



CITY OF WESTFIELD, IN
AdvisoryPlanCommission_Meeting_Agenda_03_02_2020

Monday, March 02, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 02, 2020 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - February 18, 2020

Documents: [APC Minutes - February 18, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

1911-DDP-29

Motor District

Gristmill Crossing, Lot 3 (Northwest of SR 32 and Ditch Road intersection)

Motor District, LLC by Kimley-Horn & Associates requests Detailed Development Plan review of 196, 540 Square Foot Car Condos on 12 acres +/- in the Gristmill PUD District. (Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)

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

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2003-SPP-03 & 2003-ODP-03 [PUBLIC HEARING]

Claiborne Farms by Del Webb

West of and adjacent to Towne Road and North of and adjacent to 146th Street

Del Webb by Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan review of 490 Lots on approximately 257 acres +/- in the Claiborne Farms of Del Webb PUD District.

(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Presentation Material](#)

2003-PUD-02 [PUBLIC HEARING]

Wheeler Landing PUD Amendment III (Portillo's)

Northwest corner of Wheeler Road and SR 32

Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 20-08](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Grand Park Sports Campus Concept](#)

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT

PLAN COMMISSION MEMBER TRAINING SESSION



Westfield–Washington Township Advisory Plan Commission

Minutes of the February 18, 2020 APC Meeting

Presented for approval: March 2, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 18, 2020 scheduled for 7:00 p.m. at Westfield City Hall.

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Robert Horkay, Victor McCarty, and Dave Schmitz.

Members Absent: Mike Johns, Ginny Kelleher, Andre Maue, and Cindy Spoljaric.

City Staff Present: Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

Motion: McCarty motioned to approve the February 3, 2020 meeting minutes as written.
Horkay seconded. Motion passed. Vote 5-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA

2002-DDP-02

Sanders Glen Senior Housing

334 Cherry Street

Patch Development, LLC requests a Detailed Development Plan review for four (4) multi-family buildings containing a total of twenty-seven (27) dwelling units on 2.67 acres +/- in the MF2: Multi-Family Medium Density District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Motion: Approve Consent Agenda as presented.

Motion: Horkay; Second: Schmitz. Motion passed. Vote: 5-0.

ITEMS OF BUSINESS

2002-SPP-01 & 2002-ODP-01

Dartown Crossing

NW Corner of SR 32 & Dartown Road

MR3 Development, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan review of 3 Lots on approximately 47.38 acres +/- in the Dartown Crossing PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for Primary Plat and Overall Development Plan review.

No Commission comments.

Motion: Approve 2002-SPP-01 & 2002-ODP-01 as with the following condition:

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Community Development Department E-mail: community@westfield.in.gov

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: Burkman. Motion passed. Vote: 5-0.

**2002-SPP-02 &
2002-ODP-02**

Legacy Oaks

NE Corner of 146th Street & Oak Ridge Road

Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests Primary Plat and Overall Development Plan review of 64 Lots on 56.9 acres +/- in the Legacy Oaks PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a Primary Plat and Overall Development Plan

Schmitz asked for clarification on the plan for Area B, listed as Block A on plat.

Crabtree responded that the PUD would permit 3 lots if desired, and would need to come back for another ODP & SPP. Also permitted could be a park or another SF2 permitted use.

Motion: Approve 2002-SPP-02 & 2002-ODP-02 as with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Motion: Horkay; Second: Schmitz. Motion passed. Vote: 5-0.

PUBLIC HEARING ITEMS

2003-PUD-03

[PUBLIC HEARING]

Northpoint PUD Amendment III (GFS)

NW Corner of 196th Street and Grassy Branch Road

Tippmann Construction by Kimley-Horn and Associates, Inc. requests an amendment to the Development Standards of the Northpoint PUD District to accommodate a warehouse facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this request for an amendment to the Development Standards of the Northpoint PUD District. This request incorporates an updated site plan, landscape plan, and addresses a pump room and water storage tank for fire suppression.

Public Hearing for 2003-PUD-03 opened at 7:10 p.m.

No public comments.

Public Hearing for 2003-PUD-03 closed at 7:11 p.m.

Schmitz asked if the only change was the addition of the tank.

Howard responded that they also reduced the width between pavement and the north property line, and provided greater detail on the buffer area.

Graham asked if the Department had any issues with the request, and if this request came about as they got further in the design process.

Howard replied yes, and that the Department does not have any issues with the request.

Burkman asked about the Coventry Subdivision zoning.

Howard replied that Coventry is zoned as Northpoint PUD.

Motion: Forward 2003-PUD-03 to the City Council with a positive recommendation.

Motion: Graham; Second: McCarty. Motion passed. Vote: 5-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: McCarty. Motion passed. Vote: 5-0.

Meeting adjourned at 7:16 p.m.

Randall Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 2003-PUD-02

Project Name: Wheeler Landing PUD Amendment III (Portillo's)

Subject Site Address: Northwest corner of Wheeler Road and SR 32 (the "Property")

Petitioner: Portillo's Hot Dogs

Representative: HD Consulting Services Group, Inc.

Request: Requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant / Agriculture

Approximate Acreage: 2.3 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 20-08
4. Site Plan
5. Landscape Plan
6. Character Exhibits
7. Grand Park Sports Campus Concept

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the February 10, 2020, City Council meeting. The petition will receive a public hearing at the March 2, 2020, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at the northwest corner of Wheeler Road and SR 32 (see **Exhibit 2**).

Property Description: The Property is zoned the Wheeler Landing PUD District (Ordinance 18-04). Council approved PUD Amendment I (Ord. 19-37, 1909-PUD-27) for the Property at its

meeting on September 9, 2019. The Council approved PUD Amendment II (Ord. 19-62, 1912-PUD-46) for the Property at its meeting on December 9, 2019. The Property is currently going through a PUD amendment (Ord. 20-08, *pending*).

Overlay Districts: The proposed PUD amendment defaults to the standards of the State Highway 32 Overlay District with the modifications to the Overlay District as briefly highlighted below:

Building Elevations (Article 5.3(K)(2)): Shall apply; however,

- Building Elevations – Article 5.3(K)(2)(b);
 - Shall be modified from ninety (90) feet or greater in length to one hundred and forty (140) feet or greater in length,
 - Shall be modified from offsets shall be a minimum depth of four (4) feet to offsets shall be a minimum depth of two (2) feet;
- Flat Roofs – Article 5.3(K)(2)(f)(ii);
 - Shall be modified to substantially comply with the renderings attached as Exhibit D in proposed Ordinance 20-08;
- Drive-thrus and Fueling Stations – Article 5.3(K)(2)(j)(i);
 - Shall be modified from Drive-thru windows and lanes shall not be permitted to shall be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest said right-of-way line or Trail Corridor;
- Building Materials – Article 5.3(K)(2)(k);
 - Shall be modified to substantially comply with the elevations and renderings attached as Exhibit D in proposed Ordinance 20-08.

Inter-connectivity (Article 5.3(L)(4)(c)): Shall be modified to allow connectivity to the Trail Corridor as illustrated on Exhibit B in proposed Ordinance 20-08.

Loading Berths (Article 5.3(M)(1)(a)): Shall be modified to allow loading berth/trash enclosure on the Lot as illustrated on Exhibit C in proposed Ordinance 20-08.

Development Standards: The proposed PUD amendment defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Screening of Receptacles and Loading Areas (Article 6.1(H)(2)): Shall apply, however, the loading area shall be permitted to be located as illustrated on Exhibit C in proposed Ordinance 20-08.

Foundation Plantings (Article 6.8(L)(4)): Shall be modified from foundation plantings shall be located within fifteen (15) feet of the Building Façade to shall be located in excess of fifteen (15) feet from the Building Façade.



The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 7**).

In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A of the Family Sports Capital Addendum II.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 2, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the February 10, 2020, Council meeting.



DEPARTMENT COMMENTS

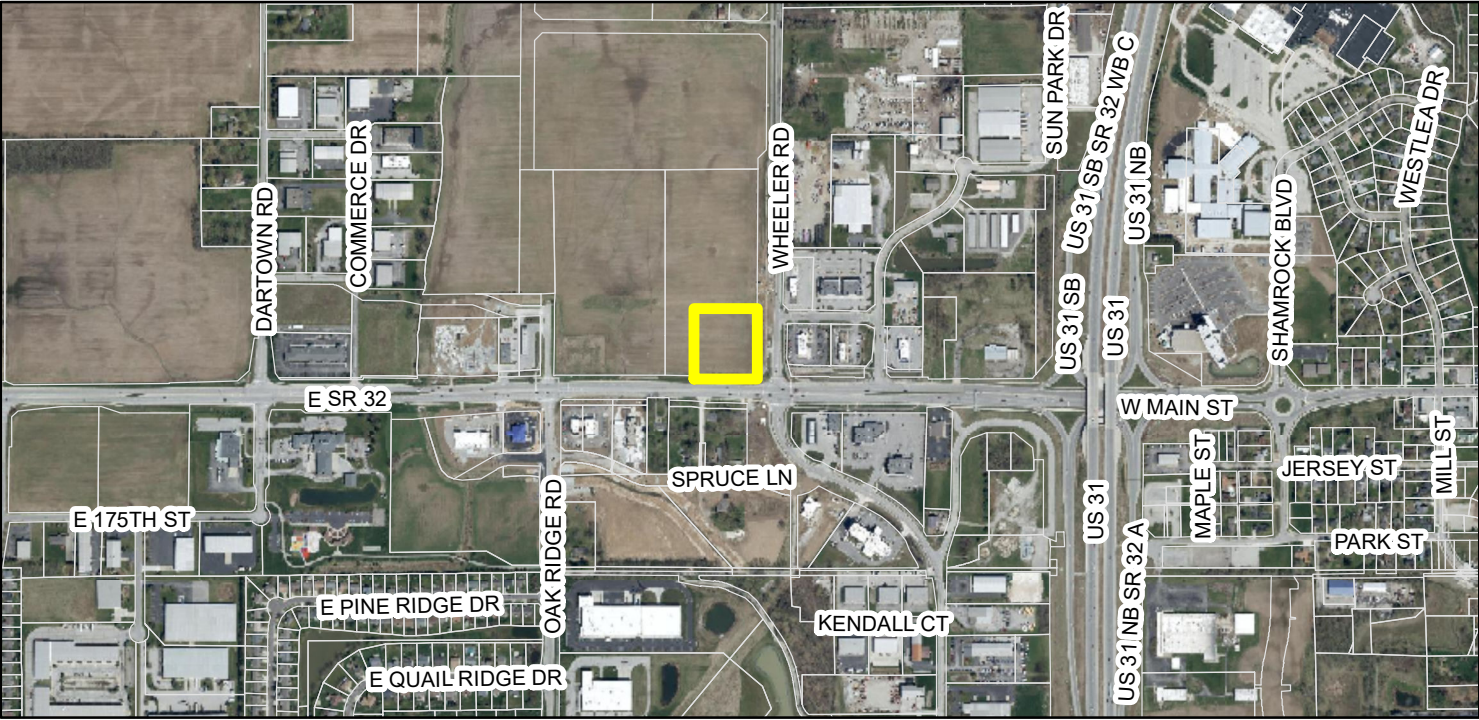
1. **Action: Hold a public hearing at the March 2, 2020, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



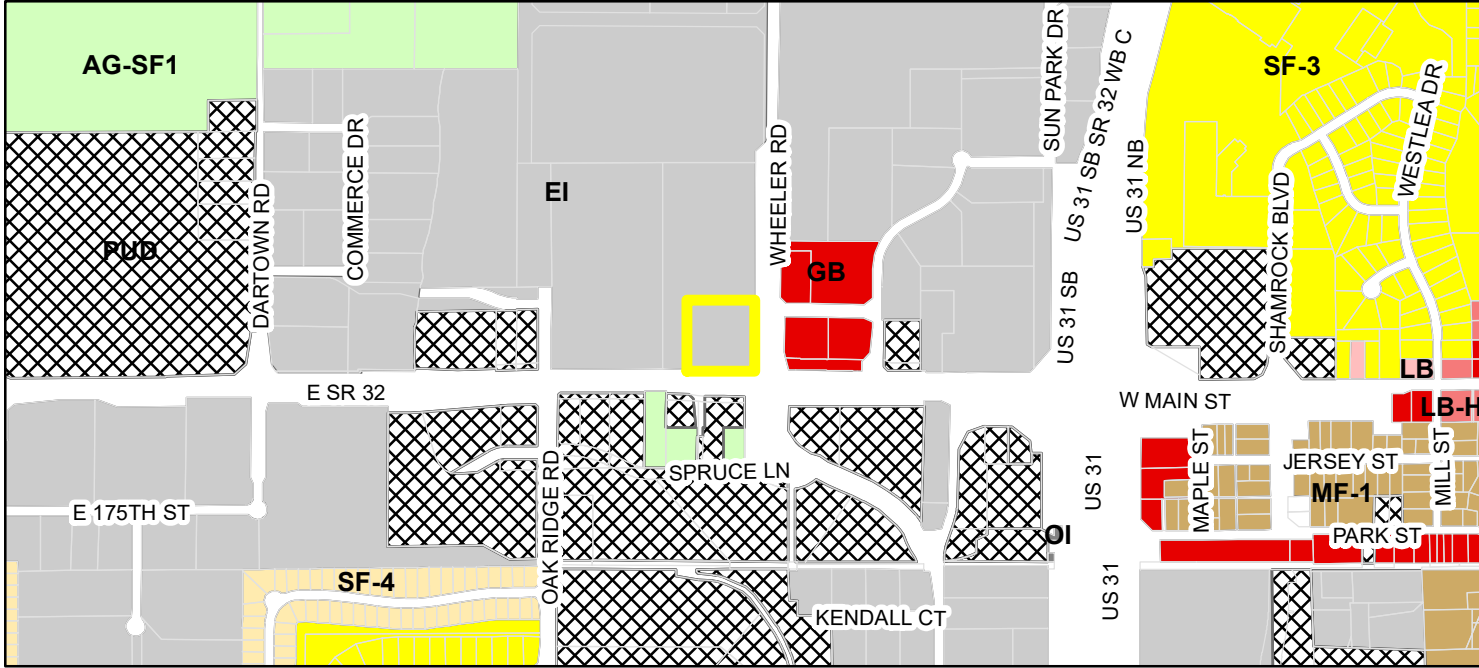
Property Location Map
Wheeler Landing PUD Amendment III (Portillo's)
Planned Unit Development
2003-PUD-02



Aerial Location Map



Zoning Map

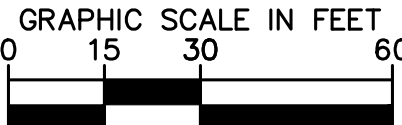
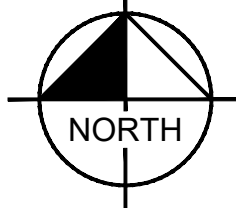


Parcel	LB-H (Local Business - Historical)
Zoning - All	MF-1 (Multiple Family - 1)
Zoning	OI (Open Industrial)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-3 (Single Family - 3)
GB (General Business)	SF-4 (Single Family - 4)
LB (Local Business)	

Drawing name: G:\Marketing\Proposals\DEV\2020\Portillo's..._2020-01-21_Wheeler Landing Portillo's_Westfield_IN\2 Design\CADD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Jan 31, 2020 11:09am by: daktamandand

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Indiana Utilities Protection Service



KEY NOTES

- 1 CONCRETE CURB, TYP. (SEE DETAILS)
- 2 CONCRETE CURB & GUTTER (SEE DETAILS)
- 3 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- 5 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 6 ACCESSIBLE RAMP WITH PAINTED TRUNCATED DOME (SEE DETAILS)
- 7 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- 8 DIRECTIONAL PAVEMENT MARKINGS, TYP.
- 9 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
- 10 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- 11 STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- 12 DRIVE THRU MENU BOARD AND SIGNAGE. REF ARCH PLANS
- 13 RAISED CURBLESS SIDEWALK (SEE DETAILS)
- 14 DUMPSTER ENCLOSURE WITH FENCE (SEE ARCH. PLANS)
- 15 TRANSFORMER PAD. COORDINATE WITH UTILITY PROVIDER
- 16 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 17 BICYCLE PARKING. REF ARCH PLANS
- 18 CURB TURNOUT, TYP. (SEE DETAILS)
- 19 CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
- 20 MONUMENT SIGN REF ARCH PLANS
- 21 OUTDOOR PATIO. REF ARCHITECTURAL PLANS
- 22 EMPLOYEE PARKING SIGN
- 23 "DO NOT ENTER" SIGN
- 24 "ONLINE ORDERING" SIGN
- 25 "RIGHT-TURN ONLY" SIGN
- 26 LIP GUTTER (SEE DETAILS)
- 27 BOLLARD
- 28 VALLEY GUTTER
- 29 CONCRETE COLLAR, TYP. (SEE DETAILS)

PARKING SUMMARY

STANDARD PARKING SPACES PROVIDED	=	114 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	5 SPACES
TOTAL PARKING SPACES PROVIDED	=	119 SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED	=	30 SPACES

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT (INDOT) SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	INDOT CLASS III CONCRETE APPROACH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB
	CONCRETE DEPRESSED CURB

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD88

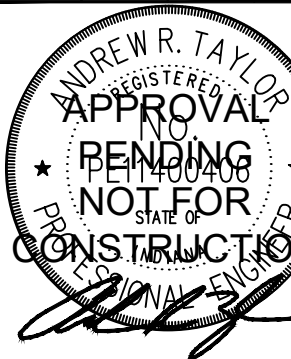
SBM #1: CUT "X", W BOLT OF FH, SW CORNER SR 32 & WHEELER RD.
ELEVATION=901.09

SBM #2 CUT "X", W BOLT OF TSP, SE COR SR 32 & GRAND PARK BLVD.
ELEVATION=899.69

NOTE: ALL INFRASTRUCTURE SHOWN ALONG AND INCLUDING TOURNAMENT TRAIL ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

Kimley»Horn

AS NOTED
SCALE:
DESIGNED BY: DAM
DRAWN BY: DAM
CHECKED BY: ART



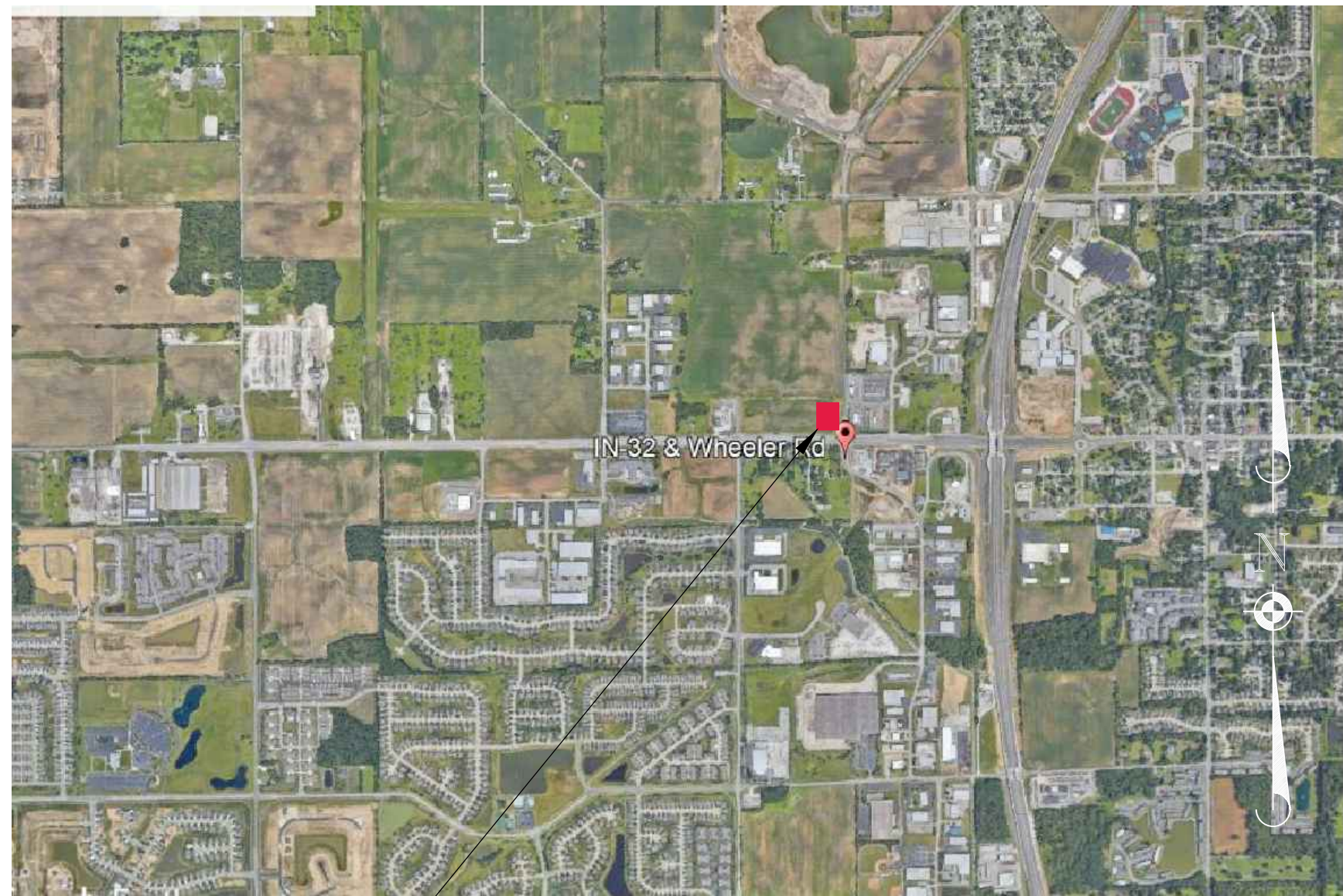
Portillo's
HOT DOGS • BEEF-BURGERS • SALADS

SITE PLAN

PORTILLO'S
RESTAURANT
WHEELER LANDING

ORIGINAL ISSUE:
01/31/2020
KHA PROJECT NO.
SHEET NUMBER

C3.0

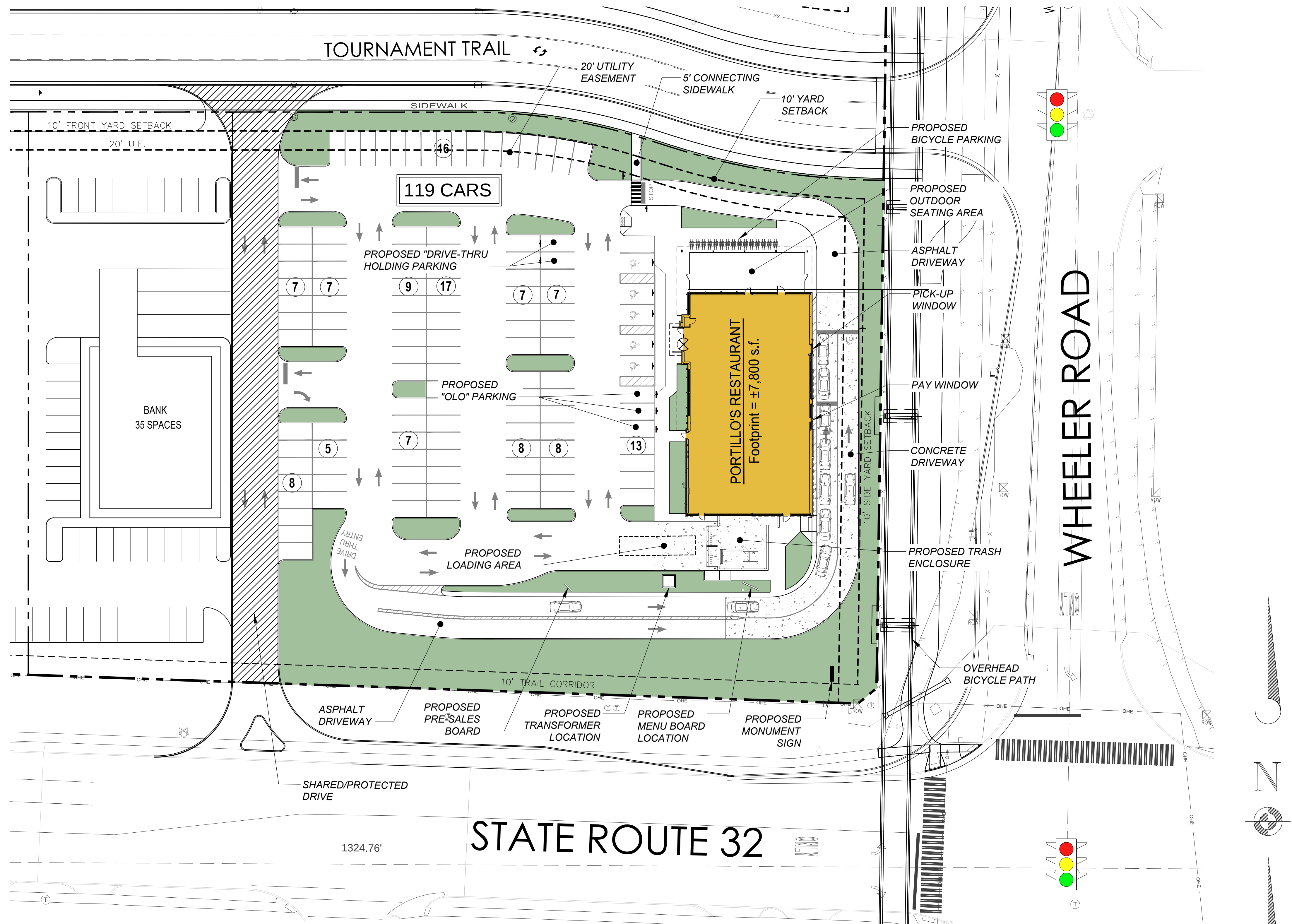


PROJECT
LOCATION

LOCATION PLAN

BUILDING FOOTPRINT: $\pm 7,800$ S.F.
STYLE: DINER 2, SIDE ENTRY
ON SITE PARKING PROVIDED: 119 CARS
H.C. SPACES REQUIRED: 5 CARS
H.C. SPACES PROVIDED: 5 CARS

FLOOR PLAN: WESTFIELD FP1.1



PROPOSED SITE PLAN

CONCEPT BASED ON K-H DRAWING EX.1 DATED 01/09/20

SCALE: N.T.S.

APPROXIMATE SITE AREA: $100,242$ S.F. = 2.30 Ac

STACKING: 38 CARS



PORTILLO'S HOT DOGS, LLC



WESTFIELD, IN.
NWC OF SR 32 AND WHEELER ROAD
GRAND PARK

CONCEPT #1D

DATED: 01/15/19

Proj. #201917

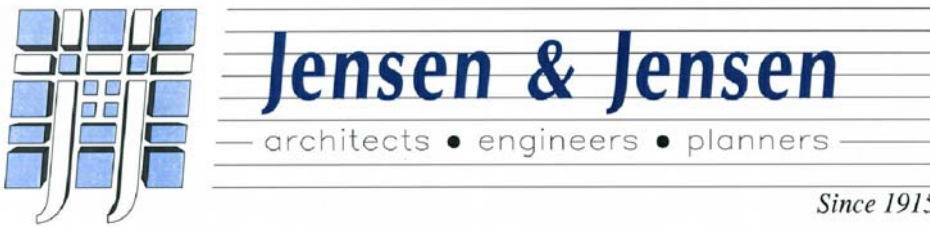


Portillo's New Diner: Aerial View of Site Looking East towards Monon Trail Bridge
 Scale: N.T.S.

New Diner Concept - January 17th, 2020



Portillo's - New Diner Restaurant
 NWC St. Route 32 & Wheeler Rd.
 Westfield, IN





Portillo's New Diner: Main Entrance & Patio View

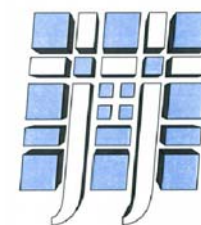
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New Diner Concept - January 17th, 202

Portillo's



Portillo's - New Diner Restaurant
NWC St. Route 32 & Wheeler Rd.
Westfield, IN



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Portillo's Diner: Streetview - Main Entrance Drive-Thru Entry

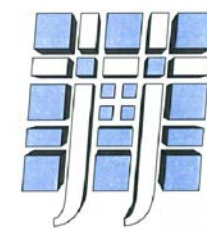
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New Diner Concept - January 17th, 202

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Portillo's Diner: Streetview of Drive-Thru Elevation

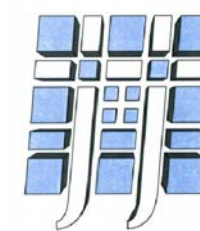
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New Diner Concept - January 17th, 202

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Portillo's New Diner: Streetview - Patio and Drive-Thru View

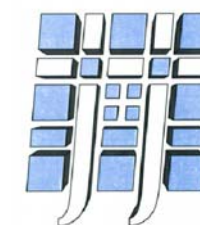
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New Diner Concept - January 17th, 2020

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Portillo's Diner - Looking North from Monon Bridge Trail

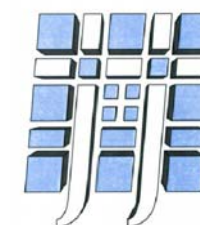
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New Diner Concept - January 17th, 202

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Portillo's Diner: -View from Monon Trail Bridge Looking South

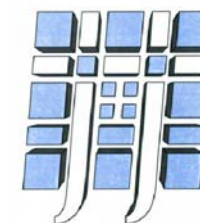
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New Diner Concept - January 17th, 2020

Portillo's®



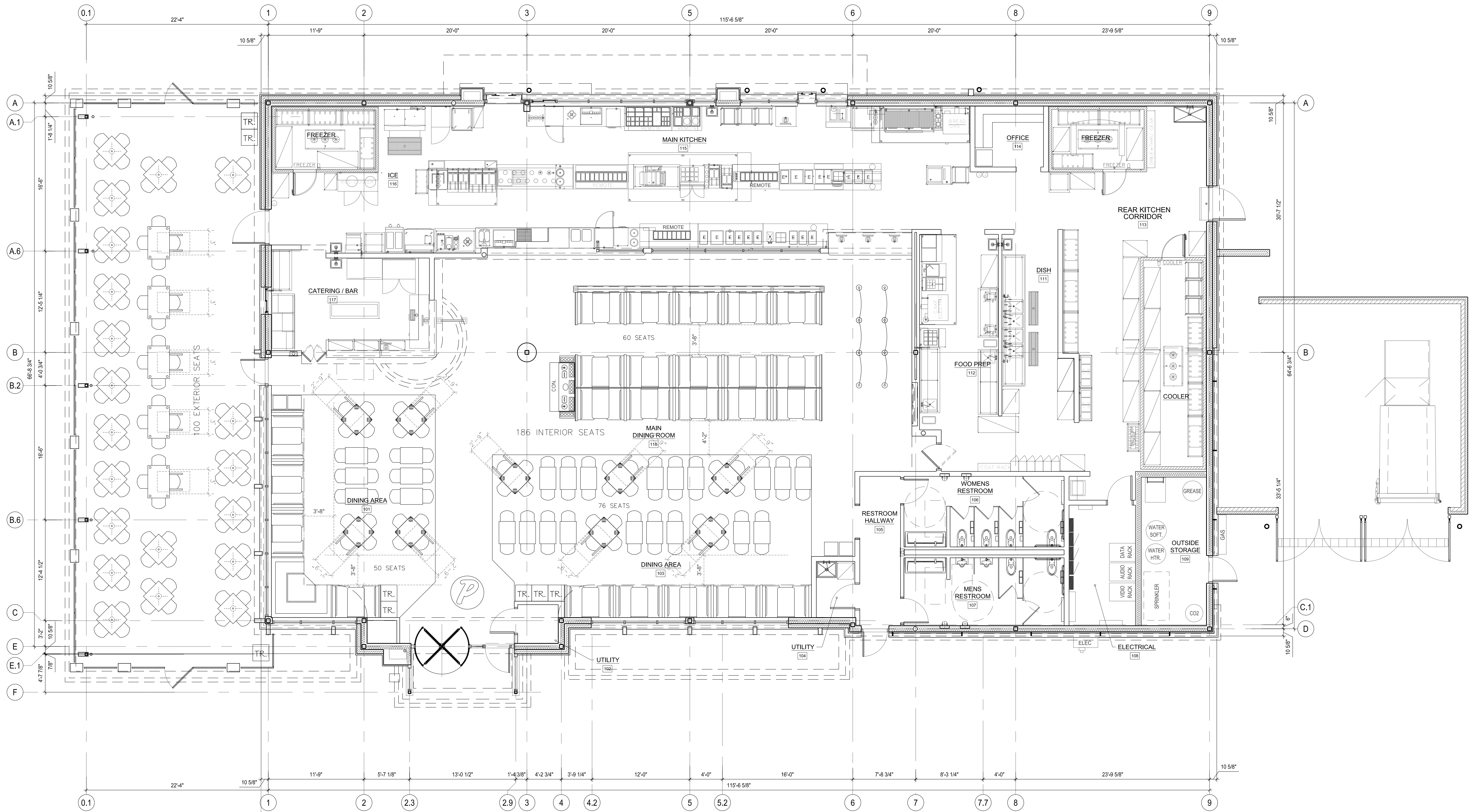
Portillo's - New Diner Restaurant
NWC St. Route 32 & Wheeler Rd.
Westfield, IN



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1 SEATING PLAN
Scale: 3/16" = 1'-0" NORTH

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Architects - Planners - Interiors

NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
NWC of SR 32 & Wheeler Rd.
Westfield, IN.

no.	date	description

Drawn: WJB
date: 01.15.20
filename: 3210-A1.1.dwg
sheet: A1.1
job no.: 3210



EAST ELEVATION - Drive Thru

Scale: 3/32" = 1'-0"



NORTH ELEVATION - Outdoor Patio

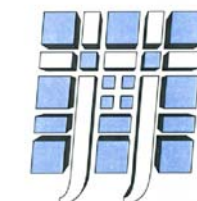
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New Diner Concept - January 17th, 2020

Portillo's



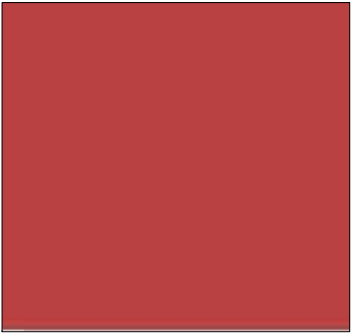
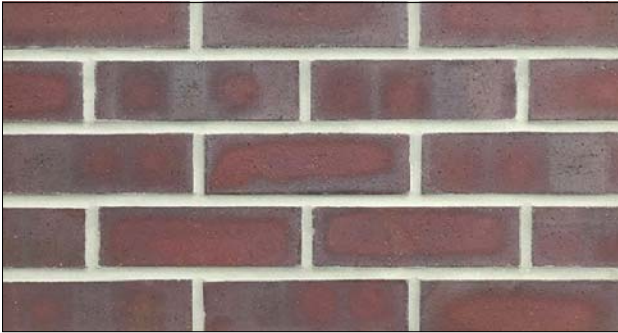
Portillo's - New Diner Restaurant
NWC ST. Route 32 & Wheeler Rd.
Westfield, IN



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Sioux City Brick: Cabernet Burgundy

Brite Red - PAC-Clad

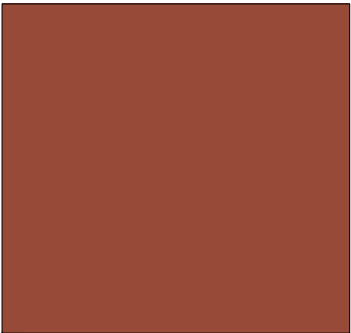
Clear Anodized Aluminum - PAC-Clad

Silversmith - PAC-Clad

Bone White - PAC-Clad



Arriscraft White Rocked Georgia Sill



Colonial Red - PAC-Clad



Sioux City Brick: Ebonite Smooth



Charcoal - PAC-Clad



Portillo's Diner - Streetview 3D Color Rendering for Reference

MATERIAL-COLOR SCHEDULE		
KEY-NOTE	MATERIAL	MATERIAL SPECIFICATION
1	ALUMINUM STOREFRONT	2"W x 4-1/2"D THERMALLY BROKEN PRE-FIN, ALUM. STOREFRONT W/ 1" INSULATED GLASS CENTER SET, OLD CASTLE SERIES 3000XT OUTSIDE GLAZED OR EQUAL COLORS: GLASS, "SOLAR GRAY" SOLARBAN 60 (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
1A	ALUMINUM STOREFRONT	2"W x 4-1/2"D NON-THERMALLY BROKEN PRE-FIN, ALUM. STOREFRONT W/ 1/4" CENTER SET, OLD CASTLE SERIES FG-1000 OUTSIDE GLAZED OR EQUAL COLORS: GLASS, CLEAR (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
2	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: EBONITE SMOOTH
3	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: RED/BROWN RANGE
4	PRECAST STONE TRIM	SMOOTH FACE CAST STONE TRIM PIECES SIZE AND SHAPE VARY RENAISSANCE STONE COLOR: ALABASTER
5	CORRUGATED WALL PANEL	PRE-FINISHED 7/8" DEEP CORRUGATED WALL PANELS WITH TRIM PAC-CLAD PETERSEN COLOR: COLONIAL RED
6	COMPOSITE WALL PANEL	PRE-FINISHED PAC-3000 RS WALL PANELS PAC-CLAD PETERSEN COLOR: BONE WHITE
7	COMPOSITE WALL PANEL	PRE-FINISHED PAC-3000 RS WALL PANELS PAC-CLAD PETERSEN COLOR: SILVERSMITH
8	COMPOSITE WALL PANEL	PRE-FINISHED PAC-3000 RS WALL PANELS PAC-CLAD PETERSEN COLOR: BRITE RED
9	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: BRITE RED
10	RIBBED METAL PANEL	PRECISION SERIES WALL PANEL HIGHLINE C2 PAC-CLAD PETERSEN COLOR: CHARCOAL
11	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: BONE WHITE
12	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
13	SOFFIT PANELS	PRE-FINISHED FLUSH PERFORATED PANELS WITH TRIM PAC-CLAD PETERSEN OR EQUAL COLOR: BRITE RED
14	STAINLESS STEEL	BRUSHED, REFER TO DOOR SCHEDULE SHEET A&O
15	MISC. BRAKE METAL	CLEAR ANOD. ALUM. TO MATCH STOREFRONT
16	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CHARCOAL
17	PAINT	PAINT DOOR AND TRIM TO MATCH ADJACENT SURFACES
18	CORRUGATED WALL PANEL	PRE-FINISHED 7/8" DEEP CORRUGATED WALL PANELS WITH TRIM PAC-CLAD PETERSEN COLOR: CHARCOAL
19	METAL FENCE	ORNAMENTAL IRON FENCE OR EQUAL, SEE DETAIL DRAWING A1.3, FOR PAINT COLOR: TBD
S	ORNAMENTAL FEATURE	REFER TO A5 SERIES DRAWINGS & SIGN PACKAGE



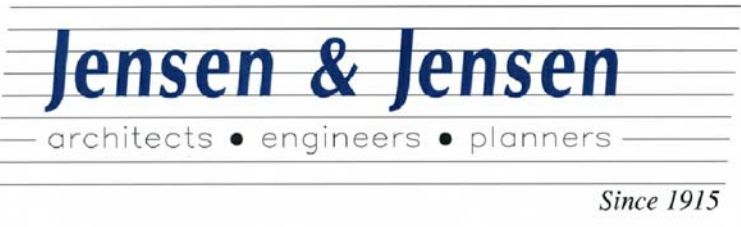
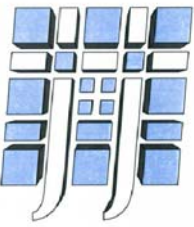
Portillo's - Exterior Material and Color Palette Board

Scale: N.T.S.

New Diner Concept - January 17th, 2020



Portillo's - New Diner Restaurant
NWC St. Route 32 & Wheeler Rd.
Westfield, IN





WEST ELEVATION - Main Entrance

Scale: 3/32" = 1'-0"



SOUTH ELEVATION - Rear - Back of House

Scale: 3/32" = 1'-0"

New Diner Concept - January 17th, 2020

Portillo's®



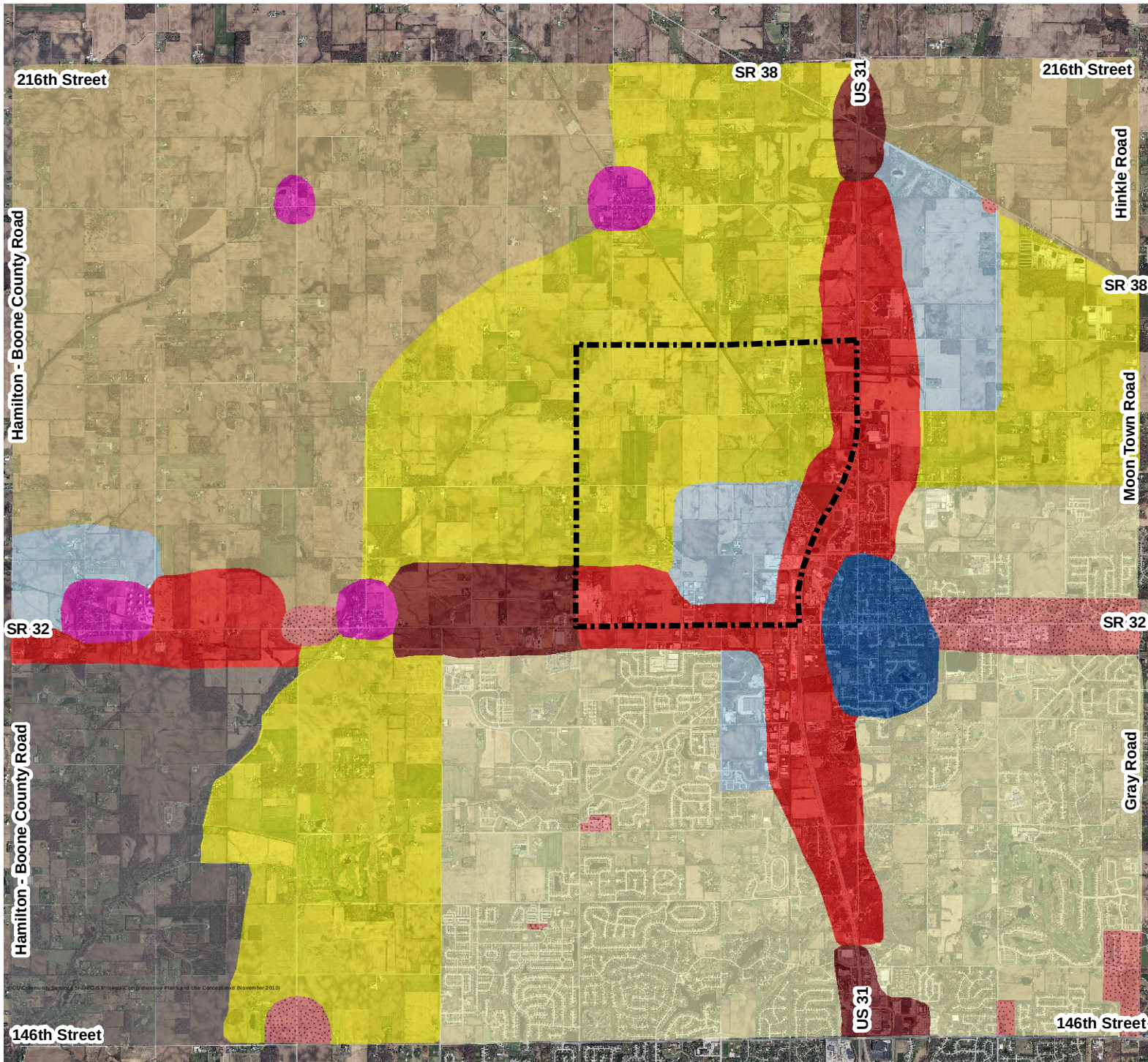
Portillo's - New Diner Restaurant
NWC ST. Route 32 & Wheeler Rd.
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Westfield - Washington Land Use Concept Map

Exhibit A

Legend

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



Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based designations.



Petition Number: 1911-DDP-29
Project Name: Motor District
Subject Site Address: Lot 3 Gristmill Crossing
Petitioner: Motor District, LLC
Representative: Andy Taylor, Kimley-Horn Associates
Request: Motor District, LLC by Kimley-Horn & Associates requests Detailed Development Plan review of 196, 540 Square Foot Car Condos on 12 acres +/- in the Gristmill PUD District.
Current Zoning: Spring Mill Trails PUD
Current Land Use: Agricultural / Vacant
Approximate Acreage: 12 acres +/-
Staff Reviewer: Jonathan Dorsey, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in***

compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.

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

The plans comply.

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

- 17) Names of legal ditches and streams on or adjacent to the site.
 - 18) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 19) Identify buildings proposed for demolition.
 - 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
 - 22) Misc.
-

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

The plans comply.

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), Article 5.3 (State Highway 32 Overlay District), and Spring Mill Trails PUD District (Ord. 19-16) except for those items identified as outstanding below:

- | | |
|-------------------------------------|------------|
| 27) Minimum Lot Area: | No minimum |
| 28) Minimum Lot Frontage: | 80 feet |
| 29) Minimum Building Setback Lines: | |
| a) State Highway 32: | 30 feet |
| b) Rear Yard: | No minimum |
| c) Side Yard: | No minimum |
| 30) Minimum Building Separation: | 10 feet |
| 31) Minimum Lot Width: | No minimum |

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan:

- 32) Accessory use and Building Standards (Article 6.1):
- a) Screening of Receptacles and Loading Areas:
 - b) Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
- 33) Architectural Standards (Article 6.3)

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

36) Building Standards (Article 6.4)

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

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Home Business Standards (Article 6.7)

40) Landscaping Standards (Article 6.8)

- a) Low Impact Design (LID) Considerations: Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for plantings shall be five gallons.
- b) Minimum Lot Landscaping Requirements
- c) Foundation Plantings
 - i) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- d) External Street Frontage Landscaping Requirements:
- e) Buffer Yard Requirements:
- f) Parking Area Landscaping:
 - i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following as defined by the UDO:
- (2) Interior Parking Area Islands:
 - (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.
- ii) Perimeter Parking Area Landscaping:
 - 41) Lighting Standards (Article 6.9)
 - 42) Lot Standards (Article 6.10)
 - 43) Outside Storage and Display (Article 6.12)
 - 44) Outdoor Café and Eating Areas (Article 6.13)
 - 45) Parking and Loading Standards (Article 6.14)
 - 46) Performance Standards (Article 6.15)
 - 47) Setback Standards (Article 6.16)
 - 48) Sign Standards (Article 6.17)
 - 49) Vision Clearance Standards (Article 6.19)
 - 50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 51) Easement Standards (Article 8.3)
- 52) Monument and Marker Standards (Article 8.5)



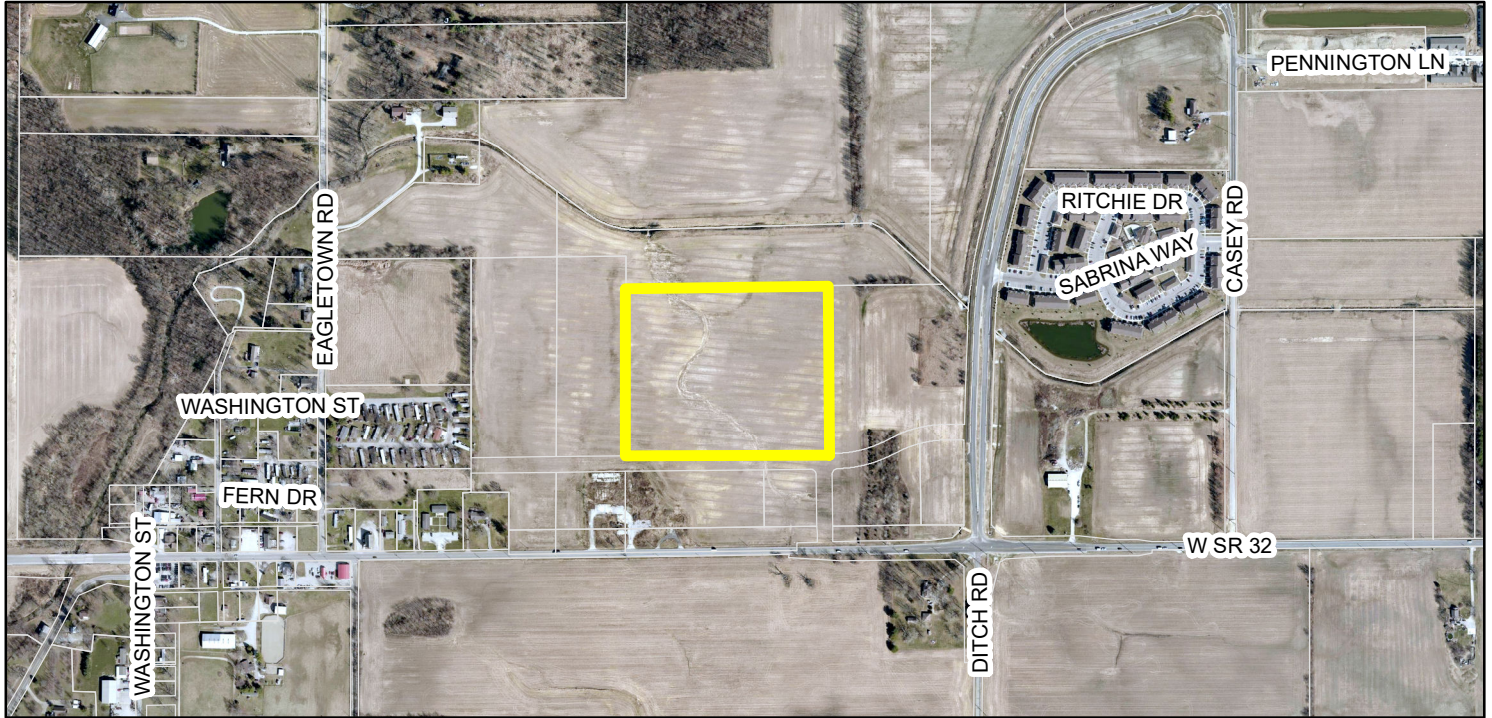
- 53) Open Space and Amenity Standards (Article 8.6)
- 54) Pedestrian Network Standards (Article 8.7)
- 55) Storm Water Standards (Article 8.8)
- 56) Street and Right-of-Way Standards (Article 8.9)
- 57) Surety Standards (Article 8.12)
- 58) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

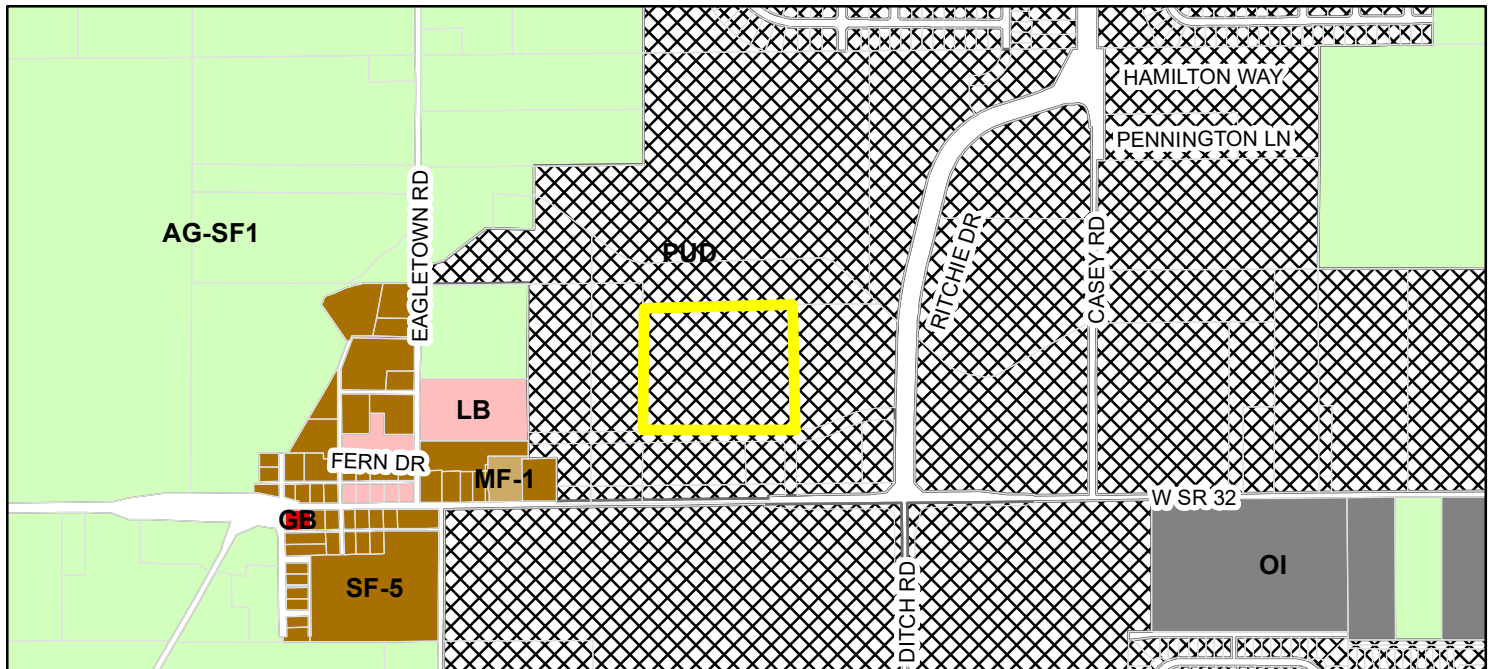
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
ACTION: Approve Detailed Development Plan (1911-DDP-29) with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.
- 2) If any APC member has questions prior to the meeting, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.

Aerial Location Map

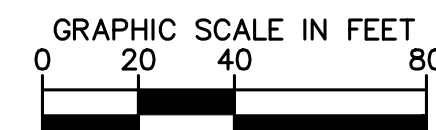
 Site



Zoning Map



 Parcel	 LB (Local Business)
Zoning - All	 MF-1 (Multiple Family - 1)
Zoning	 OI (Open Industrial)
 AG-SF1 (Agriculture - Single Family - 1)	 PUD (Planned Unit Development)
 GB (General Business)	 SF-5 (Single Family - 5)



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4. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

TOTAL PARKING SPACES REQUIRED (CITY STANDARD)	=	59 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	3 SPACES
STANDARD PARKING SPACES PROVIDED	=	50 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	3 SPACES
TOTAL PARKING SPACES PROVIDED	=	53 SPACES

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

BM - "LEE 12 AZ" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD.
ELEVATION=915.74 (NAVD 88)

TBM #1 RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD.
ELEVATION=909.71 (NAVD 88)

TBM #2 TOP SOUTHEAST BENNETT NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET.
ELEVATION=913.22 (NAVD 88)

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	CLASS III INDOT CONCRETE APPROACH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB
	CONCRETE DEPRESSED CURB

NOTE: LINEWORK FROM FUTURE CONSTRUCTION SHOWN
PER THE GRISTMILL CROSSING INFRASTRUCTURE PLANS
BY WEIHE ENGINEERS, REVISED MARCH 01, 2019.

POND:
N.P.=895.00'
10YR=899.21'
100YR=901.56'
TOP OF BANK=905.00'

NORMAL POOL

TOP OF BANK —

BUILDING F
±18,400 SF
FF = 908.50

BUILDING E
±18,400 SF
FF = 908.50

OPEN SPACE
±19,200 SF

BUILDING D
±16,000 SF
FF = 908.50

BUILDING M
±19,600 SF
FF = 908.50

BUILDING L
±14,800 SF
FF = 908.50

BUILDING I
±16,800 SF
FF = 908.50

BUILDING G
±16,800 SF
FF = 908.50

BUILDING C
±10,400 SF
FF = 908.50

BUILDING K
±13,200 SF
FF = 908.50

BUILDING J (CONDOS)
±7,400 SF
FF = 908.83

BUILDING J (RETAIL)
±7,400 SF
FF = 908.83

BUILDING H
±16,500 SF
FF = 909.17

BUILDING A (RETAIL)
±10,400 SF
FF = 909.30

N89°20'01"E 603.54'

N89°20'01"E 205.00'

S89°20'01"W 23.95'

TOURNAMENT TRAIL

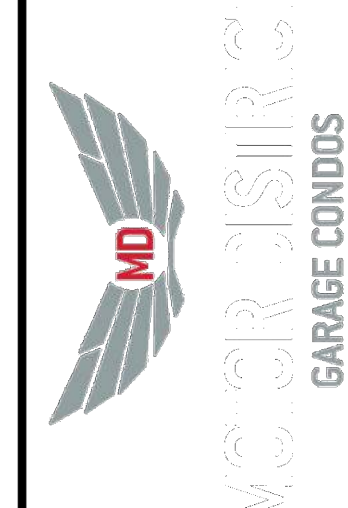
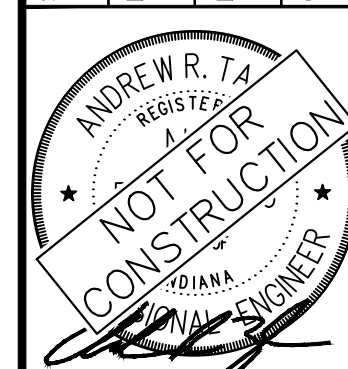
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A	CITY COMMENTS	01/10/20	CVS		
N	REVISIONS	DATF	BV		

SCALE:	AS NOTED
DESIGNED BY: CYS	
DRAWN BY: CYS	
CHECKED BY: ART	

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INDIANAPOLIS, IN 46240
PHONE: 317-218-9550
WWW.KIMLEY-HORN.COM
ANDY.TAYLOR@KIMLEY-HORN.COM

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OVERALL SITE PLAN

**MOTOR DISTRICT
OF WESTFIELD**

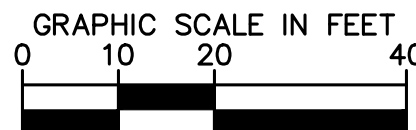
ORIGINAL ISSUE: 10/04/2019
KHA PROJECT NO. 170139000

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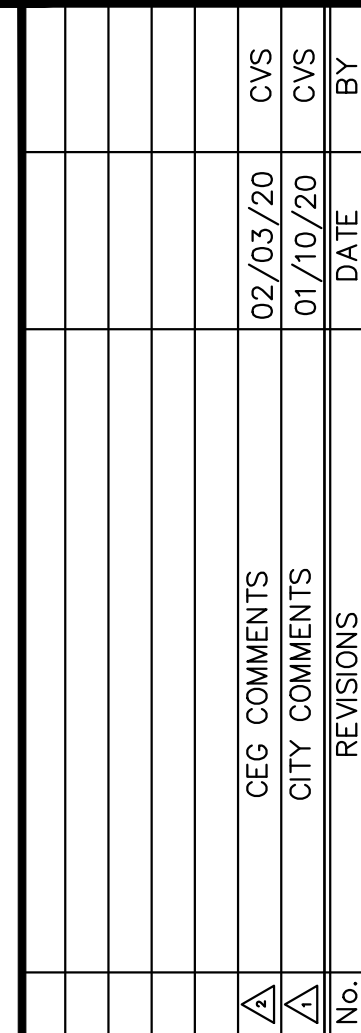
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- (1) CONCRETE CURB, TYP. (SEE DETAILS)
- (2) 3' CURB TAPER (SEE DETAILS)
- (3) CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- (4) 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- (5) STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- (6) BOLLARD, TYP. (SEE DETAILS)
- (7) TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (8) LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- (9) 2' WIDE TACTILE WARNING STRIP
- (10) ACCESSIBLE RAMP (SEE DETAILS)
- (11) 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- (12) MONOLITHIC CURB & GUTTER, TYPE II (SEE CITY DETAILS, FIGURE 2500--008)
- (13) CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- (14) MONOLITHIC CURB & WALK (SEE DETAILS)
- (15) ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- (16) ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- (17) DEPRESSED CURB
- (18) CONCRETE COLLAR, TYP. (SEE DETAILS)
- (19) CONCRETE GUTTER, TYP. (SEE DETAILS)

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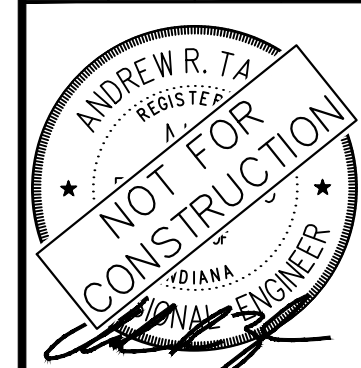


SCALE:	AS NOTED
DESIGNED BY: CYS	
DRAWN BY: CYS	
CHECKED BY: ART	

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10/10/2019

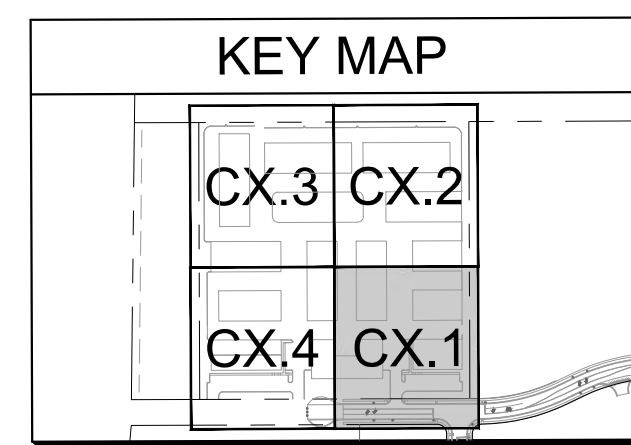


SITE PLAN (1 OF 4)

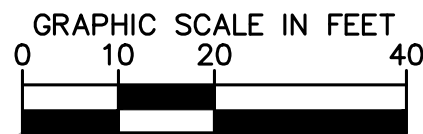
MOTOR DISTRICT
OF WESTFIELD

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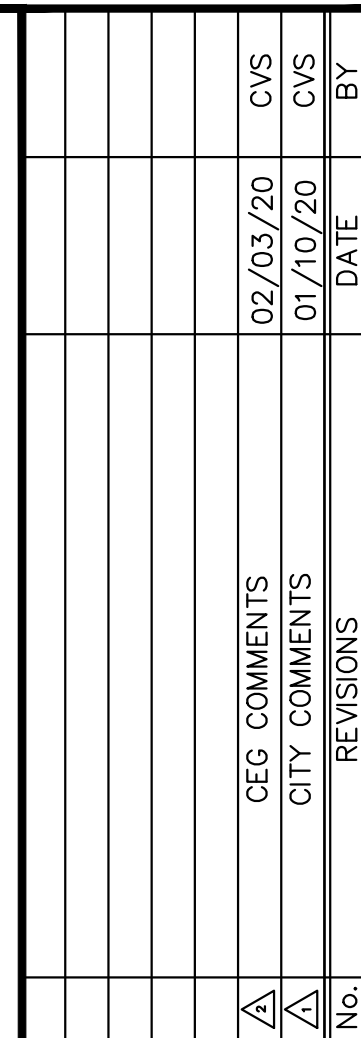
Call 811 
before you dig



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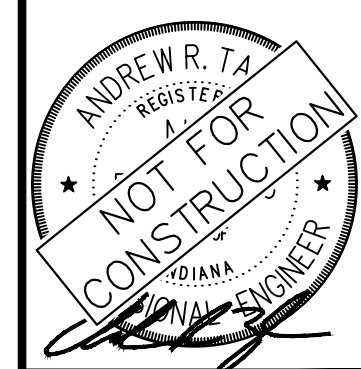
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PER THE GRISTMILL CROSSING INFRASTRUCTURE PLANS
BY WEIHE ENGINEERS, REVISED MARCH 01, 2019.



SCALE:	AS NOTED
	DESIGNED BY: CVS
	DRAWN BY: CVS
	CHECKED BY: ART

Kimley»Horn

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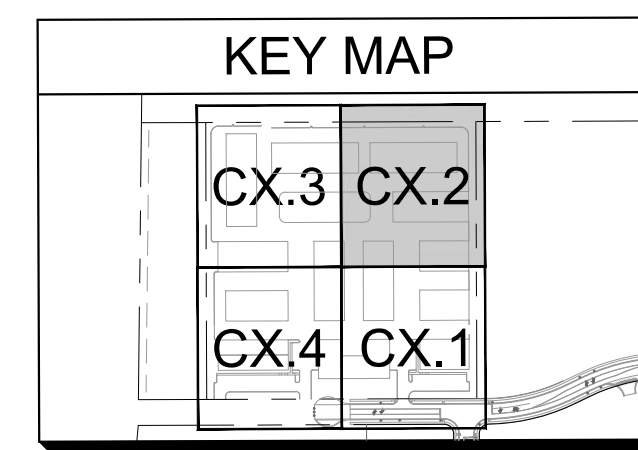


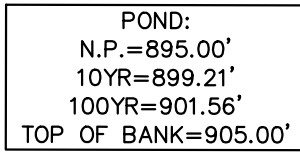
SITE PLAN (2 OF 4)

MOTOR DISTRICT
OF WESTFIELD

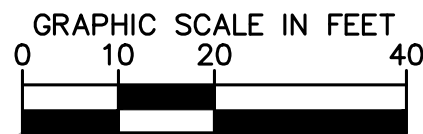
ORIGINAL ISSUE:	10/04/2019
KHA PROJECT NO.	170139000
SHEET NUMBER	

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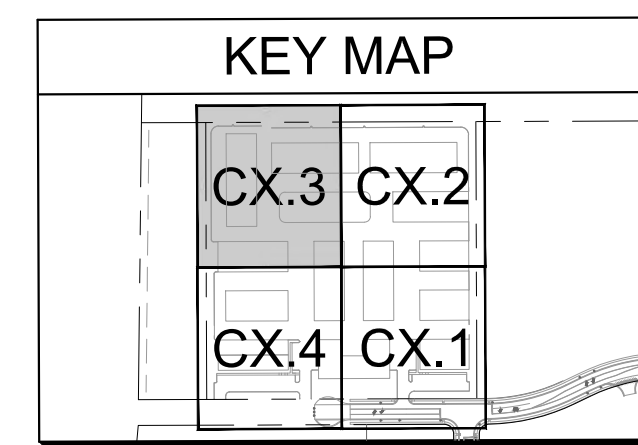
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- (1) CONCRETE CURB, TYP. (SEE DETAILS)
- (2) 3' CURB TAPER (SEE DETAILS)
- (3) CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- (4) 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- (5) STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- (6) BOLLARD, TYP. (SEE DETAILS)
- (7) TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (8) LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- (9) 2' WIDE TACTILE WARNING STRIP
- (10) ACCESSIBLE RAMP (SEE DETAILS)
- (11) 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- (12) MONOLITHIC CURB & GUTTER, TYPE II (SEE CITY DETAILS, FIGURE 2500-008)
- (13) CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- (14) MONOLITHIC CURB & WALK (SEE DETAILS)
- (15) ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- (16) ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- (17) DEPRESSED CURB
- (18) CONCRETE COLLAR, TYP. (SEE DETAILS)
- (19) CONCRETE GUTTER, TYP. (SEE DETAILS)

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

NOTE: LINEWORK FROM FUTURE CONSTRUCTION SHOWN
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[illegible]

EQUIVALENT RUNOFF UNIT CALCULATIONS	
IMPERVIOUS AREA = 441,925 SQ.FT.	(84.56%)
PERVIOUS AREA = 80,717 SQ.FT.	(15.44%)
TOTAL AREA = 522,642 SQ.FT.	

TEMPORARY EROSION CONTROL NOTES

1. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
2. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST. ANY REVISIONS TO THE EROSION MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION MUST BE APPROVED. SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SB150 OR APPROVED EQUAL) ON ALL SITE SLOPES WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
4. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, RESTABILIZED, AND SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
5. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
6. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
7. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, THE REMOVAL AND STABILIZATION MUST BE COMPLETED IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
8. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. EXCESS TRACKED SEDIMENT MUST BE REMOVED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
9. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
10. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
11. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA, OR ON A DESIGNATED BUFFER AREAS OTHERS APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OF THE ADMINISTRATOR.
12. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
13. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
14. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS SHALL BE PROPERLY DISPOSED. SEDIMENT CONTROL AND/OR FILTRATION DEVICES WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

Figure 1: Erosion Control Symbols

Symbol	Description
	TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
	TEMPORARY EROSION CONTROL BLANKET (SEE TEMPORARY EROSION CONTROL NOTE #3)
	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SILT FENCE (SEE EROSION CONTROL DETAILS)
	AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	RIP RAP (SEE EROSION CONTROL DETAILS)
	TEMPORARY SOIL STOCKPILE
	CONSTRUCTION STAGING AREA
	LIMITS OF DISTURBANCE

--- 620 ---
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EXISTING CONTOURS
 PROPOSED CONTOURS

NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE WPWD INSPECTOR.

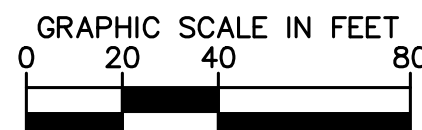
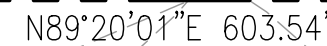


Garage Condos

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C4.0

BUILDING A (RETAIL)
±10,400 SF
FF = 909.30



1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT STOP GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE DUTCH PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM MANHOLE
	EX. STORM CATCH BASIN/INLET
	EX. GAS METER
	EX. LIGHT POLE
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER STRUCTURE
	PROPOSED LIGHT POLE

EP = EDGE OF PAVEMENT
 FL = FLOW LINE/PAVEMENT GRADE
 TC = TOP OF CURB
 ME = MATCH ELEVATION
 TF = TOP OF FOUNDATION
 R = RIM ELEVATION
 TW = TOP OF WALL
 FG = FINISHED GRADE
 TS = TOP OF STAIRS
 BS = BOTTOM OF STAIRS

— 620 —
RIDGE
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 PROPOSED SWALE

PROPOSED COURTOUR
 RIDGE LINE
 SLOPE AND FLOW DIRECTION
 100-YEAR OVERLAND OVERTFLOW ROUTE

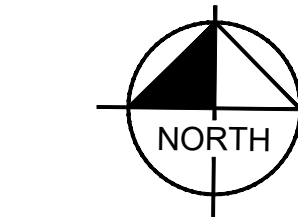
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OVERALL GRADING AND DRAINAGE PLAN

MOTOR DISTRICT
OF WESTFIELD

ORIGINAL ISSUE:
10/04/2019
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170139000
SHEET NUMBER

C5.0



GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The segment between 0 and 20 is white, 20 and 40 is black, and 40 and 80 is white.

UTILITY NOTES

GENERAL UTILITY NOTES

1. ALL WATER LINES SHALL BE PVC C900 DR-14 OR DUCTILE IRON CL 350.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 24" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL INDIANA 811 (811 OR 800-382-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITY BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND PROVIDE PROTECTION TO THE OWNER / DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING AND PROTECT ALL EXISTING UTILITIES AND SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.
15. UTILITY CROSSINGS UNDER PAVEMENT (BORE/JACK & BORE). AVOID OPEN CUTS.

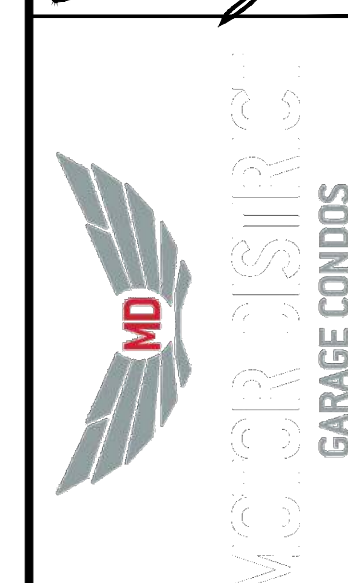
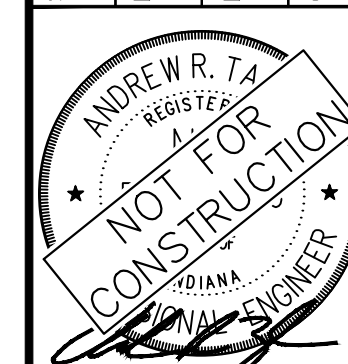
UTILITY LEGEND

	W	EX. WATER LINE
		EX. HYDRANT
		EX. WATER VALVE
		EX. SANITARY SEWER LINE
		EX. SANITARY SEWER MANHOLE
	C.O.	EX. SANITARY SEWER CLEANOUT
		EX. STORM DRAIN LINE
		EX. STORM MANHOLE
		EX. STORM STRUCTURE/INLET
	G	EX. GAS LINE
		EX. GAS METER
	CHC	EX. UNDERGROUND ELECTRIC LINE
	T	EX. UNDERGROUND TELEPHONE LINE
		EX. LIGHT POLE
	uge	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS	GAS LINE (BY GAS COMPANY)
	TEL	PROPOSED PHONE LINE
		PROPOSED STORM SEWER LINE
		PROPOSED OPEN LID STORM STRUCTURE
		PROPOSED CLOSED LID STORM STRUCTURE
		PROPOSED OPEN LID CURB STRUCTURE
		PROPOSED SANITARY SEWER LINE
		PROPOSED SANITARY MANHOLE
		PROPOSED STORM/SANITARY CLEANOUT
	W	PROPOSED WATER LINE
		PROPOSED VALVE VAULT
		PROPOSED VALVE BOX
		PROPOSED FIRE HYDRANT
		PROPOSED LIGHT POLE
		PROPOSED TRANSFORMER PAD (BY OTHERS)

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BY WEIHE ENGINEERS, REVISED MARCH 01, 2019.

	A	CEG COMMENTS	02 /03 /20 CVS
	A	CITY COMMENTS	01 /10 /20 CVS

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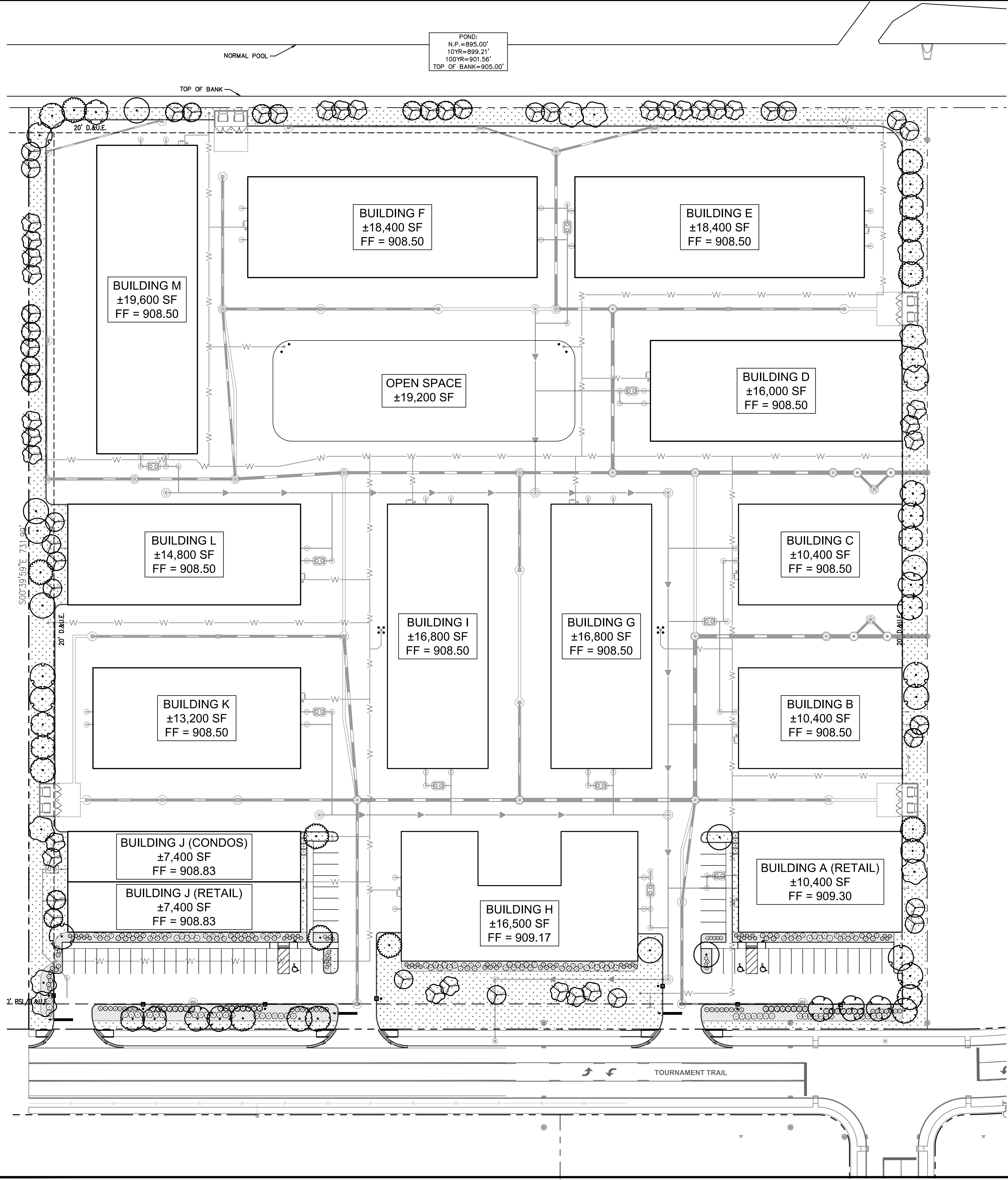
OVERALL UTILITY PLAN

**MOTOR DISTRICT
OF WESTFIELD**

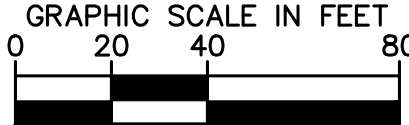
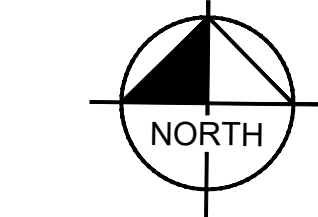
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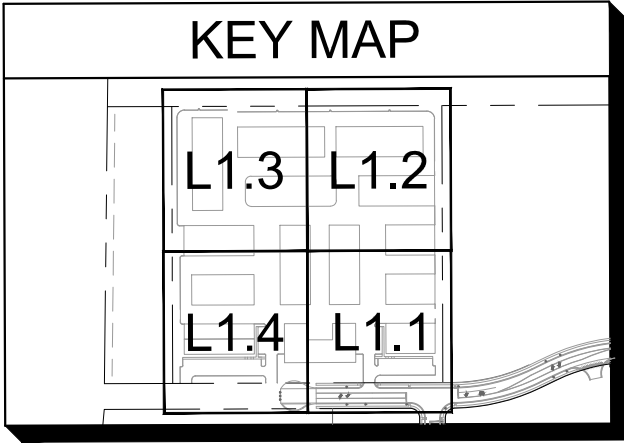
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Indiana Utilities Protection Service

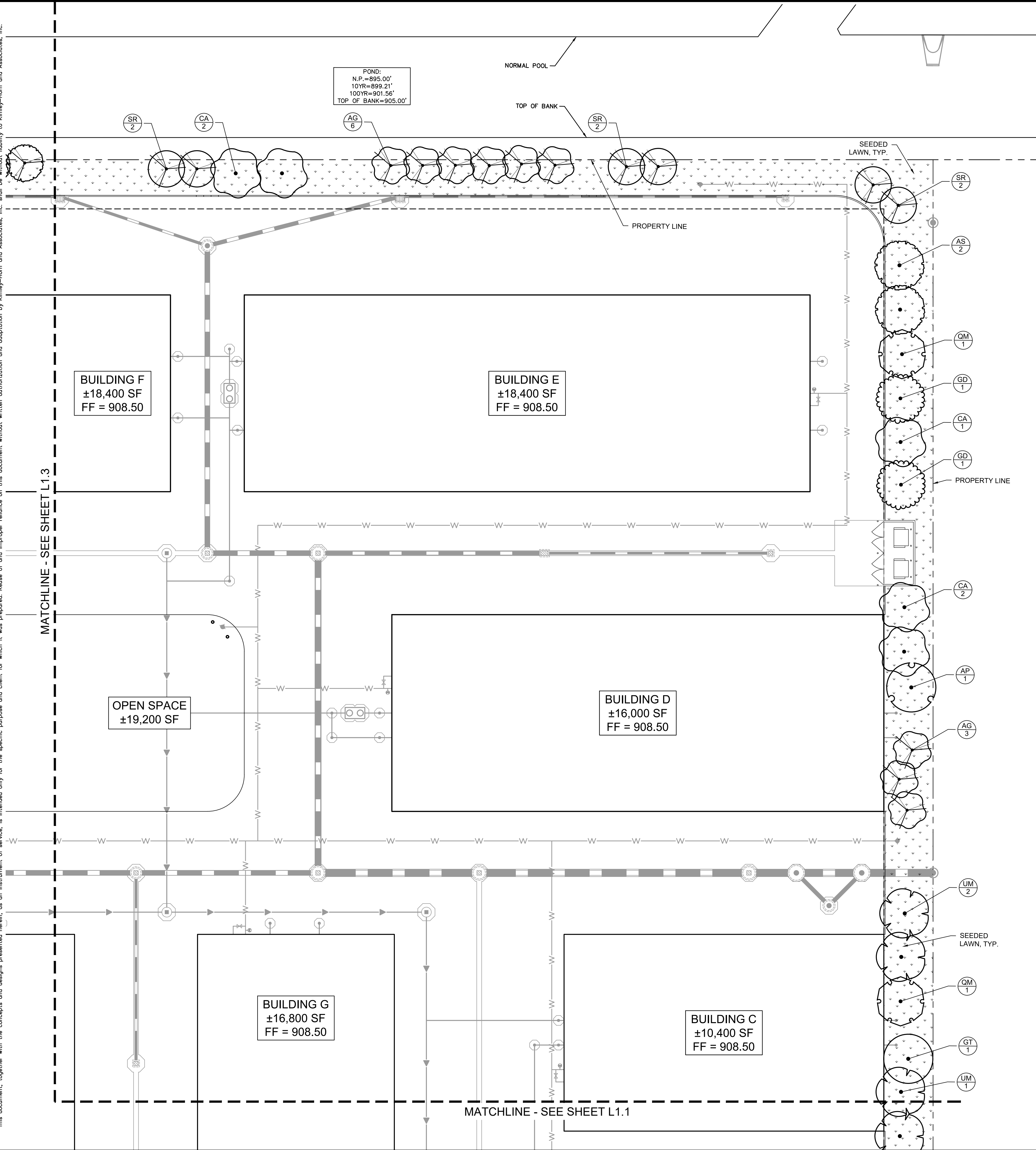


REVISIONS	NO.	DATE	BY
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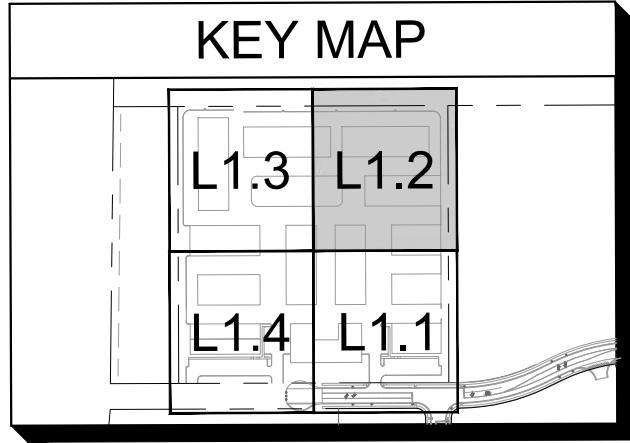
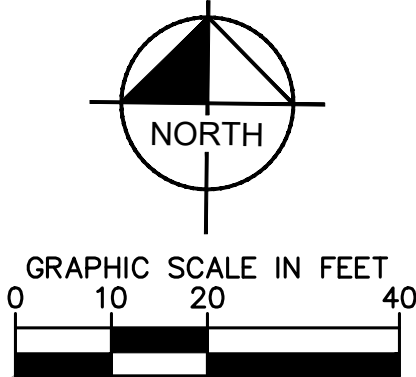


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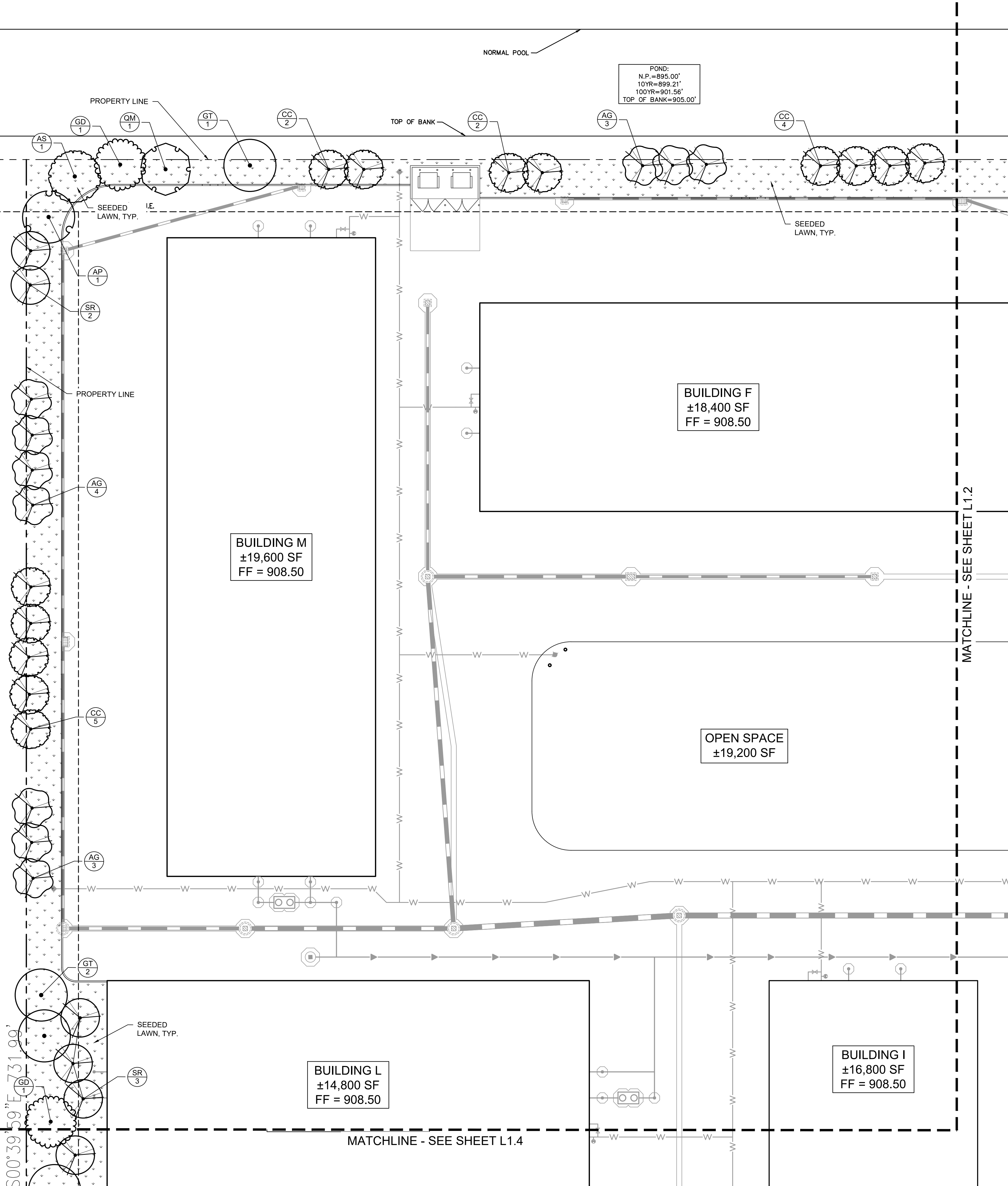


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before you dig

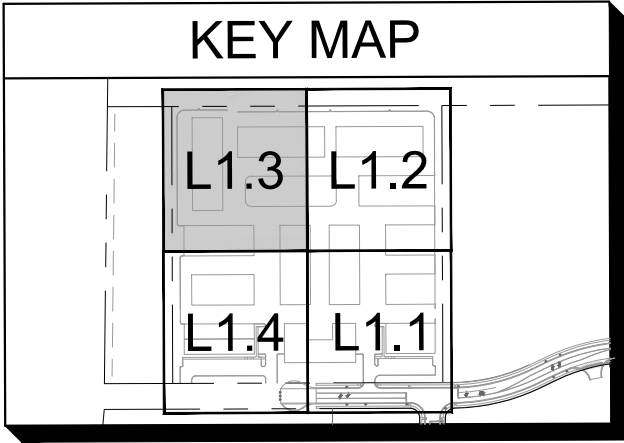
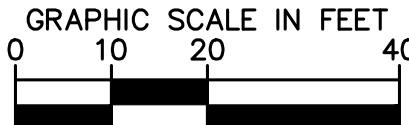
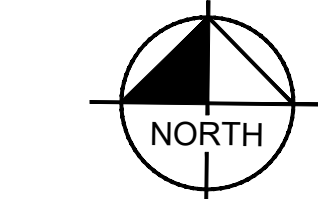


L1.2	ORIGINAL ISSUE: 10/04/2019	MOTOR DISTRICT OF WESTFIELD	LANDSCAPE PLAN (2 OF 5)			SCALE: AS NOTED DESIGNED BY: MCD DRAWN BY: MCD CHECKED BY: BMS	© 2019 KIMLEY-HORN & ASSOCIATES, INC. 2500 KY 168, SUITE 350, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM ANDY.TAYLOR@KIMLEY-HORN.COM	CEG COMMENTS CITY COMMENTS REVISIONS	02/03/20 01/10/20 DATE	CYS CYS BY
	SHEET NUMBER									

Drawing name: K:\NO_LDEV\170139000_Millom Tree Development_Motor District of Westfield_Westfield, IN\2 Design\CADD\PlanSheets\L1.0_LANDSCAPE PLAN.dwg L1.3 Feb 03, 2020 5:10pm by: ConnorStrege
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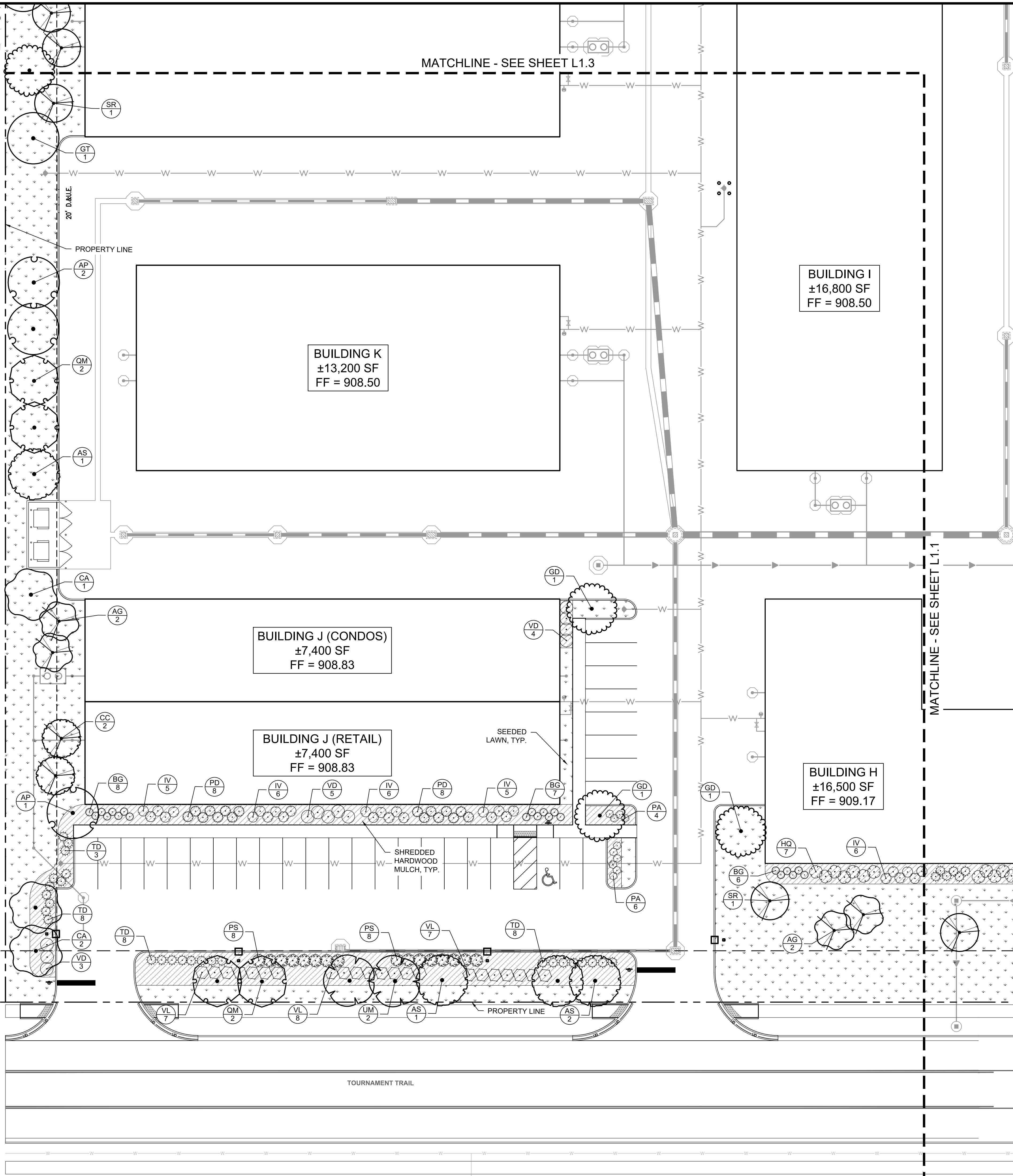


Indiana Utilities Protection Service

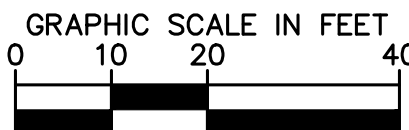


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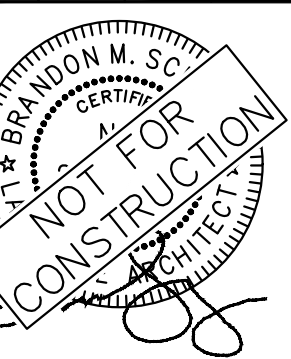
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AS NOTED	 © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM ANDY.TAYLOR@KIMLEY-HORN.COM
DESIGNED BY: MCD	
DRAWN BY: MCD	
CHECKED BY: BMS	



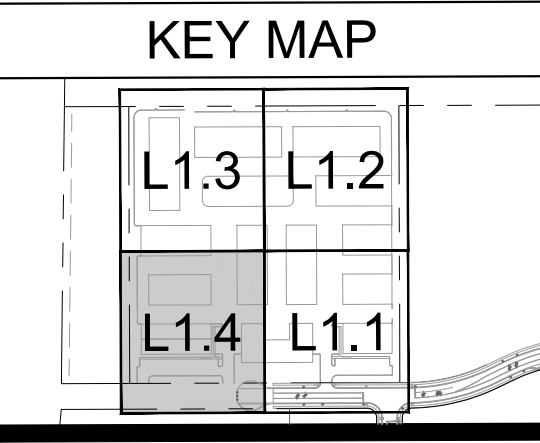
LANDSCAPE PLAN
(4 OF 5)MOTOR DISTRICT
OF WESTFIELD

ORIGINAL ISSUE:
10/04/2019

KHA PROJECT NO.
170139000

SHEET NUMBER

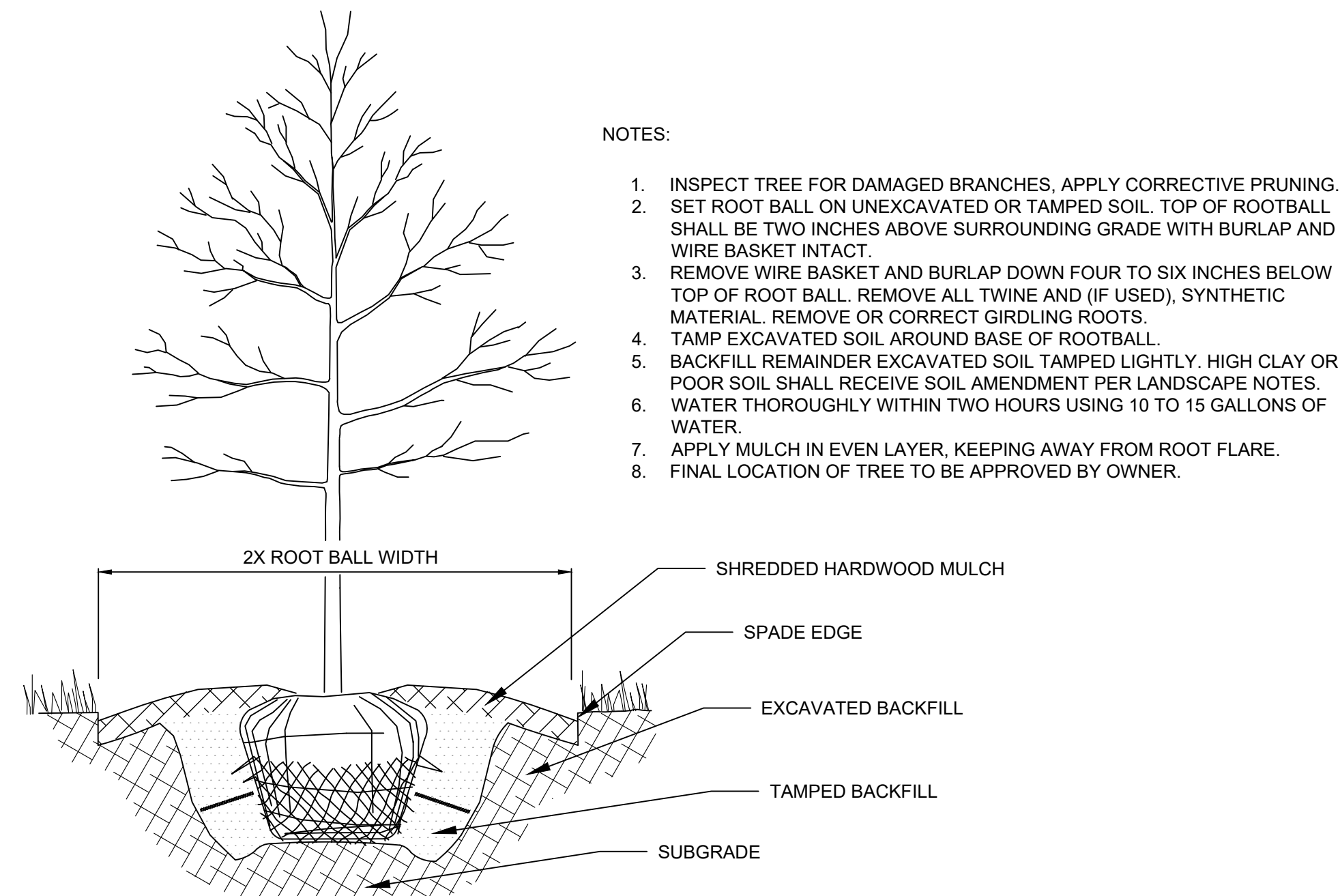
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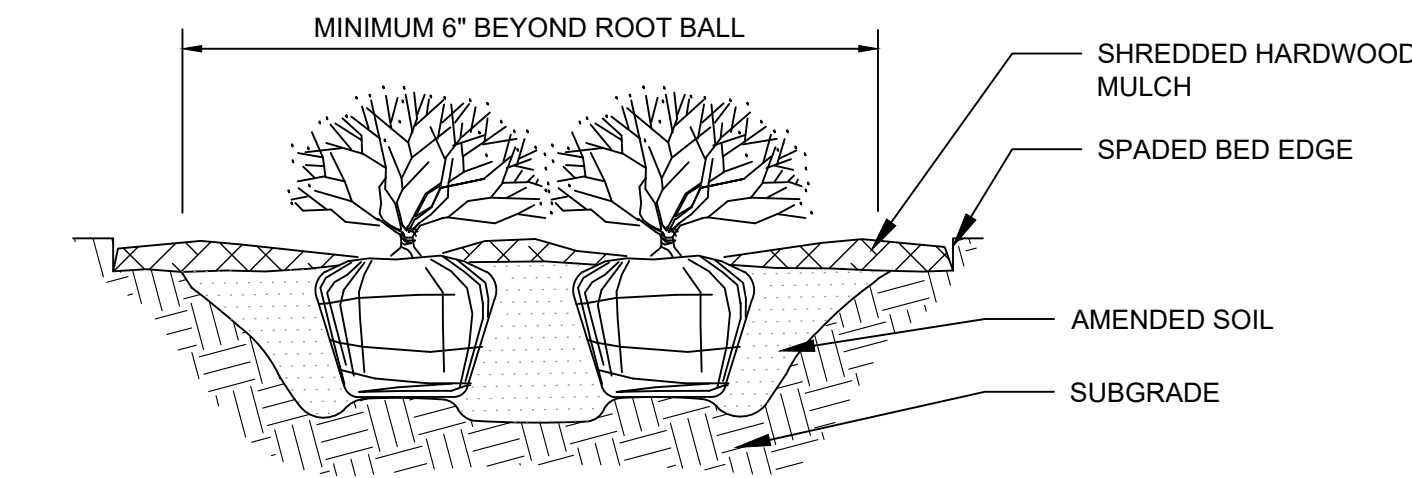
ZONING: PUD		
REQUIREMENT	REQUIRED	PROVIDED
SPRINGMILL ORDINANCE SECTION 8.2 MINIMUM ON-SITE REQUIREMENTS - Yards and open space areas shall be landscaped in accordance with this section - Commercial uses = 5 shade trees + 5 ornamental/evergreen trees + 25 shrubs / acre - All other landscape plantings required by Chapter 6.8.K of the UDO to be located on the subject lot or within an open space/common area may be credited toward the lot's minimum landscaping requirements	12 acres yard/open space: 12 (5) = 60 shade trees 12 (5) = 60 ornamental/evergreen trees 12 (25) = 300 shrubs	60 shade trees + 60 ornamental trees - Open space shrubs = 136 Foundation planting shrubs = 43 (<i>see below</i>) Perimeter parking area shrubs = 121 (<i>see below</i>) Total on-site shrubs = 300
SPRINGMILL ORDINANCE AMENDMENT SECTION 9 FOUNDATION PLANTINGS - Only required along a building facade oriented towards State Highway 32, Ditch Road or Tournament Trail - Plant per City of Westfield UDO	1 shrub or ornamental tree / 12 LF: - Building J = 185/12 = 16 shrubs - Building H = 188/12 = 16 shrubs or ornamental trees - Building A = 130/12 = 11 shrubs	- Building J = 16 shrubs - Building H = 16 shrubs - Building A = 11 shrubs
SPRINGMILL ORDINANCE AMENDMENT SECTION 9 INTERIOR PARKING AREA Interior parking area landscape shall not apply to Car Condos	N/A	N/A
WESTFIELD UDO ARTICLE 6.8 PERIMETER PARKING AREA 1 tree per 30 LF of parking area length 1 shrub per 3 LF of parking area length	- Building J = 213/30 = 8 trees 213/3 = 71 shrubs - Building A = 150/30 = 5 trees 150/3 = 50 shrubs	- Building J = 8 trees + 71 shrubs - Building A = 5 trees + 50 shrubs

DECIDUOUS TREES		BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AP	9	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	B & B	2" CAL MIN	---
AS	9	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---
CA	9	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL MIN	---
GD	8	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2" CAL MIN	---
GT	8	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2" CAL MIN	---
QM	8	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	---
UM	9	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	---
ORNAMENTAL TREES		BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	26	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	---
CC	17	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2" CAL MIN	---
SR	17	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL MIN	---
SHRUBS		BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	39	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---	SEE PLAN	24" HT MIN
HQ	22	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	---	SEE PLAN	24" HT MIN
IV	46	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	---	SEE PLAN	24" HT MIN
PA	19	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	---	SEE PLAN	24" HT MIN
PD	26	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	---	SEE PLAN	24" HT MIN
PS	31	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	---	SEE PLAN	24" HT MIN
TD	54	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	---	SEE PLAN	24" HT MIN
VD	21	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN DWARF VIBURNUM	---	SEE PLAN	24" HT MIN
VL	42	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	---	SEE PLAN	24" HT MIN

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHOULD BE FREE OF BARK SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED MILL LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
13. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

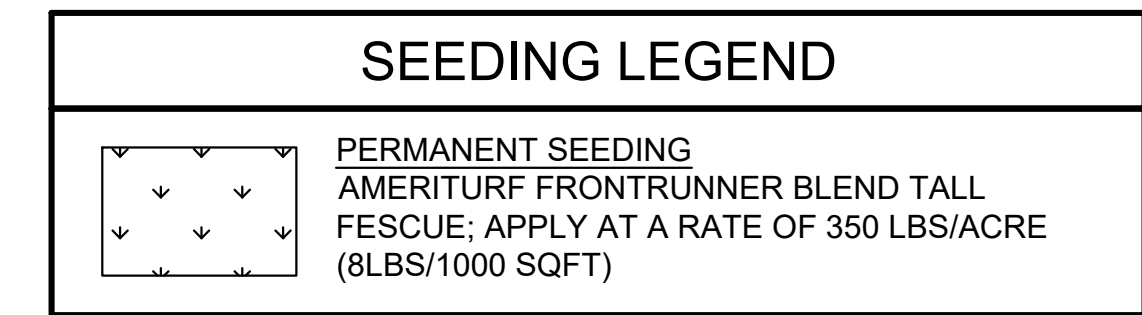


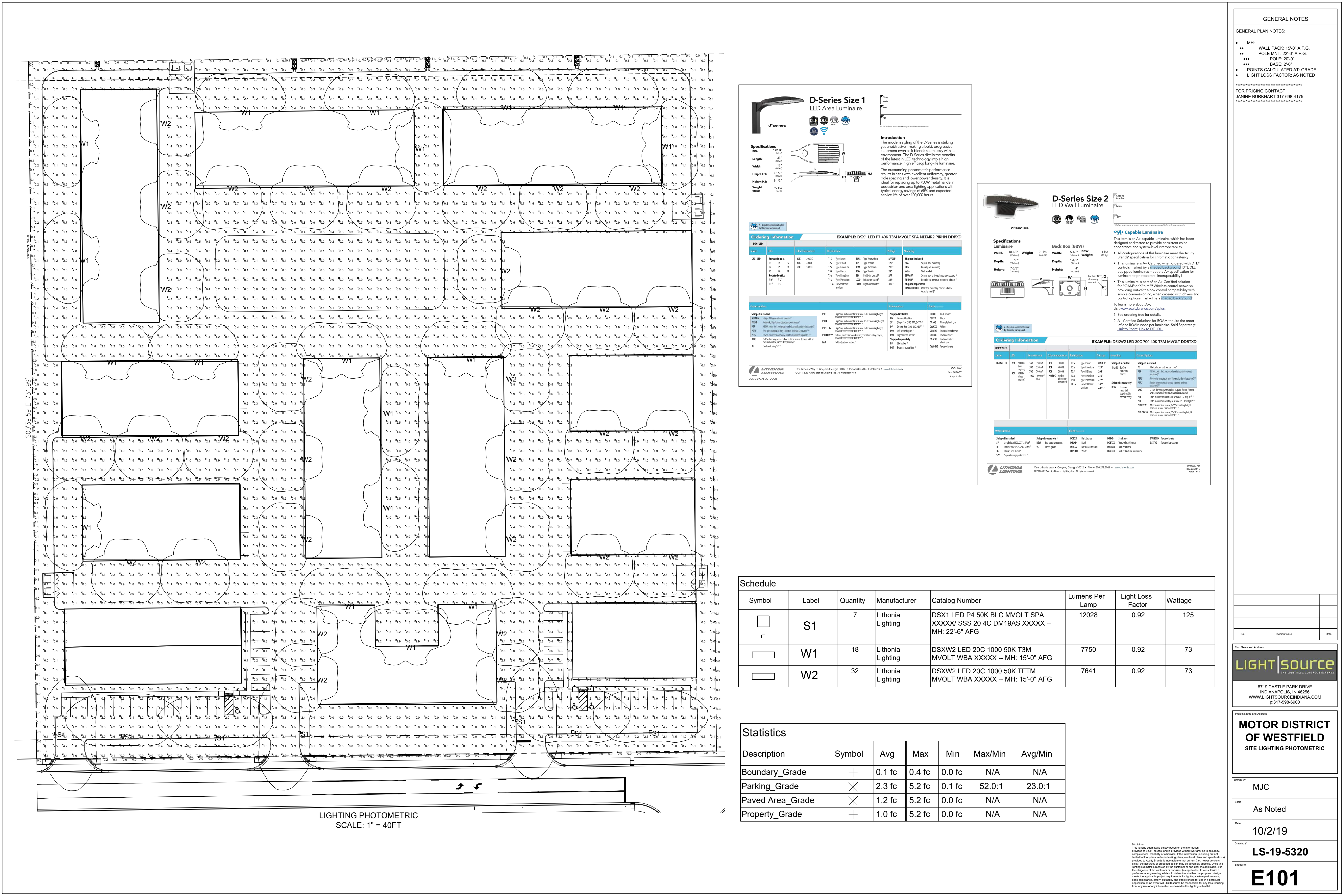
NTS



- NOTES:
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

(2) _____ NTS







D-Series Size 1 LED Area Luminaire

Specifications
EPA: 1.01 ft² (0.09 m²)
Length: 33" (840 mm)
Width: 13" (330 mm)
Height H1: 7.1/2" (180 mm)
Height H2: 3.1/2" (90 mm)
Weight (max): 27 lbs (12 kg)

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

Order	LED	Order Description	Unit Notes	Notes	Shipped Included
DSX1 LED	P1 P2 P3	30K 3000 K	T25 Type I short T25 Type I short T25 Type I short	100' 100' 100'	SWA Super pole mounting SWA Super pole mounting SWA Super pole mounting
	P4 P5 P6	4000 K 4000 K 4000 K	T25 Type I short T25 Type I short T25 Type I short	100' 100' 100'	SWA Super pole mounting SWA Super pole mounting SWA Super pole mounting
	P7 P8 P9	5000 K 5000 K 5000 K	T25 Type I short T25 Type I short T25 Type I short	100' 100' 100'	SWA Super pole mounting SWA Super pole mounting SWA Super pole mounting
	P10 P11 P12	6000 K 6000 K 6000 K	T25 Type I short T25 Type I short T25 Type I short	100' 100' 100'	SWA Super pole mounting SWA Super pole mounting SWA Super pole mounting



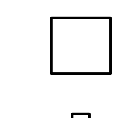
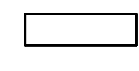
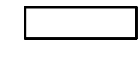
D-Series Size 2 LED Wall Luminaire

Specifications
Width: 16-1/2" (419 mm)
Depth: 10" (254 mm)
Height: 7.5" (190 mm)

Introduction
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability. This luminaire is A+ Certified when ordered with DTL controls marked by a **DTL** background. DTL DTL equipped luminaires meet the A+ specification for luminaire to photocell interoperability! This luminaire is part of an A+ Certified solution for RCM or RCM+ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **DTL** background. To learn more about A+, visit www.aacell.com. 1. See ordering tree for details. 2. A+ Certified Solutions for RCM require the order of one RCM node per luminaire. Sold Separately. Link to RCM: Link to DTL DTL.

Ordering Information

Order	LED	Order Description	Unit Notes	Notes	Shipped Included
DSX2 LED	P1 P2 P3	30K 3000 K	T25 Type I short T25 Type I short T25 Type I short	100' 100' 100'	SWA Super pole mounting SWA Super pole mounting SWA Super pole mounting
	P4 P5 P6	4000 K 4000 K 4000 K	T25 Type I short T25 Type I short T25 Type I short	100' 100' 100'	SWA Super pole mounting SWA Super pole mounting SWA Super pole mounting
	P7 P8 P9	5000 K 5000 K 5000 K	T25 Type I short T25 Type I short T25 Type I short	100' 100' 100'	SWA Super pole mounting SWA Super pole mounting SWA Super pole mounting
	P10 P11 P12	6000 K 6000 K 6000 K	T25 Type I short T25 Type I short T25 Type I short	100' 100' 100'	SWA Super pole mounting SWA Super pole mounting SWA Super pole mounting

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor
	S1	7	Lithonia Lighting	DSX1 LED P4 50K BLC MVOLT SPA XXXXX SSS 20 4C DM19AS XXXXX -- MH: 22'-6" AFG	12028	0.92
	W1	18	Lithonia Lighting	DSXW2 LED 20C 1000 50K T3M MVOLT WBA XXXXX -- MH: 15'-0" AFG	7750	0.92
	W2	32	Lithonia Lighting	DSXW2 LED 20C 1000 50K TFTM MVOLT WBA XXXXX -- MH: 15'-0" AFG	7641	0.92

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary_Grade	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
Parking_Grade	X	2.3 fc	5.2 fc	0.1 fc	52.0:1	23.0:1
Paved Area_Grade	X	1.2 fc	5.2 fc	0.0 fc	N/A	N/A
Property_Grade	+	1.0 fc	5.2 fc	0.0 fc	N/A	N/A

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: WALL PACK: 15'-0" A.F.G.
- POLE MNT: 22'-6" A.F.G.
- BASE: 2'-6"
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED

FOR PRICING CONTACT
JANINE BURKHART 317-698-4175

Lighting submitted is strictly based on the information provided to LIGHTSOURCE, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor plans, reflected ceiling plans, electrical plans and specifications) provided to LIGHTSOURCE is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submitted is received by the customer or end-user (as applicable) it is the customer's or end-user's responsibility to verify the information is correct and to make the appropriate project requirements for lighting system performance, code compliance, safety, reliability and effectiveness for use in a particular application. In no event will LIGHTSOURCE be responsible for any loss resulting from any use of any information contained in this lighting submital.

Firm Name and Address

LIGHT|SOURCE
THE LIGHTING & CONTROLS EXPERTS

8719 CASTLE PARK DRIVE
INDIANAPOLIS, IN 46256
WWW.LIGHTSOURCEINDIANA.COM
p.317-598-6800

Project Name and Address

MOTOR DISTRICT OF WESTFIELD
SITE LIGHTING PHOTOMETRIC

Drawn By

MJC

Scale

As Noted

Date

10/2/19

Drawing #

LS-19-5320

Sheet No.

E101



Petition Number: 2003-SPP-03 & 2003-ODP-03

Subject Site Address: Generally West of and adjacent to Towne Road and North of and adjacent to 146th Street

Petitioner: Del Webb by Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 490 Single-Family Residential Lots on 257 acres +/- in the Claiborne Farms Planned Unit Development (PUD) District

Current Zoning: Claiborne Farms PUD (Ord. 19-46)

Current Land Use: Agricultural/Vacant

Approximate Acreage: 257 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan

Staff Reviewer: Jonathan Dorsey, Associate Planner

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms PUD was approved at the November 25, 2019, City Council meeting.

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

This petition was reviewed at the February 18, 2020, Technical Advisory Committee (TAC) meeting.

PROJECT OVERVIEW

The 257 acre +/- site is located starting at the northwest corner of 146th Street and Towne Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 490 Single-Family Residential Lots (see **Exhibit 3**).

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

The plans comply except for those items identified as outstanding below:



- 6) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
- a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.
 - iii) Title, scale, north point and date.
 - iv) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - v) Easements (locations, widths and purposes).

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.
 - vi) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.
 - vii) Layout of Lots (showing dimensions, numbers and square footage).
 - viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- ix) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- xi) Building setback lines.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- xii) Legend and notes.
- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- xviii) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.



- xix) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

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

The plans comply, as applicable to an Overall Development Plan, except for those items identified as outstanding below.

- 42) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 43) Development Plan Review Criteria: Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
 - a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.



Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- d. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

44) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
- f. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.
 - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.



Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.



- xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

The plans comply.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply except for those items identified as outstanding below.

- 49) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-46):
 - a) The Concept Plan and Illustrative Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan and Illustrative Plan.

Zoning Districts (Chapter 4 of UDO and Section 4 of Ord. 19-46)



50) Permitted Uses (Section 5 of Ord. 19-46):

- a) All uses permitted in the Underlying Zoning District, SF4: Single-Family High Density as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted. All Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

51) Standard Lot Regulations (Section 6 of Ord. 19-46 and UDO Article 4.6)

- a) Minimum Lot Area: 5,625 sq ft
b) Minimum Lot Width: 45 ft
c) Minimum Lot Frontage: 35 ft
d) Minimum Building Setback Lines:
i) Front Yard: 20 ft
ii) Side Yard: 5 ft
iii) Rear Yard: 20 ft
e) Maximum Building Height: 1 1/2 Stories

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

- f) Minimum Living Area (Total): 1,200 sq ft*

*A minimum of 195 Dwellings shall have a Living Area greater than 1,500 square feet

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Development Standards (Chapter 6 and Section 7 of Ord. 19-46)

52) Accessory Use and Building Standards (Article 6.1): Shall apply with following modifications.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

53) Architectural Standards (UDO Article 6.3 and Section 7.1 of Ord. 19-46)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

54) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

55) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

56) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 19-46): UDO shall apply, except as otherwise modified or enhanced below.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

Minimum Lot Landscaping			
Residential	Required	Provided	Remaining
Shade (2 per lot)*	980	980	0
Ornamental or Evergreen (1 per lot)	490	490	0
Shrub (10 per lot)	4,900	4,900	0

*An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.

Comment: Compliant.

- a) Foundation Plantings (Article 6.8(L))
- b) External Street Frontage Landscaping Requirements (Article 6.8(M))

W 151 st Street (North) (2,383')			
In addition to 5' mound and fencing (65% on of total frontage)	Required	Provided	Remaining
Shade (3 per 100 linear feet)	71	72	0
Evergreen (4 per 100 linear feet)	95	96	0
Ornamental (3 per 100 linear feet)	71	73	0
Shrub (25 per 100 linear feet)	596	600	0



W 151st Street (South) (2,085')			
In addition to 5' mound and fencing (65% on of total frontage)	Required	Provided	Remaining
Shade (3 per 100 linear feet)	63	64	0
Evergreen (4 per 100 linear feet)	83	84	0
Ornamental (3 per 100 linear feet)	63	63	0
Shrub (25 per 100 linear feet)	521	526	0

Towne Road (East) (1,574')			
In addition to 5' mound and fencing (65% on of total frontage)	Required	Provided	Remaining
Shade (3 per 100 linear feet)	47	48	0
Evergreen (4 per 100 linear feet)	63	64	0
Ornamental (3 per 100 linear feet)	47	47	0
Shrub (25 per 100 linear feet)	394	394	0

146th Street (North) (1,630')			
In addition to 5' mound and fencing (65% on of total frontage)	Required	Provided	Remaining
Shade (3 per 100 linear feet)	49	50	0
Evergreen (4 per 100 linear feet)	65	65	0
Ornamental (3 per 100 linear feet)	49	49	0
Shrub (25 per 100 linear feet)	408	408	0

Comment: Compliant.

- c) Buffer Yard Article 6.8(N): Article (6.8(N)) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below.
- i) Buffer Yard and common area landscaping shall be as generally depicted on Exhibit B: Concept Plan (Ord. 19-46). If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan Approval:
 - ii) No mounds shall be required in a Buffer Yard.
 - iii) The minimum Buffer Yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.
 - iv) A two hundred (200) foot buffer area shall also be required along the south side of 151st street (only along the perimeter of the District) as measured from the center line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of Ordinance 19-46.
 - v) Stormwater management ponds shall not occupy more than thirty (30) percent of Buffer Yard areas and the normal pool of a pond shall be no closer than thirty-five (35) feet from the perimeter of the Real Estate.
 - vi) The Reforestation / prairie planting standards of Exhibit J (Ord. 19-46) shall qualify as the required planting materials (per 100 linear feet) within a Buffer yard.

- vii) Reforestation / Prairie Planting areas shall be provided in the west perimeter buffer yard and installed as generally depicted in Exhibit G and Exhibit J (Ord. 19-46) and subject to the standards included in Exhibit J: Reforestation and Prairie Planting Standards. Additionally, all reforestation / prairie planting areas shall be located in subdivision common area and have signage to dictate preserved areas every one-hundred and fifty (150) feet.

Buffer Yard "A" Landscaping (611')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	24	24	0
Evergreen (4 per 100 linear feet)	24	24	0
Shrub (10 per 100 linear feet)	61	67	0
Buffer Yard "B" Landscaping (624')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	25	25	0
Evergreen (4 per 100 linear feet)	25	26	0
Shrub (10 per 100 linear feet)	62	70	0
Buffer Yard "C" Landscaping (1,085')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	43	44	0
Evergreen (4 per 100 linear feet)	43	43	0

Shrub (10 per 100 linear feet)	109	110	0
Buffer Yard "D" Landscaping (259')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	10	11	0
Evergreen (4 per 100 linear feet)	10	10	0
Shrub (10 per 100 linear feet)	26	26	0
Buffer Yard "G" Landscaping (1,034')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	41	43	0
Evergreen (4 per 100 linear feet)	41	41	0
Shrub (10 per 100 linear feet)	103	103	0

*Buffer Yard "E" and "F" are within Tree Preservation Easement and compliant.

Comment: Compliant.

- d) Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- e) Sign Standards (Article 6.17)



Design Standards (Chapter 8 and Section 9 of Ord. 19-46)

24) Block Standards (Article 8.1)

- a) The maximum block length shall be twenty-five hundred (2,500) feet.
- b) The maximum cul-de-sac / loop length shall be two thousand (2,000) feet.

25) Easement Standards (Article 8.3)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

26) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process.

27) Open Space and Amenity Standards (Article 8.6)

28) Pedestrian Network Standards (Article 8.7)

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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



Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

29) Storm Water Standards (Article 8.8)



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

31) Street Light Standards (Article 8.10)

32) Street Sign Standards (Article 8.11)

57) Surety Standards (Article 8.12)

DEPARTMENT COMMENTS

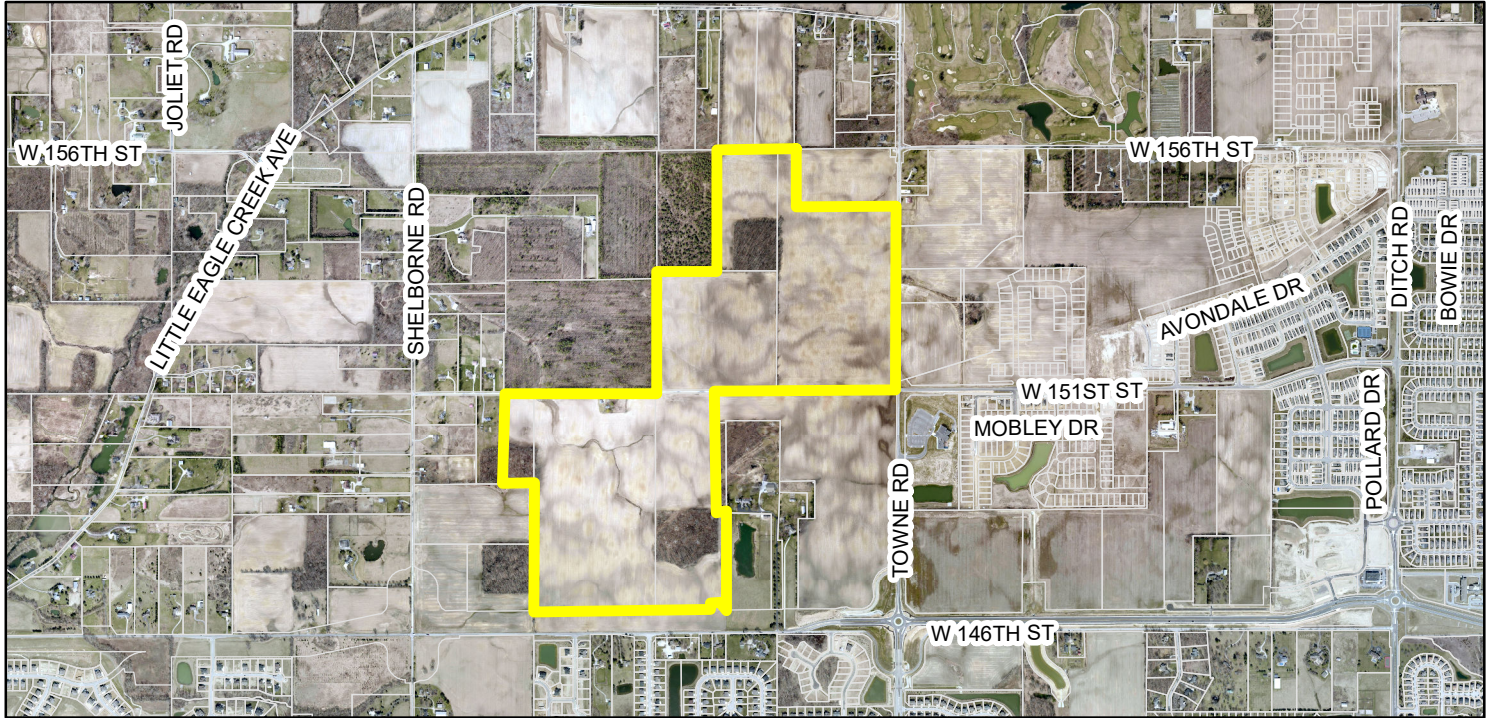
- 1) **ACTION: Hold a public hearing at the March 2, 2020, Advisory Plan Commission meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 463.221.8375 or jdorsey@westfield.in.gov.



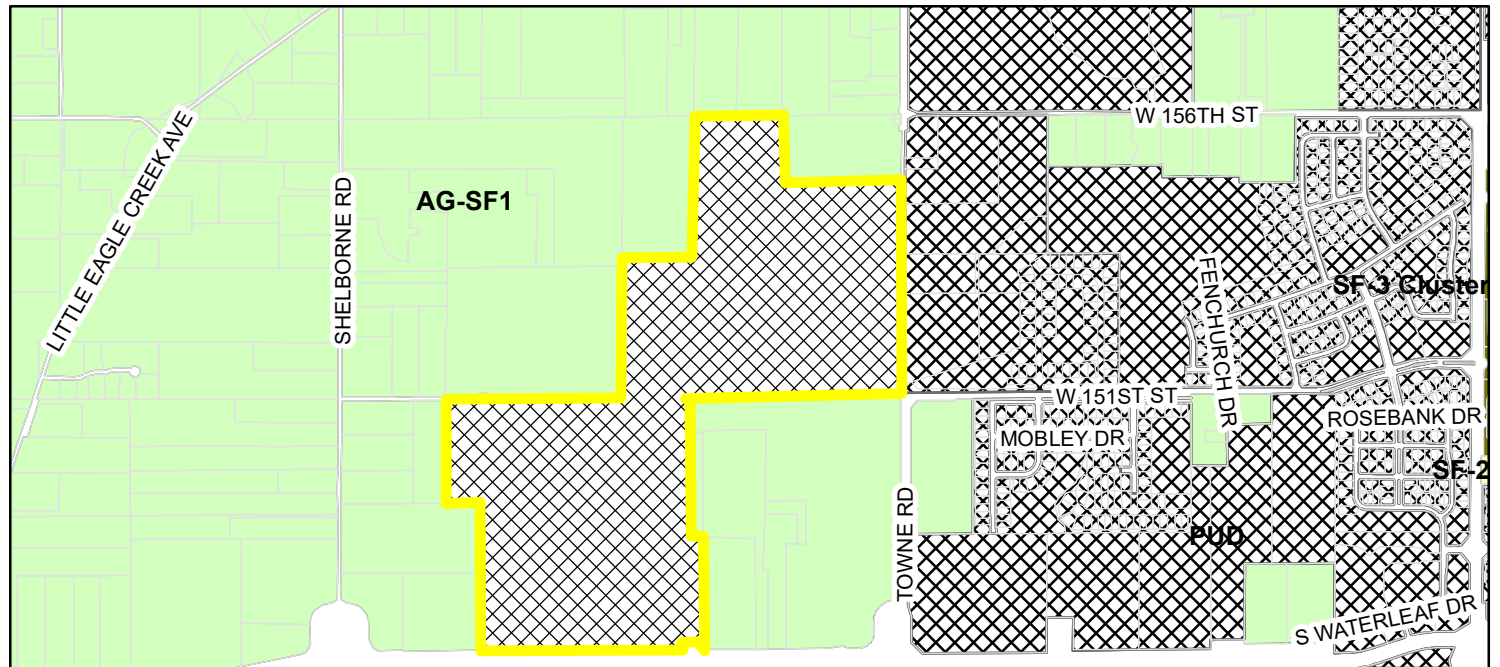
Property Location Map
Claiborne Farms by Del Webb
Primary Plat and Overall Development Plan
2003-SPP-03 & 2003-ODP-03



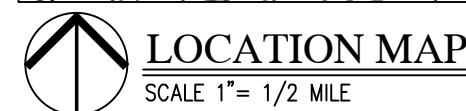
Aerial Location Map



Zoning Map



- Parcel
- SF-2 (Single Family - 2)
- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-3 Cluster
- Zoning - All**
- Zoning**



Br	Brookstone silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded



KNOW WHAT'S BELOW.

 **SITE MAP**
SCALE: 1" = 400'

[illegible]

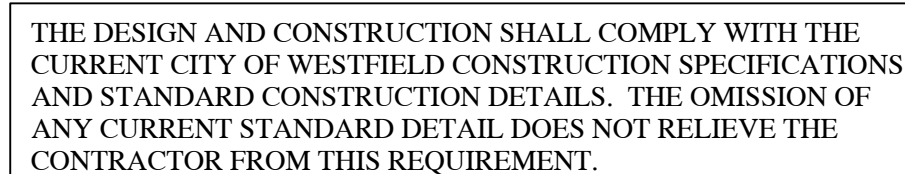
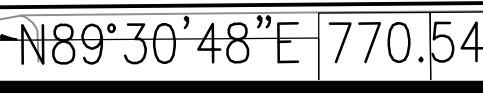
CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

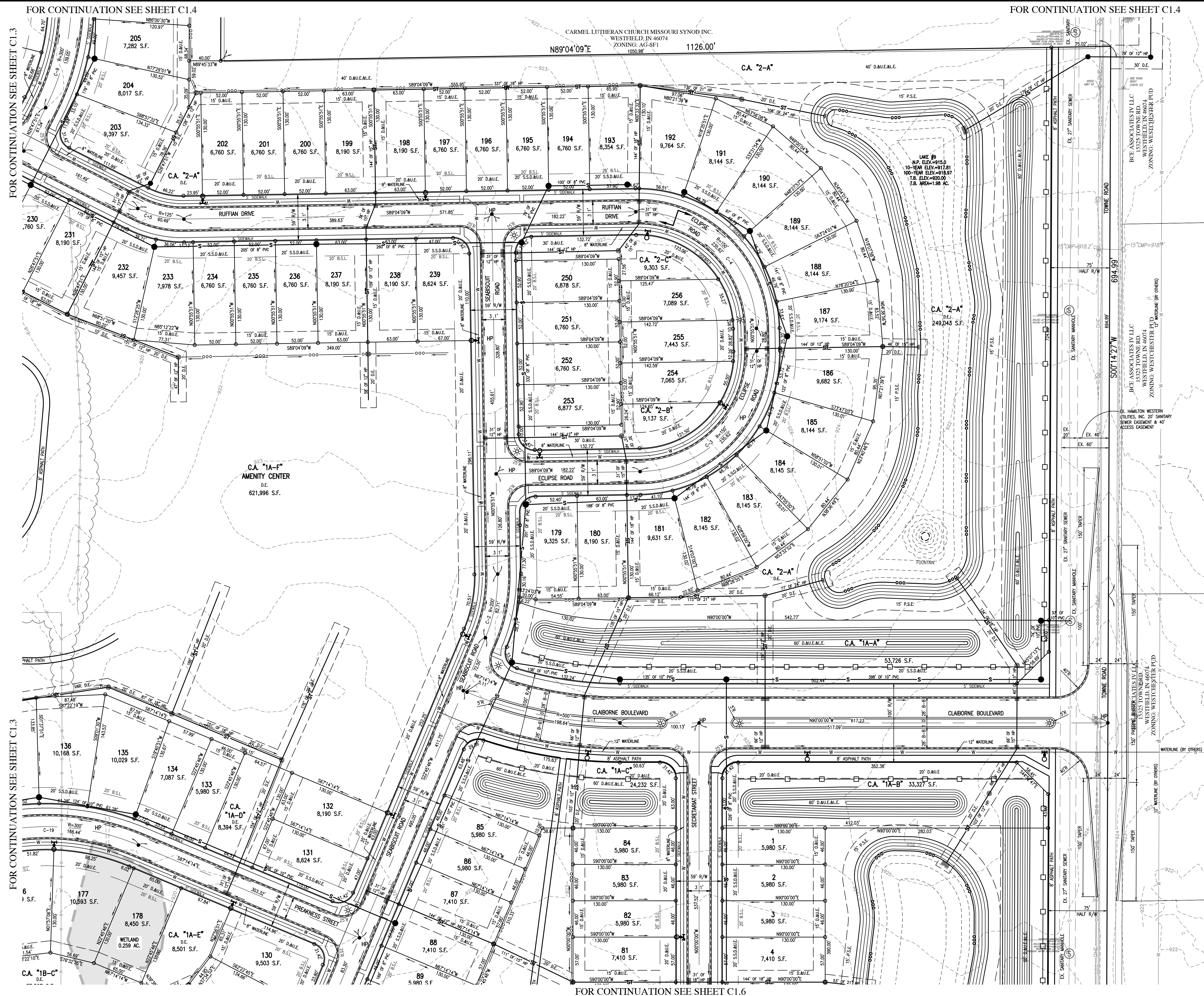
COVER

BRANDON T. BURKE
REGISTERED
No.
10000075
STATE OF
INDIANA
PROFESSIONAL ENGINEER

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CHECKED BY BB		
DATE JANUARY 31, 2020		
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COVER

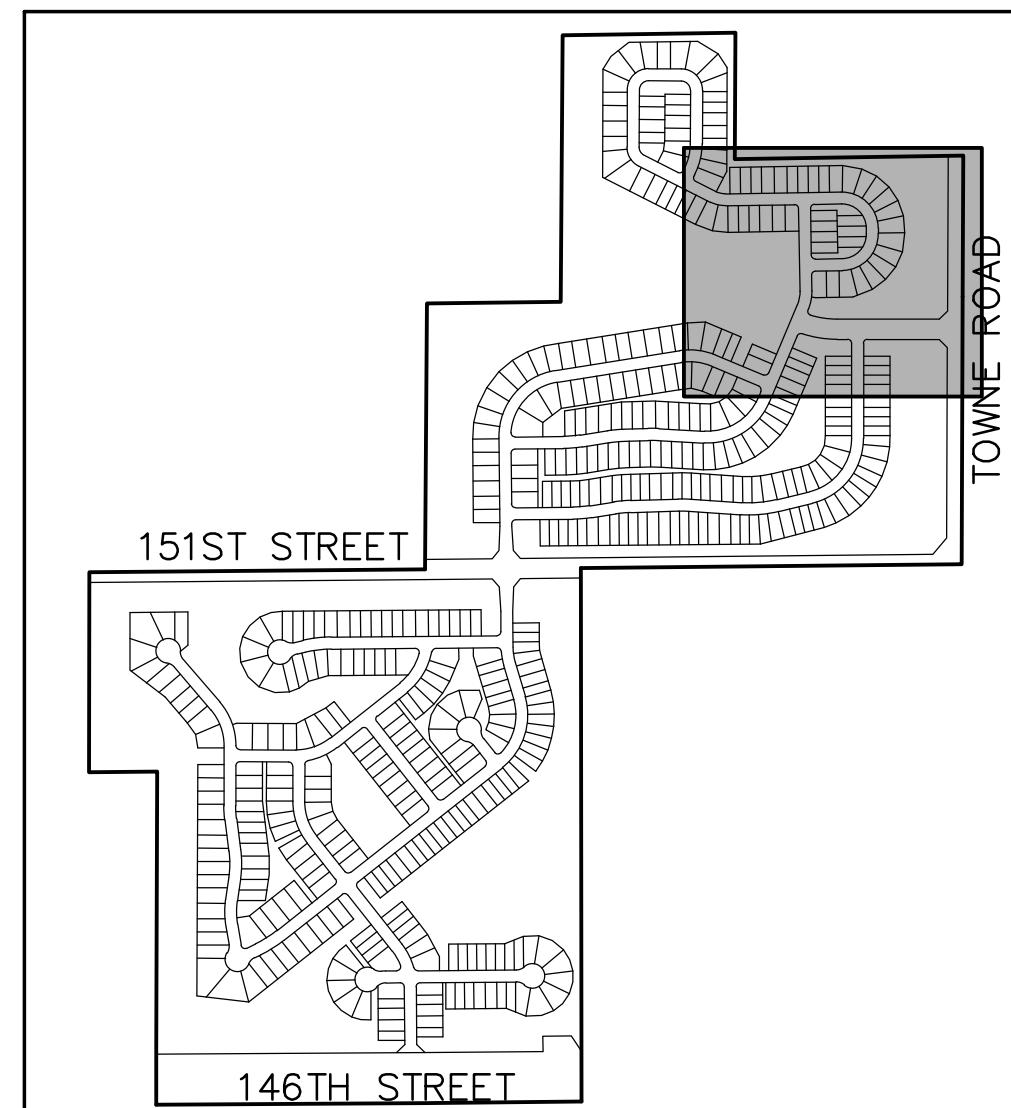
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THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

[illegible]

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN



KEYMAP
NOT TO SCALE

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C1.2

PRIMARY PLAT PLAN

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	198.64'	500.00'	197.34'	S78°37'07"E	22°45'46"
C-2	82.71'	200.00'	82.12'	N10°54'57"E	23°41'38"
C-3	235.62'	150.00'	212.13'	N44°04'09"E	90°00'00"
C-4	235.62'	150.00'	212.13'	N45°55'51"W	90°00'00"
C-5	60.49'	125.00'	59.91'	S77°04'00"E	27°43'42"
C-6	83.05'	75.00'	78.89'	S31°28'51"E	63°26'36"
C-7	117.81'	75.00'	106.07'	S45°14'27"W	90°00'00"
C-8	117.81'	75.00'	106.07'	N44°45'33"W	90°00'00"
C-9	139.05'	300.00'	137.81'	N13°31'09"E	26°33'24"
C-10	399.63'	300.00'	370.73'	N38°09'42"E	76°19'24"
C-11	183.13'	600.00'	182.42'	N85°04'02"E	17°29'16"
C-12	57.47'	600.00'	57.45'	N88°55'58"W	5°29'18"
C-13	76.94'	600.00'	76.89'	S84°38'58"W	72°05'50"
C-14	88.68'	600.00'	88.60'	N85°12'36"E	8°28'07"
C-15	369.00'	300.00'	346.18'	N58°00'00"E	70°28'27"
C-16	51.46'	600.00'	51.44'	N89°13'12"W	4°54'51"
C-17	76.94'	600.00'	76.89'	S84°38'58"W	72°05'50"
C-18	88.68'	600.00'	88.60'	N85°12'36"E	8°28'07"
C-19	166.44'	300.00'	164.31'	N83°07'51"W	31°47'14"
C-20	426.90'	300.00'	391.78'	S40°12'36"W	81°31'53"
C-21	82.95'	300.00'	82.69'	S08°28'37"E	15°50'33"
C-22	356.63'	300.00'	336.00'	N17°39'27"E	68°06'41"
C-23	129.55'	600.00'	129.30'	N57°53'56"E	12°22'18"
C-24	123.93'	400.00'	123.43'	S00°39'12"E	17°45'04"
C-25	137.75'	500.00'	137.31'	N00°19'48"E	15°47'04"
C-26	67.72'	500.00'	67.67'	S03°40'57"E	7°45'35"
C-27	213.25'	300.00'	208.79'	N20°09'59"W	40°43'40"
C-28	201.50'	300.00'	197.74'	N70°57'19"E	38°29'03"
C-29	257.53'	300.00'	249.69'	N27°07'16"E	49°11'03"
C-30	134.99'	600.00'	134.71'	S83°05'15"W	12°53'28"
C-31	201.50'	300.00'	197.74'	S19°02'41"E	38°29'03"
C-32	157.92'	300.00'	156.10'	N23°12'24"W	30°09'36"
C-33	55.60'	300.00'	55.52'	S84°17'17"W	10°37'08"
C-34	40.44'	300.00'	40.41'	N04°15'53"W	7°43'27"
C-35	92.84'	50.00'	80.07'	S62°43'19"E	106°23'11"



FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN
FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

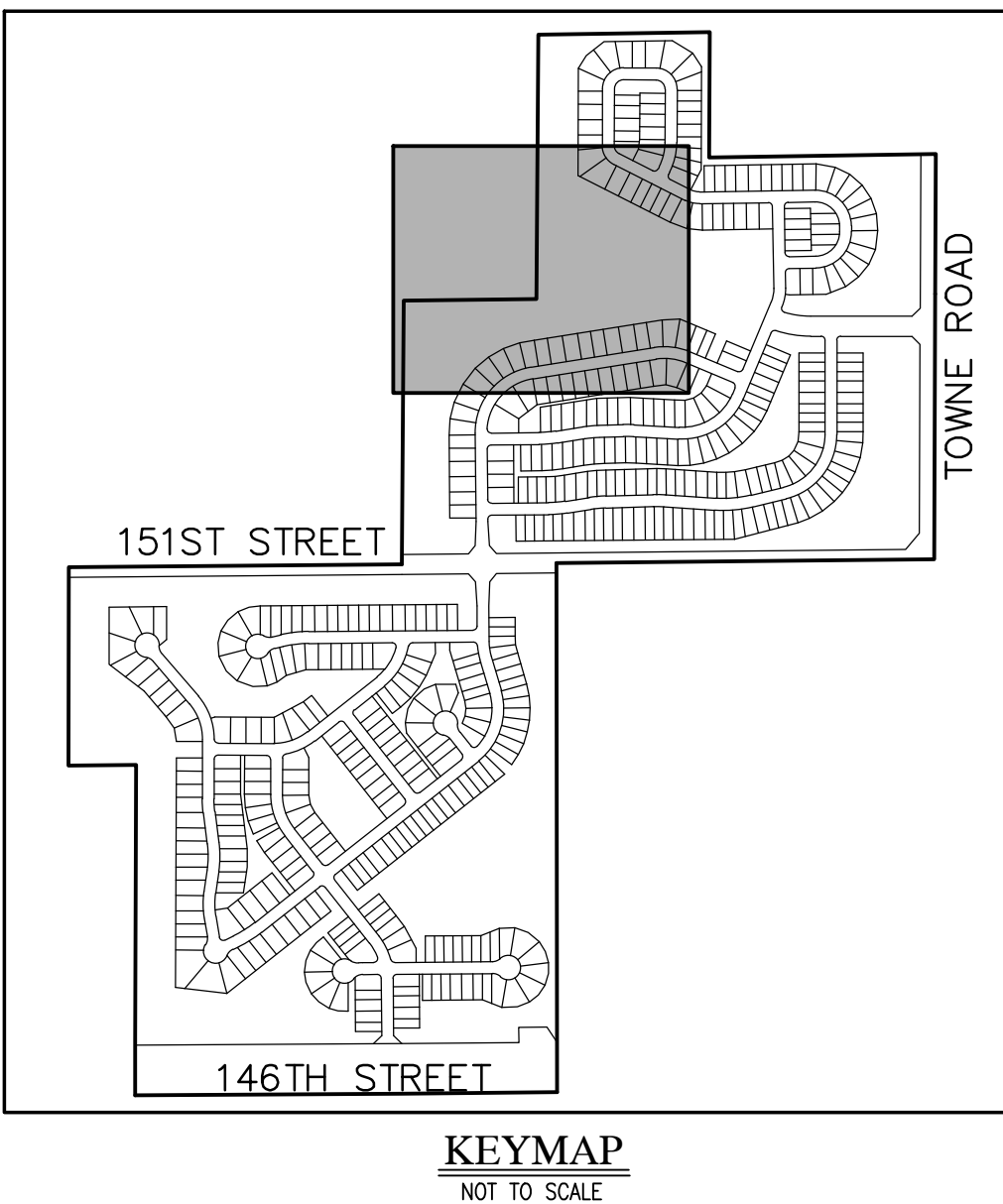
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



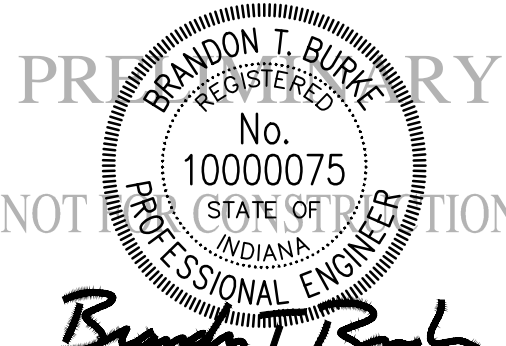
LEGEND:			
EXISTING		RIGHT-OF-WAY LINE	PROPOSED
		EASEMENT LINE	
		SETBACK LINE	
		CENTERLINE	
		SWALE / FLOWLINE	
		SUBSURFACE DRAIN	
		SANITARY SEWER	
		STORM SEWER	
		STORM CULVERT	
		WATER MAIN	
		CONTOUR, MAJOR	
		CONTOUR, MINOR	
		FENCE	
		TREE LINE	
		SANITARY MANHOLE	
		STORM MANHOLE	
		STORM INLET	
		STORM END SECTION	
		FIRE HYDRANT	
		FLOW ARROW	
		STREET LIGHT	
		6" X 6" VEHICLE BARRIER POST	
		EXISTING WETLANDS	
		CURVE AHEAD WARNING SIGN	

ABBREVIATIONS:

BC	— BACK OF CURB
CL	— CENTERLINE
FL	— FLOW LINE
NP	— NORMAL POOL (ELEVATION)
PVC	— POLYVINYL CHLORIDE PIPE
RCP	— REINFORCED CONCRETE PIPE
C.A.	— COMMON AREA
D.E.	— DRAINAGE EASEMENT
S.S.&U.E.	— SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	— DRAINAGE AND UTILITY EASEMENT
P.S.E.	— PEDESTRIAN EASEMENT
P.A.E.	— PEDESTRIAN ACCESS EASEMENT
ESMT.	— EASEMENT
25	— LOT NUMBER
B.S.L.	— BUILDING SETBACK LINE
S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY

[illegible]

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN



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C1.3



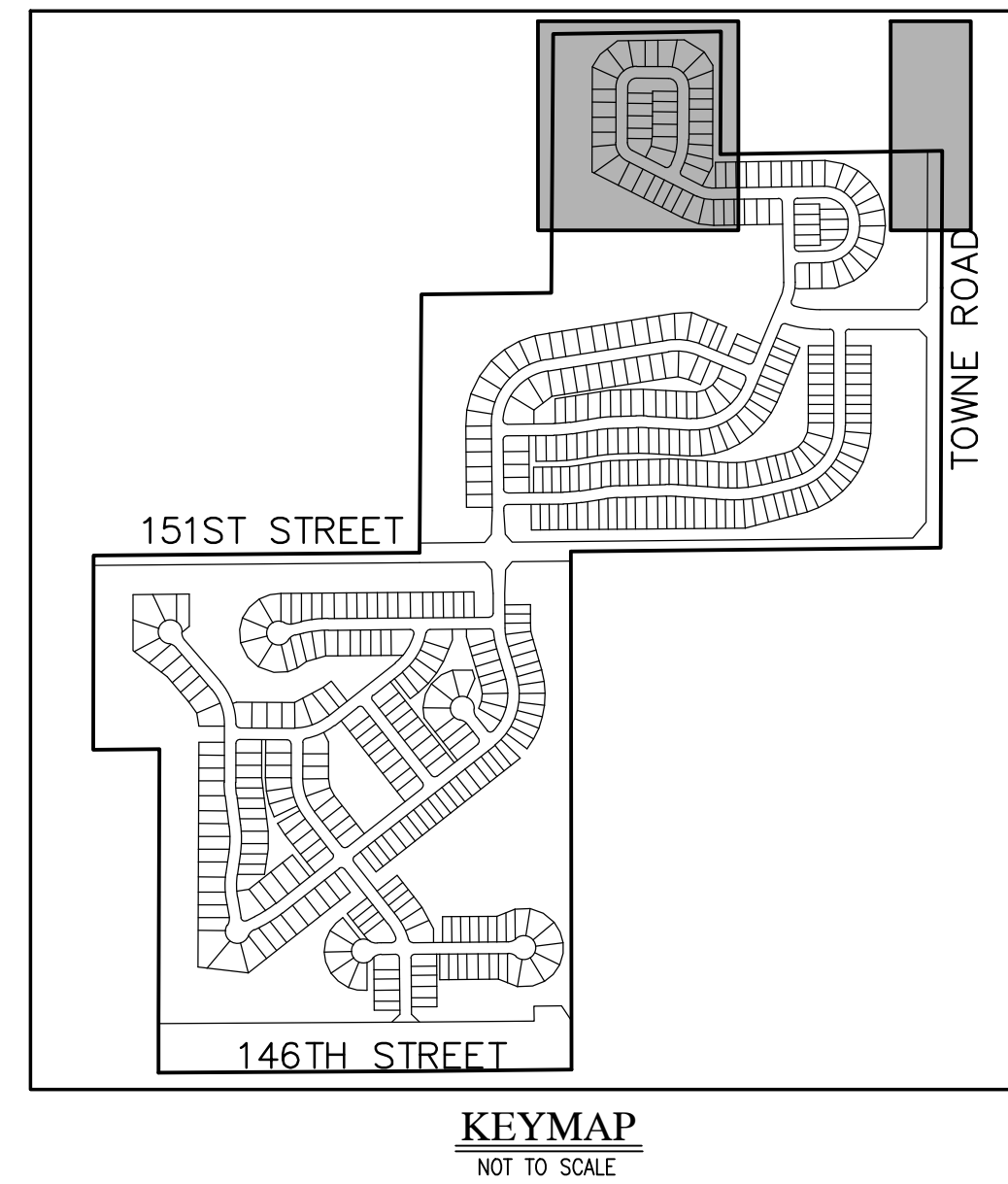
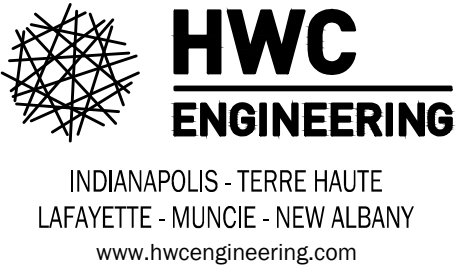
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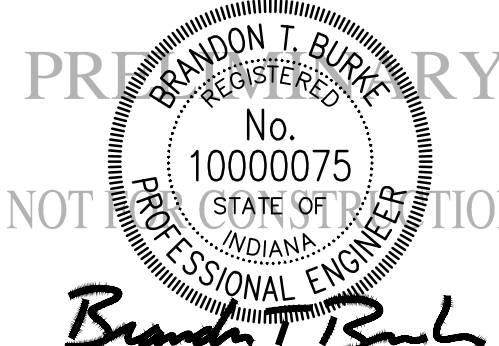
LEGEND:			
EXISTING			PROPOSED
_____		RIGHT-OF-WAY LINE	_____
_____		EASEMENT LINE	_____
_____		SETBACK LINE	_____
_____		CENTERLINE	_____
_____ o o o _____		SWALE / FLOWLINE	_____ o o o _____
_____ - - - - -		SUBSURFACE DRAIN	
_____ S _____		SANITARY SEWER	_____ S _____
_____ ST _____		STORM SEWER	_____ ST _____
» _____ ST _____		STORM CULVERT	» _____ ST _____ ◀
_____ W _____		WATER MAIN	_____ W _____
_____ - 800 - _____		CONTOUR, MAJOR	_____ 800 _____
_____ - 799 - _____		CONTOUR, MINOR	_____ 799 _____
_____ x x x x x _____		FENCE	_____ x x x x x _____
_____ ~ ~ ~ ~ ~ _____		TREE LINE	_____ ~ ~ ~ ~ ~ _____
(S)		SANITARY MANHOLE	●
(ST)		STORM MANHOLE	●
⌘		STORM INLET	⌘
⌘		STORM END SECTION	⌘
⌘		FIRE HYDRANT	●
N/A		FLOW ARROW	➔
		STREET LIGHT	☆
		6" X 6" VEHICLE BARRIER POST	□
		EXISTING WETLANDS	
		BLACK "4-BOARD" FENCE	□
		CURVE AHEAD WARNING SIGN	(A)

ABBREVIATIONS:

BC	— BACK OF CURB
CL	— CENTERLINE
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NP	— NORMAL POOL (ELEVATION)
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D.&E.	— DRAINAGE EASEMENT
P.S.E.	— PERMANENT STORMWATER EASEMENT
P.A.E.	— PEDESTRIAN ACCESS EASEMENT
EASE	— EASEMENT
25	— LOT NUMBER
B.S.L.	— BUILDING SETBACK LINE
S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY

[illegible]

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PRIMARY PLAT PLAN



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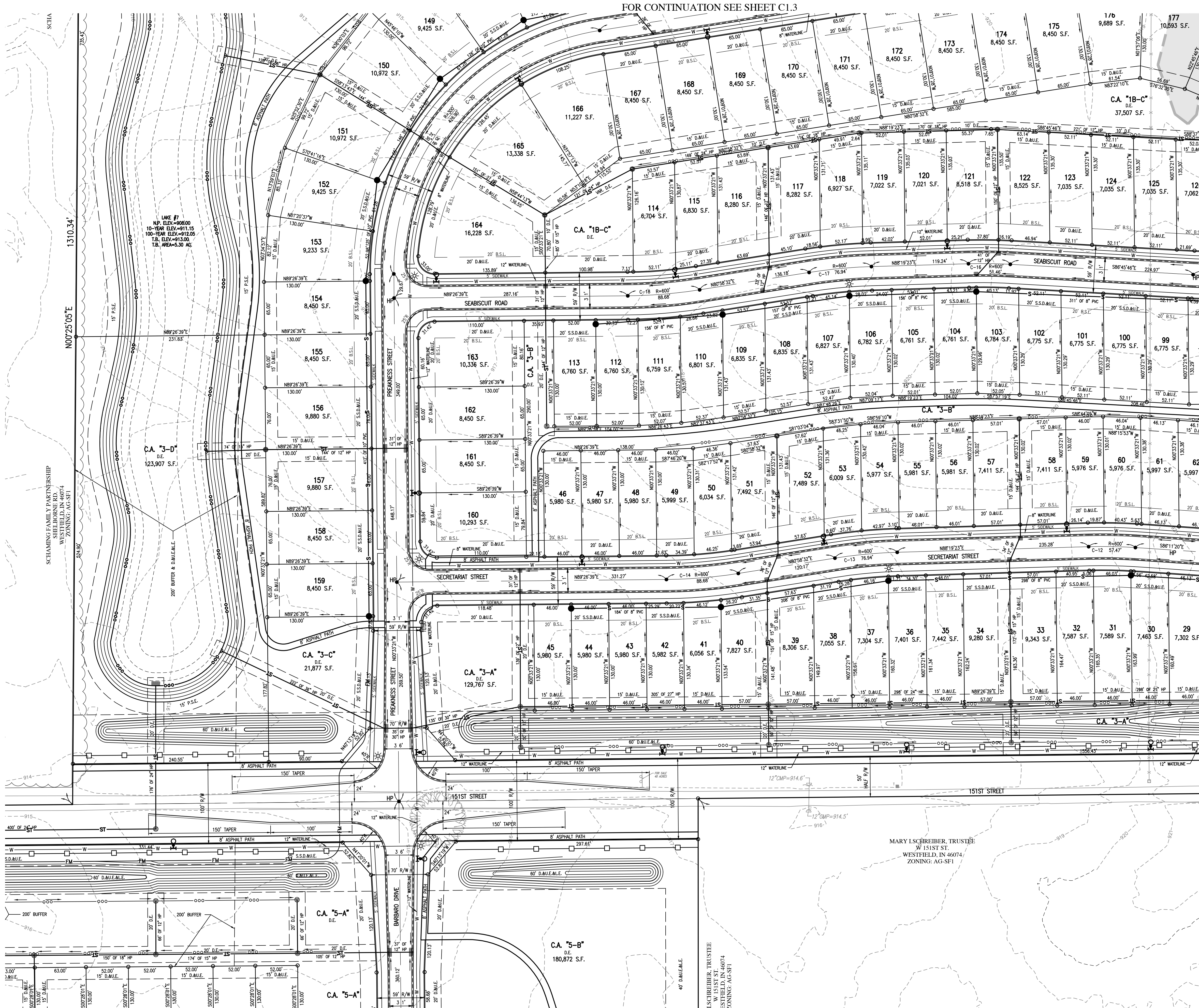
C1.4

FOR CONTINUATION SEE SHEET C1.3

FOR CONTINUATION SEE SHEET C1.1

FOR CONTINUATION SEE SHEET C1.7

FOR CONTINUATION SEE SHEET C1.6



FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

EXISTING

PROPOSED

RIGHT-OF-WAY LINE

EASEMENT LINE

SETBACK LINE

CENTERLINE

SWALE / FLOWLINE

SUBSURFACE DRAIN

SANITARY SEWER

STORM SEWER

STORM CULVERT

WATER MAIN

CONTOUR, MAJOR

CONTOUR, MINOR

FENCE

TREE LINE

SANITARY MANHOLE

STORM MANHOLE

STORM INLET

STORM END SECTION

FIRE HYDRANT

FLOW ARROW

STREET LIGHT

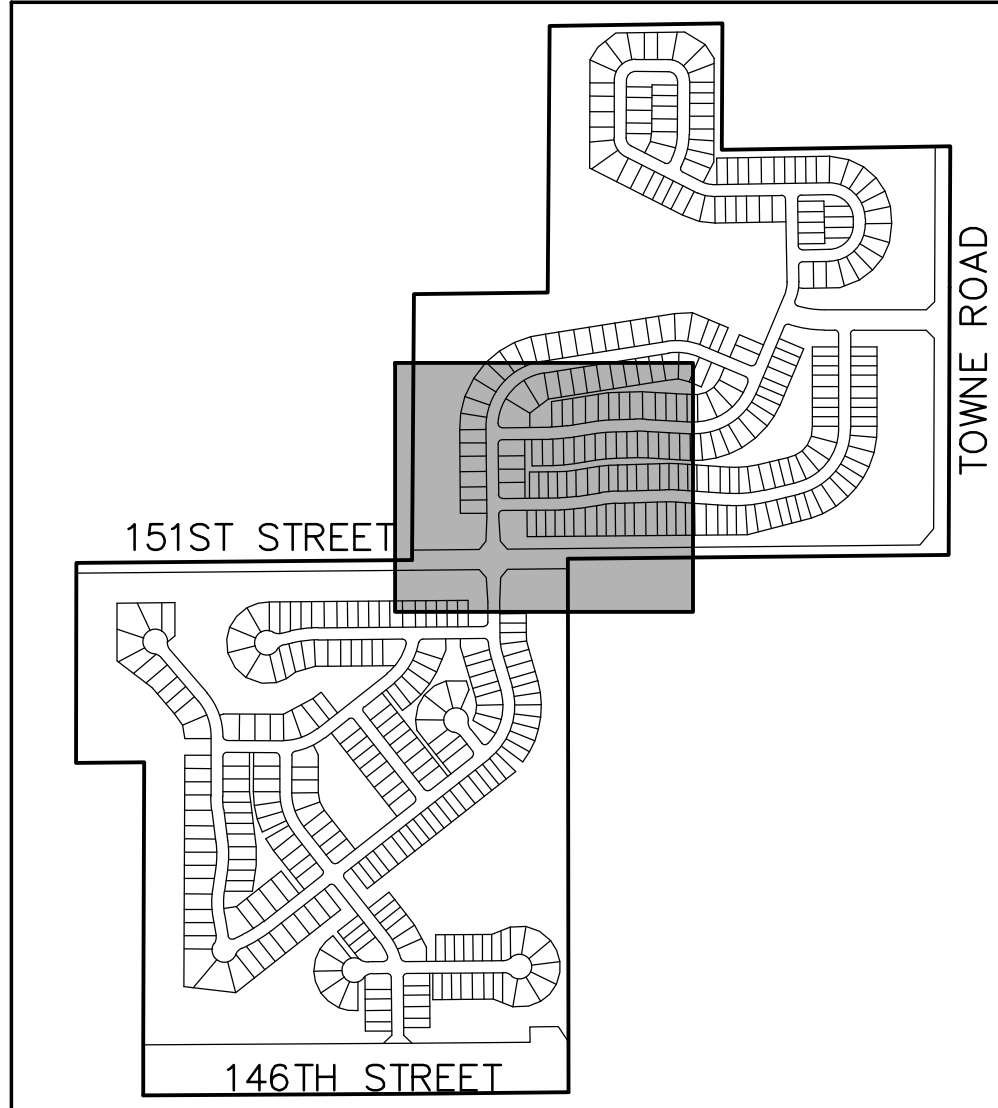
6" X 6" VEHICLE BARRIER POST

EXISTING WETLANDS

BLACK "4-B" BOARD FENCE

CURVE AHEAD WARNING SIGN

ABBREVIATIONS:	
BC	- BACK OF CURB
CL	- CENTERLINE
FL	- FLOW LINE
NP	- NORMAL POOL (ELEVATION)
PVC	- POLYVINYL CHLORIDE PIPE
RCP	- REINFORCED CONCRETE PIPE
C.A.	- COMMON AREA
D.E.	- DRAINAGE EASEMENT
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
P.S.E.	- PERMANENT STORMWATER EASEMENT
P.A.E.	- PEDESTRIAN ACCESS EASEMENT
EASEMENT	- EASEMENT
LOT NUMBER	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY



REVISIONS		
DATE	DESCRIPTION	BY

HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

CLAIBORNE FARMS BY DEL WEBB

CITY OF WESTFIELD, INDIANA

PRIMARY PLAT PLAN

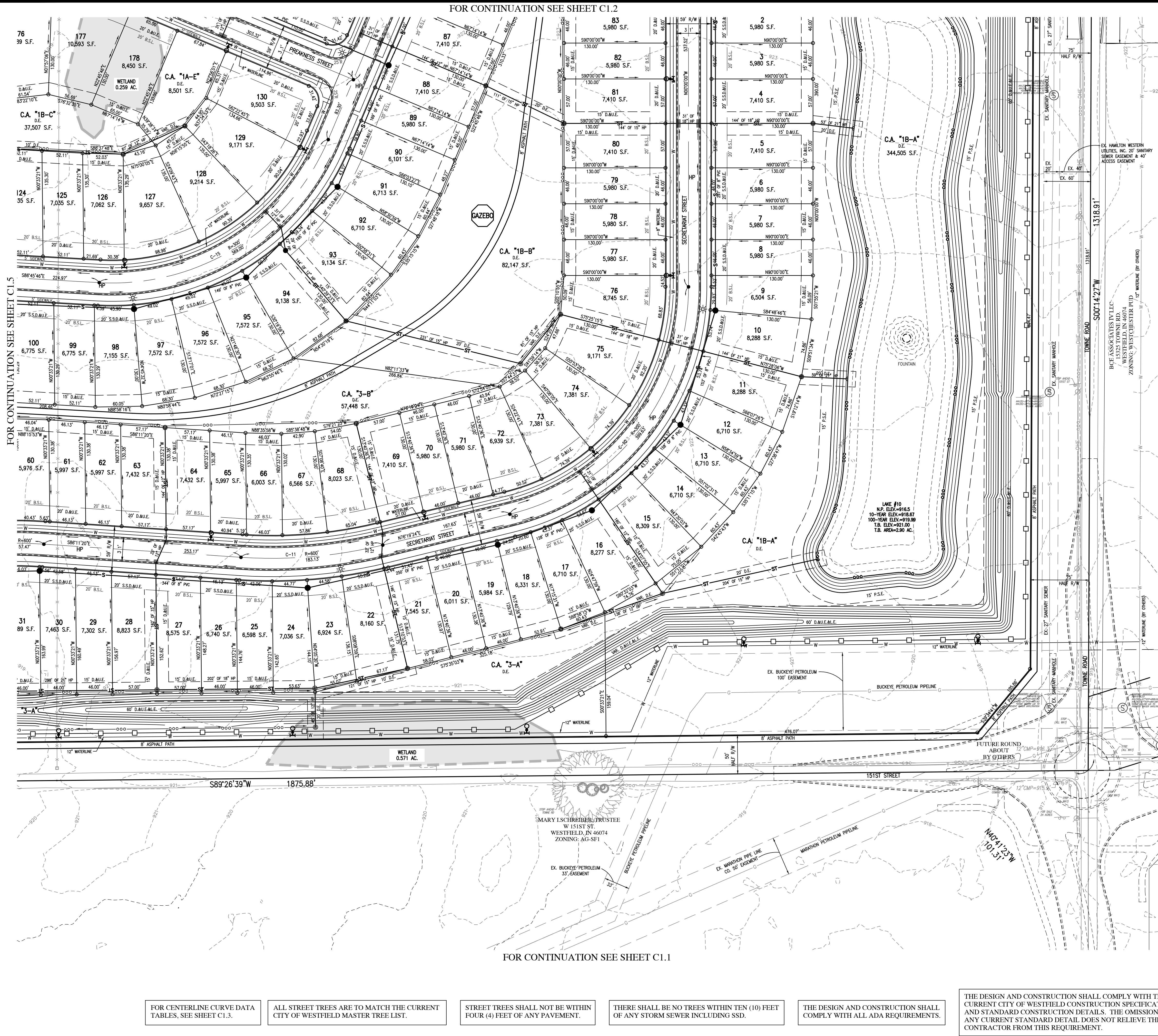
PREPARED BY
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

DRAWN BY
DC
CHECKED BY
BB
DATE
JANUARY 31, 2020
SCALE
AS SHOWN
SHEET

JOB NUMBER
2019-241

C1.5
PRIMARY PLAT PLAN

© 2020



Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
ooo	SWALE / FLOWLINE	ooo
---	SUBSURFACE DRAIN	---
-S-	SANITARY SEWER	-S-
-ST-	STORM SEWER	-ST-
ST	STORM CULVERT	ST
W	WATER MAIN	W
-800-	CONTOUR, MAJOR	-800-
-799-	CONTOUR, MINOR	-799-
x x x x	FENCE	x x x x
~~~~~	TREE LINE	~~~~~
(S)	SANITARY MANHOLE	●
(ST)	STORM MANHOLE	●
	STORM INLET	
d	STORM END SECTION	d
~*	FIRE HYDRANT	~*
N/A	FLOW ARROW	→
	STREET LIGHT	☆
	6" X 6" VEHICLE BARRIER POST	□
	EXISTING WETLANDS	■
	BLACK "4-BOARD" FENCE	□
	CURVE AHEAD WARNING SIGN	(A)

ABBREVIATIONS:

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RCP	- REINFORCED CONCRETE PIPE
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D.E.	- DRAINAGE EASEMENT
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
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P.A.E.	- PEDESTRIAN ACCESS EASEMENT
ESMT.	- EASEMENT
25	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
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REVISIONS		
DATE	DESCRIPTION	BY

INDIANAPOLIS - TERRE HAUTE  
LAFAYETTE - MUNCIE - NEW ALBANY  
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CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
PRIMARY PLAT PLAN

KEYMAP  
NOT TO SCALE

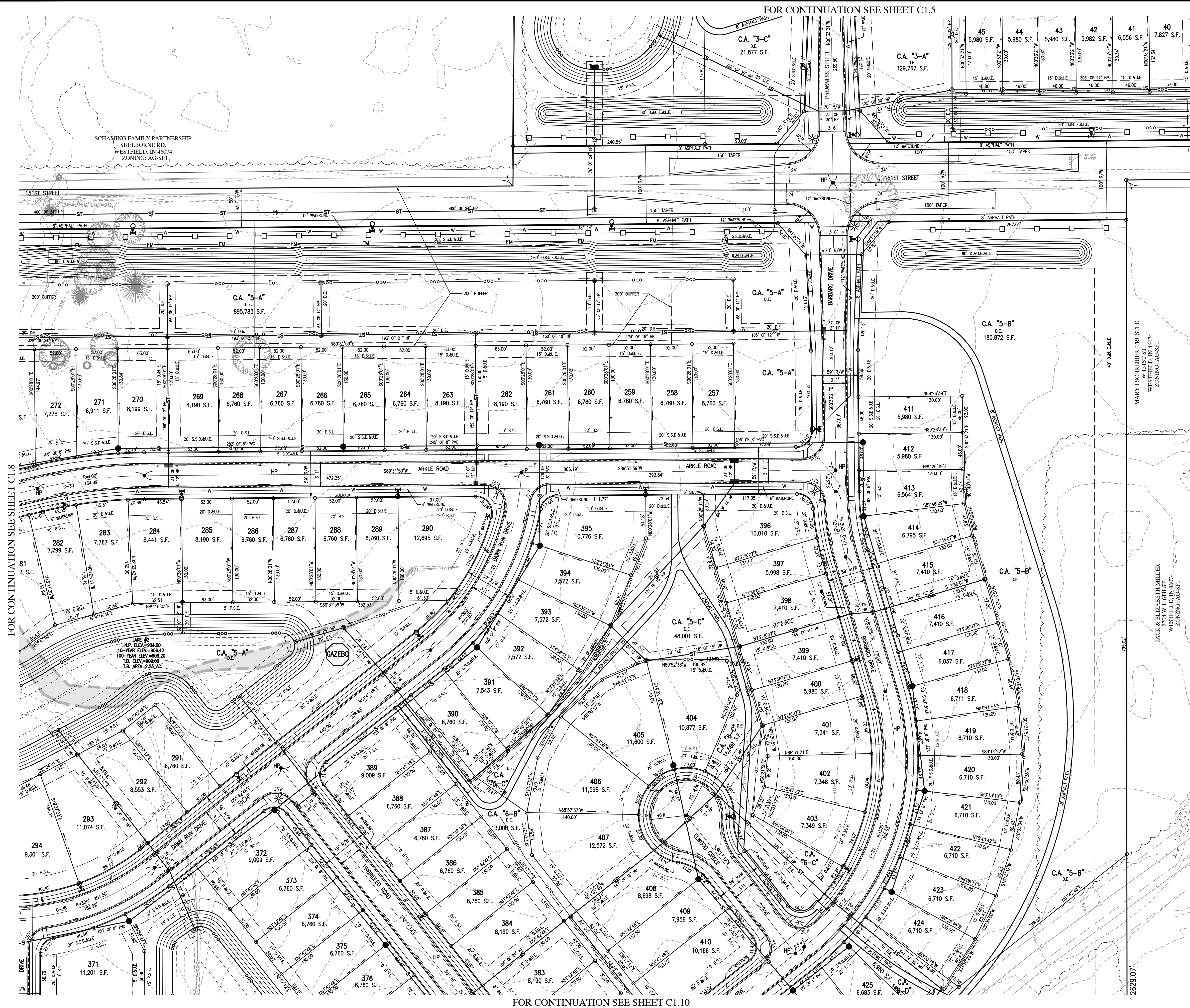
BRANDON T. BURKE  
REGISTERED  
No. 10000075  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

BRANDON T. BURKE

DRAWN BY DC	JOB NUMBER 2019-241 SHEET
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	

C1.6  
PRIMARY PLAT PLAN





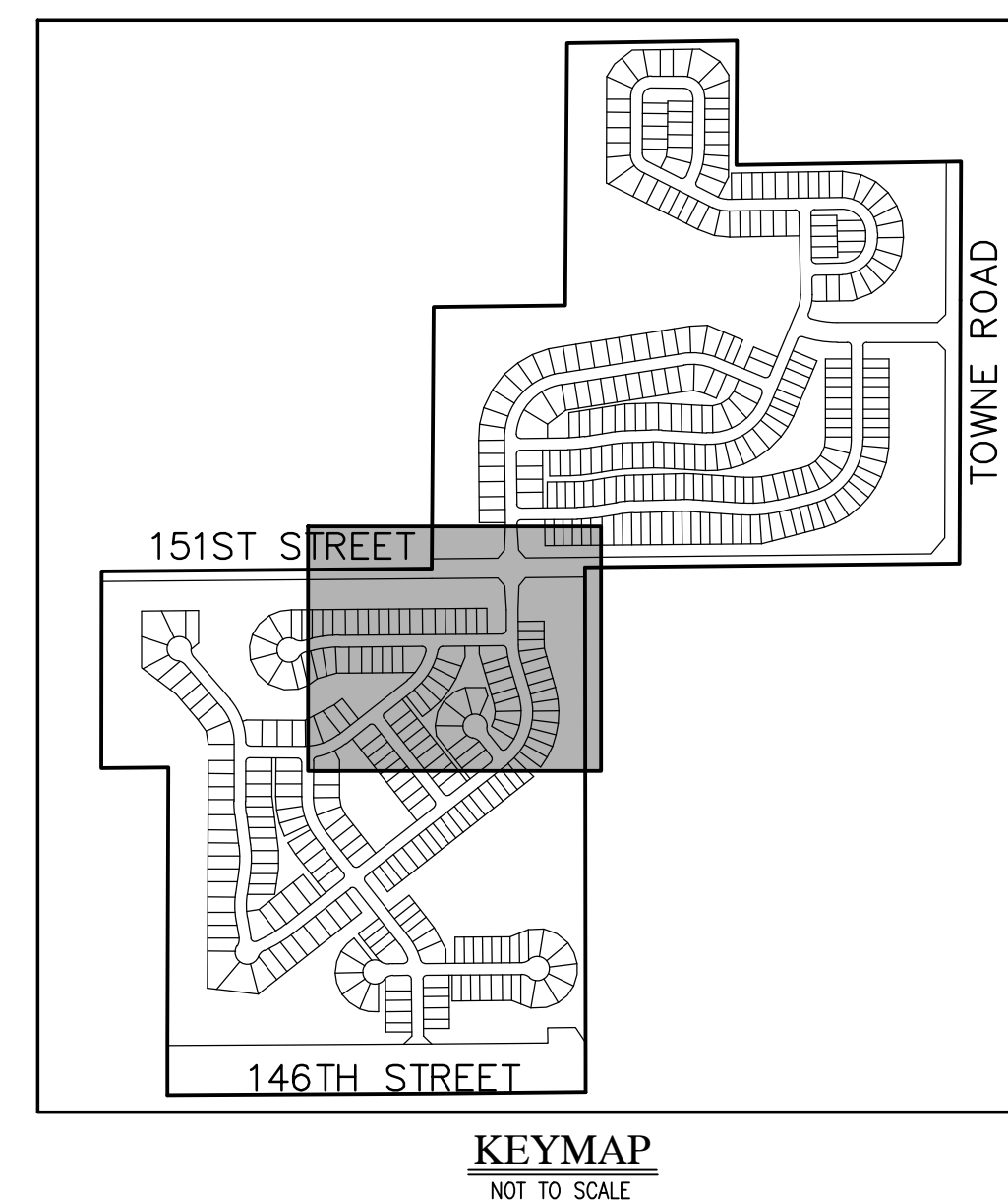
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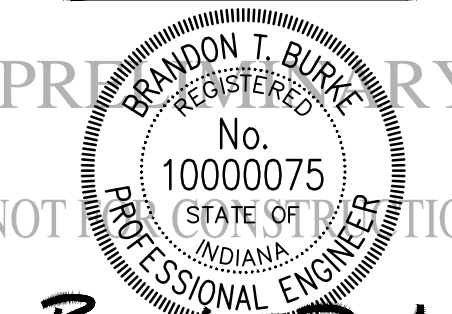
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6' x 6' VEHICLE BARRIER POST	
	EXISTING WETLANDS	
	BLACK "4-BOARD" FENCE	
	CURVE AHEAD WARNING SIGN	

## ABBREVIATIONS:

BC	→ BACK OF CURB
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P.S.E.	→ PEDESTAL STORMWATER EASEMENT
P.A.E.	→ PEDESTRIAN ACCESS EASEMENT
ESMT.	→ EASEMENT
25	→ LOT NUMBER
B.S.L.	→ BUILDING SETBACK LINE
S.F.	→ SQUARE FEET
R/W	→ PUBLIC RIGHT-OF-WAY

[illegible]

CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
PRIMARY PLAT PLAN

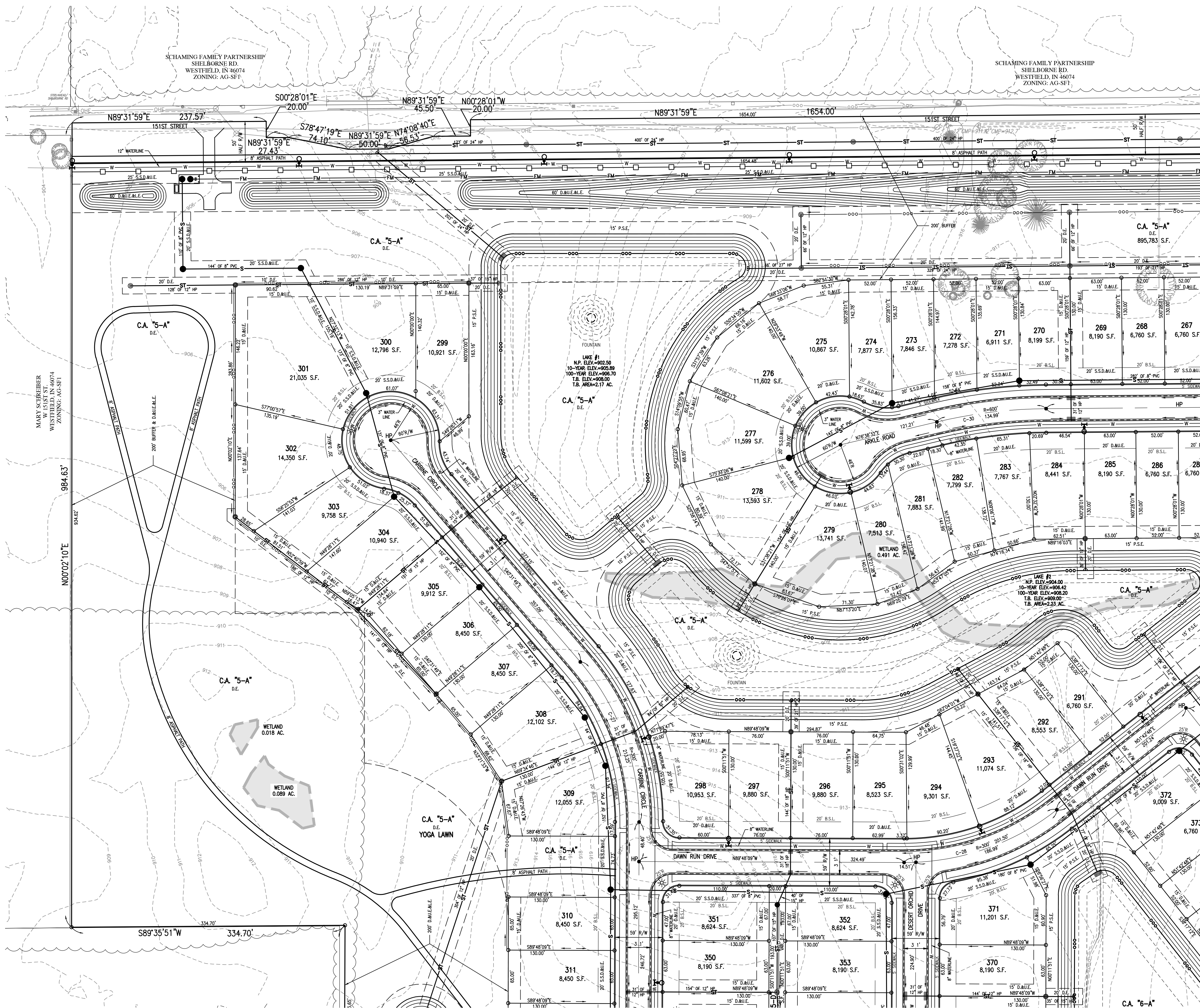


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DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

# C1.7

## PRIMARY PLAT PLAN



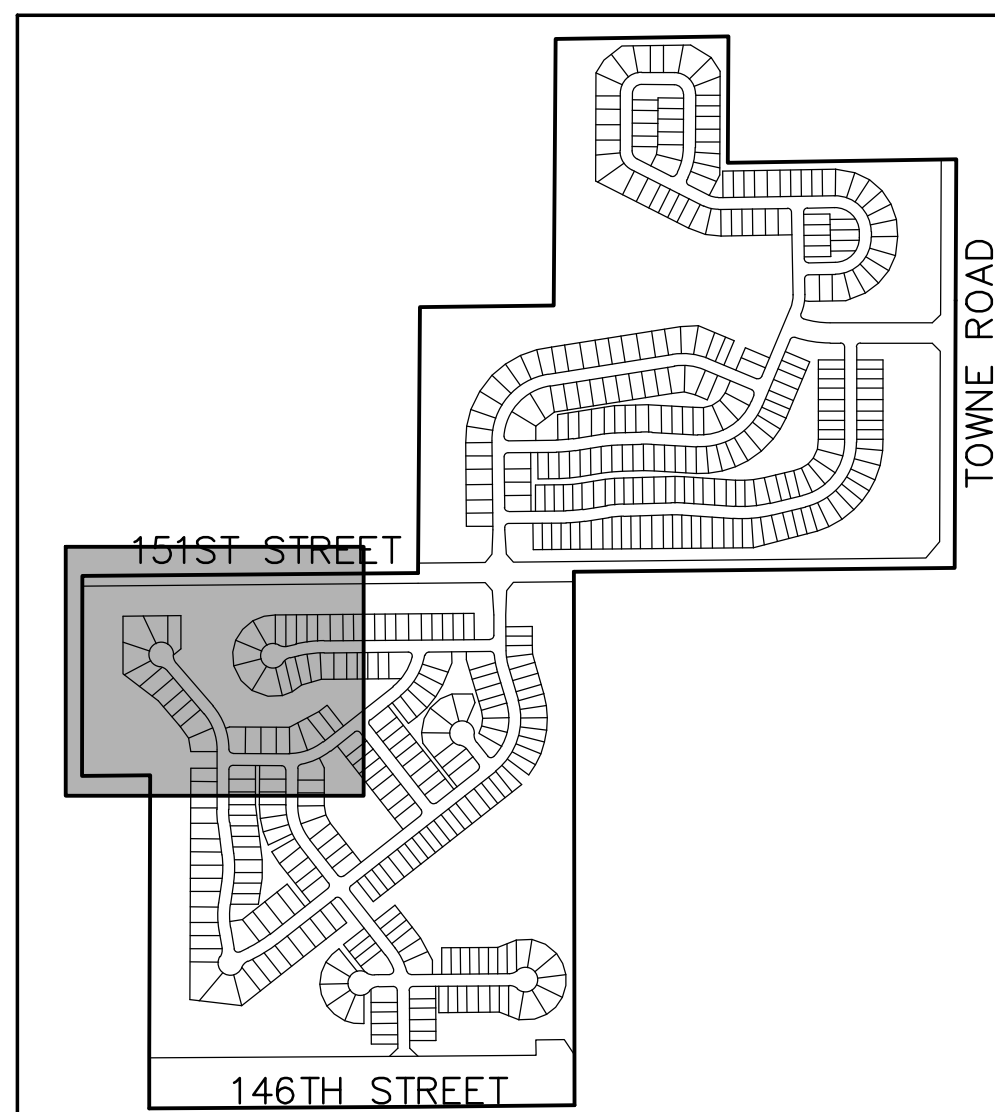


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[illegible]

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25	— LOT NUMBER
B.S.L.	— BUILDING SETBACK LINE
S.F.	— SQUARE FEET
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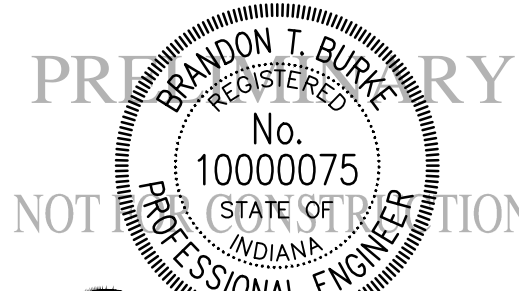


**KEYMAP**  
NOT TO SCALE

[illegible]

CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
PRIMARY PLAT PLAN

## PRIMARY PLAT PLAN



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SCALE AS SHOWN	
SHEET	

## C1.8

### PRIMARY PLAT PLAN





FOR CONTINUATION SEE SHEET C1.8

FOR CONTINUATION SEE SHEET C1.12

FOR CENTERLINE CURVE DATA  
TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN  
FOUR (4) FEET OF ANY PAVEMENT.

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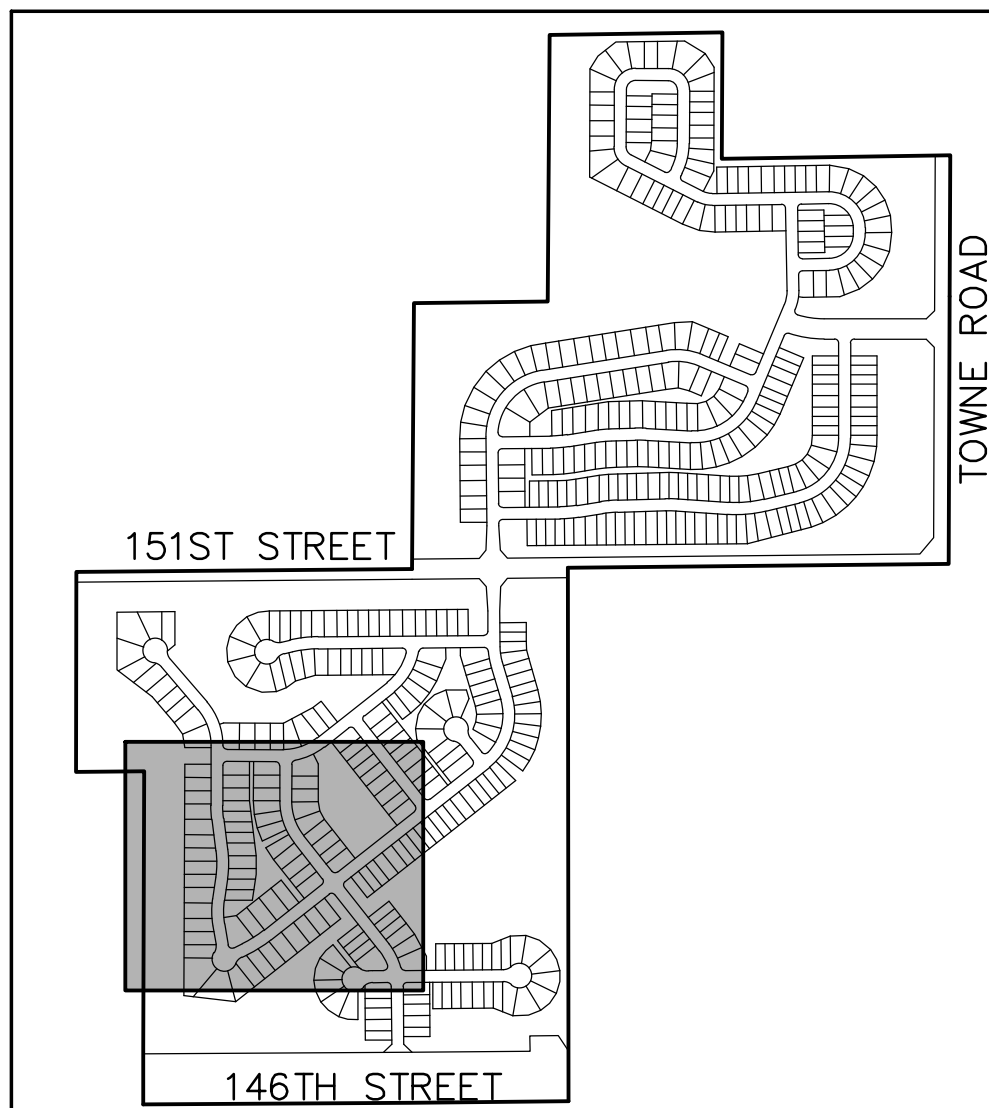


LEGEND:

EXISTING		RIGHT-OF-WAY LINE		PROPOSED
		EASEMENT LINE		
		SETBACK LINE		
		CENTERLINE		
		SWALE / FLOWLINE		
		SUBSURFACE DRAIN		
		SANITARY SEWER		
		STORM SEWER		
		STORM CULVERT		
		WATER MAIN		
		CONTOUR, MAJOR		
		CONTOUR, MINOR		
		FENCE		
		TREE LINE		
		SANITARY MANHOLE		
		STORM MANHOLE		
		STORM INLET		
		STORM END SECTION		
		FIRE HYDRANT		
		FLOW ARROW		
		STREET LIGHT		
		6" X 6" VEHICLE BARRIER POST		
		EXISTING WETLANDS		
		BLACK "4-BOARD" FENCE		
		CURVE AHEAD WARNING SIGN		

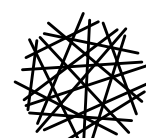
ABBREVIATIONS:

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ESMT.	— EASEMENT
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B.S.L.	— BUILDING SETBACK LINE
S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY



**KEYMAP**  
NOT TO SCALE

## REVISIONS

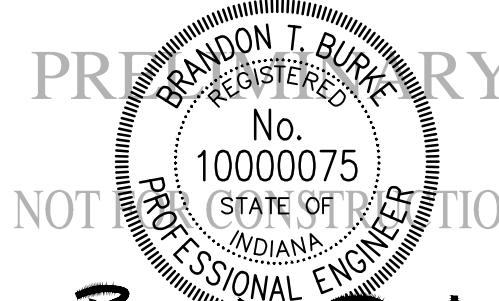
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CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA

## PRIMARY PLAT PLAN



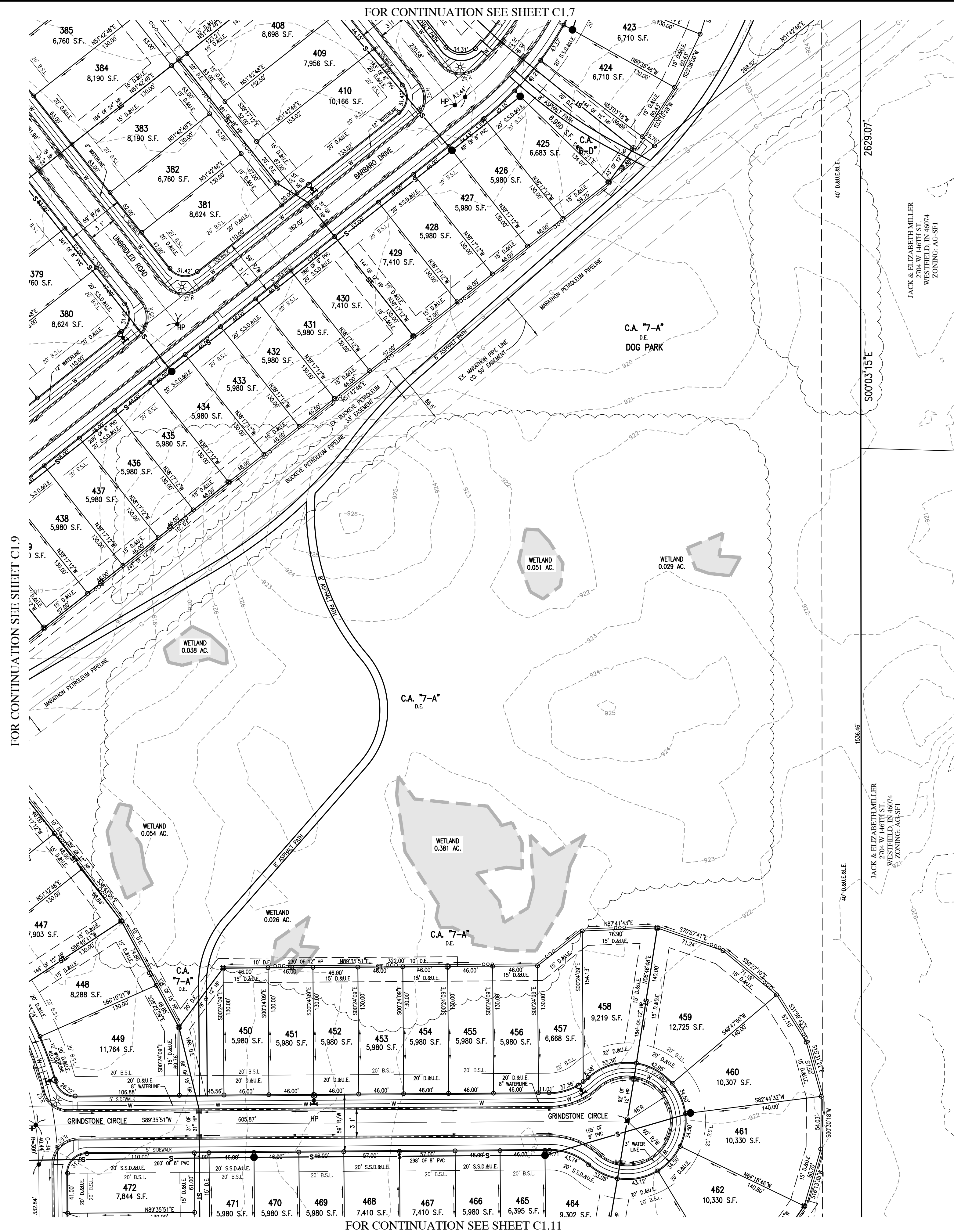
Brandon T. Ruhl

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DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

## C1.9

### PRIMARY PLAT PLAN





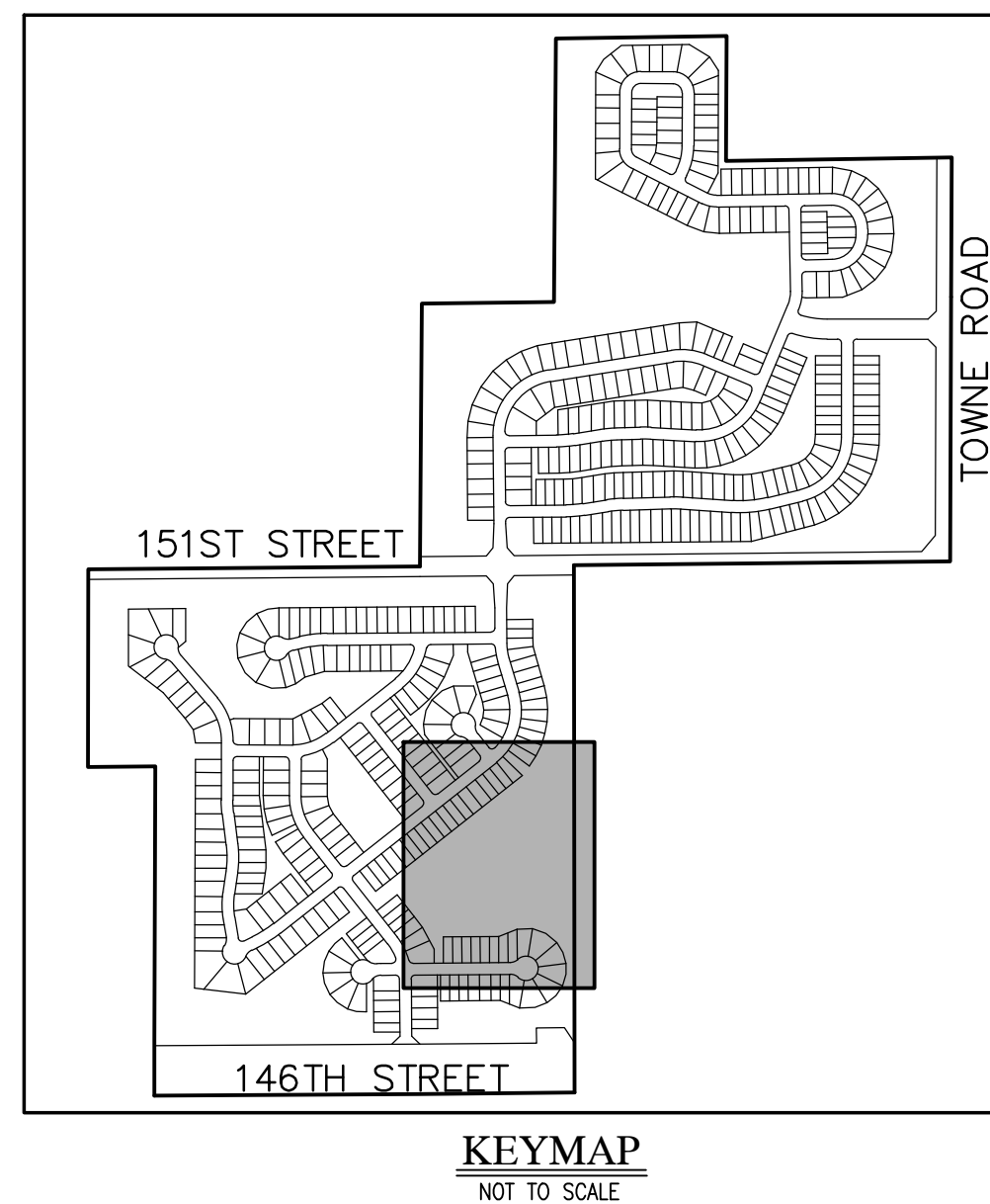
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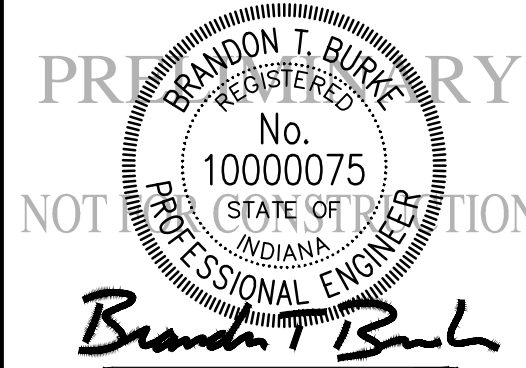
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
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	FLOW ARROW	
	STREET LIGHT	
	6' X 6' VEHICLE BARRIER POST	
	EXISTING WETLANDS	
	BLACK "4-BOARD" FENCE	
	CURVE AHEAD WARNING SIGN	

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P.E.	— PEDESTRIAN ACCESS EASEMENT
ESWT.	— EASEMENT
25	— LOT NUMBER
B.U.L.	— BUILDING SETBACK LINE
S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY

[illegible]

CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
PRIMARY PLAT PLAN



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DATE JANUARY 31, 2020	
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SHEET	

# C1.10

PRIMARY PLAT PLAN





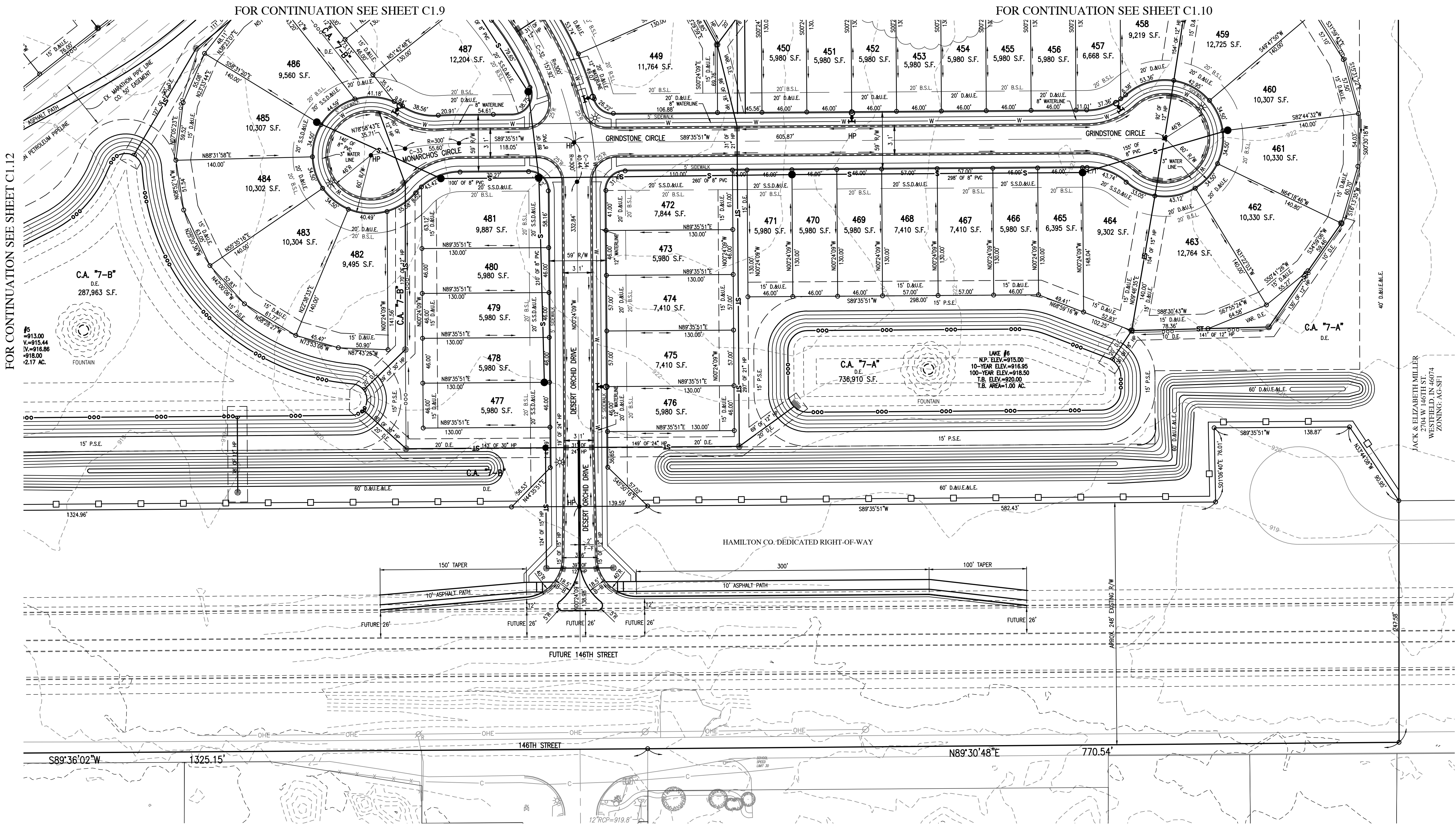
KNOW WHAT'S BELOW.  
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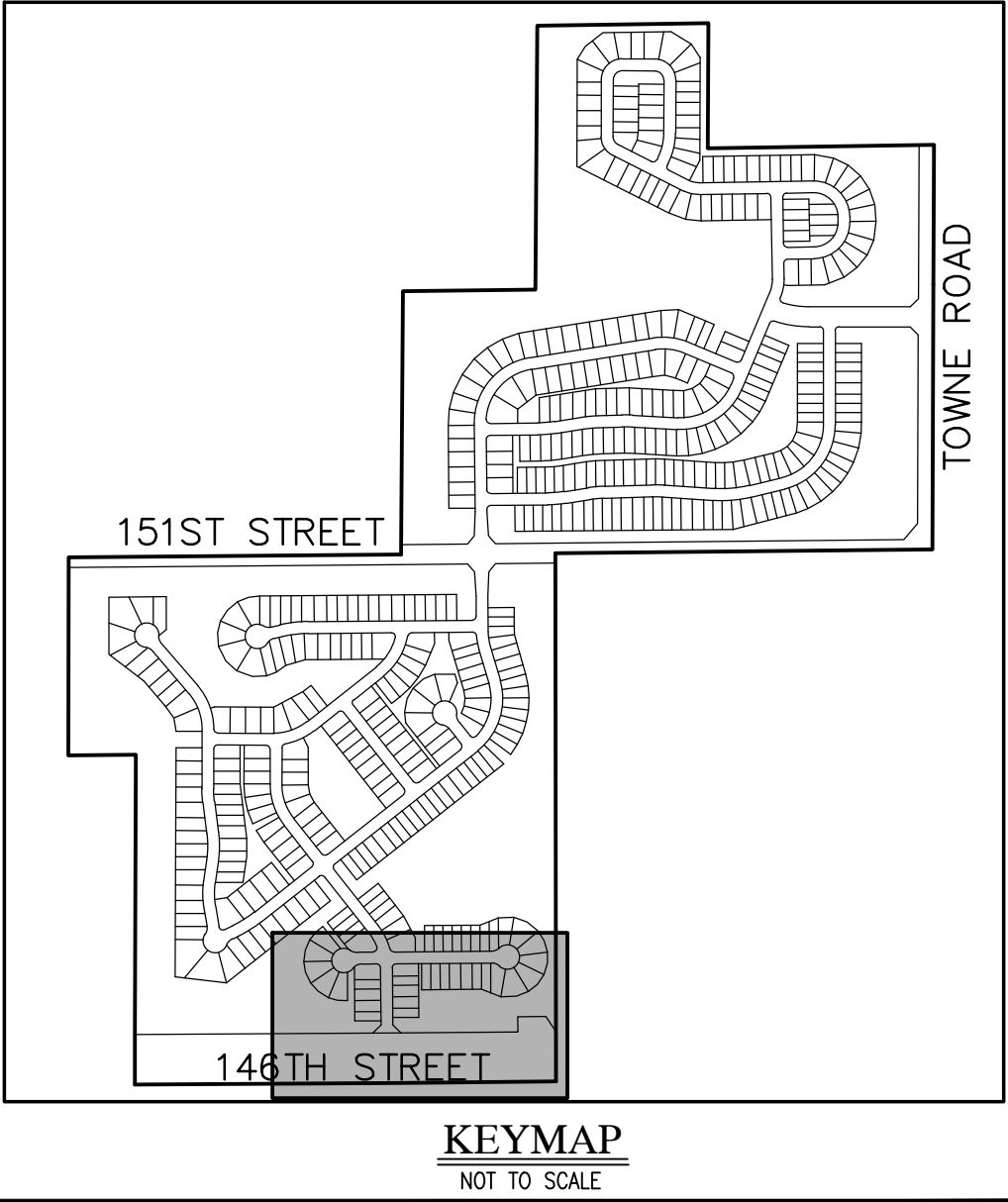
GRAPHIC SCALE  
0' 60' 120' 180'  
(IN FEET)

LEGEND:	
EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	CONTOUR, MAJOR
	CONTOUR, MINOR
	FENCE
	TREE LINE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT
	FLOW ARROW
	STREET LIGHT
	6' X 6' VEHICLE BARRIER POST
	EXISTING WETLANDS
	BLACK "4-BORD" FENCE
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P.A.E.	- PEDESTRIAN ACCESS EASEMENT
ESMT.	- EASEMENT
ZS	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY



- FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.
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KEYMAP  
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY



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CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA

PRIMARY PLAT PLAN



BRANDON T. BURCH  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA

DRAWN BY  
DC

CHECKED BY  
BB

DATE  
JANUARY 31, 2020

SCALE  
AS SHOWN

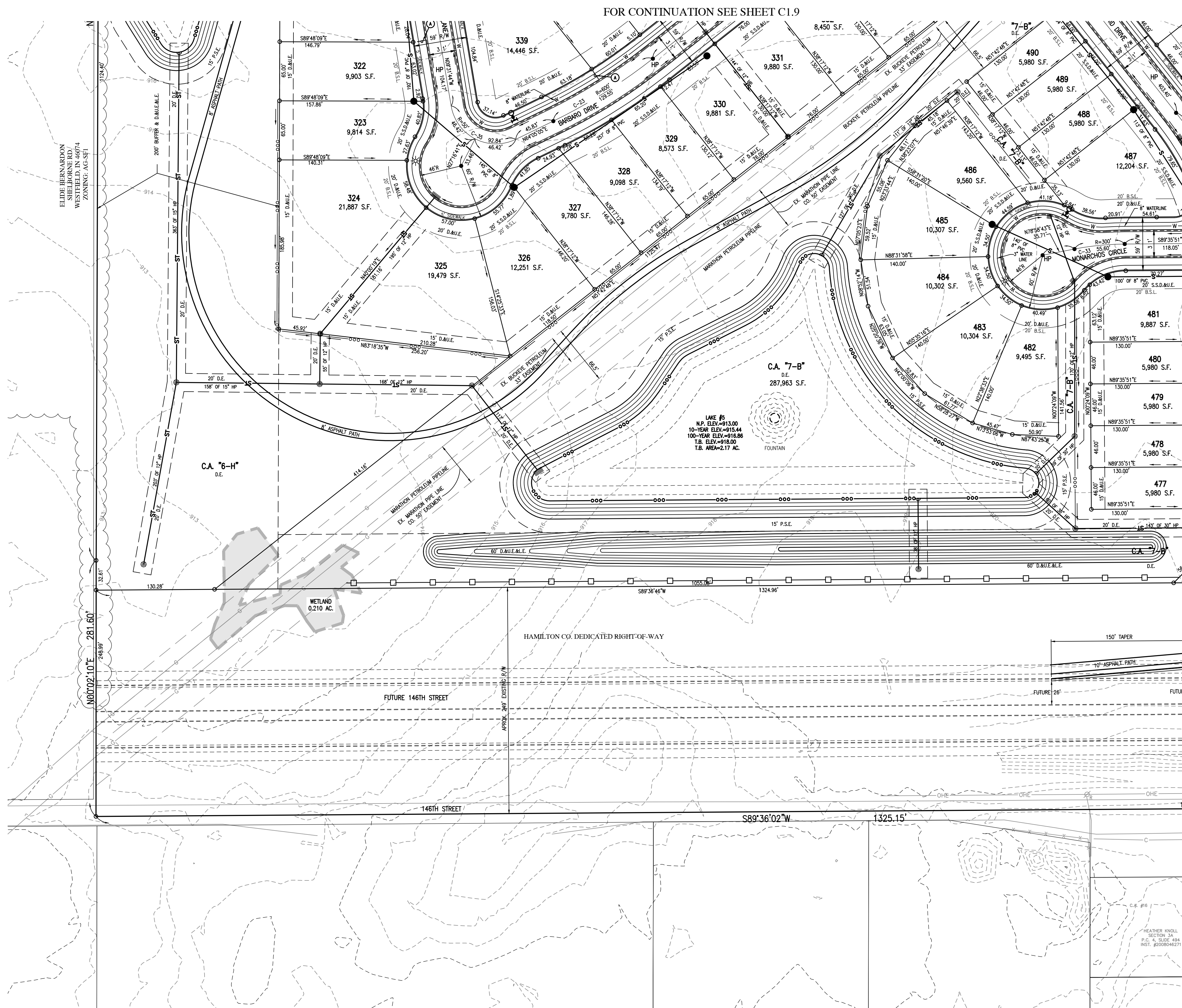
SHEET

JOB NUMBER  
2019-241

C1.11

PRIMARY PLAT PLAN





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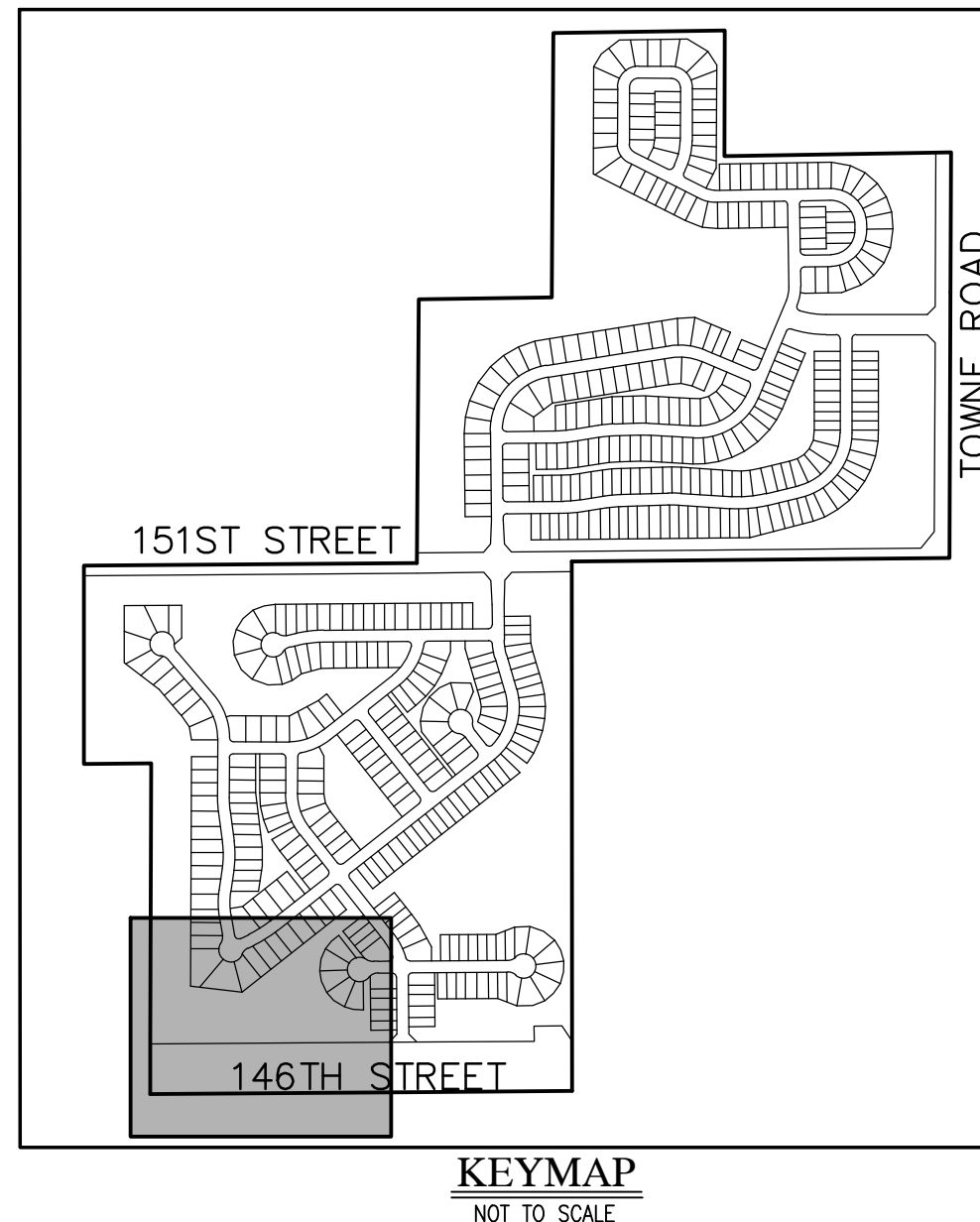


# LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
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	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
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	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6' X 6' VEHICLE BARRIER POST	
	EXISTING WETLANDS	
	BLACK "4-BOARD" FENCE	
	CURVE AHEAD WARNING SIGN	

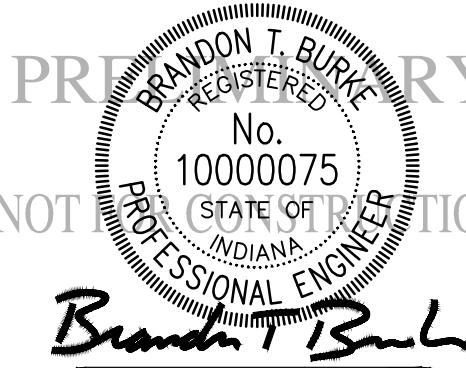
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[illegible]

CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
PRIMARY PLAT PLAN

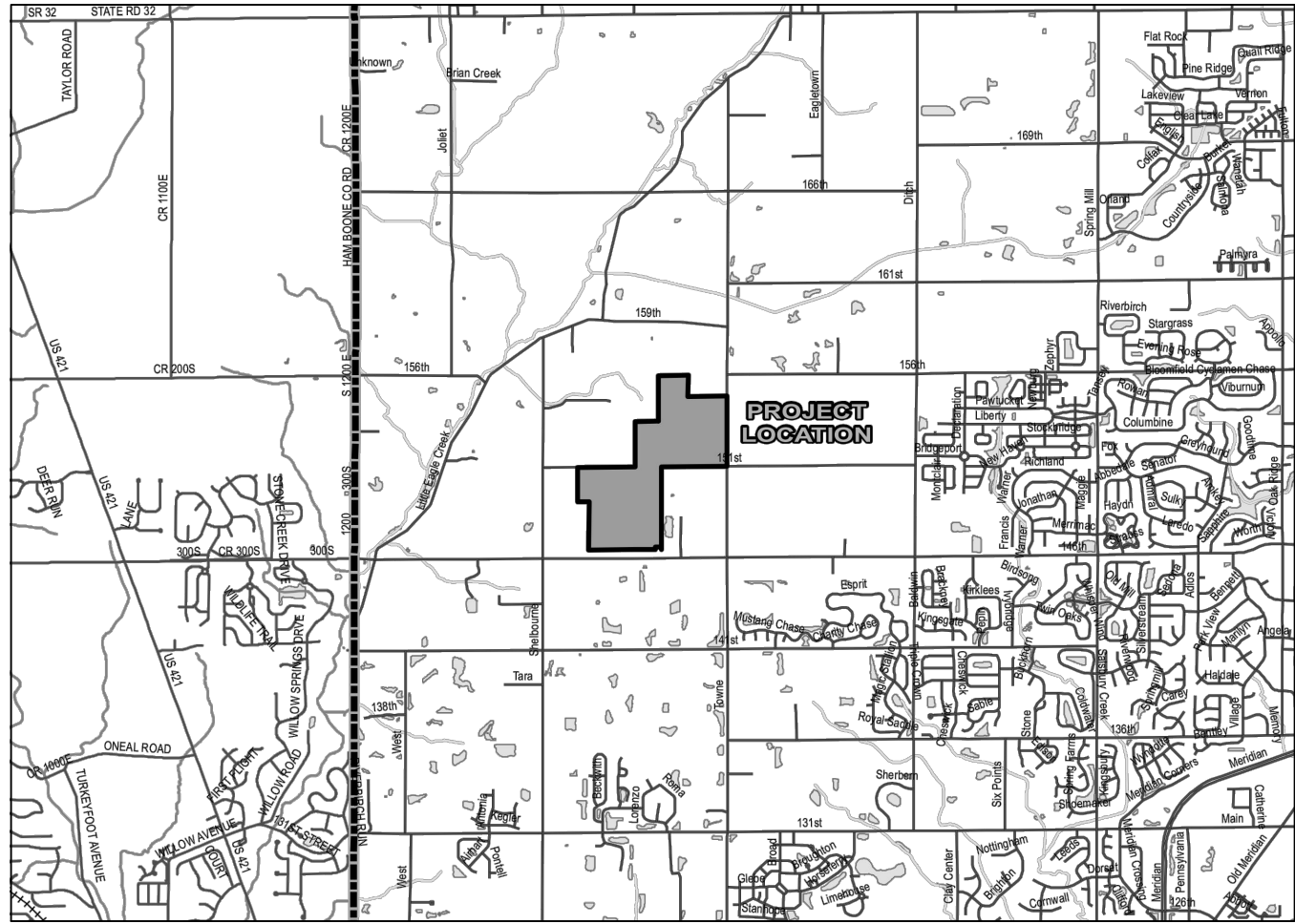
# PRIMARY PLAT PLAN



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C1.12  
PRIMARY PLAT PLAN





LOCATION MAP  
SCALE 1"= 1/2 MILE

#### LEGAL DESCRIPTION

A part of the Northeast, Southeast and Southwest Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD83, CORS 96) along the north line of said Southeast Quarter a distance of 1875.88 feet to the northerly extension of the west line of a tract of land described in Instrument Number 9709730812 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 15 seconds East along said northerly extension, along said west line, and along the west line of a tract of land described in Instrument Number 9809873905 in said Recorder's Office a distance of 2629.07 feet to the southeast corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office, the following two (2) courses being along the southerly lines of said tract; (1) thence North 89 degrees 30 minutes 48 seconds East a distance of 770.54 feet; (2) thence South 89 degrees 36 minutes 02 seconds West a distance of 1325.15 feet to the southwest corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office also being the west line of the East Half of said Southwest Quarter; thence North 00 degrees 02 minutes 10 seconds East along said west line a distance of 281.60 feet to an east line of a tract of land described in Instrument Number 200500074587; thence North 00 degrees 11 minutes 51 seconds East along said east line and along the east line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 seconds West along the north line thereof a distance of 334.70 feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the northwest corner of a tract of land described in Instrument Number 19909955060 in said Recorder's Office, being also on the north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 237.57 feet to the northwest corner of a tract of land described in Instrument Number 2018010770 in said Recorder's Office, the following seven (7) courses being along the west, south, and east lines of said tract; (1) thence South 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; (2) thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; (3) thence South 78 degrees 47 minutes 19 seconds East a distance of 74.10 feet; (4) thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; (5) thence North 74 degrees 08 minutes 40 seconds East a distance of 56.53 feet; (6) thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; (7) thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to said north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 1166.43 feet to the southwest corner of said Northeast Quarter; thence North 00 degrees 25 minutes 05 seconds East along the west line of said Northeast Quarter a distance of 1310.34 feet to the northwest corner of the Southwest Quarter of said Northeast Quarter; thence North 89 degrees 15 minutes 25 seconds East along the north line of said Quarter-Quarter Section a distance of 660.10 feet to the southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the west line thereof a distance of 1312.48 feet to the northwest corner of said East Half of said Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the north line of said Northeast Quarter a distance of 851.39 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the northwest corner of a tract of land described in Instrument Number 2012070185 in said Recorder's Office; thence South 00 degrees 14 minutes 27 seconds West along the west line of said tract a distance of 623.92 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the south line of said tract a distance of 1126.00 feet to the east line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said east line a distance of 2013.90 feet to the POINT OF BEGINNING, containing 256.932 acres, more or less.

#### DEVELOPMENT STANDARDS

CLAIBORNE FARMS BY DEL WEBB  
ZONING: PUD ORDINANCE 19-46 ADOPTED NOVEMBER 25, 2019  
LOTS: 490

MIN. LOT AREA	5,625 SF
MIN. LOT WIDTH	45'
MIN. FRONT SETBACK	20'
MIN. LOT FRONTAGE	35'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	20'
MAX. BUILDING HEIGHT	1 1/2 STORIES

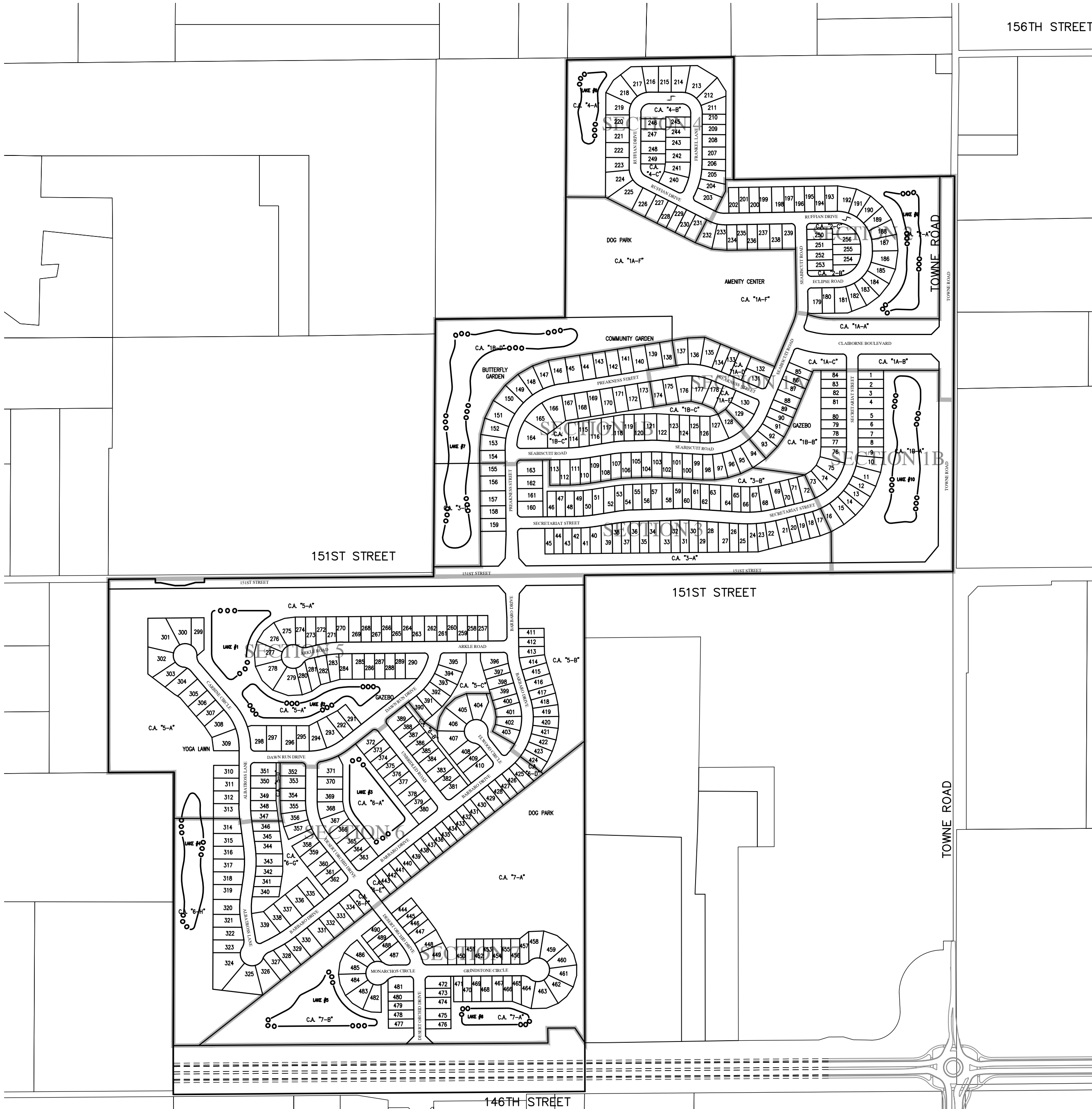


Call 811 or 800-382-5544 Before you Dig!

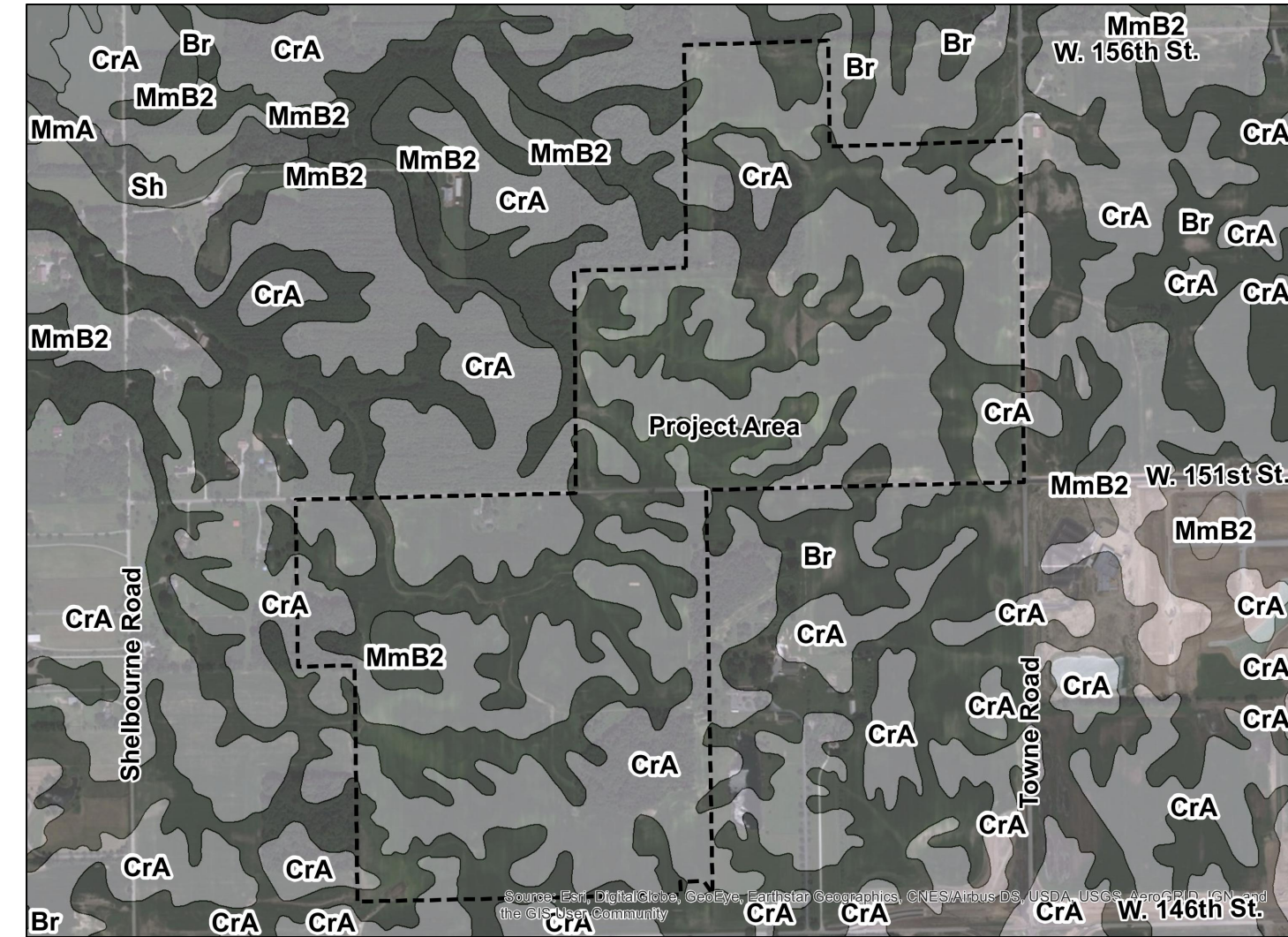
#### PREPARED BY:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P: 317-347-3663

# CLAIBORNE FARMS BY DEL WEBB OVERALL DEVELOPMENT PLAN Pulte Homes of Indiana, L.L.C.



SITE MAP  
SCALE: 1" = 400'



SOILS MAP  
NOT TO SCALE

#### SOILS LEGEND

Br Brookstone silty clay loam, 0 to 2 percent slopes  
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes  
MmB2 Miami silt loam, 2 to 6 percent slopes, eroded

#### DEVELOPER:

Pulte Homes of Indiana, L.L.C.  
11590 N. Meridian St, Suite 530  
Carmel, Indiana 46032  
Caitlin Dopher  
(317) 575-2350  
Caitlin.Dopher@PulteGroup.com

#### AGENT/ENGINEER:

HWC Engineering  
135 N. Pennsylvania St, Suite 2800  
Indianapolis, IN 46204  
Brandon Burke  
(317) 981-1256  
bburke@hwcengineering.com

#### SHEET LIST TABLE

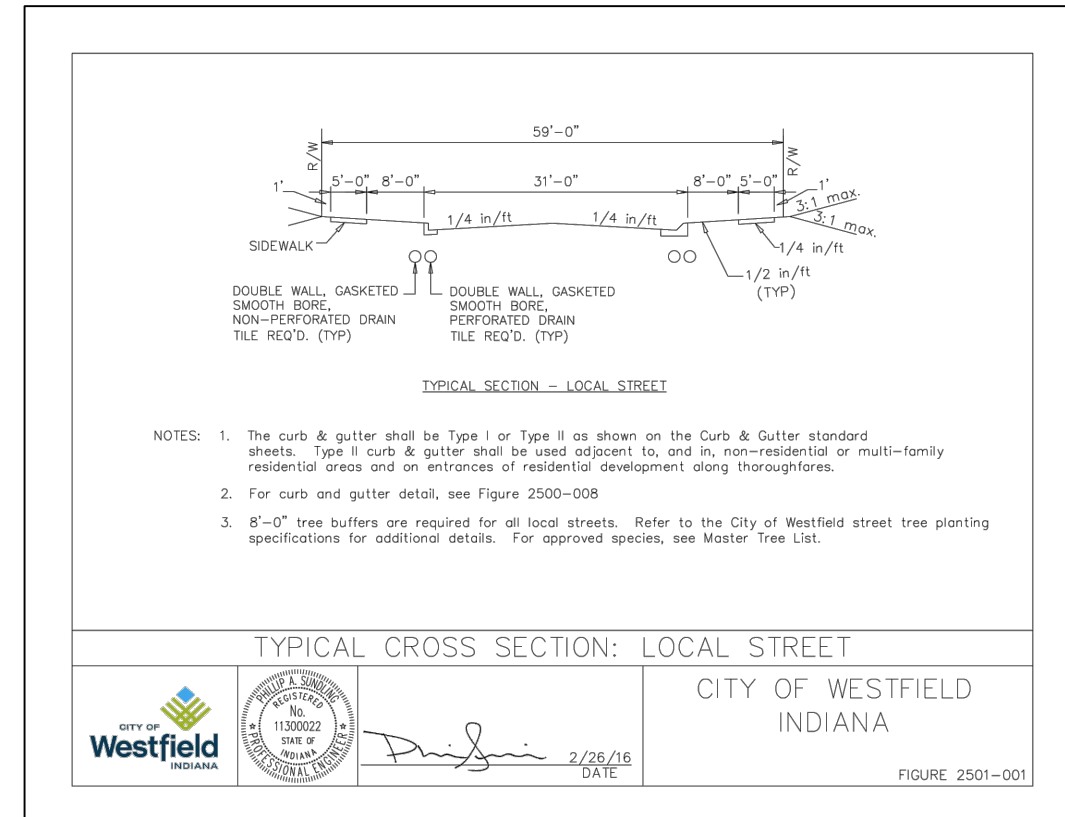
Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.12	OVERALL DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C2.1	SOUTHWEST DISTRICT PLAN
C3.0-C3.3	EXISTING CONDITIONS & DEMOLITION PLAN
L1.0-L1.10	LANDSCAPE PLAN
L1.11-L1.12	LANDSCAPE DETAILS

OPEN SPACE REQUIRED = 15.0%  
OPEN SPACE PROVIDED  
OPEN SPACE AREA = 116.2 AC.  
TOTAL ACREAGE = 256.932 AC. = 45.23%

#### PHASING LOT SCHEDULE

SECTION 1A	23 LOTS
SECTION 1B	90 LOTS
SECTION 2	39 LOTS
SECTION 3	65 LOTS
SECTION 4	39 LOTS
SECTION 5	90 LOTS
SECTION 6	97 LOTS
SECTION 7	47 LOTS

TOTAL: 490 LOTS



#### UTILITY CONTACT INFORMATION:

**MARATHON PIPELINE LLC**  
AUSTIN GUYER  
10722 EAST COUNTY ROAD 300 NORTH  
INDIANAPOLIS, INDIANA 46234  
P: (317) 291-9460 X1233  
AGUYER@MARATHONPETROLEUM.COM

**BUCKEYE PARTNERS, LP (PIPELINE)**  
JANA OLTROFF  
5521 W LINCOLN HIGHWAY, SUITE 305  
CROWN POINT, IN 46307  
P: (219) 796-8226  
JOLTHOFF@BUCKEYE.COM

**CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)**  
BRANDON CARTER  
2150 DR. MARTIN LUTHER KING JR. ST.  
INDIANAPOLIS, INDIANA 46202  
P: (317) 263-6456  
BCARTER@CITIZENSENERGYGROUP.COM

**COMCAST CABLE (CABLE)**  
EARL SMALL JR.  
533 EAST 65TH STREET  
INDIANAPOLIS, INDIANA 46220  
P: (317) 275-6493  
C: (317) 491-2432  
EARL.SMALL@CABLE.COMCAST.COM

**DUKE ENERGY (ELECTRIC)**  
BILL OLDHAM  
100 SOUTH MILL CREEK ROAD  
NOBLESVILLE, INDIANA 46062  
P: 317-776-5331  
WILLIAM.OLDHAM@DUKE-ENERGY.COM

**CITIZENS GAS OF WESTFIELD (GAS)**  
RICHARD MILLER  
2150 DR. MARTIN LUTHER KING JR. ST.  
INDIANAPOLIS, INDIANA 46202  
P: (317) 927-4684  
MILLER@CITIZENSENERGYGROUP.COM

**CITIZENS WESTFIELD (WATER)**  
BRANDON CARTER  
2150 DR. MARTIN LUTHER KING JR. ST.  
INDIANAPOLIS, INDIANA 46202  
P: (317) 263-6456  
BCARTER@CITIZENSENERGYGROUP.COM

**FRONTIER COMMUNICATION (TELECOM)**  
STEVE COSTLOW  
20905 HAGUE ROAD  
NOBLESVILLE, INDIANA 46060  
P: (317) 987-9010  
STEVE.COSTLOW@FTR.COM

#### REVISIONS

DATE	DESCRIPTION	BY



CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA

COVER

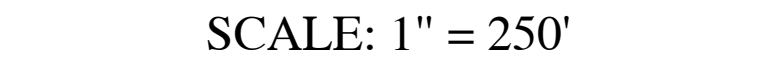
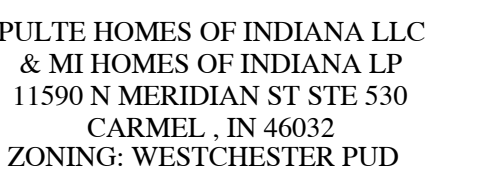


PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	

C1.0  
COVER





— — — — —

C.A. - COMMON AREA  
25 - LOT NUMBER

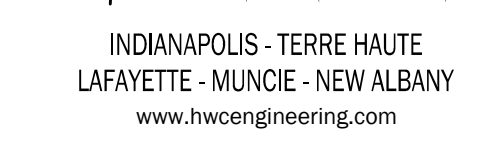
A part of the Northeast, Southeast and Southwest Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD83, CORRS 96) along the north line of said Southeast Quarter a distance of 187.858 feet to the northerly extension of the west line of a tract of land described in Instrument Number 9709730812 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 15 seconds East along said northerly extension, along said west line, and along the west line of a tract of land described in Instrument Number 200500074587 to the southwest corner of a distance of 2629.07 feet to the southeast corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office, the following two (2) courses being along the southerly lines of said tract; (1) thence North 89 degrees 30 minutes 48 seconds East a distance of 770.54 feet; (2) thence South 89 degrees 36 minutes 02 seconds West a distance of 1325.15 feet to the southwest corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office also being the west line of the East Half of said Southeast Quarter of said Section 17; thence North 89 degrees 30 minutes 48 seconds East along said west line a distance of 281.60 feet to an east line of a tract of land described in Instrument Number 200500074587; thence North 00 degrees 11 minutes 51 seconds East along said east line and along the east line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 seconds West along the north line thereof a distance of 334.70 feet; thence South 89 degrees 35 minutes 51 seconds West along the north line thereof to the northwest corner of a tract of land described in Instrument Number 19990955060 in said Recorder's Office, being also on the north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 237.57 feet to the northwest corner of a tract of land described in Instrument Number 2018010770 in said Recorder's Office, the following seven (7) courses being along the west, south, and east lines of said tract; (1) thence South 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; (2) thence North 89 degrees 31 minutes 59 seconds East a distance of 20.00 feet; (3) thence South 89 degrees 31 minutes 59 seconds East a distance of 74.10 feet; (4) thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; (5) thence North 74 degrees 08 minutes 40 seconds East a distance of 56.53 feet; (6) thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; (7) thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to said north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 1166.43 feet to the southwest corner of said Southwest Quarter of said Section 17; thence North 89 degrees 31 minutes 59 seconds East along the west line of said Northeast Quarter a distance of 1310.34 feet to the northwest corner of the Southwest Quarter of said Northeast Quarter; thence North 89 degrees 15 minutes 25 seconds East along the north line of said Quarter-Quarter Section a distance of 660.10 feet to the southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 22 minutes 24 seconds East along the west line thereof a distance of 1312.48 feet to the northwest corner of said East Half of said Southwest Quarter of said Section 17; thence North 89 degrees 22 minutes 24 seconds East along the north line of said Northeast Quarter a distance of 851.39 feet to a 5/8-inch capped rebar stamped "CZLS FIRM #0035" marking the northwest corner of a tract of land described in Instrument Number 2012070185 in said Recorder's Office; thence South 00 degrees 14 minutes 27 seconds West along the west line of said tract a distance of 623.92 feet to a 5/8-inch capped rebar stamped "CZLS FIRM #0035" marking the southwest corner of said tract; thence North 89 degrees 09 minutes 09 seconds East along the north line of said tract a distance of 1126.00 feet to the east line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said east line a distance of 2013.90 feet to the POINT OF BEGINNING, containing 256,932 acres, or more, or less.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

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**CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
OVERALL SITE PLAN**

## OVERALL SITE PLAN

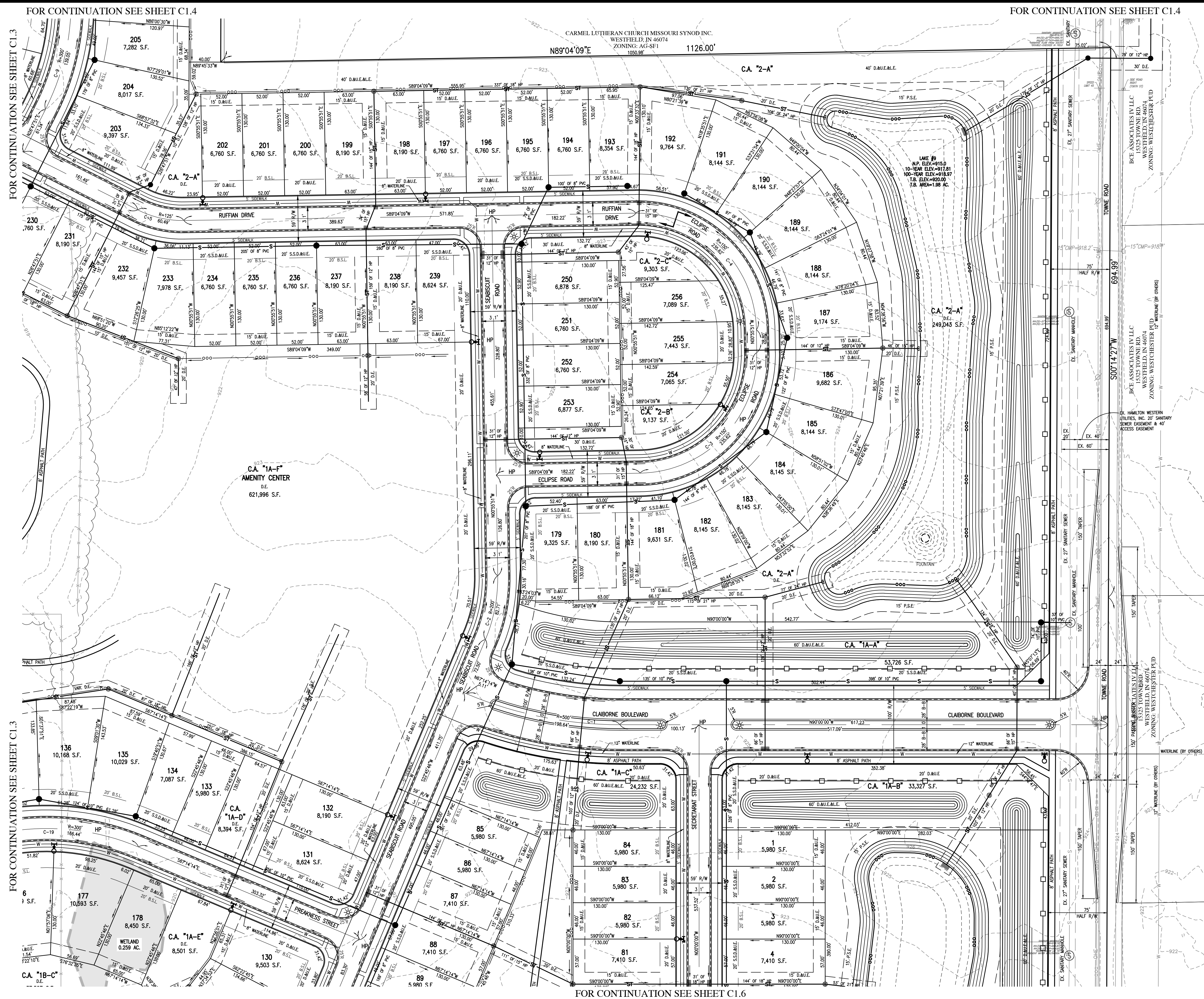


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# C1.1

## OVERALL SITE PLAN





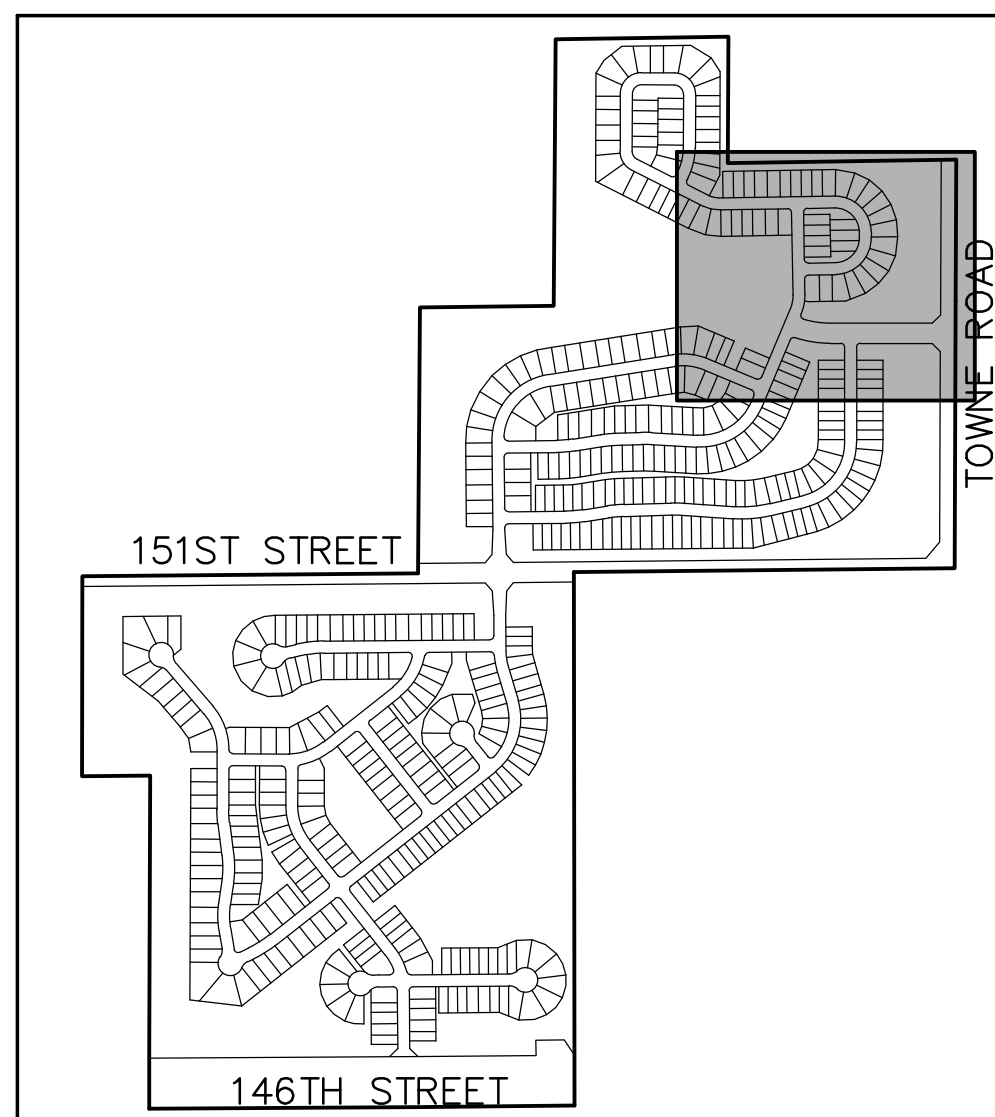
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



LEGEND:			
EXISTING			PROPOSED
		RIGHT-OF-WAY LINE	
		EASEMENT LINE	
		SETBACK LINE	
		CENTERLINE	
		SWALE / FLOWLINE	
		SUBSURFACE DRAIN	
		SANITARY SEWER	
		STORM SEWER	
		STORM CULVERT	
		WATER MAIN	
		CONTOUR, MAJOR	
		CONTOUR, MINOR	
		FENCE	
		TREE LINE	
		SANITARY MANHOLE	
		STORM MANHOLE	
		STORM INLET	
		STORM END SECTION	
		FIRE HYDRANT	
		FLOW ARROW	
		STREET LIGHT	
		6" x 6" VEHICLE BARRIER POST	
		EXISTING WETLANDS	
		BLACK "4-BOARD" FENCE	
		CURVE AHEAD WARNING SIGN	

## ABBREVIATIONS:

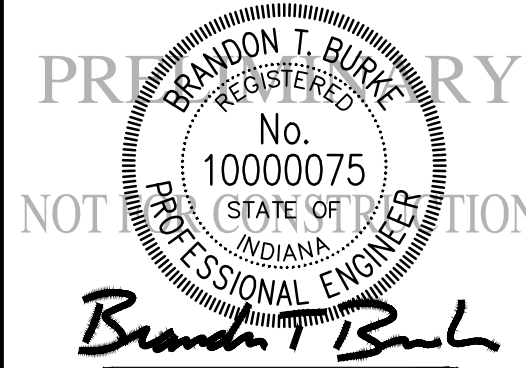
BC	→ BACK OF CURB
CL	→ CENTERLINE
FL	→ FLOW LINE
NP	→ NORMAL POOL (ELEVATION)
PVC	→ POLYVINYL CHLORIDE PIPE
RCP	→ REINFORCED CONCRETE PIPE
C.A.	→ COMMON AREA
D.E.	→ DRAINAGE EASEMENT
S.S.&U.E.	→ SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	→ DRAINAGE AND UTILITY EASEMENT
P.S.E.	→ PEDESTRIAN STORMWATER EASEMENT
P.A.E.	→ PEDESTRIAN ACCESS EASEMENT
ESMT.	→ EASEMENT
25	→ LOT NUMBER
B.S.L.	→ BUILDING SETBACK LINE
S.F.	→ SQUARE FEET
R/W	→ PUBLIC RIGHT-OF-WAY



KEYMAP  
NOT TO SCALE

[illegible]

**CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
OVERALL DEVELOPMENT PLAN**



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

## C1.2

OVERALL DEVELOPMENT  
PLAN



Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	198.64'	500.00'	197.34'	S78°37'07"E	22°45'46"
C-2	82.71'	200.00'	82.12'	N10°54'57"E	23°41'38"
C-3	235.62'	150.00'	212.13'	N44°04'09"E	90°00'00"
C-4	235.62'	150.00'	212.13'	N45°55'51"W	90°00'00"
C-5	60.49'	125.00'	59.91'	S77°04'00"E	27°43'42"
C-6	83.05'	75.00'	78.89'	S31°28'51"E	63°26'56"
C-7	117.81'	75.00'	106.07'	S45°14'22"W	90°00'00"
C-8	117.81'	75.00'	106.07'	N44°45'33"W	90°00'00"
C-9	139.05'	300.00'	137.81'	N13°31'09"E	26°33'24"
C-10	399.63'	300.00'	370.73'	N38°09'42"E	76°19'24"
C-11	183.13'	600.00'	182.42'	N85°04'02"E	17°29'16"
C-12	57.47'	600.00'	57.45'	N88°55'58"W	5°29'18"
C-13	76.94'	600.00'	76.89'	S84°38'58"W	72°05'50"
C-14	88.68'	600.00'	88.60'	N85°12'36"E	8°28'07"
C-15	369.00'	300.00'	346.18'	N58°00'00"E	70°28'27"
C-16	51.46'	600.00'	51.44'	N89°13'12"W	4°54'51"
C-17	76.94'	600.00'	76.89'	S84°38'58"W	72°05'50"
C-18	88.68'	600.00'	88.60'	N85°12'36"E	8°28'07"
C-19	166.44'	300.00'	164.31'	N83°07'51"W	31°47'14"
C-20	426.90'	300.00'	391.78'	S40°12'36"W	81°31'53"
C-21	82.95'	300.00'	82.69'	S50°28'37"E	15°50'33"
C-22	356.63'	300.00'	336.00'	N17°39'27"E	68°06'41"
C-23	129.55'	600.00'	129.30'	N57°53'56"E	12°22'18"
C-24	123.93'	400.00'	123.43'	S00°39'12"E	17°45'04"
C-25	137.75'	500.00'	137.31'	N00°19'48"E	15°47'04"
C-26	67.72'	500.00'	67.67'	S03°40'57"E	7°45'35"
C-27	213.25'	300.00'	208.79'	N20°09'59"W	40°43'40"
C-28	201.50'	300.00'	197.74'	N70°57'19"E	38°29'03"
C-29	257.53'	300.00'	249.69'	N27°07'16"E	49°11'03"
C-30	134.99'	600.00'	134.71'	S83°05'15"W	12°53'28"
C-31	201.50'	300.00'	197.74'	S19°02'41"E	38°29'03"
C-32	157.92'	300.00'	156.10'	N23°12'24"W	30°09'36"
C-33	55.60'	300.00'	55.52'	S84°17'17"W	10°37'08"
C-34	40.44'	300.00'	40.41'	N04°15'53"W	7°43'27"
C-35	92.84'	50.00'	80.07'	S62°43'19"E	106°23'11"



FOR CENTERLINE CURVE DATA  
TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN  
FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

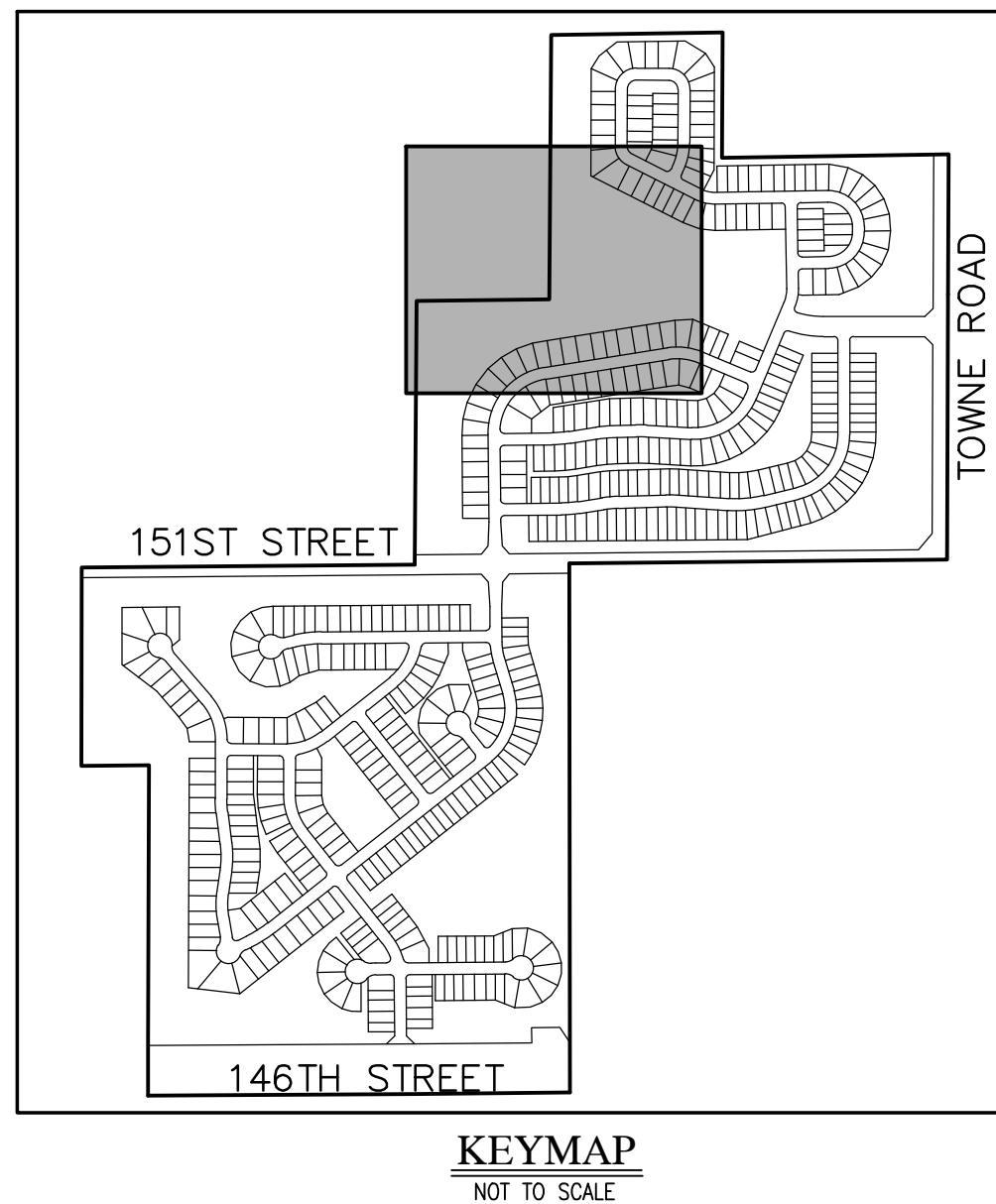


LEGEND:

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	EXISTING WETLANDS	
	BLACK "4-BOARD" FENCE	
	CURVE AHEAD WARNING SIGN	

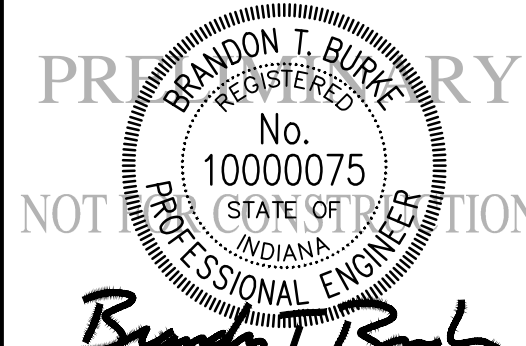
ABBREVIATIONS:

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FL	- FLOW LINE
NP	- NORMAL POOL (ELEVATION)
PVC	- POLYVINYL CHLORIDE PIPE
RCP	- REINFORCED CONCRETE PIPE
C.A.	- COMMON AREA
D.E.	- DRAINAGE EASEMENT
S.S.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
P.S.E.	- PERMANENT STORMWATER EASEMENT
P.A.	- PEDESTRIAN ACCESS EASEMENT
ESMT.	- EASEMENT
25	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY

[illegible]

**CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
OVERALL DEVELOPMENT PLAN**

## OVERALL DEVELOPMENT PLAN



DRAWN BY DC
CHECKED BY BB
DATE JANUARY 31, 2020
SCALE AS SHOWN
SHEET

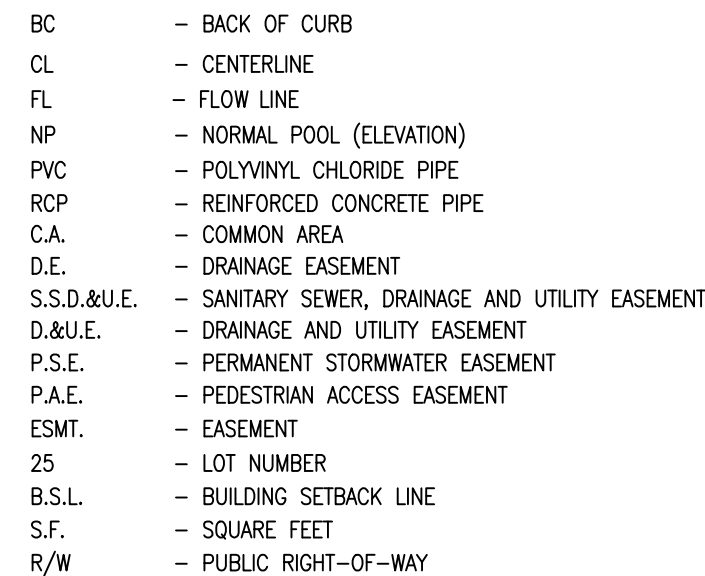
## C1.3

### OVERALL DEVELOPMENT PLAN

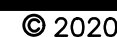




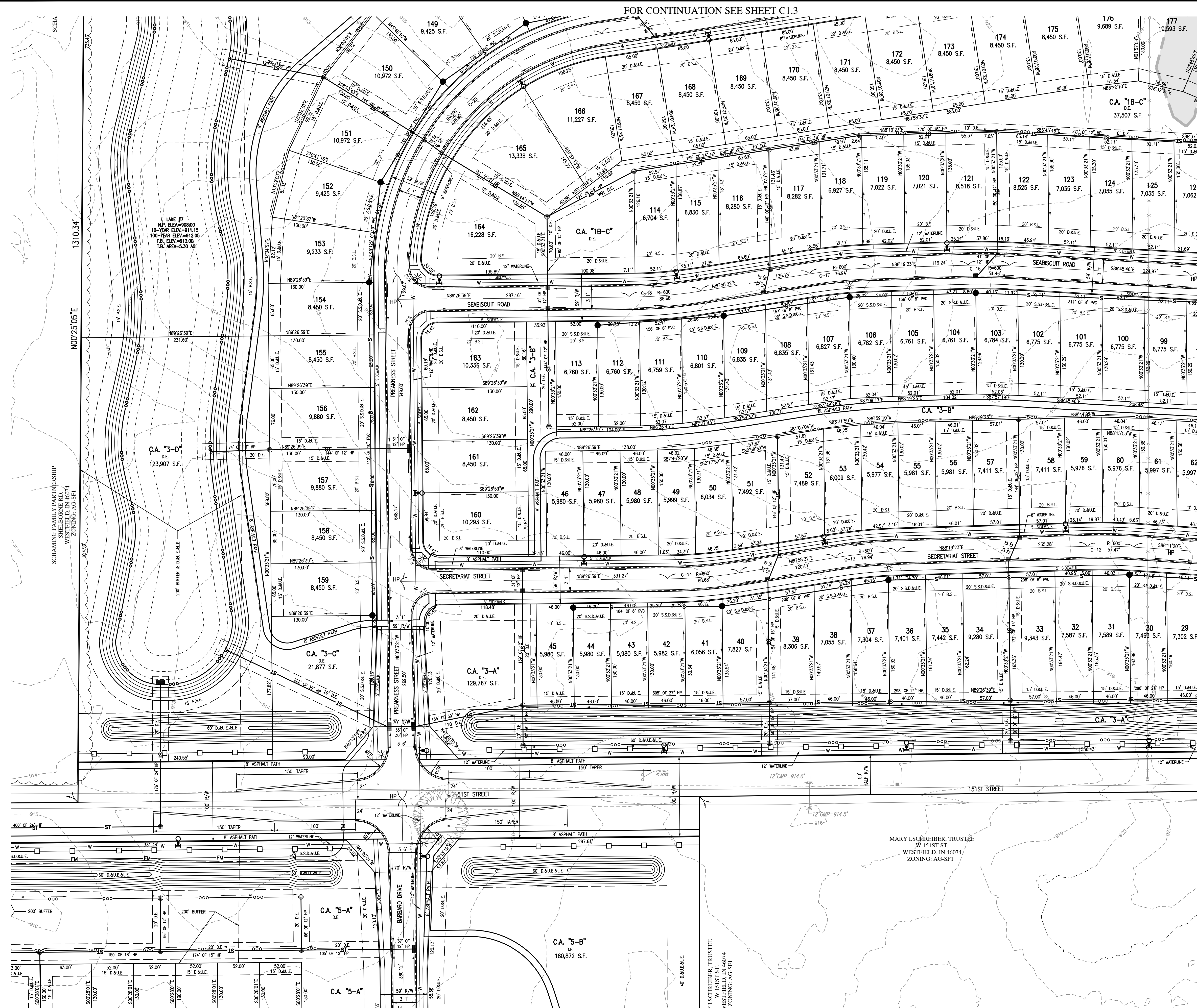
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



## OVERALL DEVELOPMENT PLAN







THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

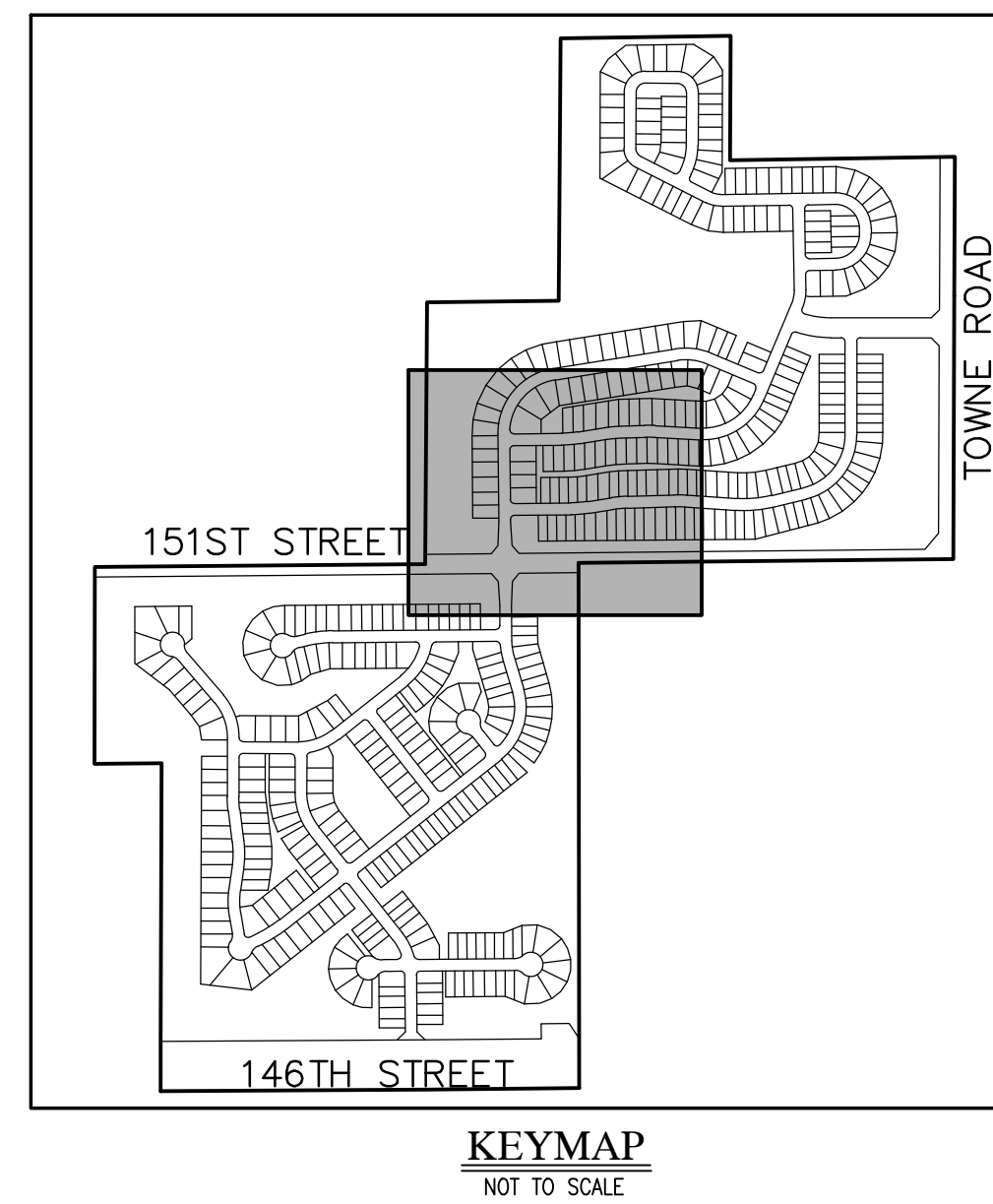
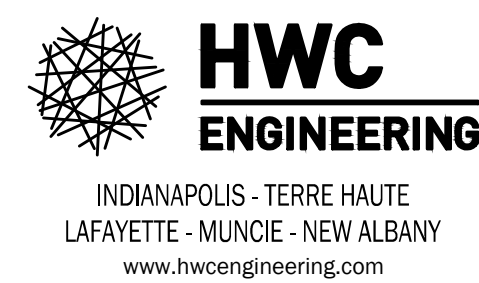


# LEGEND:

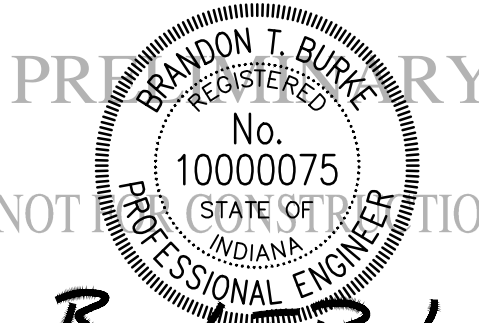
EXISTING		PROPOSED
_____	RIGHT-OF-WAY LINE	_____
_____	EASEMENT LINE	_____
_____	SETBACK LINE	_____
_____	CENTERLINE	_____
_____ooo_____	SWALE / FLOWLINE	_____ooo_____
_____S_____	SUBSURFACE DRAIN	_____S_____
_____ST_____	SANITARY SEWER	_____ST_____
>____ST____<	STORM SEWER	D_____ST_____D
_____W_____	STORM CULVERT	_____W_____
-800-	WATER MAIN	-800-
-799-x-x-x-x-	CONTOUR, MAJOR	-799-
x-x-x-x-x-x-x-x-x-x-	CONTOUR, MINOR	x-x-x-x-x-x-x-x-x-x-
FENCE	TREE LINE	_____
(S)	SANITARY MANHOLE	●
(ST)	STORM MANHOLE	⊕
■	STORM INLET	⊕-■
d	STORM END SECTION	d
~	FIRE HYDRANT	⦿
N/A	FLOW ARROW	→
	STREET LIGHT	☆
	6" x 6" VEHICLE BARRIER POST	□
	EXISTING WETLANDS	CC
	BLACK "4-BOARD" FENCE	□
	CURVE AHEAD WARNING SIGN	(A)

## ABBREVIATIONS:

BC	— BACK OF CURB
CL	— CENTERLINE
FL	— FLOW LINE
NP	— NORMAL POOL (ELEVATION)
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P.S.E.	— PEDESTRIAN SETBACK EASEMENT
P.A.E.	— PEDESTRIAN ACCESS EASEMENT
ESMT.	— EASEMENT
25	— LOT NUMBER
B.S.L.	— BUILDING SETBACK LINE
S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY

[illegible]

**CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
OVERALL DEVELOPMENT PLAN**



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

# C1.5

OVERALL DEVELOPMENT  
PLAN

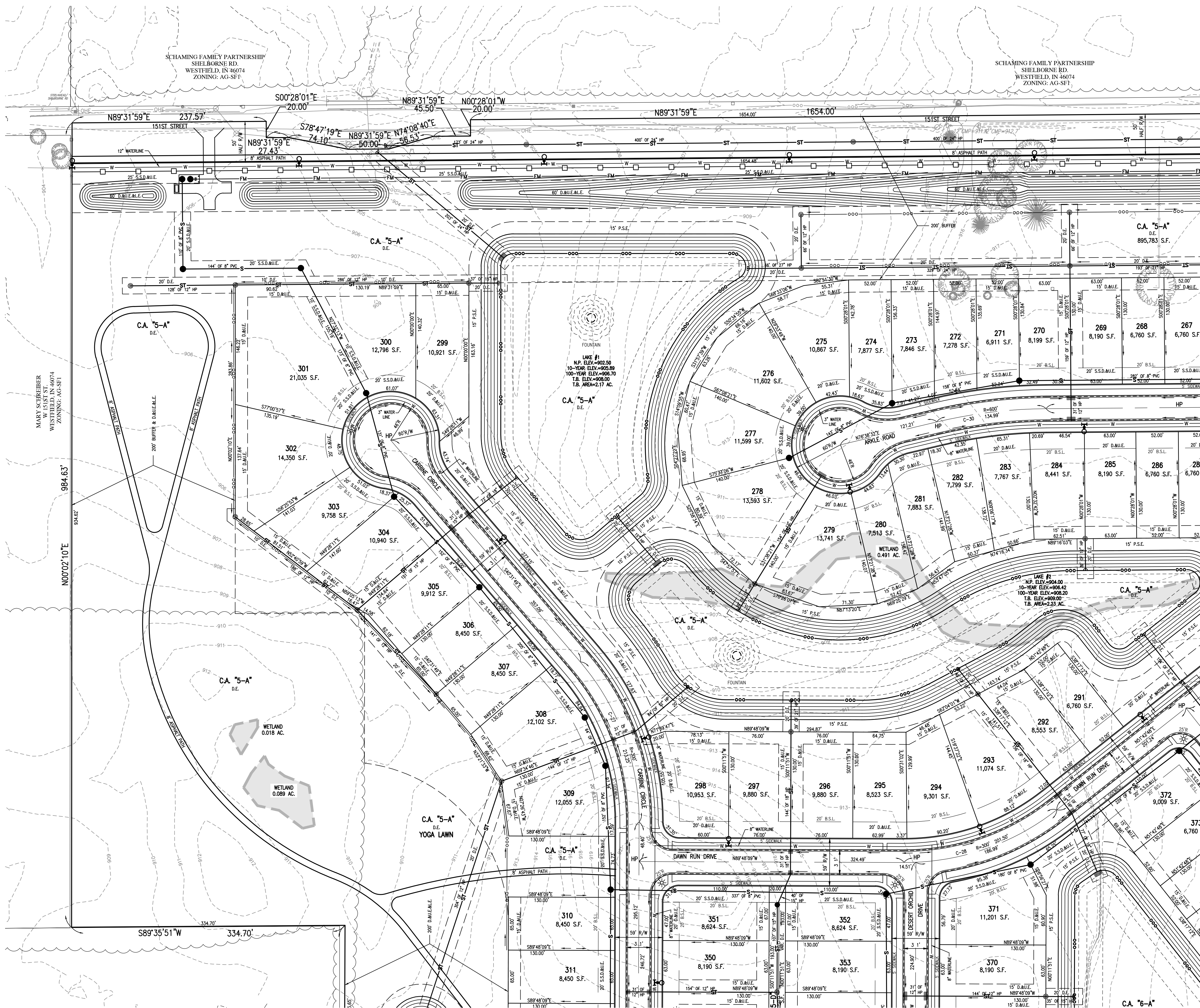












FOR CONTINUATION SEE SHEET C1.9

FOR CENTERLINE CURVE DATA  
TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

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THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

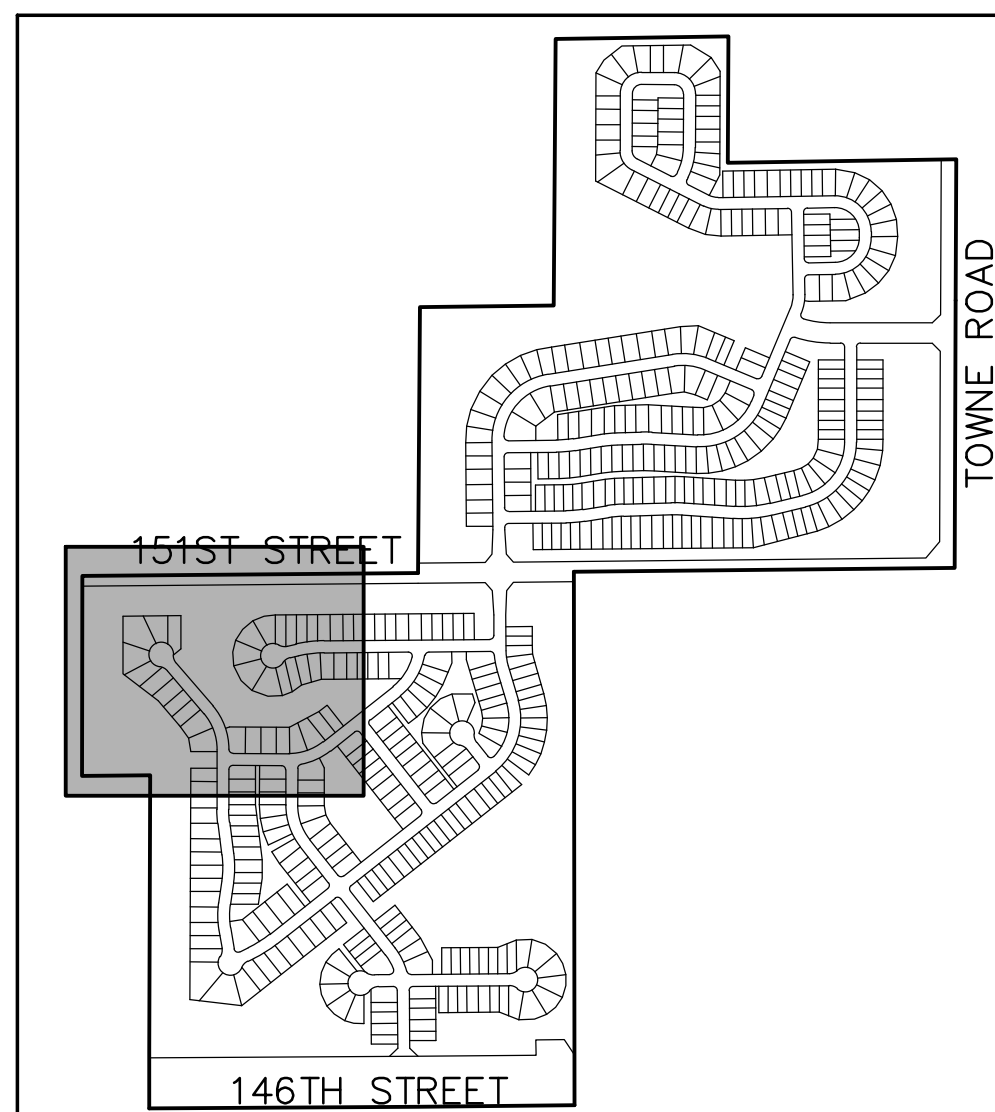


LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6\" x 6\" VEHICLE BARRIER POST	
	EXISTING WETLANDS	
	BLACK \"4-BOARD\" FENCE	
	CURVE AHEAD WARNING SIGN	

ABBREVIATIONS:

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25	- LOT NUMBER
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S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY



**KEYMAP**  
NOT TO SCALE

## REVISIONS

[illegible]

**CLAIBORNE FARMS BY DEL WEBB  
CITY OF WESTFIELD, INDIANA  
OVERALL DEVELOPMENT PLAN**

BRANDON T. BURKE  
REGISTERED  
No.  
10000075  
STATE OF  
PROFESSIONAL ENGINEER

DRAWN BY DC		JOB NUMBER 2019-241
CHECKED BY BB		
DATE JANUARY 31, 2020		
SCALE AS SHOWN		
SHEET		

# C1.8

## OVERALL DEVELOPMENT PLAN





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**INDIANA 811**

KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.

*Call 811 or 800-382-5544 Before you Dig!*



**GRAPHIC SCALE**

0'      60'      120'      180'



(IN FEET)

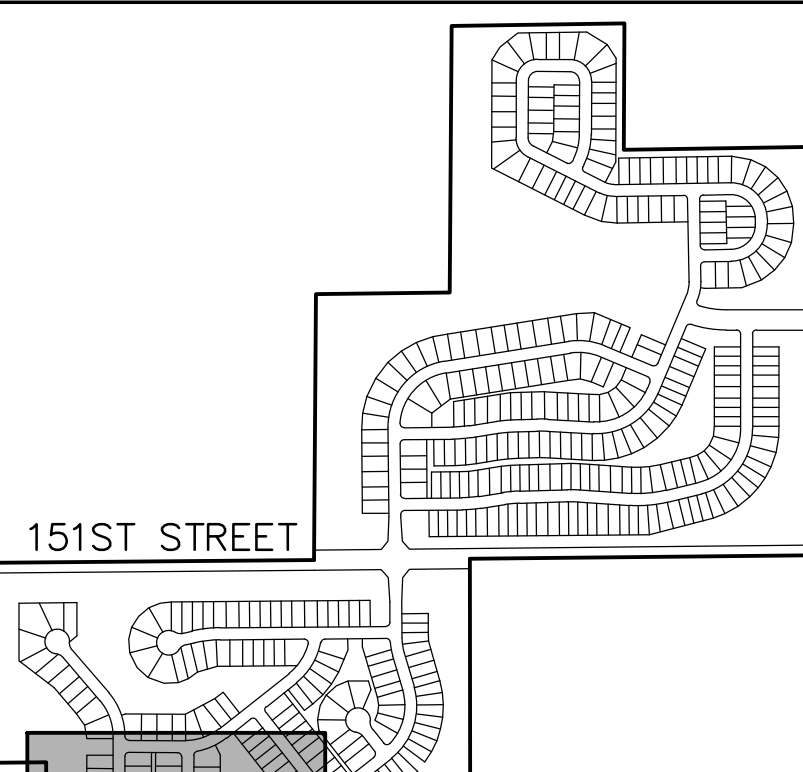
EXISTING		PROPOSED
_____	RIGHT-OF-WAY LINE	_____
_____	EASEMENT LINE	_____
_____	SETBACK LINE	_____
_____	CENTERLINE	_____
_____o o o_____	SWALE / FLOWLINE	_____o o o_____
_____S_____	SUBSURFACE DRAIN	_____S_____
_____ST_____	SANITARY SEWER	_____ST_____
>_____ST_____<	STORM SEWER	>_____ST_____<
_____W_____	STORM CULVERT	_____W_____
_____800_____	WATER MAIN	_____800_____
_____799_____	CONTOUR, MAJOR	_____799_____
_____x x x x x_____	CONTOUR, MINOR	_____x x x x x_____
~~~~~	FENCE	~~~~~
Ⓢ	TREE LINE	⬤
Ⓢ	SANITARY MANHOLE	⬤
Ⓢ	STORM MANHOLE	⬤
Ⓢ	STORM INLET	⬤
Ⓢ	STORM END SECTION	⬤
Ⓢ	FIRE HYDRANT	⬤
N/A	FLOW ARROW	➔
	STREET LIGHT	☆
	6" X 6" VEHICLE BARRIER POST	□
	EXISTING WETLANDS	⬢ ⬢
	BLACK "4-BEARD" FENCE	—□— □
	CURVE AHEAD WARNING SIGN	Ⓐ

ABBREVIATIONS:

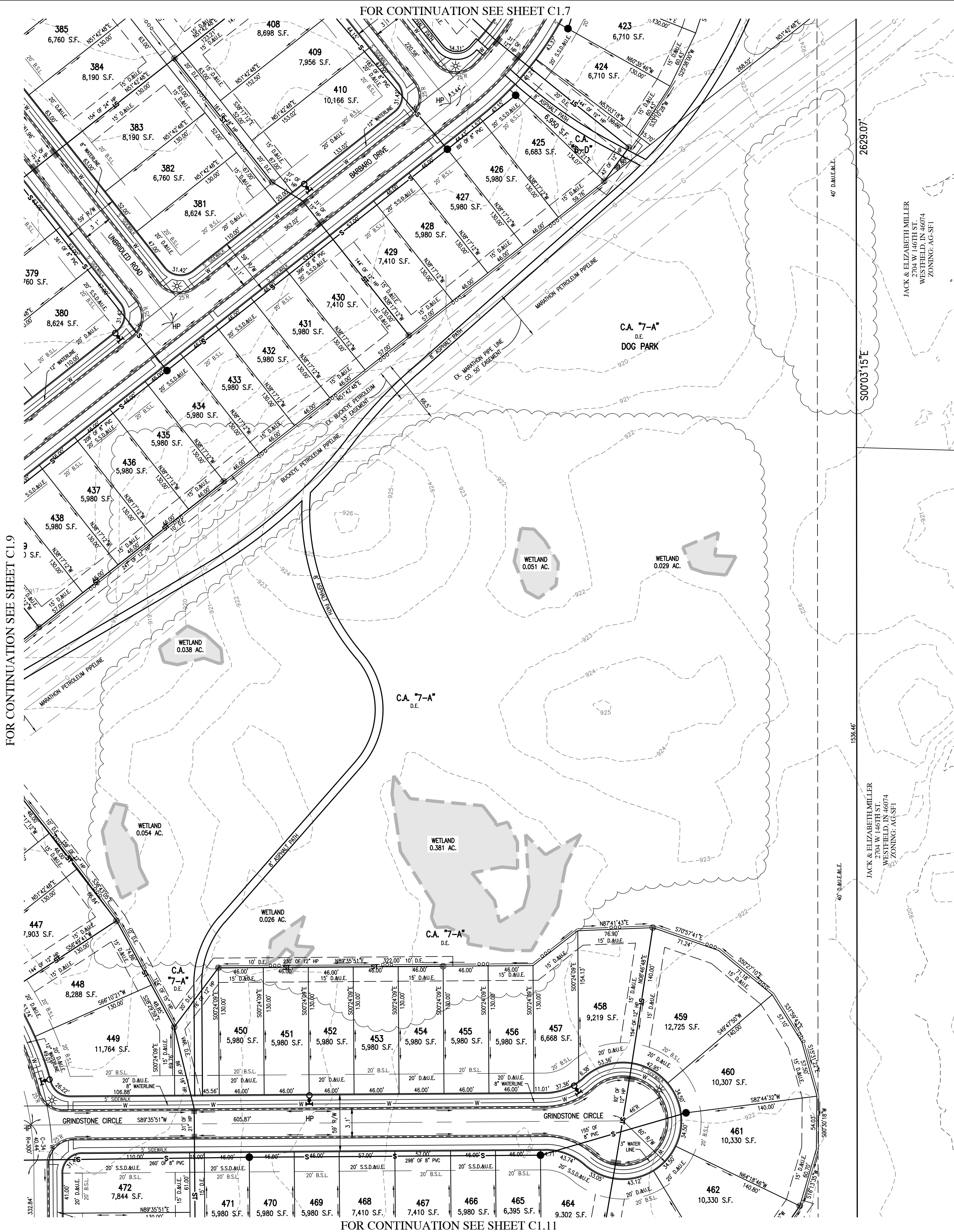
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25	— LOT NUMBER
B.S.L.	— BUILDING SETBACK LINE
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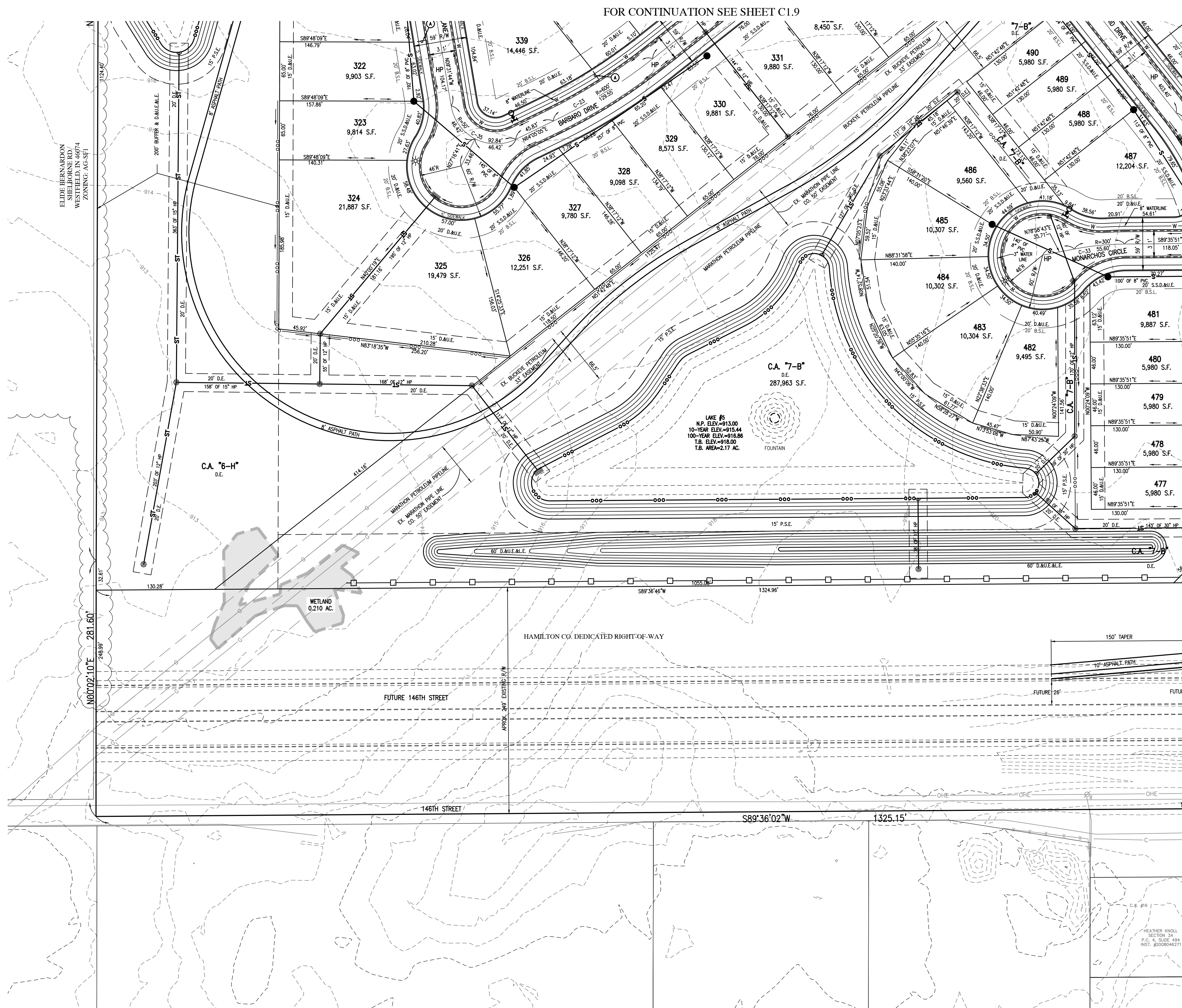
KEYMAP

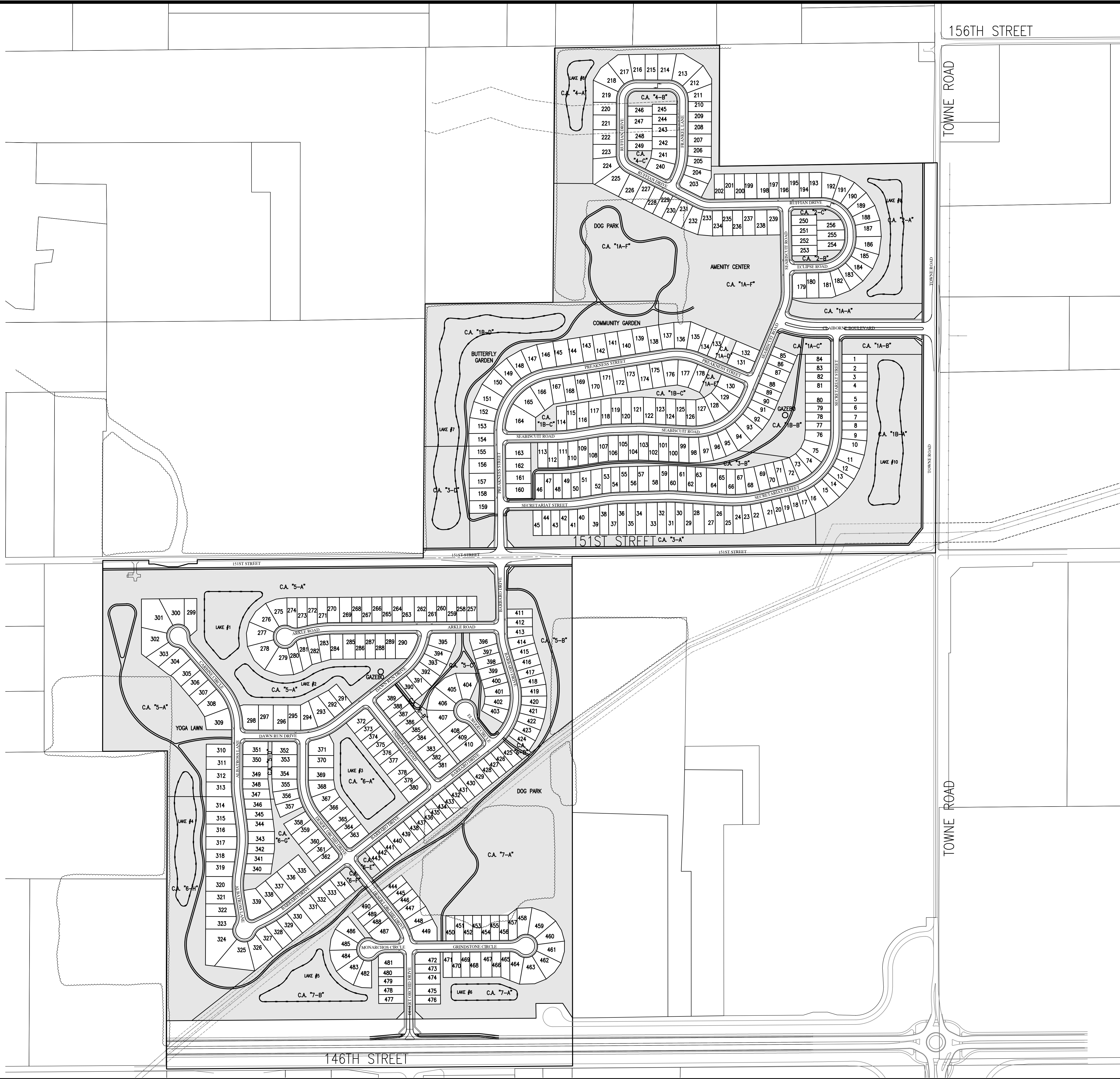
NOT TO SCALE



[illegible]









KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE

0'

250'

500'

750'

SCALE: 1" = 250'

LEGEND:

EXISTING

RIGHT-OF-WAY LINE

EASEMENT LINE

SETBACK LINE

TREE LINE

PROPOSED

ABBREVIATIONS:

C.A. - COMMON AREA
25 - LOT NUMBER

COMMON AREA SUMMARY
(OPEN SPACE)

CA "1A-A"	= 53,726 SF
CA "1A-B"	= 33,327 SF
CA "1A-C"	= 24,232 SF
CA "1A-D"	= 8,394 SF
CA "1A-E"	= 8,501 SF
CA "1A-F"	= 621,996 SF
CA "1B-A"	= 344,505 SF
CA "1B-B"	= 82,147 SF
CA "1B-C"	= 37,507 SF
CA "1B-D"	= 390,555 SF
CA "2-A"	= 249,043 SF
CA "2-B"	= 9,137 SF
CA "2-C"	= 9,303 SF
CA "3-A"	= 129,767 SF
CA "3-B"	= 57,448 SF
CA "3-C"	= 21,877 SF
CA "3-D"	= 123,907 SF
CA "4-A"	= 204,491 SF
CA "4-B"	= 17,122 SF
CA "4-C"	= 8,4150 SF
CA "5-A"	= 895,783 SF
CA "5-B"	= 180,872 SF
CA "5-C"	= 48,001 SF
CA "5-D"	= 5,721 SF
CA "6-A"	= 116,989 SF
CA "6-B"	= 13,000 SF
CA "6-C"	= 16,569 SF
CA "6-D"	= 6,950 SF
CA "6-E"	= 7,325 SF
CA "6-F"	= 6,519 SF
CA "6-G"	= 44,916 SF
CA "6-H"	= 258,738 SF
CA "7-A"	= 736,910 SF
CA "7-B"	= 287,963 SF

TOTAL COMMON AREA = 5,061,656 SF
TOTAL COMMON AREA = 116,200 ACRES

OPEN SPACE REQUIRED = 15.0%
OPEN SPACE PROVIDED
OPEN SPACE AREA = 116.2 AC. = 45.23%
TOTAL ACREAGE = 256.932 AC.

STREET TREES SHALL NOT BE WITHIN
FOUR (4) FEET OF ANY PAVEMENT.

ALL STREET TREES ARE TO MATCH THE CURRENT
CITY OF WESTFIELD MASTER TREE LIST.

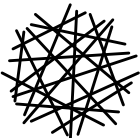
THERE SHALL BE NO TREES WITHIN TEN (10) FEET
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THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE
CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS
AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF
ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE
CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS

DATE	DESCRIPTION	BY



HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN

PREPARED BY
BRANDON T. BURNEY
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

NOTED BY
BRANDON T. BURNEY
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY
DC

CHECKED BY
BB

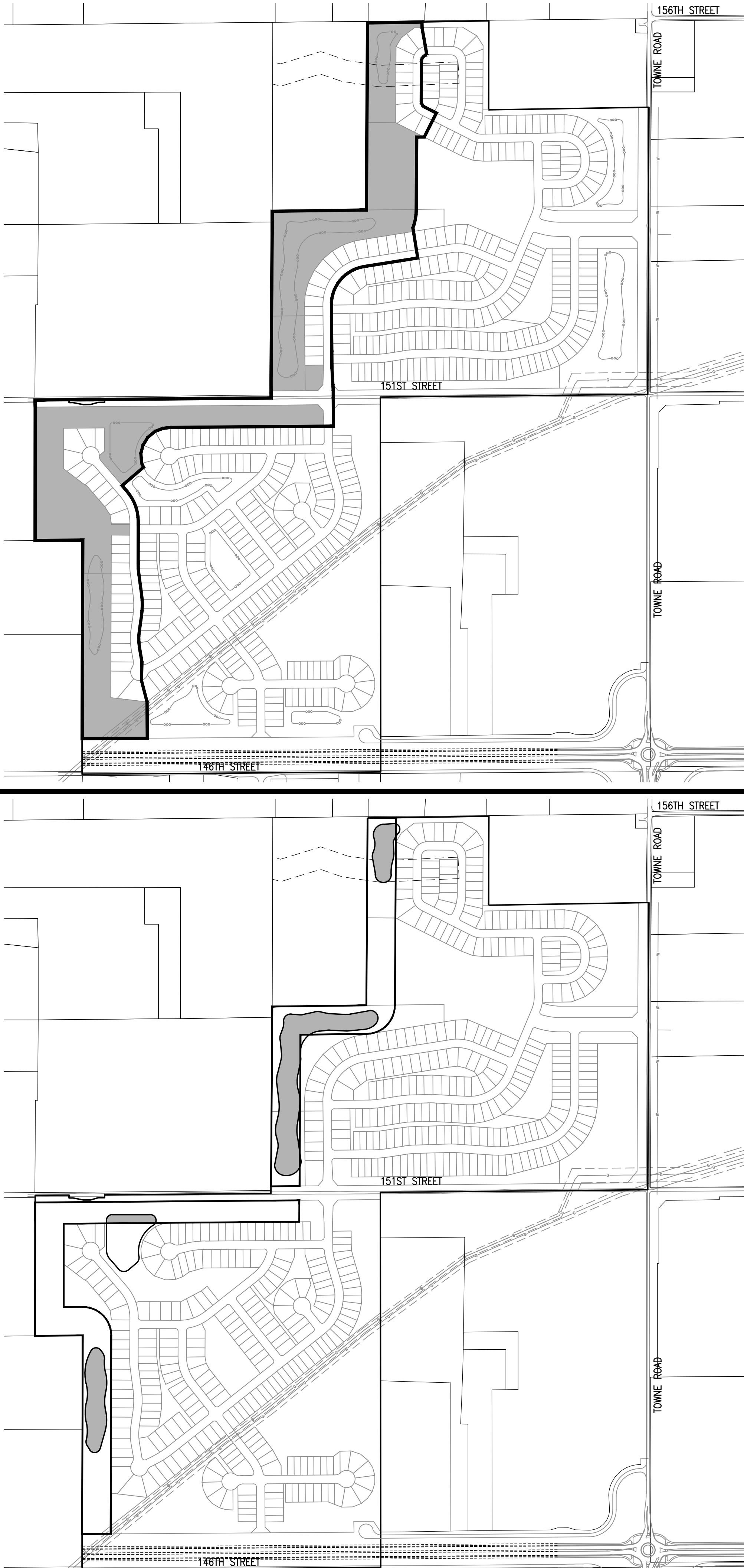
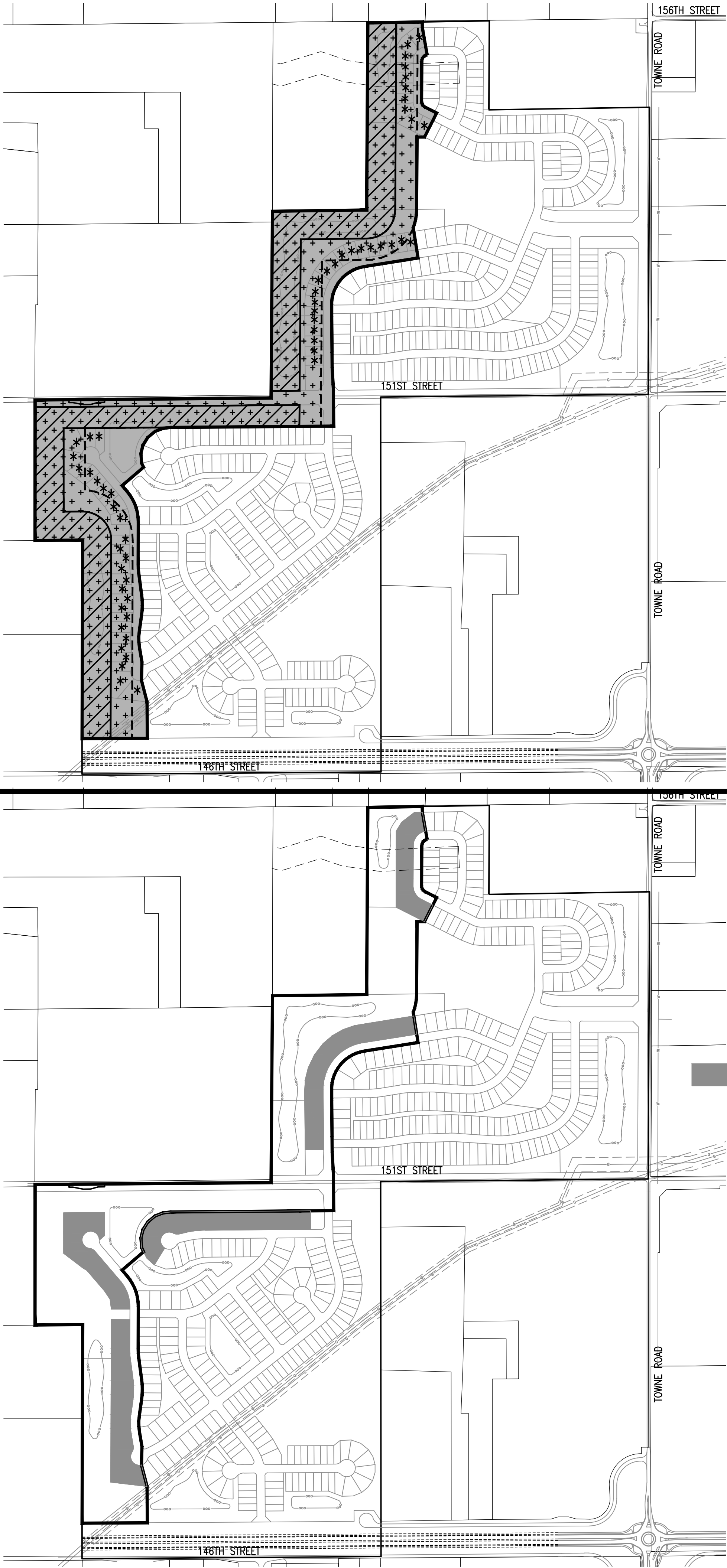
DATE
JANUARY 31, 2020

SCALE
AS SHOWN

SHEET

JOB NUMBER
2019-241

C2.0
OVERALL OPEN SPACE
PLAN



REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
SOUTHWEST DISTRICT PLAN

PREPARED BY
NOT FOR CONSTRUCTION
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C2.1
SOUTHWEST DISTRICT PLAN

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADDED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE WITHIN THE REMOVAL OR DEMOLITION AREA. SUCH FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.
3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, THE CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL. FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER

UNDESIRABLE MATERIAL SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.

ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.

CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.

- A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.

B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.

C) ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.

D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.

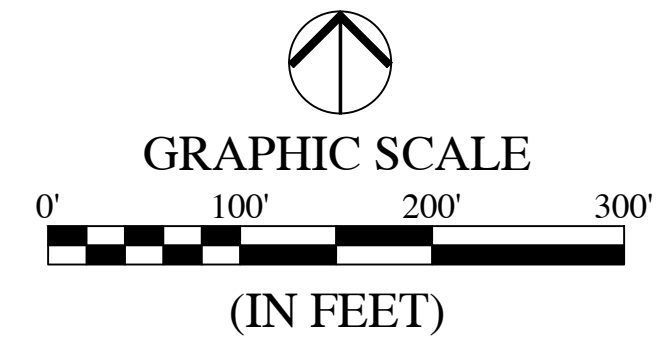
E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

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Call 811 or 800-382-5544 Before you Dig



LEGEND:

EXISTING

RIGHT-OF-WAY LINE
CENTERLINE
SWALE / FLOWLINE
SANITARY SEWER
STORM SEWER
STORM CULVERT
WATER MAIN
CONTOUR, MAJOR
CONTOUR, MINOR
FENCE
TREE LINE
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
STORM END SECTION
FIRE HYDRANT

EXISTING TREES, TO REMAIN

EXISTING WETLANDS

DEMOLITION KEYNOTES: (#)

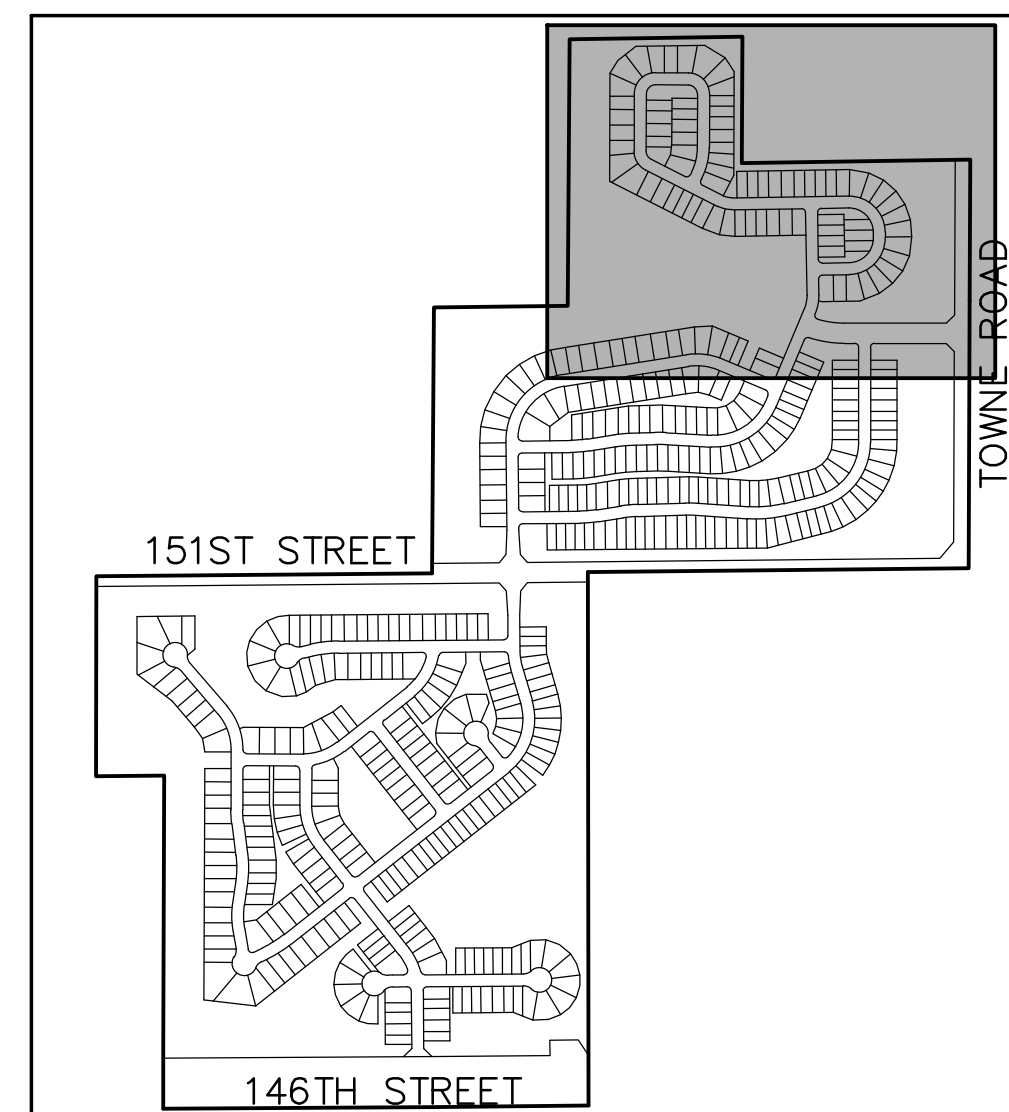
(NOT ALL KEY NOTES APPLY TO THIS SHEET)

ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE

1. REMOVE EXISTING TREES AND/ OR TREE LINE.
2. REMOVE EXISTING FENCE.
3. REMOVE EXISTING BUILDING, PAVEMENT, GRAVEL & UTILITIES.

EX. HAMILTON WESTERN
UTILITIES, INC. 20'
SANITARY SEWER EASEMENT
& 40' ACCESS EASEMENT.
(INST. # 9809814472)

FOR CONTINUATION SEE SHEET C3.1



KEYMAP
NOT TO SCALE

REVISIONS

[illegible]

**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA**

EXISTING CONDITIONS & DEMOLITION PLAN

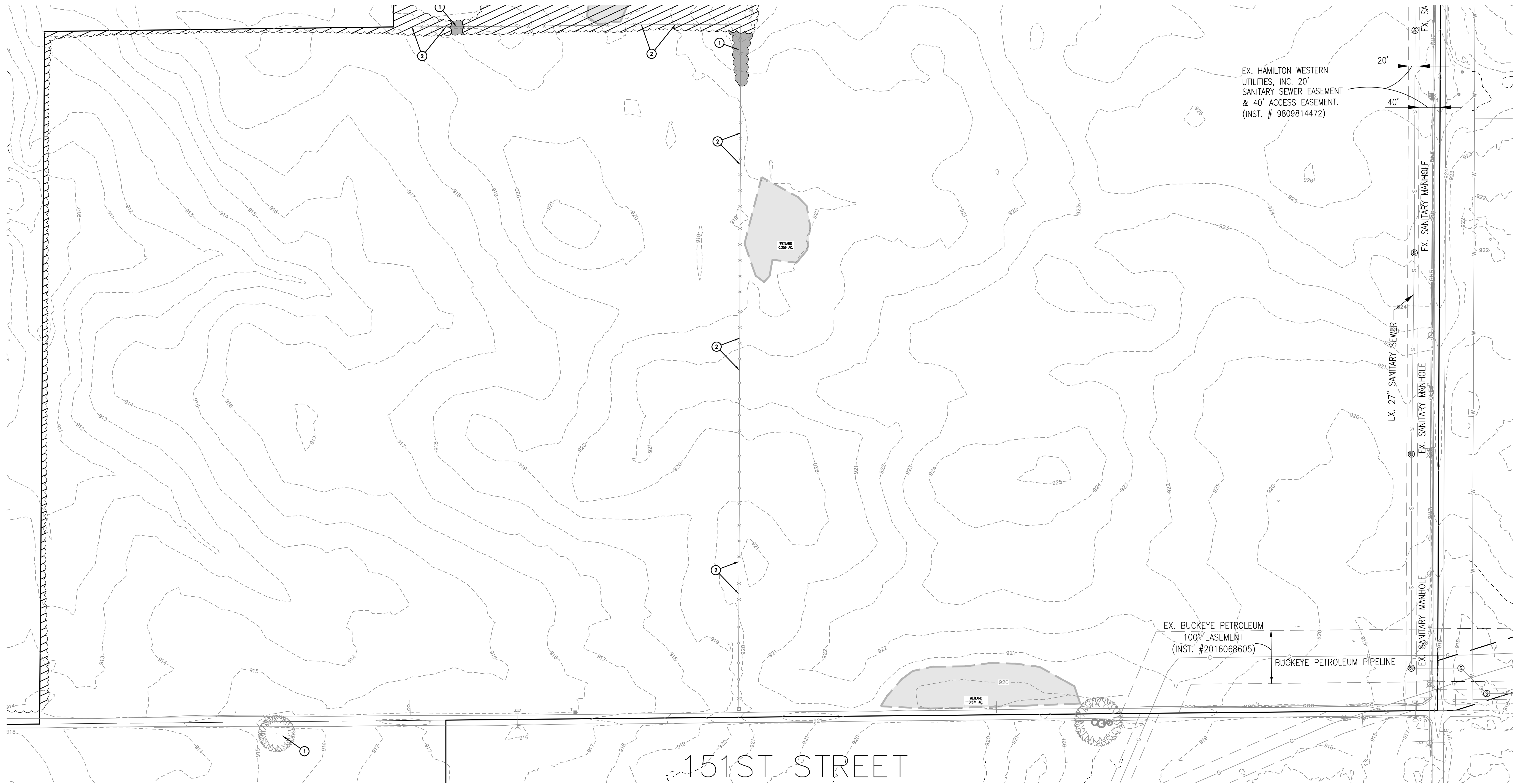
BRANDON J. BURKE
REGISTERED
No.
10000075
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Brandon T Brubaker

DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C3.0

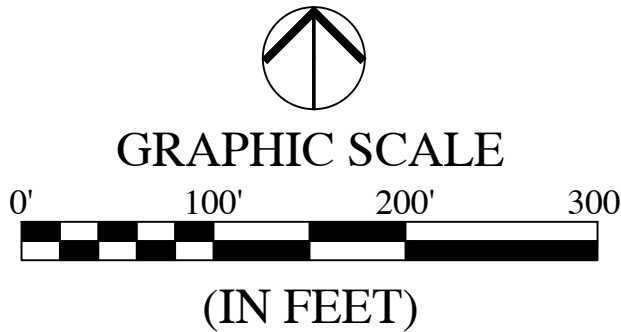
EXISTING CONDITIONS & DEMOLITION PLAN



FOR CONTINUATION SEE SHEET C3.2



Call 811 or 800-382-5544 Before you Dig!



DEMOLITION KEYNOTES: (H)

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LEGEND:

EXISTING	
	RIGHT-OF-WAY LINE
	CENTERLINE
	SWALE / FLOWLINE
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
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	FENCE
	TREE LINE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT
	EXISTING TREES, TO REMAIN
	EXISTING WETLANDS

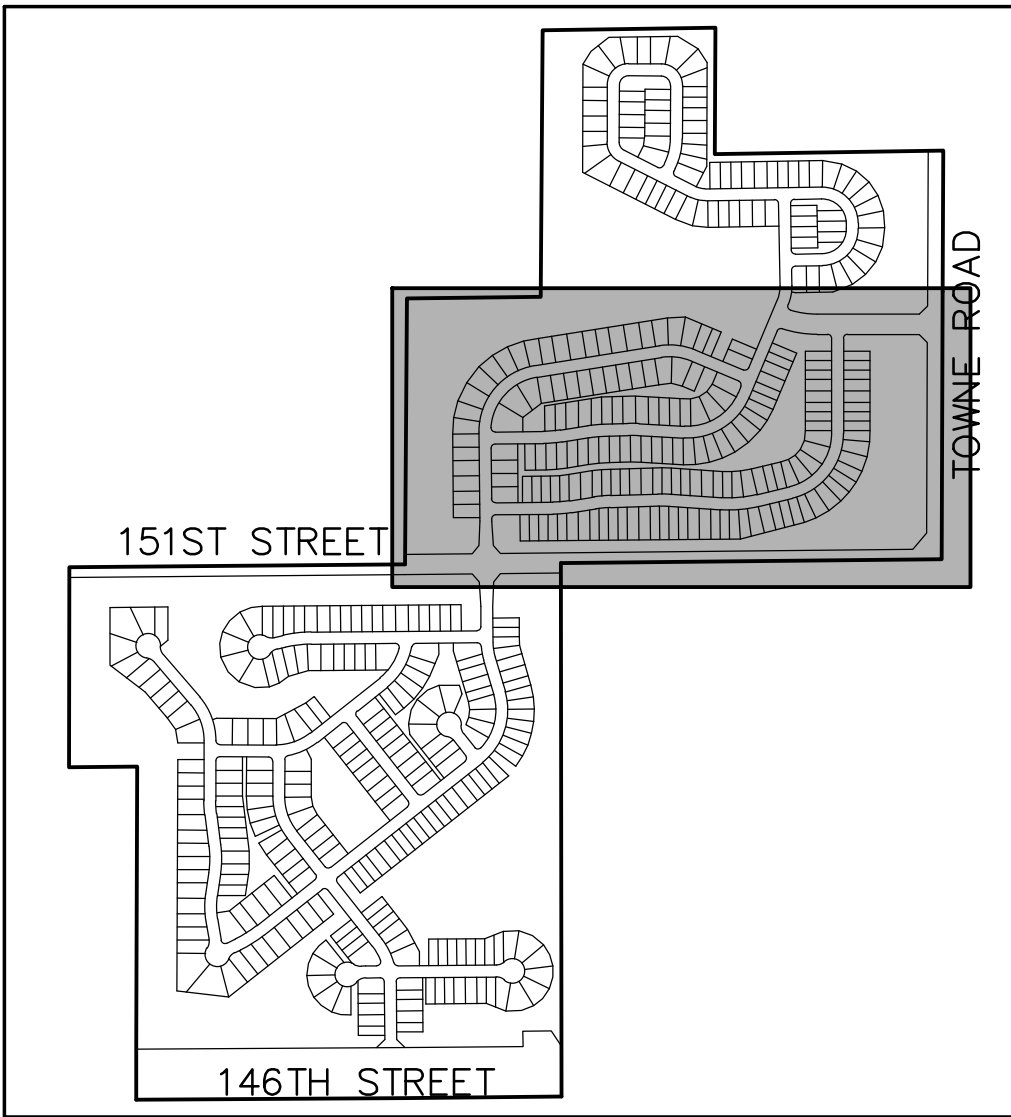
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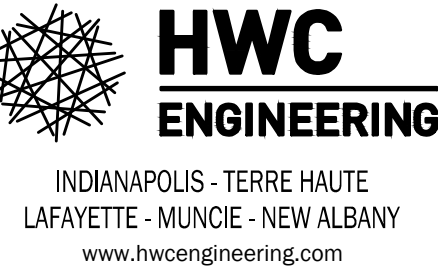
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KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS
& DEMOLITION PLAN



BRANDON T. BURCH
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C3.1

EXISTING CONDITIONS &
DEMOLITION PLAN

Plot Date: Jan 30, 2020 Plot Time: 6:03pm File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb Design CAD\PP - Development Plan Sheet Set\19241.DP - Existing Conditions & Demo Plan.dwg, Layout: C3.2 By: dchesterfield

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LEGEND:

- EXISTING
- RIGHT-OF-WAY LINE
 - CENTERLINE
 - SWALE / FLOWLINE
 - SANITARY SEWER
 - STORM SEWER
 - STORM CULVERT
 - WATER MAIN
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - FENCE
 - TREE LINE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM INLET
 - STORM END SECTION
 - FIRE HYDRANT
- EXISTING TREES, TO REMAIN
- EXISTING WETLANDS

DEMOLITION KEYNOTES: #

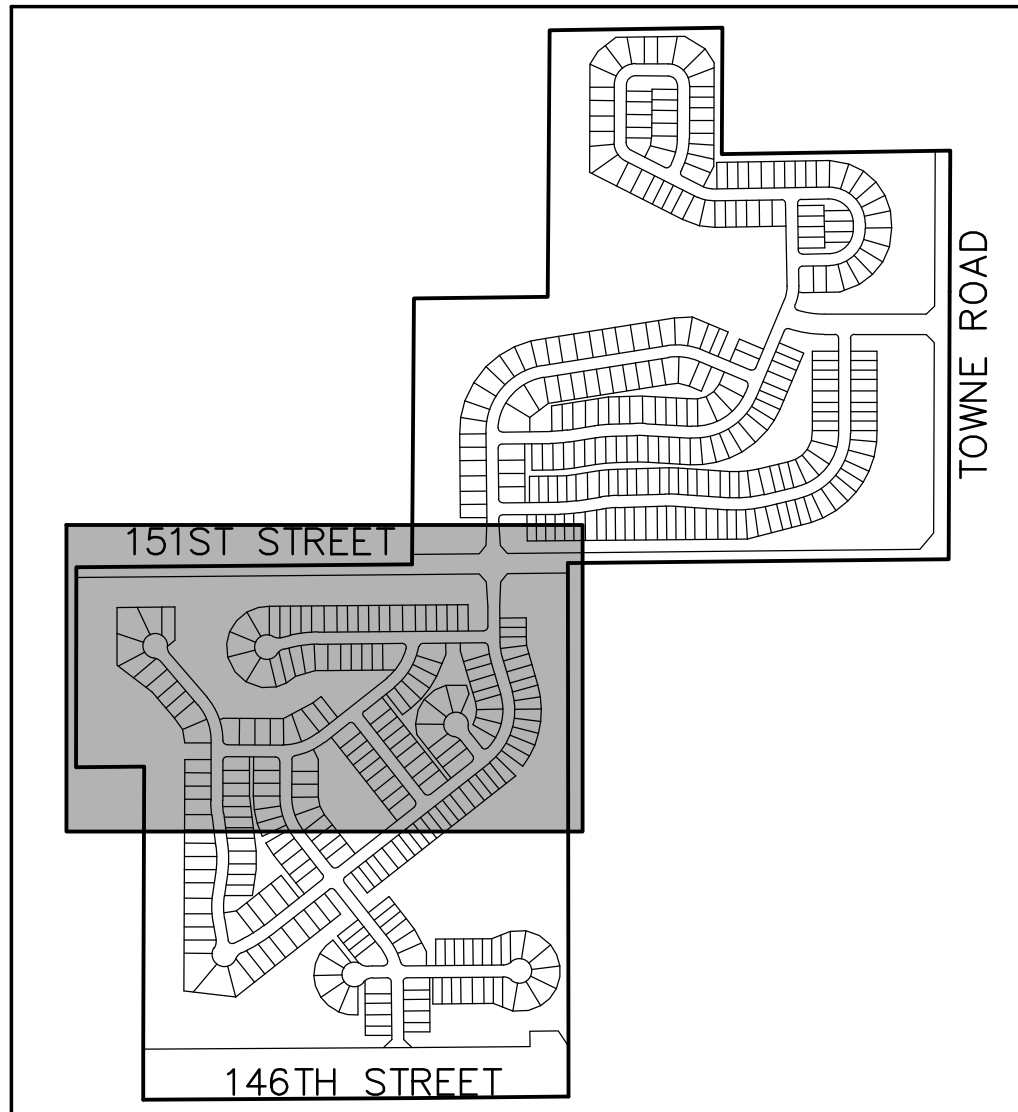
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FOR CONTINUATION SEE SHEET C3.3

FOR CONTINUATION SEE SHEET C3.1

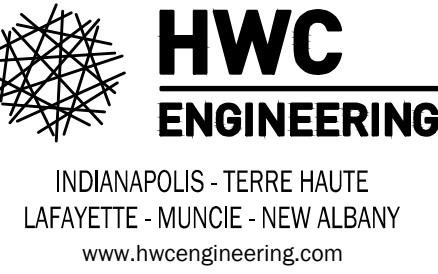
RIGHT-OF-WAY EASEMENT TO
SOCONY-VACUUM OIL COMPANY, INC.
(50' WIDE RIGHT-OF-WAY)
M.R. 34, PG. 263
TRANSFERRED TO MARATHON PIPE
LINE COMPANY
D.R. 128, PG. 494; D.R. 97, PG. 11

DEED OF EASEMENT TO
BUCKEYE PIPE LINE COMPANY
(33' WIDE EASEMENT)
D.R. 176, PG. 231

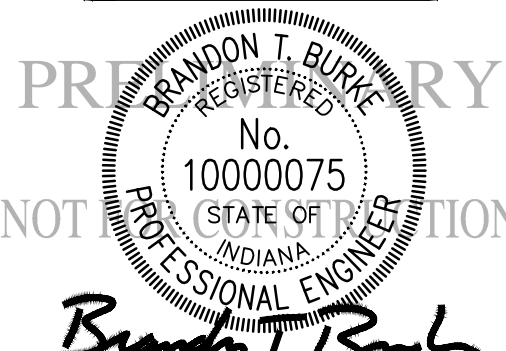


REVISIONS

DATE	DESCRIPTION	BY



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS
& DEMOLITION PLAN



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C3.2

EXISTING CONDITIONS &
DEMOLITION PLAN

Plot Date: Jan 30, 2020 Plot Time: 6:03pm File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb\Design\CAO\pp - Development Plan Sheet Set\19241.DP - Existing Conditions & Demo Plan.dwg, Layout: C3.3 By: dchesterfield

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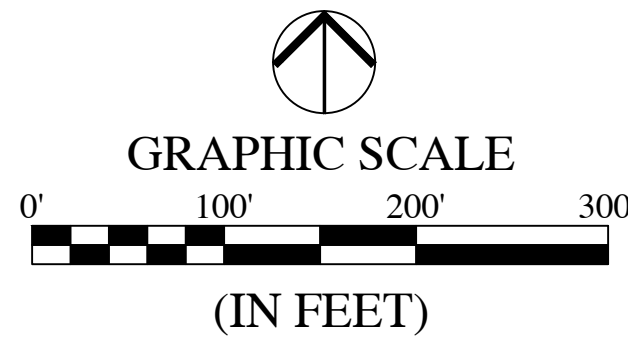
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KNOW WHAT'S BELOW.
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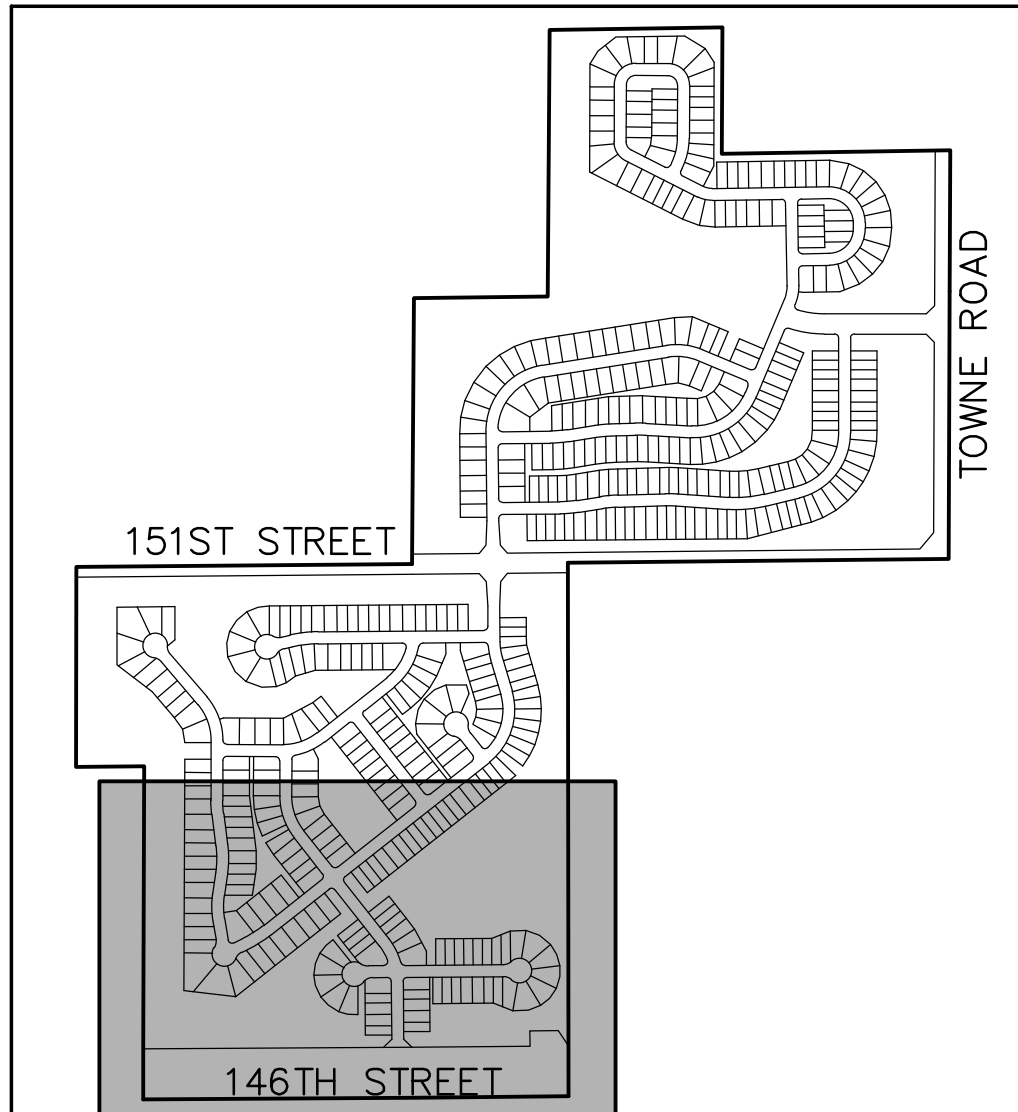
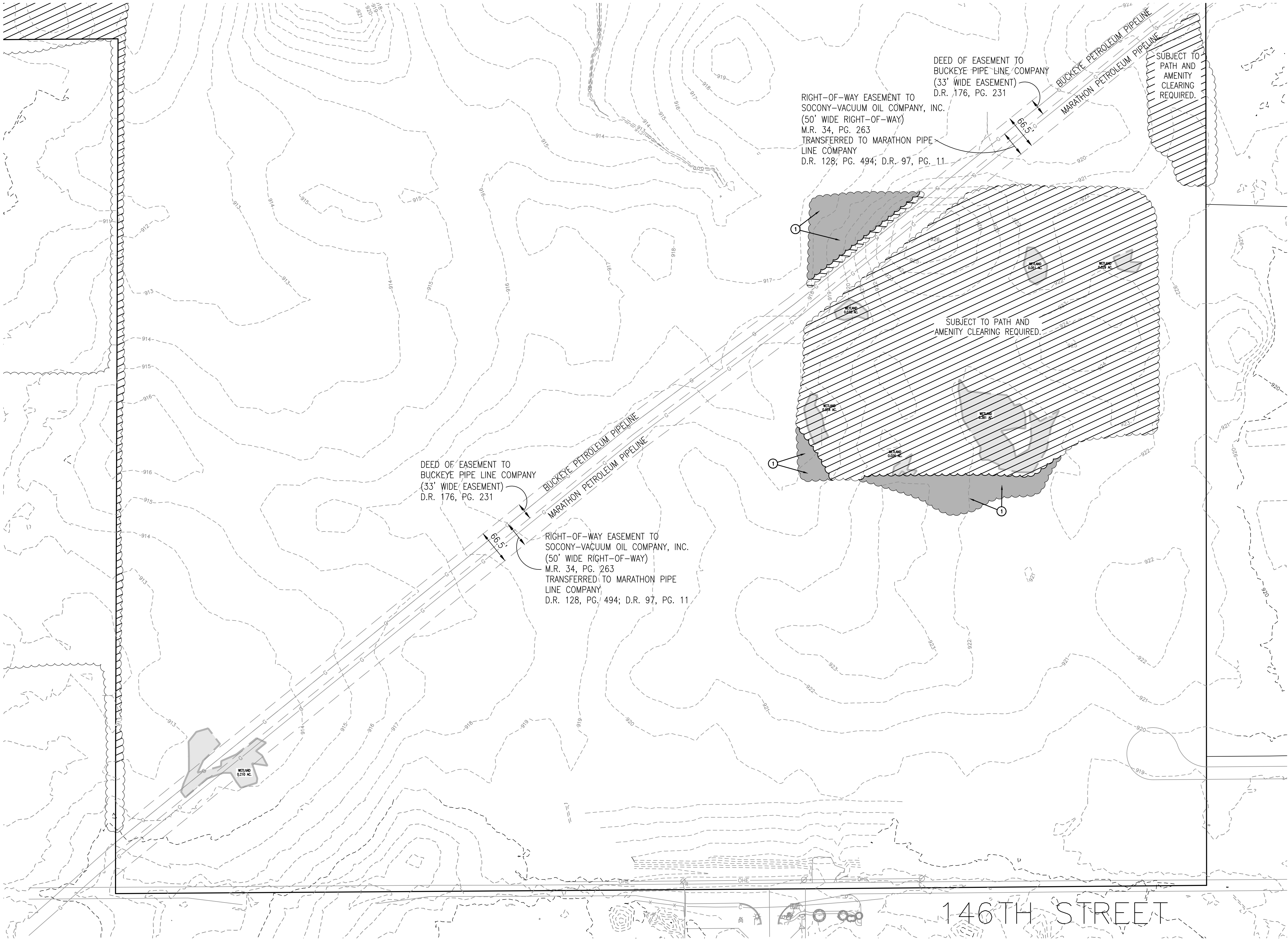
LEGEND:

- EXISTING
- RIGHT-OF-WAY LINE
 - CENTERLINE
 - SWALE / FLOWLINE
 - SANITARY SEWER
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 - STORM END SECTION
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- EXISTING TREES, TO REMAIN
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DEMOLITION KEYNOTES: #

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FOR CONTINUATION SEE SHEET C3.2



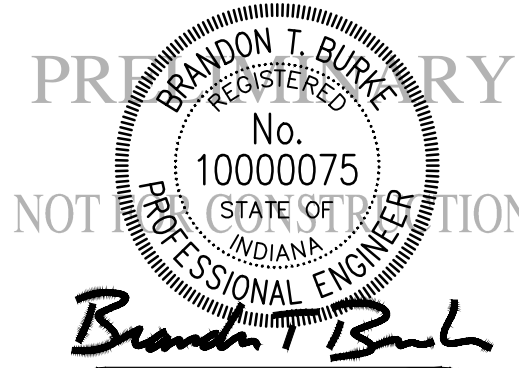
KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS
& DEMOLITION PLAN

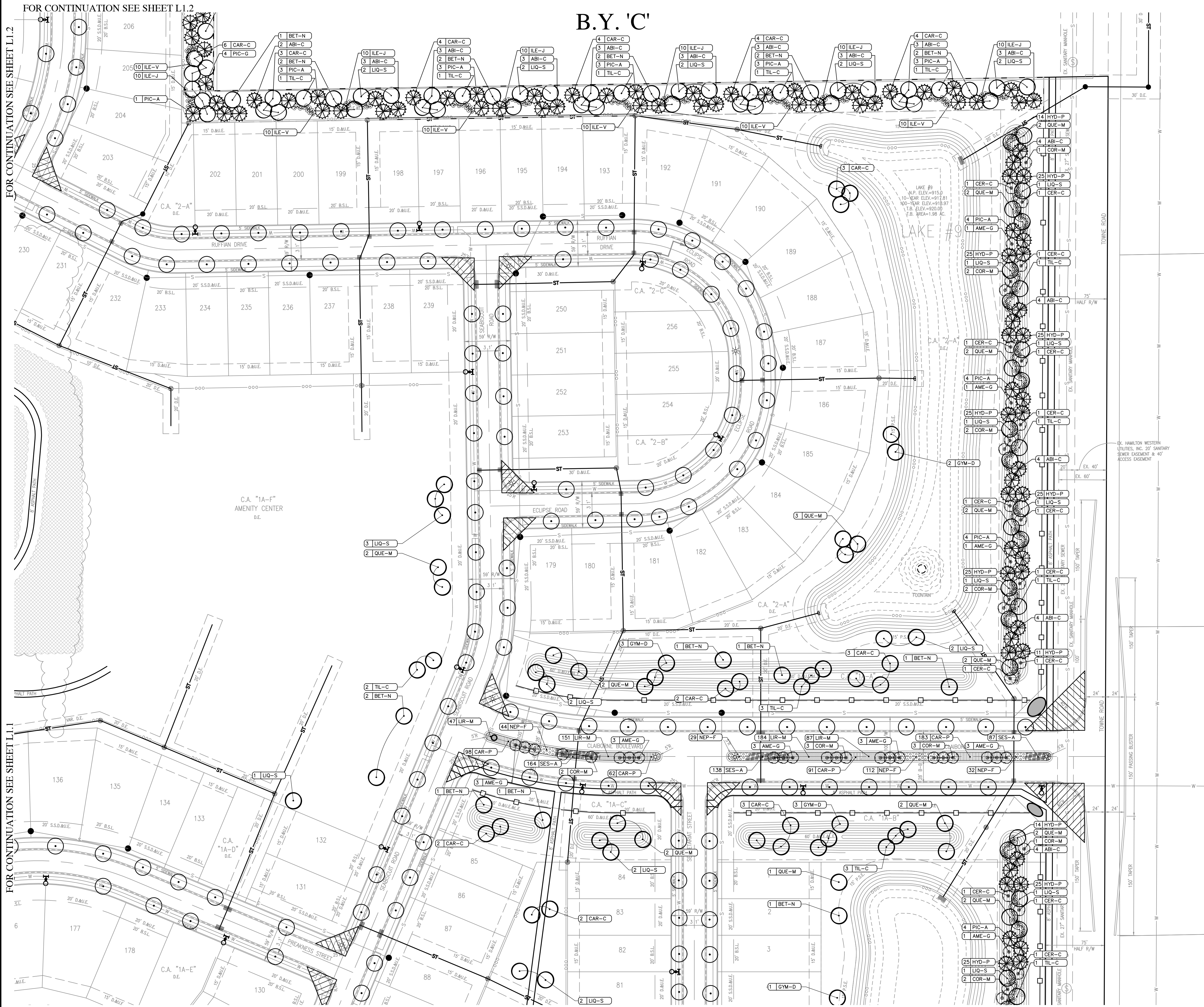


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CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C3.3

EXISTING CONDITIONS &
DEMOLITION PLAN

File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb\Design\CAD\PP - Development Plan.dwg, Layout: L1.0 Plot Date: Jan 30, 2020 Plot Time: 6:04pm By: dchasterfield



FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.5.

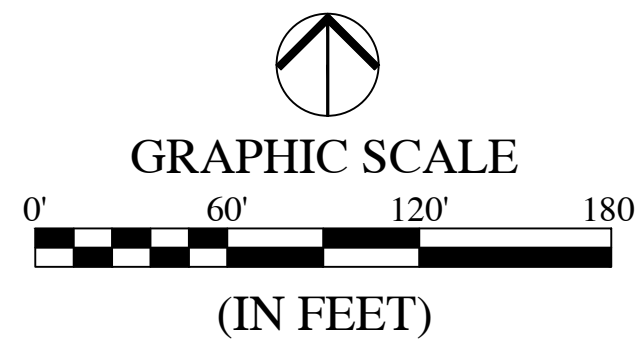
ALL STREET TREES ARE TO MATCH THE CURRENT
CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN
FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET
OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL
COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT
CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD
CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD
DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

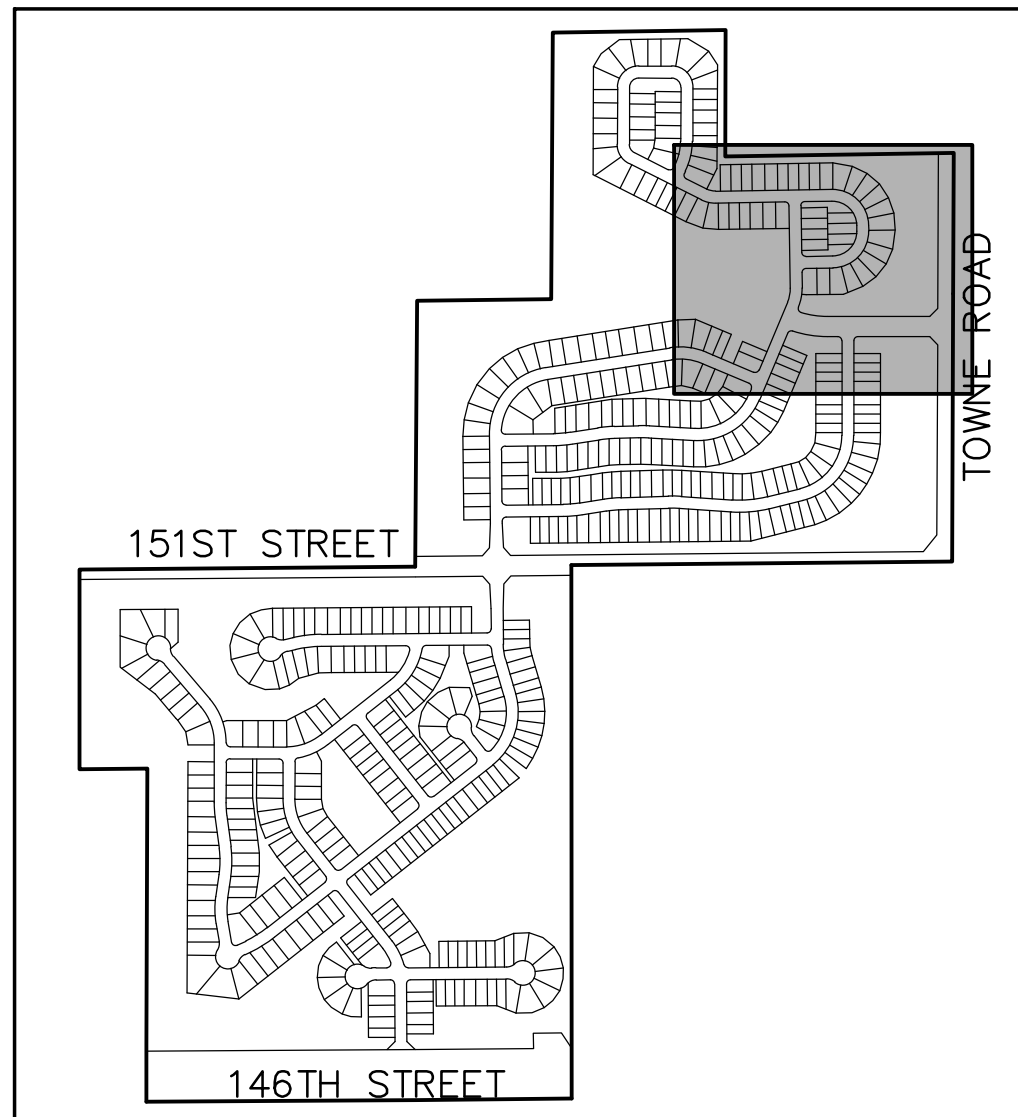


LEGEND:

- # | XXX QUANTITY KEY
- SHADE TREE - 8' TALL, 2.5" CALIPER
 - EVERGREEN TREE - 7-8' TALL
 - ORNAMENTAL TREE - 2" CALIPER
 - SHRUB - 18" TALL (MIN)
 - STREET TREE (30' O.C. AVERAGE)
 - SPADE EDGE
 - INTERSECTION SIGHT TRIANGLE
 - TREE PRESERVATION AREA
** Subject to PUD Ordinance Section 8.1
 - TREE RESTORATION AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2
 - PRAIRIE AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2
 - ENTRY SIGNS/ENTRY COLUMNS

LEGEND:

- | EXISTING | PROPOSED |
|-----------------------|-----------------------|
| RIGHT-OF-WAY LINE | RIGHT-OF-WAY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SETBACK LINE | SETBACK LINE |
| CENTERLINE | CENTERLINE |
| SWALE / FLOWLINE | SWALE / FLOWLINE |
| SUBSURFACE DRAIN | SUBSURFACE DRAIN |
| SANITARY SEWER | SANITARY SEWER |
| STORM SEWER | STORM SEWER |
| STORM CULVERT | STORM CULVERT |
| WATER MAIN | WATER MAIN |
| CONTOUR, MAJOR | CONTOUR, MAJOR |
| CONTOUR, MINOR | CONTOUR, MINOR |
| TREE LINE | TREE LINE |
| EXISTING WETLANDS | EXISTING WETLANDS |
| BLACK "4-BEARD" FENCE | BLACK "4-BEARD" FENCE |



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



DRAWN BY
DC
CHECKED BY
BB
DATE
JANUARY 31, 2020
SCALE
AS SHOWN
SHEET

L1.0

LANDSCAPE PLAN

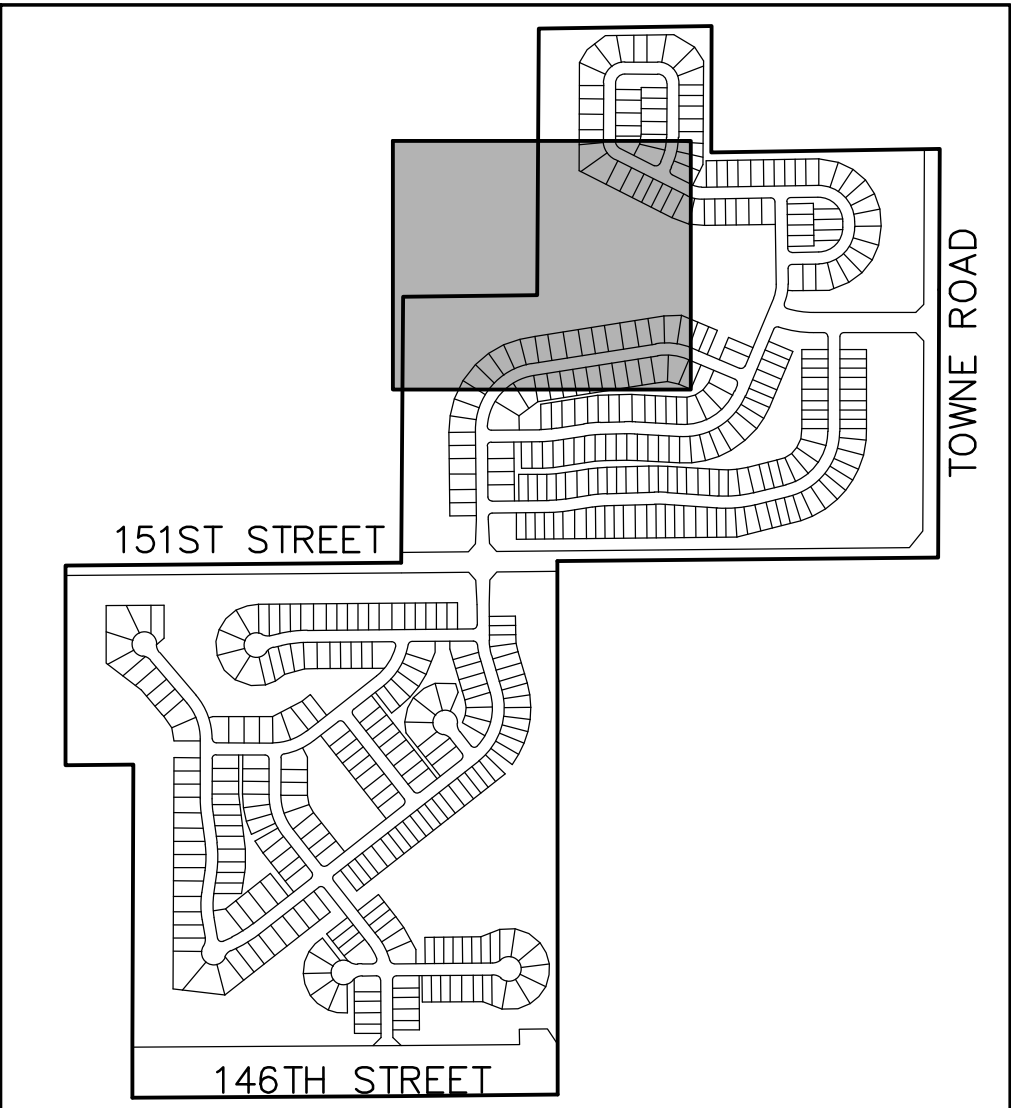


Indiana 811
KNOW WHAT'S BELOW.
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

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- LEGEND:**
- | EXISTING | PROPOSED |
|-----------------------|----------|
| RIGHT-OF-WAY LINE | |
| EASEMENT LINE | |
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| CENTERLINE | |
| SWALE / FLOWLINE | |
| SUBSURFACE DRAIN | |
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| STORM SEWER | |
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| CONTOUR, MAJOR | |
| CONTOUR, MINOR | |
| TREE LINE | |
| EXISTING WETLANDS | |
| BLACK "4-BOARD" FENCE | |



FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.5.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

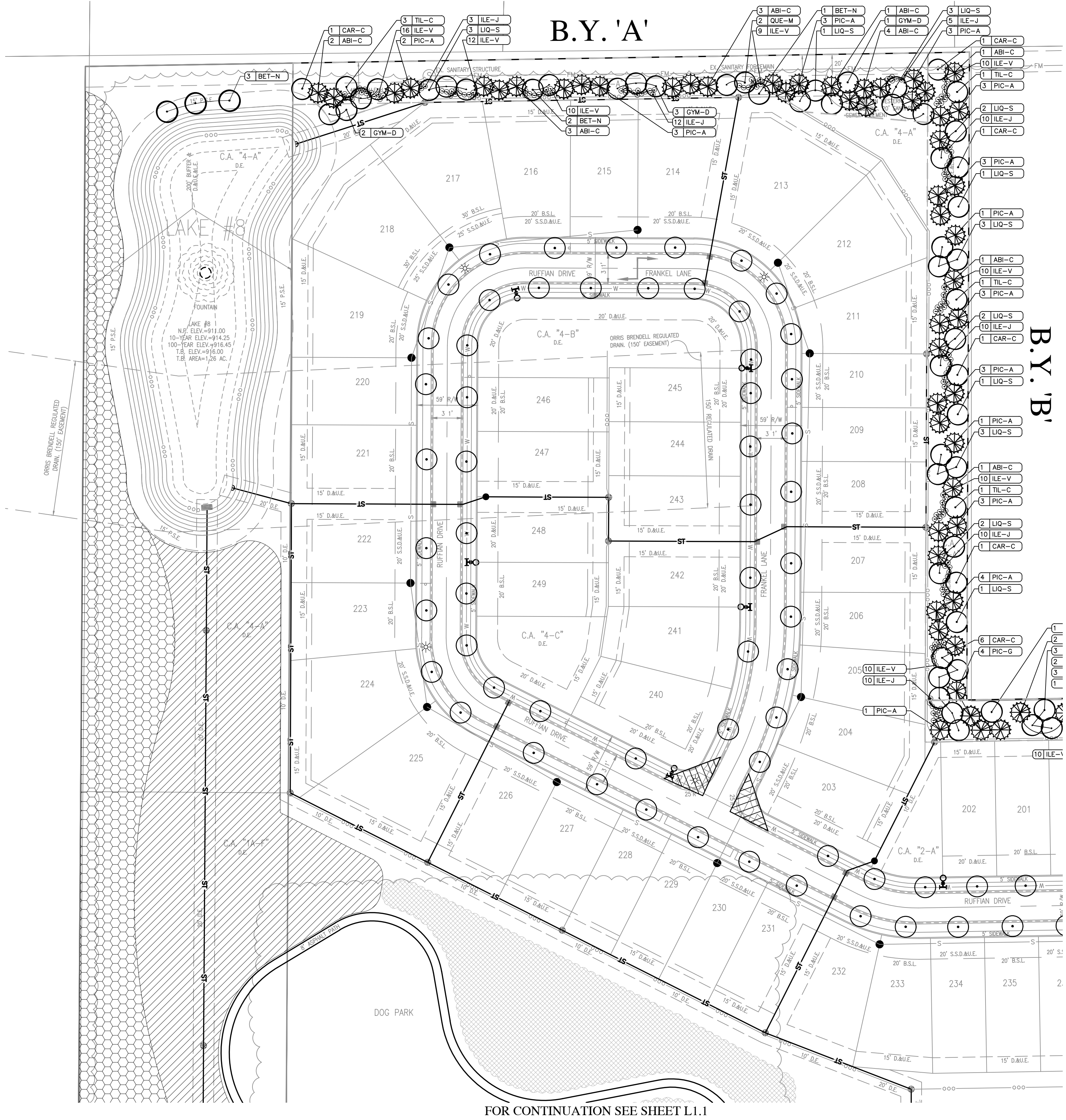
PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
NOTARY PUBLIC

BRANDON T. BURKE

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CHECKED BY: BB
DATE: JANUARY 31, 2020
SCALE: AS SHOWN
SHEET

JOB NUMBER: 2019-241

L1.1
LANDSCAPE PLAN

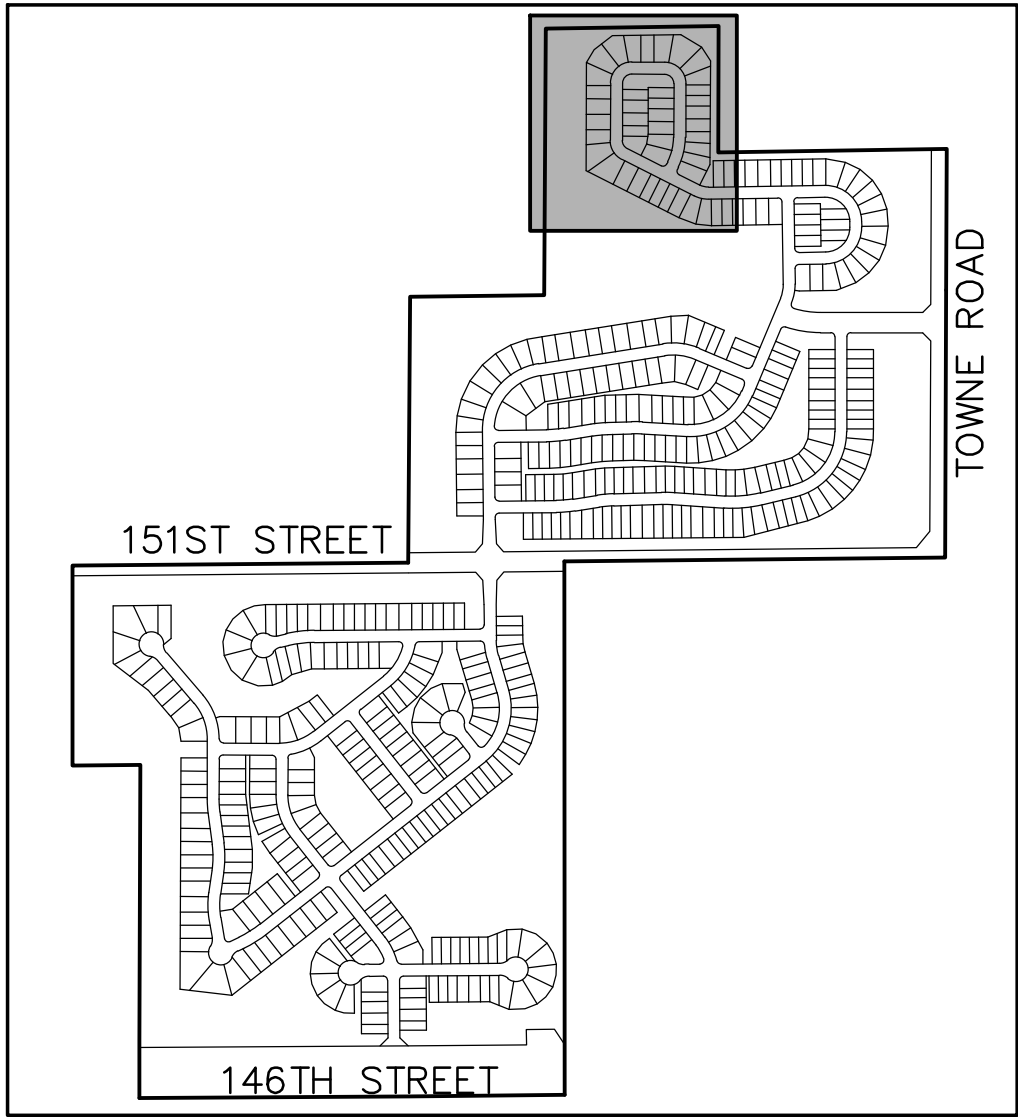


Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

- LEGEND:**
- # | XXX QUANTITY KEY
 - SHADE TREE - 8' TALL, 2.5" CALIPER
 - EVERGREEN TREE - 7-8' TALL
 - ORNAMENTAL TREE - 2" CALIPER
 - SHRUB - 18" TALL (MIN)
 - STREET TREE (30' O.C. AVERAGE)
 - SPADE EDGE
 - INTERSECTION SIGHT TRIANGLE
 - TREE PRESERVATION AREA
** Subject to PUD Ordinance Section 8.1
 - TREE RESTORATION AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2
 - PRAIRIE AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2
 - ENTRY SIGNS/ENTRY COLUMNS

- LEGEND:**
- | EXISTING | | PROPOSED |
|-----------------------|-----|----------|
| RIGHT-OF-WAY LINE | --- | --- |
| EASEMENT LINE | --- | --- |
| SETBACK LINE | --- | --- |
| CENTERLINE | --- | --- |
| SWALE / FLOWLINE | --- | --- |
| SUBSURFACE DRAIN | --- | --- |
| SANITARY SEWER | --- | --- |
| STORM SEWER | --- | --- |
| STORM CULVERT | --- | --- |
| WATER MAIN | --- | --- |
| CONTOUR, MAJOR | --- | --- |
| CONTOUR, MINOR | --- | --- |
| TREE LINE | --- | --- |
| EXISTING WETLANDS | --- | --- |
| BLACK "4-BEARD" FENCE | --- | --- |



REVISIONS		
DATE	DESCRIPTION	BY

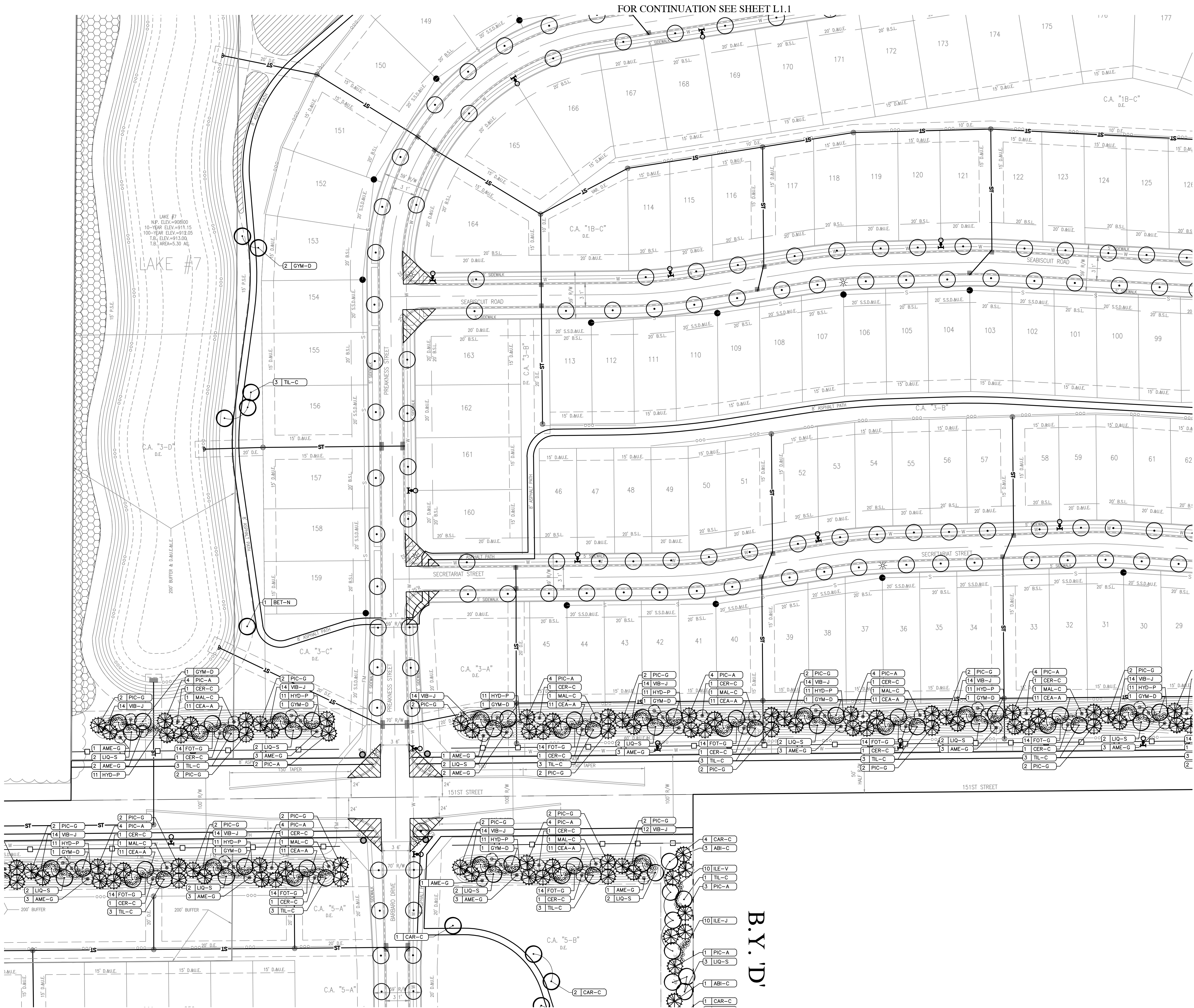
HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
Professional Engineer

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DATE JANUARY 31, 2020	
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SHEET	

L1.2
LANDSCAPE PLAN

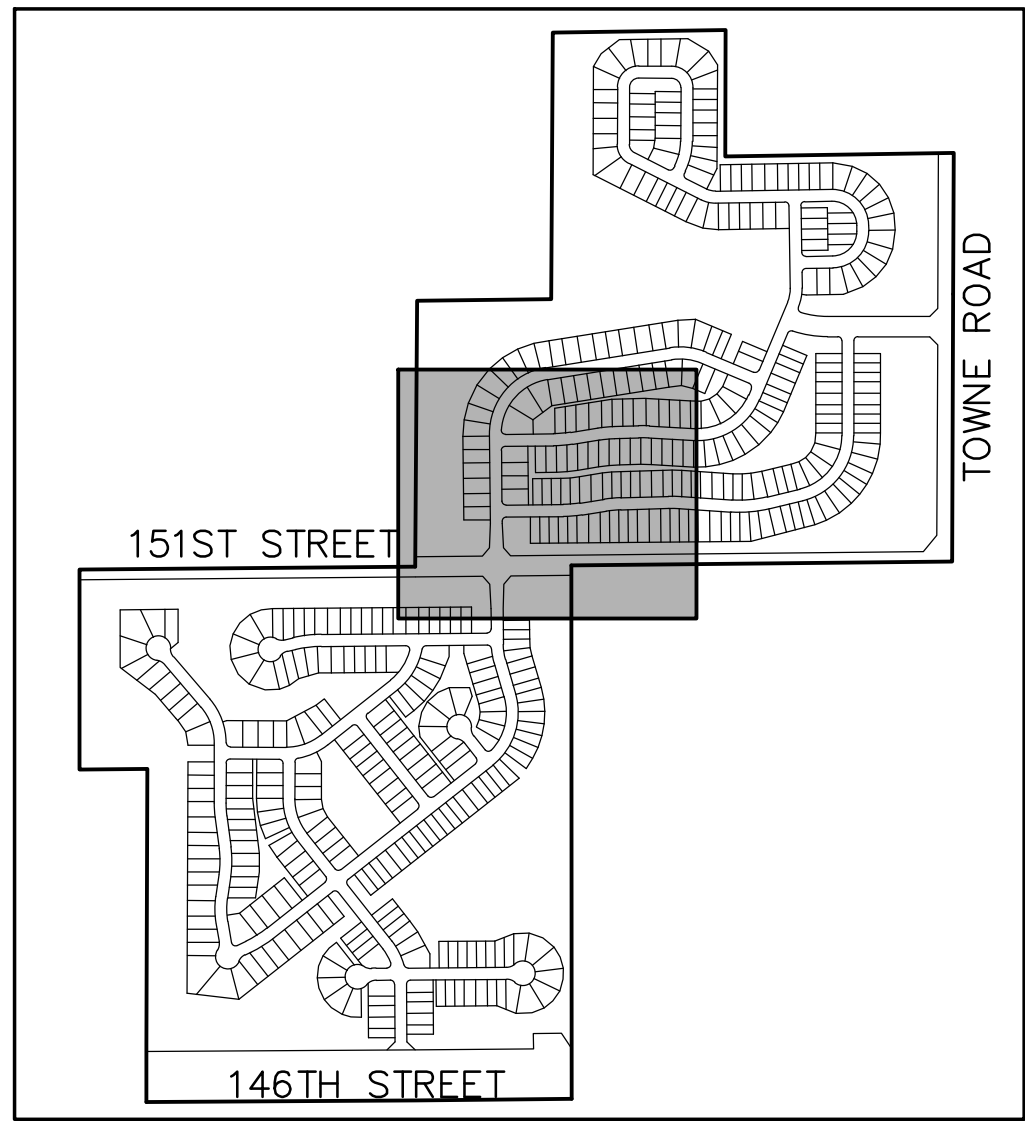


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- LEGEND:**
- | EXISTING | PROPOSED |
|-----------------------|-----------------------|
| RIGHT-OF-WAY LINE | RIGHT-OF-WAY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SETBACK LINE | SETBACK LINE |
| CENTERLINE | CENTERLINE |
| SWALE / FLOWLINE | SWALE / FLOWLINE |
| SUBSURFACE DRAIN | SUBSURFACE DRAIN |
| SANITARY SEWER | SANITARY SEWER |
| STORM SEWER | STORM SEWER |
| STORM CULVERT | STORM CULVERT |
| WATER MAIN | WATER MAIN |
| CONTOUR, MAJOR | CONTOUR, MAJOR |
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| TREE LINE | TREE LINE |
| EXISTING WETLANDS | EXISTING WETLANDS |
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REVISIONS		
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LANDSCAPE PLAN

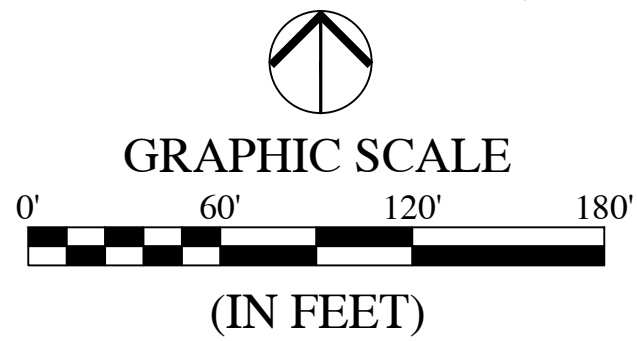
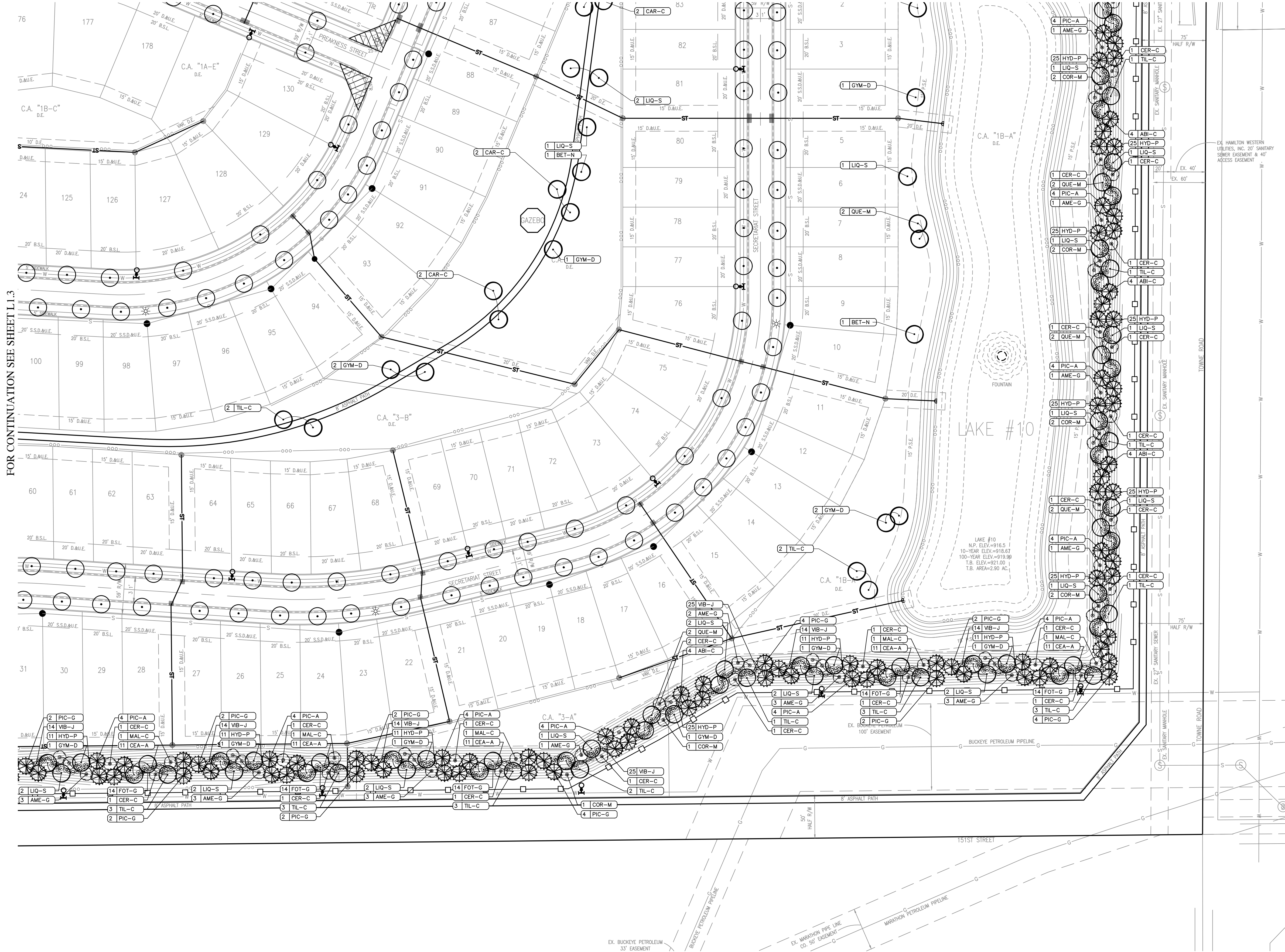
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STATE OF INDIANA
NOTARY PUBLIC

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L1.3
LANDSCAPE PLAN

File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb\Design\CAD\PP - Development Plan Sheet Set\19241.DP - Landscape Plan.dwg, Layout: L1.4 Plot Date: Jan 30, 2020 Plot Time: 6:04pm By: dchsterfield

FOR CONTINUATION SEE SHEET L1.0

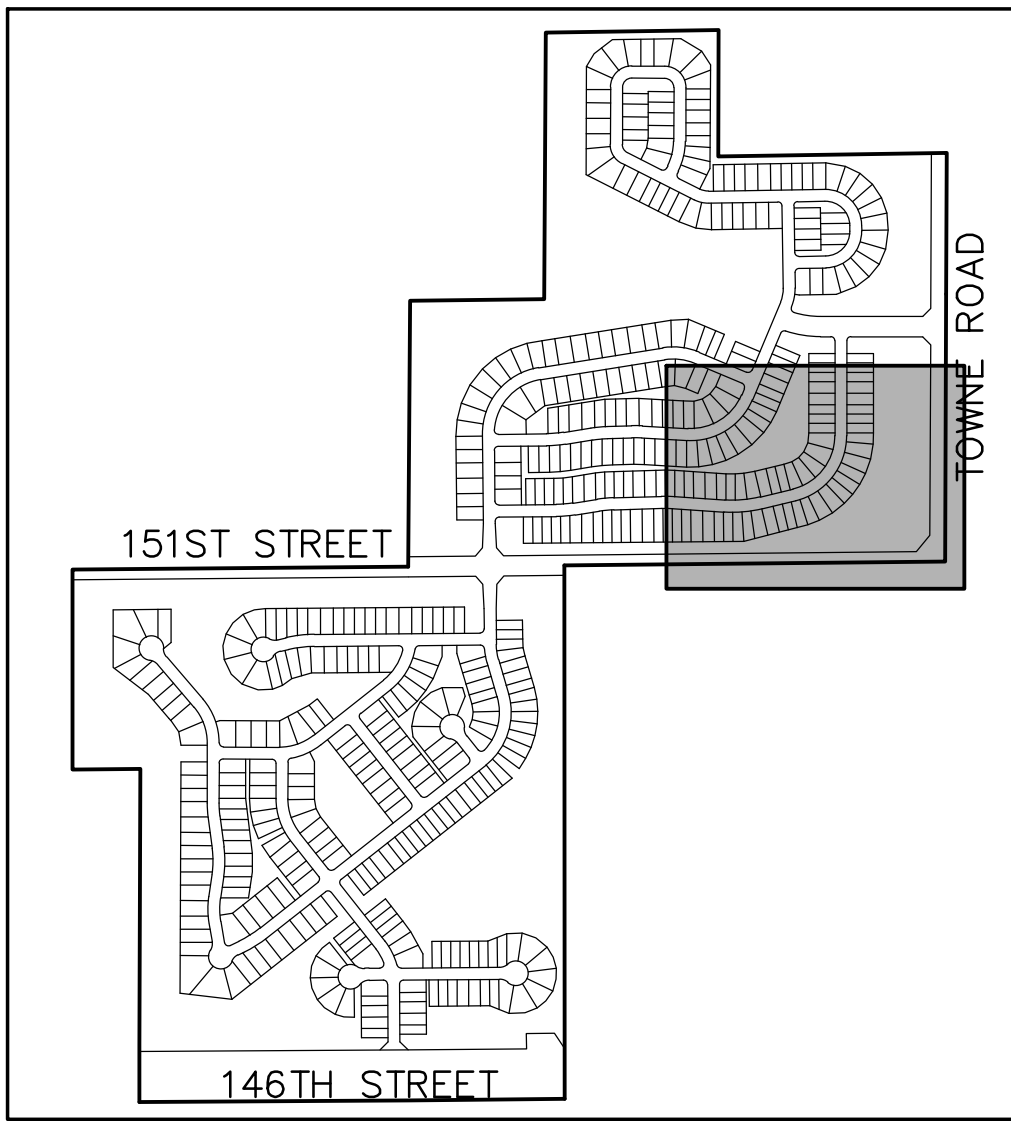


LEGEND:

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LEGEND:

- | EXISTING | PROPOSED |
|-----------------------|-----------------------|
| RIGHT-OF-WAY LINE | RIGHT-OF-WAY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SETBACK LINE | SETBACK LINE |
| CENTERLINE | CENTERLINE |
| SWALE / FLOWLINE | SWALE / FLOWLINE |
| SUBSURFACE DRAIN | SUBSURFACE DRAIN |
| SANITARY SEWER | SANITARY SEWER |
| STORM SEWER | STORM SEWER |
| STORM CULVERT | STORM CULVERT |
| WATER MAIN | WATER MAIN |
| CONTOUR, MAJOR | CONTOUR, MAJOR |
| CONTOUR, MINOR | CONTOUR, MINOR |
| TREE LINE | TREE LINE |
| EXISTING WETLANDS | EXISTING WETLANDS |
| BLACK "4-BOARD" FENCE | BLACK "4-BOARD" FENCE |



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

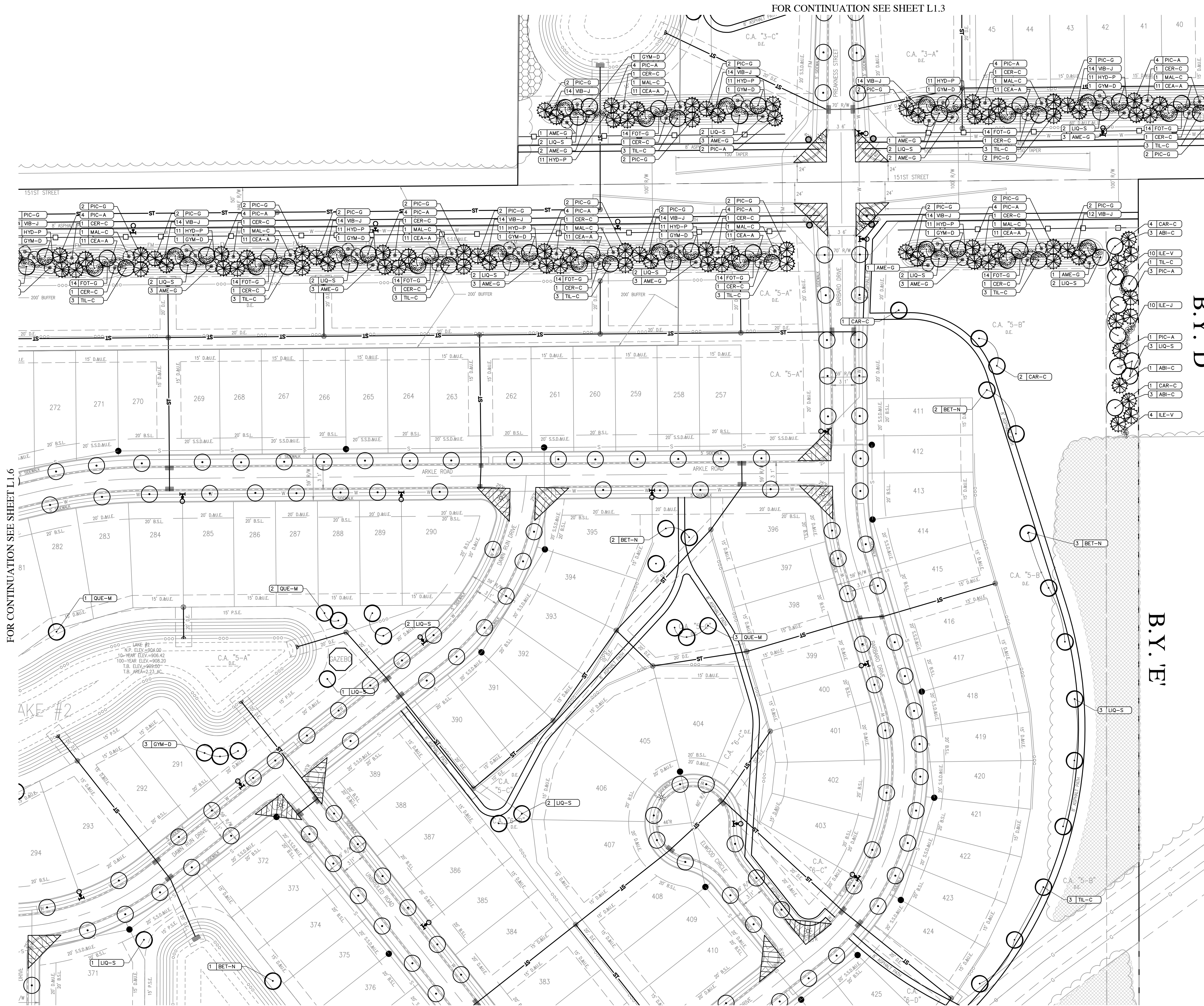


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DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

L1.4

LANDSCAPE PLAN

File Name: W:\Pulte Homes\2019-241-S Pulte-- Westfield Del Webb\Design\CAD\PP -- Development Plan Sheet Set\19241.DP -- Landscape Plan.dwg, Layout: L1.5 By: dchasterfield Plot Date: Jan 30, 2020 Plot Time: 6:05pm

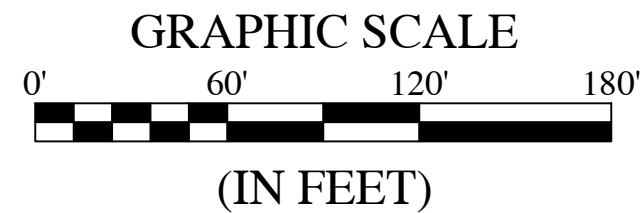


FOR CONTINUATION SEE SHEET L1.6

FOR CONTINUATION SEE SHEET L1.8

FOR CONTINUATION SEE SHEET L1.3

FOR CONTINUATION SEE SHEET L1.4

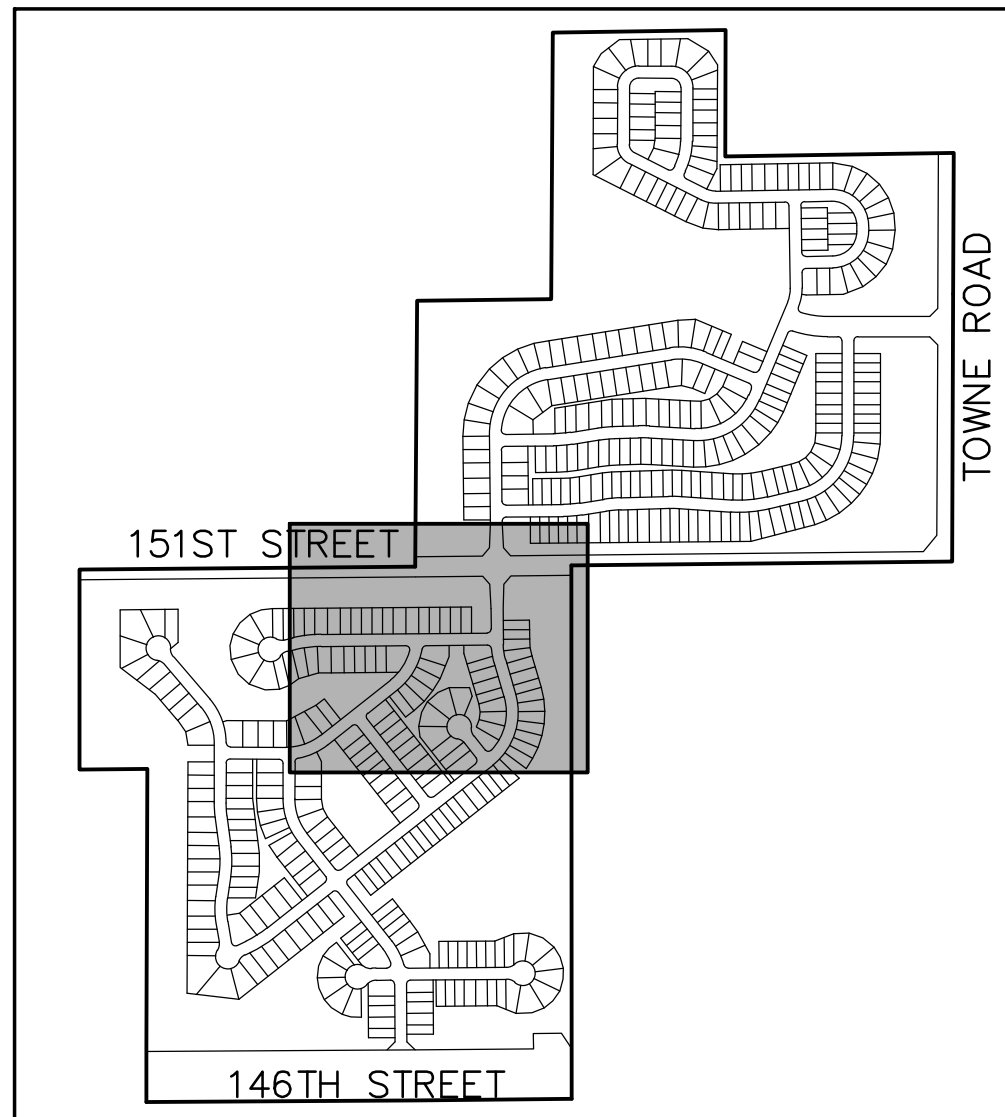


LEGEND:

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LEGEND:

- | EXISTING | PROPOSED |
|-----------------------|-----------------------|
| RIGHT-OF-WAY LINE | RIGHT-OF-WAY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SETBACK LINE | SETBACK LINE |
| CENTERLINE | CENTERLINE |
| SWALE / FLOWLINE | SWALE / FLOWLINE |
| SUBSURFACE DRAIN | SUBSURFACE DRAIN |
| SANITARY SEWER | SANITARY SEWER |
| STORM SEWER | STORM SEWER |
| STORM CULVERT | STORM CULVERT |
| WATER MAIN | WATER MAIN |
| CONTOUR, MAJOR | CONTOUR, MAJOR |
| CONTOUR, MINOR | CONTOUR, MINOR |
| TREE LINE | TREE LINE |
| EXISTING WETLANDS | EXISTING WETLANDS |
| BLACK "4-BOARD" FENCE | BLACK "4-BOARD" FENCE |



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY



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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

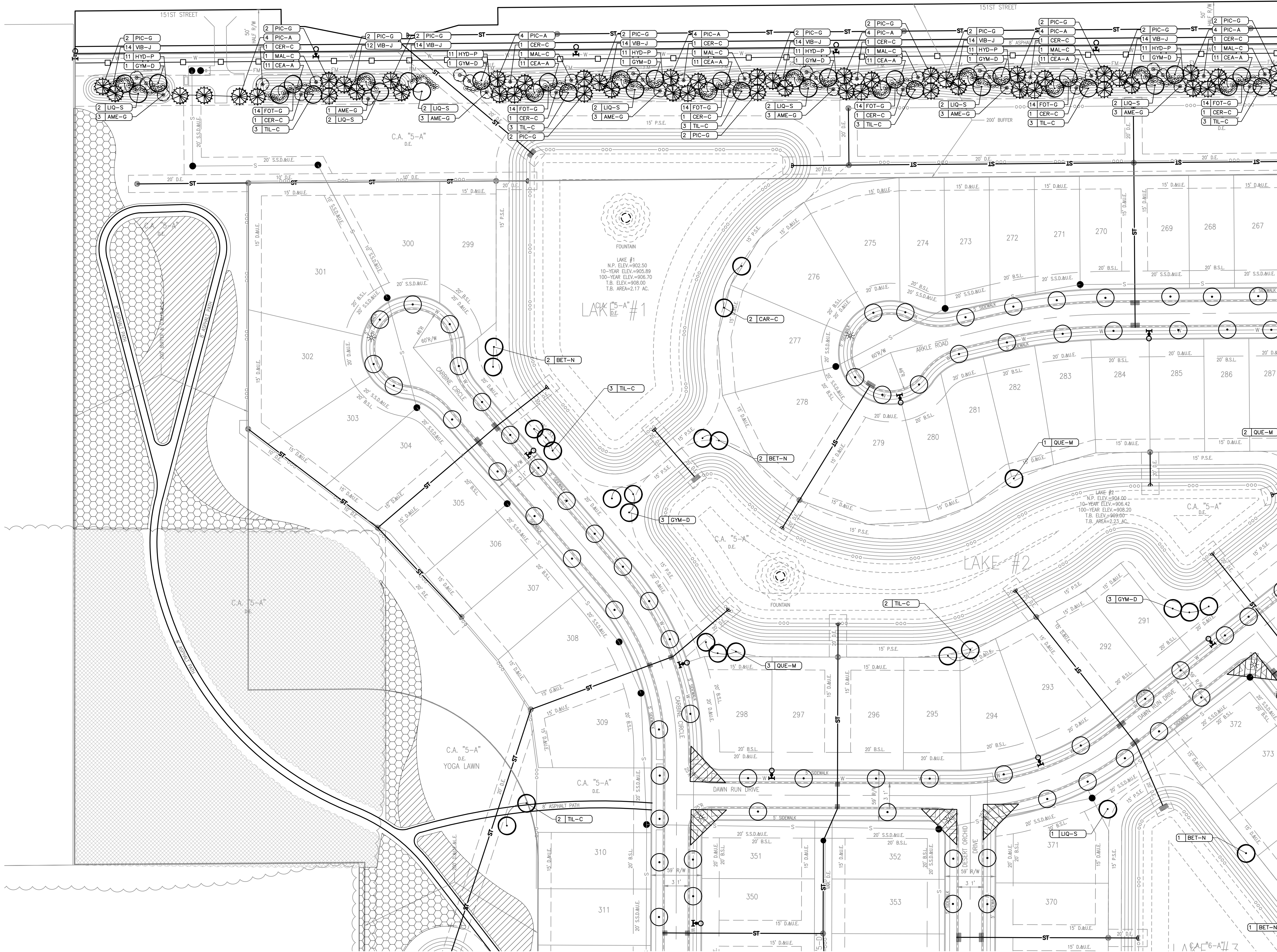


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DATE JANUARY 31, 2020	
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SHEET	

L1.5

LANDSCAPE PLAN

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FOR CONTINUATION SEE SHEET L1.7

FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.5.

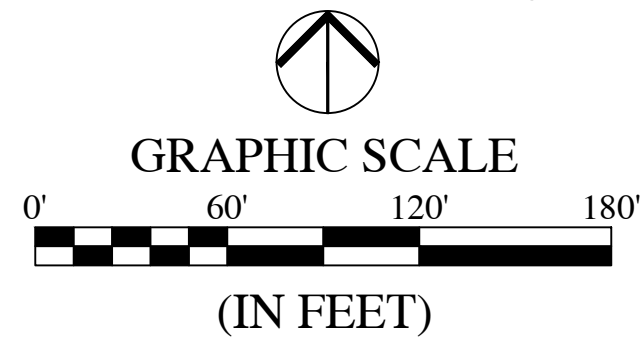
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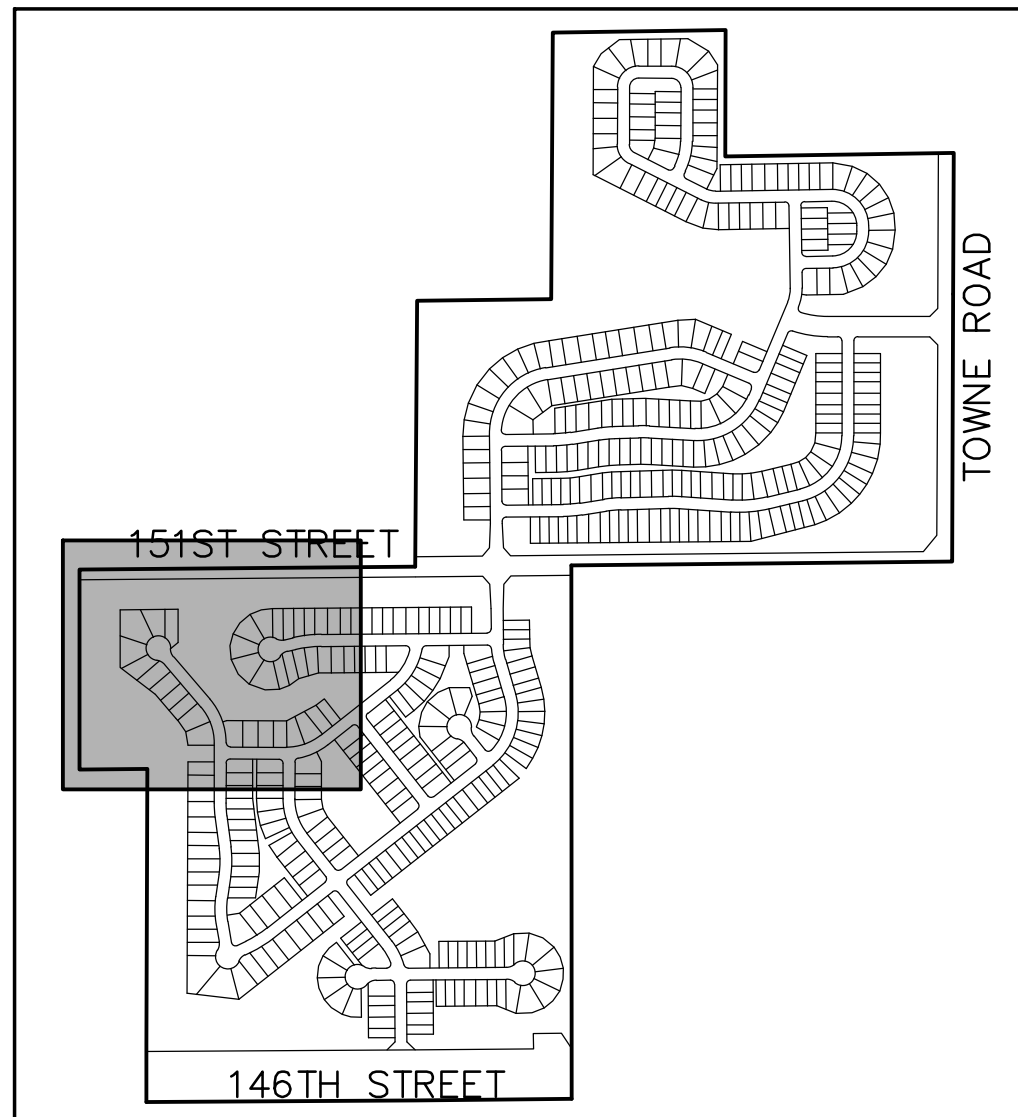


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LEGEND:

- | EXISTING | PROPOSED |
|-----------------------|----------|
| RIGHT-OF-WAY LINE | |
| EASEMENT LINE | |
| SETBACK LINE | |
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| WATER MAIN | |
| CONTOUR, MAJOR | |
| CONTOUR, MINOR | |
| TREE LINE | |
| EXISTING WETLANDS | |
| BLACK "4-BOARD" FENCE | |



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

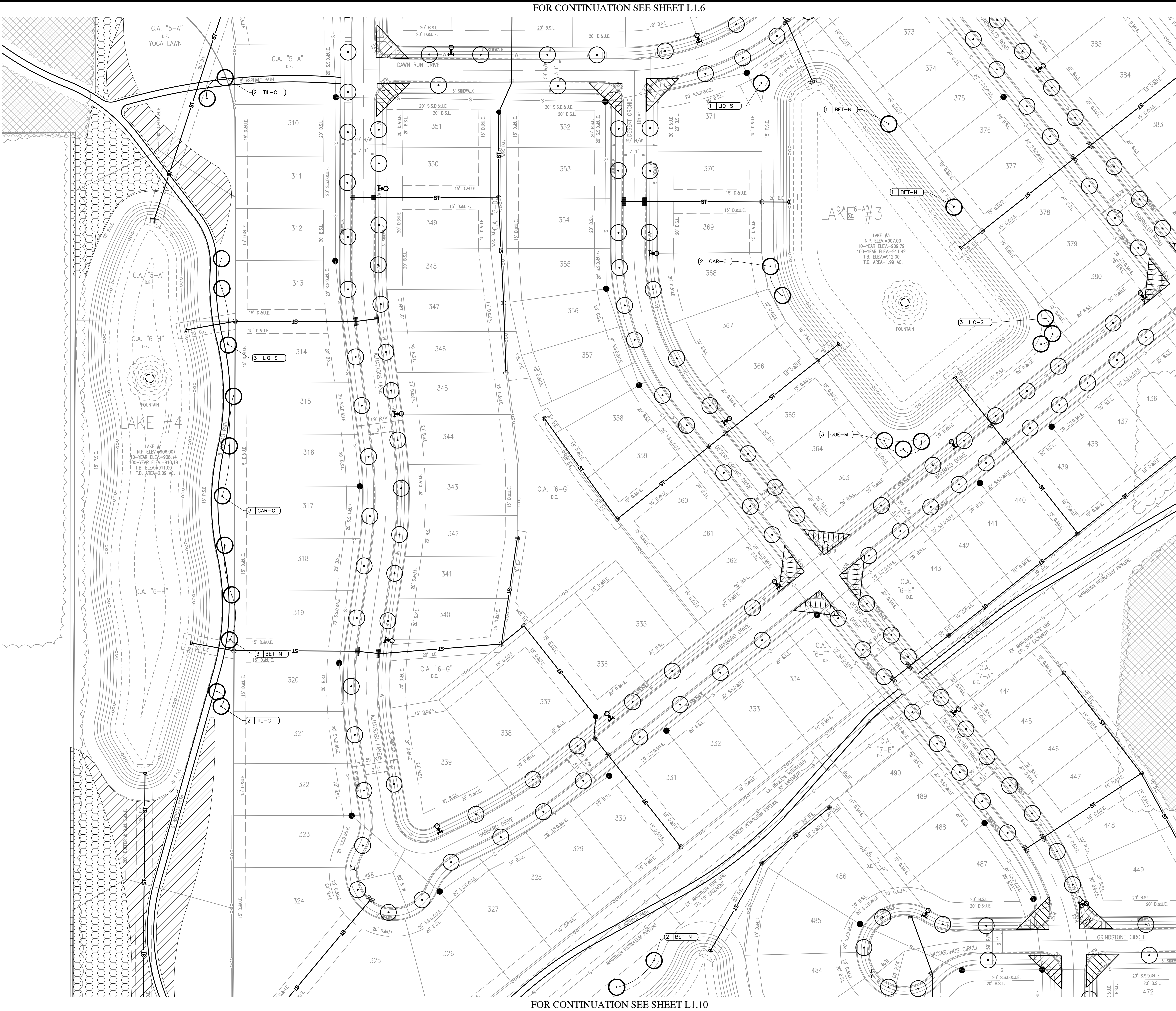


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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



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DATE JANUARY 31, 2020	
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L1.6
LANDSCAPE PLAN



FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.5.

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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

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STREET TREE (30' O.C. AVERAGE)

SPADE EDGE

INTERSECTION SIGHT TRIANGLE

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** Subject to PUD Ordinance Section 7.2

ENTRY SIGNS/ENTRY COLUMNS

LEGEND:

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
CENTERLINE	CENTERLINE
SWALE / FLOWLINE	SWALE / FLOWLINE
SUBSURFACE DRAIN	SUBSURFACE DRAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
STORM CULVERT	STORM CULVERT
WATER MAIN	WATER MAIN
CONTOUR, MAJOR	CONTOUR, MAJOR
CONTOUR, MINOR	CONTOUR, MINOR
TREE LINE	TREE LINE
EXISTING WETLANDS	EXISTING WETLANDS
BLACK "4-BEARD" FENCE	BLACK "4-BEARD" FENCE

KEYMAP
NOT TO SCALE

151ST STREET

146TH STREET

TOWNE ROAD

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PROFESSIONAL ENGINEER
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L1.7
LANDSCAPE PLAN

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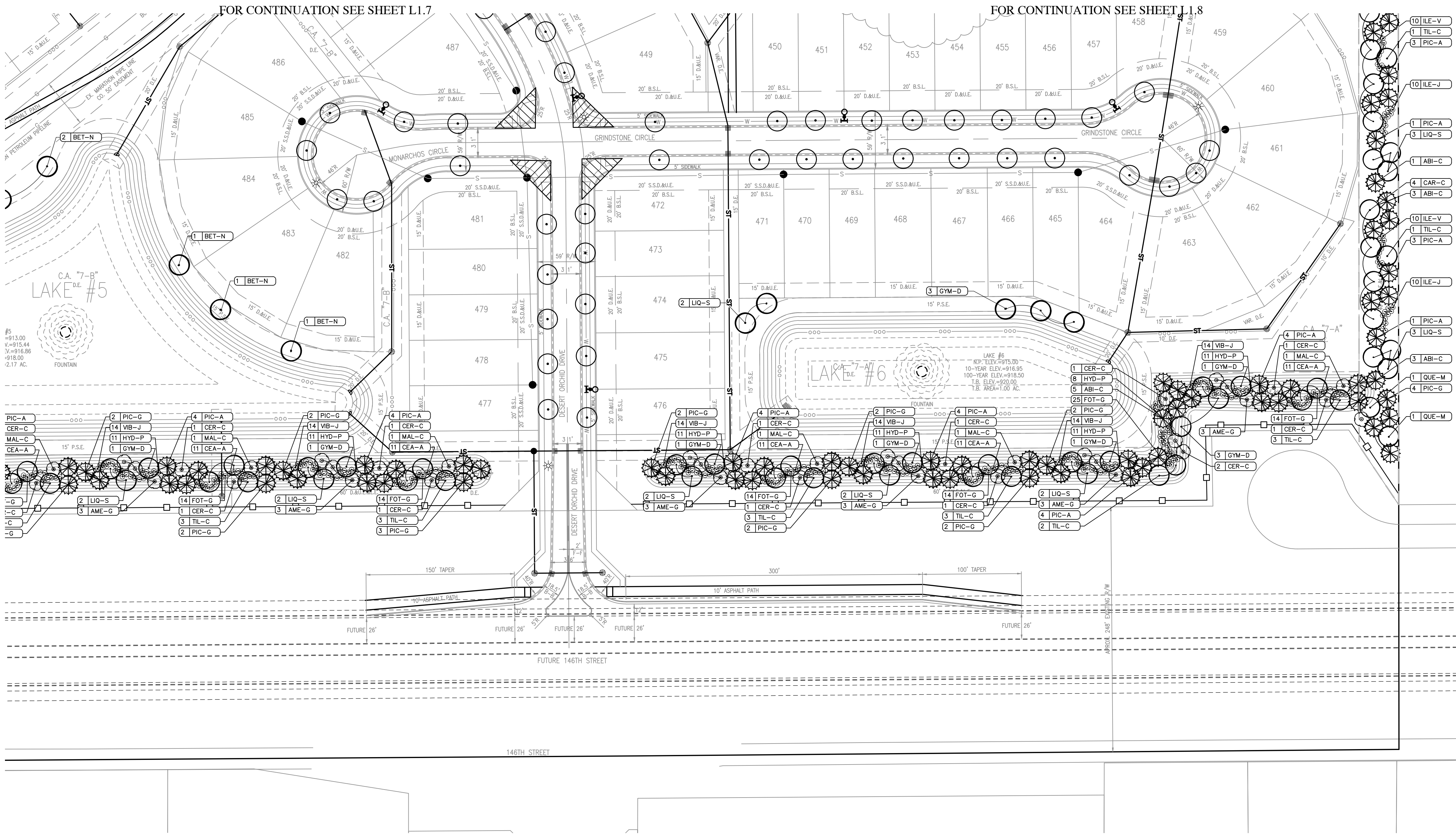
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EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	TREE LINE	
	EXISTING WETLANDS	
	BLACK "4-BOARD" FENCE	

LANDSCAPE PLAN

File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb\Design\CAD\PP - Development Plan Sheet Set\19241.DP - Landscape Plan.dwg, Layout: L1.9 Plot Date: Jan 30, 2020 Plot Time: 6:05pm By: dchesterfield



FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.5.

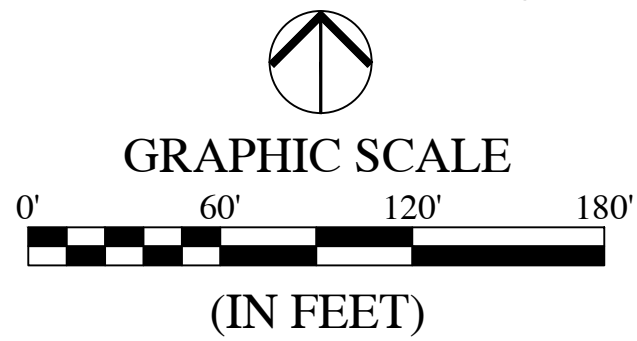
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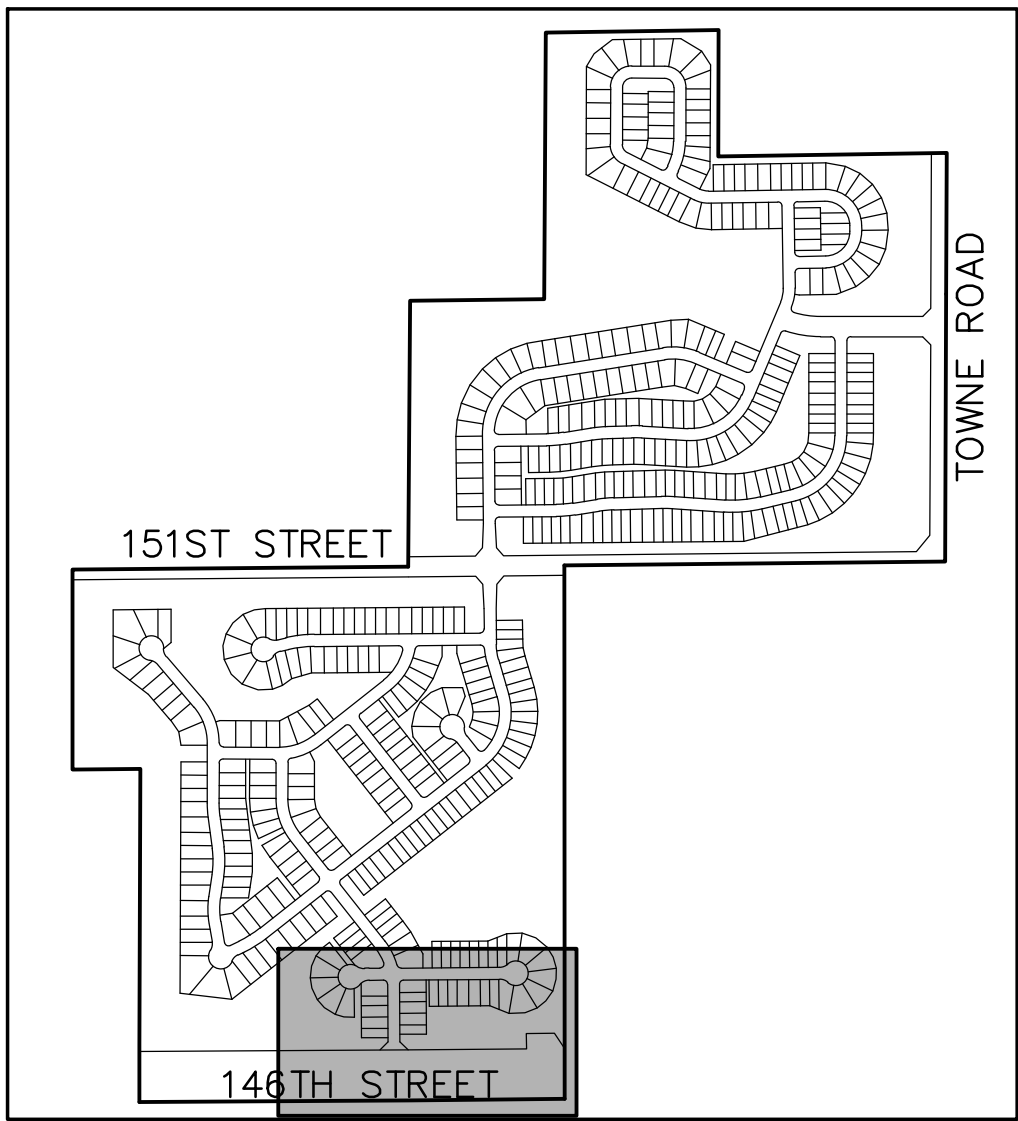


LEGEND:

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LEGEND:

- | EXISTING | PROPOSED |
|-----------------------|-----------------------|
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| EASEMENT LINE | EASEMENT LINE |
| SETBACK LINE | SETBACK LINE |
| CENTERLINE | CENTERLINE |
| SWALE / FLOWLINE | SWALE / FLOWLINE |
| SUBSURFACE DRAIN | SUBSURFACE DRAIN |
| SANITARY SEWER | SANITARY SEWER |
| STORM SEWER | STORM SEWER |
| STORM CULVERT | STORM CULVERT |
| WATER MAIN | WATER MAIN |
| CONTOUR, MAJOR | CONTOUR, MAJOR |
| CONTOUR, MINOR | CONTOUR, MINOR |
| TREE LINE | TREE LINE |
| EXISTING WETLANDS | EXISTING WETLANDS |
| BLACK "4-BOARD" FENCE | BLACK "4-BOARD" FENCE |



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY



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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

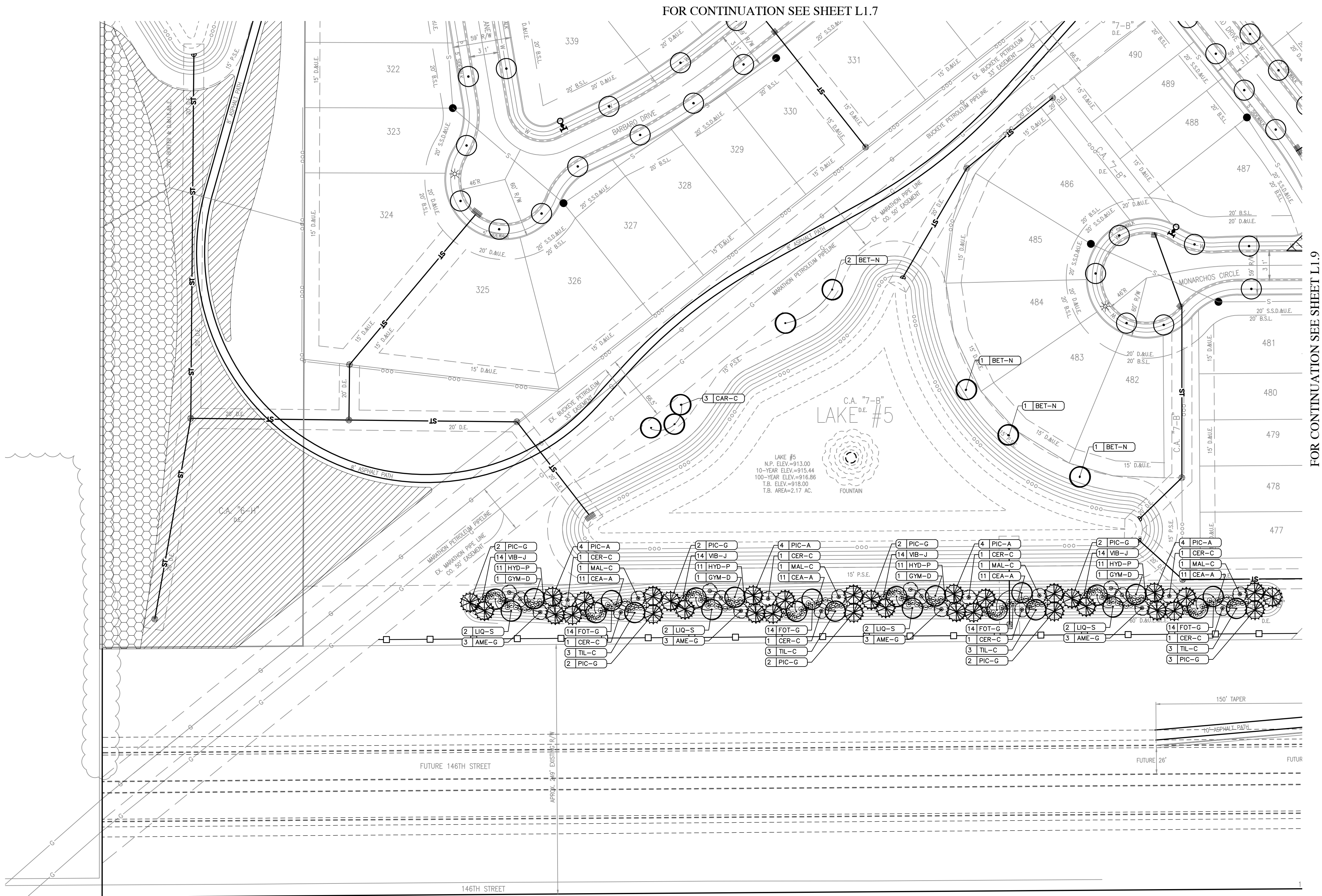


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DATE JANUARY 31, 2020	
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SHEET	

L1.9

LANDSCAPE PLAN

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| WATER MAIN | |
| CONTOUR, MAJOR | |
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| TREE LINE | |
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KEYMAP
NOT TO SCALE

151ST STREET

146TH STREET

TOWNE ROAD

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THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS		
DATE	DESCRIPTION	BY

HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
INDIANA PROFESSIONAL ENGINEER

DRAWN BY: DC
CHECKED BY: BB
DATE: JANUARY 31, 2020
SCALE: AS SHOWN
SHEET: L1.10
LANDSCAPE PLAN

JOB NUMBER: 2019-241

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MASTER PLANTING SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
BET-N	49	BETULA NIGRA 'CULLY'	RIVER BIRCH	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
CAR-C	337	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
GYM-D	64	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
LIQ-S	158	LIQUIDAMBAR STRYACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
QUE-M	52	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-C	137	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5"	8'	B&B	SEE PLAN	CENTAL LEADER
STREET TREES								
	120	*ACER FREEMANII	FREEMAN MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
	120	*ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
	120	*LIRIODENDRON TULIPIFERA	TULIPTREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
	120	*TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
	118	*ULMUS 'MORTON'	ACCOLADE ELM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
AME-G	115	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	84	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
COR-M	26	CORNUS MAS	CORNELIAN CHERRY	2"	6'	B&B	SEE PLAN	CENTRAL LEADER
MAL-C	27	MALUS 'CARDINAL'	CARDINAL CRABAPPLE	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
ABI-C	114	ABIES CONCOLOR	WHITE FIR	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-A	218	PICEA ABIES	NORWAY SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-G	127	PICEA GLAUCA	WHITE SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
DECIDUOUS SHRUBS								
CEA-A	297	CEANOTHUS AMERICANUS	NEW JERSEY TEA	-	18"	#3 CONT	36" O.C.	FULL IN POT
FOT-G	403	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	-	18"	#3 CONT	36" O.C.	FULL IN POT
HYD-P	741	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	-	24"	#5 CONT	30" O.C.	FULL IN POT
ILE-J	170	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	-	24"	#3 CONT	48" O.C.	FULL IN POT - MALE, BRED TO POLLINATE MOST WINTERBERRIES
ILE-V	201	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	-	18"	#3 CONT	30" O.C.	FULL IN POT
VIB-J	480	VIBURNUM X JUDDII	JUDD VIBURNUM	-	24"	#5 CONT	5' O.C.	FULL IN POT
GROUNDCOVERS								
CAR-P	434	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	-	-	CLUMP #1 CONT	24"	FULL IN POT
LIR-M	469	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	-	-	CLUMP #1 CONT	24"	FULL IN POT
NEP-F	217	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	-	-	CLUMP #2 CONT	36"	FULL IN POT
SES-A	389	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	-	-	CLUMP #2 CONT	24"	FULL IN POT

* INDICATES STREET TREE SPECIES

LANDSCAPE GENERAL NOTES:

- ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
- THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
- ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

TREE REFORESTATION AREA REQUIREMENTS:

- THE REFORESTATION AREA SHOULD BE ESTABLISHED FOLLOWING THESE GENERAL GUIDELINES. VARIATIONS MAY BE APPROPRIATE AS DETERMINED AT THE TIME OF THE OVERALL DEVELOPMENT PLAN AND/OR UPON INSTALLATION OF THE IDENTIFIED PLANTINGS.
- TREE SPECIES: THE FOLLOWING TREE SPECIES SHOULD BE PLANTED:
 - BUR OAK (QUERCUS MUEHLENBERGII)
 - SWAMP WHITE OAK (QUERCUS BICOLOR)
 - NORWAY SPRUCE (PICEA ABIES)
 - BALD CYPRESS (TAXODIUM DISTICHUM)
 - PLANTING SIZE: THE MINIMUM HEIGHT AT PLANTING SHOULD BE AS FOLLOWS:
 - NORWAY SPRUCE:
 - 50% OF NORWAY SPRUCE: 6 FEET
 - REMAINING NORWAY SPRUCE: 5-GALLON SIZE CONTAINER TREES
 - BUR OAK, SWAMP WHITE OAK, AND BALD CYPRESS:
 - 50% OF EACH TREE SPECIES: 15-GALLON SIZE CONTAINER TREES
 - REMAINING TREES: 5-GALLON SIZE CONTAINER TREES
 - PLANTING LAYOUT: FOUR (4) ROWS OF TREES PLANTED AND SPACED ON AN ALTERNATING GRID OF TWELVE (12) FEET BETWEEN THE ROWS AND FIFTEEN (15) FEET BETWEEN THE TREES. TREE SPECIES SHOULD ALTERNATE WITHIN THE ROWS, AS GENERALLY SHOWN BELOW.

PLANTING LAYOUT: SWO-SWAMP WHITE OAK, NSP-NORWAY SPRUCE, BUO-BUR OAK, BCY-BALD CYPRESS

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

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 Will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situ-ations. Variations of the plant selections not included on the Preferred Shade Tree List may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties must be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is re-quired for all Shade Trees at installation unless otherwise specified.

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

Table 2
Alternative/ Substitute Trees
Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The Alternate/ Substitute Tree List may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian Crabapple Var. Hawthorn Var.	Cornus mas Malus var. Crataegus crusgalli var.
Hornbeam, American Hornbeam, European Ironwood	Carpinus caroliniana Carpinus betulus Ostrya virginiana
Japanese Lilac Maple, Amur Maple, Hedge	Syringa reticulata Acer ginnala (single stem) Acer campestre
Maple, Paererbark Redbud Serviceberry	Acer griseum Cercis canadensis Amelanchier var.

OPEN SPACE/ COMMON AREA
LANDSCAPING REQUIREMENT:

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

TOTAL PROVIDED COMMON AREA = 116.2 ACRES
TOTAL TREE PRESERVATION AREA CREDIT = 15.2 ACRES
TOTAL 200' BUFFER TREE AREA CREDIT = 5.5 ACRES
TOTAL COMMON AREA WITH CREDIT OF 20.7 ACRES = 95.5 ACRES

TREE REQUIREMENT = 95.5 ACRES * 10 TREES = 955

CREDIT PROVIDED FROM EXTERNAL STREET FRONTAGE = 775 TREES

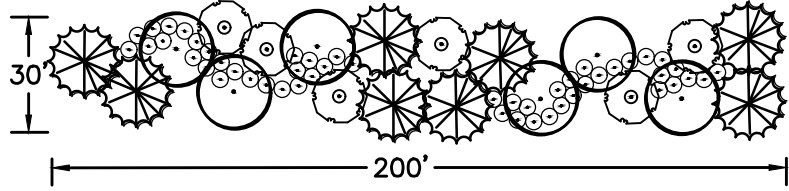
CREDIT PROVIDED FROM BUFFER YARDS = 282 TREES

	REQUIRED	PROVIDED
SHADE TREE	-	531
ORNAMENTAL TREE	-	232
EVERGREEN TREE	-	453
TOTAL	955	1,216*

*TOTAL PROVIDED CALCULATION INCLUDES EXTERNAL STREET FRONTAGE AND BUFFER YARD CREDITS

EXTERNAL STREET FRONTAGE
LANDSCAPING REQUIREMENT:

- STANDARD REQUIREMENTS:
- BLACK "4-BEARD" FENCE REQUIRE ALONG A MINIMUM OF SIXTY-FIVE PERCENT OF THE STREET FRONTAGE
 - MINIMUM 5' TALL MOUND REQUIRE ALONG ALL OF THE STREET FRONTAGE
 - LANDSCAPE STANDARD REQUIREMENT PER 100 LF:
 - 4 EVERGREEN TREES
 - 3 SHADE TREES
 - 3 ORNAMENTAL TREES
 - 25 SHRUBS



* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 200' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

W 151 ST STREET - NORTH STREET FRONTAGE (ESTIMATED 2,383 LF)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	95	96
3 SHADE	71	72
3 ORNAMENTAL	71	73
25 SHRUBS	596	600
MINIMUM 5' TALL UNDLATING MOUND	COMPLIANT	
BLACK "4-BEARD" FENCE	COMPLIANT	

W 151 ST STREET - SOUTH STREET FRONTAGE (ESTIMATED 2,085 LF)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	83	84
3 SHADE	63	64
3 ORNAMENTAL	63	63
25 SHRUBS	521	526
MINIMUM 5' TALL UNDLATING MOUND	COMPLIANT	
BLACK "4-BEARD" FENCE	COMPLIANT	

TOWNE ROAD - EAST STREET FRONTAGE (ESTIMATED 1,574 LF)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	63	64
3 SHADE	47	48
3 ORNAMENTAL	47	47
25 SHRUBS	394	394
MINIMUM 5' TALL UNDLATING MOUND	COMPLIANT	
BLACK "4-BEARD" FENCE	COMPLIANT	

146 TH STREET - NORTH STREET FRONTAGE (ESTIMATED 1,630 LF)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	65	65
3 SHADE	49	50
3 ORNAMENTAL	49	49
25 SHRUBS	408	408
MINIMUM 5' TALL UNDLATING MOUND	COMPLIANT	
BLACK "4-BEARD" FENCE	COMPLIANT	

LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.11 FOR PLANT KEY AND QUANTITIES.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER OR SSD.
- STREET TREES:
 - SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
 - COMMON AREAS: TO BE SPACED APPROXIMATELY 50' O.C., (MIN. 20' O.C., MAX. 60' O.C.)
 - LOTS: ONE (1) STREET TREE SHALL BE REQUIRED PER DWELLING LOT, PER FRONTAGE.
 - STREET TREES SHALL BE PLANTED A MINIMUM OF 10 FEET AWAY FROM ANY DRIVEWAY, ALLEY, FIRE HYDRANT, MAILBOXES AND OTHER SIMILAR IMPROVEMENTS.
 - TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
 - ALL STREET TREES TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY: NAME:
120.....FREEMAN MAPLE
120.....SYCAMORE MAPLE
120.....TULIP TREE
120.....STERLING SILVER LINDEN
118.....ACCOLADE ELM

BUFFERYARD LANDSCAPING REQUIREMENT:

- BUFFERYARD TYPE B:
- MINIMUM WIDTH = 40'
 - LANDSCAPE STANDARD REQUIREMENT PER 100 LF:
 - 4 EVERGREEN TREES
 - 4 SHADE TREES
 - 10 SHRUBS

BUFFERYARD 'A' - 611 LF TOTAL *NOT ABLE TO MEET REQUIREMENTS DUE TO UTILITIES		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	24	24
4 SHADE	24	24
10 SHRUBS	61	67

BUFFERYARD 'B' - 624 LF		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	25	25
4 SHADE	25	26
10 SHRUBS	62	70

BUFFERYARD 'C' - 1,085 LF		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	43	44
4 SHADE	43	43
10 SHRUBS	109	110

BUFFERYARD 'D' - 259 LF		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	10	11
4 SHADE	10	10
10 SHRUBS	26	26

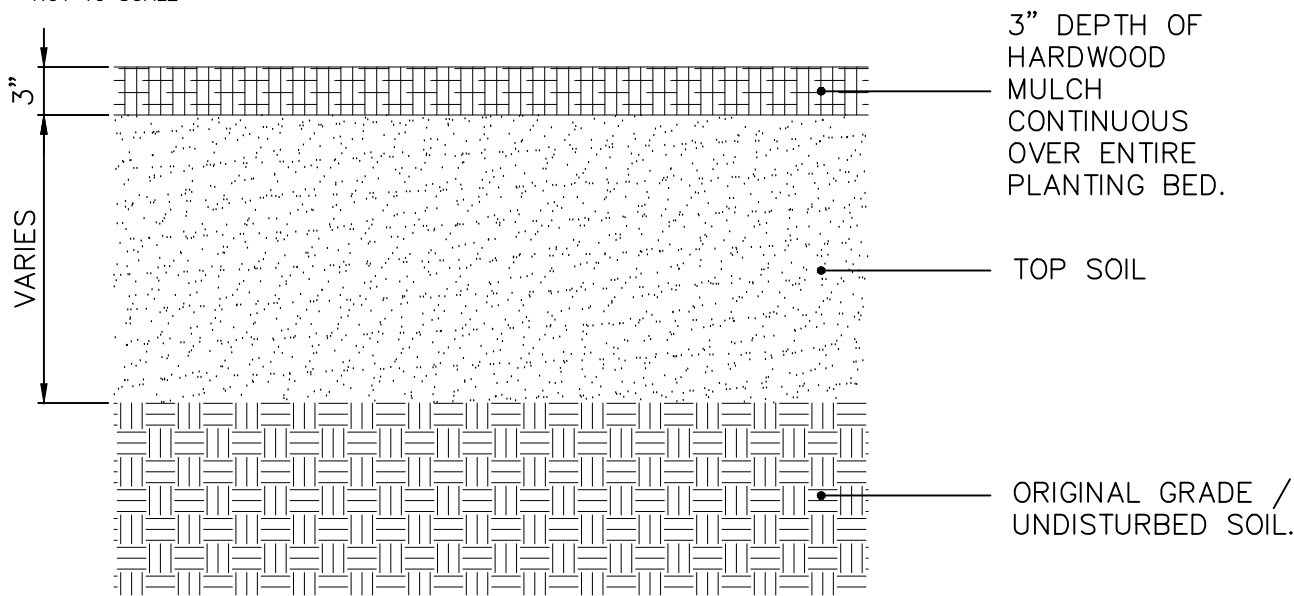
BUFFERYARD 'E' - 526 LF TOTAL 526 LF OF TREE PRESERVATION		
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BUFFERYARD 'F' - 343 LF TOTAL 343 LF OF TREE PRESERVATION		
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BUFFERYARD 'G' - 1,034 LF		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	41	43
4 SHADE	41	41
10 SHRUBS	103	103

TOP SOIL REQUIREMENTS

NOT TO SCALE



REVISIONS

DATE	DESCRIPTION	BY

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LAFAYETTE - MUNCIE - NEW ALBANY
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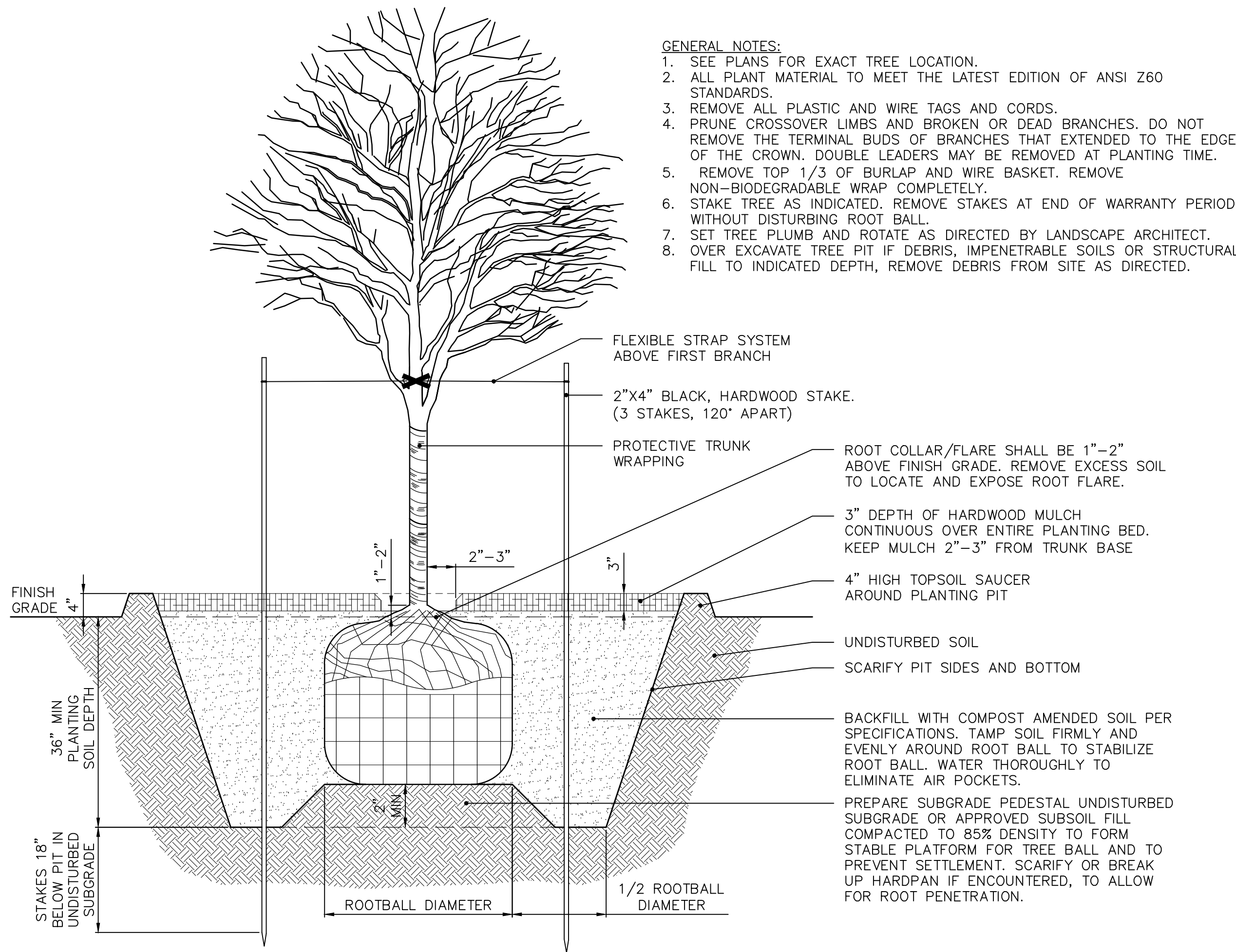
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CITY OF WESTFIELD, INDIANA

LANDSCAPE DETAILS

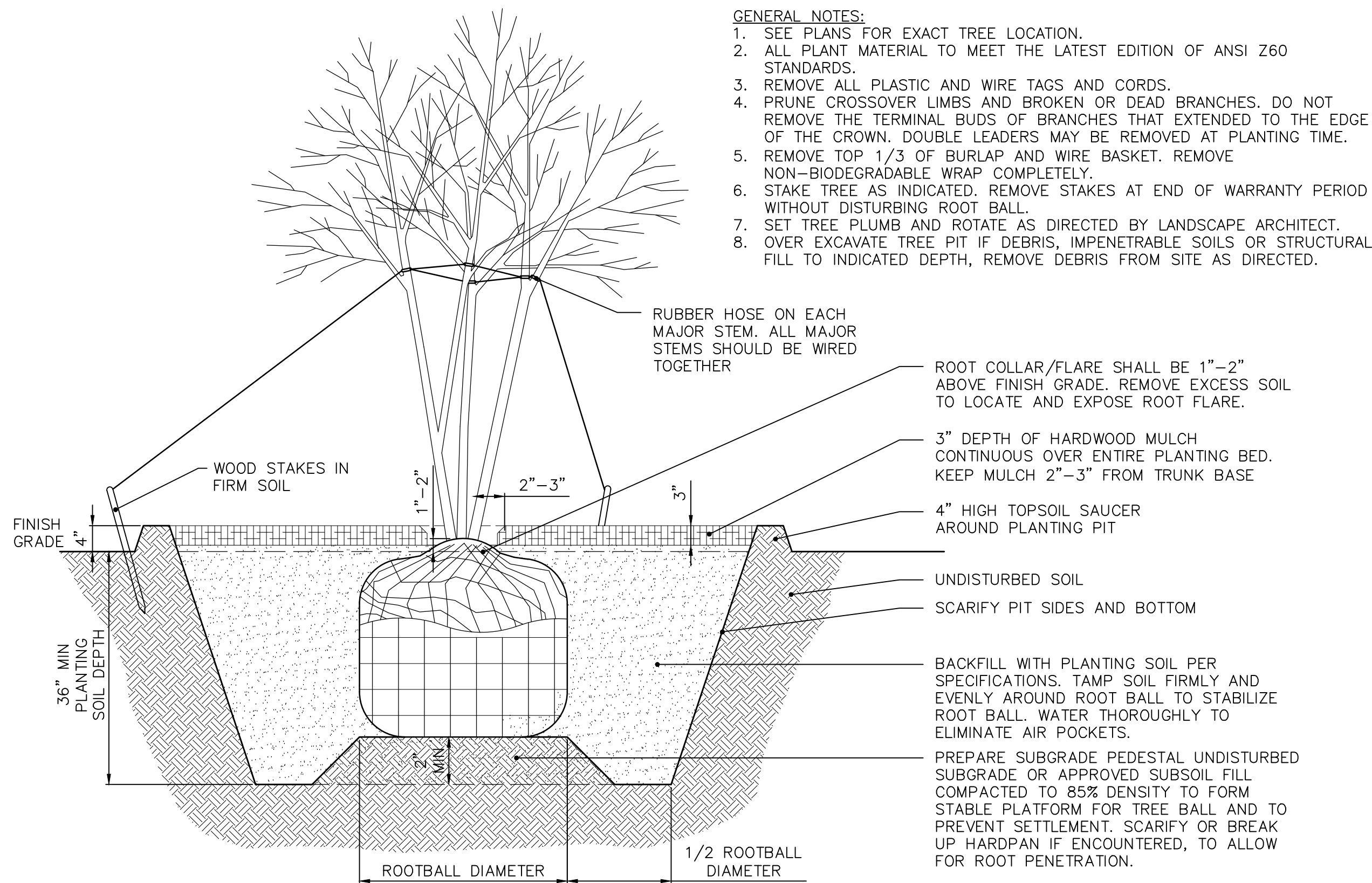
PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
BRANDON T. BURKE
DRAWN BY: DC
CHECKED BY: BB
DATE: JANUARY 31, 2020
SCALE: AS SHOWN
SHEET

L1.11
LANDSCAPE DETAILS

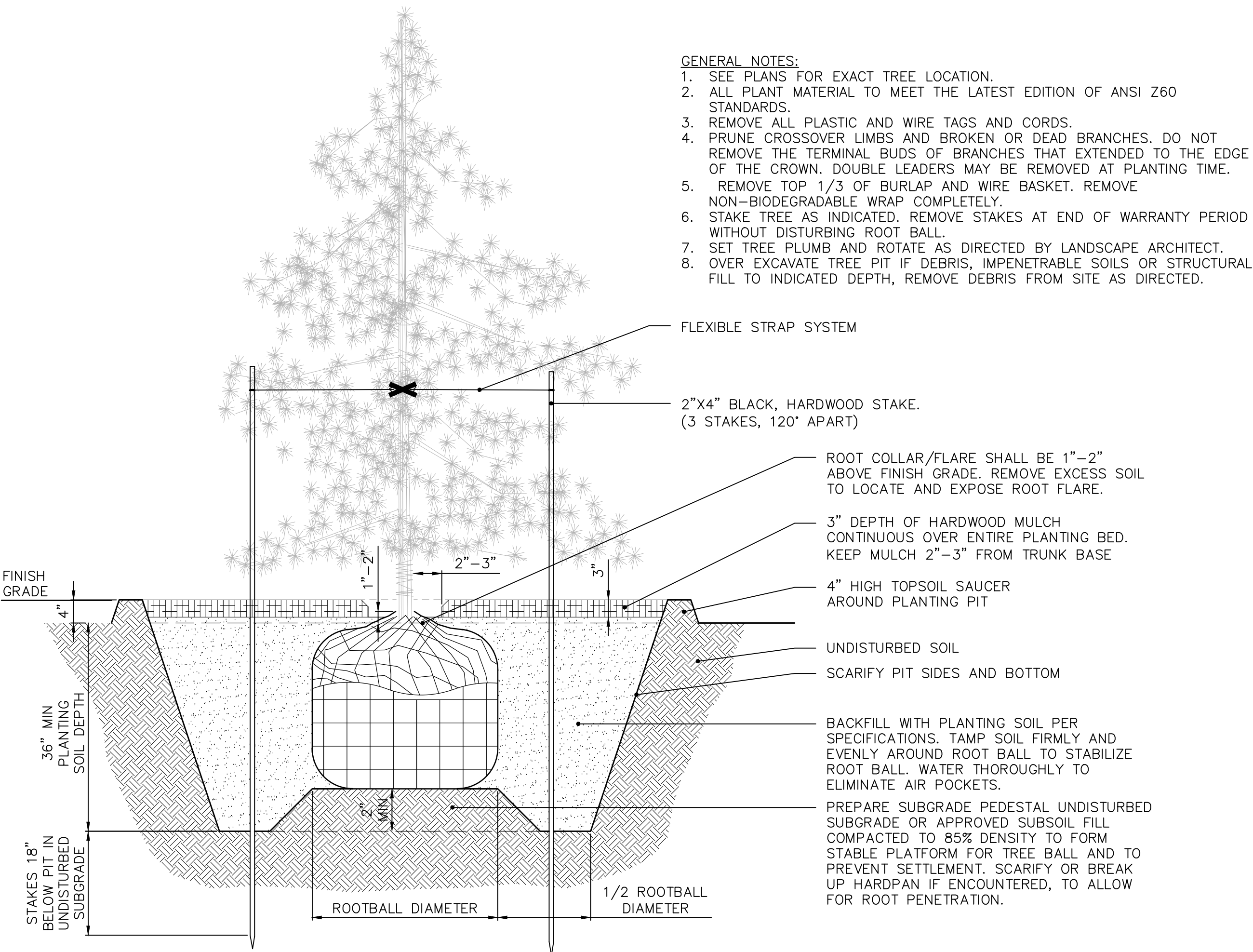
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Plot Date: Jan 30, 2020
Plot Time: 6:06pm
By: dcheaterfield



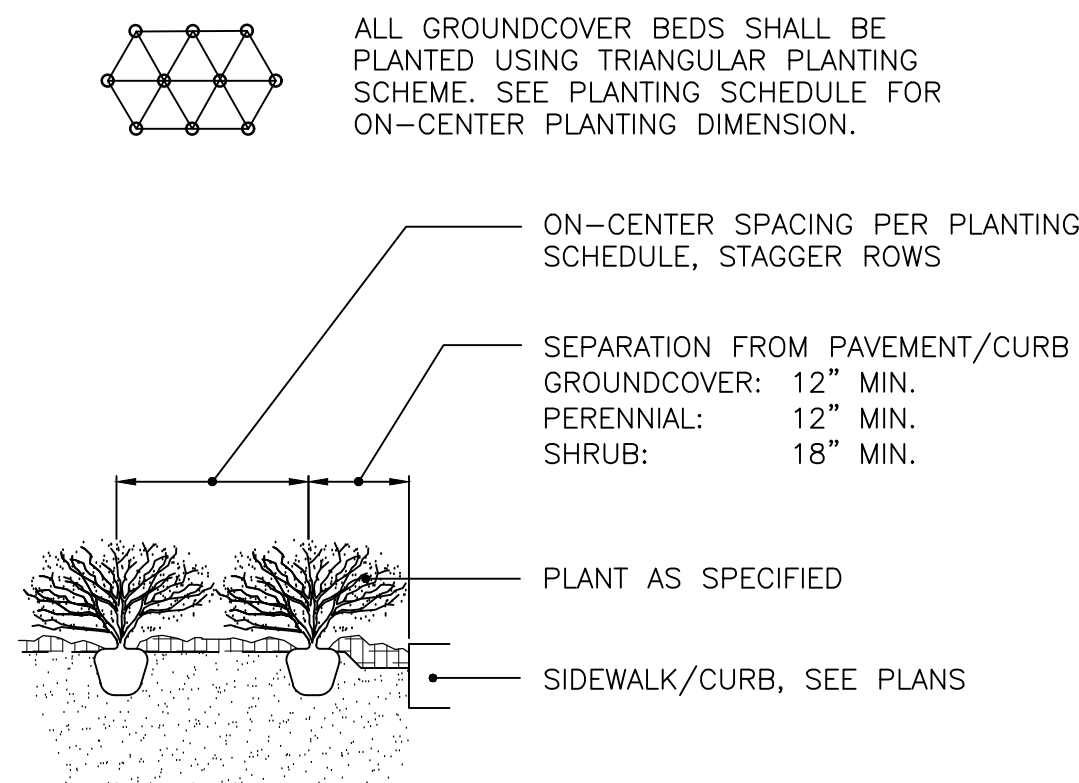
1 SINGLE STEM TREE PLANTING
NOT TO SCALE



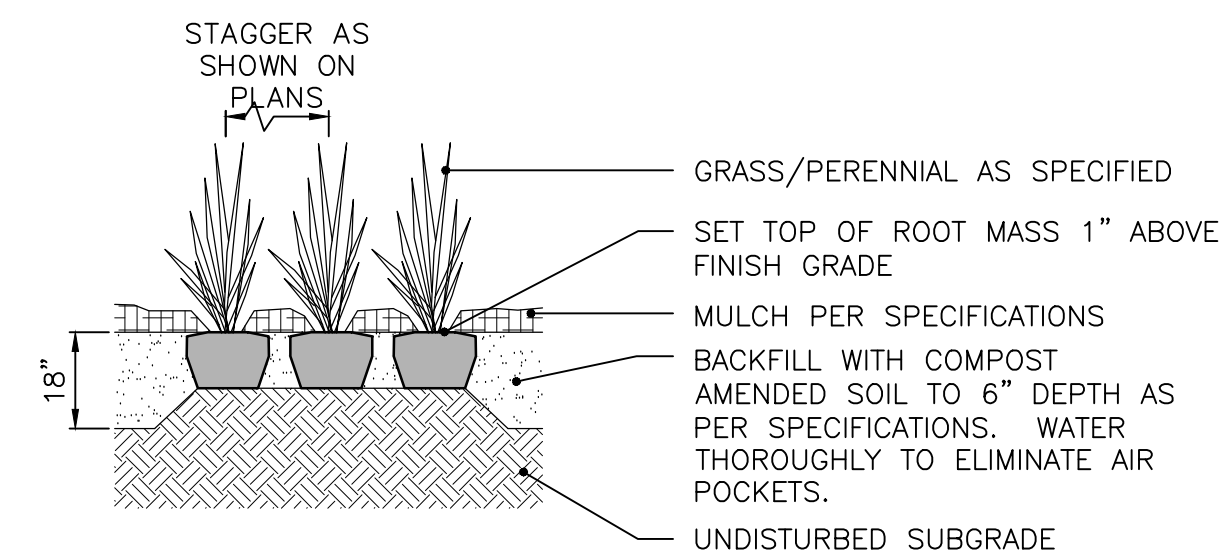
3 MULTI-STEM TREE PLANTING
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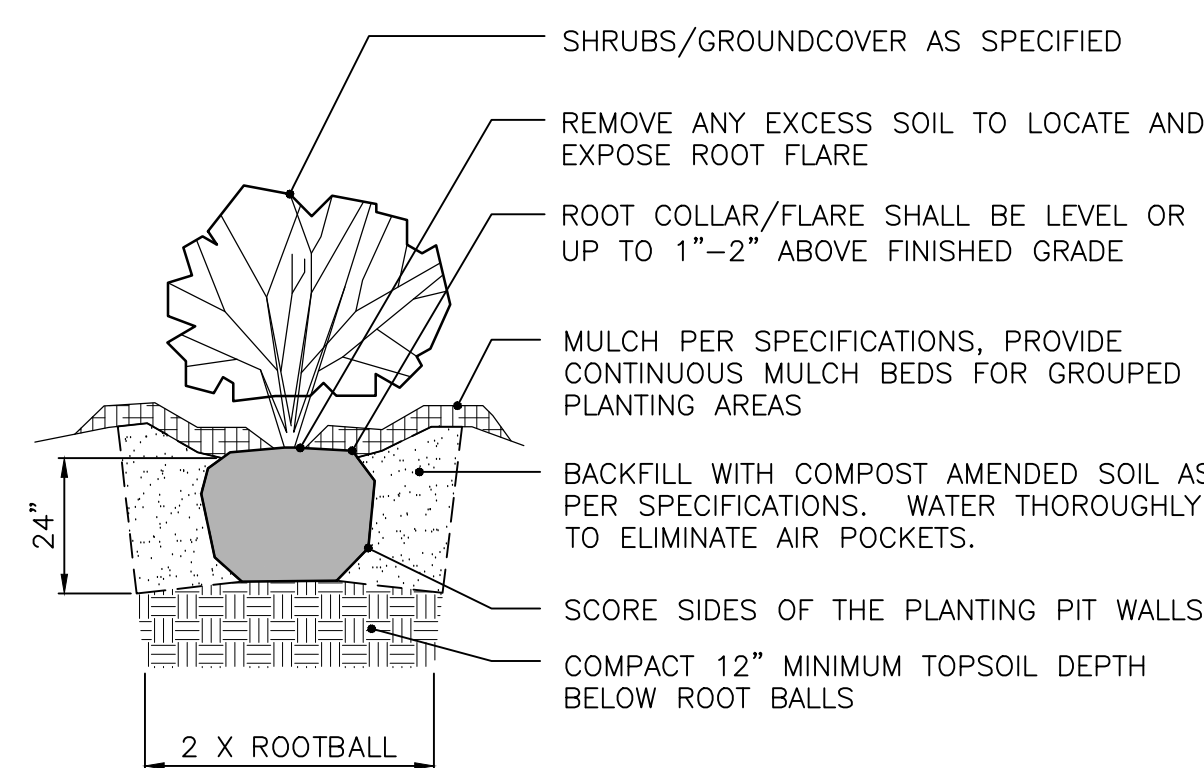
2 EVERGREEN TREE PLANTING
NOT TO SCALE



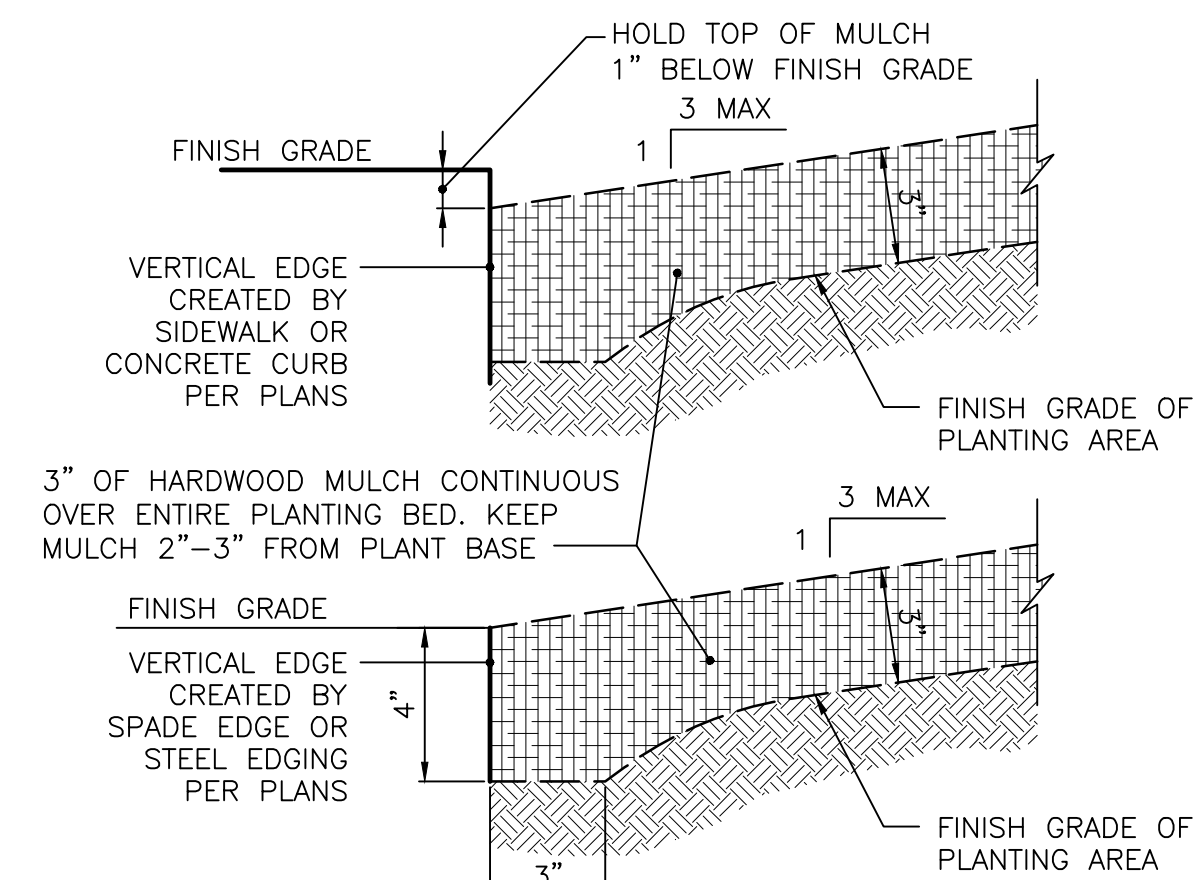
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



5 SHRUBS AND GROUND COVER
NOT TO SCALE



7 PLANTING BED PERIMETER
NOT TO SCALE

NOTE:
EDGING SHALL BE INSTALLED AT ALL
JUNCTIONS OF PLANTING/ MULCH
AREAS FOR CONTAINMENT OF MULCH.

REVISIONS		
DATE	DESCRIPTION	BY



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

LANDSCAPE DETAILS



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DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

L1.12
LANDSCAPE DETAILS

ORDINANCE NUMBER 20-08

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE WHEELER LANDING PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") previously adopted Ordinance No. 18-04, the Wheeler Landing Planned Unit Development District (the "Wheeler Landing PUD Ordinance") on September 24, 2018;

WHEREAS, the Common Council subsequently adopted Ordinance 19-37, the Wheeler Landing Planned Unit Development District on September 9, 2019 (the "First Amendment"), which amended the Wheeler Landing PUD Ordinance;

WHEREAS, the Common Council subsequently adopted Ordinance 19-62, the Wheeler Landing Planned Unit Development District on November 25, 2019 (the "Second Amendment"), which amended the First Amendment;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. 2003-PUD-02 (the "Petition"), requesting an amendment to the Unified Development Ordinance, Zoning Map and Wheeler Landing PUD Ordinance (the "Third Amendment"), with regard to the subject real estate more particularly described in Exhibit A, attached hereto (the "Real Estate"); and

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; 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; and

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance; and (iii) 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 or the Wheeler Landing PUD Ordinance, as amended.

1.2 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.

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD 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 or the Wheeler Landing PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Overlay Districts.

3.1 All provisions of Section 7 of the approved Wheeler Landing PUD Ordinance as amended shall apply to the development of the Real Estate, except as otherwise modified below:

- A. Building Elevation (Article 5.3(K)(2): Shall apply; however,
 - a. Building Facades, which are one hundred forty (140) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade.
 - b. Flat Roofs (Article 5.3(K)(2)(f)(ii); A roof line modulation shall include a vertical change in the visible roof line of at least two (2) feet, with a minimum aggregate modulation length of twenty percent (20%) of each Building Façade. The

requirements of this section are met and shall be substantially compliant with Exhibit D.

- c. Drive-thrus and Fueling Stations (Article 5.3(K)(2)(j)(i); Drive-thru lanes shall be permitted between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g. Established Front Yard) or Trail Corridor for Lot 5 only as illustrated on Exhibit C in order to provide the safest possible pedestrian connectivity to the Building and the Monon Trail.
- d. Building Materials (Article 5.3(K)(2)(k); the requirements of this section are met and shall be substantially compliant with Exhibit D.

B. Trail Corridor Design Standards:

- a. Inter-connectivity (Article 5.3(L)(4)(c); the requirements of this section are met to allow connectivity to the Trail Corridor as illustrated on Exhibit B.

C. Miscellaneous Requirements:

- a. Loading Berths (Article 5.3(M)(1)(a); the requirements of this section are met to allow the loading berth/trash enclosure on Lot 5 only as illustrated on Exhibit C.

Section 4. Development Standards.

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

- A. Foundation Plantings (Article 6.8(L)(4); shall apply; however, the foundation plantings on Building Façades may be located in excess of fifteen (15) feet from the Building Façade, patio fence or other barrier. Planters shall be permitted to be utilized to meet the requirements of Article 6.8(L).
- B. Signs Facing the Monon Trail. (Section 8.4(F) of the PUD); Signs shall be allowed to extend above the cornice line of the Building on Lot 5 as illustrated on Exhibit D.

(SIGNATURE PAGE IMMEDIATELY FOLLOWS)

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

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 Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-08** was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-08**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-08**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

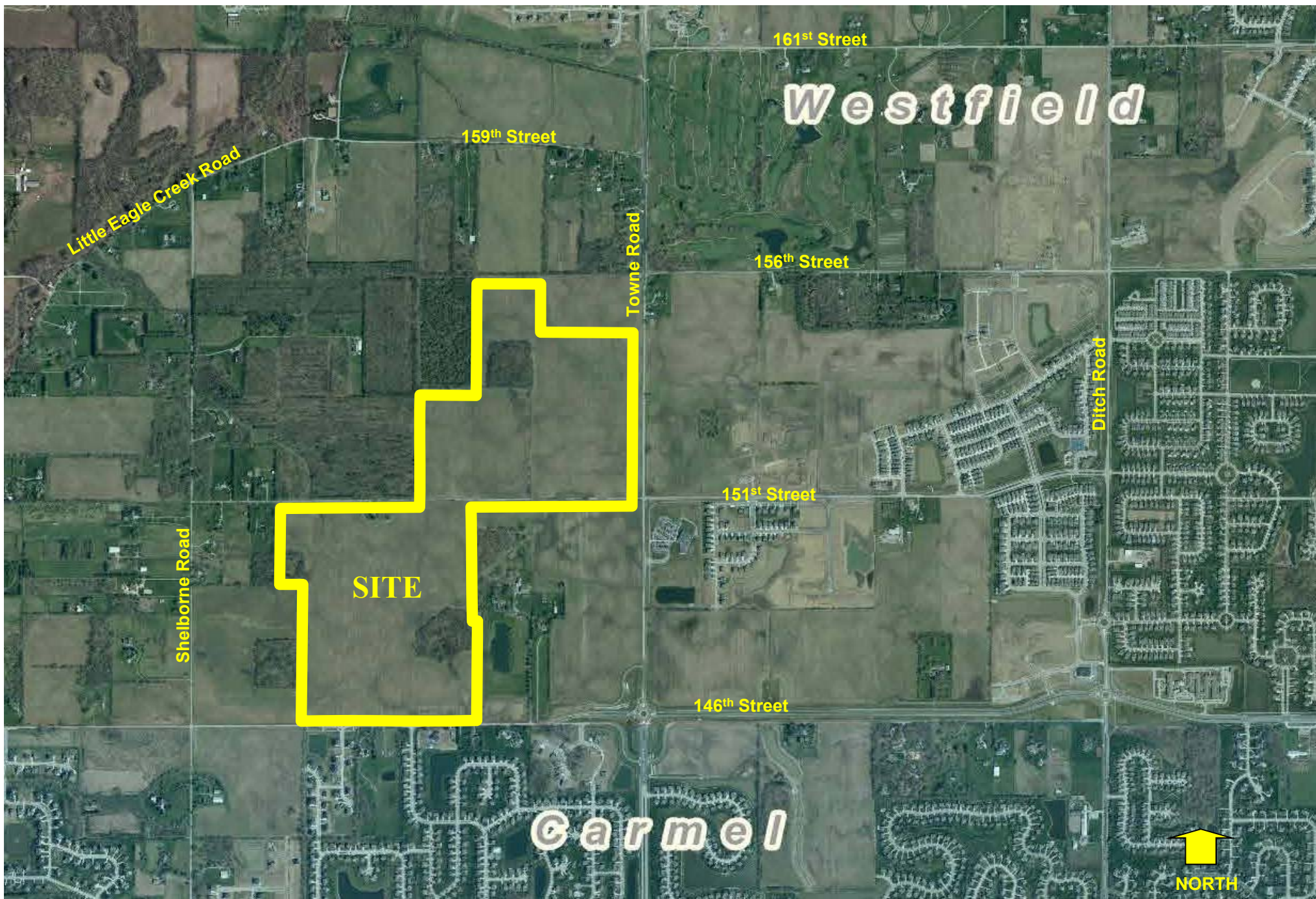
Printed Name of Declarant

Prepared by _____

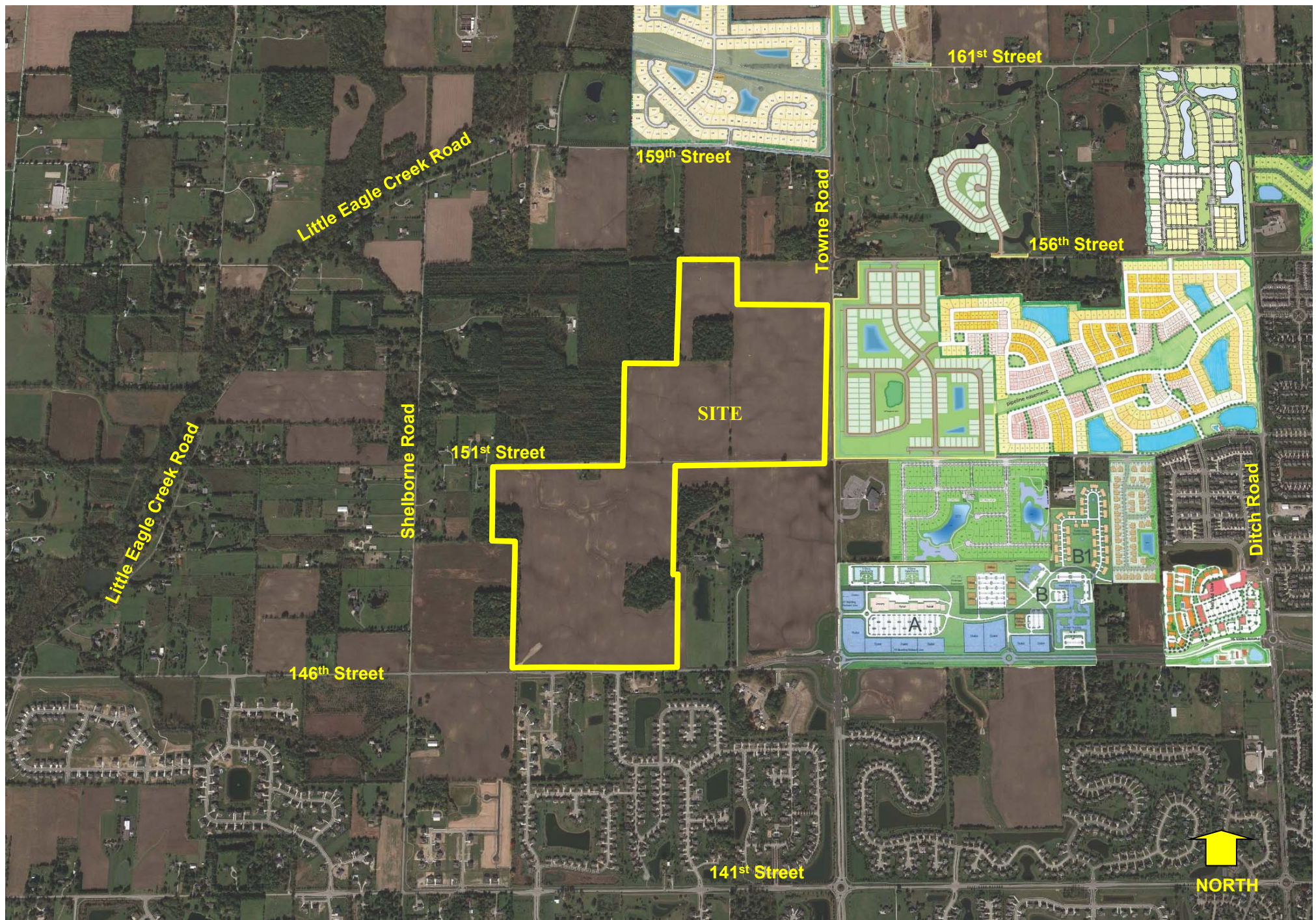
SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Frontage Concept Plan
Exhibit C	Site Development Plan – Lot 5
Exhibit D	Elevations and Renderings – Lot 5

Exhibits



Claiborne Farms of Westfield
Site Location Map

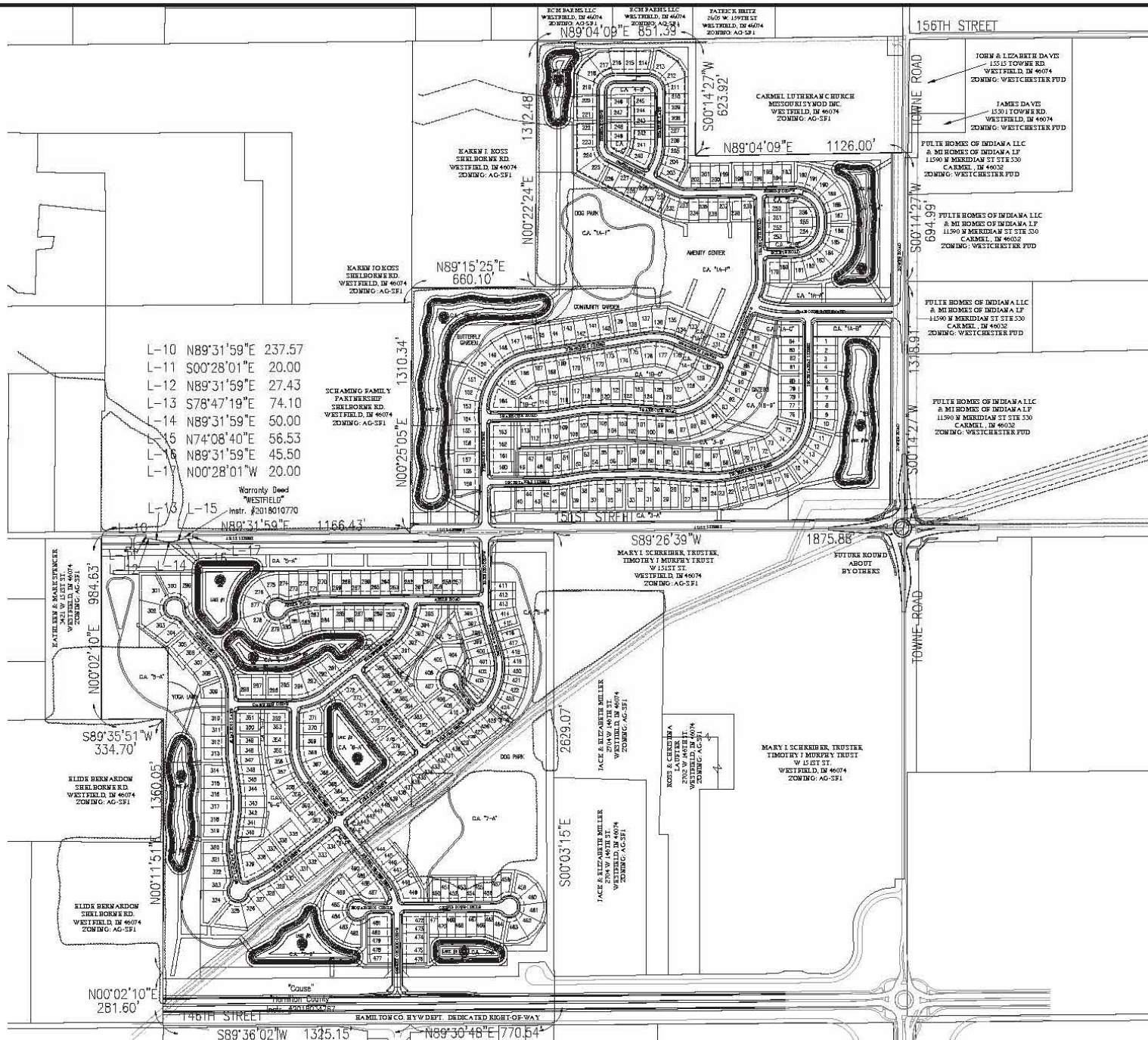


Claiborne of Westfield
Site Context Map



Claiborne Farms by Del Webb
Updated Concept Plan

Plot Date: Jan 30, 2020 Plot Time: 5:57pm File Name: W:\Pulte Homes\2019-2021-S\Pulte - Westfield Del Webb\Design\040101 - Overall Site Plan.dwg User: Del Webb



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!



LEGEND

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
TREE LINE	TREE LINE

ABBREVIATIONS

CA. 25' - CONCRETE AREA

CA. 10' - LOT NUMBER

LEGAL DESCRIPTION

A part of the Northeast, Southeast and Southwest Quarter of said Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BROWNING is the northeast corner of said Southeast Quarter of said Section 17, hence South 89 degrees 20 minutes 39 seconds East bearing based on the Indiana State Plane Coordinate System, East Zone, NAD83, CORN 99, along the north line of said Southeast Quarter a distance of 1075.58 feet to the westerly corner of the west line of a tract of land described in Instrument Number: 970973012 in the Office of the Recorder of Hamilton County, Indiana, hence South 00 degrees 03 minutes 12 seconds East along said westerly corner along said west line, and along the west line of a tract of land described in Instrument Number: 960873002 in said Recorder's Office, the following two (2) corners being along the southerly lines of said tract: (1) hence North 89 degrees 30 minutes 46 seconds East a distance of 770.24 feet; (2) hence South 89 degrees 20 minutes 02 seconds West a distance of 1325.15 feet to the southeast corner of a tract of land described in Instrument Number: 201020767 in said Recorder's Office also being the west line of the East Half of said Southeast Quarter; hence North 00 degrees 02 minutes 10 seconds East along said west line a distance of 201.00 feet to a corner line of a tract of land described in Instrument Number: 200300074 in said Recorder's Office a distance of 1290.00 feet to the southeast corner of said Southeast Quarter; hence North 89 degrees 20 minutes 39 seconds East along said east line a distance of 237.27 feet to the southeast corner of a tract of land described in Instrument Number: 20040005430 in said Recorder's Office a distance of 1290.00 feet to the southeast corner of said Southeast Quarter; hence North 89 degrees 20 minutes 39 seconds East along said north line a distance of 237.27 feet to the southeast corner of a tract of land described in Instrument Number: 201020767 in said Recorder's Office, the following seven (7) corners being along the west line, and east lines of said tract: (1) hence South 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; (2) hence North 89 degrees 20 minutes 39 seconds East a distance of 274.37 feet; (3) hence South 89 degrees 20 minutes 39 seconds East a distance of 274.37 feet; (4) hence North 89 degrees 20 minutes 39 seconds East a distance of 274.37 feet; (5) hence North 89 degrees 20 minutes 39 seconds East a distance of 274.37 feet; (6) hence North 89 degrees 20 minutes 39 seconds East a distance of 274.37 feet; (7) hence North 00 degrees 02 minutes 10 seconds West a distance of 201.00 feet to said north line of said Southeast Quarter; hence North 89 degrees 20 minutes 39 seconds East along said north line a distance of 1166.40 feet to the southeast corner of said Southeast Quarter; hence North 00 degrees 02 minutes 10 seconds East along the west line of said Southeast Quarter a distance of 1310.24 feet to the southeast corner of the East Half of the Southeast Quarter of said Southeast Quarter; hence North 00 degrees 02 minutes 10 seconds East along the west line thereof a distance of 1312.43 feet to the southeast corner of said East Half of said Southeast Quarter of said Southeast Quarter; hence North 89 degrees 04 minutes 09 seconds East along the south line of said tract a distance of 1120.00 feet to the east line of said Southeast Quarter; hence South 00 degrees 02 minutes 10 seconds West along said east line a distance of 201.00 feet to the POINT OF BEGINNING, containing 226.952 acres, more or less.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PARKWAY.

ALL STREET TREES TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

TREES SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORMSEWER INCLUDING STD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE DESIGNER'S OR ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS		
DATE	DESCRIPTION	BY



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN



BRANDON L. BULLOCK
No. 10000075
STATE OF INDIANA
2019-2021
DRAWN BY: DB
CHECKED BY: DB
DATE: JANUARY 31, 2020
SCALE: AS SHOWN
SHEET

C1.1
OVERALL SITE PLAN



Claiborne Farms by Del Webb
Buffer - Area and Southwest District

