PLANS PREPARED BY:

KIMLEY–HORN & ASSOCIATES
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: GAVINN BAKKER
PHONE: (317) 238–3032
EMAIL: GAVINN.BAKKER@KIMLEY–HORN.COM

DEVELOPMENT STANDARDS

PUD ZONING

MINIMUM LOT			MINIMUM SETBACKS				MAX. BLDG. HEIGHT
WIDTH	LOT FRONTAGE	AREA (ACRES)	FRONT	SIDE	REAR	BUILDING SEPARATION	
N/A	20'	N/A	20'	5'	10'	N/A	37'

WESTBROOK

NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN

DOCKET #LEGP 0139-2023

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITY OF NOBLESVILLE WASTEWATER DEPARTMENT	197 WEST WASHINGTON STREET NOBLESVILLE, IN 46060	317-776-6353	
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC.	2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
STREETS	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46060	317-776-6330	
DRAINAGE	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46060	317-776-6330	
ELECTRICITY	DUKE ENERGY INDIANA	100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46062	317-776-5365	MARC DILLER
NATURAL GAS	VECTREN ENERGY	16000 ALLISONVILLE ROAD NOBLESVILLE, INDIANA 46060	317-776-5537	CATHY MIESSEN
TELEPHONE / COMMUNICATIONS	AT&T - ENGINEERING	240 N. MERIDIAN STREET, 2ND FLOOR, ROOM 280 INDIANAPOLIS, IN 46204	317-252-4267	BRIAN PETERS
FIBER OPTICS	MCLEOD USA	6400 C STREET SW P.O. BOX 3177 CEDAR RAPIDS, IA 52406	317-697-2863	

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	WESTBROOK DEVELOPER, LLC	9757 WESTPOINT DRIVE, SUITE 600, INDIANAPOLIS, IN 46256	317-590-8817	twalter@platinum-properties.com	TIM WALTER
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-238-3032	gavinn.bakker@kimley-horn.com	GAVINN BAKKER
LANDSCAPE ARCHITECT	PLATINUM PROPERTIES MGMT. CO., LLC	9757 WESTPOINT DRIVE, SUITE 600, INDIANAPOLIS, IN 46256	317-863-2059	esimons@platinum-properties.com	ERIC SIMONS

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE, AND NATURE OF HEARING ON AN APPLICATION PENDING BEFORE THE NOBLESVILLE PLAN COMMISSION AND UNDER THE AUTHORITY PROVIDED BY STATE STATUE AND ALL ACTS AMENDATORY THEREOF, AND UPON FINDING THAT THIS SUBDIVISION PLAT IS IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS SERT FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF NOBLESVILLE, THIS PLAT WAS GRANTED APPROVAL BY A MAJORITY OF THE MEMBERS OF THE NOBLESVILLE PLAN COMMISSION AT THE MEETING HELD ON _____ DAY OF _____, 2023.

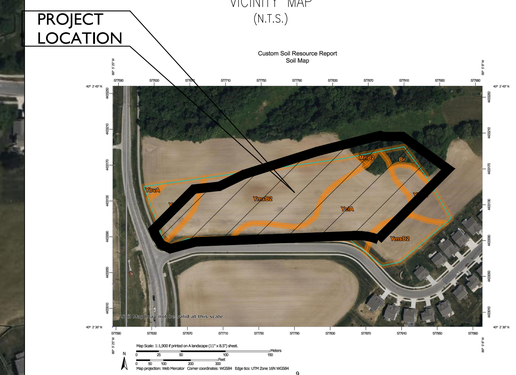
PLAN COMMISSION

_____ PRESIDENT – MALINDA WILCOX

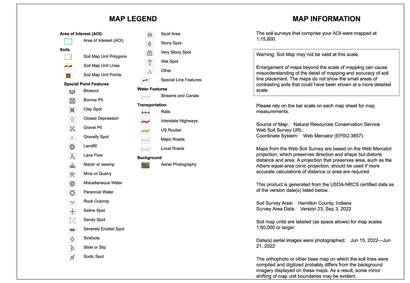
_____ SECRETARY – STEVEN R. HUNTLEY

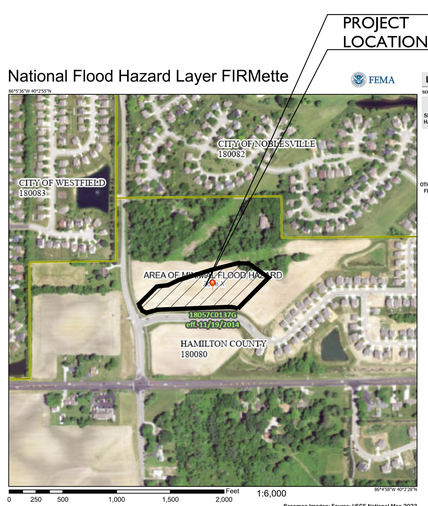
LOCATION MAP

VICINITY MAP
(N.T.S.)



SOILS MAP
N.T.S.





FLOOD MAP
(N.T.S.)

PROJECT INFORMATION

4.91 ACRES	
48 LOTS	9.78 LOTS/ACRE
DESIGN SPEED LIMIT	25 MPH
TOTAL C.A.	1.94 AC± (40%)

STREETS

NAME	LENGTH (LF±)
ALLEY A	187
ALLEY B	439
ALLEY C	329
TOTAL	955

WESTBROOK

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 18 MINUTES 42 SECONDS EAST ALONG SAID SECTION LINE 551.53 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 18 SECONDS WEST TO THE POINT OF BEGINNING OF THIS TRACT OF LAND, ALSO A POINT ON THE LINE OF RIGHT OF WAY GRANT FOR PIPE LINES IN FAVOR OF PANHANDLE EASTERN PIPE RECORDED AS BOOK 112, PAGE 110 IN THE OFFICE OF THE RECORDED IN HAMILTON COUNTY, INDIANA, THE FOLLOWING FIVE (5) COURSES ARE ON AND ALONG SAID LINE; 1) THENCE NORTH 47 DEGREES 33 MINUTES 42 SECONDS EAST 190.18 FEET; 2) THENCE NORTH 86 DEGREES 08 MINUTES 42 SECONDS EAST 84.74 FEET; 3) THENCE NORTH 66 DEGREES 48 MINUTES 42 SECONDS EAST 89.66 FEET; 4) THENCE NORTH 75 DEGREES 06 MINUTES 42 SECONDS EAST 256.60 FEET; 5) THENCE NORTH 78 DEGREES 19 MINUTES 42 SECONDS EAST 214.12 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LANDED RECORDED AS INSTRUMENT NUMBER 2012070384 IN THE OFFICE OF THE RECORDED IN HAMILTON COUNTY, INDIANA, THE FOLLOWING TWO (2) COURSES ARE ON AND ALONG SAID PARCEL OF LAND; 1) THENCE SOUTH 60 DEGREES 59 MINUTES 45 SECONDS EAST 9.17 FEET; 2) THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS EAST 62.62 FEET TO A POINT ON THE SOUTH LINE OF THE FRED HINES LEGAL DRAIN RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDED IN HAMILTON COUNTY, INDIANA; THENCE SOUTH 51 DEGREES 45 MINUTES 05 SECONDS EAST 189.87 FEET TO A POINT ON THE BOUNDARY OF RIGHT OF WAY GRANT FOR PIPE LINES IN FAVOR OF PANHANDLE EASTERN PIPE RECORDED AS BOOK 112, PAGE 110 IN THE OFFICE OF THE RECORDED IN HAMILTON COUNTY, INDIANA SOUTH 47 DEGREES 27 MINUTES 42 SECONDS WEST 328.84 FEET TO A POINT ON A NON TANGENT CURVE TO RIGHT HAVING A RADIUS OF 177 FEET, AND A POINT ON THE BOUNDARY OF CRANBROOK SECTION 1 RECORDED AS INSTRUMENT NUMBER 2018023787 IN THE OFFICE OF THE RECORDED OF HAMILTON COUNTY, INDIANA, THE FOLLOWING FOUR (4) COURSES ARE ON AND ALONG SAID BOUNDARY; 1) THE RADIUS POINT OF WHICH BEARS SOUTH 24 DEGREES 33 MINUTES 17 SECONDS WEST 177 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 74.90 FEET TO A RADIUS POINT IN WHICH BEARS SOUTH 00 DEGREES 18 MINUTES 31 SECONDS WEST 177 FEET; 2) THENCE NORTH 89 DEGREES 41 MINUTES 29 SECONDS WEST 530.10 FEET; 3) THENCE SOUTH 77 DEGREES 31 MINUTES 00 SECONDS WEST 88.58 FEET; 4) THENCE NORTH 63 DEGREES 08 MINUTES 09 SECONDS WEST 33.22 FEET; THENCE NORTH 28 DEGREES 14 MINUTES 27 SECONDS WEST 39.02 FEET; THENCE NORTH 17 DEGREES 42 MINUTES 41 SECONDS WEST 17.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 4.91 ACRES, MORE OR LESS.

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
P100	PRIMARY PLAT
C200	DEVELOPMENT PLAN
C201	PEDESTRIAN ACCESS PLAN
C300	EMERGENCY FLOOD ROUTING
C400	EROSION CONTROL PLAN
C401	EROSION CONTROL DETAILS
C402	EROSION CONTROL DETAILS
C403	EROSION CONTROL DETAILS
C500	SIGNAGE AND LIGHTING PLAN
C600	LINE OF SIGHT PLAN
C700	MAILBOX PLAN
C701	MAILBOX DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN ENLARGEMENTS & DETAILS

Indiana Utilities Protection Service
Call 811 before you dig

No.	REVISIONS	DATE	BY
1.	REVISIONS PER TAC COMMENTS	10/31/2023	GPB

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-238-3032
CONTACT: GAVINN BAKKER
EMAIL: Gavinn.Bakker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: GPB
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR CONSTRUCTION

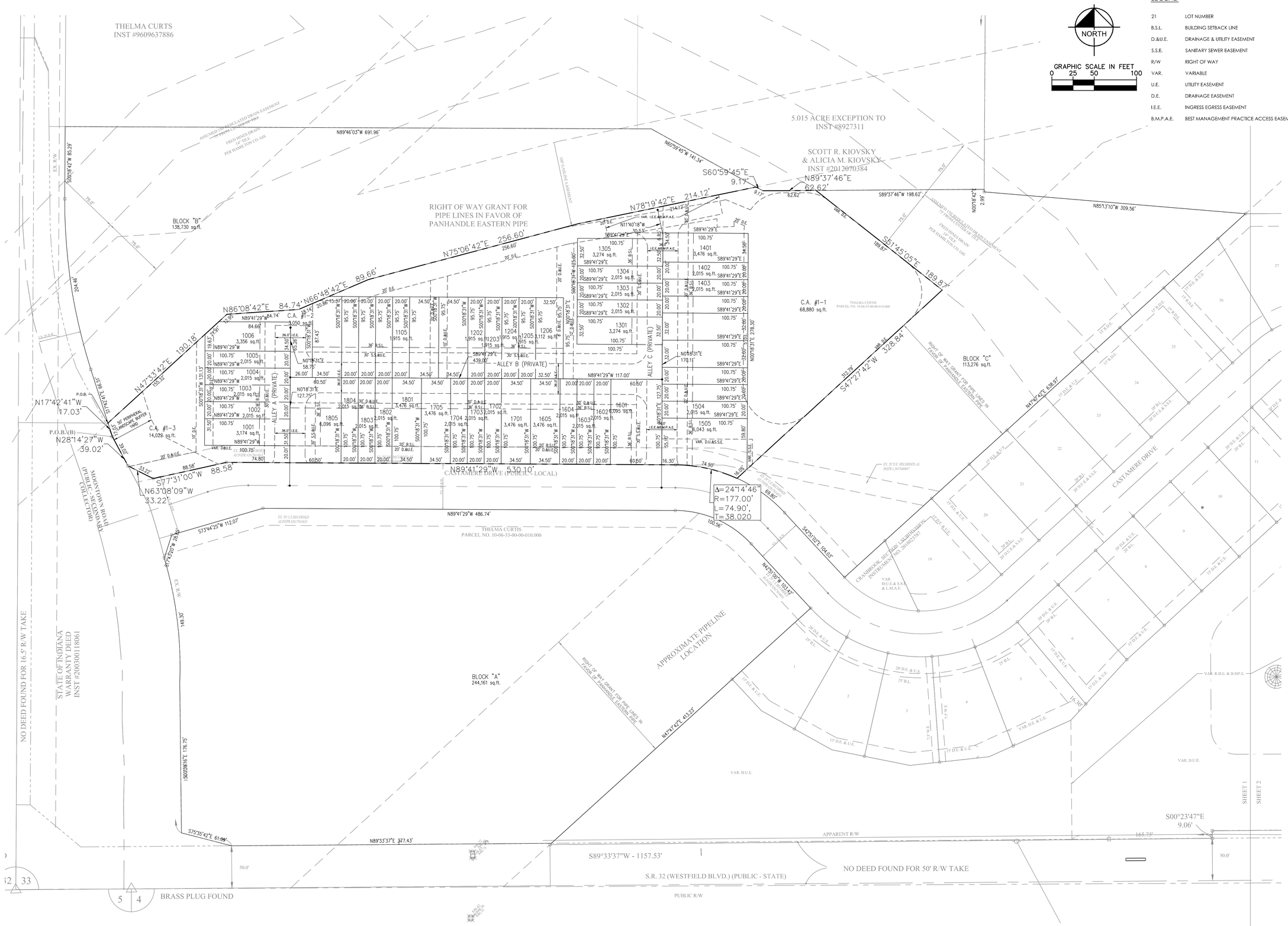
WESTBROOK DEVELOPER, LLC

COVER SHEET

WESTBROOK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 10/2/2023
KHA PROJECT NO. 170275002
SHEET NUMBER
C100

Drawing name: K:\IND_LDEV\170275002_Westbrook_PP_Noblesville_IN\1 Design\CADD\PlanSheets\Cover Sheet.dwg C100 Nov 02, 2023 9:08am by: Gavinn.Bakker
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
B.M.P.A.E.	BEST MANAGEMENT PRACTICE ACCESS EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

No.	REVISIONS	DATE	BY
1.	REVISIONS PER TAC COMMENTS	10/31/2023	GPB

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
CONTACT: GAVIN BAKER
EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: GPB
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

WESTBROOK DEVELOPER, LLC

PRIMARY PLAT

WESTBROOK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE:
10/2/2023

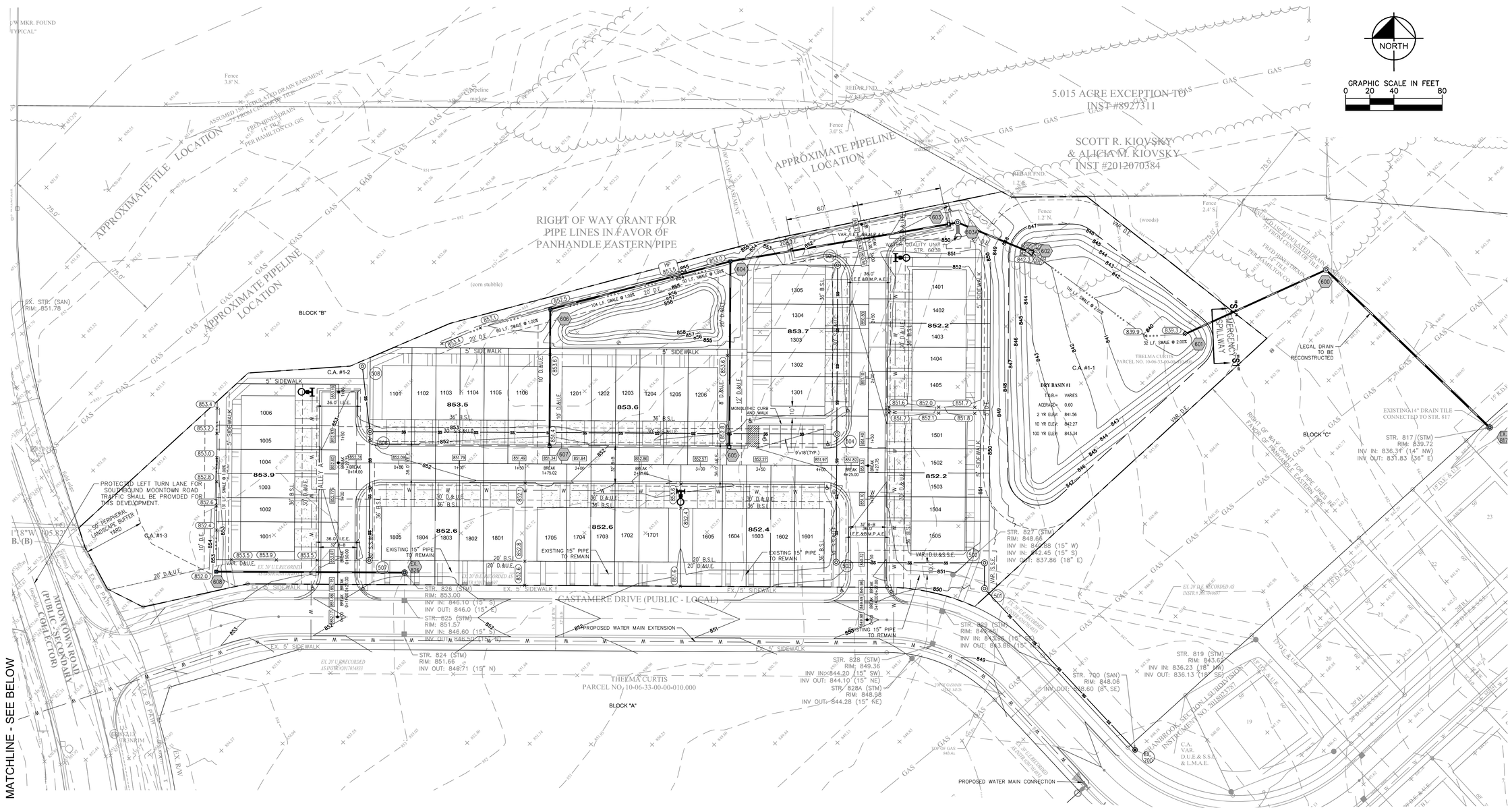
KHA PROJECT NO.
170275002

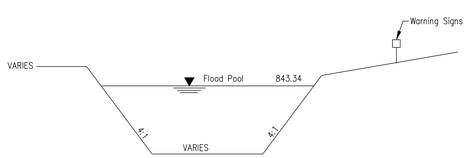
SHEET NUMBER

P100

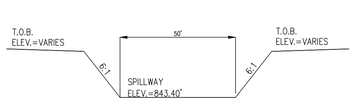
Drawing name: K:\IND_LDEV\170275002_Westbrook_PP_Noblesville_IN\1 Design\CADD\PlanSheets\PRIMARY PLAT.dwg P100 Nov 02, 2023 9:05am by: Gavin.Baker
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\IND_LDEV\170275002_Westbrook_PP_Noblesville_IN\1 Design\CADD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C200 Nov 02, 2023 9:08am by: Gavin.Baker
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

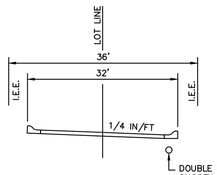




TYPICAL DRY BASIN
NOT TO SCALE



SECTION S1–S1 (SPILLWAY)
NOT TO SCALE



DOUBLE WALL, GASKETED SMOOTH BORE, PERFORATED DRAIN TILE REQ'D. (TYP.)

TYPICAL SECTION – LOCAL ALLEY

PAVEMENT MATERIAL AS SHOWN ON LOCAL ROAD DETAIL ON SHEET 3 OF NOBLESVILLE CITY STANDARDS

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 870 EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- SS PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 848.0 PROPOSED GRADE
- 870 PROPOSED CONTOUR
- W PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- XX XXX.X LOT NUMBER PAD ELEVATION
- PROPOSED 6" UNDERDRAINS
- M.F.F.E.=XXX.X – MINIMUM FINISH FLOOR ELEVATION
- M.L.A.G.=XXX.X – MINUMUM LOWEST ADJACENT GRADE

Indiana Utilities Protection Service
Call 811 before you dig

No.	REVISIONS	DATE	BY
1.	REVISIONS PER TAC COMMENTS	10/31/2023	GPB

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240
CONTACT: TAYLOR BAKER
PHONE: 317-218-9560
EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: GPB
CHECKED BY: BAH

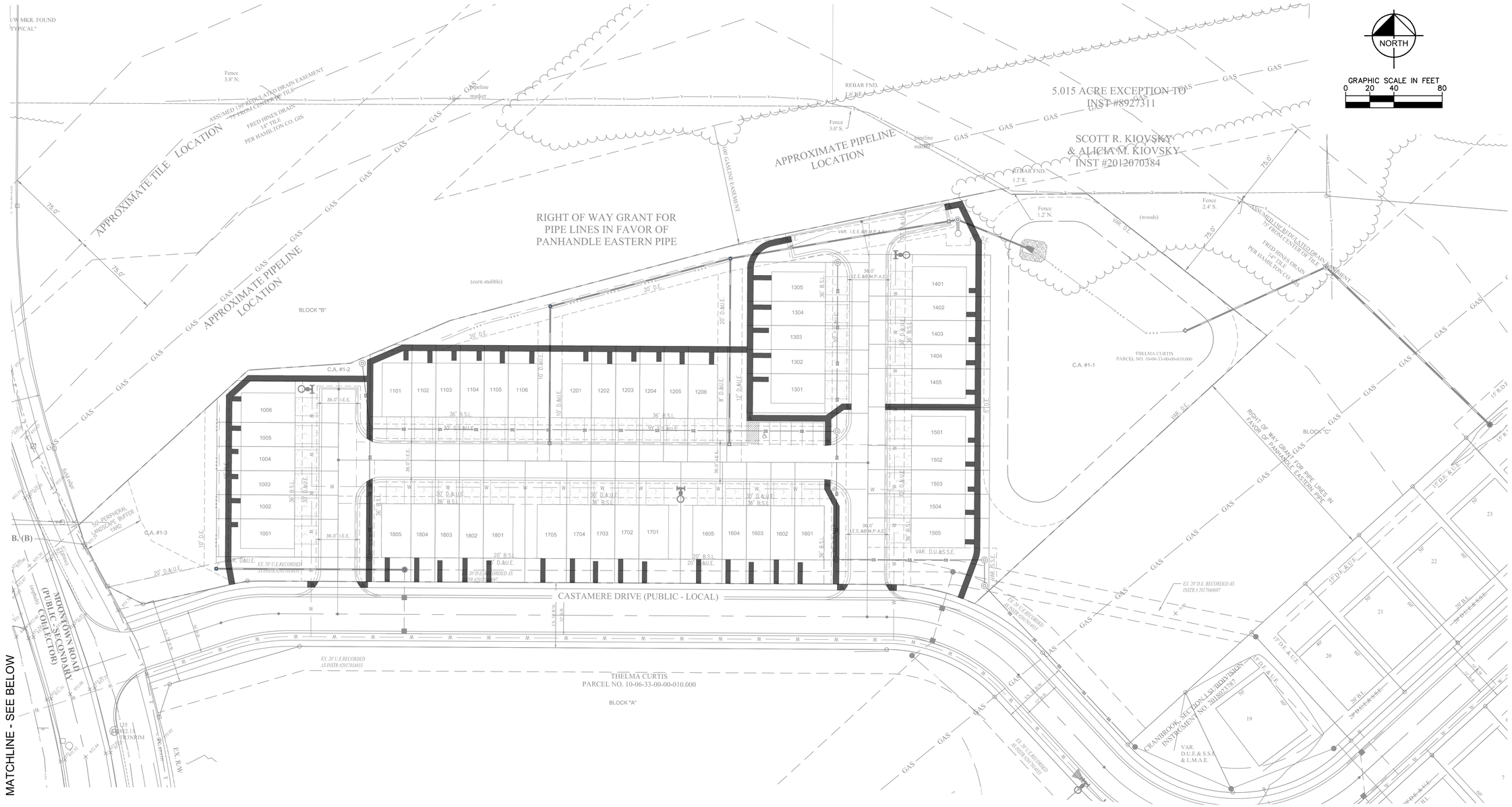
APPROVAL PENDING
NOT FOR CONSTRUCTION

WESTBROOK DEVELOPER, LLC

DEVELOPMENT PLAN

WESTBROOK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 10/2/2023
KHA PROJECT NO. 170275002
SHEET NUMBER
C200



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER / PAD ELEVATION
- PROPOSED 6" UNDERDRAINS

M.F.F.E.=XXX.X – MINIMUM FINISH FLOOR ELEVATION

M.L.A.G.=XXX.X – MINUMUM LOWEST ADJACENT GRADE

Indiana Utilities Protection Service
Call 811 before you dig

No.	REVISIONS	DATE	BY
1.	REVISIONS PER TAC COMMENTS	10/31/2023	GPB

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
CONTACT: GAVIN BAKER
EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: GPB
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR CONSTRUCTION

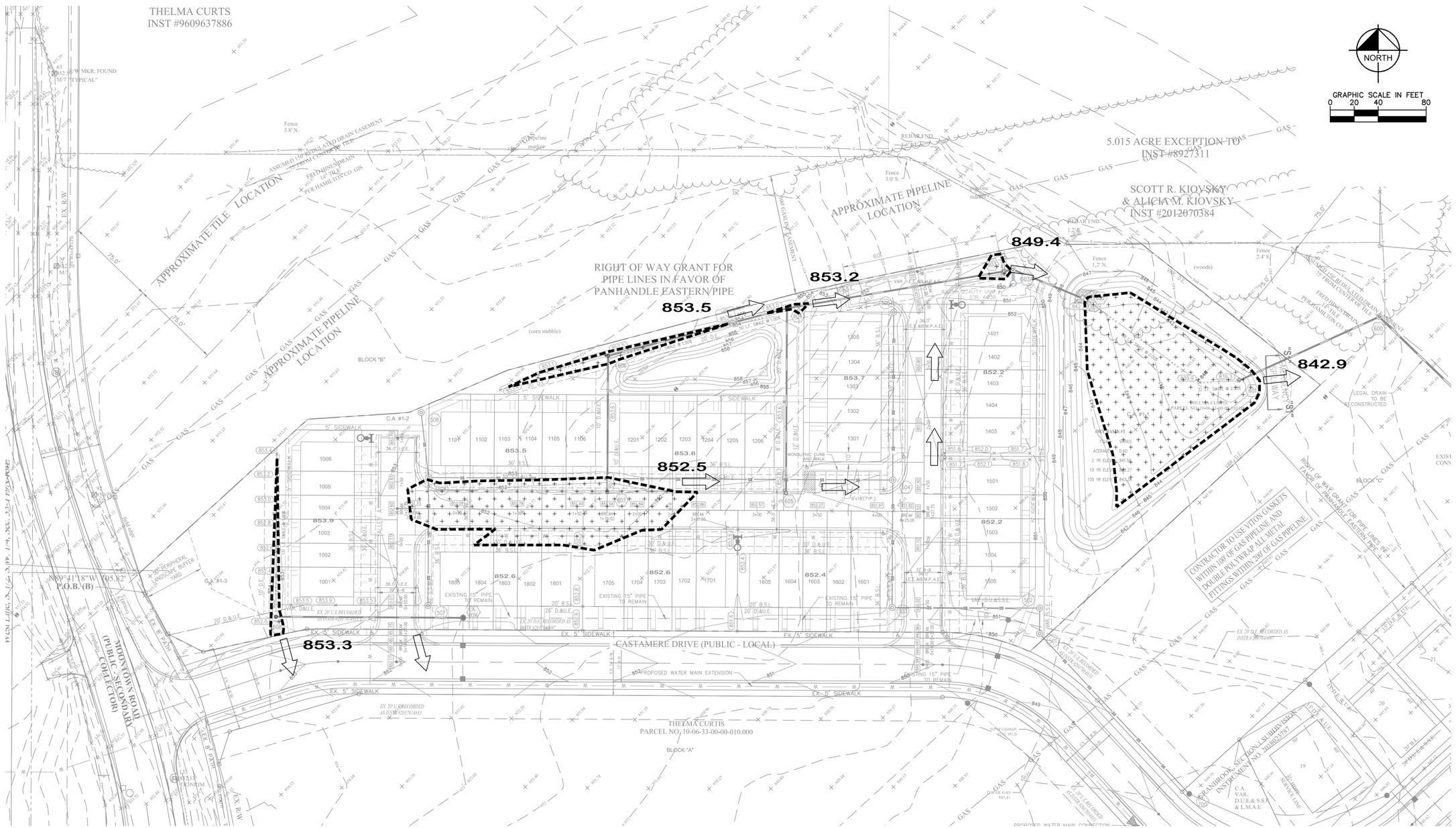
WESTBROOK DEVELOPER, LLC

PEDESTRIAN ACCESS PLAN

WESTBROOK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 10/2/2023
KHA PROJECT NO. 170275002
SHEET NUMBER
C201

Drawing name: K:\IND_LDEV\170275002_Westbrook_PP_Noblesville_IN\1 Design\CADD\PlanSheets\PEDESTRIAN ACCESS PLAN.dwg C201 Nov 02, 2023 9:09am by: Gavin.Baker
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	EMERGENCY FLOOD PONDING –FOR 100YR ASSUMING ALL INLETS ARE COMPLETELY CLOGGED.
XXX.X	EMERGENCY FLOOD GRADE BREAK ELEVATION
	EMERGENCY FLOOD FLOW ROUTING
MLAG=XXX.X	MINIMUM LOWEST ADJACENT GRADE
MFF=XXX.X	MINIMUM FINISH FLOOR

Indiana Utilities Protection Service
Call 811 before you dig

No.	REVISIONS	DATE	BY
1.	REVISIONS PER TAC COMMENTS	10/31/2023	GPB

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
CONTACT: GAVIN BAKER
EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: GPB
DRAWN BY: GPB
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

WESTBROOK
DEVELOPER,
LLC

EMERGENCY
FLOOD ROUTING

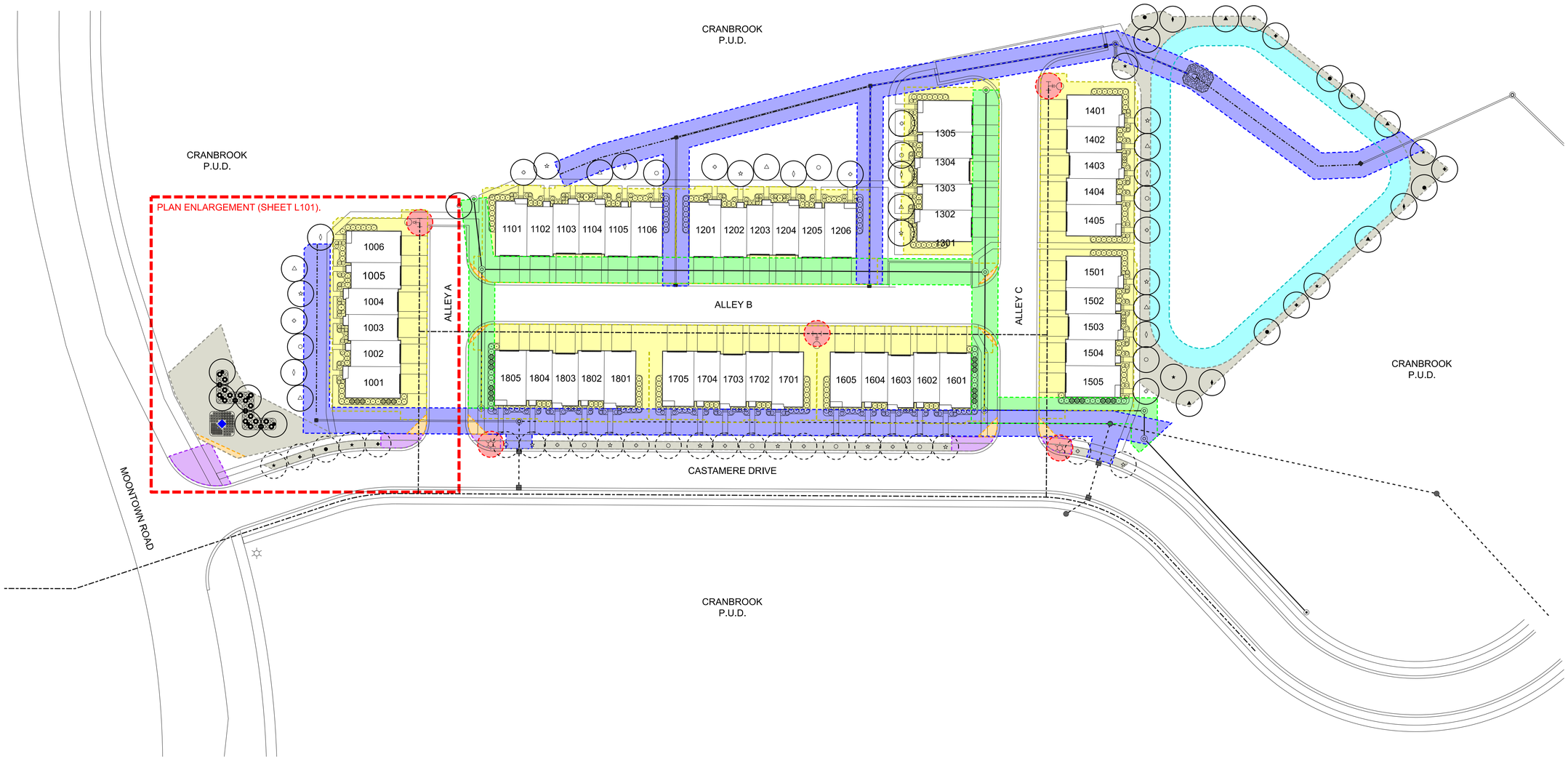
WESTBROOK
PRELIMINARY
DEVELOPMENT
PLAN

ORIGINAL ISSUE:
10/2/2023

KHA PROJECT NO.
170275002

SHEET NUMBER
C300

Drawing name: K:\IND_LDEV\170275002_Westbrook_PP_Noblesville_IN\1 Design\CADD\PlanSheets\EMERGENCY FLOOD ROUTING.dwg C300 Nov 02, 2023 9:09am by: Gavin.Baker
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE:

STREET TREES (2.5") by Developer | Builder:

Acer grandidentatum (Rocky Mountain Glow Maple)	- 2 | 7
Syrringa reticulata 'Ivory Silk' (Ivory Silk Japanese Tree Lilac)	- 1 | 6
Zelkova serrata 'City Sprite' (City Sprite Zelkova)	- 2 | 6

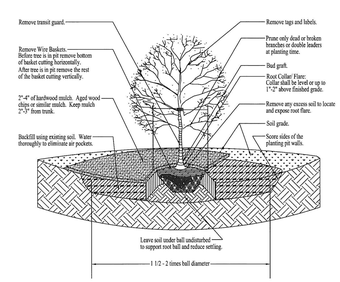
SHADE TREES (2.5") by Developer | Builder:

Acer x freemanii 'Celzam' (Celebration Maple)	- 4 | 7
Fagus sylvatica 'Roseo-Marginata' (Tricolor Beech)	- 4 | 7
Gleditsia triacanthos inermis 'Draves' (Street Keeper Locust)	- 9 | 7
Liquidambar styraciflua 'Worplesdon' (Worplesdon Sweetgum)	- 4 | 7
Liriodendron tulipifera 'Emerald City' (Emerald City Tulip Tree)	- 5 | 6

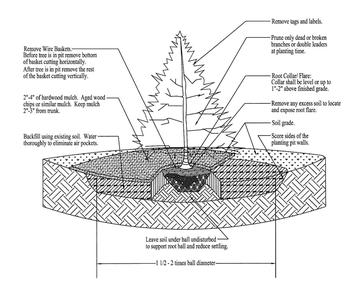
SHRUBS: See Plan Enlargement on Sheet L101

LEGEND:

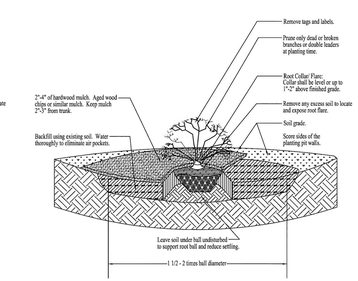
- Entry Feature (See detail on Sheet L101)
- Required Planting Zone (~89.27 LF) (50' Peripheral Yard along Moontown Road - per UDO)
- Required Planting Zone (Street Trees - per UDO and Street Tree Ordinance)
- Required Planting Zone (Detention Basin - per UDO)
- Tree-Free Zone (Vision Corner Clearance - per UDO)
- Tree-Free Zone (R.O.W. - per Arboricultural Specifications Manual)
- Tree-Free Zone (Sanitary Sewer - per Arboricultural Specifications Manual)
- Tree-Free Zone (Storm Sewer - per Arboricultural Specifications Manual)
- Tree-Free Zone (Fire Hydrant and Street Lamp - per Arboricultural Specifications Manual)
- Tree-Free Zone (Driveway - per ASM and Building Clearance - per UDO)
- Tree-Free Zone (Top of Bank Easement - per UDO)



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

Indiana811 Know what's below. Call before you dig.

40 0 20 40
SCALE IN FEET

N

No.	REVISIONS	DATE	BY
1	Added plants to 1001, 1505, 1601, 1805 per ARB	11/03/2023	EWS
2	Modified Street Tree species per John Easley	11/03/2023	EWS
3	Added missing curb inlets at Castamere & street lamps	11/03/2023	EWS

SCALE: AS NOTED
DESIGNED BY: EWS
DRAWN BY: EWS
CHECKED BY: EWS

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
EMAIL: Gavin.Baker@kimley-horn.com
WWW.KIMLEY-HORN.COM

APPROVAL PENDING
NOT FOR CONSTRUCTION

WESTBROOK DEVELOPER, LLC

LANDSCAPE PLAN

WESTBROOK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 10-2-2023
KHA PROJECT NO. 170275002
SHEET NUMBER
L100