CITY OF WESTFIELD, IN

AdvisoryPlanningComminssion_Meeting_Agenda_04_18_2023

Tuesday, April 18, 2023 at 07:00 PM

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

MEETING DATE: **Tuesday, April 18, 2023 at 07:00 PM**

MEETING PLACE: **Westfield City Services Center- Main Level Confere**

Westfield City Services Center
Main Level Meeting Room
2728 East 171st Street, Westfield, IN 46074

Live stream unavailable, will be posted 04/19/23

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

Announce Any Changes to the Agenda

Approval of Minutes - April 3, 2023 APC Minutes
Documents: APC Minutes - April 3, 2023

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

WORKSHOP ITEMS

2108-PUD-21 [WORKSHOP]
Grand Millennium Center PUD Amendment II (formerly Amendment I)
North of David Brown Drive, East and West of Westfield Boulevard
31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Redline Ord. 21-33 v4-17-2023 (2nd workshop).pdf | Exhibit 4: CLEAN Ord. 21-33 v4-17-2023 (2nd workshop) | Exhibit 5: Ord. 16-51

MISCELLANEOUS ITEMS
Plan Commission Discussion on Community Growth

DELEGATED ITEMS

2210-DDP-37-PUD-21 [APPROVED]
Carey Ridge Elementary
16231 Carey Road
Detailed Development Plan approval for a 19,145 SF building addition on 32 acres +/- in the AG-SF1 Zoning District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
Documents: Exhibit 1: Approval Letter | Exhibit 2: Site Plan | Exhibit 3: Building Elevations | Exhibit 4: Landscape Plan

2302-DDP-03-PUD-21 [APPROVED]
iBeach
724 East 181st Street
Detailed Development Plan approval of a 20,000 square foot athletic facility and outdoor volleyball courts on 3 acres +/- in the iBeach31 at Grand Park PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
Documents: Exhibit 1: Approval Letter | Exhibit 2: Elevations | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27 [CONTINUED]
TowneRun PUD
Northwest corner of Towne Road & West 146th Street
LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]
Unified Development Ordinance Amendment (Floodplain)
The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: (Planner: Pam Howard - phoward@westfield.in.gov))

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Docket Number: 2108-PUD-21 (Ordinance No. 21-33)

Petitioner: 31/32 Investors by Edgerock Development, LLC

Request: An Amendment to the Permitted Uses, General Regulations, and Development Standards of the Grand Millennium Center PUD District.

Current Zoning: Grand Millennium Center PUD District (Ord. 16-51)

Current Land Use: Civic (library-township trustee office currently under construction)

Acreage: 57.96 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Redlined Ordinance 21-33 (v.4-17-2023)
4. Proposed Ord. 21-33 (clean, v.4-17-2023)
5. Ord. 16-51 (Original Ordinance)

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner (2023 reviewer)

Pam Howard, Senior Planner (2021 reviewer)

PETITION HISTORY

This petition was introduced at the July 12, 2021, City Council meeting. The petition received public hearings at the August 2, 2021 and April 3, 2023 Advisory Plan Commission (the "Plan Commission") meetings, and was discussed at the March 20, 2023 APC workshop meeting. Text marked in red signify changes made since the April 3, 2023 public hearing.

The petitioner held a neighbor meeting on July 19, 2021. A summary of this meeting has provided by the petitioner and included as **Exhibit 5**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 57.96 acres in size and is located north of David Brown Drive, east and west of Westfield Blvd (see **Exhibit 2**). The Property is currently zoned the Grand Millennium PUD District (Ord. 16-51, the "Original Ordinance"), which was adopted at the March 13, 2017, City Council meeting. Adjacent zoning districts and land uses and include a mix of Industrial, General Business, Single-Family, and Multi-Family Districts.

Project Description: The petitioner is requesting an Amendment to the Permitted Uses, General Regulations, and Development Standards of the Grand Millennium Center PUD District.

ORDINANCE DETAILS

District Areas:

As proposed, the amendment will retain the districts of the Original Ordinance. Although there is some overlap between the underlying zoning and standards of each district, it is helpful to understand their distinctions, especially as they apply to residential. As a refresher:

> Mixed-Use District: MF2 underlying zoning; permits apartments but requires commercial uses on the ground floor; allows parking garages and GB (General Business) uses.
>
> Multi-Family District: MF2 underlying zoning; only permits standalone multi-family buildings; does not permit parking garages or commercial uses; townhome use is requested in amendment.
>
> Commercial District: GB underlying zoning; does not permit apartments; permits convention center, parking garages, and GB (General Business) uses.

As proposed, the PUD Amendment would permit the Mixed-Use District to expand from the area shown on the District Map (see **Exhibit 4**) as long as it remains west of Westfield Blvd, and would permit the Multi-Family District to expand so long as it remains north of the Anna Kendall Drain.

As requested, a Concept Plan has been added showing the general location of each District within the expansion areas referenced above. Potential uses are provided for illustrative purposes and are not a requirement for development plan approval.

Permitted Use: The PUD Amendment proposes adding Townhouse Dwellings as a Permitted Use in the Multi-Family District.

New language clarifies that the Dwelling, Townhouse use is only permitted in the section of the Multi-Family District located east of Westfield Blvd.

General Regulations: The proposed amendment modifies some standards of the Original Ordinance, as described below:

> Maximum Density: ~~To maximize flexibility, the PUD Amendment removes the unit maximum, instead allowing a maximum of 750 units to be allocated as necessary between the Mixed-Use and Multi-Family Districts.~~
>
> The proposed amendment permits a maximum of 350 dwelling units north of the Anna Kendall Drain and a maximum of 500 dwelling units south of the Anna Kendall Drain, but not to exceed 750 total dwelling units.
>
> Maximum Building Height: The Original Ordinance contained a Maximum Building Height for the Multi-Family District of three (3) stories or a 2:1 proximity slope from the East Property Line, whichever is greater. The proposed amendment removes the proximity slope provision but retains the three (3) story maximum for Townhouse Dwellings. The

PUD Amendment increases the Maximum Building Height for Multi-Family Dwellings west of Westfield Blvd. (in either the Multi-Family or Mixed-Use District) to 4 stories, or 5 stories if parking is located on the ground floor.

This section has been edited to correct language that mistakenly exempted townhome dwellings from Maximum Building Height standards, and to remove the reference to the MF2 underlying zoning district.

Development Standards: The proposed amendment modifies some standards of the Original Ordinance, as described below. The majority of modifications are from the underlying UDO standards. While the UDO standards work very well for low to medium density, suburban multi-family developments, some variation is necessary to suit the design and character of a downtown or city center residential/mixed-use development, as contemplated by the Original Ordinance character exhibits.

Architectural Standards:

Façade Offset: To reduce monotony and the development of boring, "boxy" buildings, the UDO requires facades to project or recess by a minimum of six feet. The PUD amendment reduces the depth to two feet to better create a pedestrian-oriented streetscape by keeping the building façade closer to the sidewalk.

~~Masonry Materials: The amendment reduces the required minimum masonry percentage from 60% to 40% per façade. Standards related to permitted materials and material diversity will still apply.~~

In response to concerns raised at the April 3, 2023 public hearing, the applicant has elected to remove this request and keep the required masonry percentage at 60%, as permitted by the Original Ordinance.

Roof Design: As written, the UDO requires roofs in multi-family districts to have a 6:12 minimum pitch and 12" minimum eave overhang, which prohibits flat roofs. The amendment adds language to permit flat roofs and reduce the minimum eave overhang to 0" (as flat roofs do not typically have an overhang). Such roofs will be regulated by the flat roof standards found in the Business District standards (6.3(F)(b), requiring parapets, articulated cornices and roof line modulation.

Language has been added to reference the Mixed-Use Building character exhibit (which shows buildings with flat roofs) and clarify that the buildings would be held to the same design and modulation standards as flat roofs in commercial districts.

Townhome Use Character Exhibit: A character exhibit has been added showing the desired quality and character for townhome uses. Additional language has been added to reference the new exhibit.

Landscape Standards: The amendment also amends certain landscape standards to promote pedestrian-oriented design and better suit the intended density.

Tree Preservation: Reflecting comments received at the workshop meeting, the PUD Amendment modifies Sec. 9.2(G) of the Original Ordinance to apply to all districts. This includes the specific requirement that 4" caliper trees be maintained north of the Anna Kendall Drain, and the more general requirement that a best effort be given to preserve existing trees elsewhere on the site.

Minimum Lot Landscaping: ~~Shall not apply to multi-family uses. The math simply does not add up on this standard. The Original Ordinance permits up to 500 dwelling units per building, but, per the UDO, multi-family uses must provide 1 shade tree, 1 evergreen tree, and 4 shrubs per dwelling unit. Such a high planting requirement is not conducive to density.~~

. Instead of waiving Minimum Lot Landscaping requirements for all multi-family uses, the amendment proposes calculating the requirement using the average number of dwelling units per residential floor. Staff believes this offers a better approximation of the green space displaced by building footprint and a more reasonable tree count. Townhome uses will follow the underlying MF2 District standards.

External Street Frontage Landscaping: Shall not apply if the Front Building Façade of the lot's Principal Building(s) orients toward an External Street or named trail. The UDO requires residential uses to be buffered from all External Streets (streets classified as a Collector, Arterial, or Expressway) by a minimum 3' undulating mound in a 30' planted buffer yard.

~~Foundation Plantings: Foundation plantings shall be required, but may be located in planters when necessary. 8' earthen planting beds are not always feasible and planters provide more flexibility.~~

The applicant has elected to remove this request. The underlying zoning district standards will apply.

Parking Standards:

Off-Street Parking: Finally, the amendment amends the multi-family parking ratio from 2 spaces per dwelling unit to 1.5 spaces per dwelling unit.

CHANGES SINCE THE APC PUBLIC HEARING

Several changes have been made to the proposed Ordinance since the April 3, 2023 APC Workshop. A redlined ordinance is included showing changes from the version dated 3/28/2023.

COMPREHENSIVE PLAN

The Grand Millennium Center PUD falls within the Kendall Sub-District of the Grand Junction District, as identified in the Grand Junction Implementation Plan. The Grand Junction Implementation Plan encourages high-quality, taller buildings and attractive landscaping between buildings and US 31 within the Kendall Sub-District. It also encourages medial/office uses with ancillary retail. Single-family housing and independent retail are discouraged in the Kendall Sub-District. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31, (ii) Primary Arterial 2: Westfield Boulevard, (iii) Collector: 169th Street/David Brown Dr, (iv) Proposed Local: other proposed streets internal to the development, and (v) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearings for this petition were held at the August 2, 2021 and April 3, 2023 Plan Commission meetings. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the July 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

Action:

At the April, 17, 2023 Plan Commission meeting:

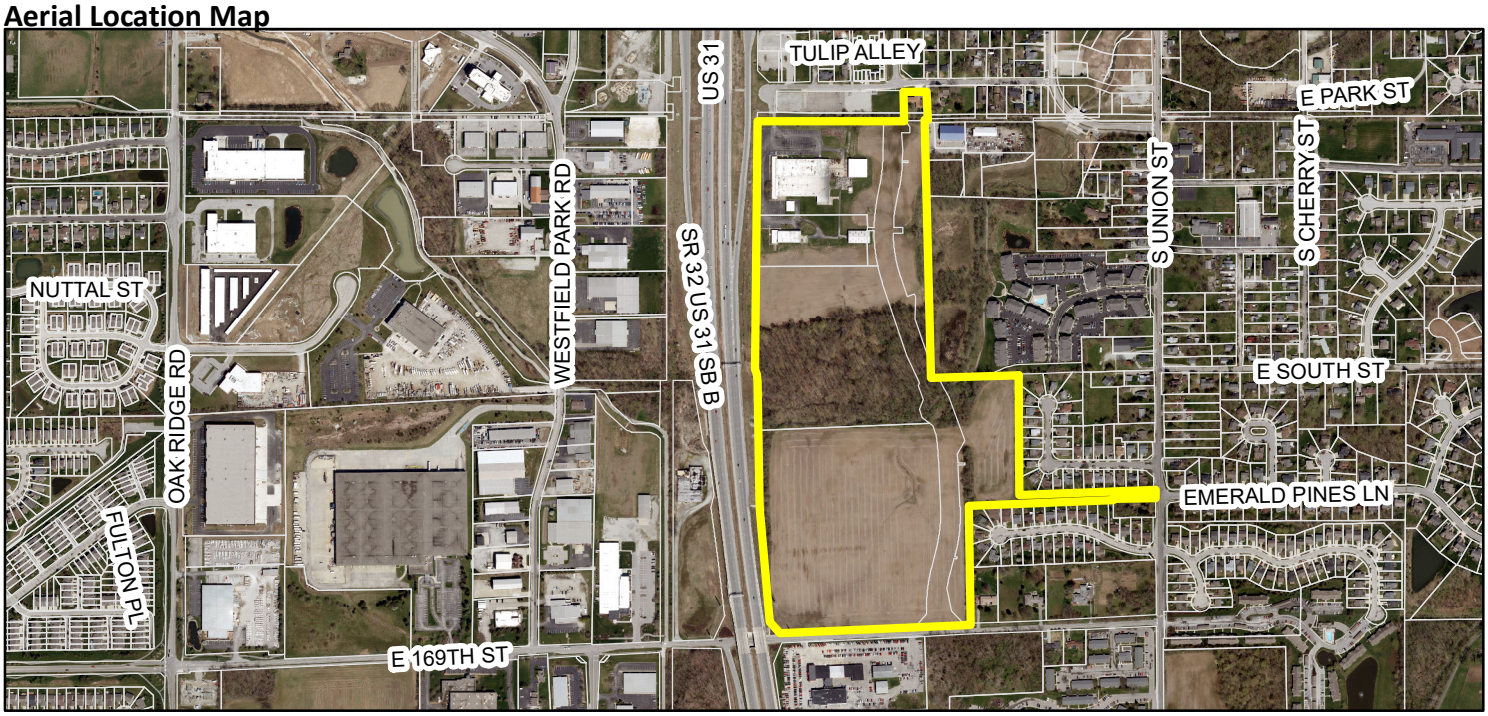
1. Vote to suspend the Rules of Procedure to allow action to be taken on Items of Business at a workshop meeting.
2. Forward a recommendation to the City Council

If any Plan Commission member has questions prior to the public hearing, please contact Lauren Gillingham at (317) 804-3175 or lgillingham@westfield.in.gov.

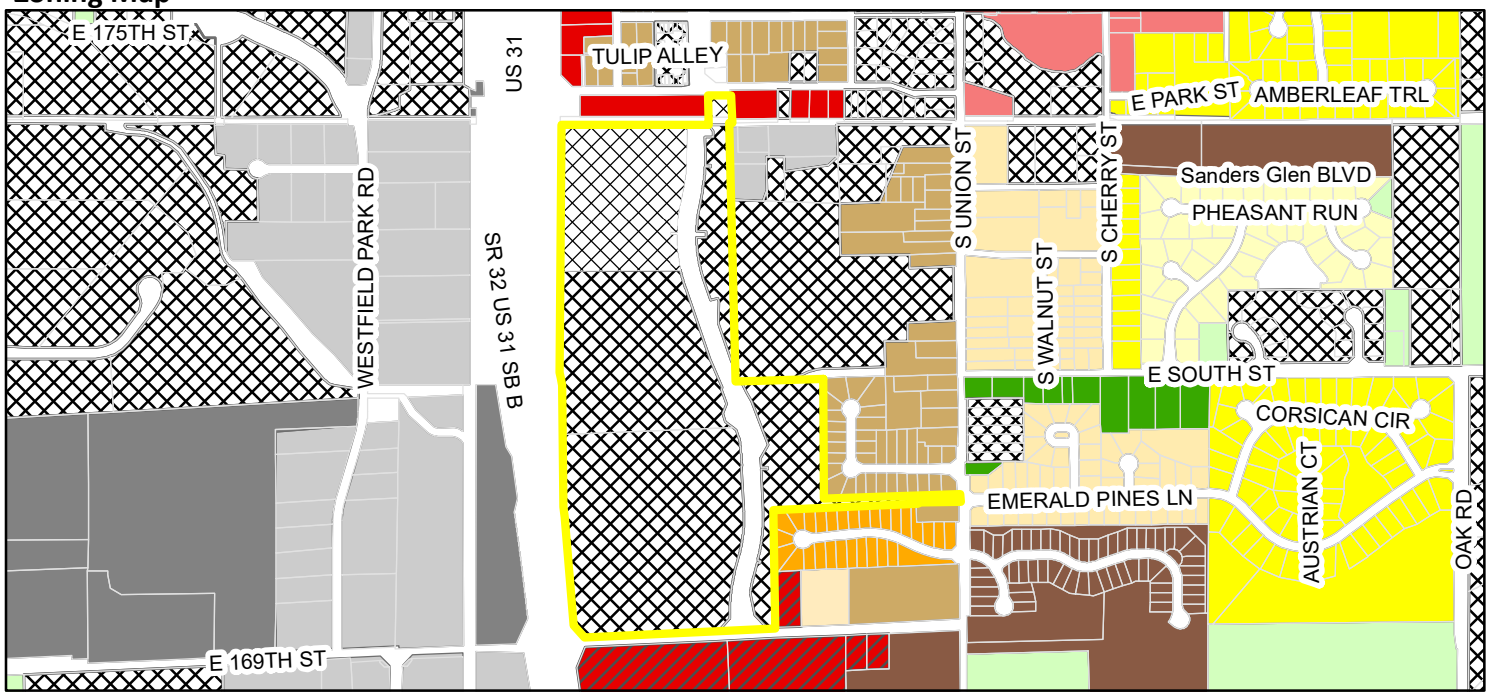
Property Location Map
Grand Millennium PUD Amendment I
2108-PUD-21

N
W E
S
Not To Scale

Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- AG-SF1I (Agriculture - Single Family - 1 In-town)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- LB-H (Local Business - Historical)
- MF-1 (Multiple Family - 1)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-1 (Single Family - 1)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)
- SF-4 Pre-1994 (Single Family - 4 Pre-1994)

Site

ORDINANCE 21-33

Grand Millennium Center PUD Amendment II

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is an ordinance (this "Ordinance") to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), 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 Zoning Ordinance;

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 16-51, The Grand Millennium Center Planned Unit Development District on March 13, 2017.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2108-PUD-21), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Grand Millennium Center 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. 2108-PUD-21 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **recommendation (vote)** 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 _____, 2023; and,

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.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning 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 (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Millennium Center PUD, and (iii) 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 or the Grand Millennium Center PUD.

1.2 Chapter ("Chapter") and Article ("Article") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 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. **District Areas:** Section 3 of the Grand Millennium Center PUD shall apply with the following amendments:

2.1 The Concept Plan, attached hereto as **Exhibit B~~A~~** (the "Concept Plan"), is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan of the UDO.

2.2 The Mixed-Use District shall be permitted to expand so long as it remains west of Westfield Blvd., and the Multi-Family District shall be permitted to expand so long as it remains north of the Anna Kendall Drain, as generally shown in the Concept Plan.

Potential uses (shown on the Concept Plan in italicized text) are provided for illustrative purposes only. Compliance with the italicized uses shall not be a requirement of development approval.

~~**Section 2.**~~2.3

Section 3. **Permitted Uses:** The following additional use shall be permitted.

3.1 Multi-Family District:

A. Additional Uses: In addition to the uses permitted within the underlying MF2 District, the following uses shall be permitted in the Multi-Family District:

(i) Dwelling, Townhouse

a) Use s~~S~~hall only be permitted within the Multi-Family District ~~on the east~~located east ~~side~~ of Westfield Blvd

~~A. Dwelling, Townhouse.~~

Section 4. **General Regulations:** The standards of ~~Article~~ Chapter 4: Zoning Districts of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

4.1 MF2: Multi-Family Medium Density District: Section 7.1 of the Grand Millennium Center PUD shall be amended as follows:

A. Maximum Density: ~~Section 7.1(B) of the Grand Millennium Center PUD shall be amended as follows:~~

(i) North of Anna Kendall Drain: up to 350 units

(ii) South of Anna Kendall Drain: up to 500 units

~~(i)~~(iii) Total in all Districts: 750 units

B. Maximum Building Height: Section 7.1(F) of the Grand Millennium Center PUD shall not apply ~~to Townhouse Dwellings~~, instead the following shall apply:

(i) Townhouse Dwellings: Three (3) stories

(ii) ~~MF2~~ Dwellings west of Westfield Blvd: Five (5) stories if parking is located on the ground floor, otherwise four (4) stories

Section 5. **Development Standards:** The standards of Chapter~~Article~~ 6: Development Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

5.1 Architectural Standards: Article 6.3: Architectural Standards of the UDO and Section 9.1 of the Grand Millennium Center PUD shall apply except as otherwise modified below.

A. Multi-Family Uses (in all districts):

~~(i) Section 6.3(E)(2)(b) shall be modified to require a minimum of forty percent (40%) of each Building Façade to be masonry materials~~

~~(ii)~~(i) Article 6.3(E)(1)(a) shall be modified to allow a projection or recession in the entire vertical façade plane of the exterior walls of not less than two (2) feet.

Article 6.3 (E)(4) shall be modified to allow for a flat roof on buildings west of Westfield~~.~~ Blvd. If the building design includes a flat roof, the minimum eave overhang shall be zero (0) inches. All requirements of UDO 6.3(F)(7)(b) Commercial; Flat Roofs shall apply, including modulation, parapet, and cornice standards, and design shall be in line with the benchmark established by Ord. 16-51 Exhibit F (Illustrative Character Exhibit: Mixed-Use Building).

~~(iii) Article 6.3 (E)(4) shall be modified to allow for a flat roof. If the building design includes a flat roof, the minimum eave overhang shall be zero (0) inches. All requirements under 6.3(F)(b) shall apply~~

(ii)

B. Townhome Uses:

(i) In addition to the underlying architectural standards, t~~T~~ownhomes shall be similar in quality and character with the Illustrative Character Exhibit: Townhomes, attached hereto as **Exhibit C~~B~~**.

5.2 Landscaping Standards: Article 6.8: Landscape Standards of the UDO and Section 9.2 of the Grand Millennium Center PUD shall apply except as otherwise modified below.

A. Tree Preservation: Section. 9.2(G) shall apply to all districts.

B. Minimum Lot Landscaping: With the exception of townhomes, Article 6.8(K) shall not apply to townhomes. For multi-family uses in the Mixed-Use and Multi-Family Districts., Instead the Minimum Lot Landscaping requirement shall be calculated based on the average number of dwelling units per floor. Article 6.8(K) shall not apply to multi-family uses.

C. External Street Frontage Landscaping: Article 6.8(M)(1) shall not apply if the Front Building Façade of the Lot's Principal Building(s) orients towards an External Street or named trail.

D. Foundation Plantings: Article 6.8(L) shall apply; however, planters may be substituted for planting beds when necessary.

5.3 Parking Standards: Article 6.14: Parking and Loading Standards of the UDO shall apply except as otherwise modified below.

A. Required Spaces: Article 6.14(G)(11) shall be modified to require 1.5 off-street parking spaces per Dwelling Unit.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-33** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-33

this _____ day of _____, 2023.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-33

this_____day of _____, 2023.

_____
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: Lauren Gillingham

Prepared by: Lauren Gillingham, AICP, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
LAND DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds East (assumed bearing) of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East and on the East line thereof; thence South 87 degrees 42 minutes 00 seconds West parallel with the South line of said North Half 990.00 feet; thence South 00 degrees 04 minutes 30 seconds West 660.00 feet to a found stone on the South line of said North Half which is 990.30 feet South 87 degrees 42 minutes West of the Southeast corner thereof; thence South 87 degrees 42 minutes 00 seconds West on and along aforesaid South line 981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet to the Easterly right of way line of U. S. Highway #31; thence North 39 degrees 41 minutes West on and along said Easterly right of way line 105.60 feet; thence North 01 degrees 41 minutes 30 seconds West on and along said right of way line 1011.90 feet to a found iron pipe at the Southwest corner of a tract deeded to Curtis Automotive Devices, Inc., by Warranty Deed dated March 4, 1958 and recorded in Deed Record 156, pages 106 and 107; thence North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found iron stake called for in said Deed to Curtis Automotive Devices, Inc.; thence North 00 degrees 28 minutes West on and along the East line of said Curtis Automotive Devices, Inc., 237.64 feet to the North line of said North Half; thence North 88 degrees 14 minutes 30 seconds East on and along aforesaid North line 453.38 feet to a point which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of the Northeast corner of said North Half; thence South 00 degrees 03 minutes 00 seconds West parallel with the East line of said North Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42 minutes 00 seconds East parallel with the South line of said North Half 730.62 feet (730.87 feet measured) to the East line of said North Half; thence South 00 degrees 03 minutes 00 seconds West on and along aforesaid East line 41.25 feet to the place of beginning, containing 32.466 acres, more or less.

Land Description

Tract 1 (Inst.#9709706927)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)
A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:
Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):
The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana
Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

EXHIBIT B
CONCEPT PLAN

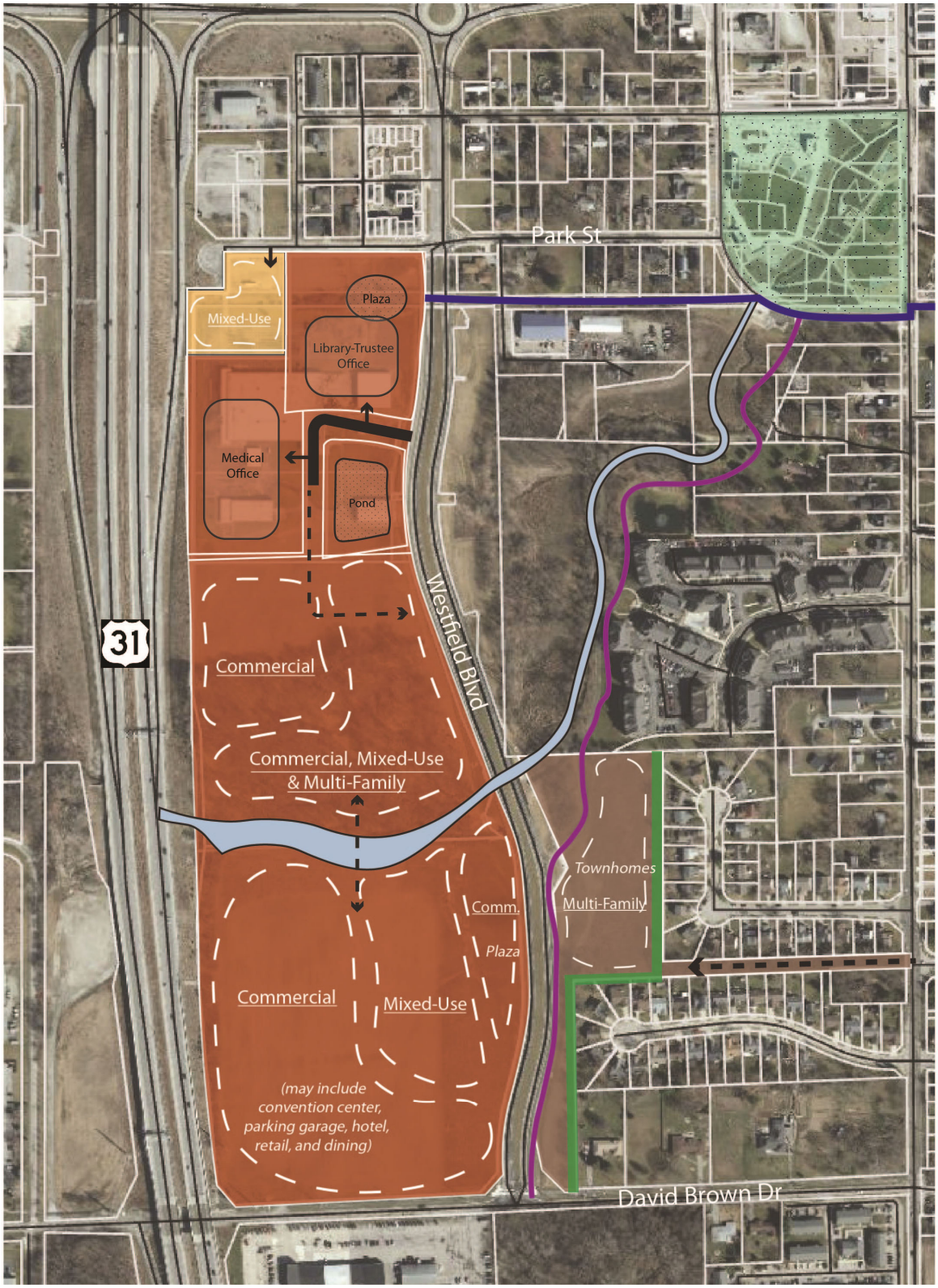


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT: TOWNHOMES

ORDINANCE 21-33

Grand Millennium Center PUD Amendment II

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is an ordinance (this "Ordinance") to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), 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 Zoning Ordinance;

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 16-51, The Grand Millennium Center Planned Unit Development District on March 13, 2017.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2108-PUD-21), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Grand Millennium Center 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. 2108-PUD-21 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **recommendation (vote)** 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 _____, 2023; and,

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.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning 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 (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Millennium Center PUD, and (iii) 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 or the Grand Millennium Center PUD.

1.2 Chapter ("Chapter") and Article ("Article") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 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. **District Areas:** Section 3 of the Grand Millennium Center PUD shall apply with the following amendments:

2.1 The Concept Plan, attached hereto as **Exhibit B** (the "Concept Plan"), is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan of the UDO.

2.2 The Mixed-Use District shall be permitted to expand so long as it remains west of Westfield Blvd., and the Multi-Family District shall be permitted to expand so long as it remains north of the Anna Kendall Drain, as generally shown in the Concept Plan.

2.3 Potential uses (shown on the Concept Plan in italicized text) are provided for illustrative purposes only. Compliance with the italicized uses shall not be a requirement of development approval.

Section 3. **Permitted Uses:** The following additional use shall be permitted.

3.1 Multi-Family District:

A. Additional Uses: In addition to the uses permitted within the underlying MF2 District, the following uses shall be permitted in the Multi-Family District:

(i) Dwelling, Townhouse

a) Use shall only be permitted within the Multi-Family District located east of Westfield Blvd

Section 4. **General Regulations:** The standards of Chapter 4: Zoning Districts of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

4.1 MF2: Multi-Family Medium Density District: Section 7.1 of the Grand Millennium Center PUD shall be amended as follows:

A. Maximum Density:

(i) North of Anna Kendall Drain: up to 350 units

(ii) South of Anna Kendall Drain: up to 500 units

(iii) Total in all Districts: 750 units

B. Maximum Building Height: Section 7.1(F) of the Grand Millennium Center PUD shall not apply, instead the following shall apply:

(i) Townhouse Dwellings: Three (3) stories

(ii) Dwellings west of Westfield Blvd: Five (5) stories if parking is located on the ground floor, otherwise four (4) stories

Section 5. **Development Standards:** The standards of Chapter 6: Development Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

5.1 Architectural Standards: Article 6.3: Architectural Standards of the UDO and Section 9.1 of the Grand Millennium Center PUD shall apply except as otherwise modified below.

A. Multi-Family Uses (in all districts):

(i) Article 6.3(E)(1)(a) shall be modified to allow a projection or recession in the entire vertical façade plane of the exterior walls of not less than two (2) feet.

(ii) Article 6.3 (E)(4) shall be modified to allow for a flat roof on buildings west of Westfield Blvd. If the building design includes a flat roof, the minimum eave overhang shall be zero (0) inches. All requirements of UDO 6.3(F)(7)(b) Commercial; Flat Roofs shall apply, including modulation, parapet, and cornice standards, and design shall be in line with the benchmark established by Ord. 16-51 Exhibit F (Illustrative Character Exhibit: Mixed-Use Building).

B. Townhome Uses:

(i) In addition to the underlying architectural standards, townhomes shall be similar in quality and character with the Illustrative Character Exhibit: Townhomes, attached hereto as **Exhibit C**.

5.2 Landscaping Standards: Article 6.8: Landscape Standards of the UDO and Section 9.2 of the Grand Millennium Center PUD shall apply except as otherwise modified below.

A. Tree Preservation: Section 9.2(G) shall apply to all districts.

B. Minimum Lot Landscaping: With the exception of townhomes, Article 6.8(K) shall not apply to multi-family uses in the Mixed-Use and Multi-Family Districts. Instead the Minimum Lot Landscaping requirement shall be calculated based on the average number of dwelling units per floor.

C. External Street Frontage Landscaping: Article 6.8(M)(1) shall not apply if the Front Building Façade of the Lot's Principal Building(s) orients towards an External Street or named trail.

5.3 Parking Standards: Article 6.14: Parking and Loading Standards of the UDO shall apply except as otherwise modified below.

A. Required Spaces: Article 6.14(G)(11) shall be modified to require 1.5 off-street parking spaces per Dwelling Unit.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-33** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-33

this _____ day of _____ , 2023.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-33

this_____day of _____, 2023.

_____
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: Lauren Gillingham

Prepared by: Lauren Gillingham, AICP, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
LAND DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the So[illegible] Quarter of Section 1, Township 18 North, Range 3 Ea[illegible] ilton County, Indiana, more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds East (assumed bearing) of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East and on the East line thereof; thence South 87 degrees 42 minutes 00 seconds West parallel with the South line of said North Half 990.00 feet; thence South 00 degrees 04 minutes 30 seconds West 660.00 feet to a found stone on the South line of said North Half which is 990.30 feet South 87 degrees 42 minutes West of the Southeast corner thereof; thence South 87 degrees 42 minutes 00 seconds West on and along aforesaid South line 981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet to the Easterly right of way line of U. S. Highway #31; thence North 39 degrees 41 minutes West on and along said Easterly right of way line 105.60 feet; thence North 01 degrees 41 minutes 30 seconds West on and along said right of way line 1011.90 feet to a found iron pipe at the Southwest corner of a tract deeded to Curtis Automotive Devices, Inc., by Warranty Deed dated March 4, 1958 and recorded in Deed Record 156, pages 106 and 107; thence North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found iron stake called for in said Deed to Curtis Automotive Devices, Inc.; thence North 00 degrees 28 minutes West on and along the East line of said Curtis Automotive Devices, Inc., 237.64 feet to the North line of said North Half; thence North 88 degrees 14 minutes 30 seconds East on and along aforesaid North line 453.38 feet to a point which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of the Northeast corner of said North Half; thence South 00 degrees 03 minutes 00 seconds West parallel with the East line of said North Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42 minutes 00 seconds East parallel with the South line of said North Half 730.62 feet (730.87 feet measured) to the East line of said North Half; thence South 00 degrees 03 minutes 00 seconds West on and along aforesaid East line 41.25 feet to the place of beginning, containing 32.466 acres, more or less.

Land Description

Tract 1 (Inst.#9709706927)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)
A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:
Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):
The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana
Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

EXHIBIT B
CONCEPT PLAN

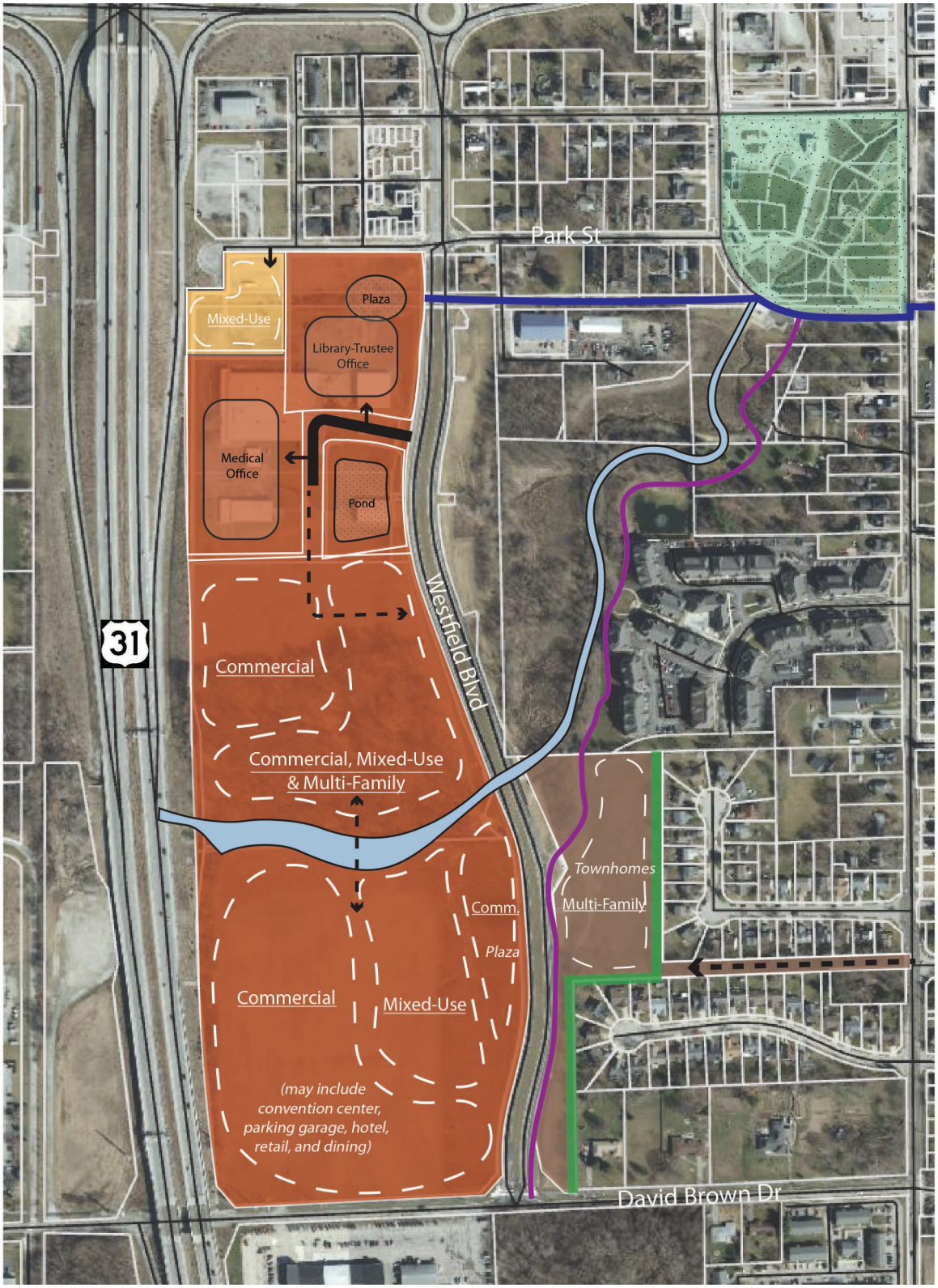


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT: TOWNHOMES

2017012330 ORDINANCE $49.00
03/23/2017 10:14:18A 20 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

49.00
20

ORDINANCE NUMBER 16-51

THE GRAND MILLENNIUM CENTER PUD DISTRICT

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1701-PUD-02**), 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. 1701-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) 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 March 7, 2017;

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**The Grand Millennium Center PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 District Line: The perimeter of a District Area, as depicted in **Exhibit B**.

2.2 Illustrative Character Exhibit: Corporate Office Building: The architectural building elevations for a corporate office building, attached hereto as **Exhibit E**.

2.3 Illustrative Character Exhibit: Hotel and Convention Center: The architectural building elevations for a hotel and convention center, attached hereto as **Exhibit D**.

2.4 Illustrative Character Exhibit: Mixed-Use Building: The architectural building elevations for a mixed-use building, attached hereto as **Exhibit F**.

2.5 Illustrative Character Exhibit: Multi-Story Parking Garage: The architectural building elevations for a Multi-Story Parking Garage, attached hereto as **Exhibit G**.

2.6 Multi-Story Parking Garage: A building designed for vehicle parking where there are multiple floors or levels on which parking takes place.

Section 3. **District Areas.** The Real Estate is hereby divided into three (3) districts as illustrated on the District Area Exhibit, attached hereto as **Exhibit B**, as follows:

A. Multi-Family District;

B. Commercial District; and,

C. Mixed-Use District

Each district may be referred to as a "District Area" within this PUD Ordinance. Development of each District Area shall be regulated as set forth in this Ordinance. The Real Estate shall be developed in accordance with the District Area Exhibit. An example layout of how the Real Estate may develop

is attached hereto as **Exhibit C**.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of Multi-Family District and the Mixed-Use District shall be the MF2: Multi-Family Medium Density District (the "Underlying Zoning District"). The Underlying Zoning District for the Commercial District shall be the GB: General Business District (the "Underlying Zoning District").

Section 5. **Illustrative Character Exhibit**. Buildings constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit: Hotel and Convention Center; Illustrative Character Exhibit: Corporate Office Building; Illustrative Character Exhibit: Mixed-Use Building; and Illustrative Character Exhibit: Multi-Story Parking Garage attached hereto as **Exhibit D**, **Exhibit E**, **Exhibit F**, and **Exhibit G**, respectively (collectively, "Character Exhibits"). These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall apply to the Real Estate, except as otherwise modified below.

6.1 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited in all Districts.

6.2 Commercial District:

A. Additional Uses: In addition to the uses permitted within the underlying GB District, the following uses shall be permitted in the Commercial District:

i. Convention Center

ii. Multi-Story Parking Garage

B. Prohibited Uses: The following uses shall be prohibited in the Commercial District:

i. Garden and Lawn Center

ii. Mortuary

iii. Nursery (plants)

iv. Restaurant, Fast Food

6.3 Mixed-Use District:

A. Additional Uses: In addition to the uses permitted within in the underlying MF-2 District, the following uses shall be permitted in the Mixed-Use District:

i. Multi-Story Parking Garage

ii. All GB uses permitted in the UDO, unless otherwise modified

herein.

B. Prohibited Uses: The following uses shall not be permitted in the Mixed-Use District:

i. Mortuary

ii. Nursery (plants)

C. First-Floor Uses: Non-residential uses shall be required on the first floor of all multi-story buildings within the Mixed-Use District.

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

7.1 MF2: Multi-Family Medium Density District (Article 4.11)

A. Location: Article 4.11(C) shall not apply.

B. Maximum Density: Article 4.11(D) shall be modified to allow the following:

i. Multi-Family District: 500 units in the Multi-Family District; and,

ii. Mixed-Use District: 250 units in the Mixed-Use District.

C. Maximum Dwelling Units per Structure: Article 4.11(E) shall be modified to allow the following:

i. Multi-Family District: 500 units per structure in the Multi-Family District; and,

ii. Mixed-Use District: 250 units per structure in the Mixed-Use District.

D. Minimum Setback Lines: Article 4.11(H) shall be modified to allow the following:

i. Multi-Family District

a. Setback from West District Line: 20 feet

b. Setback from East and South District Lines: 40 feet

c. All other Setbacks: 10 feet

ii. Mixed-Use District

a. All minimum setbacks shall be zero (0) feet.

E. Project Perimeter Setback: Article 4.11 (J) shall not apply.

F. Maximum Building Height: 3 stories or a height equivalent to a 2:1 Proximity Slope from the Multi-Family District's east District Line (e.g., a Building with a setback of 80 feet may have a maximum building height of 40 feet), whichever is greater.

G. Minimum Distance Between Buildings: 15 feet

7.2 GB: General Business District (Article 4.16)

A. Minimum Building Setback Lines:

i. Front Yard: 10 feet

ii. Side Yard: 10 feet

iii. Rear Yard: 10 feet

B. Maximum Building Height: 8 stories

Section 8. **US Highway 31 Overlay District**. The regulations of Article 5.2 Overlay Districts; U.S. Highway 31 Overlay District (the "U.S. 31 Overlay") shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Permitted Uses: Article 5.2(C) shall apply, except as otherwise modified below.

A. In addition to the uses permitted within the U.S. 31 Overlay, "Hotels" "Convention Center", and "Multi-Story Parking Garage" shall be permitted uses within the U.S. 31 Overlay.

8.2 Minimum Lot Size: Article 5.2(D) shall be modified to default to the applicable Underlying Zoning District standard.

8.3 Maximum Building Height: Article 5.2(E)(1) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 7 of this Ordinance.

8.4 Minimum Front Yard, Side Yard, and Rear Yard: Article 5.2(E)(3), (4) and (5) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 7 of this Ordinance.

8.5 Minimum Aggregate of Side Yard: Article 5.2(E)(6) shall be modified as follows:

A. Multi-Family District: 20 feet

B. Mixed-Use District: 0 feet

C. Commercial District: 20 feet

8.6 Minimum Lot Width: Article 5.2(E)(7) shall not apply.

8.7 Maximum Lot Coverage: Article 5.2(E)(9) shall not apply.

8.8 Landscaping Requirements: Article 5.2(G) shall not apply.

8.9 Architectural Requirements: Article 5.2(J) shall apply, except brick or stone is not required to be one of the three (3) materials used, unless otherwise required by this Ordinance.

8.10 Frontage Roads: Article 5.2(K) shall be modified to permit frontage roads to be placed a minimum of three hundred (300) feet from the Right-of-Way of U.S. Highway 31 and shall otherwise conform to all INDOT Standards.

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

9.1 Architectural Standards: Article 6.3 shall apply to the development of the Real

Estate, except as otherwise modified below.

A. Multi-Family District

i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels as a permitted material. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete Panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

ii. Article 6.3(E)(2)(b) shall be modified to require a minimum sixty percent (60%) of each Building Façade in the Multi-Family District, excluding windows and doors, shall be Masonry Materials.

B. Mixed-Use District

i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels and architectural metal panels as permitted materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

C. Commercial District

i. Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

ii. Article 6.3(F)(2)(a)(ii) shall be modified to require an External Façade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building façade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling,

then there is no minimum Masonry Materials requirement.

D. Multi-Story Parking Garage Standards

i. Multi-Story Parking Garages shall be architecturally compatible and consistent with nearby and adjacent buildings, including roof lines, building elevation design, articulation, modulation and building materials.

ii. The street-level of a Multi-Story Parking Garage shall not contain visible parking areas (aside from access points), security grills, or other parking security methods.

iii. Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.

iv. Multi-Story Parking Garages shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Story Parking Garage, attached hereto as **Exhibit G**.

9.2 Article 6.8 Landscaping Standards: The Landscaping Requirements under Article 6.8 shall apply; except as otherwise modified below.

A. There shall be no buffering required between Districts within the Real Estate.

B. There shall be no buffering required around the perimeter of the Mixed-Use District.

C. Multi-Family Buffer: Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, as depicted on **Exhibit H**. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards.

D. Westfield Boulevard Buffer: Buffering shall be required along the eastern side of Westfield Boulevard adjacent to the segment of Westfield Boulevard between David Brown Drive and the southern District Line of the Multi-Family District, as depicted on **Exhibit H**. All requirements for Buffer B under Article 6.8(N) shall apply to this buffer yard to the extent such improvements do not conflict with the final design and construction of Westfield Boulevard, as determined by the Director of the Public Works Department.

E. Parking Area Landscaping: Article 6.8(O) shall not apply to Multi-Story Parking Garages.

F. The developer shall give a best effort to preserve existing trees within the Multi-Family District.

G. The developer shall preserve existing trees within the Commercial District as follows:

i. On the north side of the Anna Kendall Drain, all existing trees 4" caliper or greater within 100 feet of the centerline of the drain,

shall be preserved.

ii. A best effort shall be given to preserve existing trees elsewhere within the Commercial District.

9.3 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces is encouraged for all primary structures within the Grand Millennium Center PUD District.

9.4 Public Art: At least one (1) piece of public art is encouraged within the Grand Millennium Center PUD District.

9.5 Outdoor Storage and Display: Not permitted.

9.6 Walls and Fencing: All walls and fencing should be architecturally-compatible with the associated building(s). Chain-link fencing and other non-decorative fencing is not permitted in the Grand Millennium Center PUD District.

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 Plan Commission or 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 Real Estate, except as otherwise modified below.

11.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.

11.2 A minimum number of amenities shall not be required in the Multi-Family Area.

11.3 Trail Access: The Multi-Family Area shall include direct access to the proposed Cool Creek Trail and Greenway.

11.4 Pedestrian Network: Pedestrian connectivity into and within the Real Estate shall be required throughout and between all uses on the Real Estate. Common design themes, crosswalk material changes and/or treatment, street furniture, and similar items/features which enhance the pedestrian's experience are encouraged and shall be applied to the entire Real Estate.

[Remainder of this page intentionally left blank; signature pages follow.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 13th DAY OF MARCH, 2017.

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 16-51** was delivered to the Mayor of Westfield

on the 14 day of Mar, 2017, at 10:00A m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-51**

this 14 day of March, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-51**

this _____ day of _____, 2017.

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: Adam Horkay

This document prepared by:
Adam Horkay, EdgeRock Development, LLC, 733 E. State Road 32, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	District Map
Exhibit C	Example Layout
Exhibit D	Illustrative Character Exhibit – Hotel and Convention Center
Exhibit E	Illustrative Character Exhibit – Corporate Office Building
Exhibit F	Illustrative Character Exhibit: Mixed-Use Building
Exhibit G	Illustrative Character Exhibit: Multi-Story Parking Garage
Exhibit H	Buffer Yard Exhibit

EXHIBIT A
LEGAL DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the So[illegible] Quarter of Section 1, Township 18 North, Range 3 East [illegible]ilton County, Indiana, more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds East (assumed bearing) of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East and on the East line thereof; thence South 87 degrees 42 minutes 00 seconds West parallel with the South line of said North Half 990.00 feet; thence South 00 degrees 04 minutes 30 seconds West 660.00 feet to a found stone on the South line of said North Half which is 990.30 feet South 87 degrees 42 minutes West of the Southeast corner thereof; thence South 87 degrees 42 minutes 00 seconds West on and along aforesaid South line 981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet to the Easterly right of way line of U. S. Highway #31; thence North 39 degrees 41 minutes West on and along said Easterly right of way line 105.60 feet; thence North 01 degrees 41 minutes 30 seconds West on and along said right of way line 1011.90 feet to a found iron pipe at the Southwest corner of a tract deeded to Curtis Automotive Devices, Inc., by Warranty Deed dated March 4, 1958 and recorded in Deed Record 156, pages 106 and 107; thence North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found iron stake called for in said Deed to Curtis Automotive Devices, Inc.; thence North 00 degrees 28 minutes West on and along the East line of said Curtis Automotive Devices, Inc., 237.64 feet to the North line of said North Half; thence North 88 degrees 14 minutes 30 seconds East on and along aforesaid North line 453.38 feet to a point which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of the Northeast corner of said North Half; thence South 00 degrees 03 minutes 00 seconds West parallel with the East line of said North Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42 minutes 00 seconds East parallel with the South line of said North Half 730.62 feet (730.87 feet measured) to the East line of said North Half; thence South 00 degrees 03 minutes 00 seconds West on and along aforesaid East line 41.25 feet to the place of beginning, containing 32.466 acres, more or less.

INCLUDING:

Land Description

Tract 1 (Inst.#9709706927)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)
A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:
Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):
The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana.
Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

EXHIBIT B

DISTRICT MAP

EXHIBIT C
EXAMPLE LAYOUT

EXHIBIT D

ILLUSTRATIVE CHARACTER EXHIBIT:
HOTEL AND CONVENTION CENTER

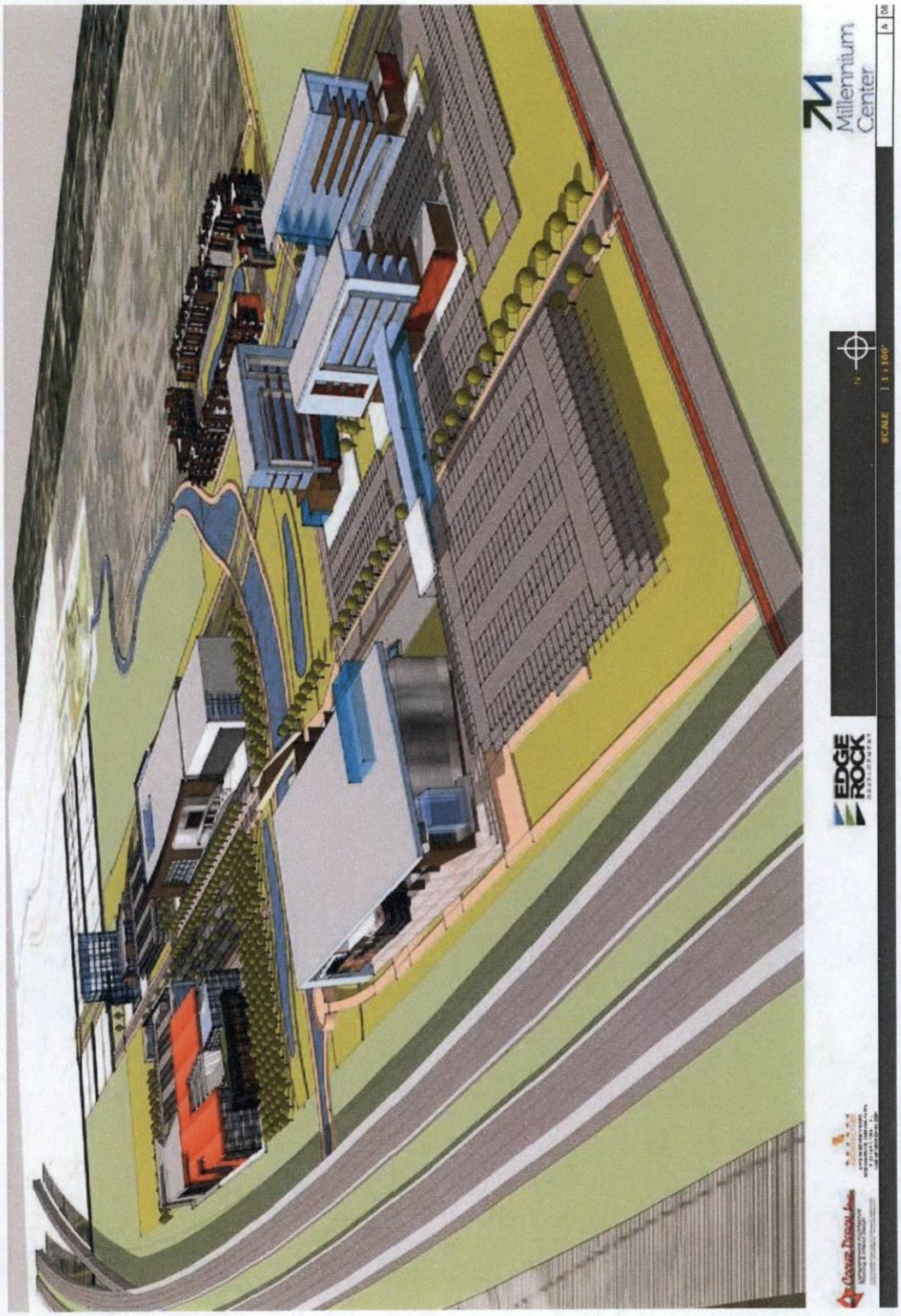


EXHIBIT E

ILLUSTRATIVE CHARACTER EXHIBIT:
CORPORATE OFFICE BUILDING

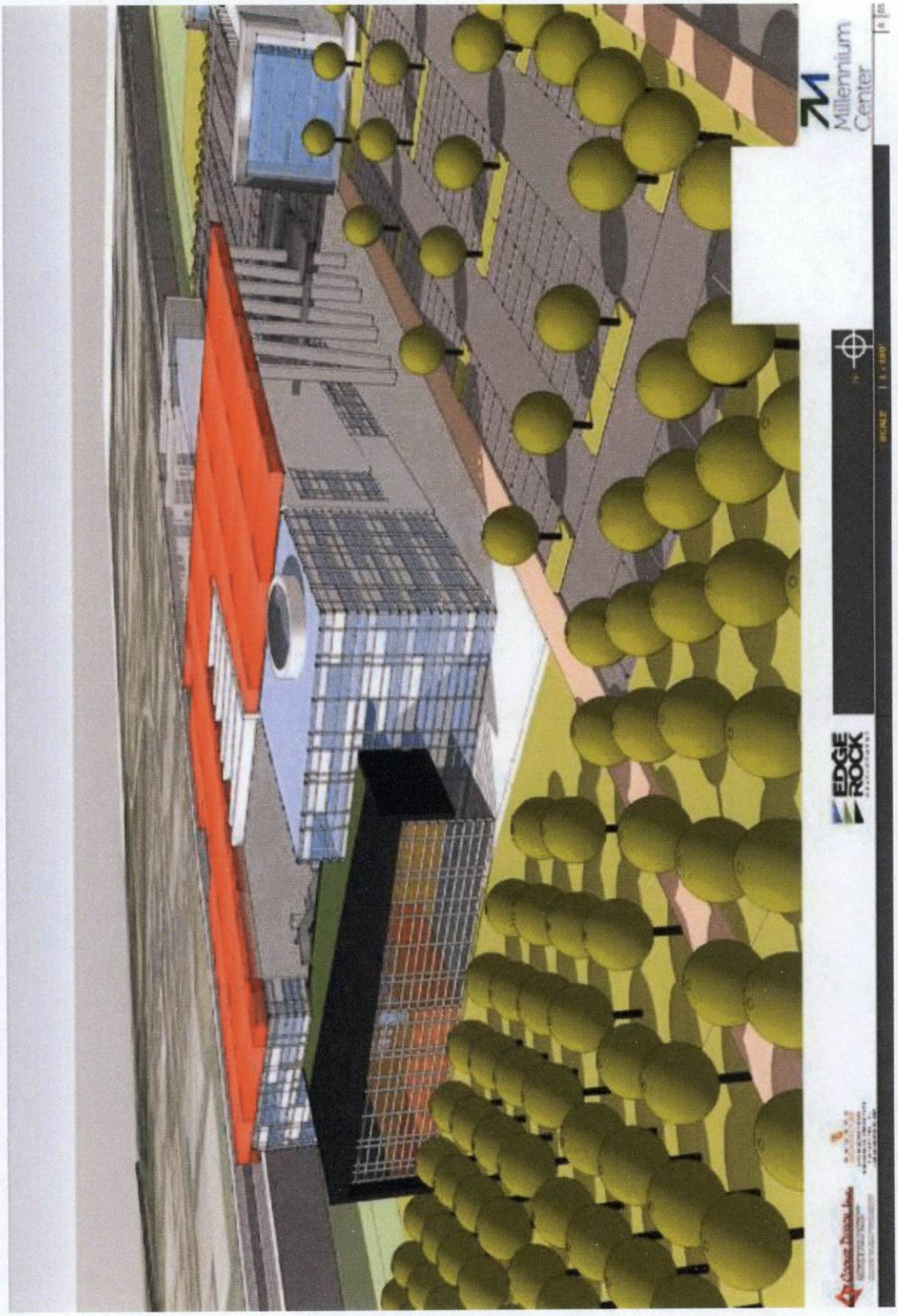


EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT:
MIXED-USE BUILDING

EXHIBIT G

ILLUSTRATIVE CHARACTER EXHIBIT:
MULTI-STORY PARKING GARAGE

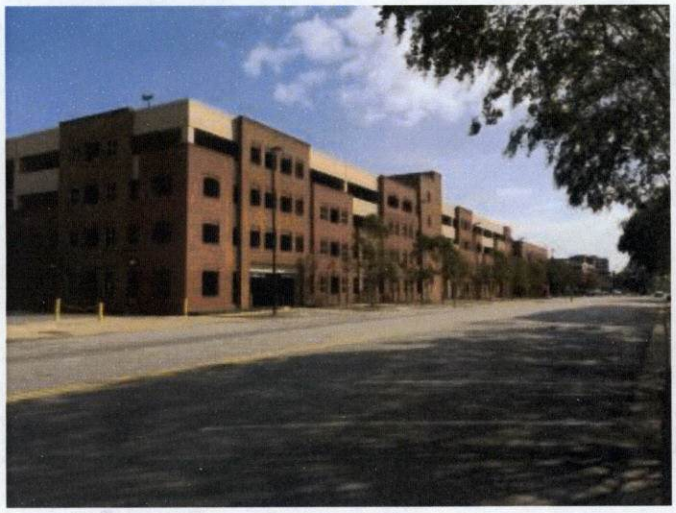


EXHIBIT H

BUFFER YARD EXHIBIT

Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the April 3, 2023 APC Meeting
Presented for approval: April 17, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, April 3, 2023 at Westfield City Hall.

Active links for this meeting:

April 3, 2023 APC Agenda & Exhibits ***April 3, 2023 YouTube Video***

OPENING OF MEETING *You Tube Time: 0:26*

Roll Call

Commissioners Members Present In-Person: Matt Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: Dave Schmitz.

Commissioners Absent: Kristen Burkman.

City Staff Present In-Person: Pam Howard, Assistant Director; Lauren Gillingham, Senior Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Deck motioned to approve the March 20, 2023 APC Minutes as written.
Maue seconded. Motion passed. Vote 8-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2303-DDP-04 *YouTube Time: 3:25*
Westfield Dental Office & Bank
251 W Tournament Trail

WMG Development, LLC by the Tarr Group, LLC request Detailed Development Plan approval of a 7,990 square foot dental office and bank building located on 2.05 acres +/- in the Spring Mill Centre PUD zoning district. *(Planner: Weston Rogers – wrogers@westfield.in.gov*)

Maue motioned to approve the Consent Agenda as presented.
Kelleher seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS *YouTube Time: 4:13*

2108-PUD-21 [PUBLIC HEARING]
Grand Millennium Center PUD Amendment II
North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Planner: Lauren Gillingham - *lgillingham@westfield.in.gov*)

Staff presentation / Petitioner presentation.

Public Hearing for 2108-PUD-021 opened at 7:09 p.m.

- No public comments.

Public Hearing for 2108-PUD-021 closed at 7:11 p.m.

APC comments / Petitioner responses.

2304-PUD-03 [PUBLIC HEARING] *YouTube Time 47:26*
Urban Apples PUD Amendment I
18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests to amend required timelines for architectural, landscaping, signage, and music shelter completion and/or compliance within the Urban Apples PUD District.
(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Staff presentation/Petitioner presentation.

Public Hearing for 2304-PUD-03 opened at 7:55 p.m.

- No public comments.

Public Hearing for 2304-PUD-03 closed at 7:58 p.m.

APC comments / Petitioner responses.

McCarty motioned waive the APC Workshop meeting for 2304-PUD-03.
Deck seconded. Motion passed. Vote 8-0.

Deck motioned to forward 2304-PUD-03 to the City Council with a favorable recommendation.
Kelleher seconded. Motion passed. Vote 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27
TowneRun PUD [CONTINUED]
Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]
Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - phoward@westfield.in.gov)

2212-PUD-20 [CONTINUED]
Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey
Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS: *YouTube Time: 1:02:58*

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 8-0.
The meeting adjourned at 8:06 p.m.

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Signature Page for APC Minutes for April 3, 2023

_____
Robert Horkay, President

_____
Ginny Kelleher, Vice President

_____
Kevin M. Todd, Secretary

ACKNOWLEDGEMENT OF DETAILED DEVELOPMENT PLAN APPROVAL OF 2302-DDP-03 (iBeach), DELEGATED TO STAFF

This **ACKNOWLEDGEMENT**, made this 6th day of April, 2023, by Ryan Collingwood, Associate Planner, City of Westfield, Indiana, designated on behalf of Kevin M. Todd, Community Development Director WITNESSETH:

WHEREAS, on Monday, February 6, 2023, the Westfield-Washington Township Advisory Plan Commission (the "APC") delegated Detailed Development Plan approval of the iBeach DDP to Community Development Department Staff with a 7 to 0 vote;

WHEREAS, The Petitioner requested approval of a Detailed Development Plan consisting of a 20,000 square foot indoor athletic facility and outdoor volleyball courts on 3 acres +/- in the iBeach31 at Grand Park PUD District;

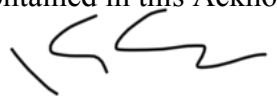
WHEREAS, on Friday, March 31, 2023, all outstanding comments regarding the project submission have been addressed, and the iBeach DDP is deemed compliant with the iBeach31 at Grand Park PUD and the Westfield-Washington Township Unified Development Ordinance as applicable, respectively.

CITY OF WESTFIELD, COMMUNITY DEVELOPMENT DEPARTMENT

_____

Ryan Collingwood, Community Development Associate Planner, on behalf of Kevin M. Todd, Community Development Director

Katie Conner, Owner and Petitioner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Approval.

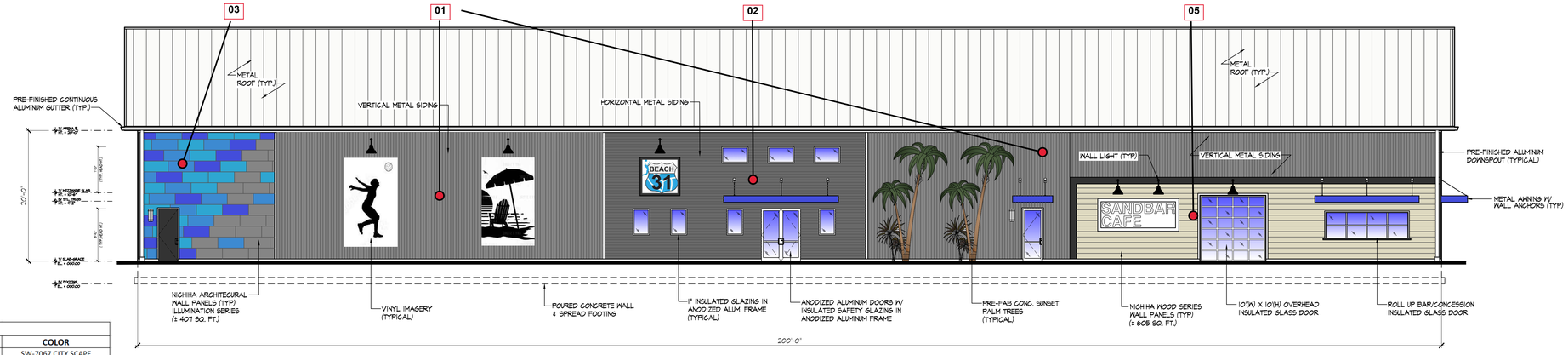


_____

Katie Conner

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: Ryan Collingwood

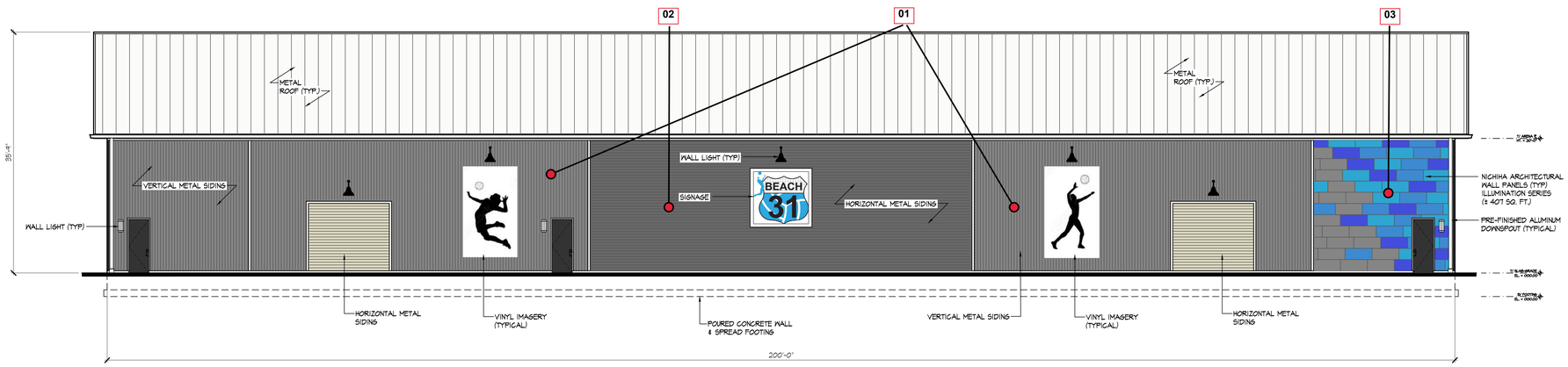
Prepared by: Ryan Collingwood, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074



EAST ELEVATION

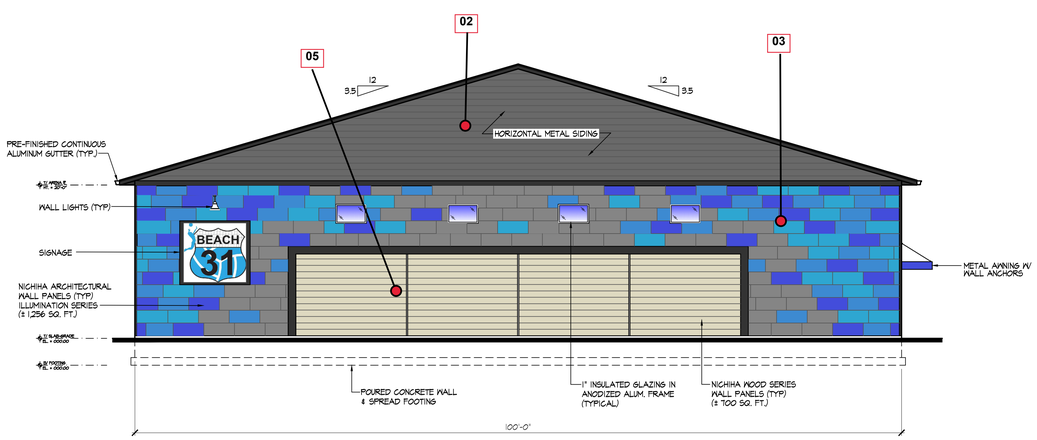
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND				
ITEM	MATERIAL	AREA (SF)	PERCENTAGE	COLOR
01	VERTICAL METAL SIDING	6,417	45.60%	SW-7067 CITY SCAPE
02	HORIZONTAL METAL SIDING	3,410	24.23%	SW-7674 PEPPERCORN
03	ILLUMINATION NICHIHA	2,865	20.36%	ILLUMINATION CUSTOM
05	NICHIHA WOOD SERIES	1,380	9.81%	VINTAGE WOOD SPRUCE
06	ALUMINUM STOREFRONT WINDOWS	734	5.22%	CLEAR ANODIZED ALUMINUM
GROSS BUILDING AREA (PLAN)		14,072		
GROSS AREA OF THE EXTERIOR WALLS (ELEVATION)				
AREA UNDER ROOF CANOPIES				



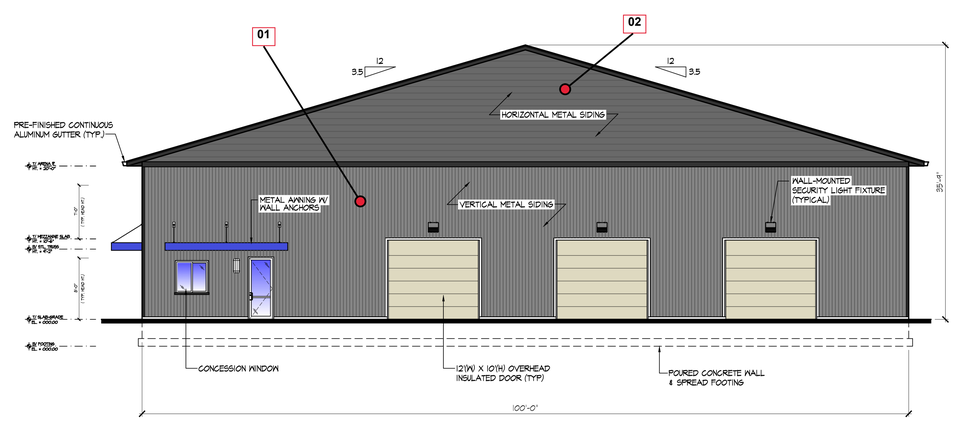
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

iBEACH 31

724 EAST 181st STREET
WESTFIELD, INDIANA
46074

JOSHUA PARLOS
Tel: 219.808.9786
josh@caddesign.com

iCAD DESIGN INC.
INTELLIGENT ARCHITECTURE
WESTFIELD, IN 46074

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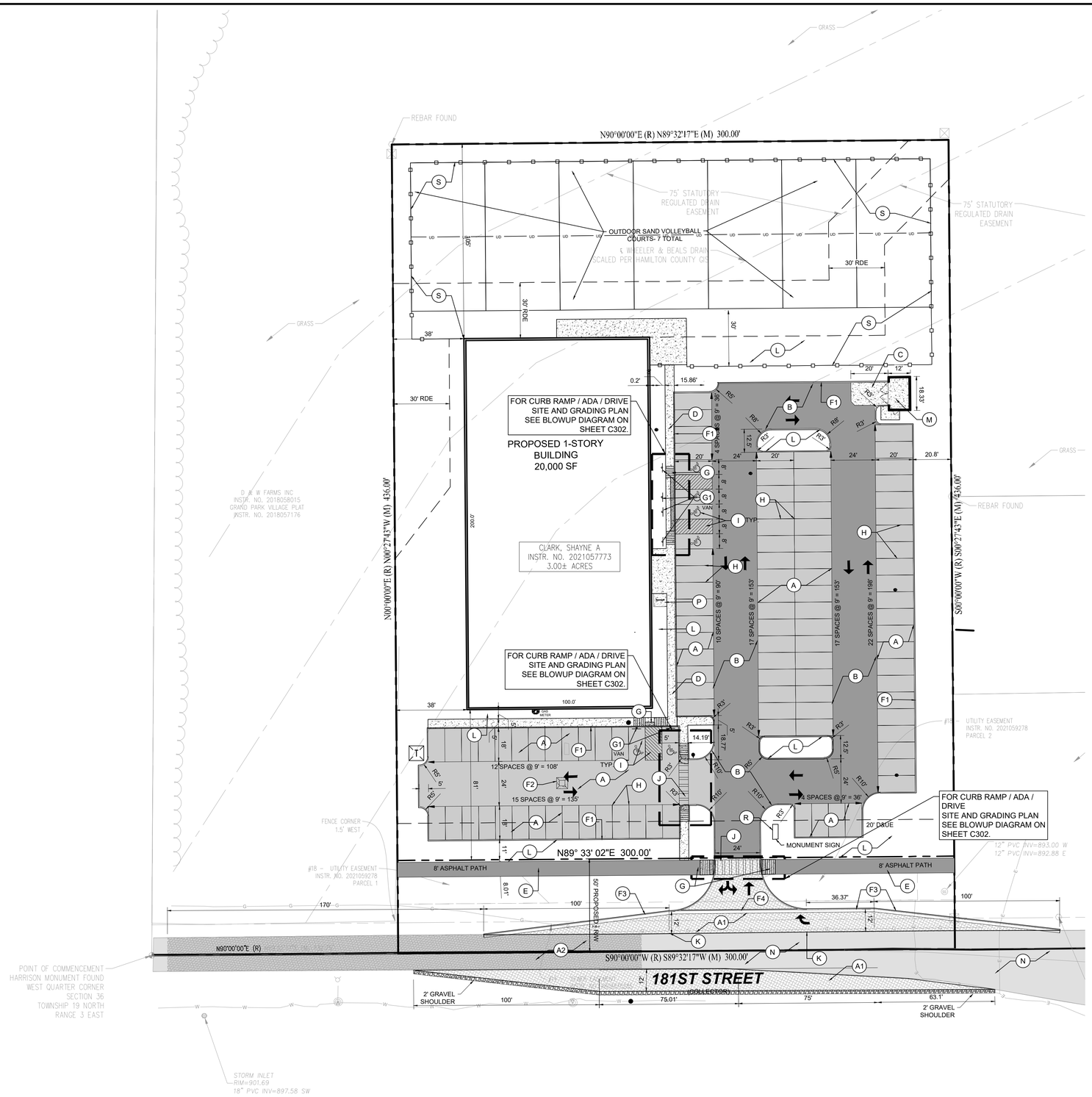
ISSUE FOR:

7/9/22	DESIGN
7/11/22	DESIGN REVIEW
7/13/22	CONCEPTUAL
8/6/22	REVIEW
8/8/22	DESIGN REVIEW
9/13/22	DUMPSTER ENCL
9/14/22	APPROVAL
3/15/23	FINAL ELEVS
3/28/23	REVISIONS

EXTERIOR ELEVATIONS

SCALE: AS NOTED

A1



N

0 30' 60'

SCALE: 1" = 30'

KEY NOTES: (XX)

A1	WESTFIELD ASPHALT PAVEMENT, COLLECTOR STREET SECTION
A2	MILL AND RESURFACE 1.5" 9.5MM SURFACE ASPHALT
A	LIGHT DUTY ASPHALT PAVEMENT
B	HEAVY DUTY ASPHALT PAVEMENT
C	CONCRETE PAVEMENT, TYPE 2
D	COMBINED CONCRETE CURB & WALK
E	R/W ASPHALT PATH
F1	6" CONCRETE CURB
F2	CONCRETE COLLAR
F3	COMBINED CURB & GUTTER (REF WESTFIELD DETAIL 2500-008, TYPE II)
F4	VALLEY CURB & GUTTER
G	ADA RAMP (PER INDOT DETAIL)
G1	ADA PARKING SIGN (PER DETAIL, VAN PLAQUE WHERE NOTED)
H	4" WHITE PAVEMENT STRIPING, TYP.
I	ADA BLUE PAVEMENT STRIPING, TYP.
J	PAVEMENT MARKING (AS SHOWN)
K	MATCH EXISTING PAVEMENT, CURB, OR WALK
L	LANDSCAPE AREA
M	DUMPSTER ENCLOSURE (REF. ARCH. PLAN)
N	EXISTING SIDEWALK/PAVEMENT TO REMAIN
O	SIDEWALK TRANSITION AT DRIVE (PER INDOT DETAIL)
P	BICYCLE PARKING (U-SHAPED, BLACK THERMOPLASTIC POWDER COATED)
R	MONUMENT SIGN
S	FENCE, COORDINATE WITH OWNER

NOTES:

PARKING CALCULATION

REQUIRED	SPACES PROVIDED
ONE SPACE PER 250 SF PLUS ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES, AS RELATED TO WORKING PERIOD WHEN THE LARGEST NUMBER OF EMPLOYEES ARE EMPLOYED ON THE PREMISES. 20,000 / 250 = 80 SPACES 20 EMPLOYEES = 10 SPACES TOTAL REQUIRED = 90 SPACES	101 STANDARD PARKING SPACES + 6 ADA SPACES 107 TOTAL SPACES PROVIDED

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY
PER WESTFIELD TAC	2/15/2023	KG

GENERAL NOTES / LEGEND:

"IT'S THE LAW" 811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
iBEACH 31
WESTFIELD

PROJECT LOCATION:
750 E 181ST ST
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
NW ¼, S36, T19N, R3E

CLIENT:
IBEACH 31
17341 WESTFIELD PARK ROAD
WESTFIELD, INDIANA 46074

PLAN DATE: 12/28/2022

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

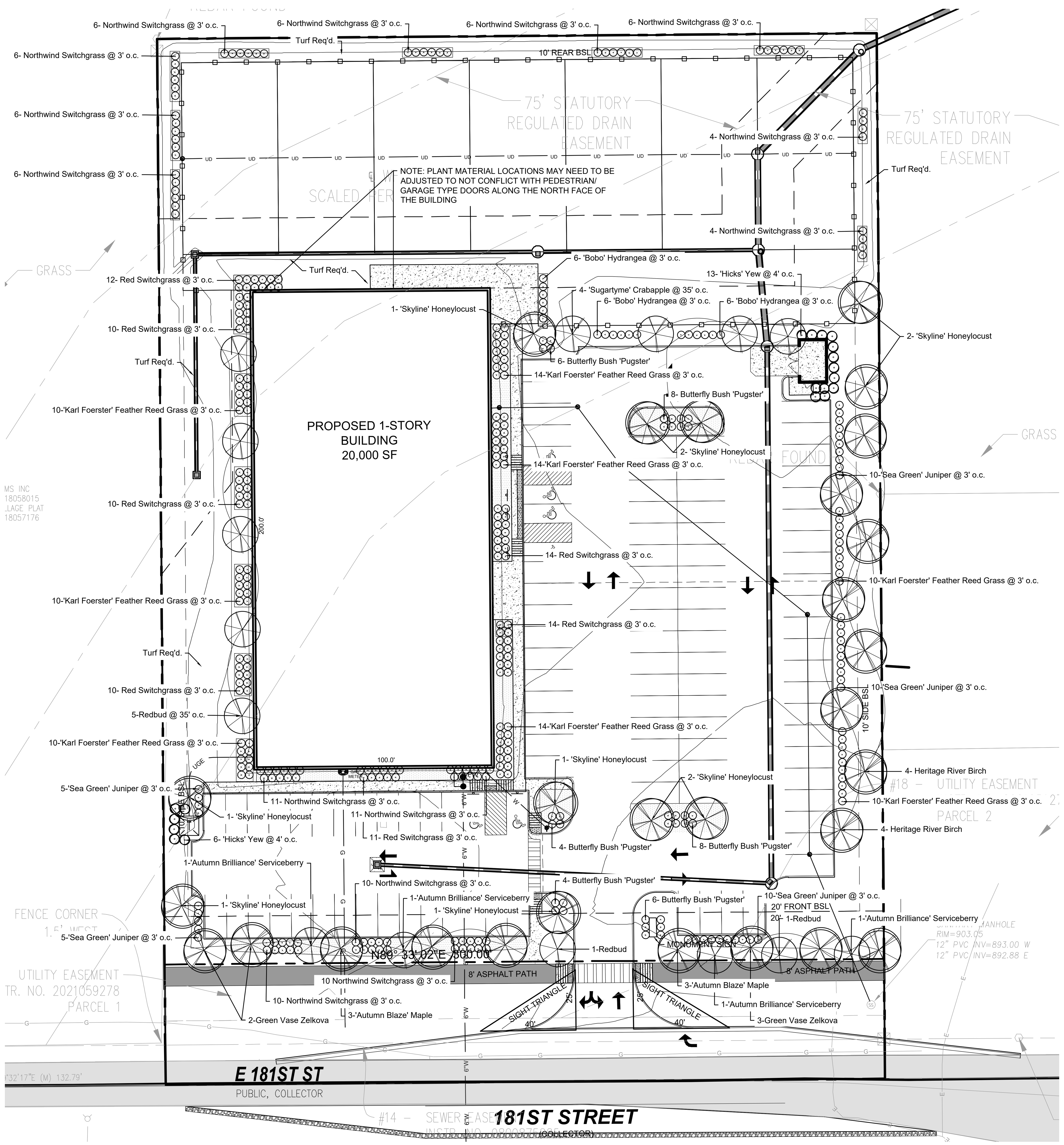
PROJECT NO. 2201004

SHEET NAME
SITE DEVELOPMENT PLAN

SHEET NO.
C201

© 2023 FRITZ ENGINEERING SERVICES, LLC

PRINTED BY: Andrew Fritz
DATE: 3/16/2023 3:20 PM
SCALE: 1:1 (PLOT AT 24x36 FULL BLEED D (34.00 X 22.00 INCHES) L1
FILE NAME: F:\2022\2201004 - IBEACH 31\02 CIVIL\PLANS\C201.DWG, LAYOUT: C201



Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
6	Acer freemanii 'Autumn Blaze'	Autumn Blaze' Maple	B&B	2.5" Cal., 8' High	For spacing see plan
8	Betula nigra	Heritage' River Birch	B&B	2" Cal., 8' High	For spacing see plan
11	Gleditsia triacanthos inermis	Skyline Honeylocust	B&B	2.5" Cal., 8' High	For spacing see plan
5	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B&B	2.5' Cal., 8' High	For spacing see plan
Ornamental Trees					
4	Malus x 'Sugartyme'	Sugartyme Crabapple	B&B	2" Cal.	For spacing see plan
7	Cercis canadensis	Redbud	B&B, Single Leader	2" Cal.	For spacing see plan
4	Ameliancher grandiflora	Autumn Brilliance' Serviceberry	B&B, Single Leader	2" Cal.	For spacing see plan
Evergreen Shrubs					
19	Taxus x media 'Hicksii'	Hicks Yew	Cont.	24"	For spacing see plan
40	Juniperus chinensis	Sea Green Juniper	Cont.	24"	For spacing see plan
Deciduous Shrubs					
34	Buddlea x "SMNBD-"	Pugster Butterfly Bush	Cont.	24"	For spacing see plan
18	Hydrangea paniculata	Bobo' Hydrangea	Cont.	24"	For spacing see plan
Ornamental Grass					
92	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Cont.	#2	For spacing see plan
71	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	Cont.	#2	For spacing see plan
102	Panicum virgatum 'Northwind'	Northwind Switchgrass	Cont.	#2	For spacing see plan

PLANTING SCHEDULE

PRINTED BY: Ashton Fritz
DATE: 3/17/2023 12:03 PM
SHEET SIZE, SCALE: ANSI FULL BLEED D (34.00 X 22.00 INCHES), 1:1
FILE NAME: F:\2022\2201004 - IBEACH 31\02 CIVIL\PLANS\L101.DWG, LAYOUT: L101

GENERAL NOTES

PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
3. ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

   a. STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.

   b. ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.

   c. EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.

   d. SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (24) INCHES.

   e. GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

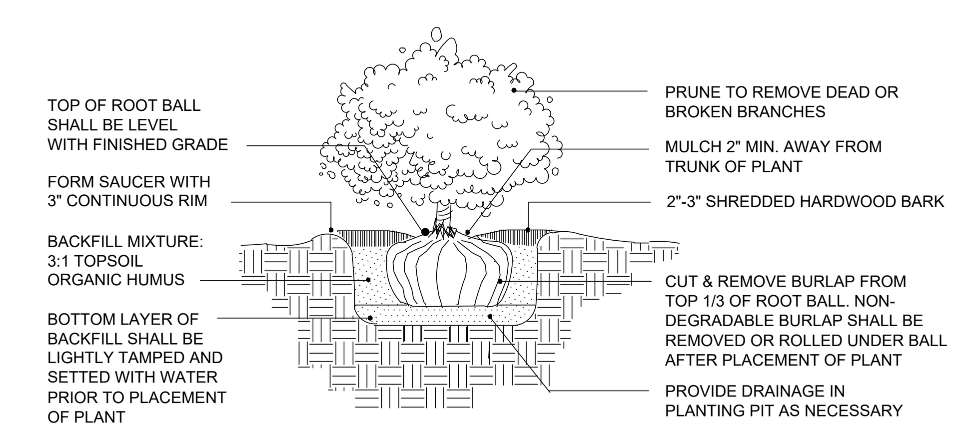
4. IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
5. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

N

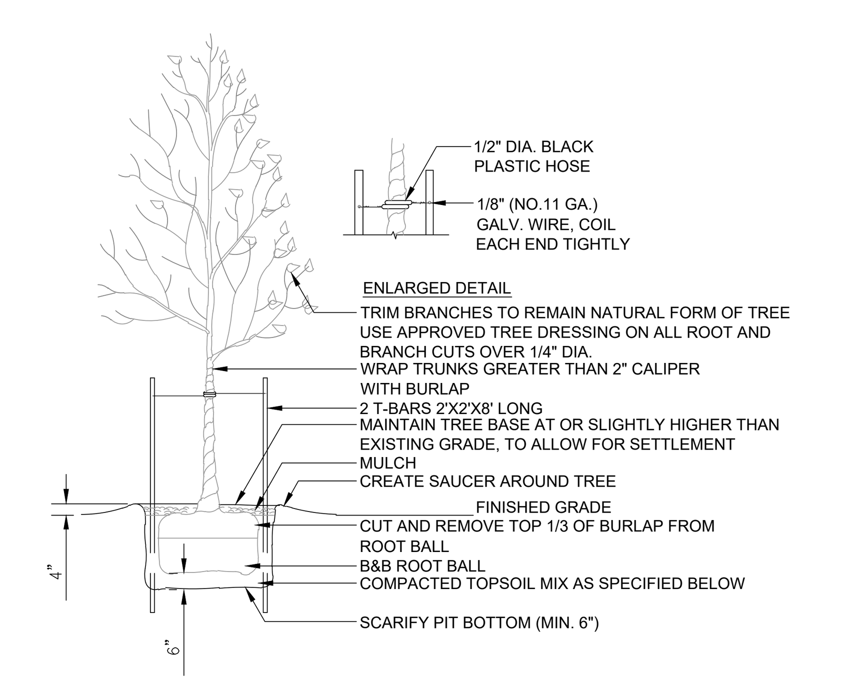
0 30' 60'
SCALE: 1" = 30'

SYMBOL LEGEND

PROPOSED CANOPY TREE
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN TREE
PROPOSED SHRUB
MULCH REQUIRED



SHRUB PLANTING DETAIL



SPECIFICATIONS:
1. TOPSOIL MIX. TOP 6 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

DECIDUOUS TREE PLANTING DETAIL

PLANT MATERIAL CALCULATIONS TABLE

ZONING CLASSIFICATION, CITY OF WESTFIELD	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE I-BEACH PUD AND CITY OF WESTFIELD UDO	
	REQUIRED	PROVIDED
MINIMUM LOT PLANT MATERIAL	10 SHADE TREES, 5 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE 3.00 ACRES 30 SHADE TREES, 15 ORNAMENTAL OR EVERGREEN TREES, AND 75 SHRUBS REQUIRED.	**30 SHADE TREES, 15 ORNAMENTAL OR EVERGREEN TREES, AND 332 SHRUBS**
EXTERNAL STREET FRONTAGE	3 SHADE OR EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 100LF OF FRONT YARD 300 LF OF FRONT YARD = 9 SHADE/EVERGREEN TREES AND 6 ORNAMENTAL TREES	**9 SHADE TREES AND 6 ORNAMENTAL TREES**
BUFFERYARDS	NONE	**NONE**
BUILDING FOUNDATION	5' WIDE PLANTING AREA. 4 SHRUBS/ORNAMENTAL GRASS PER 12 LF OF BUILDING FACADE.	**NORTH - 33 SHRUBS** **SOUTH - 33 SHRUBS** **EAST -67 SHRUBS** **WEST -67 SHRUBS**
PARKING LOT INTERIOR	1 PARKING LOT ISLAND FOR EVERY 20 PARKING SPACES AS WELL AS 1 TREE AND 4 SHRUBS PER ISLAND 114 PARKING SPACES/20 = 6 ISLANDS REQUIRED	**7 ISLANDS, 7 SHADE TREES, AND 28 SHRUBS**
PARKING LOT EXTERIOR	5' WIDE PLANTING AREA, 1 TREE AND 10 SHRUBS PER 60LF OF PARKING LOT LENGTH SOUTH - 200 LF OF PERIMETER = 4 TREES, 40 SHRUBS EAST - 200 LF OF PERIMETER = 4 TREES AND 40 SHRUBS	**SOUTH - 0 TREES (THIS REQUIREMENT A PART OF EXTERNAL STREET FRONTAGE TREES) AND 40 SHRUBS** **EAST - 4 TREES AND 40 SHRUBS**
DUMPSTER SCREENING	6' HIGH OPAQUE SCREEN	SEE PLAN
MONUMENT SIGN	PLANTINGS REQUIRED	SEE PLAN

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY
PER WESTFIELD TAC	2/15/2023	KG

GENERAL NOTES / LEGEND:

"IT'S THE LAW" 811
Know what's below. Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
iBEACH 31
WESTFIELD

PROJECT LOCATION:
750 E 181ST ST
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW 1/4, S36, T19N, R3E

CLIENT:
IBEACH 31
17341 WESTFIELD PARK ROAD
WESTFIELD, INDIANA 46074

PLAN DATE: 12/28/2022

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO. 2201004

SHEET NAME
LANDSCAPE PLAN

SHEET NO.
L101

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CONSTRUCTION PLANS FOR ADDITION AND RENOVATION TO CAREY RIDGE ELEMENTARY

OWNER / DEVELOPER:

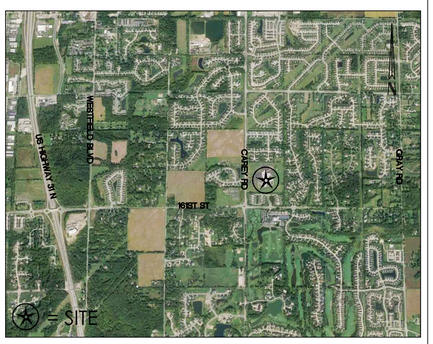
WESTFIELD WASHINGTON SCHOOL CORP.

19500 TOMILINSON ROAD SUITE B
WESTFIELD, IN 46074
(317) 867-8000
JOE MONTALONE, DIRECTOR OF OPERATIONS
montalonej@wws.k12.in.gov

ENGINEER:

Cripe®
Solutions by Design Since 1937
9339 PRIORITY WAY WEST DRIVE, SUITE 100
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz

LOCATION MAP:



VICINITY MAP:

RECORD LAND DESCRIPTIONS

Instrument No. 9709720864

PART OF THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 02 DEGREES 27 MINUTES 51 SECONDS WEST, 478.65 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING NORTH 02 DEGREES 27 MINUTES 51 SECONDS WEST, 1620.82 FEET; THENCE NORTH 88 DEGREES 07 MINUTES
33 SECONDS EAST 1330.01 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 23
MINUTES 56 SECONDS EAST ALONG SAID EAST LINE 1630.27 FEET TO A POINT; THENCE SOUTH 88 DEGREES 32 MINUTES 03 SECONDS WEST, 1328.29 FEET TO THE POINT OF BEGINNING, CONTAINING 49.596 ACRES OF LAND, MORE OR LESS.

EXCEPTION 1

Instrument No. 200300022616

A part of the Northwest Quarter of Section 8. Township 18 North, Range 4 East. Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest comer of the Northwest Quarter of Section 8, Township 18 North, Range 4 East, Hamilton County, Indiana; thence North 00 degrees 02 minutes 55 seconds West (assumed bearing) on the West lime of said Northwest Quarter 478.65 feet to the Southwest comer of the real estate described In Instrument No. 97-20864 In the Office of the Recorder of Hamilton County, Indiana; thence the following four calls along the perimeter of said real estate:1.) continuing North 00 degrees 02 minutes
55 seconds West on said West line 1031.02 feet to the Point of Beginning of the herein described real estate; 2.) continuing North 00 degrees 02 minutes 55 seconds West 589.80 feet; 3.) South 89 degrees 27 minutes 31 seconds East 1329 79 feet to a point on the East line of the West Half of said Northwest Quarter; 4.) South 00 degrees 00 minutes 39 seconds West on said East line 589.79 feet to a point which bears South 89 degrees 27 minutes 31 seconds East from said Point of Beginning; thence North 89
degrees 27 minutes 31 seconds West 1329.18 feet to the Point of Beginning, containing 18.00 acres, more or less.

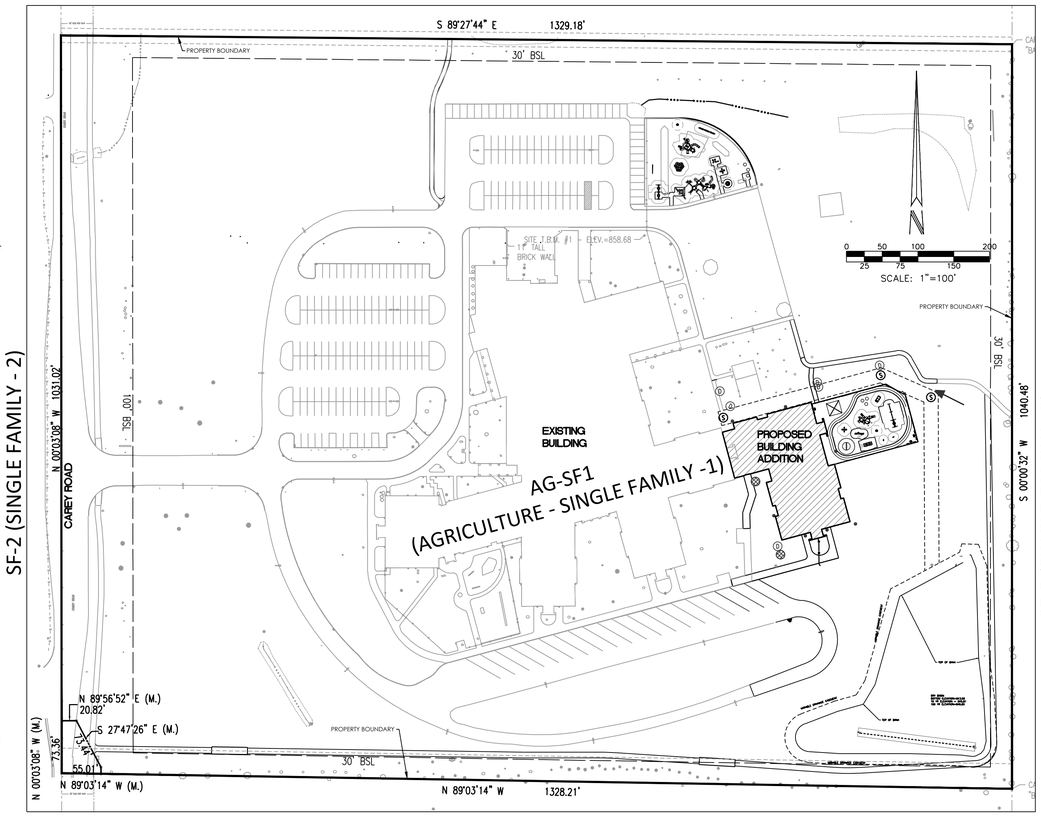
EXCEPTION 2

Instrument No. 2014010237

A part of the Northwest Quarter of Section 8, Township 18 North, Range 4 East of the
Second Principal Meridian in Washington Township, Hamilton County, Indiana and
being all that part of the grantor's land, as described in a Warranty Deed recorded in
Instrument Number 9709720864 in the Office of the Recorder of the County and State
aforesaid, lying within the right of way lines depicted on the attached Right of Way
Parcel Plat, marked EXHIBIT "B" described as follows:

Commencing at the Southwest Corner of said Quarter Section designated point "300" on said Right of Way Parcel Plat; thence along the West line thereof North 00 degrees 02 minutes 53 seconds West (basis of bearings is the West line of the Northwest Quarter of Section 8, Township 18 North, Range 4 East of the Second Principal Meridian as shown on a certain Location Control Route Survey Plat recorded in Instrument Number 2009030310 in the Office of said Recorder) 478.67 to the Southwest corner of said grantor designated point "410" on said Right of Way Parcel Plat; thence continuing along said West line North 00 degrees 02 minutes 53 seconds West 73.36 feet to point "348" as shown on said Right of Way Parcel Plat; thence North 89 degrees 57 minutes 07 seconds East 20.82 feet to point "443" as shown on said Right of Way Parcel Plat; thence South 27 degrees 47 minutes 11 seconds East 73.44 feet to point "440" as shown on said Right of Way Parcel Plat; thence South 00 degrees 01 minutes 05 seconds East 9.46 feet to the South line of said grantor designated point "518" on said Right of Way Parcel Plat; thence along said South line North 88 degrees 54 minutes 23 seconds West 55.01 feet to the POINT OF BEGINNING; containing 0.068 acres, more or less, inclusive of existing right of way which contains 0.023 acres, more or less, under pavement, for a net additional taking of 0.045 acres, more or less.

SF-2 (SINGLE FAMILY - 2)



SF-2 (SINGLE FAMILY - 2)

SF-2 (SINGLE FAMILY - 2)

PUD (PLANNED UNIT DEVELOPMENT)

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.

PROJECT DATA:

PROJECT ADDRESS	16231 CAREY ROAD, WESTFIELD, IN 46074	
PROJECT AREA	5.21 ACRES	
BUILDING AREA	2.88 ACRES	
Proposed Site Only Impervious Surface:	143,748.0 SF	3.30 AC

EQUIVALENT RUNOFF UNIT (ERU): 41.07
1 ERU = 3,500 SF

PARKING:
EXISTING REGULAR PARKING = 215
EXISTING ADA PARKING = 10
TOTAL PARKING = 225

BUS PARKING = 20

SHEET INDEX:

SHEET	DESCRIPTION
C001	CIVIL COVER SHEET
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C301	GRADING PLAN
C401	STORMWATER POLLUTION PREVENTION PLAN
C402	STORMWATER POLLUTION PREVENTION DETAILS
C403	STORMWATER POLLUTION PREVENTION NOTES
C501-C502	UTILITY PLAN
C503 - C504	UTILITY DETAILS
C701	STORM SEWER PLAN AND PROFILES
C702-C703	STORM SEWER DETAILS
C801	SANITARY SEWER PLAN AND PROFILE
C802-C807	SANITARY SEWER DETAILS
L100	OVERALL SITE PLAN
L101-104	MATERIALS AND NOTES
L401-L404	PLANTING PLAN
L410	PLANTING DETAILS
1 OF 1	EXTERIOR LIGHTING PHOTOMETRIC PLAN
A301-A304	BUILDING ELEVATIONS

BENCHMARKS:

REFERENCE BENCHMARK: HCBR 146 - HAMILTON COUNTY GEODETIC CONTROL DISK SET AT THE 151ST STREET BRIDGE OVER COOL CREEK. SET IN THE TOP OF THE NORTHEAST CONCRETE BRIDGE ABUTMENT, 16.5 FEET NORTH OF THE CENTERLINE OF 151ST STREET, 2 FEET NORTH OF THE STEEL GUARDRAIL, 0.7 FEET SOUTH OF THE NORTH END OF THE ABUTMENT.

ELEV. = 825.51 (CONVERTED FROM NGVD 29 TO NAVD 88)

SITE T.B.M. #1: CUT "X" ON THE NORTH CAP BOLT OF A FIRE HYDRANT LOCATED NEAR THE NORTHEAST CORNER OF THE SCHOOL.

ELEV. = 858.68 (NAVD 1988)

SITE T.B.M. #2: CUT "X" ON THE NORTH CAP BOLT OF A FIRE HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF THE SCHOOL AND THE EAST END OF THE BUS PARKING LOT.

ELEV. = 857.47 (NAVD 1988)

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
CITY OF WESTFIELD PLANING PAMELA HOWARD/CALEB ERNEST 317-531-3751	
CITY OF WESTFIELD ENGINEERING JONATHAN NAIL	317-430-6750
PUBLIC WORKS - CITY OF WESTFIELD JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD JAMES ROBERTS	317-804-3300
SURVEYOR - HAMILTON COUNTY SAM CLARK	317-776-8495
HAMILTON COUNTY SOIL AND WATER	317-773-2181
GAS - VECTREN CHAD MILLER	317-776-5550
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T BRIAN WENTER	317-610-5440
CITIZENS WATER AND WASTEWATER OF WESTFIELD 2150 DR. MARTIN LUTHER KING JR ST INDIANAPOLIS, IN 46202 CAUTION BRAD HOSTETLER	317-927-4351

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIPE TEAM:

PROJECT MANAGER	STEV PIERRE, PE SPIERRE@CRIPE.BIZ	317-706-6309
PROJECT ENGINEER	DAVE KUEHNEN, PE DKUEHNEN@CRIPE.BIZ	317-706-6382
DESIGN ASSOCIATE QUALITY ASSURANCE	JACLYN HENSEL GARY MURRAY, PE LEED AP	317-706-6364 317-706-6310

Revisions				
Mark	Date	Description	Mark	Date	Description

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CIVIL COVER SHEET
ADDITIONS AND RENOVATIONS TO
CAREY RIDGE ELEMENTARY
WESTFIELD, WASHINGTON SCHOOL CORP.
16231 CAREY ROAD, WESTFIELD, IN 46074

CERTIFIED STEV PIERRE
STEV PIERRE REGISTERED No. PE11600721 STATE OF INDIANA PROFESSIONAL ENGINEER
Date 03-15-2023

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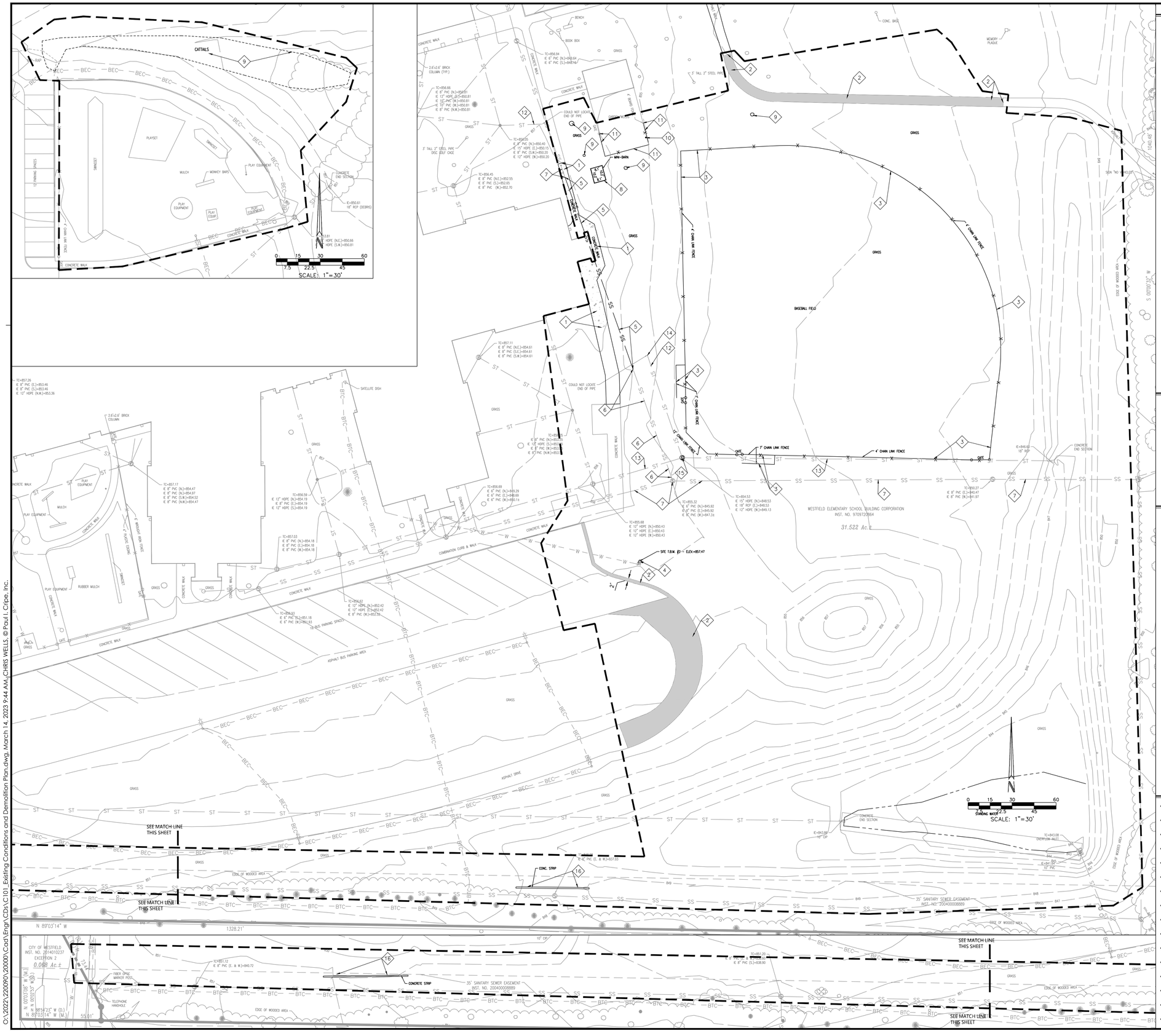
Drawn By: J.HENSEL
Checked By: D.KUEHNEN
Quality Assurance: S.PIERRE
Scale: 1" = N/A
Sheet C001
Date 08-25-2022
Project Number 220090-20000

O:\2022\220090\20000\Cad\Engr\Cds\C001_Civil Cover Sheet.dwg, March 17, 2023 8:58 AM, STEV PIERRE, © Paul I. Cripe, Inc.



EXISTING CONDITIONS LEGEND

- SS — SANITARY SEWER & MANHOLE
- ST — STORM SEWER; END SECTION, INLET & M.H.
- G — GAS LINE
- W — WATER LINE
- E — ELECTRIC LINE (AERIAL)
- T — TELEPHONE LINE (AERIAL)
- CTV — CABLE TELEVISION (AERIAL)
- BTC — BURIED TELE. CABLE
- BEC — BURIED ELEC. CABLE
- X — FENCE LINE (FNC)
- BCTV — BURIED CABLE TV
- GUARDRAIL
- RIGHT OF WAY LINE (R/W)
- PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- SWALE LINE
- POWER POLE
- GUY WIRE
- UTILITY RISER; TELEPHONE, ELECTRIC & CABLE TV
- ELECTRIC TRANSFORMER
- AIR CONDITIONER UNIT
- STREET LIGHT
- LIGHT POLE
- FLOOD LIGHT
- TRAFFIC MANHOLE AND SIGNAL POLE
- FIRE HYDRANT
- VALVE; GAS & WATER
- STREET SIGN
- WATER, TELEPHONE AND ELECTRIC MANHOLE
- SEWER CLEANOUT
- ELECTRIC, GAS AND WATER METER
- PIPELINE MARKER POST
- MAILBOX
- GUARD POST
- SPRINKLER HEAD
- IRRIGATION CONTROL BOX
- SPOT GRADE
- TOP CURB/GUTTER GRADE
- MONITORING WELL
- FIRE SERVICE STAND PIPE
- GAS VENT PIPE
- SEPTIC TANK LID
- WELL CAP
- AIR RELIEF VALVE
- UNDERGROUND TANK FILLER PIPE
- 123 SITE ADDRESS

D.	DEED DIMENSION
M.	MEASURED DIMENSION
P.	PLAT DIMENSION
R.	RADIUS
L.	ARC LENGTH
H.H.	HANDHOLE
FND.	FOUND
CONC.	CONCRETE
ASPH.	ASPHALT
TC	TOP OF CASTING ELEVATION
IE	INVERT ELEVATION
FFE	FINISH FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK

● DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

○ DENOTES A MAG NAIL WITH WASHER SET. WASHER STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

DEMOLITION PLAN LEGEND

SAWCUT AND REMOVE ASPHALT FROM SITE

SAWCUT AND REMOVE CONCRETE FROM SITE

CONSTRUCTION LIMITS

TP — TREE PRESERVATION FENCING

DEMOLITION PLAN NOTES

1. UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE ABANDONMENT, REMOVAL, RELOCATION, AND INSTALLATION OF UTILITIES WITH EVERY UTILITY COMPANY AND OBTAIN THEIR APPROVAL PRIOR TO PERFORMING ANY UTILITY WORK.
3. ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEET C401-C403 PRIOR TO COMMENCING DEMOLITION.
5. MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
6. SAWCUT CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO ALL BUILDINGS AND/OR SITE ENTITIES THAT ARE TO REMAIN.
8. THE CONCRETE TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
9. REMOVAL OR RELOCATION OF ALL LANDSCAPING MUST BE COORDINATED WITH OWNER.
10. OVERHEAD AND/OR UNDERGROUND ELECTRIC AND TELEPHONE CABLES THAT ARE SHOWN TO BE ABANDONED IN PLACE MAY BE CUT AS NECESSARY TO FACILITATE NEW CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT LINES ARE NOT ACTIVE PRIOR TO CUTTING AND OBTAIN UTILITY COMPANY APPROVAL PRIOR TO PERFORMING ANY DEMOLITION.
11. WATER LINES SHALL NOT BE ABANDONED OR DEMOLISHED UNTIL PROPOSED WATER MAINS HAVE BEEN INSTALLED TO A POINT SUCH THAT ONLY MINIMAL DISRUPTION IN WATER SERVICE TO THE EXISTING OCCUPIED BUILDINGS WILL OCCUR. CONTRACTOR TO COORDINATE ANY SERVICE SHUT DOWN WITH THE BUILDING OWNER AT LEAST 72 HOURS PRIOR TO SCHEDULING SHUT DOWN.
12. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
13. CONTRACTOR TO ESTABLISH NEW LOCAL SURVEY CONTROL SYSTEM (VERTICAL AND HORIZONTAL) PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. MANY TEMPORARY BENCHMARKS UTILIZED IN THE PREPARATION OF THE TOPOGRAPHIC SURVEY FOR THE DESIGN WILL BE RELOCATED AS PART OF CONSTRUCTION.

KEYNOTE LEGEND

1. SAWCUT AND REMOVE CONCRETE SIDEWALK TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
2. SAWCUT AND REMOVE ASPHALT PAVEMENT AND GRANULAR SUBBASE.
3. REMOVE FENCE, POSTS, GATES AND FOUNDATION.
4. REMOVE FIRE HYDRANT ASSEMBLY TO GATE VALVE. SHUT-OFF VALVE DURING REMOVAL AND REPLACEMENT OF FIRE HYDRANT. ADJUST GATE VALVE BOX TO PROPOSED GRADE.
5. REMOVE SANITARY SEWER.
6. ABANDON SANITARY SEWER IN PLACE. GROUT FILL PIPE AND CAP END. CONTRACTOR TO ENSURE THAT ALL SANITARY LATERALS FROM THE BUILDING ARE CONNECTED TO THE PROPOSED SANITARY SEWER BEFORE ABANDONING EXISTING SEWER LINE.
7. SANITARY SEWER TO REMAIN.
8. REMOVE AND RELOCATE MINI BARN. CONTRACTOR TO COORDINATE WITH OWNER.
9. REMOVE TREE, SHRUBS, UNDERBRUSH, LANDSCAPING AND VEGETATION INCLUDING ROOT BALLS.
10. REMOVE PIPE BOLLARD AND FOUNDATION.
11. REMOVE SECTION OF FENCE FOR THE CONSTRUCTION OF THE SEWER LINES AS NECESSARY. REPLACE FENCE AFTER THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR TO POTHOLE AND FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF PIPE.
13. STORM SEWER TO REMAIN.
14. IF PIPE CONTINUES UNDER THE FOOTPRINT OF THE PROPOSED BUILDING, REMOVE THE SECTION OF PIPE THAT IS UNDER THE PROPOSED TO ABOUT 12' FROM THE FOOTPRINT AND PLACE A NEW STORM STRUCTURE. REFER TO SHEET C501 FOR THE LOCATION OF THE STRUCTURE, STR 706.
15. REMOVE STRUCTURE CASTING AND REPLACE WITH BEEHIVE CASTING.
16. REMOVE CONCRETE OVERFLOW WEIR.

Revisions					
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UTILITY PLAN
ADDITIONS AND RENOVATIONS TO CAREY RIDGE ELEMENTARY

WESTFIELD WASHINGTON SCHOOL CORP.
16231 CAREY ROAD, WESTFIELD, IN 46074

CERTIFIED: Stev Pierre

STEV PIERRE REGISTERED No. PE11600721 STATE OF INDIANA PROFESSIONAL ENGINEER

Date 03-13-2023

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Checked By: D.KUEHNEN
Quality Assurance: S.PIERRE
Scale: 1" = XX'
Sheet: C101
Date: 08-25-2022
Project Number: 220090-20000

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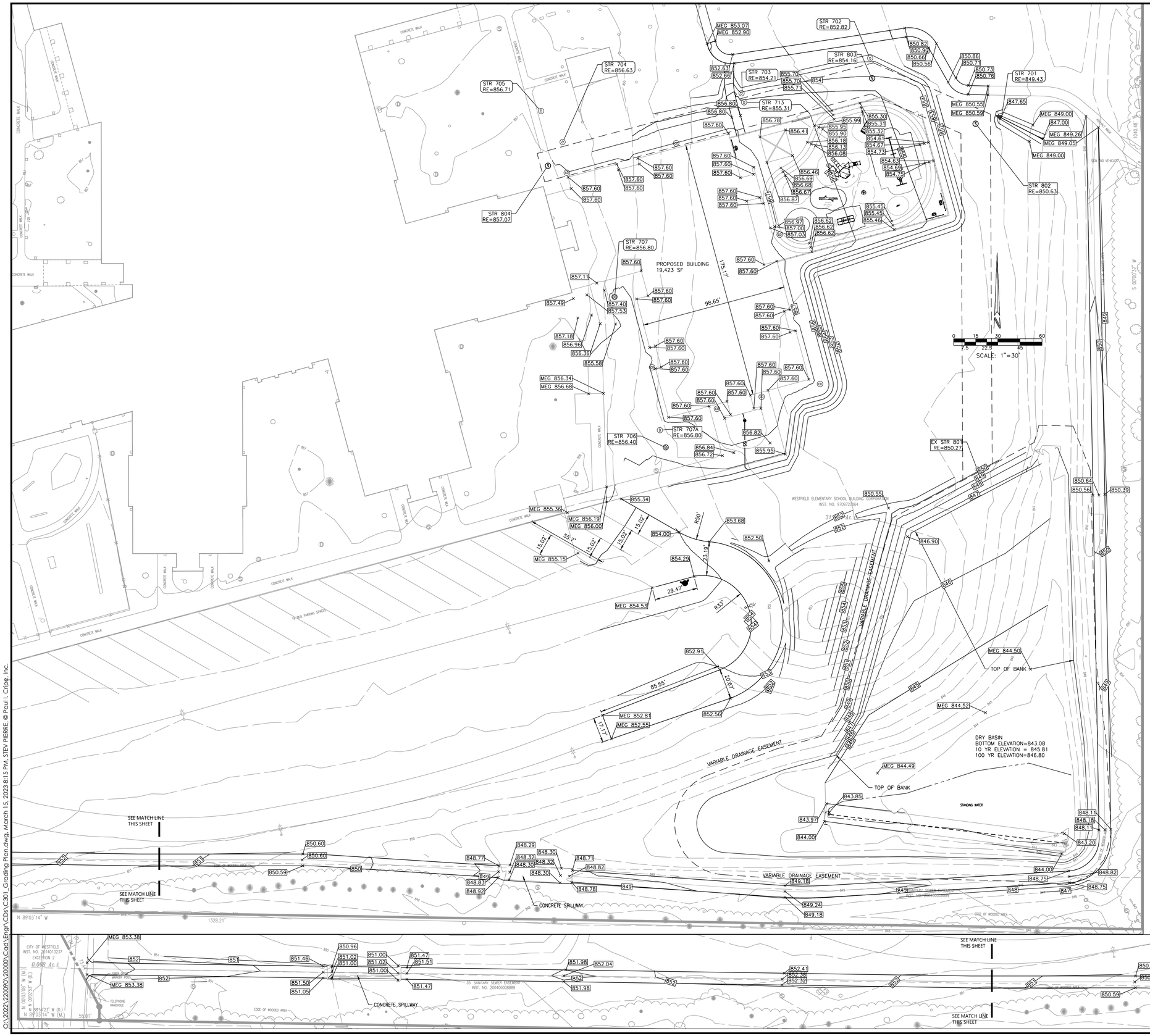


GRADING PLAN LEGEND

801	PROPOSED 1' CONTOUR
800	PROPOSED 5' CONTOUR
SWALE @ 1.0%	PROPOSED SWALE
SWALE @ 1.0%	PROPOSED SWALE WITH SUB-SURFACE DRAIN
	GRADE BREAK LINE
	FLOOD ROUTE PATH
	DRAINAGE FLOW ARROW
800.00	PROPOSED GRADE
MEG	MATCH EXISTING GRADE
TC 800.50 EP 800.00	PROPOSED TOP OF CURB PROPOSED EDGE OF PAVEMENT
TW 800.50 BW 800.00	PROPOSED TOP OF WALL PROPOSED BOTTOM OF WALL
FFE=800.00	FINISHED FLOOR ELEVATION
RE=800.00	RIM ELEVATION

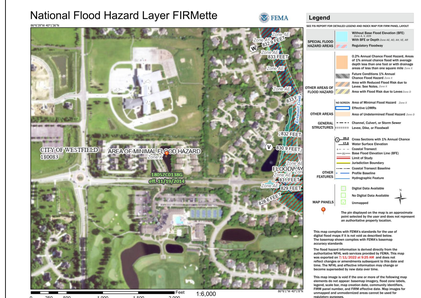
GRADING PLAN NOTES

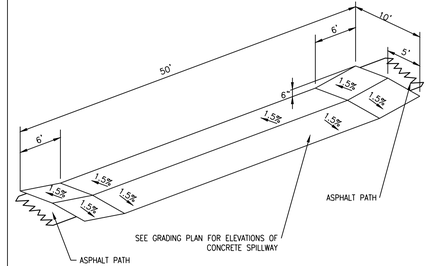
1. UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
3. RIM ELEVATION (RE) SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER THE GRATE FOR ALL CASTINGS. IF CASTING HAS SOLID LID, THE RE IS THE LID ELEVATION.
4. BUILDING PAD AREAS AND PAVED AREAS DESIGNATED FOR FILL SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL AND COMPACTED PER SPECIFICATIONS. ALL FILL AREAS SHALL BE STRIPPED OF TOPSOIL PRIOR TO PLACEMENT OF FILL.
5. ANY EXCESS SOIL MATERIAL SHALL BE EXPORTED FROM THE SITE AFTER CONSTRUCTION IS COMPLETED.
6. **TOPSOIL SHALL BE PLACED IN LAWN, LANDSCAPE, MOUNDING AND NONSTRUCTURAL FILL AREAS. UPON COMPLETION OF MASS EARTHWORK, TOPSOIL SHALL BE SPREAD TO A DEPTH OF FOUR TO SIX (4 TO 6) INCHES IN AREAS LISTED ABOVE. TOPSOIL SHALL NOT BE UTILIZED AS STRUCTURAL FILL IN PAVED AREAS.**
7. CONTRACTOR SHALL PRESERVE EXISTING TREES WHEREVER POSSIBLE. CLEARING LIMITS SHALL CONSIST OF ALL TREES WITHIN PAVED AREAS, UTILITY INSTALLATION LIMITS, AND CUT/FILL AREAS.
8. **A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED FOR THIS PROJECT. CONTRACTOR TO PERFORM A SITE VISIT PRIOR TO PROJECT BID. THE ENGINEER HAS BASED RECOMMENDATIONS UPON NRCS MAPS AND GENERAL KNOWLEDGE OF SOILS CONDITIONS IN THE AREA.**
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

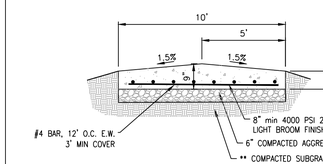
FLOODPLAIN NOTES

1. **THE SITE IS LOCATED WITHIN THE FLOOD HAZARD ZONE "X" PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18057C0138G, REVISED NOVEMBER 19, 2014.**

National Flood Hazard Layer FIRMette







** COMPACTED SUBGRADE
THE UPPER 6" SHALL COMPLY WITH THE DENSITY REQUIREMENTS OF THE TECHNICAL SPECIFICATIONS IMMEDIATELY PRIOR TO PLACING THE MATERIAL THEREON. ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIAL, WHICH CANNOT BE COMPACTED SATISFACTORILY, SHALL BE REMOVED. ALL ROCK ENCOUNTERED SHALL BE REMOVED OR BROKEN OFF AT LEAST 6" BELOW THE SUBGRADE SURFACE. ANY HOLES OR DEPRESSIONS RESULTING FROM THE REMOVAL OF UNSUITABLE MATERIAL SHALL BE FILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO CONFORM WITH THE SURROUNDING SUBGRADE SURFACE.

50' CONCRETE SPILLWAY

NOT TO SCALE

Revisions			
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GRADING PLAN
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CERTIFIED: Steve Pierre

STEVE PIERRE
REGISTERED
No. PE11600721
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PROFESSIONAL ENGINEER

Date 03-15-2023

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Checked By: D.KUEHNEN
Quality Assurance: S.PIERRE
Scale: 1" = XX'
Sheet C301
Date 08-25-2022
Project Number 220090-20000

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STORMWATER POLLUTION PREVENTION PLAN LEGEND

- TREE PRESERVATION FENCING
- SILT FENCE BARRIER INSTALLATION
- CONSTRUCTION LIMITS
- PERMANENT SEEDING WITH EROSION CONTROL BLANKET (NAG SC150 OR EQUAL, (COORDINATE WITH LANDSCAPE PLAN.)
- TEMPORARY CONSTRUCTION INGREES/EGRESS DRIVE. CONTRACTOR SHALL UTILIZE THE EXISTING ASPHALT AREA. CONTRACTOR SHALL REPAIR ALL DAMAGED ASPHALT WITHIN THE AREA UPON COMPLETION OF THE PROJECT AND SHALL MEET THE STANDARDS AS DICTATED ON DETAILS.
- PERMANENT SEEDING (COORDINATE WITH LANDSCAPE PLAN.)
- CONTRACTOR STAGING AREA. ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE STONE, GEOTEXTILE, RESPREAD TOPSOIL, AND PERMANENT SEED ENTIRE AREA.
- GEOTEXTILE FABRIC YARD DROP INLET PROTECTION
- CONCRETE END SECTION RIPRAP (UPPER AND LOWER INV)
- ROCK CHECK DAM
- CONCRETE WASHOUT

STORMWATER POLLUTION PREVENTION PLAN NOTES

1. REFER TO SHEET C403 FOR SOILS MAP AND SOIL CHARACTERISTICS.
2. REFER TO SHEET C402 FOR STORMWATER POLLUTION PREVENTION PLAN DETAILS.
3. REFER TO LANDSCAPE PLANS FOR PLANTING DETAILS. ANY MOUNDING NOTED ON LANDSCAPE PLANS SHALL NOT CHANGE THE DRAINAGE PATTERN NOTED IN THE GRADING PLAN SERIES 300'S.
4. SILT FENCE BARRIER TO BE INSTALLED PRIOR TO CONSTRUCTION.
5. EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
6. REFER TO THE STORMWATER POLLUTION PREVENTIONS NOTES SHEET C403 FOR ALL EROSION CONTROL MEASURES, SCHEDULES, AND SEQUENCES.
7. CONTRACTOR TO PROVIDE A STABLE TEMPORARY GRAVEL CONSTRUCTION INGRESS/EGRESS CONDITION FROM THE CONSTRUCTION SITE TO KEEP MUD AND SEDIMENT OFF PUBLIC ROADS.
8. EROSION CONTROL MAINTENANCE – SITE TO BE INSPECTED AT LEAST ONCE A WEEK AND MAKE REPAIRS IMMEDIATELY AFTER PERIODS OF 1/2" RAINFALL OR GREATER.
9. STORMWATER DISCHARGE WILL OR WILL NOT ENTER THE GROUNDWATER FOR THIS PROJECT.
10. CONTRACTOR SHALL PROVIDE THE CITY WITH A NARRATIVE DESCRIBING THE CONSTRUCTION SEQUENCE, INCLUDING START DATES FOR EACH LAND DISTURBING ACTIVITY.
11. THE ACTUAL PERSON RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL SHALL BE DETERMINED DURING THE BIDDING PROCESS. THE AWARD WINNING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. ONCE DETERMINED, CONTRACTOR SHALL COORDINATE WITH THE CITY.
12. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE WPWD INSPECTOR.

STORMWATER POLLUTION PREVENTION PLAN SEQUENCE AND IMPLEMENTATION

1. INSTALL CONSTRUCTION FENCING AND GATES IF REQUIRED.
2. INSTALL SILT FENCING. DUST SHALL BE KEPT TO A MINIMUM BY UTILIZING SPRINKLING WATER OR OTHER APPROVED METHODS.
3. IDENTIFY CONSTRUCTION STAGING AREA, CONCRETE WASHOUT AREAS, MATERIAL STORAGE AND TOPSOIL STOCKPILE AREAS. EACH AREA SHALL BE PROPERLY PROTECTED AND DELINEATED PRIOR TO CONSTRUCTION.
4. THE IDEM NOI, IF REQUIRED, AND CONTACT INFORMATION FOR THE PERSON WITH ONSITE RESPONSIBILITIES MUST BE POSTED ONSITE.
5. IDEM AND THE LOCAL CITY AGENCY MUST BE NOTIFIED WITHIN 48 HOURS OF COMMENCING CONSTRUCTION.
6. CONTACT INDIANA UNDERGROUND PLANNED PROTECTION SYSTEMS, INC. ("INDIANA 811") FOR UNDERGROUND UTILITY LOCATIONS. (1-800-382-5544).
7. BEFORE OPENING UP THE SITE, FIRST EVALUATE, MARK AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES, UNIQUE AREAS TO BE PRESERVED (I.E. WETLANDS), STREAMS, LAKES OR EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS (ESPECIALLY IN PERIMETER AREAS).
8. FIRST, STRIP AND STOCKPILE TOPSOIL ON-SITE.
9. BEGIN MASS EARTHWORK FOR PROPOSED IMPROVEMENTS.
10. REPAIR ANY SILT FENCING IF DAMAGED. IF SILT IS 1/3 HEIGHT OF FABRIC, REMOVE SILT AND REPLACE TO ORIGINAL CONDITION.
11. IMMEDIATELY AFTER GRADING, APPLY SURFACE STABILIZATION PRACTICES ON ALL GRADED AREAS, USING PERMANENT MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. HOWEVER, IF WEATHER DELAYS PERMANENT STABILIZATION, TEMPORARY SEEDING AND/OR MULCHING MAY BE NECESSARY AS A PROVISIONAL MEASURE. ALSO STABILIZE (USING TEMPORARY SEEDING/MULCHING OR OTHER SUITABLE MEANS) ANY DISTURBED AREA WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 15 WORKING DAYS.
12. AFTER CONSTRUCTION AND FINAL GRADING, PERMANENTLY STABILIZE ALL DISTURBED AREAS. ALSO REMOVE TEMPORARY RUNOFF CONTROL STRUCTURES, ANY UNSTABLE SEDIMENT AROUND THEM, AND STABILIZE THOSE AREAS WITH PERMANENT SEEDING AND EROSION CONTROL BLANKET IF NECESSARY.
13. MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

Revisions					
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STORMWATER POLLUTION PREVENTION PLAN

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Checked By: D.KUEHNEN
Quality Assurance: S.PIERRE
Scale: 1" = XX'
Sheet: C401
Date: 08-25-2022
Project Number: 220090-20000

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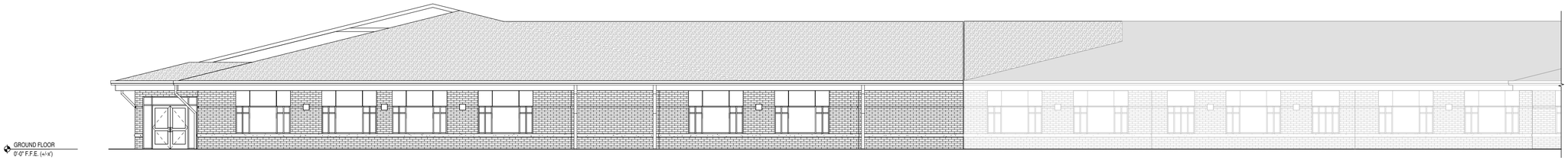

2 A301 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 A301 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CSO

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PROJECT:

Westfield Washington School Corp.
ADDITION & RENOVATIONS TO
CAREY RIDGE ELEMENTARY
16231 CAREY ROAD, WESTFIELD, INDIANA 46074

SCOPE DRAWINGS:

These drawings indicate the general scope of the project being contemplated. They generally describe the major features of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the contract for construction.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
06/08/22	Author	Checker

DRAWING TITLE:

EXTERIOR ELEVATIONS

CERTIFIED BY:

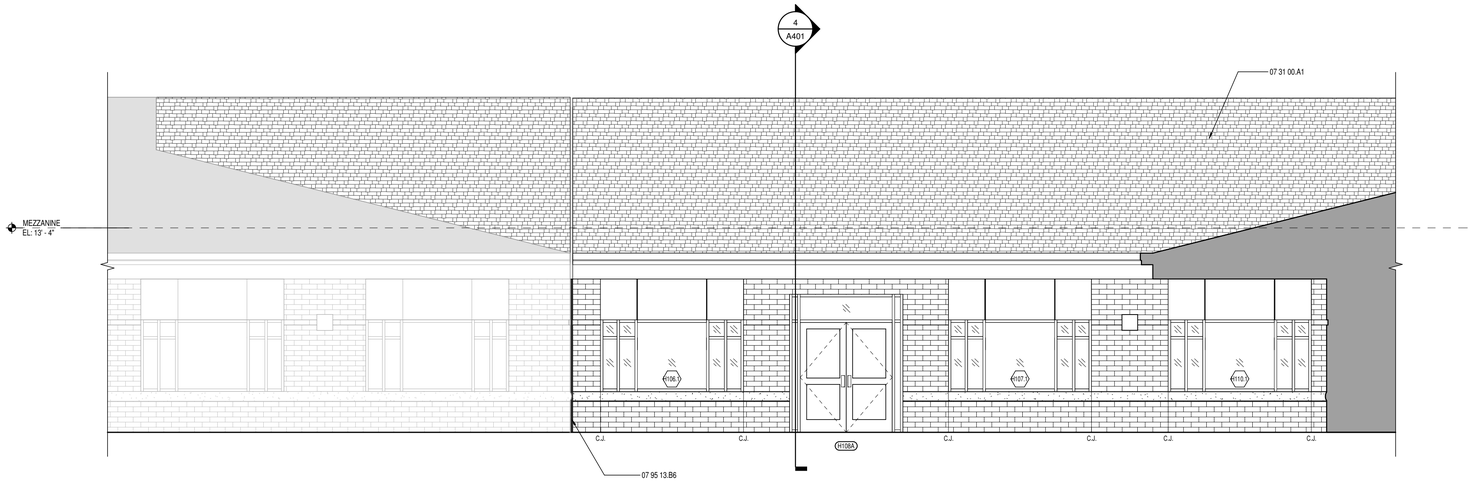
DESIGN DEVELOPMENT PACKAGE (NOT FOR CONSTRUCTION)

DRAWING NUMBER

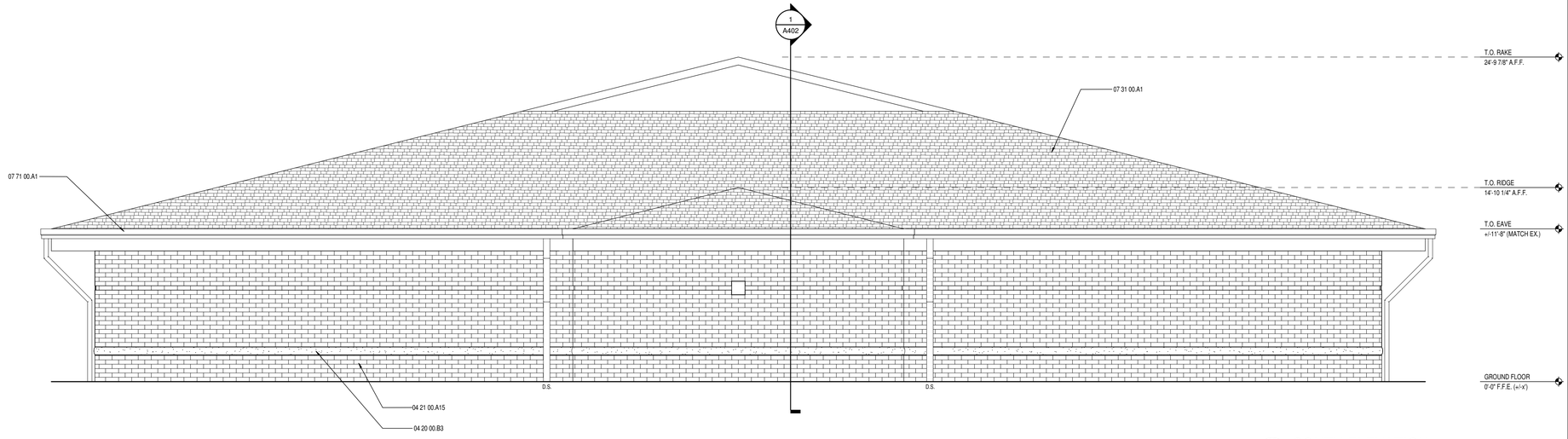
A301

PROJECT NUMBER

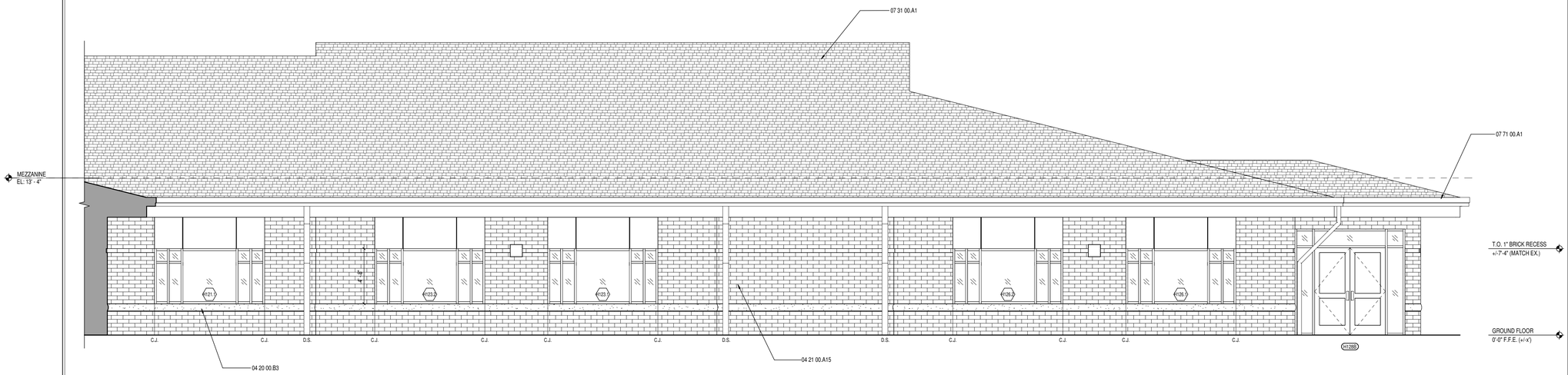
2022020



3 A302 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A302 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A302 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

03 31 00.J5	4" Cast-in-Place Concrete Slab
04 05 19.U4	4 3/4" Rod & 3 1/4" Pintle
04 20 00.B3	Cast Stone Sill
04 21 00.A15	Utility Brick - 3/8" Joint
05 41 00.A8	6" Metal Stud
06 16 00.A4	5/8" Gypsum Sheathing
07 21 00.B6	3" Rigid Insulation
07 26 00.A1	Moisture Barrier
07 26 00.A5	Air Barrier
07 31 00.A1	Asphalt Shingles
07 71 00.A1	Gutter
07 95 13.B6	2" Expansion Joint
09 29 00.D1	5/8" Gypsum Wallboard
09 51 00.A5	Square Edge (3/4 x 24 x 24)
09 51 00.D1	Suspension Wire
09 65 00.B2	4" Resilient Flat Base
09 81 00.A3	Batt Insulation

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PROJECT:
Westfield Washington School Corp.
ADDITION & RENOVATIONS TO
CAREY RIDGE ELEMENTARY
16231 CAREY ROAD, 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 structural, mechanical and electrical systems.
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On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

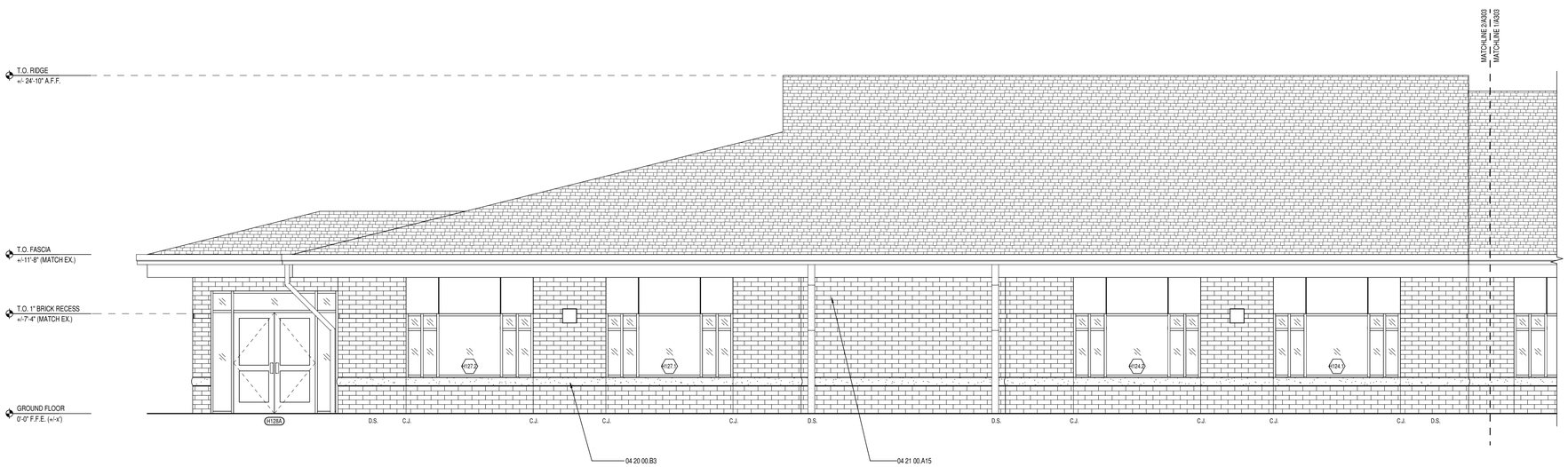
ISSUE DATE	DRAWN BY	CHECKED BY
XX/XX/XXXX	XXX	XXX

DRAWING TITLE:
EXTERIOR ELEVATIONS

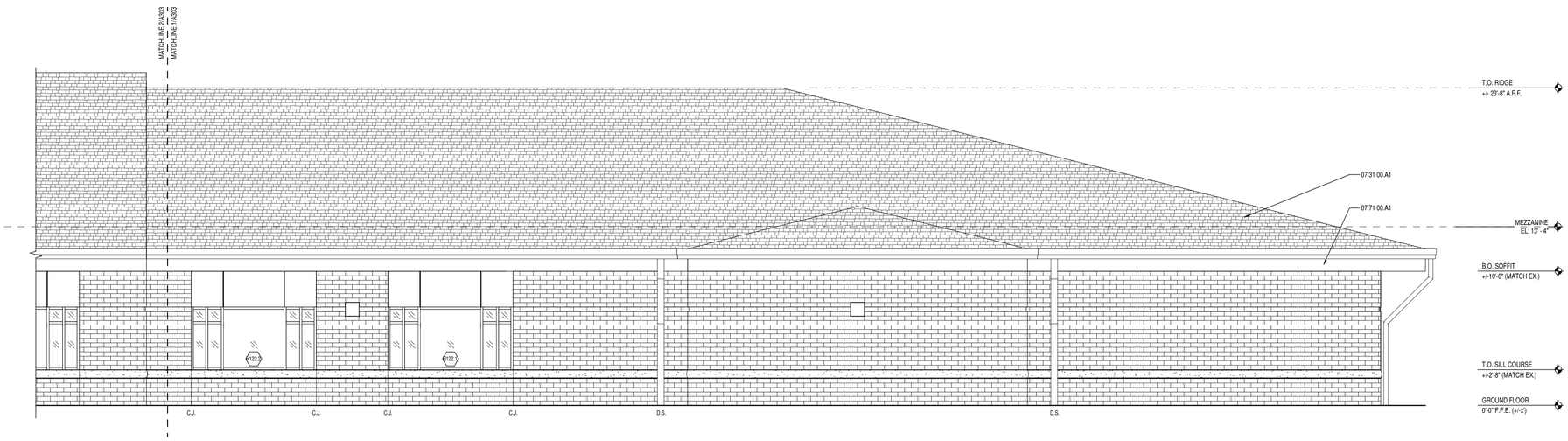
CERTIFIED BY:
DESIGN DEVELOPMENT PACKAGE (NOT FOR CONSTRUCTION)

DRAWING NUMBER
A302

PROJECT NUMBER
2022020



2 A303 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 A303 EAST ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

03 31 00.J5	4" Cast-in-Place Concrete Slab
04 05 19.U4	4 3/4" Rod & 3 1/4" Pintle
04 20 00.B3	Cast Stone Sill
04 21 00.A15	Utility Brick - 3/8" Joint
05 41 00.A8	6" Metal Stud
06 16 00.A4	5/8" Gypsum Sheathing
07 21 00.B6	3" Rigid Insulation
07 26 00.A1	Moisture Barrier
07 26 00.A5	Air Barrier
07 31 00.A1	Asphalt Shingles
07 71 00.A1	Gutter
07 95 13.B6	2" Expansion Joint
09 29 00.D1	5/8" Gypsum Wallboard
09 51 00.A5	Square Edge (3/4 x 24 x 24)
09 51 00.D1	Suspension Wire
09 65 00.B2	4" Resilient Flat Base
09 81 00.A3	Batt Insulation

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PROJECT:
Westfield Washington School Corp.
ADDITION & RENOVATIONS TO
CAREY RIDGE ELEMENTARY
16231 CAREY ROAD, WESTFIELD, INDIANA 46074

SCOPE DRAWINGS:
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On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

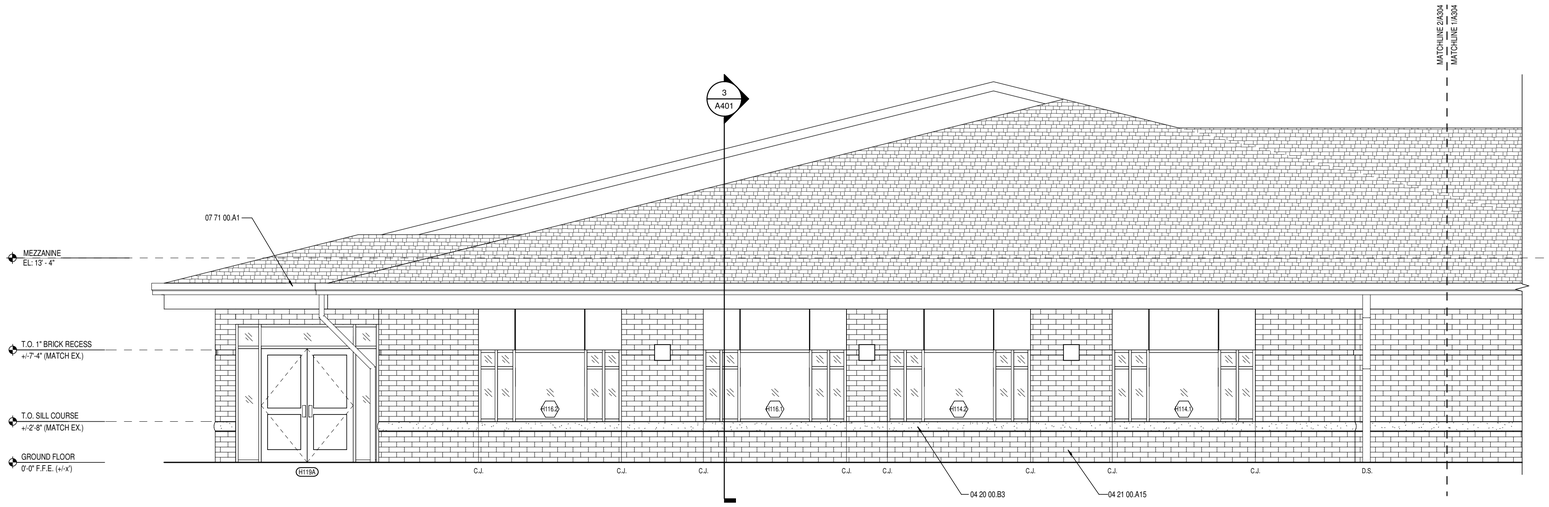
ISSUE DATE	DRAWN BY	CHECKED BY
06/09/22	Author	Checker

DRAWING TITLE:
EXTERIOR ELEVATIONS

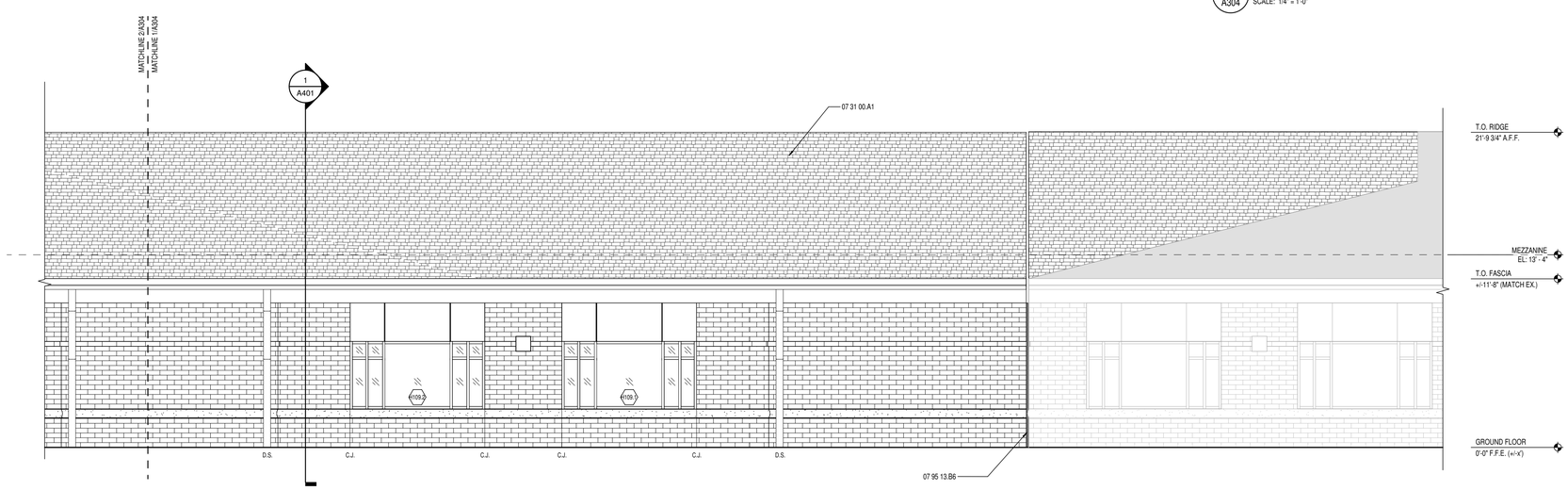
CERTIFIED BY:
DESIGN DEVELOPMENT PACKAGE (NOT FOR CONSTRUCTION)

DRAWING NUMBER
A303

PROJECT NUMBER
2022020



2 A304 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A304 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

03 31 00.J5	4" Cast-in-Place Concrete Slab
04 05 19.U4	4 3/4" Rod & 3 1/4" Pintle
04 20 00.B3	Cast Stone Sill
04 21 00.A15	Utility Brick - 3/8" Joint
05 41 00.A8	6" Metal Stud
06 16 00.A4	5/8" Gypsum Sheathing
07 21 00.B6	3" Rigid Insulation
07 26 00.A1	Moisture Barrier
07 26 00.A5	Air Barrier
07 31 00.A1	Asphalt Shingles
07 71 00.A1	Gutter
07 95 13.B6	2" Expansion Joint
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09 51 00.A5	Square Edge (3/4 x 24 x 24)
09 51 00.D1	Suspension Wire
09 65 00.B2	4" Resilient Flat Base
09 81 00.A3	Batt Insulation

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PROJECT:
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ADDITION & RENOVATIONS TO
CAREY RIDGE ELEMENTARY
16231 CAREY ROAD, WESTFIELD, INDIANA 46074

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REVISIONS:

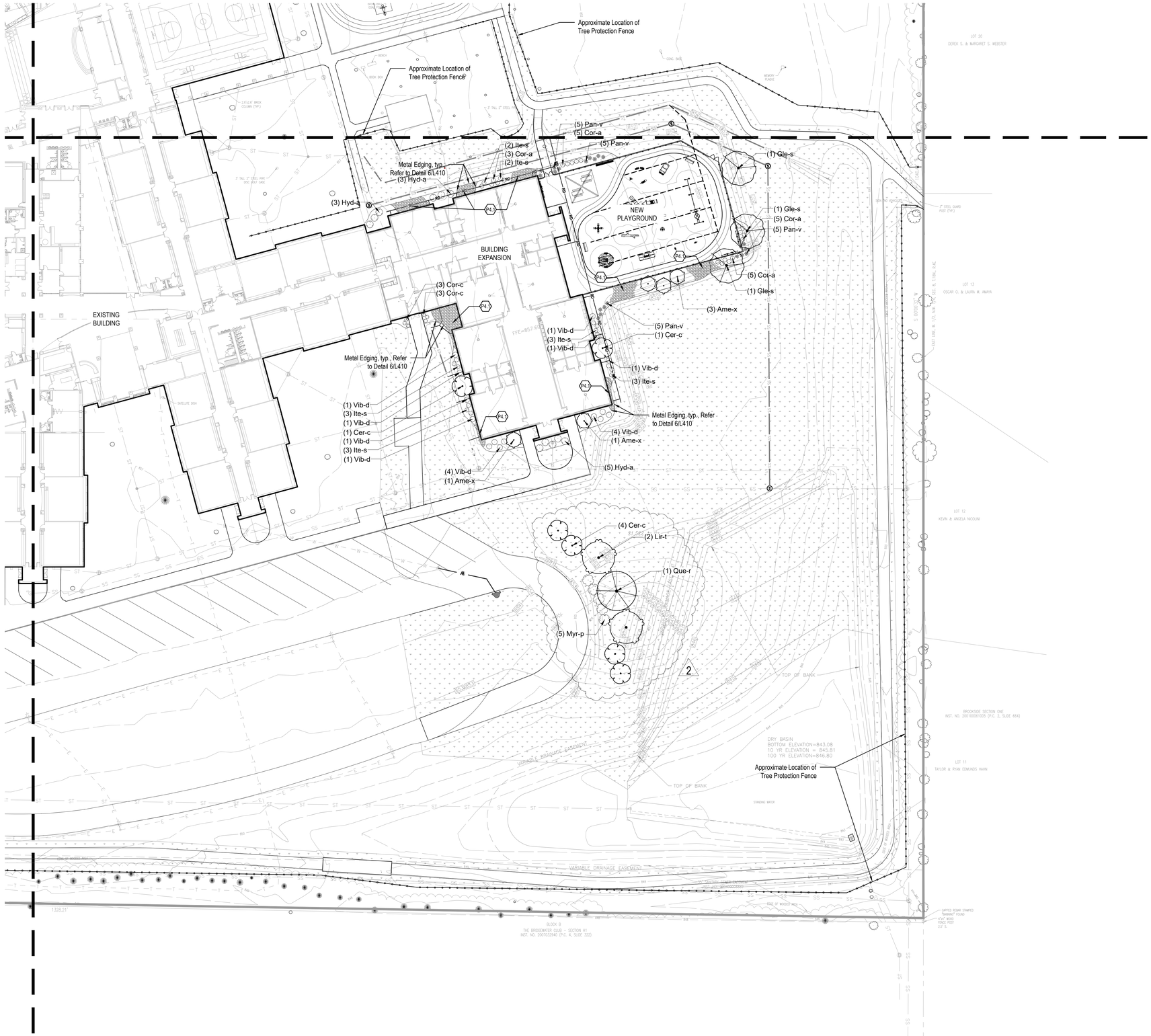
ISSUE DATE	DRAWN BY	CHECKED BY
06/09/22	Author	Checker

DRAWING TITLE:
EXTERIOR ELEVATIONS

CERTIFIED BY:
DESIGN DEVELOPMENT PACKAGE (NOT FOR CONSTRUCTION)

DRAWING NUMBER
A304

PROJECT NUMBER
2022020



GENERAL LANDSCAPE AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

PLANTING LEGEND

Lawn Seed Mix

P4.0 Pavement, Aggregate

P4.1 Decorative Landscape Stone, Refer to Specifications

ORDINANCE CHART
ZONING: Institutional
SURROUNDING ZONING
North: SF-2
East: SF-2
South: PUD
West: SF-2

OVERALL SITE REQUIREMENTS
Requirement: 2 Shade, 3 Ornamental or Evergreen, and 10 Shrubs/Acre
Required: 5 acres = 10 Shade, 15 Ornamental or Evergreen, and 50 Shrubs
Provided: 10 Shade, 15 Ornamental or Evergreen, and 81 Shrubs

STREET TREES
Street Trees not required

FOUNDATION PLANTINGS
Requirement: Provide plant material along walls and fences approx. every 40'

Required:
East: 174 l.f.
South: 269 l.f.
West: 101 l.f.
North: 239 l.f.

Provided:
East: Plantings are grouped to leave no more than 40' w/o plant coverage
South: Plantings are grouped to leave no more than 40' w/o plant coverage
West: Plantings are grouped to leave no more than 40' w/o plant coverage
North: Plantings are grouped to leave no more than 40' w/o plant coverage

BUFFERS
Northeastern Property Perimeter (100 LF)
Required: (Type B) 4 Shade, 4 Evergreen, 10 Shrubs, 4' Mound
Provided: 4 Shade, 4 Evergreen, 10 Shrubs, 4' Mound

INTERIOR PARKING LOT PLANTINGS
Required: 1 Shade, 4 Shrubs
Provided: 1 Shade, 4 Shrubs

PERIMETER PARKING
Perimeter Parking not required

2

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
Westfield Washington Schools
ADDITION & RENOVATIONS TO
CAREY RIDGE ELEMENTARY
16231 CAREY ROAD, WESTFIELD, INDIANA 46074

SCOPE DRAWINGS:
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REVISIONS:

1	Addendum 01	10/18/2022
2	TAC Comment Response	03/15/2023

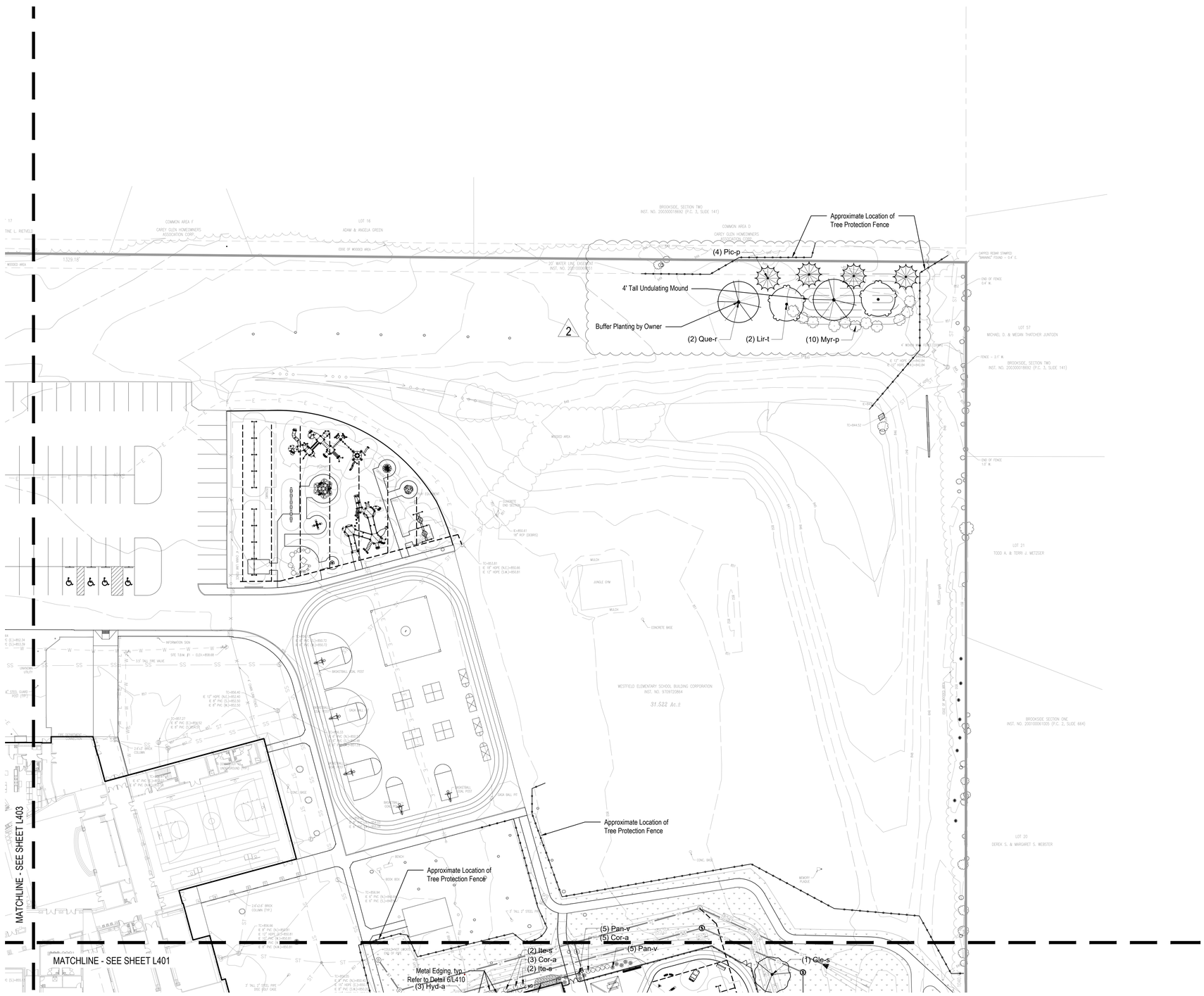
ISSUE DATE	DRAWN BY	CHECKED BY
11/22/2022	DDC	LAM

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
FREDDIE J. PRAZEAU
REGISTERED
No. 2020-0052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2023

DRAWING NUMBER
L401

PROJECT NUMBER
2022020



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16. Trees shall be matched in groups unless otherwise noted.

PLANTING LEGEND

Lawn Seed Mix

P4.0 Pavement, Aggregate

P4.1 Decorative Landscape Stone, Refer to Specifications

ORDINANCE CHART
ZONING: Institutional
SURROUNDING ZONING
North: SF-2
East: SF-2
South: PUD
West: SF-2

OVERALL SITE REQUIREMENTS
Requirement: 2 Shade, 3 Ornamental or Evergreen, and 10 Shrubs/Acre
Required: 5 acres = 10 Shade, 15 Ornamental or Evergreen, and 50 Shrubs
Provided: 10 Shade, 15 Ornamental or Evergreen, and 81 Shrubs

STREET TREES
Street Trees not required

FOUNDATION PLANTINGS
Requirement: Provide plant material along walls and fences approx. every 40'

Required:
East: 174 l.f.
South: 269 l.f.
West: 101 l.f.
North: 239 l.f.

Provided:
East: Plantings are grouped to leave no more than 40' w/o plant coverage
South: Plantings are grouped to leave no more than 40' w/o plant coverage
West: Plantings are grouped to leave no more than 40' w/o plant coverage
North: Plantings are grouped to leave no more than 40' w/o plant coverage

BUFFERS
Northeastern Property Perimeter (100 LF)
Required: (Type B) 4 Shade, 4 Evergreen, 10 Shrubs, 4' Mound
Provided: 4 Shade, 4 Evergreen, 10 Shrubs, 4' Mound

INTERIOR PARKING LOT PLANTINGS
Required: 1 Shade, 4 Shrubs
Provided: 1 Shade, 4 Shrubs

PERIMETER PARKING
Perimeter Parking not required

2

North 0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
Westfield Washington Schools
ADDITION & RENOVATIONS TO
CAREY RIDGE ELEMENTARY
16231 CAREY ROAD, WESTFIELD, INDIANA 46074

SCOPE DRAWINGS:
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REVISIONS:

1	Addendum 01	10/18/2022
2	TAC Comment Response	03/15/2023

ISSUE DATE	DRAWN BY	CHECKED BY
11/22/2022	DDC	LAM

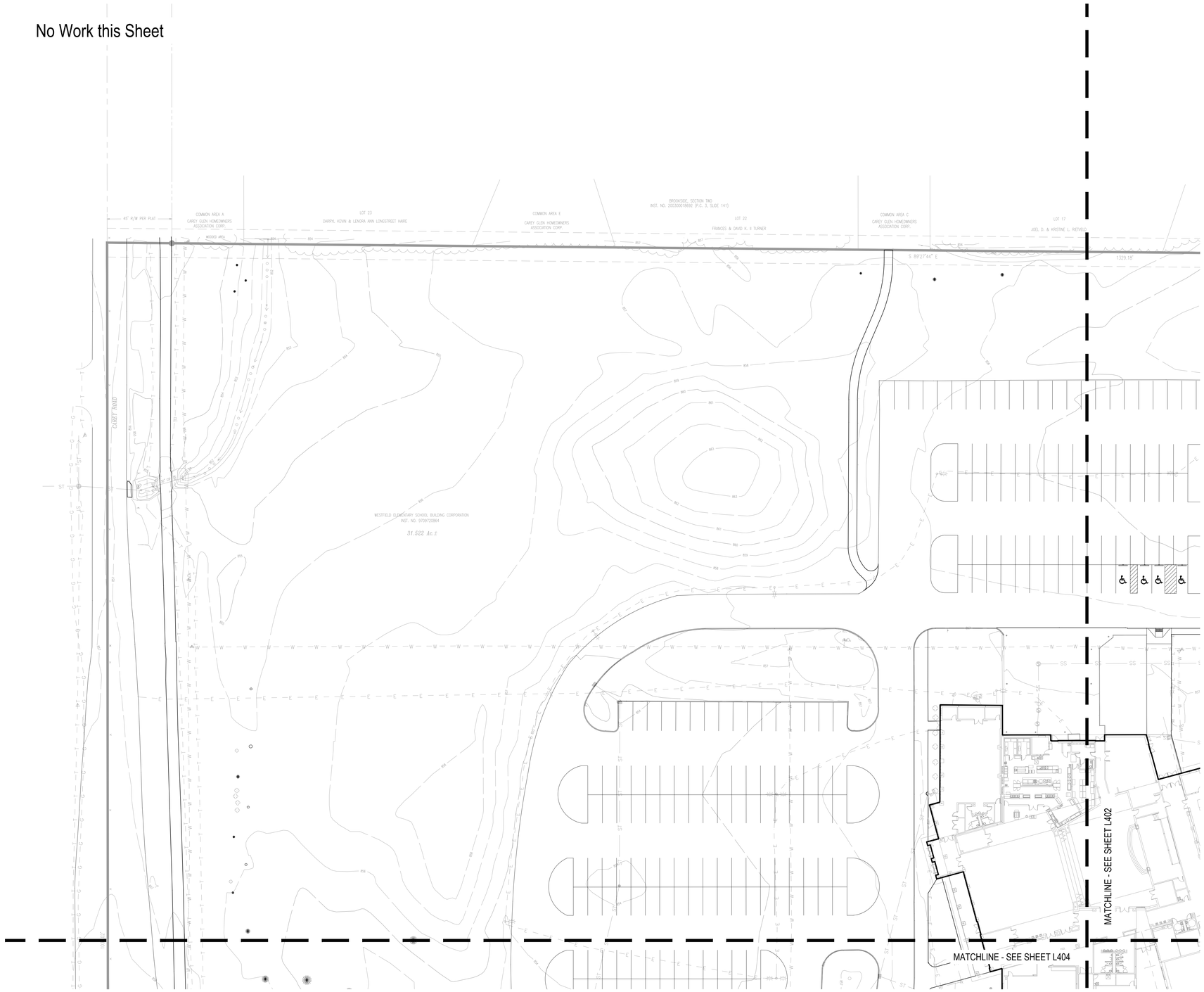
DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
FREDDIE J. PEKZEAU
REGISTERED
No. 2020-0052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2023

DRAWING NUMBER
L402

PROJECT NUMBER
2022020

No Work this Sheet



GENERAL LANDSCAPE AND PLANTING NOTES

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ORDINANCE CHART
ZONING: Institutional
SURROUNDING ZONING
North: SF-2
East: SF-2
South: PUD
West: SF-2

OVERALL SITE REQUIREMENTS
Requirement: 2 Shade, 3 Ornamental or Evergreen, and 10 Shrubs/Acre
Required: 5 acres = 10 Shade, 15 Ornamental or Evergreen, and 50 Shrubs
Provided: 10 Shade, 15 Ornamental or Evergreen, and 81 Shrubs

STREET TREES
Street Trees not required

FOUNDATION PLANTINGS
Requirement: Provide plant material along walls and fences approx. every 40'

Required:
East: 174 l.f.
South: 269 l.f.
West: 101 l.f.
North: 239 l.f.

Provided:
East: Plantings are grouped to leave no more than 40' w/o plant coverage
South: Plantings are grouped to leave no more than 40' w/o plant coverage
West: Plantings are grouped to leave no more than 40' w/o plant coverage
North: Plantings are grouped to leave no more than 40' w/o plant coverage

BUFFERS
Northeastern Property Perimeter (100 LF)
Required: (Type B) 4 Shade, 4 Evergreen, 10 Shrubs, 4' Mound
Provided: 4 Shade, 4 Evergreen, 10 Shrubs, 4' Mound

INTERIOR PARKING LOT PLANTINGS
Required: 1 Shade, 4 Shrubs
Provided: 1 Shade, 4 Shrubs

PERIMETER PARKING
Perimeter Parking not required

2

North

0 15' 30' 60'
Scale 1" = 30'-0"

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REVISIONS:

1	Addendum 01	10/18/2022
2	TAC Comment Response	03/15/2023

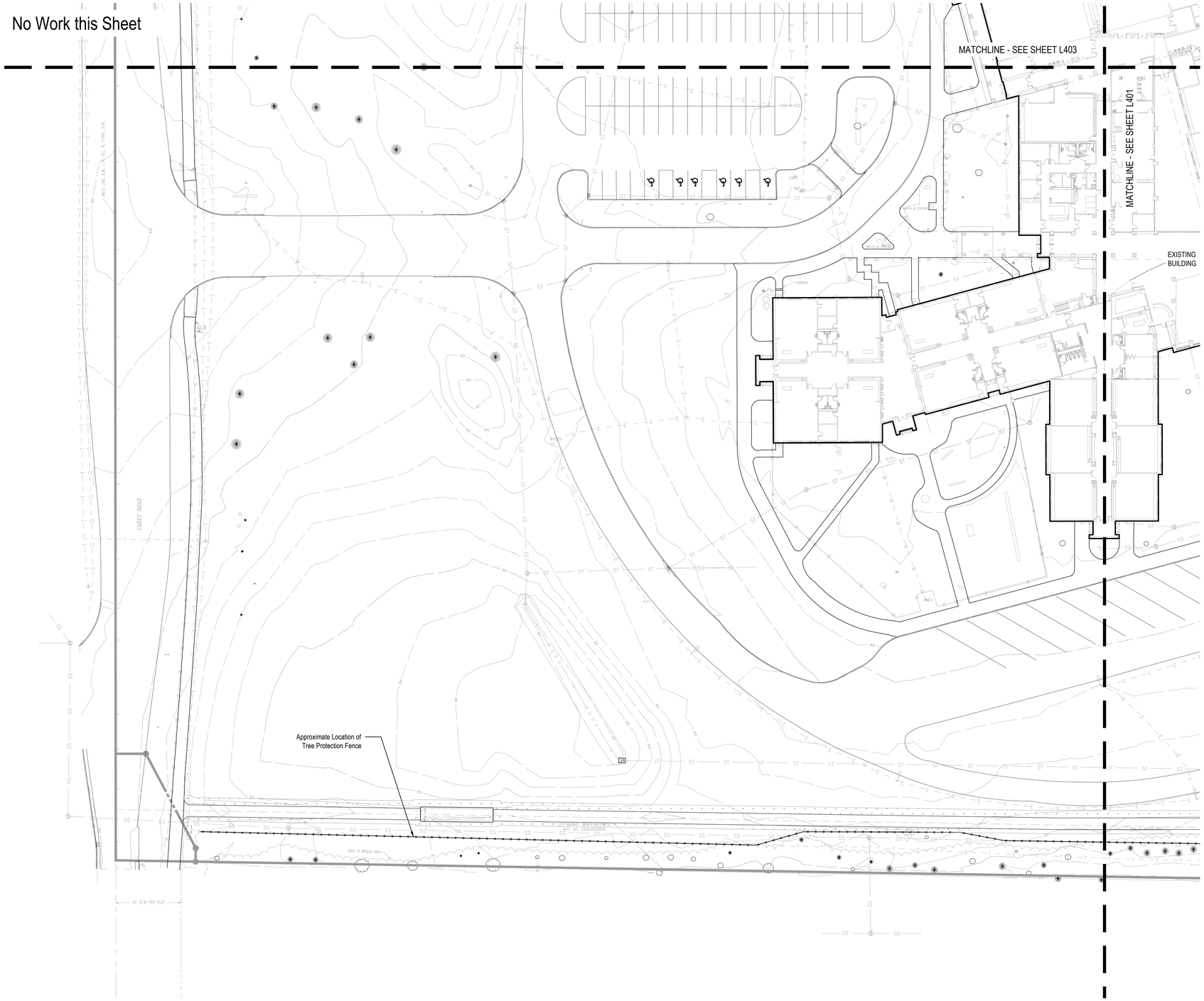
ISSUE DATE	DRAWN BY	CHECKED BY
11/22/2022	DDC	LAM

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
FREDDIE J. PRAZEAU
REGISTERED
No. 2020-0052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2023

DRAWING NUMBER
L403

PROJECT NUMBER
2022020



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5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

ORDINANCE CHART
ZONING: Institutional
SURROUNDING ZONING
North: SF-2
East: SF-2
South: PUD
West: SF-2

OVERALL SITE REQUIREMENTS
Requirement: 2 Shade, 3 Ornamental or Evergreen, and 10 Shrubs/Acre
Required: 5 acres = 10 Shade, 15 Ornamental or Evergreen, and 50 Shrubs
Provided: 10 Shade, 15 Ornamental or Evergreen, and 81 Shrubs

STREET TREES
Street Trees not required

FOUNDATION PLANTINGS
Requirement: Provide plant material along walls and fences approx. every 40'

Required:
East: 174 l.f.
South: 269 l.f.
West: 101 l.f.
North: 239 l.f.

Provided:
East: Plantings are grouped to leave no more than 40' w/o plant coverage
South: Plantings are grouped to leave no more than 40' w/o plant coverage
West: Plantings are grouped to leave no more than 40' w/o plant coverage
North: Plantings are grouped to leave no more than 40' w/o plant coverage

BUFFERS
Northeastern Property Perimeter (100 LF)
Required: (Type B) 4 Shade, 4 Evergreen, 10 Shrubs, 4' Mound
Provided: 4 Shade, 4 Evergreen, 10 Shrubs, 4' Mound

INTERIOR PARKING LOT PLANTINGS
Required: 1 Shade, 4 Shrubs
Provided: 1 Shade, 4 Shrubs

PERIMETER PARKING
Perimeter Parking not required

2

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
Westfield Washington Schools
ADDITION & RENOVATIONS TO
CAREY RIDGE ELEMENTARY
16231 CAREY ROAD, WESTFIELD, INDIANA 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project. In general, they describe the extent of the work, the general layout of the building, the major architectural elements and the type of structural, mechanical and electrical systems.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the work described in the Contract.
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

1	Addendum 01	10/18/2022
2	TAC Comment Response	03/15/2023

ISSUE DATE	DRAWN BY	CHECKED BY
11/22/2022	DDC	LAM

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
FREDDIE J. PRAZENKA
REGISTERED
No. 2020-0052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2023

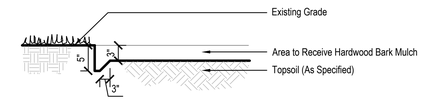
DRAWING NUMBER
L404

PROJECT NUMBER
2022020

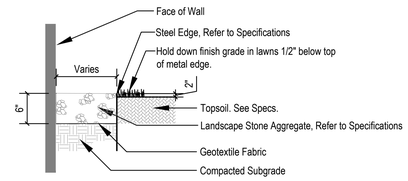
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
Gle-s	3	Gleditsia triacanthos inermis `Shademaster`	Shademaster Thornless Honeylocust	B & B	2"Cal	min. 8` ht.	full, strong central leader, matched
Lir-t	4	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal		full, strong central leader, matched
Que-r	3	Quercus rubra	Red Oak	B & B	2"Cal		spring dug, full, strong central leader, matched
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
Pic-p	4	Picea pungens glauca `Fat Albert`	Fat Albert Colorado Blue Spruce	B & B	min. 6` ht.		full, strong central leader, matched, symmetrical
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
Ame-x	5	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	2" Cal	min. 8` ht.	multi-trunk; matched
Cer-c	6	Cercis canadensis	Eastern Redbud	B & B	2"Cal	8` ht.	multi-trunk, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	FIELD3	REMARKS
Cor-c	6	Cornus sericea `Kelseyi`	Kelseyi Red Twig Dogwood	container	24"		space @ 2`-6" o.c.
Cor-a	18	Cornus stolonifera `Farrow`	Arctic Fire Dogwood	container	24"		space @ 3`-0" o.c.
Hyd-a	11	Hydrangea arborescens `Abetwo`	Incrediball Hydrangea	container	24"		space @ 5`-0" o.c.
Ite-s	16	Itea virginica `Sprich`	Little Henry Virginia Sweetspire	container	24"		space @ 3`-0" o.c.
Myr-p	15	Myrica pensylvanica	Northern Bayberry	container	24"		space @ 8`-0" o.c., allow to mass
Vib-d	15	Viburnum dentatum `Christom`	Blue Muffin Viburnum	container	24"		space @ 4`-0" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	FIELD3	REMARKS
Pan-v	20	Panicum virgatum `Cloud Nine`	Cloud Nine Switch Grass	#1 pot			space @ 3`-0" o.c.

2



4 SPADE EDGE
Not to Scale



7 DECORATIVE LANDSCAPE STONE
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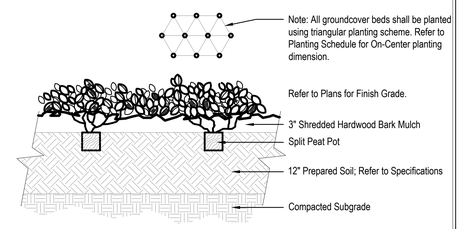
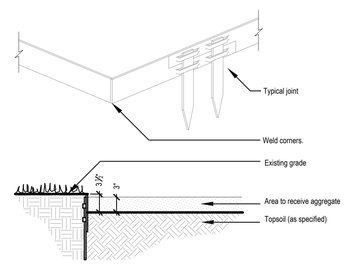


3 GROUNDCOVER PLANTING
Not to Scale



6 METAL EDGE
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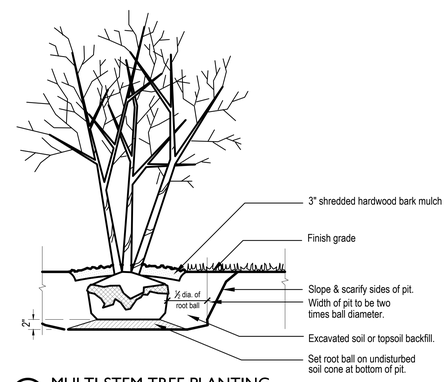
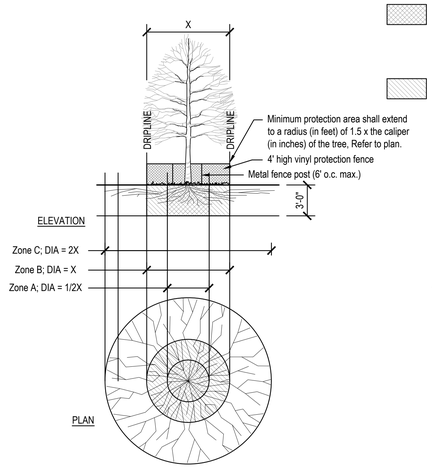


2 MULTI-STEM TREE PLANTING
Not to Scale



TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)
1. NO DISTURBANCE ALLOWED without site-specific inspection and approval of methods to minimize root damage.
2. Severance of roots larger than 2" diameter requires Landscape Architect's approval.
3. Tunneling or boring required to install utilities 3'-0" below grade or deeper.

ZONE B (DRIPLINE)
1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
2. Trenching allowed as follows:
   - Excavation by hand or with hand-driver trencher may be required.
   - Limit trench width. Do not disturb Zone A, maintain 2/3 or more of Zone B in undisturbed condition.
3. Tunneling or boring may be required for trenches deeper than 3'-0".

ZONE C (FEEDER ROOT ZONE)
1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
2. Trenching with heavy equipment allowed as follows:
   - Minimize trench width.
   - Maintain 2/3 or more of Zone C in undisturbed condition.

FENCING/ROOT PROTECTION
4' high vinyl protection fence at the greater of Zone B (Dripline) or to a radius (in feet) of 1.5x the caliper (in inches) of the tree, minimum, and at Zone C (Feeder Root Zone) if possible. Refer to Detail this Sheet.

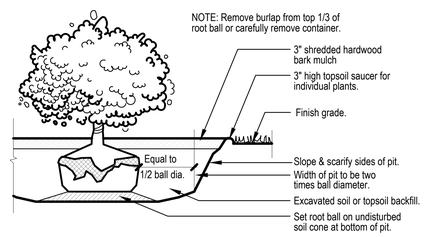
Upon Landscape Architect's approval, a plywood box (8' minimum height) may be used where fencing cannot be achieved.

Landscape Architect's approval required for use/access within Zone B. Permission for use/access requires Surface Protection Measures for all unfenced, unpaved surfaces within Zone B.

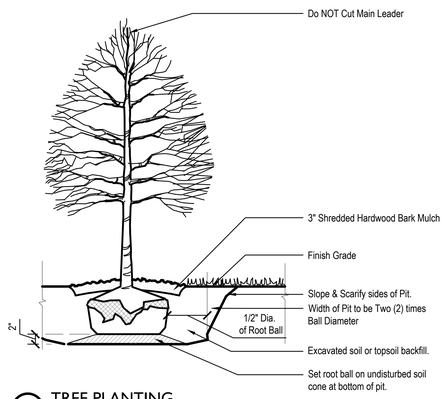
*SURFACE PROTECTION MEASURES
1. Mulch Layer, 6"-8" Depth
2. ¾" Plywood
3. Steel Plates

NOTES:
1. Refer to tree protection specifications.
2. Contractor may submit alternate methods of tree protection to Landscape Architect for consideration.

8 TREE PROTECTION
Not To Scale



5 SHRUB PLANTING
Not to Scale



1 TREE PLANTING
Not to Scale

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SCOPE DRAWINGS:
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REVISIONS:

1	Addendum 01	10/18/2022
2	TAC Comment Response	03/15/2023

ISSUE DATE	DRAWN BY	CHECKED BY
11/22/2022	DDC	LAM

DRAWING TITLE:
PLANTING DETAILS

CERTIFIED BY:
FREDDIE J. PRAZEAU
REGISTERED
No. 2020-0052
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2023

DRAWING NUMBER
L410

PROJECT NUMBER
2022020

CITY OF
Westfield
INDIANA

ACKNOWLEDGEMENT OF DETAILED DEVELOPMENT PLAN APPROVAL OF 2210-DDP-37 (Carey Ridge Elementary School Addition), DELEGATED TO STAFF

This **ACKNOWLEDGEMENT**, made this 13th day of April, 2023, by Weston Rogers, Associate Planner, City of Westfield, Indiana, designated on behalf of Kevin M. Todd, Community Development Director WITNESSETH:

WHEREAS, on Monday, February 6, 2023, the Westfield-Washington Township Advisory Plan Commission (the "APC") delegated Detailed Development Plan approval of the Carey Ridge Elementary School Addition Detailed Development Plan to Community Development Department Staff with a 7 to 0 vote;

WHEREAS, The Petitioner requested approval of a Detailed Development Plan consisting of a review for a 19,145 SF building addition on 32 acres +/- in the AG-SF1 Zoning District;

WHEREAS, on Friday, March 17, 2023, all outstanding comments regarding the project submission have been addressed, and the Carey Ridge Elementary School Addition DDP is deemed compliant with the AG-SF1 Zoning District Standards and the Westfield-Washington Township Unified Development Ordinance as applicable, respectively.

CITY OF WESTFIELD, COMMUNITY DEVELOPMENT DEPARTMENT

Weston Rogers, Community Development Associate Planner, on behalf of Kevin M. Todd, Community Development Director

Joe Montalone, Westfield-Washington Schools Representative, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Approval.

Joe Montalone

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: Weston Rogers

Prepared by: Weston Rogers, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074