CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_06_17_2019

Monday, June 17, 2019 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Monday, June 17, 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 - June 3, 2019

Documents: APC Minutes - June 3, 2019

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1906-DDP-09
Goddard School
Southwest of the Intersection of State Road 32 and Austrian Pine Way
Lynn Newkirk by Weihe Engineers requests Detailed Development Plan review for a 11,100 square foot daycare/preschool on approximately 1.53 acres +/- in the Maple Knoll PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Landscape Plan

ITEMS OF BUSINESS

1904-PUD-06
Westfield High School PUD (Council Modifications)

18250 N. Union Street
Westfield Washington Schools requests a change in zoning of 88.73 acres +/- from the GB-PD District and EI District to the Westfield High School PUD District.
(Planner Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Ord 19-14_Westfield High School Campus PUD Ordinance

1812-ODP-23 & 1812-SPP-23
Westfield Center
701 E. Main Street
Evergreen Investment Corp by Sea Group LLC requests Overall Development Plan and Primary Plat approval of 6 commercial lots on approximately 13.285 acres +/- in the Westfield Center PUD District.
(Planner Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan

PUBLIC HEARING ITEMS

1907-PUD-16
Grand Park Fieldhouse PUD Amendment III (Ord. 19-20)
200 E. 186th Street
Indiana Recovery Facilities, LLC requests an amendment to the Grand Park Fieldhouse PUD District to modify the development standards for an external storage tank on approximately 8.07 acres +/- in the Grand Park Fieldhouse PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 19-20 | Exhibit 4: Concept Plan | Exhibit 5: Character Exhibits

ITEMS CONTINUED TO A FUTURE MEETING

1906-PUD-14 [CONTINUED]
Fox Hollow PUD (Monon Hills PUD)
1111 E. 156th Street
Noah Herron by 40th Parallel Surveying LLC requests a change in zoning of 8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Fox Hollow PUD District.
(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)

1906-SPP-10 & 1906-ODP-10 [CONTINUED]
Fox Hollow (Monon Hills)
1111 E. 156th Street
Noah Herron by 40th Parallel Surveying LLC requests Primary Plat and Overall Development Plan review of 4 Single-Family Lots on approximately 8 acres +/- in the (pending) Fox Hollow PUD District.
(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)

1906-PUD-13 [CONTINUED]
Springmill Trails PUD Amendment: Gristmill Crossing Commercial Area
Northwest Corner of SR 32 and Ditch Road
William Tres Development requests an amendment to approximately 73.5 acres +/- of the Springmill Trails PUD to accommodate commercial development.
(Planner: Pam Howard - PHoward@westfield.in.gov)

1904-PUD-08 [CONTINUED]
Urban Vines PUD
303 East 161st Street
Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.
(Planner Pam Howard - PHoward@westfield.in.gov)

1904-PUD-05 [CONTINUED]
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)

1905-ZOA-01 [CONTINUED]
Unified Development Ordinance Amendment
303 East 161st Street
The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.
(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:	1906-DDP-09
Project Name:	Goddard School
Subject Property:	350 Feet South and 450 Feet West of the Intersection of State Road 32 and Austrian Pine Way Approximately
Petitioner:	Goddard Schools by Weihe Engineers
Request:	Petitioner requests **Detailed Development Plan** approval for a new 11,100 SF daycare/preschool on 1.53 acres+/- in the Maple Knoll Planned Unit Development (PUD) District
Current Zoning:	Maple Knoll PUD District Ordinance
Current Land Use:	Undeveloped
Approximate Acreage:	1.53 acres+/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Site Plan
	4. Elevations
	5. Landscape Plan
Property History:	Maple Knoll PUD (Ord. 04-02)
	Maple Knoll PUD Amendment (Springmill Pointe – Ord. 14-08)
Staff Reviewer:	Daine Crabtree, Associate Planner

PROCEDURAL

Approval of a Detailed 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.

PROJECT DESCRIPTION

The applicable zoning district is the Maple Knoll Planned Unit Development (PUD) district. The property has an underlying zoning classification of General Business (GB). The project is for a new 11,100 SF daycare/preschool.

The petition was reviewed by the Technical Advisory Committee at its May 21, 2019, meeting and will be available for Consent Agenda approval at the June 17, 2019, Advisory Plan Commission (APC) meeting.

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

The plans comply.

1) 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.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) 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.
5) 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.
6) 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.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.

14) 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.

15) Identify buildings proposed for demolition.

16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

17) 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).

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

The plans comply.

18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

20) 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.

21) 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.

    Comment: Please coordinate with the Public Works Department and utility providers.

UNDERLYING ZONING DISTRICT STANDARDS (Article 4.16)

The plans comply.

22) GB: General Business District

1. Minimum Lot Area: No Minimum (Superseded by Ord. 04-02)
2. Minimum Lot Frontage: 80 Feet (Superseded by Ord. 04-02)
3. Minimum Building Setback Lines: See District standards herein
4. Minimum Lot Width: No Minimum (Superseded by Ord. 04-02)
5. Maximum Building Height: 60 feet (Superseded by Ord. 04-02)
6. Minimum Building Size: No Minimum (Superseded by Ord. 04-02)

STATE HIGHWAY 32 OVERLAY DISTRICT (Article 5.3)

The plans comply.

23) Permitted Uses

24) Accessory Buildings

25) Building Height Requirements:

a) Maximum Building Height: No Minimum

b) Minimum Building Height: Eighteen (18) feet

c) Multiple Stories: Multiple stories encourage, not required

d) Minimum Gross Floor Area: Five Thousands (5,000) square feet

e) Maximum Gross Floor Area: No maximum

26) Architectural Design Requirements:

a) Building Elevations:

i) Article 5.3(K)(2)(a): All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice.

ii) Article 5.3(K)(2)(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. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade 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 Façade. The offset may be met with setbacks of the façade or with architectural elements.

iii) Openings

iv) Roofs:

(1) Flat Roofs (Article 5.3(J)(2)(f)(ii)(c)

v) Main Entrances

vi) Windows

vii) Awnings

viii) Building Materials

ix) Accessory Buildings

x) Miscellaneous Requirements

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

27) Landscaping Standards (Article 6.8)

Comment: Superseded by Section 13 & Exhibit 17 of the Maple Knoll PUD.

28) Lighting Standards (Article 6.9)

29) Lot Standards (Article 6.10)

30) Outside Storage and Display (Article 6.12)

31) Parking and Loading Standards (Article 6.14)

32) Setback Standards (Article 6.16)

33) Vision Clearance Standards (Article 6.19)

34) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

35) Block Standards (Article 8.1)

36) Easement Standards (Article 8.3)

37) Monument and Marker Standards (Article 8.5)

38) Pedestrian Network Standards (Article 8.7)

39) Storm Water Standards (Article 8.8)

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

41) Street Light Standards (Article 8.10)

42) Street Sign Standards (Article 8.11)

43) Surety Standards (Article 8.12)

44) Utility Standards (Article 8.13)

MAPLE KNOLL PUD STANDARDS (Ordinance 04-02)

The plans comply.

45) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS: The development and architectural standards applicable to each of the Districts are as follows:

a) Employment District:

i) Lots:

(1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

(2) Minimum Lot Width at building line: 20 Feet

(3) Minimum Lot Width at Street: 20 Feet

(4) Minimum Lot Depth: 100 Feet

(5) Minimum Lot Area: 2,000 Square Feet

(6) Front Setback: 0 – 80 Feet

(7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana law governing condominiums.

(8) Minimum Rear Setback: 0 Feet

(9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

46) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS (Superseded by SR 32 Overlay)

47) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

a) Softening of Walls and Fences – Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect.

b) Heating and Cooling Facilities – Ground-mounted heating and cooling units for nonresidential structures shall be completely screened.

c) Minimum Lot Landscaping Requirements

Type	Shown	Required	Remaining
Shade Tree	15	15	0
Ornamental/Evergreen Tree	22	15	0
Shrub	245	38	0

d) Buffer Yard Width, Rear; Abuts SF-4: 40 feet

i) One (1) evergreen per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet. Up to sixty percent (60%) of shrubbery may be substituted for trees.

e) Parking Area Landscaping; 40 spaces proposed: 7.5% of parking lot must be landscaped

f) Perimeter Parking Landscaping: Shall be at least five (5) feet wide and shall extend along the perimeter of parking lots.

i) Landscaping required on-site abutting Springmill Pointe Drive as well as along both the east and west drive aisles

ii) One tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

iii) One shrub per three (3) feet of parking lot length. Shrubs may be clustered.

iv) A minimum of three (3) different species of shade trees shall be used for each development site.

48) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

49) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.

50) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District.

    The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion.

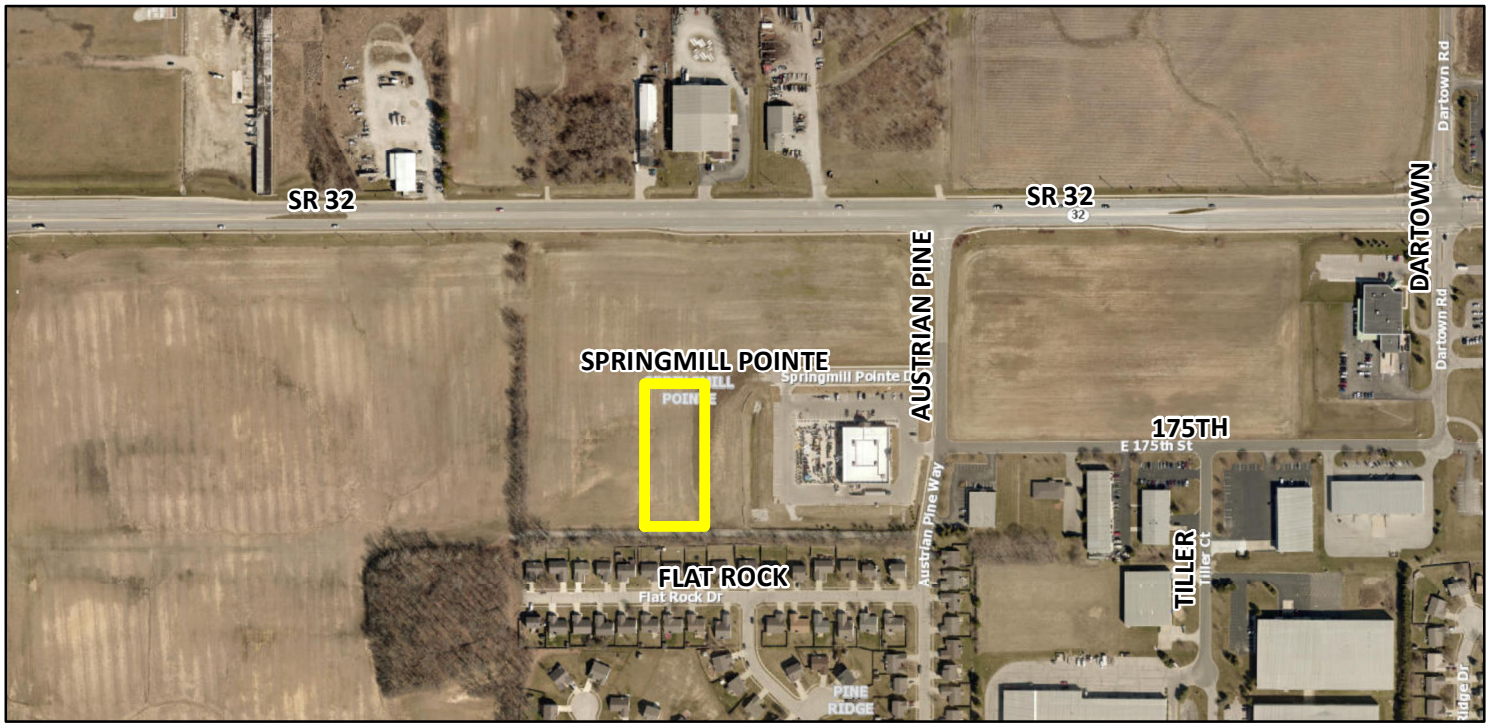
DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve Detailed Development Plan 1906-DDP-09 with the following conditions:**
    - **That the Secondary Plat (1906-SFP-33) associated with this development plan be signed and recorded at the Hamilton County recorder's office prior to the issuance of an Improvement Location Permit.**
    - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.
3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

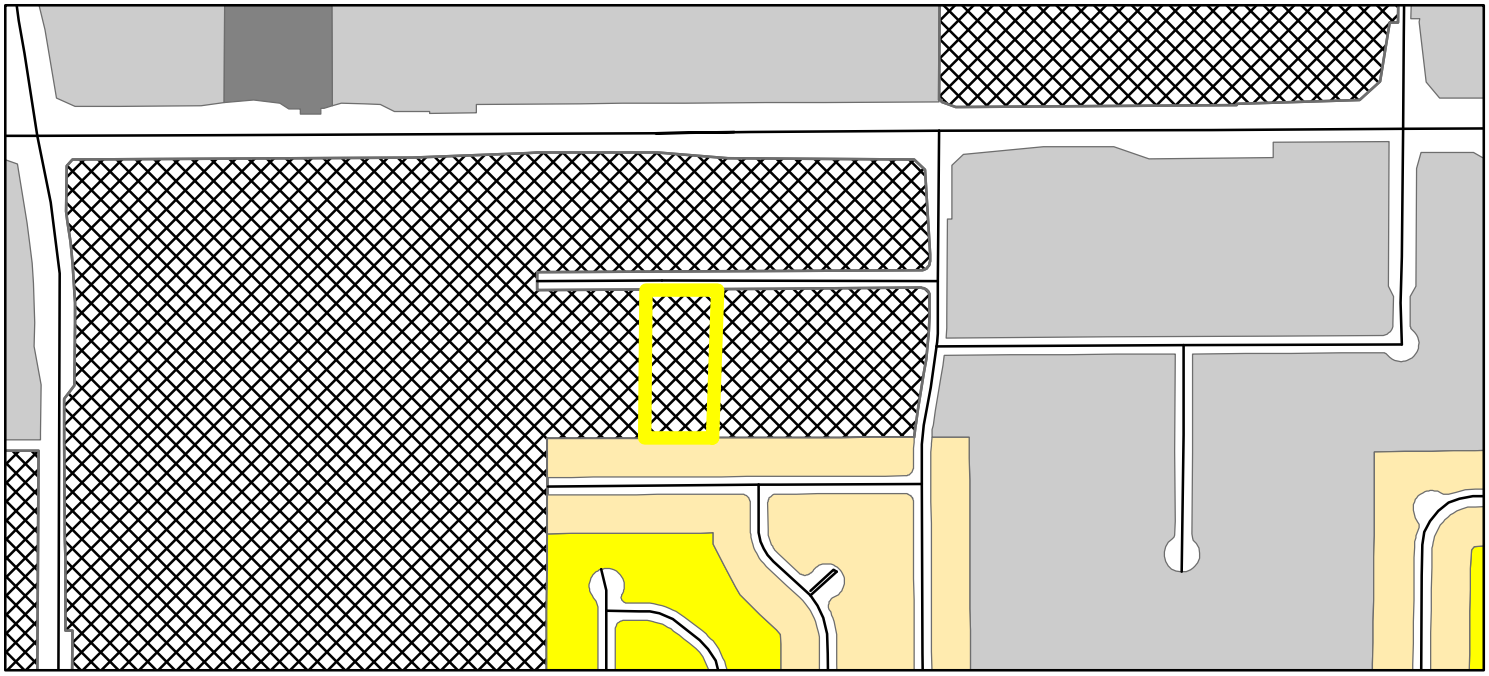
1906-DDP-09
Goddard School

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets

Zoning - All Zoning

EI (Enclosed Industrial)

OI (Open Industrial)

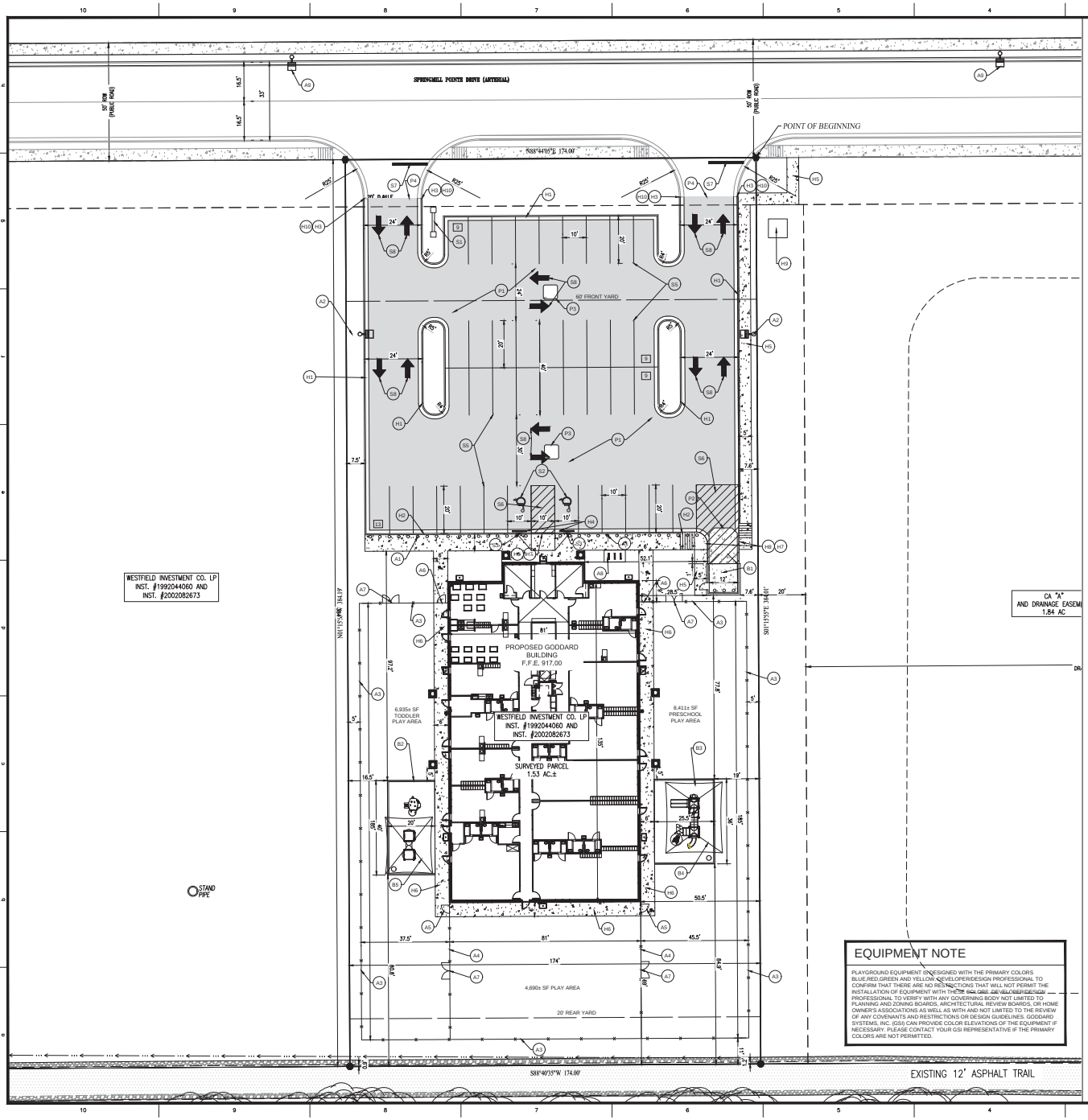
PUD (Planned Unit Development)

SF-3 (Single Family - 3)

SF-4 (Single Family - 4)

0 0.0325 0.065 0.13 0.195 0.26 Miles

N W E S



EQUIPMENT NOTE

PLAYGROUND EQUIPMENT CONSIGNED WITH THE PRIMARY COLORS BLUE,RED,GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT THE INSTALLATION OF EQUIPMENT WITH THESE PRIMARY COLORS. DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL REVIEW BOARDS, OR HOME OWNER'S ASSOCIATIONS AS WELL AS WITH AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND RESTRICTIONS OR DESIGN GUIDELINES. GODDARD SYSTEMS, INC. (GSI) CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY. PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS ARE NOT PERMITTED.

SITE PLAN NOTES

PAVEMENT

- P1 STANDARD DUTY ASPHALT PAVING
- P2 STANDARD DUTY CONCRETE WITH 1' CHAMFERED CORNERS
- P3 STORM INLET WITH CONCRETE APRON
- P4 MATCH EXISTING PAVEMENT

HARDSCAPE

- H1 2' CURB AND GUTTER
- H2 6" INTEGRAL WALK AND CURB
- H3 MATCH EXISTING CURB
- H4 CONCRETE PARKING BARRIER
- H5 5' CONCRETE SIDEWALK
- H6 6' WIDE 4" THICK CONCRETE SIDEWALK
- H7 ACCESSIBLE RAMP, MAXIMUM 8% SLOPE DOWN, 2% CROSS SLOPE
- H8 PAVEMENT FLUSH WITH SIDEWALK
- H9 TRANSFORMER PAD LOCATION
- H10 TRANSITION FROM ROLL CURB TO 2' CURB AND GUTTER

BUILDING ACCESSORIES

- B1 MASONRY TRASH ENCLOSURE
- B2 TODDLER PLAY AREA (PRIMARY COLORED PLAYGROUND EQUIPMENT WILL BE INSTALLED UNLESS THE LOCAL JURISDICTION, HOA OR COVENANTS AND RESTRICTIONS REQUIRE EARTHTONE.)
- B3 PRESCHOOL PLAY AREA (PRIMARY COLORED PLAYGROUND EQUIPMENT WILL BE INSTALLED UNLESS THE LOCAL JURISDICTION, HOA OR COVENANTS AND RESTRICTIONS REQUIRE EARTHTONE.)
- B4 24'X30' SHADE STRUCTURE
- B5 24'X20' SHADE STRUCTURE

ACCESSORIES

- A1 4' BOLLARDS
- A2 LIGHT POLE AND BASE (MOUNTING HEIGHT = 25')
- A3 6' TALL AMERISTAR STEEL FENCE
- A4 4' TALL AMERISTAR STEEL FENCE
- A5 SINGLE SWING GATE WITH PANIC BAR, NO ALARM
- A6 SINGLE 6' SWINGING GATE WITH PANIC DEVICE, KEYED ENTRANCE AND ALARM. KEEP UNLOCKED DURING NORMAL BUSINESS HOURS (GENERAL CONTRACTOR TO PROVIDE A MIN. OF 3 SELF CLOSING HINGE SETS TO ALL EXTERIOR GATES, DUE TO 4' WIDTH AND TO PREVENT POSSIBLE SAGGING.
- A7 DOUBLE SWINGING GATE WITH 3' WIDE GATES
- A8 BIKE RACK (3 SPACES). SEE DETAIL ON SHEET C202.
- A9 EXISTING STREET LIGHTS TO BE INSTALLED BY DEVELOPER WITH SPRINGMILL POINTE SECTION 2 PROJECT. (NOT TO EXCEED 25' IN HEIGHT)

SIGNAGE & MARKINGS

- S1 IDENTIFICATION SIGN LOCATION
- S2 ACCESSIBLE PARKING SYMBOL
- S3 ACCESSIBLE PARKING SIGN
- S4 NOT USED
- S5 4" PAINTED WHITE SOLID LINES (TYP)
- S6 4" PAINTED WHITE SOLID LINE ISLAND
- S7 24" PAINTED WHITE STOP BAR
- S8 PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 1.5± AC
BUILDING AREA = 10,782± SF
ZONING = MAPLE KNOLL PUD
FRONT YARD BSL REQUIRED = 60 FT
REAR YARD BSL REQUIRED = 20 FT
PARKING REQUIRED:
PARKING DIMENSIONS = 10' x 20', 1 PER 250 SQ.FT. (10,000 SQ.FT. BLDG.).
40 SPACES REQUIRED.
BIKE PARKING REQUIRED = 1 SPACES
PARKING PROVIDED:
38 - STANDARD SPACES
2 - ADA SPACES
40 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- LIQUID PROPANE GAS TANK
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

PAVEMENT

- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT.	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION

N W E S

SCALE: 1" = 20'

0 10 20 40

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REVISION NO.	DATE	BY	DESCRIPTION
1	03.13.2019	BJS	REVISED PER INC. SUBMIT TAL
2	03.13.2019	BJS	REVISED PER INC. COMMENTS

PROJECT NO. W18.0796
PROJECT NAME: WESTFIELD LOT 300 aka THE GODDARD SCHOOL
DRAWN BY: BJS
REVIEWED BY: AW
PUBLISHED BY: SGR
DATE: 03.13.2019

STEVEN SCOTT RUCKER
REGISTERED
PE.13300279
STATE OF INDIANA
PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 13300279

PREPARED FOR:
THE GODDARD SCHOOL
SPRINGMILL POINTE DRIVE, WESTFIELD, INDIANA 46074

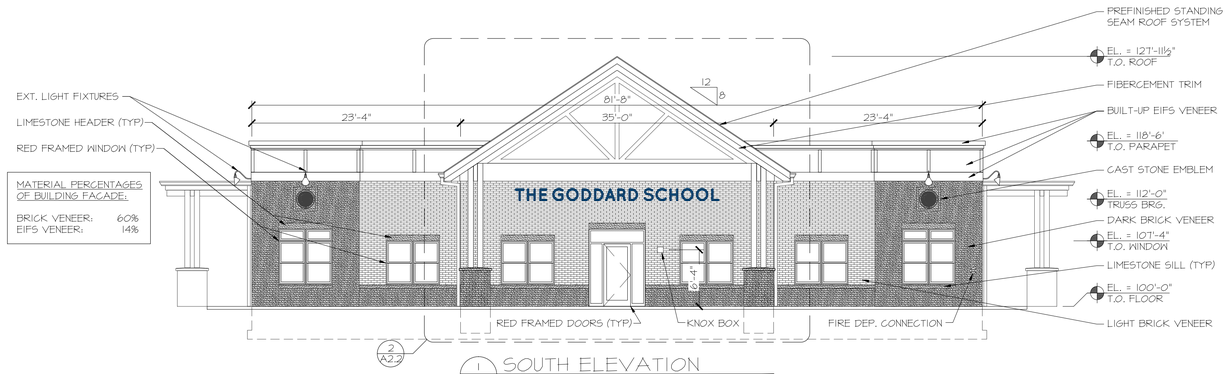
SITE PLAN
Part of the NW1/4 of Section 5, Town 18 E North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C201

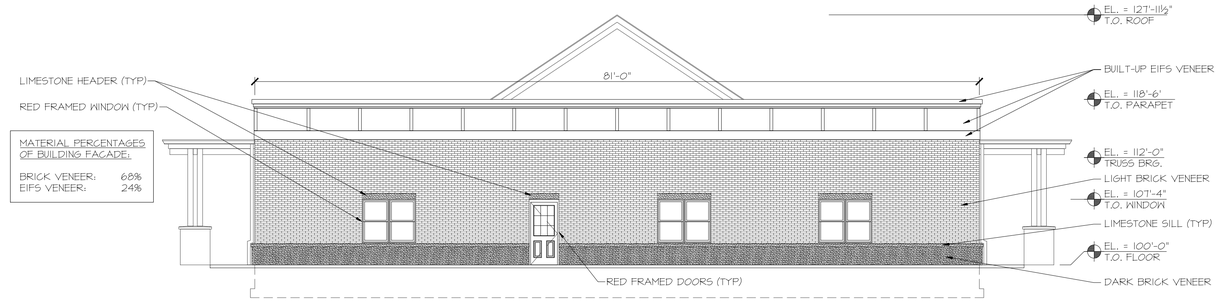
PROJECT NO.
W18.0796

LOCATION: H:\2018\w18\0796\Engineering\plans\current\W18\0796-C200 site.dwg
LAYOUT: C201
DATE/TIME: Mar 31, 2019 - 10:06am
PLOTTED BY: bsjacks

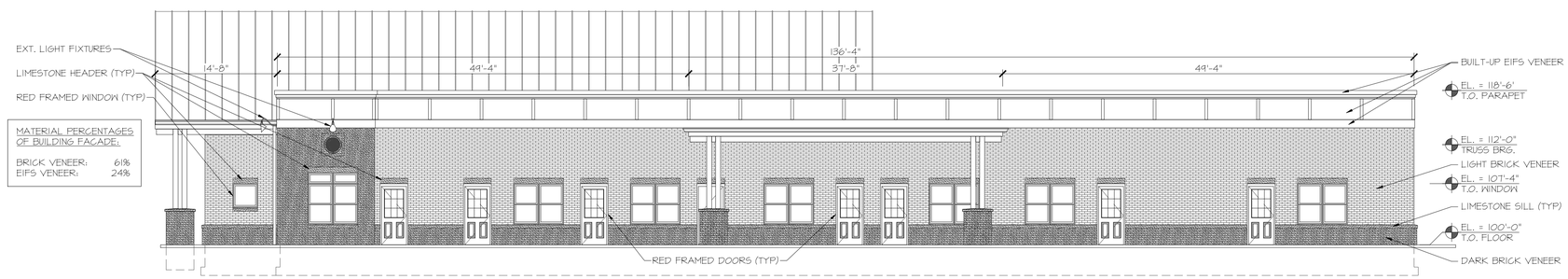
broad ripple design associates, LLC
660 East 62nd Street
Indianapolis, IN 46220
317.432.4769



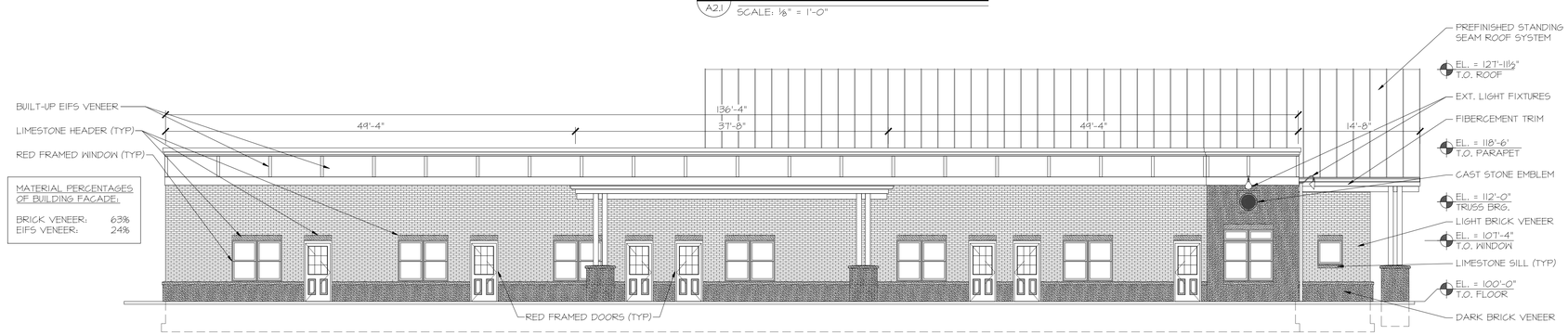
1 A2.1 SOUTH ELEVATION
SCALE: ⅛" = 1'-0"



2 A2.1 NORTH ELEVATION
SCALE: ⅛" = 1'-0"



3 A2.1 EAST ELEVATION
SCALE: ⅛" = 1'-0"



4 A2.1 WEST ELEVATION
SCALE: ⅛" = 1'-0"

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REVISIONS

MARK	DATE	DESCRIPTION
	05.03.19	TAC REVIEW SET

OWNER / FRANCHISEE

THE GODDARD SCHOOL

A DAYCARE CENTER FOR CHILDREN
AGES 6 WEEKS TO 5 YEARS.
INDIANAPOLIS, INDIANA

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

PROJECT TITLE / ADDRESS

THE GODDARD SCHOOL
WESTFIELD, INDIANA

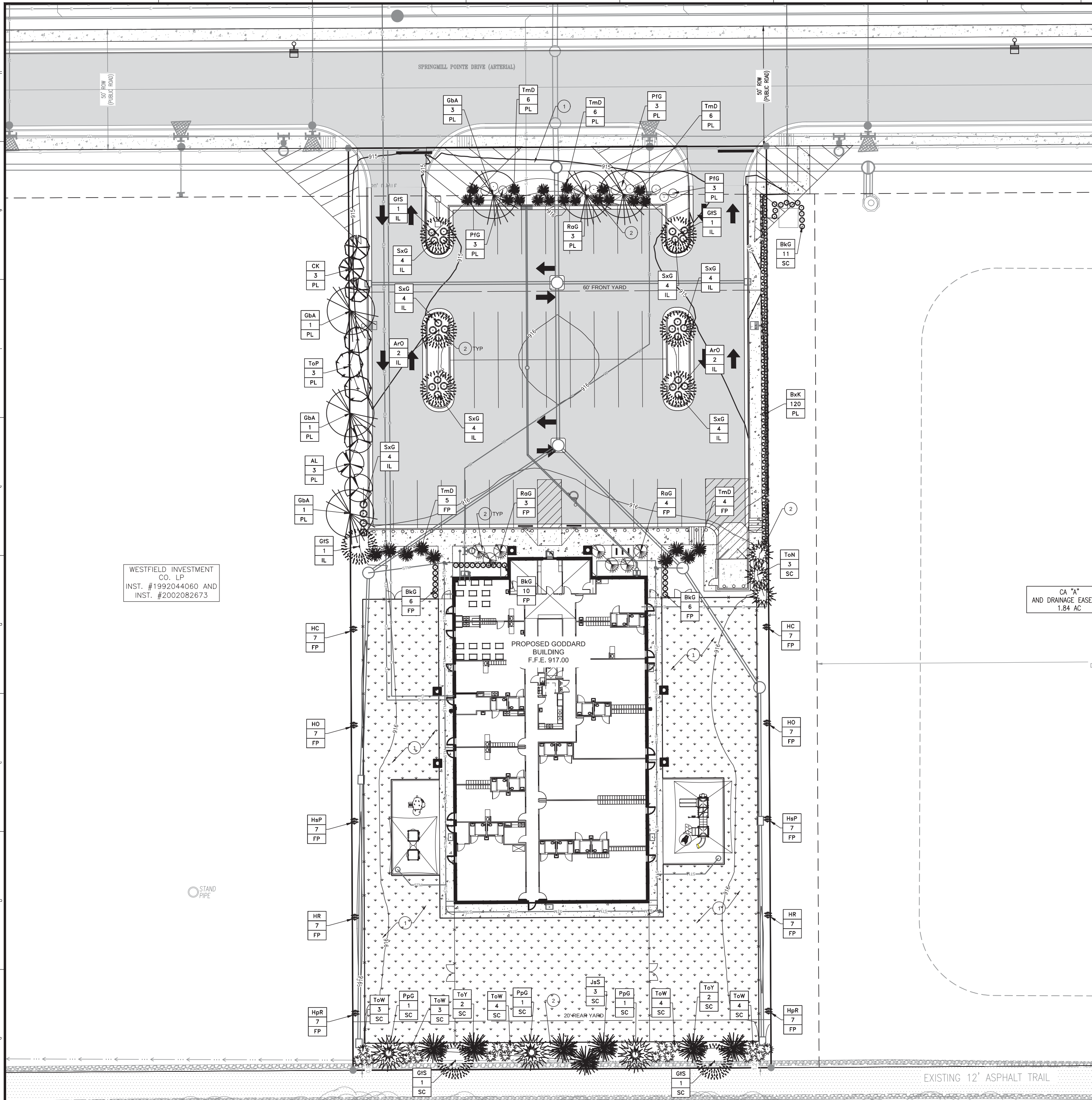
ADDRESS
WESTFIELD, INDIANA

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONSITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
16. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE 'POTTING SOIL,' 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LANDSCAPE ORDINANCE REQUIREMENTS (MAPLE KNOLL PUD)

REQUIREMENT:	REQUIRED:	PROVIDED:
INTERIOR PARKING LOT LANDSCAPING (IL) -10% OF PARKING AREA SHALL BE MADE UP OF INTERIOR ISLANDS -MUST BE 120SF IN AREA AND 7' IN WIDTH -SHALL INCLUDE 1 TREE AND 4 SHRUBS PER PARKING LOT ISLAND & 100% COVERED WITH GROUND COVER	PARKING AREA= 15,596SF 7.5% = 1,170SF	1,170 SF INTERIOR ISLANDS = 7.5%
PERIMETER PARKING LOT LANDSCAPING (PL) - REQUIRED FOR 10 OR MORE SPACES WHERE THE PARKING LOT IS WITHIN A REQUIRED YARD OR IS LOCATED WITHIN 20' OF A LOT LINE OR PROPERTY LINE - AREAS SHALL BE AT LEAST 5' WIDE AND EXTEND ALONG THE PERIMETER OF PARKING LOTS -SHALL INCLUDE 1 TREE PER 30' OF PARKING LENGTH AND 1 SHRUB PER 3' OF PARKING LENGTH AND BE COVED WITH GRASS.	NORTH = 90' - 3 TREES - 30 SHRUBS EAST = 180' - 6 TREES - 60 SHRUBS WEST = 180' - 6 TREES - 60 SHRUBS	NORTH = 90' - 3 TREES - 30 SHRUBS EAST = 180' - 120 SHRUBS WEST = 180' - 12 TREES
SCREENING (SC) - EVERGREEN SCREENING		DUMPSTER = - 3 TREES REAR FENCE = - 12 TREES - 18 SHRUBS
FOUNDATION PLANTINGS (FP)	NORTH - 16 PLANTINGS EAST FENCE = 185' - 5 PLANTINGS WEST FENCE = 185' - 5 PLANTINGS	NORTH - 16 SHRUBS EAST FENCE = 185' - 5 GROUPS OF 7 PERENNIALS = 35 PLANTINGS WEST FENCE = 185' - 5 GROUPS OF 7 PERENNIALS = 35 PLANTINGS

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
	CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	4	X			SEE PLAN	X	40'T x 35'W
GbA	GINKGO BILOBA 'AUTUMN GOLD' (MALE)	AUTUMN GOLD GINKGO	2 1/2"	6	X			SEE PLAN	X	45'T x 35'W
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	5	X			SEE PLAN	X	45'T x 45'W
	EVERGREEN TREES									
ToN	THUJA OCCIDENTALIS 'NIGRA'	NIGRA EASTERN ARBORVITAE	8'	3	X			SEE PLAN	X	5'T x 5'W
PpG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	8'	3	X			SEE PLAN	X	60'T x 25'W
ToY	THUJA O 'YELLOW RIBBON'	YELLOW RIBBON ARBORVITAE	#6	4	X			SEE PLAN	X	15'T x 3'W
JsS	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	#7	3	X			SEE PLAN	X	15'T x 2'W
	ORNAMENTAL UNDERSTORY TREES									
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1 1/2"	3	X			SEE PLAN	X	25'T x 15'W
CK	CORNUS KOUSA	KOUSA DOGWOOD	1 1/2"	3	X			SEE PLAN	X	20'T x 20'W
ToP	THUJA O 'PYRAMIDALIS'	PYRAMIDAL ARBORVITAE	1 1/2"	3	X			SEE PLAN	X	15'T x 3'W
	DECIDUOUS SHRUBS									
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	9			X	SEE PLAN	MIN 18"	3'T x 3'W
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#1	10			X	SEE PLAN	MIN 18"	2'T x 2'W
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	28			X	SEE PLAN	MIN 18"	30"T x 36"W
	EVERGREEN SHRUBS									
TmD	TAXUS X MEDIA 'DENSIFORMIS'	SPREADING YEW	#3	27			X	SEE PLAN	MIN 18"	3'T x 6'W
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	33	X			SEE PLAN	MIN 18"	3'T x 3'W
ToW	THUJA O 'WOODWARDII'	WOODWARD ARBORVITAE	#3	18	X			SEE PLAN	MIN 18"	4'T x 4'W
BxK	BUXUS X KOREANA 'GREEN GEM'	GREEN GEM BOXWOOD	18"	120	X			SEE PLAN	MIN 18"	2'T x 2'W
	PERENNIALS									
HsP	HOSTA 'SUN POWER'	SUN POWER HOSTA	#2	14			X	SEE PLAN	X	1'T x 1'W
HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS YELLOW DAYLILY	#1	14			X	SEE PLAN	X	1'T x 1'W
HO	HEMEROCALLIS 'PURPLE DE ORO'	PURPLE DE ORO LAVENDER DAYLILY	#1	14			X	SEE PLAN	X	1'T x 1'W
HC	HEUCHERA 'CITRONELLE'	CITRONELLE CORAL BELLS	#1	14			X	SEE PLAN	X	1'T x 1'W
HpR	HEUCHERA 'PLUM ROYALE'	PLUM ROYALE CORAL BELLS	#1	14			X	SEE PLAN	X	1'T x 1'W

LANDSCAPE PLAN NOTES

1. SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
2. MULCH

LEGEND

SITE TRIANGLE

SODDING AREAS

WESTFIELD TREE PLANTING LIST

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	*Gymnocladus dioica* (male only)
Elm, Accolade	*Ulmus 'Morton'*
Ginkgo	*Ginko biloba* (male only)
Hackberry	*Celtis occidentalis*
Honeylocust (thornless)	*Gleditsia triancanthos var. inermis, seedless cultivars*
Horechestnut, Red	*Aesculus x carnea 'Briotii'*
Katsurstree	*Cercidiphyllum japonicum*
Linden, Silver 'Sterling Silver'	*Tilia tomentosa 'Sterling Silver'*
Maple, Black	*Acer nigrum*
Maple, Freeman	*Acer freemanii*
Maple, Red	*Acer rubrum*
Maple, Sugar	*Acer saccharum*
Maple, Sycamore	*Acer pseudoplatanus*
Oak, Chinkapin	*Quercus muehlenbergii*
Oak, Northern Red	*Quercus rubra*
Oak, Shingle	*Quercus imbricaria*
Oak, Swamp White	*Quercus bicolor*
Oak, White	*Quercus alba*
Sweetgum	*Liquidambar styraciflua*
Tulip	*Liriodendrom tulipifera*
Zelkova	*Zelcova serrata*

N W E S

SCALE: 1" = 20'

0 10 20 40

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

Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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Indianapolis, Indiana 46280
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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PROJECT NO.: W18.0796
DWG NAME: W180796-L100
DESIGNED BY: BJS
DRAWN BY: ALW
CHECKED BY: SSR
DATE: 05.31.2019

REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC SUBMITTAL	05.03.2019	BJS
REVISED FOR TAC COMMENTS	05.31.2019	BJS

ERIC A. CARTER REGISTERED No. 20300131 STATE OF INDIANA LANDSCAPE ARCHITECT
APPROVAL PENDING NOT FOR CONSTRUCTION

ERIC A. CARTER RLA 20300131

PREPARED FOR:

THE GODDARD SCHOOL

SPRINGMILL POINTE DRIVE, WESTFIELD, INDIANA 46074

LANDSCAPE PLAN

Part of the NW/4 of Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. L100

PROJECT NO. W18.0796

LOCATION: H:\2018\w180796\Engineering\design\conset\W180796-L100.dwg
LAYOUT: Landscape - L100
DATE/TIME: May 31, 2019 - 10:15am
PLOTTED BY: wagnera

Docket Number:	1907-PUD-16 (Ordinance No. 19-20 "the PUD Amendment")
Petitioner:	Indiana Recovery Facilities, LLC ("the Petitioner")
Request:	An amendment to the Grand Park Fieldhouse PUD to modify existing Development Standards for a Nitrogen Tank on the Front Façade of the Grand Park Fieldhouse.
Current Zoning:	Grand Park Fieldhouse PUD (Ord. 15-04) (the "Existing Zoning")
Current Land Use:	Commercial
Acreage:	8.07 acres +/- (the "Real Estate")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-20 4. Concept Plan 5. Character Exhibits
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the June 10, 2019, City Council meeting. The petition will receive a public hearing at the June 17, 2019, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

The petitioner is requesting an amendment to the Grand Park Fieldhouse PUD, which is located on 186th Street west of Grand Park Boulevard and south of Grand Park (see **Exhibit 2**) to permit a Nitrogen Tank on the Front Building Façade of the Grand Park Fieldhouse.

ZONING REQUEST

The Petitioner is requesting an amendment to the Grand Park Fieldhouse PUD to permit a Nitrogen Tank on the Front Building Façade of the Grand Park Fieldhouse. The proposed PUD Amendment defines Nitrogen Tank as ground-mounted mechanical equipment.

The UDO requires that all ground-mounted mechanical equipment be screened from all ground-level viewpoints. The Petitioner is requesting that the Nitrogen Tank be permitted to be visible from adjoining Lots or Rights-of-Way.

Additionally, the Grand Park Fieldhouse PUD contains a Building Elevations Exhibit, for which elevations much be in substantial compliance. The Petitioner is requesting that the addition of a Nitrogen Tank and it's enclosure on the Front Building Façade be deemed, "in substantial compliance" with these elevations.

Details regarding the Nitrogen Tank's enclosure including building materials, fencing, and landscaping are made a part of the proposed PUD Amendment as Exhibit C.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the June 17, 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.

DEPARTMENT COMMENTS

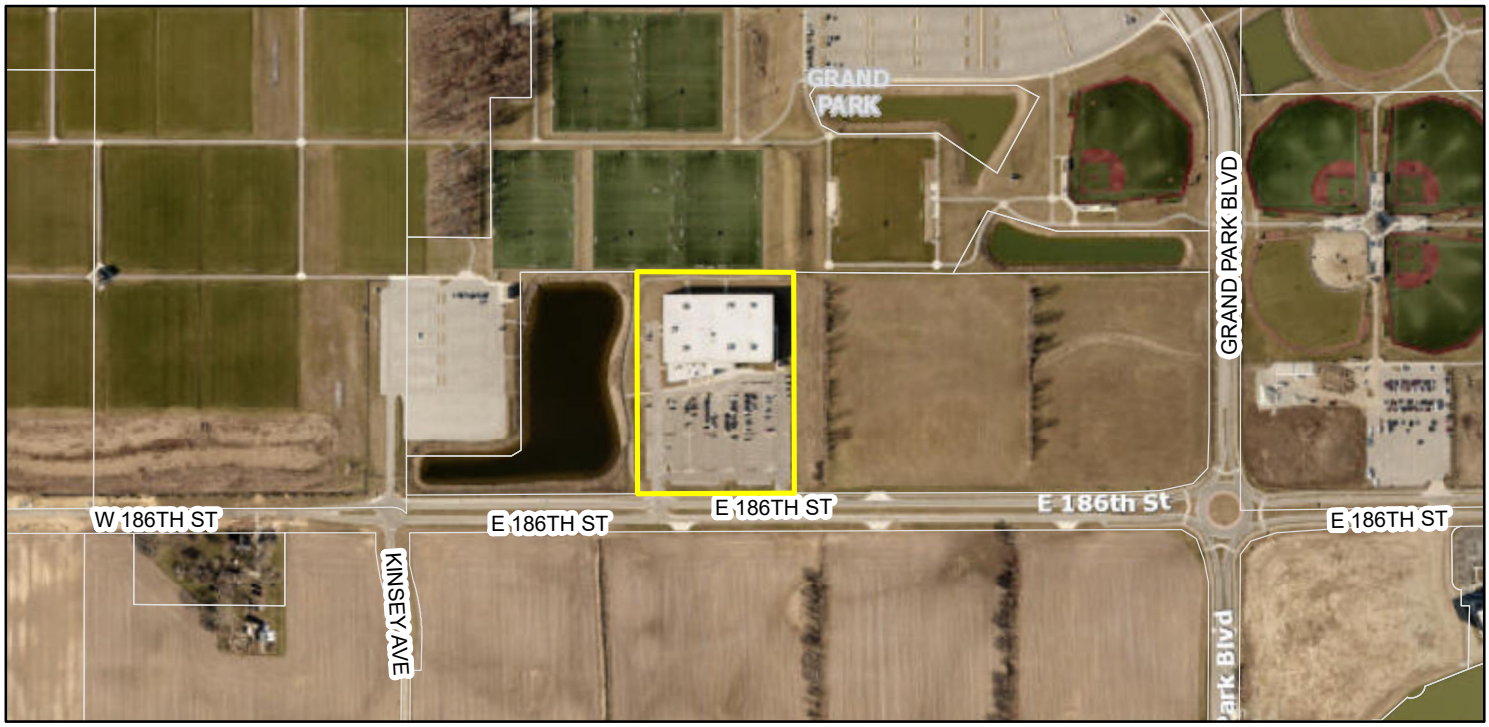
1. **Action: Hold a public hearing at the June 17, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Grand Park Fieldhouse PUD

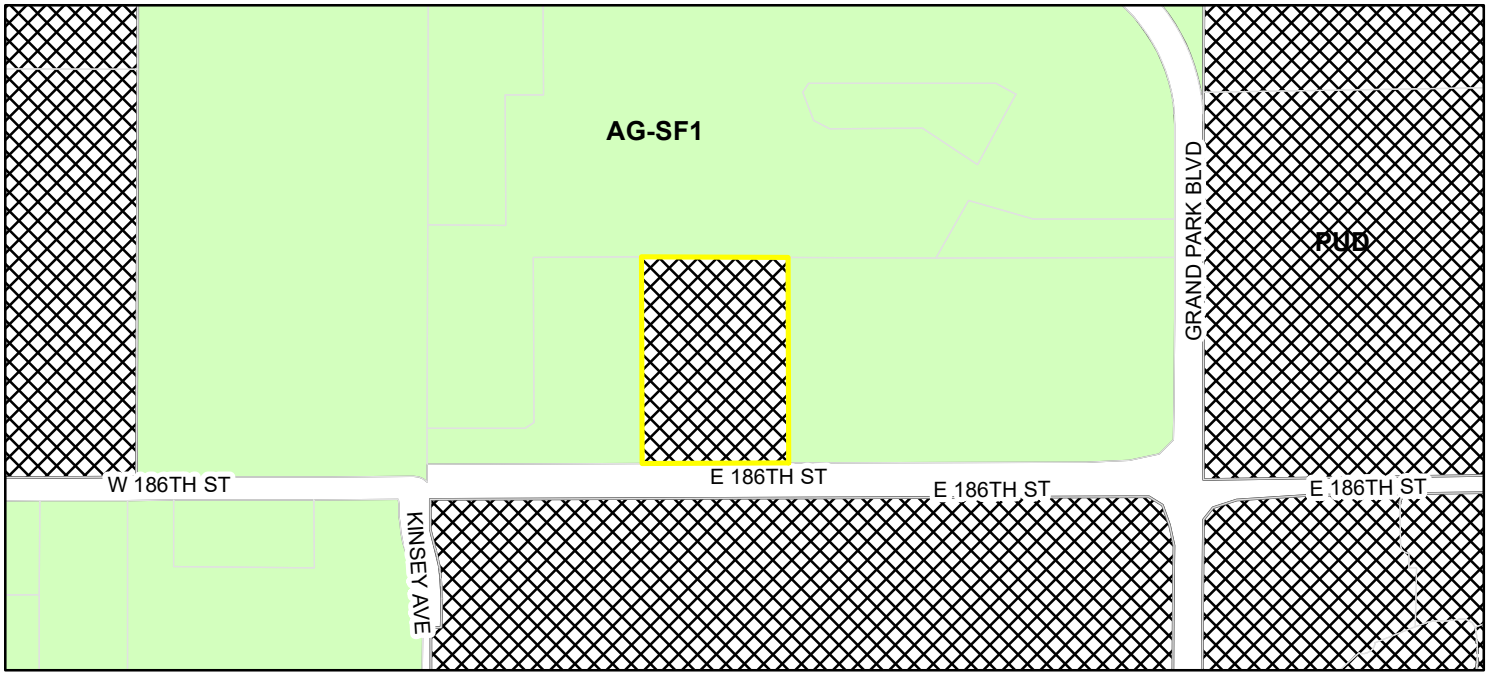
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning

Zoning - All

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

N
W
E
S

ORDINANCE NUMBER 19-20

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE GRAND PARK FIELDHOUSE STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is a Planned Unit Development District Ordinance Amendment (the "Amendment") 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 Common Council enacted Ordinance 15-04, the Grand Park Fieldhouse Planned Unit Development Ordinance (the "Grand Park Fieldhouse PUD") on May 11, 2015 recorded as Instrument No. 2015024058 in the Office of the Recorder of Hamilton County, Indiana amended by (i) Ordinance 16-41, enacted by the Council on December 12, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-16**), requesting an amendment to the Grand Park Fieldhouse PUD 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-16** 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 Development of the Real Estate shall be governed by the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance (UDO), 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.

1.2 All other provisions of the Grand Park Fieldhouse PUD Ordinance shall remain in effect with the adoption of 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. The following words and terms, not defined elsewhere in the Ordinance or its exhibits, shall have the following meaning:

- **Nitrogen Tank:** A tank that holds liquid nitrogen.

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 Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Character Exhibits.** Character Exhibits, attached hereto as **Exhibit C,** are hereby incorporated to capture the intended quality of the improvements made on the Real Estate. Site improvements shall be constructed substantially similar to those in the Character Exhibit.

Section 5. **Development Standards.** The standards of Section 3 Development Standards of the Grand Park Fieldhouse and Chapter 6 Development Standards of the UDO shall apply to the development of the District, except as otherwise modified below:

5.1 The installation of a Nitrogen Tank in substantial compliance with both Exhibit B and Exhibit C shall not be deemed Outdoor Storage or an Accessory Building/Structure, but rather shall be deemed mechanical equipment.

5.2 Mechanical Screening: A ground-mounted Nitrogen Tank that is substantially compliant with both Exhibit B and Exhibit C and used in conjunction with a Health, Fitness, and Exercise Center, shall be visually integrated into the overall design of

the Building and is permitted to be visible from adjoining Lots or Rights-of-way.

- An enclosure, made of Masonry Material and fencing material, shall be installed around the Nitrogen Tank, as depicted in Exhibit C, to assist in screening the Nitrogen Tank.
- Fence screening materials, in substantial compliance with examples shown as part of Exhibit C, shall be placed where possible on the portion of the enclosure that consists of fencing material to assist in screening the Nitrogen Tank. Colors, words, and logos may vary from those examples shown in Exhibit C.
- Landscaping around the perimeter of the enclosure shall be required except where ingress/egress points exist and where landscaping would hinder Nitrogen Tank maintenance.

5.3 The installation of a Nitrogen Tank along the Building Façade closest to 186th Street shall be deemed in substantial compliance with the building elevations depicted in Exhibit C of the Grand Park Fieldhouse PUD.

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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 19-20** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-20**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-20**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by:
Daine Crabtree, Associate Planner, City of Westfield, 2728 E. 171st Street, Westfield, IN 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: Daine Crabtree

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE

A part of Lot 3, Grand Park Subdivision – Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area "E" of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area "E" to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBITS

Conceptual Rendering: View From 186th Street

EXHIBIT C
CHARACTER EXHIBITS

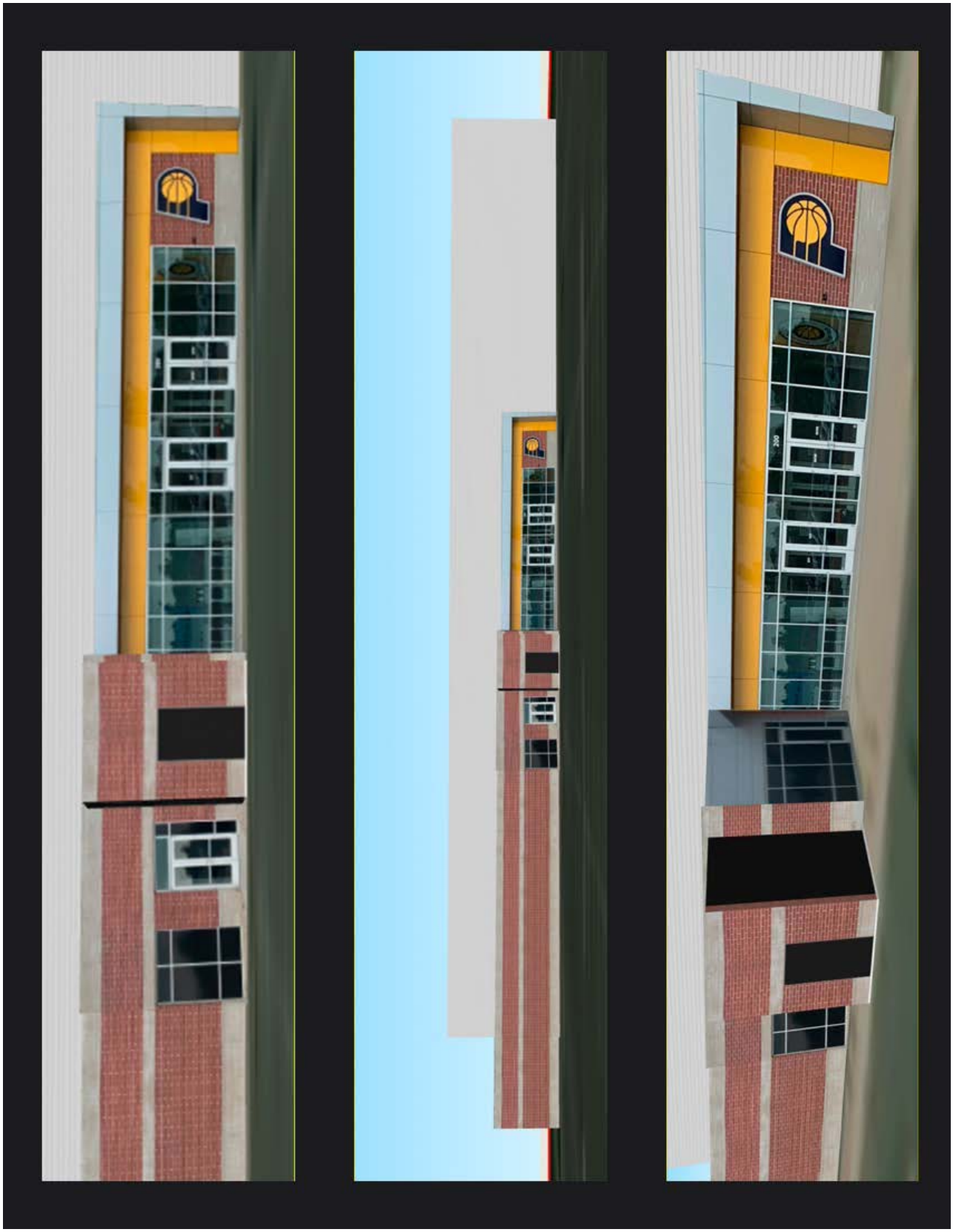


EXHIBIT C
CHARACTER EXHIBITS

EXHIBIT C
CHARACTER EXHIBITS

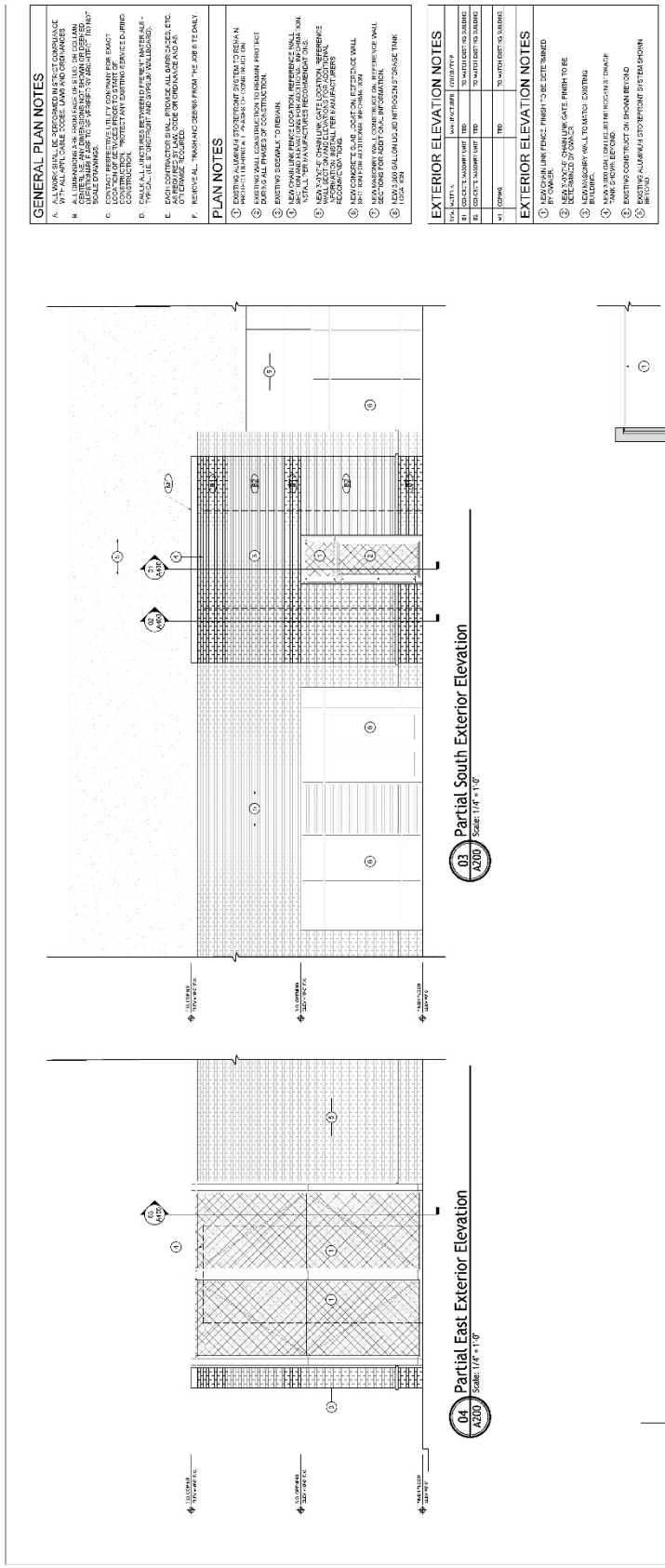


EXHIBIT C
CHARACTER EXHIBITS

Proposed Tank Location

EXHIBIT C
CHARACTER EXHIBITS

Conceptual Rendering: View From 186th Street

EXHIBIT C
CHARACTER EXHIBITS

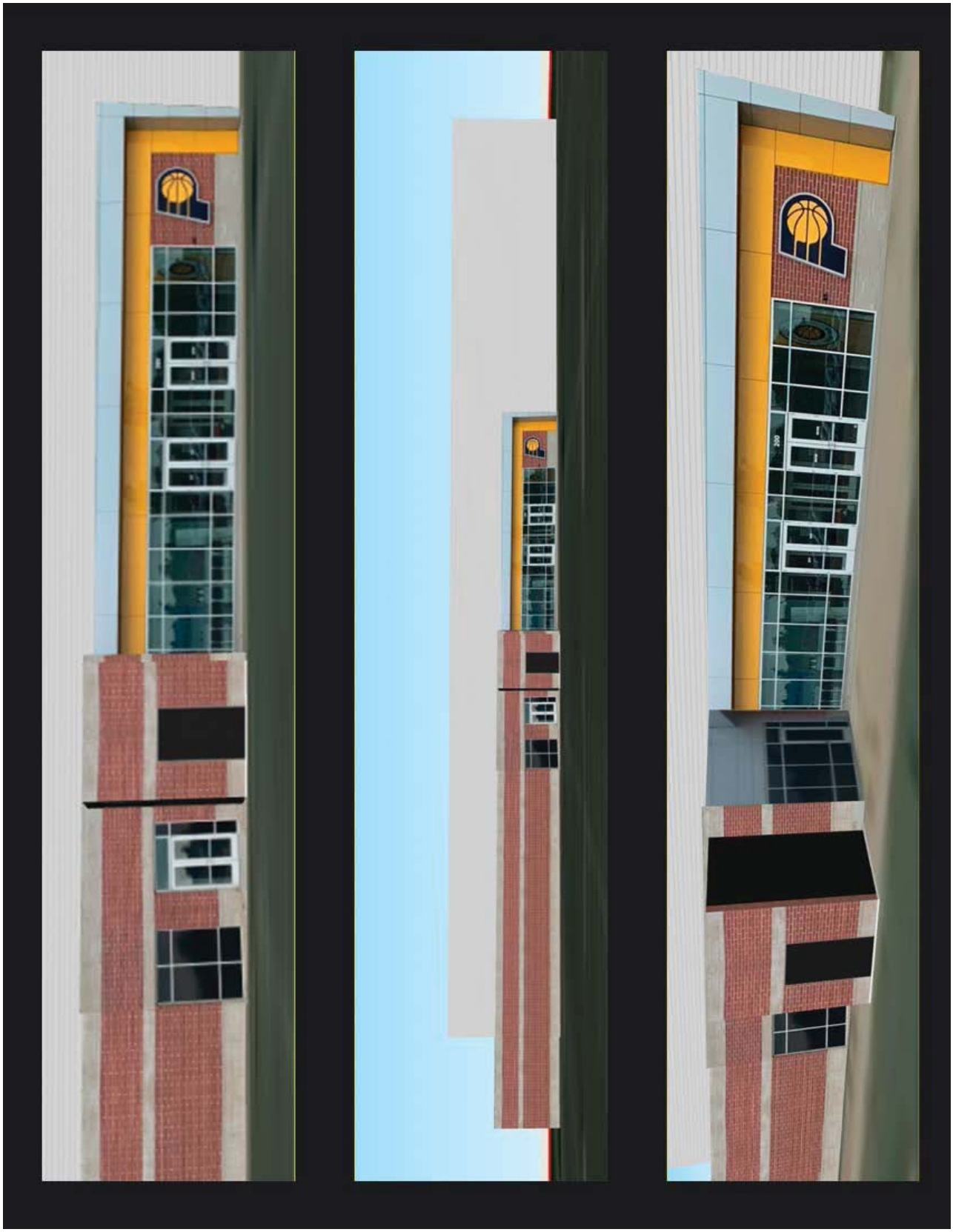


EXHIBIT C
CHARACTER EXHIBITS

EXHIBIT C
CHARACTER EXHIBITS

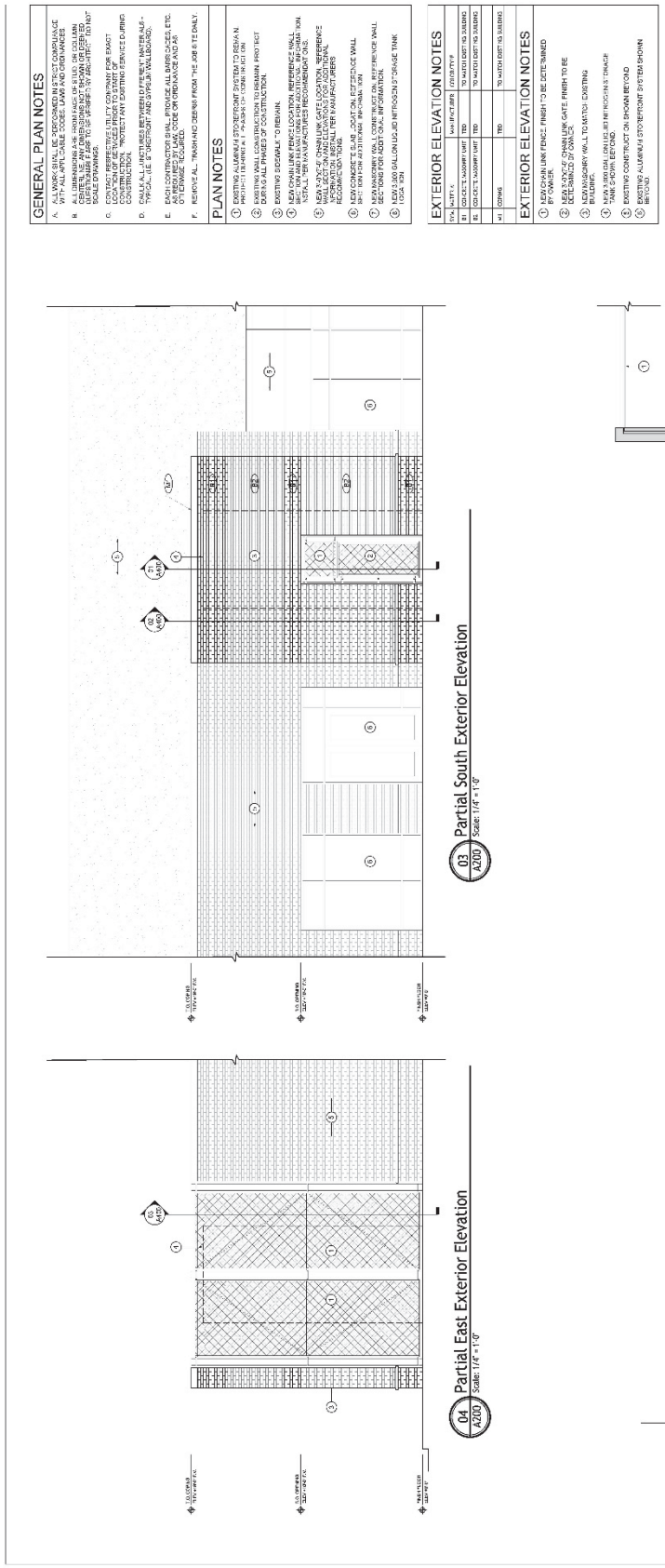


EXHIBIT C
CHARACTER EXHIBITS

Petition Number:	1812-ODP-23 & 1812-SPP-23
Subject Site Address:	701 E. Main Street
Petitioner:	Evergreen Investment Corp
Representative:	Sea Group LLC
Request:	Overall Development Plan and Primary Plat review of 6 commercial lots on approximately 13.285 acres +/- in the Westfield Center PUD District.
Current Zoning:	LB: Local and Neighborhood Business District – pending change to Westfield Center PUD District (1905-PUD-10)
Current Land Use:	Commercial (Retail)
Approximate Acreage:	13.285 acres +/-
Property History:	0105-DP-11/0105-SIT-10 Ph. I Development Plan (May 29, 2001) 0303-DP-05/0303-SIT-02 Ph. II Development Plan (March 24, 2003) 0505-DP-24/0505-SIT-18 Ph. III Development Plan (July 25, 2005) 1905-PUD-10 Westfield Center PUD (June 10, 2019)
Staff Reviewer:	Kevin M. Todd, AICP

BACKGROUND

The subject property is zoned Westfield Center PUD District (Ordinance 19-15). The property was developed between 2001-2005 before platting was required for non-residential developments. The proposal is to formally plat the existing commercial center.

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate 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.

The petition was reviewed by the Technical Advisory Committee at its November 20, 2018, meeting. This petition received a public hearing at the Plan Commission's May 20, 2019, meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of the UDO)

The plans comply.

1) Proposed name of subdivision.
2) Names and addresses of the owner, owners, land surveyor or land planner.

3) Title, scale, north arrow and date.
4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
5) Easements (locations, widths and purposes). (Article 8.3)
6) Statement concerning the location and approximate size or capacity of utilities to be installed.
7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
11) Building setback lines. (Article 4.23 & Article 5.3(G))
12) Legend and notes.
13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
14) Other features or conditions which would affect the subdivision favorable or adversely.
15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DEVELOPMENT PLAN DOCUMENTATION REQUIREMENTS (Article 10.7(H) of UDO)

The plans comply.

20) Development Plan Scope: A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

21) Scale not more than 1”=100’

22) Title, scale, north arrow and date.

23) Proposed name of the development.

24) 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;

25) Address and legal description of the property.

26) Boundary lines of the property including all dimensions.
27) Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

28) 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.

29) 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.

30) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

31) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;

32) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

33) Location and dimensions of all existing structures and paved areas.

34) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

35) Location of all Floodplain areas within the boundaries of the property.

36) Names of legal ditches and streams on or adjacent to the site.

37) 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.

38) Identify buildings proposed for demolition.

39) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

40) 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).

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

The plans comply.

41) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
42) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
43) 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.
44) 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.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The plans comply.

Zoning Districts (Chapter 4)

45) LB District (Article 4.14)
   a) Minimum Lot Area: No minimum
   b) Minimum Lot Frontage: 50'
   c) Minimum Building Setback Lines:
      i) Front Yard (along SR 32): 60'
      ii) Side Yard (abutting non-residential): 15'
      iii) Side Yard (abutting residential): 60'
      iv) Rear Yard: 20'
      v) Rear Yard (abutting residential): 60'
   d) Maximum Building Height: 45'
   e) Project Perimeter Setback: No structures shall be erected above the projected 1:3 Proximity Slope line
   f) Building Size Requirements:
      i) Minimum Business Size: 800 SF
      ii) Maximum Business Size: 30,000 SF
      iii) Maximum Aggregate of all Buildings (within a single development): 90,000 SF
   g) Development Pattern: Developments may be either: (i) a freestanding individual building; or (ii) an integrated development without outlots and containing more than one (1) business in one (1) or more buildings.

Overlay Districts (Chapter 5)

46) State Highway 32 Overlay District (Article 5.3)
   a) Access Control Requirements
   b) Maximum Setback Requirement: 120 feet
   c) Minimum Setback Requirement: 30 feet
   d) Trail Corridor Requirement

47) Floodplain Overlay District (Article 5.5)

48) Wellhead Protection District Overlay (Article 5.7)

Development Standards (Chapter 6)

49) Accessory Use and Building Standards (Article 6.1)
50) Architectural Standards (Article 6.3)
51) Building Standards (Article 6.4)
52) Height Standards (Article 6.6)
53) Landscaping Standards (Article 6.8)
54) Lighting Standards (Article 6.9)
55) Lot Standards (Article 6.10)
56) Outdoor Storage and Display (Article 6.21)
57) Outdoor Café and Eating Areas (Article 6.13)
58) Parking Standards (Article 6.14)
59) Performance Standards (Article 6.15)
60) Setback Standards (Article 6.16)
61) Sign Standards (Article 6.17)
62) Vision Clearance Standards (Article 6.19)
63) Yard Standards (Article 6.21)

Design Standards (Chapter 8)

64) Block Standards (Article 8.1)

65) Easement Standards (Article 8.3)

66) Monument and Marker Standards (Article 8.5)
67) Open Space and Amenity Standards (Article 8.6)
68) Pedestrian Network Standards (Article 8.7)

a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

d) Internal Pedestrian Network Standards: 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.

e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

f) 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.

g) 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.

h) 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: 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.

i) 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.

j) 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).

69) Storm Water Standards (Article 8.8)

70) Streets and Right-of-Way Standards (Article 8.9)

71) Street Light Standards (Article 8.10)

72) Street Sign Standards (Article 8.11)

73) Surety Standards (Article 8.12)

WESTFIELD CENTER PUD STANDARDS

The plans comply.

74) Minimum Front Yard Setback (along Private Street): None

75) Private Street Construction Standards:
<u>Comment:</u> Petitioner is coordinating with Public Works.

76) Cool Creek Trail Corridor

77) Midland Trace Trail Connection

<u>DEPARTMENT COMMENTS</u>

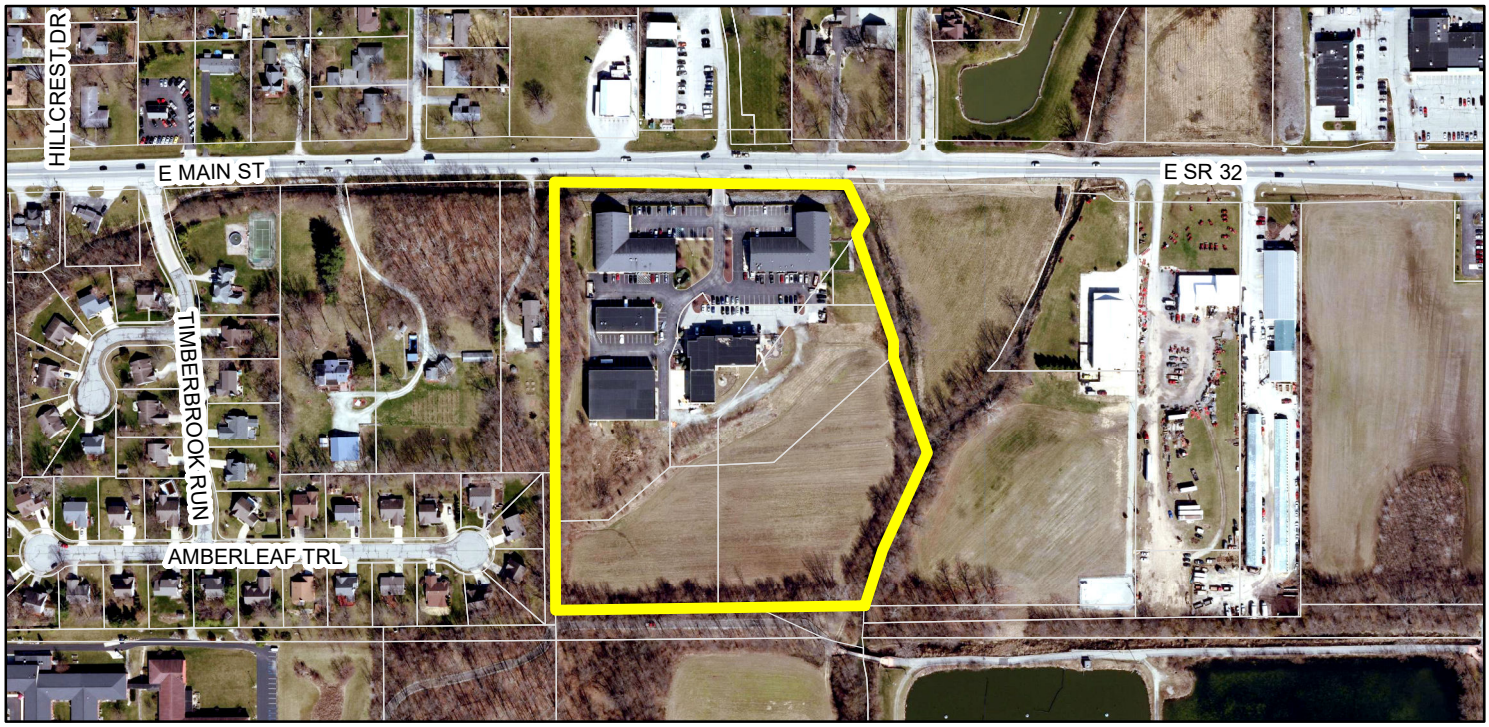
1. **<u>Action:</u> Approve the petition with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Country Surveyor's Office prior to the approval of a Secondary Plat**.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

Property Location Map
Westfield Center PUD
1812-SPP-23 & 1812-ODP-23

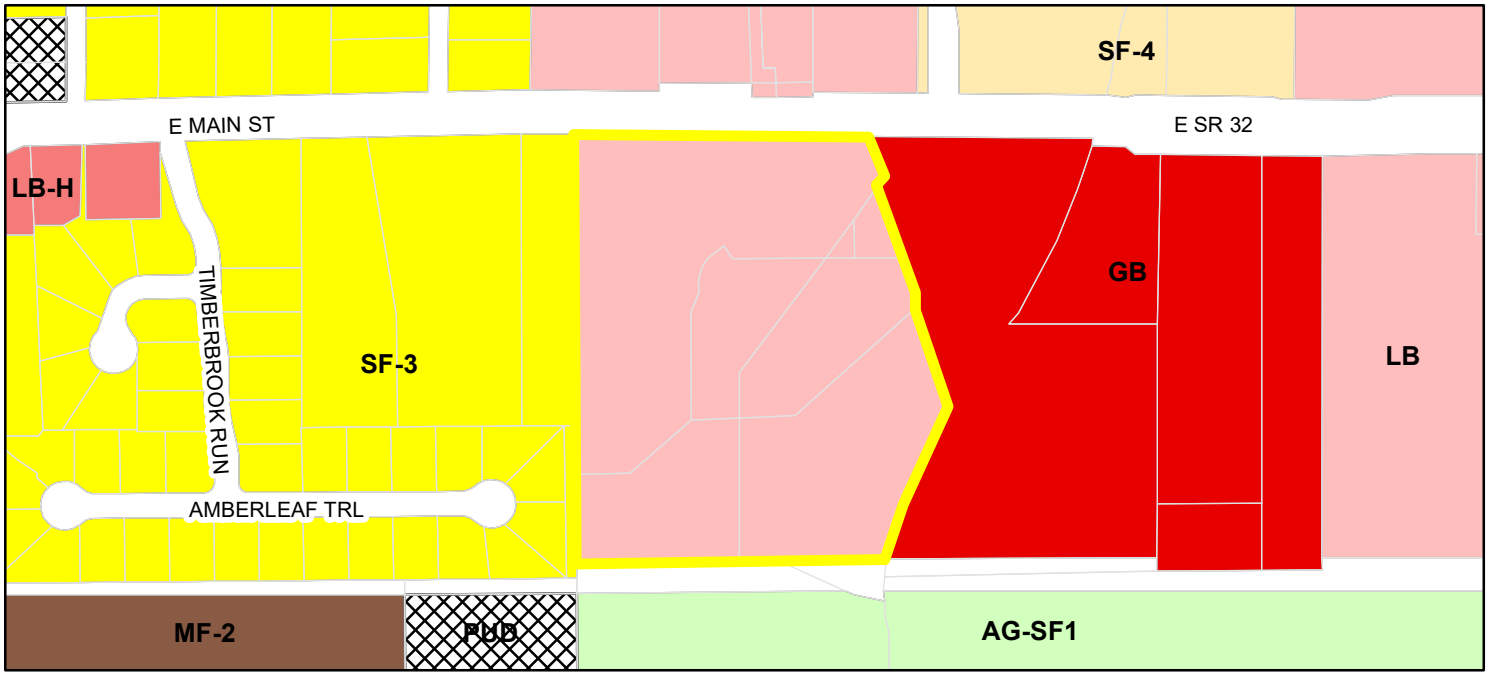
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



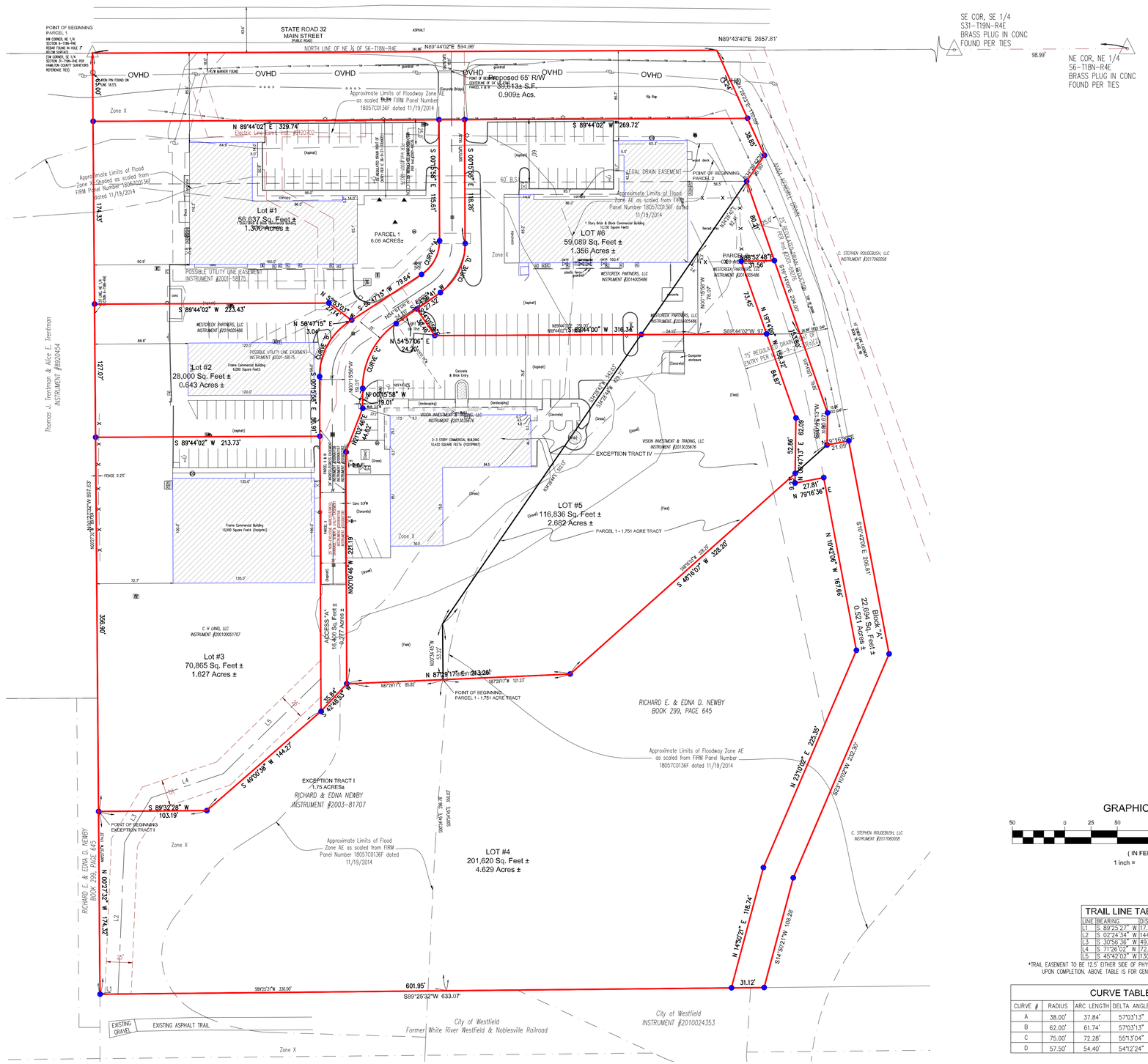
Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- LB (Local Business)
- LB-H (Local Business - Historical)
- MF-2 (Multiple Family - 2)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)

Primary Plat
Westfield Center



Land Descriptions
WestCreek Partners – Instrument Number 2014-05486
PARCEL 1:
Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:
Beginning at the 5/8" iron rod at the Northwest corner of the Northeast Quarter of Section 6, Township 18 North, Range 4 East; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing) 594.96 feet on and along the North line of said Northeast Quarter at the Northwest corner of a tract of real estate described in Instrument #9729874, in the Office of the Recorder of Hamilton County, Indiana; thence South 24 degrees 25 minutes 23 seconds East 110.09 feet on and along a Westerly line of said tract to an 5/8" iron rod with yellow cap stamped "Miller Surveying"; thence South 34 degrees 28 minutes 42 seconds West 542.03 feet to a 5/8" iron rod with a yellow cap stamped Miller Surveying; thence South 00 degrees 34 minutes 45 seconds East 350.02 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying on the North right-of-way line of the Central Indiana Railroad; thence South 89 degrees 25 minutes 31 seconds West 330.00 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying, at the Point of Intersection of said North right-of-way line and the West line of the Northeast Quarter; thence North 00 degrees 27 minutes 32 seconds West 897.64 feet to the Point of Beginning, containing 9.03 acres, more or less.

AND
Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 89 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet to the Beginning Point of this description; thence North 00 degrees 34 minutes 45 seconds West 53.22 feet; thence North 34 degrees 28 minutes 42 seconds East 512.13 feet; thence South 19 degrees 14 minutes 00 seconds East 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West 30.66; thence South 48 degrees 16 minutes 03 seconds West 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West 121.23 feet to the Point of Beginning, containing 1.751 acres, more or less.

EXCEPTING FROM THE ABOVE PARCEL 1 the following two (2) tracts described as follows:
Tract I: Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet to the Beginning Point of this description; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 49 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet; thence South 00 degrees 34 minutes 45 seconds East 296.76 feet to the North right-of-way line of the abandoned Central Indiana Railroad; thence South 89 degrees 25 minutes 15 seconds West along said right-of-way line 330.00 feet to a point on said West line; thence North 00 degrees 27 minutes 32 seconds West along said West line 174.33 feet to the Point of Beginning, containing 1.751 acres, more or less.

AND FURTHER EXCEPTING Tract IV: Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:
Beginning at the 5/8" iron rod at the Northwest corner of said Section; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing), along the North line of the Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24 degrees 25 minutes 23 seconds East, a distance of 110.09 feet; thence South 34 degrees 28 minutes 42 seconds West, a distance of 29.90 feet, to the Point of Beginning; thence South 19 degrees 14 minutes 00 seconds East, a distance of 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West, a distance of 30.66 feet; thence South 48 degrees 16 minutes 03 seconds West, a distance of 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West, a distance of 213.26 feet; thence North 00 degrees 10 minutes 46 seconds East, a distance of 221.19 feet; thence North 21 degrees 02 minutes 46 seconds East, a distance of 44.62 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 19.01 feet, to a point on a curve to the right the radius point of which lies North 89 degrees 44 minutes 02 East, a distance of 75.00 feet; thence along said curve an arc distance of 72.28 feet, to a point lying North 34 degrees 01 minute 59 seconds West, a distance of 75.00 feet from said radius point; thence North 54 degrees 57 minutes 06 seconds East, a distance of 24.20 feet; thence South 34 degrees 01 minute 59 seconds East, a distance of 30.46 feet; thence North 89 degrees 44 minutes 02 seconds East, a distance of 251.00 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 78.07 feet; thence North 34 degrees 28 minutes 42 seconds East, a distance of 82.41 feet, to the Point of Beginning, containing 2.972 acres, more or less.

AND
PARCEL 2:
Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:
Commencing at the ⅝ inch iron rod at the Northwest corner of the Northeast Quarter of said Section; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing), along the North line of Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24 degrees 25 minutes 23 seconds East, a distance of 110.09 feet; thence South 34 degrees 28 minutes 42 seconds West, a distance of 29.90 feet, to the Point of Beginning; thence South 19 degrees 14 minutes 00 seconds East, a distance of 154.16 feet; thence South 89 degrees 44 minutes 02 seconds West, a distance of 97.07 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 78.07 feet; thence North 34 degrees 28 minutes 42 seconds East, a distance of 82.41 feet, to the Point of Beginning, containing 0.54 acres, more or less.

Newby – Instrument Number 2003-081707
Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 49 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet to the Beginning Point of this description; thence North 00 degrees 34 minutes 45 seconds West 53.22 feet; thence North 34 degrees 28 minutes 42 seconds East 512.13 feet; thence South 19 degrees 14 minutes 00 seconds East 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West 30.66; thence South 48 degrees 16 minutes 03 seconds West 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West 121.23 feet to the Point of Beginning, containing 1.751 acres, more or less.

A part of Newby – Book 299, Page 645
A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, bounded as follows: Beginning at the Northwest corner of said Northeast Quarter and run thence East 72 rods 16 links, South 64 rods, West 72 rods 16 links, North 64 rods to the place of beginning, containing 28 acres, more or less.

Vision Investment & Trading, LLC – Instrument Number 2013-35676Parcel I: A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows: Commencing at a 5/8" iron rod at the Northwest corner of the Northeast Quarter of said Section; thence North 89°44'02" East (assumed bearing) along the North line of the Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24°25'23" East, a distance of 110.09 feet; thence South 34°28'42" West, a distance of 29.90 feet to the point of beginning; thence South 19°14'00" East, a distance of 234.01 feet; thence South 00°47'13" West, a distance of 30.66 feet; thence South 48°16'03" West, a distance of 328.20 feet; thence South 87°29'17" West, a distance of 213.26 feet; thence North 00°10'46" West, a distance of 221.19 feet; thence North 21°02'46" East, a distance of 44.62 feet; thence North 00°15'58" West, a distance of 19.01 feet, to a point on a curve to the right the radius point of which lies North 89°44'02" East a distance of 75.00 feet; thence along said curve an arc distance of 72.28 feet to a point lying North 34°01'59" West a distance of 75.00 feet from said radius point; thence North 54°57'06" East, a distance of 24.20 feet; thence South 34°01'59" East, a distance of 30.46 feet; thence North 89°44'02" East, a distance of 251.00 feet; thence North 00°15'58" West, a distance of 78.07 feet; thence North 34°28'42" East, a distance of 82.41 feet, to the point of beginning, containing 2.972 acres, more or less.
EXCEPT: A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana being more particularly described as follows: Commencing at the ⅝ inch iron rod at the Northwest corner of the Northeast Quarter of said Section; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing), along the North line of Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24 degrees 25 minutes 23 seconds East, a distance of 110.09 feet; thence South 34 degrees 28 minutes 42 seconds West, a distance of 29.90 feet to the Point of Beginning; thence South 19 degrees 14 minutes 00 seconds East, a distance of 154.16 feet; thence South 89 degrees 44 minutes 02 seconds West, a distance of 97.07 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 78.07 feet; thence North 34 degrees 28 minutes 42 seconds East, a distance of 82.41 feet; to the Point of Beginning, containing 0.054 acres, more or less.

Parcel II: A non-exclusive easement for Ingress/Egress, Drainage, Sewer & Utility easement set out in a Special Warranty Deed dated September 9, 2009 and recorded October 12, 2009 in Instrument No. 2009061158 in the Office of the Recorder of Hamilton County, Indiana.

Parcel III: A Declaration Establishing Easement and Providing Maintenance dated September 9, 2009 and recorded October 21, 2009 in Instrument No. 2009061157 in the Office of the Recorder of Hamilton County, Indiana.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

TRAIL LINE TABLE			
LINE	BEARING		DISTANCE
L1	S 89°25'27"	W	17.14'
L2	S 02°24'34"	W	144.68'
L3	S 30°56'36"	W	49.66'
L4	S 71°26'02"	W	72.42'
L5	S 45°42'02"	W	130.13'

*TRAIL EASEMENT TO BE 12.5' EITHER SIDE OF PHYSICAL CENTERLINE OF TRAIL UPON COMPLETION. ABOVE TABLE IS FOR GENERAL LOCATION ONLY.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD	CH LENGTH
A	38.00'	37.84'	57°03'13"	N28°15'39"E	36.30'
B	62.00'	61.74'	57°03'13"	N28°15'38"E	59.22'
C	75.00'	72.28'	55°13'04"	N27°20'34"E	69.52'
D	57.50'	54.40'	54°12'24"	N26°50'14"E	52.39'

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701-789 EAST MAIN STREET
WESTFIELD, INDIANA 46074

PROJECT LOCATED IN:

SECTION 6 - TOWNSHIP 18 NORTH - RANGE 4 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

PRIMARY PLAT

PREPARED FOR:

WESTCREEK PARTNERS, LLC

34 W RAMPART STREET
SHELBYVILLE, IN 46176

REV. #	DATE	REV. DESC.
1	5/30/19	per Plan Commission comments
2	6/12/19	per Plan Commission comments

DRAWING LEGEND

EXISTING METAL-TYPE FENCE
EXISTING WOOD-TYPE FENCE
WTR = UNDERGROUND WATER LINES
STM = UNDERGROUND STORM SEWER
SAN = UNDERGROUND SANITARY SEWER
OHD = OVERHEAD UTILITY
SECTION LINE (AS NOTED)
CENTERLINE AS NOTED
B.S.L. = BUILDING SETBACK LINE
EASEMENT (AS NOTED)
REAL ESTATE LINES (AS NOTED)
SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
EXISTING CONC. CURB (AS NOTED)
TOB = TOP OF BANK
EXISTING CONTOURS
RIGHT OF WAY MARKER
SURVEY MARKER FOUND
SECTION CORNER (AS NOTED)
BEE-HIVE INLET
CURB INLET
DRAINAGE INLET
STORM SEWER MANHOLE
MANHOLE
SANITARY SEWER MANHOLE
CLEAN OUT
HANDICAPPED PARKING SPOT
5/8" REBAR W/YELLOW CAP STAMPED "SEA GROUP FIRM #0091" SET FLUSH
GAS VALVE
GAS METER
SIGN
AIR CONDITONER
UTILITY POLE
ELECTRIC METER
ELECTRIC UTILITY
FIRE HYDRANT
WATER METER
WATER VALVE
MAIL BOX

VICINITY MAP - NOT TO SCALE

Approved By:	BCR
Drawn By:	Br/HMP
Date of Last Field Work:	
Date Plotted:	5/31/2019

Reference #: C13-7978

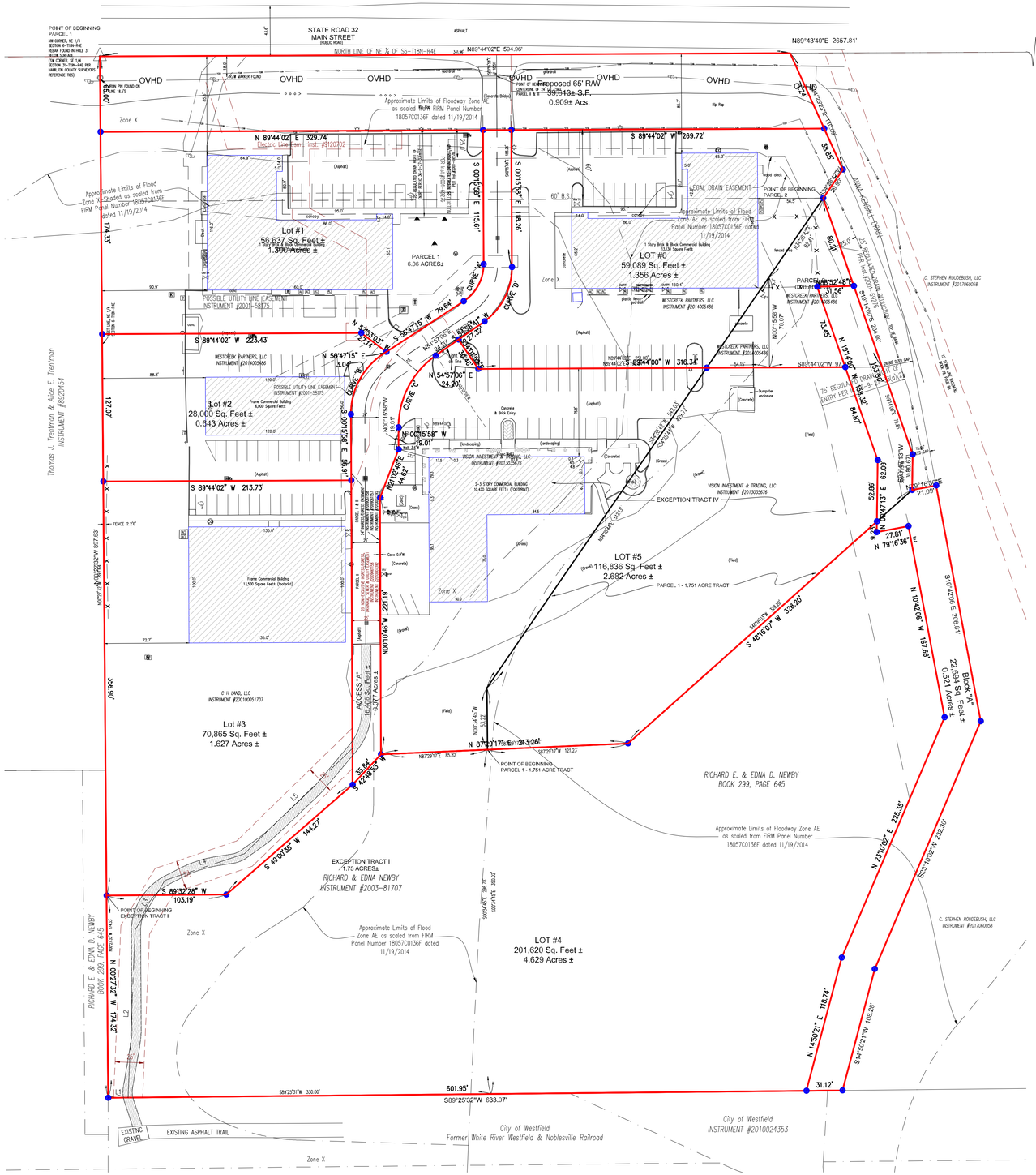
Project Number:

C18-4169

Sheet Number :

1 of 1

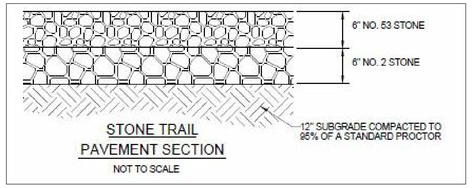
Overall Development Plan
Westfield Center



GRAPHIC SCALE

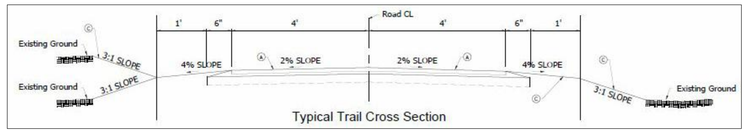
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



STONE TRAIL PAVEMENT SECTION

NOT TO SCALE



Typical Trail Cross Section

TRAIL LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°25'27" W	17.14'
L2	S 02°24'34" W	144.68'
L3	S 30°56'36" W	49.66'
L4	S 71°26'02" W	72.42'
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701-789 EAST MAIN STREET
WESTFIELD, INDIANA 46074

PROJECT LOCATED IN:

SECTION 6 - TOWNSHIP 18 NORTH - RANGE 4 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

DEVELOPMENT PLAN

PREPARED FOR:

WESTCREEK PARTNERS, LLC
34 W RAMPART STREET
SHELBYVILLE, IN 46176

REV. #	DATE	REV. DESC.
1	5/30/19	per Plan Commission comments
2	6/12/19	per Plan Commission comments

DRAWING LEGEND

- EXISTING METAL-TYPE FENCE
- EXISTING WOOD-TYPE FENCE
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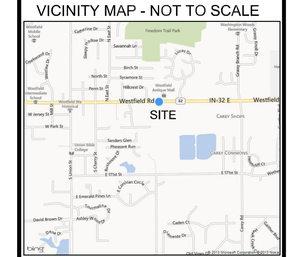
- STM = UNDERGROUND STORM SEWER
- SAN = UNDERGROUND SANITARY SEWER
- OVHD = OVERHEAD UTILITY
- SECTION LINE (AS NOTED)
- CENTERLINE AS NOTED
- B.S.L. = BUILDING SETBACK LINE
- EASEMENT (AS NOTED)
- REAL ESTATE LINES (AS NOTED)
- SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
- EXISTING CONC. CURB (AS NOTED)
- TOB = TOP OF BANK
- EXISTING CONTOURS
- SEA GROUP MONUMENT SET
- RIGHT OF WAY MARKER
- SURVEY MARKER FOUND
- SECTION CORNER (AS NOTED)
- BEE-HIVE INLET
- CURB INLET
- DRAINAGE INLET
- STORM SEWER MANHOLE
- MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- HANDICAPPED PARKING SPOT
- GAS VALVE
- GAS METER
- SIGN
- AIR CONDITONER
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC UTILITY
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MAIL BOX

VICINITY MAP - NOT TO SCALE



Approved By:	BCR
Drawn By:	Br/HMP
Date of Last Field Work:	
Date Plotted:	5/31/2019

Reference #: C13-7978

Project Number:

C18-4169

Sheet Number :

1 of 1

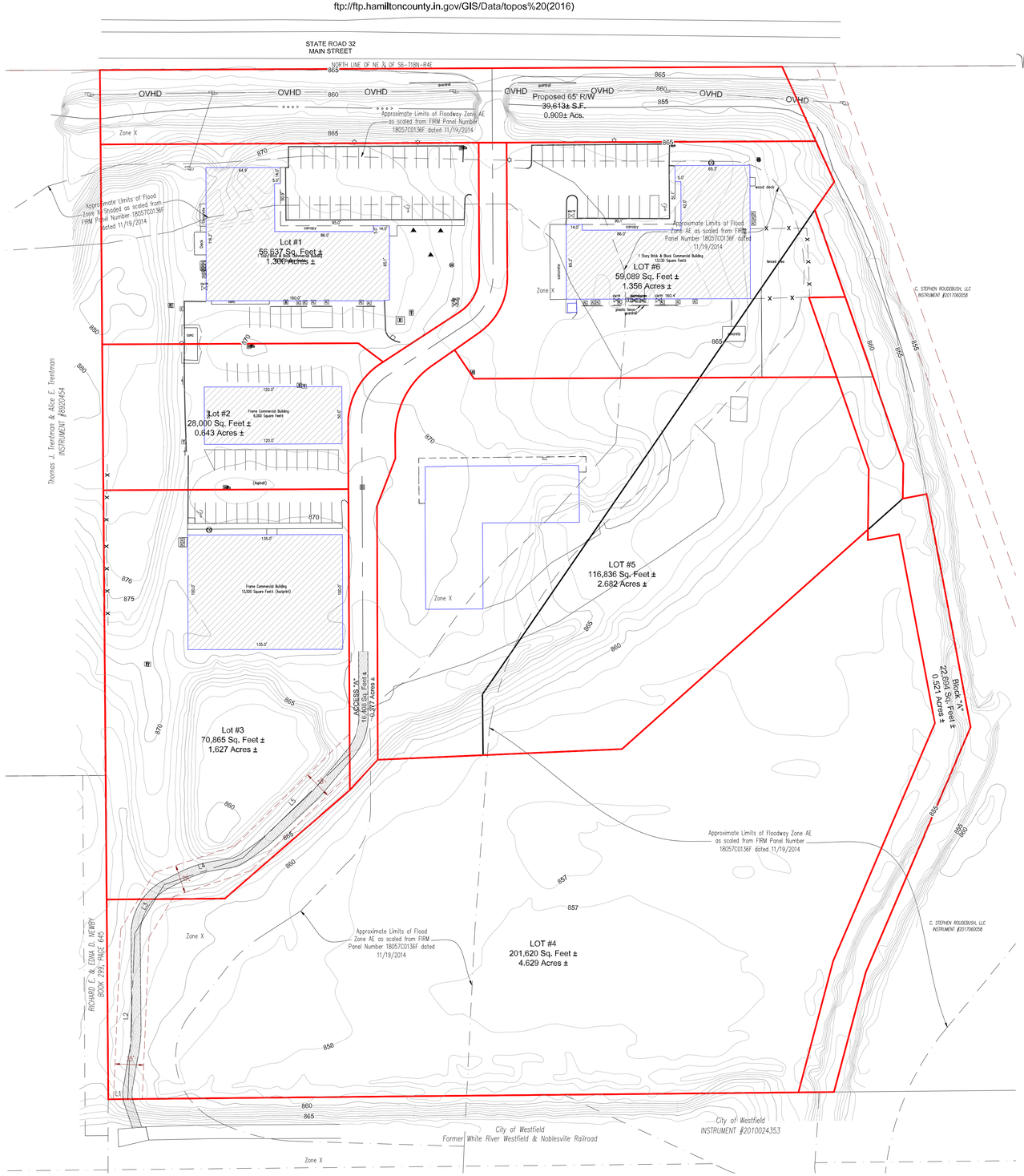
Contour & Soils Maps
Westfield Center

GRAPHIC SCALE

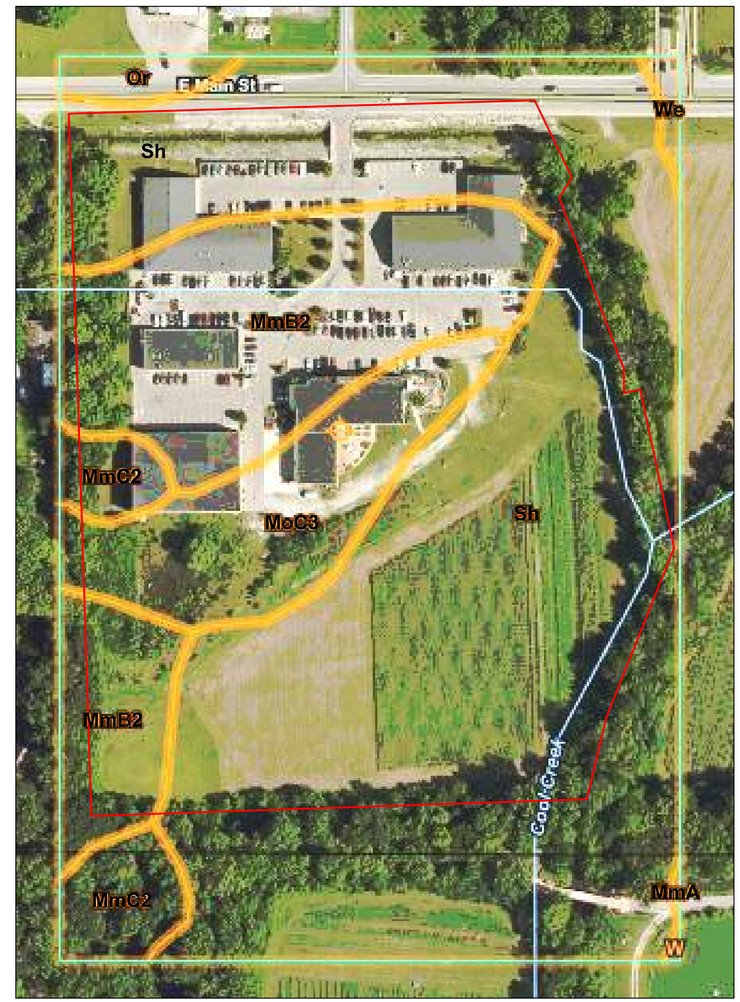
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

2-FOOT CONTOURS FROM HAMILTON COUNTY DOWNLOAD
ftp://ftp.hamiltoncounty.in.gov/GIS/Data/topos%20(2016)



SOILS MAP FROM https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
NOT TO SCALE



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PROJECT LOCATED IN:

SECTION 6 - TOWNSHIP 18 NORTH - RANGE 4 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

Contour & Soils Map

PREPARED FOR:

WESTCREEK PARTNERS, LLC
34 W RAMPART STREET
SHELBYVILLE, IN 46176

REV. #	DATE	REV. DESC.
..	..	..

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- GAS METER
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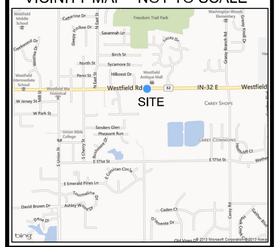
- ELECTRIC METER
- ELECTRIC UTILITY
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MAIL BOX

VICINITY MAP - NOT TO SCALE



Approved By:	BCR
Drawn By:	Br/HMP
Date of Last Field Work:	
Date Plotted:	5/31/2019

Reference #: C13-7978

Project Number:

C18-4169

Sheet Number :

1 of 1

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

Docket Number:	1904-PUD-06 (Ordinance No. 19-14)
Petitioner:	Westfield-Washington Schools (the "Petitioner")
Request:	A change in zoning of 88.73 acres +/- from the GB-PD District and EI District to the Westfield High School PUD District.
Current Zoning:	GB-PD: General Business/Planned Development District, and EI: Enclosed Industrial District
Current Land Use:	Educational Institution (Westfield High School)
Acreage:	88.73 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Ordinance 19-14 (Westfield High School PUD)
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 13, 2019, City Council meeting. The petition received a public hearing at the May 20, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a unanimous favorable recommendation (8-0) to the City Council at its June 3, 2019, meeting.

At the June 10, 2019, City Council meeting, the City Council unanimously approved (6-0) the petition with modification to the electronic wall sign standards, which is further described below.

CITY COUNCIL MODIFICATIONS SINCE THE APC RECOMMENDATION

Since the APC recommendation on June 3, 2019, the petitioner requested and the City Council approved a modification to the Westfield High School Campus PUD Ordinance (Ord. 19-14) as follows:

> That Section 9.2(A) of Ordinance 19-14 be modified to state that the electronic wall signs located on the west elevation of the football stadium, as shown in Exhibit D of Ordinance 19-14, be allowed to change images once every fifteen (15) seconds, and that all other standards of Article 6.17(F)(6), Electronic Signs, of the UDO that are not otherwise modified by Ordinance 19-14 apply to these electronic wall signs.

PROCEDURAL

Approval consideration of Westfield High School Campus PUD Ordinance (Ord. 19-14) by the Plan Commission at the June 17, 2019 Plan Commission meeting.

DEPARTMENT COMMENTS

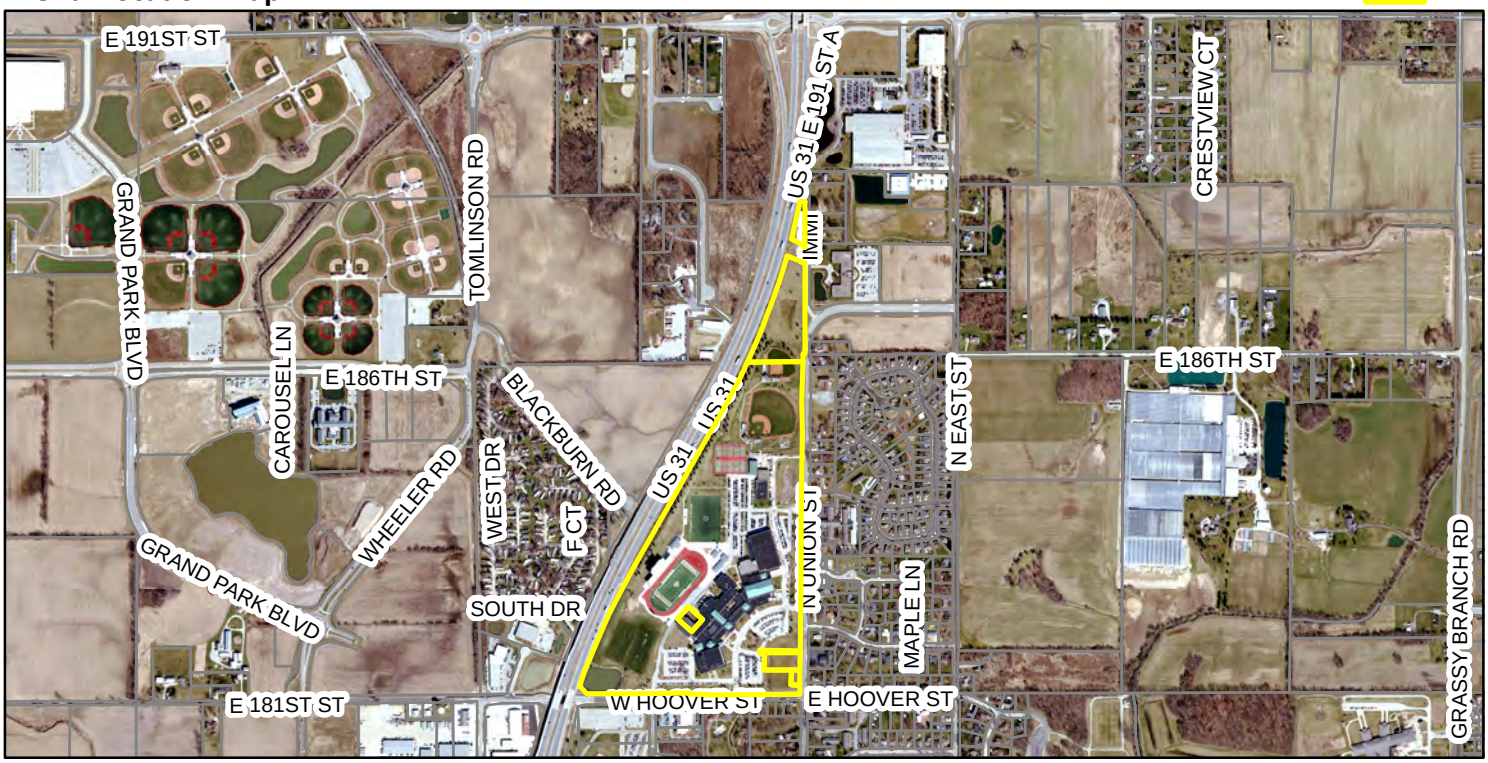
1. **Action: Approve Westfield High School Campus PUD Ordinance (Ord. 19-14) as presented.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

Property Location Map
Westfield High School PUD
1904-PUD-06

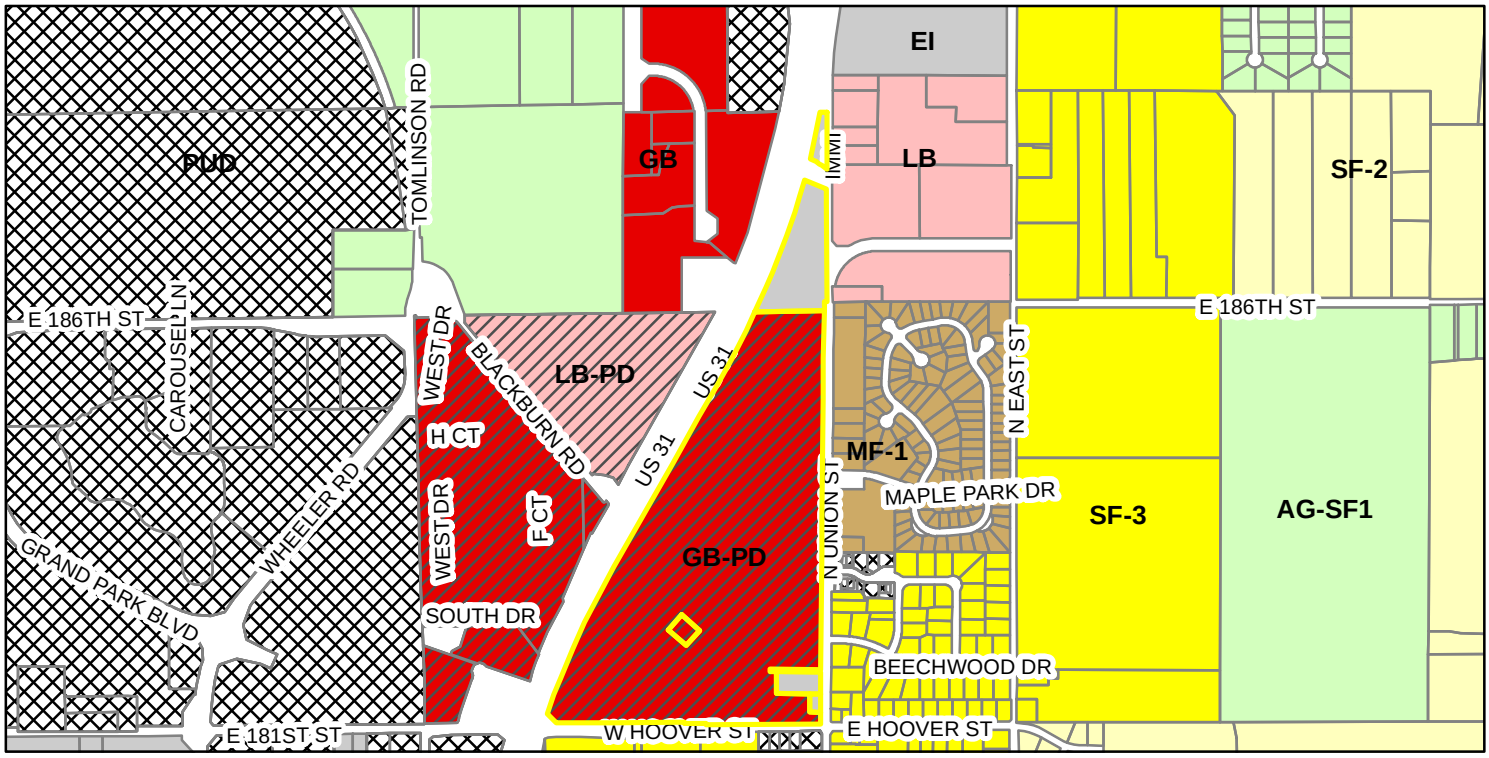
Not To Scale

Aerial Location Map

Site



Zoning Map



- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- LB (Local Business)
- LB-PD (Local Business - Planned Development)
- MF-1 (Multiple Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

ORDINANCE NUMBER 19-14

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 "**Westfield High School Campus 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 "Plan Commission") considered a petition (**Petition No. 1904-PUD-06**), 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**. **1904-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (8-0) 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 June 4, 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 (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westfield High School Campus 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.

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 Concept Plan illustrates the general character of the uses and activities within the District. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Legally Established Pre-Existing Improvements.** The Real Estate has been developed as an educational/institutional campus, as generally depicted on the Concept Plan and the Existing Character Exhibit, attached hereto as **Exhibit C** (the "Existing Character Exhibit"), in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (collectively, the "Existing Improvements"). All existing structures and conditions of the Real Estate are hereby legally-established. Improvements after the effective date of this Ordinance shall be subject to the terms of this Ordinance, as amended.

Section 5. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the GB: General Business District (the "Underlying Zoning District").

Section 6. **Overlay Districts.** The U.S. Highway 31 Overlay District (Article 5.2) shall not apply to the Real Estate.

Section 7. **Permitted Uses.** The permitted uses shall be as set forth below.

7.1 Educational Institution and ancillary uses

7.2 Prohibited Uses:

A. All other uses listed as Permitted in the Underlying Zoning District shall not be permitted.

B. All uses listed as Special Exceptions in the Underlying Zoning District shall not be permitted.

Section 8. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District.

Section 9. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Character Exhibit. New building(s) or building additions shall be substantially similar in quality and character with the Existing Character Exhibit, **Exhibit C**. If a provision of Article 6.3 Architectural Standards is in conflict with the Existing Character Exhibit, then the Existing Character Exhibit shall control.

9.2 Article 6.17 Sign Standards: Shall apply to the Real Estate. In addition, the following signage shall also be permitted on the Real Estate:

A. Signage depicted in **Exhibit D** (the "Existing Signage Exhibit") shall be permitted. The following provisions shall also apply:

i. The electronic wall signs located on the west elevation of the football stadium (the "Electronic Wall Signs"), as shown in **Exhibit D**, shall be allowed to change images once every fifteen (15) seconds;

ii. All other standards of Article 6.17(F)(6), Electronic Signs, of the UDO that are not otherwise modified by this Ordinance shall apply to the Electronic Wall Signs.

B. Signs that are substantially similar to the size and location of the informational and directional signage depicted in **Exhibit E** ("Informational/Directional Signage Character Exhibit") shall be exempt from the sign standards.

C. Signs that are substantially similar to the size and location of the permanent and seasonal athletic recognition signage depicted in **Exhibit F** ("Athletic Recognition Signage Character Exhibit") shall: 1) not be located within 100 feet of the perimeter of the Real Estate, and 2) be exempt from all other sign standards.

Section 10. **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 Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 11. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District.

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 19-14** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-14**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-14**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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: Kevin M. Todd

This document prepared by: Kevin M. Todd, Senior Planner; City of Westfield;
2728 E. 171st Street; Westfield, IN 46074; 317.804.3170

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Existing Character Exhibit
Exhibit D	Existing Signage Exhibit
Exhibit E	Informational/Directional Signage Character Exhibit
Exhibit F	Athletic Recognition Signage Character Exhibit

EXHIBIT A

REAL ESTATE

Tract 1
("Existing High School")

A part of the Southeast Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a P.K. nail at the northeast corner of the Southeast Quarter of Section 36, Township 19 North, Range 3 East, said P.K. nail being South 00 degrees 05 minutes 55 seconds West (assumed bearing) 28.71 feet from a brass plug in casting at the southwest corner of the Northwest Quarter of Section 31, Township 19 North, Range 4 East; thence South 89 degrees 02 minutes 26 seconds West 1267.70 feet on and along the north line of said Southeast Quarter; thence South 00 degrees 57 minutes 34 seconds East 646.16 feet to the POINT OF BEGINNING of the within described tract of real estate; (the real estate described herein is the existing Westfield-Washington High School building with the addition of a 2.00 foot offset, outside the existing exterior walls of said building); thence South 34 degrees 18 minutes 30 seconds West 64.00 feet; thence North 55 degrees 41 minutes 30 seconds west 40.00 feet; thence South 34 degrees 18 minutes 30 seconds West 12.50 feet; thence South 55 degrees 41 minutes 30 seconds East 77.30 feet; thence South 34 degrees 18 minutes 30 seconds West 236.30 feet; thence North 55 degrees 41 minutes 30 seconds West 25.50 feet; thence South 34 degrees 18 minutes 30 seconds West 13.30 feet; thence North 55 degrees 41 minutes 30 seconds West 63.40 feet; thence North 34 degrees 18 minutes 30 seconds East 13.30 feet; thence North 55 degrees 41 minutes 30 seconds West 147.50 feet; thence North 34 degrees 18 minutes 30 seconds East 4.00 feet; thence North 55 degrees 41

Tract 1
"Existing High School" continued

minutes 30 seconds West 14.00 feet; thence North 34 degrees 18 minutes 30 seconds East 3.00 feet; thence North 55 degrees 41 minutes 30 seconds West 36.00 feet; thence South 34 degrees 18 minutes 30 seconds West 3.00 feet; thence North 55 degrees 41 minutes 30 seconds West 14.00 feet; thence South 34 degrees 18 minutes 30 seconds West 4.00 feet; thence North 55 degrees 41 minutes 30 seconds West 125.60 feet; thence North 34 degrees 18 minutes 30 seconds East 59.83 feet; thence North 55 degrees 41 minutes 30 seconds West 15.00 feet; thence North 34 degrees 18 minutes 30 seconds East 76.84 feet; thence South 55 degrees 41 minutes 30 seconds East 15.00 feet; thence North 34 degrees 18 minutes 30 seconds East 59.93 feet; thence South 55 degrees 41 minutes 30 seconds East 120.20 feet; thence North 34 degrees 18 minutes 30 seconds East 32.61 feet; thence South 55 degrees 41 minutes 30 seconds East 47.30 feet; thence North 34 degrees 18 minutes 30 seconds East 6.00 feet; thence South 55 degrees 41 minutes 30 seconds East 16.10 feet; thence South 34 degrees 18 minutes 30 seconds West 9.84 feet; thence South 55 degrees 41 minutes 30 seconds East 6.00 feet; thence North 34 degrees 18 minutes 30 seconds East 16.11 feet; thence South 55 degrees 41 minutes 30 seconds East 33.60 feet; thence North 34 degrees 18 minutes 30 seconds East 38.61 feet; thence North 55 degrees 41 minutes 30 seconds West 33.60 feet; thence North 34 degrees 18 minutes 30 seconds East 32.71 feet; thence South 55 degrees 41 minutes 30 seconds East 199.10 feet to the

POINT OF BEGINNING. Containing 2.538 acres, more or less and being subject to all applicable easements and rights-of-way of record.

Tract II
("New High School")

A part of the Northeast Quarter of Section 36, Township 19 North, Range 3 East and a part of the Southeast Quarter of Section 25, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

BEGINNING, at the P.K. nail at the southeast corner of the Northeaster Quarter of Section 36, Township 19 North, Range 3 East, said P.K. nail being South 00 degrees 05 minutes 55 seconds West (assumed bearing) 28.71 feet from a brass plug in casting at the southwest corner of the Northwest Quarter of Section 31, Township 19 North, Range 4 East; thence South 89 degrees 02 minutes 26 seconds West 1695.58 feet on and along the south line of said Northeast Quarter to a P.K. nail at the point of intersection of said south line and the easterly right-of-way line of U.S. Highway #31 (the following 9 courses are on and along said easterly right-of-way line) (1.) thence North 00 degrees 57 minutes 34 seconds West 16.50 feet to a 5/8" iron rod with yellow cap stamped S0083; (2.)

Tract II
"New High School" continued

thence North 47 degrees 10 minutes 51 seconds West 118.57 feet to a 5/8" iron rod with yellow cap stamped S0083 on a curve to the right, said 5/8" iron rod with yellow cap stamped S0083 being North 71 degrees 18 minutes 38 seconds West 5637.59 feet from the radius point of said curve; (3.) thence northeasterly 1042.29 feet on and along said curve to the right to a 5/8" iron rod with yellow cap stamped S0083 at the point of tangency of said curve, said 5/8" iron rod with yellow cap stamped S0083 being North 60 degrees 43 minutes 04 seconds West 5637.59 feet from the radius point of said curve; (4.) thence North 29 degrees 16 minutes 56 seconds East 140.70 feet to a 5/8" iron rod with yellow cap stamped S0083; (5.) thence North 29 degrees 59 minutes 54 seconds East 400.03 feet to a 5/8" iron rod with yellow cap stamped S0083; (6.) thence North 28 degrees 56 minutes 27 seconds East 896.20 feet to a right-of-way marker at the point of curvature of a curve to the left, said point of curvature being South 61 degrees 20 minutes 12 seconds East 5821.58 feet from the radius point of said curve to the left; (7.) thence northeasterly 1325.76 feet on and along said curve to the left to a 5/8" iron rod with yellow cap stamped S0083, said 5/8" iron rod with yellow cap stamped S0083 being South 74 degrees 23 minutes 05 seconds East 5821.58 feet from the radius point of said curve; (8.) thence South 68 degrees 18 minutes 06 seconds East 146.92 feet to a 5/8" iron rod with yellow cap stamped S0083; (9.) thence North 89 degrees 50 minutes 06 seconds East 24.26 feet to a P.K. nail on the east line of

Tract II
"New High School" continued

the Southeast Quarter of Section 25, Township 19 North, Range 3 East; thence (leaving said right-of way) South 00 degrees 09 minutes 54 seconds East 781.86 feet on and along the east line of said Southeast Quarter to the railroad spike at the northeast corner of the Northeast Quarter of Section 36, Township 19 North, Range 3 East; thence South 00 degrees 05 minutes 55 seconds West 2662.33 feet on and along the east line of said Northeast Quarter to the POINT OF BEGINNING. Containing 77.718 acres, more or less and being subject to all applicable easements and rights-of-way of record.

Except the following:

Exception #1: (The "Cotton" Exception)

A part of the Southeast Quarter of the Northeast Quarter of Section Thirty-six (36), Township Nineteen (19) North, Range Three (3) East, bounded as follows, to-wit:

Beginning in the Center of the Highway known as U.S. Highway Number 31 at a point 94 feet North of the Southeast corner of the Northeast Quarter of said Section 36; thence West 103 1/2 feet; thence North 110 feet; thence East 103 1/2 feet; thence South 110 feet to the place of beginning.

Tract II
"New High School" continued

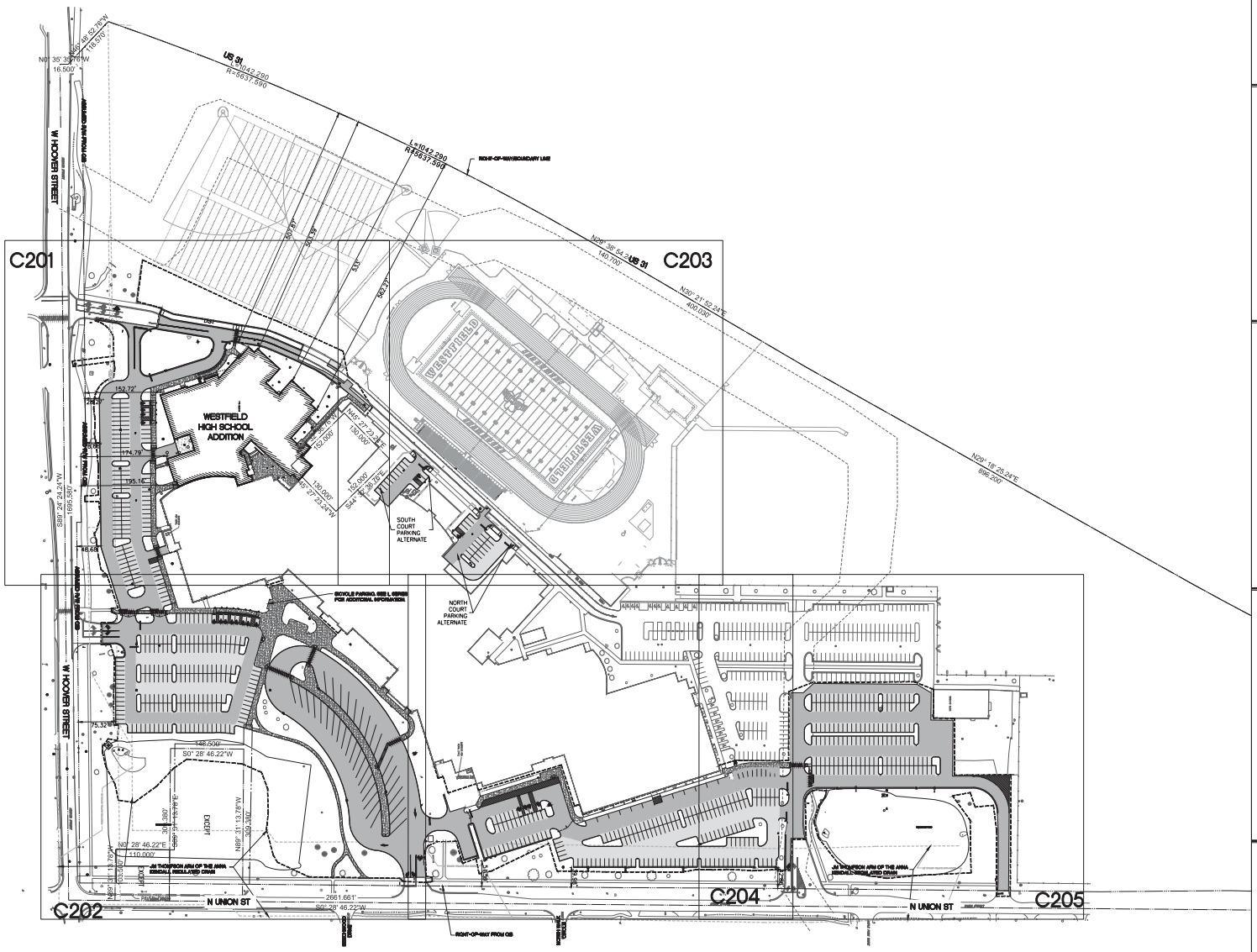
Exception #2: (The "Harvey" Exception)

A part of the East Half of the Northeast Quarter of Section 36, Township 19 North, Range 3 East, bounded as follows:

Beginning 21 rods and 6 feet North of the Southeast corner of said Quarter Section and running thence West eighteen and three-fourths (18 3/4) rods; thence South nine (9) rods, thence East eighteen and three-fourths (18 3/4) rods; thence North nine (9) rods to the point of beginning.

EXHIBIT B

CONCEPT PLAN



DEVELOPMENT PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- FENCE
- CONSTRUCTION LIMITS
- ALTERNATE CONSTRUCTION LIMITS
- MATCH LINE
- BUILDING LIMITS

ALTERNATIVES

NORTH COURT PARKING ALTERNATE
PROVIDE DEMO AS NOTED IN EXISTING CONDITIONS AND DEMOLITION PLAN, C100 SERIES. PROVIDE NEW CURB, STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVING AS NOTED IN VEHICULAR DEVELOPMENT PLANS, C200 SERIES. REVISE UTILITIES AS NOTED.

SOUTH COURT PARKING ALTERNATE
PROVIDE DEMO AS NOTED IN EXISTING CONDITIONS AND DEMOLITION PLAN, C100 SERIES. PROVIDE NEW CURB, STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVING AS NOTED IN VEHICULAR DEVELOPMENT PLANS, C200 SERIES. REVISE UTILITIES AS NOTED.

LOCATION AND SECTION MAP

18250 UNION STREET, WESTFIELD, IN

ZONING MAP

ALTERNATIVE TRANSPORTATION PLAN

CITY OF WESTFIELD NOTES:
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.

Cripe Project Number
040338-20210

Date	Revision
08/17/18	ADDED NO COMMENTS AND LEGEND #2
08/17/18	ADDED NO COMMENTS

ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
ENERGY + FACILITIES
EQUIPMENT PLANNING
BID + CONSTRUCTION

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz

OVERALL DEVELOPMENT PLAN
WESTFIELD HIGH SCHOOL
ADDITIONS AND RENOVATIONS
WESTFIELD WASHINGTON SCHOOL CORP.
18250 UNION ST, WESTFIELD, IN 46074

APPROVAL PENDING NOT FOR CONSTRUCTION

Date
COVERING
OVERALL VEHICULAR DEVELOPMENT PLAN DESIGN

811 1-800-382-5544
Call Before You Dig
IDR Column Notation
Drawn By: JDA
Checked By: RB
Quality Assurance: JML
Scale: 1" = 100'
Sheet: C200
Date: 08-27-18
Client Project Number: 17075

Q:\2006\040338\30210\cad\Eng\C2Dn\C201_Site Plan.dwg, September 13, 2018 11:46 AM, JENNIFER LASCH

EXHIBIT C

EXISTING CHARACTER EXHIBIT

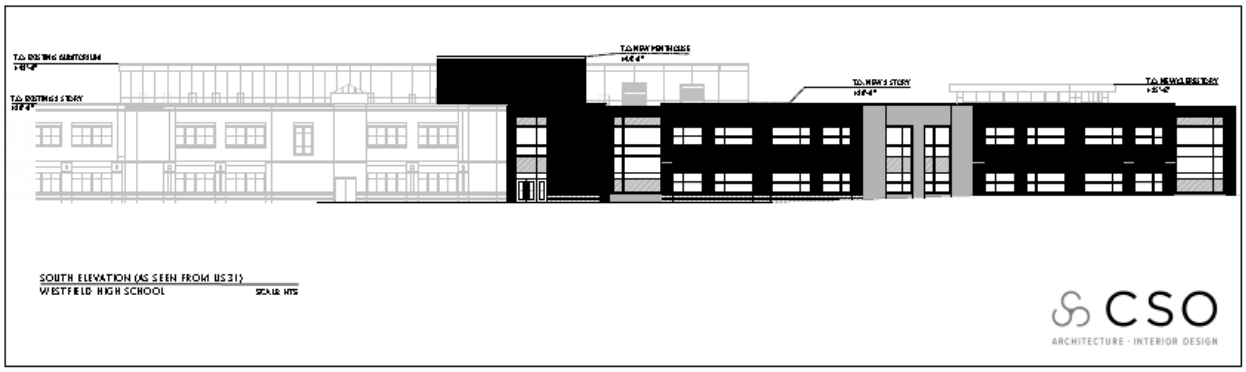


EXHIBIT D

EXISTING SIGNAGE EXHIBIT

Wall Signage

Monument Signage

Athletic Field Signage & Scoreboards

HOME OF
WESTFIELD
SOCCER

SHAMROCKS
GUEST
SHOTS
PERIOD
SHOTS
McGavic

Looking for an Advantage?
McGavic
OUTDOOR POWER

WESTFIELD HIGH SCHOOL
RIVERVIEW HEALTH STADIUM

WESTFIELD
HIGH SCHOOL
INDIANA UNIVERSITY
McGavic
OUTDOOR POWER

CARLX TIRE & AUTO
TICKETS
WESTFIELD HIGH SCHOOL SHAMROCKS
TICKETS

EDGEROCK DEVELOPMENT
TICKETS
WESTFIELD HIGH SCHOOL SHAMROCKS
TICKETS

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WESTFIELD SHAMROCKS
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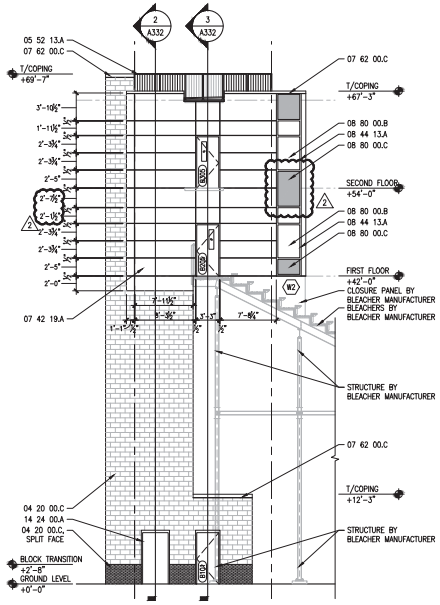
DOWN
TO GO
BALL ON
QTR
T.O.L.
T.O.L.

MEN
CONCESSIONS
WOMEN

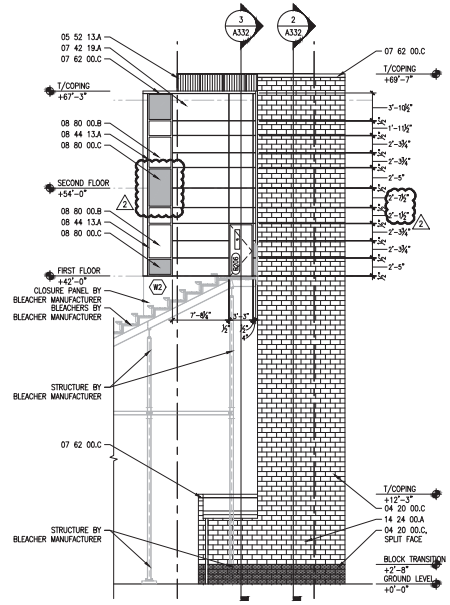
WOMEN
CONCESSIONS

FAMILY
WOMEN
MEN

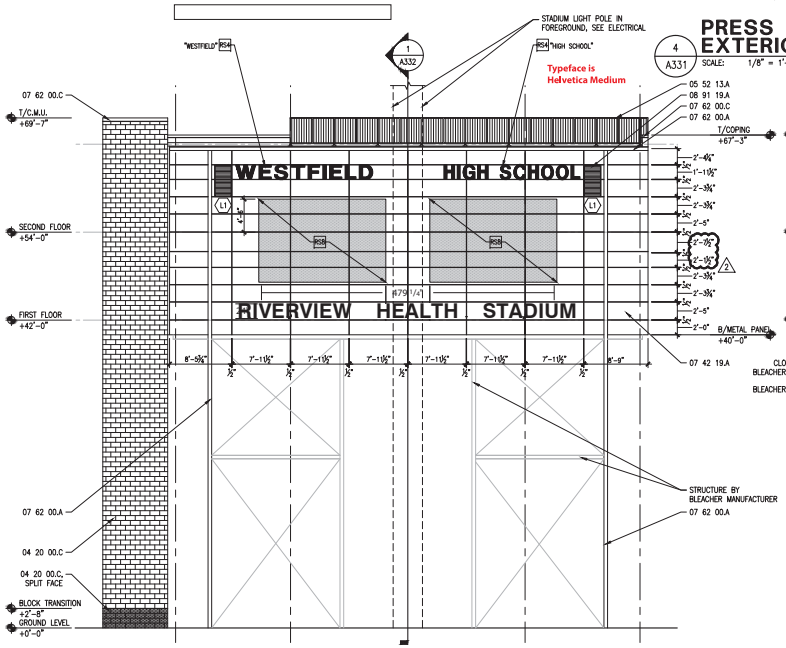
TICKETS
SPIRIT
SHOP



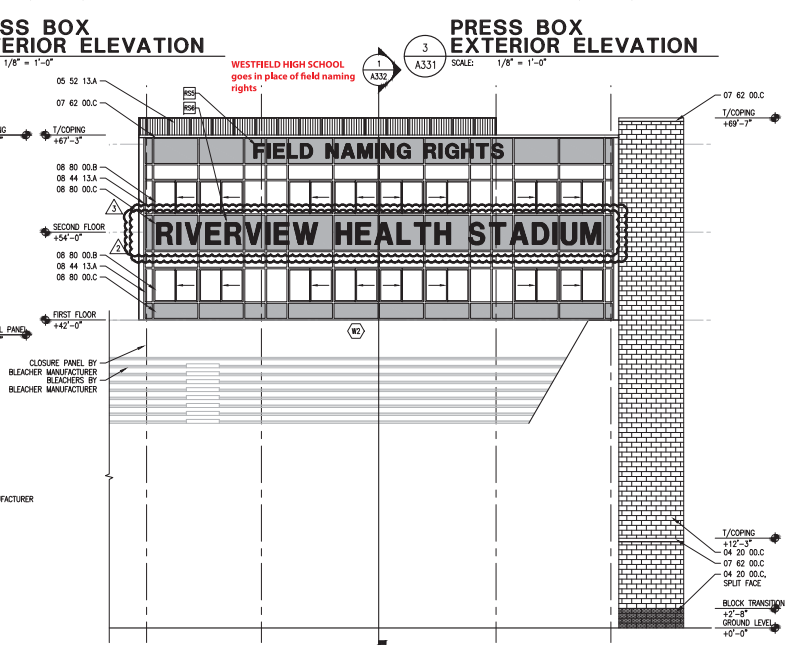
4 A331 PRESS BOX EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 A331 PRESS BOX EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 A331 PRESS BOX EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 A331 PRESS BOX EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

DIVISION 1 – GENERAL REQUIREMENTS
01 10 00 THESE KEYNOTES ARE ORGANIZED BASED UPON THE CONSTRUCTION SPECIFICATIONS INSTITUTE'S MASTERFORMAT 2004 EDITION. THE ORGANIZATION OF THESE NOTES INTO DIVISIONS CONFORMS IN GENERAL WITH THE PROJECT MANUAL PREPARED FOR THIS PROJECT.

DIVISION 2 – EXISTING CONDITIONS
NOT USED

DIVISION 3 – CONCRETE
03 30 00.A CONCRETE SLAB OVER VAPOR BARRIER ON DRAINAGE FILL, REFERENCE STRUCTURAL DRAWINGS
03 30 00.B CONCRETE SLAB ON METAL DECK, REFERENCE STRUCTURAL DRAWINGS
03 30 00.C CONCRETE FOOTING, REFERENCE STRUCTURAL DRAWINGS
03 30 00.D CONSTRUCTION JOINT
03 30 00.E ISOLATION JOINT PREFORMED JOINT FILLER AND SEALANT

DIVISION 4 – MASONRY
04 20 00.A 8x8x16 NOMINAL CONCRETE MASONRY UNIT
04 20 00.B 8x8x16 NOMINAL CONCRETE MASONRY UNIT
04 20 00.C 12x8x16 NOMINAL CONCRETE MASONRY UNIT
04 20 00.D HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY
04 20 00.E CONCRETE MASONRY BOND BEAM
04 20 00.F CONCRETE MASONRY BOND BEAM HEADER, SEE STRUCTURAL DRAWINGS
04 20 00.G BULLNOSE UNIT
04 20 00.H SILL UNIT
04 20 00.J SOLID UNIT
04 20 00.K GROUT UNIT FULL
04 20 00.L NON-SHRINK GROUT, REFERENCE STRUCTURAL DRAWINGS
04 20 00.M FOAM-IN-PLACE CORE INSULATION
04 20 00.N 4x8x16 NOMINAL CONCRETE MASONRY UNIT
04 72 00.A CAST STONE

DIVISION 5 – METALS
05 12 00.A STRUCTURAL STEEL FRAMING MEMBER, REFERENCE STRUCTURAL DRAWINGS
05 12 00.B STRUCTURAL STEEL ANGLE, REFERENCE STRUCTURAL DRAWINGS
05 21 00.A STEEL JOIST, REFERENCE STRUCTURAL DRAWINGS
05 31 00.A STEEL DECKING, REFERENCE STRUCTURAL DRAWINGS
05 31 00.B HEAVY GAUGE RIBBT STEEL DECK EDGE
05 40 00.A 2½" STEEL STUDS AT 16" O.C., CROSS BRACE AS REQUIRED
05 40 00.B 3⅝" STEEL STUDS AT 16" O.C., CROSS BRACE AS REQUIRED
05 40 00.C 4" STEEL STUDS AT 16" O.C., CROSS BRACE AS REQUIRED
05 40 00.D STEEL DEFLECTION TRACK
05 40 00.E STEEL CONNECTION CLIP
05 50 00.A MISCELLANEOUS STEEL FABRICATION, REFERENCE STRUCTURAL DRAWINGS
05 52 13.A ALUMINUM GUARDRAIL

DIVISION 6 – WOOD, PLASTICS AND COMPOSITES
06 10 53.A WOOD BLOCKING/NAILER
06 10 53.B CONTINUOUS 1x4 CLEAT
06 16 00.A ⅝" EXTERIOR PLYWOOD
06 16 00.B ¾" EXTERIOR PLYWOOD
06 16 00.C ⅝" FIRE TREATED PLYWOOD WITH NON-CORROSIVE FASTENERS
06 17 53.A PREFABRICATED WOOD TRUSS
06 40 00.A HARDWOOD TRIM
06 40 00.B FASCIA BOARD

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
07 21 00.A 2" PERIMETER EXTRUDED POLYSTYRENE INSULATION, EXTENDING HORIZONTALLY 48" MINIMUM
07 21 00.B FULL THICKNESS MINERAL-FIBER BATT INSULATION
07 21 00.C EAVE VENTILATION TROUGH
07 21 00.D FOIL-FACED (VAPOR BARRIER) BATT INSULATION, R-20
07 21 00.E FULL THICKNESS CRAFT FACE GLASS FIBER BATT INSULATION
07 25 00.A WEATHER BARRIER
07 27 26.A FLUID APPLIED VAPOR PERMEABLE AIR BARRIER
07 31 13.A ASPHALT SHINGLES ON 15# ROOFING PAPER
07 31 13.B ICE AND WATER SHIELD, REFERENCE ROOF PLAN FOR MORE INFORMATION
07 42 13.A ROOF WALL
07 42 19.A COMPOSITE METAL PANEL WITH NON-CORROSIVE FASTENERS
07 42 21.A PRE-FINISHED METAL SOFFIT PANEL
07 54 23.A TPO MEMBRANE ROOFING OVER ¾" COVER BOARD OVER 4" HIGH DENSITY RIGID INSULATION OVER 6 MIL VAPOR BARRIER
07 54 23.B TAPERED INSULATION
07 54 23.C WALKWAY PADS
07 62 00.A PREFINISHED METAL DOWNSPOUTS AND GUTTERS, REFERENCE ROOF PLANS FOR MORE INFORMATION
07 62 00.B PREFINISHED METAL FASCIA
07 62 00.C PREFINISHED COPING WITH CONTINUOUS HOLD-DOWN CLIP EACH SIDE
07 62 00.D PREFINISHED METAL FLASHING
07 84 13.A PENETRATION FIRESTOPPING
07 84 46.A FIRE-RESISTIVE JOINT SYSTEMS
07 92 00.A SEALANT WITH BACKER ROD
07 92 00.B SEALANT JOINT
07 95 00.A EXTERIOR WALL EXPANSION JOINT SYSTEM
07 95 00.B FLOOR EXPANSION JOINT SYSTEM
07 95 00.C WALL EXPANSION SYSTEM
07 95 00.D CEILING EXPANSION JOINT SYSTEM
07 95 00.E ROOF EXPANSION JOINT SYSTEM

DIVISION 8 – DOORS AND WINDOWS
08 11 13.A HOLLOW METAL DOOR – PAINT
08 11 13.B INSULATED HOLLOW METAL DOOR – PAINT
08 11 13.C HOLLOW METAL DOOR FRAME – PAINT
08 11 13.D THERMALLY BROKEN HOLLOW METAL DOOR FRAME – PAINT
08 11 13.E MASONRY FRAME ANCHOR
08 14 16.A FLUSH WOOD DOOR
08 33 13.A OVERHEAD COILING COUNTER DOOR WITH INTEGRAL FRAME
08 44 13.A ALUMINUM CURTAIN WALL
08 44 13.B ALUMINUM SILL FLASHING, FINISHED TO MATCH CURTAIN WALL
08 44 13.C ALUMINUM FLUSH PANEL, FINISHED TO MATCH CURTAIN WALL
08 56 80.A ALUMINUM VERTICAL SLIDING SERVICE WINDOW
08 71 00.A DOOR HARDWARE – SCHEDULED
08 71 00.B EXTRUDED ALUMINUM THRESHOLD
08 80 00.A ¼" CLEAR TEMPERED GLASS
08 80 00.B 1" CLEAR INSULATED LOW-E GLASS
08 91 19.A FIXED-EXTRUDED SELF DRAWING ALUMINUM ARCHITECTURAL LOUVER WITH INSECT SCREEN AND ALL REQUIRED SHIMS AND ANCHORAGES – COORDINATE WITH MECHANICAL

DIVISION 9 – FINISHES
09 22 16.A 2½" STEEL STUDS @ 16" O.C.
09 22 16.B 3⅝" STEEL STUDS @ 16" O.C.
09 22 16.C 4" STEEL STUDS @ 16" O.C.
09 22 16.D STUD RUNNER TRACK
09 22 16.E DEFLECTION TRACK
09 22 16.F GYPSUM BOARD CEILING SUSPENSION SYSTEM
09 22 16.G ⅝" TYPE "X" GYPSUM WALLBOARD
09 22 16.H SOUND ATTENUATION INSULATION
09 51 13.A ACOUSTICAL PANEL CEILING AND SUSPENSION SYSTEM
09 65 13.A RESILIENT BASE – SEE FINISH SCHEDULE
09 91 23.A INTERIOR PAINTING – SEE FINISH SCHEDULE
09 96 00.A HIGH-PERFORMANCE COATING – SEE FINISH SCHEDULE

DIVISION 10 – SPECIALTIES
10 44 13.A FIRE EXTINGUISHER CABINET
10 75 00.A FLAG POLE

DIVISION 11 – EQUIPMENT
NOT USED

DIVISION 12 – FURNISHINGS
12 32 16.A INSTITUTIONAL CASEWORK

DIVISION 13 – SPECIAL CONSTRUCTION
NOT USED

DIVISION 14 – CONVEYING SYSTEMS
14 24 00.A HYDRAULIC ELEVATOR

DIVISION 22 – PLUMBING
22 14 16.A RAIN WATER LEADER

DIVISION 31 – EARTHWORK
31 20 00.A FINISH GRADE, REFERENCE CIVIL DRAWINGS
31 20 00.B DRAINAGE FILL, REFERENCE CIVIL DRAWINGS
31 20 00.C COMPACTED EARTH, REFERENCE CIVIL DRAWINGS
31 20 00.D COMPACTED GRANULAR FILL, REFERENCE CIVIL DRAWINGS

DIVISION 32 – EXTERIOR IMPROVEMENTS
32 13 13.A CONCRETE SIDEWALK, REFERENCE CIVIL DRAWINGS

CSO Architects
Architecture · Interiors · Planning
Fax: 317.844.1980 Tel: 317.575.8860

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WESTFIELD WASHINGTON SCHOOLS
322 West Main Street
Westfield, Indiana 46074

PROJECT:
WESTFIELD HIGH SCHOOL
COMMUNITY STADIUM
18250 NORTH UNION STREET
Westfield, Indiana 46074

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design, concept, the dimensions of the building, the major architectural elements and the type of construction and finishes to be provided.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, the Contractor shall provide all labor and materials required for the proper execution and completion of the work.

Revisions:

1	ADDENDUM #1	2014-06-12
2	ASI #1	2014-07-24
3	ASI #10	2014-10-13

Issue Date	Drawn By	Checked By
08/01/14	NVW	JRO

Drawing Title:
PRESS BOX EXTERIOR ELEVATIONS

Certified By:
WORKING SET

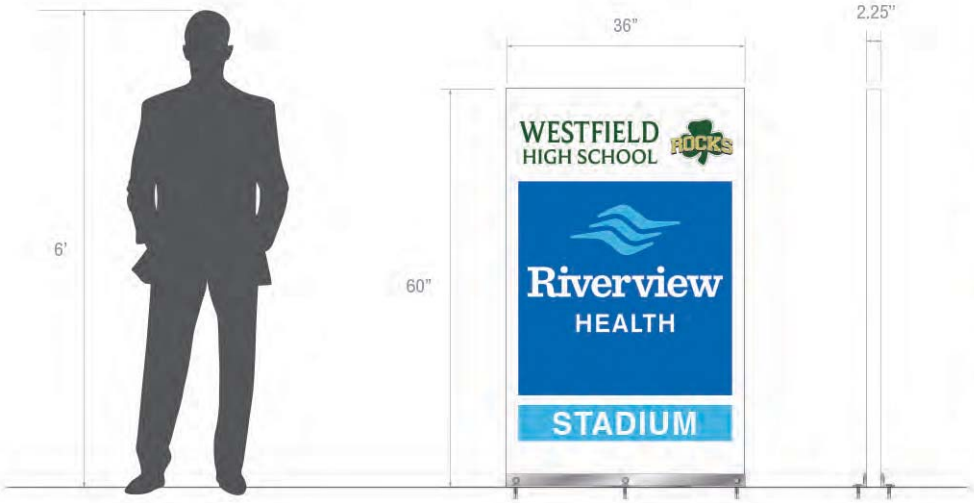
Drawing Number:
A331

Project Number:
14014

WHS // Riverview Health Stadium Box Sign

CSI Contact: **Amber Willis** | Office: 317-867-2737 x4000 | cell: 317-473-4322 | amber@csi-signs.com

DESIGN. FABRICATION. INSTALLATION



Sign Info
Qty: 1
5' x 3'
2" x 2" X .125" Internal Aluminum Frame
.125" Aluminum Faces
Painted: Westfield Green
Digitally Printed Vinyl Logos
Mounting Hardware: TBD

Version: **12**

Date: **07.12.2018**

Approval: Signature Printed Date

By approving this artwork, customer is also approving all spelling and grammar, therefore relinquishing CSI from any fault for typo's not corrected by customer before production.

DISCLAIMER: Representations of artwork displayed on proof may not be precise as shown due to variations in monitor output. In some cases, colors rendered in actual print may vary slightly.

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File Path: WHS/Designs/Riverview Stadium/36x60_Riverview_Stadium_wl12.ai

HL

EXHIBIT E

INFORMATIONAL/DIRECTIONAL SIGNAGE CHARACTER EXHIBIT

Building Entrance Identification Signage

Campus Directional & Informational Signage

Traffic/Parking/Circulation Signage

EXHIBIT F

ATHLETIC RECOGNITION SIGNAGE CHARACTER EXHIBIT

Westfield–Washington Township Advisory Plan Commission
Minutes of the June 3, 2019 APC Meeting

Presented for approval: June 17, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 3 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Ginny Kelleher.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Pam Howard, Senior Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES:
Motion: Approve May 20, 2019 meeting minutes as written.
Motion: Hoover; Second: Maue. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES
Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1810-DDP-25 **Staybridge Suites**
Southwest Corner of U.S. 31 and 191st Street
Pryam, LLC by The Schneider Corporation requests Detailed Development Plan approval for a 69,113 square foot hotel on approximately 7.36 acres +/- in the Hittle at ThirtyOne PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Motion: Approve Consent Agenda as presented.
Motion: Horkay; Second: Willis. Motion passed. Vote: 8-0.

ITEMS OF BUSINESS

1905-PUD-10 **Westfield Center PUD**
701 E. Main Street
WestCreek Partners LLC by SEA Group LLC requests a change in zoning of approximately 13.285 acres +/- from the LB: Local and Neighborhood Business District to the Westfield Center PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd overviewed this request for a change in zoning. He added that there is no immediate plan to upgrade this section of State Road 32. He said there had been no changes made to this proposal since its Public Hearing.

No Commission comments.

Motion: Forward 1905-PUD-10 to the City Council with a favorable recommendation.
Motion: Willis; Second: Woodard. Motion passed. Vote: 8-0.

1904-PUD-06 **Westfield High School PUD**
18250 N. Union Street
Westfield Washington Schools requests a change in zoning of 88.73 acres +/- from the GB-PD District and EI District to the Westfield High School PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd overviewed this request. He explained it as a modernized zoning mechanism to help the high school with development projects moving forward. He said a few modifications had been made to the signage section of the PUD designed to aid the staff's administration of the standards.

No Commission comments.

Motion: Forward 1904-PUD-06 to the City Council with a favorable recommendation.
Motion: Smith; Second: Horkay. Motion passed. Vote: 8-0.

PUBLIC HEARING ITEMS

1906-PUD-14 **Fox Hollow PUD (Monon Hills PUD)**
[PUBLIC HEARING] *1111 E. 156th Street*
Noah Herron by 40th Parallel Surveying LLC requests a change in zoning of 8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Fox Hollow PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1906-ODP-10 **Fox Hollow (Monon Hills)**
1906-SPP-10 *1111 E. 156th Street*
[PUBLIC HEARING] Noah Herron by 40th Parallel Surveying LLC requests Primary Plat and Overall Development Plan review of 4 Single-Family Lots on approximately 8 acres +/- in the (pending) Fox Hollow PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed the details of this request and explained that the project is seeking approval from the County for the new name of Monon Hills.

Noah Herron, the petitioner, summarized the plan for this proposed PUD. He indicated that he will be building his own home within the PUD. He said that he feels the project will add value to the area. He said that he plans to retain trees and the land's topography.

Joint Public Hearing for 1906-PUD-14 & 1906-ODP-10 /1906-SPP-10 opened at 7:12 p.m.

No public comments.

Joint Public Hearing for 1906-PUD-14 & 1906-ODP-10 /1906-SPP-10 opened at 7:13 p.m.

No Commission comments.

1906-PUD-13
[PUBLIC HEARING]

Springmill Trails PUD Amendment: Gristmill Crossing Commercial Area
Northwest Corner of SR 32 and Ditch Road
William Tres Development requests an amendment to approximately 73.5 acres +/- of the Springmill Trails PUD to accommodate commercial development.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this request for an amendment the Springmill Trails PUD.

Jesse Pohlman with William Tres Development summarized the requested amendments to allow for auto sales and a car condominium facility. He described the concept of car condominiums and shared photos of existing car condominium examples.

Public Hearing for 1906-PUD-13 opened at 7:23 p.m.

Dee Burke, 18169 Knobstone Way; stated she had concerns about access to the commercial properties. She said Gristmill has access off of State Road 32 directly into its residential area. She said there have been numerous auto accidents and there is still no traffic light at Ditch and State Road 32.

Ian Matthew, 927 Rattlebox Lane; questioned the nature of the events that were proposed for this area and asked what type of events would not require permits. He expressed concern regarding pedestrian access and sidewalks. He asked if he could get a simplified explanation as to why this PUD needs to be changed. He stated it would be helpful if all Springmill Trails' residents could be notified of future neighborhood meetings.

Courtney Shelton, 18404 Patty Lane; stated she was happy to see the Hoosier Market coming, but added she is concerned about a car dealership. She said she feels a car dealership would be in conflict of the residential nature of the area.

Public Hearing for 1906-PUD-13 closed at 7:28 p.m.

Pohlman responded. Regarding access, he stated that there will be a requirement for a frontage road that will eventually connect to Tournament Trail further east. Regarding car dealership access, he stated that this project would have no direct access to State Road 32. Regarding a traffic light at State Road 32 and Ditch, he stated that INODT is planning on installing a light by 2020, prior to the opening of these proposed projects. Regarding events on the car condo site, he stated that given the nature of the car condominiums' users, events would likely be those used to showcase auto shows. He said he will work with staff, but feels auto shows do not necessarily require a Temporary Use Permit. Regarding pedestrian access, he said that they would follow the City's standards and that there would be a path along Ditch Road, sidewalks along public streets, and the dedication of land to the City for a State Road 32 linear greenway. Regarding why this change to the PUD Ordinance is necessary, he said the main reason for changing the PUD was to involve updated architectural and landscape standards which will reflect the design of the development. Finally, regarding the car dealership use, he said there needs to be provisions for one somewhere in the community and feels this proposed dealership will be unique to the community.

Willis asked about the inclusion/use of bedrooms in the car condominiums and how would that be regulated.

Pohlman said covenants and building codes would prohibit such use.

Hoover stated that Lot 2 needs to be restricted to the use of the Car Dealership, and not used for the car condominiums. He wants whatever is on Lot 2 to be special.

Maue asked how the culture of the car condominiums depicted in the exhibits would be maintained.

Pohlman said that currently most auto activities are permitted in the current zoning. He said covenants can prohibit commercial use and that the price point would be a factor as well.

Skelton said staff would look into the questions about certain uses such as auto painting. He added that any buildouts of these units would require a State Commercial Design Release.

ITEMS CONTINUED TO A FUTURE MEETING

1904-PUD-08 — **Urban Vines PUD**
303 East 161st Street
Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1812-ODP-23
1812-SPP-23 — **Westfield Center Subdivision**
701 E. Main Street
Evergreen Investment Corp by Sea Group LLC requests Overall Development Plan and Primary Plat review of 6 commercial lots on approximately 13.285 acres +/- in the (pending) Westfield Center PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

1904-PUD-05 — **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)

1905-ZOA-01 — **Unified Development Ordinance Amendment**
The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT
Motion: Adjourn Meeting.
Motion: Woodard; Second: Willis. Motion passed. Vote: 8-0.

Meeting adjourned at 7:40 p.m.

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Randell Graham, President

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Andre Maue, Vice President

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Matthew S. Skelton, Esq., Secretary