



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 08_19_2019

Monday, August 19, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, August 19, 2019 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - August 5, 2019
Tabled to the September 3, 2019 APC Meeting

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1907-DDP-11

**Northpoint Lot 2, Warehouse
2101 Bastian Court**

BCNP, LLC requests Detailed Development Plan review of a 67,200 square warehouse on 6.11 acres +/- in the Northpoint PUD District.

(Planner Caleb Ernest - CErnest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#)

1908-DDP-13

**Burger King (Monon Crossing)
819 E. State Road 32**

Carrols Corporation requests Detailed Development Plan approval of a 3,344 square-foot restaurant on 1.33 acres +/- in the Monon Crossing PUD District.

(Planner Jonathan Dorsey - JDorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Elevations](#)

ITEMS OF BUSINESS

1907-PUD-17

Midtown at Westfield PUD

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

(Planner Pam Howard - PHoward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Reforestation Guidelines](#) | [Exhibit 6: Ordinance 19-21 Clean](#) | [Exhibit 7: Ordinance 19-21 Redlined](#) | [Exhibit 8: Petitioners Narrative](#) | [Exhibit 9: Neighbor Meeting Summary 6-25-19](#) | [Exhibit 10: Neighbor Meeting Summary 6-26-19](#) | [Exhibit 11: Petitioner's Response to Issue List](#) | [Exhibit 12: Public Comment](#)

PUBLIC HEARING ITEMS

No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

1908-PUD-22 [CONTINUED]

Spring Mill Centre PUD

Northeast corner of SR 32 and Spring Mill Road

Zentz Consulting, LLC by Clark Quinn Law requests a change in zoning of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre PUD District.

(Planner Caleb Ernest - CErnest@westfield.in.gov)

1908-ODP-13 & 1908-SPP-13 [CONTINUED]

Spring Mill Station SWC Apartments

Southwest Corner of 161st Street and Spring Mill Road

CRG Residential, LLC requests Overall Development Plan and Primary Plat review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.

(Planner Pam Howard - PHoward@westfield.in.gov)

1908-PUD-20 [CONTINUED]

The Landings at Village Farms

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

1908-PUD-21 [CONTINUED]

Orchard View of Westfield

West side of Spring Mill Road, approximately 1,300 feet north of State Road 32

Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

(Planner Jonathan Dorsey - JDorsey@westfield.in.gov)

1908-PUD-23 [CONTINUED]

Alpha Tau PUD

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. requests to rezone approximately 8.42 acres +/- from the EI: Enclosed Industrial District to the Alpha Tau PUD District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

1907-ODP-11 & 1907-ODP-11 [CONTINUED]

Alpha Tau Park, Lots 1-3

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

1904-PUD-05 [WITHDRAWN BY PETITIONER ON 08/19/19]

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1908-DDP-13

Project Name: Burger King (Monon Crossing)

Subject Site Address: 819 E SR 32

Petitioner: Carrols Corporation

Representative: Jesse M. Pohlman, William Tres Development
Kyle Wrentmore, The Mannik & Smith Group

Request: Carrols Corporation requests Detailed Development Plan review of a 3,344 Square Foot Restaurant on 1.33 acres +/- in the Monon Crossing PUD District.

Current Zoning: Monon Crossing PUD

Current Land Use: Vacant

Approximate Acreage: 1.33 +/-

Property History: Monon Crossing PUD District (Ord. 18-54, 02/11/19)
Overall Development Plan & Primary Plat (1901-ODP-01 & 1901-SPP-01, 02/04/19)
Secondary Plat (1904-SFP-16, 04/2019)

Staff Reviewer: Jonathan Dorsey, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
-

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply:

- 5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.
- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 16) Location of all Floodplain areas within the boundaries of the property.
- 17) Names of legal ditches and streams on or adjacent to the site.
- 18) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 19) Identify buildings proposed for demolition.
- 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 22) Misc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply:

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

- 25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), Article 5.3 (State Highway 32 Overlay District), and Monon Crossing PUD District (Ord. 18-54, Section 8 – Development Standards):

- 40) Minimum Lot Area: No Minimum
- 41) Minimum Lot Frontage: 80 feet
- 42) Maximum Building Setback Line: 120 feet from State Highway 32
- 43) Minimum Building Setback Lines:
 - a) State Highway 32: 30 feet
 - b) 175th Street: 30 feet
 - c) District West Property Line: 10 feet
 - d) District East Property Line: No minimum
 - e) All Other (internal to District): No minimum

44) Maximum Building Height: 60 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply as applicable to a Detailed Development Plan:

45) Accessory use and Building Standards (Article 6.1):

- a) Screening of Receptacles and Loading Areas:
- b) Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.

46) Architectural Standards (Article 6.3)

- a) In addition to the Architectural Design Requirements of the Article 6.3 Architectural Standards and the Article 5.3 (J) shall apply, except as modified below.

73) Building Standards (Article 6.4)

- a) All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- b) Streetlight fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
- c) Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.

74) Fence Standards (Article 6.5)

75) Height Standards (Article 6.6)

76) Home Business Standards (Article 6.7)

77) Landscaping Standards (Article 6.8)

- a) Low Impact Design (LID) Considerations: Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for plantings shall be five gallons.

- b) Minimum Lot Landscaping Requirements:

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
	Required		
Retail Use (per acre @ 1.3 acre)	10	10	25
	Provided		
	10	10	163
	Remaining		
	0	0	0

- c) Foundation Plantings:

State Highway 32 Facing Façade (154 LF)		
One (1) shrub or ornamental tree per twelve (12) lineal feet		
Required	Provided	Remaining
3	7	0

- i) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

- d) External Street Frontage Landscaping Requirements:

- e) Buffer Yard Requirements:

- f) Parking Area Landscaping:

- i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following as defined by Ord. 18-54 Article 8.3(D)(i):

Number of Parking Spaces	% of Parking Area to be Islands
39	7%

- (2) Interior Parking Area Islands:

- (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

- ii) Perimeter Parking Area Landscaping:

- (1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

(c) Except as modified by Ord. 18-54 Article 8.3(D)(ii).

West Parking Area (164 LF)			
Plantings	Required	Provided	Remaining
1 tree per 30 linear feet	5	6	0
1 shrub per 3 linear feet	54	40 (+20)*	0
North Parking Area (104 LF)			
Plantings	Required	Provided	Remaining
1 tree per 30 linear feet	3	8**	0
1 shrub per 3 linear feet	34	42	0

Comment: Compliant.

***Including Monon Crossing Shrubs in addition.**

****Counting Trail Corridor Trees as part of Northern parking area perimeter plantings.**

(d) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

78) Lighting Standards (Article 6.9)

79) Lot Standards (Article 6.10)

80) Outside Storage and Display (Article 6.12)

81) Outdoor Café and Eating Areas (Article 6.13)

82) Parking and Loading Standards (Article 6.14)

83) Performance Standards (Article 6.15)

84) Setback Standards (Article 6.16)

85) Sign Standards (Article 6.17)

86) Vision Clearance Standards (Article 6.19)

87) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply:

88) Easement Standards (Article 8.3)

89) Monument and Marker Standards (Article 8.5)

90) Open Space and Amenity Standards (Article 8.6)

91) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

92) Storm Water Standards (Article 8.8)

93) Street and Right-of-Way Standards (Article 8.9)

94) Surety Standards (Article 8.12)

95) Utility Standards (Article 8.13)

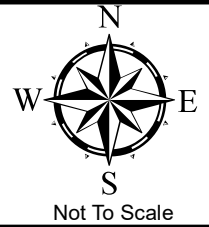


DEPARTMENT COMMENTS

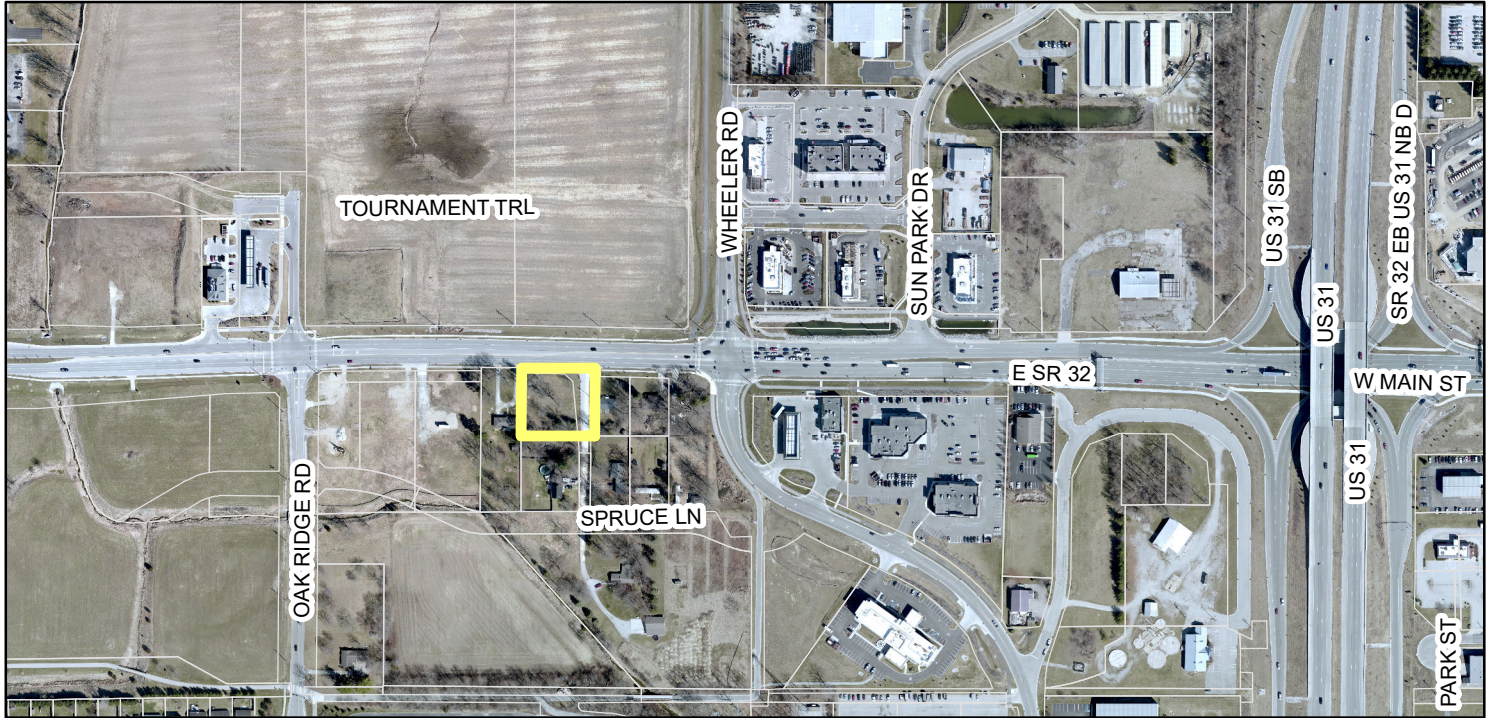
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION:** Approve Detailed Development Plan (1908-DDP-13) with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.
- 3) If any APC member has questions prior to the meeting, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.



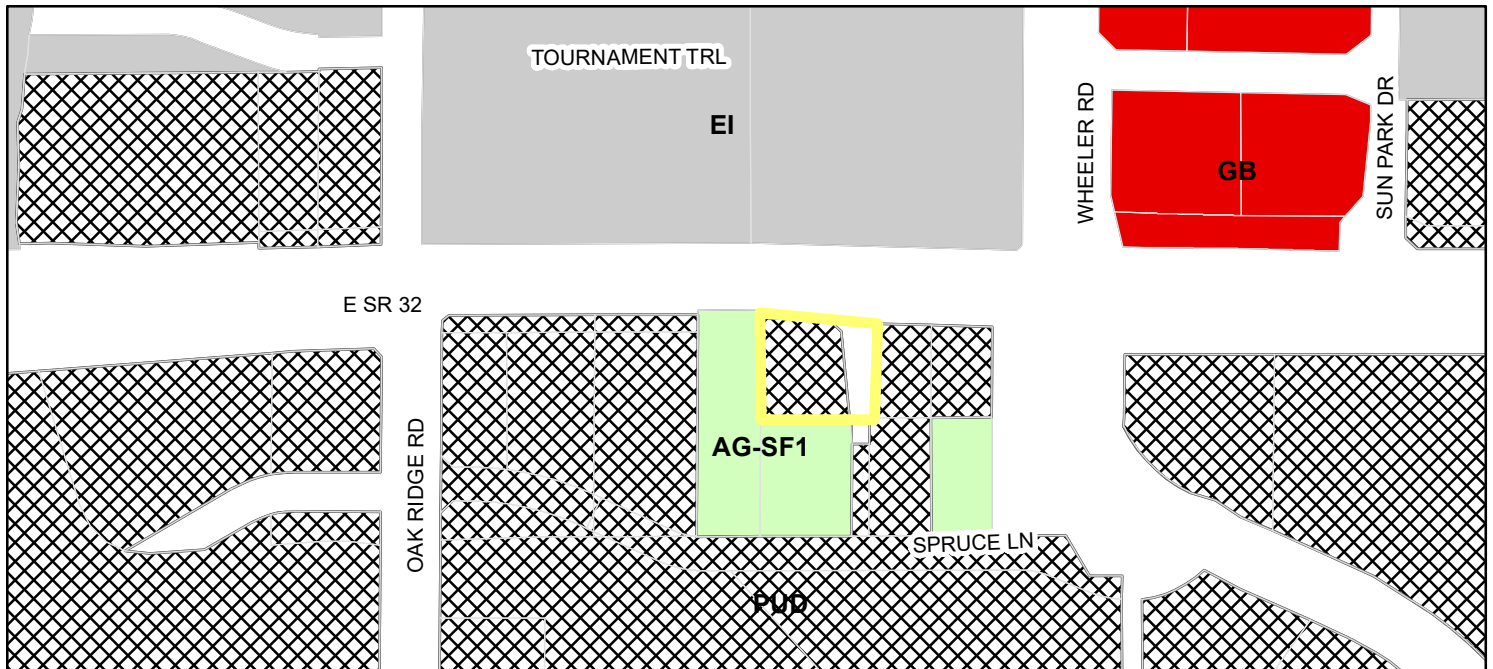
Property Location Map
Burger King (Monon Crossing)
Detailed Development Plan
1908-DDP-13



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | EI (Enclosed Industrial) |
| Zoning - All | GB (General Business) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | |

PROJECT NARRATIVE

PROPOSED CONSTRUCTION OF A BURGER KING RESTAURANT WITH ASSOCIATED UTILITIES AND PARKING.

SOURCE OF VERTICAL DATUM

BENCHMARK-A: X-NOTCH IN THE TOP OF EXISTING CONCRETE CURB 0.3 FEET NORTH OF EXISTING CATCH BASIN ON THE EAST SIDE OF SPRUCE LANE SOUTH OF INDIANA SR-32.

ELEVATION = 898.40 FEET NAVD-88

BENCHMARK B: X-NOTCH IN THE TOP OF EXISTING CONCRETE CURB 0.3 FEET EAST OF EXISTING CATCH BASIN ON THE SOUTH SIDE OF INDIANA SR-32 WEST OF SPRUCE LANE.

ELEVATION = 898.12 FEET NAVD-88

EXISTING TOPOGRAPHY PROVIDED BY WEBSTER SURVEYING, COMPLETED MAY 31, 2019 AND SUPPLEMENTED BY PLAN FOR MONON CROSSING "ENGINEERING PLANS FOR MONON CROSSING" REV 4, DATED 6/4/19 AND PLAN FOR 175TH STREET.

FLOODPLAIN NOTE

THE SUBJECT PROPERTY "MOSTLY" IS LOCATED IN ZONE "X" WHICH IS AN AREA DETERMINED TO BE A REDUCED FLOOD RISK DUE TO LEVEL OF THE 100 YEAR FLOOD PLAIN AND A PORTION OF THE PROPERTY IS LOCATED IN ZONE "AE" WHICH IS AN AREA DETERMINED TO BE A HIGH RISK FOR FLOODING AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 18057C0120G DATED 11/19/2014

COMBINED LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST STATE PLANE BEARING ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION 598.85 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 30.99 FEET TO THE SOUTH RIGHT OF WAY STATE ROAD 32 AND SPRUCE LANE, AS DESCRIBED IN INSTRUMENT # 2007-040771 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE ON AND ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 117.55 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 22 SECONDS EAST ACROSS THE NORTH LINE OF SPRUCE STREET 81.79 FEET TO THE RIGHT OF WAY OF SPRUCE LANE AND STATE ROAD 32 AS DESCRIBED IN INSTRUMENT #2007-040161; THENCE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST ON AND ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 202.71 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 362.40 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT # 2006 - 005438; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST 401.75 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT # 2003 - 110187; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST 379.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 3.42 ACRES MORE OR LESS.

UTILITY CONTACTS

WESTFIELD ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT
2728 E 171st STREET
WESTFIELD, INDIANA, 46074
CONTACT: KEVIN TODD
TELEPHONE: (317) 804-3170

CITY OF WESTFIELD PUBLIC WORKS
2706 E 171st STREET
WESTFIELD, INDIANA, 46074
CONTACT: JOHN RANKIN
TELEPHONE: (317) 450-0923

CITY OF WESTFIELD - FIRE DEPARTMENT
17535 DARTOWN ROAD
WESTFIELD, INDIANA, 46074
CONTACT: GARY HARLING
TELEPHONE: (317) 804-3307

CITY OF WESTFIELD - PARKS DEPARTMENT
2728 E 171st STREET
WESTFIELD, INDIANA, 46074
CONTACT: MELODY JONES
TELEPHONE: (317) 804-3184

GAS PIPELINES
INDIANA GAS / VECTREN
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
CONTACT: RESA GLOVER / CHAD MILLER
PHONE: (317) 776-5550

GAS
CITIZENS GAS OF WESTFIELD
2150 DR MARTIN LUTHER KING JR STREET
INDIANAPOLIS, INDIANA 46062
CONTACT: RICHARD MILLER JR
PHONE: (317) 927-4684

HAMILTON COUNTY SURVEYOR'S OFFICE
ONE HAMILTON COUNTY SQUARE, SUITE 188
NOBLESVILLE, INDIANA 46060
CONTACT: GREG HOYES
PHONE: (317) 776-8495

HAMILTON COUNTY HIGHWAY DEPARTMENT
1700 S 10th STREET
NOBLESVILLE, INDIANA 46060
CONTACT: DAVE LUCAS
PHONE: (317) 773-7770

ELECTRICITY
DUKE ENERGY -NOBLESVILLE OFFICE
100 S MILL CREEK ROAD
NOBLESVILLE, INDIANA, 46060
CONTACT: BILL OLDHAM
PHONE: (317) 275-6493

CABLE
COMCAST CABLE
533 E 65th ST
INDIANAPOLIS, INDIANA, 46220
CONTACT: EARL SMALL JR
TELEPHONE: (317) 275-6493

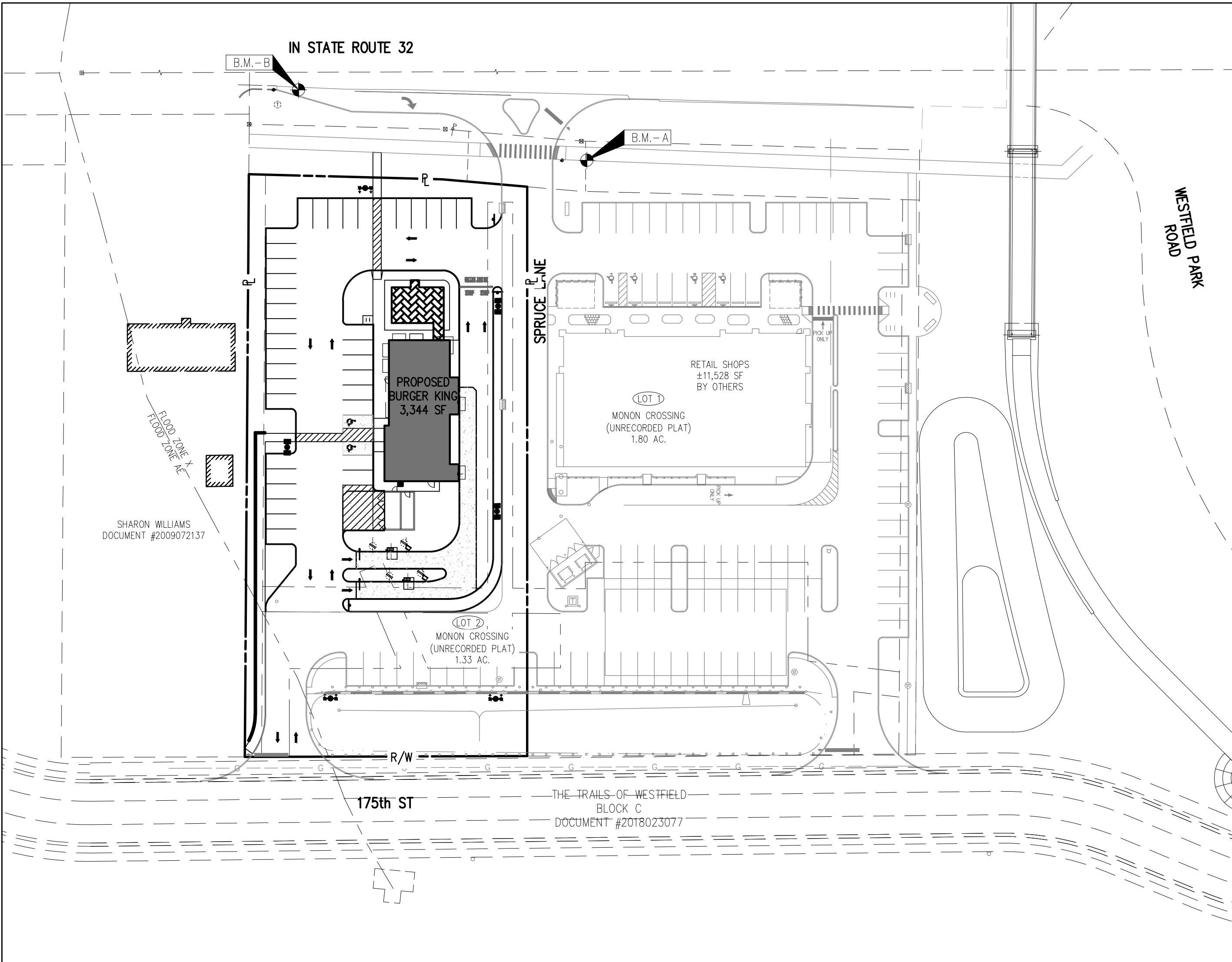
TELEPHONE
AT&T
5858 N COLLEGE
INDIANAPOLIS, INDIANA 46220
CONTACT: STEVE KREBS
PHONE: (317) 252-4275

SANITARY SEWER AND WATER
CITIZENS WATER AND WASTEWATER OF WESTFIELD
2150 DR MARTIN LUTHER KING JR STREET
INDIANAPOLIS, INDIANA 46022
CONTACT: MITCH HOUSE
PHONE: (317) 917-5294

NOTE:
ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

DETAILED DEVELOPMENT PLAN
FOR
BURGER KING
(MONON CROSSING)
819 EAST STATE ROUTE 32
LOT 2 OF MONON CROSSING
WESTFIELD, INDIANA 46074
2019



SHEET INDEX

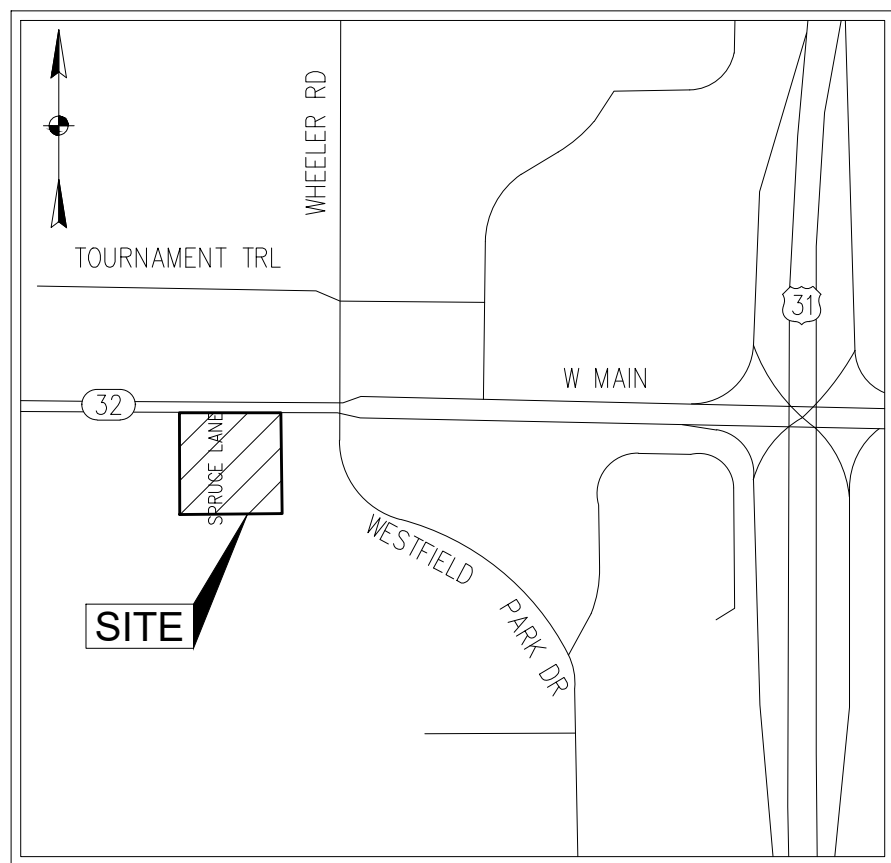
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SITE PLAN.....	C300
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STORM SEWER PROFILES.....	C501
EROSION CONTROL PLAN.....	C600
EROSION CONTROL DETAILS.....	C601
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ILLUMINATION DETAILS.....	C701
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OWNER:

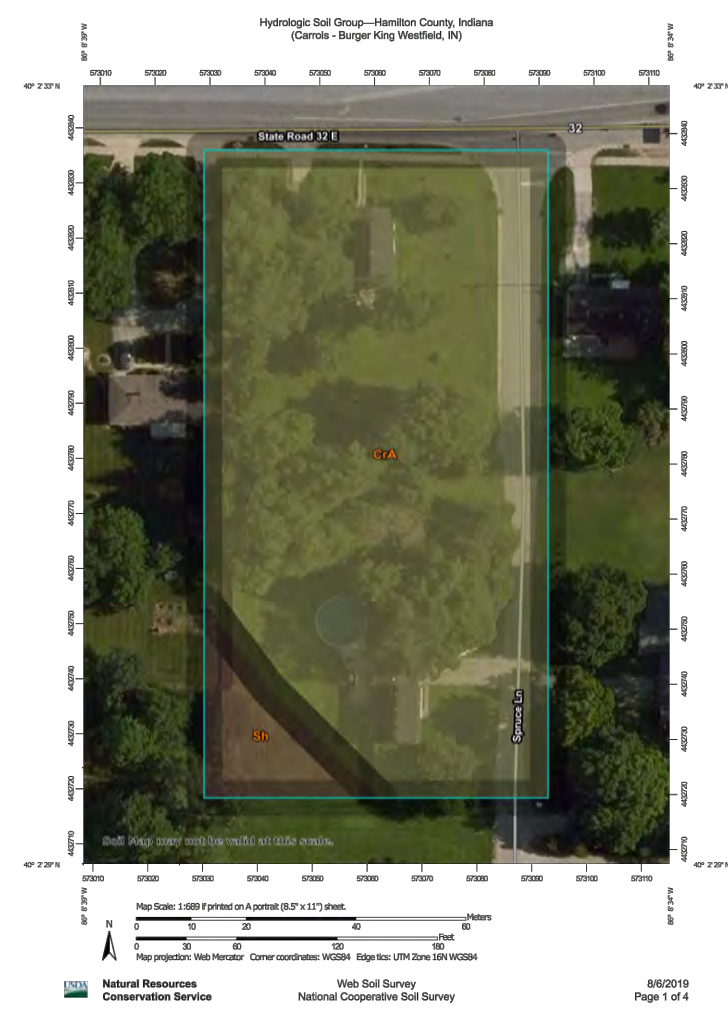
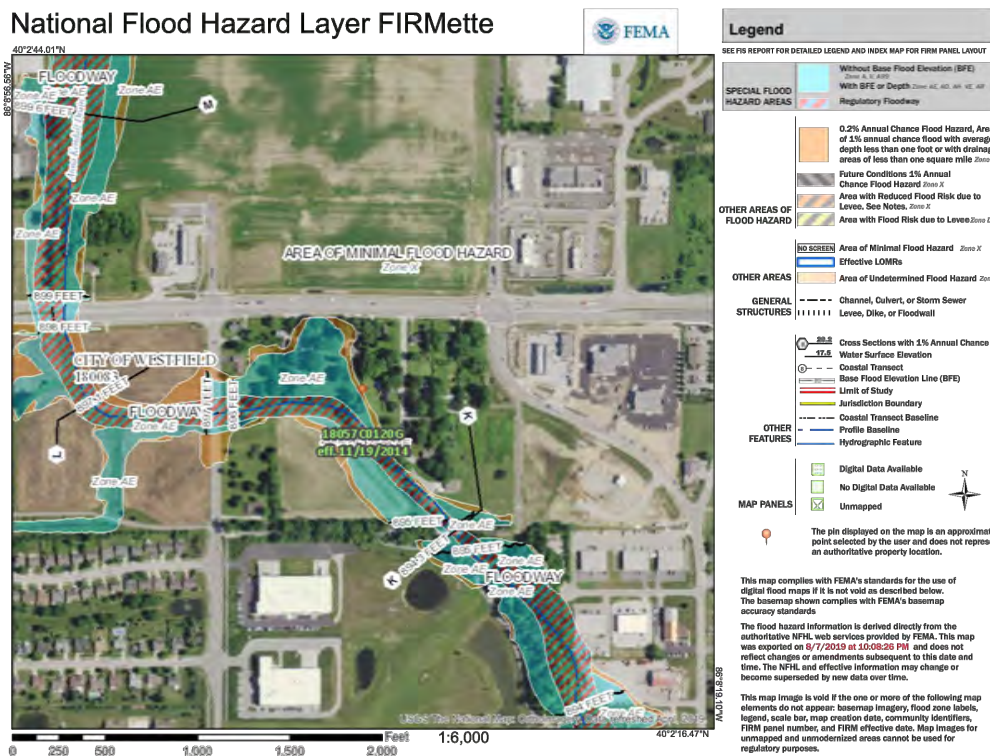
MAP WESTFIELD, LLC
9000 KEYSTONE CROSSING
SUITE 850
INDIANAPOLIS, IN 46240
CONTACT: AARON BOYLE
PHONE: (317) 580-9900

DEVELOPER:

CARROLS CORPORATION
968 JAMES STREET
SYRACUSE, NY 13203
CONTACT: AMANDA ALDRIDGE
PHONE: (901) 515-6865
EMAIL: AALDRIDGE@CARROLS.COM



LOCATION MAP
NOT TO SCALE



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	C/D	1.7	92.9%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	B/D	0.1	7.1%
Totals for Area of Interest			1.8	100.0%



TECHNICAL SKILL.
CREATIVE SPIRIT.

CONTACT:
MAILING ADDRESS:
PHONE:
EMAIL ADDRESS:

MARK J. MATHE, P.E.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
(614) 441-4222
MMATHE@MANNIKSMITHGROUP.COM

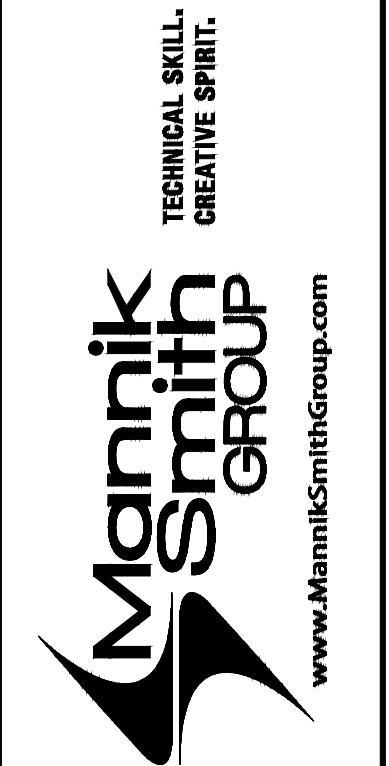


Mark J. Mathe
8-9-2019

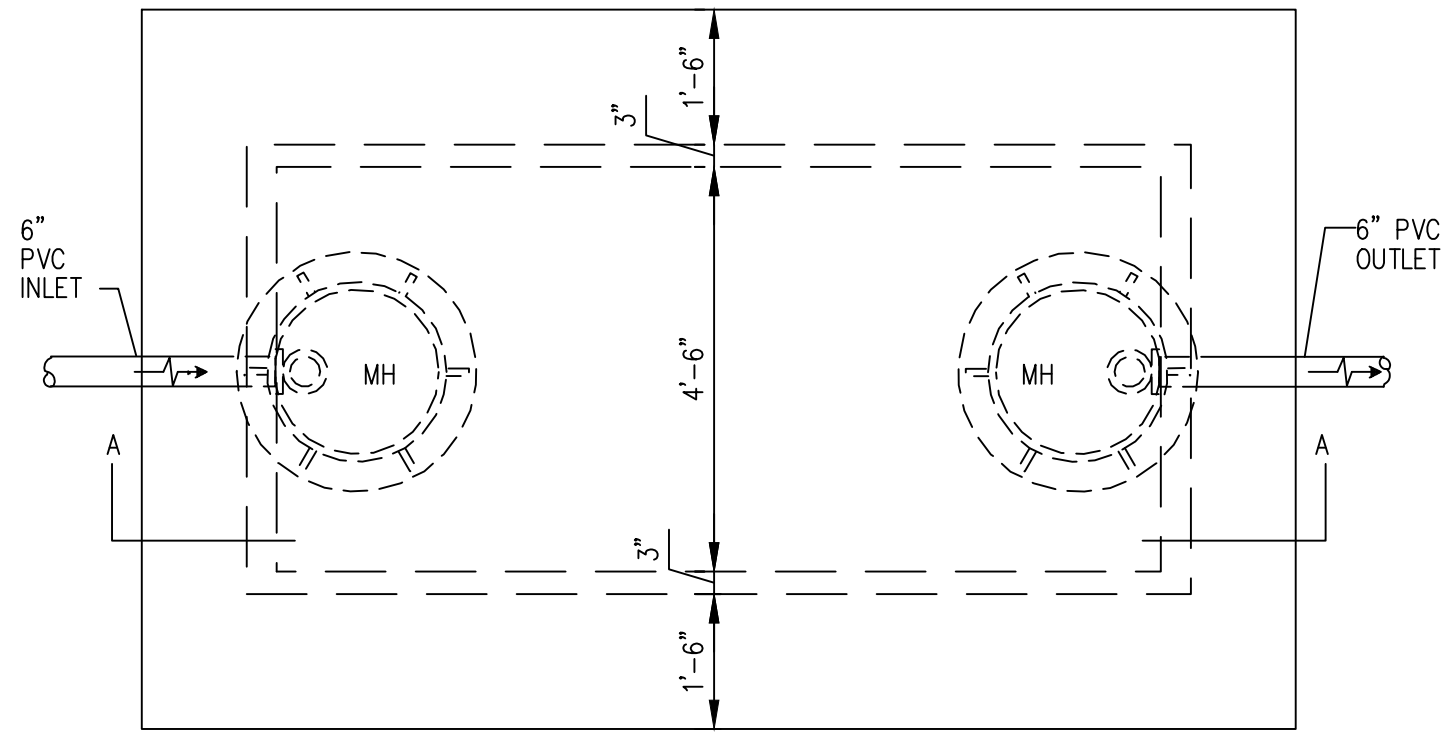
INDIANA REGISTERED PROFESSIONAL ENGINEER

8/9/19
DATE

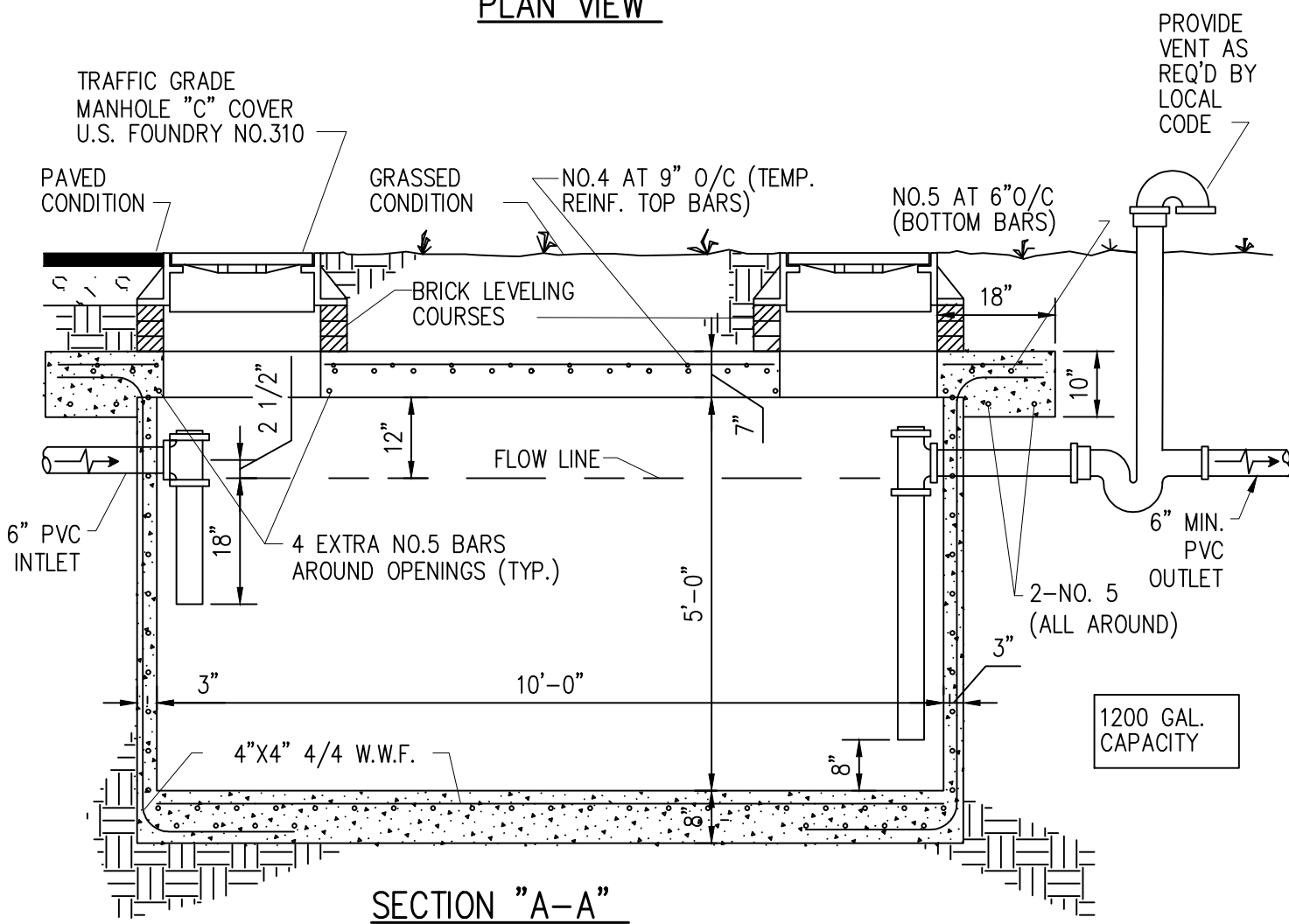
NO.	DATE	BY	DESCRIPTION	PROJECT NO.	DRAWN BY:	CHECKED BY:
1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-441-4222 FAX: 614-441-4222	8/9/2019	C5530034	KJW	MAM		
PREPARED FOR:				CARROLS CORPORATION 968 JAMES ST. SYRACUSE, NY 13203		
DETAILED DEVELOPMENT PLAN FOR BURGER KING (MONON CROSSING) 819 EAST ST. RT. 32 LOT 2 OF MONON CROSSING WESTFIELD, INDIANA				TITLE SHEET		
				C100		



GENERAL CONSTRUCTION NOTES				DESCRIPTION					
				NO.	DATE	BY			
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. 2. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS. 3. ALL CURB RAMPS, SIDEWALKS, AND PARKING AREAS REQUIRED FOR ACCESSIBILITY SHALL SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990. 4. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING. 5. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ENCOUNTERED ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. 6. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA. 7. THE PRICE(S) QUOTED SHALL INCLUDE ALL ITEMS OF LABOR, MATERIALS, TOOLS, EQUIPMENT, INSURANCE AND OTHER COSTS NECESSARY TO FULLY COMPLETE THE WORK PURSUANT TO THE CONTRACT DOCUMENTS. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE AND REQUIRE A COMPLETED WORK PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM SUCH CONTRACT DOCUMENTS WHICH ARE CLEARLY NECESSARY FOR THE COMPLETION OF SUCH WORK AND ITS APPURTENANCES SHALL BE CONSIDERED A PART OF SUCH WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE CONTRACT DOCUMENTS. 8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR THE PROJECT AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. 10. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED. 11. CONTRACTOR TO COORDINATE TEMPORARY UTILITY OUTAGES WITH APPLICABLE UTILITY COMPANY AND CITY AND NOTIFY NEIGHBORING EFFECTED OWNERS NO LESS THAN 72 HOURS PRIOR TO PLANNED OUTAGE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK. 12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146. 13. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. 14. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJACENT PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, LOCAL MUNICIPALITY, AND STATE. 15. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS IN ACCORDANCE WITH LOCAL REGULATIONS AND/OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED. 16. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED. 17. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT INDIANA 811 AT LEAST 72 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS. 18. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT, OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER. 19. ALL DISTURBANCE INCURRED TO CITY OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY, LOCAL, AND/OR STATE DOT. 20. THE LIMITS OF CLEARING AND GRADING SHALL BE FIELD STAKED 48 HOURS (2 WORKING DAYS) PRIOR TO THE PRE CONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC. 21. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS, THE WORK SHALL BE DISCONTINUED UNTIL THE PROJECT ENGINEER AND OWNER APPROVE THE METHOD AND MATERIALS TO BE INCORPORATED INTO THE WORK. 22. ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO THE CITY REQUIREMENTS. 23. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE. 24. ANY TRAFFIC CONTROL REQUESTED OR REQUIRED BY THE CONTRACTOR WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER. 25. IF MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY. 26. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHT-OF-WAYS, AND CONSTRUCTION AND PERMANENT	EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER. 27. WHERE CONFLICT ARISES BETWEEN ALL SPECIFICATIONS (BOOK OR PLAN BASED) INCLUDING CITY REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL PREVAIL. 28. FINAL CLEANUP: THE CONTRACTOR SHALL CLEAN-UP ALL DEBRIS AND MATERIALS RESULTING FROM CONSTRUCTION AND SHALL RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE GOVERNMENTAL AND REGULATORY AGENCIES. DEMOLITION NOTES 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK. 2. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER 3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND OWNER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS. 4. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABATEMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY LISTED ON THE PLANS. 5. ALL DEMOLISHED MATERIALS SHALL BE TAKEN FROM THE SITE IMMEDIATELY (UNLESS OTHERWISE NOTED) AND DISPOSED OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. NO BURNING OF ANY MATERIALS WILL BE ALLOWED ON OR OFF SITE. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE. 6. MATERIALS NOTED ON THE PLANS TO BE SALVAGED TO OWNER SHALL BE STORED IN AREAS INDICATED ON THE PLANS, OR TO THE OWNERS SATISFACTION. 7. USE SUITABLE METHODS TO LIMIT DUST AND DIRT TO ADJACENT STRUCTURES OR PROPERTY. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO EXISTING CONDITIONS PRIOR TO THE START OF THE DEMOLITION WORK. 8. THE CONTRACTOR SHALL PROTECT TREES, LANDSCAPING, SITE IMPROVEMENTS, AND OTHER ITEMS NOT SCHEDULED FOR CLEARING, OR THAT MIGHT BE DAMAGED BY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY ITEMS THAT ARE DAMAGED. 9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION, POLLUTION, AND DUST CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. REFERENCE THE EROSION AND SEDIMENT CONTROL PLAN, NOTES AND DETAILS. 10. THE BUILDING PAD AREA IS DEFINED AS THE AREA TWENTY (20) FEET OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, INCLUDING ATTACHED WALKWAYS, CANOPIES, SIDEWALKS, LOADING DOCKS, UTILITY PADS, AND ANY OTHER SUCH APPURTENANCES. 11. ANY AND ALL DAMAGE TO EXISTING PAVEMENT WITHIN THE LAYDOWN AREA SHALL BE REPAIRED. 12. ALL UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION SHALL REMAIN INTACT. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE TO EXISTING UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION AT THEIR SOLE EXPENSE. 13. CONTRACTOR SHALL PERFORM ALL CLEARING, GRUBBING, REMOVAL OF TREES, STUMPS, VEGETATION, AND DEBRIS NECESSARY TO PERFORM THE WORK INDICATED HEREIN. THAT CONTRACTOR SHALL LIMIT LAND DISTURBANCE TO ONLY THAT REQUIRED TO COMPLETE THE PROPOSED IMPROVEMENTS. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE. LAYOUT AND PAVING NOTES 1. THE CONTRACTOR SHALL MAKE HIS OWN PROVISIONS TO PROVIDE A SITE STAGING AREA AND JOB TRAILER (IF REQUIRED) FOR THE PROJECT IMPROVEMENTS. 2. THE CONTRACTOR SHALL REFERENCE ALL IRON PINS OR MONUMENTS. IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE ACCURATELY REPLACED BY A REGISTERED SURVEYOR IN THE STATE OF INDIANA AT THE COMPLETION OF THE PROJECT. 3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED. 4. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH DOT CONSTRUCTION AND MATERIALS SPECIFICATIONS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL SUBMIT A JOB-MIX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS. 5. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC FLOW IN ALL DRIVE LANES WITHIN PARKING FIELDS. 6. DO NOT PLACE MIX ON FROZEN OR WET SURFACES, OR WHEN PRECIPITATION IS OCCURRING. 7. DO NOT PLACE MIX WHEN AIR OR SURFACE TEMPERATURE IS BELOW THE FOLLOWING: 1) BINDER COURSE AND WALKS – 40 °F 2) WEARING COURSE, ROADWAYS AND PARKING AREAS – 50 °F 8. ANY MATERIAL DELIVERED TO THE SPREADER HAVING A TEMPERATURE LOWER THAN 250 °F SHALL NOT BE USED. 9. THE MINIMUM ROLLER WEIGHT FOR PAVEMENT SHALL BE TEN (10) TON. ALL COURSES SHALL BE COMPACTED TO A MINIMUM OF NINETY-THREE (93%) PERCENT OF THEORETICAL MAXIMUM DENSITY (TMD). 10. ALL PAVEMENT MARKINGS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL SIGNS SHALL BE CONSTRUCTED OF FLAT SHEET ALUMINUM IN ACCORDANCE WITH STATE HIGHWAY SPECIFICATIONS. STEEL SIGN POSTS SHALL BE USED AND CONFORM TO ASTM A36 OR ASTM A441 AND SHOULD BE GALVANIZED IN ACCORDANCE WITH AASHTO M111. 11. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE 50°F MINIMUM. APPLY TWO (2) COATS. 12. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND SHALL BE EITHER COLD LAID PLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS. 13. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY DOT CONSTRUCTION AND MATERIALS SPECIFICATIONS. 14. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED. 15. A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED FROM THE FACE OF CURB AND ANY PART OF A LIGHT POLE OR TRAFFIC SIGN. 16. CONTRACTOR SHALL SAW-CUT IN A NEAT, STRAIGHT LINE FOR SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED PAVEMENT. 17. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.	18. CONTRACTOR SHALL SAWCUT TIE-INS AT EXISTING CURBS TO ENSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAWCUT AND TRANSITION TO EXISTING PAVEMENT TO ENSURE POSITIVE DRAINAGE. 19. ALL SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH. VERTICAL FACES SHALL BE FORMED. 20. BASE AND ASPHALT THICKNESS SPECIFIED ARE THE MINIMUM REQUIRED. 21. ALL CURB RADII ARE 3", UNLESS OTHERWISE NOTED. FOR CURBED ISLANDS SHOWN WITH ONE LABELED RADIUS, THE LABELED RADIUS SHALL APPLY TO ALL FOUR CORNERS OF THE ISLAND. 22. CONTRACTOR SHALL INSTALL ALL CURBING IN A TRUE LINE AND PROPER GRADE IN ACCORDANCE WITH THE APPROVED SITE PLANS AND APPROPRIATE STATE DOT SPECIFICATIONS. ALL CURBING SHALL BE BACKFILLED WITH CLEAN AGGREGATE. 23. CONTRACTOR SHALL REPAIR ANY CURB DAMAGED DURING CONSTRUCTION ACTIVITIES. 24. ALL CURBS SHALL BE FULL DEPTH CONCRETE CURB WITH 6" REVEAL, UNLESS OTHERWISE NOTED. 25. BUILDING FOOTPRINTS ARE SHOWN FOR INTENT ONLY. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR BUILDING FOUNDATION AND WALL DIMENSIONS. 26. CONTRACTOR TO COORDINATE TRANSFORMER AND GENERATOR PAD DIMENSIONS AND SPECIFICATIONS WITH MEP PLANS AND ELECTRIC PROVIDER PRIOR TO CONSTRUCTION. 27. SEE ARCHITECTURAL PLANS FOR FROST SLAB DETAILS AND SPECIFICATIONS. 28. CONTRACTOR TO INSTALL ALL UTILITY PIPING, SEWERS, CONDUIT PRIOR TO PAVING OPERATIONS. CONTRACTOR TO COORDINATE ALL SITE UTILITIES WITH UTILITY PLAN, AND MEP PLANS. GENERAL GRADING & DRAINAGE NOTES 1. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. 2. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE. ALL TOP OF CASTING ELEVATIONS SHOWN IN THE PLANS FOR CURB INLETS ARE AT THE TOP OF CURB. 3. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED. 4. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES. 5. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. 6. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB. 7. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE. 8. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS. 9. SPOT ELEVATIONS SHOWN DEPICT THE PROPOSED PAVEMENT OR GROUND SURFACE OR PAVEMENT ELEVATION AT FACE OF CURB, UNLESS OTHERWISE NOTED. TOP OF ALL CONCRETE CURBING IS 6-INCHES ABOVE SPOT ELEVATIONS UNLESS OTHERWISE NOTED. 10. IT IS THE CONTRACTORS OBLIGATION AND RESPONSIBILITY TO CONFIRM/CONCUR WITH THE EXISTING GRADES SHOWN HEREIN. THE CONTRACTOR MUST CONFIRM ALL EXISTING GRADES PRIOR TO ANY/ALL EXCAVATION. 11. THE CONTRACTOR MUST DOCUMENT EXISTING GRADE DISPUTES BY PROVISION OF A TOPOGRAPHIC SURVEY BY A STATE OF INDIANA REGISTERED PROFESSIONAL SURVEYOR, PRIOR TO ANY EARTH DISTURBING ACTIVITIES. IN THE ABSENCE OF THE PROVISION OF TOPOGRAPHIC SURVEY BY THE CONTRACTOR, THE GRADES SHOWN HEREON WILL BE THE "TOPOGRAPHY OF RECORD" FOR ANY AND ALL SOIL VOLUME DISPUTES. 12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL IMPORT/EXPORT NECESSARY TO ACHIEVE THE PROPOSED GRADES. 13. ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUTE OR EXCELISOR MATTING. 14. ALL EXCAVATION UNDER OR NEAR EXISTING OR FUTURE PAVEMENT (INCLUDING SIDEWALKS), SUBJECT TO SETTLEMENT, WILL BE BACK FILLED WITH PREMIUM BACKFILL AS DEFINED HEREIN. AT QUESTIONABLE AREAS THE DECISION OF THE OF THE ENGINEER, OR HIS REPRESENTATIVE, WILL PREVAIL. GENERAL UTILITY NOTES: 1. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. 2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT INDIANA 811 AT LEAST 72 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS. 3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE. 4. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY. 5. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY. 6. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO APPLICABLE COUNTY AND LOCAL REGULATIONS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS. 7. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.	8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN. 9. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD. 10. SANITARY LATERAL AND STORM SEWERS SHALL MAINTAIN 10-FOOT MIN. HORIZONTAL AND 1.5-FOOT MIN. VERTICAL SEPARATION DISTANCE FROM WATER LINES. A 1-FOOT MIN. CLEARANCE SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UTILITIES INCLUDING GAS, ELECTRICAL AND TELEPHONE. ADDITIONAL PROTECTION MEASURES INCLUDING, BUT NOT LIMITED TO, CONCRETE PIPE ENCASEMENT MAY BE REQUIRED IF INDICATED CLEARANCES ARE NOT MET. 11. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. 12. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS. 13. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM. 14. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC AND/OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 36" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED. 15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS. 16. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE. ALL TOP OF CASTING ELEVATIONS SHOWN IN THE PLANS FOR CURB INLETS ARE AT THE TOP OF CURB. 17. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. 18. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CONSTRUCTION MANAGER AND IF ALLOWED BY THE CITY AND/OR COUNTY ENGINEERS. 19. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER AND LOCAL GOVERNING AGENCIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. 20. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF WATER MAINS & SERVICES TO A POINT 5' OUTSIDE OF EACH BUILDING. THE INDIVIDUAL BUILDING CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONNECTIONS TO INTERIOR PLUMBING. 21. IN THE EVENT OF CONFLICT OF ANY REQUIREMENTS OR PROVISIONS OF THE WORK INDICATED HEREON, THE SITE ENGINEER SHALL BE NOTIFIED FOR A DETERMINATION OF THE PLAN REQUIREMENTS AND INTENT THEREOF. 22. REFERENCE SITE ELECTRICAL PLAN FOR LOCATION OF ELECTRIC CONDUIT FOR ALL SITE ELECTRICAL WORK. 23. CONTRACTOR TO SEE MEP SITE PLAN FOR ALL ELECTRICAL AND COMMUNICATION CONDUIT RUNS PRIOR TO START OF CONSTRUCTION. 24. ALL UTILITIES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH CITY STANDARDS AND REGULATIONS. THE CITY BUILDING AND CODES DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE FOR SCHEDULING OF AN INSPECTOR. 25. PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE CITY ENGINEERING DEPARTMENT AND THE CONSTRUCTION MANAGER. 26. THE LOCATION, SIZE, AND DEPTH OF THE EXISTING SANITARY LATERAL OR MAIN SHALL BE VERIFIED IN THE FIELD IN THE PRESENCE OF THE CITY INSPECTOR. THE SLOPE OF THE LATERAL TO THE BUILDING WILL THEN BE DETERMINED. THE CITY MUST APPROVE THE TYPE AND LOCATION OF ANY CONNECTION PRIOR TO INSTALLATION. THE EXISTING SANITARY LATERAL SHALL BE TELEVIEWED PRIOR TO INSTALLATION OF ANY SANITARY SEWER SYSTEM COMPONENTS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IS THE EXISTING LATERAL IS NOT FOUND TO BE IN GOOD CONDITION. 27. ALL BACK FLOW PREVENTION DEVICES SHALL BE APPROVED BY THE CITY'S UTILITY DEPARTMENT. 28. ALL FIRE SERVICE MAINS SHALL BE INSTALLED BY AN INDIVIDUAL WITH APPROPRIATE CERTIFICATION BY THE STATE OF INDIANA. 29. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED. 30. IN THOSE AREAS WHERE IT IS REQUIRED TO LOWER THE WATER LINE TO CLEAR AN OBSTACLE AND THE DEFLECTION WILL BE GREATER THAN 18", THE USE OF BENDS WILL BE REQUIRED TO CLEAR THE OBSTACLE AND BRING THE WATER MAIN UP TO THE STANDARD FIVE (5) FEET OF COVER. 31. TRAFFIC SHALL BE MAINTAINED ON ALL ADJOINING STREETS AT ALL TIMES. 32. CONTRACTOR TO INSTALL SHORING AND/OR TEMPORARY STRUCTURES TO PROVIDE SUPPORT TO ANY AND ALL EXISTING AFFECTED UTILITIES PER UTILITY PROVIDER'S MINIMUM STANDARDS. 33. CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS, ELECTRICAL AND TELECOMMUNICATIONS CONDUIT, AND GAS LINES WITH M.E.P. PLANS PRIOR TO START OF CONSTRUCTION.	1100 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.1422 FAX: 688.488.1940 PROJECT DATE: 8/9/2019 PROJECT NO: C6530034 DRAWN BY: DES CHECKED BY: XXX	Mannik Smith Group www.MannikSmithGroup.com TECHNICAL SKILL: CREATIVE SPIRIT.	PREPARED FOR: CARROLS CORPORATION 866 JAMES ST. SYRACUSE, NY 13203	DETAILED DEVELOPMENT PLAN FOR BURGER KING (MONON CROSSING) 819 EAST ST. RT. 32 LOT 2 OF MONON CROSSING WESTFIELD, INDIANA	GENERAL NOTES	C101

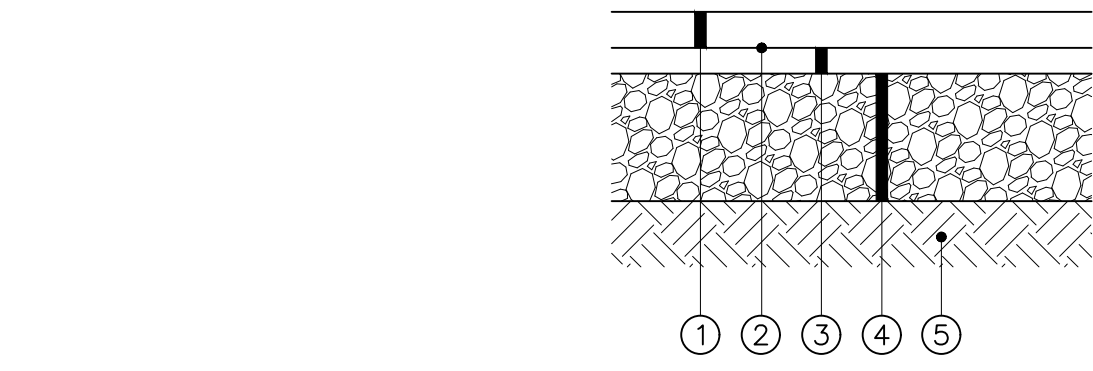


PLAN VIEW



- NOTES:
1. PRECAST UNITS ARE APPROVED FOR USE PER ABOVE DESIGN AND DIMENSIONS.
 2. BITUMASTIC COATING ON BOTTOM AND ALL SIDES (EXTERIOR ONLY).
 3. LOCAL STANDARD CODE SHALL APPLY IF REQUIREMENTS EXCEED THIS STANDARD DETAIL.

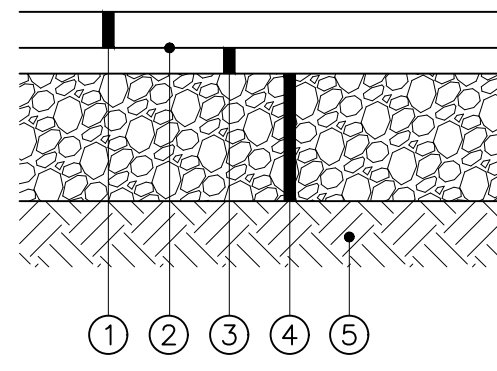
GREASE INTERCEPTOR
NOT TO SCALE



- NOT TO SCALE
- ① 1.5" CLASS I BITUMINOUS CONC. SURFACE
② TRACKLESS TACK, APPLIED AT A RATE OF 0.10 GAL. PER SQ. YD.
③ 2.5" CLASS I BITUMINOUS CONC.
④ 8" DENSE GRADED AGGREGATE BASE
⑤ SUBGRADE COMPACTION

NOTE:
THE MANNIK AND SMITH GROUP ASSUMES NO LIABILITY FOR PAVEMENT SECTIONS. CONTRACTOR TO USE PAVEMENT DETAILS IN THE GEOTECHNICAL REPORT WHEN PROVIDED BY THE OWNER.

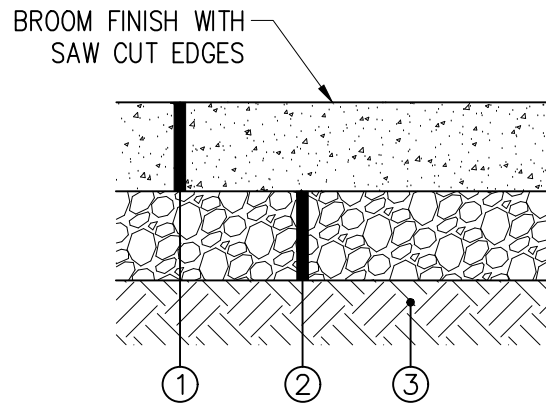
ASPHALT PAVEMENT SECTIONS
NOT TO SCALE



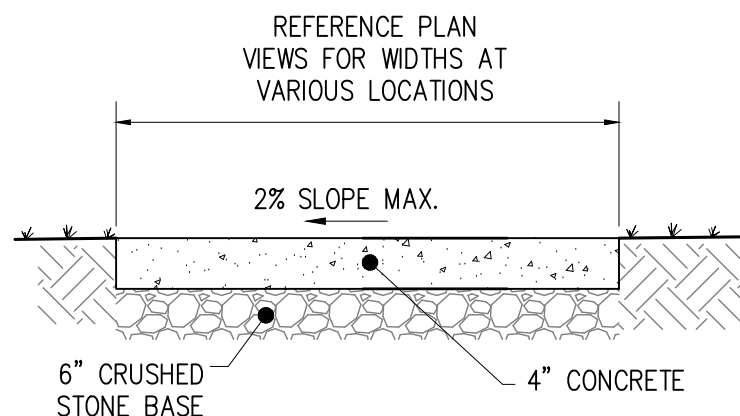
- NOT TO SCALE
- ① 1.5" CLASS I BITUMINOUS CONC. SURFACE
② TRACKLESS TACK, APPLIED AT A RATE OF 0.10 GAL. PER SQ. YD.
③ 3.5" CLASS I BITUMINOUS CONC.
④ 10" DENSE GRADED AGGREGATE BASE
⑤ SUBGRADE COMPACTION

NOTE:
THE MANNIK AND SMITH GROUP ASSUMES NO LIABILITY FOR PAVEMENT SECTIONS. CONTRACTOR TO USE PAVEMENT DETAILS IN THE GEOTECHNICAL REPORT WHEN PROVIDED BY THE OWNER.

DUMPSTER PAD AND DRIVE THRU PAVEMENT SECTION
NOT TO SCALE

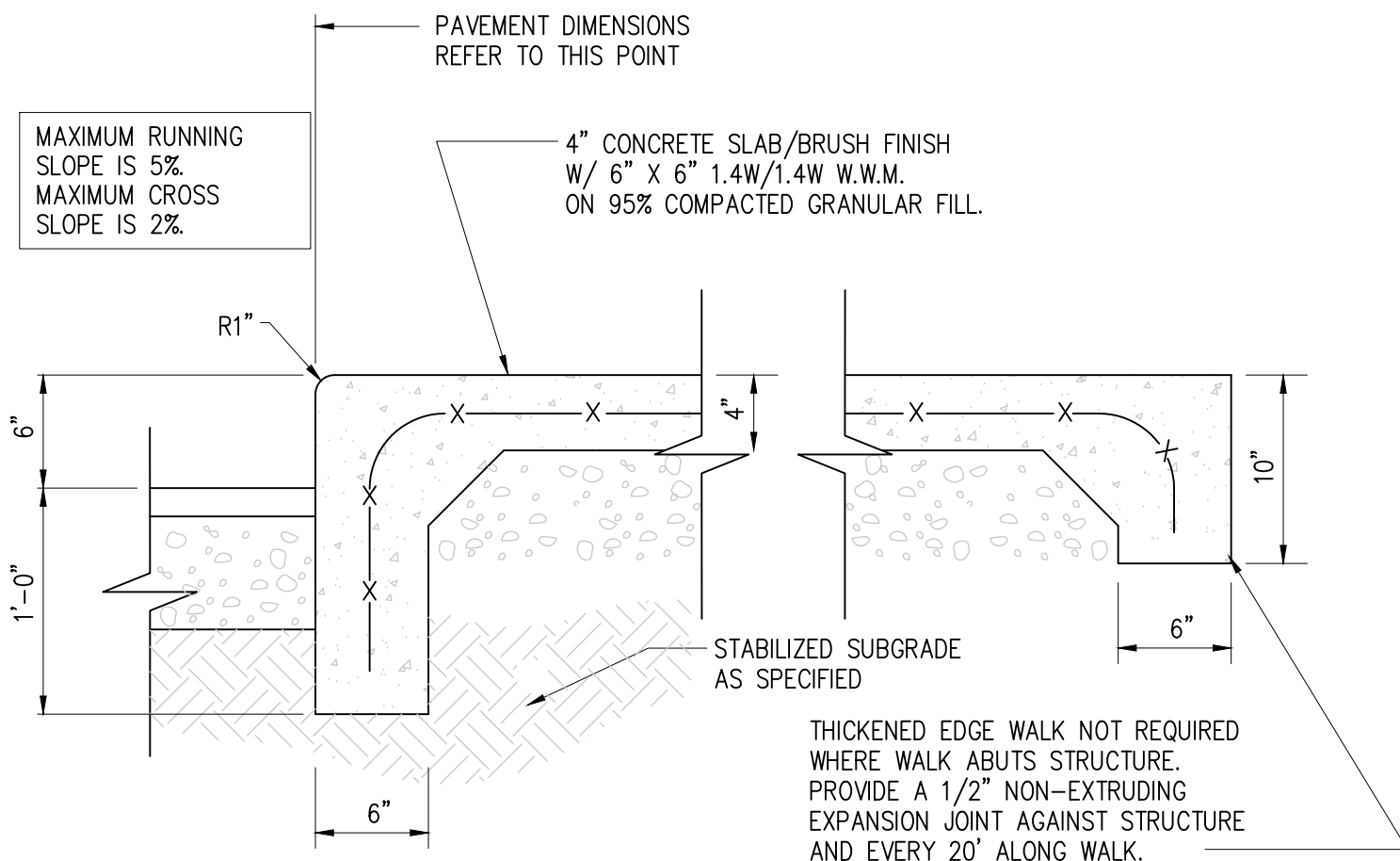


- ① 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6x6 WWF. IT IS REQUIRED TO COLOR THE CONCRETE BLACK USING ADMIXTURE (CHROMIX C-24 CHARCOAL BY SCOFIELD CO., OR EQUAL)
② 8" CRUSHED STONE BASE
③ SUBGRADE COMPACTION

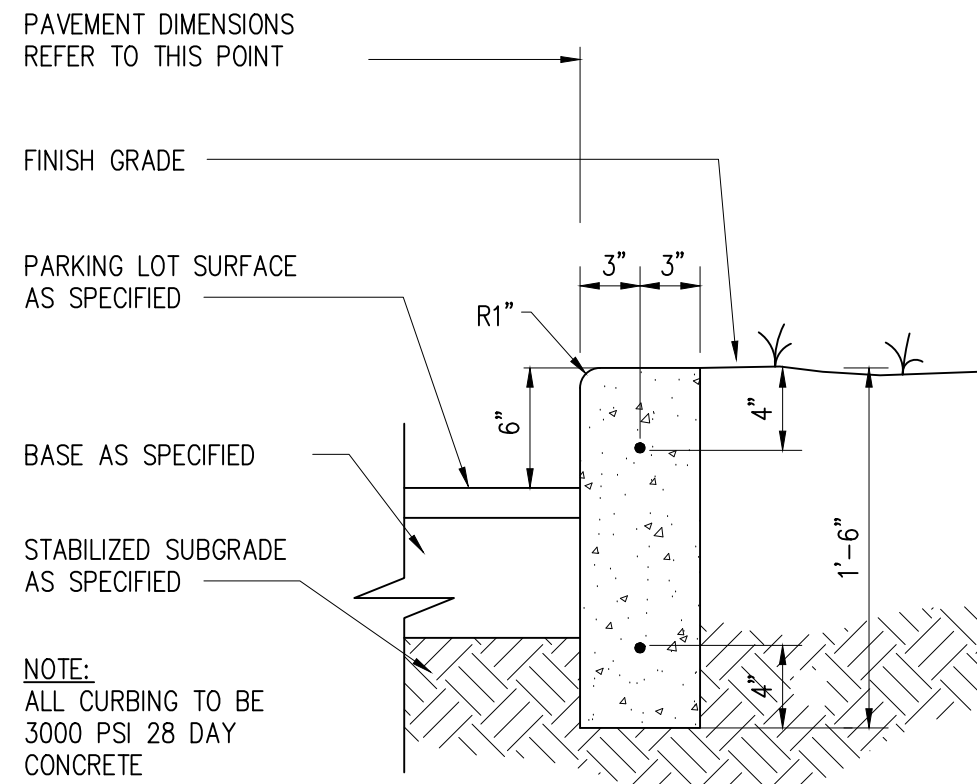


NOTE:
SIDEWALK JOINTS TO BE SPACED EQUALLY AT INTERVALS NO GREATER THAN THE WIDTH, 10' MAXIMUM. EXPANSION JOINT FILLER 1/2" THICK SHALL BE INSTALLED BETWEEN WALK AND ANY FIXED STRUCTURE EXTENDING FOR THE FULL DEPTH OF THE SIDEWALK. THE EXPANSION JOINT FILLER SHALL BE 1" THICK WHERE WALK IS INSTALLED AGAINST BACK OF CURB.

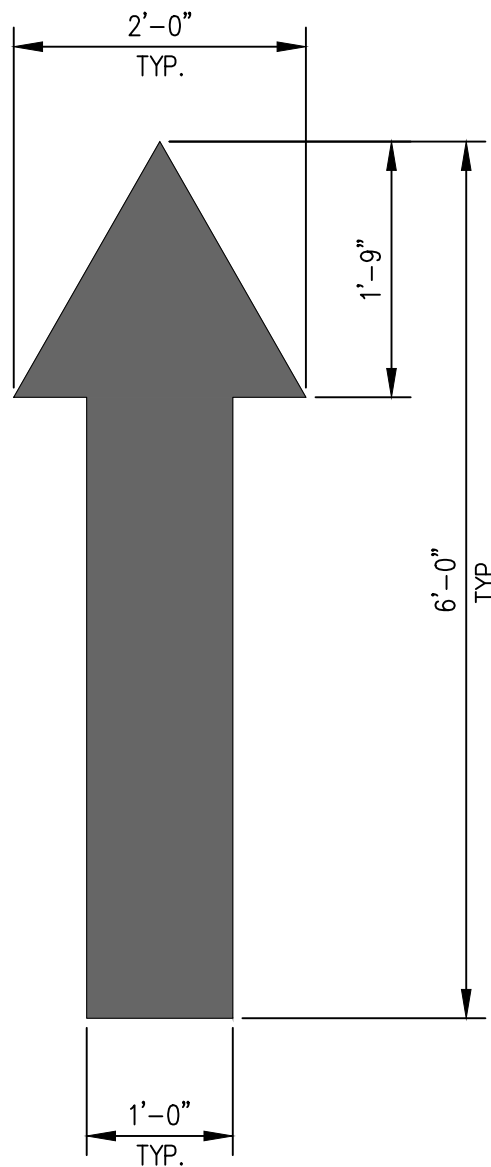
TYPICAL SIDEWALK SECTION
NOT TO SCALE



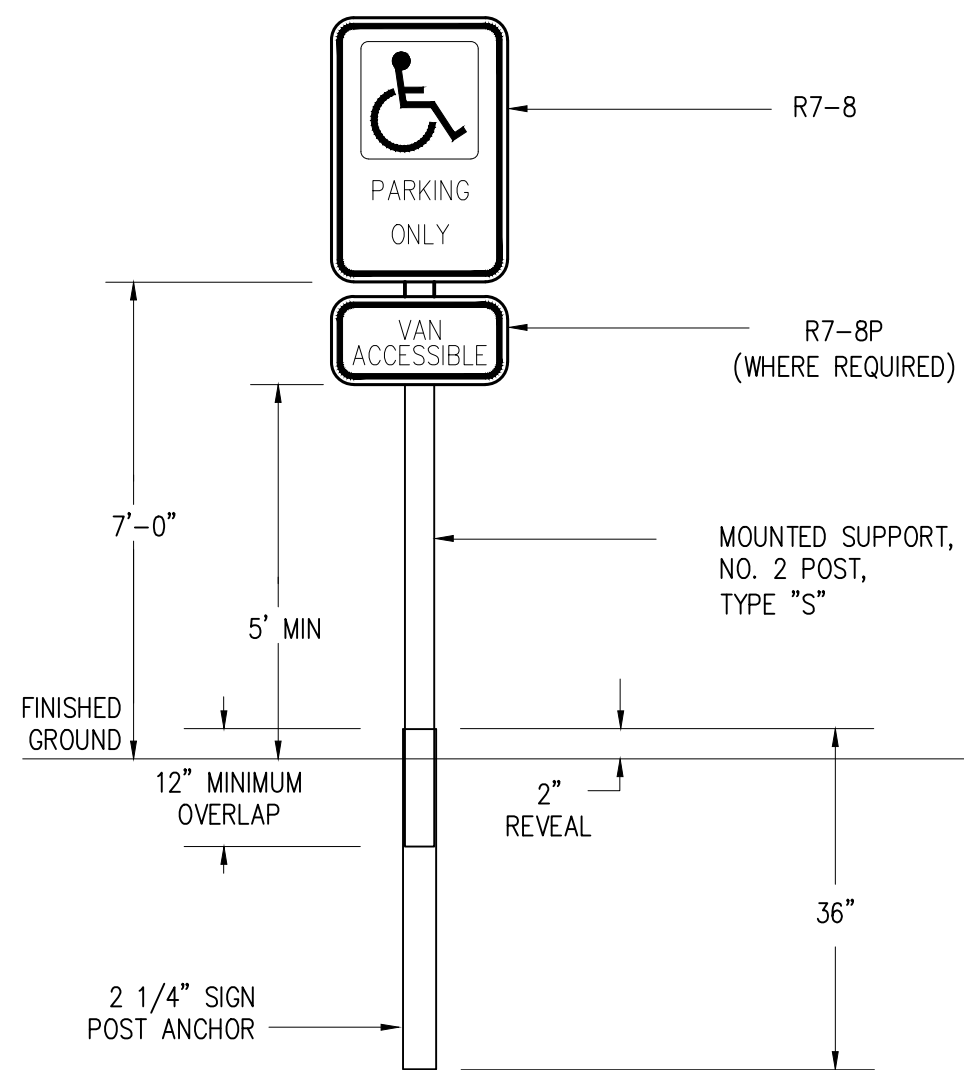
COMBINED CURB AND WALK
NOT TO SCALE



6" CONCRETE CURB
NOT TO SCALE

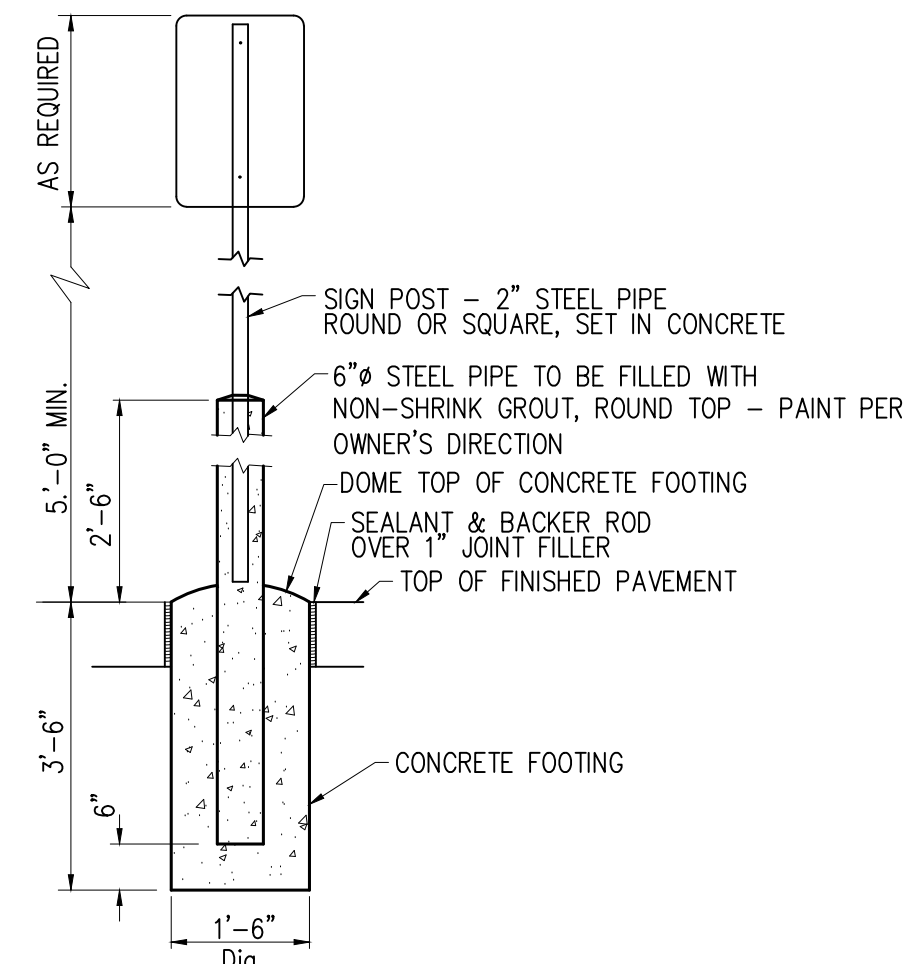


PAINTED TRAFFIC ARROWS
NOT TO SCALE



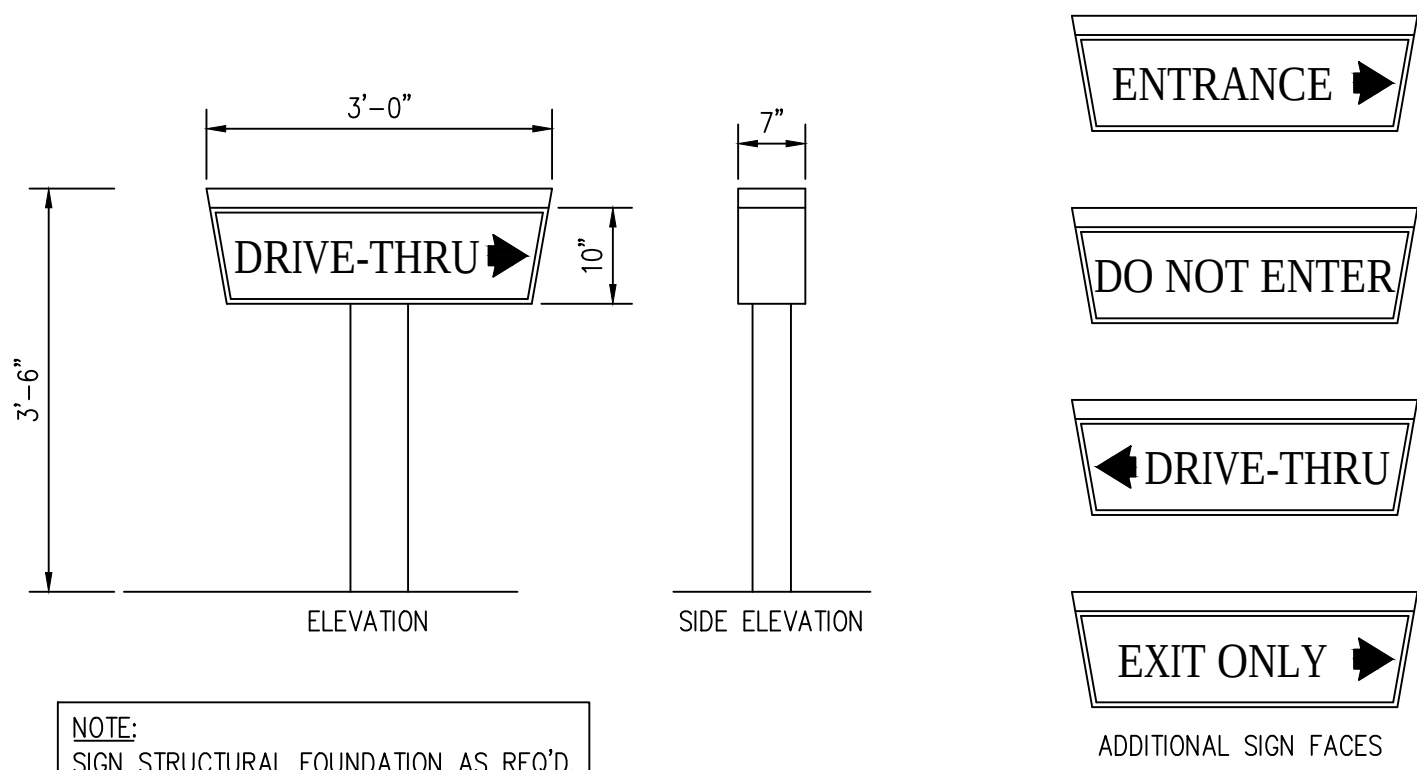
NOTE:
SIGNS PLACED IN PAVEMENT TO BE BOLLARD MOUNTED. ALL OTHER SIGNS TO BE STANDARD.

STANDARD HANDICAP PARKING SIGN
NOT TO SCALE



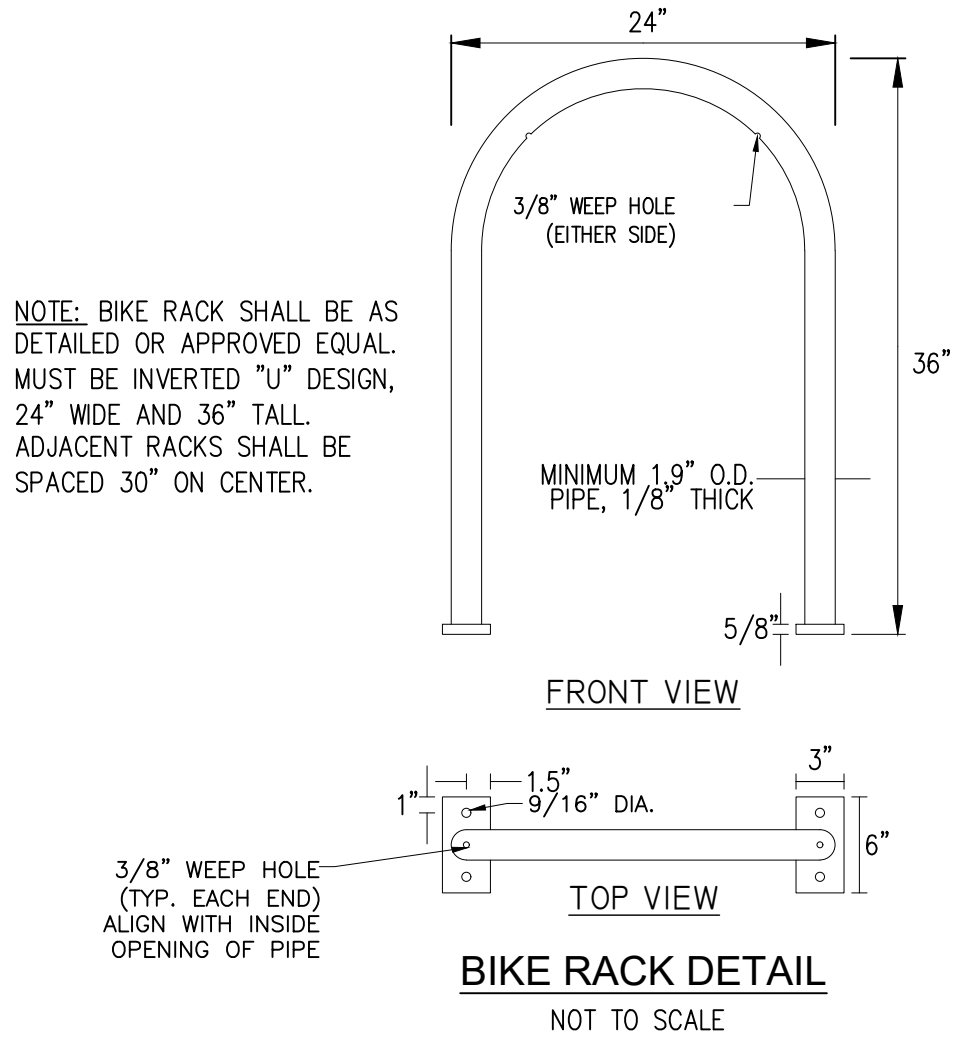
TYPICAL SIGN POST IN PAVEMENT
NOT TO SCALE

C102	MISCELLANEOUS DETAILS	DETAILED DEVELOPMENT PLAN FOR BURGER KING (MONON CROSSING) 819 EAST ST. RT. 32 LOT 2 OF MONON CROSSING WESTFIELD, INDIANA	PREPARED FOR: CARROLS CORPORATION 986 JAMES ST. SYRACUSE, NY 13203	 Mannik Smith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL. CREATIVE SPIRIT.	1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 688.488.740 FAX: 688.488.740	NO.	DATE	BY	DESCRIPTION
						PROJECT DATE: 8/9/2019 PROJECT NO. C5530034 DRAWN BY: KJM CHECKED BY: NMM				



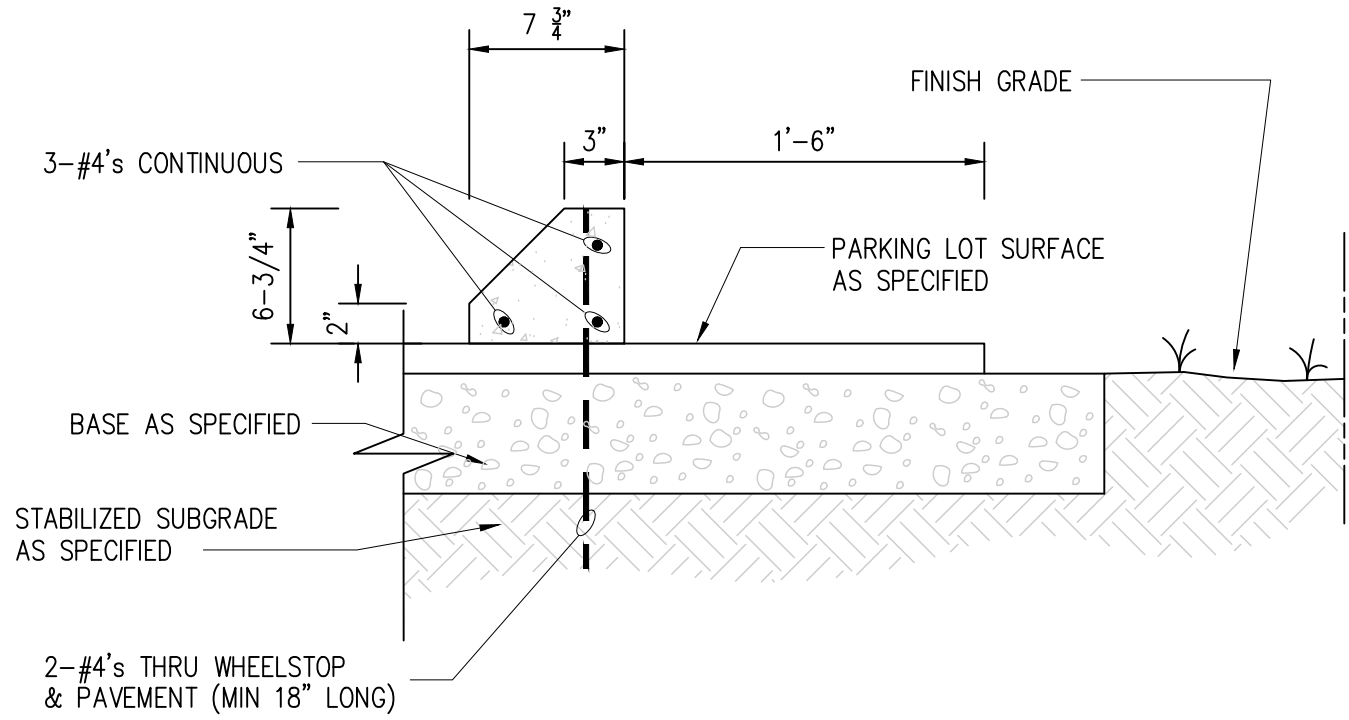
NOTE:
SIGN STRUCTURAL FOUNDATION AS REQ'D.
BY SITE CONDITIONS. DESIGN IS THE
RESPONSIBILITY OF THE SUBCONTRACTOR.
*SIGN HEIGHT AND AREA REQUIREMENTS
TO BE VERIFIED BY SIGNAGE SUPPLIER.

DIRECTIONAL SIGN
NOT TO SCALE

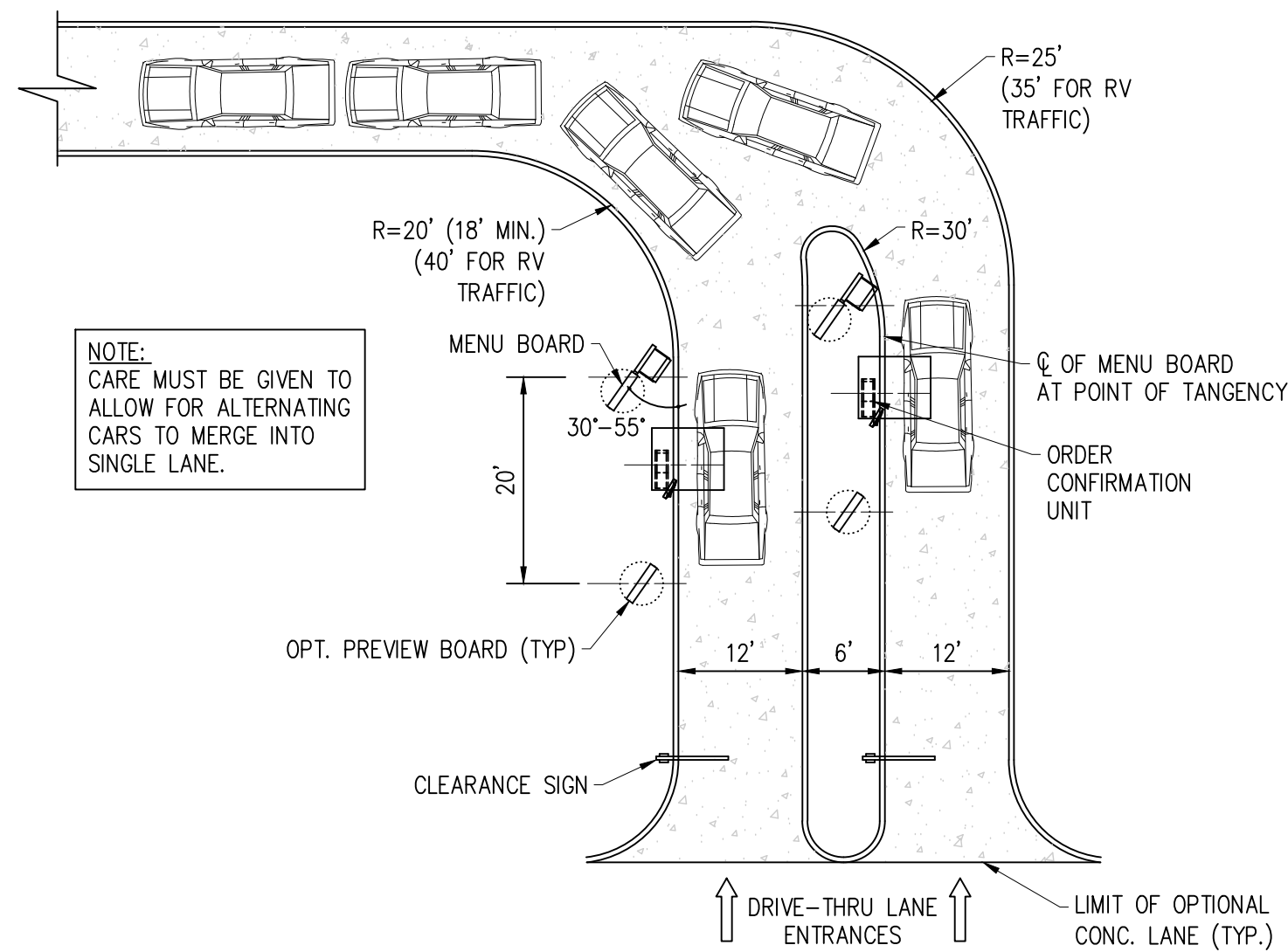


NOTE: BIKE RACK SHALL BE AS
DETAILED OR APPROVED EQUAL.
MUST BE INVERTED "U" DESIGN,
24" WIDE AND 36" TALL.
ADJACENT RACKS SHALL BE
SPACED 30" ON CENTER.

BIKE RACK DETAIL
NOT TO SCALE



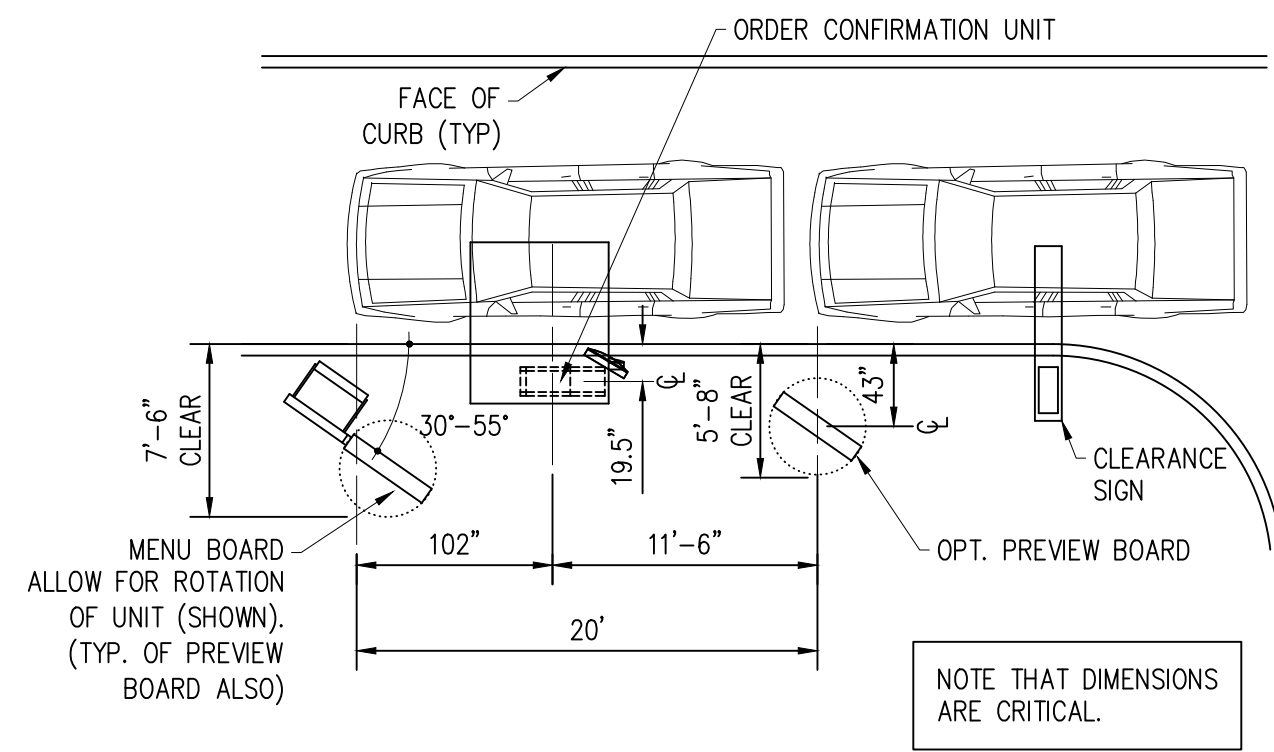
PARKING BLOCK DETAIL
NOT TO SCALE



NOTES:

- DRAWING REFLECTS MENU BOARD IN PREFERRED LOCATIONS.
- ORDER CONFIRMATION UNITS SHOULD BE 100' (MIN.) FROM FOOD DELIVERY WINDOW.
- IN NO CASE SHOULD THE ORDER STATIONS BE PLACED ON THE CURVE.
- USE OF FULL CONCRETE DRIVE-THRU LANE IS OPTIONAL. WHEN USED, IT IS TO BE CONTINUOUS AS INDICATED ON THIS DRAWING TO 9' PAST CENTER OF DRIVETHRU PICKUP WINDOW. CONCRETE TO BE 3,000 P.S.I., 6" THICK, WITH 6X6-W2.9XW2.9 W.W.M. WITH PREMOULDED BITUMINOUS NON-EXTRUDING EXPANSION JOINTS AT 10' O.C. OPTIONAL TO POUR A 4" BASE SLAB OF 3000 P.S.I. CONCRETE, IMMEDIATELY FOLLOWED BY A 2" SURFACE SLAB OF 3000 P.S.I. CONCRETE DYED BLACK USING ADMIXTURE (CHROMIX C-24 "CHARCOAL" BY SCHOFIELD CO., OR EQUAL.) INSURE THE 2" WEARING SURFACE BONDS TO THE BASE SLAB.
- IN LIEU OF FULL CONCRETE D/T LANE, 12' X 20' (MIN.) CONCRETE PAD MAY BE USED AT THE DRIVETHRU ORDERSTATION(S), DRIVETHRU PAY WINDOW, AND DRIVETHRU PICKUP WINDOW. CONCRETE PER NOTE 4 ABOVE.

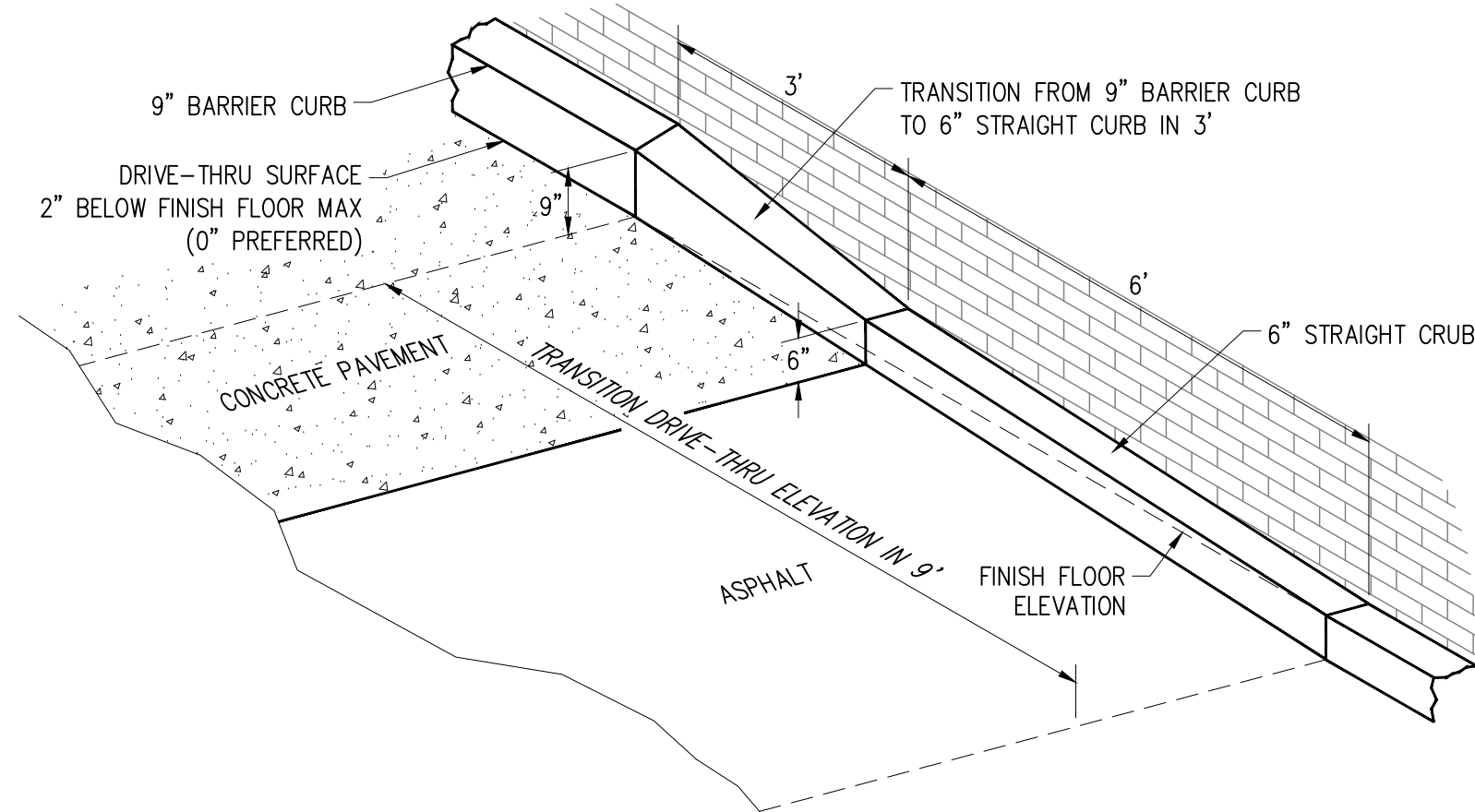
ORDER STATION GEOMETRY
NOT TO SCALE



NOTE: THE PREFERRED LAYOUT SHOULD BE USED WHENEVER SPACE ALLOWS. 30° ROTATION ANGLE SHOULD BE CONSIDERED OPTIMAL. ANGLES BETWEEN THE PREFERRED LAYOUT AND MINIMUM LAYOUT ARE ACCEPTABLE AS LONG AS:
(1) THE DISTANCES FROM THE CENTERLINES OF THE SUPPORT POLES OF THE MENU BOARD AND PREVIEW BOARD TO THE FACE OF CURB ARE REDUCED BY 4" FOR EVERY 5 DEGREES OF ROTATION, AND,
(2) THE DISTANCE FROM THE CENTERLINE OF THE ORDER CONFIRMATION UNIT AND THE CENTERLINE OF THE MENU BOARD IS REDUCED BY 3" FOR EVERY 5 DEGREES OF ROTATION.

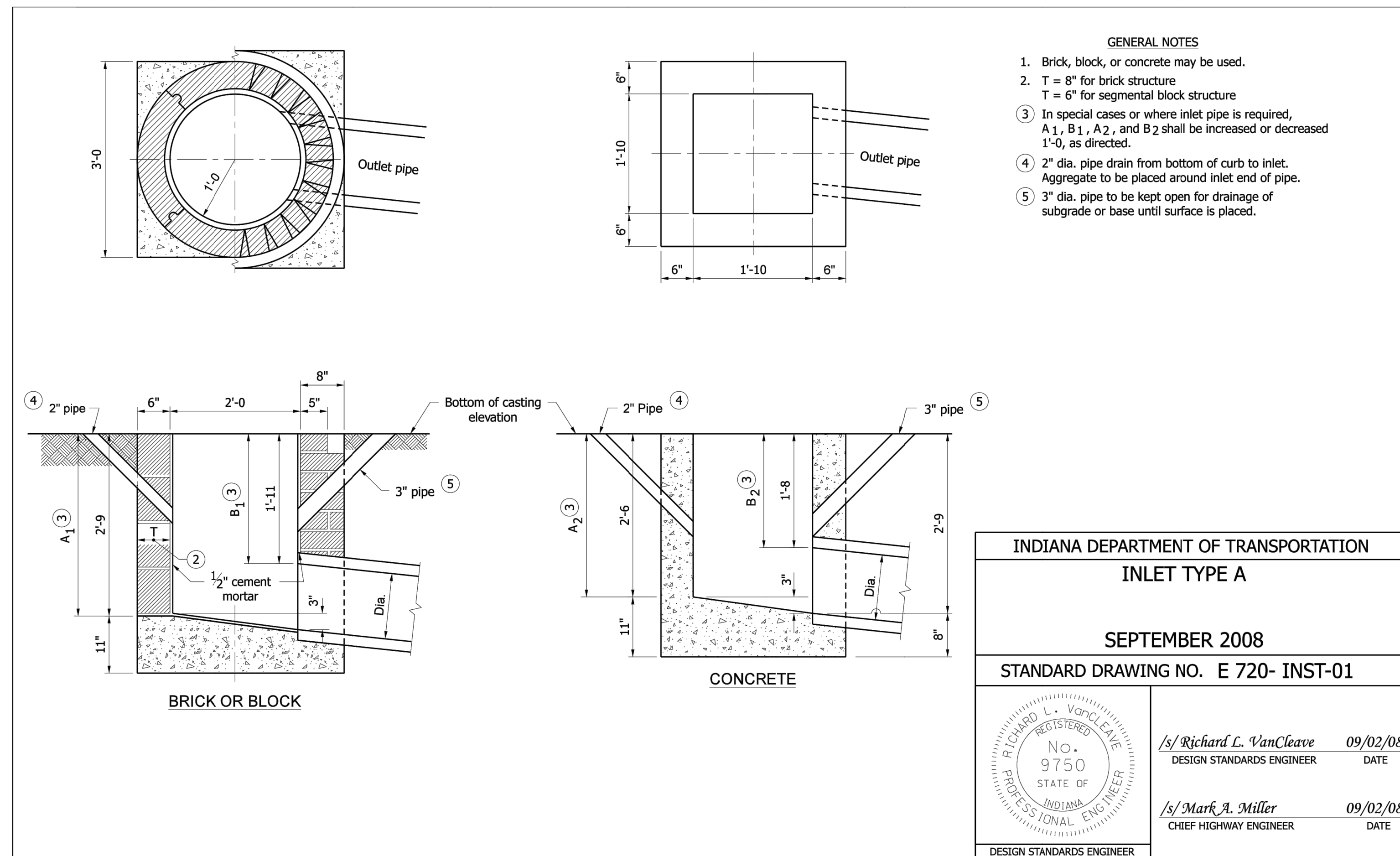
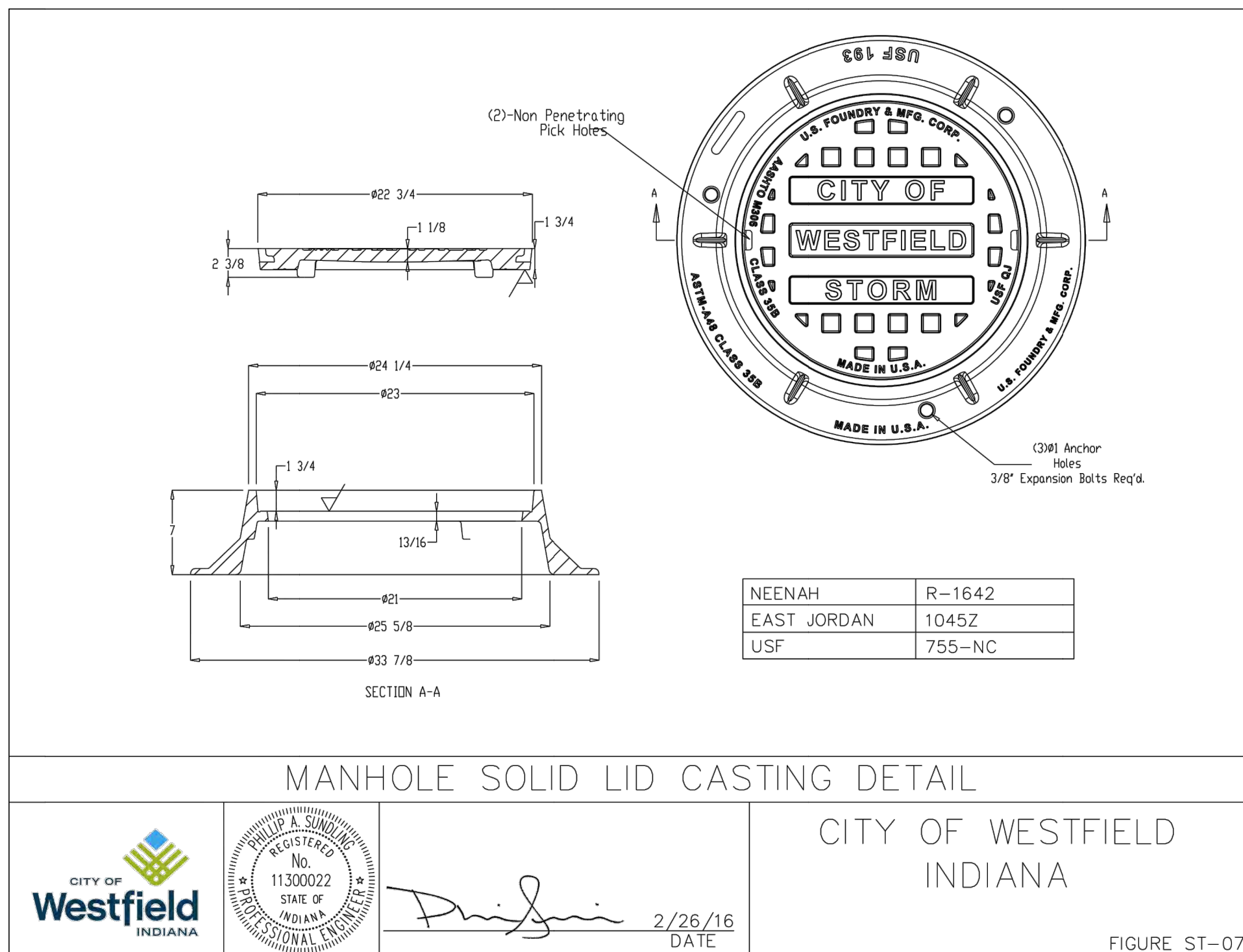
THE CENTERLINE OF MENU BOARD TO CENTERLINE OF PREVIEW BOARD REMAINS AT 20'.

DRIVE THRU ORDER STATION
NOT TO SCALE



DRIVE-THRU CURB AND PAVEMENT TRANSITION
NOT TO SCALE

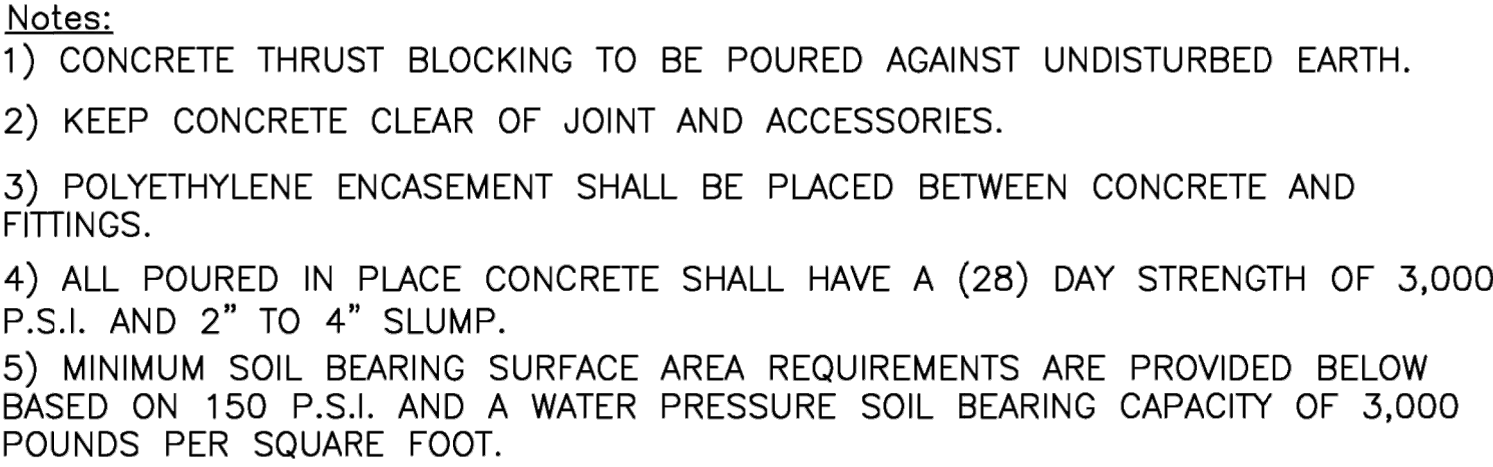
NO.	DATE	BY	DESCRIPTION	PROJECT NO.	PROJECT DATE	DRAWN BY	CHECKED BY
110	DUBLIN ROAD, SUITE 100			CS530034	09/20/19	KJW	MAM
	COLUMBUS, OH 43215						
	TEL: 888.688.7340						
	FAX: 888.688.7340						
TECHNICAL SKILL: CREATIVE SPIRIT.				www.MannikSmithGroup.com			
Mannik Smith Group				CARROLS CORPORATION			
				866 JAMES ST. SYRACUSE, NY 13203			
DETAILED DEVELOPMENT PLAN FOR				BURGER KING (MONON CROSSING)			
				819 EAST ST. RT. 32			
				LOT 2 OF MONON CROSSING			
				WESTFIELD, INDIANA			
MISCELLANEOUS DETAILS				C103			



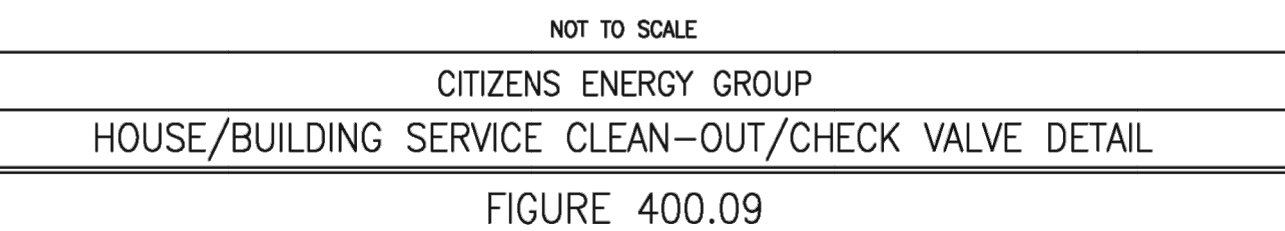
C104	MISCELLANEOUS DETAILS	DETAILED DEVELOPMENT PLAN FOR BURGER KING (MONON CROSSING) 819 EAST ST. RT. 32 LOT 2 OF MONON CROSSING WESTFIELD, INDIANA	PREPARED FOR: CARROLS CORPORATION 968 JAMES ST. SYRACUSE, NY 13203	 TECHNICAL SKILL, CREATIVE SPIRIT. www.MannikSmithGroup.com	1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340	PROJECT DATE: 8/9/2019 PROJECT NO: C550004 DRAWN BY: KJW CHECKED BY: MAM	NO.	DATE	BY	DESCRIPTION
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A.2

ISSUE DATE: 8/26/2016



Minimum Soil Bearing Surface Area (ft ²) (Assuming 3,000 pcf Soil Bearing Capacity)				
Pipe Size	Horizontal Bends			Tee or Dead End
	22-1/2"	45"	90"	
6"		6	8	6
8"		6	8	6
12"	4	6	11	8
16"	6	11	22	15
20"	9	18	36	24
24"	13	27	50	36
30"	20	45	76	57
36"	31	59	115	80

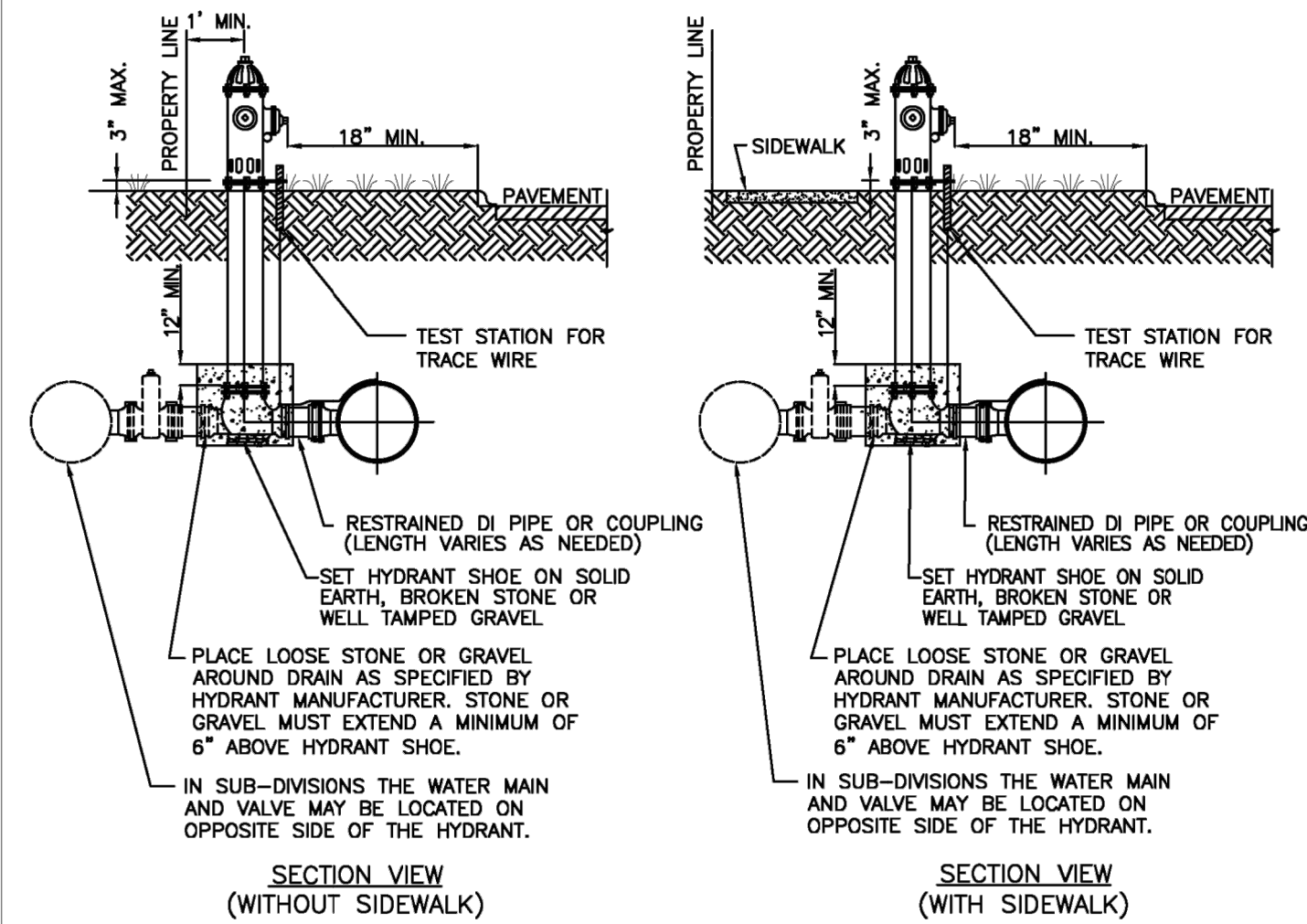


C

ISSUE DATE: 6/8/2009

STANDARD HYDRANT SETTING FOR 6" & 8" WATER MAIN SIZES

- NOTES:
1. FOR INSTALLATION ON 6" AND 8" DISTRIBUTION MAIN IN CITIZENS WATER TERRITORY.
2. HYDRANTS IN CITIZENS WATER TERRITORY SHALL HAVE A VALVE SEE STANDARD PRACTICE B'
3. ALL HYDRANTS SHALL BE RESTRAINED TO THE HYDRANT TEE WITH DUCTILE IRON BRANCH PIPING ENCASED IN POLYETHYLENE WRAP.
4. SWIVEL 90° BEND MAY BE USED TO INSTALL HYDRANT IN GRASS STRIP BETWEEN CURB & SIDEWALK
5. HYDRANTS WILL BE MARKED OUT OF SERVICE UNTIL THE INSPECTOR HAS PLACED THE MAIN IN SERVICE. HYDRANTS CAN BE MARKED OUT OF SERVICE USING A MANUFACTURED "OUT OF SERVICE" SIGN OR BY RENDERING THE HYDRANT INACCESSIBLE.



C105	MISCELLANEOUS DETAILS	DETAILED DEVELOPMENT PLAN FOR BURGER KING (MONON CROSSING) 819 EAST ST. RT. 32 LOT 2 OF MONON CROSSING WESTFIELD, INDIANA	PREPARED FOR: CARROLS CORPORATION 968 JAMES ST. SYRACUSE, NY 13203	 www.MannikSmithGroup.com	TECHNICAL SKILL - CREATIVE SPIRIT.	1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.411.4222 FAX: 688.4687.1540	PROJECT DATE: 8/9/2019 PROJECT NO: C5530034 DRAWN BY: KJM CHECKED BY: MMJ	NO.	DATE	BY	DESCRIPTION



- ① SAWCUT 2' INTO PAVEMENT OF RADIUS PROPOSED BY OTHERS. EXPAND ROADWAY TO FULL PROPOSED RADIUS.
- ② EXISTING BUILDING TO BE REMOVED BY OTHERS.
- ③ EXISTING FENCE TO BE REMOVED.
- ④ EXISTING POOL STRUCTURE TO BE REMOVED.
- ⑤ EXISTING STORM STRUCTURE. DO NOT DISTURB.
- ⑥ EXISTING SANITARY CLEANOUT. DO NOT DISTURB.
- ⑦ EXISTING COMMUNICATION LINE TO BE REMOVED BY OTHERS.

① STORM MANHOLE RIM=895.44' INVERT=889.90' (S)	⑤ CATCH BASIN RIM=897.52' INVERT=887.57'	⑨ CATCH BASIN RIM=897.91' INVERT=896.41'
② CATCH BASIN RIM=896.53' INVERT=891.00' (S)	⑥ STORM MANHOLE RIM=894.53' INVERT=891.96'	⑩ CATCH BASIN RIM=897.93' INVERT=896.15'
③ CATCH BASIN RIM=895.02' INVERT=891.02'	⑦ CATCH BASIN RIM=896.67' INVERT=FILED	⑪ STORM MANHOLE RIM=899.24' INVERT=896.04'
④ CATCH BASIN RIM=897.83' INVERT=892.12' (E)	⑧ CATCH BASIN RIM=897.50' INVERT=894.80'	

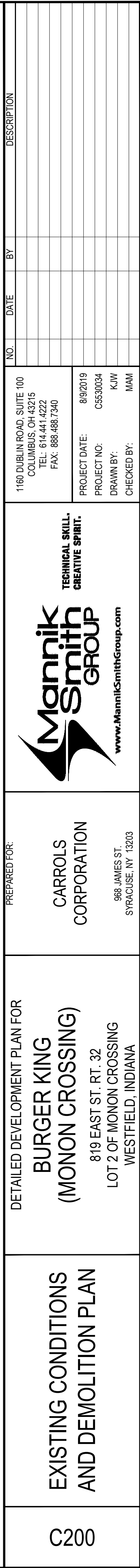
① SANITARY MANHOLE
RIM=896.42'
INVERT=878.24'

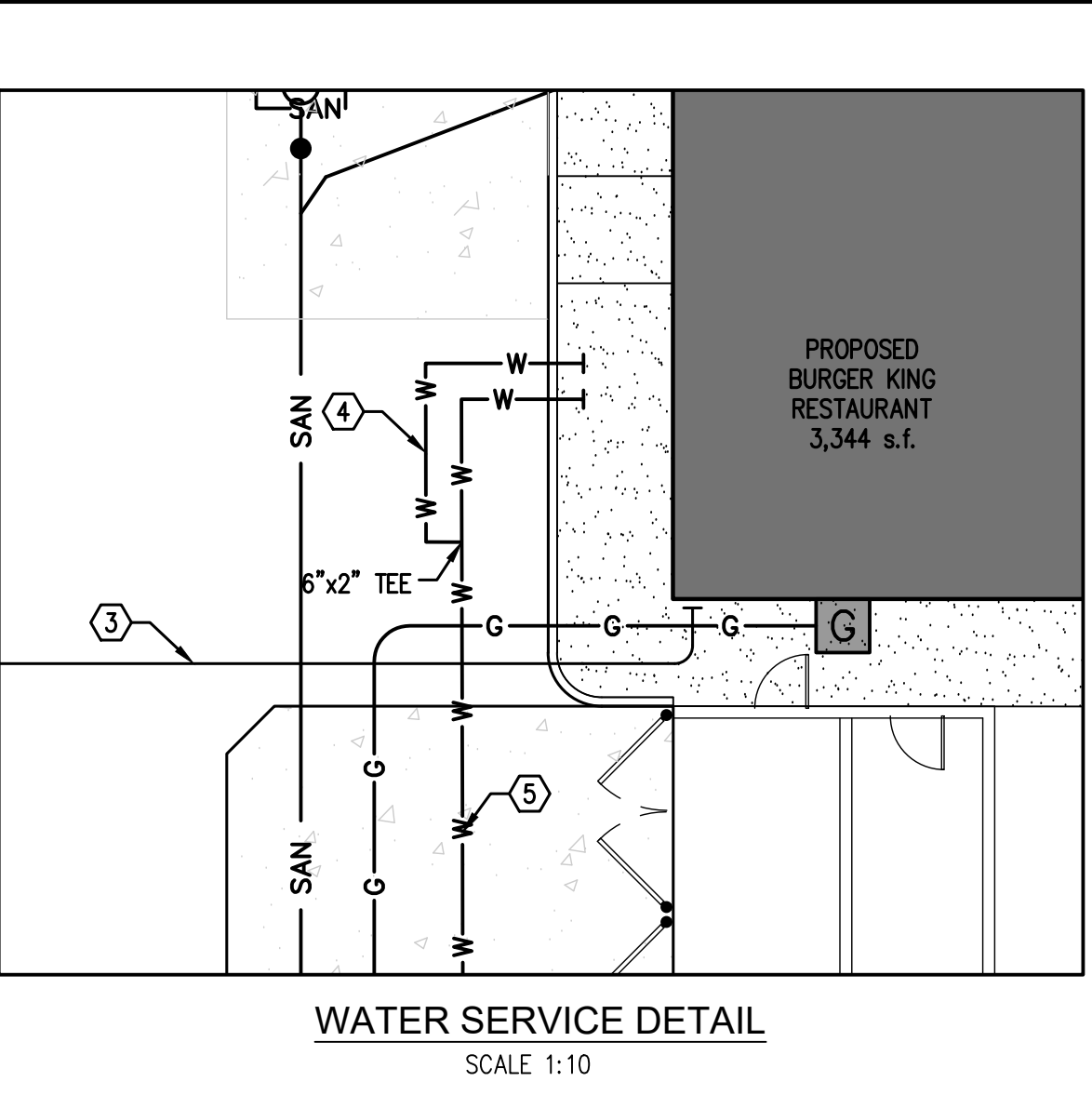
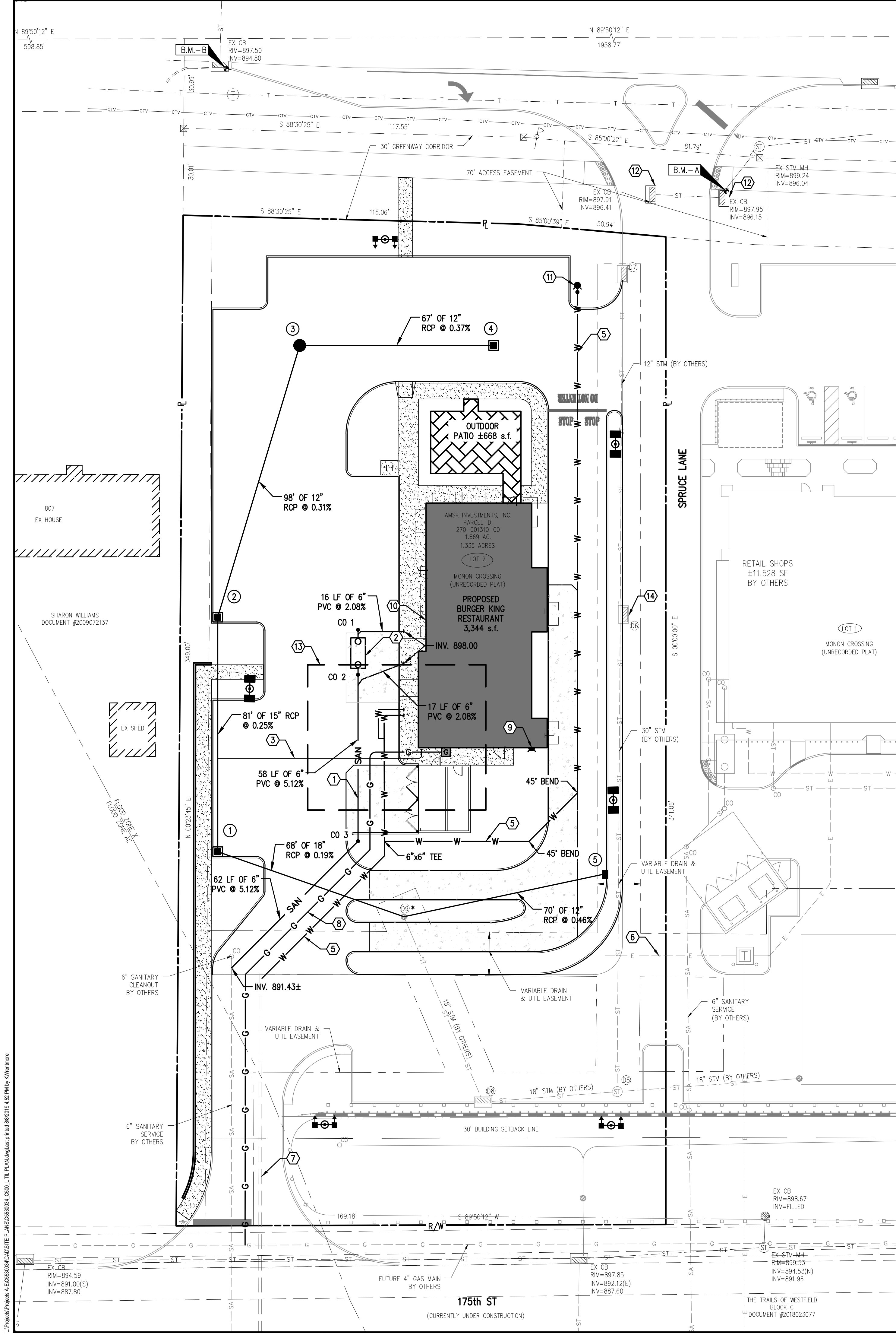
③ SANITARY MANHOLE
RIM=901.19'
INVERT=883.19'

② SANITARY MANHOLE
RIM=897.71'
INVERT=877.31'

1. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING, CALCULATING & PRICING HIS OWN QUANTITIES.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO STARTING DEMOLITION OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SUPPORT OF ALL EXISTING UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL GIVE NOTICE TO THE ENGINEER OF ANY CONFLICTS OR REQUIRED RELOCATIONS NOT SHOWN HEREON.
3. CONTRACTOR SHALL MINIMIZE DISRUPTION TO ADJOINING PROPERTIES AND SHALL COMPLETE WORK AS SOON AS PRACTICAL.
4. CONSTRUCTION DEBRIS GENERATED FROM DEMOLITION IS NOT CONSIDERED TO BE SUITABLE FOR USE IN ON-SITE FILLS, UNLESS THE DELETERIOUS MATERIALS CAN BE SORTED AND BROKEN DOWN SUFFICIENTLY TO MEET THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING GRADING ACTIVITIES IN THE VICINITY OF THE EXISTING OVERHEAD ELECTRIC, FIBER AND TELEPHONE LINES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL PERMITS ASSOCIATED WITH THE SITE DEMOLITION AND MATERIAL DISPOSAL.
7. ARRANGE WITH THE OWNER A CONVENIENT TIME TO PERFORM DEMOLITION WORK AND INSTALL TEMPORARY PROTECTED MEANS OF EGRESS/INGRESS FROM REQUIRED EXITS, INCLUDING TEMPORARY LIGHTING AND SAFETY DEVICES, ALL IN ACCORDANCE WITH GOVERNING STATE AND LOCAL CODE AND LANDLORD REQUIREMENTS.
8. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC ON DIXIE HIGHWAY AT ALL TIMES.
9. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS, OR OTHER PROTECTION TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. PROVIDE PROTECTION FOR ADJACENT PROPERTIES AS REQUIRED.
10. RESTORE INADVERTENT SITE DAMAGE TO THE CONDITION PRIOR TO START OF WORK.
11. STRIP AND STOCKPILE TOPSOIL THAT IS FREE OF CLAY, LARGE STONES AND DEBRIS, FOR REUSE IN GRASSED AND PLANTED AREAS.
12. REMOVE EXISTING IMPROVEMENTS, BOTH ABOVE-GRADE AND BELOW-GRADE TO EXTENT INDICATED OR AS OTHERWISE REQUIRED TO PERMIT NEW CONSTRUCTION AS FOLLOWS:
 - A. REMOVE COMPLETELY ALL EXISTING WALLS, FLOORS, FOOTINGS, PIERS, SLABS, AND OTHER OBSTRUCTIONS WITHIN THE GROUND AREA TO BE OCCUPIED BY NEW BUILDINGS, UTILITY LINES OR EQUIPMENT FOR A DISTANCE OF 5' BEYOND PERIMETER OF NEW BUILDINGS OR WALLS.
 - B. EXISTING WELLS, CISTERNS OR CATCH BASINS NOT TO BE REUSED, THAT ARE WITHIN 5' OF THE NEW BUILDING WALLS, SHALL BE CLEANED OUT TO SOLID SUB-GRADE, THEN FILLED WITH SAND TO UNDERSIDE OF NEW FOOTING OR FLOOR SLAB. EXISTING BASEMENT FLOORS, CISTERNS OR CESSPOOLS, OUTSIDE OF BUILDING AREA, IF OF MASONRY OR CONCRETE AND TO BE LEFT IN PLACE, SHALL BE CLEANED OF ALL DEBRIS AND BOTTOMS BROKEN UP TO PROVIDE DRAINAGE BEFORE ANY FILL IS LAYED OVER THEM.
 - C. IN AREAS TO BE SURFACED OR PLANTED, REMOVE ALL EXISTING WALLS, CURBS, PAVING AND OTHER OBSTRUCTIONS TO DEPTH OF 24" BELOW FINISHED GRADE.
13. CONTROL AIR POLLUTION CAUSED BY DUST AND DIRT; COMPLY WITH GOVERNING REGULATIONS.
14. FILL DEPRESSIONS AND VOIDS RESULTING FROM SITE CLEARING OPERATIONS, USING SATISFACTORY SOIL MATERIALS, PLACED IN MAXIMUM 6 INCH LIFTS. COMPACT EACH LIFT TO DENSITY OF SURROUNDING ORIGINAL GROUND. GRADE BACKFILLED SURFACE TO CONFORM TO PROPOSED SITE CONTOURS AND TO PROVIDE POSITIVE DRAINAGE.
15. DISPOSE OF WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND EXCESS TOPSOIL, OFF OWNER'S PROPERTY IN A LAWFUL MANNER.
16. BURNING OF WASTE MATERIALS ON SITE IS NOT PERMITTED.
17. EXISTING UTILITY CONNECTIONS AND TAPS THAT ARE NOT TO BE REUSED ARE TO BE ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE SUPPLIER.

	EX CATCH BASIN		----- 100 -----	EX CONTOUR
	EX CURB AND GUTTER INLET		--- ST ---	EX STORM
	EX STORM MANHOLE		--- SA ---	EX SANITARY
	EX SANITARY MANHOLE		--- E ---	EX UNDERGROUND ELECTRIC
	EX STORM STRUCTURE NUMBER		--- W ---	EX WATER
	EX WATER METER		--- FO ---	EX FIBER OPTIC CABLE
	EX FIRE HYDRANT		--- OVHD ---	EX OVERHEAD ELECTRIC
	EX POWER/LIGHT POLE		--- G ---	EX GAS
			=====	FULL DEPTH SAWCUT LINE
			-----	EXISTING CURB TO BE REMOVED
				CONCRETE REMOVAL BY OTHERS
			— — —	LIMITS OF WORK





STORM STRUCTURES

- EXISTING TYPE "C" MANHOLE
NEENAH - R-4342
RIM: 901.35 ATG
INV IN: 895.92 (W)
INV IN: 895.92 (E)
INV OUT: 895.82 (SE)
- TYPE "A" INLET
TYPE 2 INLET
RIM: 899.26
INV IN: 896.15
INV OUT: 896.05
- TYPE "A" INLET
TYPE 2 INLET
RIM: 899.54
INV IN: 896.45
INV OUT: 896.35
- TYPE "C" MANHOLE
NEENAH - R-1542
RIM: 900.61
INV IN: 896.85
INV OUT: 896.75
- TYPE "A" INLET
TYPE 2 INLET
RIM: 900.69
INV OUT: 897.10
- TYPE "C" MANHOLE
R-3010
RIM: 900.00
INV OUT: 896.24

SANITARY STRUCTURES

- CO 1 6" CLEANOUT
RIM: 901.19
INV IN: 897.67
INV OUT: 897.67
- CO 2 6" CLEANOUT
RIM: 901.19
INV IN: 897.65
INV OUT: 897.65
- CO 3 6" CLEANOUT
RIM: 901.31
INV IN: 894.68
INV OUT: 894.68

UTILITY PLAN NOTES

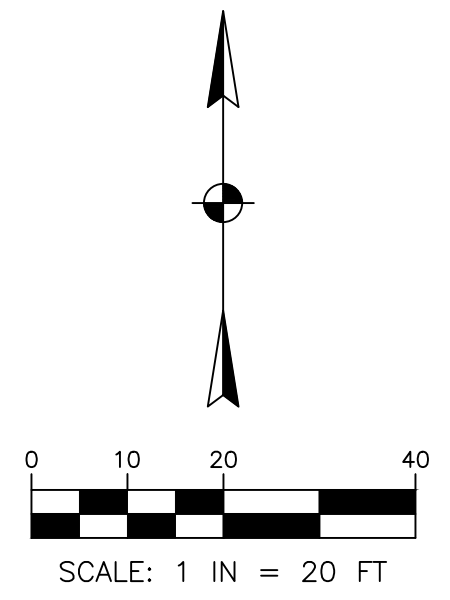
- ALL WATER LINES SHALL BE PVC C900 DR-14 OR DUCTILE IRON CL 350.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 54" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL INDIANA 811 (811 OR 800-382-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRES FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- UTILITY CROSSINGS UNDER PAVEMENT (BORE/JACK & BORE). AVOID OPEN CUTS.
- MR. MANHOLE (CONCRETE COLLAR) SHALL BE PROVIDED AROUND ALL VALVES, MANHOLES AND INLETS IN PAVEMENT.

KEYED NOTES

- PROPOSED 6" SANITARY SEWER LATERAL.
- PROPOSED GREASE INTERCEPTOR.
- 8" STORM LINE FROM DOWNSPOUT, MAINTAIN A SLOPE OF 0.45%.
- 2" DOMESTIC WATER SERVICE, COORDINATE WITH CITIZENS WESTFIELD.
- 6" FIRE WATER SERVICE, COORDINATE WITH CITIZENS WESTFIELD.
- PR SECONDARY ELECTRIC SERVICE TO BE COORDINATED WITH DUKE ENERGY.
- PR 12" SLEEVE FOR WATER SERVICE BY OTHERS. COORDINATE FINAL LOCATION WITH LOT 1 CONSTRUCTION, AS NOTED IN CODED NOTES 4 & 5
- PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH CITIZENS GAS OF WESTFIELD ON FINAL LOCATION OF SERVICE, MAIN EXTENSION REQUIRED.
- FIRE DEPARTMENT CONNECTION
- KNOX BOX LOCATION. SEE ARCH. PLANS FOR DETAILS.
- FIRE HYDRANT ASSEMBLY
- EXISTING CURB INLET TO BE REMOVED BY OTHERS.
- WATER SERVICE DETAIL THIS SHEET
- REPLACE MANHOLE FRAME AND LID WITH IDOT TYPE 8 FRAME AND GRATE.

LEGEND

- SA EX SANITARY
- E EX UNDERGROUND ELECTRIC
- W EX WATER
- FO EX FIBER OPTIC CABLE
- O/H/O EX OVERHEAD ELECTRIC
- EX CATCH BASIN
- EX CURB AND GUTTER INLET
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- EX WATER METER
- EX VALVE
- EX POWER POLE
- EX LIGHT POLE
- EX STORM STRUCTURE NUMBER
- PR LIGHT POLE
- PR GAS SERVICE
- PR ELECTRIC SERVICE
- PR STORM SEWER
- PR CLEANOUT
- PR GAS METER
- FIRE HYDRANT
- BENCHMARK
- PR CATCH BASIN
- PR CURB INLET
- PR MANHOLE
- PR STRUCTURE #
- POINT OF STORM WATER DISCHARGE FROM PROJECT SITE



1100 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43225
TEL: 614.888.7340
FAX: 614.888.7340

PROJECT DATE: 09/2019
PROJECT NO: C550034
DRAWN BY: KJW
CHECKED BY: MAM

TECHNICAL SKILL
CREATIVE SPIRIT.

Mannik Smith Group
www.MannikSmithGroup.com

PREPARED FOR:

CARROLS CORPORATION

986 JAMES ST.
SYRACUSE, NY 13203

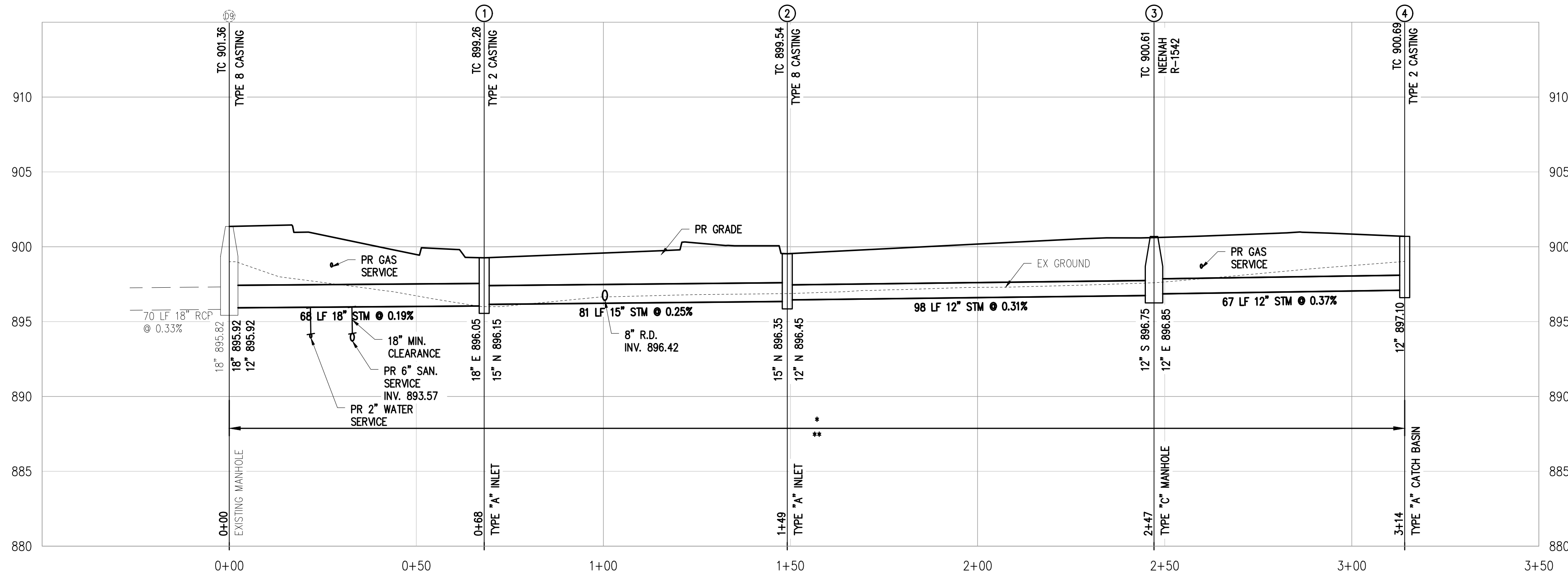
DETAILED DEVELOPMENT PLAN FOR

**BURGER KING
(MONON CROSSING)**

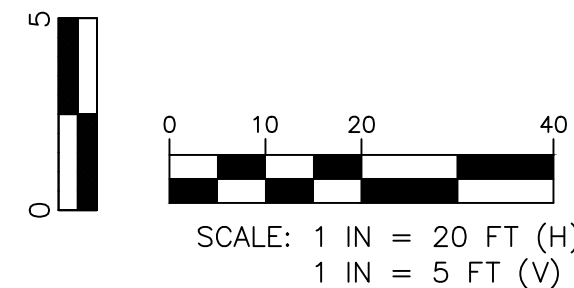
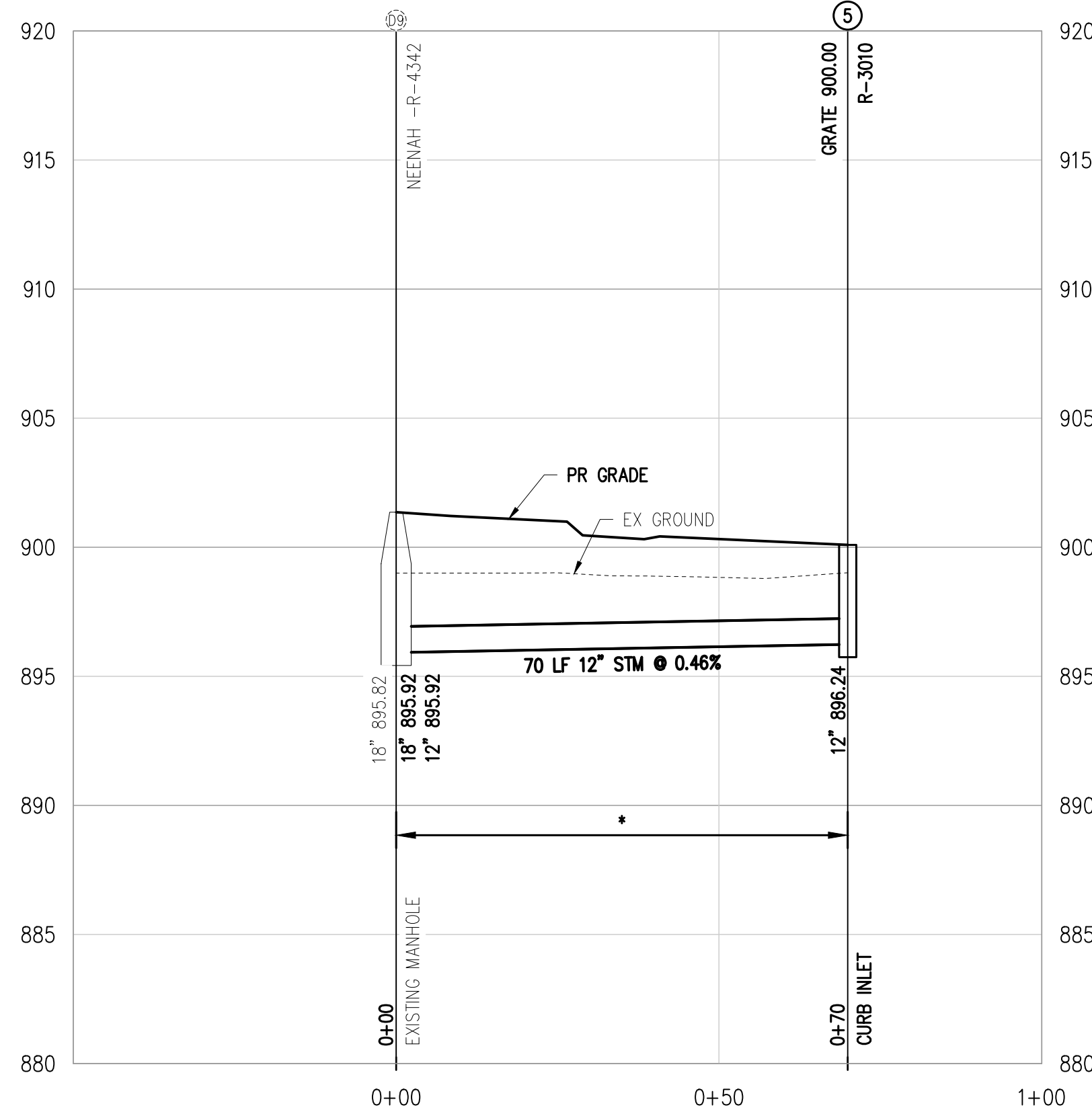
819 EAST ST. RT. 32
LOT 2 OF MONON CROSSING
WESTFIELD, INDIANA

UTILITY PLAN

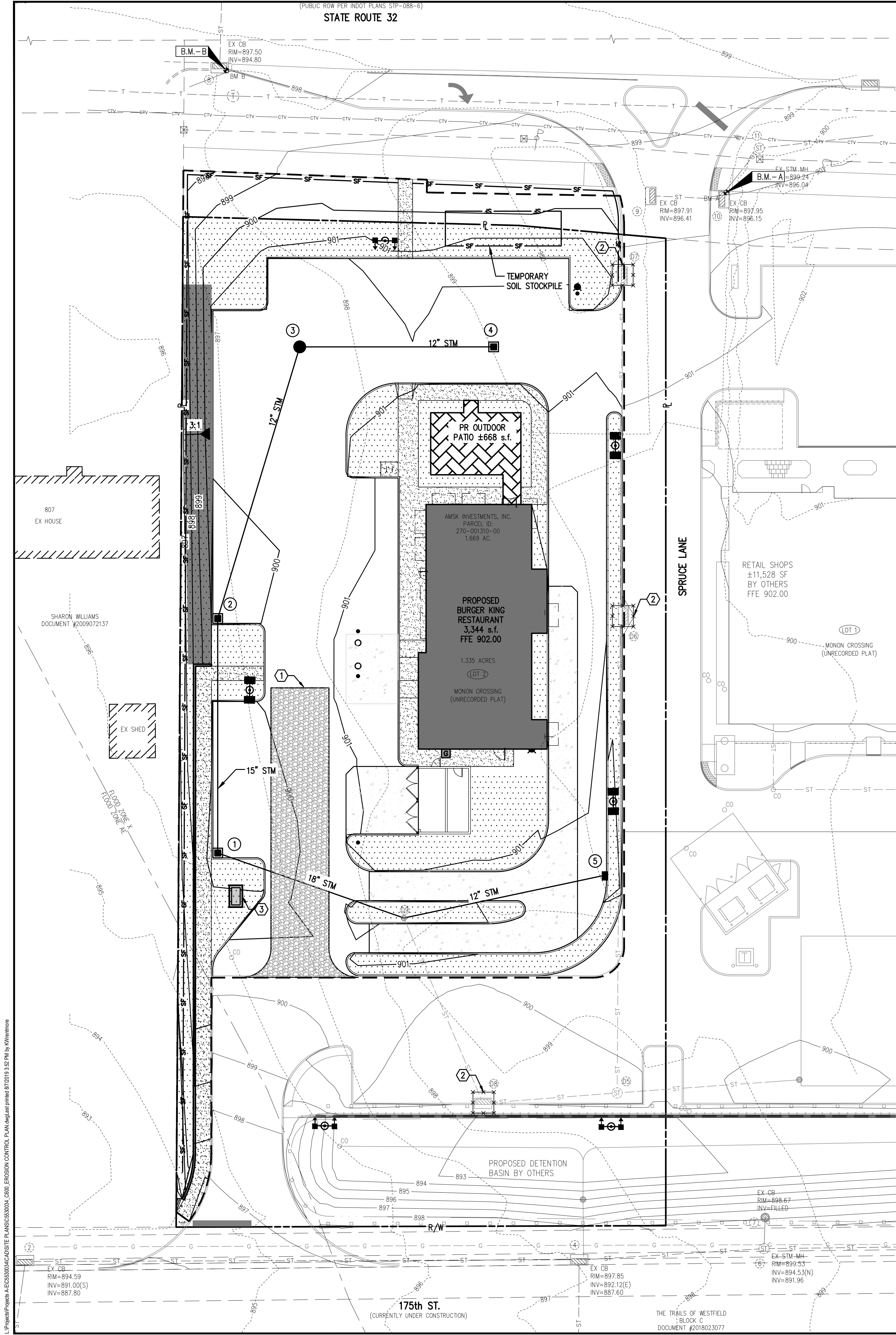
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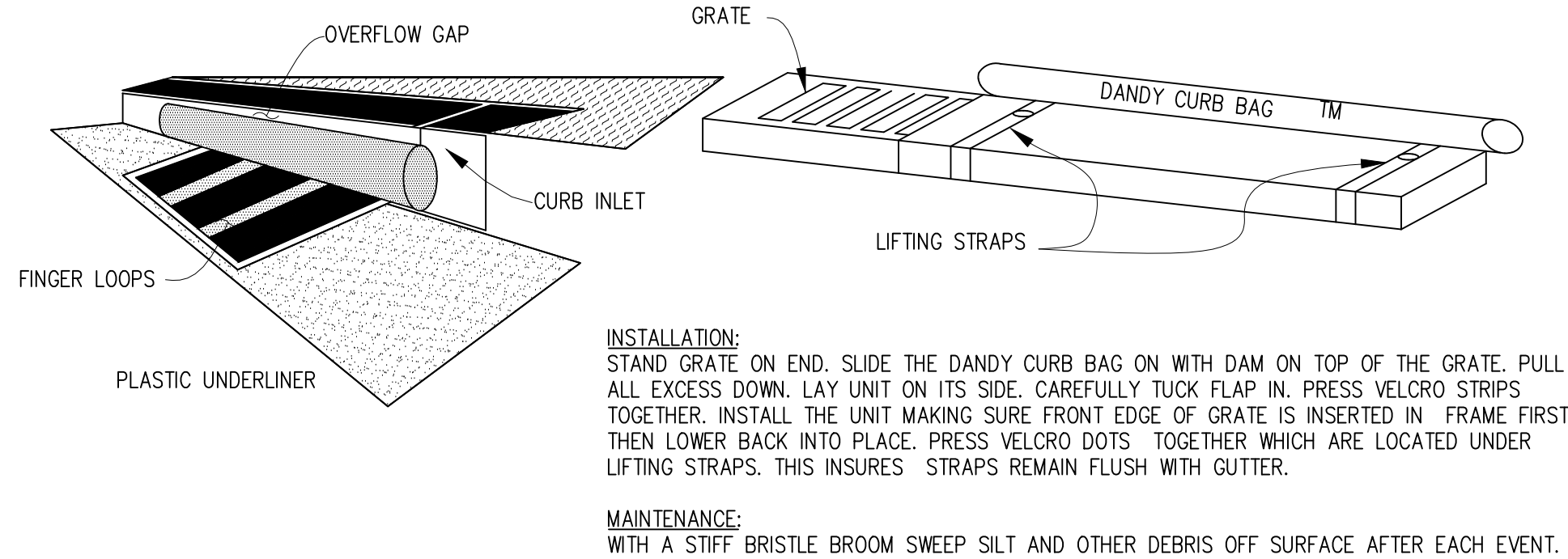
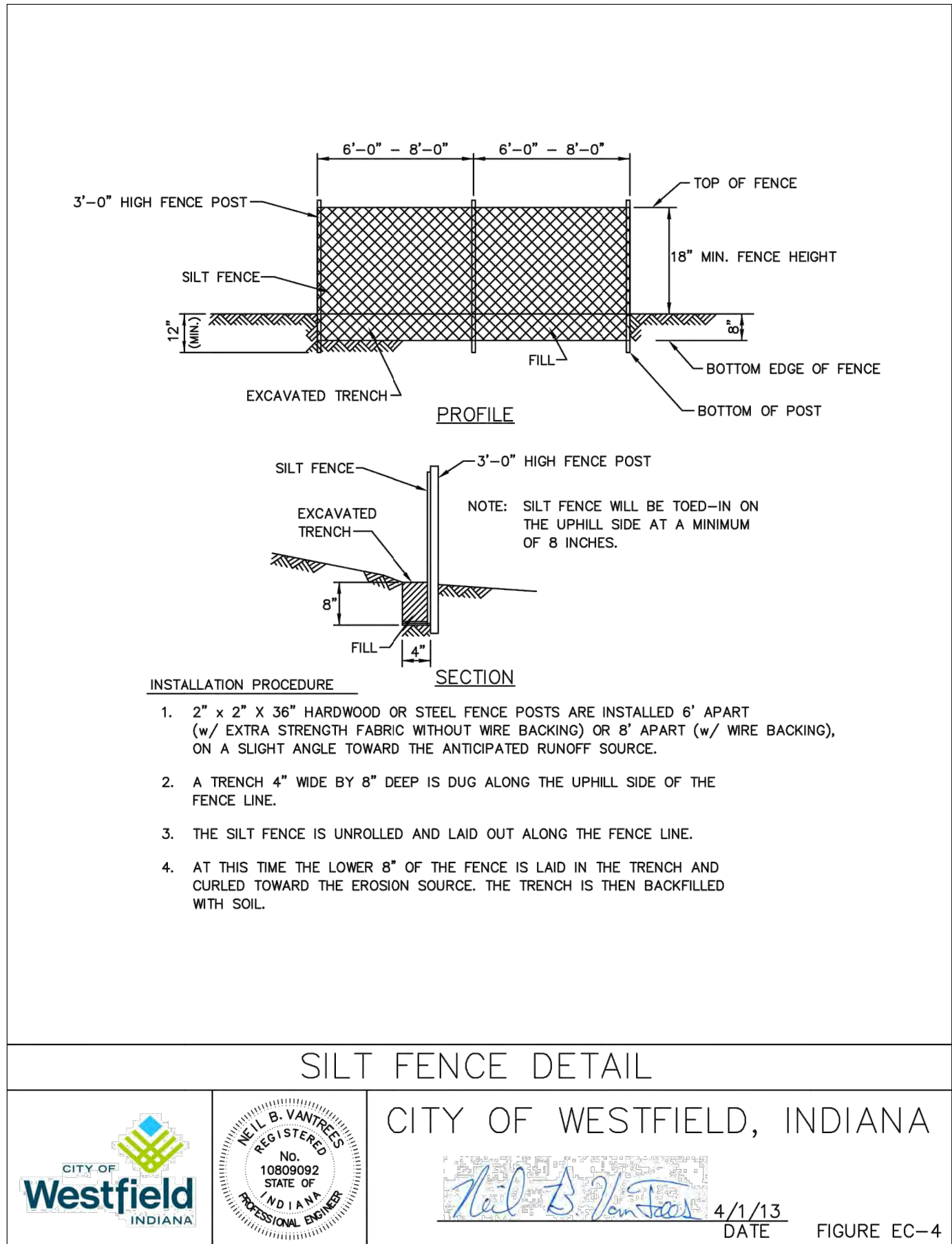
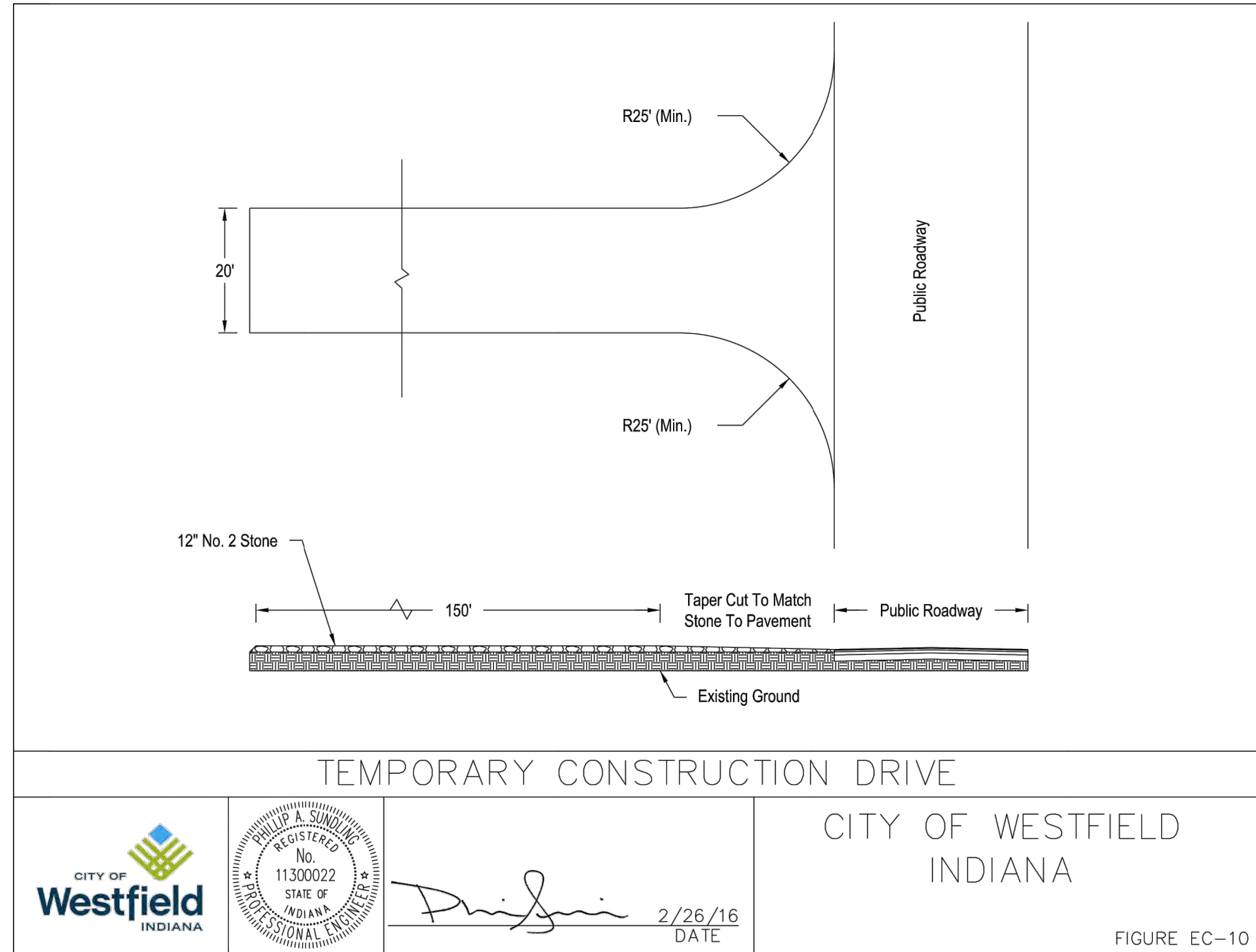
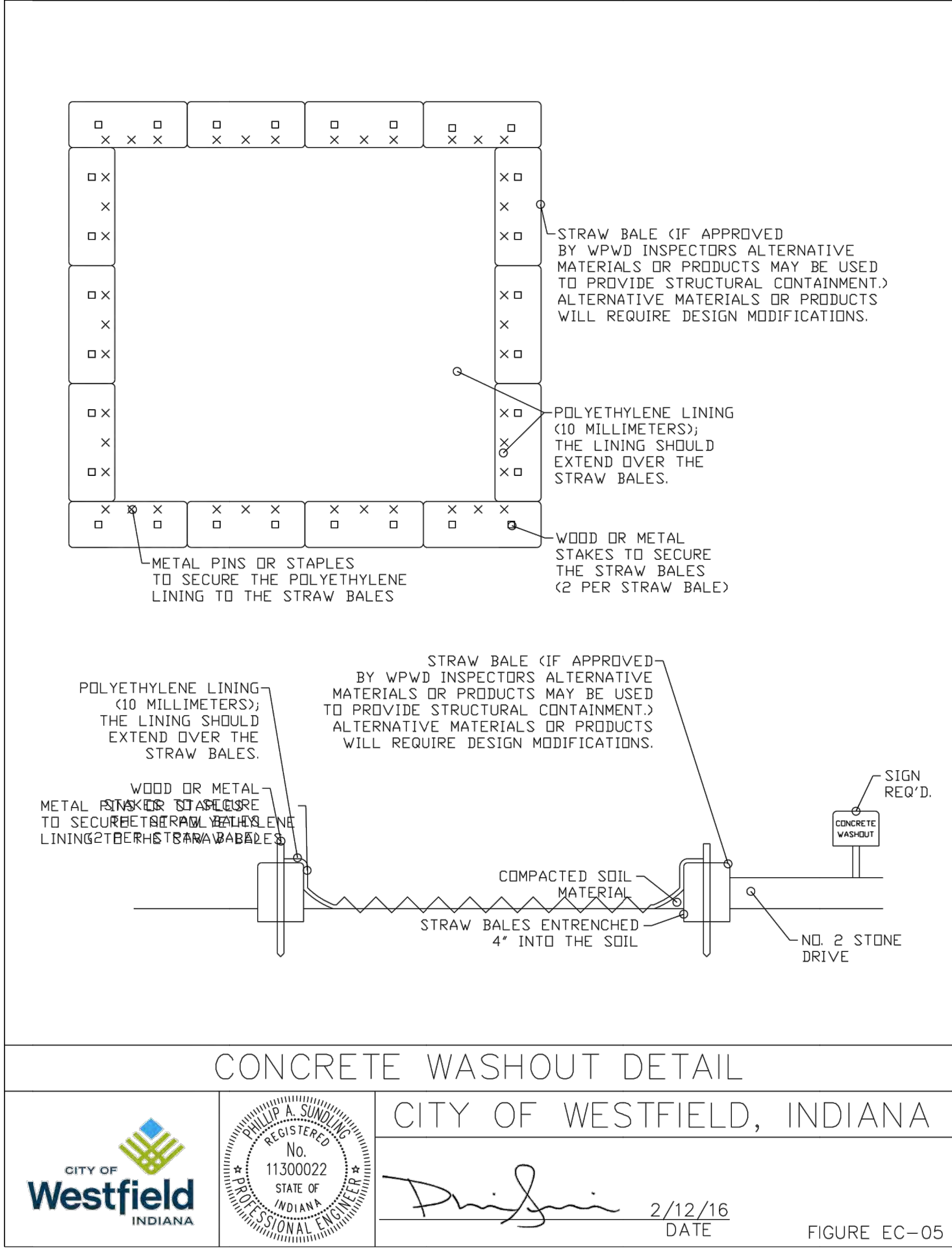
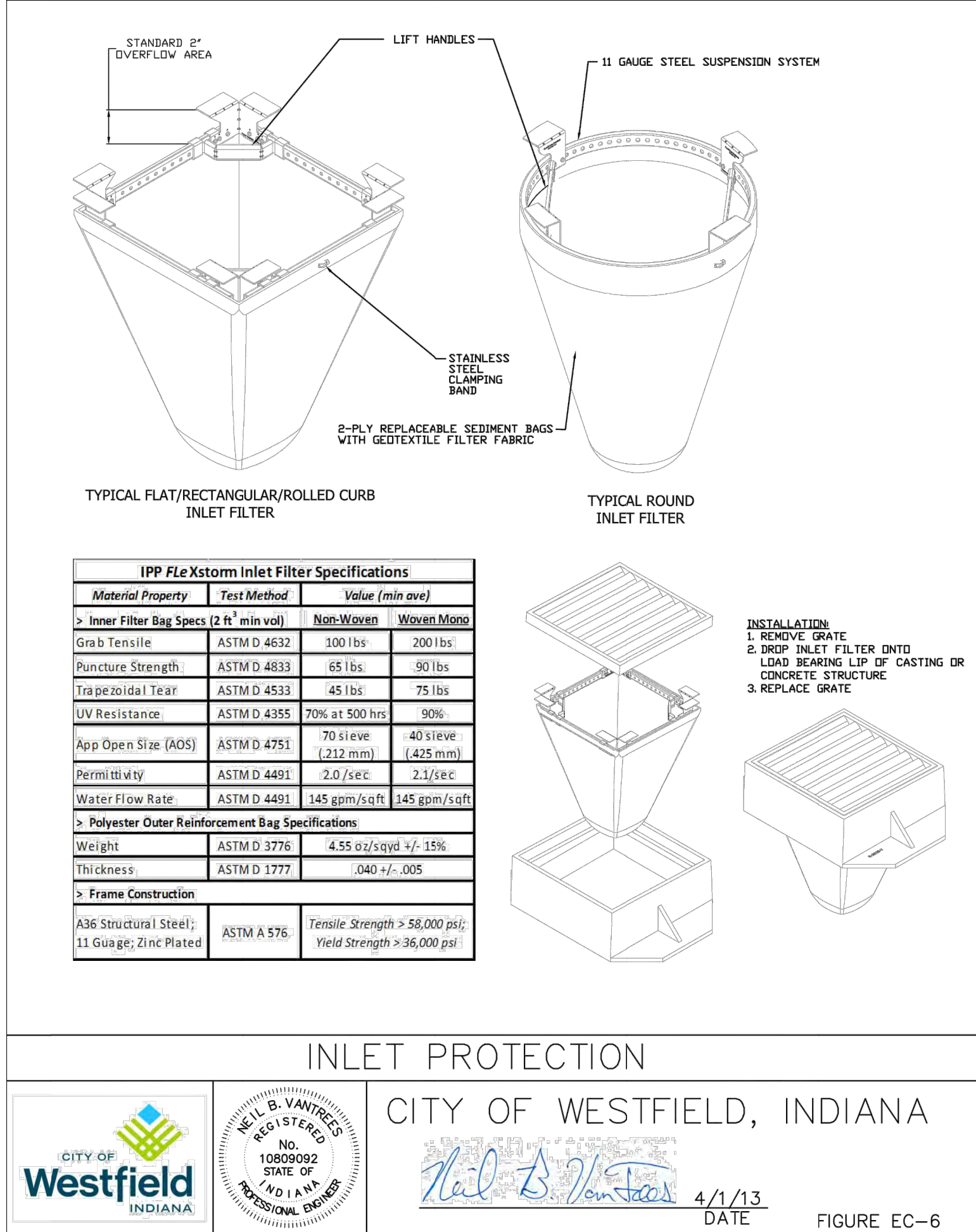


* GRANULAR BACKFILL TO BE PROVIDED UNDER AND WITHIN 5' OF PAVEMENT.
** CONCRETE ENCASE



STORM SEWER PROFILES	C501	DETAILED DEVELOPMENT PLAN FOR BURGER KING (MONON CROSSING) 819 EAST ST. RT. 32 LOT 2 OF MONON CROSSING WESTFIELD, INDIANA	PREPARED FOR: CARROLS CORPORATION 866 JAMES ST. SYRACUSE, NY 13203	 MannikSmith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL: CREATIVE SPIRIT.	118 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 888.688.7340 FAX: 888.688.7340	NO.	DATE	BY	DESCRIPTION
						PROJECT DATE: 8/9/2019 PROJECT NO: C5530034 DRAWN BY: KJW CHECKED BY: XXX				





TEMPORARY AND PERMANENT SEEDING

THE LIMITS OF SEEDING AND MULCHING ARE ASSUMED TO BE 5'-0" OUTSIDE THE WORK LIMITS. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING: ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

FERTILIZER 12-12-12	12 LB/1000 SQ. FT.
STRAW MULCH	2 TONS/ACRE
WATER	300 G/1000 SQ. FT.

PERMANENT SEEDING: ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. PERMANENT SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 1-MAY 31 AND AUGUST 1-SEPTEMBER 30.

NOTES

STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LB./ACRE	LB./1000 SQ.FT.	
GENERAL USE			
CREEPING RED FESCUE	20-40	1/2 - 1	
DOMESTIC RYEGRASS	10-20	1/4 - 1/2	
KENTUCKY BLUEGRASS	10-20	1/4 - 1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	

TEMPORARY SEEDING			
SEEDING DATES	SPECIES	LB./1000 SQ. FT.	PER ACRE
MARCH 1 TO NOVEMBER 1	PERENNIAL RYEGRASS	1	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
NOV. 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING		

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

NO. DATE BY DESCRIPTION

110 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: 614.888.7340
FAX: 614.888.7340

PROJECT DATE: 8/9/2019
PROJECT NO: CS530034
DRAWN BY: SNF
CHECKED BY: ..

TECHNICAL SKILL
CREATIVE SPIRIT.

Mannik Smith Group
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PREPARED FOR:

CARROLS
CORPORATION
866 JAMES ST.
SYRACUSE, NY 13203

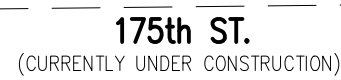
DETAILED DEVELOPMENT PLAN FOR

**BURGER KING
(MONON CROSSING)**
819 EAST ST. RT. 32
LOT 2 OF MONON CROSSING
WESTFIELD, INDIANA

**EROSION CONTROL
DETAILS**

C601

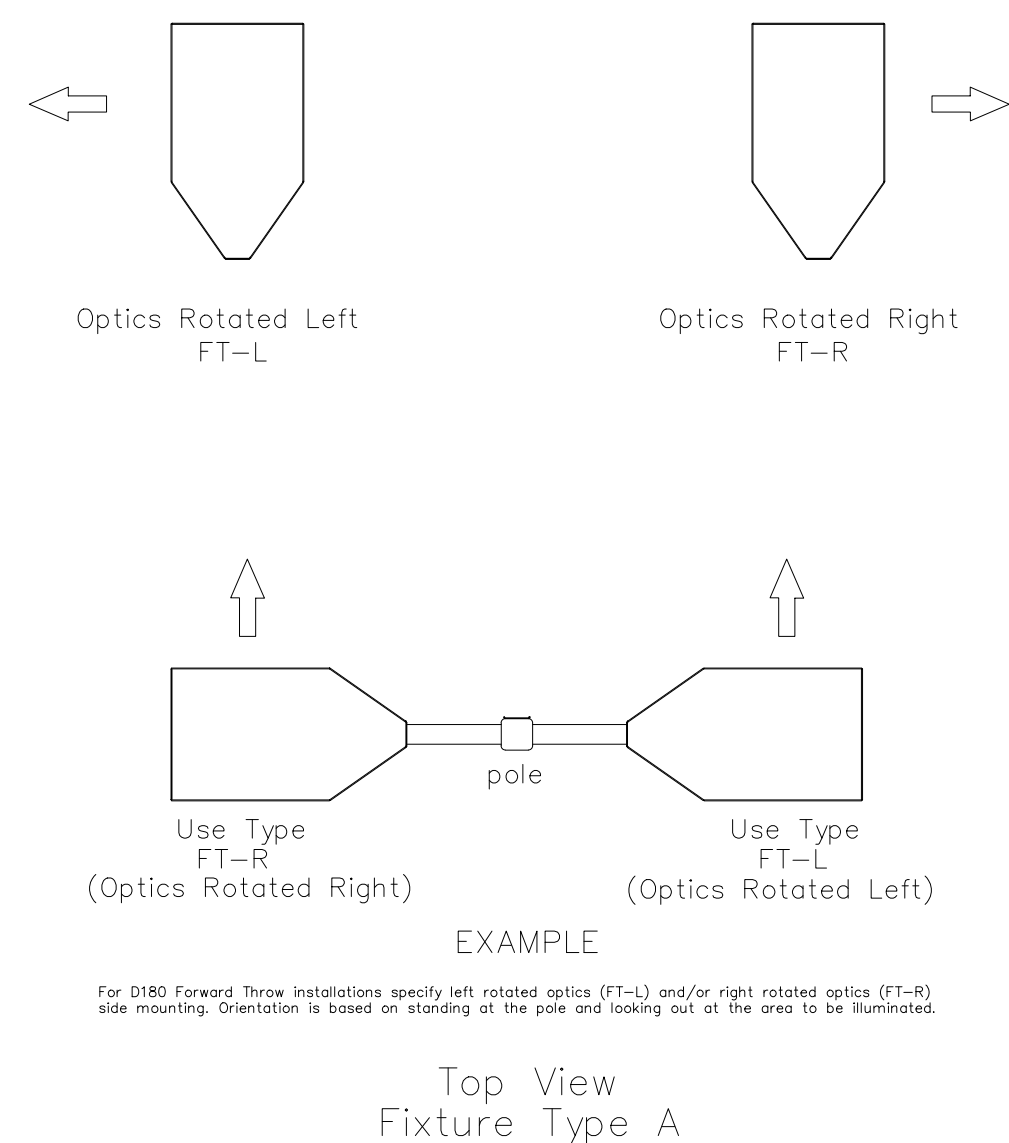
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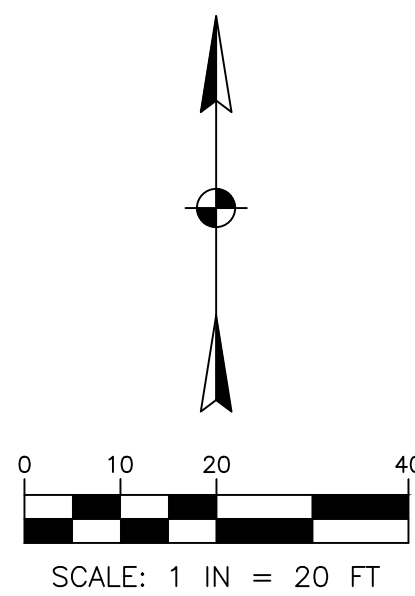
THE TRAILS OF WESTFIELD
BLOCK C
DOCUMENT #2018023077

PREPARED BY:
LSI INDUSTRIES INC.
10000 ALLIANCE RD
CINCINNATI, OHIO 45242
PHONE: (513)793-3200
ON 6/19/2019

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.57	13.1	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	5.26	12.3	0.5	10.52	24.60



For D180 Forward Throw installations specify left rotated optics (FT-L) and/or right rotated optics (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be illuminated.



C700	ILLUMINATION PLAN	DETAILED DEVELOPMENT PLAN FOR BURGER KING (MONON CROSSING) 819 EAST ST. RT. 32 LOT 2 OF MONON CROSSING WESTFIELD, INDIANA	PREPARED FOR: CARROLS CORPORATION 988 JAMES ST. SYRACUSE, NY 13203	 Mannik Smith GROUP www.MannikSmithGroup.com	PROJECT DATE: 8/9/2019 PROJECT NO: C5530034 DRAWN BY: K.W. CHECKED BY: MAM	1160 DUBLIN ROAD, SUITE #00 COLUMBUS, OH 43215 TEL: 614-441-4222 FAX: 688-468-7340	NO.	DATE	BY	DESCRIPTION
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Catalog # : Project :
Prepared By : Date :



Slice Medium - SLM Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with Integral AirLink Synapse controls.

Features & Specifications

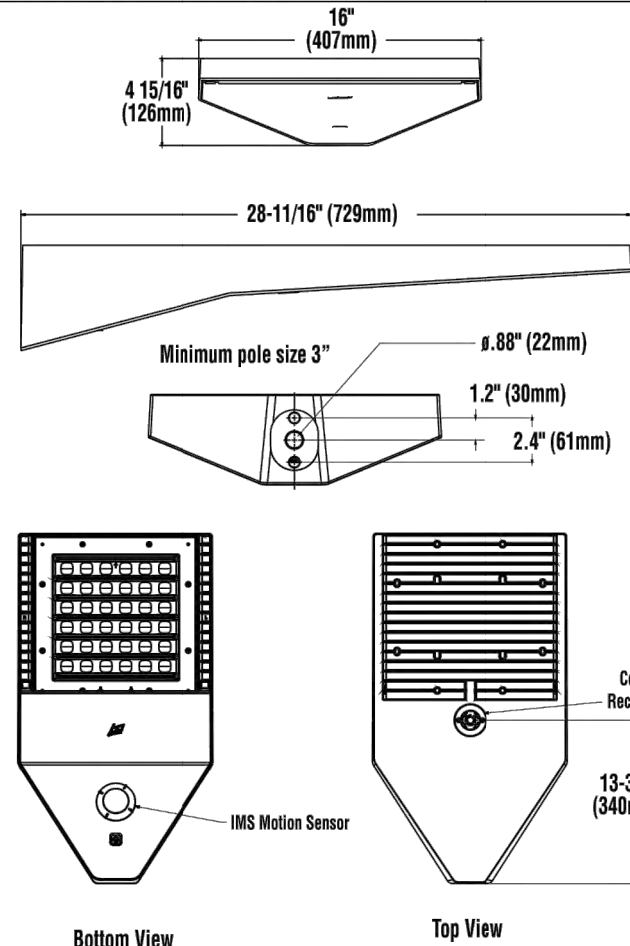
Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplift.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (L) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100K Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved.



Slice Medium - SLM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

- To make this fixture AirLink ready, simply order one of the following options:
- The integrated **Wireless Lighting Controller**: ALSC or ALSCH (see ordering guide) as the controls option, or
 - Integrated **Wireless Controller** option (above) with integrated motion sensor: **ALSCS** (ordering guide for mounting heights) or
 - The 7-Pin Photoelectric Control Receptacle: **CR7P** as the controls option; and either the **5-Pin** or **7-Pin Twist Lock Controller**: **ALSC UNV** TL5 or **ALSC UNV** TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details)
- The 7-pin AirLink C136.41-2013 photocontrol receptacle (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type PhotoCells (PCI) are capable of switching luminaires ON/ OFF in response to the amount of available daylight.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional "3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for Wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

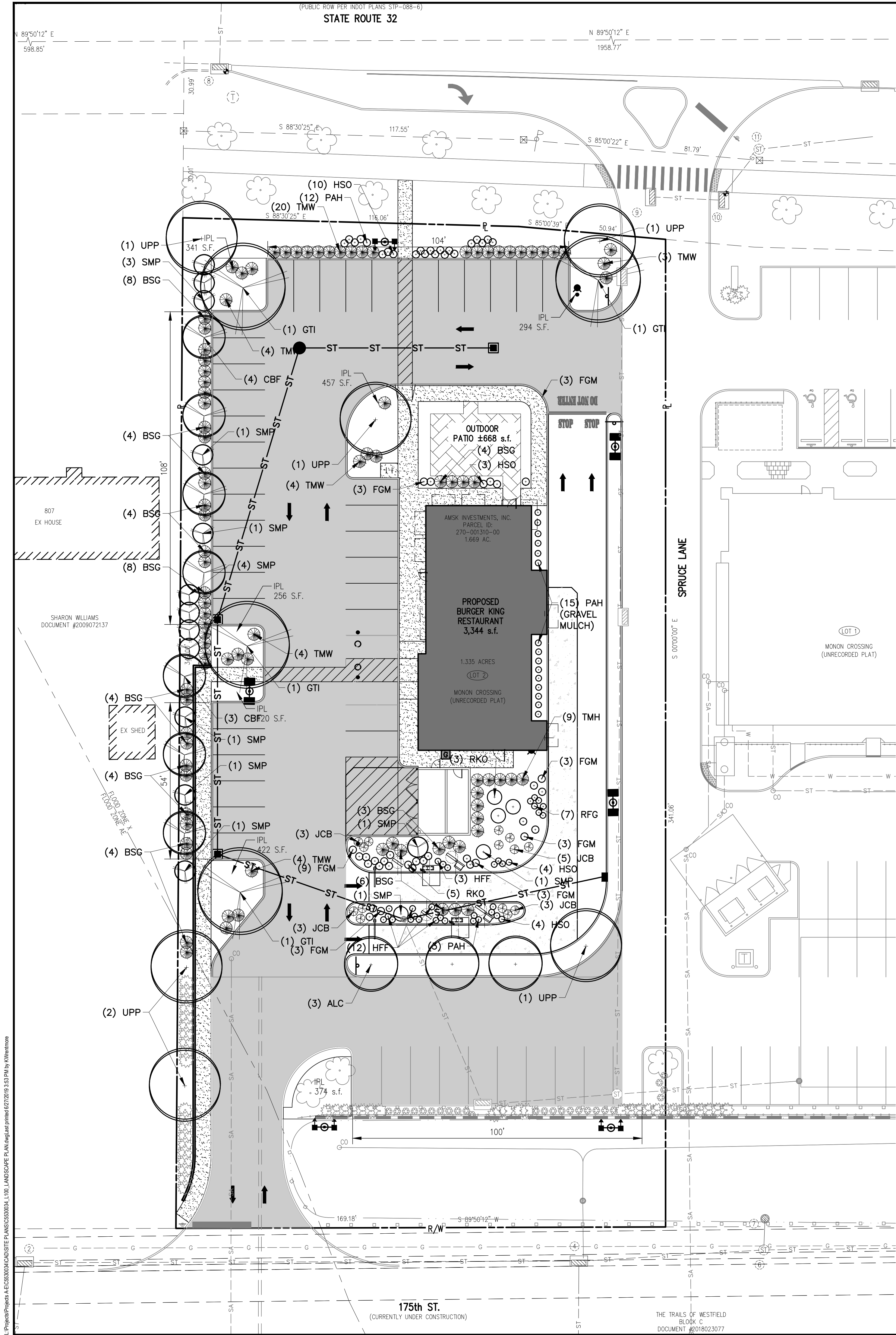
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08/19



Slice Medium - SLM Outdoor LED Area Light

DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficiency	BUG Rating	Delivered Lumens	Efficiency	BUG Rating	Delivered Lumens	Efficiency	BUG Rating	Delivered Lumens	Efficiency	BUG Rating	
9L	2	70	8349	122	82-10-02	8576	125	82-10-02	9396	137	82-10-02	9784	143	82-10-02	69
	2 IL	70	1185	76	80-10-01	5326	78	80-10-01	5855	85	80-10-01	6076	89	80-10-01	
	3	70	8871	125	81-10-02	8804	129	81-10-02	9646	141	82-10-02	10044	147	82-10-02	
	3 IL	70	1283	82	80-10-02	6454	84	80-10-02	7071	103	80-10-02	7363	107	80-10-02	
	SW	70	8158	119	83-10-02	8380	122	83-10-02	9181	134	83-10-02	9660	140	84-10-02	
	FT IL	70	8337	122	82-10-02	8560	125	82-10-02	9362	137	82-10-02	9788	143	82-10-02	
	FT IL	70	1383	79	80-10-02	5449	81	80-10-02	6069	89	80-10-02	6300	92	80-10-02	
	FTA IL	70	8450	123	82-10-02	8680	127	82-10-02	9520	139	82-10-02	9973	145	82-10-02	
	FTA IL	70	1200	81	81-10-01	5980	83	81-10-01	6579	102	81-10-01	7286	106	81-10-01	
	2	70	11157	119	82-10-02	11461	122	82-10-02	12556	134	83-10-02	13075	139	83-10-02	
12L	2 IL	70	6929	74	81-10-01	7117	76	81-10-02	7788	83	81-10-02	8119	86	81-10-02	94
	3	70	11454	122	82-10-02	11786	125	82-10-02	12890	137	82-10-02	13423	143	82-10-02	
	3 IL	70	8396	89	80-10-02	8625	92	80-10-02	9449	101	80-10-02	9839	105	80-10-02	
	SW	70	10902	116	84-10-02	11199	119	84-10-02	12289	131	84-10-02	12775	136	84-10-02	
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	FT IL	70	7207	77	80-10-02	7400	79	80-10-02	8110	86	80-10-02	8445	90	80-10-02	
	FTA IL	70	1204	120	82-10-02	11672	124	82-10-02	12772	135	82-10-02	13247	141	82-10-02	
	FTA IL	70	8286	88	81-10-01	8511	91	81-10-01	9025	99	81-10-01	9710	103	81-10-01	
	2	70	16714	112	83-10-03	17188	115	83-10-03	18809	126	83-10-03	19686	131	83-10-03	
	2 IL	70	10379	69	81-10-02	10662	71	81-10-02	11881	78	81-10-02	12163	81	81-10-02	
18L	3	70	17158	119	82-10-03	17625	118	82-10-03	19310	129	83-10-03	20107	134	83-10-03	150
	3 IL	70	12618	84	81-10-02	12903	86	81-10-02	14155	95	81-10-02	14728	99	81-10-02	
	SW	70	16331	109	84-10-02	16771	112	84-10-02	18379	123	84-10-02	19188	128	84-10-02	
	FT IL	70	16889	112	84-10-03	17149	115	84-10-03	18781	126	83-10-04	19657	131	83-10-04	
	FTA IL	70	12395	72	81-10-02	11889	74	81-10-02	12149	81	81-10-02	12661	85	81-10-02	
	FTA IL	70	16934	113	84-10-03	17395	116	84-10-03	19058	127	83-10-03	19844	133	83-10-03	
	FTA IL	70	16212	83	81-10-01	17970	85	81-10-02	19969	93	81-10-02	14546	97	81-10-02	
	2	70	20800	112	83-10-03	21701	121	84-10-03	24076	130	84-10-03	24784	133	84-10-03	
	2 IL	70	13100	70	81-10-02	14243	76	81-10-02	15231	81	81-10-02	15600	83	81-10-02	
	3 IL	70	21728	115	83-10-03	22636	120	84-10-04	25075	126	83-10-04	25904	128	84-10-04	
24L	3 IL	70	14886	85	81-10-03	15200	87	81-10-03	15802	88	81-10-03	16708	100	81-10-03	187
	SW	70	20332	110	85-10-03	22452	120	85-10-03	23888	128	85-10-03	24490	131	85-10-03	
	FT IL	70	20511	113	84-10-04	22488	124	84-10-04	25126	134	84-10-04	26852	137	84-10-04	
	FT IL	70	13892	73	81-10-03	14886	80	81-10-03	15919	85	81-10-03	16922	87	81-10-03	
	FTA IL	70	21496	115	83-10-03	23371	120	83-10-03	24992	134	83-10-03	25616	136	83-10-03	
	FTA IL	70	15259	81	81-10-02	16555	89	81-10-02	17703	95	82-10-02	18073	97	82-10-02	
	2	70	26551	108	84-10-03	28800	117	84-10-03	30905	125	84-10-03	31561	128	84-10-03	
	2 IL	70	16877	88	81-10-02	18132	73	81-10-02	19390	79	81-10-02	19796	80	81-10-02	
	3	70	23725	112	83-10-04	24088	122	83-10-04	25176	120	83-10-04	26860	133	83-10-04	
	3 IL	70	20150	82	81-10-04	21989	89	81-10-04	23428	95	81-10-04	23918	97	81-10-04	
30L	SW	70	29017	84	81-10-02	31973	89	81-10-03	32499	74	82-10-03	33991	76	82-10-03	247
	FT IL	70	27512	111	83-10-04	29912	121	83-10-04	31987	130	83-10-04	33056	132	83-10-04	
	FT IL	70	17430	71	81-10-03	18951	77	81-10-04	20266	82	81-10-04	20690	84	81-10-04	
	FTA IL	70	32365	111	83-10-03	35705	120	84-10-03	37116	129	84-10-03	37482	132	84-10-03	
	FTA IL	70	19384	78	82-10-02	21075	85	82-10-02	22937	91	82-10-02	23908	93	82-10-02	
	2	70	35214	109	84-10-03	36925	111	84-10-03	37454	118	84-10-03	38538	121	84-10-04	
	3	70	30450	106	83-10-04	32456	115	81-10-03	34996	123	83-10-06	35912	126	83-10-06	
	3 IL	70	21461	72	81-10-03	23393	84	81-10-04	24393	90	81-10-04	25897	92	81-10-04	
	SW	70	34342	101	85-10-04	36869	109	85-10-04	37010	117	85-10-04	37785	119	85-10-04	
	FT IL	70	32342	102	83-10-05	36251	114	83-10-06	38786	122	84-10-06	39077	126	84-10-06	
36L	FT IL	70	38073	82	81-10-04	41125	73	81-10-04	42461	78	81-10-04	43075	79	81-10-04	317
	FTA IL	70	30164	106	84-10-03	36508	114	84-10-04	38559	122	84-10-04	39566	124	84-10-04	
	FTA IL	70	24192	74	82-10-02	25541	81	82-10-02	27213	86	82-10-02	27885	88	82-10-02	
	2	70	42785	94	84-10-04	43953	100	84-10-04	42788	110	85-10-04	43953	112	85-10-04	
	2 IL	70	28079	59	81-10-03	29503	64	82-10-03	29833	69	82-10-03	27395	70	82-10-03	
	3	70	38729	98	83-10-06	41465	107	84-10-06	44508	114	84-10-06	45460	117	84-10-06	
	3 IL	70	27386	72	81-10-04	29315	81	81-10-05	32552	83	81-10-05	33109	85	81-10-05	
	SW	70	36349	93	85-10-04	39510	101	85-10-04	42261	108	85-10-04	43145	111	85-10-04	
	FT IL	70	38073	82	81-10-04	41125	73	81-10-04	42461	78	81-10-04	43075	79	81-10-04	
42L	FT IL	70	42785	94	84-10-04	43953	100	84-10-04	42788	110	85-10-04	43953	112	85-10-04	390
	2	70	24192	82	81-10-02	25541	87	81-10-02	27213	92	81-10-02	27885	94	81-10-02	
	2 IL	70	38729	98	83-10-06	41465	107	84-10-06	44508	114	84-10-06	45460	117	84-10-06	
	3	70	27386	72	81-10-04	29315	81	81-10-05	32552	83	81-10-05	33109	85	81-10-05	
	SW	70	36349	93	85-10-04	39510	101	85-10-04	42261	108	85-10-04	43145	111	85-10-04	
	FT IL	70	42785	94	84-10-04	43953	100	84-10-04	42788	110	85-10-04	43953	112	85-10-04	
	2	70	24192	82	81-10-02	25541	87	81-10-02	27213	92	81-10-02	27885	94	81-10-02	
	2 IL	70	38729	98	83-10-06	41465	107	84-10-06	44508	114	84-10-06	45460	117	84-10-06	
	3	70	27386	72	81-10-04	29315	81	81-10-05	32552	83	81-10-05	33109	85	81-10-05	



GENERAL LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF IDOT CONSTRUCTION SPECIFICATIONS.
4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER IDOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS. MULCH TO A DEPTH OF 3 INCHES, AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER, ON OR ABOUT AUGUST 15. THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER IDOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO IDOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:
SR 4100 PERENNIAL RYEGRASS 70%
MERIT KENTUCKY BLUEGRASS 20%
10%

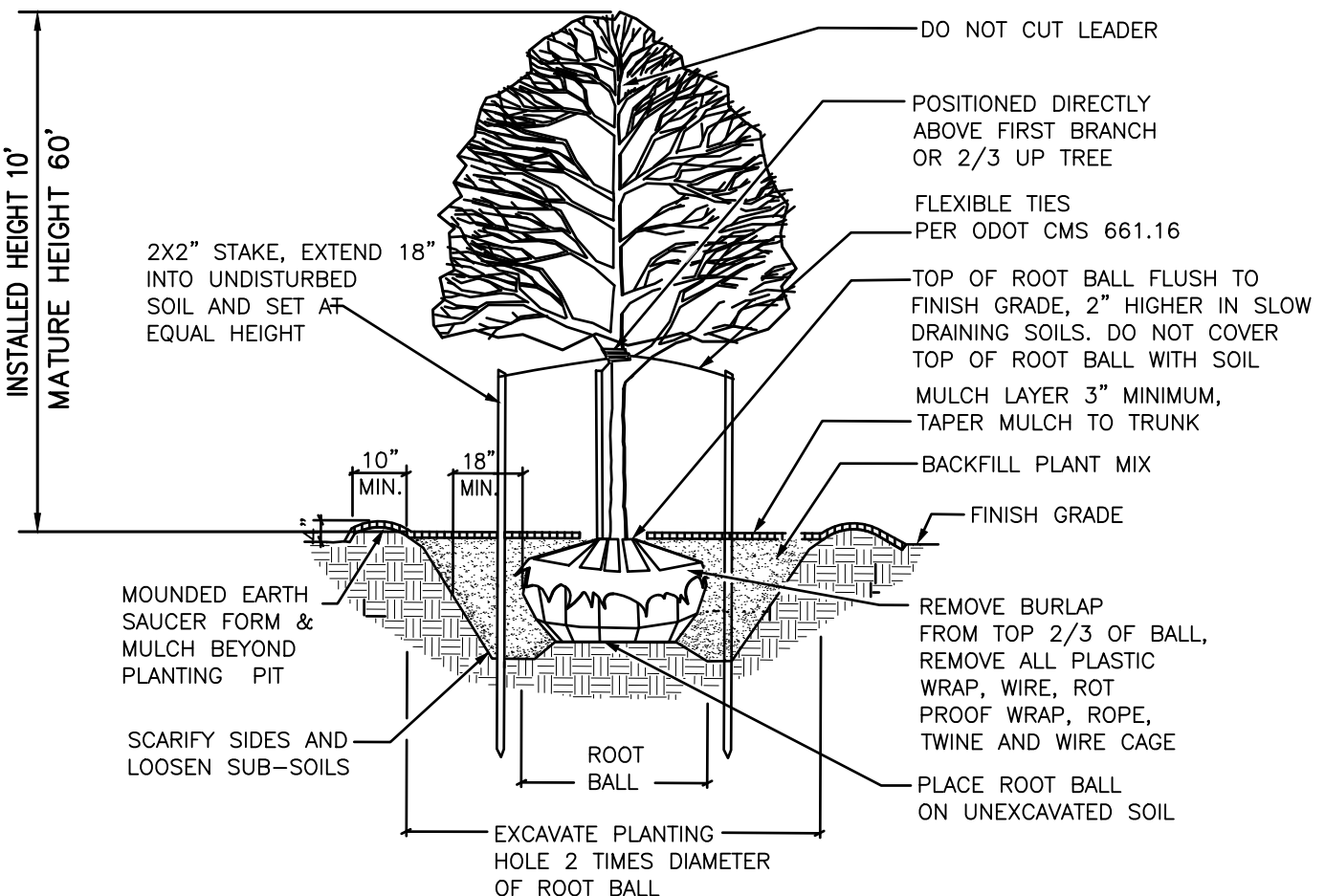
LANDSCAPE PLANT LIST

TREES					
ABRV.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
ALC	3	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	2" CAL.	B&B
CBF	7	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2" CAL.	B&B
GTI	4	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CAL.	B&B
UPP	6	ULMUS PARVIFOLIA 'PATRIOT'	PATRIOT ELM	2" CAL.	B&B
SHRUBS AND PERENNIALS					
ABRV.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
BSG	40	BUXUS X SEMPERVIRENS 'GREEN GEM'	GREEN GEM BOXWOOD	36" HT.	B&B
HFF	15	HOSTA FURTUNEII 'FRANCEE'	FRANCEE HOSTA	2 GALLON	CONTAINER
HSO	21	HEMORCALLIS SP 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GALLON	CONTAINER
FGM	24	FOTHERGILLA GARDENII 'MOUNT AIRY'	MOUNT AIRY DWARF FOTHERGILLA	2 GALLON	CONTAINER
JCB	14	JUNIPERUS CONFERTA 'BLUE PACIFIC'	SHORE JUNIPER	2 GALLON	CONTAINER
PAH	30	PENNISTETUM ALOPECUROIDES 'HAEMELN'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER
RFG	7	RUDEBECKIA FULG. 'GOLDSTRUM'	BLACK-EYED SUSAN	2 GALLON	CONTAINER
RKO	8	ROSA X SPECIES 'KNOCK OUT'	KNOCK OUT ROSE	3 GALLON	CONTAINER
SMP	15	SYRINGA MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	36" HT.	B&B
TMH	9	TAXUS MEDIA 'HICKSII'	HICKS JAPANESE YEW	30" HT.	B&B
TMW	39	TAXUS MEDIA 'WARDI'	WARDS JAPANESE YEW	18" SPRD.	B&B

ORDINANCE CHART

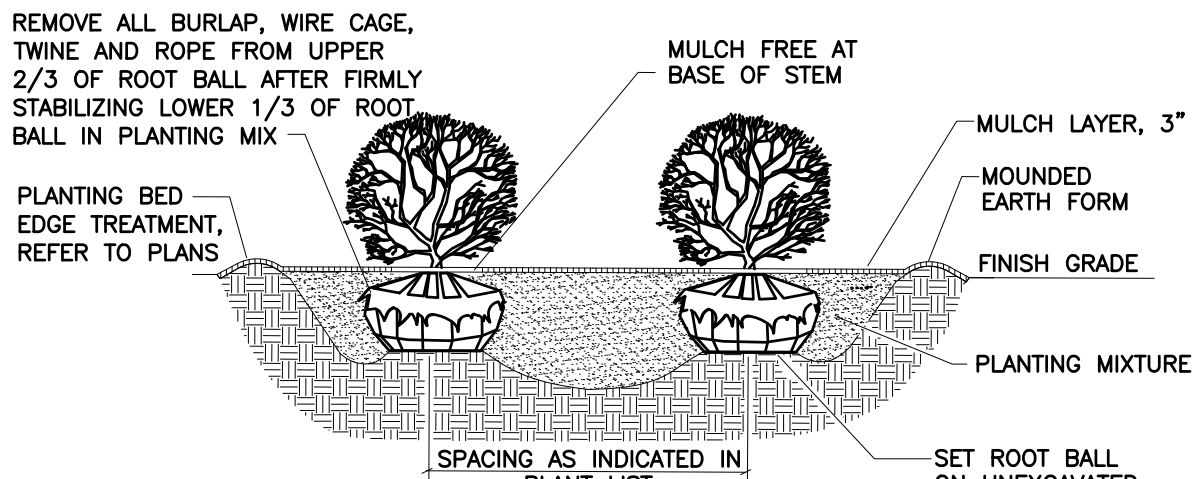
ZONING: PUD		
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
TRAIL CORRIDOR (SR 32) 3 SHADE TREE + 1 ORN. TREE/100 LF		APPROVED MONON CROSSING LANDSCAPING SHOWN AS BACKGROUND.
DETENTION AREAS SHALL BE LANDSCAPED IN A MANNER THAT REPLICATES THE NATURAL FORM OF PONDS AND SHALL INCLUDE SHADE TREES, ORNAMENTAL TREES, EVERGREENS, SHRUBS, HEDGES, AND/OR OTHER PLANTINGS.	LANDSCAPING TO REPLICATE THE NATURAL FORM OF THE PONDS.	APPROVED MONON CROSSING LANDSCAPING SHOWN AS BACKGROUND.
FOUNDATION PLANTINGS: SHALL BE REQUIRED ALONG THE FRONT BUILDING FACADE AT MIN. RATIO OF 1 SHRUB OR ORN. TREE/12 LF.	37 LF/12 = 3.1 SHRUBS	7 SHRUBS + 3 PERENNIALS PROVIDED
MONUMENT SIGN SHALL BE LANDSCAPED EQUAL TO 1 SIDE OF THE SIGN FACE.	NONE: SIGN PROVIDED AS PART OF OVERALL DEVELOPMENT AND IS LANDSCAPED AS PART OF APPROVED MONON CROSSING PLANS.	
INTERIOR PARKING AREA LANDSCAPING (IPL): AT LEAST 7% OF THE PARKING AREA MUST BE LANDSCAPED.	23,886 SF IPL X 7%=1672 SF REQUIRED	2264 SF IPL PROVIDED
INTERIOR PARKING AREA ISLANDS: AT LEAST 1 TREE AND 4 SHRUBS/ISLAND. ISLANDS MAY BE COMBINED SUCH THAT MORE THAN 1 TREE MAY BE PLANTED IN THE ISLAND. 120 SF MIN.	1 TREE + 4 SHRUBS REQUIRED/ISLAND	1 TREE + 4 SHRUBS PROVIDED/ISLAND
EVERY ISLAND SHALL BE COVERED WITH PERMITTED GROUND COVER.		ISLANDS COVERED WITH MULCH OR STONE
PERIMETER PARKING AREA LANDSCAPE: 1 TREE/30 LF (MAY BE CLUSTERED) 1 SHRUB/3 LF (MAY BE CLUSTERED)	NORTH 104 LF/30=4 TREES X 10=40 SHRUBS WEST 162 LF/30=6 TREES X 10=60 SHRUBS SOUTH APPROVED MONON CROSSING LANDSCAPING	NORTH 8 SR TRAIL CORRIDOR TREES + 42 SHRUBS WEST 6 TREES = 40 SHRUBS + 20 MONON CROSSING SHRUBS SOUTH APPROVED MONON CROSSING LANDSCAPING
SHALL NOT BE REQUIRED ALONG THE DISTRICT'S EAST PROPERTY LINE; HOWEVER, IF APPROVED BY THE CITY DEPT OF PUBLIC WORKS, THE REQUIRED PLANTINGS SHALL BE INSTALLED WITHIN THE ADJACENT ROW.		
YARD AREA LANDSCAPING: 10 CANOPY TREES + 10 ORNAMENTAL TREES/ACRE.	1.7 ACRES X 10=17 CANOPY TREES + 17 ORNAMENTAL TREES	15 CANOPY TREE+ 14 SMALL UPRIGHT TREES + 5 ORN.

INTERIOR PARKING = 23,886 s.f.



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



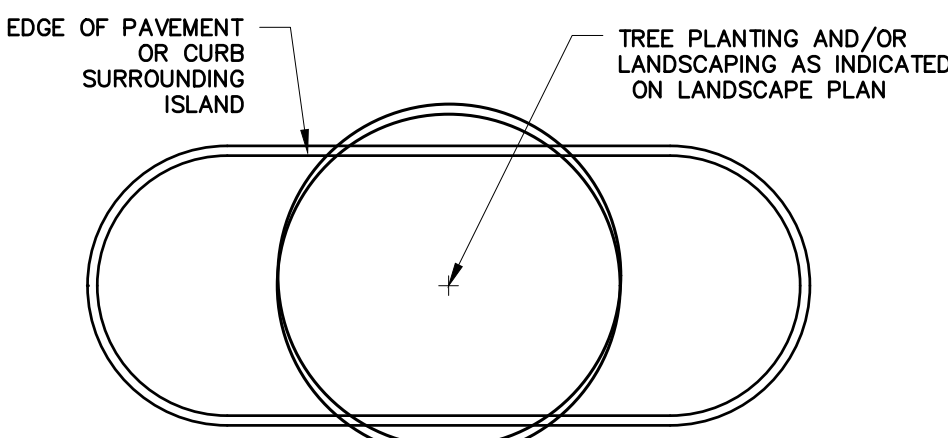
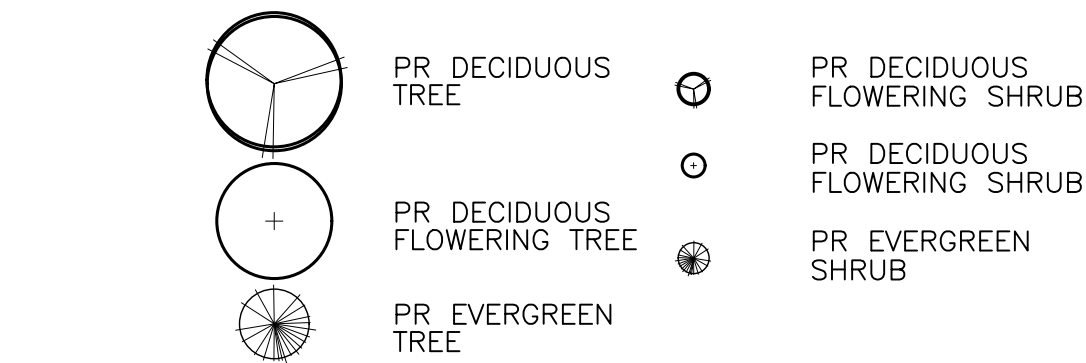
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE

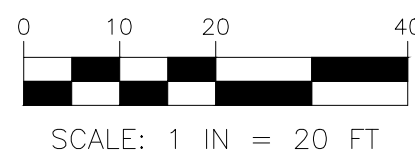
LEGEND



NOTE: MULCH ENTIRE ISLAND AREA WITH 3" OF SHREDDED HARDWOOD BARK PER PLANTING NOTES.

TYPICAL ISLAND MULCHING DETAIL

NO SCALE



1180 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43229
PHONE: 614.888.7340
FAX: 614.888.7340

PROJECT DATE: 8/9/2019
PROJECT NO: C5530034
DRAWN BY:
CHECKED BY:

TECHNICAL SKILL
CREATIVE SPIRIT.

Mannik Smith Group
www.MannikSmithGroup.com

PREPARED FOR:

CARROLS CORPORATION

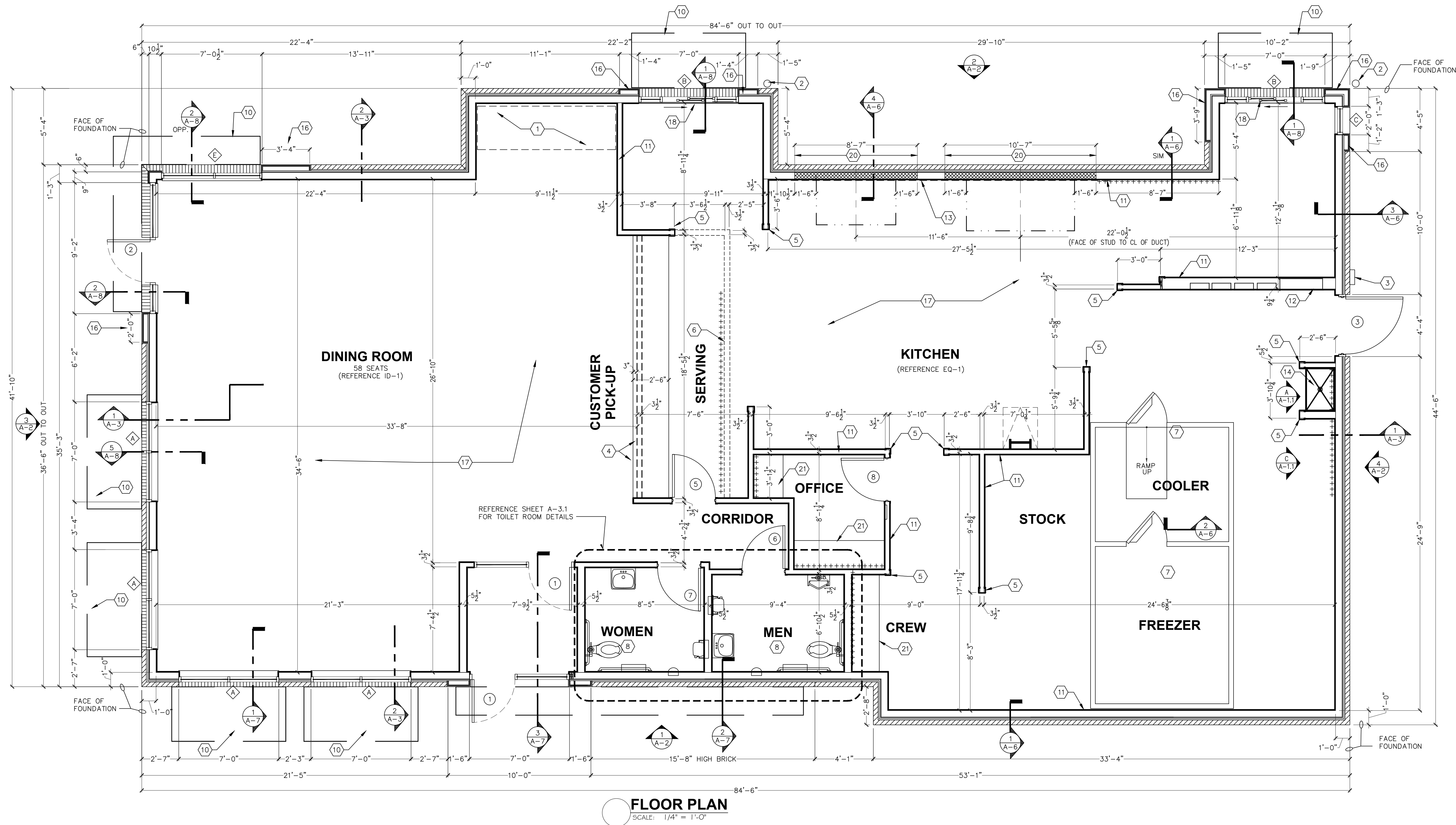
DETAILED DEVELOPMENT PLAN FOR

**BURGER KING
(MONON CROSSING)**

819 EAST ST. RT. 32
LOT 2 OF MONON CROSSING
WESTFIELD, INDIANA

LANDSCAPE PLAN

L100

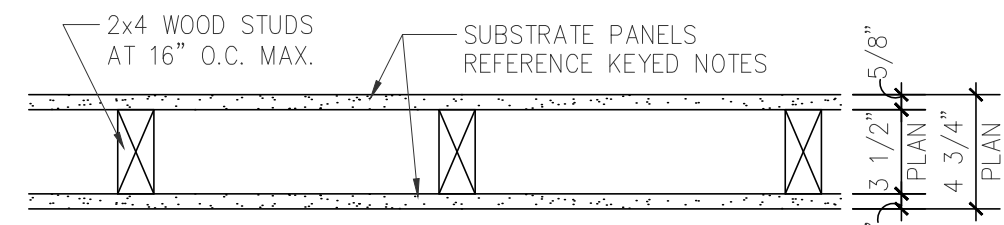


GENERAL NOTES:

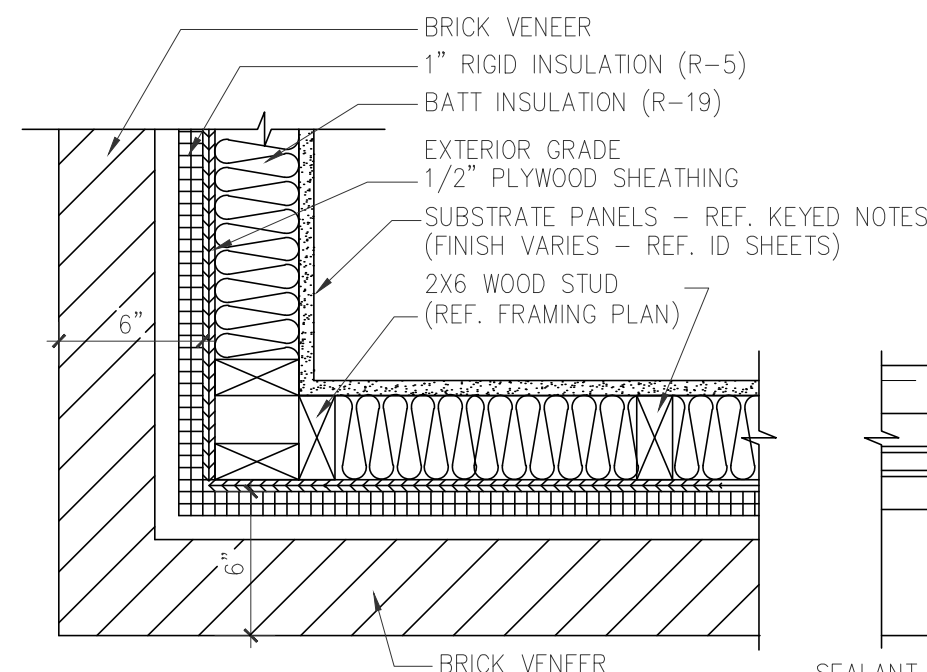
- EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO STUD. OVERALL DIMENSIONS TO EXTERIOR WALLS ARE THE SAME AS TO THE OUTSIDE FACE OF FOUNDATION WALL BELOW.
- ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
- FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- ELEVATION OF DRIVE-THROUGH LANE 2" (MAXIMUM) BELOW FINISH FLOOR ELEVATION. DRIVE-THROUGH LANE AT SAME ELEVATION AS FINISH FLOOR IS PREFERRED. REFERENCE DETAIL #5, SHEET A-1.1.

KEYED NOTES:

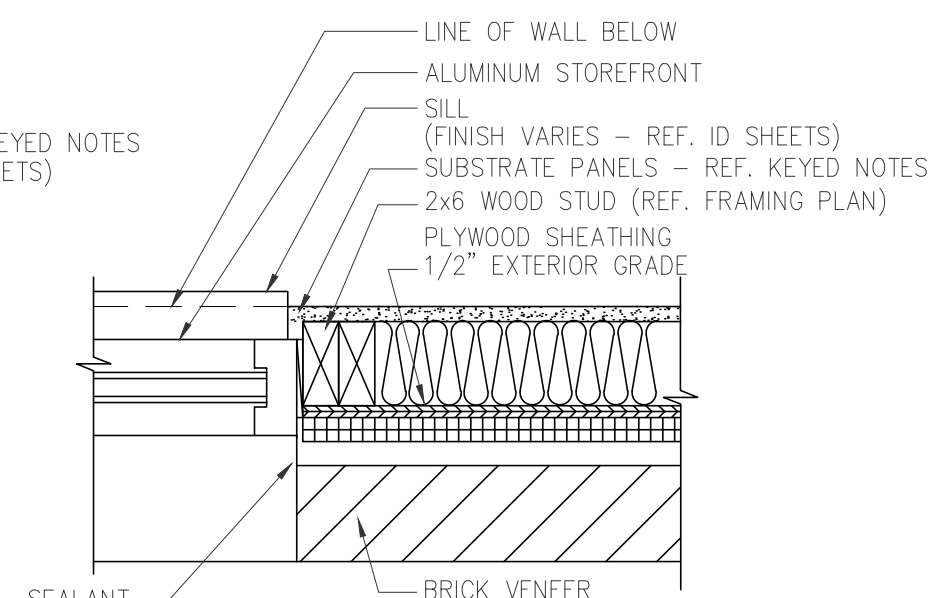
- SELF-SERVE DRINKS AND CONDIMENT STAND. REFER TO SHEET EQ-1.
- STEEL BOLLARD - REFER TO SHEET S-1.
- ELECTRIC SERVICE. REFER TO ELECTRICAL DRAWINGS.
- SERVICE COUNTER PARTITION BY G.C. REFER TO DETAILS ON SHEET E-4 FOR ADDITIONAL INFORMATION. COORDINATE COUNTER TOP/FINISHES INSTALLATION RESPONSIBILITIES WITH THE DECOR SUPPLIER. MAXIMUM COUNTER HEIGHT = 32" A.F.F.
- CORNER GUARDS - REFER TO DETAIL #4, SHEET A-1.1.
- MENU BOARD BULKHEAD ABOVE. REFER TO DETAIL 1, SHEET A-4.
- INTERIOR WALK-IN BOX WITH FLOOR ON CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER. INSTALL ALTRO STRONGHOLD 30 SAFETY FLOORING.
- PROVIDE ADDITIONAL BLOCKING IN WALLS BEHIND URINAL SCREEN AND BEHIND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES (TYPICAL).
- ALL WALLS AT EXPOSED TRUSSES TO BE FRAMED AND FINISHED TO THE ROOF DECK.
- LINE OF AWNING/CANOPY ABOVE.
- SUBSTRATE PANELS:
KITCHEN - CREW - RESTROOMS
5/8" USG "DUROCK" PANELS AT FINISH FLOOR TO 24" A.F.F.
5/8" WATER RESISTANT GYPSUM BOARD FROM 24" A.F.F. TO 6" ABOVE FINISHED CEILING.
PROVIDE ALTERNATE BID OF 5/8" USG "FIBEROCK" PANELS IN LIEU OF DUROCK.
DINING ROOM AND CORRIDOR:
5/8" PLYWOOD FROM FINISH FLOOR TO 36" A.F.F.
5/8" TYPE USG "SHEETROCK" GYPSUM WALL BOARD FROM 36" TO 6" ABOVE CEILING.
FINISH: FRP TO 36" A.F.F. AND PAINT ON GYPSUM WALL BOARD.
- ELECTRICAL PANELS:
RECESS ELECTRICAL CONTACTOR PANEL AND PANELS "A", "B" AND "M" IN FURRED OUT WALL ADJACENT TO EXTERIOR FRAMING. G.C. TO VERIFY PANEL SIZES PRIOR TO FURR-OUT TO INSURE ADEQUATE SPACE.
- STAINLESS STEEL PANEL BEHIND FRY DUMP, HOODS, CONTINUOUS. BETWEEN HOODS AND SUPPLIED BY G.C. AND INSTALL BE G.C. +/- 24"-0"
- CAN WASH - DUROCK SUBSTRATE ON ALL THREE SIDES, FLOOR TO CEILING.
- OFFICE WINDOW - REFERENCE SHEET A-10.
- EXTERIOR FEATURE ELEMENTS - OMIT MASONRY.
- TILE FLOOR (REFERENCE SPECIFICATIONS ON ID SHEETS).
- DRIVE-THROUGH WINDOW.
- +++++ INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN OR SHELF SUPPORT FROM 48" A.F.F. TO 96" A.F.F. BEHIND 3-COMPARTMENT SINK AND PREP SINK AND ON BULKHEAD AT MENU BOARD WALL FROM 7'-0" A.F.F. TO BOTTOM OF ROOF TRUSSES.
- USG 5/8" DUROCK (BOTH SIDES) ON 5 1/2" 18 GAUGE CEE STUD FRAMING AT 16" O.C. BEHIND HOOD. WALL TO EXTEND AS SHOWN (18" BEYOND EACH END OF HOOD).
- COUNTER TOP - REFERENCE DETAIL #6, A-1.1.



3 TYPICAL INTERIOR PARTITION
SCALE: NOT TO SCALE



1 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



2 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

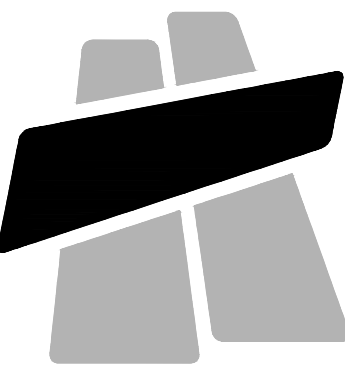
PROJECT #	1900150	DATE	06-19-2019
ROC-60 TALL 20/20 IMAGE	NOVEMBER 2018 DESIGN RELEASE	CHECKED BY	SNC
BURGER KING # TBD		REVISION	
87 E. STATE ROAD 32		ISSUED FOR CONSTRUCTION	
WESTFIELD, IN 46074			



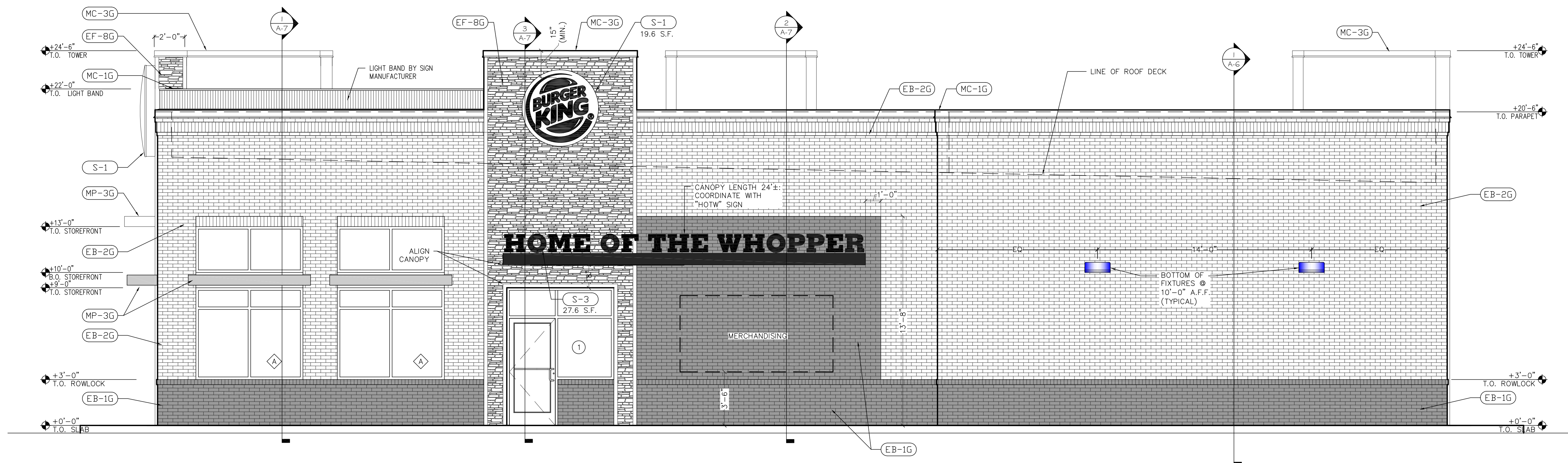
968 JAMES STREET
STROUSE, IN 47303
O :: 315 . 024 . 0613
F :: 770 . 456 . 5238



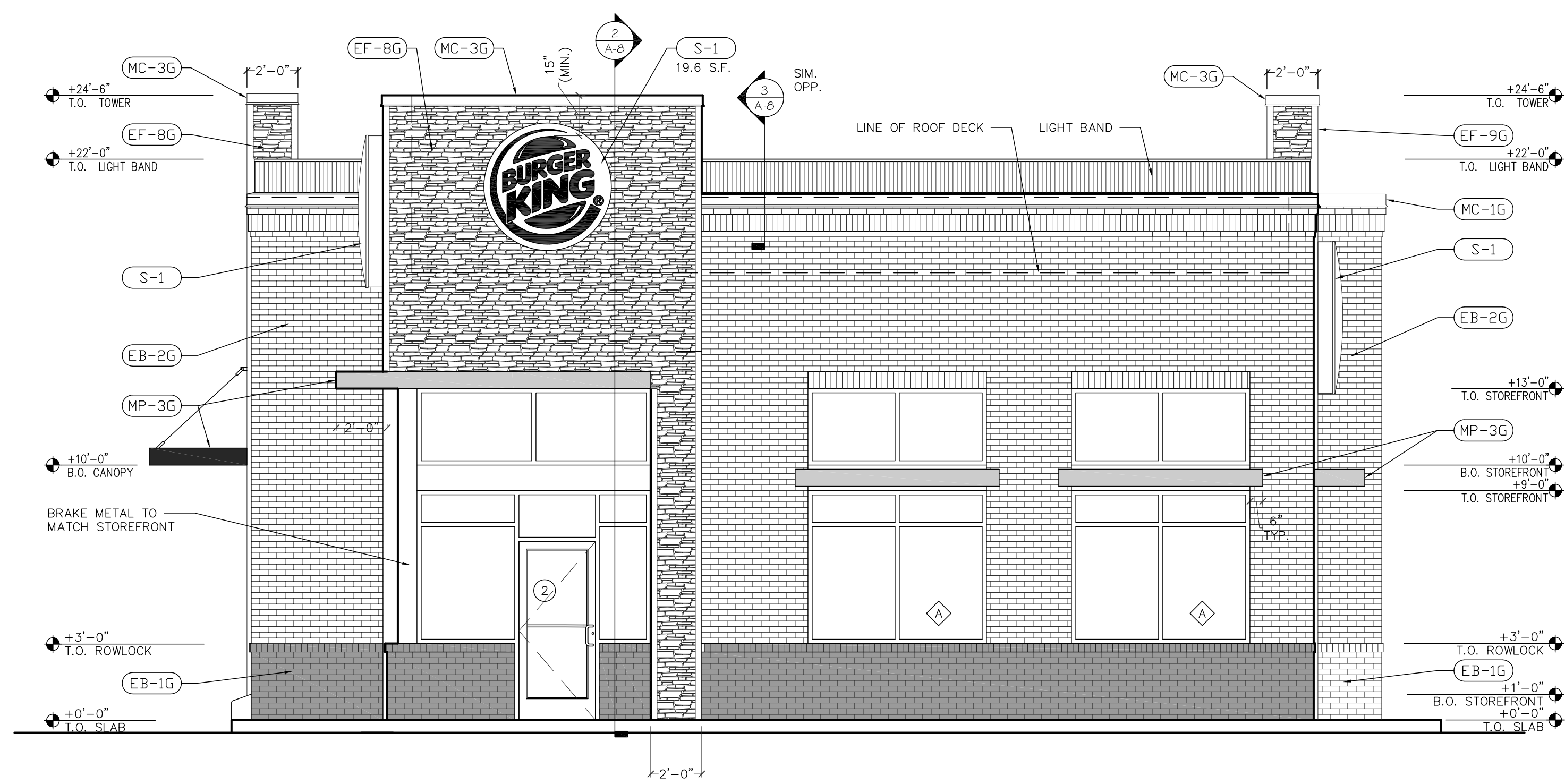
CURRAN ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753



PROJECT # 1900150
ROC-60 TALL 20/20 IMAGE
NOVEMBER 2018 DESIGN RELEASE
BURGER KING # TBD
87 E. STATE ROAD 32
WESTFIELD, IN 46074
FLOOR PLAN



1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT # : 1900150
ROC-60 TALL 20/20 IMAGE: NOVEMBER 2018 DESIGN RELEASE
BURGER KING # TBD
819 E. STATE ROAD 32 (LOT 2 OF MOJON CROSSING)
WESTFIELD, IN 46074

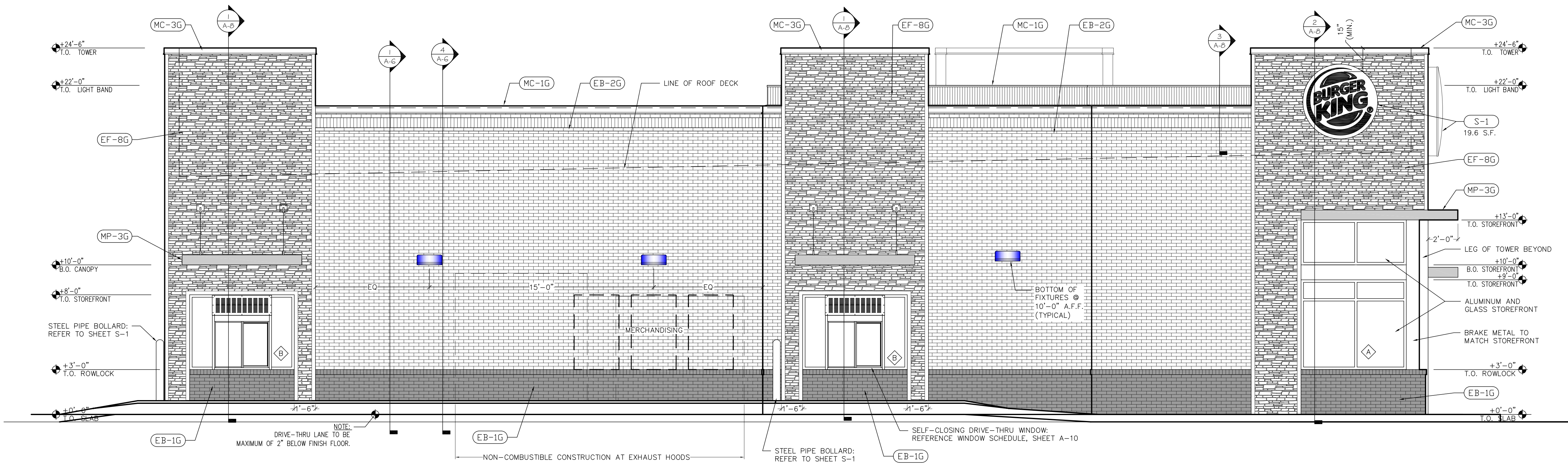
FRANCHISEE:
CURRAN ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

DATE: 06-19-2019
REVISION
ISSUED FOR CONSTRUCTION

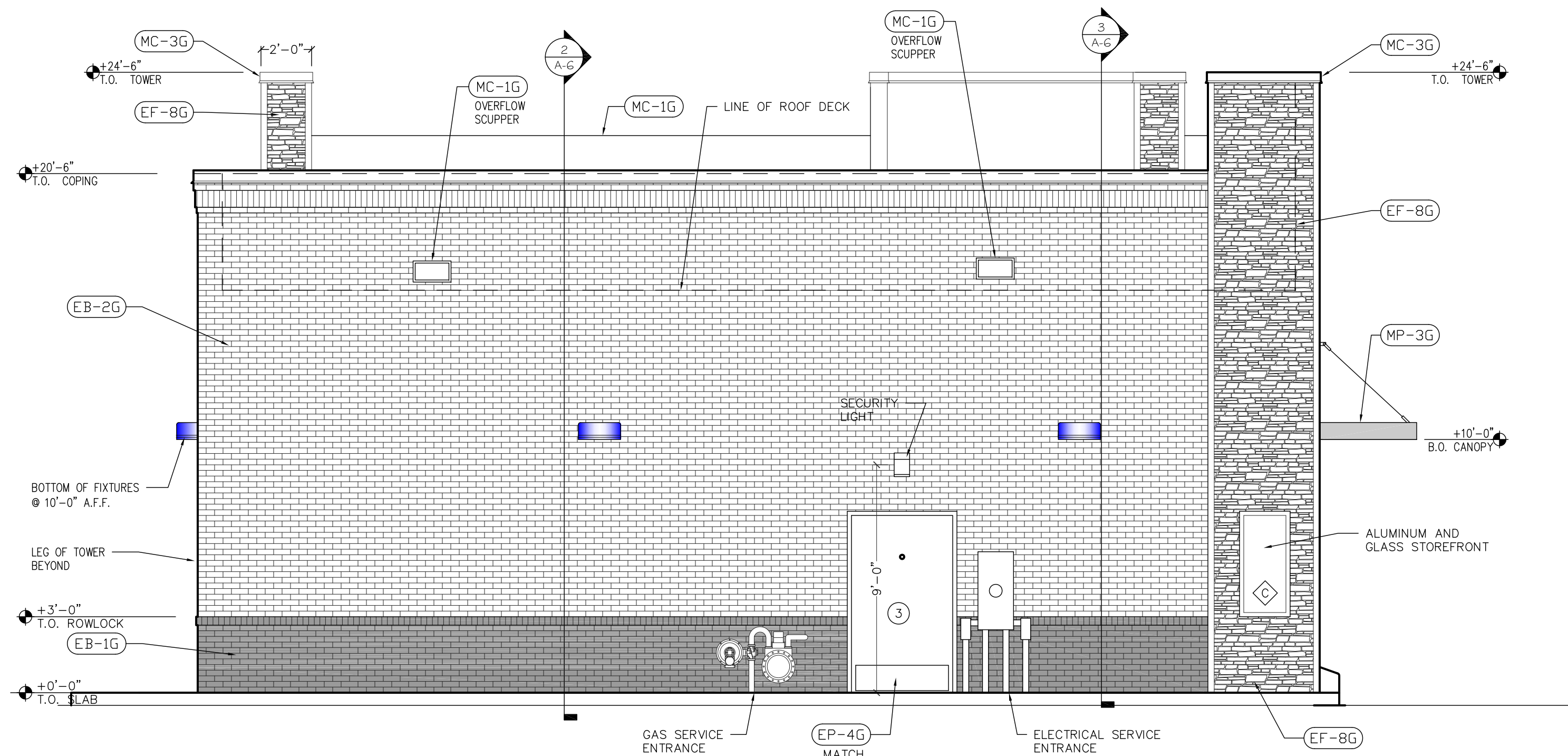
948 INNES STREET
SYRACUSE, NY 13203
O :: 315 . 024 . 0513
F :: 770 . 456 . 5328

EXTERIOR ELEVATIONS

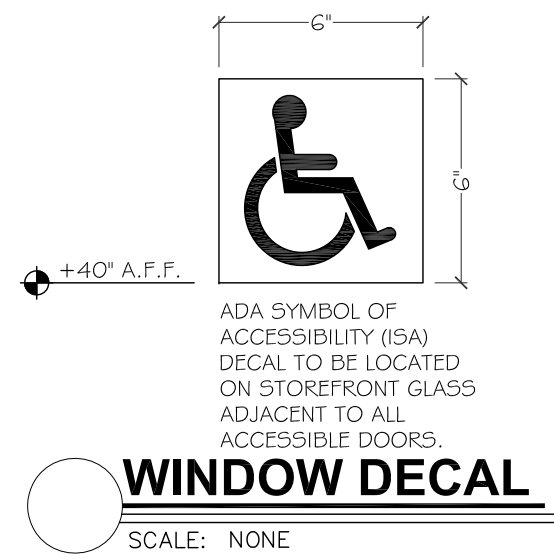
A-2.1



2 DRIVE THRU ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRANCHISEE:

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317.288.0681
F :: 317.288.0753



948 JAMES STREET
SYRACUSE, NY 13203
O :: 315.424.0513
F :: 770.456.5338



PROJECT #	1900150	CHECKED BY	SMC	DATE	06-19-2019
ROC-60 TALL 20/20 IMAGE	NOVEMBER 2018 DESIGN RELEASE	DRAWN BY	DWM	REVISION	
BURGER KING # TBD		DATE	06/19/2019	ISSUED FOR CONSTRUCTION	
819 E. STATE ROAD 32 (LOT 2 OF MONON CROSSING)		NO			
WESTFIELD, IN 46074					

PROJECT # 1900150
ROC-60 TALL 20/20 IMAGE
BURGER KING # TBD
819 E. STATE ROAD 32 (LOT 2 OF MONON CROSSING)
WESTFIELD, IN 46074

A-2.2

EXTERIOR ELEVATIONS



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 19, 2019
1907-PUD-17
Exhibit 1

Docket Number: 1907-PUD-17 (Ordinance No. 19-21)

Petitioner: Henke Development Group, LLC by Onpointe Land Matters, LLC

Request: A change of zoning of 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District
SF3: Single-Family Medium Density District
EI: Enclosed Industrial District
LB: Local and Neighborhood Business District

Current Land Use: Business / Agriculture

Acreage: 138 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Reforestation Guidelines
6. Proposed Ord. 19-21—Clean
7. Proposed Ord. 19-21—Redlined
8. Petitioner's Narrative
9. Neighbor Meeting Summary (6/25/19)
10. Neighbor Meeting Summary (6/26/19)
11. Petitioner's Response to Issue List
12. Public Comment

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the June 10, 2019, City Council meeting. The petition received a public hearing at the July 15, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner hosted 2 neighbor meetings on June 25, 2019, and June 26, 2019. A summary of each meeting has been provided by the petitioner and included as **Exhibit 9** and **Exhibit 10**, respectively.

PROJECT OVERVIEW

Location: This subject real estate is approximately 138 acres in size and is located on the east side of US 31, north and south of 191st Street (see **Exhibit 2**). The Property currently contains 4 zoning districts: AG-SF1: Agriculture / Single-Family Rural District, SF-3: Single-Family Medium Density District, EI: Enclosed Industrial District, and LB: Local and Neighborhood Business District. Adjacent zoning includes the AG-SF1 District to the north, SF2 and AG-SF1 to the east, and SF3 to the southeast, MF-1 to the south (though the use of the property is Single-Family). The Properties abut US 31 to the West, with adjacent zoning districts including Chatham Commons PUD, Hittle at 31 PUD, and GB.

Project Description: The petitioner is requesting a change in zoning from the existing zoning districts to the Midtown at Westfield PUD District to accommodate mixed use development, as described in the Petitioner's Narrative (see **Exhibit 8**).

Definitions: The proposed ordinance includes five (5) defined terms which are not included in the UDO. These terms are External Façade, Existing Neighborhood, Primary Street, Secondary Street, and Tertiary Street.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**), which divides the real estate into six (6) subdistricts, and permits the size and configuration of each subdistrict to increase or decrease so long as they remain as generally depicted on the Concept Plan.

Underlying Zoning: As proposed, the PUD Ordinance assigns and underlying zoning district for each of the subdistricts. GB: General Business is proposed for the Hotel and Office, Commercial, and Mixed-Use Subdistricts; EI: Enclosed Industrial is proposed for the Business and Technology Subdistrict; and GO: General Office is proposed for the East of East and West of East Subdistricts.

Permitted Uses: The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, as well as additional uses for some of the subdistricts. Additionally, the proposed ordinance prohibits Adult Entertainment Establishments and Special Exception Uses (unless they are individually listed as a permitted use). The permitted uses for each subdistrict are listed below.

Hotel and Office Subdistrict: All uses permitted in the GB District, no additional uses requested.

Commercial Subdistrict: All uses permitted in the GB District, with the addition of one (1) Gasoline Service Station. While Gasoline Service Station is a permitted use in more than one Subdistrict, only one will be permitted to locate in the entire PUD District.

Mixed Use Subdistrict: All uses permitted in the GB and GO Districts, with the addition of one (1) Gasoline Service Station being permitted north of 191st Street and west of East Street. While Gasoline Service Station is a permitted use in more than one Subdistrict, only one will be permitted to locate in the entire PUD District.

Business and Technology Subdistrict: All uses permitted in the EI and GO Districts, with the addition of a Hotel (or Motel). Additionally, the ordinance proposes permitting Retail and service uses as an Accessory Use.

East of East Subdistrict: All uses permitted in the GO District, with the addition of: Assisted Living Facility; Nursing Home; Townhouse Dwelling; Engineering, research and testing laboratories; and Hotel (or Motel). Additionally, the ordinance proposed permitting all other uses permitted in the GB District if the business is located within a multi-story building.

West of East Subdistrict: All uses permitted in the GO District, with the addition of: Assisted Living Facility; Nursing Home; Townhouse Dwelling; Childcare / daycare centers; Health fitness and exercise centers; Professional Trade or Business School; Data processing / call centers; and Engineering, research and testing laboratories.

Overlay Districts: The proposed ordinance discusses three (3) overlay districts, which are further detailed below:

US Highway 31 Overlay District: As proposed, the US Highway 31 Overlay District would not apply to the real estate.

State Highway 32 Overlay District: The proposed ordinance would apply the Architectural Design Requirements of the State Highway 32 Overlay District in some instances, as outlined in the Development Standards section of the proposed ordinance. Additionally, any references in the overlay to the State Highway 32 Right-of-Way line would apply to the 191st Street Right-of-Way line.

Town Centre Overlay: The PUD Ordinance proposes an additional overlay district for the northeast and southeast corners of 191st Street and East Street, as shown on the Concept Plan (see **Exhibit 3**). Standards for the Town Centre Overlay are included in the subsequent section of the proposed ordinance.

General Regulations: As proposed, the PUD Ordinances establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

Minimum Lot Area (or Tract Requirement): The PUD Ordinance proposes no Minimum Lot Area or Minimum Tract Requirement for any of the subdistricts. This is consistent with the underlying zoning of GB; however, is a reduction from the three (3) acres required where the underlying zoning is EI or GO.

Minimum Lot Frontage: The PUD Ordinance proposes no Minimum Lot Frontage for any of the subdistricts; however, all lots would be required to have vehicular access to a street. This is a reduction from the 250 feet, 80 feet, and 70 feet required by the GO, GB, and EI Districts, respectively.

Minimum Lot Width: The PUD Ordinance proposes no Minimum Lot Width for any of the subdistricts, which is consistent with the underlying zoning districts.

Maximum Lot Coverage: The PUD Ordinance proposes no Maximum Lot Coverage for any of the subdistricts. This is consistent with the underlying zoning of GB and EI; however, is an increase from the eighty percent (80%) maximum in the GO district.

Minimum Building Setback Lines: As proposed, the PUD Ordinance establishes setbacks which are based on the abutting street or zoning district. These setbacks, and the underlying zoning requirements, are listed in the chart below.

	PUD	GO (UDO)	GB (UDO)	EI (UDO)
US 31	30 feet	60 feet	60 feet	100 feet
191st Street (Mixed-Use District)	No minimum	-	60 feet	-
191st Street (all other subdistricts)	30 feet	60 feet	60 feet	100 feet
East Street (Mixed-Use District)	No minimum	-	60 feet	-
East Street (all other subdistricts)	20 feet	60 feet	60 feet	100 feet
Flippins Road	20 feet	60 feet	60 feet	40 feet
All other internal Streets	15 feet	60 feet	60 feet	40 feet
District Perimeter not abutting Street (abutting Residential District)	30 feet	60 feet	20 feet	20 feet
District Perimeter not abutting Street (abutting any other District)	30 feet	20 feet	20 feet	20 feet
All other Setbacks (internal setbacks)	15 feet	60 feet	60 feet	40 feet

Minimum and Maximum Building Heights: The PUD proposes Minimum Building Heights in two (2) districts, and alters the Maximum Building Height in four (4) districts. The Hotel and Office Subdistrict and Town Centre Overlay would be subject to a Maximum Building Height of four (4) stories or sixty (60) feet (whichever is less), which exceeds UDO's maximum of sixty (60) feet (regardless of number of stories) for the GB district. Additionally, the PUD proposes no Maximum Building Height for the East of East Subdistrict, whereas the UDO would require a fifty (50) foot maximum in the GO District. Lastly, the PUD proposed a Maximum Building Height of two and one-half (2 ½) stories for the area south of Union Street in the West of East Subdistrict. The Maximum Building height for other areas in the West of East Subdistrict will remain unchanged from the fifty (50) feet required in the GO District.

Proximity Slope: The proposed ordinance would require a 1:5 proximity slope along property lines shared with the Morgan Woods and Brookview Place subdivisions.

Maximum Multi-Family Dwelling Units: The proposed ordinance would permit a maximum of 350 Multi-Family Dwellings, with a maximum of 250 permitted in single-use standalone buildings.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Accessory Use and Building Standards: The proposed ordinance modifies Article 6.1(H)(2) of the UDO which prohibits dumpster enclosures in Established Front Yards. The modification would only prohibit them in the Established Front Yard of a Primary Street, as defined in the PUD Ordinance.

Architectural Standards: The PUD Ordinance proposes Architectural Standards for each subdistrict which differ from the underlying zoning. The standards are further outlined below.

Hotel and Office Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards, with two (2) modifications. The PUD Ordinance includes a standard requiring that a minimum of three (3) different exterior building materials be used on each façade, there is not a requirement for multiple materials in the 32 Overlay district of the UDO. Additionally, while the PUD proposes the same minimum masonry requirement as the UDO (60%), it also proposes permitting reduced use of masonry (as low as 33%), if Architectural Insulated Panels are used as a building material.

Commercial Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the Commercial Subdistrict.

Mixed-Use Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the Mixed-Use Subdistrict.

Business and Technology Subdistrict: The proposed ordinance uses the standards applicable to External Facades in the EI District (Article 6.3(G)(2)(a)), but applies them only to facades visible from a Primary or Secondary Street, whereas the UDO would require these elements on facades visible from any Street or oriented toward

an adjoining residential district. Additionally, the PUD would require these facades to have decorative architectural lighting fixtures at a rate of one (1) fixture every forty (40) feet. The PUD also proposes standards that would apply to all Building Facades. These standards relate to permitted and prohibited building materials, the UDO does not contain equivalent standards for the EI District.

East of East Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the East of East Subdistrict.

West of East Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the West of East Subdistrict.

Town Centre Overlay: The proposed ordinance includes additional standards for the Town Centre Overlay, which intend to create a pedestrian-oriented streetscape in the Overlay. These standards include requiring a continuous “street wall” with only pedestrian breaks, requiring multiple vertical planes, entrance feature requirements, drive-through restrictions, and a prohibition of franchise architecture.

All Subdistricts: The PUD Ordinance also proposes a few standards that would apply to all subdistricts. One of these is to apply the Business District Mechanical Screening standards of the UDO to all subdistricts, with the addition of a requirement for screening of wall mounted utility meters from Primary and Secondary Streets. The UDO amendment that is currently in process would require that wall mounted utility meters be screened from all ground level viewpoints. Secondly, the proposed ordinance applies the UDO’s Multi-Family Architectural Standards (Article 6.3(E)) to any building that contains only dwellings. If a building contains both dwellings and non-residential uses, then the standards of the applicable subdistrict will apply. Lastly, the PUD Ordinance incorporates a Character Imagery Exhibit to establish a benchmark for the quality of buildings, and provide examples of desired design elements and development patterns for the district.

Fence Standards: As proposed, the PUD Ordinance defaults to Article 6.5 of the UDO, with two (2) additions. The first addition requires that all walls and fences be architecturally compatible with the associated building, except for activity-areas for Childcare Centers which are permitted to be non-decorative. The non-decorative fencing would be required to be black vinyl-coated and located where minimally visible from rights-of-way. The second addition would permit low decorative fences or wall, with a maximum height of thirty (30) inches, in the established front yard.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the following modifications:

Minimum Lot Landscaping: The PUD Ordinance proposes exempting the Town Centre Overlay from the Minimum Lot Landscaping Requirements of the UDO.

Foundation Plantings: PUD Ordinance proposes only requiring Foundation Plantings on the Front Building Façade, whereas the UDO would also require them on any façade over eighty (80) feet in length.

External Street Frontage Landscaping: As written, External Street Frontage Landscaping would not be required where the Front Building Façade is oriented towards an External Street. Additionally, the Town Centre Overlay would be exempt from the External Street Frontage Landscaping requirements.

Buffer Yard Requirements: As proposed, the PUD Ordinance would exempt the property from the Buffer Yard Requirements of the UDO, while proposing alternative standards for certain areas. First, the proposed ordinance assigns the north most parcel on the Real Estate as a Reforestation Area. The exact size and configuration of the area will be determined during the Overall Development Plan process, but guidelines outlining the permitted species, height, and layout are included as and exhibit in the ordinance (see **Exhibit 5**). Next, Tree Preservation Areas were added along the south and east property lines. Additionally, the proposed ordinance now requires a forty (40) foot buffer yard against the Existing Neighborhoods and contains planting requirements for the areas. Lastly, the proposed ordinance requires that the detention and retention area be located as generally shown on the Concept Plan.

Parking Area Landscaping: The proposed ordinance defaults to the Parking Area Landscaping requirements of the UDO, with two (2) exceptions. The first exception is to exempt Perimeter Parking Area Landscaping along lot lines where parking is shared between the lots. The second exception is to exempt the Town Centre Overlay from the Internal Parking Area requirements.

Lighting Standards: The proposed ordinance defaults to the Lighting Standards of the UDO, while adding some additional requirement for the District. First, decorative fixtures, which are architecturally integrated with the building style, material, and color, are required to be consistent throughout the District. Second, all light fixtures, with the exception of sign lighting and low intensity architectural lighting, are required to be fully shielded and direct light downwards. Next, the proposed ordinance reduces the maximum foot candle reading on a property lines shared with an Existing Neighborhood to 0.1 FC, from the 0.5 FC maximum in the UDO. The proposed amendment also requires parking area lighting to be reduced by at least 35% no later than 11 pm if the lot abuts an Existing Neighborhood. This is an increase from the UDO's requirement of 30%. Lastly, the proposed ordinance prohibits neon lighting.

Outdoor Storage and Display: As proposed, outdoor storage would not be permitted within district.

Parking and Loading Standards: As proposed, the PUD ordinance defaults to the Parking and Loading standards of the UDO, with the exception of prohibiting off-street parking in the Established Front Yard within the Town Centre Overlay.

Sign Standards: As proposed, the PUD Ordinance defaults to the Sign Standards of the UDO, with two (2) modifications. First, the proposed ordinance requires that wall signs be either reverse channel letter, or externally lit with gooseneck features. The second modification proposes increasing the Maximum Sign Height for Nonresidential Real Estate Signs from six (6) feet to twelve (12) feet.

Design Standards: The proposed ordinance defaults to the Design Standards of the UDO, with the following exceptions:

Pedestrian Network Standards: The proposed ordinance defaults to the Pedestrian Network Standards of the UDO, with two additions. The first addition is a requirement that the developer install and dedicate the portion of Cool Creek Trail which passes through the District. The second addition is requiring that pedestrian pathways and crossings in the Mixed-Use Subdistrict be delineated and distinguished from vehicular surfaces.

Decorative Streetscape Elements: As proposed, the PUD Ordinance would permit decorative street signs, light fixtures, and traffic control devices which are consistent with the development theme. The developer will bear the expense of installation and maintenance.

Annexation: The proposed ordinance requires annexation prior to the approval and recording of a secondary plat.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made some changes to the proposal since the July 15, 2019, Public Hearing. Many of the changes relate to areas adjacent to Existing Neighborhoods including: reducing the maximum Building Height, adding Proximity Slope requirements, adding buffer requirements which include reforestation and tree preservation areas. Additional changes of note include restricting the number of gas stations permitted in the district to one (1), adding a maximum number of multi-family dwelling units, and incorporating lighting standards similar to those found in the Spring Mill Station PUDs.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

The uses proposed in the subdistricts closest to the interchange of US 31 and 191st Street are consistent with the approved PUD Districts on the west side of the interchange.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31; (ii) Primary Arterial 2: 191st Street; (iii) Secondary Arterial: East Street; (iv) Local: Flippins Road (v) Proposed Local: other proposed streets internal to the development; and (vi) Alternative Transportation Plan: proposed Cool Creek Trail, perimeter pathways along perimeter streets, and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 15, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the June 10, 2019, City Council meeting.

DEPARTMENT COMMENTS

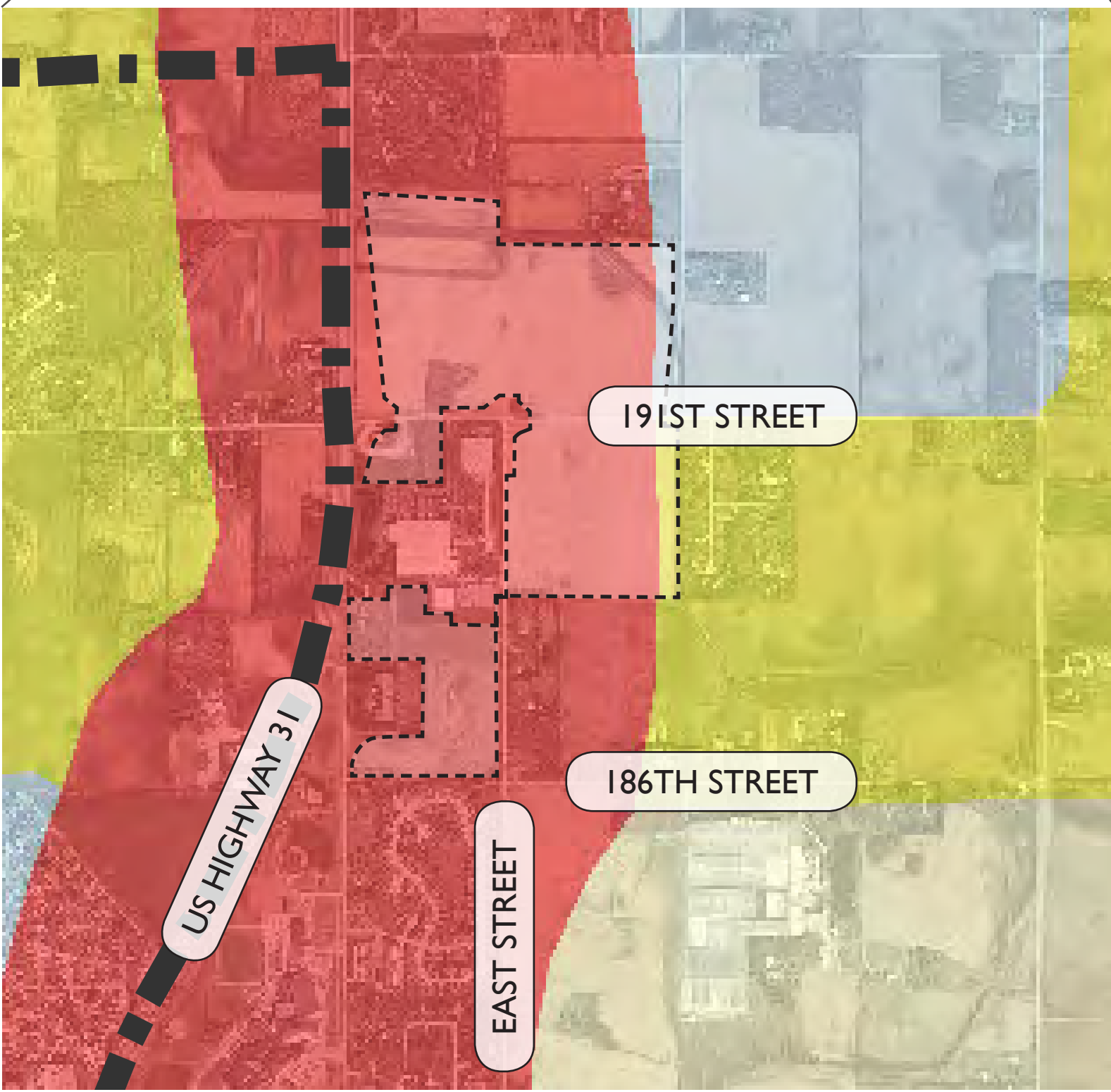
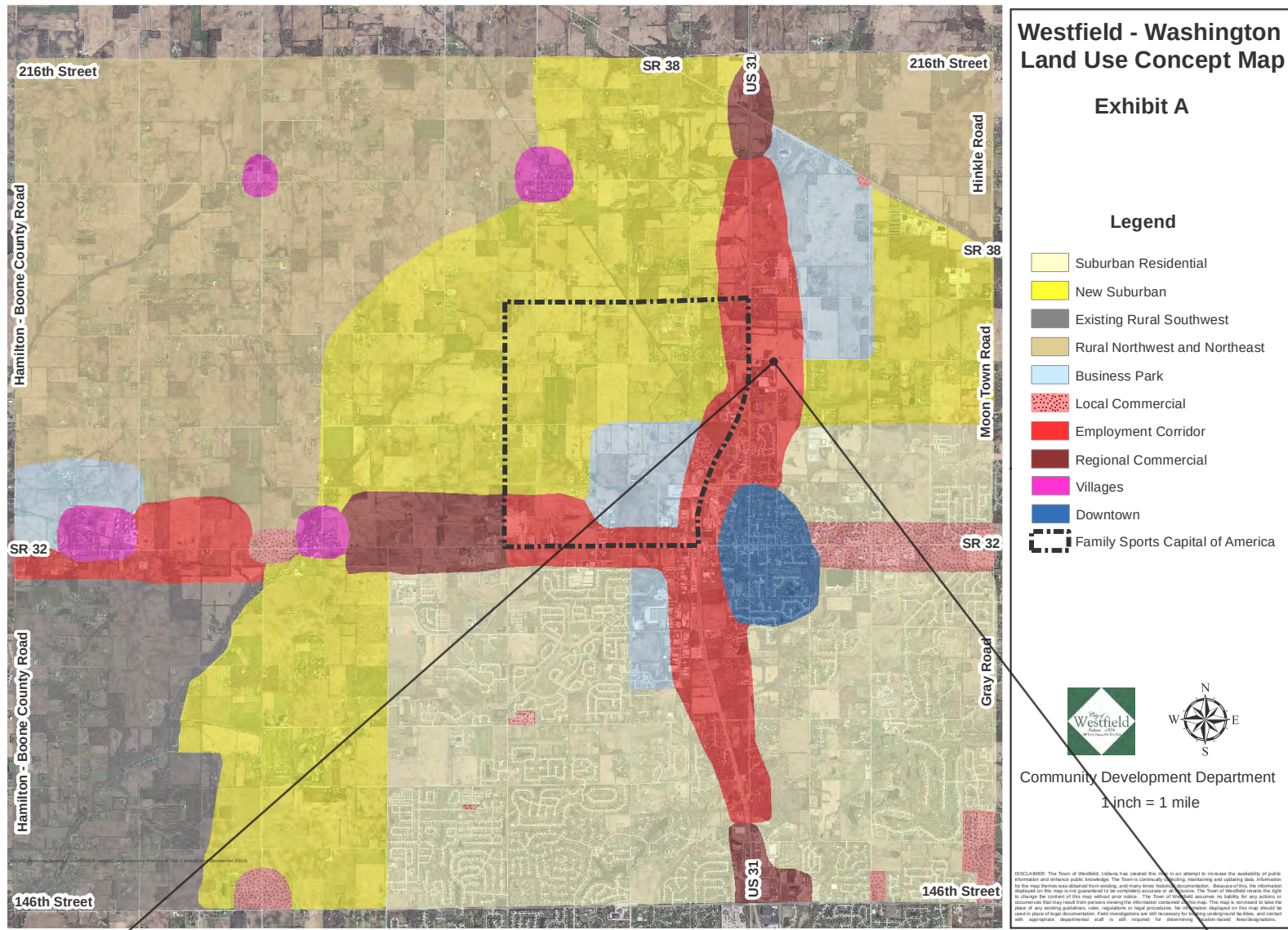
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

LOCATION MAP



COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP

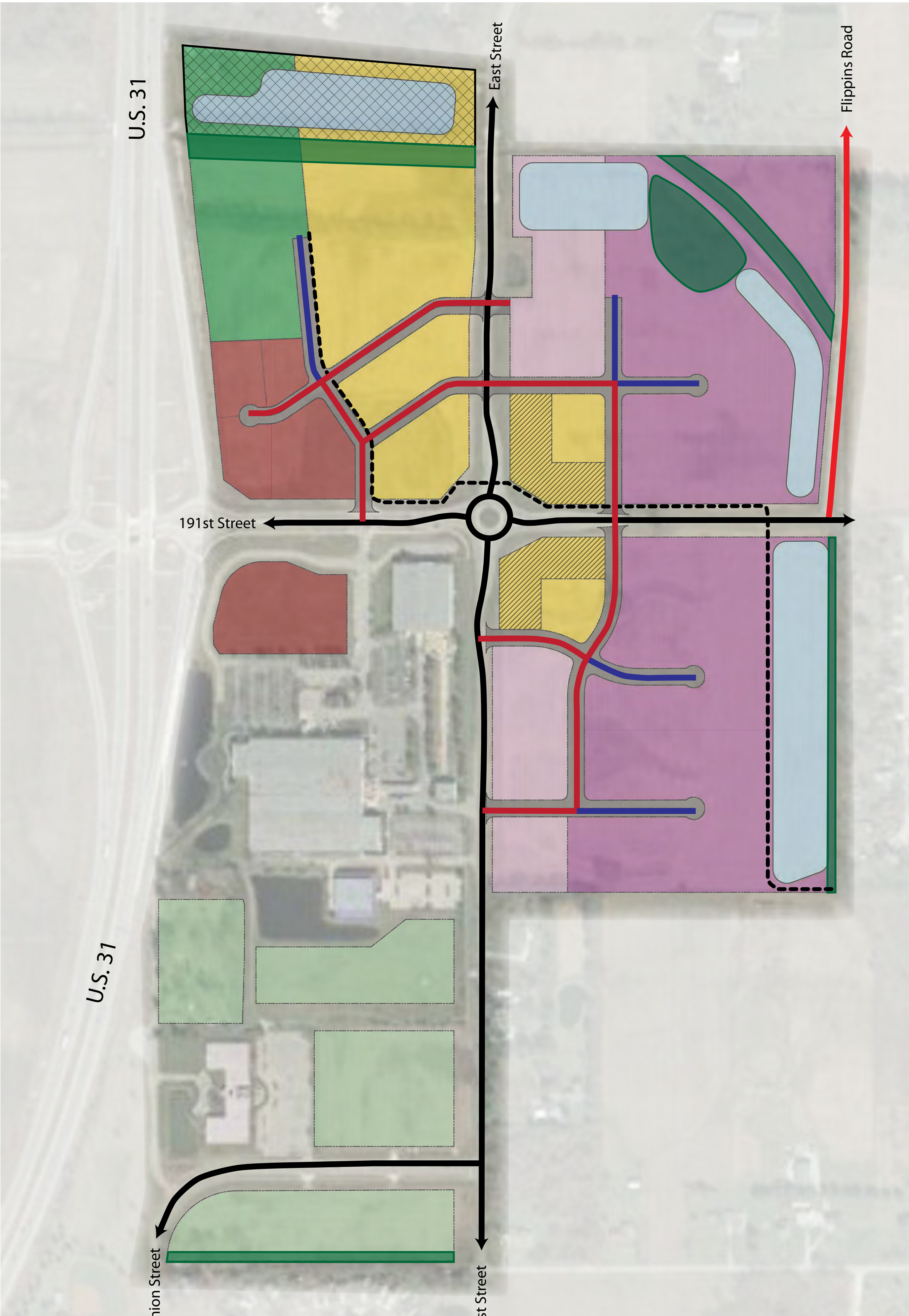


ZONING MAP



- Zoning - All**
- AG-SF1 (Agriculture - Single Family - 1)
 - AG-SF1I (Agriculture - Single Family - 1 In-town)
 - EI (Enclosed Industrial)
 - EI-PD (Enclosed Industrial - Planned Development)
 - GB (General Business)
 - GB-PD (General Business - Planned Development)
 - GO (General Office)
 - GO-PD (General Office - Planned Development)
 - LB (Local Business)
 - LB-H (Local Business - Historical)
 - LB-PD (Local Business - Planned Development)
 - MF-1 (Multiple Family - 1)
 - MF-2 (Multiple Family - 2)
 - OI (Open Industrial)
 - OI-PD (Open Industrial - Planned Development)
 - PUD (Planned Unit Development)
 - SB-PD (Special Business - Planned Development)
 - SF-1 (Single Family - 1)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)
 - SF-3 Cluster
 - SF-4 (Single Family - 4)
 - SF-4 Pre-1994 (Single Family - 4 Pre-1994)
 - SF-5 (Single Family - 5)
 - SF-A (Single Family - Attached)

- Legend**
- Suburban Residential
 - New Suburban
 - Existing Rural Southwest
 - Rural Northwest and Northeast
 - Business Park
 - Local Commercial
 - Employment Corridor
 - Regional Commercial
 - Villages
 - Downtown
 - Family Sports Capital of America



Midtown at Westfield

CONCEPT MASTER PLAN

LAND USE LEGEND

August 1, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

Acreages are approximated

- REFORESTATION AREA
- TREE PRESERVATION AREA
- TOWN CENTER OVERLAY
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- COOL CREEK TRAIL

0' 100' 200' 600'

ILLUSTRATIVE BUILDING EXAMPLES

HOTEL / OFFICE SUBDISTRICT



COMMERCIAL SUBDISTRICT



BUSINESS & TECHNOLOGY SUBDISTRICT



EAST OF EAST SUBDISTRICT



WEST OF EAST SUBDISTRICT



MIXED-USE SUBDISTRICT



EXHIBIT C-1: CHARACTER EXHIBIT

STREETSCAPE AND THEMING



QUALITY BUILDING MATERIALS



DIVERSITY IN MATERIALS



PEDESTRIAN EMPHASIS



DECORATIVE ELEMENTS



EXHIBIT C-2: CHARACTER EXHIBIT

EXHIBIT D **REFORESTATION GUIDELINES**

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

1. **Tree Species:** The following tree species should be planted:
 - a. Bur Oak (*Quercus muehlenbergii*)
 - b. Swamp White Oak (*Quercus bicolor*)
 - c. Norway Spruce (*Picea abies*)
 - d. Bald Cypress (*Taxodium distichum*)
2. **Planting Size:** The minimum height at planting should be as follows:
 - a. Norway Spruce:
 - i. 50% of Norway Spruce: 6 feet
 - ii. Remaining Norway Spruce: 5-gallon size container trees
 - b. Bur Oak, Swamp White Oak, and Bald Cypress:
 - i. 50% of each tree species: 15-gallon size container trees
 - ii. Remaining trees: 5-gallon size container trees
3. **Planting Layout:** Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.

Planting Layout: SWO-Swamp white oak NSP-Norway spruce BUO-Bur oak BCY-Bald cypress

SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY	
	SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	

ORDINANCE NUMBER 19-21

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **MIDTOWN AT WESTFIELD PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-17**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1907-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **“Midtown at Westfield PUD District”** (the **“District”**).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (**“Chapter”**) and Article (**“Article”**) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 **Façade, External:** A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.2 **Neighborhood, Existing:** Shall include the following single-family residential subdivisions: Morgan Woods, Brookview Place, and, Harvest Meadows.
- 2.3 **Street, Primary:** An External Street as identified on the Thoroughfare Plan as an Expressway, Arterial or Collector. For purposes of this Ordinance, a Primary Street shall include US Highway 31, 191st Street, East Street, and Union Street, as generally identified and labeled on the Concept Plan.
- 2.4 **Street, Secondary:** An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include Flippins Road and those Streets identified and labeled as Secondary Streets on the Concept Plan.
- 2.5 **Street, Tertiary:** An Internal Street that terminates or dead ends within the District and functions as a secondary vehicular way from a Secondary Street. For purposes of this Ordinance, Tertiary Streets generally include those Streets identified and labeled as Tertiary Streets on the Concept Plan.

Section 3. **Concept Plan.** The **“Concept Plan”**, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into six (6) subdistricts, as depicted on the Concept Plan (individually or collectively, **“Subdistrict”**). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict shall be permitted to increase or decrease, but shall be as

generally depicted in the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the “Underlying Zoning District”):

- | | | |
|-----|---|----------------------------------|
| 4.1 | <u>Hotel and Office Subdistrict:</u> | GB: General Business District |
| 4.2 | <u>Commercial Subdistrict:</u> | GB: General Business District |
| 4.3 | <u>Mixed-Use Subdistrict:</u> | GB: General Business District |
| 4.4 | <u>Business and Technology Subdistrict:</u> | EI: Enclosed Industrial District |
| 4.5 | <u>East of East Subdistrict:</u> | GO: General Office District |
| 4.6 | <u>West of East Subdistrict:</u> | GO: General Office District |

Section 5. **Permitted Uses.** The following uses shall be permitted within each Subdistrict, as set forth below:

- | | | |
|-----|---|---|
| 5.1 | <u>Hotel and Office Subdistrict:</u> | |
| | A. | All uses permitted in the GB: General Business District. |
| 5.2 | <u>Commercial Subdistrict:</u> | |
| | A. | All uses permitted in the GB: General Business District. |
| | B. | One (1) Gasoline Service Station; however, no more than one (1) may be permitted within the District. |
| 5.3 | <u>Mixed-Use Subdistrict:</u> | |
| | A. | All uses permitted in the GB: General Business District. |
| | B. | All uses permitted in the GO: General Office District. |
| | C. | One (1) Gasoline Service Station may be located within the Mixed-Use Subdistrict north of 191 st Street and west of East Street; however, no more than one (1) may be permitted within the District. |
| 5.4 | <u>Business and Technology Subdistrict:</u> | |
| | A. | All uses permitted in the EI: Enclosed Industrial District. |
| | B. | All uses permitted in the GO: General Office District. |
| | C. | Hotel (or Motel). |
| | D. | Retail and service uses shall be permitted as an Accessory Use. |
| 5.5 | <u>East of East Subdistrict:</u> | |
| | A. | All uses permitted in the GO: General Office District. |
| | B. | Assisted Living Facility. |
| | C. | Nursing Home. |
| | D. | Townhouse Dwelling. |
| | E. | Engineering, research and testing laboratories. |

- F. Hotel (or Motel).
- G. All other uses permitted in the GB: General Business District not otherwise permitted above, if located within a multi-story Building.

5.6 West of East Subdistrict:

- A. All uses permitted in the GO: General Office District.
- B. Assisted Living Facility.
- C. Nursing Home.
- D. Townhouse Dwelling.
- E. Childcare / daycare centers.
- F. Health, fitness and exercise center.
- G. School, Professional Trade or Business.
- H. Data processing / call centers.
- I. Engineering, research and testing laboratories.

5.7 Prohibited Uses: The following use(s) shall be explicitly prohibited within the District:

- A. Special Exception Uses, except as otherwise permitted herein.
- B. Adult Entertainment Establishment.

Section 6. Overlay Districts.

- 6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.
- 6.2 State Highway 32 Overlay District: Article 5.3(J) State Highway 32 Overlay District; Architectural Design Requirements (the “32 Overlay”) shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall apply to the 191st Street right-of-way line.
- 6.3 Town Centre Overlay: The District hereby establishes a Town Centre Overlay (“Town Centre”). The boundaries of the Town Centre are hereby established for an area, as generally depicted on the Concept Plan, consisting of: (i) a depth of one (1) Building on the east side of East Street extending north and south of 191st Street to the first Secondary Street intersection; and, (ii) a depth of one (1) Building on either side of 191st Street extending east of East Street to the first Secondary Street intersection. Development within the Town Centre shall be subject to the standards set forth herein for the underlying Subdistrict. If a provision of the Subdistrict is in conflict with a Town Centre standard, then the Town Centre standard shall control.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict’s Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 7.1 Minimum Lot Area: No minimum
- 7.2 Minimum Tract Requirement: No minimum
- 7.3 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).
- 7.4 Minimum Lot Width: No minimum
- 7.5 Maximum Lot Coverage: No maximum
- 7.6 Minimum Building Setback Lines:
- A. US Highway 31: 30 feet
- B. 191st Street:
- i. Mixed-Use Subdistrict: No minimum
- ii. All Other Subdistricts: 30 feet
- C. East Street:
- i. Mixed-Use Subdistrict: No minimum
- ii. All Other Subdistricts: 20 feet
- D. Flippins Road: 20 feet
- E. All Other Streets (e.g., internal to District): 15 feet
- F. District Perimeter Not Abutting Street: 30 feet
- G. All Other Setback Lines: No minimum
- 7.7 Minimum Building Height: The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
- A. Hotel and Office Subdistrict: Four (4) stories or sixty (60) feet, whichever is less.
- B. Town Centre: Two (2) stories
- 7.8 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
- A. Hotel and Office Subdistrict: No maximum
- B. Town Centre: No maximum
- C. East of East Subdistrict: No maximum
- D. West of East Subdistrict: Fifty (50) feet; however, the maximum Building Height shall be two and one-half (2 ½) stories south of Union Street.
- 7.9 Proximity Slope: No structure shall be erected above the projected 1:5 Proximity Slope line abutting the District's shared property line with Morgan Woods and Brookview Place subdivisions.

- 7.10 Maximum Multi-family Dwelling Units: The maximum number of Multi-family Dwellings within the District shall not exceed three hundred and fifty (350); however, a maximum of two hundred and fifty (250) Multi-family Dwellings may be located within single-use stand-alone buildings.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

- 8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.

- A. Character Imagery: The "Character Imagery Exhibit", attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.
- B. Hotel and Office Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply to the Hotel / Office Subdistrict, except as modified below. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- i. Each Building Façade shall utilize a minimum of three (3) different exterior building materials.
 - ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials; however, if Architectural Insulated Panels are used as an exterior building material, then the following shall apply:
 - a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials.
 - b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.
 - c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Fiber Cement Siding, Polymeric Cladding, E.I.F.S., or stucco exterior building materials.
- C. Commercial Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

- D. Mixed-Use Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- E. Business and Technology Subdistrict: The following shall apply to the Business and Technology Subdistrict:
- i. Permitted Building Façade materials shall include: Masonry Materials, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and, architectural block (textured). Architectural Insulated Panels shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade. E.I.F.S. shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade and a minimum of eight (8) feet above grade.
 - ii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
 - iii. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
 - iv. If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
 - v. The following shall apply to each External Façade:
 - a. A minimum of sixty (60) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - b. Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
 - c. No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade.

- d. Decorative architectural lighting fixtures shall be required at a minimum of one (1) fixture for every forty (40) lineal feet of Building Façade.
- F. East of East Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- G. West of East Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- H. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and Secondary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.
- I. Residential Standards: Article 6.3(E) Architectural Standards; Multi-Family Districts shall apply to any Building with only Dwelling Units. Buildings with a mix of residential and non-residential uses shall be subject to the underlying Subdistrict standards.
- J. Town Centre: The following standards shall also apply within the Town Centre with the intent of creating a pedestrian-scaled and pedestrian-oriented streetscape along East Street and 191st Street:
 - i. A continuous “street wall” of Building Facades shall be required along East Street and 191st Street, with pedestrian corridors provided to access parking areas located to the rear of Buildings.
 - ii. Building Facades shall incorporate multiple vertical planes, and create both a rhythm of Building Façade bays or structural elements, and a horizontal division into a base, middle, and top.
 - iii. Primary entrances shall be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances. Doors and entryways shall follow a traditional storefront design (usually recessed) and shall be compatible with the architectural style of the Building. Other traditional elements include bulkheads, window displays and transom windows.
 - iv. Drive-throughs for uses such as financial institutions or pharmacies shall be permitted only if the drive-through is: (i) integrated into a multi-story Building; (ii) not otherwise visible from a Primary Street; and, (iii) designed to minimize any

negative impact on vehicular and pedestrian circulation.

- v. Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

- A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area; however, such fencing shall, at a minimum, be black vinyl-coated and located in areas of minimum visibility from rights-of-way. All other walls and fencing shall be architecturally compatible with the associated building(s).
- B. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in an Established Front Yard to further define the streetscape.

8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Town Centre.
- B. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Town Centre.
- D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply; rather, the following shall apply.
 - i. Reforestation Area: A reforestation area shall be required in the location generally shown on the Concept Plan (the "Reforestation Area"). The exact size and configuration of the Reforestation Area will be determined at the time of approval of the Overall Development Plan for that portion of the District and is subject to final engineering of detention and the permitting and approval by the City's Department of Public Works, County Surveyor's Office and the Indiana Department of Natural Resources. The Reforestation Area shall be planted in accordance with the Reforestation Guidelines, attached hereto as **Exhibit D**. No Buildings shall be permitted within the area shown on the Concept Plan as the Reforestation Area.
 - ii. Tree Preservation Areas: Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan ("Tree Preservation Area"). A tree preservation easement, in

accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting (“Tree Preservation Easement”). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.

- iii. Buffer Yard abutting Existing Neighborhood: A buffer yard with a minimum depth of forty (40) feet shall be required abutting an Existing Neighborhood. The buffer yard shall include a minimum of six (6) shade trees, six (6) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet. A minimum four (4) foot tall undulating mound shall also be required for at least sixty (60) percent of the length of the shared Lot Line; however, no mound shall be required if a Reforestation Area or Tree Preservation Easement abuts an Existing Neighborhood. New plantings within a buffer yard that overlaps a Tree Preservation Area may be clustered or grouped in order to simulate natural tree stands and/or ensure viability due to the impact by existing trees, according to best practices. Plantings around detention and retention areas within a buffer yard shall be credited toward the buffer yard planting requirement.
- iv. Detention Areas: The Concept Plan depicts detention and retention areas along the District’s north and east property lines that enhances the buffer and increases the building separation from the perimeter of the District (the “Lakes”). The Lakes shall be located within the District as generally shown on the Concept Plan. The exact size and location of the Lakes may vary, however, and is subject to engineering and the permitting and approval by the City’s Department of Public Works, County Surveyor’s Office and the Indiana Department of Natural Resources.

E. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.

- i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- ii. Town Centre. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within the Town Centre; rather, an emphasis on Perimeter Parking Area

Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.

- F. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required.
- G. Town Centre. The following landscaping criteria shall also apply within the Town Centre.
 - i. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.
 - ii. Street trees are encouraged within the Right-of-way along East Street and 191st Street to enhance the pedestrian-scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements and approval by the Department of Public Works.

8.5 Article 6.9 Lighting Standards: Shall apply. In addition, the following shall apply:

- A. Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
- B. Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.
- C. Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- D. Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00

p.m.

- E. Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.
- 8.6 Article 6.12 Outdoor Storage and Display: Shall apply. Outdoor Storage shall not be permitted within the District.
- 8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.
 - A. Town Centre: Off-street parking shall not be permitted in the Established Front Yard. On-street parking is contemplated along East Street and 191st Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
- 8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.
 - A. Wall Sign Lighting: All wall signs shall be: (i) reverse channel letter; or, (ii) externally lit wall signs with decorative (e.g., gooseneck) light fixtures.
 - B. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs; Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate.

- 9.1 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, the following shall apply.
 - A. Cool Creek Trail. The Developer shall construct and dedicate the Cool Creek Trail through the District, as generally located and depicted on the Concept Plan. The trail shall be installed in accordance with the City's Construction Standards, as approved by the Department of Public Works.
 - B. Mixed-Use Subdistrict: Pedestrian pathways and crossings within the Mixed-use District, whether public or private, shall be delineated (e.g., pavers, edging, material, creative or artistic striping) and distinguished from vehicular surfaces.
- 9.2 Decorative Streetscape Elements. Decorative street signs, light fixtures, and traffic control devices shall be permitted within entrance drives, Right-of-ways, and walkways, and may differ from the City's standards if it conforms to the Indiana Manual on Uniform Traffic Control Devices. Such decorative elements shall be consistent with the development theme and shall neither be installed nor maintained at the City's expense.

Section 10. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-21** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-21**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-21**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Henke Development Group, LLC
1100 Chatham Hills Boulevard, Westfield, Indiana 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Imagery Exhibit
Exhibit D	Reforestation Guidelines

EXHIBIT A
REAL ESTATE

The below description includes fourteen (14) parcels:

TRACTS 1 and 2 (Parcel #09-06-30-00-00-003.000 / #29-06-30-000-003.000-015) (Parcel #08-06-30-00-00-004.001 / #29-06-30-000-004.001-014)

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at a Mag Nail on the South line of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, said point of beginning being North 89 degrees 47 minutes 37 seconds West (assumed bearing) 1126.98 feet from a P.K. Nail at the Southeast corner of said Northwest Quarter; thence North 89 degrees 47 minutes 37 seconds West 1316.40 feet to a 5/8" iron rod with yellow cap stamped S0083 at the point of intersection of the South line of said Northwest Quarter and the Easterly right-of-way line of U.S. Highway #31; the following 5 courses are on and along said Easterly right-of-way line: (1.) thence North 00 degrees 09 minutes 26 seconds East 594.16 feet to a 5/8" iron rod with yellow cap stamped S0083; (2.) thence North 00 degrees 44 minutes 59 seconds East 483.33 feet to an existing right-of-way marker; (3.) thence North 00 degrees 09 minutes 26 seconds East 286.70 feet to a 5/8" iron rod with yellow cap stamped S0083; (4.) thence South 89 degrees 50 minutes 34 seconds East 15.00 feet to a 5/8" iron rod with yellow cap stamped S0083; (5.) thence North 00 degrees 09 minutes 26 seconds East 16.41 feet to a 5/8" iron rod with yellow cap stamped S0083 on the North line of a 36.28 acre tract of real estate described in Instrument Number 9508920; thence South 87 degrees 08 minutes 56 seconds East 1091.15 feet on and along said North line to a 5/8" iron rod with yellow cap stamped S0083 on the West line of the West fractional one-half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East; Thence North 00 degrees 03 minutes 05 seconds East 4.90 feet to a 5/8" iron rod with yellow cap stamped S0083 at the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 51 minutes 07 seconds East 204.00 feet on and along the North line of the Southeast Quarter of said Northwest Quarter to a 5/8" iron rod with yellow cap stamped S0083; thence South 00 degrees 03 minutes 05 seconds West 1335.36 feet to the point of beginning containing 40.788 acres, more or less.

EXCEPT:

A part of the West Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the Southeast corner of said half-quarter section; thence North 89 degrees 50 minutes 27 seconds West 1,112.39 feet along the South line of said half-quarter section to the Eastern boundary of U.S. 31; thence North 0 degrees 08 minutes 08 seconds East 594.63 feet (594.16 feet deduced from instrument # 9609620991) along said boundary; thence North 0 degrees 45 minutes 02 seconds East 483.33 feet along said boundary; thence North 0 degrees 09 minutes 28 seconds East 286.70 feet along said boundary; thence South 89 degrees 50 minutes 32 seconds East 15.00 feet along said boundary; thence North 0 degrees 09 minutes 28 seconds East 15.95 feet (16.41 feet deduced from instrument # 9609620991) along said boundary to the North line of said grantor's land; thence South 87 degrees 08 minutes 41 seconds East 57.44 feet along said line; thence South 1 degree 39 minutes 37 seconds East 39.06 feet; thence South 07 degrees 22 minutes 26 seconds East 575.59 feet; thence South 5 degrees 25 minutes 04 seconds East 618.43 feet; thence South 52 degrees 08 minutes 44 seconds East 118.93 feet; thence South 88 degrees 55 minutes 28 seconds East 325.04 feet; thence South 89 degrees 48 minutes 21 seconds East 350.00 feet; thence North 52 degrees 04 minutes 52 seconds East 151.68 feet; thence North 0 degrees 11 minutes 39 seconds East 508.03 feet; thence northeasterly 75.49 feet along an arc to the right having a radius of 865.00 feet and subtended by a long chord with a bearing of North 2 degrees 41 minutes 39 seconds East and a length of 75.46 feet; thence North 5 degrees 11 minutes 39 seconds East 55.63 feet to the east line of said west half-quarter section; thence South 0 degrees 03 minutes 21 seconds West 806.97 feet along said line to the point of beginning containing 6.801 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.115 acres more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across this limited access facility (to be known as U.S. 31 and as Project 0710215), to and from the grantor's remaining lands along the lines described as follows: Beginning at the East end of the West 37.39 feet of the 57.44-foot course described above; thence South 1 degree 39 minutes 18 seconds East 39.85 feet; thence South 7 degrees 22 minutes 26 seconds East 575.59 feet; thence South 5 degrees 22 minutes 10 seconds East 623.40 feet; thence South 53 degrees 51 minutes 19 seconds East 141.05 feet; thence South 89 degrees 48 minutes 21 seconds East 370.00 feet; thence North 0 degrees 09 minutes 36 seconds East 10.00 feet. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

ALSO EXCEPT:

A part of the East Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the southwest corner of said East half-quarter section; thence North 0 degrees 03 minutes 21 seconds East 806.97 feet along the West line of said East half-quarter section; thence North 5 degrees 11 minutes 39 seconds East 139.23 feet; thence Northwesterly 67.92 feet along an arc to the left having a radius of 735.00 feet and subtended by a long chord with a bearing of North 2 degrees 32 minutes 48 seconds East and a length of 67.90 feet; thence North 6 degrees 32 minutes 28 seconds West 134.22 feet to the West line of said East half-quarter section; thence North 0 degrees 03 minutes 21 seconds East 187.34 feet along said line to the North line of said grantor's land; thence South 89 degrees 50 minutes 52 seconds East 144.54 feet along said line; thence South 0 degrees 06 minutes 03 seconds East 320.07 feet; thence North 89 degrees 53 minutes 57 seconds East 58.58 feet; thence South 0 degrees 03 minutes 20 seconds West 218.81 feet; thence North 84 degrees 48 minutes 21 seconds West 74.24 feet; thence South 5 degrees 11 minutes 39 seconds West 62.16 feet; thence Southwesterly 64.14 feet along an arc to the left having a radius of 735.00 feet and subtended by a long chord with a bearing of South 2 degrees 41 minutes 39 seconds West and a length of 64.12 feet; thence South 0 degrees 11 minutes 39 seconds West 548.03 feet; thence South 47 degrees 25 minutes 05 seconds East 109.21 feet; thence South 89 degrees 48 minutes 21 seconds East 3.30 feet; thence South 0 degrees 03 minutes 20 seconds West 55.58 feet to the South line of said quarter section; thence North 89 degrees 30 minutes 26 seconds West 204.01 feet along said line to the point of beginning containing 4.409 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.033 acres more or less.

ALSO EXCEPT:

A part of the West Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning North 0 degrees 03 minutes 21 seconds East 1,146.80 feet from the Southeast corner of said West half-quarter section; thence South 89 degrees 53 minutes 57 seconds West 19.95 feet thence North 0 degrees 06 minutes 03 seconds West 183.49 feet to the North line of said grantor's land; thence South 87 degrees 08 minutes 41 seconds East 20.47 feet along said line to the East line of said West half-quarter section; thence South 0 degrees 03 minutes 21 seconds West 182.44 feet along said line to the point of beginning containing 0.085 acres more or less.

TRACT 3 (Parcel #08-06-30-00-00-004.002 / 2906-30-000-004.002-014)

Part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being described as follows:

Commencing at the Mag Nail at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East; thence on the South line of the Southeast Quarter of said Northwest Quarter North 89 degrees 47 minutes 37 seconds West (assumed bearing) 674.83 feet to the point of beginning of this description; thence continuing on said South line North 89 degrees 47 minutes 37 seconds West 452.15 feet to the East line of the tract of real estate described in Instrument No. 9609600991; thence on said East line North 00 degrees 03 minutes 05 seconds East 1335.36 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083" on the North line of the Southeast Quarter of said Northwest Quarter; thence on said North line South 89 degrees 51 minutes 07 seconds East 452.15 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083"; thence South 00 degrees 03 minutes 05 seconds West 1335.82 feet to the point of beginning, containing 13.86 acres, more or less.

EXCEPT:

A part of the East Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning on the South line of said half-quarter section South 89 degrees 30 minutes 26 seconds East 204.01 feet from the Southwest corner of said half-quarter section; thence North 0 degrees 03 minutes 20 seconds East 55.58 feet; thence South 89 degrees 48 minutes 21 seconds East 452.15 feet to the east line of said grantor's land; thence South 0 degrees 03 minutes 20 seconds West 55.71 feet along said line to the South line of said quarter section; thence North 89 degrees 47 minutes 21 seconds West 452.15 feet along said line to the point of beginning containing 0.578 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.074 acres more or less.

TRACT 4 (Parcel #08-06-30-00-00-014.001 / #29-06-30-000-014.001-014)

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being described as follows:

Commencing at the Mag Nail at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; thence on the North line of the Northeast Quarter of said Southwest Quarter North 89 degrees 47 minutes 37 seconds West (assumed bearing) 674.83 feet to the point of beginning of this description; thence South 00 degrees 03 minutes 05 seconds West 1340.60 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083" on the South line of the Northeast Quarter of said Southwest Quarter; thence on said South line North 89 degrees 55 minutes 03 seconds West 653.09 feet to the Southwest corner of the Northeast Quarter of said Southwest Quarter; thence on the West line of the Northeast Quarter of said Southwest Quarter North 00 degrees 04 minutes 46 seconds West 1342.02 feet to the Northwest corner of the Northeast Quarter of said Southwest Quarter; thence on the North line of the Northeast Quarter of said Southwest Quarter South 89 degrees 47 minutes 37 seconds East 656.15 feet to the point of beginning, containing 20.16 acres, more or less.

EXCEPT:

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the Northwest corner of said quarter-quarter section; thence South 89 degrees 42 minutes 05 seconds East 656.16 feet along the North line of said quarter-quarter section to the East line of said grantor's land; thence South 0 degrees 03 minutes 09 seconds West 54.29 feet along said line; thence North 89 degrees 48 minutes 21 seconds West 415.72 feet; thence South 70 degrees 54 minutes 15 seconds West 105.95 feet; thence South 49 degrees 51 minutes 23 seconds West 63.93 feet; thence South 0 degrees 11 minutes 39 seconds West 271.69 feet; thence North 89 degrees 48 minutes 21 seconds West 89.93 feet to the West line of said quarter-quarter section; thence North 0 degrees 04 minutes 42 seconds West 403.56 feet along said line to the point of beginning containing 1.654 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.294 acres more or less.

TRACT 5 (Parcel #09-06-30-00-00-020.001 / #29-06-30-000-020.001-015)

A part of the West half of the Southwest Quarter of Section Thirty (30), Township Nineteen (19) North, Range Four (4) East, bounded as follows:

Begin as the Southwest corner of said Section, run thence North (North 00 degrees 33 minutes 58 seconds West, measured) one thousand four hundred forty-four (1,444) feet, thence East one thousand one hundred seventy (1,170) feet (North 89 degrees 32 minutes 54 seconds East 1168.72 feet, measured) to the East line of said West half section, thence South (South 00 degrees 58 minutes 33 seconds East, measured) one thousand four hundred thirty-six (1,436) feet to the South line of said section; thence West one thousand one hundred seventy-nine (1,179) feet (South 89 degrees 09 minutes 24 seconds West 1178.93 feet, measured) to the place of beginning.

EXCEPT:

Begin eight hundred seventy-six (876) feet North (North 00 degrees 33 minutes 58 seconds West, measured) of the Southwest corner of said section and on the West line thereof; run thence North (North 00 degrees 33 minutes 58 seconds West, measured) on and along the said West line five hundred sixty-eight (568) feet; thence East (North 89 degrees 32 minutes 54 seconds East, measured) three hundred (300) feet; thence South (South 00 degrees 33 minutes 58 seconds East, measured) five hundred sixty-eight (568) feet; thence West (South 89 degrees 32 minutes 54 seconds West, measured) three hundred (300) feet to the place of beginning of this exception.

ALSO EXCEPT:

Begin at the Southwest corner of said section and run thence East (North 89 degrees 09 minutes 24 seconds East, measured) on and along the South line of said section three hundred thirty-eight and seven-tenths (338.7) feet; thence North (North 00 degrees 58 minutes 22 seconds East, measured) parallel with the West line of said section one hundred (100) feet; thence West (South 89 degrees 09 minutes 24 seconds West, measured) parallel with the South line of said section three hundred thirty-eight and seven-tenths (338.7) feet to the intersection of the West line of said section; thence South (South 00 degrees 58 minutes 22 seconds East, measured) on and along the West line of said section one hundred (100) feet to the place of beginning of this exception.

ALSO EXCEPT:

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Commencing at the Southwest corner of said quarter section; thence North 0 degrees 11 minutes 50 seconds East 393.69 feet along the West line of said quarter section to the South line of a parcel of land described in Instrument #20060004186 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 57 minutes 40 seconds East 201.25 feet along said line to the point of beginning of this description; thence Northeasterly 98.10 feet along an arc to the right, having a radius of 346.00 feet and subtended by a long chord with a bearing of North 81 degrees 52 minutes 38 seconds East and length of 97.78 feet; thence South 90 degrees 00 minutes 00 seconds East 296.91 feet to the East line of said parcel; thence South 0 degrees 12 minutes 29 seconds West 13.55 feet along said line to the South line of said parcel; thence South 89 degrees 57 minutes 40 seconds West 393.66 feet along said line to the point of beginning containing 0.114 acres more or less.

ALSO EXCEPT:

A part of the West half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, said corner being on the East line of the Southeast Quarter of Section 25, Township 18 North, Range 3 East, in said county; thence North 00 degrees 33 minutes 58 seconds West on the West line of said Southwest Quarter 393.69 feet to a P.K. Nail at the point of beginning for the tract herein described; thence North 00 degrees 33 minutes 58 seconds West on the West line of said Southwest Quarter 482.31 feet to a P.K. Nail at the Southwest corner of the real estate described in said Instrument #89-28021 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 32 minutes 54 seconds East on the South line of said real estate and its Easterly extension 595.00 feet to a 5/8 inch rebar; thence South 00 degrees 33 minutes 58 seconds East parallel with the West line of said Southwest Quarter 482.31 feet to a 5/8 inch rebar; thence South 89 degrees 32 minutes 54 seconds West parallel with the South line of the real estate described in said Instrument Number 89-28021 a distance of 595.00 feet to the point of beginning.

ALSO EXCEPT:

A part of the West half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 30, said point as found per county surveyor ties, said point being in the center of Union Street (old U.S. Highway 31), as now located; thence North 00 degrees 33 minutes 58 seconds West along the West line of said Southwest Quarter and in said Union Street, 1440.00 feet to the Northwesterly corner of a certain parcel of land as described in Instrument #9362547, in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 32 minutes 54 seconds East along the Northerly line of the aforesaid real parcel, 300.00 feet to the Northeasterly corner of said parcel of land, said point also being on the Southerly line of a certain parcel of land as described in Instrument #96-44563 (Office of the Recorder), said point being the point of beginning; thence continue North 89 degrees 32 minutes 54 seconds East, along said Southerly parcel of land, 869.04 feet to a point on the East line of said West half, said point also being in the center of North East Street, as now located; thence South 00 degrees 56 minutes 38 seconds East, along said East line and in said North East Street, as now located; thence South 00 degrees 56 minutes 38 seconds East, along said East line and in said North East Street, 568.17 feet; thence South 89 degrees 32 minutes 54 seconds West 578.36 feet to the Northeasterly corner of a certain parcel of land as described in Instrument 98-21037 (Office of the Recorder); thence South 89 degrees 34 minutes 23 seconds West, along the Northerly line of last parcel of land, 294.43 feet to the Southerly extension of the Easterly line of said parcel of land described in Instrument #93-62547; thence North 00 degrees 33 minutes 58 seconds West, along said extension and said Easterly line 568.03 feet to the point of beginning, containing 11.3589 acres (494,794.94 square feet), more or less.

ALSO EXCEPT:

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at a point on the West line of said quarter section North 0 degrees 11 minutes 50 seconds East 100.00 feet from the Southwest corner of said quarter section, which point is the Northwest corner of an exception described in Instrument #2013002424 in the Office of the Recorder of Hamilton County, Indiana thence continuing North 0 degrees 11 minutes 50 seconds East 293.74 feet along the West line of said quarter section to the Southwest corner of a parcel of land described in Instrument #20060004186 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 57 minutes 39 seconds East 16.43 feet along said line; thence South 35 degrees 20 minutes 59 seconds East 46.22 feet; thence South 90 degrees 00 minutes 00 seconds East 73.03 feet; thence Northeasterly 93.37 feet along an arc to the right, having a radius of 346.00 feet and subtended by a long chord with a bearing of North 66 degrees 01 minute 26 seconds East and a length of 93.08 feet; thence North 89 degrees 57 minutes 40 seconds East 393.66 feet; thence North 0 degrees 12 minutes 29 seconds East 13.55 feet; thence South 90 degrees 00 minutes 00 seconds East 582.84 feet to the East line of said grantor's land, which line is the centerline of East Street; thence South 0 degrees 04 minutes 41 seconds East 82.00 feet along said centerline; thence North 90 degrees 00 minutes 00 seconds West 879.87 feet; thence Southwesterly 376.22 feet along an arc to the left, having a radius of 264.00 feet and subtended by a long chord with a bearing of South 49 degrees 10 minutes 48 seconds West and a length of 345.18 feet, which point is on the North line of said exception from Instrument #2013002424; thence South 89 degrees 57 minutes 40 seconds West 37.87 feet along said line to the point of beginning containing 2.445 acres more or less.

TRACT 6 (Parcel# 09-06-30-00-00-002.000)

Beginning 945.6 feet South of the Northwest corner of the West fractional half of the Northwest quarter of Section 30, Township 19 North, Range 4 East, and on the West line thereof, thence south on and along aforesaid West line 337.5 feet to the centerline of a stream; thence Easterly on and along said centerline of said stream 1164 feet to the East line of said half quarter section; thence North on and along aforesaid East line 337.5 feet to a point 1002.4 feet South of the North line of said half quarter section; thence Westerly 1163.6 feet to the place of beginning.

EXCEPTING

THEREFROM:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit B, described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of said grantor's land; thence South 87 degrees 02 minutes 59 seconds East 71.99 feet along said prolonged line to the east boundary of U.S. 31 and the point of beginning of this description; thence continuing South 87 degrees 02 minutes 59 seconds East 48.58 feet along said line to point "34691" on said plat; thence South 1 degree 39 minutes 37 seconds East 338.71 feet to the south line of said grantor's land; thence North 87 degrees 08 minutes 41 seconds West 57.44 feet along said line to the east boundary of U.S. 31; thence North 0 degrees 09 minutes 47 seconds West 338.20 feet along said line to the point of beginning containing 0.411 acres more or less.

FURTHER EXCEPTING THEREFROM the property described as:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, and being that part of the grantor's land lying within the right

of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit B, described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of said grantor's land; thence South 87 degrees 02 minutes 59 seconds East 1,143.45 feet along said line prolonged and said line to the point of beginning of this description, designated as point "38204" on said plat; thence continuing South 87 degrees 02 minutes 59 seconds East 21.39 feet along said line to the northeast corner of said grantor's land; thence South 0 degrees 03 minutes 21 seconds West 336.33 feet along the east line of said grantor's land to the southeast corner of said grantor's land; thence North 87 degrees 08 minutes 41 seconds West 20.47 feet along the south line of said grantor's land; thence North 0 degrees 06 minutes 03 seconds West 336.41 feet to the point of beginning containing 0.161 acres more or less.

AND that portion conveyed to the City of Westfield in a Deed Recorded November 15, 2013 as instrument number 2013069401, more particularly described as follows:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the easement lines depicted on the attached Easement Parcel Plat marked Exhibit "B", described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of the grantor's land; thence South 87 degrees 02 minutes 59 seconds East 120.57 feet along said prolonged north line and the north line of the grantor's land to the proposed eastern boundary of U.S. 31 and point "34691" designed on said plat; thence South 1 degree 39 minutes 37 seconds East 15.05 feet along the proposed boundary of said U.S. 31 to the south line of a sanitary sewer easement in favor of the City of Westfield and the point of beginning of this description; thence South 85 degrees 51 minutes 11 seconds East 50.26 feet along the south line of said easement; thence South 1 degree 39 minutes 37 seconds East 36.13 feet; thence South 88 degrees 20 minutes 23 seconds West 50.00 feet to the proposed eastern boundary of said U.S. 31; thence North 1 degree 39 minutes 37 seconds West 41.21 feet along the proposed boundary of said U.S. 31 to the point of beginning and containing 0.044 acres, more or less.

TRACTS 7 and 8

(Parcel # 08-06-30-00-004.000) (Parcel # 08-06-30-00-00-014.000)

PARCEL 1

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #S0461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) 332.16 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE WEST LINE OF THE LANDS TAKEN FOR RIGHT OF WAY FOR 191ST STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST 342.72 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 9609620991 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1335.27 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION (REBAR WITH A CAP MARKED "MILLER" FOUND); THENCE SOUTH 89 DEGREES 51 MINUTES 29 SECONDS EAST 670.63 FEET ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION TO THE EAST LINE OF AFORESAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE 651.96 FEET TO THE NORTH LINE OF THE LANDS TAKEN FOR RIGHT OF WAY OF FLIPPINS ROAD, THE NEXT FIVE COURSES ARE ALONG SAID RIGHT OF WAY; THENCE NORTH 84 DEGREES 54 MINUTES 09 SECONDS WEST 32.81 FEET; THENCE SOUTH 07 DEGREES 22 MINUTES 16 SECONDS WEST 340.27 FEET; THENCE SOUTH 05 DEGREES 05 MINUTES 51 SECONDS WEST 317.43; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST 226.13 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 33.16 FEET TO THE POINT OF BEGINNING CONTAINING 19.26 ACRES MORE OR LESS.

PARCEL 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #S0461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 332.11 TO WEST LINE OF

THE LANDS TAKEN FOR THE RIGHT OF WAY OF 191ST STREET AND THE POINT OF BEGINNING, THE NEXT TWO COURSES AREA LONG SAID RIGHT OF WAY; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST 36.84 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 332.24 TO THE EAST LINE OF SAID QUARTER QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST 1302.44 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION (IRON PIN FOUND MARKED WITH A "MILLER" CAP); THENCE NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST 676.05 FEET TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 200500078606 AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1341.03 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 342.72 FEET TO THE POINT OF BEGINNING CONTAINING 20.50 ACRES MORE OR LESS.

TRACT 9 (Parcel# 09-06-30-00-00-021.000)

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE EAST ON AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER 338.7 FEET TO AN IRON STAKE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER 100 FEET TO AN IRON STAKE; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 338.7 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING.

TRACT 10 (Parcel# 09-06-30-00-00-027.001)

Block A in the IMMI Campus Subdivision per plat dated January 10, 2019 and recorded on January 25, 2019 as Instrument 2019003012 in the office of the Recorder of Hamilton County, Indiana.

TRACT 11 (Parcel# 09-06-30-00-00-022.000)

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, bounded as follows:

Beginning at a point 876.0 feet North of the Southwest corner of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; thence North 120.0 feet on and along the West line of said Southwest Quarter; thence East 300.0 feet parallel with the South line of said Southwest Quarter; thence South 120.0 feet parallel with the West line of said Southwest Quarter; thence West 300.0 feet parallel with the South line of said Southwest Quarter to the POINT OF BEGINNING, containing 0.83 acres, more or less.

TRACT 12 and 13

(Parcel# 09-06-30-00-00-025.000) (Parcel# 09-06-30-00-00-024.000)

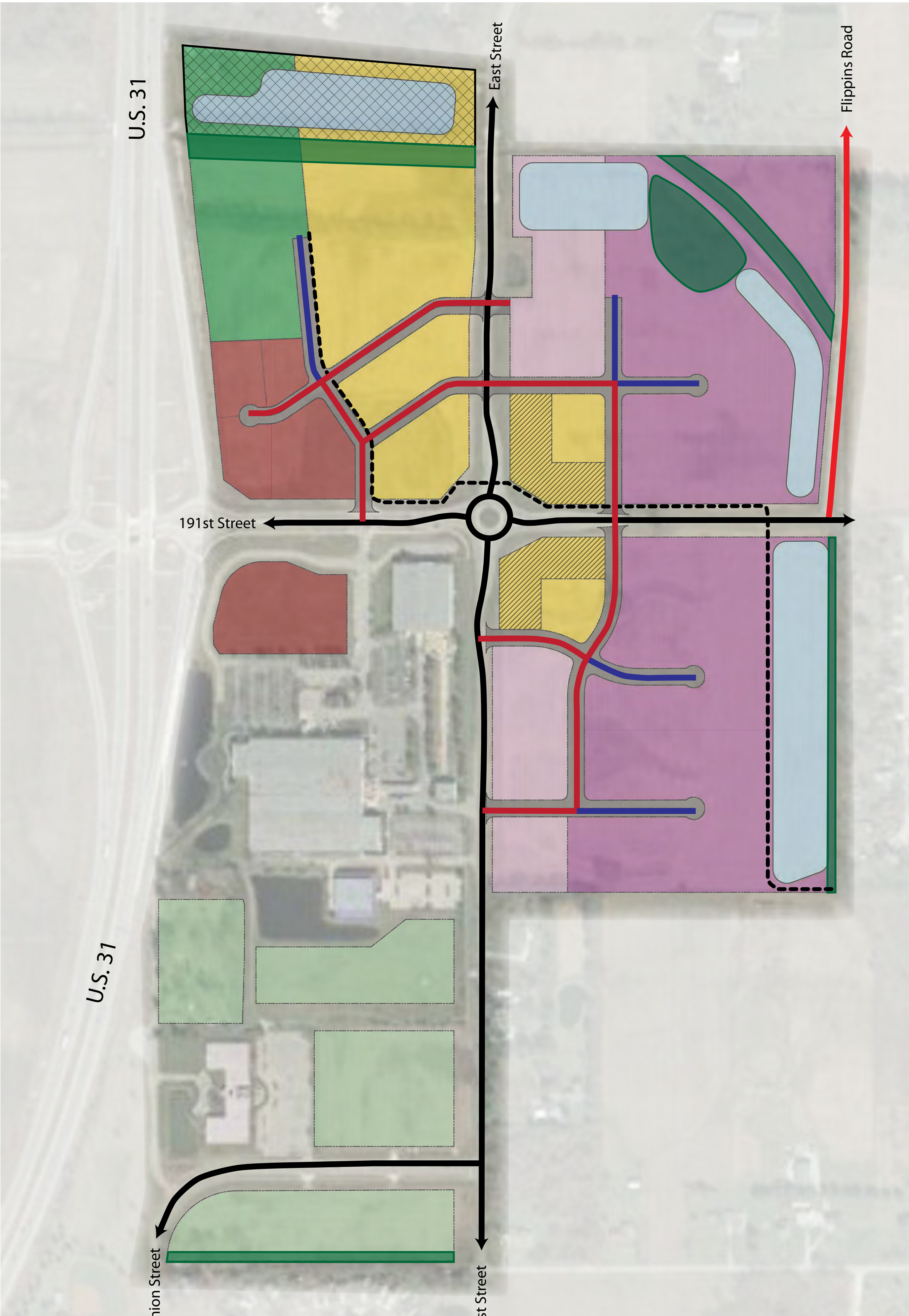
Part of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, in Hamilton County, Indiana, more particularly described as follows, to-wit:

Tract 1- Begin at a point 1,112.0 feet North of the Southwest Corner of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, run thence North 232 feet along the West Quarter Section line to a point; run thence East parallel to the North quarter section line, which is a distance of 300 feet to a point; run thence South 232 feet parallel to the West quarter section line to a point; and run thence West 300 feet to the place of beginning, all in Hamilton County, Indiana.

Tract 2- Also begin at a point 996 feet North of the Southwest corner of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; run thence 116 feet along the West quarter section line to a point; run thence East parallel to the North quarter section line, which is a distance of 300 feet to a point, run thence South 116 feet parallel to the West quarter section line to a point; and run thence West 300 feet to the place of beginning, all in Hamilton County, Indiana.

TRACT 14 (Parcel# 09-06-30-00-00-020.111)

Block B in the IMMI Campus Subdivision per plat dated January 10, 2019 and recorded on January 25, 2019 as Instrument 2019003012 in the office of the Recorder of Hamilton County, Indiana.



Midtown at Westfield

CONCEPT MASTER PLAN

LAND USE LEGEND

August 1, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

Acreages are approximated

- REFORESTATION AREA
- TREE PRESERVATION AREA
- TOWN CENTER OVERLAY
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- COOL CREEK TRAIL

0' 100' 200' 600'

ILLUSTRATIVE BUILDING EXAMPLES

HOTEL / OFFICE SUBDISTRICT



COMMERCIAL SUBDISTRICT



BUSINESS & TECHNOLOGY SUBDISTRICT



EAST OF EAST SUBDISTRICT



WEST OF EAST SUBDISTRICT



MIXED-USE SUBDISTRICT



EXHIBIT C-1: CHARACTER EXHIBIT

STREETSCAPE AND THEMING

PEDESTRIAN EMPHASIS

DECORATIVE ELEMENTS



QUALITY BUILDING MATERIALS

DIVERSITY IN MATERIALS

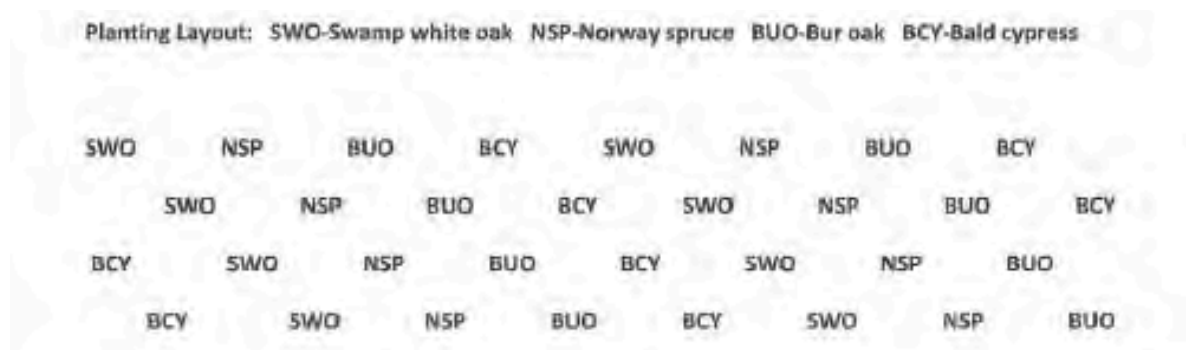


EXHIBIT C-2: CHARACTER EXHIBIT

EXHIBIT D **REFORESTATION GUIDELINES**

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

1. **Tree Species:** The following tree species should be planted:
 - a. Bur Oak (*Quercus muehlenbergii*)
 - b. Swamp White Oak (*Quercus bicolor*)
 - c. Norway Spruce (*Picea abies*)
 - d. Bald Cypress (*Taxodium distichum*)
2. **Planting Size:** The minimum height at planting should be as follows:
 - a. Norway Spruce:
 - i. 50% of Norway Spruce: 6 feet
 - ii. Remaining Norway Spruce: 5-gallon size container trees
 - b. Bur Oak, Swamp White Oak, and Bald Cypress:
 - i. 50% of each tree species: 15-gallon size container trees
 - ii. Remaining trees: 5-gallon size container trees
3. **Planting Layout:** Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.



ORDINANCE NUMBER 19-21

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **MIDTOWN AT WESTFIELD PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-17**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1907-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **“Midtown at Westfield PUD District”** (the **“District”**).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (**“Chapter”**) and Article (**“Article”**) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.2 Neighborhood, Existing: Shall include the following single-family residential subdivisions: Morgan Woods, Brookview Place, and, Harvest Meadows.
- 2.3 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway, Arterial or Collector. For purposes of this Ordinance, a Primary Street shall include US Highway 31, 191st Street, East Street, and Union Street, as generally identified and labeled on the Concept Plan.
- 2.4 Street, Secondary: An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include Flippins Road and those Streets identified and labeled as Secondary Streets on the Concept Plan.
- 2.5 Street, Tertiary: An Internal Street that terminates or dead ends within the District and functions as a secondary vehicular way from a Secondary Street. For purposes of this Ordinance, Tertiary Streets generally include those Streets identified and labeled as Tertiary Streets on the Concept Plan.

Section 3. Concept Plan. The **“Concept Plan”**, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into six (6) subdistricts, as depicted on the Concept Plan (individually or collectively, **“Subdistrict”**). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict shall be permitted to increase or decrease, but shall be as generally depicted in the Concept Plan, ~~shall be permitted to increase or~~

~~decrease by fifteen (15) percent.~~

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the “Underlying Zoning District”):

- | | | |
|-----|---|----------------------------------|
| 4.1 | <u>Hotel and Office Subdistrict:</u> | GB: General Business District |
| 4.2 | <u>Commercial Subdistrict:</u> | GB: General Business District |
| 4.3 | <u>Mixed-Use Subdistrict:</u> | GB: General Business District |
| 4.4 | <u>Business and Technology Subdistrict:</u> | EI: Enclosed Industrial District |
| 4.5 | <u>East of East Subdistrict:</u> | GO: General Office District |
| 4.6 | <u>West of East Subdistrict:</u> | GO: General Office District |

Section 5. **Permitted Uses.** The following uses shall be permitted within each Subdistrict, as set forth below:

- | | | |
|-----|---|---|
| 5.1 | <u>Hotel and Office Subdistrict:</u> | |
| | A. | All uses permitted in the GB: General Business District. |
| 5.2 | <u>Commercial Subdistrict:</u> | |
| | A. | All uses permitted in the GB: General Business District. |
| | B. | One (1) Gasoline Service Station; <u>however, no more than one (1) may be permitted within the District.</u> |
| 5.3 | <u>Mixed-Use Subdistrict:</u> | |
| | A. | All uses permitted in the GB: General Business District. |
| | B. | All uses permitted in the GO: General Office District. |
| | C. | <u>One (1) Gasoline Service Station may be located within the Mixed-Use Subdistrict north of 191st Street and west of East Street; however, no more than one (1) may be permitted within the District.</u> |
| 5.4 | <u>Business and Technology Subdistrict:</u> | |
| | A. | All uses permitted in the EI: Enclosed Industrial District. |
| | B. | All uses permitted in the GO: General Office District. |
| | C. | Hotel (or Motel). |
| | D. | Retail and service uses shall be permitted as an Accessory Use. |
| 5.5 | <u>East of East Subdistrict:</u> | |
| | A. | All uses permitted in the GO: General Office District. |
| | B. | Assisted Living Facility. |
| | C. | Nursing Home. |
| | D. | Townhouse Dwelling. |
| | E. | Engineering, research and testing laboratories. |

- F. Hotel (or Motel).
- G. All other uses permitted in the GB: General Business District not otherwise permitted above, if located within a multi-story Building.

5.6 West of East Subdistrict:

- A. All uses permitted in the GO: General Office District.
- B. Assisted Living Facility.
- C. Nursing Home.
- D. Townhouse Dwelling.
- E. Childcare / daycare centers.
- F. Health, fitness and exercise center.
- G. School, Professional Trade or Business.
- H. Data processing / call centers.
- I. Engineering, research and testing laboratories.

5.7 Prohibited Uses: The following use(s) shall be explicitly prohibited within the District:

- A. Special Exception Uses, except as otherwise permitted herein.
- B. Adult Entertainment Establishment.

Section 6. Overlay Districts.

- 6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.
- 6.2 State Highway 32 Overlay District: Article 5.3(J) State Highway 32 Overlay District; Architectural Design Requirements (the “32 Overlay”) shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall apply to the 191st Street right-of-way line.
- 6.3 Town Centre Overlay: The District hereby establishes a Town Centre Overlay (“Town Centre”). The boundaries of the Town Centre are hereby established for an area, as generally depicted on the Concept Plan, consisting of: (i) a depth of one (1) Building on the east side of East Street extending north and south of 191st Street to the first Secondary Street intersection; and, (ii) a depth of one (1) Building on either side of 191st Street extending east of East Street to the first Secondary Street intersection. Development within the Town Centre shall be subject to the standards set forth herein for the underlying Subdistrict. If a provision of the Subdistrict is in conflict with a Town Centre standard, then the Town Centre standard shall control.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict’s Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 7.1 Minimum Lot Area: No minimum

- 7.2 Minimum Tract Requirement: No minimum
- 7.3 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).
- 7.4 Minimum Lot Width: No minimum
- 7.5 Maximum Lot Coverage: No maximum
- 7.6 Minimum Building Setback Lines:
- A. US Highway 31: 30 feet
- B. 191st Street:
- i. Mixed-Use Subdistrict: No minimum
- ii. All Other Subdistricts: 30 feet
- C. East Street:
- i. Mixed-Use Subdistrict: No minimum
- ii. All Other Subdistricts: 20 feet
- D. Flippins Road: 20 feet
- E. All Other Streets (e.g., internal to District): 15 feet
- F. District Perimeter Not Abutting Street: 30 feet
- G. All Other Setback Lines: No minimum
- 7.7 Minimum Building Height: The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
- A. Hotel and Office Subdistrict: Four (4) stories or sixty (60) feet, whichever is less.
- B. Town Centre: Two (2) stories
- 7.8 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
- A. Hotel and Office Subdistrict: No maximum
- B. Town Centre: No maximum
- C. East of East Subdistrict: No maximum
- D. West of East Subdistrict: Fifty (50) feet; however, the maximum Building Height shall be two and one-half (2 ½) stories south of Union Street.
- 7.9 Proximity Slope: No structure shall be erected above the projected 1:5 Proximity Slope line abutting the District's shared property line with Morgan Woods and Brookview Place subdivisions.
- 7.10 Maximum Multi-family Dwelling Units: The maximum number of Multi-family Dwellings within the District shall not exceed three hundred and fifty (350); however, a maximum of two hundred and fifty (250) Multi-family Dwellings may

be located within single-use stand-alone buildings.

Section 8.

Development Standards. The standards of Chapter 6 Development Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.

A. Character Imagery: The "Character Imagery Exhibit", attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

B. Hotel and Office Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply to the Hotel / Office Subdistrict, except as modified below: If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

i. Each Building Façade shall utilize a minimum of three (3) different exterior building materials.

ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials;

~~iii.~~ however, if Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials.

b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Fiber Cement Siding, Polymeric Cladding, E.I.F.S., or stucco, ~~or vinyl~~ exterior building materials.

C. Commercial Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

D. Mixed-Use Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

E. Business and Technology Subdistrict: The following shall apply to the Business and Technology Subdistrict:

- i. Permitted Building Façade materials shall include: Masonry Materials, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and, architectural block (textured). Architectural Insulated Panels shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade. E.I.F.S. shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade and a minimum of eight (8) feet above grade.
- ii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
- iii. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.

~~iv. The primary color of Building Façades shall be natural and muted. Brighter colors may only be used as limited accents.~~

~~v.~~iv. If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

~~vi.~~v. The following shall apply to each Building External Façade ~~visible from and oriented toward a Primary Street or Secondary Street~~:

- a. A minimum of sixty (60) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
- b. Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- c. No loading spaces, loading docks or oversized service doors shall be permitted on an External Building Façade ~~visible from and oriented toward a Primary Street or Secondary Street~~.

- d. Decorative architectural lighting fixtures shall be required at a minimum of one (1) fixture for every forty (40) lineal feet of Building Façade.
- F. East of East Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- G. West of East Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- H. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and Secondary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.
- I. Residential Standards: Article 6.3(E) Architectural Standards; Multi-Family Districts shall apply to any Building with only Dwelling Units. Buildings with a mix of residential and non-residential uses shall be subject to the underlying Subdistrict standards.
- J. Town Centre: The following standards shall also apply within the Town Centre with the intent of creating a pedestrian-scaled and pedestrian-oriented streetscape along East Street and 191st Street:
 - i. A continuous “street wall” of Building Facades shall be required along East Street and 191st Street, with pedestrian corridors provided to access parking areas located to the rear of Buildings.
 - ii. Building Facades shall incorporate multiple vertical planes, and create both a rhythm of Building Façade bays or structural elements, and a horizontal division into a base, middle, and top.
 - iii. Primary entrances shall be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances. Doors and entryways shall follow a traditional storefront design (usually recessed) and shall be compatible with the architectural style of the Building. Other traditional elements include bulkheads, window displays and transom windows.
 - iv. Drive-throughs for uses such as financial institutions or pharmacies shall be permitted only if the drive-through is: (i) integrated into a multi-story Building; (ii) not otherwise visible from a Primary Street; and, (iii) designed to minimize any

negative impact on vehicular and pedestrian circulation.

- v. Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

- A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area; however, such fencing shall, at a minimum, be black vinyl-coated and located in areas of minimum visibility from rights-of-way. All other walls and fencing shall be architecturally compatible with the associated building(s).
- B. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in an Established Front Yard to further define the streetscape.

8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Town Centre.
- B. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall ~~not only~~ apply if the Front Building Façade of the Lot's Principal Building is ~~not~~ oriented towards the External Street. Shall not apply in the Town Centre.
- D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply; rather, the following shall apply.
 - i. Reforestation Area: A reforestation area shall be required in the location generally shown on the Concept Plan (the "Reforestation Area"). The exact size and configuration of the Reforestation Area will be determined at the time of approval of the Overall Development Plan for that portion of the District and is subject to final engineering of detention and the permitting and approval by the City's Department of Public Works, County Surveyor's Office and the Indiana Department of Natural Resources. The Reforestation Area shall be planted in accordance with the Reforestation Guidelines, attached hereto as **Exhibit D**. No Buildings shall be permitted within the area shown on the Concept Plan as the Reforestation Area.
 - ii. Tree Preservation Areas: Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan

- (“Tree Preservation Area”). A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting (“Tree Preservation Easement”). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.
- iii. Buffer Yard abutting Existing Neighborhood: A buffer yard with a minimum depth of forty (40) feet shall be required abutting an Existing Neighborhood. The buffer yard shall include a minimum of six (6) shade trees, six (6) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet. A minimum four (4) foot tall undulating mound shall also be required for at least sixty (60) percent of the length of the shared Lot Line; however, no mound shall be required if a Reforestation Area or Tree Preservation Easement abuts an Existing Neighborhood. New plantings within a buffer yard that overlaps a Tree Preservation Area may be clustered or grouped in order to simulate natural tree stands and/or ensure viability due to the impact by existing trees, according to best practices. Plantings around detention and retention areas within a buffer yard shall be credited toward the buffer yard planting requirement.
- iv. Detention Areas: The Concept Plan depicts detention and retention areas along the District’s north and east property lines that enhances the buffer and increases the building separation from the perimeter of the District (the “Lakes”). The Lakes shall be located within the District as generally shown on the Concept Plan. The exact size and location of the Lakes may vary, however, and is subject to engineering and the permitting and approval by the City’s Department of Public Works, County Surveyor’s Office and the Indiana Department of Natural Resources.
- E. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
- i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- ii. Town Centre. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within

the Town Centre; rather, an emphasis on Perimeter Parking Area Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.

- F. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required.
- G. Town Centre. The following landscaping criteria shall also apply within the Town Centre.
 - i. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.
 - ii. Street trees are encouraged within the Right-of-way along East Street and 191st Street to enhance the pedestrian-scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements and approval by the Department of Public Works.

8.5 Article 6.9 Lighting Standards: Shall apply. In addition, the following shall apply:

- A. Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
- B. Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.
- C. Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- D. Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or

dimmed) by a minimum of thirty-five percent (35%) no later than 11:00 p.m.

E. Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

8.6 Article 6.12 Outdoor Storage and Display: Shall apply. Outdoor Storage shall not be permitted within the District.

8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.

A. Town Centre: Off-street parking shall not be permitted in the Established Front Yard. On-street parking is contemplated along East Street and 191st Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.

8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

~~A. — Approved privately owned traffic control and transit signs, informational and directional signs on posts used in lieu of public street signage shall be permitted to be in the Right of way, as required and shall be required to be maintained by the City.~~

A. Wall Sign Lighting: All wall signs shall be: (i) reverse channel letter; or, (ii) externally lit wall signs with decorative (e.g., gooseneck) light fixtures.

~~Article 6.17(J)(8) Outlot Signage shall not apply; rather, each Building Façade shall be permitted two (2) square feet of sign area for each one (1) lineal foot of Building Façade. Sign area allocation may be divided between Wall, Awning, Projecting, and Under Canopy or related areas.~~

B. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs; Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

~~**Section 9. Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.~~

~~9.11.1 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, the following shall apply.~~

~~A. Cool Creek Trail. The Developer shall construct and dedicate the Cool Creek Trail through the District, as generally located and depicted on the Concept Plan. The trail shall be installed in accordance with the City's Construction Standards, as approved by the Department of Public Works.~~

~~B.A. Mixed Use Subdistrict: Pedestrian pathways and crossings within the Mixed use District, whether public or private, shall be delineated (e.g., pavers, edging, material, creative or artistic striping) and distinguished from vehicular surfaces.~~

~~9.21.1 Decorative Streetscape Elements. Decorative street signs, light fixtures, and traffic~~

~~control devices shall be permitted within entrance drives, Right of ways, and walkways, and may differ from the City's standards if it conforms to the Indiana Manual on Uniform Traffic Control Devices. Such decorative elements shall be consistent with the development theme and shall neither be installed nor maintained at the City's expense.~~

Section 10.**Section 9.** **Design Standards.** The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate.

9.1 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, the following shall apply.

A. Cool Creek Trail. The Developer shall construct and dedicate the Cool Creek Trail through the District, as generally located and depicted on the Concept Plan. The trail shall be installed in accordance with the City's Construction Standards, as approved by the Department of Public Works.

B. Mixed-Use Subdistrict: Pedestrian pathways and crossings within the Mixed-use District, whether public or private, shall be delineated (e.g., pavers, edging, material, creative or artistic striping) and distinguished from vehicular surfaces.

9.2 Decorative Streetscape Elements. Decorative street signs, light fixtures, and traffic control devices shall be permitted within entrance drives, Right-of-ways, and walkways, and may differ from the City's standards if it conforms to the Indiana Manual on Uniform Traffic Control Devices. Such decorative elements shall be consistent with the development theme and shall neither be installed nor maintained at the City's expense.

Section 10. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-21** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-21**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-21**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Henke Development Group, LLC
1100 Chatham Hills Boulevard, Westfield, Indiana 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Imagery Exhibit

Exhibit D Reforestation Guidelines

EXHIBIT A
REAL ESTATE

The below description includes fourteen (14) parcels:

TRACTS 1 and 2 (Parcel #09-06-30-00-00-003.000 / #29-06-30-000-003.000-015) (Parcel #08-06-30-00-00-004.001 / #29-06-30-000-004.001-014)

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at a Mag Nail on the South line of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, said point of beginning being North 89 degrees 47 minutes 37 seconds West (assumed bearing) 1126.98 feet from a P.K. Nail at the Southeast corner of said Northwest Quarter; thence North 89 degrees 47 minutes 37 seconds West 1316.40 feet to a 5/8" iron rod with yellow cap stamped S0083 at the point of intersection of the South line of said Northwest Quarter and the Easterly right-of-way line of U.S. Highway #31; the following 5 courses are on and along said Easterly right-of-way line: (1.) thence North 00 degrees 09 minutes 26 seconds East 594.16 feet to a 5/8" iron rod with yellow cap stamped S0083; (2.) thence North 00 degrees 44 minutes 59 seconds East 483.33 feet to an existing right-of-way marker; (3.) thence North 00 degrees 09 minutes 26 seconds East 286.70 feet to a 5/8" iron rod with yellow cap stamped S0083; (4.) thence South 89 degrees 50 minutes 34 seconds East 15.00 feet to a 5/8" iron rod with yellow cap stamped S0083; (5.) thence North 00 degrees 09 minutes 26 seconds East 16.41 feet to a 5/8" iron rod with yellow cap stamped S0083 on the North line of a 36.28 acre tract of real estate described in Instrument Number 9508920; thence South 87 degrees 08 minutes 56 seconds East 1091.15 feet on and along said North line to a 5/8" iron rod with yellow cap stamped S0083 on the West line of the West fractional one-half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East; Thence North 00 degrees 03 minutes 05 seconds East 4.90 feet to a 5/8" iron rod with yellow cap stamped S0083 at the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 51 minutes 07 seconds East 204.00 feet on and along the North line of the Southeast Quarter of said Northwest Quarter to a 5/8" iron rod with yellow cap stamped S0083; thence South 00 degrees 03 minutes 05 seconds West 1335.36 feet to the point of beginning containing 40.788 acres, more or less.

EXCEPT:

A part of the West Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the Southeast corner of said half-quarter section; thence North 89 degrees 50 minutes 27 seconds West 1,112.39 feet along the South line of said half-quarter section to the Eastern boundary of U.S. 31; thence North 0 degrees 08 minutes 08 seconds East 594.63 feet (594.16 feet deduced from instrument # 9609620991) along said boundary; thence North 0 degrees 45 minutes 02 seconds East 483.33 feet along said boundary; thence North 0 degrees 09 minutes 28 seconds East 286.70 feet along said boundary; thence South 89 degrees 50 minutes 32 seconds East 15.00 feet along said boundary; thence North 0 degrees 09 minutes 28 seconds East 15.95 feet (16.41 feet deduced from instrument # 9609620991) along said boundary to the North line of said grantor's land; thence South 87 degrees 08 minutes 41 seconds East 57.44 feet along said line; thence South 1 degree 39 minutes 37 seconds East 39.06 feet; thence South 07 degrees 22 minutes 26 seconds East 575.59 feet; thence South 5 degrees 25 minutes 04 seconds East 618.43 feet; thence South 52 degrees 08 minutes 44 seconds East 118.93 feet; thence South 88 degrees 55 minutes 28 seconds East 325.04 feet; thence South 89 degrees 48 minutes 21 seconds East 350.00 feet; thence North 52 degrees 04 minutes 52 seconds East 151.68 feet; thence North 0 degrees 11 minutes 39 seconds East 508.03 feet; thence northeasterly 75.49 feet along an arc to the right having a radius of 865.00 feet and subtended by a long chord with a bearing of North 2 degrees 41 minutes 39 seconds East and a length of 75.46 feet; thence North 5 degrees 11 minutes 39 seconds East 55.63 feet to the east line of said west half-quarter section; thence South 0 degrees 03 minutes 21 seconds West 806.97 feet along said line to the point of beginning containing 6.801 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.115 acres more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across this limited access facility (to be known as U.S. 31 and as Project 0710215), to and from the grantor's remaining lands along the lines described as follows: Beginning at the East end of the West 37.39 feet of the 57.44-foot course described above; thence South 1 degree 39 minutes 18 seconds East 39.85 feet; thence South 7 degrees 22 minutes 26 seconds East 575.59 feet; thence South 5 degrees 22 minutes 10 seconds East 623.40 feet; thence South 53 degrees 51 minutes 19 seconds East 141.05 feet; thence South 89 degrees 48 minutes 21 seconds East 370.00 feet; thence North 0 degrees 09 minutes 36 seconds East 10.00 feet. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

ALSO EXCEPT:

A part of the East Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the southwest corner of said East half-quarter section; thence North 0 degrees 03 minutes 21 seconds East 806.97 feet along the West line of said East half-quarter section; thence North 5 degrees 11 minutes 39 seconds East 139.23 feet; thence Northwesterly 67.92 feet along an arc to the left having a radius of 735.00 feet and subtended by a long chord with a bearing of North 2 degrees 32 minutes 48 seconds East and a length of 67.90 feet; thence North 6 degrees 32 minutes 28 seconds West 134.22 feet to the West line of said East half-quarter section; thence North 0 degrees 03 minutes 21 seconds East 187.34 feet along said line to the North line of said grantor's land; thence South 89 degrees 50 minutes 52 seconds East 144.54 feet along said line; thence South 0 degrees 06 minutes 03 seconds East 320.07 feet; thence North 89 degrees 53 minutes 57 seconds East 58.58 feet; thence South 0 degrees 03 minutes 20 seconds West 218.81 feet; thence North 84 degrees 48 minutes 21 seconds West 74.24 feet; thence South 5 degrees 11 minutes 39 seconds West 62.16 feet; thence Southwesterly 64.14 feet along an arc to the left having a radius of 735.00 feet and subtended by a long chord with a bearing of South 2 degrees 41 minutes 39 seconds West and a length of 64.12 feet; thence South 0 degrees 11 minutes 39 seconds West 548.03 feet; thence South 47 degrees 25 minutes 05 seconds East 109.21 feet; thence South 89 degrees 48 minutes 21 seconds East 3.30 feet; thence South 0 degrees 03 minutes 20 seconds West 55.58 feet to the South line of said quarter section; thence North 89 degrees 30 minutes 26 seconds West 204.01 feet along said line to the point of beginning containing 4.409 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.033 acres more or less.

ALSO EXCEPT:

A part of the West Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning North 0 degrees 03 minutes 21 seconds East 1,146.80 feet from the Southeast corner of said West half-quarter section; thence South 89 degrees 53 minutes 57 seconds West 19.95 feet thence North 0 degrees 06 minutes 03 seconds West 183.49 feet to the North line of said grantor's land; thence South 87 degrees 08 minutes 41 seconds East 20.47 feet along said line to the East line of said West half-quarter section; thence South 0 degrees 03 minutes 21 seconds West 182.44 feet along said line to the point of beginning containing 0.085 acres more or less.

TRACT 3 (Parcel #08-06-30-00-00-004.002 / 2906-30-000-004.002-014)

Part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being described as follows:

Commencing at the Mag Nail at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East; thence on the South line of the Southeast Quarter of said Northwest Quarter North 89 degrees 47 minutes 37 seconds West (assumed bearing) 674.83 feet to the point of beginning of this description; thence continuing on said South line North 89 degrees 47 minutes 37 seconds West 452.15 feet to the East line of the tract of real estate described in Instrument No. 9609600991; thence on said East line North 00 degrees 03 minutes 05 seconds East 1335.36 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083" on the North line of the Southeast Quarter of said Northwest Quarter; thence on said North line South 89 degrees 51 minutes 07 seconds East 452.15 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083"; thence South 00 degrees 03 minutes 05 seconds West 1335.82 feet to the point of beginning, containing 13.86 acres, more or less.

EXCEPT:

A part of the East Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning on the South line of said half-quarter section South 89 degrees 30 minutes 26 seconds East 204.01 feet from the Southwest corner of said half-quarter section; thence North 0 degrees 03 minutes 20 seconds East 55.58 feet; thence South 89 degrees 48 minutes 21 seconds East 452.15 feet to the east line of said grantor's land; thence South 0 degrees 03 minutes 20 seconds West 55.71 feet along said line to the South line of said quarter section; thence North 89 degrees 47 minutes 21 seconds West 452.15 feet along said line to the point of beginning containing 0.578 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.074 acres more or less.

TRACT 4 (Parcel #08-06-30-00-00-014.001 / #29-06-30-000-014.001-014)

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being described as follows:

Commencing at the Mag Nail at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; thence on the North line of the Northeast Quarter of said Southwest Quarter North 89 degrees 47 minutes 37 seconds West (assumed bearing) 674.83 feet to the point of beginning of this description; thence South 00 degrees 03 minutes 05 seconds West 1340.60 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083" on the South line of the Northeast Quarter of said Southwest Quarter; thence on said South line North 89 degrees 55 minutes 03 seconds West 653.09 feet to the Southwest corner of the Northeast Quarter of said Southwest Quarter; thence on the West line of the Northeast Quarter of said Southwest Quarter North 00 degrees 04 minutes 46 seconds West 1342.02 feet to the Northwest corner of the Northeast Quarter of said Southwest Quarter; thence on the North line of the Northeast Quarter of said Southwest Quarter South 89 degrees 47 minutes 37 seconds East 656.15 feet to the point of beginning, containing 20.16 acres, more or less.

EXCEPT:

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the Northwest corner of said quarter-quarter section; thence South 89 degrees 42 minutes 05 seconds East 656.16 feet along the North line of said quarter-quarter section to the East line of said grantor's land; thence South 0 degrees 03 minutes 09 seconds West 54.29 feet along said line; thence North 89 degrees 48 minutes 21 seconds West 415.72 feet; thence South 70 degrees 54 minutes 15 seconds West 105.95 feet; thence South 49 degrees 51 minutes 23 seconds West 63.93 feet; thence South 0 degrees 11 minutes 39 seconds West 271.69 feet; thence North 89 degrees 48 minutes 21 seconds West 89.93 feet to the West line of said quarter-quarter section; thence North 0 degrees 04 minutes 42 seconds West 403.56 feet along said line to the point of beginning containing 1.654 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.294 acres more or less.

TRACT 5 (Parcel #09-06-30-00-00-020.001 / #29-06-30-000-020.001-015)

A part of the West half of the Southwest Quarter of Section Thirty (30), Township Nineteen (19) North, Range Four (4) East, bounded as follows:

Begin as the Southwest corner of said Section, run thence North (North 00 degrees 33 minutes 58 seconds West, measured) one thousand four hundred forty-four (1,444) feet, thence East one thousand one hundred seventy (1,170) feet (North 89 degrees 32 minutes 54 seconds East 1168.72 feet, measured) to the East line of said West half section, thence South (South 00 degrees 58 minutes 33 seconds East, measured) one thousand four hundred thirty-six (1,436) feet to the South line of said section; thence West one thousand one hundred seventy-nine (1,179) feet (South 89 degrees 09 minutes 24 seconds West 1178.93 feet, measured) to the place of beginning.

EXCEPT:

Begin eight hundred seventy-six (876) feet North (North 00 degrees 33 minutes 58 seconds West, measured) of the Southwest corner of said section and on the West line thereof; run thence North (North 00 degrees 33 minutes 58 seconds West, measured) on and along the said West line five hundred sixty-eight (568) feet; thence East (North 89 degrees 32 minutes 54 seconds East, measured) three hundred (300) feet; thence South (South 00 degrees 33 minutes 58 seconds East, measured) five hundred sixty-eight (568) feet; thence West (South 89 degrees 32 minutes 54 seconds West, measured) three hundred (300) feet to the place of beginning of this exception.

ALSO EXCEPT:

Begin at the Southwest corner of said section and run thence East (North 89 degrees 09 minutes 24 seconds East, measured) on and along the South line of said section three hundred thirty-eight and seven-tenths (338.7) feet; thence North (North 00 degrees 58 minutes 22 seconds East, measured) parallel with the West line of said section one hundred (100) feet; thence West (South 89 degrees 09 minutes 24 seconds West, measured) parallel with the South line of said section three hundred thirty-eight and seven-tenths (338.7) feet to the intersection of the West line of said section; thence South (South 00 degrees 58 minutes 22 seconds East, measured) on and along the West line of said section one hundred (100) feet to the place of beginning of this exception.

ALSO EXCEPT:

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Commencing at the Southwest corner of said quarter section; thence North 0 degrees 11 minutes 50 seconds East 393.69 feet along the West line of said quarter section to the South line of a parcel of land described in Instrument #20060004186 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 57 minutes 40 seconds East 201.25 feet along said line to the point of beginning of this description; thence Northeasterly 98.10 feet along an arc to the right, having a radius of 346.00 feet and subtended by a long chord with a bearing of North 81 degrees 52 minutes 38 seconds East and length of 97.78 feet; thence South 90 degrees 00 minutes 00 seconds East 296.91 feet to the East line of said parcel; thence South 0 degrees 12 minutes 29 seconds West 13.55 feet along said line to the South line of said parcel; thence South 89 degrees 57 minutes 40 seconds West 393.66 feet along said line to the point of beginning containing 0.114 acres more or less.

ALSO EXCEPT:

A part of the West half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, said corner being on the East line of the Southeast Quarter of Section 25, Township 18 North, Range 3 East, in said county; thence North 00 degrees 33 minutes 58 seconds West on the West line of said Southwest Quarter 393.69 feet to a P.K. Nail at the point of beginning for the tract herein described; thence North 00 degrees 33 minutes 58 seconds West on the West line of said Southwest Quarter 482.31 feet to a P.K. Nail at the Southwest corner of the real estate described in said Instrument #89-28021 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 32 minutes 54 seconds East on the South line of said real estate and its Easterly extension 595.00 feet to a 5/8 inch rebar; thence South 00 degrees 33 minutes 58 seconds East parallel with the West line of said Southwest Quarter 482.31 feet to a 5/8 inch rebar; thence South 89 degrees 32 minutes 54 seconds West parallel with the South line of the real estate described in said Instrument Number 89-28021 a distance of 595.00 feet to the point of beginning.

ALSO EXCEPT:

A part of the West half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 30, said point as found per county surveyor ties, said point being in the center of Union Street (old U.S. Highway 31), as now located; thence North 00 degrees 33 minutes 58 seconds West along the West line of said Southwest Quarter and in said Union Street, 1440.00 feet to the Northwesterly corner of a certain parcel of land as described in Instrument #9362547, in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 32 minutes 54 seconds East along the Northerly line of the aforesaid real parcel, 300.00 feet to the Northeasterly corner of said parcel of land, said point also being on the Southerly line of a certain parcel of land as described in Instrument #96-44563 (Office of the Recorder), said point being the point of beginning; thence continue North 89 degrees 32 minutes 54 seconds East, along said Southerly parcel of land, 869.04 feet to a point on the East line of said West half, said point also being in the center of North East Street, as now located; thence South 00 degrees 56 minutes 38 seconds East, along said East line and in said North East Street, as now located; thence South 00 degrees 56 minutes 38 seconds East, along said East line and in said North East Street, 568.17 feet; thence South 89 degrees 32 minutes 54 seconds West 578.36 feet to the Northeasterly corner of a certain parcel of land as described in Instrument 98-21037 (Office of the Recorder); thence South 89 degrees 34 minutes 23 seconds West, along the Northerly line of last parcel of land, 294.43 feet to the Southerly extension of the Easterly line of said parcel of land described in Instrument #93-62547; thence North 00 degrees 33 minutes 58 seconds West, along said extension and said Easterly line 568.03 feet to the point of beginning, containing 11.3589 acres (494,794.94 square feet), more or less.

ALSO EXCEPT:

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at a point on the West line of said quarter section North 0 degrees 11 minutes 50 seconds East 100.00 feet from the Southwest corner of said quarter section, which point is the Northwest corner of an exception described in Instrument #2013002424 in the Office of the Recorder of Hamilton County, Indiana thence continuing North 0 degrees 11 minutes 50 seconds East 293.74 feet along the West line of said quarter section to the Southwest corner of a parcel of land described in Instrument #20060004186 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 57 minutes 39 seconds East 16.43 feet along said line; thence South 35 degrees 20 minutes 59 seconds East 46.22 feet; thence South 90 degrees 00 minutes 00 seconds East 73.03 feet; thence Northeasterly 93.37 feet along an arc to the right, having a radius of 346.00 feet and subtended by a long chord with a bearing of North 66 degrees 01 minute 26 seconds East and a length of 93.08 feet; thence North 89 degrees 57 minutes 40 seconds East 393.66 feet; thence North 0 degrees 12 minutes 29 seconds East 13.55 feet; thence South 90 degrees 00 minutes 00 seconds East 582.84 feet to the East line of said grantor's land, which line is the centerline of East Street; thence South 0 degrees 04 minutes 41 seconds East 82.00 feet along said centerline; thence North 90 degrees 00 minutes 00 seconds West 879.87 feet; thence Southwesterly 376.22 feet along an arc to the left, having a radius of 264.00 feet and subtended by a long chord with a bearing of South 49 degrees 10 minutes 48 seconds West and a length of 345.18 feet, which point is on the North line of said exception from Instrument #2013002424; thence South 89 degrees 57 minutes 40 seconds West 37.87 feet along said line to the point of beginning containing 2.445 acres more or less.

TRACT 6 (Parcel# 09-06-30-00-00-002.000)

Beginning 945.6 feet South of the Northwest corner of the West fractional half of the Northwest quarter of Section 30, Township 19 North, Range 4 East, and on the West line thereof, thence south on and along aforesaid West line 337.5 feet to the centerline of a stream; thence Easterly on and along said centerline of said stream 1164 feet to the East line of said half quarter section; thence North on and along aforesaid East line 337.5 feet to a point 1002.4 feet South of the North line of said half quarter section; thence Westerly 1163.6 feet to the place of beginning.

EXCEPTING

THEREFROM:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit B, described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of said grantor's land; thence South 87 degrees 02 minutes 59 seconds East 71.99 feet along said prolonged line to the east boundary of U.S. 31 and the point of beginning of this description; thence continuing South 87 degrees 02 minutes 59 seconds East 48.58 feet along said line to point "34691" on said plat; thence South 1 degree 39 minutes 37 seconds East 338.71 feet to the south line of said grantor's land; thence North 87 degrees 08 minutes 41 seconds West 57.44 feet along said line to the east boundary of U.S. 31; thence North 0 degrees 09 minutes 47 seconds West 338.20 feet along said line to the point of beginning containing 0.411 acres more or less.

FURTHER EXCEPTING THEREFROM the property described as:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, and being that part of the grantor's land lying within the right

of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit B, described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of said grantor's land; thence South 87 degrees 02 minutes 59 seconds East 1,143.45 feet along said line prolonged and said line to the point of beginning of this description, designated as point "38204" on said plat; thence continuing South 87 degrees 02 minutes 59 seconds East 21.39 feet along said line to the northeast corner of said grantor's land; thence South 0 degrees 03 minutes 21 seconds West 336.33 feet along the east line of said grantor's land to the southeast corner of said grantor's land; thence North 87 degrees 08 minutes 41 seconds West 20.47 feet along the south line of said grantor's land; thence North 0 degrees 06 minutes 03 seconds West 336.41 feet to the point of beginning containing 0.161 acres more or less.

AND that portion conveyed to the City of Westfield in a Deed Recorded November 15, 2013 as instrument number 2013069401, more particularly described as follows:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the easement lines depicted on the attached Easement Parcel Plat marked Exhibit "B", described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of the grantor's land; thence South 87 degrees 02 minutes 59 seconds East 120.57 feet along said prolonged north line and the north line of the grantor's land to the proposed eastern boundary of U.S. 31 and point "34691" designed on said plat; thence South 1 degree 39 minutes 37 seconds East 15.05 feet along the proposed boundary of said U.S. 31 to the south line of a sanitary sewer easement in favor of the City of Westfield and the point of beginning of this description; thence South 85 degrees 51 minutes 11 seconds East 50.26 feet along the south line of said easement; thence South 1 degree 39 minutes 37 seconds East 36.13 feet; thence South 88 degrees 20 minutes 23 seconds West 50.00 feet to the proposed eastern boundary of said U.S. 31; thence North 1 degree 39 minutes 37 seconds West 41.21 feet along the proposed boundary of said U.S. 31 to the point of beginning and containing 0.044 acres, more or less.

TRACTS 7 and 8

(Parcel # 08-06-30-00-00-004.000) (Parcel # 08-06-30-00-00-014.000)

PARCEL 1

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #S0461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) 332.16 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE WEST LINE OF THE LANDS TAKEN FOR RIGHT OF WAY FOR 191ST STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST 342.72 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 9609620991 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1335.27 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION (REBAR WITH A CAP MARKED "MILLER" FOUND); THENCE SOUTH 89 DEGREES 51 MINUTES 29 SECONDS EAST 670.63 FEET ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION TO THE EAST LINE OF AFORESAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE 651.96 FEET TO THE NORTH LINE OF THE LANDS TAKEN FOR RIGHT OF WAY OF FLIPPINS ROAD, THE NEXT FIVE COURSES ARE ALONG SAID RIGHT OF WAY; THENCE NORTH 84 DEGREES 54 MINUTES 09 SECONDS WEST 32.81 FEET; THENCE SOUTH 07 DEGREES 22 MINUTES 16 SECONDS WEST 340.27 FEET; THENCE SOUTH 05 DEGREES 05 MINUTES 51 SECONDS WEST 317.43; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST 226.13 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 33.16 FEET TO THE POINT OF BEGINNING CONTAINING 19.26 ACRES MORE OR LESS.

PARCEL 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #S0461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 332.11 TO WEST LINE OF

THE LANDS TAKEN FOR THE RIGHT OF WAY OF 191ST STREET AND THE POINT OF BEGINNING, THE NEXT TWO COURSES AREA LONG SAID RIGHT OF WAY; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST 36.84 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 332.24 TO THE EAST LINE OF SAID QUARTER QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST 1302.44 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION (IRON PIN FOUND MARKED WITH A "MILLER" CAP); THENCE NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST 676.05 FEET TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 200500078606 AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1341.03 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 342.72 FEET TO THE POINT OF BEGINNING CONTAINING 20.50 ACRES MORE OR LESS.

TRACT 9 (Parcel# 09-06-30-00-00-021.000)

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE EAST ON AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER 338.7 FEET TO AN IRON STAKE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER 100 FEET TO AN IRON STAKE; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 338.7 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING.

TRACT 10 (Parcel# 09-06-30-00-00-027.001)

Block A in the IMMI Campus Subdivision per plat dated January 10, 2019 and recorded on January 25, 2019 as Instrument 2019003012 in the office of the Recorder of Hamilton County, Indiana.

TRACT 11 (Parcel# 09-06-30-00-00-022.000)

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, bounded as follows:

Beginning at a point 876.0 feet North of the Southwest corner of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; thence North 120.0 feet on and along the West line of said Southwest Quarter; thence East 300.0 feet parallel with the South line of said Southwest Quarter; thence South 120.0 feet parallel with the West line of said Southwest Quarter; thence West 300.0 feet parallel with the South line of said Southwest Quarter to the POINT OF BEGINNING, containing 0.83 acres, more or less.

TRACT 12 and 13

(Parcel# 09-06-30-00-00-025.000) (Parcel# 09-06-30-00-00-024.000)

Part of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, in Hamilton County, Indiana, more particularly described as follows, to-wit:

Tract 1- Begin at a point 1,112.0 feet North of the Southwest Corner of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, run thence North 232 feet along the West Quarter Section line to a point; run thence East parallel to the North quarter section line, which is a distance of 300 feet to a point; run thence South 232 feet parallel to the West quarter section line to a point; and run thence West 300 feet to the place of beginning, all in Hamilton County, Indiana.

Tract 2- Also begin at a point 996 feet North of the Southwest corner of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; run thence 116 feet along the West quarter section line to a point; run thence East parallel to the North quarter section line, which is a distance of 300 feet to a point, run thence South 116 feet parallel to the West quarter section line to a point; and run thence West 300 feet to the place of beginning, all in Hamilton County, Indiana.

TRACT 14 (Parcel# 09-06-30-00-00-020.111)

Block B in the IMMI Campus Subdivision per plat dated January 10, 2019 and recorded on January 25, 2019 as Instrument 2019003012 in the office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C-1
CHARACTER IMAGERY EXHIBIT

EXHIBIT C-2
CHARACTER IMAGERY EXHIBIT

EXHIBIT D **REFORESTATION GUIDELINES**

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

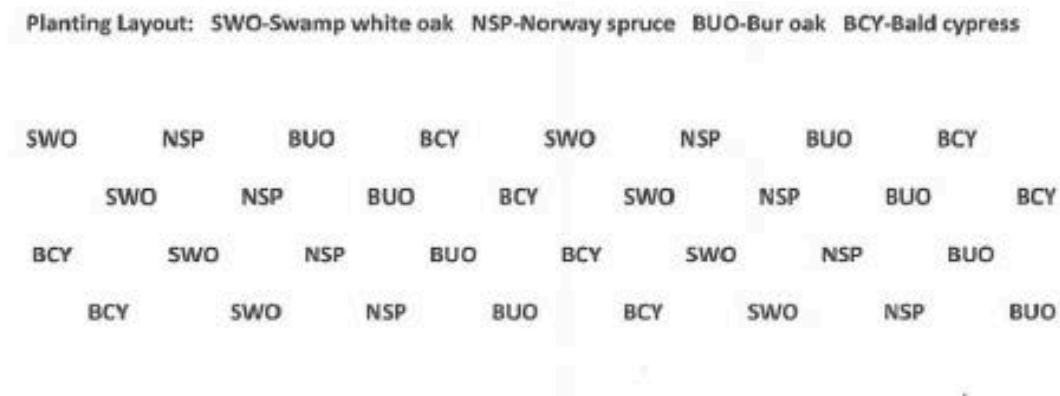
1. Tree Species: The following tree species should be planted:

- a. Bur Oak (Quercus muehlenbergii)
- b. Swamp White Oak (Quercus bicolor)
- c. Norway Spruce (Picea abies)
- d. Bald Cypress (Taxodium distichum)

2. Planting Size: The minimum height at planting should be as follows:

- a. Norway Spruce:
 - i. 50% of Norway Spruce: 6 feet
 - ii. Remaining Norway Spruce: 5-gallon size container trees
- b. Bur Oak, Swamp White Oak, and Bald Cypress:
 - i. 50% of each tree species: 15-gallon size container trees
 - ii. Remaining trees: 5-gallon size container trees

3. Planting Layout: Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.



Narrative Statement
Midtown at Westfield

Henke Development Group, LLC respectfully requests this change of zoning for 138 acres± generally located at the intersections of 191st Street and East Street, and East Street and Union Street. The property's existing zoning is a combination of LB: Local and Neighborhood Business District, EI: Enclosed Industrial District, AG-SF1: Agriculture / Single-Family Rural District, and SF-3: Single-Family Medium Density District, and a portion of the property is currently subject to the US Highway 31 Overlay District.

The change of zoning is requested to accommodate a high-end mixed-use development to be known as "Midtown at Westfield", that is proposed to consist of a mix of land uses complimentary to the surrounding development patterns and US Highway 31 interchange. As depicted in the application and exhibits, the proposed Planned Unit Development (PUD) District ordinance establishes permits uses and establishes standards consistent with other gateway PUD District Ordinances approved by the City.

The proposed campus will include a mix of land uses complimentary to the live-work-play lifestyle with a design emphasis on pedestrian-orientation and access, and high-quality building architecture. The district is proposed to be anchored by a central node at the intersection of 191st Street and East Street. Development patterns and land uses compatible with the interchange are proposed along US31 and 191st Street and will include high-quality architecture and a mix of retail, hospitality and office uses. Secondary subdistricts along the East Street corridor and 191st Street corridor (east of East Street) are intended to transition from the vehicularly-dominated interchange and are envisioned to include a mix of uses typical of a business and technology park. Potential uses include office, medical technology, research and development, office/flex spaces, and potentially some residential. The secondary tiers of these corridors will further transition in design, land uses and buffering (including a combination of landscaping, detention and separation) towards the perimeter boundaries of the district.

The site is located within the "Employment Corridor" (or Highway Corridors) of the City's 2007 Comprehensive Plan, with a small portion of the eastern edge of the property within the "Business Park and "New Suburban" classifications. The development policies for the Highway Corridor area generally include the following:

- Encourage building design, height, scale, and mass that is appropriate to the surrounding area.
- Encourage building materials and colors that are appropriate to the setting. Metal buildings should be enhanced with other building materials, such as stone or brick, to improve their appearance.
- Maintain attractive highway corridors and appealing business and industrial areas through landscaping, setbacks, and building design.
- Promote large-scale employment intensive office uses on the US 31 Corridor. Appropriate land uses include: office and service uses, research and development, retail and institutional uses subordinate to and supportive of the office and service uses.
- Locate loading docks appropriately, generally at the sides or backs of buildings. Screening should be provided where it is needed to hide unattractive views.

As proposed, the development will meet the economic and design objectives and policies of the Comprehensive Plan. In addition, Midtown at Westfield will be an iconic development anchoring the 191st Street and US31 gateway to Grand Park as well as anchoring the south gateway to NorthPoint.



Memorandum

Date: June 25, 2019

To: Pam Howard, Senior Planner

Economic and Community Development Department

From: Phil A. Sundling, P.E.

Henke Development Group, LLC

1100 Chatham Hills Blvd., Westfield, IN 46074

Re: Midtown at Westfield PUD District (1907-PUD-17)

Summary of Open House for Neighbors

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, North Westfield Developments, LLC along with Henke Development Group, LLC hosted an open house for adjoining property owners on Tuesday, June 25, 2019, at the IMMI Conference Center (18880 N. East Street, Washington Township, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:35 p.m. Petitioner representatives included Steve Henke, Phil Sundling, Brad Henke and Doug Fleenor (Henke Development Group) and Tom, Dick, Bev, Shellie, and Ronnie Anthony along with Suzy Wilhelm and Betsy Gordon (North Westfield Developments). Attendees included twelve (12) adjacent property owners and two (2) Council members (S. Hoover, C. Lehman) and one (1) Westfield Planning Department representatives (P. Howard).

After introductions and an overview of the property and proposed change of zoning, discussion included the following: leasing plan for spec buildings (goal is to shoot for 50% pre-leased before a building is built), timeline for the proposed construction (as early as next year but we don't want to rush into construction), light pollution (will be explored to verify that no impact to adjacent properties once we get into detailed site development), on-street parking (contemplated in the zoning but will be determined as we get further into development whether we want it or not, all contingent upon Public Works approvals), traffic along both East Street and 191st Street (a study, if requested, may be necessary), 191st and Grassy Branch roundabout timing (federally funded, fiscal year 2021), East Street North Extension timing (federally funded, fiscal year 2021, starting as early as next year), firearm usage on the property (since this will be annexed it will not be allowed) and lastly the live/work/play atmosphere and desire for millennials (the comment was simply promoting the exact type of development being proposed with the rezoning). After general discussion, the open house concluded around 7:30 p.m.



Memorandum

Date: June 26, 2019

To: Pam Howard, Senior Planner
Economic and Community Development Department

From: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Blvd., Westfield, IN 46074

Re: Midtown at Westfield PUD District (1907-PUD-17)
Summary of Open House for Neighbors

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, North Westfield Developments, LLC along with Henke Development Group, LLC hosted an open house for adjoining property owners on Wednesday, June 26, 2019, at the IMMI Conference Center (18880 N. East Street, Washington Township, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:33 p.m.

Petitioner representatives included Steve Henke, Phil Sundling and Brad Henke (Henke Development Group) and Tom, Dick, Bev, Shellie, and Ronnie Anthony along with Suzy Wilhelm, Betsy Gordon and Tony Schelonka (North Westfield Developments).

Attendees included thirty-four (34) adjacent property owners and two (2) Council members (C. Spoljaric, J. Edwards).

After introductions and an overview of the property and proposed change of zoning, discussion included the following: buffering along East Street (will provide at a minimum what is required through the zoning process, will also consider mounding), trees along the legal drain (were removed by the County, we will protect what remains), roadway plans and traffic (East Street extension, 191st and Grassy Branch roundabout plans and timing), fuel center (requested to be "top tier"), wetlands and environmental impacts (will perform an environmental analysis and through the permitting process will try to avoid as much as possible and will mitigate any impacts), water wells (Cindy confirmed no well exists in this area), annexation limits (east of East Street is not annexed yet but west of East Street is annexed). After general discussion, the open house concluded around 7:30 p.m.

ISSUES RAISED REGARDING THE MIDTOWN AT WESTFIELD PUD PROPOSAL

The list below includes issues that were raised during the July 15, 2019, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. What can be done to ensure that the tree preservation discussed will occur?

The ordinance has been revised to incorporate a requirement for tree preservation easements for those areas discussed for existing tree rows and tree stands. In addition, the concept plan has been revised to modify the layout of the anticipated detention to avoid the existing tree stand near the northeast corner of the site.

2. Is there an area of land within the district that could be utilized for reforestation?

Yes. The concept plan and ordinance have been revised to incorporate an area for reforestation (as labeled on the Concept Plan) that is located along the north property line of the real estate. The exact size and configuration of the reforestation area will be determined once constraints of drainage easements and floodplain limitations are known at the time of the development plan approval stage.

3. What can be done to ensure that lighting from the district will not have a negative impact on adjoining residential properties?

The ordinance currently defaults to the Unified Development Ordinance's standards for lighting; however, the ordinance has been revised to incorporate more restrictive lighting standards regarding uniformity, decorative fixtures, fully cut-off fixtures, prohibition on neon lights, increased dimming requirements, and more restrictive maximum lighting levels abutting residential properties.

4. What will be done to ensure adequate buffering against the adjoining residential neighborhoods?

Based upon input and feedback from the neighbor meetings and public hearing, the ordinance has been revised to incorporate specific buffer yard requirements abutting existing residential neighborhoods. The buffer yards include a combination of tree preservation, mounds (where tree preservation is not otherwise required), increased buffer yard widths that incorporate the anticipated detention areas, and a mix of evergreen and shade trees. Furthermore, the ordinance has been revised to increase the minimum building setbacks in various areas based on the building's height.

5. How will this development impact traffic issues on surrounding roads and intersections?

The City's Comprehensive Plan designates this real estate as "Employment Corridor". A part of the City's Comprehensive Plan is the Thoroughfare Plan. In addition to the state-controlled limited access US Highway 31, the Thoroughfare Plan designates 191st Street as a Primary Arterial and East Street as a Secondary Arterial. Primary Arterials and Secondary Arterials are contemplated to consist of a four-lane road with eight-foot wide multi-purpose paths.

The appropriate rights-of-way for thoroughfares impacting the real estate have been dedicated or will be dedicated, if appropriate at the time of platting, to accommodate improvements by the City to these roadways. This includes the improvements to the corridors and intersections that have already occurred and that were done based on the anticipated development and land uses set forth in the Comprehensive Plan for both this real estate, as well as other real estate in the area.

One of the funding sources for the City to make future road improvements are road impact fees. As part of every improvement location permit within the City for a new building (residential or non-

residential), an applicant is required to pay a road impact fee¹ to the City for the City to then use to improve roadways within the community in accordance with the Thoroughfare Plan. Those fees are assessed based upon the City's calculations of the estimated impact on traffic for that particular land use and generally based upon the Institute of Transportation Engineer's Trip Generation Manual.

In addition to dedication of right-of-way in accordance with the City's Thoroughfare Plan and payment of road impact fees, developers are required to comply with the City's construction and design standards for the construction of streets and entrances within the development. Furthermore, developers are required to construct perimeter paths and sidewalks and as well as alternative transportation trails (e.g., Cool Creek Trail), as set forth in the City's Thoroughfare Plan.

At this time, and based on conversations with the Department of Public Works, the developer understands the City does not currently have plans for widening or restricting access to 191st Street and that the County anticipates constructing a round-about at 191st Street and Grassy Branch within the next two (2) years. Furthermore, the City Engineer noted that a traffic study is not necessary since it wouldn't inform the City of additional improvements that this development would necessitate. This zoning process is primarily focused on land uses and design; however, the developer will continue to coordinate with the Department of Public Works regarding infrastructure improvements as plats and development plans progress to the design stage and the construction and development plans are further reviewed by the City and Plan Commission.

As a result, the proposed development will not negatively impact the traffic that has otherwise been anticipated from the existing and planned zoning of this property and surrounding properties pursuant to the Comprehensive Plan and Thoroughfare Plan.

6. Can/should there be a limit to the number of multifamily units permitted?

Midtown at Westfield is proposed as a mixed-use live-work-play development that requires a variety of land uses and residential options to achieve the desired character and viability. The residential options could be in stand-alone buildings or within mixed-use buildings (e.g., located on upper floors above retail or office uses on the first or second floor). Additionally, residential options could include both owner-occupied and for-rent.

As a result, the exact number and mix of multifamily units is not known at this time and is anticipated to be incorporated organically. However, in an effort to address the request for consideration, the ordinance has been revised to incorporate a maximum number of multifamily units. The ordinance includes a maximum of three hundred and fifty (350) multifamily units, however, no more than two hundred and fifty (250) multifamily units may be in stand-alone buildings. This would accommodate potential additional multi-family units within the various mixed-use buildings.

¹ For context, a new single-family dwelling would pay \$3,018.40 in road impact fees to the City in 2019, whereas, a multi-story office building or hotel building may each pay several hundred thousand dollars.



Petition Number: 1907-DDP-11
Project Name: Northpoint Lot 2, Warehouse
Subject Site Address: 2101 Bastian Court
Petitioner: BCNP, LLC
Representative: BCNP, LLC
Request: Detailed Development Plan review of a 67,200 square foot warehouse on 6.11 acres +/- in the Northpoint Planned Unit Development (PUD) District.
Current Zoning: Northpoint PUD
Current Land Use: Vacant
Approximate Acreage: 6.11 +/-
Property History: Northpoint PUD District (Ord. 17-51, 08/13/18)
Overall Development Plan & Primary Plat (1707-ODP-07 & 1707-SPP-07, 08/07/17)
Secondary Plat (1711-SFP-36, December 2017)
Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
-

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.
- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 16) Location of all Floodplain areas within the boundaries of the property.
- 17) Names of legal ditches and streams on or adjacent to the site.
- 18) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 19) Identify buildings proposed for demolition.
- 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 22) Misc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District) and Northpoint PUD District (Ord. 17-52).

27) Lot Standards for Commerce Parke:

- a) Minimum Lot Area: 1 acre
- b) Minimum Lot Frontage: 70 feet
- c) Minimum Width at Setback Line: 100 feet
- d) Minimum Front Yard Setbacks: 30 feet
- e) Minimum Parking Lot Setback: 20 feet from the property line abutting any street
- f) Minimum Side Yard: 10 feet
- g) Minimum Rear Yard: 10 feet
- h) Maximum gross square feet of retail per a single building in District 3: 65,000 gross square feet

28) EI: Enclosed Industrial District

- a) Maximum Building Height: 60 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO) and (Northpoint PUD District Ord. 17-51)

The plans comply as applicable to a Detailed Development Plan.

29) Accessory use and Building Standards (Article 6.1):

30) Architectural Standards (Article 6.3)

a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.

b) Building Facades:

i) External Facades: Each Building Façade visible from a Street shall comply with the following:

(1) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.

2) Building Facades, which are ninety (90) feet or great in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

(3) No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein.

(4) All Building Facades: If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

31) Building Standards (Article 6.4)

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6) and (Northpoint PUD Ord. 17-52 Section 7.2)

a) Commerce Parke:

i) Maximum Building Height:

(1) District 2: Forty-five (45) feet, except any structure whose lot fronts on 196th Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.

34) Home Business Standards (Article 6.7)

35) Landscaping Standards (Article 6.8) and (Northpoint PUD Ord. 17-51 Section 7.3)

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) General Screening Standards:

i) Mechanical Screening: Ground-mounted mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) feet high, completely opaque fence or wall; (ii) a six (6) feet high berm; (iii) a six (6) feet high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

c) Detention and Retention Areas:

i) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

ii) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water

quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.

iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

d) Street Trees:

e) Minimum Lot Landscaping Requirements:

f) Foundation Plantings:

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement). Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

g) External Street Frontage Landscaping Requirements:

i) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

h) Buffer Yard Requirements: Article 6.8 N of the UDO shall be replaced with this section.

i) A twenty-foot (20') buffer yard shall be required around the perimeter of each District.

(1) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

ii) In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

i) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

(1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

(2) Interior Parking Area Islands:

(a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

(1) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

(2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

- c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

36) Lighting Standards (Article 6.9)

- a) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level.
- b) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- d) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

e) Lighting under awnings and canopies shall only illuminate a Front Building Facade, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself.

f) All Parking Area lighting for nonresidential uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m. Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

- a) Required Spaces: Off-street Parking Spaces shall be provided as follows:

- i) Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to the working period when the largest number of employees are employed on the premises.

- b) Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

- c) Commerce Parke:

i) Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

40) Performance Standards (Article 6.15)

a) Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

(1) No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

41) Setback Standards (Article 6.16)

42) Sign Standards (Article 6.17)

43) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

i) Forty (40) feet from intersections of Collectors, Private or Local Street.

ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

44) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

5) Easement Standards (Article 8.3)

6) Monument and Marker Standards (Article 8.5)

7) Open Space and Amenity Standards (Article 8.6)

8) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
- ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

9) Storm Water Standards (Article 8.8)

- 10) Street and Right-of-Way Standards (Article 8.9)
- 11) Surety Standards (Article 8.12)
- 12) Utility Standards (Article 8.13)

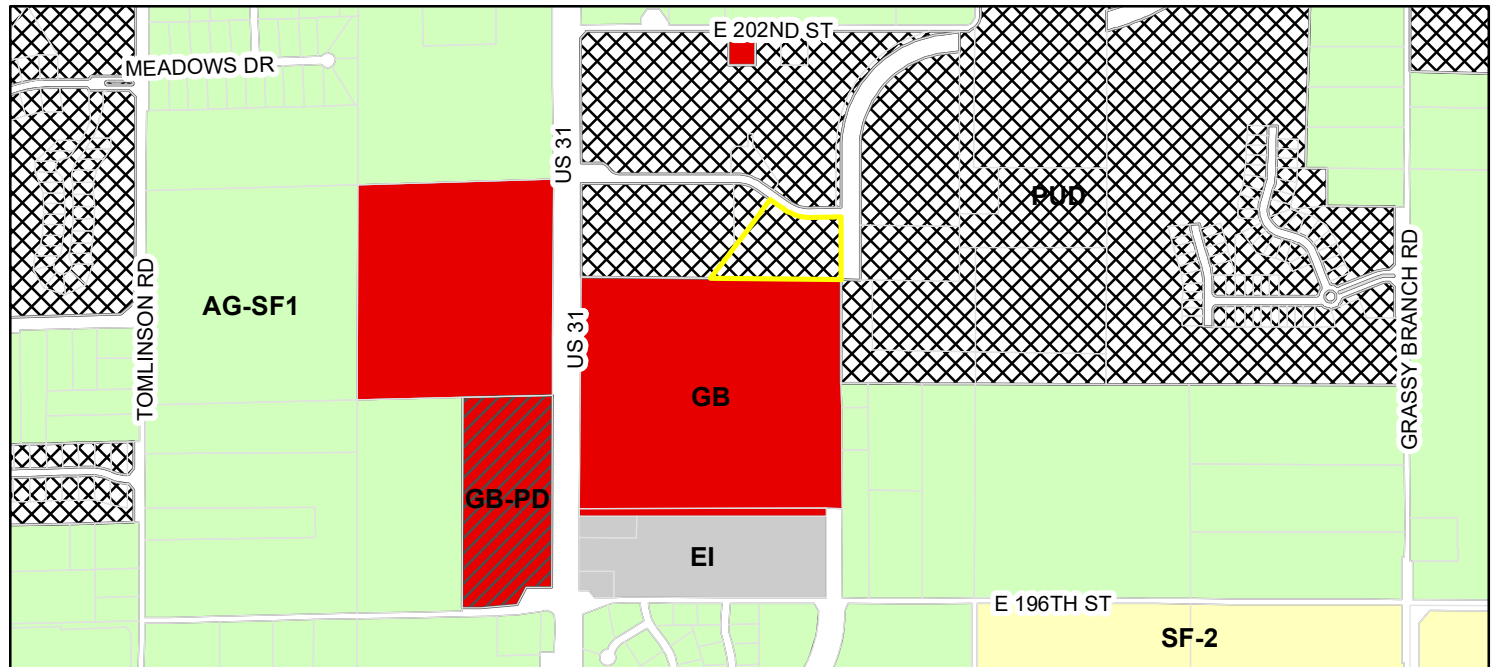
DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (1907-DDP-11) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
- 3) **If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.**

Aerial Location Map



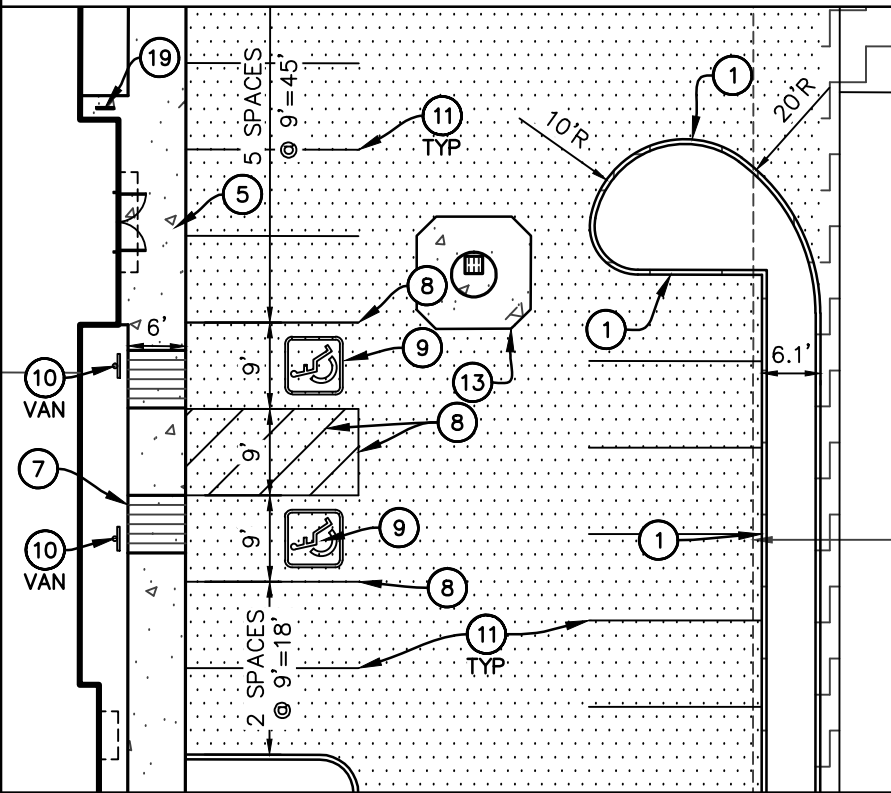
Zoning Map



 Parcel	 GB (General Business)
Zoning - All	 GB-PD (General Business - Planned Development)
Zoning	 PUD (Planned Unit Development)
 AG-SF1 (Agriculture - Single Family - 1)	 SF-2 (Single Family - 2)
 EI (Enclosed Industrial)	

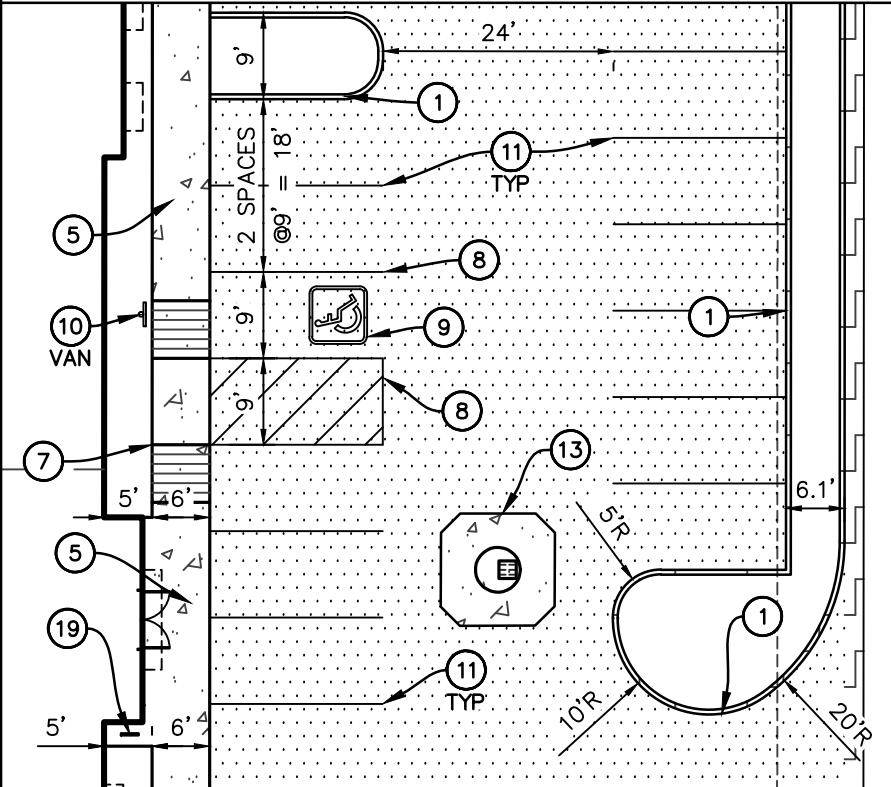
PARKING DETAIL 'A'

SCALE: 1"=20'



PARKING DETAIL 'B'

SCALE: 1"=20'



EXISTING WET DETENTION
TOP OF BANK: 904.00
100 YEAR: 902.01
NORMAL POOL: 896.20
BOTTOM OF POND: 886.20

BLOCK C
NORTHPOINT OWNERS, LLC
INSTR. NO. 2017064194

DRAINAGE & UTILITY
EASEMENT
PER INSTR. NO. 2017063934

LOT 1
BASTIAN SOLUTIONS, LLC
INSTR. NO. 2017064198

PROPOSED WET DETENTION
TOP OF BANK: 904.00
100-YEAR: 901.90
NORMAL POOL: 896.50
BOTTOM OF POND: 888.00

30' SANITARY EASEMENT
PER INSTR. NO. 2017063934
RCS - WESTFIELD, LLC
INSTR. NO. 2018050970

THOMAS & HILDA SUMNER
INSTR. NO. 2017-63934

20' DRAINAGE & UTILITY EASEMENT
PER INSTR. NO. 2017063934
Curve Data
R = 279.50'
L = 176.70'
C = 173.77'
CBRG = S73°12'41"E

BASTIAN COURT
59' PUBLIC RIGHT-OF-WAY

PROPOSED DRY DETENTION
TOP OF BANK: 904.00
100 YEAR: 901.90
BOTTOM OF BASIN: 897.65'

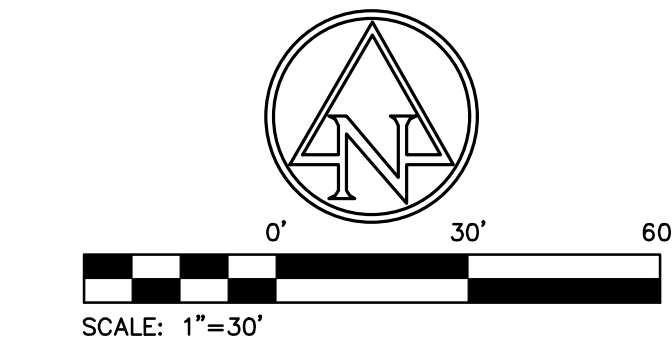
PROPOSED BUILDING
AREA: 67,200 SF
F.F.E.: 910.50
SUBJECT
NORTHPOINT OWNERS, LLC
INSTR. NO. 2017064194

LOT 2
NORTHPOINT - PHASE I
INSTR. NO. 2017063934
6.113 ACRES±
266,264 SF

REFER TO PARKING
DETAIL 'B' THIS SHEET

FUTURE EAST STREET
120' PUBLIC RIGHT-OF-WAY

120' R/W



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- CLEAN OUT
- DRAINAGE MANHOLE
- FIRE HYDRANT
- GAS MARKER SIGN
- GAS VALVE
- POST SIGN
- SANITARY MANHOLE
- WATER VALVE
- BURIED GAS LINE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- CONCRETE END SECTION
- PLASTIC PIPE
- REINFORCED CONCRETE PIPE

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT OF WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- S.Y.S. SIDE YARD SETBACK
- F.Y.S. FRONT YARD SETBACK
- D.&A.E. DRAINAGE & ACCESS EASEMENT
- P.S.L. PARKING SETBACK LINE

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	6.11± ACRES
PROJECT AREA:	266,264± SF
BUILDING AREA:	67,200 SF
SITE IMPERVIOUS AREA:	3.14± ACRES
STANDARD PARKING (9'x18'):	53
ADA PARKING PROVIDED:	3
(INCLUDES 3 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	56
BICYCLE PARKING:	4

KEYNOTES

- 6" CONCRETE CURB
- DOLLY PAD
- ADA ACCESSIBLE RAMP TYPE "H"
- CONCRETE SIDEWALK
- COMBINED CONCRETE CURB & WALK
- CURB TAPER
- ADA ACCESSIBLE RAMP TYPE "K"
- ADA PARKING SPACE (4" BLUE PAINT STRIPE)
- ADA PARKING SYMBOL
- ADA ACCESSIBLE PARKING SIGN
- PARKING SPACE (4" WHITE PAINT STRIPE)
- TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
- CONCRETE COLLAR
- PRECAST CONCRETE PARKING BARRIER (FOR TRAILERS)
- LEVEL SPREADER
- 24" DEPRESSED CONCRETE CURB
- CONCRETE BOLLARD
- METAL STAIRS (REFER TO ARCHITECTURAL PLANS)
- BIKE RACK (U-STYLE)
- CURB TRANSITION TO EXISTING CURB
- CONCRETE CURB TURNOUT

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

CAUTION

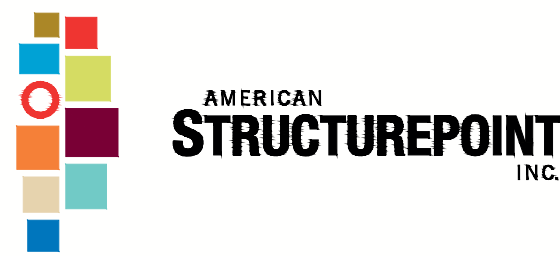
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -



The Peterson Company
7132 Zionsville Road
Indianapolis, IN 46268

Larry Siegler
(317) 805-1261
lsiegler@Peterson-Property.com

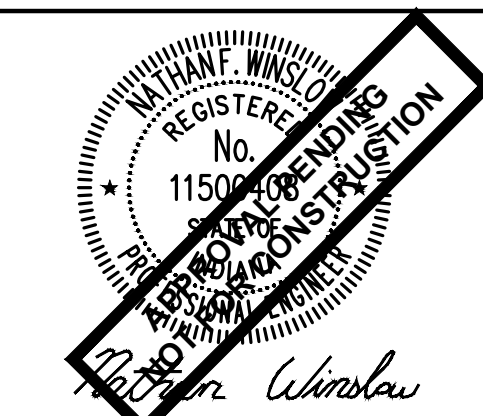


7260 Shadeland Station | Indianapolis, Indiana 46268
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CONTACT: NATHAN WINSLOW, PE
EMAIL: NWINSLOW@STRUCTUREPOINT.COM

2101 BASTIAN CT. -
NORTHPOINT LOT 2

WESTFIELD, INDIANA



CERTIFIED BY

ISSUANCE INDEX

DATE:	05/17/2019
PROJECT PHASE:	PROGRESS DRAWINGS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	TAC COMMENTS	07/14/19

Project Number 2019.00142

SITE PLAN

C200

PLOT DATE: 7/19/2019 11:20 AM
PLOT SCALE: 1"=40'
DRAWING FILE: P:\2019\001420 - Drawing\Civil\Construction Documents\2019.00142 C700.L P.dwg
EDIT DATE: 7/19/2019
EDIT BY: LHUGGIER

ORDINANCE NOTES:

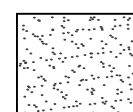
NORTHPOINT PUD:
WESTFIELD, IN UNIFIED ZONING ORDINANCE
LAND USE - E (ENCLOSED INDUSTRIAL)
NOTE: ON PLANT LABELS SH=SHADE TREE; O/E=ORNAMENTAL/EVERGREEN TREE.

1. SITE PLANTING REQUIREMENTS (7 ACRES):
1.1. FOR EVERY ACRE OF DEVELOPMENT, IT IS REQUIRED TO PLANT AT LEAST (5) SHADE TREES + (5) ORNAMENTAL/EVERGREEN TREES + (5) SHRUBS.
REQUIRED: (35) SHADE TREES + (35) ORNAMENTAL/EVERGREEN TREES + (175) SHRUBS
PROVIDED: (35) SHADE TREES + (35) ORNAMENTAL/EVERGREEN TREES + (320) SHRUBS

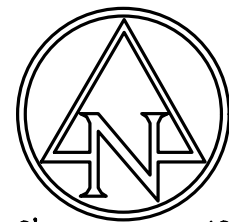
2. FOUNDATION PLANTINGS:
2.1. PLANTINGS REQUIRED INTERMITTENTLY EVERY 40 LN FT. PLANT MATERIAL REQUIRED ALONG THE BUILDING FACADE WITH (1) SHRUB OR ORNAMENTAL TREE PER 12 LN FT WITHIN 15' OF THE FOUNDATION.
NORTH (210 LN FT):
REQUIRED: (14) SHRUBS
PROVIDED: (67) SHRUBS
NOTE: 53 ADDITIONAL SHRUBS TO ACCOUNT FOR STREET FRONTAGE DEFICIENCY
WEST (320 LN FT):
REQUIRED: (27) SHRUBS
PROVIDED: (16) SHRUBS
NOTE: 11 SHRUBS DEFICIENT, ADDITIONAL SHRUBS ACCOUNTED WITHIN EAST AND SOUTH BUILDING FOUNDATION.
SOUTH (210 LN FT):
REQUIRED: (14) SHRUBS
PROVIDED: (51) SHRUBS
NOTE: 17 ADDITIONAL SHRUBS TO ACCOUNT FOR DEFICIENT PLANTINGS ALONG THE WEST BUILDING FOUNDATION.
EAST (320 LN FT):
REQUIRED: (27) SHRUBS
PROVIDED: (53) SHRUBS
NOTE: 26 ADDITIONAL SHRUBS TO ACCOUNT FOR DEFICIENT PLANTINGS ALONG THE WEST BUILDING FOUNDATION.

3. EXTERNAL STREET FRONTAGE (464.5 LN FT)
3.1. FOR NON-RESIDENTIAL USES, A 10 FOOT LANDSCAPE AREA IS TO BE PROVIDED WITH (2) SHADE OR EVERGREEN TREES + (2) ORNAMENTAL TREES + (25) SHRUBS PER 100 LN FT.
BASTIAN COURT (464.5 LN FT)
REQUIRED: (114) SHADE OR EVERGREEN TREES + (10) ORNAMENTAL TREES + (117) SHRUBS
PROVIDED: (114) SHADE TREES + (10) ORNAMENTAL TREES + (44) SHRUBS
73 SHRUBS DEFICIENT, ADDITIONAL SHRUBS ACCOUNTED FOR IN EXCESS PLANTINGS ALONG THE NORTH AND EAST FOUNDATION
EAST STREET (389.95 LN FT)
REQUIRED: (112) SHADE OR EVERGREEN TREES + (8) ORNAMENTAL TREES + (98) SHRUBS
PROVIDED: (113) SHADE TREES + (1) ORNAMENTAL TREES + (88) SHRUBS
10 SHRUBS DEFICIENT, ADDITIONAL SHRUBS ACCOUNTED FOR IN EXCESS PLANTINGS ALONG THE NORTH AND EAST FOUNDATION
4. INTERIOR PARKING
4.1. INTERIOR PARKING IS TO MAINTAIN MORE THAN 10% OF PARKING AREA TO BE MAINTAINED AS LANDSCAPED ISLANDS WITH (1) TREE + (4) SHRUBS PER ISLAND AND PLANTED WITH GROUND COVER.
PROVIDED: (5) SHADE TREES + (20) SHRUBS
5. PERIMETER PARKING
5.1. (1) TREE + (10) SHRUBS ARE REQUIRED PER 30 LN FT OF PARKING LOT PERIMETER WITH GRASS OR OTHER GROUND COVER WHERE SHRUBS ARE NOT PROVIDED.
PROVIDED: (8) SHADE TREES + (88) SHRUBS

LAWN SEED SCHEDULE



LAWN SEED- SUN AND PARTIAL SHADE MIX 81,789 sf
Contractor to install a low-maintenance grass seed mix suited for mid-west lawns. See general notes for additional lawn seed mixes and installation requirements.
Festuca arundinacea / Tall Fescue 65,431 sf
Poa pratensis / Kentucky Bluegrass 16,358 sf



SCALE: 1"=40'

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AB SH	8	Acer saccharum 'Bonfire' / Bonfire Sugar Maple	B & B	2" Cal.	As shown
AA O/E	8	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	8' HT.	As shown
CF O/E	8	Cornus florida rubra / Pink Flowering Dogwood	B & B	2" Cal.	As shown
GD SH	6	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2" Cal.	As shown
LT SH	5	Liriodendron tulipifera / Tulip Tree	B & B	2" Cal.	As shown
PD O/E	5	Picea glauca 'Densata' / Black Hills Spruce	B & B	6' Ht (min)	As shown
PF O/E	14	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B	6' Ht (min)	As shown
PO SH	8	Platanus occidentalis / American Sycamore	B & B	2" Cal.	As shown
UP SH	8	Ulmus x 'Princeton' / Princeton Elm	B & B	2" Cal.	As shown

SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AM	33	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	CONT.	18"-24" Ht.	4' O.C.
CA	16	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	CONT.	18"-24" Ht.	4' O.C.
HP	13	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	CONT.	18"-24" Ht.	3' O.C.
JP	78	Juniperus chinensis 'Kallays Compact' / Kallay Compact Juniper	CONT.	18"-24" Ht.	4' O.C.
JO	36	Juniperus chinensis 'Old Gold' / Old Gold Juniper	CONT.	18"-24" Ht.	4' O.C.
RR	28	Rosa x 'Knockout' TM / Knockout Rose	CONT.	18"-24" Ht.	4' O.C.
TD	84	Taxus x media 'Densiformis' / Dense Yew	CONT.	18"-24" Ht.	4' O.C.
VA	32	Viburnum dentatum 'Christom' / Blue Muffin Viburnum	CONT.	18"-24" Ht.	4' O.C.

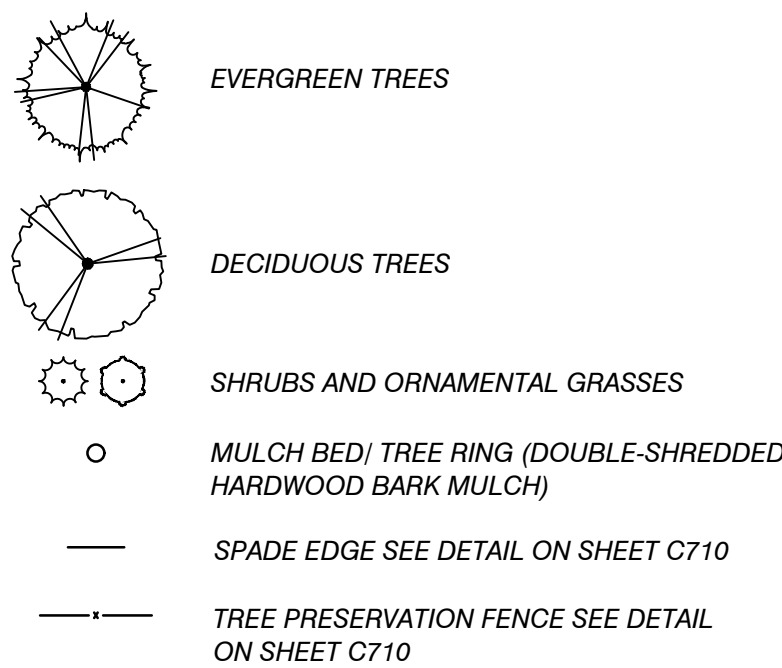
ORNAMENTAL GRASS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
CK	25	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	CONT.	1 Gal.	3' O.C.

PERENNIALS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
HH	63	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	CONT.	4" Pot	24" O.C.

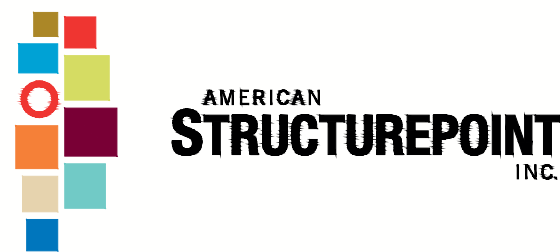
GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL, 1/4" TOPSOIL, 1/4" MULCH AND SOIL CONDITIONER SHALL BE PLACED ON ALL AREAS TO BE SEEDDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING. OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDDED AREAS.

LANDSCAPE LEGEND



The Peterson Company
7132 Zionsville Road
Indianapolis, IN 46268
Larry Siegler
(317) 805-1261
lsiegler@peterson-property.com

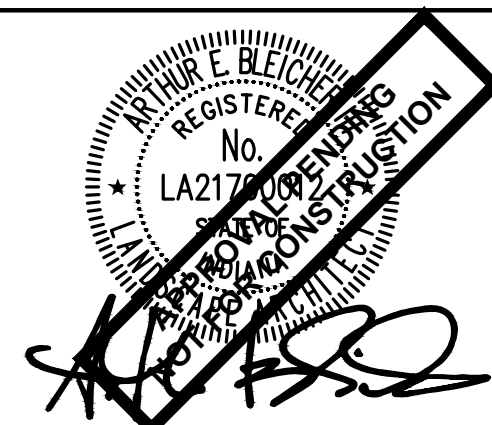


7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CONTACT: NATHAN WINSLOW, PE
EMAIL: NWINSLOW@STRUCTUREPOINT.COM

2101 BASTIAN CT. -
NORTHPOINT LOT 2

WESTFIELD, INDIANA



CERTIFIED BY

ISSUANCE INDEX

DATE:
05/17/2019
PROJECT PHASE:
PROGRESS DRAWINGS

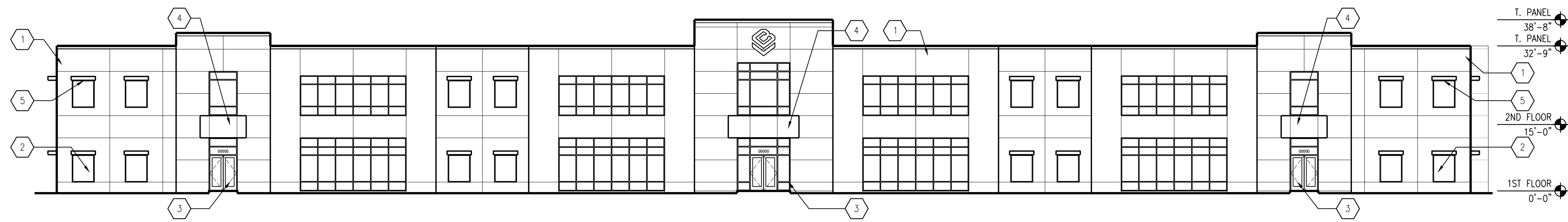
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	TAC COMMENTS	07/14/19

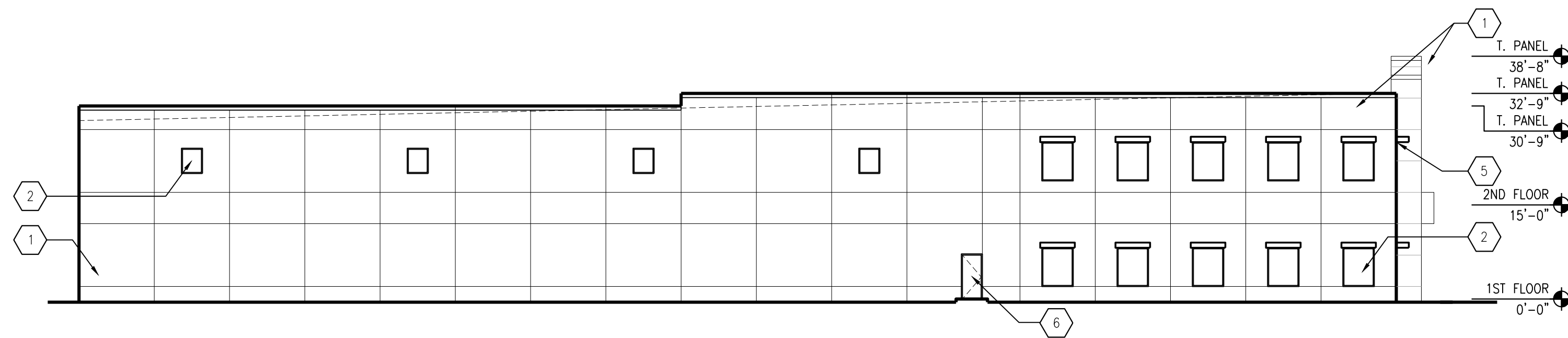
Project Number 2019.00142

LANDSCAPE PLAN

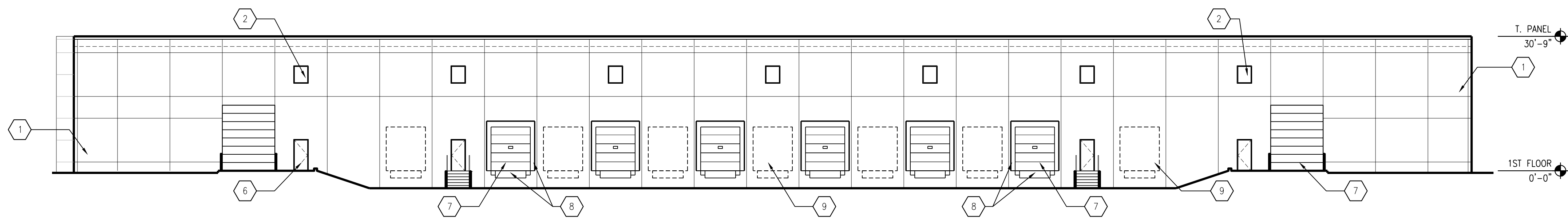
C700



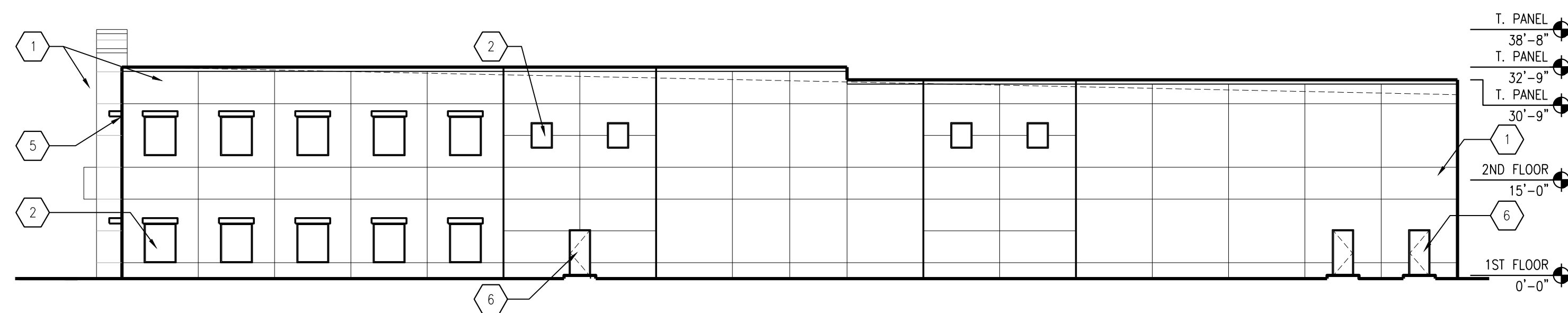
EAST ELEVATION
1
1/16" = 1'-0"



SOUTH ELEVATION
2
1/16" = 1'-0"



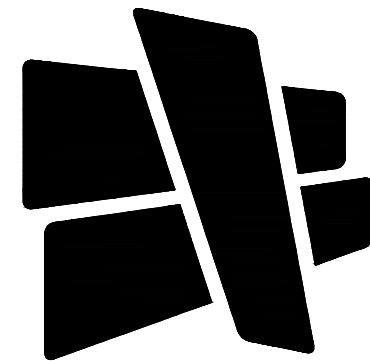
WEST ELEVATION
3
1/16" = 1'-0"



NORTH ELEVATION
4
1/16" = 1'-0"

KEYED NOTES

1. PRE-CAST CONCRETE PANEL WITH PAINTED FINISH, REVEALS CAST IN AS SHOWN. REFER TO WALL SECTIONS FOR ADDITIONAL DETAIL.
2. 1" INSULATED TINTED GLASS IN THERMALLY BROKEN ALUMINUM FRAMING. REFER TO STOREFRONT ELEVATIONS FOR MORE INFORMATION.
3. 1" INSULATED TINTED GLASS IN THERMALLY BROKEN CURTAINWALL FRAMING. REFER TO CURTAINWALL ELEVATIONS FOR MORE INFORMATION.
4. PRE-FINISHED COMPOSITE METAL PANEL SYSTEM OVER METAL STUD FRAMING.
5. ALUMINUM SUN SHADE OVER STOREFRONT FRAMING.
6. INSULATED STEEL MAN-DOOR AND FRAME. PAINTED TO MATCH WALL COLOR.
7. INSULATED STEEL OVERHEAD DOOR, PRE-FINISHED WHITE.
8. DOCK SEAL, DOCK LEVELER AND TRAILER RESTRAINTS, TYPICAL AT ALL DOCK DOORS.
9. PRE-CAST CONCRETE PANEL FABRICATED TO ALLOW FOR FUTURE CUT IN OF DOCK DOOR.



CURRAN
ARCHITECTURE

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CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

07.05.19

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PROJECT INFORMATION

BUILD TO SUIT
PROJECT NAME

NORTHPOINT LOT I
WESTFIELD, INDIANA

ISSUE DATES

190131

EXTERIOR
ELEVATIONS
A3.1



KEY PLAN

WRITTEN PUBLIC COMMENTS

Docket Number: 1907-PUD-17
Petitioner: Henke Development Group, LLC
Request: Petitioner requests a change of zoning of 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

Enclosed Attachments:

August 19, 2019, APC Recommendation

1. Gillam, Sarah	07/10/19
2. Becker, Jodi	07/11/19
3. Gillam, Sarah	07/12/19
4. Garrard, Jim	07/15/19
5. Waggoner, Andrew	08/19/19

Pamela Howard

From: s Gillim <bufogil@gmail.com>
Sent: Wednesday, July 10, 2019 4:19 PM
To: APC
Subject: Midtown at Westfield and youth park
Attachments: 04-Location Map, Zoning Map, Comprehensive Plan (24x36).pdf; midtown at Westfield.pdf

Dear APC members

Westfield Green Together has been working with some high school students in their efforts to promote sustainability in Westfield. Cooper Tinsley, one of the youth leaders, spoke before the Westfield City Council on Jun 10. One of the goals of these young people is to establish a City of Westfield Youth Park and plant trees and perhaps an edible garden. There is a PUD proposal called "Midtown at Westfield" which includes a 3 or 4 acre piece of land at its southern border that would be perfect for a Youth Park. This land is very close to the high school so would be within walking distance for students. It would also provide a nice buffer zone for the residents of Harvest Meadows and those with homes on East Street who will be greatly impacted by this proposal.

This would be a great opportunity for a developer to give back to the City and the youth of Westfield. The piece of land that we think would be ideal for the park is circled on the attached maps. It is between Union and East Street, just north of the Harvest Meadows neighborhood.

The developer is presenting "Midtown at Westfield" to the APC on July 15. Would the city be willing to recommend this park during the process? We have also contacted J Pohlman with this request but have not heard a response back.

Thank you so much for your time and consideration.

Sincerely

Sarah Gillim

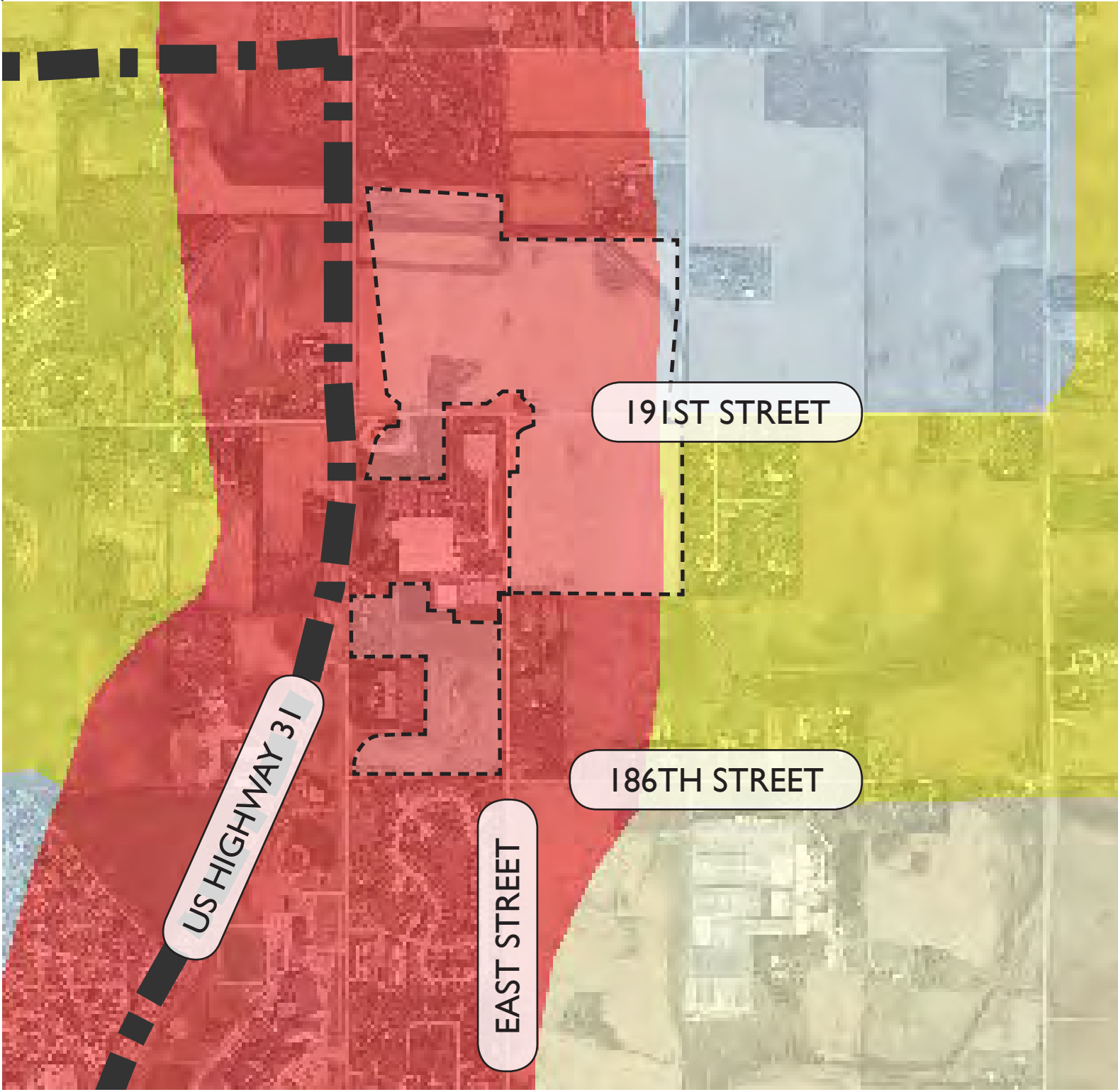
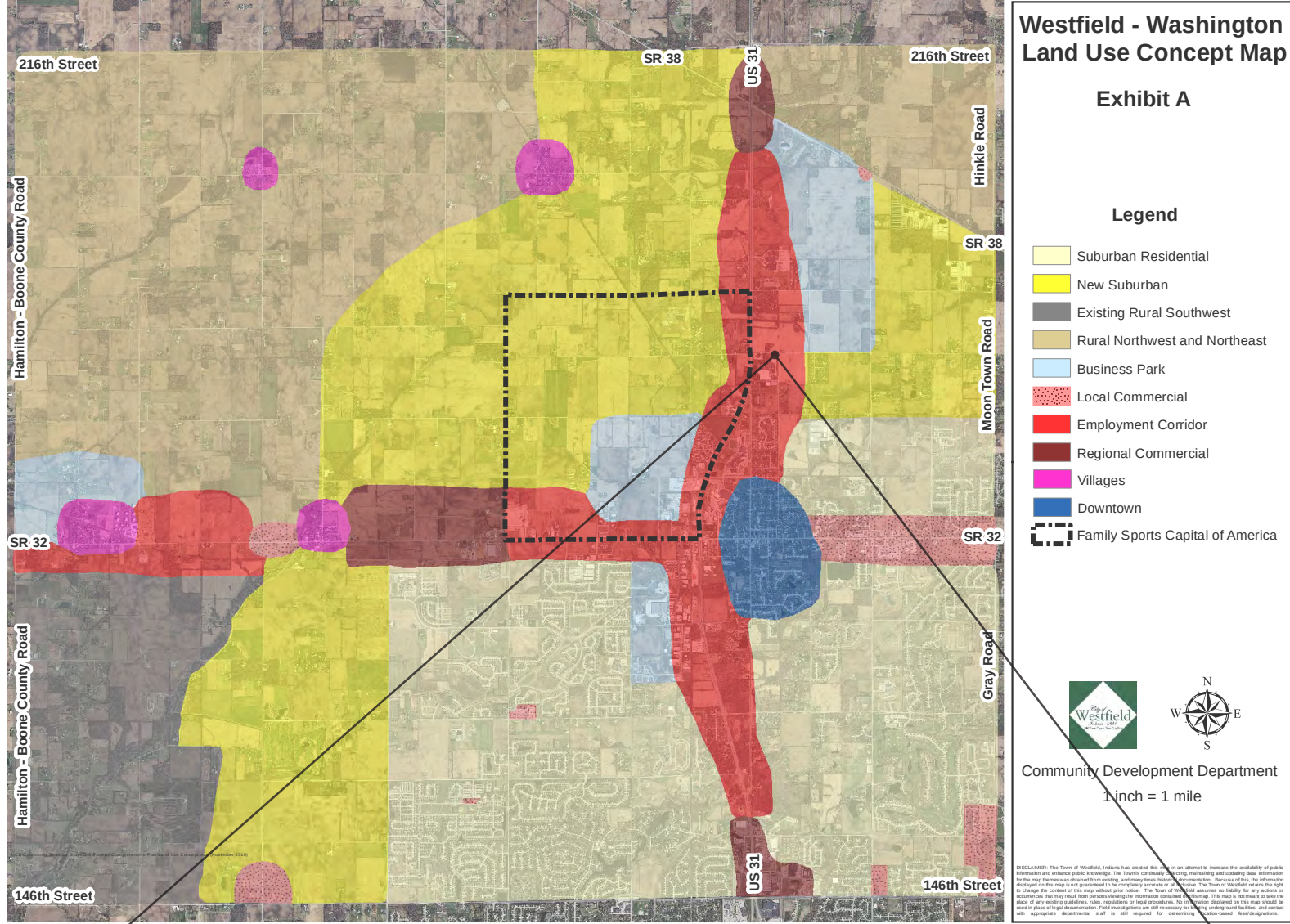
Westfield Green Together

LOCATION MAP

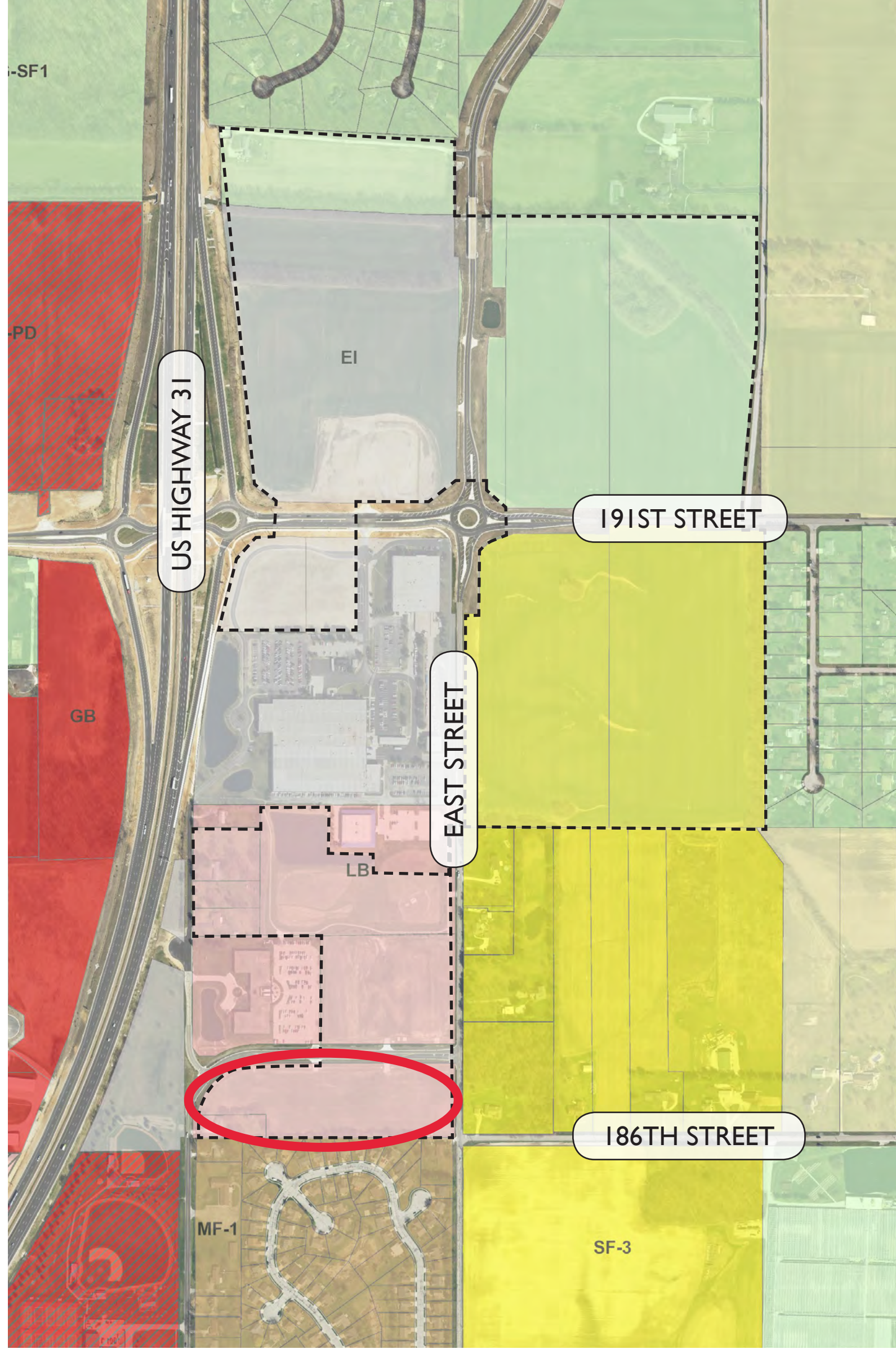


COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



ZONING MAP

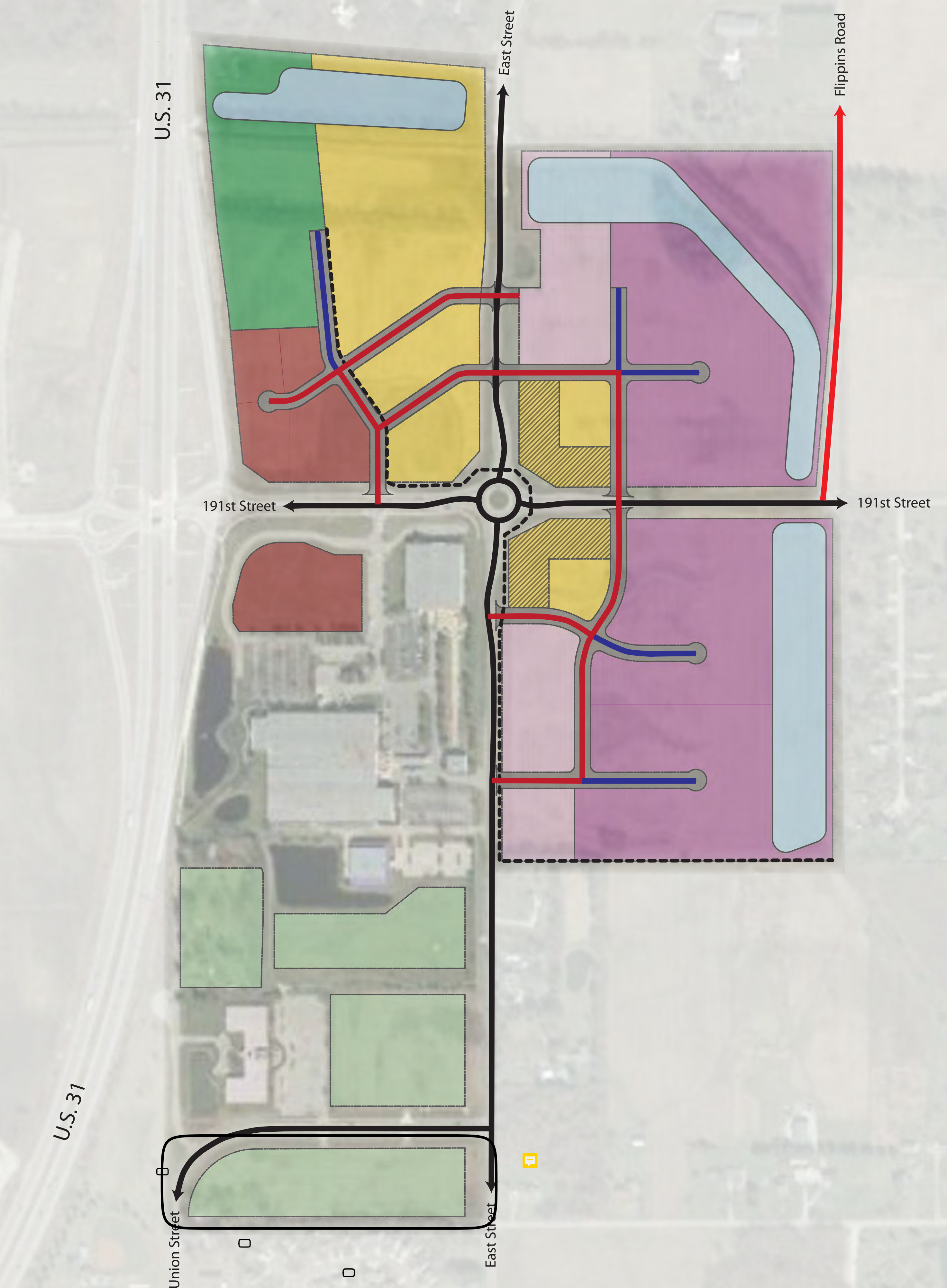


- Zoning - All**
- AG-SF1 (Agriculture - Single Family - 1)
 - AG-SF1I (Agriculture - Single Family - 1 In-town)
 - EI (Enclosed Industrial)
 - EI-PD (Enclosed Industrial - Planned Development)
 - GB (General Business)
 - GB-PD (General Business - Planned Development)
 - GO (General Office)
 - GO-PD (General Office - Planned Development)
 - LB (Local Business)
 - LB-H (Local Business - Historical)
 - LB-PD (Local Business - Planned Development)
 - MF-1 (Multiple Family - 1)
 - MF-2 (Multiple Family - 2)
 - OI (Open Industrial)
 - OI-PD (Open Industrial - Planned Development)
 - PUD (Planned Unit Development)
 - SB-PD (Special Business - Planned Development)
 - SF-1 (Single Family - 1)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)
 - SF-3 Cluster
 - SF-4 (Single Family - 4)
 - SF-4 Pre-1994 (Single Family - 4 Pre-1994)
 - SF-5 (Single Family - 5)
 - SF-A (Single Family - Attached)

- Legend**
- Suburban Residential
 - New Suburban
 - Existing Rural Southwest
 - Rural Northwest and Northeast
 - Business Park
 - Local Commercial
 - Employment Corridor
 - Regional Commercial
 - Villages
 - Downtown
 - Family Sports Capital of America

Midtown at Westfield

CONCEPT MASTER PLAN



LAND USE LEGEND

MAY 30, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

* ACREAGES ARE APPROXIMATED

	TOWN CENTRE OVERLAY
	PRIMARY STREET
	SECONDARY STREET
	TERTIARY STREET
	COOL CREEK TRAIL

0' 100' 200' 600'

Pamela Howard

From: Jodi Becker <jodi27@aol.com>
Sent: Thursday, July 11, 2019 4:52 PM
To: APC
Subject: Midtown at Westfield Input and Question

Dear APC Members,

I purchased my house in Harvest Meadows in 2010. I had no idea about any of the development planned for Westfield. If I had, I'd honestly not have moved to Westfield. I relocated to Indiana in 1995 after serving two terms in the Air Force. My family had moved here from Ohio. I've lived in Carmel, Home Place, Castleton, Sand Piper Lakes before it became Westfield, and now Westfield. I chose Westfield because I'd learned over the years, about its history. I drove by signs that said, Welcome to Historic Westfield. I was away from the craziness of Castleton, which is as close to Indianapolis proper as I'd ever want to live. There were farms! There was land! Now that's all been ruined and I've invested years of time, energy, and money into my home.

People "in charge" of Westfield have sold our lands to the developers time and time and time again. With all of the land we had as a city, Westfield could have chosen to work at being a city known for model sustainability. We could have attracted the increasingly popular and needed small, organic farmers - of all kinds, to produce safe, local food for our community and those around us. We could have planted trees to help make up for those lost both in our community as well as those outside of it - where people just truly don't understand their importance. We could have been a model for Indiana, the United States, and other countries. But no, the people who have money, continue to do what they always do, make decisions based on their own power and wealth and status and perpetuate "The 1%", to perpetuate people en masse owning and spending on "stuff", instead of truly help building sustainable, well/healthy communities. Westfield disgustingly recently lost a small forest on the west side for someone to build a storage facility - a STORAGE FACILITY.

This proposed Midtown at Westfield development is a near perfect example of all this. The Anderson family, wealthy business owners, sell out farmed land to developers and the City. People who live by this area are scatteringly notified of the request for a zoning change to where only a handful of households know about and show up for the developer's informational meeting. People who live next to land, farms, open views, will now be bombarded with buildings, additional population and traffic which is too much for the area, noise pollution, light pollution, additional air pollution, and basically "just have to live with it". Ever since 31 was built high instead of lower (as I was under the impression it would be - like Keystone), there is so much traffic noise from 31 that I can hear it almost 24/7 INSIDE my house with the doors and windows closed. I no longer am able to enjoy opening my windows when it's nice outside, and enjoy fresh air because, I hear traffic noise. Now, with proposed East Street development, I'll have increased traffic noise and pollution coming from the other side of my house and, it all bounces off all the houses so it doesn't matter in which part of the house I am, it's everywhere. Do you have to live like this?

I am writing to you on behalf of myself, as a homeowner in Harvest Meadows. However, I am also a member of Westfield Green Together and we have been working with a group of high school students in their efforts to promote sustainability in Westfield. Cooper Tinsley, one of the youth leaders, spoke before the Westfield City Council on Jun 10. One of their goals is to establish a City of Westfield Youth Park and plant trees and perhaps an edible garden. The tract of land just north of Harvest Meadows, part of the Midtown at Westfield development proposal would be perfect for a Youth Park. As Sarah, WGT's President already wrote:

"This land is very close to the high school so would be within walking distance for students. It would also provide a nice buffer zone for the residents of Harvest Meadows and those with homes on East Street who will be greatly impacted by this proposal. This would be a great opportunity for a developer to give back to the City and the youth of Westfield. The piece of land that we think would be ideal for the park is circled on the attached maps. It is between Union and East Street, just north of the Harvest Meadows neighborhood. The developer is presenting "Midtown at Westfield" to the APC on July 15. Would the city be willing to recommend this park during the process? We have also contacted J Pohlman with this request but have not heard a response back."

I could live with development on the rest of the west side of East Street, north of 186th Street, it being right next to the highway and carrying over to the west side of 31 where all the land has already been taken away from people for development. But those pieces of land on the east side, really should be marketed to small, organic farmers. If that's not possible, they'd make a great site for a solar farm and and vertical turbine (not traditional turbine) wind farm. Leave us some land. Promote sustainability, true good health, and well-being and let us keep our borderline suburban/rural lives.

It's by no means a threat but, if this development goes the way it was presented by the developer, I don't know if I can tolerate living at my home. I don't want to move. It took me until the age of 40 to get my own home and it's not so easy to just pack up and move not to mention again, all the time and money I've invested in my property. I like my house and my yard and my trees (mostly native) and plants (mostly native) that I've put in and care for.

One issue that I have a question on is, what happens if this request for zoning change is not approved? If you cannot reply to this in my email, will you please let us know at the meeting on Monday evening. I'm sure I'm not the only one who has this question.

Thank you for your time in reading this and for your due consideration on all counts.

-jodi

Jodi Becker

18524 Harvest Meadows Dr E

Pamela Howard

From: s Gillim <bufogil@gmail.com>
Sent: Friday, July 12, 2019 9:09 AM
To: APC
Subject: Midtown at Westfield

Dear Plan Commission members

I wrote a few days ago about designating a piece of land in the “Midtown at Westfield” PUD for a youth park. After consideration, the youth have decided on a different piece of land in Westfield for their park. Westfield Green Together still feels this area of land in the southmost corner of the PUD between Union and East streets is ideal for a reforestation project. This would provide not only much needed trees but a significant buffer for the current residents of Harvest Meadows and along East Street.

A recent study published in the Journal Science <https://www.sciencemag.org/news/2019/07/adding-1-billion-hectares-forest-could-help-check-global-warming>, states that planting 1 trillion trees is the most cost effective way to combat climate change. Every new PUD in the city of Westfield should be evaluated with this study in mind. In addition, trees make every city scape better by blocking sound, light pollution and providing shade and aesthetic beauty.

Thank you for your time and consideration.

Sincerely

Sarah Gillim

Westfield Green Together

Pamela Howard

From: Jim Garrard <jimgarrard@comcast.net>
Sent: Monday, July 15, 2019 3:59 PM
To: Economic Development; APC
Cc: jimgarrard@comcast.net; Pamela Howard; sara.camden@outlook.com; jpohlman@onpointeland.com
Subject: Midtown at Westfield PUD comments/concerns
Attachments: Spring Mill Station SWC Lighting and Sign Standards.pdf

Good afternoon,

My name is Jim Garrard, and I own the property a 19429 Justin Morgan Drive, which is located in Morgan Woods immediately to the north of the planned Midtown Development. I and many Morgan Woods neighbors attended the project open house on June 25. Below are a list of items of concern regarding the proposed PUD for the Midtown Development that I have and are representative of discussions with other residents in Morgan Woods.

1. The parcel immediately south of Morgan Woods and north of Cool Creek is currently zoned AG-SF1 and is in an AE Flood Zone (approx. 880 ft. elevation). The planning documents and the developer at the open house stated that no structures will be erected on this parcel, and it will be used for a retention pond and potential trail. If that is indeed the case, there should be no reason to change the zoning of this parcel to accommodate "hotel and mixed use," as is stated in the plan. Request to leave the zoning for this parcel as AG-SF1 or alternatively, to include a specific commitment in the PUD that no structures will be erected on the parcel.
2. The developer stated during the public forum that they would keep the trees along Cool Creek and the trees that immediately abut against the Morgan Woods neighborhood/properties as a buffer. Request a specific commitment in the PUD that the trees in both areas will be left standing. And if trees are taken out, that suitable replacements are installed.
3. A concern raised by several Morgan Woods residents at the open house centered on potential light pollution associated with the development. Request the lighting standards relative to minimizing light pollution that were approved for the Spring Mill Station development be incorporated into the Midtown PUD (the standards are attached).
4. A traffic study should be conducted to ensure adequate planning and any necessary infrastructure investments are made to accommodate traffic increases in the development area, including pedestrian and bicycle traffic. Any infrastructure needs identified should be addressed by the developer and City before the project commences. Additionally, a plan for traffic management during construction should be developed and shared with the surrounding neighbors.
5. Request a commitment in the PUD that during construction, the parcel immediately south of Morgan Woods is NOT used as a staging or equipment and materials storage area.

6. Section 8.3, Article 6.5.A. of the proposed ordinance states, “Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).” A daycare or business can secure it’s perimeter with a high quality decorative fence. Request that chain link fencing be prohibited in the PUD.

Regards,

Jim Garrard

317-223-6686

7.2 Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

- A. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.
- B. South Property Line. The Real Estate's south property is depicted in Lot 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.
- C. West Property Line. The Real Estate's west property is depicted in Lots 2 and 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.
- D. The Landscaping in the Parking Areas shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping. The landscaping shall also be in general conformance with that depicted in Exhibit B. If a conflict exists, a modification may be determined by the Director to accomplish the proposed parking areas as shown in the Concept Plan Exhibit B attached hereto.

7.3 Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:

- A. Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- B. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site's overall architectural design.
- C. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.

- D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.
 - E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.
 - F. Neon Lights. Neon lighting shall not be permitted.
- 7.4 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO.
- A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
 - B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
 - C. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15) feet in sign height and one hundred and twenty (120) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.
 - D. A monument sign shall be permitted for the road frontages of Lots 1, 2 and 3. The ground sign may be a maximum of six (6) feet in height and thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.
- 7.5 Drive-Thru Regulations. Drive-thru facilities shall only be permitted as follows:
- A. One drive-thru will be allowed on each of Lots 4, 7 and 9.
 - B. A Bank, as depicted in the Concept Plan as Lot 7, shall have no more than two (2) drive-thru lane and one ATM lane.
 - C. Lot 5 may have a patient or customer pickup area.

Section 8. Design Standards: The standards of Chapter 8: Design Standards shall apply to the development, except as otherwise modified below.

- 8.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below for the Residential Area.
- A. Minimum Open Space Minimum Open Space required to be 15%.
 - B. Development Amenities: The following amenities shall be required as generally illustrated on the Concept Plan:

Pamela Howard

From: Andrew Waggoner <AWaggoner@ferguson-construction.com>
Sent: Monday, August 19, 2019 8:55 AM
To: APC
Subject: Midtown at Westfield

Good Morning Westfield APC,

I live at 16419 Connolly Dr in Maple Knoll. I just wanted to send a quick email on the Midtown at Westfield project that is on the agenda for this evening's meeting. I am in favor of the proposed development, and I know many other families in my neighborhood were excited about it when I have brought it up in conversation. Henke has a great reputation in Westfield, and I'm sure they will do a fantastic job with this proposed development as well.

Thanks,

Andrew Waggoner
Business Development Specialist

Ferguson Construction Company

Dedicated to Excellence since 1920

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Indianapolis, Indiana

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