMENTAL TREES. STREET TREES ALONG EXTERNAL STREETS SHALL BE REQUIRED SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS DIRECTOR.

WEST BUFFER YARD
BUFFER YARD LANDSCAPING REQUIRED BETWEEN ADJACENT RESIDENTIAL LAND USES ALONG CERTAIN PORTIONS OF THE SOUTH AND WEST PROPERTY LINES OF THE REAL ESTATE SHALL BE PROVIDED IN ACCORDANCE WITH THE BUFFER WIDTHS SHOWN ON THE BUFFER YARDS PLAN AND MAY BE INCLUDED WITHIN THE LOTS. MECHANICAL EQUIPMENT FOR THE DWELLINGS SHALL BE PERMITTED TO ENCROACH IN THE BUFFER YARD. THE FOLLOWING PLANTINGS SHALL BE INSTALLED PER ONE HUNDRED (100) FEET OF BUFFER YARD (THE FOLLOWING PLANTING QUANTITIES REPRESENT MINIMUMS TO BE INSTALLED. ADDITIONAL PLANTINGS SHALL BE PERMITTED): FOUR (4) SHADE TREES, FOUR (4) EVERGREEN TREES AND TEN (10) SHRUBS.

AMENITY AREA
THE COURTYARD HOMES AREA SHALL PROVIDE A MINIMUM OF THREE (3) OF THE FOLLOWING AMENITIES, INCLUDING BUT NOT LIMITED TO: SEATING AREAS WITH AT LEAST TWO (2) BENCHES PER AREA, DOG PARK, SEATING AREA WITH AT LEAST ONE (1) BENCH AND A PERGOLA, FENCED COMMUNITY GARDEN WITH PLANTING BEDS AND GARDEN SHED, OR A PICKLEBALL COURT.

THE TOWNHOME AREA SHALL PROVIDE A MINIMUM OF TWO (2) OF THE FOLLOWING AMENITIES, INCLUDING BUT NOT LIMITED TO: A PAVILION WITH SEATING, FIREPIT, SEATING AREAS WITH AT LEAST TWO (2) BENCHES, SEATING AREA WITH AT LEAST ONE (1) BENCH AND A PERGOLA, FENCED COMMUNITY GARDEN WITH PLANTING BEDS AND GARDEN SHED, OR A BOCCE COURT.

FOUR RAIL HORSE FENCE

PRIVACY FENCE TO MATCH EXISTING

N

50 0 50 100
Graphic Scale: 1" = 50'

CIVIL ENGINEERS
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DEVELOPMENT CONSULTANTS
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ENVIRONMENTAL
CONSTRUCTION STAKING
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TERRA SITE DEVELOPMENT
16102 Spring Mill Road Westfield, Indiana 46074
P: 317.399.1216 F: 317.399.1216
www.TERRAsitedev.com

REVISIONS AND ISSUES	DATE	BY

GREGORY RICHARD RIPP
REGISTERED
PROFESSIONAL ENGINEER
INDIANA
NOT FOR CONSTRUCTION

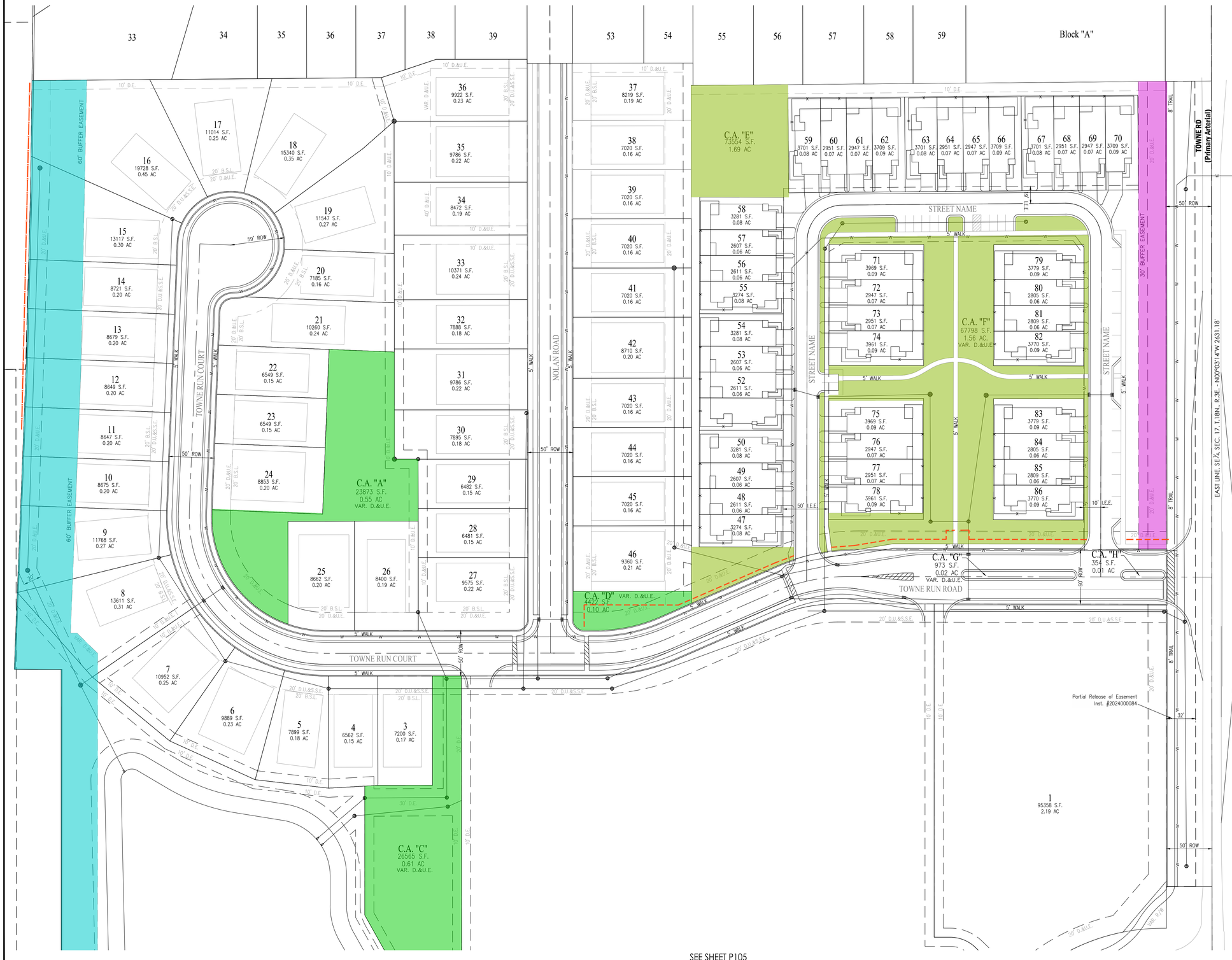
TOWNE RUN
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LOR COMMERCIAL DEVELOPMENT
6350 RUCKER RD, SUITE 101, INDIANAPOLIS, IN 46220
PRIMARY PLAT BUFFER YARD/AMENITY PLAN

PLAN DATE: 2/2/2024		
DESIGN: -	CHECK: GD	DRAWN: KW
PROJECT NO. 2311002		
SHEET NO. P105		

P:\2023\2311002_Towne Run Overall Dev_Westfield_DRWG\Civil\CAD\10-Overall Dev Plan\12311002-Overall Dev plan.dwg Monday, February 5, 2024 8:15:54 AM

TOWNE RUN

WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 17, TOWNSHIP 18N, RANGE 3E



N

Graphic Scale: 1" = 50'

LEGEND

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FOUR RAIL HORSE FENCE
PRIVACY FENCE TO MATCH EXISTING

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P: 317.399.1216 F: 317.399.1216
www.TERRAsitedev.com

REVISIONS AND ISSUES	DATE	BY

GREGORY RICHARD RIPP
REGISTERED
INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

TOWNE RUN
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LOR COMMERCIAL DEVELOPMENT
6350 BUCKER RD, SUITE 101, INDIANAPOLIS, IN 46220
PRIMARY PLAT BUFFER YARD/AMENITY PLAN

PLAN DATE: 2/2/2024		
DESIGN: -	CHECK: GD	DRAWN: KW
PROJECT NO. 2311002		
SHEET NO. P106		

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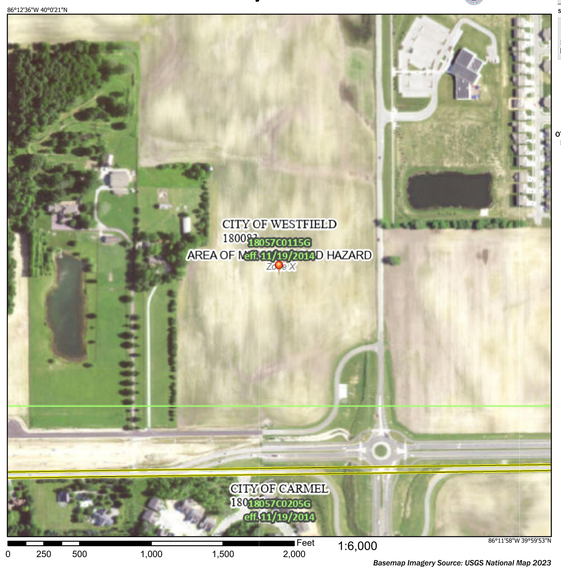
TOWNE RUN

WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 17, TOWNSHIP 18N, RANGE 3E

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/17/2023 at 1:37 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

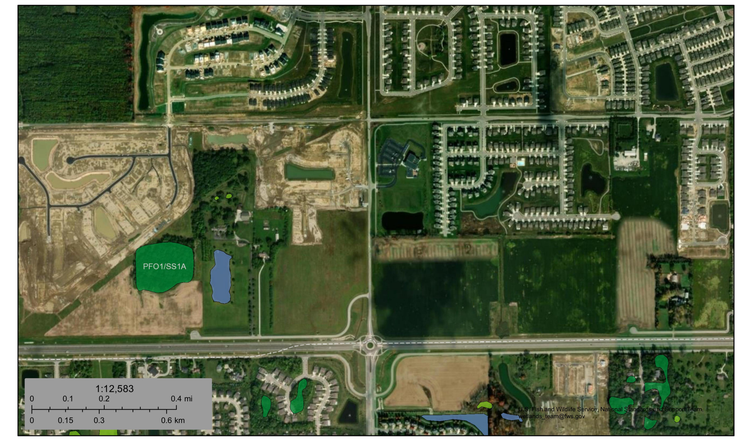
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Custom Soil Resource Report
Soil Map

6

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



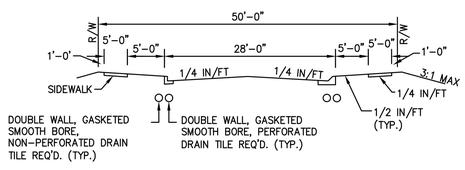
November 17, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

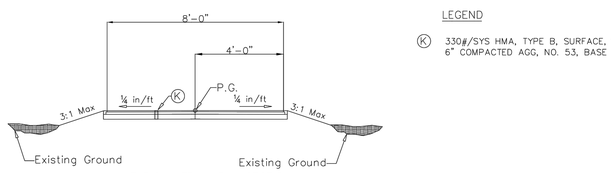


TYPICAL SECTION – LOCAL STREET

NOTES: 1. THE CURB & 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 AN ENTRANCE OF RESIDENTIAL DEVELOPMENT ALONG THOROUGHFARES.

2. FOR CURB AND GUTTER DETAIL, SEE FIGURE 2500-008

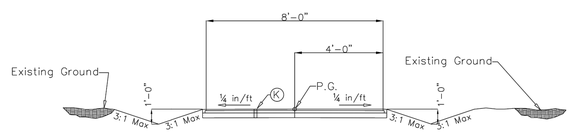
3. 8'-0" TREE BUFFERS ARE REQUIRED FOR ALL LOCAL STREETS. REFER TO THE CITY OF WESTFIELD STREET TREE PLANTING SPECIFICATIONS FOR ADDITIONAL DETAILS. FOR APPROVED SPECIES, SEE MASTER TREE LIST.



TYPICAL TRAIL FILL SECTION

LEGEND

K 330#/SYS HMA, TYPE B, SURFACE, 12.5MM ON 6" COMPACTED AGG, NO. 53, BASE



TYPICAL CROSS SECTION – PERIMETER TRAIL

CITY OF Westfield INDIANA

PHILLIP A. SCHMUCKER REGISTERED No. 11300022 STATE OF INDIANA PROFESSIONAL ENGINEER

2/26/16
DATE

CITY OF WESTFIELD
INDIANA

FIGURE 2505-001

CIVIL ENGINEERS
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TERRA SITE DEVELOPMENT
16102 Spring Mill Road Westfield, Indiana 46074
P: 317.399.1216 F: 317.399.1216
www.TERRAsitedev.com

REVISIONS AND ISSUES	DATE	BY

GREGORY RICHARD RIPP REGISTERED No. 21100001 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

TOWNE RUN
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LOR COMMERCIAL DEVELOPMENT
6350 RUCKER RD, SUITE 101, INDIANAPOLIS, IN 46220
PRIMARY PLAT STANDARD DETAILS

PLAN DATE: 2/2/2024		
DESIGN: -	CHECK: GD	DRAWN: KW
PROJECT NO. 2311002		
SHEET NO. P107		

P:\2023\23-1002_Towne Run Overall Dev_Westfield_LOR\CD\CAD\15-Overall Dev Plan\1323-1002-Overall Dev plan.dwg Monday, February 5, 2024 8:16:09 AM

GRAPHIC SCALE

0 30 60 120

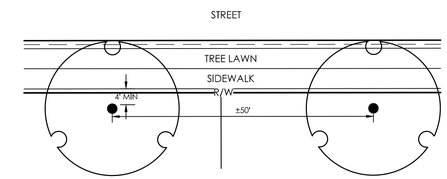
1 inch = 60 feet

PLANT SCHEDULE STREET TREES

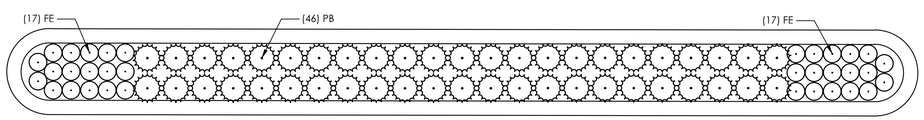
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
STREET TREES							
	AR	24	Acer rubrum	Red Maple	2" Cal.	B&B	Min. 8' Ht at Install
	LT	20	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B	Min. 8' Ht at Install
	QR	17	Quercus rubra	Red Oak	2" Cal.	B&B	Min. 8' Ht at Install
	ZG	15	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	2" Cal.	B&B	Min. 8' Ht at Install

PLANT SCHEDULE BOULEVARD LANDSCAPE

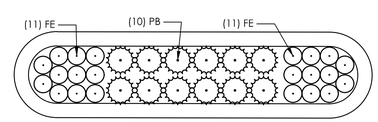
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
GRASSES						
	FE	56	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#2	Cont.
	PB	58	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#2	Cont.



Typical Street Tree Location Details
No Scale



Boulevard Enlargement
(Common Area "G")
Scale: 1"=10'



Boulevard Enlargement
(Common Area "H")
Scale: 1"=10'

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

FRANCO S. MANNO
REGISTERED
1-4-24
No. 21600018
STATE OF INDIANA
LANDSCAPE ARCHITECT

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JANUARY 3, 2024

MARK	DATE	DESCRIPTION

REVISIONS

EPCON COMMUNITIES

WESTFIELD, INDIANA
LANDSCAPE PLAN
FOR
TOWNE RUN
STREET TREE PLAN & BOULEVARD ENLARGEMENT

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 Emerald Pointe Drive • Carmel, IN 46033
Phone: 317.575.5550 Toll Free: 888.775.3648
emht.com

DATE	January 3, 2024
SCALE	As Noted
JOB NO.	20200080
SHEET	L-101

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PLANT SCHEDULE POND PLANTING PLAN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
EVERGREEN TREES							
	PA	9	Picea abies	Norway Spruce	6' Ht.	B&B	
	PG	8	Picea glauca	White Spruce	6' Ht.	B&B	
ORNAMENTAL TREES							
	MP	15	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	B&B	
SHADE TREES							
	AR	2	Acer rubrum	Red Maple	2" Cal.	B&B	Min. 8' Ht at Install
	BR	9	Betula nigra	River Birch	2" Cal.	B&B	Min. 8' Ht at Install
	CC	9	Crataegus crus-galli	Hawthorn	2" Cal.	B&B	Min. 8' Ht at Install

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

FRANCO S. MAIANO
REGISTERED
1-4-24
No. 21600018
STATE OF INDIANA
LANDSCAPE ARCHITECT

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
JANUARY 3, 2024

REVISIONS

MARK	DATE	DESCRIPTION

EPCON COMMUNITIES

WESTFIELD, INDIANA
LANDSCAPE PLAN
FOR
TOWNE RUN
POND LANDSCAPE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

DATE
January 3, 2024

SCALE
1" = 60'

JOB NO.
20200080

SHEET
L-102

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