# CITY OF WESTFIELD, IN

***AdvisoryPlanCommission_Meeting_Agenda_02_18_2020***

***Tuesday, February 18, 2020 at 07:00 PM***

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

**MEETING DATE:** **Tuesday, February 18, 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 3, 2020**
**Documents: APC Minutes - February 3, 2020**

**Review APC Rules & 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)***
**Please note: The Staff Report for this petition will be uploaded after the February 13, 2020 BZA meeting.**
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Landscape Plan**

## 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)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Primary Plat and Overall Development Plan**

**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)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Concept Plan | Exhibit 6: City Engineer Statement on Entrance**

## 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)***
**Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Pump Room and Tank Representative Image | Exhibit 5: Landscape Plan | Exhibit 6: Proposed Ordinance 20-09 | Exhibit 7: Ordinance 19-57 | Exhibit 8: Ordinance 17-51**

## 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

| | |
|---|---|
| **Petition Number:** | 2002-SPP-01, 2002-ODP-01 |
| **Project Name:** | Dartown Crossing |
| **Subject Site Address:** | Northwest intersection of Dartown Road and State Road 32 (the "Property") |
| **Petitioner:** | MR3 Development, LLC (the "Petitioner") |
| **Representative:** | Nelson & Frankenberger, LLC |
| **Request:** | MR3 Development, LLC by Nelson & Frankenberger, LLC requests a Primary Plat and Overall Development Plan review of 3 Lots on approximately 47.38 acres +/- in the Dartown Crossing PUD District. |
| **Current Zoning:** | Dartown Crossing PUD District (Ord. 17-13) |
| **Current Land Use:** | Single-Family Residential |
| **Approximate Acreage:** | 47.38 acres +/- |
| **Exhibits:** | 1. Staff Report |
| | 2. Location Map |
| | 3. Concept Plan |
| | 4. Primary Plat and Overall Development Plan |
| **Staff Reviewer:** | Jonathan Dorsey, Associate Planner |

---

**PROCEDURAL**

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

The petition was reviewed by the Technical Advisory Committee at its January 14, 2020, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's February 3, 2020, meeting.

---

**PROJECT BACKGROUND**

The subject 47.38-acre property was rezoned to the Dartown Crossing PUD District (Ordinance 17-13 and amended in Ordinance 19-47). The subject Overall Development Plan and Primary Plat would plat the property into 3 commercial lots and 2 blocks of future development.

---

**Primary Plat STANDARDS (Article 10.12(J) of the UDO)**

**The plans comply:**

1) Proposed name of subdivision.

2) Names and addresses of the owner, owners, land surveyor or land planner.

3) Title, scale, north arrow and date.

4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

5) Easements (locations, widths and purposes). (Article 8.3)

6) Statement concerning the location and approximate size or capacity of utilities to be installed.

7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

11) Building setback lines. (Article 4.23 & Article 5.3(G))

12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

    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.

**OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)**

**The plans comply:**

1) Title, scale, north arrow and date.

2) Proposed name of the development.

3) 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.

4) Address and legal description of the property.

5) Boundary lines of the property including all dimensions.

6) 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.

7) 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.

8) 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.

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

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

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

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

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

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

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

16) 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.

17) Identify buildings proposed for demolition.

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

19) 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).

## DISTRICT STANDARDS

**The plans comply with** Article 4.16 (GB District) **and the** Dartown Crossing PUD Ordinance**.**

20) **Dartown Crossing PUD District Standards:** The underlying zoning district is the GB District (Article 4.16)

a) Permitted Uses (Section 5)

b) General Regulations (Section 6)

| | Dartown Crossing PUD |
|---|---|
| i) Minimum Lot Frontage | 80’ |
| ii) Minimum Lot Width | No minimum |
| iii) Minimum Lot Area | No minimum |
| iv) Minimum Setbacks | |
| Front Yard | 30’ |
| Side Yard | No minimum |
| Rear Yar | 20’ |

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

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:

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

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

23) 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.

24) 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, as applicable to a Primary Plat and Overall Development Plan:**

25) Architectural Standards (Article 6.3)

26) Building Standards (Article 6.4)

27) Fence Standards (Article 6.5)

28) Height Standards (Article 6.6)

29) Landscaping Standards (Article 6.8):

a) Preservation and Replacement of Trees:

i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials:

c) General Landscape Design Standards:

i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

e) Street Trees:

f) Minimum Lot Landscaping Requirements:

**Comment: To be reviewed at the time of each Lot's Detailed Development Plan review.**

g) External Street Frontage Landscaping:

h) Buffer Yard Requirements:

2) Lighting Standards (Article 6.9)

3) Lot Standards (Article 6.10)

4) Setback Standards (Article 6.16)

5) Vision Clearance Standards (Article 6.19)

6) Yard Standards (Article 6.21)

**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply:**

19) Block Standards (Article 8.1)

20) Easement Standards (Article 8.3)

21) Monument and Marker Standards (Article 8.5)

22) Open Space and Amenity Standards (Article 8.6)

23) Pedestrian Network Standards (Article 8.7)

24) Storm Water Standards (Article 8.8)

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

26) Street Light Standards (Article 8.10)

a) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

27) Street Sign Standards (Article 8.11)

28) Surety Standards (Article 8.12)

29) Utility Standards (Article 8.13)

---

**DEPARTMENT COMMENTS**

**Action: 2002-ODP-01 (Overall Development Plan) & 2002-SPP-01 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**

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

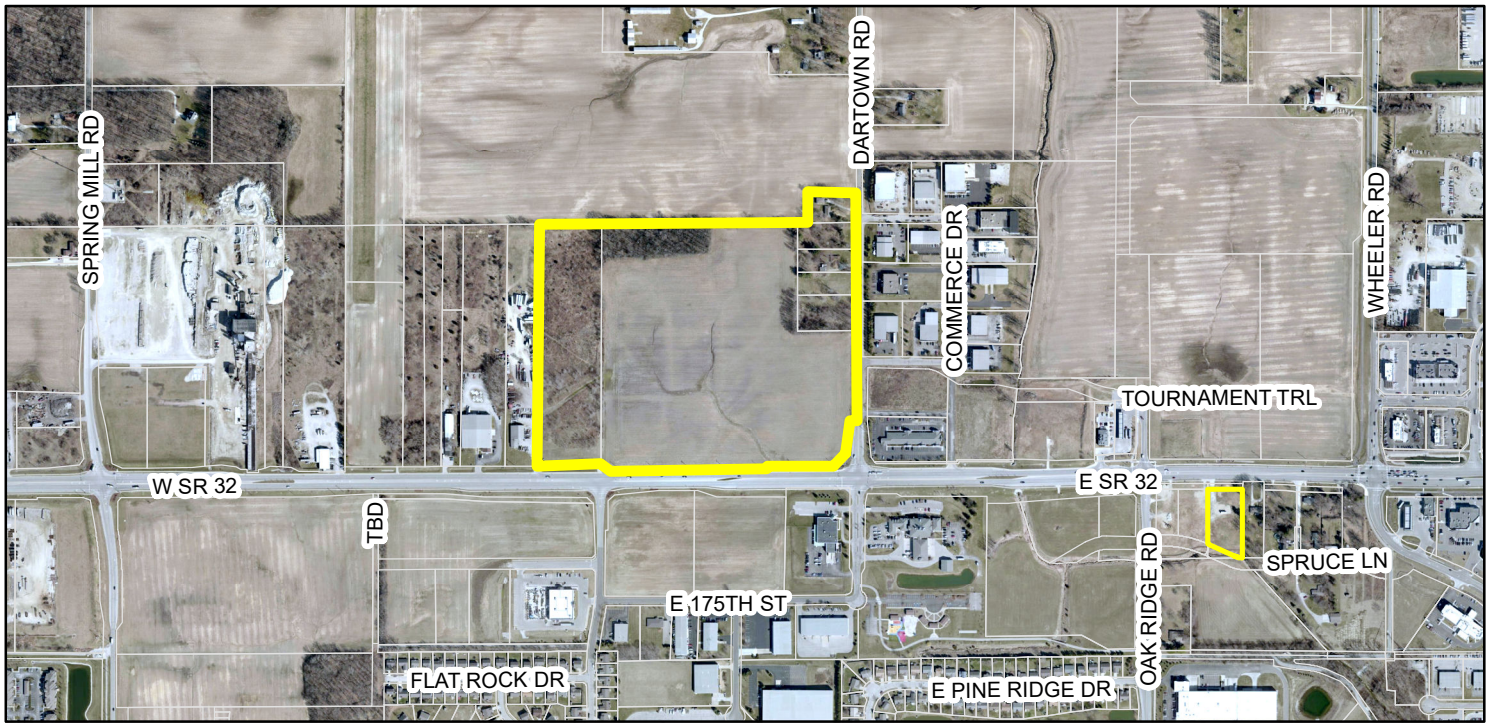
If any Plan Commission member has questions prior to the public hearings, then please contact Jonathan Dorsey at 463-221-8375 or jdorsey@westfield.in.gov.

# Property Location Map
# Dartown Crossing
# Overall Development Plan & Primary Plat
# 2002-ODP-01 & 2002-SPP-01

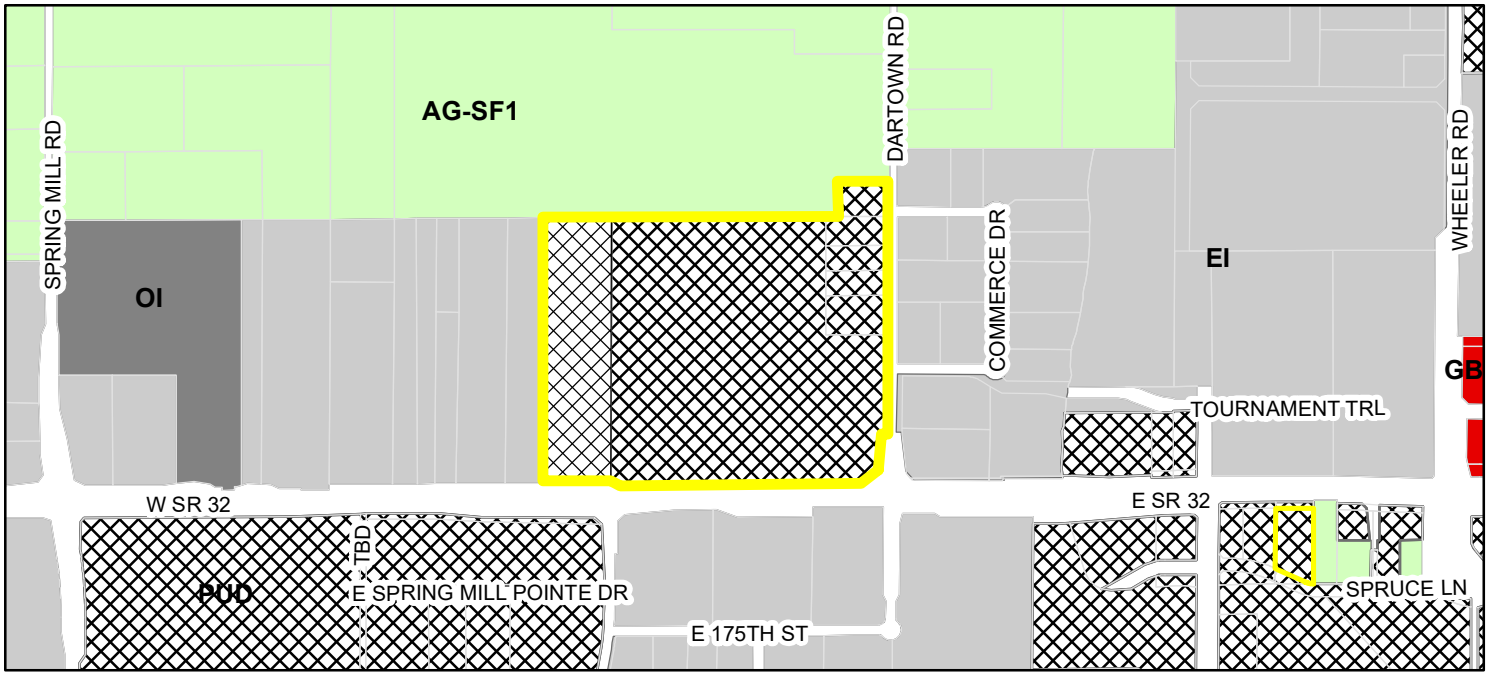
N
W E
S
Not To Scale

## Aerial Location Map

Site




## Zoning Map




Parcel

**Zoning - All**

**Zoning**

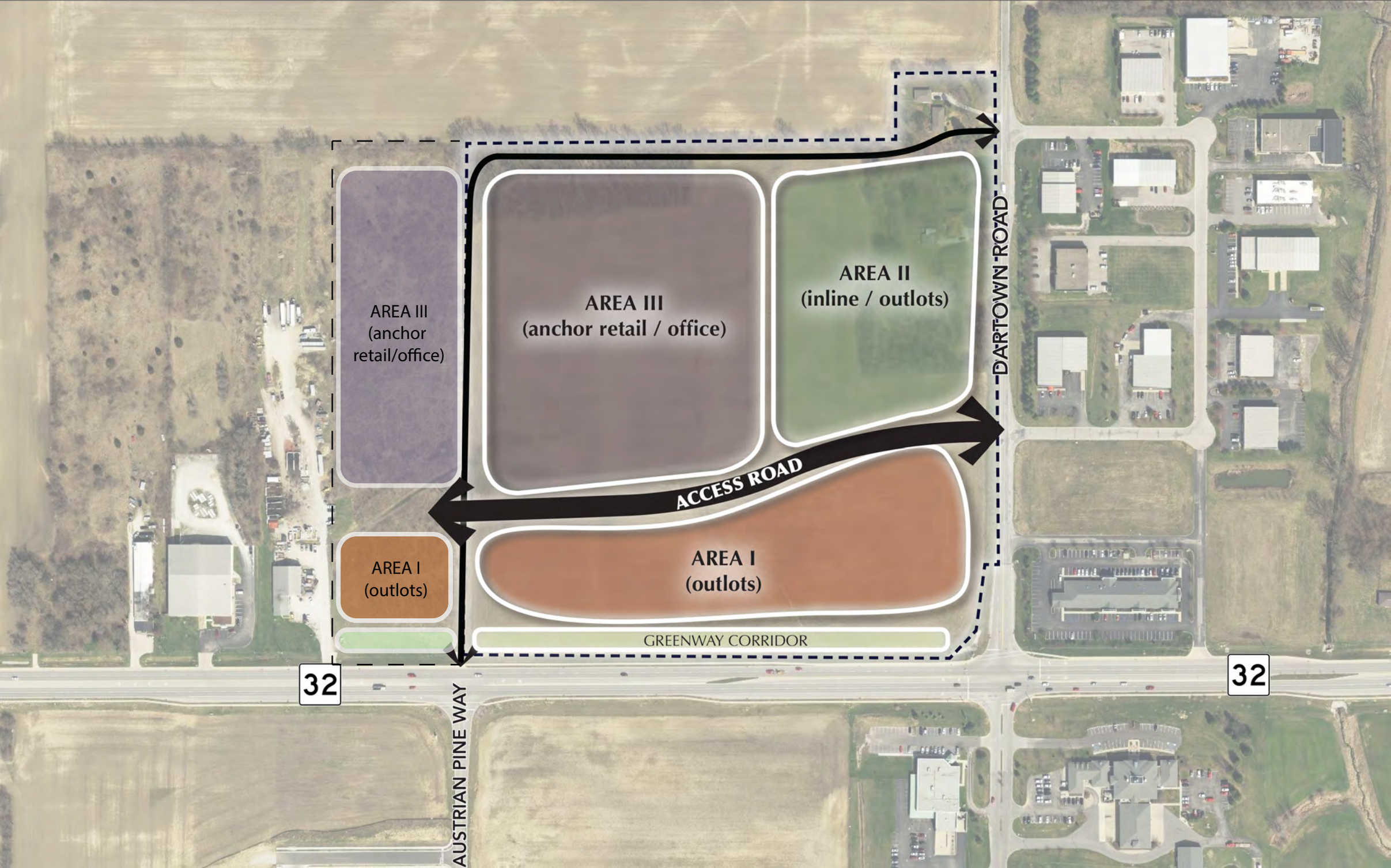
AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

OI (Open Industrial)

PUD (Planned Unit Development)


AREA III
(anchor
retail/office)
AREA III
(anchor retail / office)
AREA II
(inline / outlots)
DARTOWN ROAD
ACCESS ROAD
AREA I
(outlots)
AREA I
(outlots)
GREENWAY CORRIDOR
32
32
AUSTRIAN PINE WAY

# DARTOWN CROSSING
## PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
## ZONING: PUD

### SITE DATA TABLE

TOTAL ACREAGE – 47.38
# OF LOTS – 4
FUT. POND AREA – 0.73 ACRES
ZONING – PUD


SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570–8800

ENGINEER:
GREG R. RIPPLE, PE
KIMLEY–HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218–9560

OWNER/SUBDIVIDER:
ANDREW MOLNAR
MR3 DEVELOPMENT, LLC
P.O. BOX 11067
(412) 400–0844


### Sheet List Table



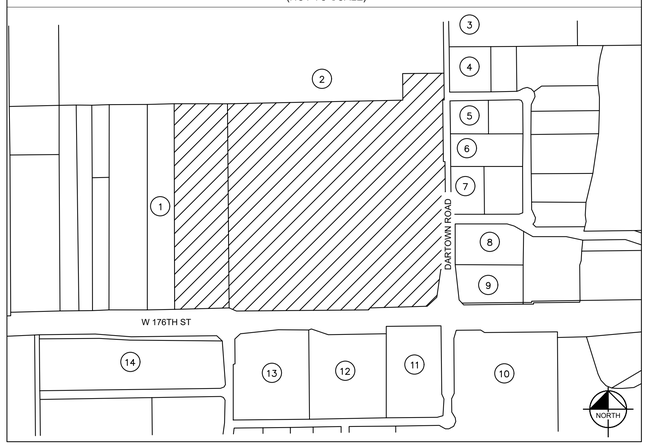
| Sheet Number | Sheet Title |
|---|---|
| 1 | COVER SHEET |
| 2 | LEGAL DESCRIPTION |
| 3 | PRIMARY PLAT |
| 4 | OVERALL DEVELOPMENT PLAN |
| 5 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 6 | LANDSCAPE PLAN |



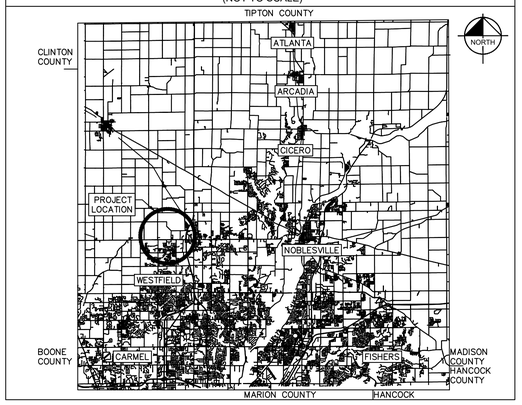
### ADJACENT PROPERTY OWNERS AND USE

| | OWNER | USE |
|---|---|---|
| 1 | SAWYER, JAMES WOEMPNER & NANCY A HABIG SAWYER | COMMERCIAL – OTHER STRUCTURE |
| 2 | WESTFIELD AIRPORT LLC | AGRICULTURAL – VACANT |
| 3 | WHEELER FARMS LLC | AGRICULTURAL – VACANT |
| 4 | PATCH CO LLC | COMMERCIAL – OTHER STRUCTURE |
| 5 | ISLEY REAL ESTATE HOLDING CO LLC | INDUSTRIAL WAREHOUSE |
| 6 | WALLFLOWER AGENCY LLC | INDUSTRIAL WAREHOUSE |
| 7 | HUDSON REAL ESTATE HOLDINGS | INDUSTRIAL WAREHOUSE |
| 8 | ALPHA TAU ENTERPRISES LLC | VACANT |
| 9 | DARTOWN WEG LLC | MEDICAL CLINIC OR OFFICES |
| 10 | WESTFIELD PUBLIC SAFETY BUILDING CORP | EXEMPT TOWNSHIP |
| 11 | UNITED STATES POSTAL SERVICE | EXEMPT – OWNED BY USA |
| 12 | WESTFIELD PROPERTIES LLC | AGRICULTURAL – VACANT |
| 13 | WESTFIELD PROPERTIES LLC | AGRICULTURAL – VACANT |
| 14 | WESTFIELD INVESTMENT CO LP | COMMERCIAL – VACANT |

### LOCATION MAP
(NOT TO SCALE)



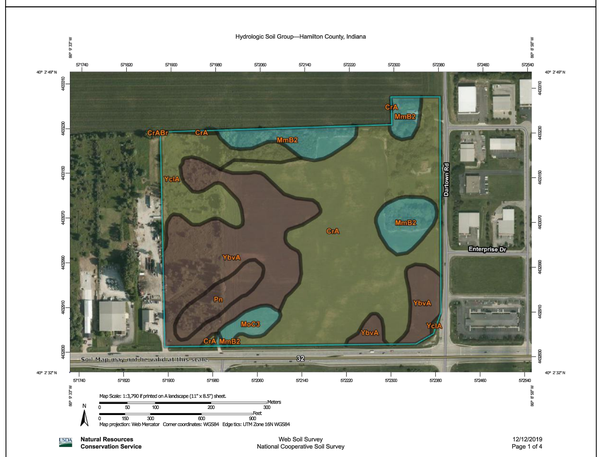

### COUNTY VICINITY MAP
(NOT TO SCALE)




### TECHNICAL ADVISORY COMMITTEE MEMBERS

| SERVICE/JURISDICTION | COMPANY/DEPARTMENT | ADDRESS | PHONE NUMBER | CONTACT |
|---|---|---|---|---|
| ECONOMIC AND COMMUNITY DEVELOPMENT | WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT | 2728 E. 171ST STREET WESTFIELD, IN 46074 | 317-804-3170 | KEVIN TODD |
| FIRE DEPARTMENT | WESTFIELD FIRE DEPARTMENT | 17535 DARTOWN ROAD WESTFIELD, IN 46074 | 317-804-3307 | GARRY HARLING |
| G.I.S. | WESTFIELD G.I.S. | 2706 E. 171ST STREET WESTFIELD, IN 46074 | 317-804-3001 | LEANE KMETZ |
| PUBLIC WORKS | WESTFIELD PUBLIC WORKS DEPARTMENT | 2706 E. 171ST STREET WESTFIELD, IN 46074 | 317-804-3147 | JOHN RANKIN |
| PRE-CONSTRUCTION | WESTFIELD PRE-CONSTRUCTION | 2706 E. 171ST STREET WESTFIELD, IN 46074 | 317-804-3147 | JOHN RANKIN |
| STORM WATER | WESTFIELD STORM WATER | 2706 E. 171ST STREET WESTFIELD, IN 46074 | 317-804-3147 | JOHN RANKIN |
| SCHOOL | WESTFIELD-WASHINGTON SCHOOL CORPORATION | 322 W. MAIN STREET WESTFIELD, IN 46074 | 317-867-8045 | JON MONTALONE |
| STATE ROADWAY | INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) TIPTON SUB-DISTRICT | 2152 W. STATE ROAD 28 TIPTON, IN 46072 | 317-402-1823 | SANDRA LANDRUM |
| NATURAL RESOURCE CONSERVATION | HAMILTON COUNTY SOIIL AND WATER CONSERVATION | 1717 PLEASANT STREET, SUITE 100 NOBLESVILLE, IN 46060 | (317) 773-2181 | GINGER DAVIS |
| COUNTY SURVEYOR | HAMILTON COUNTY SURVEYOR'S OFFICE | ONE HAMILTON COUNTY SQUARE, SUITE 188 NOBLESVILLE, IN 46060 | 317-776-8495 | SAMUEL CLARK |
| COUNTY ROADWAY | HAMILTON COUNTY HIGHWAY DEPARTMENT | 1700 S. 10TH STREET NOBLESVILLE, IN 46060 | 317-773-7770 | DAVE LUCAS |
| COUNTY HEALTH | HAMILTON COUNTY HEALTH DEPARTMENT | 18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060 | 317-776-8500 | LARRY BEARD |
| WATER/SANITARY SEWER | CITIZENS WESTFIELD | 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202 | 317-917-5294 | MITCH HOUSE |
| ENERGY/POWER | CITIZENS ENERGY GROUP | 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202 | 317-927-4538 | CHRIS L. KEHL |
| ENERGY/POWER | DUKE ENERGY (NOBLESVILLE OFFICE) | 100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062 | 317-776-5331 | BILL OLDHAM |
| ENERGY/POWER | DUKE ENERGY (CARMEL OFFICE) | 16475 SOUTHPARK DRIVE WESTFIELD, IN 46074 | 317-896-6704 | MATT DAYHUFF |
| ENERGY/POWER | DUKE ENERGY: ASSET PROTECTION | WF500/2727 CENTRAL AVENUE COLUMBUS, IN 47201 | 812-375-2021 | RYAN DAUGHERTY |
| GAS | CITIZENS GAS OF WESTFIELD | 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202 | 317-927-4684 | RICHARD MILLER, JR |
| GAS | PANHANDLE EASTERN PIPELINE COMPANY | 9371 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268 | 371-733-3213<br>317-733-3232 | TROY YACKLE<br>MARK WOOD |
| GAS | INDIANA GAS / VECTREN | P.O. BOX 1700 NOBLESVILLE, IN 46061 | 317-776-5550 | CHAD MILLER |
| GAS | MARATHON PIPELINE, LLC. | 10722 E. C.R. 300 N INDIANAPOLIS, IN 46234 | 317-291-9460x1233 | AUSTIN GUYER |
| GAS | BUCKEYE PARTNERS, L.P. | 941 BUCKEY ROAD, LIMA, OH 45804 | 419-993-8008 | KYLE SMITH |
| TELLECOMMUNICATIONS | COMCAST CABLE | 5330 E. 65TH STREET INDIANAPOLIS, IN 46220 | 317-982-1161 | EAR SMALL, JR. |
| TELLECOMMUNICATIONS | LEVEL 3 COMMUNICATIONS | 1902 S. EAST STREET INDIANAPOLIS, IN 46225 | 317-916-2708 | DEWAYNE HAMILTON |
| TELLECOMMUNICATIONS | SPECTRUM | 3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46218 | 317-713-3899 | MATT FILSON |
| TELLECOMMUNICATIONS | FRONTIER COMMUNICATION | 20905 HAGUE ROAD NOBLESVILLE, IN 46060 | 317-984-9010 | STEVE COSTLOW |
| TELLECOMMUNICATIONS | AT&T | 5858 N. COLLEGE AVENUE INDIANAPOLIS, IN 46268 | 317-252-4275 | BRIAN WENTE |
| TELLECOMMUNICATIONS | ZAYO GROUP | 5200 E. 64H STREET INDIANAPOLIS, IN 46220 | 317-508-2807 | DAN JONES |
| TELLECOMMUNICATIONS | INDIANA FIBER NETWORK | 5520 W. 76TH STREET INDIANAPOLIS, IN 46268 | 317-280-4636<br>317-771-7223 | BRUCE SPECK<br>KEITH HAMM |
| TELLECOMMUNICATIONS | METRONET | 330 E. MAIN STREET WESTFIELD, IN 46074 | 317-465-1046 | CHRIS BLUTO |

### SOILS MAP
(NOT TO SCALE)




| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| Br | Brookston silty clay loam, 0 to 2 percent slopes | B/D | 0.0 | 0.0% |
| CrA | Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes | C/D | 21.4 | 43.6% |
| MmB2 | Miami silt loam, 2 to 6 percent slopes, eroded | C | 5.3 | 10.8% |
| MoC3 | Miami clay loam, 6 to 12 percent slopes, severely eroded | C | 1.1 | 2.2% |
| Pn | Patton silty clay loam, 0 to 2 percent slopes | B/D | 2.0 | 4.2% |
| YbvA | Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes | B/D | 14.3 | 29.2% |
| YclA | Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes | C/D | 4.9 | 10.1% |
| **Totals for Area of Interest** | | | **49.1** | **100.0%** |

### SOIL DESCRIPTIONS & LIMITATIONS

THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM, MIAMI SILT LOAM, MIAMI CLAY LOAM, PATTON SILTY CLAY LOAM, BROOKSTON SILTY CLAY LOAM, AND CROSBY SILT LOAM ARE LOCATED ON THE SITE.

THE SUITABILITY OF SOILS FOR SMALL COMMERCIAL BUILDINGS ARE CONSIDERED TO BE VERY LIMITED DUE TO THEIR PONDING PROPERTIES AND DEPTHS TO THE SATURATED ZONE.

THE ON–SITE SOIL WILL BE TREATED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOIL AND BACKFILLING WITH ENGINEERED MATERIAL, INSTALLATION OF A GEOFABRIC WITHIN OR UNDER THE PAVEMENT SYSTEM, OR TREATMENT OF THE SUBGRADE WITH LIME STABILIZATION.

### NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.
2. ALL STREET TREES (IF REQUIRED) ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
4. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

Indiana Utilities Protection Service
Call 811
before you dig

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER CITY COMMENTS | 02/07/20 | CVS |

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 E. 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

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

GREGORY RICHARD RIPPLE
REGISTERED
NOT APPROVED FOR CONSTRUCTION
STATE OF INDIANA
PROFESSIONAL ENGINEER

MR3 DEVELOPMENT

COVER SHEET

DARTOWN CROSSING

ORIGINAL ISSUE: 01/02/2020
KHA PROJECT NO. 170171000
SHEET NUMBER
1

Drawing name: K:\IND_LDEV\170171000_MR3_LegendsCrossing_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat & Development Plan\1 COVER SHEET Feb 07, 2020 10:29am by: Connor.Strage
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

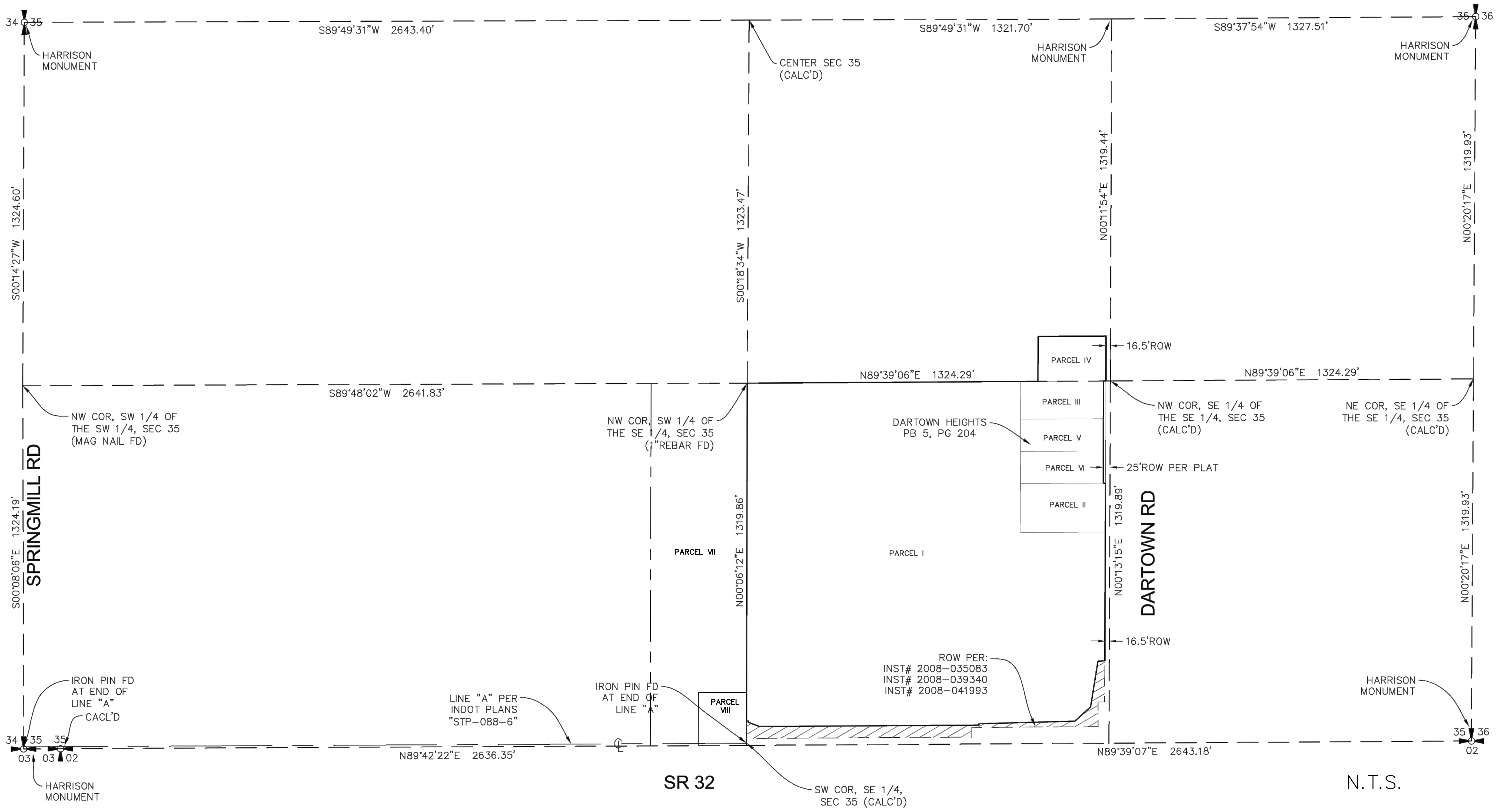
# DARTOWN CROSSING
## PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
## ZONING: PUD

| SITE DATA TABLE |
|---|
| TOTAL ACREAGE – 47.38 |
| # OF LOTS – 4 |
| FUT. POND AREA – 0.73 ACRES |
| ZONING – PUD |


SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570–8800

OWNER/SUBDIVIDER:
ANDREW MOLNAR
MR3 DEVELOPMENT, LLC
P.O. BOX 11067
(412) 400–0844

ENGINEER:
GREG R. RIPPLE, PE
KIMLEY–HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218–9560


## LEGAL DESCRIPTION

SOC INVESTMENTS INC (300 E STATE ROAD 32)
LAND DESCRIPTION (PER TITLE REPORT):

PARCEL I:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA.

EXCEPT:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE SAID QUARTER QUARTER, 372.00 FEET DUE SOUTH (ASSUMED BEARING) OF THE NORTHEAST CORNER OF THE SAID QUARTER, QUARTER; THENCE CONTINUING ALONG THE SAID EAST LINE, DUE SOUTH 178.00 FEET; THENCE LEAVING THE SAID EAST LINE, SOUTH 89 DEGREES 17 MINUTES 34 SECONDS WEST 326.50 FEET; THENCE DUE NORTH 178.00 FEET; THENCE NORTH @DEGREES 17 MINUTES 34 SECORDS EAST 326.50 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION; THENCE ON AND ALONG THE EAST LINE OF THE SAID QUARTER, QUARTER DUE SOUTH (ASSUMED BEARING) 372.00 FEET; THENCE LEAVING THE SAID EAST LINE, SOUTH 89 DEGREES 17 MINUTES 34 SECONDS WEST 326.50 FEET; THENCE DUE NORTH 372.00 FEET TO THE NORTH LINE OF THE SAID QUARTER, QUARTER; THENCE ON AND ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 17 MINUTES 34 SECONDS EAST 326.50 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART APPROPRIATED BY THE STATE OF INDIANA UNDER CAUSE NO. 29001–0706–PL–728 IN JUDGMENT FILED JUNE 23, 2008 IN THE HAMILTON COUNTY SUPERIOR COURT NO. 1 AND RECORDED JULY 3, 2008 AS INSTRUMENT NO. 2008035083, JULY 30, 2008 AS INSTRUMENT NO. 2008039340 AND AUGUST 14, 2008 AS INSTRUMENT NO. 2008041993, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT–OF–WAY DEPICTED ON THE RIGHT–OF–WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE NORTH O DEGREES 31 MINUTES 48 SECONDS EAST 300.00 FEET ALONG THE EAST LINE OF SAID QUARTER–QUARTER SECTION; THENCE NORTH 89 DEGREES 28 MINUTES 12 SECONDS WEST 16.50 FEET TO THE POINT DESIGNATED 2045 ON SAID EXHIBIT "B" ON THE WEST BOUNDARY OF DARTOWN ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE SOUTH O DEGREES 31 MINUTES 48 SECONDS WEST 150.00 FEET ALONG THE BOUNDARY OF SAID DARTOWN ROAD; THENCE NORTH 89 DEGREES 28 MINUTES 12 SECONDS WEST 23.50 FEET ALONG SAID BOUNDARY; THENCE SOUTH O DEGREES 31 MINUTES 48 SECONDS WEST 90.39 FEET ALONG SAID BOUNDARY TO THE NORTH BOUNDARY OF S.R. 32; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS WEST 460.59 FEET ALONG THE NORTH BOUNDARY OF SAID S.R. 32; THENCE SOUTH O DEGREES 02 MINUTES 13 SECONDS EAST 35.00 FEET ALONG SAID BOUNDARY; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS WEST 821.50 FEET ALONG SAID BOUNDARY TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH O DEGREES 24 MINUTES 28 SECONDS EAST 63.01 FEET ALONG SAID WEST LINE TO THE POINT DESIGNATED 2046 ON SAID EXHIBIT "B"; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS EAST 6.17 FEET TO THE POINT DESIGNATED 2039 ON SAID EXHIBIT "B"; THENCE SOUTH O DEGREES 02 MINUTES 13 SECONDS EAST 5.00 FEET TO THE POINT DESIGNATED 2037 ON SAID EXHIBIT "B"; THENCE SOUTH 69 DEGREES 56 MINUTES 31 SECONDS EAST 43.66 FEET TO THE POINT DESIGNATED 2038 ON SAID EXHIBIT "B"; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 800.00 FEET TO THE POINT DESIGNATED 2040 ON SAID EXHIBIT "B"; THENCE NORTH O DEGREES 02 MINUTES 13 SECONDS WEST 5.00 FEET TO THE POINT DESIGNATED 2041 ON SAID EXHIBIT "B"; THENCE NORTH 88 DEGREES 43 MINUTES 09 SECONDS EAST 350.08 FEET TO THE POINT DESIGNATED 2042 ON SAID "EXHIBIT "B"; THENCE NORTH 48 DEGREES 19 MINUTES 01 SECONDS EAST 78.63 FEET TO THE POINT DESIGNATED 2043 ON SAID "EXHIBIT "B"; THENCE NORTH 9 DEGREES 28 MINUTES 16 SECONDS EAST 169.86 FEET TO THE POINT DESIGNATED 2044 ON SAID "EXHIBIT "B"; THENCE SOUTH 89 DEGREES 28 MINUTES 12 SECONDS EAST 23.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.199 ACRES, MORE OR LESS.

SOC INVESTMENTS INC (17728 DARTOWN ROAD)
LAND DESCRIPTION (PER TITLE REPORT):

PARCEL II:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID QUARTER QUARTER 372.00 FEET DUE SOUTH (ASSUMED BEARING) OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER; THENCE CONTINUING ALONG THE SAID EAST LINE DUE SOUTH 178.00 FEET; THENCE LEAVING THE SAID EAST LINE, SOUTH 89 DEGREES 17 MINUTES 34 SECONDS WEST 326.50 FEET; THENCE DUE NORTH 178.00 FEET; THENCE NORTH 89 DEGREESJ7 MINUTES 34 SECONDS EAST 326.50 FEET TO THE POINT OF BEGINNING.

SOC INVESTMENTS INC (17808 DARTOWN ROAD)
LAND DESCRIPTION (PER TITLE REPORT):

PARCEL III:
LOT 1 AND A PART OF LOT 4 IN DARTOWN HEIGHTS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 5, PAGE 204, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 17 MINUTES 34 SECONDS WEST 301.50 FEET ALONG THE NORTH (SIC SOUTH) LINE AND SOUTH LINE PROLONGED OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 137.33 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS EAST 301.50 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 137.33 FEET ALONG THE EAST LINE OF SAID LOTS 1 AND 4 TO THE POINT OF BEGINNING, AND CONTAINING 0.951 ACRES, MORE OR LESS.

SOC INVESTMENTS INC (17834 DARTOWN ROAD)
LAND DESCRIPTION (PER TITLE REPORT):
PARCEL IV:
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AND RUN THENCE NORTH 165.00 FEET; THENCE WEST 264.00 FEET; THENCE SOUTH 165.00 FEET; THENCE EAST 264.00 FEET TO THE PLACE OF BEGINNING.

SOC INVESTMENTS INC (17744 DARTOWN ROAD)
LAND DESCRIPTION (PER TITLE REPORT):

PARCEL V:
LOT 2 AND A PART OF LOT 4 IN DARTOWN HEIGHTS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 5, PAGE 204 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 17 MINUTES 34 SECONDS WEST 301.50 FEET ALONG THE SOUTH LINE AND SOUTH LINE PROLONGED OF SAID LOT 2 TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 117 .33 FEET ALONG SAID WEST LINE; THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS EAST 301. 50 FEET ALONG THE NORTH LINE AND NORTH LINE PROLONGED OF SAID LOT 2 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 117.33 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SOC INVESTMENTS INC (17749 DARTOWN ROAD)
LAND DESCRIPTION (PER TITLE REPORT):

PARCEL VI:
LOT 3 AND A PART OF LOT 4 IN DARTOWN HEIGHTS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 5, PAGE 204, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 17 MINUTES 34 SECONDS WEST 301.50 FEET ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4 TO THE WEST LINE OF SAID LOT 4; THENCE NORTH O DEGREES 00 MINUTES 00 SECONDS EAST 117.34 FEET ALONG SAID WEST LINE; THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS EAST 301.50 FEET ALONG THE NORTH LINE AND NORTH LINE PROLONGED OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 117.34 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

DAUGHTERY (160 E STATE ROAD 32)
LAND DESCRIPTION (PER TITLE REPORT):

PARCEL VII:
A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 328.72 FEET ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 1,319.58 FEET PARALLEL WITH THE EAST LINE OF A 3.00 ACRE TRACT OF LAND (IRON PIN FOUND AT THE NORTHEAST CORNER AND ROAD NAIL FOUND AT THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT OF LAND) DESCRIBED IN INSTRUMENT #1206 AND RECORDED IN DEED RECORD 283 PAGE 469 IN THE RECORDS OF HAMILTON COUNTY, INDIANA TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS EAST 328.29 FEET ON AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER TO ITS NORTHEAST CORNER; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 1,318.91 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 9.95 ACRES, MORE OR LESS.

EXCEPT:
A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 165.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST 264.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 264.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

DAUGHTERY (160 E STATE ROAD 32)
LAND DESCRIPTION (PER TITLE REPORT):

PARCEL VIII:
A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 165.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST 264.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH00 DEGREES 04 MINUTES 05 SECONDS WEST 264.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

EXCEPTING FROM THE ABOVE 2 PARCELS THAT PART DEEDED TO THE STATE OF INDIANA BY WARRANTY DEED DATED AUGUST 2, 2007 AS INSTRUMENT 2007061522 AND DESCRIBED ON EXHIBIT "A" THEREIN, AS FOLLOWS:

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT–OF–WAY DEPICTED ON THE ATTACHED RIGHT–OF–WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 24 MINUTES 28 SECONDS EAST 25.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION (SAID CORNER BEING DESIGNATED 22 ON SAID EXHIBIT "B"), WHICH POINT OF BEGINNING IS ON THE NORTH BOUNDARY OF S.R. 32; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 328.72 FEET ALONG THE BOUNDARY OF SAID S.R. 32 TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 23 MINUTES 55 SECONDS EAST 58.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 328.73 FEET TO THE POINT DESIGNATED 6049 ON SAID EXHIBIT "B" ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 24 MINUTES 28 SECONDS WEST 58.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.438 ACRES, MORE OR LESS.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER CITY COMMENTS | 02/07/20 | CVS |

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

Kimley»Horn
© 2020 KIMLEY–HORN AND ASSOCIATES, INC
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317–218–9560
WWW.KIMLEY–HORN.COM

GREGORY RICHARD RIPPLE REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA
NOT APPROVED FOR CONSTRUCTION

MR3 DEVELOPMENT

LEGAL DESCRIPTION

DARTOWN CROSSING

ORIGINAL ISSUE: 01/02/2020
KHA PROJECT NO. 170171000
SHEET NUMBER
2

Drawing name: K:\IND_LDEV\170171000_MR3_LegendsCrossing_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat & Development Plan\1 COVER SHEET.dwg 2 LEGAL DESCRIPTION Feb 07, 2020 10:29am by: Connor.Strege
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley–Horn and Associates, Inc. shall be without liability to Kimley–Horn and Associates, Inc.

# DARTOWN CROSSING

## PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

## ZONING: PUD

### SITE DATA TABLE

TOTAL ACREAGE – 47.38
# OF LOTS – 4
FUT. POND AREA – 0.73 ACRES
ZONING – PUD

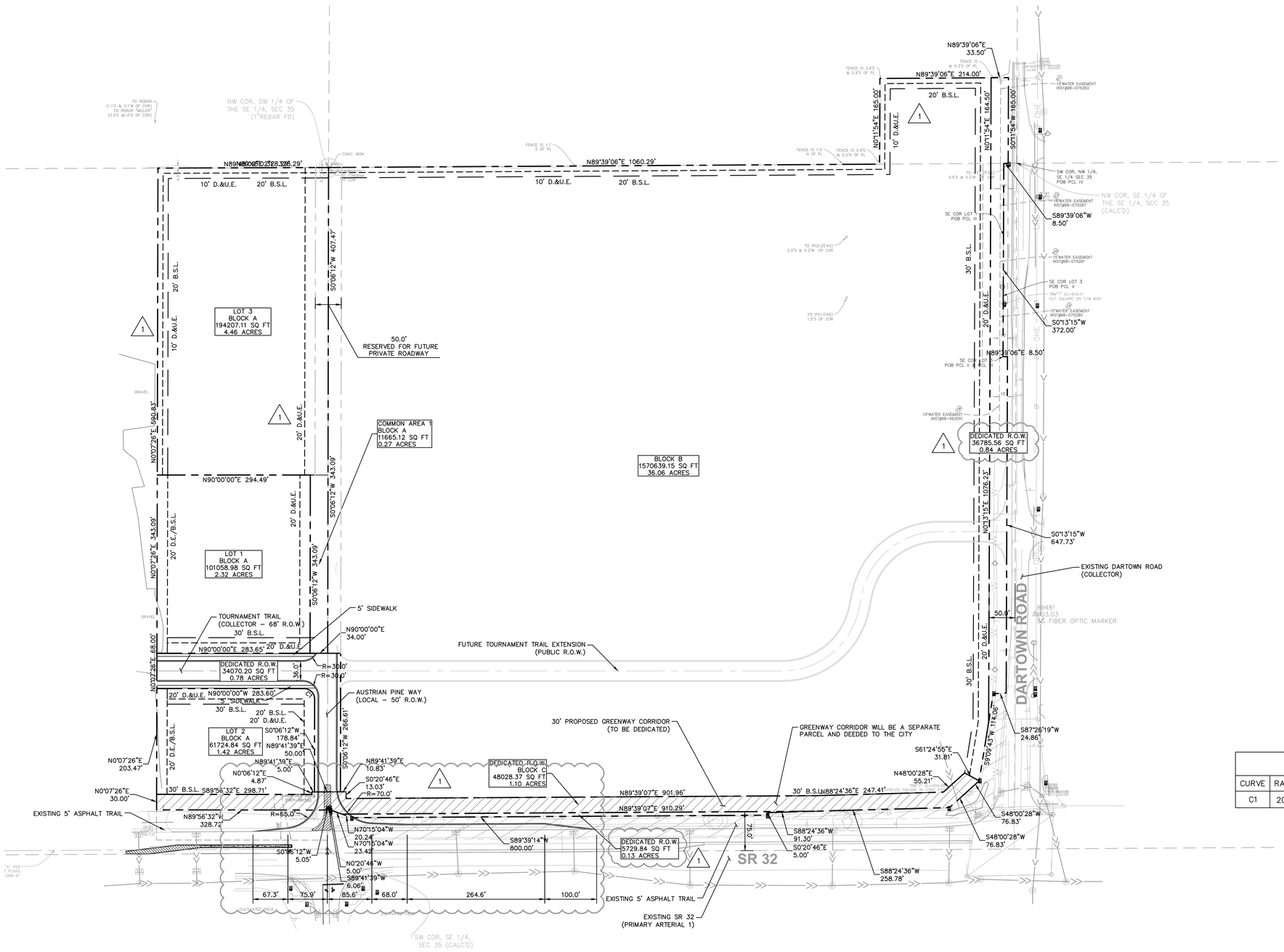

SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570–8800

ENGINEER:
GREG R. RIPPLE, PE
KIMLEY–HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218–9560

OWNER/SUBDIVIDER:
ANDREW MOLNAR
MR3 DEVELOPMENT, LLC
P.O. BOX 11067
(412) 400–0844


NORTH

GRAPHIC SCALE IN FEET
0 50 100 200




### EXISTING LEGEND

| | |
|---|---|
| ● ○ △ | SURVEY MONUMENT |
| G | EX. GAS LINE |
| OHE | EX. OVERHEAD ELECTRIC |
| T | EX. COMMUNICATION LINE |
| | EX. UNDERGROUND ELECTRIC |
| W | EX. WATER LINE |
| >> | EX. STORM SEWER |
| > | EX. SANITARY SEWER |

### PROPOSED LEGEND

| | |
|---|---|
| D.E. | DRAINAGE EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED EASEMENT |
| | PROPOSED BUILDING SETBACK |
| | FUTURE R.O.W. TO BE DEDICATED AS 30' TRAIL CORRIDOR |

### CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 20.00' | 31.45' | S44°56'54"E | 28.31' | 90°06'12" | 20.04' |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER CITY COMMENTS | 02/07/20 | CVS |

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 E. 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

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

GREGORY RICHARD RIPPLE
REGISTERED
NOT APPROVED FOR CONSTRUCTION
STATE OF INDIANA
PROFESSIONAL ENGINEER

MR3 DEVELOPMENT

PRIMARY PLAT

DARTOWN CROSSING

ORIGINAL ISSUE: 01/02/2020
KHA PROJECT NO. 170171000
SHEET NUMBER
3


Drawing name: K:\IND_LDEV\170171000_MR3_Legend\Crossing_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat & Development Plan\3 PRIMARY PLAT.dwg 3 PRIMARY PLAT Feb 07, 2020 10:29am by: Connor.Strege
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# DARTOWN CROSSING

## PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

## ZONING: PUD

### SITE DATA TABLE

TOTAL ACREAGE – 47.38
# OF LOTS – 4
FUT. POND AREA – 0.73 ACRES
ZONING – PUD

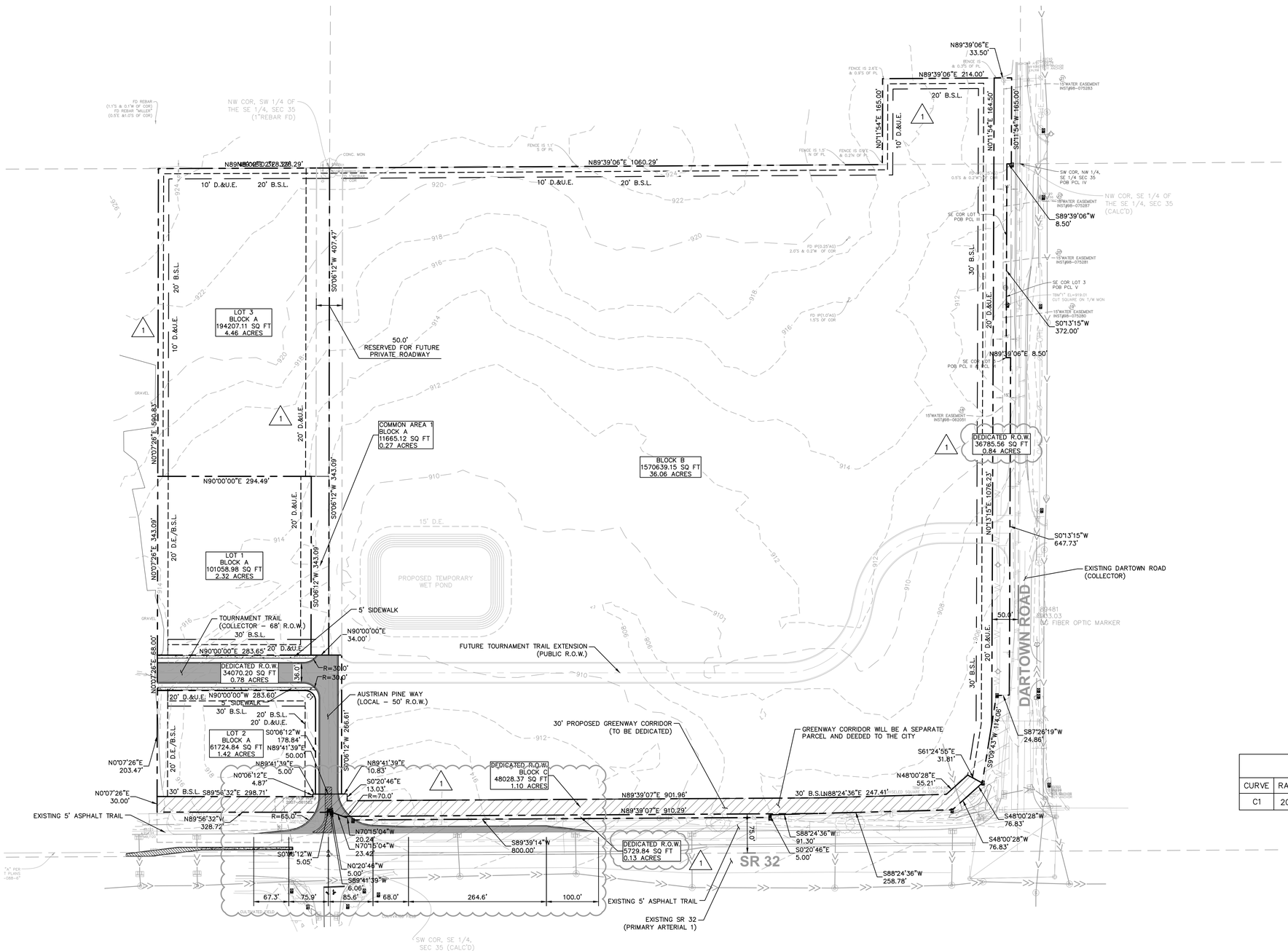

SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570–8800

ENGINEER:
GREG R. RIPPLE, PE
KIMLEY–HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218–9560

OWNER/SUBDIVIDER:
ANDREW MOLNAR
MR3 DEVELOPMENT, LLC
P.O. BOX 11067
(412) 400–0844


NORTH

GRAPHIC SCALE IN FEET
0 50 100 200




### EXISTING LEGEND

| | |
|---|---|
| ● ○ △ | SURVEY MONUMENT |
| G | EX. GAS LINE |
| OHE | EX. OVERHEAD ELECTRIC |
| T | EX. COMMUNICATION LINE |
| | EX. UNDERGROUND ELECTRIC |
| W | EX. WATER LINE |
| >> | EX. STORM SEWER |
| > | EX. SANITARY SEWER |

### PROPOSED LEGEND

| | |
|---|---|
| D.E. | DRAINAGE EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED EASEMENT |
| | PROPOSED BUILDING SETBACK |
| | FUTURE R.O.W. TO BE DEDICATED AS 30' TRAIL CORRIDOR |

### PAVING AND CURB LEGEND

ASPHALT PAVEMENT

SIDEWALK WITHIN RIGHT OF WAY

### CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 20.00' | 31.45' | S44°56'54"E | 28.31' | 90°06'12" | 20.04' |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER CITY COMMENTS | 02/07/20 | CVS |

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 E. 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

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

GREGORY RICHARD RIPPLE
REGISTERED
NOT APPROVED FOR CONSTRUCTION
STATE OF INDIANA
PROFESSIONAL ENGINEER

MR3 DEVELOPMENT

OVERALL DEVELOPMENT PLAN

DARTOWN CROSSING

ORIGINAL ISSUE: 01/02/2020
KHA PROJECT NO. 170171000
SHEET NUMBER
4


Drawing name: K:\IND_LDEV\170171000_MR3_Legends\Crossing_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat & Development Plan\3 PRIMARY PLAT.dwg 4 OVERALL DEVELOPMENT PLAN Feb 07, 2020 10:29am by: Connor.Strege
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# DARTOWN CROSSING
## PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
## ZONING: PUD

| SITE DATA TABLE |
| --- |
| TOTAL ACREAGE – 47.38 |
| # OF LOTS – 4 |
| FUT. POND AREA – 0.73 ACRES |
| ZONING – PUD |


SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570–8800

OWNER/SUBDIVIDER:
ANDREW MOLNAR
MR3 DEVELOPMENT, LLC
P.O. BOX 11067
(412) 400–0844

ENGINEER:
GREG R. RIPPLE, PE
KIMLEY–HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218–9560

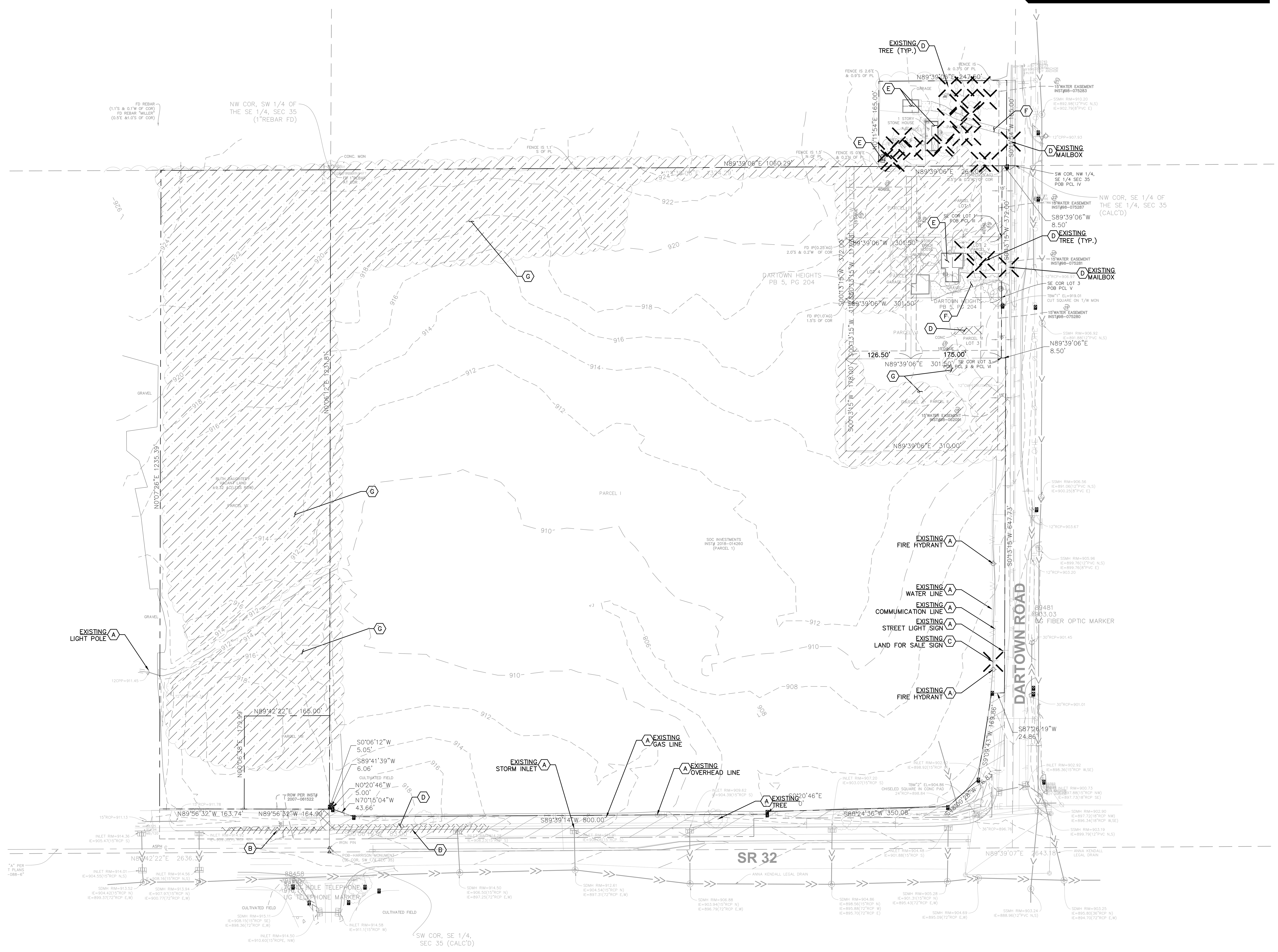

### DEMOLITION LEGEND

| | | |
| --- | --- | --- |
| A | | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
| B | //// | CURB REMOVAL |
| C | X | ITEM TO BE REMOVED |
| D | | CONCRETE REMOVAL |
| E | | BUILDING REMOVAL |
| F | | GRAVEL REMOVAL |
| G | | TREE REMOVAL AREA |

Indiana Utilities Protection Service
Call 811
before you dig

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200




## DEMOLITION NOTES

### GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE–ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING INDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
7. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
8. PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.
9. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS
10. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
11. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.

### DEMOLITION NOTES

THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. SEE ARCHITECTURAL DRAWINGS FOR LIMITS AND PROPER DEMOLITION OF EXISTING BUILDING. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:

- SIDEWALK AND ON–SITE PAVEMENT
- BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
- DEBRIS AND FOUNDATIONS FROM ALL DEMOLISHED STRUCTURES
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.

CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

DISPOSAL OF DEMOLISHED MATERIALS

REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

LANDSCAPE PROTECTION AND REMOVAL

SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION AND REMOVAL.

UTILITY SERVICES

EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT–OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH WITH FLOWABLE FILL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

UTILITY PROTECTION

UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL INDIANA 811 (811 OR 800–382–5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN–KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

POLLUTION CONTROLS

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.

FILLING BASEMENTS AND VOIDS

COMPLETELY FILL BELOW–GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE INDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

| No. | REVISIONS | DATE | BY |
| --- | --- | --- | --- |
| 1 | REVISED PER CITY COMMENTS | 02/07/20 | CVS |

Kimley»Horn
© 2020 KIMLEY–HORN AND ASSOCIATES, INC
250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240
PHONE: 317–218–9560
WWW.KIMLEY–HORN.COM

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

GREGORY RICHARD RIPPLE · REGISTERED PROFESSIONAL ENGINEER · STATE OF INDIANA
NOT APPROVED FOR CONSTRUCTION

MR3 DEVELOPMENT

EXISTING CONDITIONS AND DEMOLITION PLAN

DARTOWN CROSSING

ORIGINAL ISSUE: 01/02/2020
KHA PROJECT NO. 170171000
SHEET NUMBER
5

Drawing name: K:\IND_LDEV\170171000_MR3_LegendsCrossing_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat & Development Plan\5 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg 5 EXISTING CONDITIONS AND DEMOLITION PLAN Feb 07, 2020 10:29am by: Connor.Strege
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley–Horn and Associates, Inc. shall be without liability to Kimley–Horn and Associates, Inc.

# DARTOWN CROSSING

## PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

## ZONING: PUD

### SITE DATA TABLE

TOTAL ACREAGE – 47.38
# OF LOTS – 4
FUT. POND AREA – 0.73 ACRES
ZONING – PUD

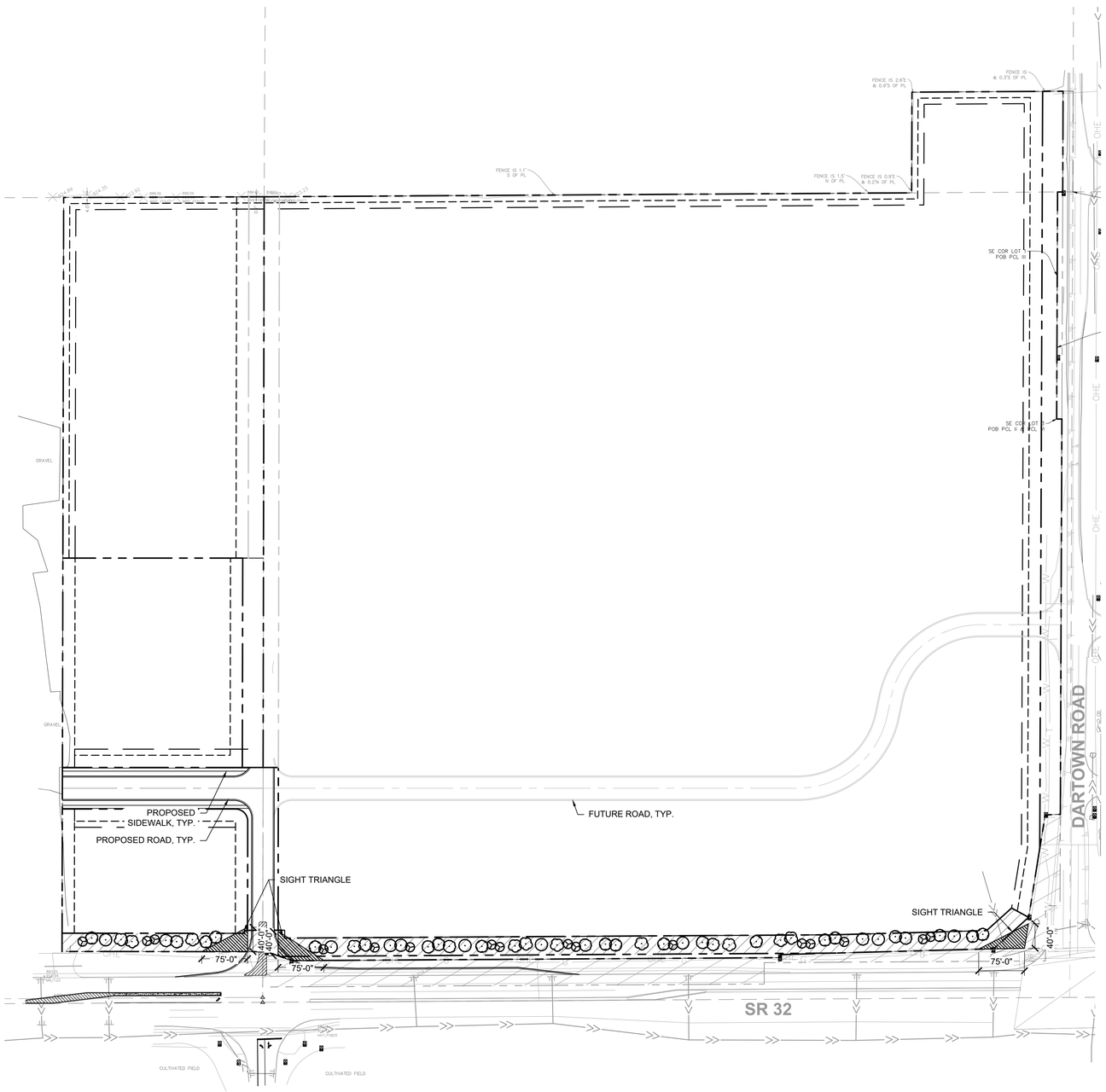

SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570–8800

ENGINEER:
GREG R. RIPPLE, PE
KIMLEY–HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218–9560

OWNER/SUBDIVIDER:
ANDREW MOLNAR
MR3 DEVELOPMENT, LLC
P.O. BOX 11067
(412) 400–0844


NORTH

GRAPHIC SCALE IN FEET
0 50 100 200




### ORDINANCE CHART

ZONING:

| REQUIREMENT | REQUIRED | PROVIDED |
|---|---|---|
| TRAIL CORRIDOR REQUIREMENT<br>• 3 shade trees + 1 ornamental tree / 100 LF of Trail Corridor<br>• All trees shall be a minimum of 2.5" in caliper at time of planting | • (1,517 LF / 100)*3 = 46 shade trees<br>• (1,517 LF / 100)*1 = 16 ornamental trees | • 46 shade trees<br>• 16 ornamental trees |

### PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
|---|---|---|---|---|---|---|
| | 9 | ACER FREEMANII `AUTUMN BLAZE` | AUTUMN BLAZE MAPLE | B & B | 2.5" CAL MIN | 8` HT MIN |
| | 11 | ACER SACCHARUM | SUGAR MAPLE | B & B | 2.5" CAL MIN | 8` HT MIN |
| | 12 | GINKGO BILOBA `AUTUMN GOLD` TM | AUTUMN GOLD GINKGO | B & B | 2.5" CAL MIN | 8` HT MIN |
| | 14 | QUERCUS RUBRA | RED OAK | B & B | 2.5" CAL MIN | 8` HT MIN |
| **ORNAMENTAL TREES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONT** | **CAL** | **HT** |
| | 16 | CERCIS CANADENSIS | EASTERN REDBUD | B & B | 2.5" CAL MIN | 8` HT MIN |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER CITY COMMENTS | 02/07/20 | CVS |

Kimley»Horn


© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 E. 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM


SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

NOT APPROVED FOR CONSTRUCTION
BRANDON M. SMITH
STATE OF INDIANA
SECTION 1

MR3 DEVELOPMENT

LANDSCAPE PLAN

DARTOWN CROSSING

ORIGINAL ISSUE: 01/02/2020
KHA PROJECT NO. 170171000
SHEET NUMBER
6


Drawing name: K:\IND_LDEV\170171000_MR3_LegendsCrossing_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat & Development Plan\6 LANDSCAPE PLAN.dwg 6 LANDSCAPE PLAN Feb 07, 2020 10:28am by: Connor.Strege
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**Docket Number:** 2003-PUD-03 (Ordinance No. 20-09)

**Petitioner:** Tippman Construction

**Representative:** Kimley-Horn and Associates, Inc.

**Request:** An amendment to the Northpoint PUD District to accommodate a new distribution facility.

**Current Zoning:** Northpoint PUD District

**Current Land Use:** Undeveloped

**Acreage:** 81.86 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Pump Room and Tank Representative Image
5. Landscape Plan
6. Proposed Ord. 20-09 (Northpoint PUD Amendment III)
7. Ord. 19-57 (Northpoint PUD Amendment I)
8. Ord. 17-51 (Northpoint PUD)

**Staff Reviewer:** Pam Howard, Senior Planner

---

## PETITION HISTORY

This petition was introduced at the February 10, 2020, City Council meeting. The petition will receive a public hearing at the February 18, 2020, Advisory Plan Commission (the "Plan Commission") meeting.

---

## PROJECT OVERVIEW

**Location**: This subject property is 81.86 acres +/- in size and is located at the northwest corner of 196th Street and Grassy Branch Road (the "Property") (see **Exhibit 2**). Adjacent properties to east and west are zoned AG-SF1, properties to the south are zoned SF2, and properties to the north are the residential area of the Northpoint PUD being developed as the Coventry subdivision.

**Property History**: The petitioner is requesting an amendment to the Northpoint PUD District. The current version of the Northpoint PUD (the "Original PUD") was adopted at the August 13, 2018, City Council meeting. An amendment for the Property (the "GFS Amendment") was adopted at the November 25, 2019, City Council meeting. The Property was included on a Primary

Plat and Overall Development Plan which were approved at the November 19. 2018, APC meeting.

---

**REQUESTED MODIFICATIONS**

**Definitions**: The proposed Amendment include a definition for "Pump Room and Tank", which is not present in the UDO.

**Concept Plan:** The PUD Amendment includes a Concept Plan (see **Exhibit 3**), that would replace the one included in Ordinance 19-57, and requires that the Property be developed in substantial compliance with said Concept Plan.

**Development Standards:** As proposed, the PUD Amendment would default to the Development Standards set forth in the Original PUD and UDO with the following modifications:

> Accessory Use and Building Standards: The PUD Amendment defaults to UDO Article 6.1 and GFS Amendment with the exception of permitting a Pump Room and Tank, with a Maximum Height of thirty-five (35) feet, within the Established Front Yard of 196th Street and Grassy Branch Road, as shown on the Concept Plan (see **Exhibit 3**).
>
> Architectural Standards: The Proposed Amendment defaults the Architectural Standards of the Original PUD, GFS Amendment, and UDO with two (2) exceptions. The first exception is to exempt the Pump Room and Tank from the Architectural requirements, and instead require substantial compliance with the provided exhibit (see **Exhibit 4**). The second proposed exception would increase the Maximum Building Height for the Principal Building to sixty-five (65) feet, from the sixty (60) feet permitted by the Original PUD.
>
> Landscaping Standards: As written, the PUD Amendment defaults to the standards of the Original PUD, GFS Amendment, and UDO, with two modifications. First, a new Landscape Plan (see **Exhibit 5**) has been incorporated to replace the one included in the GFS Amendment. Second, the PUD requires the existing trees within 30' of the north property line to be preserved, and permits the number of new plantings in that area to be reduced in accordance with UDO Article 6.8(E) Landscaping Standards; Preservation and Replacement of Trees.

---

**COMPREHENSIVE PLAN**

Comprehensive Plan: The Northpoint PUD falls within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Grassy Branch Road; (ii) Collector: 196th Street; and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

---

**PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 18, 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**

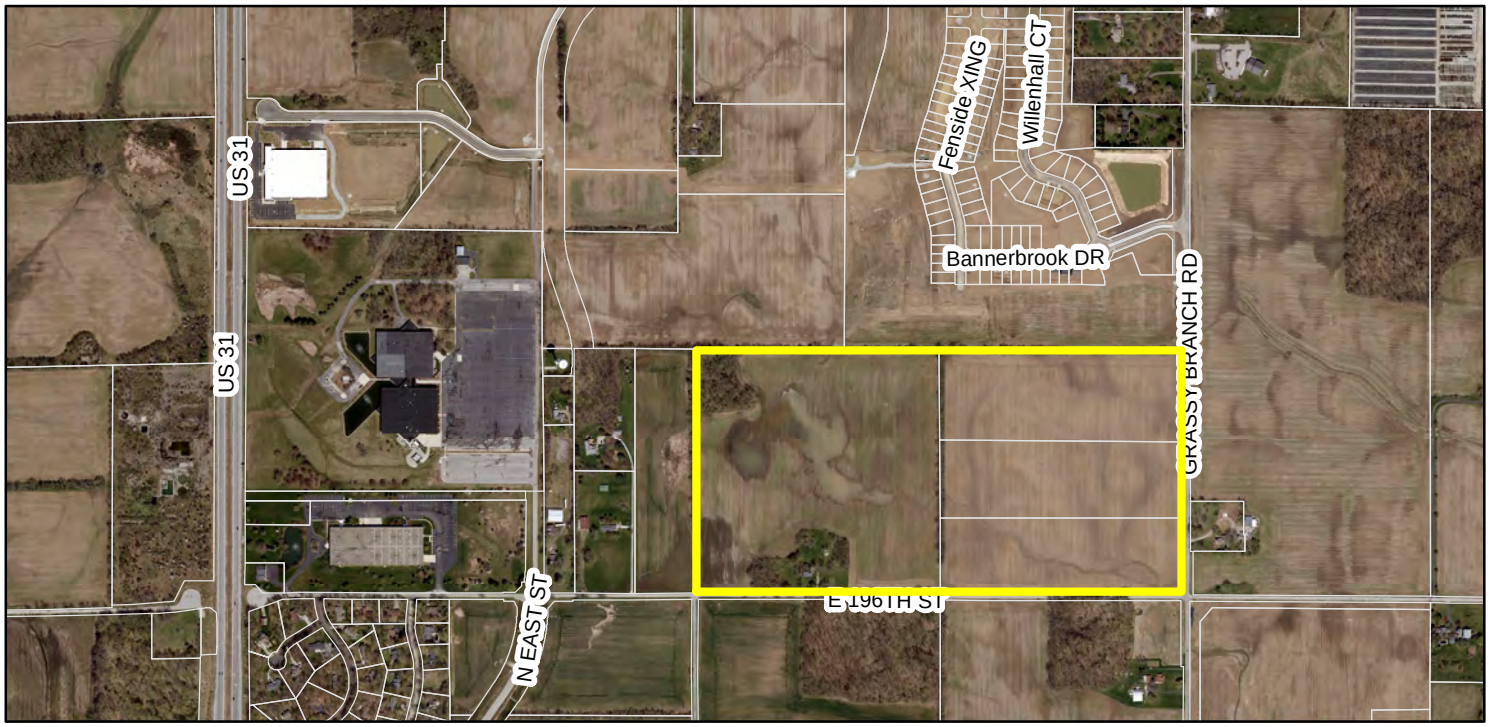
1. **Public Hearing: Hold a public hearing at the February 18, 2020, Plan Commission meeting.**
2. **Action: If the Plan Commission is satisfied with the petition, then forward a recommendation to the City Council.**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

# Property Location Map
# Northpoint PUD Amendment III (GFS)
# 2003-PUD-03

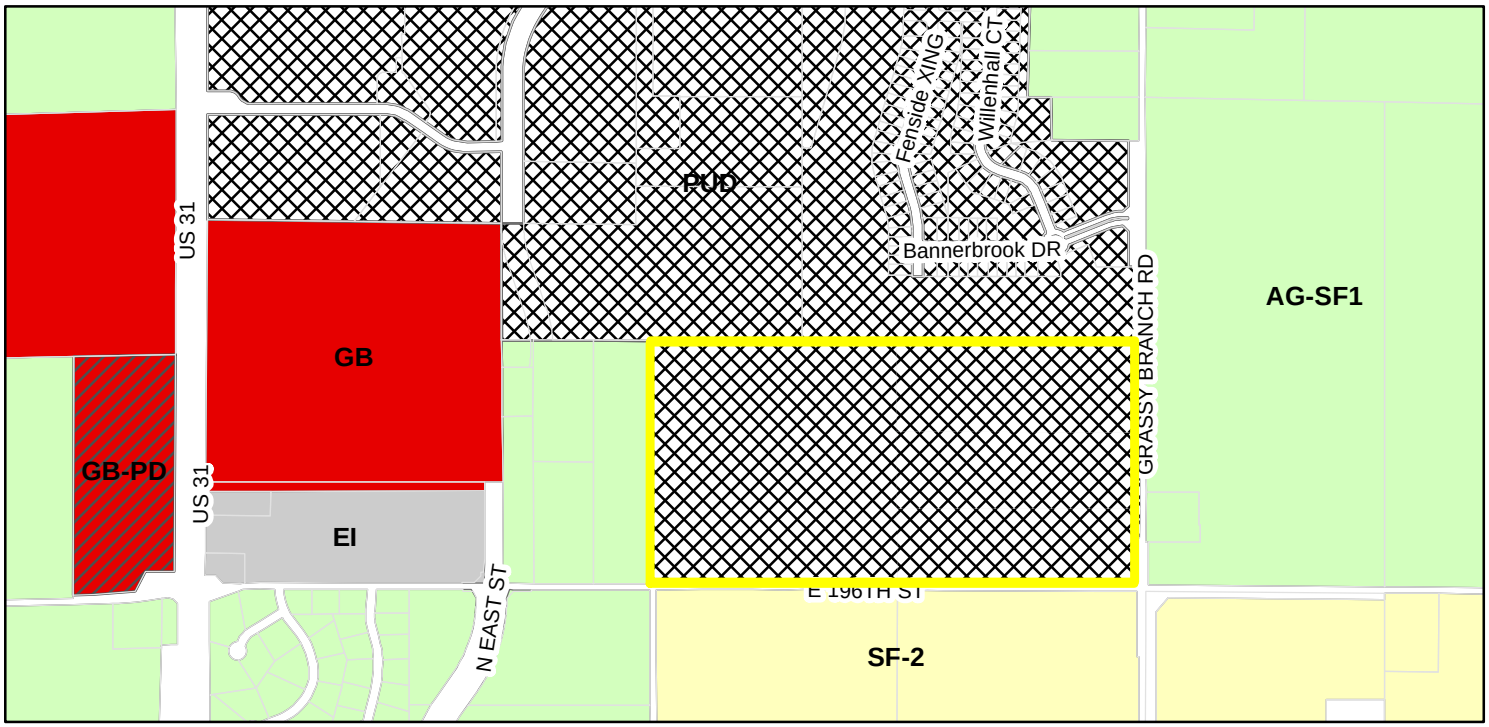
N
W E
S
Not To Scale

## Aerial Location Map

Site




## Zoning Map




**Zoning**

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

# SITE DATA

SITE: ±81.86 ACRES
ZONED: NORTHPOINT PUD: COMMERCE PARK: DISTRICT 2
USE: COMMERCIAL WAREHOUSE/DISTRIBUTION

| | |
|---|---|
| MINIMUM LOT AREA: | 1 ACRE |
| MINIMUM LOT WIDTH: | 70' |
| MAXIMUM BUILDING HEIGHT: | 60' |
| FRONT BUILDING SETBACK: | 200' (GRASSY BRANCH)<br>30' (196TH STREET) |
| SIDE BUILDING SETBACK: | 10' |
| REAR BUILDING SETBACK: | 10' |
| BUILDING COVERAGE: | 26% |

# PARKING SUMMARY

| | | |
|---|---|---|
| PROPOSED | | |
| STANDARD PARKING SPACES | =328 | SPACES |
| TRAILER PARKING SPACES | =114 | SPACES |
| OVER THE ROAD WAITING AREA | =20 | SPACES |
| TRACTOR PARKING SPACES | =168 | SPACES |
| FUTURE | | |
| STANDARD PARKING SPACES | =155 | SPACES |
| TRAILER PARKING SPACES | =43 | SPACES |
| OVER THE ROAD WAITING AREA | =14 | SPACES |
| OVER THE ROAD DROP LOT | =64 | SPACES |
| TRACTOR PARKING SPACES | =210 | 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
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN

HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN

RIGHT-OF-WAY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN

8-FT ASPHALT TRAIL
REFER TO WESTFIELD STANDARD DETAILS

# GENERAL NOTES

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. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. OWNER HAS SUBMITTED FOR AND OBTAINED THE FOLLOWING SITE RELATED PERMITS:

| AGENCY | PERMIT # |
|---|---|
| CITY OF WESTFIELD: | |
| OVERALL DEVELOPMENT PLAN | 1811-ODP-17 |
| PRIMARY PLAT | 1811-SPP-17 |
| PUD AMENDMENT | ORD.19-57 |

5. OWNER HAS SUBMITTED FOR AND IS IN THE PROCESS OF OBTAINING THE FOLLOWING SITE RELATED PERMITS:

| AGENCY | PERMIT # |
|---|---|
| CITY OF WESTFIELD: | |
| DETAILED DEVELOPMENT PLAN | TBD |
| SECONDARY PLAT | TBD |
| SECONDARY PUD AMENDMENT | TBD |

# BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

TBM #1 COTTON GIN SPINDLE, 1.15' UP SOUTH SIDE OF POWER POLE #301-07 10, ON NORTH INTERSECTION OF 196TH STREET AND FLIPPINS ROAD
ELEVATION=894.55

TBM #2 RAILROAD SPIKE, 1.2' UP SOUTH SIDE OF POWER POLE 075-375, ON NORTH SIDE OF 196TH STREET, SOUTHWEST OF RESIDENCE
ELEVATION=903.76

TBM #3 COTTON GIN SPINDLE, 1.4 FEET UP NORTH SIDE OF FENCE POST ON SOUTH SIDE OF 196TH STREET, ¼ MILE WEST OF GRASSY BRANCH ROAD.
ELEVATION=897.00

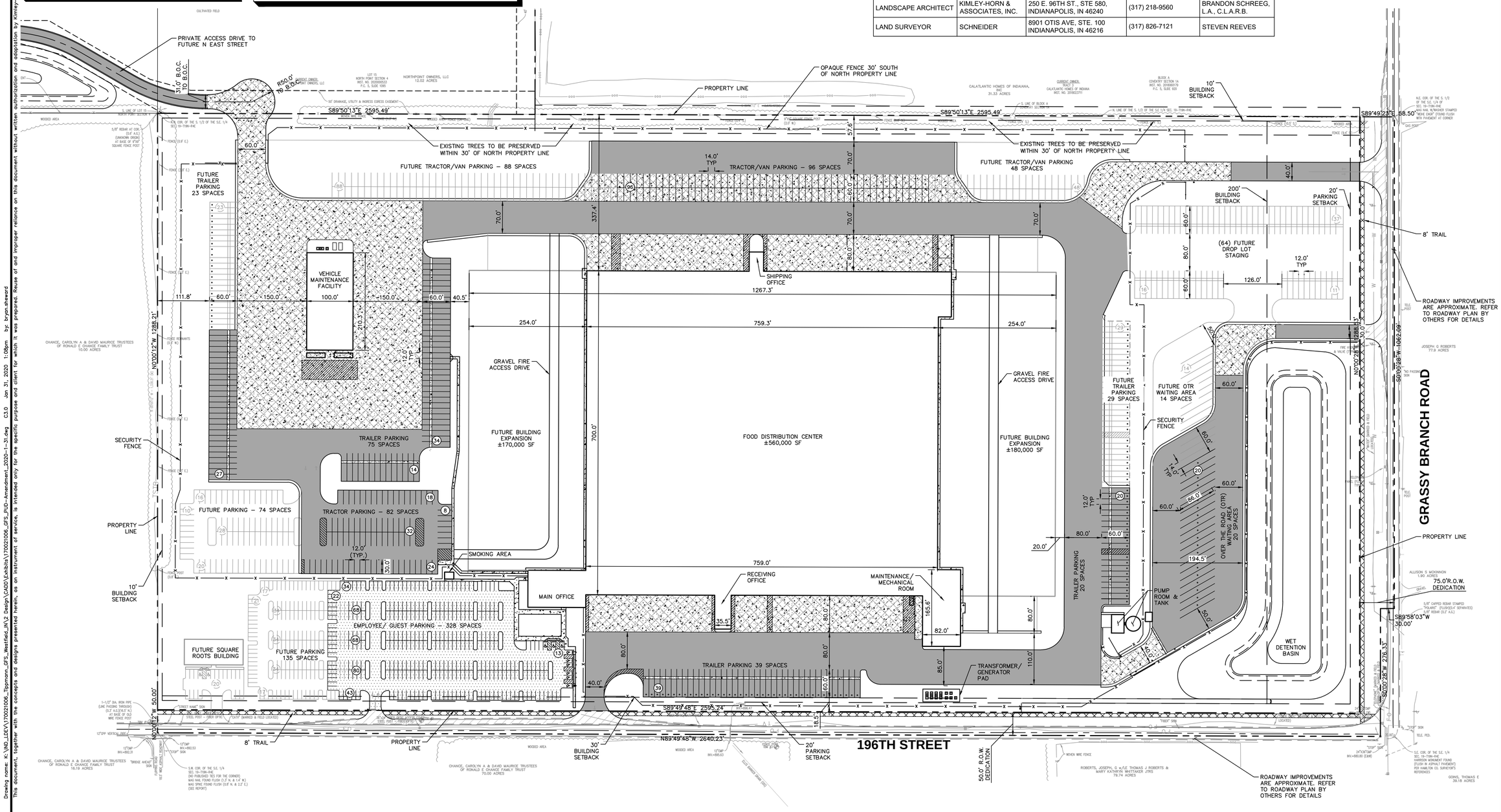
Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

# PROJECT TEAM

| ROLE | COMPANY | ADDRESS | PHONE NUMBER/EMAIL | CONTACT |
|---|---|---|---|---|
| OWNER | PINNACLE REALTY SERVICES | 1300 GEZON PARKWAY, SW WYOMING, MI 49509 | (616) 260-3297 | ADAM CROCKER |
| DEVELOPER | TIPPMANN CONSTRUCTION | 9009 COLDWATER ROAD, FORT WAYNE, IN 46825 | (260) 490-3000 | JASON BRANSTETER AIA, LEED AP |
| CIVIL ENGINEER | KIMLEY-HORN & ASSOCIATES, INC. | 250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240 | (317) 218-9560<br>bryan.sheward@kimley-horn.com | BRYAN SHEWARD, P.E. |
| LANDSCAPE ARCHITECT | KIMLEY-HORN & ASSOCIATES, INC. | 250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240 | (317) 218-9560 | BRANDON SCHREEG, L.A., C.L.A.R.B. |
| LAND SURVEYOR | SCHNEIDER | 8901 OTIS AVE, STE. 100 INDIANAPOLIS, IN 46216 | (317) 826-7121 | STEVEN REEVES |




Drawing name: K:\IND_LDEV\170021006_Tippmann_OFS_Westfield_IN\2 Design\CADD\Exhibits\170021006_OFS_PUD-Amendment_2020-1-31.dwg C3.0 Jan 31, 2020 1:08pm by: bryan.sheward
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
6640 GUION ROAD, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NPK
DRAWN BY: NJB
CHECKED BY: BAS

BRYAN ALLEN SHEWARD REGISTERED INDIANA PROFESSIONAL ENGINEER
APPROVAL PENDING NOT FOR CONSTRUCTION

TIPPMANN CONSTRUCTION a Tippmann Group Company
BOISE • CHARLOTTE • DENVER • INDIANAPOLIS • KANSAS CITY • MINNEAPOLIS • PHOENIX • PORTLAND • RALEIGH • SALT LAKE CITY • SAN DIEGO • SEATTLE • TUCSON • WASHINGTON D.C. METRO
FORT WAYNE • (260) 490-3000 • FORT WAYNE, INDIANA • 46825
ATLANTA • (404) 400-3000 • ATLANTA, GEORGIA • 30328

# OVERALL SITE PLAN

GORDON FOOD SERVICE DEVELOPMENT
NWC 196TH ST & GRASSY BRANCH RD
WESTFIELD, IN 46074

ORIGINAL ISSUE: 01/31/2020
KHA PROJECT NO. 170021006
SHEET NUMBER
C3.0

GFS
gordon food service

# PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
|---|---|---|---|---|---|---|
| AS | 65 | ACER RUBRUM `RED SUNSET` | RED SUNSET MAPLE | B & B | 2" CAL MIN | 8` HT MIN |
| GB | 70 | GINKGO BILOBA `AUTUMN GOLD` TM | AUTUMN GOLD GINKGO | B & B | 2" CAL MIN | 8` HT MIN |
| LT | 61 | LIRIODENDRON TULIPIFERA | TULIP TREE | B & B | 2" CAL MIN | 8` HT MIN |
| PM | 34 | PLATANUS X ACERIFOLIA `MORTON CIRCLE` TM | EXCLAMATION LONDON PLANE TREE | B & B | 2" CAL MIN | 8` HT MIN |
| QA | 33 | QUERCUS ALBA | WHITE OAK | B & B | 2" CAL MIN | 8` HT MIN |
| TC | 34 | TILIA CORDATA `GREENSPIRE` | GREENSPIRE LITTLELEAF LINDEN | B & B | 2" CAL MIN | 8` HT MIN |

| EVERGREEN TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
|---|---|---|---|---|---|---|
| PA | 116 | PICEA ABIES | NORWAY SPRUCE | B & B | --- | 6` HT MIN |
| PG | 169 | PICEA GLAUCA `DENSATA` | BLACK HILLS SPRUCE | B & B | --- | 6` HT MIN |
| PP | 101 | PICEA PUNGENS | COLORADO SPRUCE | B & B | --- | 6` HT MIN |

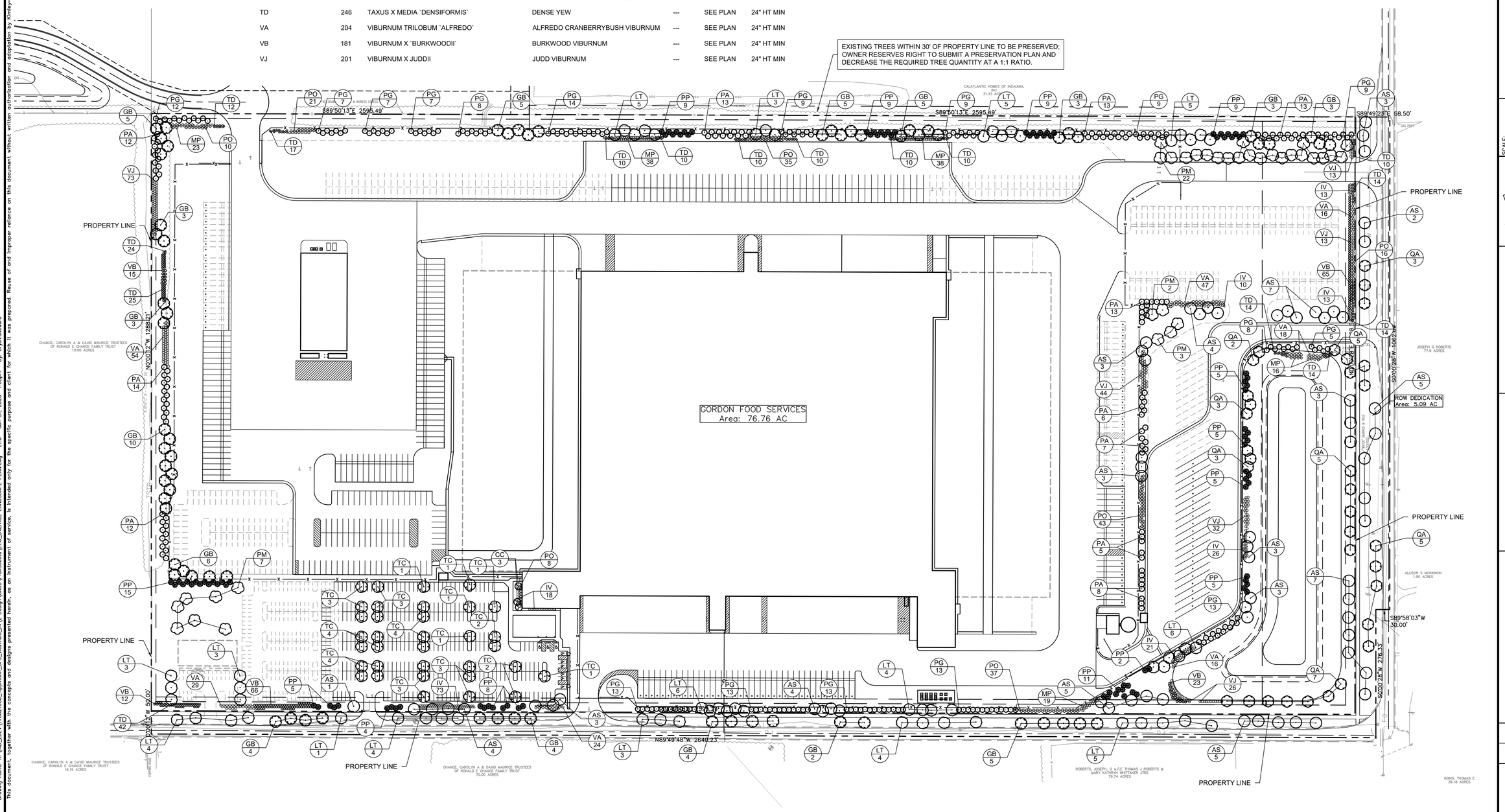
| ORNAMENTAL TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
|---|---|---|---|---|---|---|
| CC | 3 | CERCIS CANADENSIS `FOREST PANSY` | FOREST PANSY REDBUD | B & B | 2" CAL MIN | --- |

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING | SIZE |
|---|---|---|---|---|---|---|
| IV | 174 | ITEA VIRGINICA `HENRY`S GARNET` | HENRY`S GARNET SWEETSPIRE | --- | SEE PLAN | 24" HT MIN |
| MP | 134 | MYRICA PENSYLVANICA | NORTHERN BAYBERRY | --- | SEE PLAN | 24" HT MIN |
| PO | 170 | PHYSOCARPUS OPULIFOLIUS `SEWARD` TM | SUMMER WINE SEWARD NINEBARK | --- | SEE PLAN | 24" HT MIN |
| TD | 246 | TAXUS X MEDIA `DENSIFORMIS` | DENSE YEW | --- | SEE PLAN | 24" HT MIN |
| VA | 204 | VIBURNUM TRILOBUM `ALFREDO` | ALFREDO CRANBERRYBUSH VIBURNUM | --- | SEE PLAN | 24" HT MIN |
| VB | 181 | VIBURNUM X `BURKWOODII` | BURKWOOD VIBURNUM | --- | SEE PLAN | 24" HT MIN |
| VJ | 201 | VIBURNUM X JUDDII | JUDD VIBURNUM | --- | SEE PLAN | 24" HT MIN |

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200




Drawing name: K:\IND_LDEV\170021006_Tippmann_GFS_Westfield_IN\2 Design\CADD\PlanSheets\L1.0_OVERALL LANDSCAPE PLAN.dwg L1.0 Jan 31, 2020 1:08pm by bryan.steward
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
9465 KEYSTONE CROSSING, SUITE 500,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

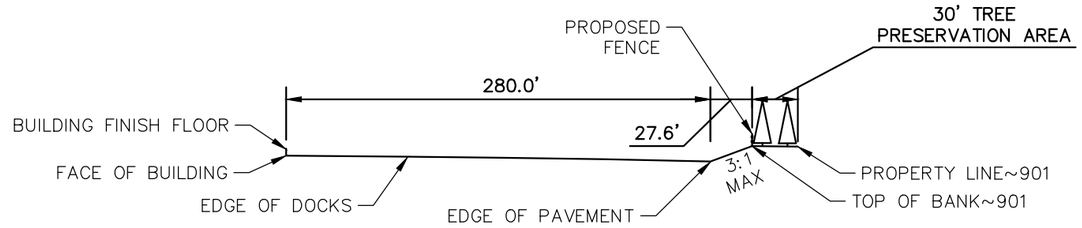
BRANDON M. SMITH
APPROVAL PENDING NOT FOR CONSTRUCTION
LANDSCAPE ARCHITECT

TIPPMANN CONSTRUCTION
a Tippmann Group Company
8025 ZIONSVILLE ROAD, INDIANAPOLIS, IN 46268
PHONE: (317) 297-2500 • CSP #67967, ROOFING #4203
FAX: (317) 297-2520

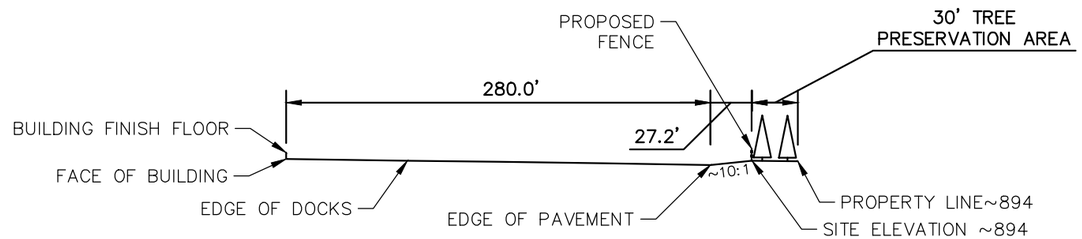
# OVERALL LANDSCAPE PLAN

GORDON FOOD SERVICE DEVELOPMENT
NWC 196TH ST & GRASSY BRANCH RD
WESTFIELD, IN 46074

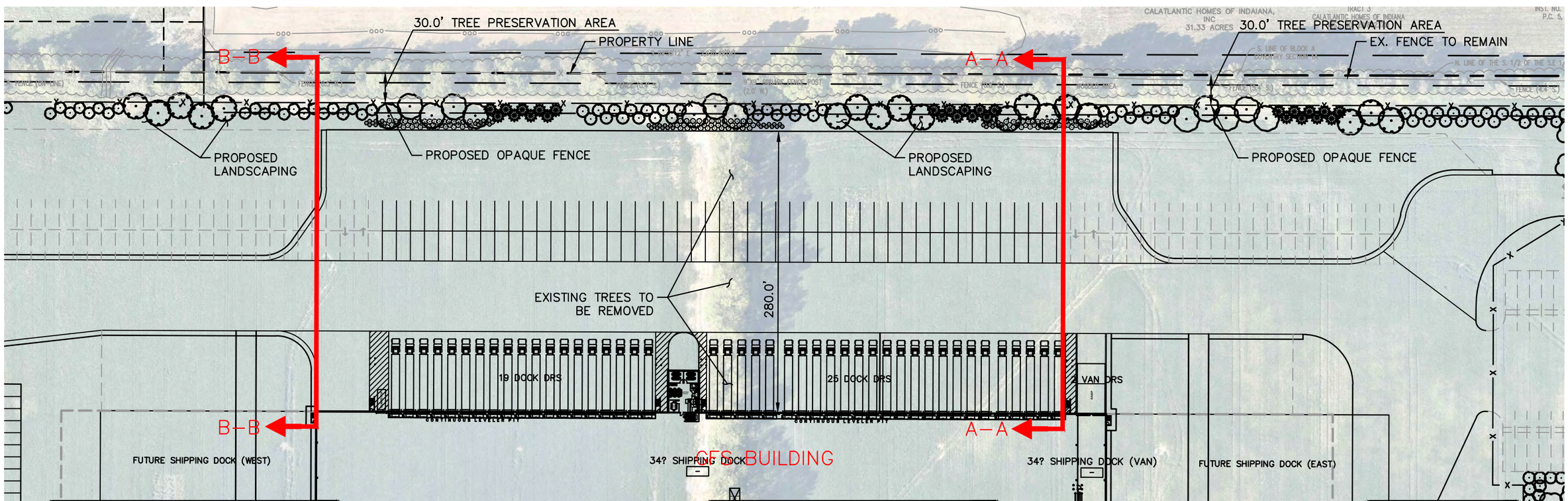
ORIGINAL ISSUE: 01/31/2020
KHA PROJECT NO. 170021006
SHEET NUMBER
L1.0




## SECTION A-A
## EAST SECTION




## SECTION B-B
## WEST SECTION




**GFS DEVELOPMENT**
WESTFIELD, IN

**NORTH PROPERTY LINE SECTIONS**

01/31/2020

Kimley»Horn

# ORDINANCE 20-09

**Northpoint PUD Amendment III**

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

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

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

**WHEREAS**, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 17-51, Northpoint Planned Unit Development Ordinance on August 14, 2018 (the "Northpoint PUD");

**WHEREAS**, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 19-57, Northpoint PUD Amendment I Ordinance on November 25, 2019 (the "GFS Amendment");

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2003-PUD-03), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Northpoint PUD with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded Petition No. 2003-PUD-03 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **_____ recommendation (X-X)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on **_____, 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.

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

**Section 1. Applicability of Ordinance.**

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

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

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

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

2.1 Pump Room and Tank: An Accessory Building with the purpose of holding and controlling water for the Principal Building's fire suppression system.

**Section 3.** **Concept Plan:** The Concept Plan, attached hereto as **Exhibit B**, shall replace and supersede Exhibit D of Ordinance 19-57. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 4.** **Development Standards:** The standards of Article 6: Development Standards of the UDO, as amended by the Northpoint PUD and GFS Amendment, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. In addition, the follow shall apply:

4.1 Accessory Use and Building Standards: The standards of Article 6.1 of the UDO, as amended by the Northpoint PUD and GFS Amendment, as applicable to the Underlying Zoning District, shall apply to the development of the District. In addition, the follow shall apply:

A. A Pump Room and Tank, as shown the Concept Plan, shall be permitted in the Established Front Yard and shall have a Maximum Height of thirty-five (35) feet.

4.2 Architectural Standards: The Standards of Article 6.3 of the UDO, as amended by the Northpoint PUD and GFS Amendment, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as modified below. In addition, the follow shall apply:

A. The Pump Room and Tank shall be constructed in Substantial Compliance with **Exhibit C.** No other Architectural Standards shall apply.

B. The Maximum Building Height for the Principal Building shall be sixty-five (65) feet.

4.3 Landscaping Standards: The Standards of Article 6.8 of the UDO, as amended by the Northpoint PUD and GFS Amendment, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as modified below. In addition, the follow shall apply:

A. The Landscape Plan, attached hereto as **Exhibit D**, shall replace and supersede Exhibit C of Ordinance 19-57.

B. Existing trees within thirty (30) feet of the north property line shall be preserved. The number of new plantings may be reduced in accordance with Article 6.8(E) of the UDO.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2020.**

**WESTFIELD COMMON COUNCIL**
**HAMILTON COUNTY, INDIANA**

| **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 J. Gossard, Clerk-Treasurer

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

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

I hereby certify **ORDINANCE 19-59** was delivered to the Mayor of Westfield on the _____day of__ _____, 2020.

_____
Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 19-59
this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-59
this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

**EXHIBIT A**
**LAND DESCRIPTION**

Limited Warranty Deed
Westfield DC 2019 LLC
Instrument No. 2020000531

PARCEL 1:

The Southeast Quarter of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, in Hamilton County, Indiana, EXCEPT: 25.264 acres off of the south side thereof, containing after said exception 14.736 acres, more or less.

PARCEL 2:

12.632 acres of even width off of the south side of the following described tract of real estate:

The Southeast Quarter of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, in Hamilton County, Indiana, EXCEPT: 12.632 acres off of the south side thereof.

PARCEL 3:

12.632 acres in even width off of the south side of the Southeast Quarter of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, in Hamilton County, Indiana.

EXCEPT: that part conveyed to the City of Westfield by Warranty Deed recorded February 16, 2018 as Document 2018006274, described as follows:

A part of the Southeast Quarter of the Southeast Quarter of Section 19, Township 19 North, Range 4 East and a part of the real estate described within Instrument Number 8811769 in the Office of the Recorder of Hamilton County, Indiana, depicted by the Plat marked Exhibit “B” which is attached to said Warranty Deed recorded February 16, 2018 as Instrument Number 2018006274, and more particularly described as follows:

BEGINNING at the southeast corner of said Section designated “41023” on said Plat and southeast corner of the Grantor's land; thence on and along the South line of said Section and Grantor's land North 89 degrees 50 minutes 08 seconds West (basis of bearing being the Location Control Route Survey Plat recorded as Instrument Number 2017010477 in the Office of the Recorder of said County) 30.00 feet to point “611” on said Plat; thence North 00 degrees 00 minutes 23 seconds East 276.34 feet to point “614” on said Plat; thence South 89 degrees 59 minutes 37 seconds East 30.00 feet to the east line of the Grantor's land; thence on and along said east line South 00 degrees 00 minutes 23 seconds West 276.42 feet to the Point of Beginning, containing 0.190 acres (8,291.43 square feet), more or less, inclusive of the presently existing right-of-way, which contains 0.063 acres (2728.81 square feet), more or less.

PARCEL 4:

The Southwest Quarter of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, containing 40 acres, more or less.

**<u>EXHIBIT B</u>**
**CONCEPT PLAN**

**[See following page]**

# SITE DATA

SITE: ±81.86 ACRES
ZONED: NORTHPOINT PUD: COMMERCE PARK: DISTRICT 2
USE: COMMERCIAL WAREHOUSE/DISTRIBUTION

| | |
|---|---|
| MINIMUM LOT AREA: | 1 ACRE |
| MINIMUM LOT WIDTH: | 70' |
| MAXIMUM BUILDING HEIGHT: | 60' |
| FRONT BUILDING SETBACK: | 200' (GRASSY BRANCH)<br>30' (196TH STREET) |
| SIDE BUILDING SETBACK: | 10' |
| REAR BUILDING SETBACK: | 10' |
| BUILDING COVERAGE: | 26% |

# PARKING SUMMARY

| | |
|---|---|
| PROPOSED | |
| STANDARD PARKING SPACES | =328 SPACES |
| TRAILER PARKING SPACES | =114 SPACES |
| OVER THE ROAD WAITING AREA | =20 SPACES |
| TRACTOR PARKING SPACES | =168 SPACES |
| FUTURE | |
| STANDARD PARKING SPACES | =155 SPACES |
| TRAILER PARKING SPACES | =43 SPACES |
| OVER THE ROAD WAITING AREA | =14 SPACES |
| OVER THE ROAD DROP LOT | =64 SPACES |
| TRACTOR PARKING SPACES | =210 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
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN

HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN

RIGHT-OF-WAY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN

8-FT ASPHALT TRAIL
REFER TO WESTFIELD STANDARD DETAILS

# GENERAL NOTES

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. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. OWNER HAS SUBMITTED FOR AND OBTAINED THE FOLLOWING SITE RELATED PERMITS:

| AGENCY | PERMIT # |
|---|---|
| CITY OF WESTFIELD: | |
| OVERALL DEVELOPMENT PLAN | 1811-ODP-17 |
| PRIMARY PLAT | 1811-SPP-17 |
| PUD AMENDMENT | ORD.19-57 |

5. OWNER HAS SUBMITTED FOR AND IS IN THE PROCESS OF OBTAINING THE FOLLOWING SITE RELATED PERMITS:

| AGENCY | PERMIT # |
|---|---|
| CITY OF WESTFIELD: | |
| DETAILED DEVELOPMENT PLAN | TBD |
| SECONDARY PLAT | TBD |
| SECONDARY PUD AMENDMENT | TBD |

# BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

TBM #1 COTTON GIN SPINDLE, 1.15' UP SOUTH SIDE OF POWER POLE #301-07 10, ON NORTH INTERSECTION OF 196TH STREET AND FLIPPINS ROAD
ELEVATION=894.55

TBM #2 RAILROAD SPIKE, 1.2' UP SOUTH SIDE OF POWER POLE 075-375, ON NORTH SIDE OF 196TH STREET, SOUTHWEST OF RESIDENCE
ELEVATION=903.76

TBM #3 COTTON GIN SPINDLE, 1.4 FEET UP NORTH SIDE OF FENCE POST ON SOUTH SIDE OF 196TH STREET, ¼ MILE WEST OF GRASSY BRANCH ROAD.
ELEVATION=897.00

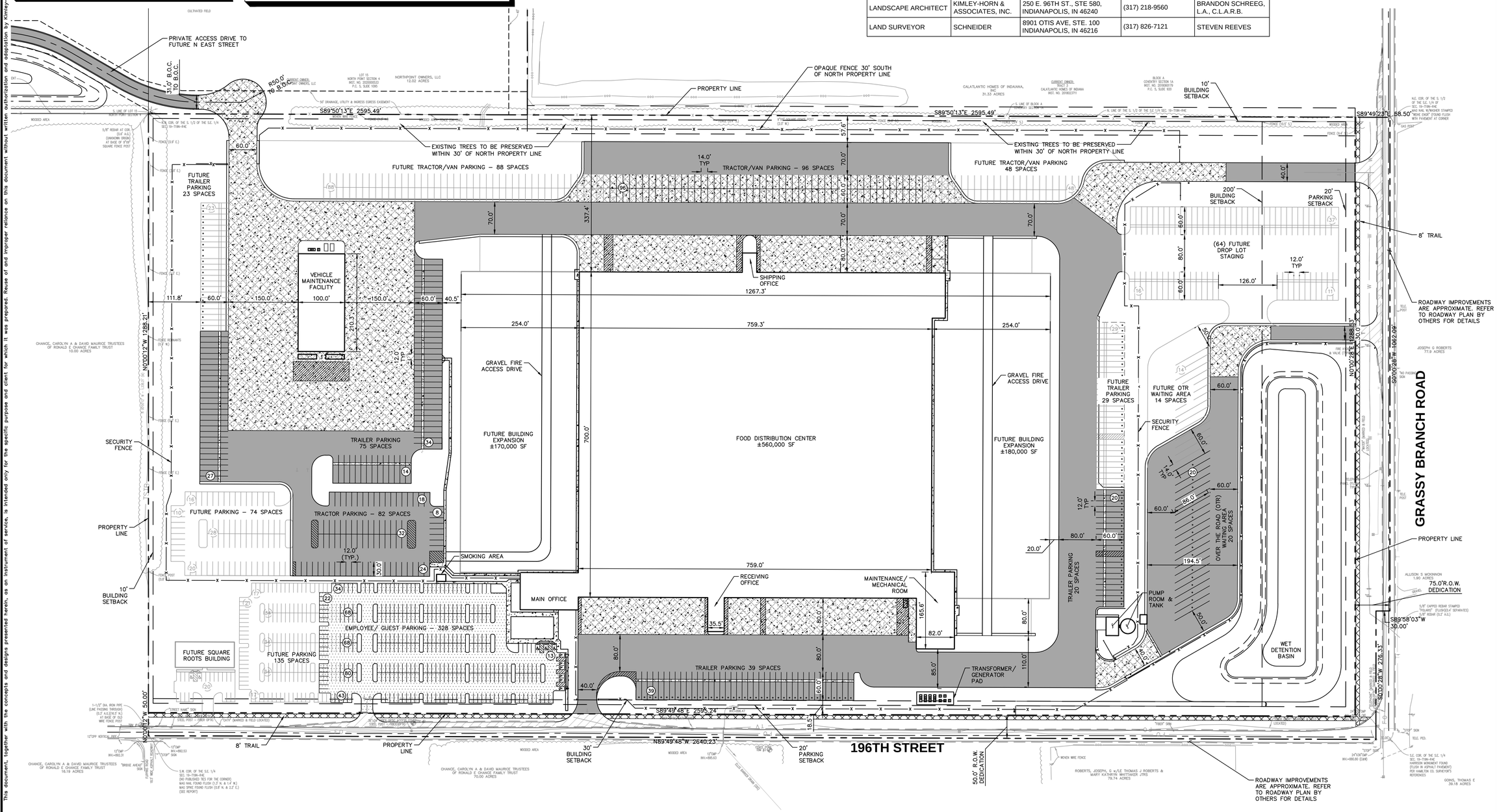
Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

# PROJECT TEAM

| ROLE | COMPANY | ADDRESS | PHONE NUMBER/EMAIL | CONTACT |
|---|---|---|---|---|
| OWNER | PINNACLE REALTY SERVICES | 1300 GEZON PARKWAY, SW WYOMING, MI 49509 | (616) 260-3297 | ADAM CROCKER |
| DEVELOPER | TIPPMANN CONSTRUCTION | 9009 COLDWATER ROAD, FORT WAYNE, IN 46825 | (260) 490-3000 | JASON BRANSTETER AIA, LEED AP |
| CIVIL ENGINEER | KIMLEY-HORN & ASSOCIATES, INC. | 250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240 | (317) 218-9560<br>bryan.sheward@kimley-horn.com | BRYAN SHEWARD, P.E. |
| LANDSCAPE ARCHITECT | KIMLEY-HORN & ASSOCIATES, INC. | 250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240 | (317) 218-9560 | BRANDON SCHREEG, L.A., C.L.A.R.B. |
| LAND SURVEYOR | SCHNEIDER | 8901 OTIS AVE, STE. 100 INDIANAPOLIS, IN 46216 | (317) 826-7121 | STEVEN REEVES |




Drawing name: K:\IND_LDEV\170021006_Tippmann_OFS_Westfield_IN\2 Design\CADD\Exhibits\170021006_OFS_PUD-Amendment_2020-1-31.dwg C3.0 Jan 31, 2020 1:08pm by: bryan.sheward

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|


Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 E. 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM


SCALE: AS NOTED
DESIGNED BY: NPK
DRAWN BY: NJB
CHECKED BY: BAS

BRYAN ALLEN SHEWARD REGISTERED INDIANA PROFESSIONAL ENGINEER
APPROVAL PENDING NOT FOR CONSTRUCTION

TIPPMANN CONSTRUCTION a Tippmann Group Company
BOISE • CHARLOTTE • DENVER • FORT WAYNE • INDIANAPOLIS • KANSAS CITY • MINNEAPOLIS • PHOENIX • PORTLAND • SALT LAKE CITY • SEATTLE • TUCSON • WASHINGTON D.C. (260) 490-3000

# OVERALL SITE PLAN

GORDON FOOD SERVICE DEVELOPMENT
NWC 196TH ST & GRASSY BRANCH RD
WESTFIELD, IN 46074

ORIGINAL ISSUE: 01/31/2020
KHA PROJECT NO. 170021006
SHEET NUMBER
C3.0

**EXHIBIT C**
**PUMP ROOM AND TANK REPRESENTATIVE IMAGE**

**[See following page]**

GFS
gordon food service

**<u>EXHIBIT</u>**
**LANDSCAPE PLAN**

**[See following 2 pages]**

# PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
|---|---|---|---|---|---|---|
| AS | 65 | ACER RUBRUM `RED SUNSET` | RED SUNSET MAPLE | B & B | 2" CAL MIN | 8` HT MIN |
| GB | 70 | GINKGO BILOBA `AUTUMN GOLD` TM | AUTUMN GOLD GINKGO | B & B | 2" CAL MIN | 8` HT MIN |
| LT | 61 | LIRIODENDRON TULIPIFERA | TULIP TREE | B & B | 2" CAL MIN | 8` HT MIN |
| PM | 34 | PLATANUS X ACERIFOLIA `MORTON CIRCLE` TM | EXCLAMATION LONDON PLANE TREE | B & B | 2" CAL MIN | 8` HT MIN |
| QA | 33 | QUERCUS ALBA | WHITE OAK | B & B | 2" CAL MIN | 8` HT MIN |
| TC | 34 | TILIA CORDATA `GREENSPIRE` | GREENSPIRE LITTLELEAF LINDEN | B & B | 2" CAL MIN | 8` HT MIN |

| EVERGREEN TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
|---|---|---|---|---|---|---|
| PA | 116 | PICEA ABIES | NORWAY SPRUCE | B & B | --- | 6` HT MIN |
| PG | 169 | PICEA GLAUCA `DENSATA` | BLACK HILLS SPRUCE | B & B | --- | 6` HT MIN |
| PP | 101 | PICEA PUNGENS | COLORADO SPRUCE | B & B | --- | 6` HT MIN |

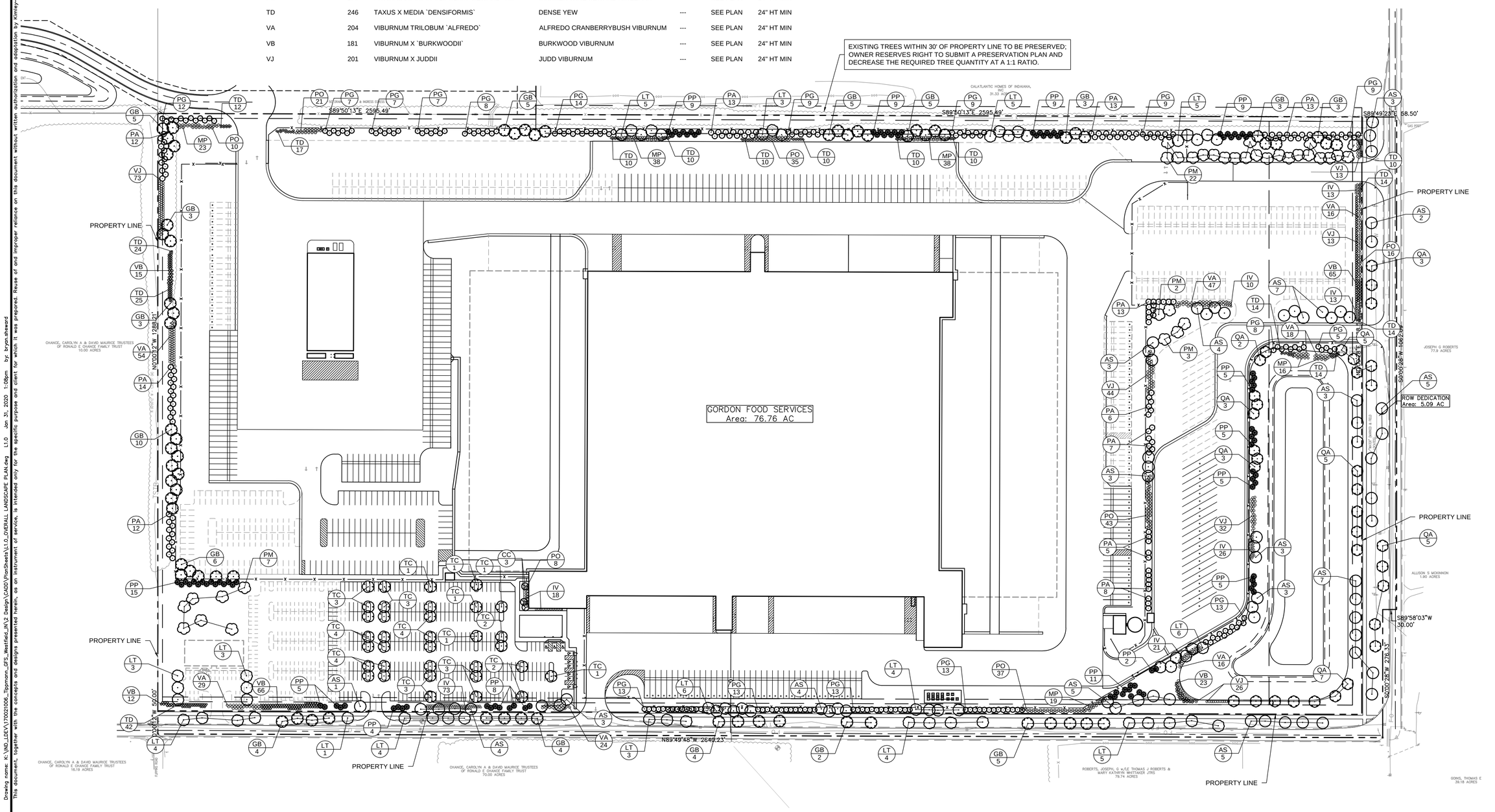
| ORNAMENTAL TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
|---|---|---|---|---|---|---|
| CC | 3 | CERCIS CANADENSIS `FOREST PANSY` | FOREST PANSY REDBUD | B & B | 2" CAL MIN | --- |

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING | SIZE |
|---|---|---|---|---|---|---|
| IV | 174 | ITEA VIRGINICA `HENRY`S GARNET` | HENRY`S GARNET SWEETSPIRE | --- | SEE PLAN | 24" HT MIN |
| MP | 134 | MYRICA PENSYLVANICA | NORTHERN BAYBERRY | --- | SEE PLAN | 24" HT MIN |
| PO | 170 | PHYSOCARPUS OPULIFOLIUS `SEWARD` TM | SUMMER WINE SEWARD NINEBARK | --- | SEE PLAN | 24" HT MIN |
| TD | 246 | TAXUS X MEDIA `DENSIFORMIS` | DENSE YEW | --- | SEE PLAN | 24" HT MIN |
| VA | 204 | VIBURNUM TRILOBUM `ALFREDO` | ALFREDO CRANBERRYBUSH VIBURNUM | --- | SEE PLAN | 24" HT MIN |
| VB | 181 | VIBURNUM X `BURKWOODII` | BURKWOOD VIBURNUM | --- | SEE PLAN | 24" HT MIN |
| VJ | 201 | VIBURNUM X JUDDII | JUDD VIBURNUM | --- | SEE PLAN | 24" HT MIN |

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200




Drawing name: K:\IND_LDEV\170021006_Tippmann_GFS_Westfield_IN\2 Design\CADD\PlanSheets\L1.0_OVERALL LANDSCAPE PLAN.dwg L1.0 Jan 31, 2020 1:08pm by bryan.steward
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
6640 ALLISON PARK DRIVE, SUITE 500,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

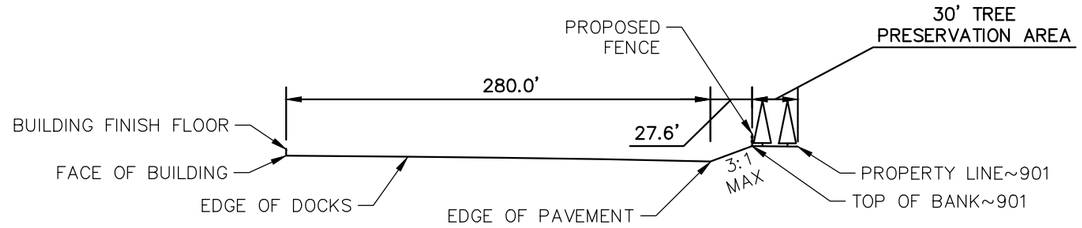
BRANDON M. SCOTT
APPROVAL PENDING NOT FOR CONSTRUCTION
LANDSCAPE ARCHITECT

TIPPMANN CONSTRUCTION
a Tippmann Group Company
BOISE, ONTARIO, WASHINGTON
PHONE: (208) 426-2000 • CSP #47962, IDAHO #4222
FAX: (208) 426-2020

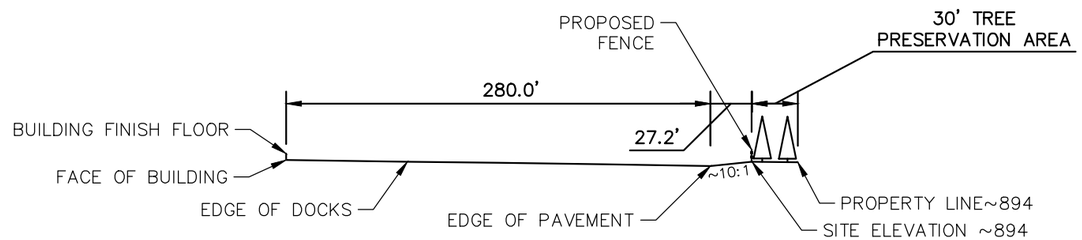
# OVERALL LANDSCAPE PLAN

## GORDON FOOD SERVICE DEVELOPMENT
NWC 196TH ST & GRASSY BRANCH RD
WESTFIELD, IN 46074

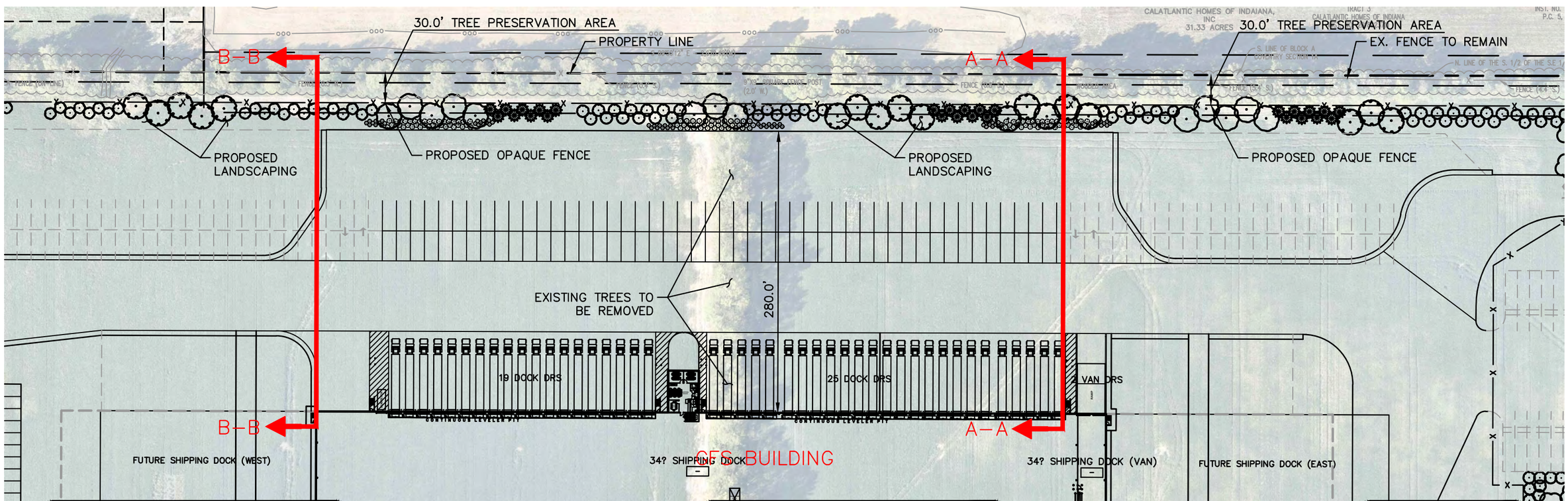
ORIGINAL ISSUE: 01/31/2020
KHA PROJECT NO. 170021006
SHEET NUMBER
L1.0




## SECTION A-A
## EAST SECTION




## SECTION B-B
## WEST SECTION




**GFS DEVELOPMENT**
WESTFIELD, IN

**NORTH PROPERTY LINE SECTIONS**

01/31/2020

Kimley»Horn

2019061619 ORDINANCE $25.00
12/05/2019 10:44:48A 18 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

# ORDINANCE NUMBER 19-57

## AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE NORTHPOINT PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 17-51 AND THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Northpoint Planned Unit Development District being that of Ordinance 17-51 ("Northpoint Ordinance") 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 (the "UDO");

**WHEREAS,** the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Northpoint Ordinance on August 14, 2018, recorded as Instrument 2018038572 in the Office of the Recorder of Hamilton County;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1910-PUD-33**), requesting an amendment to the Northpoint Ordinance and the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS,** the Commission forwarded **Petition No. 1910-PUD-33** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (6 - 0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on November 19, 2019;

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

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

COPY

**Section 1.** **Applicability of Ordinance.**

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; 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.

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

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

2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B.**

2.2. Illustrative Landscape Exhibit: the landscaping plan, attached hereto as **Exhibit C.**

**Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit D**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 4.** **Permitted Uses.** The Permitted Uses of Section 5.1(B) of Northpoint Ordinance shall apply to the development of the District, except that Section 5.1(B)(4) shall be amended as follows:

Accessory Buildings and uses customarily incidental to any of the permitted uses, including but not limited to a vehicle maintenance facility and wash bay and a fuel island shall be permitted when constructed in conjunction with a warehousing or distribution facility of at least 475,000 square feet.

**Section 5.** **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

5.1 Article 6.1 (Accessory Use and Building Standards) of the UDO: Shall apply

except as follows:

A. Screening of Receptacles and Loading Area.

i. A trash compactor shall be allowed between the façade orientated towards 196th Street so long as landscaping is installed in accordance with Exhibit C hereto.

5.2 Article 6.3 (Architectural Standards) of the UDO and Section 7.1(C) of the Northpoint Ordinance: Shall apply, except as follows:

A. Primary Facades.

i. 196th Street. Facades oriented towards 196th Street shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.

ii. Grassy Branch Road. Facades oriented towards Grassy Branch Road, which are located more than four hundred (400) feet from the right of way, shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.

iii. Overhead doors shall be permitted on Facades which meet the criteria provided in this section.

B. Façade Materials. Facades as identified in Section 4.1(A) of this Amendment shall be constructed substantially in conformance with the Illustrative Character Exhibit attached hereto as **Exhibit B**.

C. Roof Design. The screening requirements of Section 7.1(C)(2)(b) of the Northpoint Ordinance shall not apply to rooftop equipment which is less than seventy (70) feet in overall height.

D. Building Lighting. Section 7.1(C)(4)(a)(vi) shall not apply to the Real Estate. Wall packs located on facades oriented towards 196th Street or Grassy Branch Road shall be installed in substantial conformance with the specifications provided in **Exhibit E** hereto.

5.3 Article 6.8 (Landscaping Standards) of the UDO and Section 7.3 of the Northpoint Ordinance: Shall apply, except as follows:

A. Required landscaping on the Real Estate and located in the required setbacks for 196th Street and Grassy Branch shall be installed substantially in conformance with the Illustrative Landscaping Exhibit attached hereto as **Exhibit C**. Landscaping installed in substantial conformance with **Exhibit C** hereto, shall meet the obligations of providing appropriate screening from 196th Street and Grassy Branch Road as required in Section 7.5(B) of the

Northpoint Ordinance.

B. Landscaping installed in substantial conformance with **Exhibit C** hereto, shall meet the obligations of providing Section 6.8(L) Foundation Plantings, Section 6.8(O) Parking Area Landscaping and Section 6.8(K) Minimum Lot Landscaping Requirements, which shall not otherwise be applicable to the Real Estate.

C. Landscaping installed in the northern and western buffer yards in conformance with **Exhibit C** hereto shall meet the obligations of buffer yard landscaping and the material requirements included in Section7.(5)(C) shall not otherwise be applicable to the Real Estate for the northern or western buffer yards.

5.4 Article 6.9 (Lighting Standards) of the UDO: Shall apply except as follows:

A. The maximum light pole height shall be forty (40) feet.

B. Section 6.9(b)(iv) shall not apply in regards to the reduction or elimation of lighting after 11:00 P.M.

5.5 Article 6.12(D) (Outdoor Storage and Display) of the UDO and Section 7.4(A) of the Northpoint Ordinance: Shall apply, except as follows:

A. The fencing on the west, south and east property lines shall vinyl chain link fencing with an anti-climbing measure and shall comply with the height limitations included in Article 6.5(C)(5). Fencing near the controlled access points shall be decorative in nature.

B. Fencing on the north property lines shall be either opaque fencing or privacy fencing of a material to be reasonably approved by the Director.

**ALL OF WHICH IS ORDAINED/RESOLVED THIS 25th DAY OF April, 2019.**

**WESTFIELD CITY COUNCIL**

| **Voting For** | **Voting Against** | **Abstain** |
|---|---|---|
| Jim Ake | Jim Ake | Jim Ake |
| James J. Edwards | James J. Edwards | James J. Edwards |
| Steven Hoover | Steven Hoover | Steven Hoover |
| Robert L. Horkay | Robert L. Horkay | Robert L. Horkay |
| Mark F. Keen | Mark F. Keen | Mark F. Keen |
| Charles Lehman | Charles Lehman | Charles Lehman |
| Cindy L. Spoljaric | Cindy L. Spoljaric | Cindy L. Spoljaric |

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-57** was delivered to the Mayor of Westfield on the 27th day of Nov, 2019, at 10:00A m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-57** this 3rd day of Dec., 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-57** this _____ day of _____, 2019.

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"

Ken A Stacy

Signed

This document prepared by:

Russell L. Brown, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204

## SCHEDULE OF EXHIBITS

| | |
|---|---|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Illustrative Character Exhibit |
| Exhibit C | Illustrative Landscape Plan |
| Exhibit D | Concept Plan |
| Exhibit E | Wall pack specifications |

**EXHIBIT A**
REAL ESTATE

# Exhibit A

## LEGAL DESCRIPTION:

(WARRANTY DEED INST. NO. 88-011769)

PARCEL 1

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. EXCEPT: 25.264 ACRES OFF OF THE SOUTH SIDE THEREOF, CONTAINING AFTER SAID EXEMPTION 14.736 ACRES, MORE OR LESS.

PARCEL 2

12.632 ACRES IN EVEN WIDTH OFF OF THE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST. EXCEPT: 12.632 ACRES OFF OF THE SOUTH SIDE THEREOF.
(THIS 12.632 ACRES EXCEPTION BECOMES THE SECOND EXCEPTION OFF OF THE ABOVE DESCRIBED QUARTER QUARTER SECTION.)

PARCEL 3

12.632 ACRES IN EVEN WIDTH OFF OF THE SOUTH SIDE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA.

PARCEL 4

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, CONTAINING 40 ACRES, MORE OR LESS,

EXCEPT,

WARRANTY DEED (INST. NO. 2018-006274) RIGHT-OF-WAY TAKE - PROJ. 1500430, PARCEL 5

APART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST AND A PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT NUMBER 8811769 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DEPICTED BY THE ATTACHED PLAT MARKED EXHIBIT "B", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION DESIGNATED "41 023" ON SAID PLAT AND SOUTHEAST CORNER OF THE GRANTOR'S LAND; THENCE ON AND ALONG THE SOUTH LINE OF SAID SECTION AND GRANTOR'S LAND NORTH 89 DEGREES 50 MINUTES 08 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017010477 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 30.00 FEET TO POINT "611" ON SAID PLAT; THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 276.34 FEET TO POINT "614" ON SAID PLAT; THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 30.00 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE ON AND ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST 276.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.190 ACRES (8,291.43 SQUARE FEET), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.063 ACRES (2726.81 SQUARE FEET), MORE OR LESS,

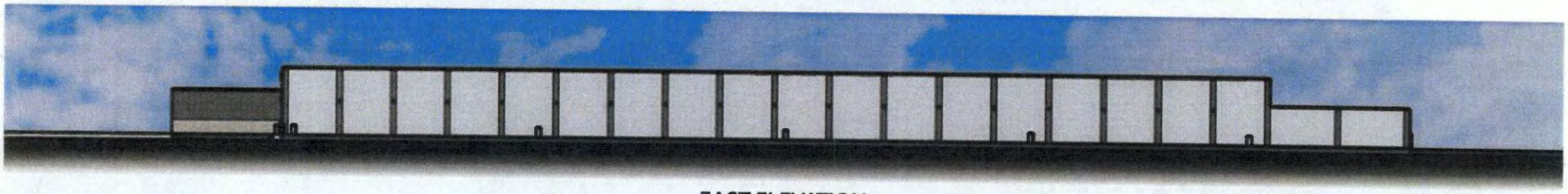
THE ABOVE-DESCRIBED REAL ESTATE (PARCELS 1,2, 3 AND 4 WITH THE EXCEPTION) WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
OVERALL PARCEL

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST (ASSUMED BEARING) 30.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF A 0.190 ACRE PARCEL OWNED BY CITY OF WESTFIELD AS RECORDED IN INSTRUMENT NO. 2018-006274 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY,
INDIANA; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 2,641.11 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS EAST 1,337.66 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 50 MINUTES 02 SECONDS EAST 2,670.59 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 1,062.21 FEET; ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF SAID 0.190 ACRE PARCEL; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID PARCEL: (1) NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 30.00 FEET; (2) SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 276.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 81.857 ACRES, MORE OR LESS.

**EXHIBIT B**

ILLUSTRATIVE CHARACTER EXHIBIT

SOUTH ELEVATION



EAST ELEVATION

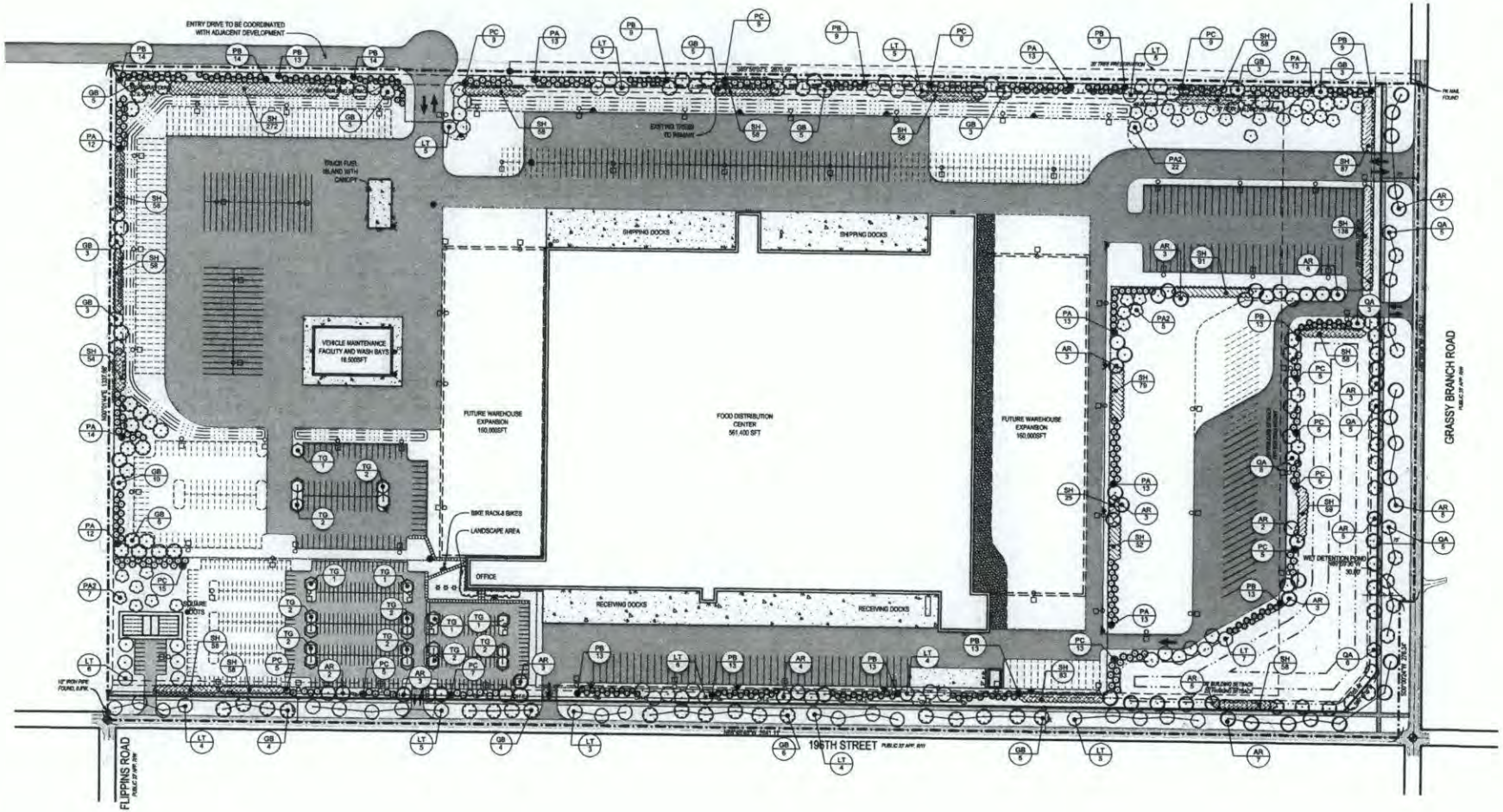
SOUTHWEST PERSPECTIVE

# DISTRIBUTION CENTER

10.30.2019

PARADIGM DESIGN

**EXHIBIT C**
ILLUSTRATIVE LANDSCAPE PLAN




## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY |
|---|---|---|---|---|---|
| AR | Acer rubrum | Red Maple | 3" Cal. | B&B | 64 |
| GB | Ginkgo biloba | Maidenhair Tree | 3" Cal. | B&B | 76 |
| LT | Liriodendron tulipifera | Tulip Tree | 3" Cal. | B&B | 62 |
| PA2 | Platanus x acerifolia | London planetree | 2.5" Cal. | B&B | 34 |
| QA | Quercus alba | White Oak | 3" Cal. | B&B | 33 |
| TG | Tilia cordata 'Greenspire' | Greenspire Littleleaf Linden | 2.5" Cal. | B&B | 21 |

| EVERGREEN | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY |
|---|---|---|---|---|---|
| PA | Picea abies | Norway Spruce | 6-7' Ht | B&B | 116 |
| PB | Picea glauca densata | Black Hills Spruce | 7 FT. | B&B | 167 |
| PC | Picea pungens | Colorado Spruce | 6-7' Ht | B&B | 101 |

| SHRUB AREAS | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING | QTY |
|---|---|---|---|---|---|---|
| SH | VARIES | VARIES | 5 gal. | Pot | 60" o.c. | 1,520 |

**NOT FOR CONSTRUCTION**

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.

N

0 100' 200'


PARADIGM DESIGN
ARCHITECTS | ENGINEERS
550 3 Mile NW, Suite B
Grand Rapids, MI 49544
(616) 785-5656
Grand Rapids | Phoenix | Traverse City
www.paradigmas.com
FIRM # 1910038463-0004
(EXP. 04/30/2021)


NOTE: THE SIGNATURE IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SEALED AND DATED DOCUMENT

PROJECT

PROJECT 19

RELEASE DATE

| DATE | DESCRIPTION |
|---|---|
| 08-30-19 | DEVELOPMENT PLAN |
| 09-30-19 | RFP |
| 11-04-19 | TAC REVISIONS |

PROJECT

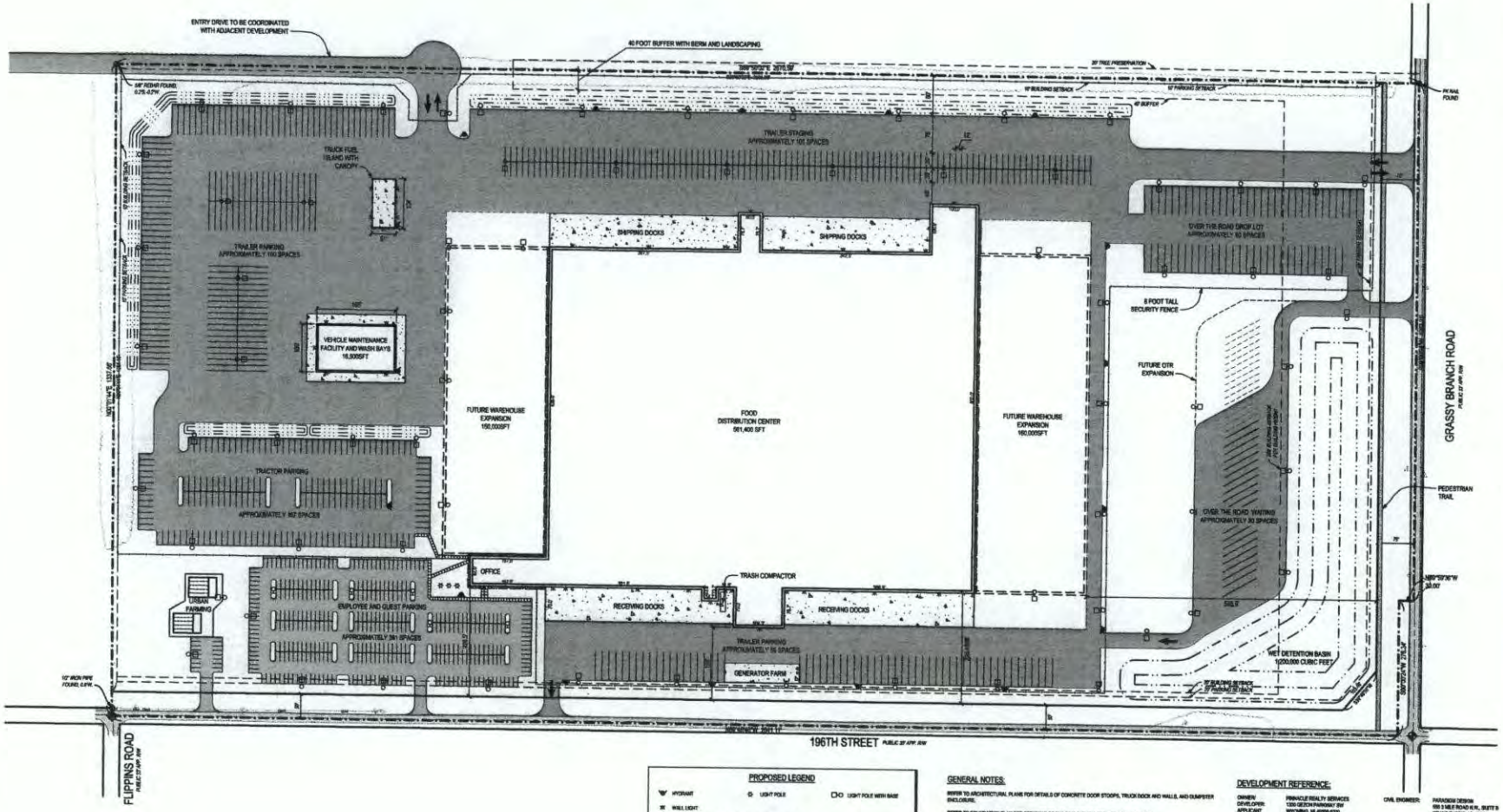
1903049

SHEET

LANDSCAPE PLAN

L-101

**EXHIBIT D**
CONCEPT PLAN




## PROPOSED LEGEND

- HYDRANT
- LIGHT POLE
- LIGHT POLE WITH BASE
- WALL LIGHT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS
- HEAVY DUTY BITUMINOUS
- GRAVEL
- CENTER LINE
- PROPERTY LINE
- DITCH
- ROAD / BASIN
- FENCE
- ROW

## GENERAL NOTES:

REFER TO ARCHITECTURAL PLANS FOR DETAILS OF CONCRETE DOOR STOOPS, TRUCK DOCK AND WALLS, AND DUMPSTER ENCLOSURE.

REFER TO FOUNDATION PLAN FOR DETAILING OF BUILDING AND EXACT BUILDING DIMENSIONS.

REFER TO LANDSCAPE PLAN FOR RESTORATION OF ALL NON-PAVED SURFACES.

OWNER HAS SUBMITTED FOR AND OBTAINED THE FOLLOWING SITE RELATED PERMITS:

| AGENCY | PERMIT # |
|---|---|
| CITY OF WESTFIELD | |
| - OVERALL DEVELOPMENT PLAN | 191-LDP-17 |
| - PRIMARY PLAT | 191-SPR-17 |

OWNER HAS SUBMITTED FOR AND IS IN THE PROCESS OF OBTAINING THE FOLLOWING SITE RELATED PERMITS:

| AGENCY | PERMIT # |
|---|---|
| CITY OF WESTFIELD | |
| - DETAILED DEVELOPMENT PLAN | TBD |
| - SECONDARY PLAT | TBD |
| - PUD AMENDMENT | TBD |

UPON AWARD OF COMPANCE, CONTRACTOR WILL BE RESPONSIBLE TO CHECK WITH ENGINEER AND JURISDICTION ON STATUS OF THE PERMIT(S) LISTED ABOVE.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SITE RELATED PERMITS NOT BEING OBTAINED BY THE OWNER. CONTRACTOR IS REQUIRED TO COMPLETE THE APPLICATION, AND SUBMIT NECESSARY DRAWINGS, FEES, ETC. TO THE APPROPRIATE JURISDICTION. CONTRACTOR SHALL PAY ALL FEES RELATED TO PERMITS AND SECURE PERMITS IN HIS NAME.

CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE UTILITY CONNECTIONS AND INSPECTIONS WITH THE PROPER JURISDICTION AND PAY ALL ASSOCIATED FEES.

THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING WATER, SANITARY SEWER, AND STORM SEWER CROSSINGS AND CONNECTION POINTS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.

ALL DIMENSIONS SHOWN TO CONCRETE CURB AND GUTTER ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

CONCRETE GUTTER PAN TO TIP IN THE SAME DIRECTION AS THE ADJACENT PAVEMENT.

THE LAST THREE FEET OF ALL CURBS SHALL BE SLOPED DOWN UNLESS OTHERWISE NOTED.

ALL PAVEMENT MARKINGS SHALL BE 4" WIDE, STANDARD PARKING SPACES SHALL BE MARKED IN YELLOW AND BARRIER FREE SPACES IN BLUE. EACH BARRIER FREE SPACE SHALL BE PROVIDED WITH A PAINTED PAVEMENT SYMBOL, A PRECAST CONCRETE BUMPER BLOCK, AND A SIGN PER THE MANUAL OF UNIFORM TRAFFIC CONTROLS.

REFERENCE SOILS REPORT FOR BORING LOGS AND PREPARATION AND CONSTRUCTION PROCEDURES FOR SUBBASE AND DESIGN SECTION OF ALL PAVED AREAS.

ALL SPECIFICATION REFERENCES ARE TO THE 2018 EDITION.

## DEVELOPMENT REFERENCE:

| | | | |
|---|---|---|---|
| OWNER/ DEVELOPER/ APPLICANT: | PINNACLE REALTY SERVICES<br>1200 GEDDY PARKWAY SW<br>WYOMING, MI 49509-6300<br>(616) 293-3287 | CIVIL ENGINEER: | PARADIGM DESIGN<br>550 3 MILE ROAD N.W., SUITE B<br>GRAND RAPIDS, MI 49544<br>(616) 785-0936 |
| ARCHITECT: | PARADIGM DESIGN<br>550 3 MILE ROAD N.W., SUITE B<br>GRAND RAPIDS, MI 49544<br>(616) 785-0936 | SURVEYOR: | STOEPFELWERTH<br>7995 EAST 106TH STREET<br>FISHERS, IN 46038-2505<br>(317) 845-5635 |

SITE DATA:
SITE: 50 ± ACRES
ZONED: NORTHPOINT PUD; COMMERCE PARK, DISTRICT 2
USE: COMMERCIAL, WAREHOUSING/DISTRIBUTION

| | |
|---|---|
| MINIMUM LOT AREA: | 1 ACRE |
| MINIMUM LOT WIDTH: | 75' |
| MAXIMUM BUILDING HEIGHT: | 60' |
| FRONT BUILDING SETBACK: | 20' (GRASSY BRANCH)<br>30' (196TH STREET) |
| SIDE BUILDING SETBACK: | 10' |
| REAR BUILDING SETBACK: | 10' |
| BUILDING COVERAGE: | 35% |
| PARKING DATA: | |
| FRONT PARKING SETBACK: | 30' |
| SIDE PARKING SETBACK: | 10' |
| REAR PARKING SETBACK: | 10' |

**NOT FOR CONSTRUCTION**

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.

N

0 100' 200'


PARADIGM DESIGN
ARCHITECTS | ENGINEERS
550 3 Mile NW, Suite B
Grand Rapids, MI 49544
(616) 785-0936
Grand Rapids | Phoenix | Traverse City
www.paradigmdes.com


PROJECT

PROJECT 19

RELEASE DATE

| DATE | DESCRIPTION |
|---|---|
| 08-23-19 | PRE-SUBMITTAL CONFERENCE |
| 09-30-19 | DEVELOPMENT PLAN |

PROJECT

1903049

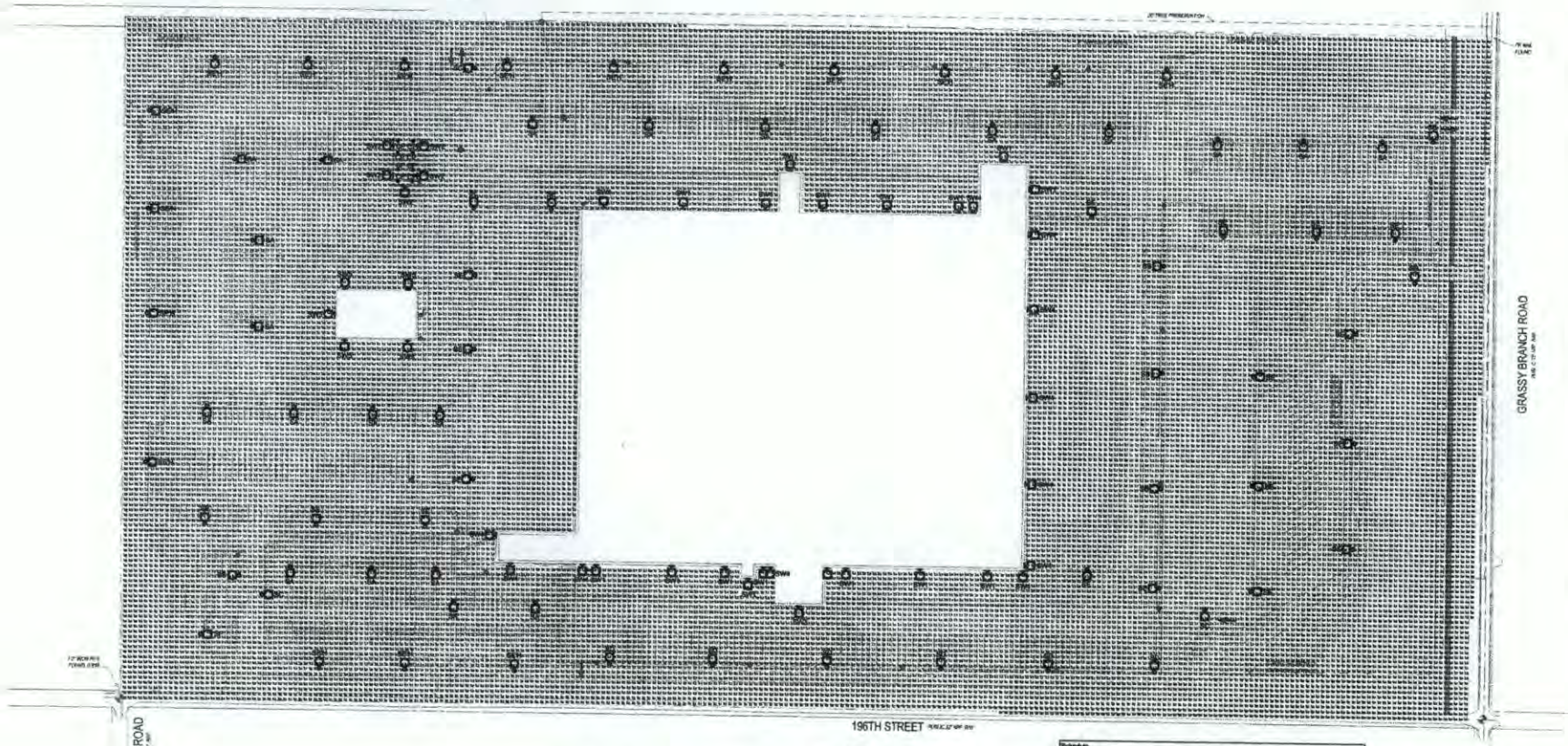
SHEET

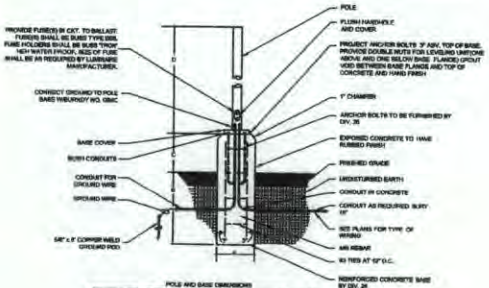
CIVIL LAYOUT PLAN

C-102

**EXHIBIT E**

WALL PACK SPECIFICATIONS




POLE AND BASE DIMENSIONS

| FIXTURE TYPE | A | B | C | D |
|---|---|---|---|---|
| SA, SB, SC, SD, SE, SE1H, SF | 30" | 15" | 30" | 27'-0" |

## POLE BASE DETAIL

SCALE: NTS

Schedule

| Label | Catalog Number | Description | Number Lamps | Lumens per Lamp | Wattage |
|---|---|---|---|---|---|
| CP1 | CAN-SW-P8-xx-DE-E-LL-MG-40K or BRCPA-MBS-LED7 (380mA) | 40 LED 380mA 40000 RETROLITUM SYMMETRIC 304 SERIES CANOPY, MOUNTED UNDERSIDE OF GAS CANOPY | 1 | 5,651 | 59 |
| SA | DSX2 LED P5 40K T5M MVOLT | DSX2 LED P5 40K T5M MVOLT MOUNTED ON 30" POLES ON 2.5' TALL BASES. (40' OAH) | 1 | 30420 | 431 |
| SB | DSX2 LED P4 40K T5M MVOLT | DSX2 LED P4 40K T5M MVOLT MOUNTED ON 30" POLES ON 2.5' TALL BASES. (40' OAH) | 1 | 40050 | 431 |
| SC | DSX2 LED P4 40K T5M MVOLT | DSX2 LED P4 40K T5M MVOLT MOUNTED ON 30" POLES ON 2.5' TALL BASES. (40' OAH) | 1 | 47777 | 431 |
| SD | DSX2 LED P5 40K T5M MVOLT HS | DSX2 LED P5 40K T5M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 30" POLES ON 2.5' TALL BASES. (40' OAH) | 1 | 30710 | 431 |
| SE | DSX2 LED P4 40K T4M MVOLT | DSX2 LED P4 40K T4M MVOLT MOUNTED ON 30" POLES ON 2.5' TALL BASES. (40' OAH) | 1 | 45144 | 431 |
| SE1H | DSX2 LED P4 30K T4M MVOLT HS | DSX2 LED P4 30K T4M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 30" POLES ON 2.5' TALL BASES. (40' OAH) | 1 | 34884 | 431 |
| SF | DSX2 LED P4 40K T3M MVOLT | DSX2 LED P4 40K T3M MVOLT MOUNTED ON 30" POLES ON 2.5' TALL BASES. (40' OAH) | 1 | 36864 | 321 |
| SW1 | DSX2 LED P4 40K T4M MVOLT | DSX2 LED P4 40K T4M MVOLT MOUNTED ON BUILDING AT 42' | 1 | 45144 | 431 |
| SW2 | DSX2 LED P4 40K T4M MVOLT | DSX2 LED P4 40K T4M MVOLT MOUNTED ON GAS CANOPY. | 1 | 45144 | 431 |
| SW3 | DSX2 LED P5 40K T3M MVOLT | DSX2 LED P5 40K T3M MVOLT MOUNTED ON BUILDING AT 42' | 1 | 47777 | 431 |
| SW4 | DSXW1 LED 16C E20 40K TFTM MVOLT | DSXW1 LED WITH (1) 16LED LEN7 OPTICS, TYPE TFTM OPTIC, 40K, @ 700mA, MOUNTED ON BUILDING AT 18 AFF | 1 | 2109 | 16.1 |
| SW5 | DSX2 LED P4 40K T4M MVOLT | DSX2 LED P4 40K T4M MVOLT MOUNTED TO VEHICLE MAINTANCE BUILDING AT 30 | 1 | 45144 | 431 |

Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Parking Lot | + | 2.4 fc | 17.8 fc | 1.0 fc | 17.8:1 | 2.4:1 |

**NOT FOR CONSTRUCTION**

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.

N

0 100' 200'


PARADIGM DESIGN
ARCHITECTS | ENGINEERS
550 3 Mile NW, Suite B
Grand Rapids, MI 49544
(616) 785-5696
Grand Rapids | Phoenix | Traverse City
www.paradigmdesign.com
FIRM #: 1000200423-0004
(EXP. 04/30/2021)


NOTE: THE DIGITAL & PHYSICAL SEALED PDF IS THE ONLY FINAL, VERIFIABLE SEALED DOCUMENT

PROJECT

PROJECT 19

RELEASE DATE

| △ | DATE | DESCRIPTION |
|---|---|---|
| | | |

PROJECT

1903049

SHEET

ELECTRICAL SITE LIGHTING CALCULATIONS

ES-1

PARADIGM DESIGN
ARCHITECTS | ENGINEERS
850 3 Mile NW, Suite B
Grand Rapids, MI 49544
(616) 785-5550
Grand Rapids | Phoenix | Traverse City
www.paradigmdesign.com

NOTE: THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PROJECT
PROJECT 19

RELEASE DATE

| DATE | DESCRIPTION |
|---|---|

PROJECT
1903049

SHEET
ELECTRICAL SITE LIGHTING FIXTURES
ES-2

2018038572 ORDINANCE $25.00
08/21/2018 11:28:59A 60 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

# ORDINANCE NUMBER 17-51

## AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT (n/k/a NORTHPOINT) BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT ORDINANCE

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

**WHEREAS,** the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

**WHEREAS,** the Council subsequently adopted Ordinance No. 16-35, the Aurora Planned Unit Development Ordinance on January 9, 2017 (the "First Amendment"), which repealed and superseded the Original PUD Ordinance;

**WHEREAS,** the Council also subsequently on October 23, 2017, adopted Ordinance No. 17-30, an amendment to the First Amendment (the "Second Amendment")

**WHEREAS**, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 1801-PUD-03)** filed with the Commission requesting an amendment to the Unified Development Ordinance, the First Amendment, Second Amendment and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

**WHEREAS,** the Commission forwarded **Petition No. 1801-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (eight (8) in favor zero (0)against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**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

COPY

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

**Section 1.** **Applicability of Ordinance.**

1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance, the First Amendment and Second Amendment.

1.2 This Planned Unit Development shall hereinafter be referred to as Northpoint PUD.

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

1.4 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.

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

**Section 2.** **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.
The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.

2.2 Build-To Line. A designated line at which construction of a building facade is to occur.

2.3 Corner Break. An exterior corner along the facade of a structure.

2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.

2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.

2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.

2.7 District, Residential. The Townes and The Villas.

2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.

2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base

coat, and an attractive and durable finish coat.

2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.

2.12 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.

2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.

2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.

2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.

2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.

2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.

2.18 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

**Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 The approximate size of each District is as follows. The size of the Commerce Parke or The Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below ninety one (91) acres total. The total acreage comprising The Townes and the Villas may increase, so long as the number of residences or the ratio of Single-family Dwellings to acres does not exceed the provisions of Section 3.3 hereof.

| District | Area |
|---|---|
| Business Parke | 20 Acres |
| Commerce Parke | 303 Acres |
| The Shoppes | 17 Acres |

| | |
|---|---|
| The Townes | 68 Acres |
| The Villas | 23 Acres |
| Total acreage | 431Acres |

3.3 The total of residential units on the Real Estate shall not exceed two hundred fifty (250).

The actual number of detached Single-family Dwellings shall be governed by the number of acres dedicated to detached Single-family Dwellings as governed by the following charts:

| Minimum Acreage | Maximum Units |
|---|---|
| 61 Acres | 180 units |
| 71 Acres | 205 units |
| 81 Acres | 225 units |
| 91 Acres | 250 units |

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

3.5 Any drive entry for the Commerce Parke District located east of Grassy Branch Road shall be located at or north of 203rd Street.

**Section 4. Underlying Zoning District(s).**

4.1 The Underlying Zoning District of each District shall be:

| | |
|---|---|
| Business Parke | GB; |
| Commerce Parke | EI; |
| The Shoppes | LB; |
| The Townes | SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and |
| The Villas | SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings) |

(the "Underlying Zoning District").

4.2 Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

**Section 5. Permitted Uses.** The permitted uses shall be as set forth below.

5.1 Only the uses identified below shall be permitted in the various Districts.

Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
2. Hotels
3. Retail and Services
   a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
      i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
      ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
         - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
         - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. General Business and Enclosed Industrial Uses so long as an office use associated therewith composes the façade which fronts on U.S. Highway 31.
5. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones;; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural

steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.

3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
4. Accessory buildings and uses customarily incidental to any of the permitted uses.

C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.

D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.

1. Townhomes.
2. Multi-story condominium;
3. Public Parks.
4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.

E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.

1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

**Section 6.** **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

A. Lot Standards for Business Parke:

1. Minimum Lot Size.
   a. Lots abutting U.S. Highway 31 - 5 acres
   b. All other lots - 2 acres
2. Maximum Building Setback Line:
   a. Lots abutting U.S. Highway 31 - 105 feet
3. Minimum Front Yard:
   a. Lots abutting U.S. Highway 31 – 90 feet
   b. All other lots - 60 feet
4. Minimum Side Yard.
   a. Adjacent to any residential use or zone 45 feet
   b. Adjacent to any non-residential use or zone - 15 feet
5. Minimum Aggregate Side Yard.
   a. Adjacent to any residential use or zone - 90 feet
   b. Adjacent to any non-residential use or zone - 30 feet
6. Minimum Rear Yard.
   a. Adjacent to any residential use or zone - 45 feet
   b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (l/2) the depth of the lot.
8. Minimum Gross Floor Area.
   a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
   b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

| | |
|---|---|
| Minimum Lot Area: | 1 acre |
| Minimum Lot Frontage: | 70 feet |
| Minimum Lot Width At Setback Line: | 100 feet |
| Minimum Front Yard Setbacks: | 30 feet |
| Minimum Parking Lot Setback: | 20 feet from the property line abutting any street |
| Minimum Side Yard: | 10 feet |
| Minimum Rear Yard: | 10 feet |

| | |
|---|---|
| Maximum gross square feet of retail per a single building in District 3: | 65,000 gross square feet |
| Minimum Building Setback from Grassy Branch Road south of 203rd Street (East of Grassy Branch)) | 100 feet |

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet.
2. Bulk and Density Standards.
   a. Setbacks.
      i. Front - 50 feet
      ii. Side - 10 feet
      iii. Rear - 20 feet
   b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
   a. Front yard -(corner lots are required two front yard setbacks)
      i. 10 feet alley load
      ii. 22 feet front load
   b. Side yard - minimum 15' between buildings
   c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet
9. Minimum lot frontage on road for permitted Single-family dwellings – 40'
10. Minimum setback lines for permitted Single-family dwellings
    a. Front Yard – 20'
    b. Side Yard – 5'
    c. Rear Yard – 20'

11. Minimum Lot Width for permitted Single-family dwellings – 50'
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
    a. One story dwelling – 1,400 square feet
    b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
    a. 30 feet from arterials
    b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.
    a. Two-unit single family attached - 15'
    b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
    a. Single story - 1,300 square feet
    b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40'.
9. Minimum setback lines for permitted Single-family Dwellings
    a. Front Yard – 20'
    b. Side Yard – 5'
    c. Rear Yard – 20'
10. Minimum Lot Width for permitted Single-family Dwellings – 60'
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
    a. One story single-family dwelling – 1,400 square feet
    b. One and one half store single family dwelling – 1,500 square feet.

**Section 7.** **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards:

A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke),

**Exhibit I** (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards for Business Parke.

1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.

2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone, brick or architectural pre-cast (panels or detailing).

3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.

4. The building shall not be constructed entirely of a metal and glass curtain wall.

5. Concrete block is not allowed as an exterior finish material.

6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38 or 196th Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any

references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.

ii. A building shall have two (2) windows on each of the two (2) side facades.

iii. Building shall have three (3) windows per unit on the rear facade of the structure.

iv. A double window will count as two (2) windows.

v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

d. Garages shall be attached to the primary structure.

e. Garage doors shall not be oriented towards East Street.

f. Carports shall be prohibited.

g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

b. Garage Composition and Orientation:

i. All Dwellings shall have a minimum two (2) car attached garage.

ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half (½) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

i. Each unit shall have a minimum of three (3) windows on each facade.

ii. A double window will count as two (2) windows.

iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the

treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

c. Garage doors shall not be oriented towards East Street

d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.

i. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as **Exhibit G**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family Dwellings

a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

b. Garage Composition and Orientation:

i. All Dwellings shall have a minimum two (2) car attached garage.

c. Garage elevations shall include a variety of design elements to

vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.
   a. Lots abutting U.S. Highway 31
      i. Primary Façade: Thirty-eight (38) feet and/or the appearance of three (3) occupiable floors through the use of architectural features
      ii. All other Facades: Thirty (30) feet
   b. All other lots - Thirty (30) feet
2. Maximum Building Height.
   a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:
   a. District 1: Forty five (45) feet.
   b. District 2: Forty five (45) feet, except any structure whose lot fronts on 196th Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.
   c. District 3: Thirty five (35) feet.
2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.
3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

A. Article 6.8 N of the UDO shall be replaced by this section.

B. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches

tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:

1. No buffer yards shall be required:

   a. internal to the Northpoint PUD, except as provided in Subsections C(2)(c)) and C(3) below;

   b. adjacent to proposed greenways and park areas; and

   c. within easements prohibiting landscaping.

2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:

   a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum of 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.

   b. The buffer yard shall be landscaped per this Ordinance.

   c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:

   d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard. If the Heitman property is no longer utilized as a residential use, the requirements of this Section 7.3(C)(2)(d) shall no longer apply to the Heitman property.

   e. The buffer yard shall be landscaped per this Ordinance.

3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)

   a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:

4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
    a. In the areas as shown on Buffer Plan, Exhibit "D" a forty foot (40') buffer yard shall be required and shall be improved as follows:
        i. The buffer yard shall have a six foot (6') mound.
        ii. Shall be landscaped per this Ordinance.
        iii. Evergreen trees shall be planted on or near the top of the mound.
    b. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.

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

E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.

F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

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

H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.

2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.

3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.

4. Service/Material Yard and Storage Areas.

a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:

i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

1. Loading and Unloading Areas.

a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.

b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.

2. For buildings fronting on US Highway 31, no more than two (2) rows of parking (composed of a single drive aisle with angled or perpendicular parking on both sides accessible from such drive aisle) shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

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

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

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

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

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

The following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

**Section 8.** **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

**Section 9.** **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.7, Pedestrian Network Standards, shall apply except as follows:

A. The Shoppes:

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight

(8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

c. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

d. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

**Section 10.** **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.

B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and the Villas.

C. A minimum of one (1) 3,000 square foot playground o be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

**[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]**

**ALL OF WHICH IS ORDAINED/RESOLVED THIS 13 DAY OF Aug, 2018.**

**WESTFIELD CITY COUNCIL**

| **Voting For** | **Voting Against** | **Abstain** |
|---|---|---|
| Jim Ake | Jim Ake | Jim Ake |
| James J. Edwards | James J. Edwards | James J. Edwards |
| Steven Hoover | Steven Hoover | Steven Hoover |
| Robert L. Horkay | Robert L. Horkay | Robert L. Horkay |
| Mark F. Keen | Mark F. Keen | Mark F. Keen |
| Charles Lehman | Charles Lehman | Charles Lehman |
| Cindy L. Spoljaric | Cindy L. Spoljaric | Cindy L. Spoljaric |

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-51** was delivered to the Mayor of Westfield on the 14 day of Aug, 2018, at 9:30 A m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-51** this 14 day of August, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-51** this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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

## SCHEDULE OF EXHIBITS

| | |
|---|---|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan |
| Exhibit C | Pedestrian Network |
| Exhibit D | Buffer Plan |
| Exhibit E | Townes Character Exhibit |
| Exhibit F | Four Family Attached Illustrative Elevations |
| Exhibit G | Villas Character Exhibit |
| Exhibit H | Business Parke Character Exhibit |
| Exhibit I | Commerce Parke Character Exhibit |
| Exhibit J | The Shoppes Character Exhibit |

# EXHIBIT A
## REAL ESTATE

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT "C" AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12 COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1)THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00

MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OF LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET: 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; HENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 838.78 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 838.78 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PART OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 A DISTANCE OF 90.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 285.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 238.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL WITH SAID WEST LINE 285.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON SAID NORTH LINE 147.25 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

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

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE THEREOF 1811.0 FEET TO THE TRUE BEGINNING POINT OF THE REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ON THE EAST LINE OF SAID QUARTER 20.02 FEET TO THE NORTHEAST CORNER OF FORTY-SEVEN AND THREE-FOURTHS ACRES OFF THE SOUTH SIDE OF SAID NORTHWEST QUARTER AS DESCRIBED IN AN ADMINISTRATOR'S DEED RECORDED IN DEED RECORD 329, PAGE 919 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID REAL ESTATE 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER, 20 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF 202ND STREET; THENCE EASTERLY ON SAID SOUTH LINE 90.75 FEET TO THE TRUE BEGINNING POINT.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST. CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE

EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES, MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF (5½) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH 9 3/4

RODS; EAST 10 RODS; NORTH 9 3/4 RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF (81 ½) ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 406.68 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS EAST 16.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRASSY BRANCH ROAD AND THE EAST LINE OF THE 0.072 ACRE PROPERTY (PARCEL 14A, CODE 4162) OWNED BY STATE OF INDIANA AS RECORDED IN, INST. NO. 2006-041657, DATED: JULY 20, 2006 IN SAID RECORDERS OFFICE; THENCE NORTH 29 DEGREES 40 MINUTES 08 SECONDS EAST 101.82 FEET ALONG SAID EAST LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 38; THENCE ALONG THE LINES OF SAID SOUTHWESTERLY RIGHT-OF-WAY, BY THE NEXT TWO (2) COURSES: (1) THENCE SOUTH 60 DEGREES 41 MINUTES 09 SECONDS EAST 615.03 FEET; (2) SOUTH 60 DEGREES 52 MINUTES 35 SECONDS EAST 345.98 FEET TO THE EAST LINE OF THE 3.040 ACRE PROPERTY OWNED BY ALICE E. DREXLER ET AL, AS RECORDED IN INST. NO. 2007-063319, DATED: NOVEMBER 9, 2007 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST 1,306.76 FEET TO THE EAST PROLONGATION OF THE NORTH LINE OF THE 9.15 ACRE PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF WESTFIELD, INC., AS RECORDED IN INST. NO. 2005-068167, DATED: OCTOBER 17, 2005 IN SAID RECORDERS OFFICE; THENCE NORTH 88 DEGREES 51 MINUTES 00 SECONDS WEST 289.89 FEET ALONG THE EAST PROLONGATION OF SAID NORTH LINE, THE NORTH LINE AND THE WEST PROLONGATION OF SAID NORTH LINE TO THE NORTH PROLONGATION OF THE EAST LINE OF THE THREE (3) ACRE PROPERTY OWNED BY WILLIAM R. STUBBS AS RECORDED IN, INST. NO. 2003-028318, DATED: MARCH 24, 2003 IN SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST 0.75 FEET ALONG SAID NORTH PROLONGATION OF THE EAST LINE TO THE NORTH LINE OF SAID THREE (3) ACRE PROPERTY; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS WEST 240.38 FEET ALONG SAID NORTH LINE TO THE SOUTH LINE OF SAID 3.040 ACRE PROPERTY; THENCE NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST 361.62 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST 1,669.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.920 ACRES, MORE OR LESS.

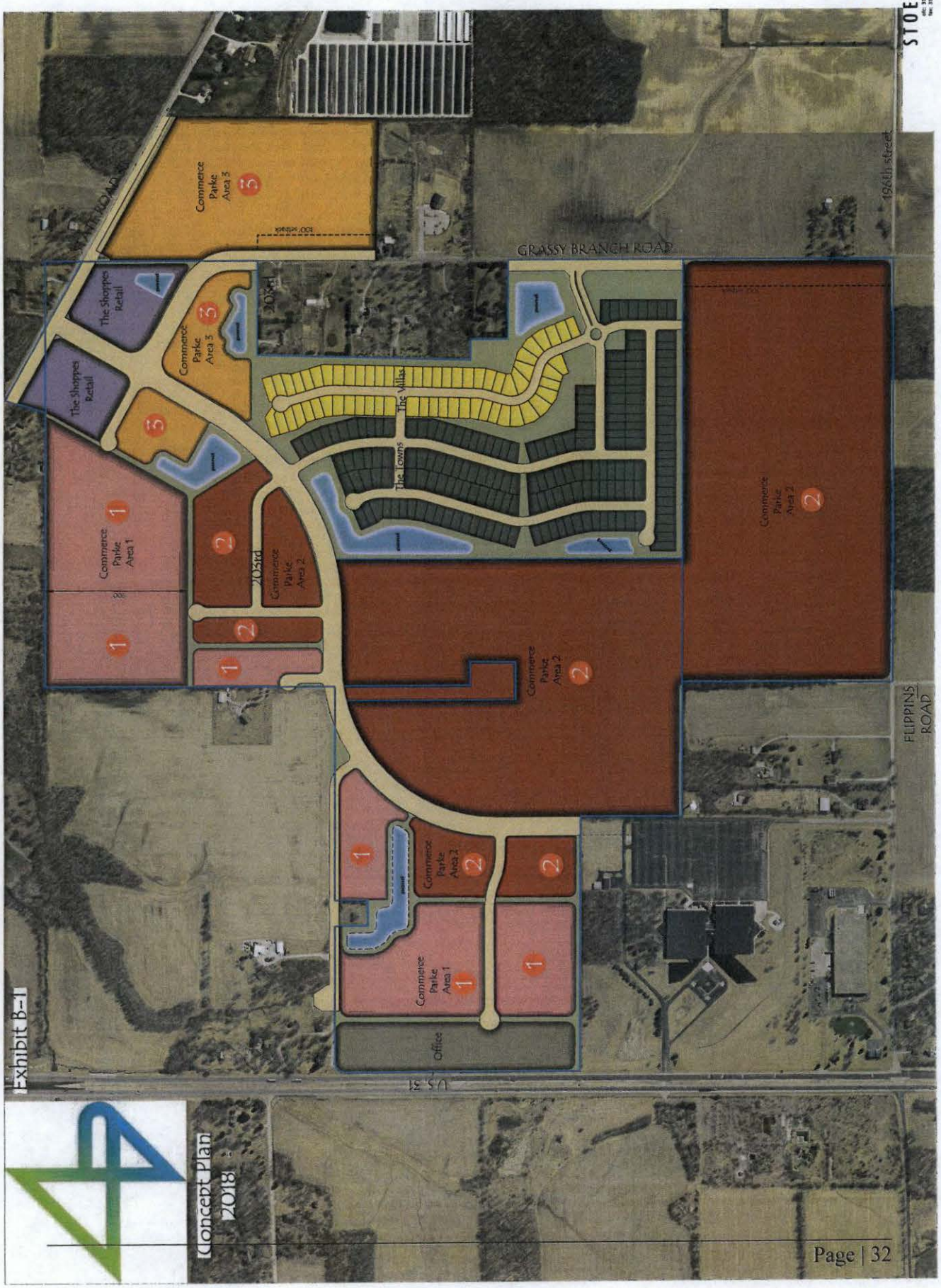
AND ALSO

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANG 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 48 MINUTES 08 SECONDS WEST (ASSUMED BEARING) 2,671.48 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST 1,338.82 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS EAST 2,671.17 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST 1,338.82 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE PLACE OF BEGINNING, CONTAINING 82.102 ACRES, MORE OR LESS

**EXHIBIT B**
CONCEPT PLAN

# EXHIBIT B-1
# ZONING BUBBLE PLAN




STOEPPELWERTH

# EXHIBIT B-2
# CONCEPT PLAN

STOEPPELWERTH

**EXHIBIT C**
PEDESTRIAN NETWORK

# EXHIBIT C
# PEDESTRIAN NETWORK

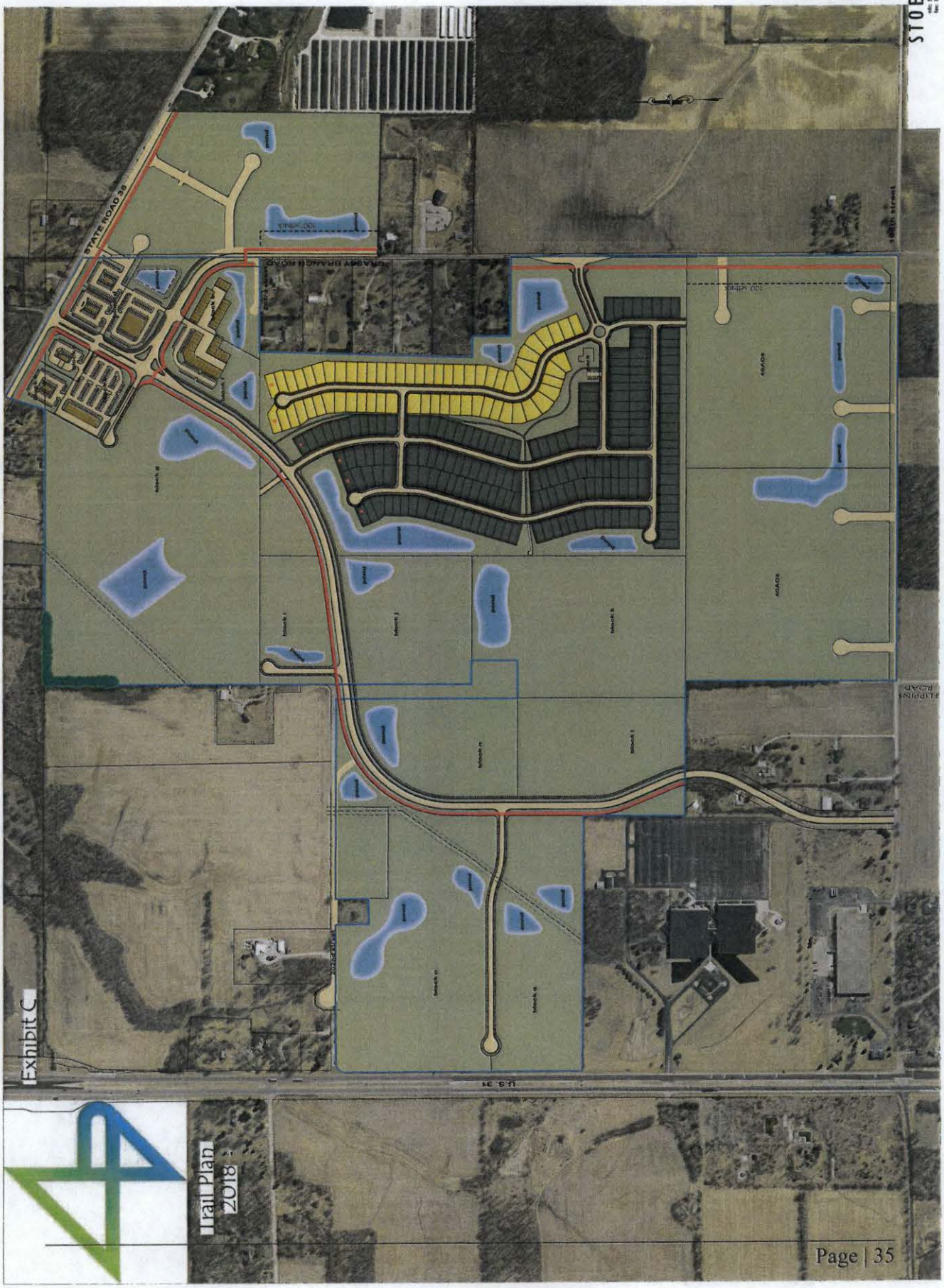
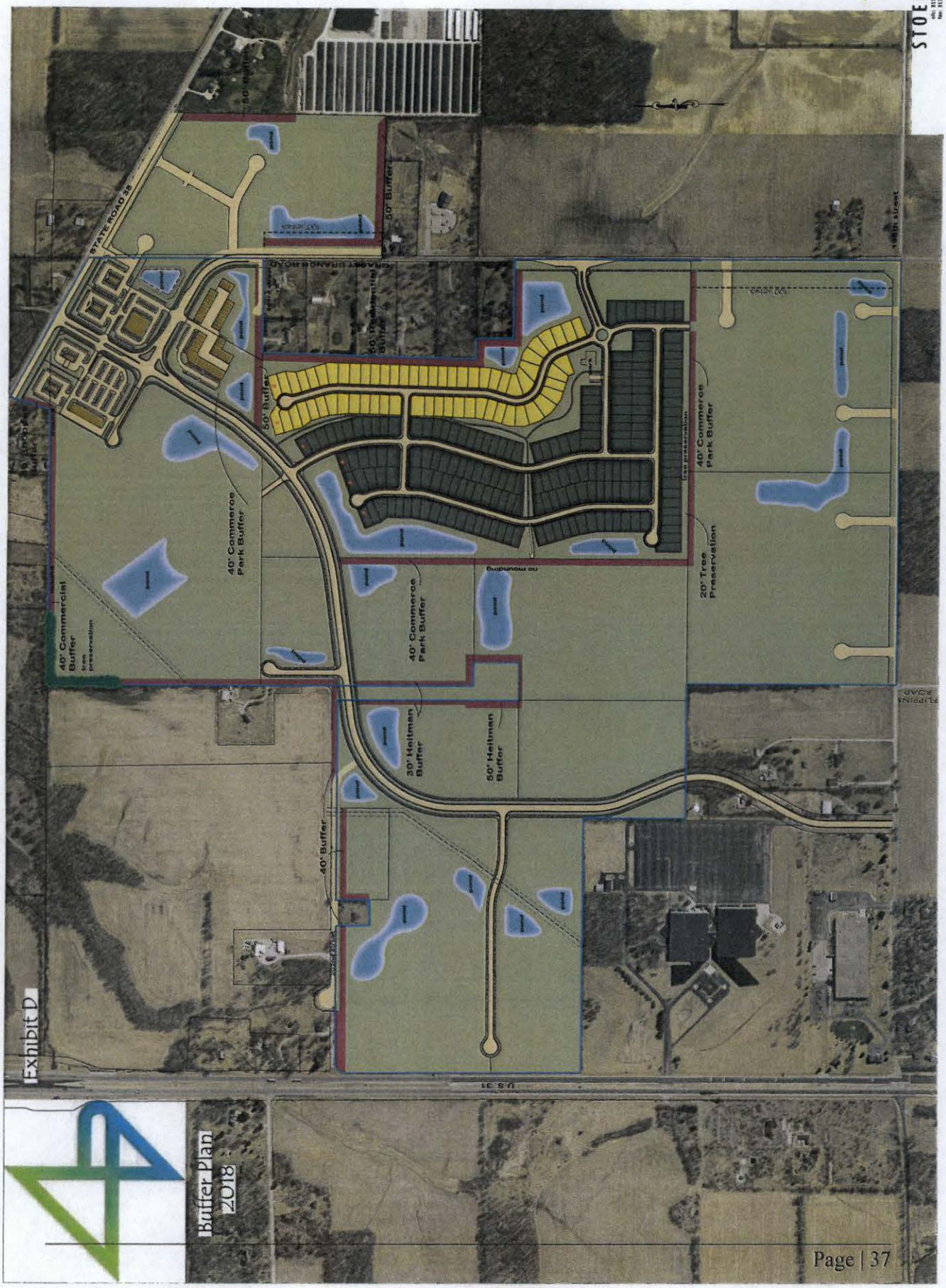


**EXHIBIT D**
BUFFER PLAN

# EXHIBIT D
# BUFFER PLAN




STOEPPELWERTH

**EXHIBIT E**

TOWNES CHARACTER EXHIBIT

CALATLANTIC HOMES℠

**Stratford**

CALATLANTIC HOMES℠

**McKinley**

CALATLANTIC HOMES℠

**Providence**

CALATLANTIC HOMES℠

**Jackson**

CALATLANTIC HOMES℠

**Wilmington**

CALATLANTIC HOMES℠

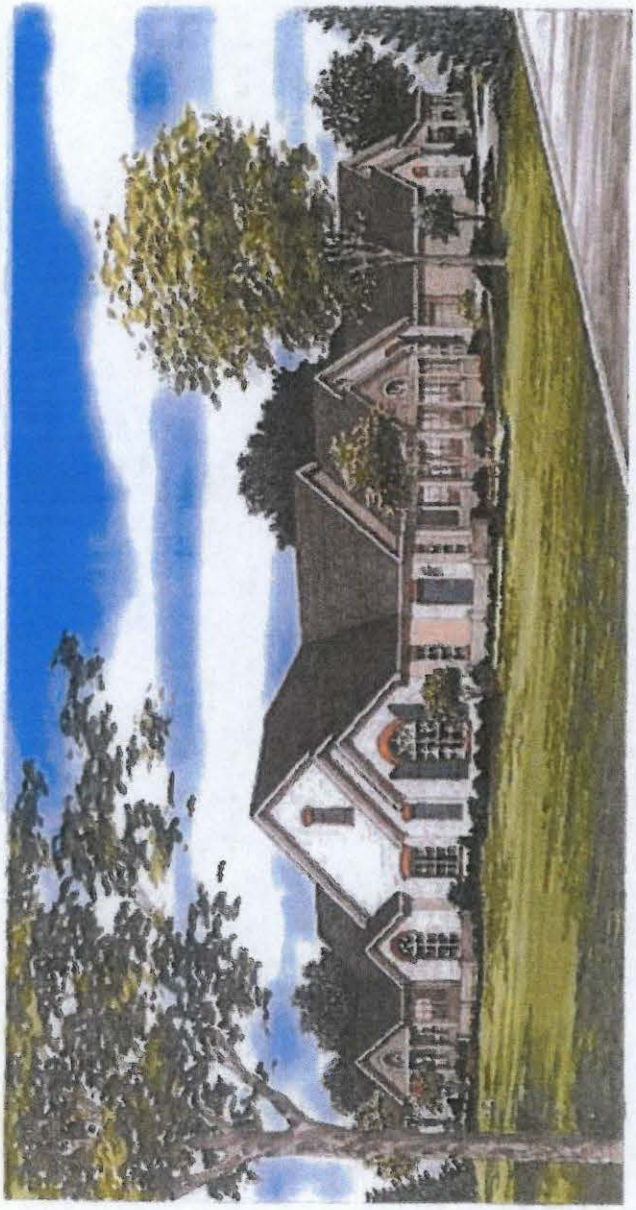
**McHenry**

**EXHIBIT F**

FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS

**EXHIBIT F**

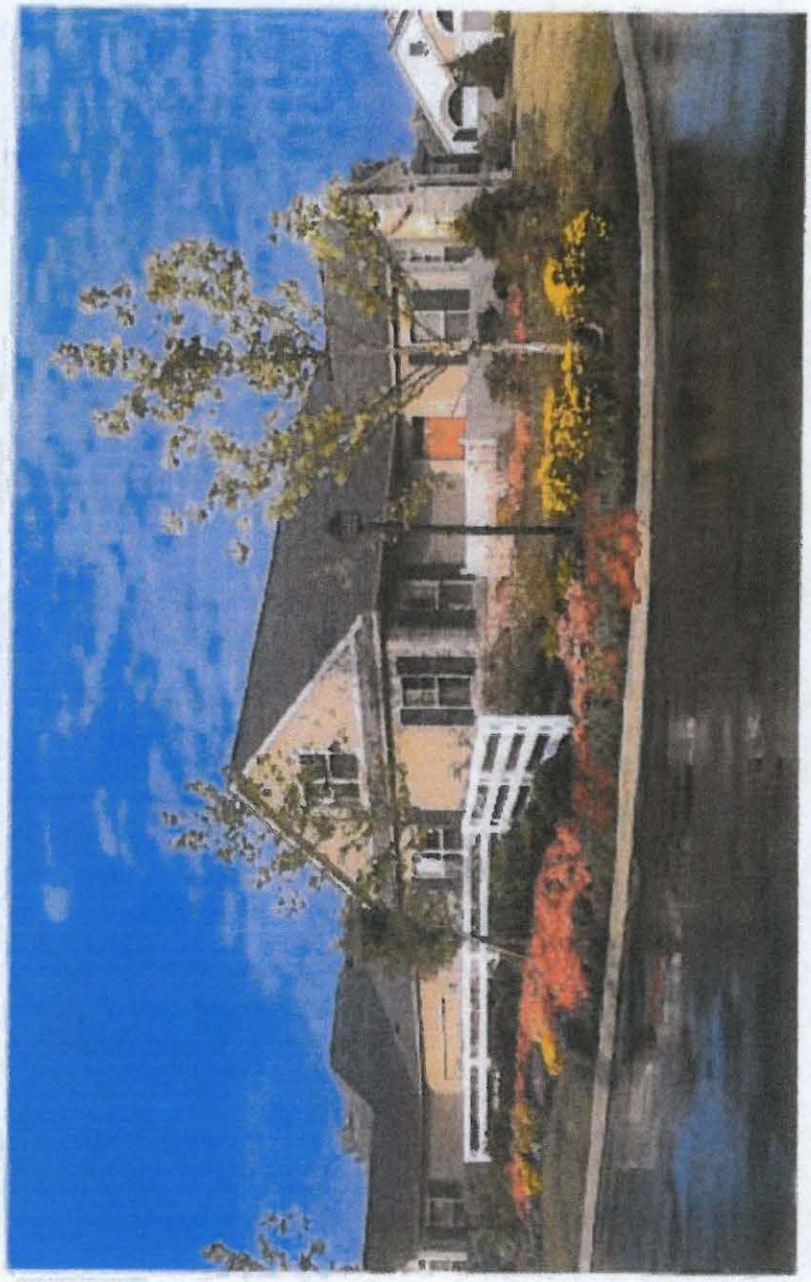
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



**Four Family Attached Illustrative Elevations**

**Four Family Attached**
**Illustrative Elevations**

**Four Family Attached**
**Illustrative Elevations**



**Four Family Attached**
**Illustrative Elevations**

**Four Family Attached**
**Illustrative Elevations**

**EXHIBIT G**
VILLAS CHARACTER EXHIBIT

RYLAND HOMES

# Elevations

## Wilmington

CLASSIC

CRAFTSMAN

TRADITIONAL

## Chesapeake

CLASSIC

CRAFTSMAN

TRADITIONAL

## McHenry

**"Americana Collection"**

CLASSIC

CRAFTSMAN

TRADITIONAL

# Elevations

## Potomac

"Americana Collection"

CLASSIC

CRAFTSMAN

TRADITIONAL

# Elevations

## Hatteras

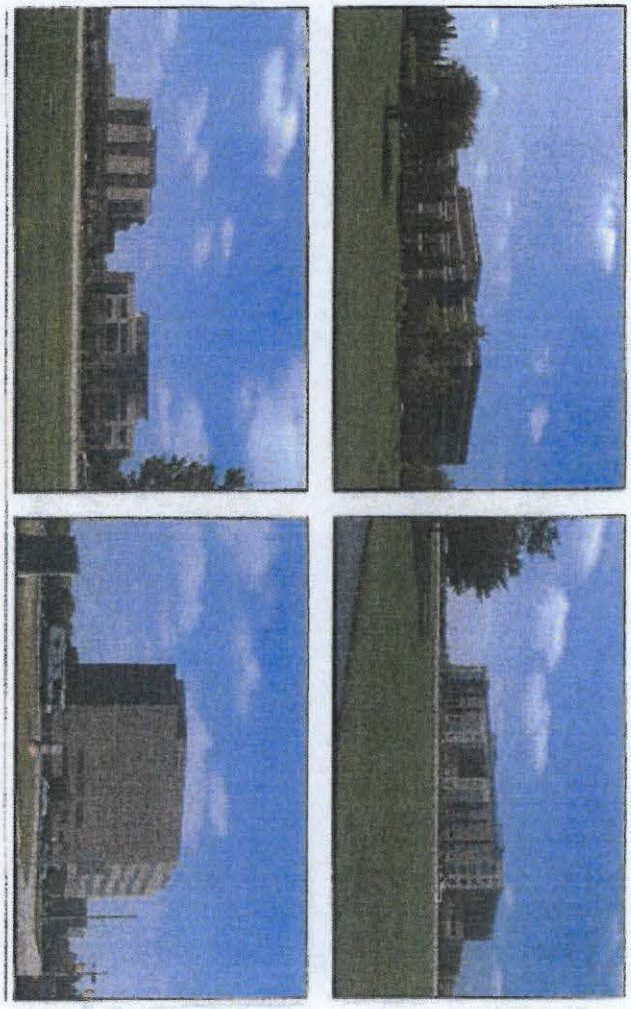
CLASSIC

CRAFTSMAN

TRADITIONAL

**EXHIBIT H**

BUSINESS PARKE CHARACTER EXHIBIT



BUSINESS PARKE

**EXHIBIT I**

COMMERCE PARKE CHARACTER EXHIBIT

**AREA 1**

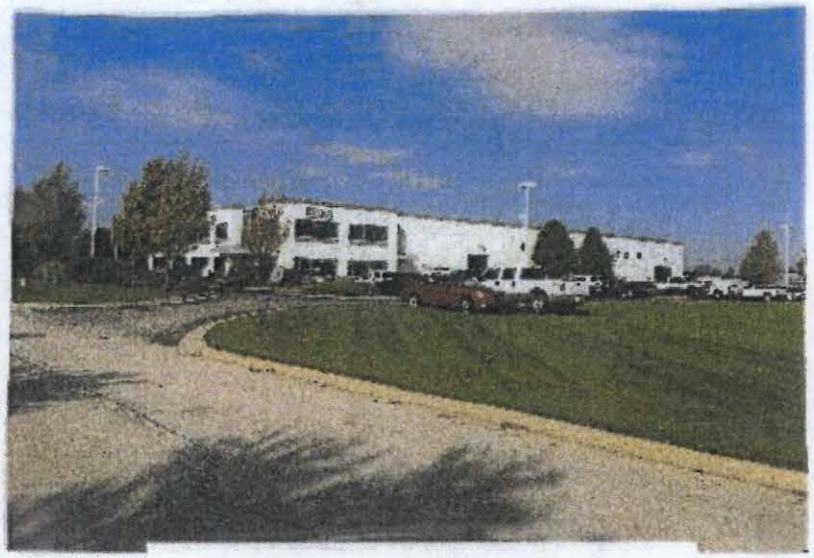
COMMERCE PARKE

**ENCLOSED OFFICE WAREHOUSE**

# DESIGN

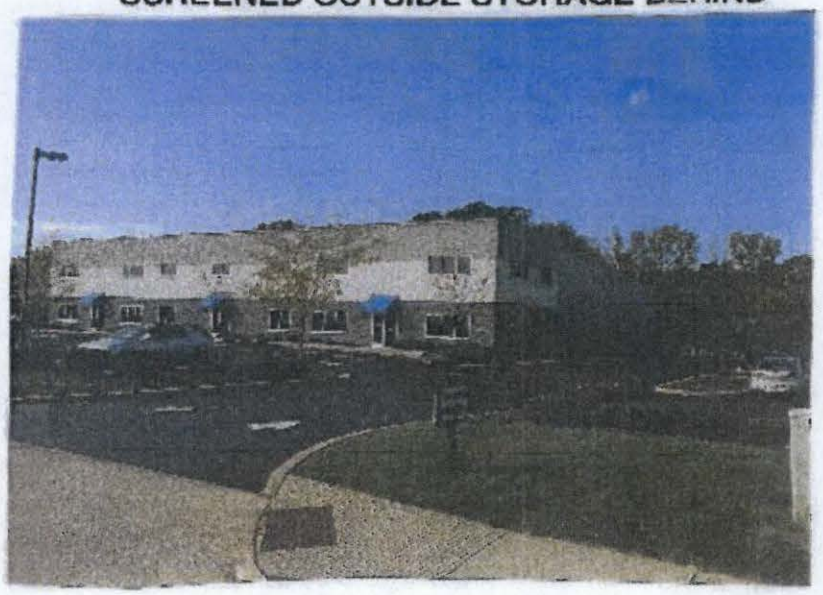
COMMERCE PARKE

AREA 2



GENERAL CONTRACTORS

SCREENED OUTSIDE STORAGE BEHIND

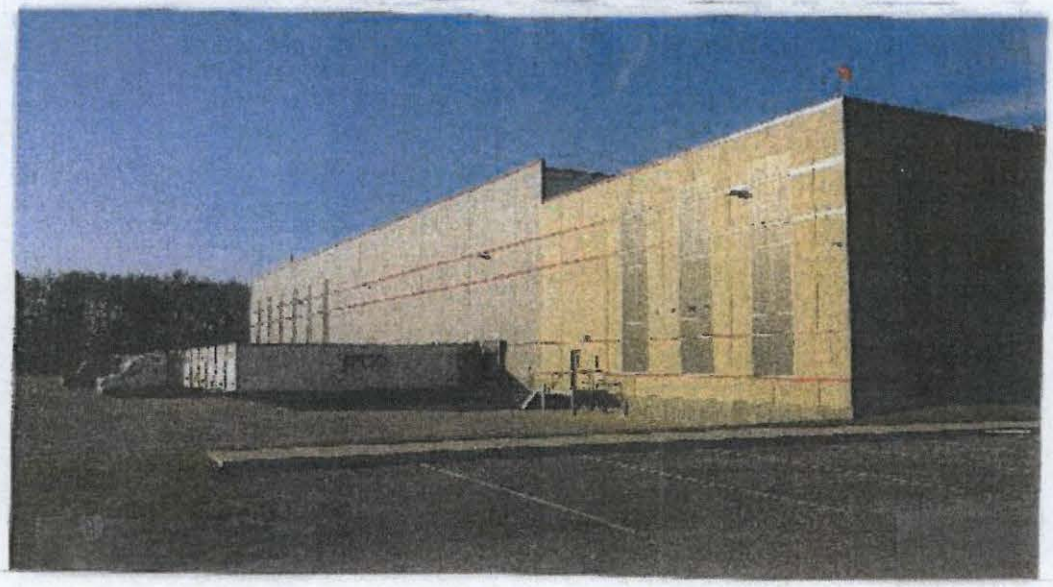


COMMERCE PARKE

Aurora

AREA 2

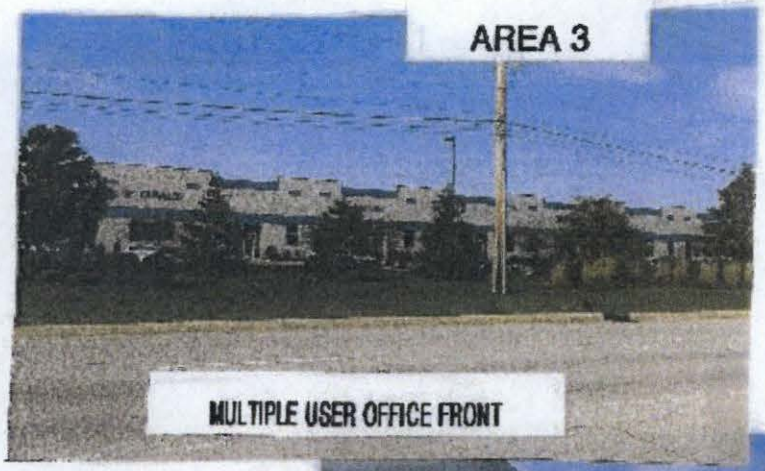
FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

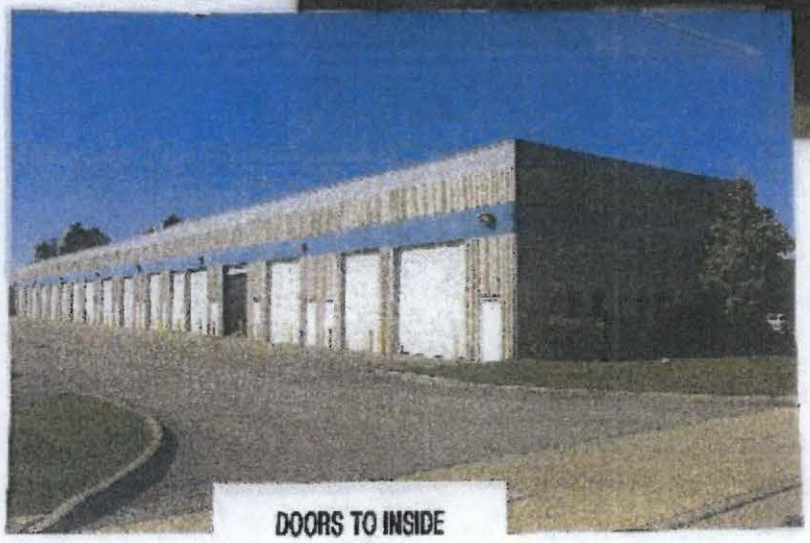
Aurora

AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

**EXHIBIT J**

THE SHOPPES CHARACTER EXHIBIT

**THE SHOPPES**

# Westfield–Washington Township Advisory Plan Commission

**Minutes of the February 3, 2020 APC Meeting**

*Presented for approval: February 18, 2020*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, February 3, 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, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

**Members Absent:** All present.

**City Staff Present:** Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

## APPROVAL OF MINUTES

Motion**:** Kelleher motioned to approve the January 21, 2020 meeting minutes as written.
Maue seconded. Motion passed. Vote 9-0.

## PROPOSED CHANGE TO THE BZA APPOINTMENT REQUIREMENTS & APPOINTMENT OF BZA REPRESENTATIVE

Zaiger overviewed the status of the APC Rules and Statutes and explained that the Township Trustee appoints two members to the APC. The APC must appoint one of those members to the BZA. The rules currently require that member to reside outside the City Limits, the statute no longer contains the same requirement. The updated rule would reconcile this difference, and also establish a 2-year term for that appointment, as required by the statute.

Motion**:** Graham motioned accept the changes in the appointment requirements and to nominate Dave Schmitz as the APC's appointment to the BZA for the next two years.
Burkman seconded. Motion passed. Vote 9-0.

## REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

## CONSENT AGENDA

**1804-DDP-11** **Primrose School**
*18170 Grand Park Boulevard*
Primrose School Franchising Company by HWC Engineering, Inc. requests Detailed Development Plan approval for a 11,635 square foot Childcare/Daycare Center on 1.706 acres +/- in the Grand Park Village PUD.
*(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)*

Motion: Approve Consent Agenda as presented.
Motion: Horkay; Second: Kelleher. Motion passed. Vote: 9-0.

**ITEMS OF BUSINESS**

**1912-PUD-44** **Links PUD**

*SE Corner of 191st Street & Tomlinson Road, approximately*

EdgeRock Development, LLC requests the rezoning of 68 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Links PUD District.

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

Crabtree overviewed the proposed new PUD. He said a hotel is proposed as an additional permitted use in District 1 and a Community Entertainment Center and associated go-kart race track is proposed as an additional permitted use in District 5. A technology center and observatory are shown on the Concept Plan as proposed uses in Districts 3 and 4 respectively, and are both permitted by right in LB zoned areas. He said that a neighborhood meeting was held on November 26 for this item. He summarized the following changes made to this Petition after the latest Public Hearing.

- Language has been added requiring that only 'electric-powered recreational go-karts' be permitted to be utilized on any permitted Race Track.
- Language has been added requiring a three-foot-tall mound with staggered evergreen trees abutting no less than seventy-five percent of the entirety of the east lot line of Districts 4 and 5. Additionally a thirty-foot Buffer Yard will be required between the Property and the Wyatt Parcel, identified as 18710 Chad Hittle Drive at the time of the Ordinance's approval.
- Language has been added requiring that all day-to-day operations unrelated to loading or unloading of equipment and/or business-related products take place completely indoors at any Motorsports Industry Team Facility.
- Language has been added so that a maximum of one Individual Monument Sign be permitted in each of the five outlined Districts. For Districts 3, 4 and 5, any Individual Monument Sign must be located a minimum of two-hundred feet from the Tomlinson Road, 191st Street, or Wheeler Road right-of-way line, whichever is applicable.

Spoljaric asked about Section 7.2 regarding the language about the public park. She said she has talked to developer and has suggested language change which will be incorporated prior to City Council and will ensure that donated land is included in open space calculations.

Kelleher said she appreciates the Petitioner's addition of buffer yard by the kennel. She also wanted it noted for City Council that if the observatory and entertainment center are not built, the area defaults to LB and the 32 Overlay.

McCarty thanked the Petitioner for switching to electric carts.

Burkman said she loves the planetarium; however, she is still concerned about the location of the amenities.

The Petitioner, Birch Dalton with EdgeRock Development, responded and provided a map from the Grand Park Economic Development Plan and explained that the planetarium use perfectly fits into that plan. He pointed out that the reason Grand Park is slow to develop is due to parking issues, and once development surrounds it Grand Park will fill in.

Graham said he is glad to see this project come through.

Johns agrees that this is great addition to the community and its amenities will help attract more youth sports teams to the area.

Motion: Forward 1912-PUD-44 to the City Council with a favorable recommendation with the following condition:

- The language in section 7.2 is modified prior to appearing before the City Council.

Motion: Graham; Second: McCarty. Motion passed. Vote: 8-1. (Burkman)

## PUBLIC HEARING ITEMS

**2002-SPP-01 &**
**2002-ODP-01**
**[PUBLIC HEARING]**

**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)*

Crabtree overviewed this request for a Primary Plat and Overall Development Plan review for Dartown Crossing. He stated the staff had not received any public comments. He said, as there are modifications that are still outstanding, the Petitioner would not be asking for approval tonight.

Public Hearing for 2002-SPP-01 & 2002-ODP-01 opened at 7:19 p.m.

No public comments.

Public Hearing for 2002-SPP-01 & 2002-ODP-01 closed at 7:20 p.m.

No Commission comments.

**2002-SPP-02 &**
**2002-ODP-02**
**[PUBLIC HEARING]**

**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 review for Legacy Oaks. He stated, as there are modifications that are still outstanding, the Petitioner would not be asking for approval tonight. He said the staff had not received any public comments.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the Petitioner, summarized the current status of this project.

Public Hearing for 2002-SPP-02 & 2002-ODP-02 opened at 7:25 p.m.

Pam Groover, 935 Farmview Lane; said she would like to know what it means that Block A is not being developed at this time. She wants to know what is going to happen with Block A.

Public Hearing for 2002-SPP-02 & 2002-ODP-02 closed at 7:26 p.m.

Dobosiewicz responded that there had been no discussion of the real estate being donated to the City. If it were to be developed as a park, there are standards for developing as a park. Block A will be retained by the current property owners. He reiterated that the City does not have a plan to acquire the real estate (Block A).

Schmitz asked what are the immediate plans are for Block A.

Dobosiewicz replied that there is no immediate plan for this real estate and that it will remain under the ownership and maintenance of the Block A property owners.

Johns said he thought that there was talk of the City acquiring this real estate for a passive park.

Dobosiewicz replied that Commercial use was first proposed for Block A; however, that the language within the PUD was modified. PUD was modified to allow for a park.

## 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: Schmitz; Second: Kelleher. Motion passed. Vote: 9-0
Meeting adjourned at 7:37 p.m.

_____
Randell Graham, President

_____
Ginny Kelleher, Vice President

_____
Kevin M. Todd, Secretary

| | |
|---|---|
| **Petition Number:** | 2002-SPP-02 & 2002-ODP-02 |
| **Subject Site Address:** | NE corner of 146th Street & Oak Ridge Road |
| **Petitioner:** | Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC |
| **Request:** | The Petitioner requests Primary Plat and Overall Development Plan review of sixty-four (64) Single-Family Residential Lots on 56.9 acres +/- in the Legacy Oaks Planned Unit Development (PUD) District |
| **Current Zoning:** | Legacy Oaks PUD (Ord. 19-26) |
| **Current Land Use:** | Residential/Vacant |
| **Approximate Acreage:** | 56.9 acres +/- |
| Exhibits: | 1. Staff Report |
| | 2. Location Map |
| | 3. Primary Plat |
| | 4. Overall Development Plan |
| | 5. PUD Concept Plan |
| | 6. Statement from City Engineer Regarding Entrance |
| **Staff Reviewer:** | Daine Crabtree, Associate Planner |

## HISTORY AND PROCEDURAL

The rezoning of the Property from the SF2: Single-Family Low-Density District to the Legacy Oaks PUD was approved at the December 9, 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 January 21, 2020, Technical Advisory Committee (TAC) meeting.

## PROJECT OVERVIEW

The 56.9 acre +/- site is located at the northeast corner of 146th Street and Oak Ridge Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan

for sixty-four (64) Single-Family Residential Lots.

---

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

**The plans comply.**

6) Proposed name of subdivision.
7) Names and addresses of the owner, owners, land surveyor or land planner.
8) Title, scale, north arrow and date.
9) 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.
10) Easements (locations, widths and purposes). (Article 8.3)
11) Statement concerning the location and approximate size or capacity of utilities to be installed.
12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
14) 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%).
15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
16) Building setback lines. (Article 4.23 & Article 5.3(G))
17) Legend and notes.
18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
19) Other features or conditions which would affect the subdivision favorable or adversely.
20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
21) 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.

22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

23) 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.

24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

---

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

**The plans comply.**

25) 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.

26) Address and legal description of the property.

27) Boundary lines of the property including all dimensions.

28) 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.

29) 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.

30) 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.

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

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

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

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

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

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

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

38) 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.

39) Identify buildings proposed for demolition.

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

41) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

---

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

**The plans comply.**

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

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

44) 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.

45) 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.**

46) Accessory Use and Building Standards (Article 6.1)

47) Landscaping Standards (Article 6.8)

a) Street Trees

b) Minimum Lot Landscaping Requirements

c) External Street Frontage Landscaping

d) Parking Area Landscaping

e) Buffer Yard Requirements

48) Lighting Standards (Article 6.9)
49) Lot Standards (Article 6.10)

50) Outdoor Café and Eating Areas (Article 6.13)

51) Parking and Loading Standards (Article 6.14)

52) Setback Standards (Article 6.16)

53) Vision Clearance Standards (Article 6.19)

54) Yard Standards (Article 6.21)

---

**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

55) Block Standards (Article 8.1)

56) Easement Standards (Article 8.3)

57) Monument and Marker Standards (Article 8.5)

58) Open Space and Amenity Standards (Article 8.6)

59) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

60) Storm Water Standards (Article 8.8)

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

62) Street Light Standards (Article 8.10)

63) Street Sign Standards (Article 8.11)

64) Surety Standards (Article 8.12)

65) Utility Standards (Article 8.13)

---

**LEGACY OAKS PUD (ORD. 19-26)**

**The plans comply.**

66) District Map (Sec. 2.1)

67) Concept Plan (Sec. 3)

68) Permitted Uses (Sec. 5)

a) The total number of Dwelling Units on the Real Estate shall not exceed sixty-seven (67)

69) General Regulations (Sec. 6)

a) Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply

b) Applicable Standards

i) Minimum Lot Area: 10,000 square feet

ii) Minimum Lot Frontage: 50 feet

iii) Minimum Building Setback

(1) Front Yard: 20 feet

(2) Side Yard: 5 feet

(3) Rear Yard: 15 feet

iv) Minimum Lot Width: 71 feet

c) The Minimum Front Yard Building Setback shall be randomly set and vary by four (4) feet in two (2) foot increments (20', 22', and 24' setbacks) along all the street segments of the District. The random Front Yard Building Setbacks shall be illustrated on the Primary and Secondary Plat.

70) External Street Frontage Landscaping Requirements (Sec. 7.2(C))

71) Amenities (Sec. 9.1(B))

---

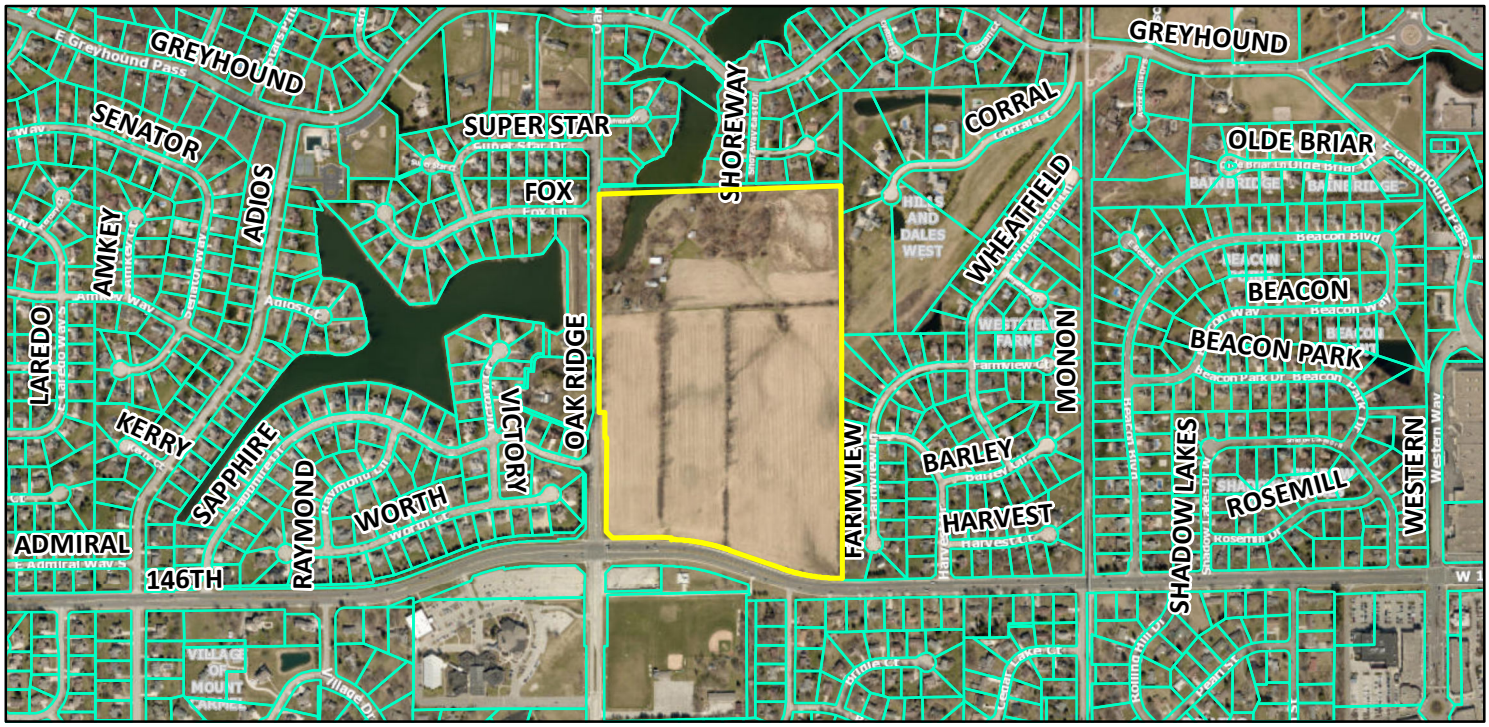
**DEPARTMENT COMMENTS**

1) **ACTION: 2002-SPP-02 and 2002-ODP-02 comply with the Legacy Oaks PUD and the UDO. The Department recommends approving the petition with the following condition:**
    a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

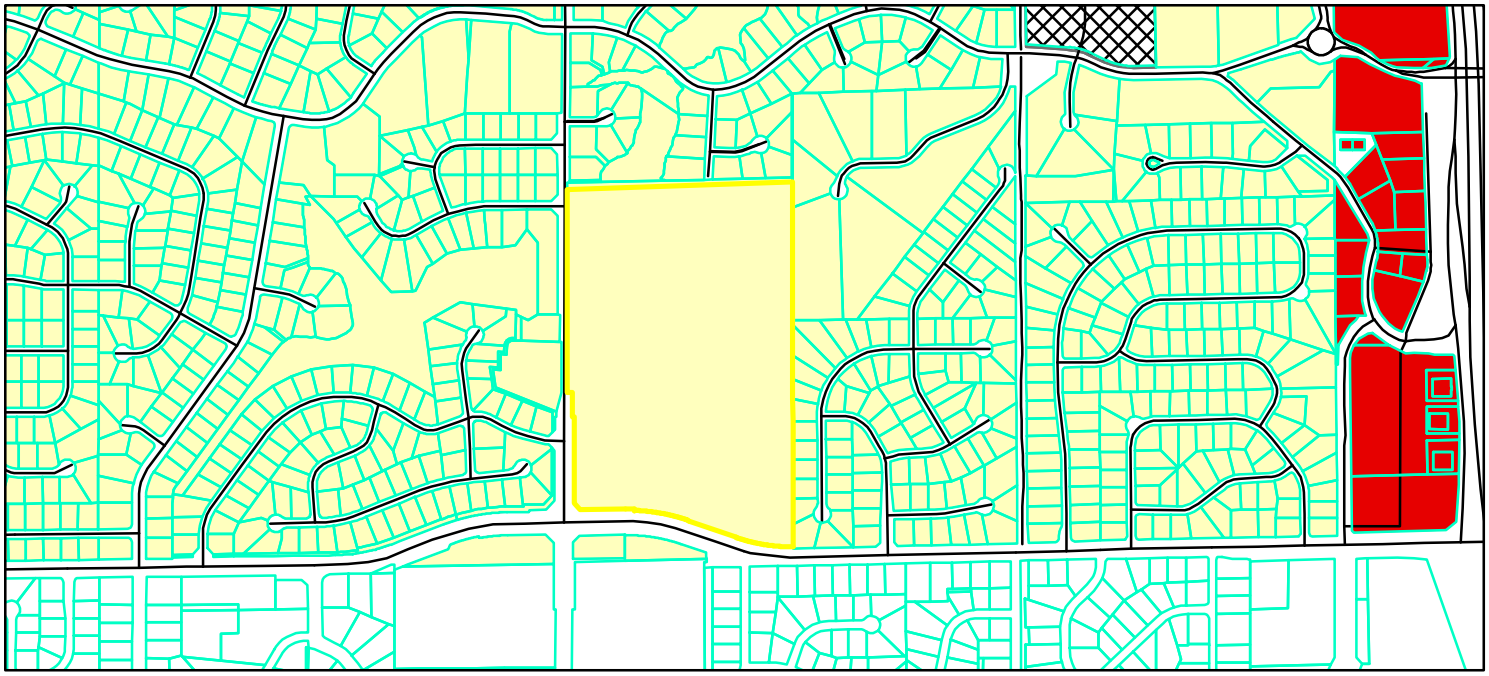
# Legacy Oaks PUD

## Aerial Location Map

Site




## Zoning Map



Parcel
GIS.DBO.PW_Streets
**Zoning - All**

**Zoning**
GB (General Business)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)

0 0.050.1 0.2 0.3 0.4 Miles

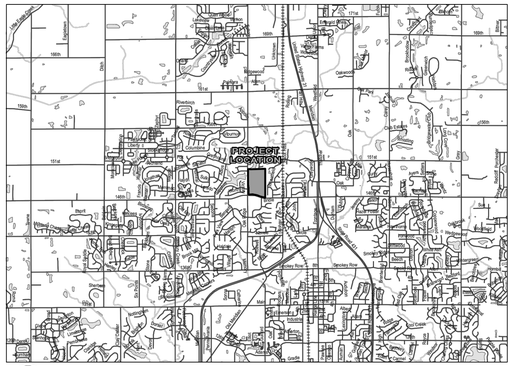
N W E S

# LEGACY OAKS

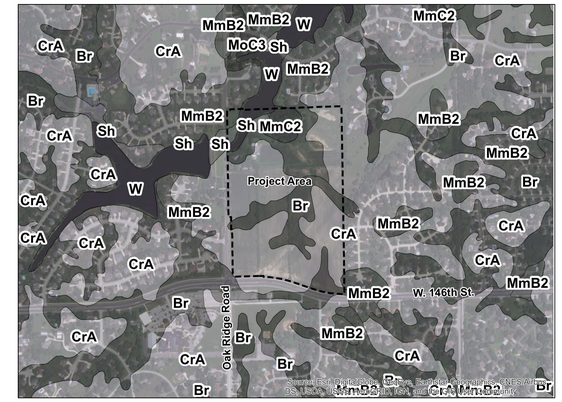
## PRIMARY PLAT PLAN

## Pulte Homes of Indiana, L.L.C.


CONTACT: CAITLIN DOPHER
11590 N. MERIDIAN ST., SUITE 530
CARMEL, INDIANA 46032
(317) 575-2350
E-MAIL: caitlin.dopher@pultegroup.com


LOCATION MAP
SCALE 1" = 1/2 MILE




SOILS MAP
NOT TO SCALE

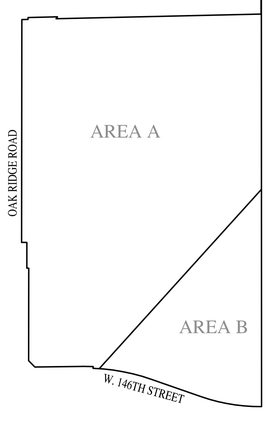
### SOILS LEGEND

| | |
|---|---|
| Br | Brookstone silty clay loam, 0 to 2 percent slopes |
| CrA | Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes |
| MmA | Miami silt loam, 0 to 2 percent slopes |
| MmB2 | Miami silt loam, 2 to 6 percent slopes, eroded |
| MmC2 | Miami silt loam-Urban land complex, 6 to 12 percent slopes, eroded |
| Sh | Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration |

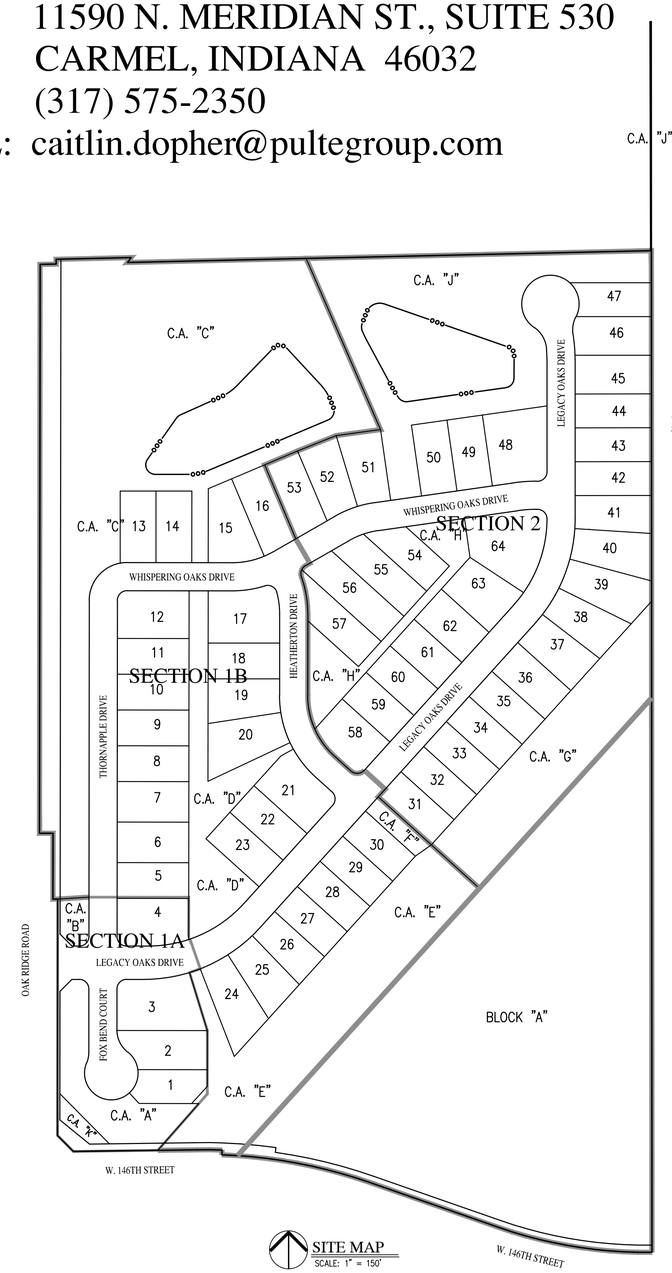
### LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 13, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-202-A, dated July 26, 2019, more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter, said point being marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 04 minutes 03 seconds East (grid bearing based upon Indiana State Plane - East Zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 150.00 feet; thence North 88 degrees 41 minutes 05 seconds East a distance of 16.51 feet to a southwest corner of a 4.236-acre tract of land described in Instrument Number 200000000846 in the Office of the Recorder of Hamilton County, Indiana, the following twelve (12) courses being along the west and north lines of said tract; (1) thence North 00 degrees 04 minutes 03 seconds East a distance of 817.82 feet to the POINT OF BEGINNING; (2) thence South 89 degrees 55 minutes 57 seconds East a distance of 28.51 feet; (3) thence South 00 degrees 04 minutes 03 seconds West a distance of 137.80 feet; (4) thence South 89 degrees 55 minutes 57 seconds East a distance of 9.97 feet; (5) thence South 00 degrees 04 minutes 03 seconds West a distance of 495.41 feet; (6) thence South 44 degrees 36 minutes 13 seconds East a distance of 47.36 feet; (7) thence North 89 degrees 13 minutes 49 seconds East a distance of 259.88 feet to the point of curvature of a curve to the right having a radius of 1067.39 feet, said curve being subtended by a chord bearing South 89 degrees 22 minutes 34 seconds East, a chord distance of 51.92 feet; (8) thence easterly along said curve an arc distance of 51.92 feet; (9) thence South 02 degrees 01 minutes 03 seconds West a distance of 10.01 feet to a point on a non-tangent curve to the right having a radius of 1057.38 feet, said curve being subtended by a chord bearing South 79 degrees 22 minutes 34 seconds East, a chord distance of 316.47 feet; (10) thence easterly along said curve an arc distance of 317.66 feet; (11) thence South 70 degrees 46 minutes 11 seconds East a distance of 284.81 feet to the point of curvature of a curve to the left having a radius of 937.37 feet, said curve being subtended by a chord bearing South 80 degrees 46 minutes 11 seconds East, a chord distance of 325.54 feet; (12) thence easterly along said curve an arc distance of 327.20 feet to the east line of the West Half of said Southwest Quarter, being also the west line of Westfield Farms, Section II, the plat of which is recorded in Plat Book 13, pages 41-42 in said Recorder's Office, and also the west line of Hills and Dales West, the plat of which is recorded in Plat Cabinet 1, slide 215 in said Recorder's Office; thence North 00 degrees 01 minutes 52 seconds West along said east line a distance of 2580.07 feet to the northeast corner of said West Half of said Southwest Quarter; thence South 88 degrees 02 minutes 06 seconds West along the north line of said West Half of said Southwest Quarter a distance of 2.52 feet to the northeast corner of Lot 21 in The Village Farms, First Section, the plat of which is recorded in Plat Book 5, pages 16-17 in said Recorder's Office; thence South 00 degrees 08 minutes 59 seconds East along an east line of said subdivision a distance of 480.10 feet to the southeast corner of Lot 19 in said subdivision; thence South 88 degrees 42 minutes 29 seconds West along a south line of said subdivision a distance of 1096.70 feet to the approximate west edge of water of a lake, being the southeast corner of Block "A" in said subdivision, the following three (3) courses being along the east, north, and west lines of said Block "A"; (1) thence North 37 degrees 08 minutes 38 seconds East a distance of 12.77 feet; (2) thence South 88 degrees 42 minutes 29 seconds West a distance of 157.45 feet; (3) thence South 00 degrees 04 minutes 03 seconds West a distance of 10.00 feet to the south line of said subdivision; thence South 88 degrees 42 minutes 29 seconds West along said south line a distance of 33.51 feet to the east boundary of Oak Ridge Road as described in a 0.938-acre tract of land in said Instrument Number 200000000846; thence South 00 degrees 04 minutes 03 seconds West along said east boundary a distance of 1192.61 feet to the POINT OF BEGINNING, containing 56.992 acres, more or less.




DISTRICT MAP
NOT TO SCALE



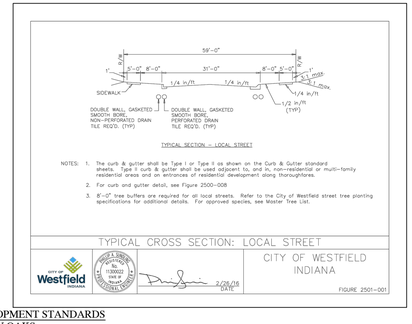

SITE MAP
SCALE: 1" = 150'

### PHASING LOT SCHEDULE

| | |
|---|---|
| SECTION 1A | 4 LOTS |
| SECTION 1B | 26 LOTS |
| SECTION 2 | 34 LOTS |
| TOTAL: | 64 LOTS |

### SHEET LIST TABLE

| Sheet Title | Sheet Description |
|---|---|
| C1.0 | COVER |
| C1.1 | OVERALL SITE PLAN |
| C1.2-C1.3 | OVERALL PRIMARY PLAT PLAN |




### DEVELOPMENT STANDARDS

LEGACY OAKS
ZONING: LEGACY OAKS PUD
LOTS: 64
AREA - A

| | |
|---|---|
| MIN. LOT AREA | 10,000 SF |
| MIN. LOT WIDTH | 71' |
| MIN. FRONT SETBACK | 20' |
| MIN. LOT FRONTAGE | 50' |
| MIN. SIDE SETBACK | 5' |
| MIN. REAR SETBACK | 15' |
| MIN. BUILDING SEPARATION | 10' |
| MAX. BUILDING HEIGHT | 30' |


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


### FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE AE AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180057C0120G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

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

### UTILITY CONTACT INFORMATION:

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

**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
NOVLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

### REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

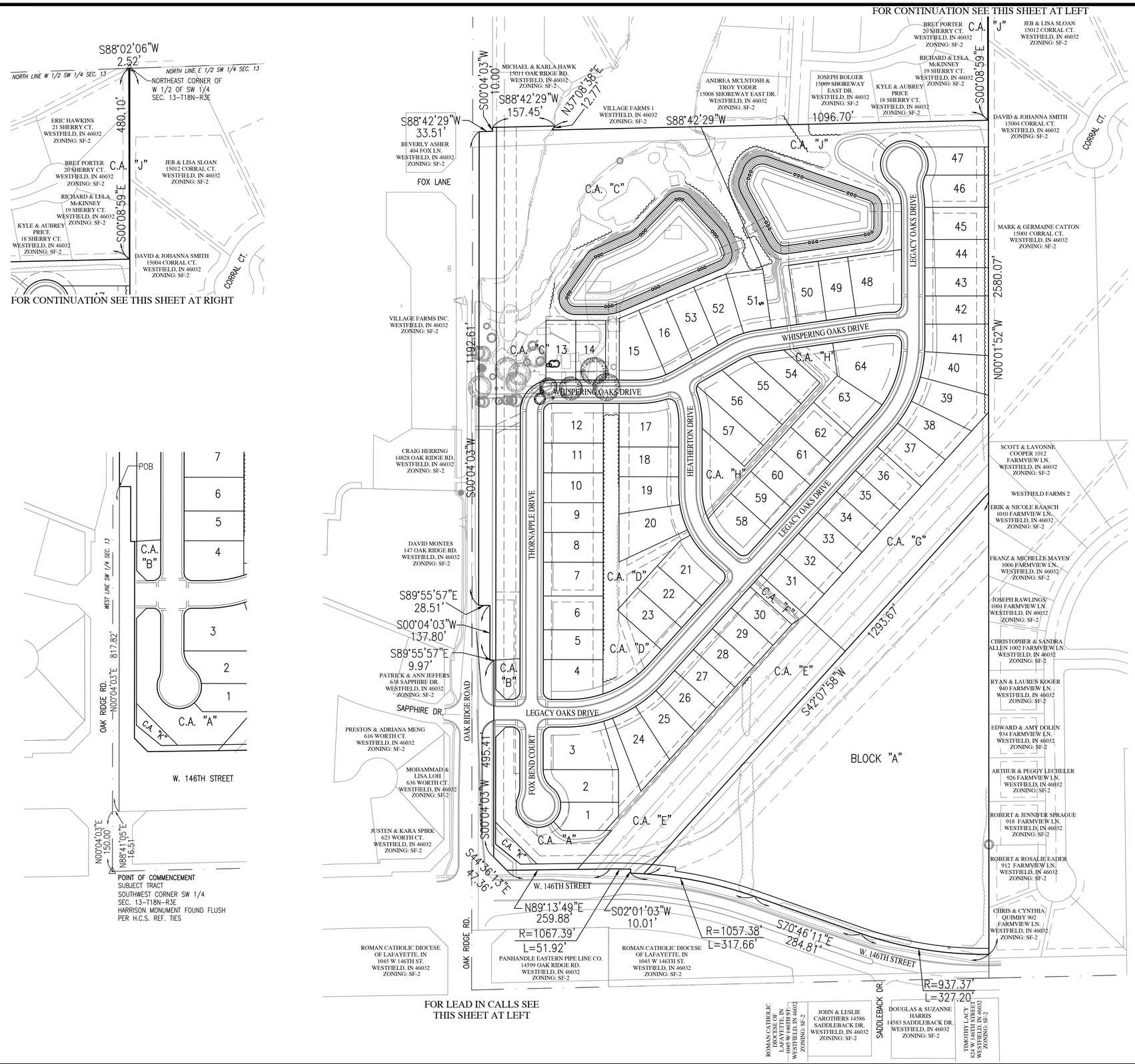
HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

LEGACY OAKS
CITY OF WESTFIELD, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURK
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET C1.0 COVER | |

©2020




Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

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

GRAPHIC SCALE

0' 120' 240' 360'

(IN FEET)

## LEGEND:

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

## ABBREVIATIONS:

C.A. – COMMON AREA
25 – LOT NUMBER

### LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 13, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-202-A, dated July 26, 2019, more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter, said point being marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 04 minutes 03 seconds East (grid bearing based upon Indiana State Plane - East Zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 150.00 feet; thence North 88 degrees 41 minutes 05 seconds East a distance of 16.51 feet to a southwest corner of a 4.236-acre tract of land described in Instrument Number 200000000846 in the Office of the Recorder of Hamilton County, Indiana, the following twelve (12) courses being along the west and north lines of said tract; (1) thence North 00 degrees 04 minutes 03 seconds East a distance of 817.82 feet to the POINT OF BEGINNING; (2) thence South 89 degrees 55 minutes 57 seconds East a distance of 28.51 feet; (3) thence South 00 degrees 04 minutes 03 seconds West a distance of 137.80 feet; (4) thence South 89 degrees 55 minutes 57 seconds East a distance of 9.97 feet; (5) thence South 00 degrees 04 minutes 03 seconds West a distance of 495.41 feet; (6) thence South 44 degrees 36 minutes 13 seconds East a distance of 47.36 feet; (7) thence North 89 degrees 13 minutes 49 seconds East a distance of 259.88 feet to the point of curvature of a curve to the right having a radius of 1067.39 feet, said curve being subtended by a chord bearing South 89 degrees 22 minutes 34 seconds East, a chord distance of 51.92 feet; (8) thence easterly along said curve an arc distance of 51.92 feet; (9) thence South 02 degrees 01 minutes 03 seconds West a distance of 10.01 feet to a point on a non-tangent curve to the right having a radius of 1057.38 feet, said curve being subtended by a chord bearing South 79 degrees 22 minutes 34 seconds East, a chord distance of 316.47 feet; (10) thence easterly along said curve an arc distance of 317.66 feet; (11) thence South 70 degrees 46 minutes 11 seconds East a distance of 284.81 feet to the point of curvature of a curve to the left having a radius of 937.37 feet, said curve being subtended by a chord bearing South 80 degrees 46 minutes 11 seconds East, a chord distance of 325.54 feet; (12) thence easterly along said curve an arc distance of 327.20 feet to the east line of the West Half of said Southwest Quarter, being also the west line of Westfield Farms, Section II, the plat of which is recorded in Plat Book 13, pages 41-42 in said Recorder's Office, and also the west line of Hills and Dales West, the plat of which is recorded in Plat Cabinet 1, slide 215 in said Recorder's Office; thence North 00 degrees 01 minutes 52 seconds West along said east line a distance of 2580.07 feet to the northeast corner of said West Half of said Southwest Quarter; thence South 88 degrees 02 minutes 06 seconds West along the north line of said West Half of said Southwest Quarter a distance of 2.52 feet to the northeast corner of Lot 21 in The Village Farms, First Section, the plat of which is recorded in Plat Book 5, pages 16-17 in said Recorder's Office; thence South 00 degrees 08 minutes 59 seconds East along an east line of said subdivision a distance of 480.10 feet to the southeast corner of Lot 19 in said subdivision; thence South 88 degrees 42 minutes 29 seconds West along a south line of said subdivision a distance of 1096.70 feet to the approximate west edge of water of a lake, being the southeast corner of Block "A" in said subdivision, the following three (3) courses being along the east, north, and west lines of said Block "A"; (1) thence North 37 degrees 08 minutes 38 seconds East a distance of 12.77 feet; (2) thence South 88 degrees 42 minutes 29 seconds West a distance of 157.45 feet; (3) thence South 00 degrees 04 minutes 03 seconds West a distance of 10.00 feet to the south line of said subdivision; thence South 88 degrees 42 minutes 29 seconds West along said south line a distance of 33.51 feet to the east boundary of Oak Ridge Road as described in a 0.938-acre tract of land in said Instrument Number 200000000846; thence South 00 degrees 04 minutes 03 seconds West along said east boundary a distance of 1192.61 feet to the POINT OF BEGINNING, containing 56.992 acres, more or less.

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.

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


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


# LEGACY OAKS
# CITY OF WESTFIELD, INDIANA
# OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

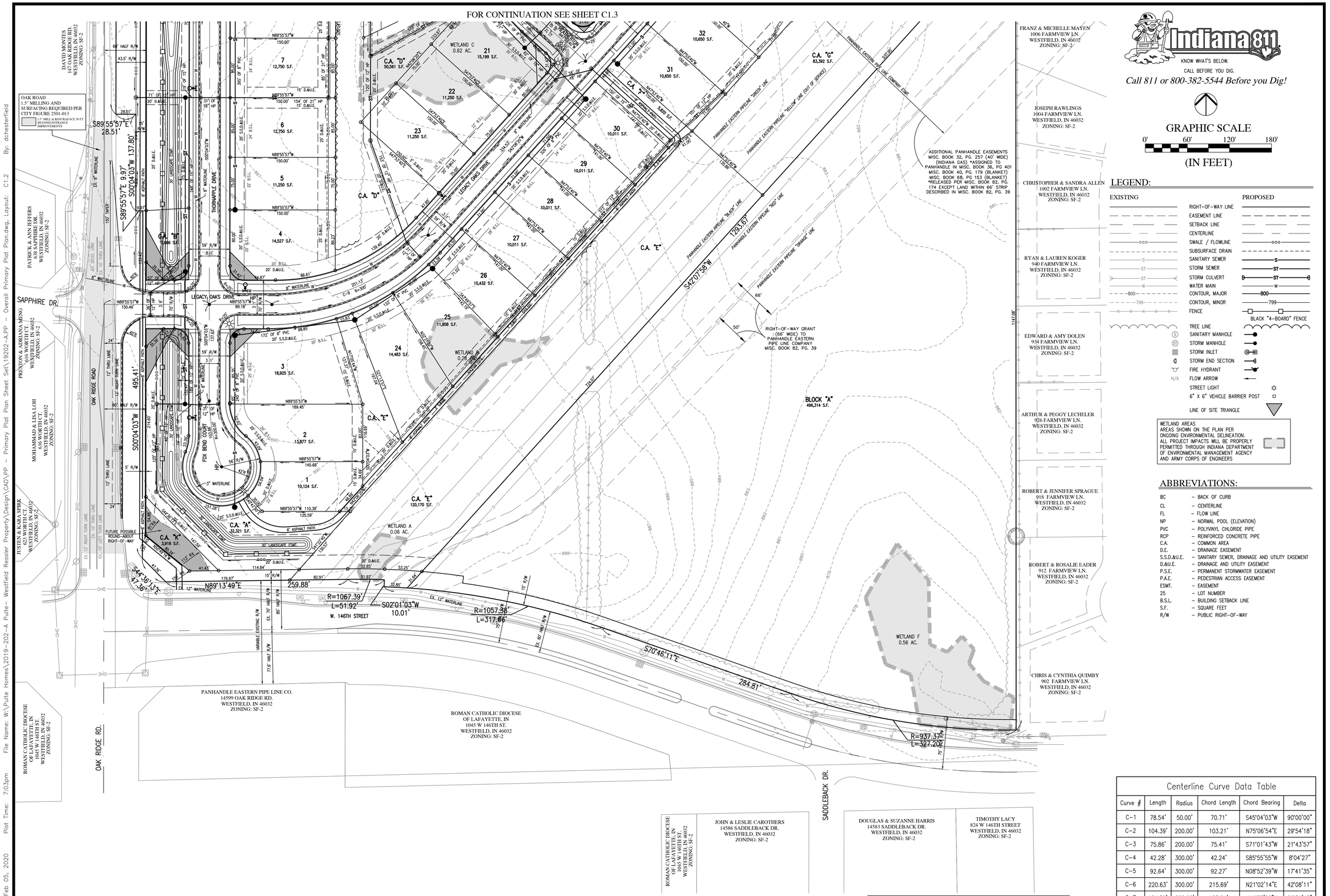
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET C1.1 OVERALL SITE PLAN | |

© 2020

Plot Date: Feb 05, 2020 Plot Time: 7:03pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Primary Plat Plan Sheet Set\19202-A.PP - Overall Site Plan.dwg, Layout: C1.1 By: dchesterfield

FOR CONTINUATION SEE SHEET C1.3




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:

| 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 |
| | FENCE | BLACK "4-BOARD" 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 | |
| | LINE OF SITE TRIANGLE | |

WETLAND AREAS
AREAS SHOWN ON THE PLAN PER ONGOING ENVIRONMENTAL DELINEATION. ALL PROJECT IMPACTS WILL BE PROPERLY PERMITTED THROUGH INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AGENCY AND ARMY CORPS OF ENGINEERS

## 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 |
| ESMT. | – EASEMENT |
| 25 | – LOT NUMBER |
| B.S.L. | – BUILDING SETBACK LINE |
| S.F. | – SQUARE FEET |
| R/W | – PUBLIC RIGHT-OF-WAY |

## Centerline Curve Data Table

| Curve # | Length | Radius | Chord Length | Chord Bearing | Delta |
|---|---|---|---|---|---|
| C-1 | 78.54' | 50.00' | 70.71' | S45°04'03"W | 90°00'00" |
| C-2 | 104.39' | 200.00' | 103.21' | N75°06'54"E | 29°54'18" |
| C-3 | 75.86' | 200.00' | 75.41' | S71°01'43"W | 21°43'57" |
| C-4 | 42.28' | 300.00' | 42.24' | S85°55'55"W | 8°04'27" |
| C-5 | 92.64' | 300.00' | 92.27' | N08°52'39"W | 17°41'35" |
| C-6 | 220.63' | 300.00' | 215.69' | N21°02'14"E | 42°08'11" |
| C-7 | 104.39' | 200.00' | 103.21' | N14°53'06"W | 29°54'18" |
| C-8 | 167.42' | 200.00' | 162.57' | S23°54'49"E | 47°57'43" |
| C-9 | 251.13' | 300.00' | 243.86' | N66°05'11"E | 47°57'43" |

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.

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

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

# LEGACY OAKS
# CITY OF WESTFIELD, INDIANA
# OVERALL PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |

SHEET
C1.2
OVERALL PRIMARY PLAT PLAN

© 2020

Plot Date: Feb 05, 2020 Plot Time: 7:03pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Reissier Property\Design\CAD\PP - Primary Plat Plan Sheet Set\19202-A.PP - Overall Primary Plat Plan.dwg, Layout: C1.2 By: dchesterfield

FOR CONTINUATION SEE SHEET C1.1

FOR CONTINUATION SEE SHEET C1.2

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:

| 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 |
| | FENCE | BLACK "4-BOARD" 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 | |
| | LINE OF SITE TRIANGLE | |

WETLAND AREAS
AREAS SHOWN ON THE PLAN PER
ONGOING ENVIRONMENTAL DELINEATION.
ALL PROJECT IMPACTS WILL BE PROPERLY
PERMITTED THROUGH INDIANA DEPARTMENT
OF ENVIRONMENTAL MANAGEMENT AGENCY
AND ARMY CORPS OF ENGINEERS

## 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 |
| ESMT. | – EASEMENT |
| 25 | – 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 C1.2.

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.

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

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

# LEGACY OAKS
# CITY OF WESTFIELD, INDIANA
# OVERALL PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET C1.3 | |

OVERALL PRIMARY PLAT PLAN

© 2020

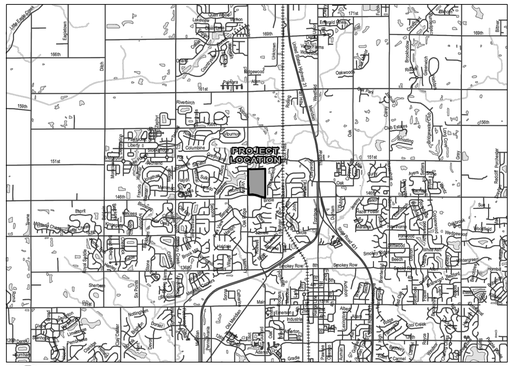
Plot Date: Feb 05, 2020 Plot Time: 7:03am File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Primary Plat Plan Sheet Set\19202-A.PP - Overall Primary Plat Plan.dwg, Layout: C1.3 By: dchesterfield

# LEGACY OAKS

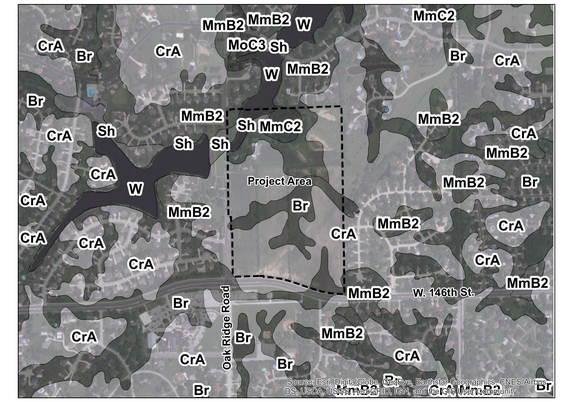
## OVERALL DEVELOPMENT PLAN

## Pulte Homes of Indiana, L.L.C.


CONTACT: CAITLIN DOPHER
11590 N. MERIDIAN ST., SUITE 530
CARMEL, INDIANA 46032
(317) 575-2350
E-MAIL: caitlin.dopher@pultegroup.com


LOCATION MAP
SCALE 1" = 1/2 MILE




SOILS MAP
NOT TO SCALE

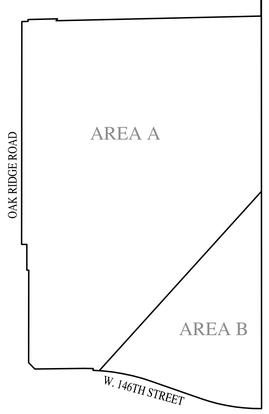
### SOILS LEGEND

| | |
|---|---|
| Br | Brookstone silty clay loam, 0 to 2 percent slopes |
| CrA | Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes |
| MmA | Miami silt loam, 0 to 2 percent slopes |
| MmB2 | Miami silt loam, 2 to 6 percent slopes, eroded |
| MmC2 | Miami silt loam-Urban land complex, 6 to 12 percent slopes, eroded |
| Sh | Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration |

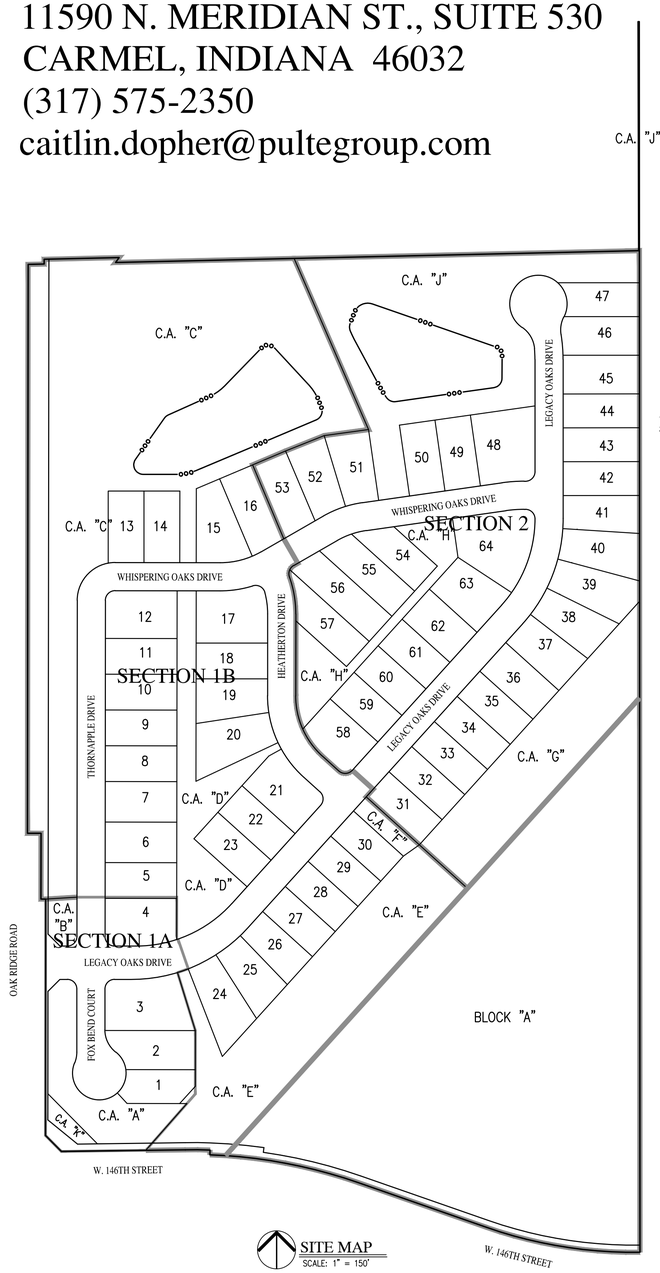
### LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 13, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-202-A, dated July 26, 2019, more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter, said point being marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 04 minutes 03 seconds East (grid bearing based upon Indiana State Plane - East Zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 150.00 feet; thence North 88 degrees 41 minutes 05 seconds East a distance of 16.51 feet to a southwest corner of a 4.236-acre tract of land described in Instrument Number 200000000846 in the Office of the Recorder of Hamilton County, Indiana, the following twelve (12) courses being along the west and north lines of said tract; (1) thence North 00 degrees 04 minutes 03 seconds East a distance of 817.82 feet to the POINT OF BEGINNING; (2) thence South 89 degrees 55 minutes 57 seconds East a distance of 28.51 feet; (3) thence South 00 degrees 04 minutes 03 seconds West a distance of 137.80 feet; (4) thence South 89 degrees 55 minutes 57 seconds East a distance of 9.97 feet; (5) thence South 00 degrees 04 minutes 03 seconds West a distance of 495.41 feet; (6) thence South 44 degrees 36 minutes 13 seconds East a distance of 47.36 feet; (7) thence North 89 degrees 13 minutes 49 seconds East a distance of 259.88 feet to the point of curvature of a curve to the right having a radius of 1067.39 feet, said curve being subtended by a chord bearing South 89 degrees 22 minutes 34 seconds East, a chord distance of 51.92 feet; (8) thence easterly along said curve an arc distance of 51.92 feet; (9) thence South 02 degrees 01 minutes 03 seconds West a distance of 10.01 feet to a point on a non-tangent curve to the right having a radius of 1057.38 feet, said curve being subtended by a chord bearing South 79 degrees 22 minutes 34 seconds East, a chord distance of 316.47 feet; (10) thence easterly along said curve an arc distance of 317.66 feet; (11) thence South 70 degrees 46 minutes 11 seconds East a distance of 284.81 feet to the point of curvature of a curve to the left having a radius of 937.37 feet, said curve being subtended by a chord bearing South 80 degrees 46 minutes 11 seconds East, a chord distance of 325.54 feet; (12) thence easterly along said curve an arc distance of 327.20 feet to the east line of the West Half of said Southwest Quarter, being also the west line of Westfield Farms, Section II, the plat of which is recorded in Plat Book 13, pages 41-42 in said Recorder's Office, and also the west line of Hills and Dales West, the plat of which is recorded in Plat Cabinet 1, slide 215 in said Recorder's Office; thence North 00 degrees 01 minutes 52 seconds West along said east line a distance of 2580.07 feet to the northeast corner of said West Half of said Southwest Quarter; thence South 88 degrees 02 minutes 06 seconds West along the north line of said West Half of said Southwest Quarter a distance of 2.52 feet to the northeast corner of Lot 21 in The Village Farms, First Section, the plat of which is recorded in Plat Book 5, pages 16-17 in said Recorder's Office; thence South 00 degrees 08 minutes 59 seconds East along an east line of said subdivision a distance of 480.10 feet to the southeast corner of Lot 19 in said subdivision; thence South 88 degrees 42 minutes 29 seconds West along a south line of said subdivision a distance of 1096.70 feet to the approximate west edge of water of a lake, being the southeast corner of Block "A" in said subdivision, the following three (3) courses being along the east, north, and west lines of said Block "A"; (1) thence North 37 degrees 08 minutes 38 seconds East a distance of 12.77 feet; (2) thence South 88 degrees 42 minutes 29 seconds West a distance of 157.45 feet; (3) thence South 00 degrees 04 minutes 03 seconds West a distance of 10.00 feet to the south line of said subdivision; thence South 88 degrees 42 minutes 29 seconds West along said south line a distance of 33.51 feet to the east boundary of Oak Ridge Road as described in a 0.938-acre tract of land in said Instrument Number 200000000846; thence South 00 degrees 04 minutes 03 seconds West along said east boundary a distance of 1192.61 feet to the POINT OF BEGINNING, containing 56.992 acres, more or less.




DISTRICT MAP
NOT TO SCALE



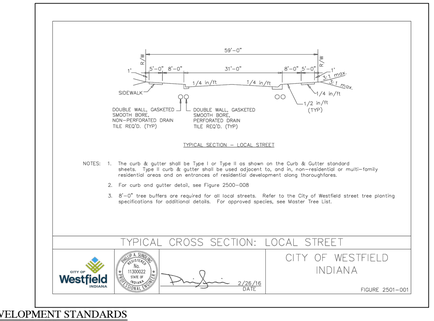

SITE MAP
SCALE: 1" = 150'

### PHASING LOT SCHEDULE

| | |
|---|---|
| SECTION 1A | 4 LOTS |
| SECTION 1B | 26 LOTS |
| SECTION 2 | 34 LOTS |
| TOTAL: | 64 LOTS |

### SHEET LIST TABLE


| Sheet Title | Sheet Description |
|---|---|
| C1.0 | COVER |
| C1.1 | OVERALL SITE PLAN |
| C1.2-C1.3 | OVERALL DEVELOPMENT PLAN |
| C2.0 | OVERALL OPEN SPACE PLAN |
| C3.0-C3.1 | EXISTING CONDITIONS & DEMOLITION PLAN |
| L1.0-L1.1 | LANDSCAPE PLAN |
| L1.2-L1.3 | LANDSCAPE NOTES & DETAILS |


### DEVELOPMENT STANDARDS

LEGACY OAKS
ZONING: LEGACY OAKS PUD
LOTS: 64
AREA - A

| | |
|---|---|
| MIN. LOT AREA | 10,000 SF |
| MIN. LOT WIDTH | 71' |
| MIN. FRONT SETBACK | 20' |
| MIN. LOT FRONTAGE | 50' |
| MIN. SIDE SETBACK | 5' |
| MIN. REAR SETBACK | 15' |
| MIN. BUILDING SEPARATION | 10' |
| MAX. BUILDING HEIGHT | 30' |


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


### UTILITY CONTACT INFORMATION:

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

**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
NOVLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

### FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE AE AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180057C0120G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

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

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

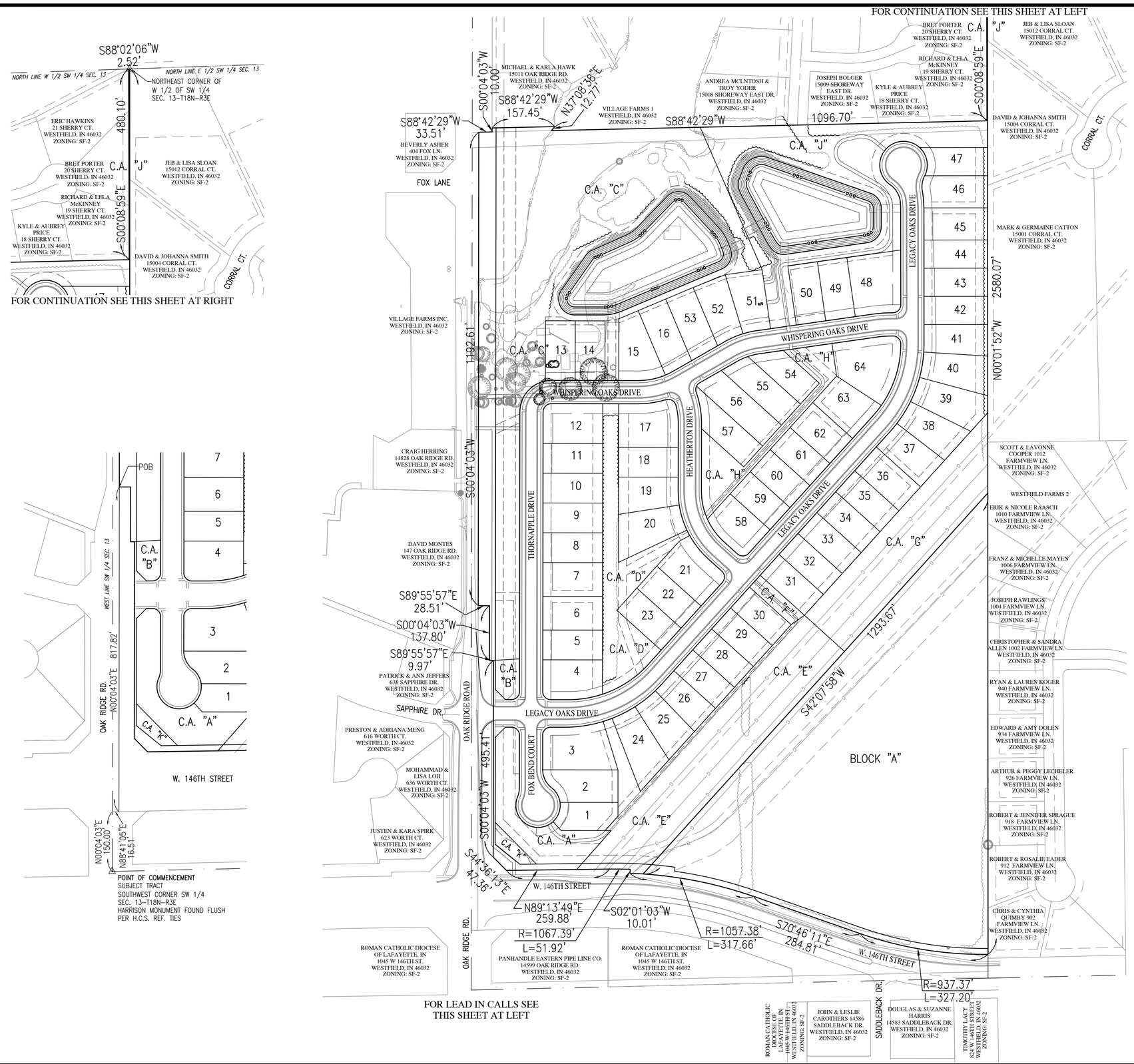
HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

LEGACY OAKS
CITY OF WESTFIELD, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET C1.0 COVER | |

©2020




Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

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

GRAPHIC SCALE

0' 120' 240' 360'

(IN FEET)

## LEGEND:

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

## ABBREVIATIONS:

C.A. – COMMON AREA
25 – LOT NUMBER

### LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 13, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-202-A, dated July 26, 2019, more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter, said point being marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 04 minutes 03 seconds East (grid bearing based upon Indiana State Plane - East Zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 150.00 feet; thence North 88 degrees 41 minutes 05 seconds East a distance of 16.51 feet to a southwest corner of a 4.236-acre tract of land described in Instrument Number 200000000846 in the Office of the Recorder of Hamilton County, Indiana, the following twelve (12) courses being along the west and north lines of said tract; (1) thence North 00 degrees 04 minutes 03 seconds East a distance of 817.82 feet to the POINT OF BEGINNING; (2) thence South 89 degrees 55 minutes 57 seconds East a distance of 28.51 feet; (3) thence South 00 degrees 04 minutes 03 seconds West a distance of 137.80 feet; (4) thence South 89 degrees 55 minutes 57 seconds East a distance of 9.97 feet; (5) thence South 00 degrees 04 minutes 03 seconds West a distance of 495.41 feet; (6) thence South 44 degrees 36 minutes 13 seconds East a distance of 47.36 feet; (7) thence North 89 degrees 13 minutes 49 seconds East a distance of 259.88 feet to the point of curvature of a curve to the right having a radius of 1067.39 feet, said curve being subtended by a chord bearing South 89 degrees 22 minutes 34 seconds East, a chord distance of 51.92 feet; (8) thence easterly along said curve an arc distance of 51.92 feet; (9) thence South 02 degrees 01 minutes 03 seconds West a distance of 10.01 feet to a point on a non-tangent curve to the right having a radius of 1057.38 feet, said curve being subtended by a chord bearing South 79 degrees 22 minutes 34 seconds East, a chord distance of 316.47 feet; (10) thence easterly along said curve an arc distance of 317.66 feet; (11) thence South 70 degrees 46 minutes 11 seconds East a distance of 284.81 feet to the point of curvature of a curve to the left having a radius of 937.37 feet, said curve being subtended by a chord bearing South 80 degrees 46 minutes 11 seconds East, a chord distance of 325.54 feet; (12) thence easterly along said curve an arc distance of 327.20 feet to the east line of the West Half of said Southwest Quarter, being also the west line of Westfield Farms, Section II, the plat of which is recorded in Plat Book 13, pages 41-42 in said Recorder's Office, and also the west line of Hills and Dales West, the plat of which is recorded in Plat Cabinet 1, slide 215 in said Recorder's Office; thence North 00 degrees 01 minutes 52 seconds West along said east line a distance of 2580.07 feet to the northeast corner of said West Half of said Southwest Quarter; thence South 88 degrees 02 minutes 06 seconds West along the north line of said West Half of said Southwest Quarter a distance of 2.52 feet to the northeast corner of Lot 21 in The Village Farms, First Section, the plat of which is recorded in Plat Book 5, pages 16-17 in said Recorder's Office; thence South 00 degrees 08 minutes 59 seconds East along an east line of said subdivision a distance of 480.10 feet to the southeast corner of Lot 19 in said subdivision; thence South 88 degrees 42 minutes 29 seconds West along a south line of said subdivision a distance of 1096.70 feet to the approximate west edge of water of a lake, being the southeast corner of Block "A" in said subdivision, the following three (3) courses being along the east, north, and west lines of said Block "A"; (1) thence North 37 degrees 08 minutes 38 seconds East a distance of 12.77 feet; (2) thence South 88 degrees 42 minutes 29 seconds West a distance of 157.45 feet; (3) thence South 00 degrees 04 minutes 03 seconds West a distance of 10.00 feet to the south line of said subdivision; thence South 88 degrees 42 minutes 29 seconds West along said south line a distance of 33.51 feet to the east boundary of Oak Ridge Road as described in a 0.938-acre tract of land in said Instrument Number 200000000846; thence South 00 degrees 04 minutes 03 seconds West along said east boundary a distance of 1192.61 feet to the POINT OF BEGINNING, containing 56.992 acres, more or less.

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.

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


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


# LEGACY OAKS
# CITY OF WESTFIELD, INDIANA
# OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

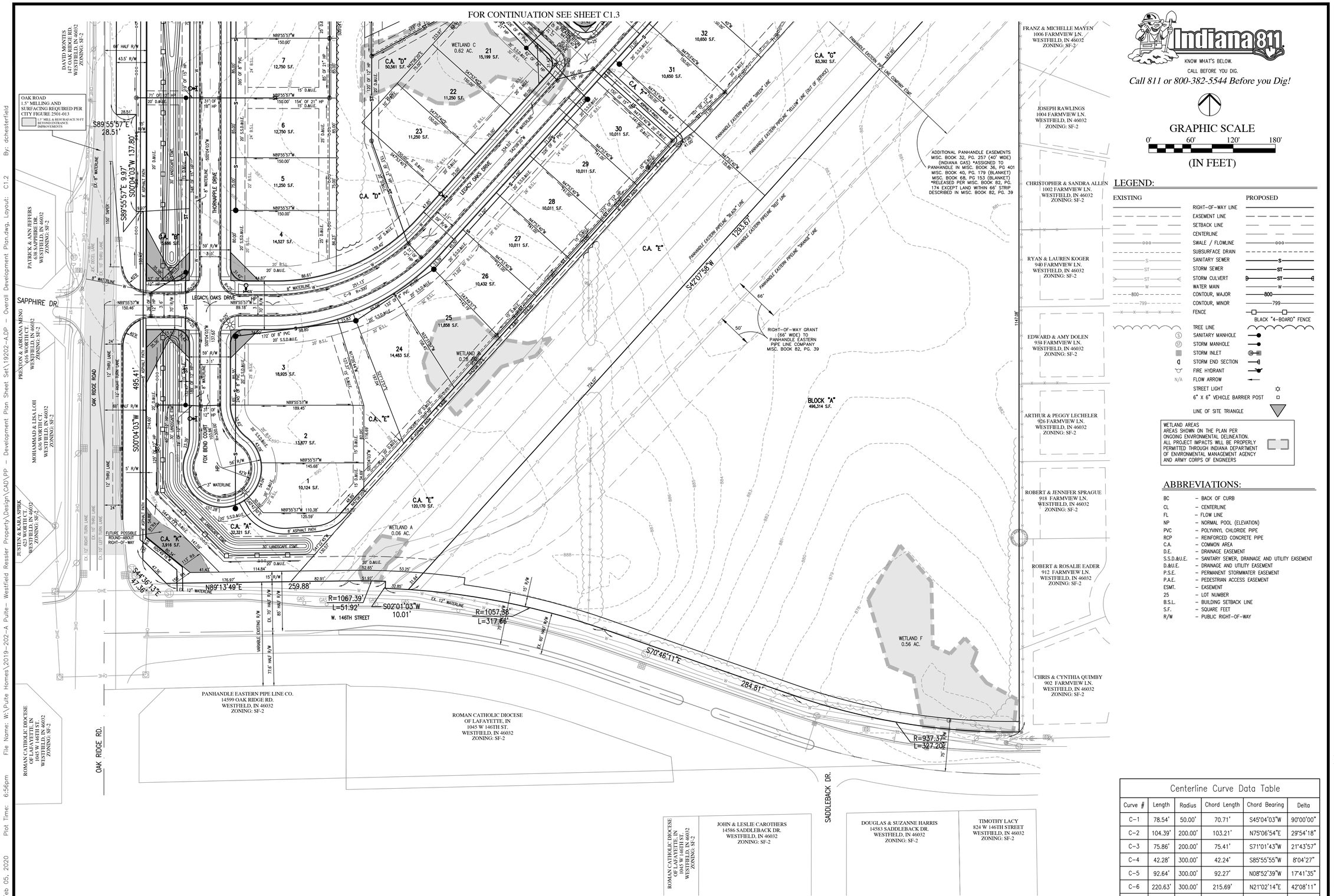
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET C1.1 OVERALL SITE PLAN | |

© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:56pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Development Plan Sheet Set\19202-ADP - Overall Site Plan.dwg, Layout: C1.1 By: dchesterfield

FOR CONTINUATION 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.

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:

| 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 |
| | FENCE | BLACK "4-BOARD" 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 | |
| | LINE OF SITE TRIANGLE | |

WETLAND AREAS
AREAS SHOWN ON THE PLAN PER ONGOING ENVIRONMENTAL DELINEATION. ALL PROJECT IMPACTS WILL BE PROPERLY PERMITTED THROUGH INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AGENCY AND ARMY CORPS OF ENGINEERS

## 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 |
| ESMT. | – EASEMENT |
| 25 | – LOT NUMBER |
| B.S.L. | – BUILDING SETBACK LINE |
| S.F. | – SQUARE FEET |
| R/W | – PUBLIC RIGHT-OF-WAY |

## Centerline Curve Data Table

| Curve # | Length | Radius | Chord Length | Chord Bearing | Delta |
|---|---|---|---|---|---|
| C-1 | 78.54' | 50.00' | 70.71' | S45°04'03"W | 90°00'00" |
| C-2 | 104.39' | 200.00' | 103.21' | N75°06'54"E | 29°54'18" |
| C-3 | 75.86' | 200.00' | 75.41' | S71°01'43"W | 21°43'57" |
| C-4 | 42.28' | 300.00' | 42.24' | S85°55'55"W | 8°04'27" |
| C-5 | 92.64' | 300.00' | 92.27' | N08°52'39"W | 17°41'35" |
| C-6 | 220.63' | 300.00' | 215.69' | N21°02'14"E | 42°08'11" |
| C-7 | 104.39' | 200.00' | 103.21' | N14°53'06"W | 29°54'18" |
| C-8 | 167.42' | 200.00' | 162.57' | S23°54'49"E | 47°57'43" |
| C-9 | 251.13' | 300.00' | 243.86' | N66°05'11"E | 47°57'43" |

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

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

# LEGACY OAKS
# CITY OF WESTFIELD, INDIANA
# OVERALL DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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

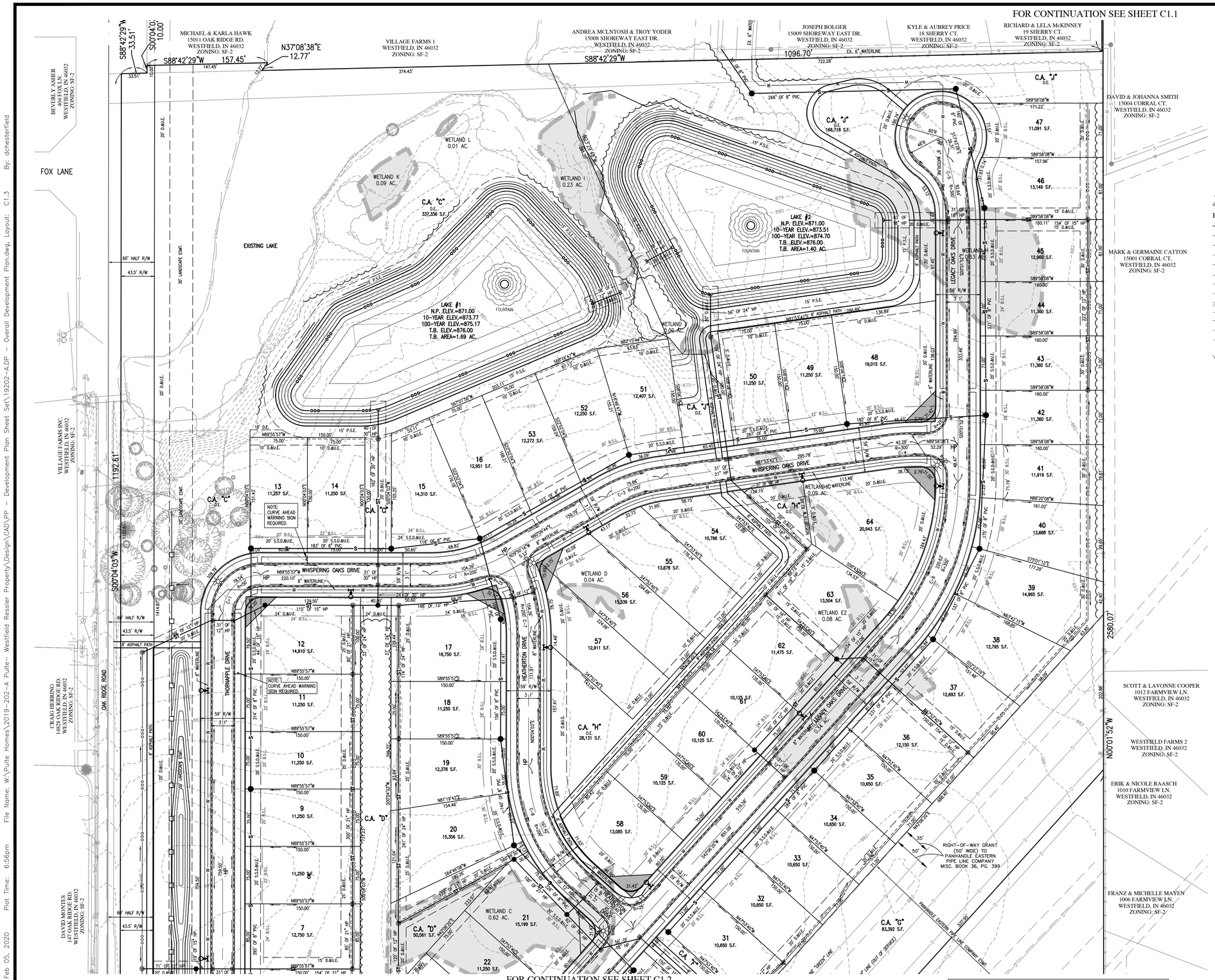
Brandon T. Burke

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |

SHEET
C1.2
OVERALL DEVELOPMENT PLAN

© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:56pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Reissier Property\Design\CAD\PP - Development Plan Sheet Set\19202-ADP - Overall Development Plan.dwg, Layout: C1.2 By: dchesterfield




FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.2.

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.

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:

| 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 | BLACK "4-BOARD" FENCE |
| | 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 | |
| | LINE OF SITE TRIANGLE | |

WETLAND AREAS
AREAS SHOWN ON THE PLAN PER ONGOING ENVIRONMENTAL DELINEATION. ALL PROJECT IMPACTS WILL BE PROPERLY PERMITTED THROUGH INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AGENCY AND ARMY CORPS OF ENGINEERS

## 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 |
| ESMT. | – EASEMENT |
| 25 | – LOT NUMBER |
| B.S.L. | – BUILDING SETBACK LINE |
| S.F. | – SQUARE FEET |
| R/W | – PUBLIC RIGHT-OF-WAY |

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

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

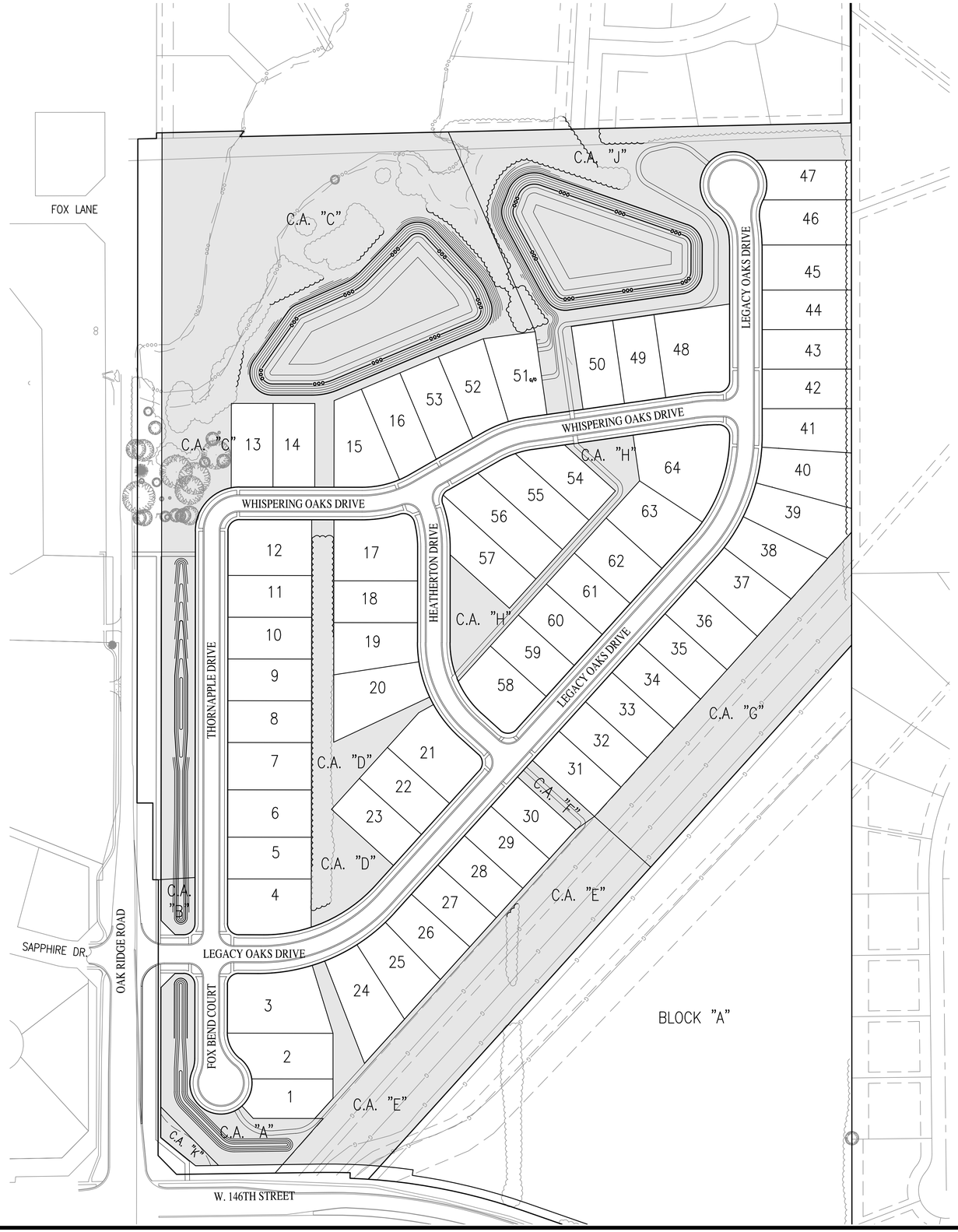
# LEGACY OAKS
# CITY OF WESTFIELD, INDIANA
# OVERALL DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET C1.3 OVERALL DEVELOPMENT PLAN | |

© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:56pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Development Plan Sheet Set\19202-ADP - Overall Development Plan.dwg, Layout: C1.3 By: dchesterfield




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

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

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

ABBREVIATIONS:

C.A. – COMMON AREA
25 – LOT NUMBER

| COMMON AREA SUMMARY (OPEN SPACE) |
|---|
| CA "A" = 32,321 SF |
| CA "B" = 5,686 SF |
| CA "C" = 337,336 SF |
| CA "D" = 50,561 SF |
| CA "E" = 120,170 SF |
| CA "F" = 5,820 SF |
| CA "G" = 83,392 SF |
| CA "H" = 28,131 SF |
| CA "J" = 166,718 SF |
| CA "K" = 3,916 SF |
| |
| TOTAL COMMON AREA = 834,051 SF |
| TOTAL COMMON AREA = 19.15 ACRES |

OPEN SPACE REQUIRED = 12.0%

OPEN SPACE PROVIDED
OPEN SPACE AREA = 19.15 AC. / TOTAL ACREAGE = 56.992 AC. = 33.60%

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.

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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

# LEGACY OAKS
# CITY OF WESTFIELD, INDIANA
# OVERALL OPEN SPACE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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

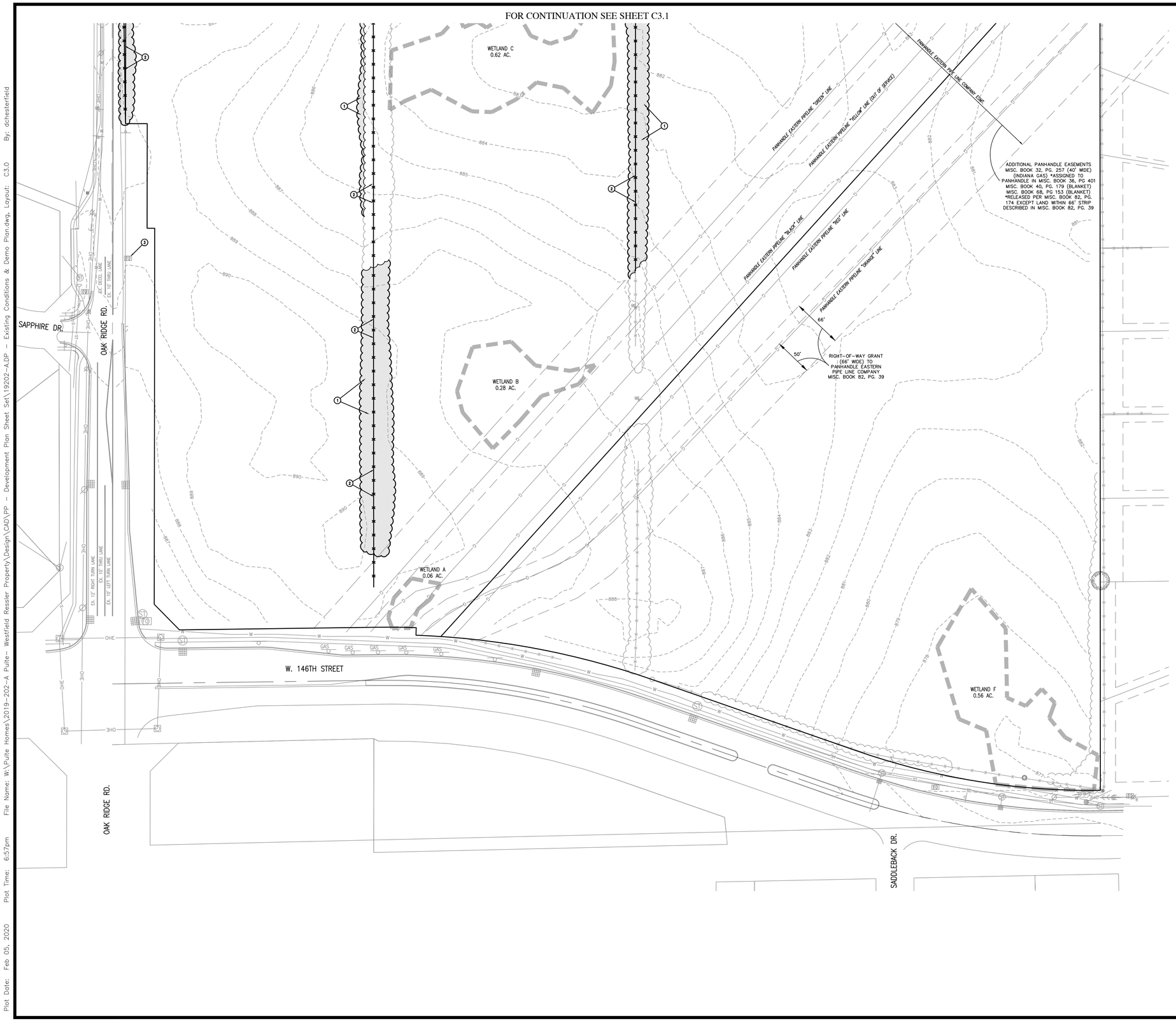
Brandon T. Burke

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET C2.0 OVERALL OPEN SPACE PLAN | |

© 2020

Plot Date: Feb 05, 2020 Plot Time: 7:13pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Development Plan Sheet Set\19202-A.DP - Overall Open Space Plan.dwg, Layout: C2.0 By: dchesterfield

FOR CONTINUATION SEE SHEET C3.1




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:

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

## 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 LINE AND/ OR POSTS.
3. EXISTING CASTING TO BE REPLACED WITH TRAFFIC RATED CASTING.
4. EXISTING BUILDING TO BE REMOVED.
5. EXISTING GRAVEL DRIVE TO BE REMOVED.
6. EXISTING ASPHALT DRIVE TO BE REMOVED.
7. EXISTING CONCRETE TO BE REMOVED.

## 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 SHADED 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 ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. 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, 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 UNSUITABLE MATERIAL AND 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.
4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
5. 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.
6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
7. DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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

# LEGACY OAKS
## CITY OF WESTFIELD, INDIANA
## EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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

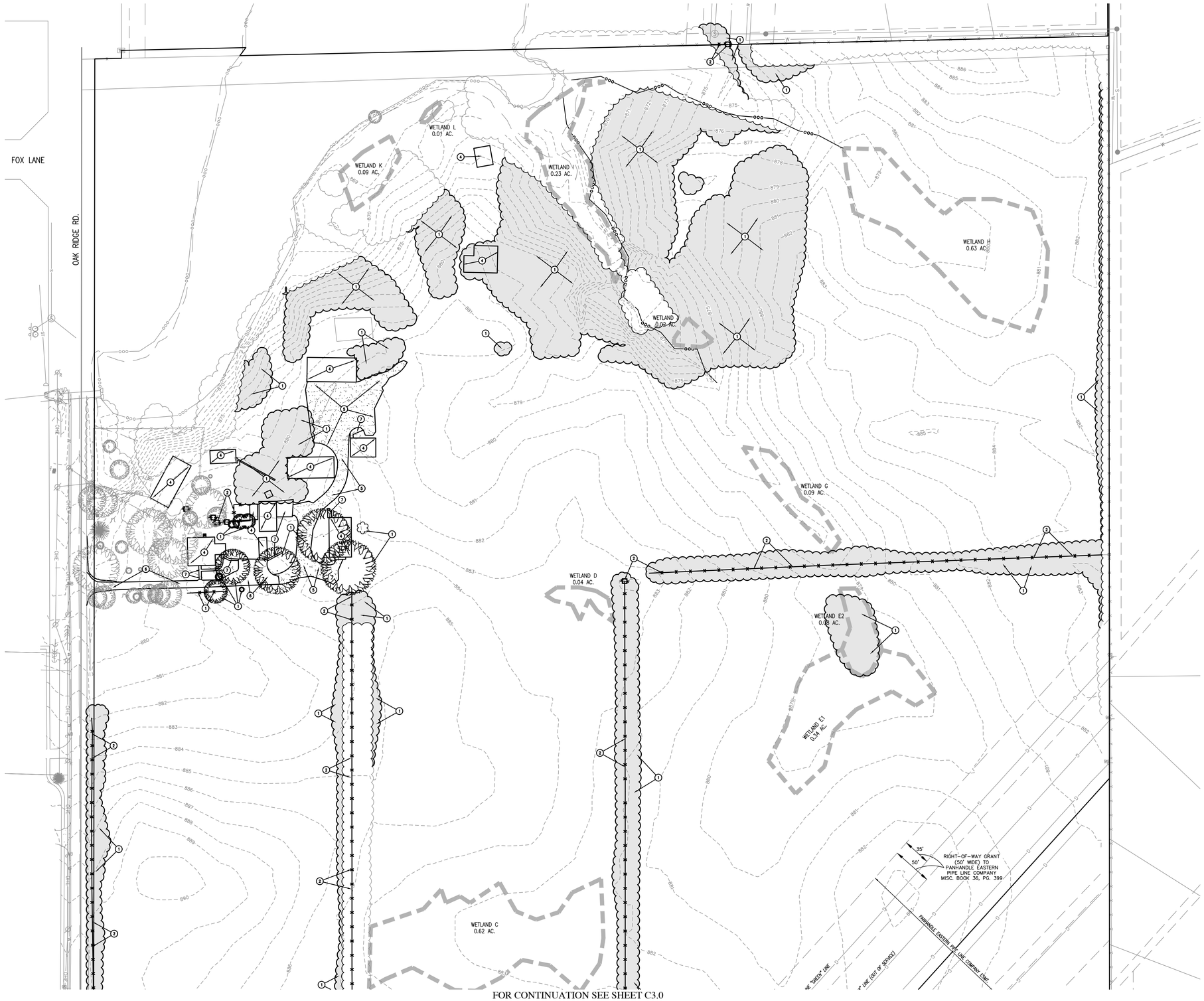
Brandon T. Burke

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET C3.0 | |

EXISTING CONDITIONS & DEMOLITION PLAN

© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:57pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressier Property\Design\CAD\PP - Development Plan Sheet Set\19202-ADP - Existing Conditions & Demo Plan.dwg, Layout: C3.0 By: dchesterfield




FOR CONTINUATION SEE SHEET C3.0

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:

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

## 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 LINE AND/ OR POSTS.
3. EXISTING CASTING TO BE REPLACED WITH TRAFFIC RATED CASTING.
4. EXISTING BUILDING TO BE REMOVED.
5. EXISTING GRAVEL DRIVE TO BE REMOVED.
6. EXISTING ASPHALT DRIVE TO BE REMOVED.
7. EXISTING CONCRETE TO BE REMOVED.

## 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 SHADED 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 ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. 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, 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 UNSUITABLE MATERIAL AND 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.

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

5. 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.

6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

7. DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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

# LEGACY OAKS
## CITY OF WESTFIELD, INDIANA
## EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |

SHEET

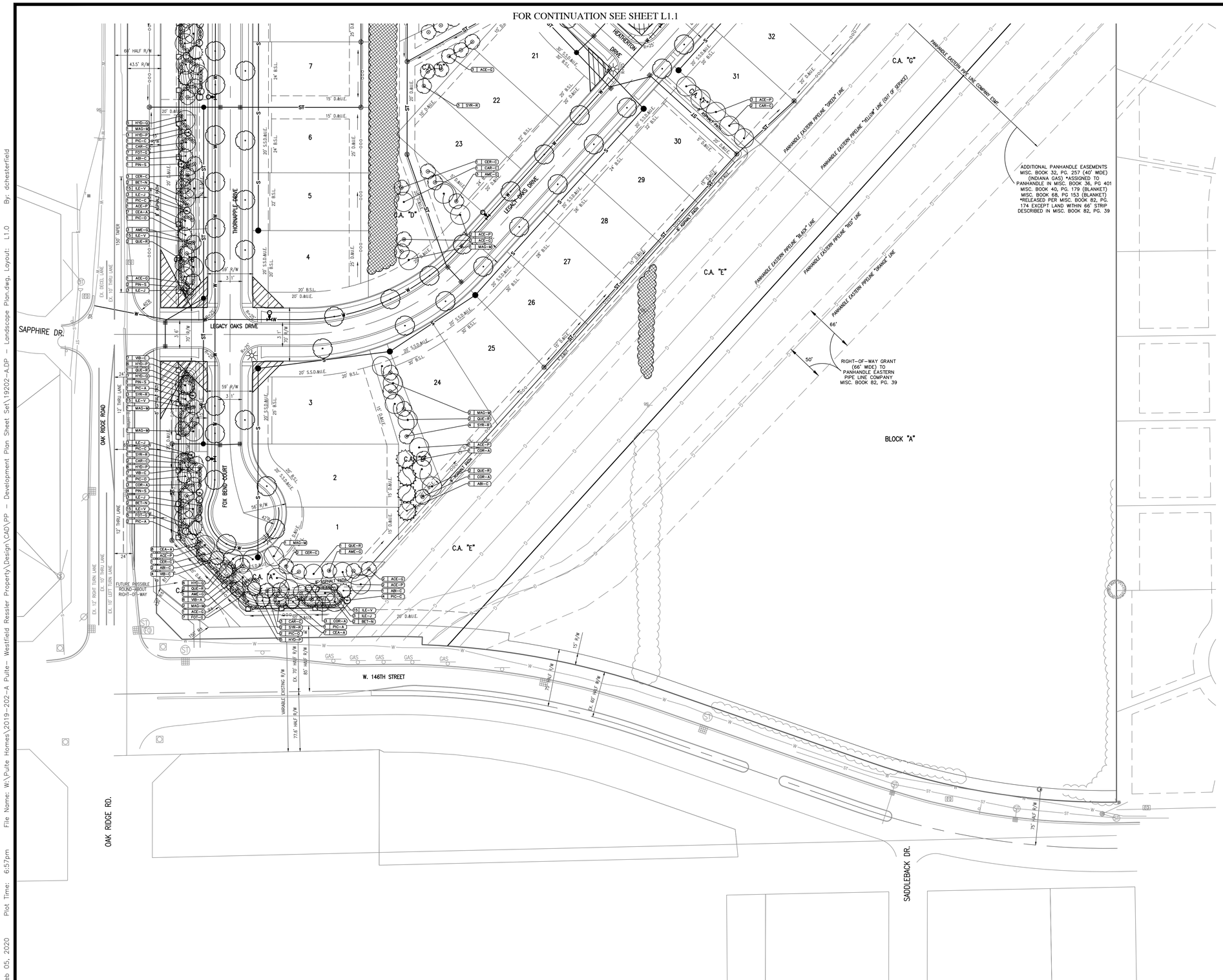
C3.1

EXISTING CONDITIONS & DEMOLITION PLAN

© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:57pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Development Plan Sheet Set\19202-ADP - Existing Conditions & Demo Plan.dwg, Layout: C3.1 By: dchesterfield

FOR CONTINUATION SEE SHEET L1.1




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.

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" CALIPER
- EVERGREEN TREE – 6' TALL
- ORNAMENTAL TREE – 2" CALIPER
- SHRUB – 18" TALL (MIN)
- STREET TREE (30' O.C. AVERAGE)
- SPADE EDGE
- BLACK "4-BOARD" FENCE
- INTERSECTION SIGHT TRIANGLE
- EXISTING TREES TO REMAIN

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

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

# LEGACY OAKS
## CITY OF WESTFIELD, INDIANA
## LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET L1.0 LANDSCAPE PLAN | |

© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:57pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressier Property\Design\CAD\PP - Development Plan Sheet Set\19202-A.DP - Landscape Plan.dwg, Layout: L1.0 By: dchesterfield

FOR CONTINUATION SEE SHEET C1.1

FOR CONTINUATION SEE SHEET L1.0

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.

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:

- QUANTITY KEY
- SHADE TREE – 8' TALL, 2" CALIPER
- EVERGREEN TREE – 6' TALL
- ORNAMENTAL TREE – 2" CALIPER
- SHRUB – 18" TALL (MIN)
- STREET TREE (30' O.C. AVERAGE)
- SPADE EDGE
- BLACK "4-BOARD" FENCE
- INTERSECTION SIGHT TRIANGLE
- EXISTING TREES TO REMAIN

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

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

# LEGACY OAKS
## CITY OF WESTFIELD, INDIANA
## LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET L1.1 LANDSCAPE PLAN | |

© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:57pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Development Plan Sheet Set\19202-ADP - Landscape Plan.dwg, Layout: L1.1 By: dchesterfield

## MASTER PLANTING SCHEDULE:

| KEY | QTY | BOTANICAL NAME | COMMON NAME | CALIPER | HGT | ROOT | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| SHADE TREES | | | | | | | | |
| ACE-D* | 14 | ACER FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE FREEMAN MAPLE | 2.5" | 8' | B&B | SEE PLAN | CENTRAL LEADER |
| ACE-P | 21 | ACER PLATANOIDES 'CRIMSON KING' | CRIMSON KING MAPLE | 2.5" | 12' | B&B | SEE PLAN | CENTRAL LEADER |
| BET-N | 5 | BETULA NIGRA 'CULLY' | HERITAGE RIVER BIRCH | 2.5" | 12' | B&B | SEE PLAN | CENTRAL LEADER |
| CAR-C | 18 | CARPINUS CAROLINIANA | AMERICAN HORNBEAM | 2.5" | 12' | B&B | SEE PLAN | CENTRAL LEADER |
| GIN-B* | 15 | GINKGO BILOBA 'AUTUMN GOLD' | AUTUMN GOLD GINKGO | 2.5" | 12' | B&B | SEE PLAN | CENTRAL LEADER - MALE ONLY |
| LIR-T* | 15 | LIRIODENDRON TULIPIFERA | TULIPTREE | 2.5" | 12' | B&B | SEE PLAN | CENTRAL LEADER |
| MAG-M | 19 | MAGNOLIA MACROPHYLLA | BIGLEAF MAGNOLIA | 2.5" | 12' | B&B | SEE PLAN | CENTRAL LEADER |
| QUE-R | 30 | QUERCUS RUBRA | RED OAK | 2.5" | 12' | B&B | SEE PLAN | CENTRAL LEADER |
| TIL-T* | 14 | TILIA TOMENTOSA 'STERLING SILVER' | STERLING SILVER LINDEN | 2.5" | 8' | B&B | SEE PLAN | CENTRAL LEADER |
| ULM-A* | 15 | ULMUS 'MORTON' | ACCOLADE ELM | 2.5" | 12' | B&B | SEE PLAN | CENTRAL LEADER |
| ORNAMENTAL TREES | | | | | | | | |
| ACE-G | 18 | ACER GRISEUM | PAPERBARK MAPLE | - | 6' | #20 CONT | SEE PLAN | MULTI-TRUNK, MIN. 3 CANES |
| AME-G | 23 | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 2" | 8' | B&B | SEE PLAN | CENTRAL LEADER |
| CER-C | 20 | CERCIS CANADENSIS | REDBUD | - | 5' | B&B | SEE PLAN | MULTI-TRUNK, MIN. 3 CANES |
| COR-A | 19 | CORNUS ALTERNIFOLIA | PAGODA DOGWOOD | - | 5' | B&B | SEE PLAN | MULTI-TRUNK, MIN. 3 CANES |
| SYR-R | 27 | SYRINGA RETICULATA 'IVORY SILK' | IVORY SILK LILAC | 2" | 8' | B&B | SEE PLAN | CENTRAL LEADER |
| EVERGREEN TREES | | | | | | | | |
| ABI-C | 11 | ABIES CONCOLOR | WHITE FIR | - | 7' | B&B | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |
| PIC-A | 13 | PICEA ABIES | NORWAY SPRUCE | - | 6' | B&B | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |
| PIC-C | 18 | PICEA ABIES 'CUPRESSINA' | COLUMNAR NORWAY SPRUCE | - | 6' | B&B | SEE PLAN | FULL, DENSE BRANCHING |
| PIC-O | 8 | PICEA OMORIKA | SERBIAN SPRUCE | - | 6' | B&B | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |
| PIN-S | 38 | PINUS STROBUS 'FASTIGIATA' | COLUMNAR EASTERN WHITE PINE | - | 6' | B&B | SEE PLAN | FULL, DENSE BRANCHING |
| DECIDUOUS SHRUBS | | | | | | | | |
| CEA-A | 34 | CEANOTHUS AMERICANUS | NEW JERSEY TEA | - | 18" | #3 CONT | 36" O.C. | FULL IN POT |
| FOT-G | 33 | FOTHERGILLA GARDENII | DWARF FOTHERGILLA | - | 18" | #3 CONT | 36" O.C. | FULL IN POT |
| HYD-P | 30 | HYDRANGEA PANICULATA 'LITTLE LIME' | LITTLE LIME HYDRANGEA | - | 24" | #5 CONT | 30" O.C. | FULL IN POT |
| HYD-Q | 31 | HYDRANGEA QUERCIFOLIA | OAKLEAF HYDRANGEA | - | 30" | #5 CONT | 4' O.C. | FULL IN POT |
| ILE-V | 146 | ILEX VERTICILLATA 'RED SPRITE' | RED SPRITE WINTERBERRY | - | 18" | #3 CONT | 30" O.C. | FULL IN POT |
| ILE-J | 36 | ILEX VERTICILLATA 'JIM DANDY' | JIM DANDY WINTERBERRY | - | 24" | #3 CONT | 48" O.C. | FULL IN POT - MALE, BRED TO POLLINATE MOST WINTERBERRIES |
| VIB-A | 26 | VIBURNUM ACERIFOLIUM | MAPLELEAF VIBURNUM | - | 24" | #3 CONT | 48" O.C. | FULL IN POT |
| VIB-C | 31 | VIBURNUM CARLESII | KOREAN SPICE VIBURNUM | - | 24" | #5 CONT | 48" O.C. | FULL IN POT |

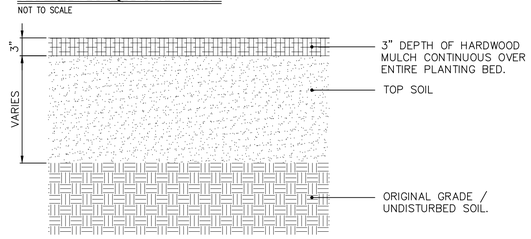
* INDICATES STREET TREE SPECIES

## LANDSCAPE GENERAL NOTES:

1. 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.
2. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
3. 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.
4. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
6. 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.
7. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
8. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
9. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
10. 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.
11. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
12. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
13. ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
14. 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.
15. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
16. 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.
17. 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.
18. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
19. 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.
20. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
21. 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.

## TOP SOIL REQUIREMENTS

NOT TO SCALE




## OPEN SPACE/ COMMON AREA LANDSCAPING REQUIREMENT:

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

TOTAL PROVIDED COMMON AREA = 829,527 SF = 19.04 ACRES
TOTAL SF OF EXISTING WOODED AREA TO REMAIN = 156,415 SF = 3.6 ACRES
TOTAL PROVIDED COMMON AREA TO BE PLANTED = 664,112 SF = 15.24 ACRES

TREE REQUIREMENT = 15.24 AC * 10 TREES = 150 (158 PROVIDED)

| | REQUIRED | PROVIDED |
|---|---|---|
| SHADE TREE | – | 65 |
| ORNAMENTAL TREE | – | 66 |
| EVERGREEN TREE | – | 27 |
| TOTAL | – | – |

## LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. STREET TREES:
   - 4.1. SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
   - 4.2. ONE (1) STREET TREE PER LOT, PER STREET FRONTAGE.
   - 4.3. TO BE SPACED, ALONG COMMON AREAS, APPROXIMATELY 48' O.C., (MIN. 25' O.C., MAX. 60' O.C. – DEPENDENT UPON STORM SEWER LOCATIONS).
   - 4.4. TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
   - 4.5. 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:
14.....AUTUMN BLAZE FREEMAN MAPLE – ACER FREEMANII 'AUTUMN BLAZE'
15.....AUTUMN GOLD GINKOO – GINKOO BILOBA 'AUTUMN GOLD'
15.....TULIP TREE – LIRIODENDRON TULIPIFERA
14.....SILVER LINDEN – TILIA TOMENTOSA
15.....ACCOLADE ELM – ULMUS 'MORTON'

## EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

| OAK RIDGE ROAD – EAST STREET FRONTAGE (ESTIMATED 1170FT) | | |
|---|---|---|
| STANDARD PER 100' | REQUIRED | PROVIDED |
| 4 EVERGREEN | 46 | 53 |
| 3 SHADE | 35 | 36 |
| 3 ORNAMENTAL | 35 | 38 |
| 25 SHRUBS | 292 | 292 |
| MINIMUM 3' TALL UNDULATING MOUND | | COMPLIANT |

| W 146TH STREET – SOUTH STREET FRONTAGE (ESTIMATED 275FT) | | |
|---|---|---|
| STANDARD PER 100' | REQUIRED | PROVIDED |
| 4 EVERGREEN | 11 | 11 |
| 3 SHADE | 8 | 8 |
| 3 ORNAMENTAL | 8 | 8 |
| 25 SHRUBS | 68 | 68 |
| MINIMUM 3' TALL UNDULATING MOUND | | COMPLIANT |

PUD REQUIREMENTS: A BLACK "4-BOARD" FENCE SHALL BE PROVIDED ALONG A MINIMUM OF SIXTY-FIVE PERCENT (65%) OF THE STREET FRONTAGE PLANTING AREA OF ALL AREAS OF THE REAL ESTATE ALONG OAK RIDGE ROAD AND 146TH STREET.

## BUFFERYARD LANDSCAPING REQUIREMENT:

BUFFERYARD TYPE A:
- STANDARD PER 100 LF:
  - 3 SHADE TREES
  - 3 EVERGREEN TREES
  - 10 SHRUBS

TREE PRESERVATION AREA
*TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREE/PLANT MATERIAL WILL BE PLANTED TO SUPPLEMENT WITHIN REQUIRED BUFFER YARDS. FINAL DETERMINATION BE MADE DURING SECONDARY PLAT AND FINAL DETAILED CONSTRUCTION & LANDSCAPE PLANS TO ENSURE COMPLIANCE.

NORTH BOUNDARY LINE AREA A: BUFFERYARD TYPE A REQUIRED

| B.Y. 'A': BUFFERYARD 'A' – 1,238 LF TOTAL<br>** 500 LF OF EXISTING LAKE, 738 LF OF TREE PRESERVATION | | |
|---|---|---|
| STANDARD PER 100' | REQUIRED | PROVIDED |
| 3 EVERGREEN | 23 | ** 0, SUBJECT TO TREE INVENTORY |
| 3 SHADE | 23 | ** 0, SUBJECT TO TREE INVENTORY |
| 10 SHRUBS | 74 | ** 0, SUBJECT TO TREE INVENTORY |

EAST BOUNDARY LINE AREA A: BUFFERYARD TYPE A REQUIRED

| B.Y. 'B': BUFFERYARD 'B' – 938 LF TOTAL, 202 LF REDUCED PER GAS PIPELINE ESMT RESTRICTIONS<br>** 736 LF OF TREE PRESERVATION, 202 LF GAS PIPELINE EASEMENT | | |
|---|---|---|
| STANDARD PER 100' | REQUIRED | PROVIDED |
| 4 EVERGREEN | 23 | ** 0, SUBJECT TO TREE INVENTORY |
| 4 SHADE | 23 | ** 0, SUBJECT TO TREE INVENTORY |
| 10 SHRUBS | 74 | ** 0, SUBJECT TO TREE INVENTORY |

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

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 | Cornus mas |
| Crabapple Var. | Malus var. |
| Hawthorn Var. | Crataegus crusgalli var. |
| Hornbeam, American | Carpinus caroliniana |
| Hornbeam, European | Carpinus betulus |
| Ironwood | Ostrya virginiana |
| Japanese Lilac | Syringa reticulata |
| Maple, Amur | Acer ginnala (single stem) |
| Maple, Hedge | Acer campestre |
| Maple, Paoerbark | Acer griseum |
| Redbud | Cercis canadenaia |
| Serviceberry | Amelanchier var. |

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |

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

LEGACY OAKS
CITY OF WESTFIELD, INDIANA
LANDSCAPE NOTES

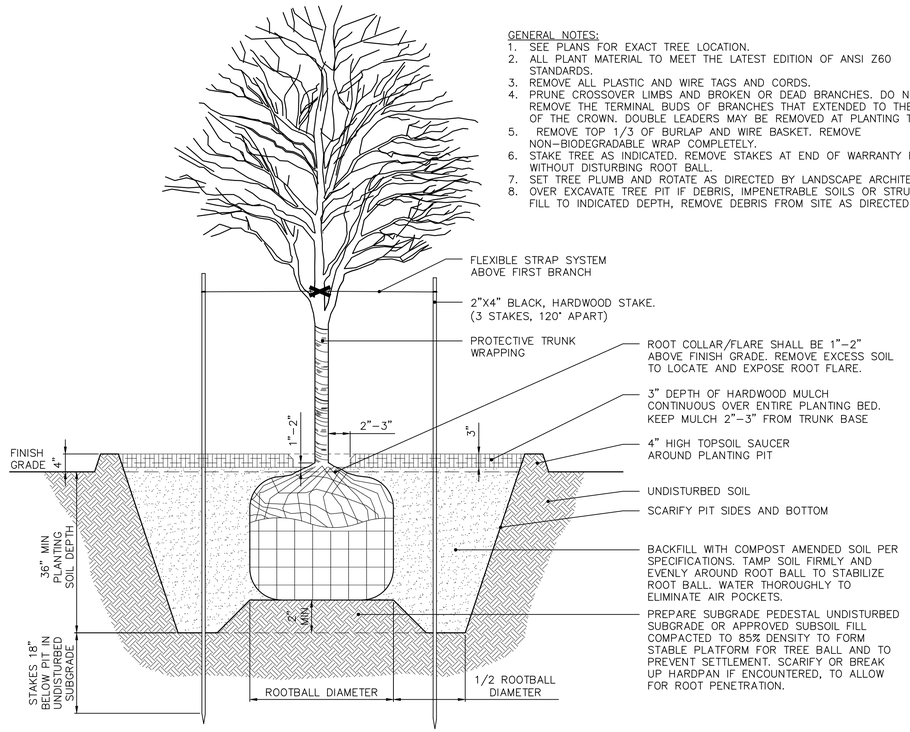
PRELIMINARY
NOT FOR CONSTRUCTION

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

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019-202-A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET L1.2 LANDSCAPE NOTES | |

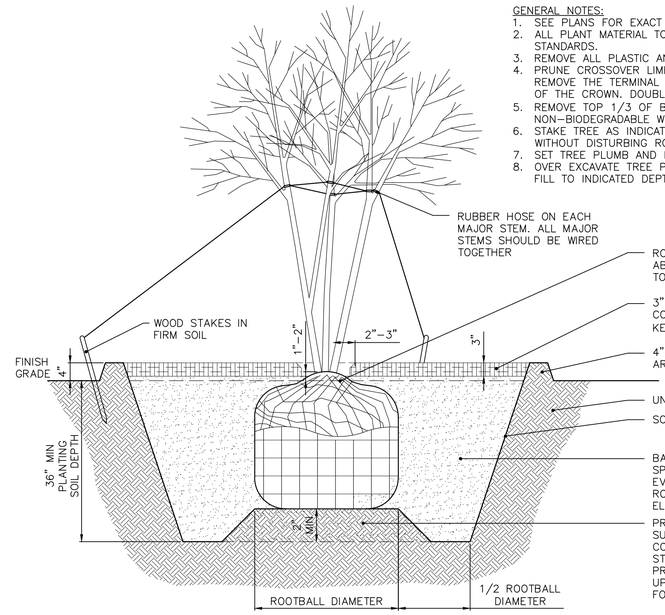
© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:57pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Development Plan Sheet Set\19202-ADP - Landscape Plan.dwg, Layout: L1.2 By: dchesterfield



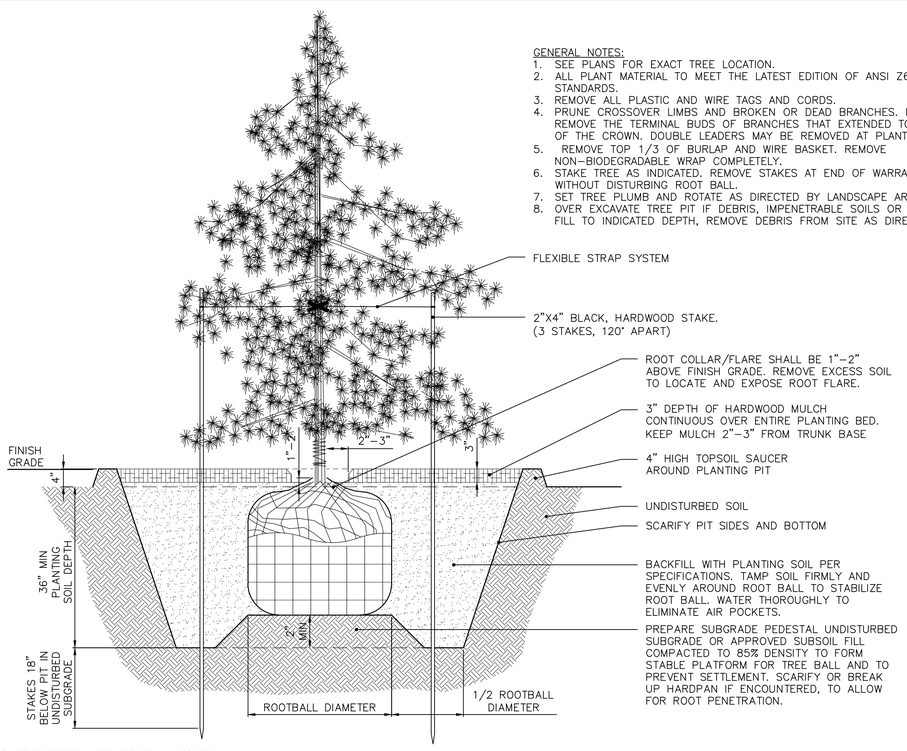

GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON–BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

1 SINGLE STEM TREE PLANTING
NOT TO SCALE



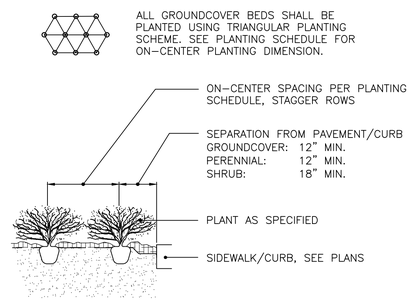

GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON–BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

3 MULTI-STEM TREE PLANTING
NOT TO SCALE

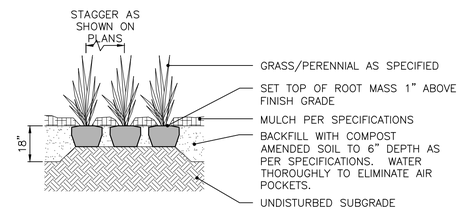



GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON–BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

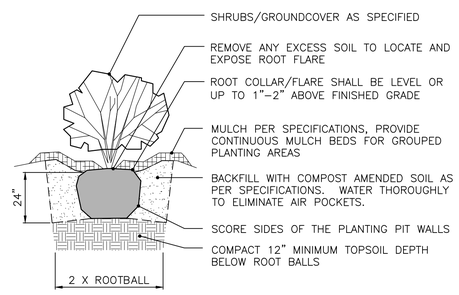
2 EVERGREEN TREE PLANTING
NOT TO SCALE



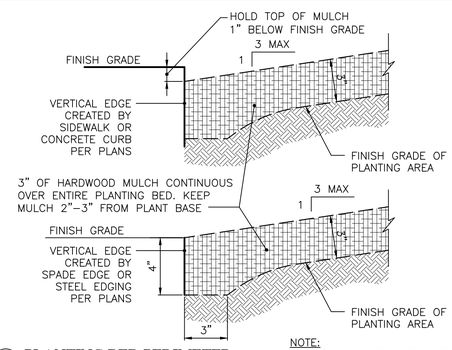

4 PLANT SPACING
NOT TO SCALE




6 PERENNIALS AND GRASSES
NOT TO SCALE




5 SHRUBS AND GROUNDCOVER
NOT TO SCALE




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

7 PLANTING BED PERIMETER
NOT TO SCALE

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 01/31/20 | REVISED PER TAC COMMENTS | DC |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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

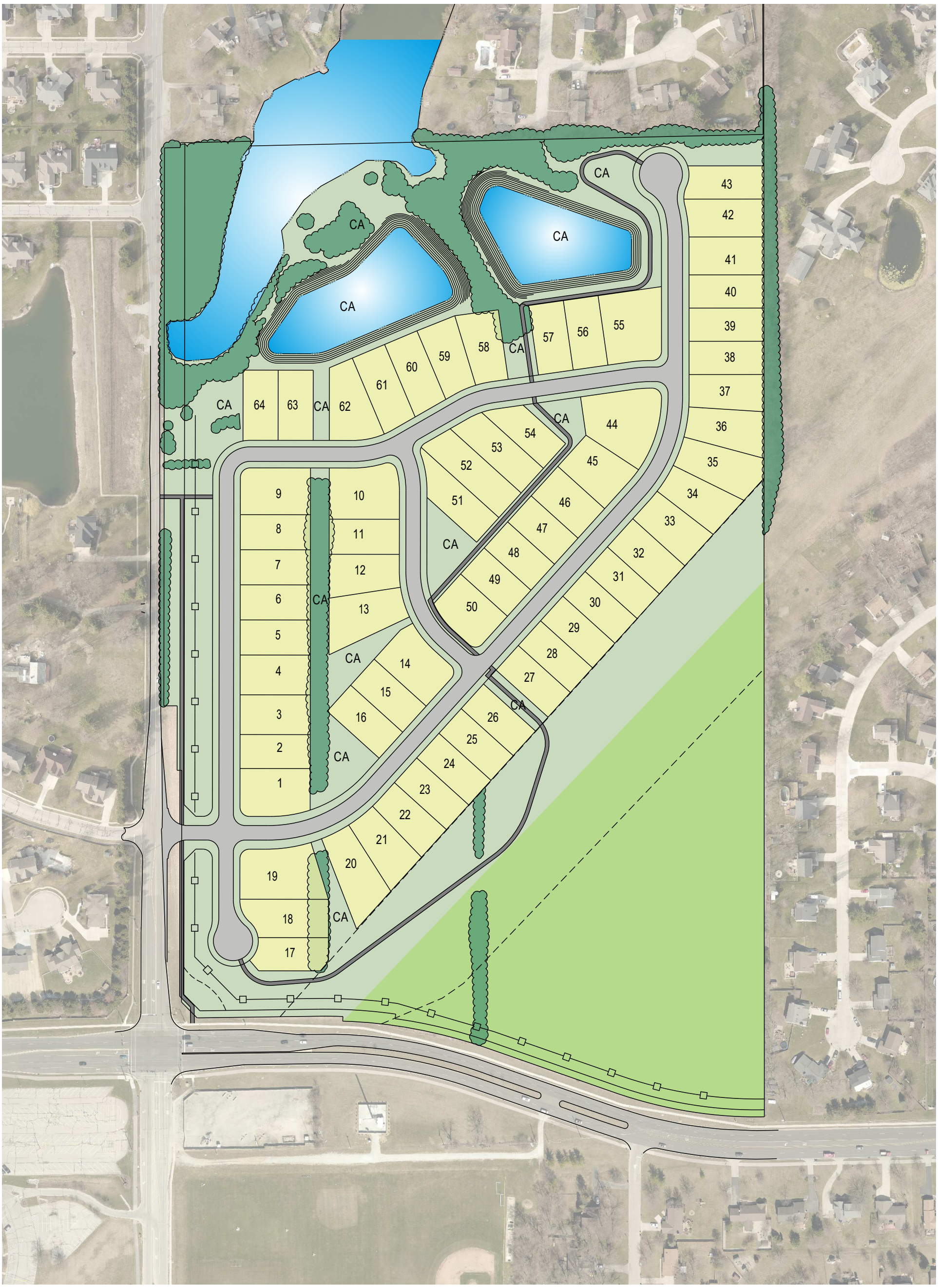
LEGACY OAKS
CITY OF WESTFIELD, INDIANA
LANDSCAPE DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

| | |
|---|---|
| DRAWN BY DC | JOB NUMBER 2019–202–A |
| CHECKED BY BB | |
| DATE JANUARY 3, 2020 | |
| SCALE AS SHOWN | |
| SHEET L1.3 LANDSCAPE DETAILS | |

© 2020

Plot Date: Feb 05, 2020 Plot Time: 6:57pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\CAD\PP - Development Plan Sheet Set\19202-ADP - Landscape Plan.dwg, Layout: L1.3 By: dchesterfield




GRAPHIC SCALE

0' 100' 200' 300'

SCALE: 1" = 200'
(11x17)

HWC ENGINEERING

# RESSLER PROPERTY
# COLOR EXHIBIT
# LAYOUT H-1

WESTFIELD, INDIANA
SEPTEMBER 25, 2019

Plot Date: Sep 25, 2019 Plot Time: 3:37pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Ressler Property\Design\Renderings\Ressler Layout H-1 - MColor Exhibit.dwg, Layout: MColor - Layout H-1 By: dchesterfield

CITY OF
Westfield
INDIANA

October 17, 2019

Subject: Legacy Oaks Entrance Location

To: Whom It May Concern

The proposed entrance for the Legacy Oaks Subdivision off Oak Ridge Road is in an acceptable location as aligned with Sapphire Drive. Aligning subdivision entrances with existing entrances opposite the street in question is a standard engineering practice. The alternative to this creates "offset intersections" which pose significant safety concerns to the general public.

Sincerely,

John Nail
City Engineer
City of Westfield

**Mayor**
Andy Cook

**City Council**
Jim Ake
Steven Hoover
Robert L. Horkay
Charles Lehman
Joe Edwards
Cindy L. Spoljaric
Mark Keen

**Clerk Treasurer**
Cindy J. Gossard

**Public Works Department**

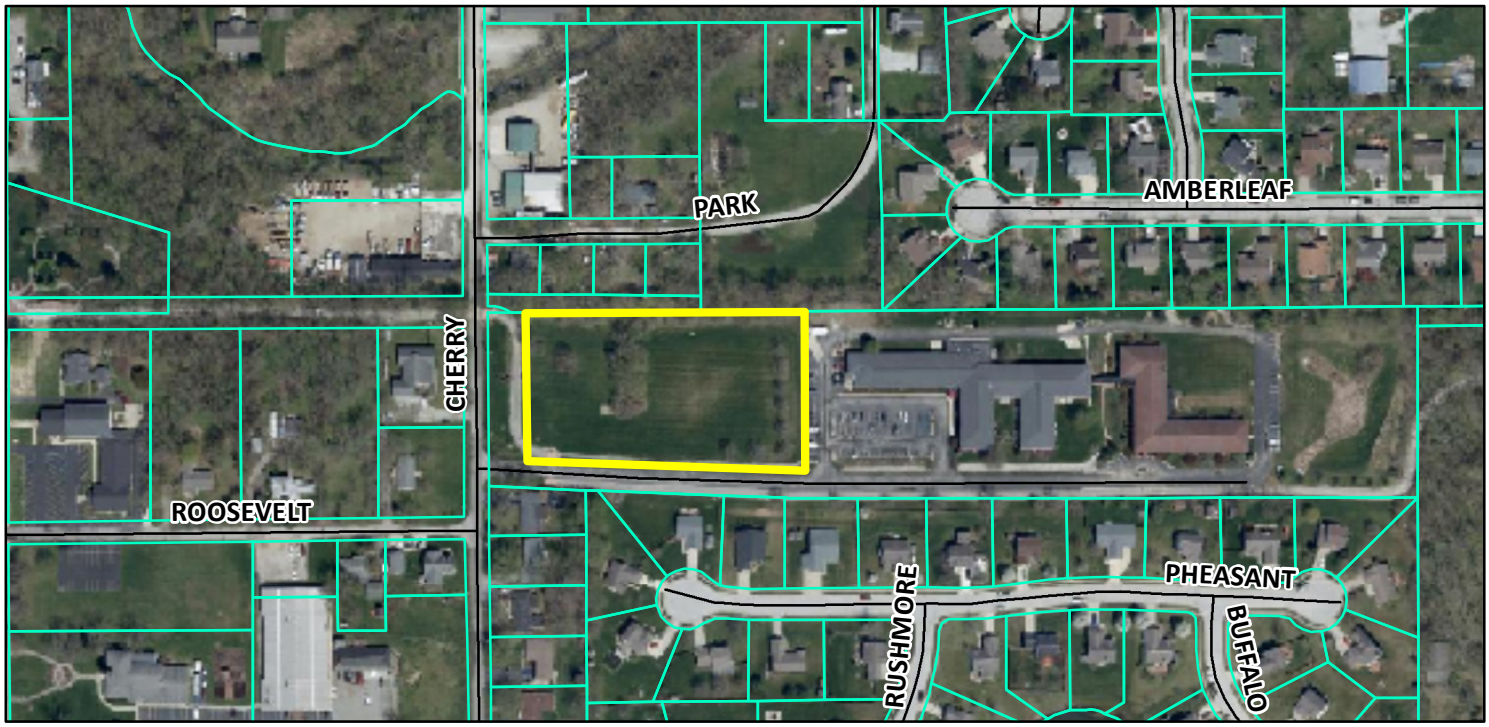
(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
**westfield.in.gov**

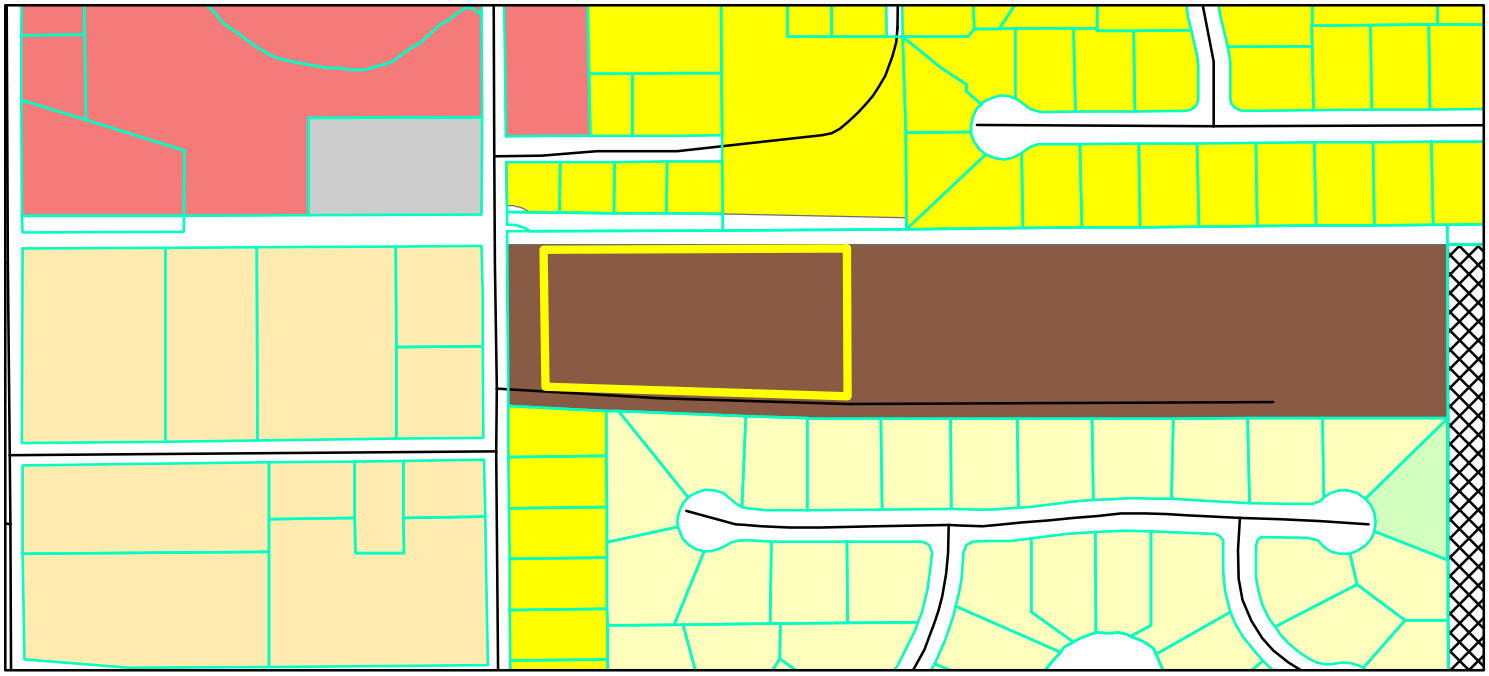
# Sanders Glen Garden Homes

## Aerial Location Map

Site




## Zoning Map



Parcel
GIS.DBO.PW_Streets
**Zoning - All**
**Zoning**
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
LB-H (Local Business - Historical)
MF-2 (Multiple Family - 2)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)
SF-3 (Single Family - 3)
SF-4 (Single Family - 4)

0 0.0375 0.075 Miles

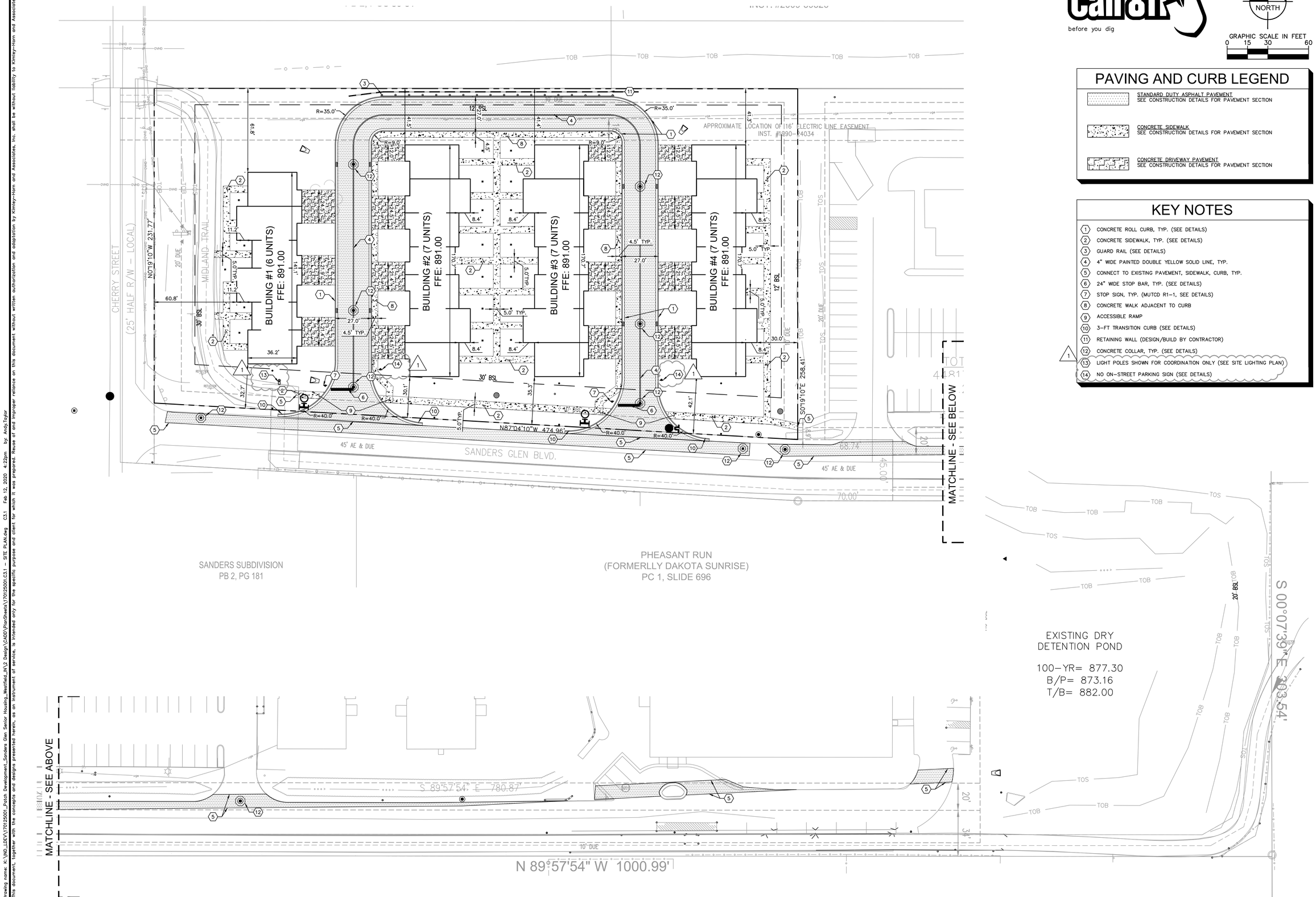
N W E S

Indiana Utilities Protection Service

Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60




## PAVING AND CURB LEGEND

STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE DRIVEWAY PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

## KEY NOTES

1. CONCRETE ROLL CURB, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. GUARD RAIL (SEE DETAILS)
4. 4" WIDE PAINTED DOUBLE YELLOW SOLID LINE, TYP.
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
7. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
8. CONCRETE WALK ADJACENT TO CURB
9. ACCESSIBLE RAMP
10. 3-FT TRANSITION CURB (SEE DETAILS)
11. RETAINING WALL (DESIGN/BUILD BY CONTRACTOR)
12. CONCRETE COLLAR, TYP. (SEE DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
14. NO ON-STREET PARKING SIGN (SEE DETAILS)

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVIEW COMMENTS | 02/12/20 | KJL |


Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM
Contact: Andy Taylor
Email: Andy.Taylor@kimley-Horn.com


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

ANDREW R. TAYLOR REGISTERED INDIANA PROFESSIONAL ENGINEER
APPROVAL PENDING NOT FOR CONSTRUCTION

patch development

# SITE PLAN

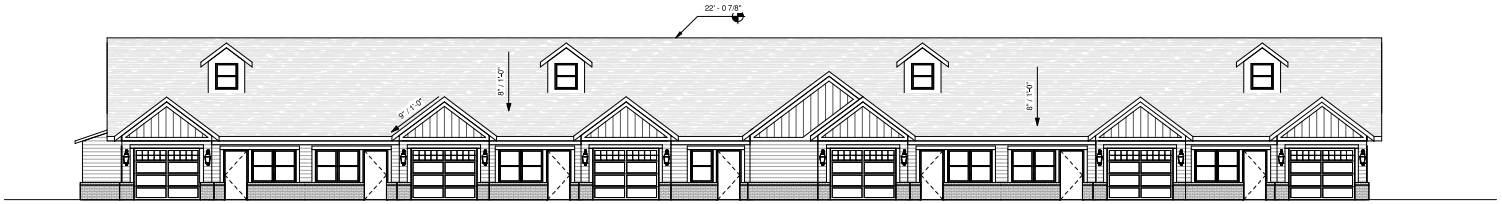
# SANDERS GLEN GARDEN HOMES

ORIGINAL ISSUE: 01/03/2019
KHA PROJECT NO. 170125001
SHEET NUMBER
C3.1


Drawing name: K:\IND_LDEV\170125001_Patch Development_Sanders Glen Senior Housing_Westfield_IN\2 Design\CADD\PlanSheets\170125001.C3.1 - SITE PLAN.dwg C3.1 Feb 12, 2020 4:22pm by: Andy.Taylor
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

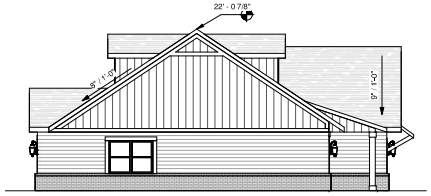
BRICK: 349 SF 25.75%
HORIZONTAL SIDING AND TRIM: 630.32 SF 46.51%
BOARD AND BATTEN AND TRIM: 376 SF 27.74%
1,355.43 SF 100%

1 7 Plex West Elevation
1/8" = 1'-0"



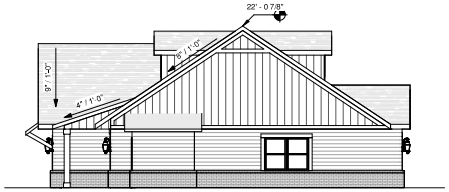

BRICK: 284.30 SF 23.92%
HORIZONTAL SIDING AND TRIM: 552.28 SF 46.48%
BOARD AND BATTEN AND TRIM: 351.75 SF 29.60 %
1,188.33 SF 100%

2 7 Plex East Elevation
1/8" = 1'-0"




BRICK: 112.63 SF 17.69%
HORIZONTAL SIDING AND TRIM: 242.84 SF 38.14%
BOARD AND BATTEN AND TRIM: 281.18 SF 44.17%
636.65 SF 100%

4 7 Plex North Elevation
1/8" = 1'-0"




BRICK: 112.63 SF 17.24%
HORIZONTAL SIDING AND TRIM: 242.00 SF 37.05%
BOARD AND BATTEN AND TRIM: 298.61 SF 45.71%
653.24 SF 100%

3 7 Plex South Elevation
1/8" = 1'-0"

TOTALS:

BRICK: 858.56 SF 22.40%
HORIZONTAL SIDING AND TRIM: 1,667.50 SF 43.50%
BOARD AND BATTEN AND TRIM: 1,307.54 SF 34.10%
3,833.60 SF 100%


Montgomery Architects
6235 North Shore Drive
Unionville, Indiana 47468
cell: 765.215.0152
tom@montgomeryarch.com
www.montgomeryarch.com

K. Tom Montgomery
Architect


# Patch Development

# Sanders Glen

Westfield, Indiana

## Exterior Elevations 7 Plex

| Mark | Date | Description |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|---|---|
| Date: | 2/1/2020 10:35:43 PM |
| Drawn By: | KTM |
| Checked By: | REVIT |
| Project Number: | 17101 |

Exterior Elevations
7 Plex

**A4-1**

1 West Elevation
1/8" = 1'-0"

2 East Elevation
1/8" = 1'-0"

4 North Elevation
1/8" = 1'-0"

3 South Elevation
1/8" = 1'-0"

BRICK: 858.56 SF
HORIZONTAL SIDING AND TRIM: 1,667.5 SF
BOAR AND BATTEN AND TRIM: 1,307.54 SF


Montgomery Architects
6235 North Shore Drive
Unionville, Indiana 47468
cell: 765.215.0152
tom@montgomeryarch.com
www.montgomeryarch.com

K. Tom Montgomery
Architect


# Patch Development

# Sanders Glen

## Westfield, Indiana

# Exterior Elevations

| Mark | Date | Description |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|---|---|
| Date: | 1/8/2020 11:19:51 PM |
| Drawn By: | KTM |
| Checked By: | REVIT |
| Project Number: | 17101 |

Exterior Elevations

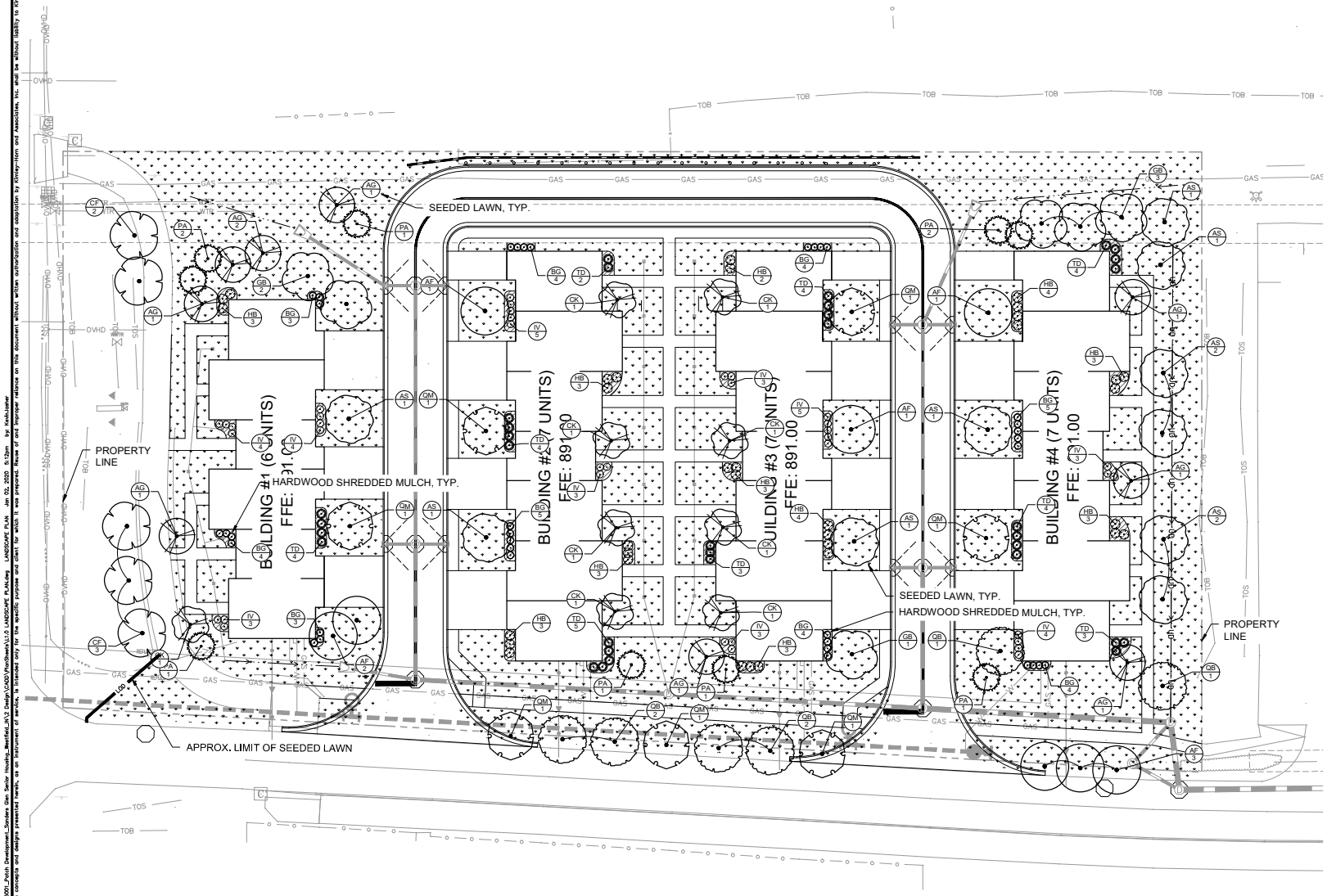
# A4-1

Indiana Utilities Protection Service

Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40




| No. | REVISIONS | DATE | BY |
|---|---|---|---|


Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
2350 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM
PROJECT MANAGER: ANDY ROGERS
Email: Andy.Rogers@Kimley-Horn.com


SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

**PATCH DEVELOPMENT, LLC**

LANDSCAPE PLAN

SANDERS GLEN GARDEN HOMES

ORIGINAL ISSUE: 01/03/2019
KHA PROJECT NO. 170125001
SHEET NUMBER
L1.0


Drawing name: K:\IND_LDEV\170125001_Patch Development_Sanders Glen Senior Housing_Brentfield_IN\2 Design\CADD\Plan Sheets\L1.0 LANDSCAPE PLAN.dwg LANDSCAPE PLAN Jan 03, 2020 5:13pm by: kirk.lister
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\IND_LDEV\170125001_Patch Development_Sanders Glen Senior Housing_Westfield_IN\2 Design\CADD\PlanSheets\L1.0 LANDSCAPE PLAN.dwg LANDSCAPE DETAILS Jan 02, 2020 5:12pm by: Kevin.lasher
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service
Call 811
before you dig

## ORDINANCE CHART

ZONING:

| REQUIREMENT | REQUIRED | PROVIDED |
|---|---|---|
| STREET TREES<br>• Street Trees shall be required within the right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one side of a Residential Frontage Road.<br>• Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk<br>• Street Trees shall be required an average of every fifty (50) feet | • West:<br>(230 / 50) = 5 street trees<br>• South:<br>(475 / 50) = 10 street trees | • West:<br>5 street trees*<br>• South:<br>10 street trees |
| MINIMUM LOT LANDSCAPING<br>• Multi-family residential land use requires 1 shade tree, 1 ornamental or evergreen tree + 4 shrubs per dwelling unit | • (27 dwelling units*1) = 27 shade trees<br>• (27 dwelling units*1) = 27 ornamental or evergreen trees<br>• (27 dwelling units*4) = 108 shrubs | • 27 shade trees<br>• 27 ornamental or evergreen trees<br>• 140 shrubs |
| FOUNDATION PLANTINGS<br>• Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.<br>• Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet | • West Building Facades<br>West: (186 LF / 12) = 16 shrubs or ornamental trees<br>East: (163 LF / 12) = 14 shrubs or ornamental trees<br>• Middle West Building Facades<br>West: (196 LF / 12) = 17 shrubs or ornamental trees<br>East: (210 LF / 12) = 18 shrubs or ornamental trees<br>• Middle East Building Facade<br>West: (210 LF / 12) = 18 shrubs or ornamental trees<br>East: (196 LF / 12) = 17 shrubs or ornamental trees<br>• East Building Facade<br>West: (196 LF / 12) = 17 shrubs or ornamental trees<br>East: (210 LF / 12) = 18 shrubs or ornamental trees | • West Building Facades<br>West: 13 shrubs + 3 ornamental trees<br>East: 14 shrubs<br>• Middle West Building Facades<br>West: 17 shrubs<br>East: 14 shrubs + 4 ornamental trees<br>• Middle East Building Facades<br>West: 14 shrubs + 4 ornamental trees<br>East: 17 shrubs<br>• East Building Facades<br>West: 17 shrubs<br>East: 15 shrubs + 3 ornamental trees |

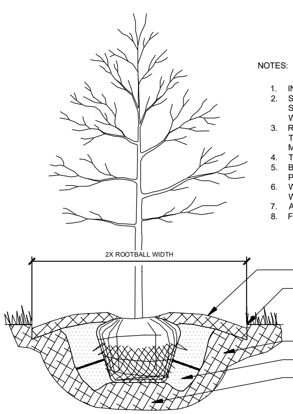
*Alternate species proposed due to conflict with overhead electric lines per the City of Westfield Street Tree List, Table 2. **The *Alternate/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).**

## PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
|---|---|---|---|---|---|---|
| AF | 8 | ACER FREEMANII \`AUTUMN BLAZE\` | AUTUMN BLAZE MAPLE | B & B | 2" CAL MIN | 8\` HT MIN |
| AS | 10 | ACER SACCHARUM | SUGAR MAPLE | B & B | 2" CAL MIN | 8\` HT MIN |
| CF | 5 | CERCIS CANADENSIS \`FOREST PANSY\` TM | FOREST PANSY REDBUD | --- | | |
| GB | 6 | GINKGO BILOBA \`AUTUMN GOLD\` TM | AUTUMN GOLD GINKGO | B & B | 2" CAL MIN | --- |
| QB | 6 | QUERCUS BICOLOR | SWAMP WHITE OAK | B & B | 2" CAL MIN | 8\` HT MIN |
| QM | 7 | QUERCUS MUEHLENBERGII | CHINKAPIN OAK | B & B | 2" CAL MIN | 8\` HT MIN |
| EVERGREEN TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
| PA | 9 | PICEA ABIES | NORWAY SPRUCE | B & B | --- | 5\` HT MIN |
| ORNAMENTAL TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | HT |
| AG | 9 | AMELANCHIER X GRANDIFLORA \`AUTUMN BRILLIANCE\` | AUTUMN BRILLIANCE SERVICEBERRY | B & B | 1.5" CAL MIN | --- |
| CK | 9 | CORNUS KOUSA | KOUSA DOGWOOD | B & B | 1.25" TO 1.5" CAL MIN | --- |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING | SIZE |
| BG | 36 | BUXUS X \`GREEN VELVET\` | GREEN VELVET BOXWOOD | --- | SEE PLAN | 18" HT MIN |
| HB | 34 | HYDRANGEA PANICULATA \`BOBO\` | BOBO HYDRANGEA | --- | SEE PLAN | 24" HT MIN |
| IV | 37 | ITEA VIRGINICA \`LITTLE HENRY\` TM | VIRGINIA SWEETSPIRE | --- | SEE PLAN | 24" HT MIN |
| TD | 33 | TAXUS X MEDIA \`DENSIFORMIS\` | DENSE YEW | --- | SEE PLAN | 24" HT MIN |

## SEEDING LEGEND

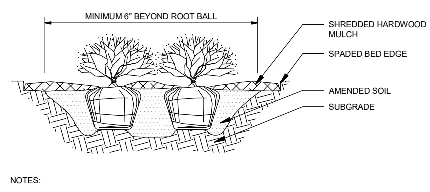
PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)




NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING
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 SHRUB PLANTING
NTS

## LANDSCAPE NOTES

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 SHALL BE FREE OF FRESH 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 LIMIT 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.

REVISIONS | No. | DATE | BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM
Contact: Andy Taylor
Email: Andy.Taylor@Kimley-Horn.com

SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

BRANDON M. SQUIRES · REGISTERED LANDSCAPE ARCHITECT · STATE OF INDIANA
PATCH DEVELOPMENT, LLC

LANDSCAPE DETAILS

SANDERS GLEN GARDEN HOMES

ORIGINAL ISSUE: 01/03/2019
KHA PROJECT NO. 170125001
SHEET NUMBER
L1.1

| | |
|---|---|
| **Petition Number:** | 2002-DDP-02 |
| **Project Name:** | Sanders Glen Senior Housing |
| **Subject Property:** | 334 Cherry Street (the "Property") |
| **Petitioner:** | Patch Development, LLC |
| **Request:** | Petitioner requests 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. |
| **Current Zoning:** | MF2: Multi-Family Medium Density |
| **Current Land Use:** | Undeveloped |
| **Approximate Acreage:** | 2.67 acres +/- |
| **Exhibits:** | 1. Staff Report<br>2. Location Map<br>3. Site Plan<br>4. Building Elevations<br>5. Landscape Plan |
| **Staff Reviewer:** | Daine Crabtree, Associate Planner |

---

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

**The plans comply.**

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

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

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

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

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

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

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

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

14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

15) Identify buildings proposed for demolition.

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

17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

---

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

**The plans comply.**

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:

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

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

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

---

**MF2: MULTI-FAMILY MEDIUM DENSITY DISTRICT ZONING (Chapter 4.11 of UDO)**

**The plans comply.**

22) Permitted Uses
23) Maximum Density: Ten (10) dwelling units per acre
    **Comment:** **Twenty-seven (27) units proposed for 2.67 acres. Plans comply.**

24) Maximum Number of Dwelling Units
25) Maximum Dwelling Units Per Structure
26) Minimum Living Area: 650 square feet
27) Minimum Road Frontage: 70 feet
28) Minimum Building Setback Lines:
    a) Front Yard: 30 feet
    b) Side Yard: 12 feet
    c) Rear Yard: 20 feet
29) Project Perimeter Setback
30) Maximum Building Height
31) Minimum Distance Between Buildings

---

**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply.**

32) Accessory Use and Building Standards (Article 6.1)

33) Architectural Standards (Article 6.2)

a) Building Design

i) Building Façade: Shall be designed with a projection or recession in the entire vertical façade plane of the exterior walls of not less than six (6) feet in depth for every two (2) dwelling units.

ii) Four-Side Architecture

b) Building Materials

i) Permitted Materials: Shall include EIFS, synthetic stucco, Masonry Materials, wood, Fiber Cement Siding, and Polymeric Cladding. Aluminum and vinyl siding shall be prohibited.

ii) Masonry Materials: A minimum of seventy-five percent (75%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.

**<u>Comment:</u> Variance 2002-VS-03 granted at the February 13, 2019, Board of Zoning Appeals meeting to permit less than seventy-five percent (75%) of Masonry Materials on Building Facades.**

iii) Diversity of Materials: Each Building Façade shall utilize a minimum of two (2) different exterior building materials (excluding window, door, and roofing materials). A different style of the same building material does not constitute as two different materials.

c) Windows

i) Minimum of one (1) window, a minimum size of fifteen (15) square feet, or door (with a minimum of fifteen (15) square feet of glass per Dwelling Unit, as architecturally appropriate

ii) All windows shall have treatment consisting of either i) shutters that match the size of the window or ii) casing a minimum of three and one-half (3.5) inches in dimension

d) Roof Design

i) Minimum Pitch: Primary/main roof shall be a minimum of 6:12. Porches, bays, walkways, etc. may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.

ii) Minimum Overhang: Twelve (12) inches, as measured prior to the installation of Masonry Materials

iii) Roof Form: Shall include, where appropriate, varied pitches and ridge levels in accordance with the architectural style of the Building and the Building Façade projections.

e) Streetscape Variety

34) Building Standards (Article 6.4)

35) Height Standards (Article 6.6)

36) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

| **27 Dwelling Units** | **Shade Trees** (1 per Dwelling Unit) | **Ornamental/Evergreen Trees** (1 per Dwelling Unit) | **Shrubs** (4 per Dwelling Unit) |
|---|---|---|---|
| Required | 27 | 27 | 108 |
| Shown | 42 | 27 | 140 |

b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers.

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

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

37) Lighting Standards (Article 6.9)

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Parking and Loading Standards (Article 6.14)

41) Setback Standards (Article 6.16)

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

---

**DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

44) Block Standards (Article 8.1)

45) Easement Standards (Article 8.3)

46) Monument and Marker Standards (Article 8.5)

47) Pedestrian Network Standards (Article 8.7)

48) Storm Water Standards (Article 8.8)

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

50) Street Light Standards (Article 8.10)

51) Street Sign Standards (Article 8.11)

52) Surety Standards (Article 8.12)

53) Utility Standards (Article 8.13)

---

**DEPARTMENT COMMENTS**

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve Detailed Development Plan 2002-DDP-02 with the following condition:**
   - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.
3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.