



CITY OF WESTFIELD, IN
AdvisoryPlanCommission_Meeting_Agenda_02_03_2020

Monday, February 03, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, February 03, 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 - January 21, 2020

Documents: [APC Minutes - January 21, 2020](#)

Proposed Change to the BZA Appointment Requirements

Appointment of BZA representative

Review APC Rules & 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)

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

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-60](#) | [Exhibit 4: District Map](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Observatory Character Exhibits](#) | [Exhibit 7: Community Entertainment Center Character Exhibits](#) | [Exhibit 8: Berm and Trash Receptacle Exhibit](#) | [Exhibit 9: Public Comments](#)

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 a 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 [PUBLIC HEARING]

Legacy Oaks

NE Corner of 146th Street & Oak Ridge Road

Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a 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: PUD Concept Plan](#) | [Exhibit 6: City Engineer Statement on Entrance](#)

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



Westfield–Washington Township Advisory Plan Commission

Minutes of the January 21, 2020 APC Meeting

Presented for approval: February 3, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, January 21, 2020 scheduled for 7:00 p.m. at Westfield City Hall.

OPENING OF MEETING: 7:00 p.m.

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; Corey Harris, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

SWEARING IN OF THE APC MEMBERS:

Zaiger swore in all nine members of the Advisory Plan Commission.

APPROVAL OF MINUTES

Motion: Kelleher motioned to approve the December 16, 2019 meeting minutes.

Schmitz seconded. Motion passed. Vote 9-0.

ELECTION OF OFFICERS

Motion: Nominate Randy Graham as APC President for 2020.

Motion: Horkay; Second: Kelleher.

Motion: Close nominations and elect Randy Graham as APC President for 2020.

Motion: Horkay; Second: Maue. Motion passed. Vote 9-0.

Motion: Nominate Ginny Kelleher as APC Vice- President for 2020.

Motion: Spoljaric; Second: Johns.

Motion: Close nominations and elect Ginny Kelleher as APC Vice- President for 2020.

Motion: Maue; Second, Spoljaric. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

APPOINTMENT OF BZA MEMBER:

Zaiger said that the statutes changed and the rules need to be checked as well as terms. This item was tabled to the next meeting

CONSENT AGENDA

2001-DDP-01

Kiddie Academy (Harmony)

Northwest corner of 146th Street and Ditch Road

Woodmont Land Company by American Structurepoint, Inc. requests Detailed Development Plan review of a 10,759 square foot daycare on 1.35 acres +/- in the Harmony PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Motion: Approve Consent Agenda as presented.

Motion: Kelleher; Second: Maue. Motion passed. Vote: 9-0.

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

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

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

1912-PUD-44

[PUBLIC HEARING]

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 this proposed PUD. He said this property is currently zoned AG-SF1 and the PUD proposes that the real estate be split into five districts, with four being rezoned to an underlying zoning district of LB, and a smaller area to remain AG-SF1 underlying for a public park. He added that 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, and are both permitted by right in LB zoned areas. He stated that a neighborhood meeting was held on November 26, 2019 for this item and a public hearing took place at the December 2, 2019 Plan Commission meeting; however, due to an error in the public notice, a 2nd public hearing will occur this evening. The Department has received several comments which can be viewed as Exhibit 10. He said that since the first public hearing, the Petitioner has already made some changes to the PUD based on feedback including:

- Adding a landscape berm and buffer to the southern property line.
- Revising the south elevation of the community entertainment center to add additional color and architectural elements.
- Adding language that would require District 4 to follow State Highway 32 architectural standards if something other than the observatory shown in Exhibit D is built within that District.

Petitioners, Birch Dalton of EdgeRock Development and Greg McCauley with Link Institute presented to further explain this proposal.

Dalton summarized the concept plan and addressed monument sign size and the brightness of the parking lights. He said those items would be a part of the Detailed Development Plan. He spoke about his conversations with Mr. Steckly whose property is adjacent to this proposal and said, that in response to Steckly's concerns, the plans were modified to enhance the south elevation and the trash enclosures. Dalton also addressed the concerns of the nearby commercial dog kennel's concerns about noise generated by the outside go-kart track. He said that the track would likely have electric, recreational go-karts. He also said that he had heard concerns about this being a Public Private Partnership and stated that it is not. He explained that EdgeRock is purchasing the real estate and working on the zoning and will be selling property to Link within two years. He addressed traffic in the area of the project and Lot J within Grand Park and has proposed a cut-through street to alleviate congestion and that EdgeRock has offered the City a 120-foot right of way to allow for a second arterial boulevard. He said there are several options to improve ingress and egress areas and that this project would provide enhancements to the roadways and more commercial tax base.

McCauley overviewed the aspects of Grand Universe. He said that this 150,000 square-foot building would include an area for STEM education, a digital planetarium, and exhibition areas. He said that the David Wolf Observatory would house a variety of daytime and nighttime telescopes. He addressed four main outcomes that this project would provide the City: 1) a leadership role in STEM education to attract high-tech industries; 2) a high-tech workforce; 3) after school classes, summer space camps, and adult education; and 4) enhancement to Westfield's tourism industry. He said the planned opening of Grand Universe would be in spring of 2024 which is also the scheduled date of the next moon landing.

Public Hearing for 1912-PUD-44 opened at 7:28 p.m.

Darlene Wyatt, 18710 Chad Hittle Drive; stated she owns Almost Home Boarding Kennel which is adjacent to this proposed project. She said her only concern is with gas engine go-karts. She said that those type of engines are very loud and she provided a study regarding that issue. She said that if the sounds are like fireworks or gunfire it would harm the health of the dogs at her kennel. She added that constant noise, including loud music, would be bad for her business. She said she has no issue if electric go-karts are used. She said she would like an environmentally designed noise barrier such as a berm and evergreens installed along the shared property line. She expressed concerns about property value being negatively impacted.

James R. Steckley, 30 Shoshone Drive, Carmel, on behalf of JAVCA LLC; stated he is the owner of 23 acres adjacent to this proposed project. He complimented the Petitioner, Dalton, on being good with communication about his concerns. He said he was still concerned about the buffering against his property and agreed that gas go-karts would be a nuisance. He said that the existing traffic issues/problems need to be addressed. He said that there is a drainage problem and that the drainage pipes that were added to trailer park dump water onto his property. He said that the drainage pipes are larger than the culvert where the water is directed.

Marla Ailor, 1602 East 203rd Street; stated that there are a lot of people live in this area. She said the idea for this project is great. She asked what if the Grand Universe project doesn't happen and we end up just have go-karts. She addressed the Board of Public Works' study done several years ago and its promise of widening 191st Street. She said that widening has not yet taken place. She asked how many hotels do we really need. She said that the Monon Trail crossing could become more dangerous with increased traffic. She stated that she thinks that a new cut-through street could add to traffic instead of reducing traffic.

Public Hearing for 1912-PUD-44 closed at 7:39 p.m.

Petitioner Dalton's responses:

- EdgeRock was encouraged to move the family entertainment center off of State Road 32. After looking at the City's long-term plans and its tourism industry, the area of 191st Street & Tomlinson Road was suggested for the family entertainment center.
- EdgeRock is taking a development risk with Link. If Link doesn't make its goal to build, the Petitioner would need to come back to amend the PUD.
- He said that he believes the City has acquired the needed land to widen 191st Street.
- As for the go-karts, he will research the gas versus electric engine issue and will do the right thing for the City. He said he would work with the Wyatts and that Steckly's issues just needed a few tweaks.

Kelleher said she really likes this proposed project. She said she thinks there needs to be appropriate transitions and buffers for current residents. She said she believes the research on electric carts is correct, and if not all go-karts were electric, she would not be able to give her approval. She had a question about the timing of the construction of the outdoor track versus that of the indoor center. She stated that she wants to make sure that everyone is comfortable with the language in the PUD requiring indoor center construction to take place first. She said she would like to see larger buffer against Wyatt's property with mounding and trees. She asked if there are plans to have PA system. She asked about height of the buildings.

Howard replied to Kelleher that staff would work on the language in the PUD.

- Dalton said that the outdoor track will not be built until the indoor center is making money. He added that once the indoor center is profitable, the outdoor track would be built and presented as a new attraction.
- He said they would be required to have a PA system for emergency purposes. He said racing helmets now have microphones and speakers built in for communication. He said there would be no music on speakers.

- Dalton said the height of the observatory would be 90- feet and that the family entertainment center building would be 39.5-feet.

Maue and Schmitz both said they agreed that the go-karts need to be electric.

Spoljaric said she agreed with Kelleher's points. She said she was concerned about signage and does not want each business to have its own monument sign. She asked about the language of 75% minimum for southern berm instead of 100%.

- Dalton said he would want center signs and not individual signs.
- He said that in regard to the berm it can be 100%.

Kelleher asked about the new definition of "Motorsports Industry Team Facility" and asked if this would/could include engine testing. She asked if language would be added to say that all business will be held inside the building.

- Dalton replied that there would be no outdoor engine testing. This would be an inside race shop.

Johns asked the Petitioner to elaborate on the public park and asked him if this had been discussed with the City.

- Dalton replied that that land is part of Links project, and he thinks it will end up being in the public domain. He said that he would not be the one designing the park. He added that he has had early discussions with City and they are interested in keeping it green along the Monon.

Burkman asked about some of the other proposed uses and if there are other committed users.

- Dalton said yes, he is part owner of Laser Flash. Jay Howard Racing has committed to the track. The Petitioner said he will also be promoting a Jump Park.

Burkman asked if we are spreading amenities out too much by having things located to the north and also along State Road 32. She is concerned that by spreading out too much it could make it difficult for teams to gather together. She said it seems like it would be better to create a logistical synergy for the teams that would serve as a marketing tool for Grand Park. She said she understood that this is a question for the City Council, not the Petitioner.

- Dalton addressed the different days of the week that would draw visitors to the Link project and those days that draw visitors to Grand Park. He referenced the large number of hotel room nights as an indicator of a need for more attractions. However, he said that with the way State Road 32 has grown it is getting very crowded in that area, and as more businesses come to that corridor traffic problems at Wheeler Road will escalate. He said perhaps a couple of different areas of attractions would be a good idea. He said it would be good to capitalize on 191st Street.

McCarty said that on one hand thinks this is proposal is good and will add a lot for local and visiting youth to do; on the other hand, he said he sees some concerns including the impact on longtime residents. He said many of the previously stated comments were valid. He said he agreed that the electric go-karts would be best for the community. He said he is glad they are not asking for additional lighting. He added that he likes the proposal of a new curb cut for Lot J in Grand Park and that he shares concerns about traffic at 191st and Tomlinson. He said a 120-foot right of way would not only benefit the visitors but also the residents. He said he was very excited about Grand Universe and that even though it may be high risk, it could deliver a very high reward.

Spoljaric asked for clarification about the language in the PUD that addresses amenities required once 50% of the project was developed.

- Dalton said he would prefer that the land set aside for the amenity of a park be put it in the public domain and have the public work with Link. He added that language regarding amenity requirements in the PUD was required. He said that, even though he felt it would be short-sighted, a bike park/trailhead as discussed in PUD, could be built quickly.

Crabtree explained that the land set aside for the amenity of a park would remain the current zoning classification of AG-SF 1 and that the city would be able to control what would go there through zoning.

Kelleher asked who is going to own this land set aside for the amenity of a park.

- Dalton replied that ownership will be defined during the right of way and road improvement process.

2002-PUD-01 [PUBLIC HEARING]

Davis PUD Amendment I

Westside of Ditch Road between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests an amendment to the architectural standards of the Davis PUD District.

(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

Harris overviewed this request for an amendment to modify architectural and setback standards. He said that this PUD Amendment proposes to modify the architectural standards to exempt ancillary roofs from the minimum roof overhang requirement and to allow setback and easement encroachment for accessory wing walls. He said that staff had received two public comments which had been provided to the APC.

Bryan Stumpf of 11th Street Development, on behalf of Estridge Homes, summarized these amendment requests to the architectural standards that affect the minimum roof overhang and minimum building setback lines for wing walls. He shared elevations to clarify these requests.

Public Hearing for 2002-PUD-01 opened at 8:15 p.m.

No public comments.

Public Hearing for 2002-PUD-01 closed at 8:16 p.m.

Kelleher said she thought the 12' overhangs on dormers would look senseless.

Graham said agreed with Kelleher, and that he thinks this amendment will help create more diversity.

Burkman thanked Estridge for the quality of the houses and water feature.

McCarty agreed with Burkman and Graham's comments.

Horkay pointed out that wing walls could help hide mechanical equipment.

Motion: Forward 2002-PUD-01 to the City Council with a favorable recommendation.

Motion: Kelleher; Second: Graham. Motion passed. Vote: 9-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS

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

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ADJOURNMENT

Motion: Adjourn Meeting

Motion: Kelleher; Second: McCarty. Motion passed. Vote: 9-0

Meeting adjourned at 8:22 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 3, 2020
2002-SPP-01, 2002-ODP-01

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 except for those items identified as outstanding below:

- 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)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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 except for those items with comments identified as outstanding below:

- 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.

Comment: Please see District Standards for 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, except for those items identified as outstanding below.

- 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.

Comment: Please see District Standards.

- 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, except for those items identified as outstanding below, that need addressed prior to approval:

- 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)

Comment: Please see District Standards.
- 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 except for those items identified as outstanding below, that need addressed prior to approval:

19) Block Standards (Article 8.1)

20) Easement Standards (Article 8.3)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

21) Monument and Marker Standards (Article 8.5)

22) Open Space and Amenity Standards (Article 8.6)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

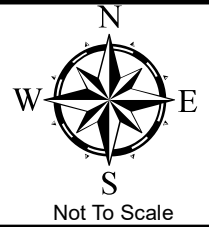


DEPARTMENT COMMENTS

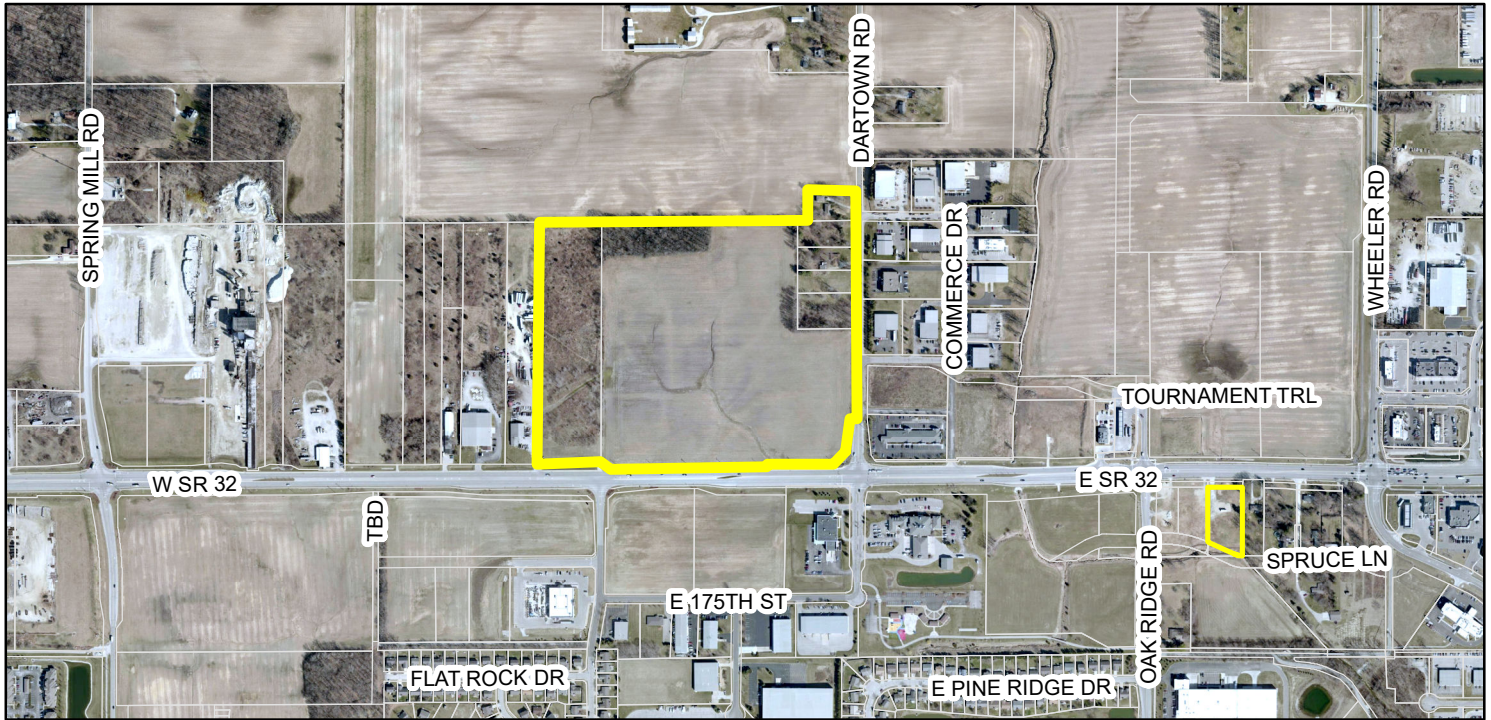
1. **Action: Hold a public hearing at the February 3, 2020, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



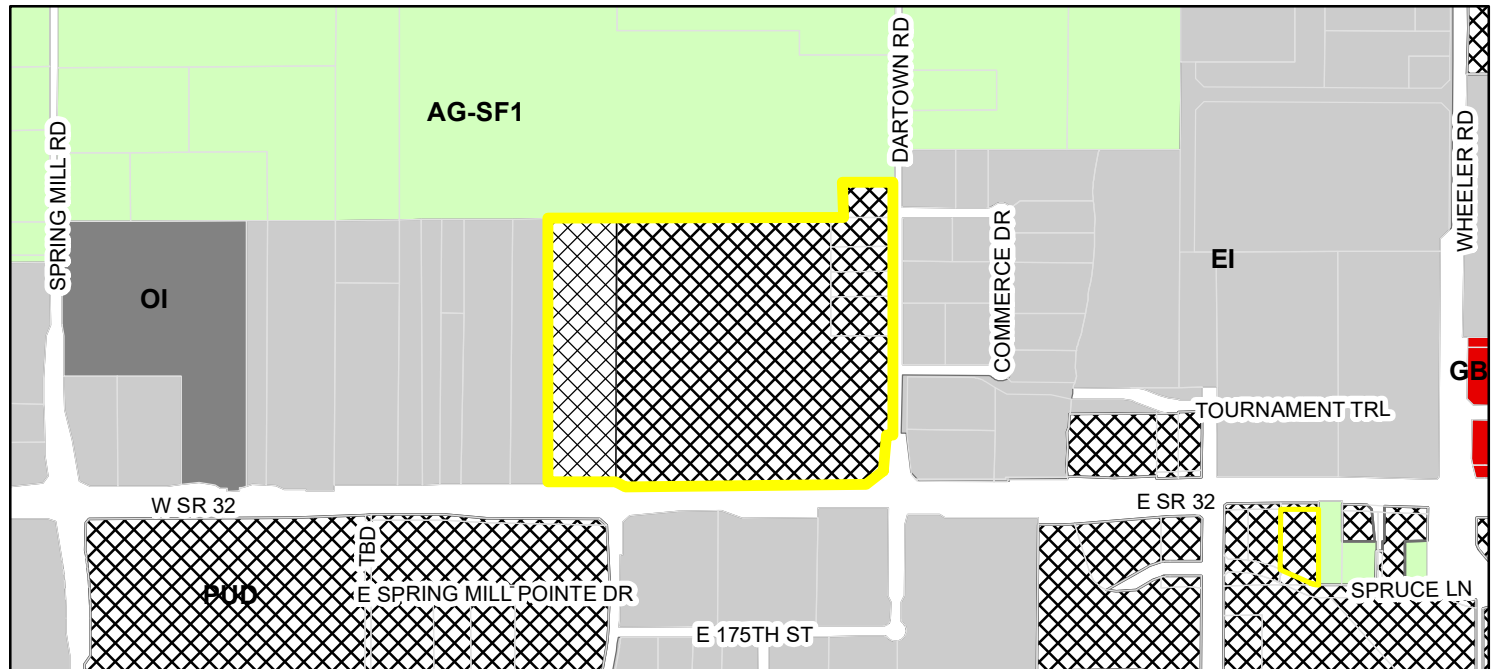
Property Location Map
Dartown Crossing
Overall Development Plan & Primary Plat
2002-ODP-01 & 2002-SPP-01



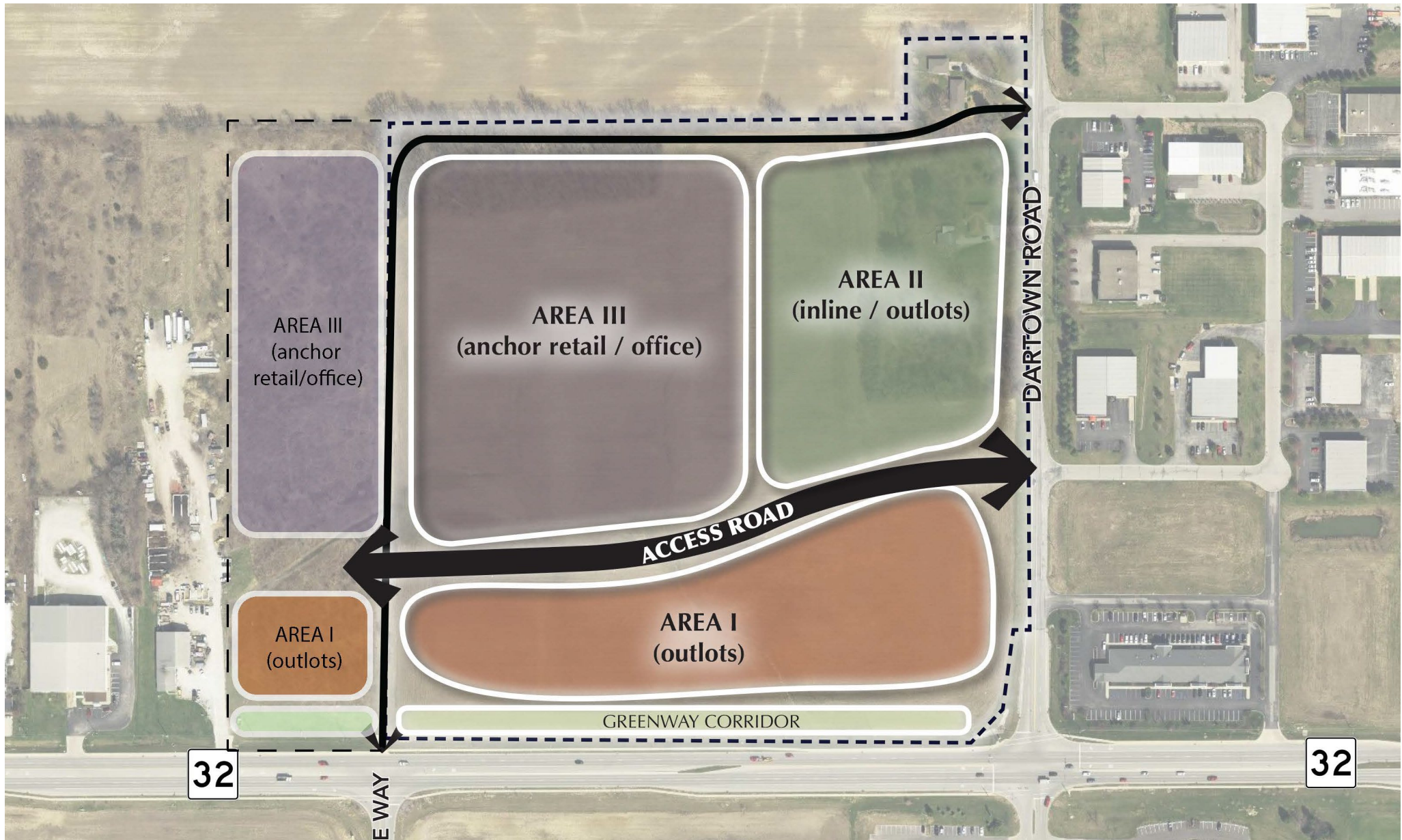
Aerial Location Map



Zoning Map



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

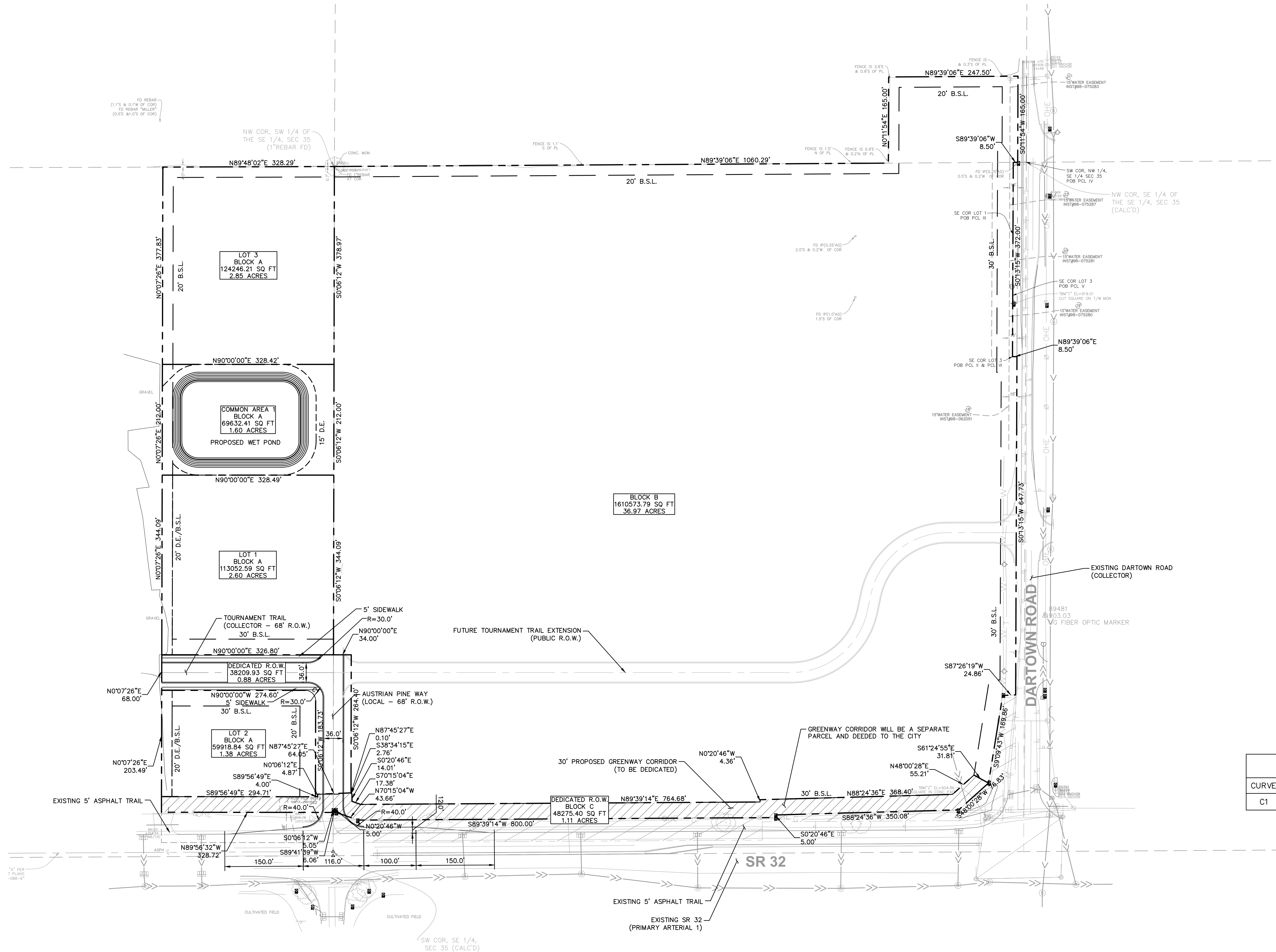
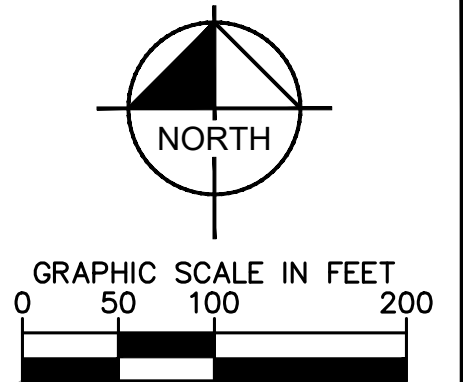


**Dartown Crossing
Concept Plan**

TOTAL ACREAGE - 47.38
OF LOTS - 4
POND AREA - 0.73 ACRES
ZONING - PUD

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

DARTOWN CROSSING
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
ZONING: PUD



SURVEY MONUMENT	
●	EX. GAS LINE
○	EX. OVERHEAD ELECTRIC
△	EX. COMMUNICATION LINE
—	EX. UNDERGROUND ELECTRIC
—W—W—	EX. WATER LINE
—>>—>>—	EX. STORM SEWER
—>—>—	EX. SANITARY SEWER

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	20.02'	31.44'	S44°56'54"E	28.31'	90°00'00"	20.02'

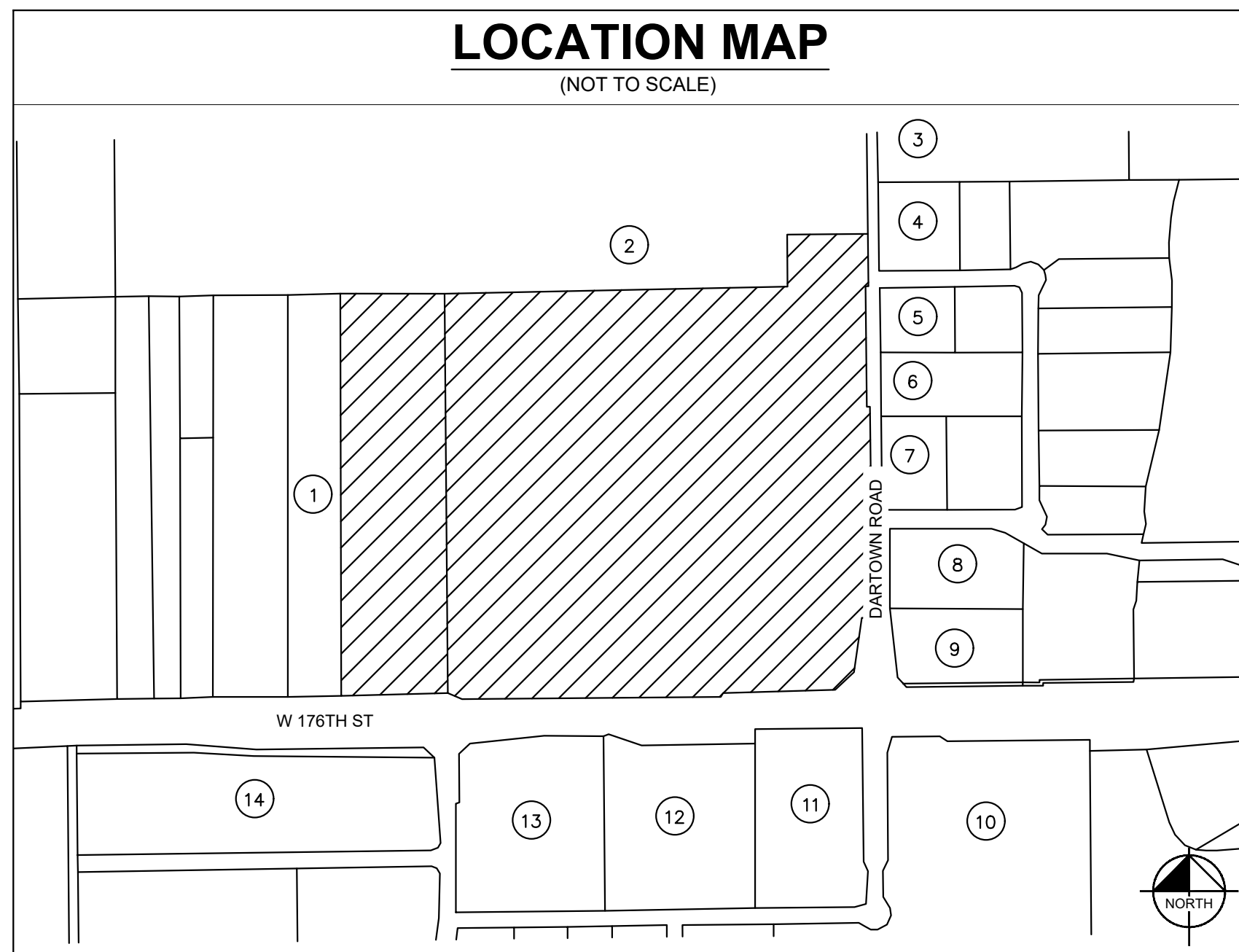
TOTAL ACREAGE - 47.38
OF LOTS - 4
POND AREA - 0.73 ACRES
ZONING - PUD

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

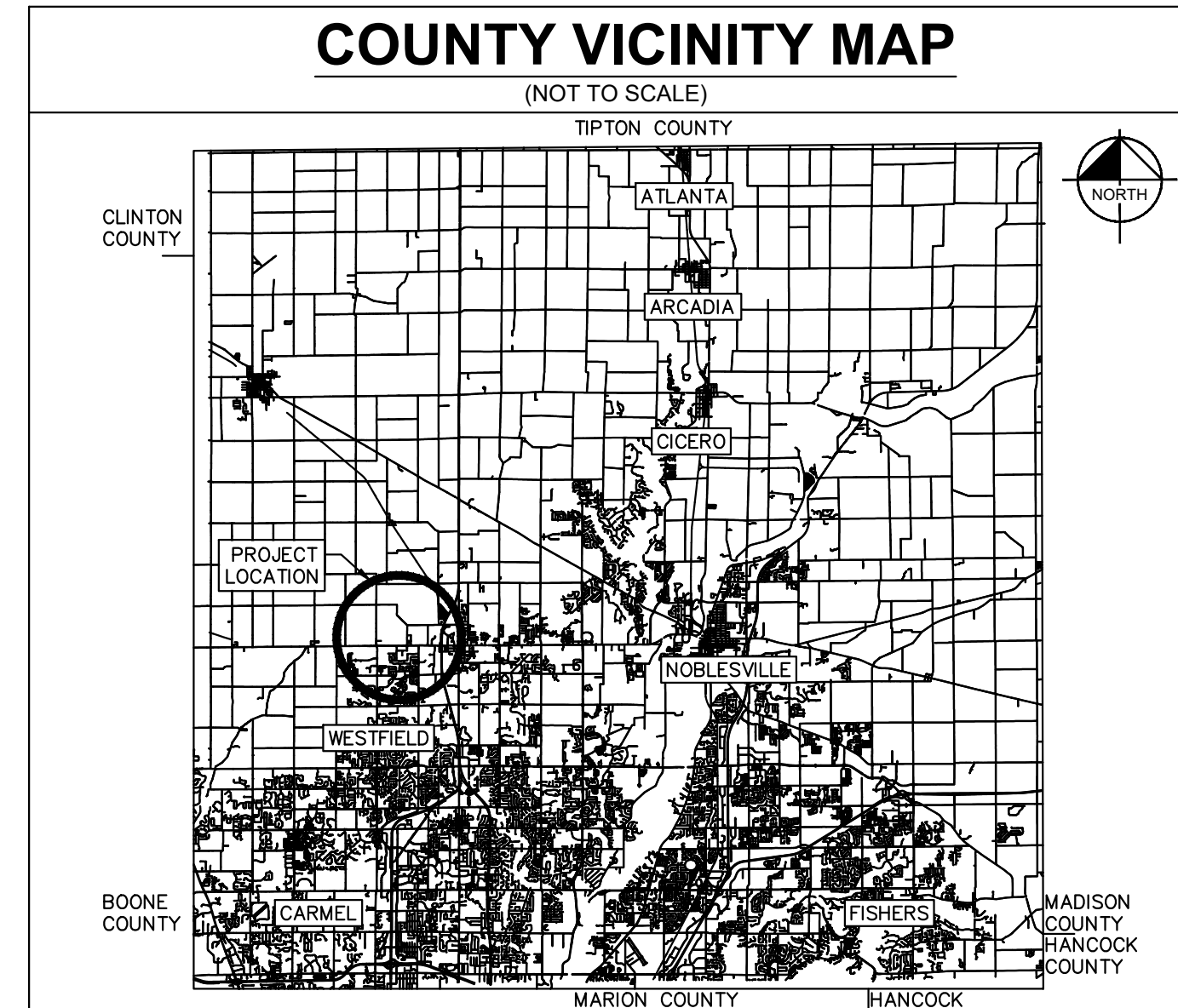
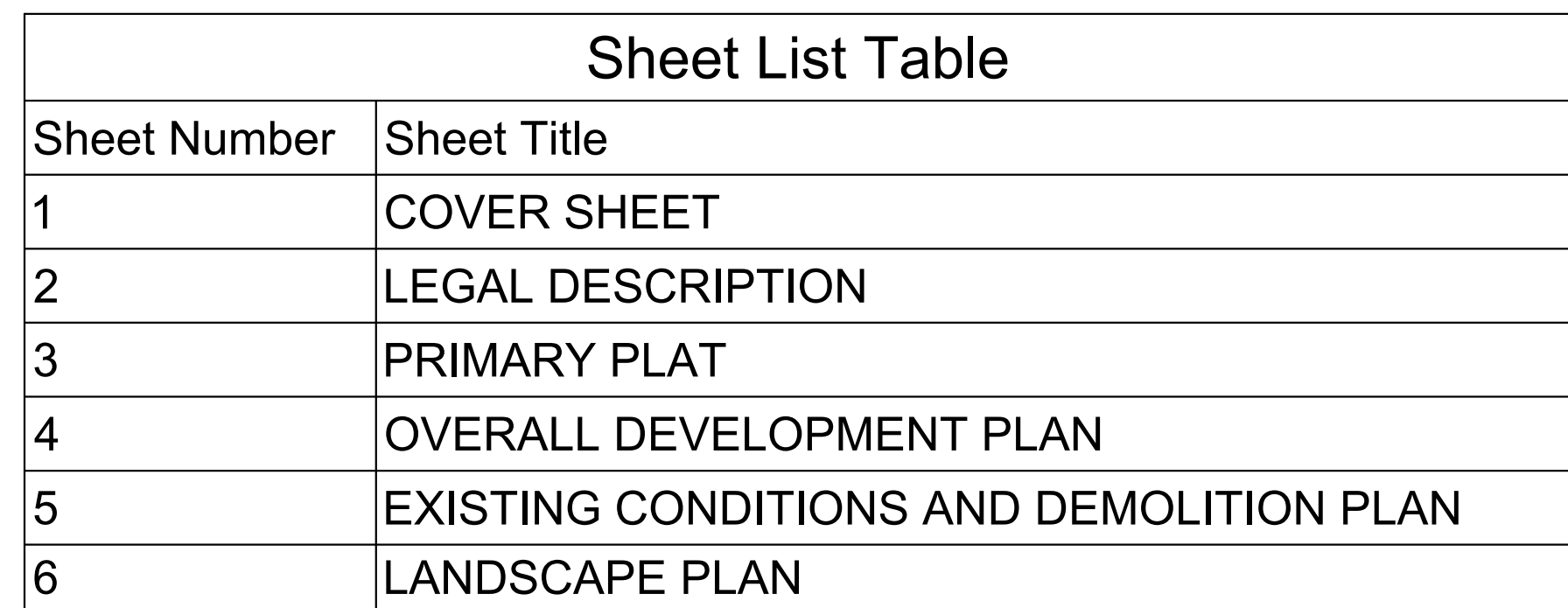
OWNER/SUBDIVIDER:
ANDREW MOLNAR
MR3 DEVELOPMENT, LLC
P.O. BOX 11067
(412) 400-0844

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

DARTOWN CROSSING

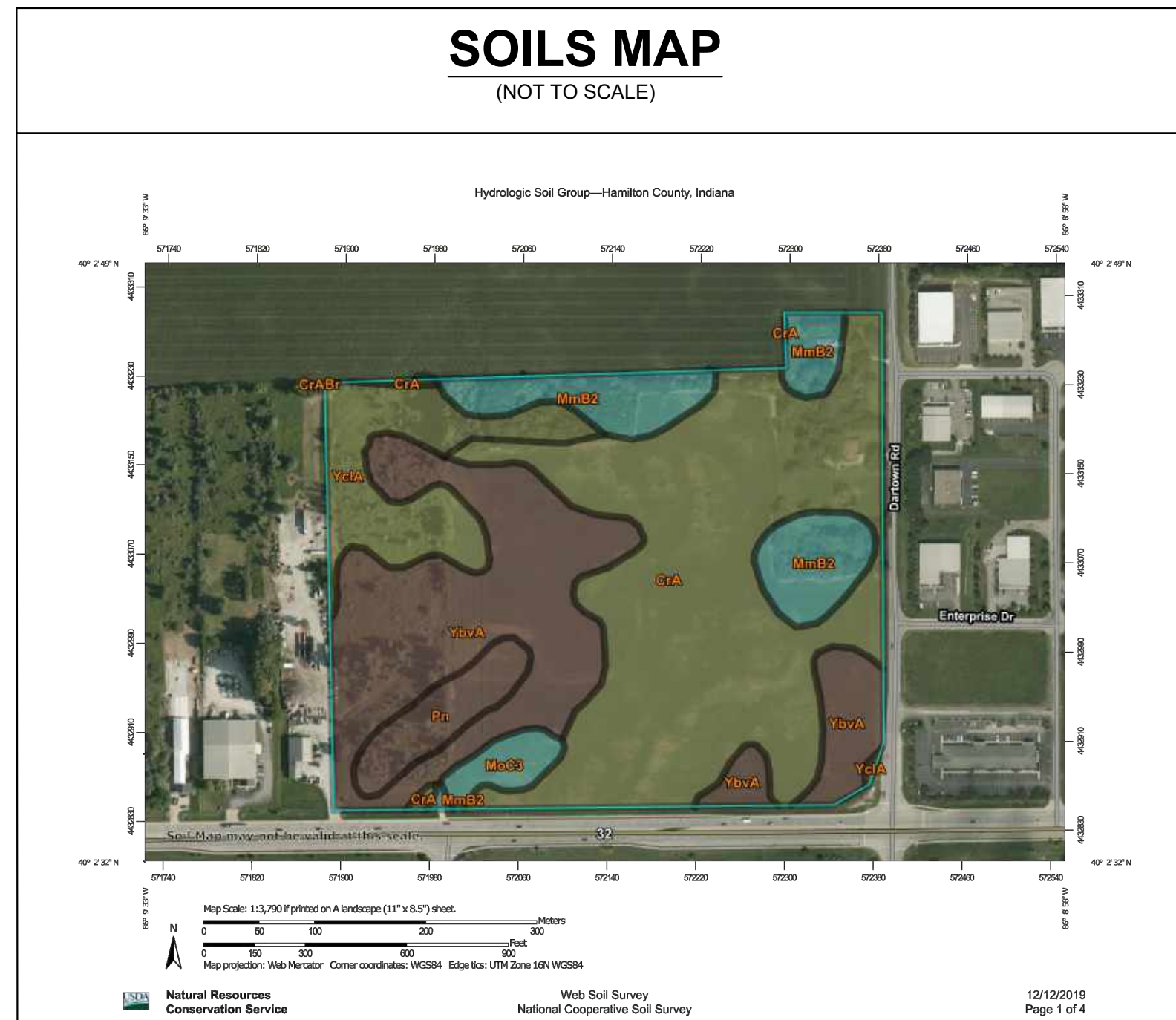


ADJACENT PROPERTY OWNERS AND USE		
	OWNER	USE
1	SAWYER, JAMES WOEMPNR & NANCY A HABIG SAWYER	COMMERCIAL – OTHER STRUCTURE
2	WESTFIELD AIRPORT LLC	AGRICULTURAL – VACANT
3	WHEELER FARMS LLC	AGRICULTURAL – VACANT
4	PATCH CO LLC	COMMERCIAL – OTHER STRUCTURE
5	ISLEY REAL ESTATE HOLDING CO LLC	INDUSTRIAL WAREHOUSE
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



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 DARTMOUTH 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 46087	317-402-1823	SANDRA LANDRUM
NATURAL RESOURCE CONSERVATION	HAMILTON COUNTY SOIL AND WATER CONSERVATION	1717 PLEASANT STREET, SUITE 100 NOBLESVILLE, IN 46062	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	3700 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	317-776-3311	BILL OLDHAM
ENERGY/POWER	DUKE ENERGY (CARMEC OFFICE)	16475 SOUTHMARK 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 ZIONHALL DRIVE INDIANAPOLIS, IN 46268	317-793-3213	TRYOY ACKLE 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. 302 N INDIANAPOLIS, IN 46234	317-291-9460/1233	AUSTIN GUYER
GAS	BUCKEYE PARTNERS, L.P.	941 BUCKEY ROAD, LIMA, OH 45804	419-993-8008	KYLE SMITH
TELLECOMMUNICATIONS	COMCAST CABLE	1902 S. 65TH STREET INDIANAPOLIS, IN 46220	317-982-1161	EARL SMALL, JR.
TELLECOMMUNICATIONS	LEVEL 3 COMMUNICATIONS	3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46202	317-916-7078	DEWAYNE HAMILTON
TELLECOMMUNICATIONS	SPECTRUM	3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46202	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. 64th STREET INDIANAPOLIS, IN 46220	317-508-2807	DAN JONES
TELLECOMMUNICATIONS	INDIANA FIBER NETWORK	5520 W. 76TH STREET INDIANAPOLIS, IN 46268	317-280-4636	BRUCE SPECK
TELLECOMMUNICATIONS	METRONET	380 E. MAIN STREET WESTFIELD, IN 46074	317-771-7223	KEITH HAMM
			317-465-1004	CHRIS BLUTO

(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

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



MR3
DEVELOPMENT

COVER SHEET

DARTOWN CROSSING

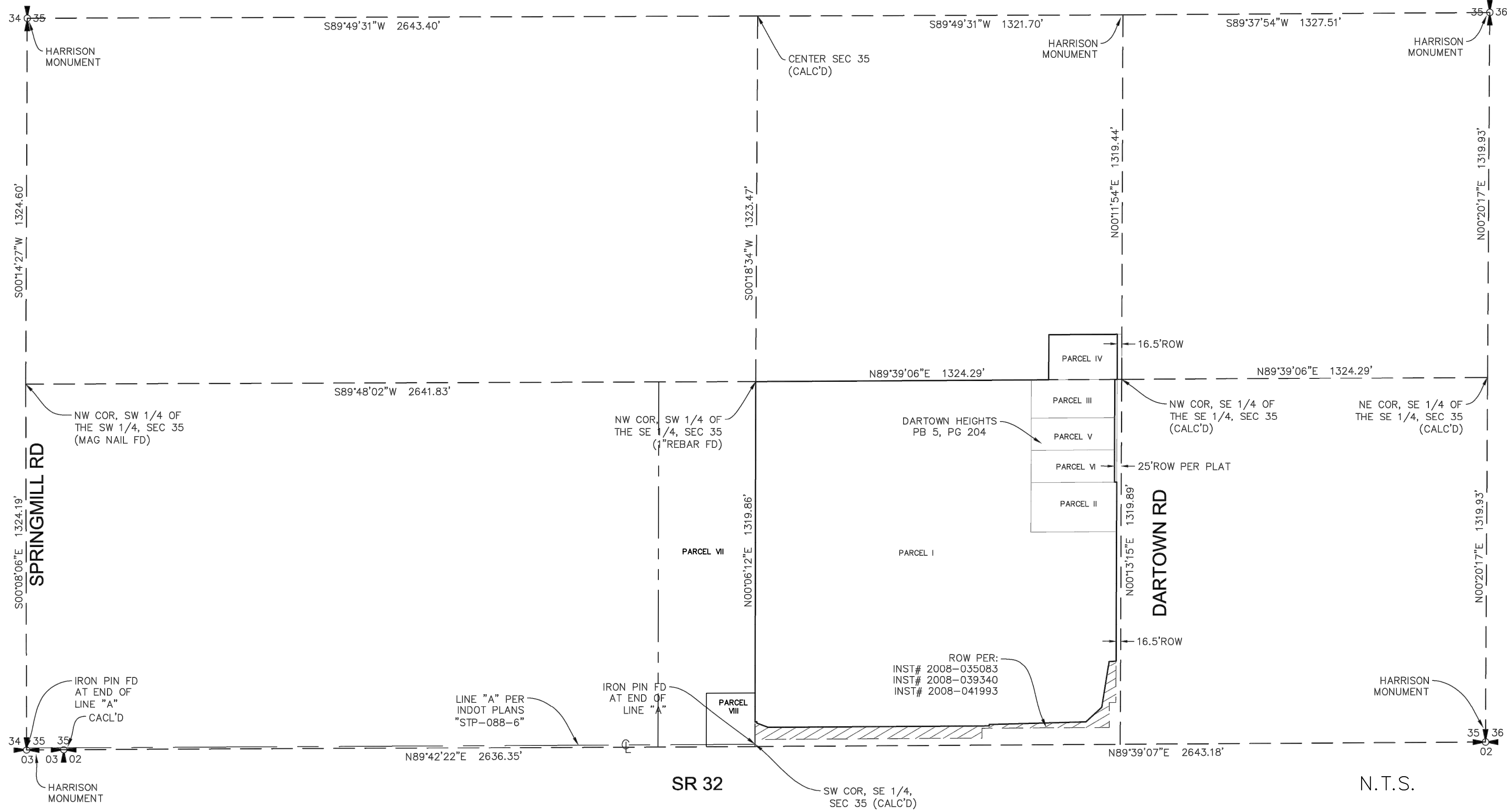
ORIGINAL ISSUE:	01/02/2020
KHA PROJECT NO	170171000
SHEET NUMBER	

1

TOTAL ACREAGE - 47.38
OF LOTS - 4
POND AREA - 0.73 ACRES
ZONING - PUD

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

DARTOWN CROSSING



SQC INVESTMENTS INC (17834 DARTOWN ROAD)

PARCEL 1:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA.

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 SECONDS EAST 326.50 FEET TO THE POINT OF BEGINNING.

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 AND LARCEL PLAT MAP HEREIN "B" IT BEING THE RIGHT-OF-WAY OF THE COMMONS OF THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 0 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; THENCE SOUTH 89 DEGREES 28 MINUTES 12 SECONDS WEST 16.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 31 MINUTES 48 SECONDS WEST 150.00 FEET ALONG THE BOUNDARY OF SAID DARTMOUTH ROAD; THENCE NORTH 89 DEGREES 28 MINUTES 12 SECONDS WEST 23.50 FEET ALONG SAID BOUNDARY; THENCE SOUTH 89 DEGREES 28 MINUTES 12 SECONDS WEST 16.50 FEET TO THE POINT OF BEGINNING OF THE 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 0 DEGREES 02 MINUTES 13 SECONDS EAST 35.00 FEET ALONG SAID BOUNDARY; THENCE SOUTH 89 DEGREES 28 MINUTES 28 SECONDS EAST 10.00 FEET ALONG SAID BOUNDARY TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 0 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 61.17 FEET TO THE POINT DESIGNATED 2047 ON SAID EXHIBIT "B"; THENCE SOUTH 89 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 0 DEGREES 02 MINUTES 13 SECONDS EAST 10.00 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 169.91 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.

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 DEGREES 17 MINUTES 34 SECONDS EAST 326.50 FEET TO THE POINT OF BEGINNING.

PARCEL III:
LOT 1 AND A PART OF LOT 4 IN DARTMOUTH HEIGHTS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 5, PAGE 204A, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DISTRICT OF COLUMBIA, IS 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 WEST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, AND CONTAINING 0.951 ACRES, MORE OR LESS.

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.

PARCEL 2: LOT 2 AND A PART OF LOT 4 IN DARTMOUTH HEIGHTS SUBDIVISION, THE PLANNED COMMUNITY DEVELOPED BY THE CITY OF HAMILTON, 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 4 AND THE NORTH LINE OF SAID LOT 4, 154 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 THE WEST LINE OF SAID LOT 4 TO THE NORTH LINE OF SAID LOT 4; THENCE 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.

PARCEL 3: LOT 3 AND A PART OF LOT 4 IN DARTBORN HEIGHTS SUBDIVISION, THE PART OF LOT 3 RECORDED IN PLAT BOOK "AGE 204," THE OFFICE OF THE RECORDER OF DEEDS, COUNTY OF INDIANA. BEGINNING: MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTHWEST 89 DEGREES 17 MINUTES 34 SECONDS 00 SECONDS ALONG THE EAST LINE OF SAID LOT 3 TO THE EAST LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS 00 SECONDS ALONG THE EAST LINE OF SAID LOT 4 TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS 00 SECONDS EAST 117.34 FEET ALONG SAID WEST LINE; THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS 00 SECONDS WEST 117.34 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.

PARCEL VI:
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 35 MINUTES 50 SECONDS, MORE OR LESS, 328.72 FEET TO A POINT ON THE SOUTH LINE OF SAID EAST 1/4 QUARTER; THENCE SOUTH 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 POINT OF BEGINNING) TO THE POINT OF BEGINNING; THENCE SOUTH 33 DEGREES 30 MINUTES 00 SECONDS EAST, 3.00 ACRES (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 1/4 OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS EAST 328.29 FEET ON AND ALONG THE NORTH LINE OF THE SOUTH 1/4 OF SAID SOUTHWEST QUARTER TO ITS NORTHEAST CORNER; THENCE SOUTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 1,318.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 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 256.00 FEET PARALLEL TO 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.

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 SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTHW 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.

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:

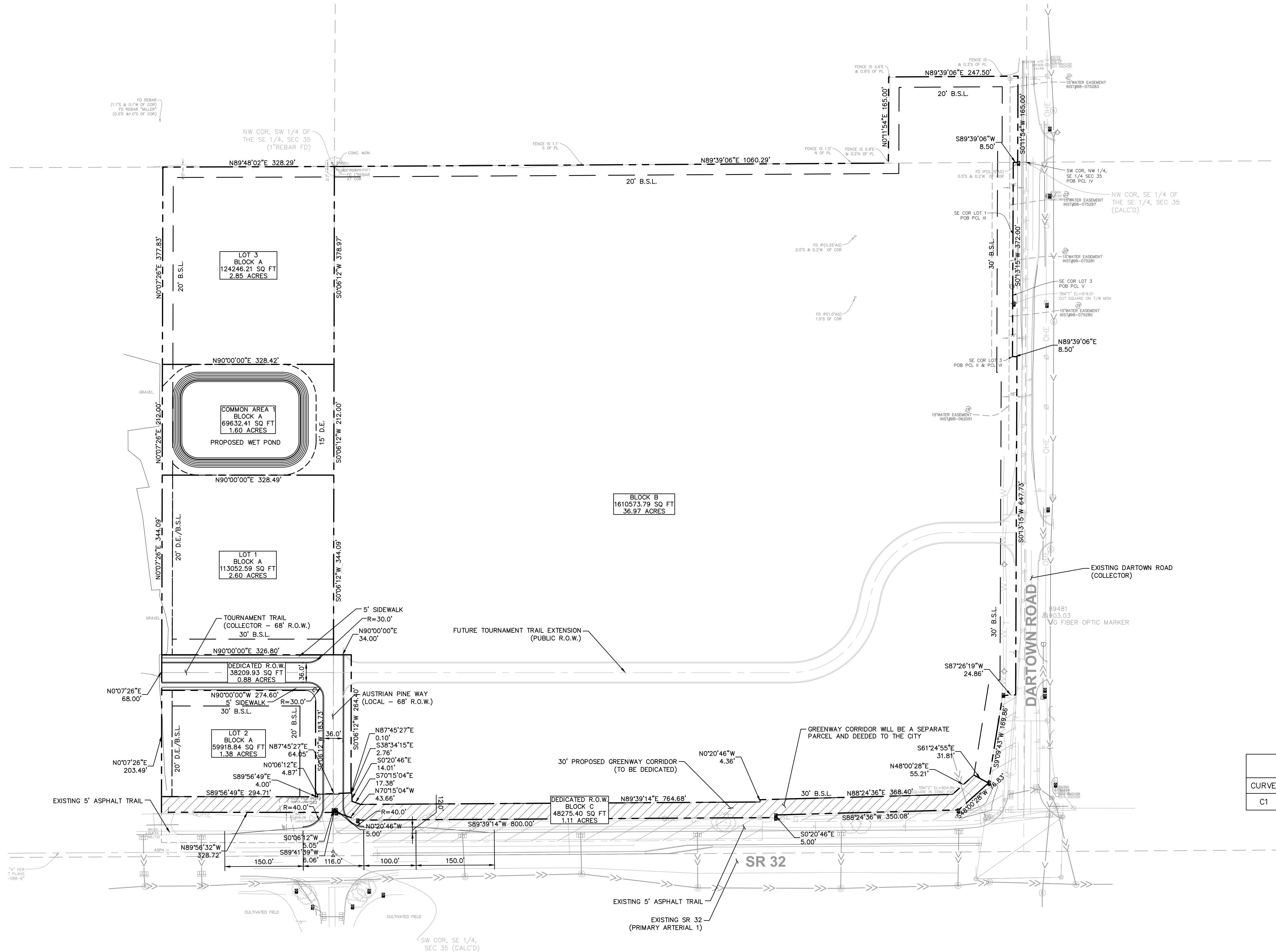
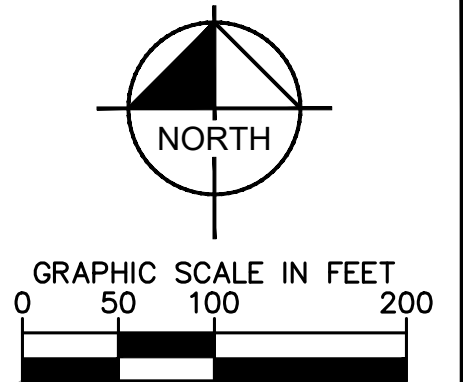
A PART OF THE SOUTH RACE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THE NORTHWEST CORNER OF SAID QUARTER, BEING DESIGNATED BY A PLAT DEPICTED ON THE ATTACHED RIGHT-OF-WAY PLACED PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE QUARTER BEING DESIGNATED 220' TO THE POINT 32 MINUTES 28 SECONDS 00' NORTH 25.00' EAST 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 00' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING 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 TO THE POINT DESIGNATED 604.9' ON SAID EXHIBIT "B"; THENCE 328.73 FEET TO THE POINT DESIGNATED 604.9' ON SAID EXHIBIT "B" ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 24' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING OF SAID S.R. 32; TO THE POINT OF BEGINNING AND CONTAINING 0.438 ACRES, MORE OR LESS.

2	SHEET NUMBER	KHA PROJECT NO. 170171000	ORIGINAL ISSUE: 01/02/2020	DARTOWN CROSSING	LEGAL DESCRIPTION			SCALE: AS NOTED DESIGNED BY: CVS DRAWN BY: CVS CHECKED BY: GRR	Kimley»Horn 250 EAST 68TH STREET, SUITE 500 INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	NO. REVISIONS DATE BY
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TOTAL ACREAGE - 47.38
OF LOTS - 4
POND AREA - 0.73 ACRES
ZONING - PUD

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

DARTOWN CROSSING
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
ZONING: PUD



			SURVEY MONUMENT
			EX. GAS LINE
			EX. OVERHEAD ELECTRIC
			EX. COMMUNICATION LINE
			EX. UNDERGROUND ELECTRIC
			EX. WATER LINE
			EX. STORM SEWER
			EX. SANITARY SEWER

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	20.02'	31.44'	S44°56'54"E	28.31'	90°00'00"	20.02'

This document, together with the concepts and designs presented herein, is an instrument of 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:\NOV\DEVA\701071000.MP3 Legends/Crossing, Westfield IN\2 Design\CAOV\Plan\Sheets\Primary Plat. & Development Plan\3 PRIMARY PLAT.Dwg 3 PRIMARY PLAT Jun 02, 2020 5:16pm by Connor Strega

ORIGINAL ISSUE: 01/02/2020 KHA PROJECT NO. 170171000 SHEET NUMBER 3	DARTOWN CROSSING	PRIMARY PLAT			SCALE: AS NOTED DESIGNED BY: CVS DRAWN BY: CVS CHECKED BY: GRR Kimley»Horn 1000 N. ALLEN STREET, SUITE 500 INDIANAPOLIS, IN 46240 TEL: 317.639.7000 WWW.KIMLEY-HORN.COM	NO. REVISIONS DATE BY
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Drawing name: K:\NO_LBA\17017000_MR3_LegendCrossing_Westfield_INV2 Design CAD\PlanSheets\Primary Plat & Development Plan\3 PRIMARY PLAT.dwg Jun 02, 2020 5:16pm by: Connor Stange
This document, together with the concepts and designs presented herein, 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.

SITE DATA TABLE

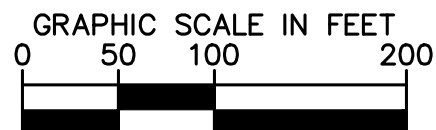
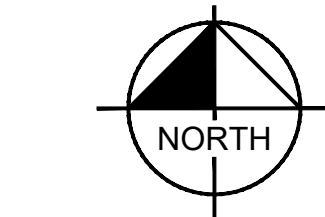
TOTAL ACREAGE - 47.38
OF LOTS - 4
POND AREA - 0.73 ACRES
ZONING - PUD

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

DARTOWN CROSSING PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN ZONING: PUD



EXISTING LEGEND

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

PROPOSED LEGEND

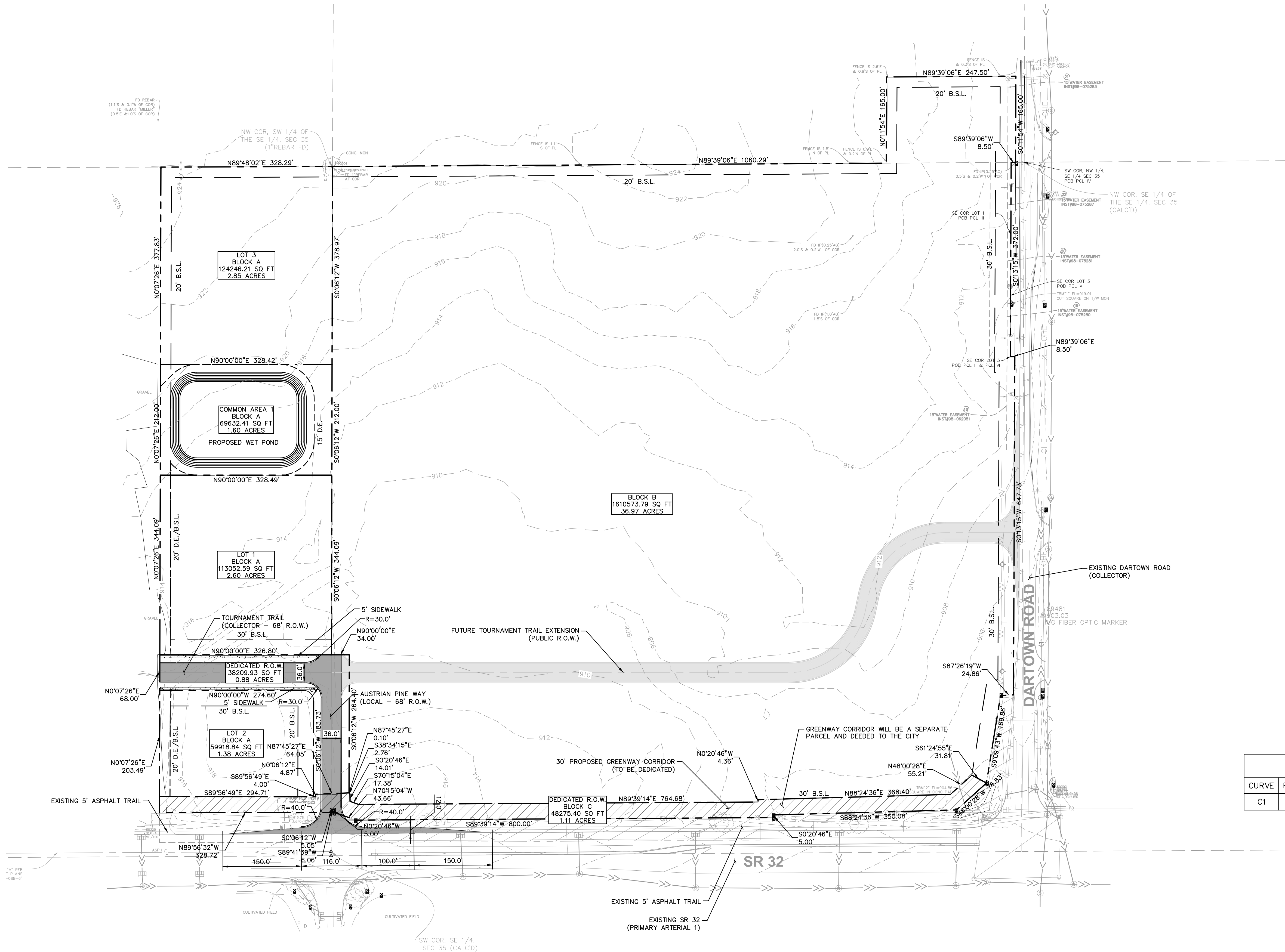
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
—	PROPOSED MINOR CONTOUR
—	PROPOSED MAJOR CONTOUR
---	PROPOSED EASEMENT
---	PROPOSED BUILDING SETBACK
▨	FUTURE R.O.W. TO BE DEDICATED AS 30' TRAIL CORRIDOR

PAVING AND CURB LEGEND

▨	ASPHALT PAVEMENT
▨	SIDEWALK WITHIN RIGHT OF WAY

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.02'	31.44'	S44°56'54"E	28.31'	90°00'00"	20.02'



Kimley-Horn
DESIGNED BY: CVS
DRAWN BY: CVS
CHECKED BY: GRR



MR3
DEVELOPMENT

OVERALL
DEVELOPMENT
PLAN

DARTOWN
CROSSING

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

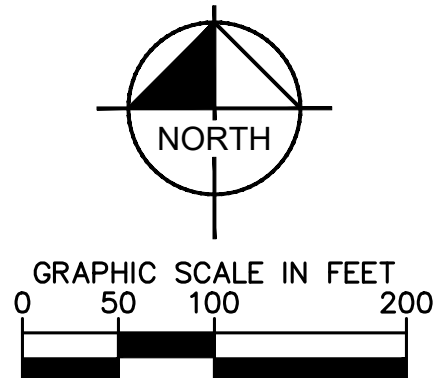
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DARTOWN CROSSING
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
ZONING: PUD

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

Call 811
before you dig



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 RECORD DRAWINGS OF THE VARIOUS UTILITIES 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 REMOVED LIGHT FIXTURES PRIOR TO ANY ELECTRICAL WORK 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 REMOVAL 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 PRIOR TO START OF DEMOLITION. PRIOR TO DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS, EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH GRAVEL. UTILITIES TO BE ABANDONED AND NOT TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED AASHTO SPECIFICATION GRADE. ALL UTILITIES TO BE REMOVED ARE TO BE REMOVED TO GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE RELOCATED PRIOR TO 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 UTILITIES. BEFORE ANY CONSTRUCTION BEGINS, CONTRACTOR SHALL BE NOTIFIED BY THE CITY OF INDIANAPOLIS OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED 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 CITY OF INDIANAPOLIS OF ANY UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

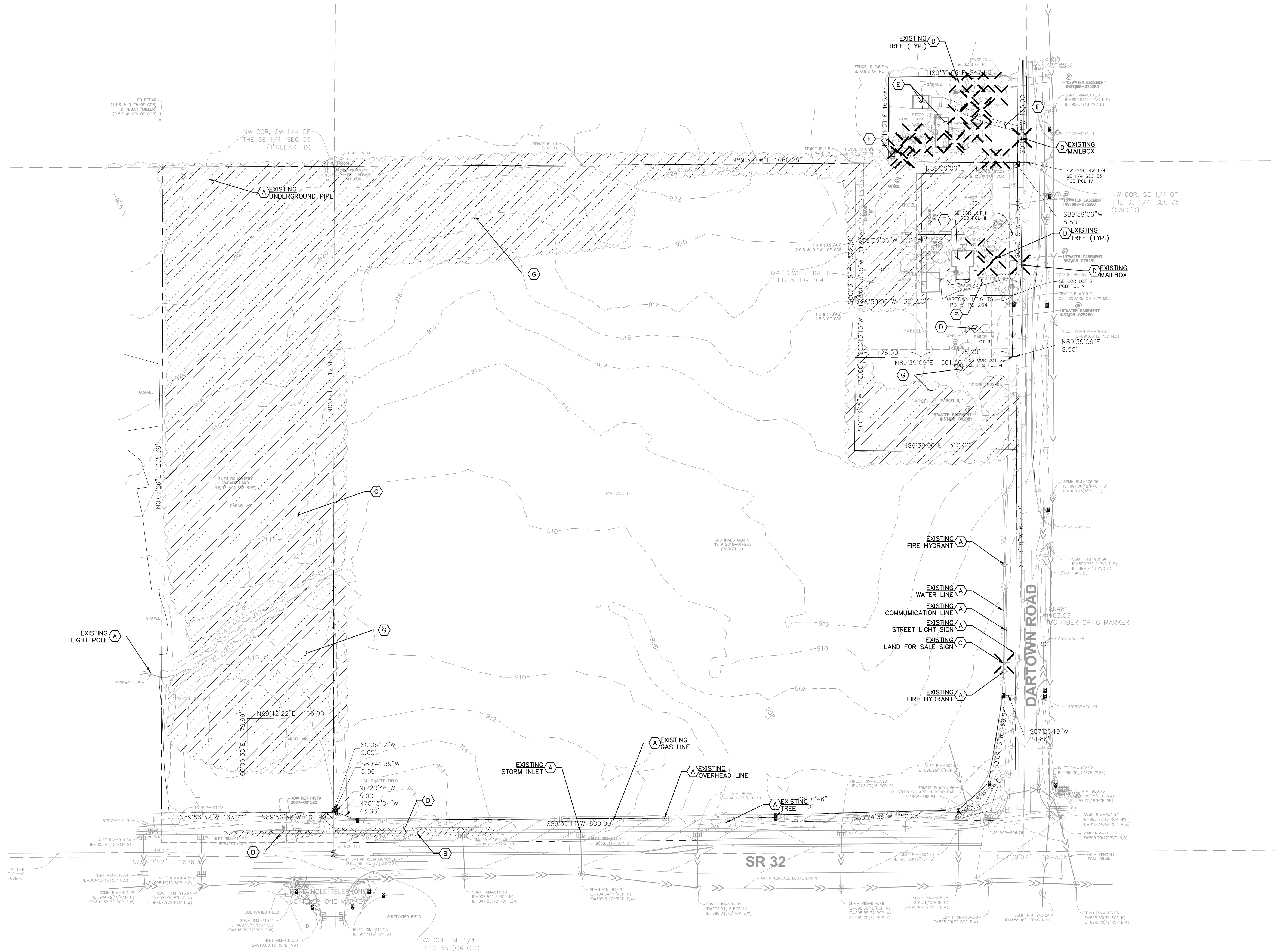
POLLUTION CONTROLS

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 SOOT 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. FILL TO BE PLACED IN 6" LAYERS, NOT EXCEEDING 9" IN LOOSE DEPTH, COMPACT EACH LAYER TO OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

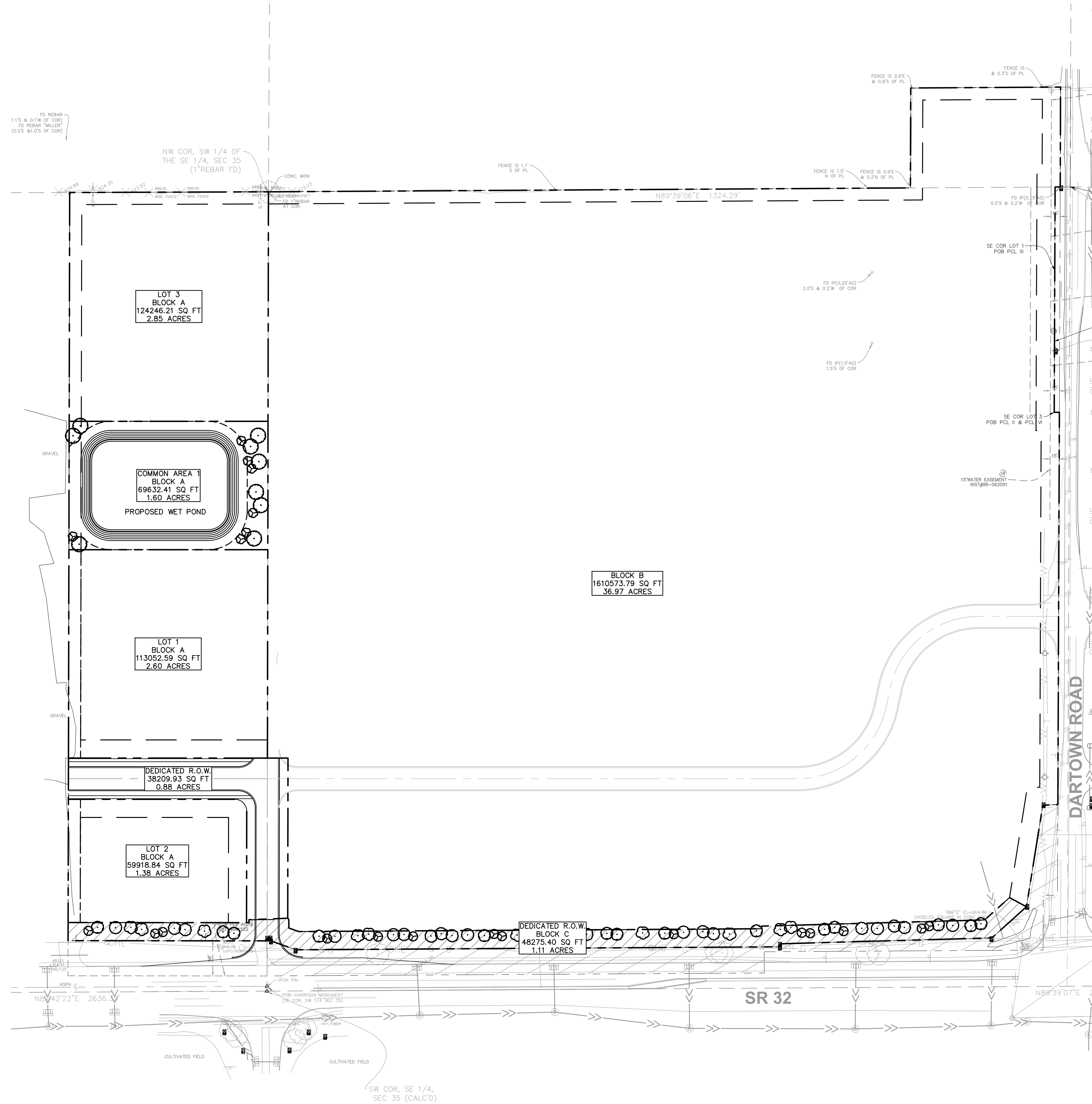
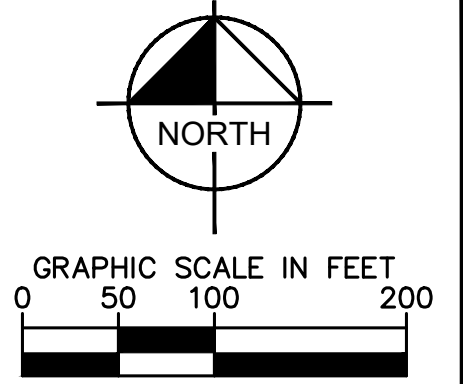
Drawing name: K:\ND_LDEV\17017000_MRP3_Legends\Crossing_Westfield_IN\2_Design\CADD\PlanSheets\Primary Plot & Development Plan\5 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg 5 EXISTING CONDITIONS AND DEMOLITION PLAN Jan 02, 2020 5:16pm by: Connor.Strege

[illegible]

TOTAL ACREAGE - 47.38
OF LOTS - 4
POND AREA - 0.73 ACRES
ZONING - PUD

OWNER/SUBDIVIDER:
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P.O. BOX 11067
(412) 400-0844

DARTOWN CROSSING
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
ZONING: PUD



ORDINANCE CHART		
ZONING:		
REQUIREMENT	REQUIRED	PROVIDED
TRAIL CORRIDOR REQUIREMENT • 3 shade trees + 1 ornamental tree / 100 LF of Trail Corridor • All trees shall be a minimum of 2.5" in caliper at time of planting	• (1,517 LF / 100)*3 = 46 shade trees • (1,517 LF / 100)*1 = 16 ornamental trees	• 46 shade trees • 16 ornamental trees
MINIMUM LOT LANDSCAPING - POND • 10 shade, ornamental or evergreen trees per acre of open/common area	• (1.6 acres)*10 = 16 shade, ornamental or evergreen trees	• 9 shade trees • 7 ornamental trees Total = 16 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	
	9	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" 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	
	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	8' HT MIN	
	16	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2.5" CAL MIN	8' HT MIN	

NOTES:

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD STREET TREE LIST.
2. ALL STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.





Petition Number: 1804-DDP-11

Subject Site Address: Southwest corner of Grand Park Boulevard and Wheeler Road, north of 181st Street

Petitioner: Primrose School Franchising Company by HWC Engineering, Inc.

Request: Detailed Development Plan review for a Childcare/Daycare Center on 1.706 acres +/- in the Grand Park Village PUD.

Current Zoning: Grand Park Village PUD (Ord. 12-46)

Current Land Use: Agriculture/Vacant

Approximate Acreage: 1.706 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

Staff Reviewer: Daine Crabtree, Associate Planner

DEVELOPMENT PLAN (Article 10.7(G) 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.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance:

- 22) Minimum Lot Area: No minimum
- 23) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 24) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 25) Minimum Building Setback Lines
 - a) Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b) External Street: 10 feet (Article 6(E)(5) of PUD)
 - c) Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d) Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 26) Minimum Lot Width: No minimum
- 27) Maximum Building Height: No maximum (Article 6(F) of PUD)
- 28) Minimum Building Size: None (Article 6(E)(3) of PUD)

DEVELOPMENT AND ARCHITECTURAL STANDARDS

The plans comply.

- 29) Design Theme (Article 6(A)): The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples 6 shown in Exhibit 4.



Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

- 30) Roof (Article 6(B)): Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.
- 31) Windows (Article 6(C)): Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.
- 32) Building Materials and Exterior (Article 6(C)): Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (please see Exhibit 4, Figures 9-13 for examples of Hardie Plank), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted: (1) Vinyl, as a building material, shall only be used to clad windows and for soffits; (2) Metal siding may be permitted as an accent, trim or in signage.
- 33) Boardwalk (Article 7(B)(3)): The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 34) Accessory Use and Building Standards (Article 6.1)
 - a) Screening of Receptacles and Loading Areas (Article 6.1(H))

- 35) Architectural Standards (Article 6.3)

Comment: Not applicable, superseded by the PUD District standards.

- 36) Building Standards (Article 6.4)
- 37) Fence Standards (Article 6.5)
- 38) Height Standards (Article 6.6)
- 39) Landscaping Standards (Article 6.8)
 - a) General Screening Standards (Article 6.8(H))
 - b) Minimum Lot Landscaping Requirements (Article 6.8(K))

- c) Foundation Plantings (Article 6.8(L)): 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.
- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements
- f) Interior Parking Area Landscaping
- g) Perimeter Parking Area Landscaping

40) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

- a) PUD District Standards (Article 6(G) and (J) of PUD):
 - i) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
 - ii) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
 - iii) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
 - iv) Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
 - (1) Loading berths oriented toward any street shall be permitted;
 - (2) Maneuvering aisles and driveways may serve both required parking and loading berth.



- b) Parking Spaces (Article 6.14(G))
- c) Bicycle Parking (Article 6.14(H))
- 45) Setback Standards (Article 6.16)
- 46) Sign Standards (Article 6.17)
- 47) Vision Clearance Standards (Article 6.19)
- 48) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 49) Easement Standards (Article 8.3)
- 50) Pedestrian Network Standards (Article 8.7)
- 51) Street and Right-of-Way Standards (Article 8.9)
- 52) Surety Standards (Article 8.12)
- 53) Utility Standards (Article 8.13)

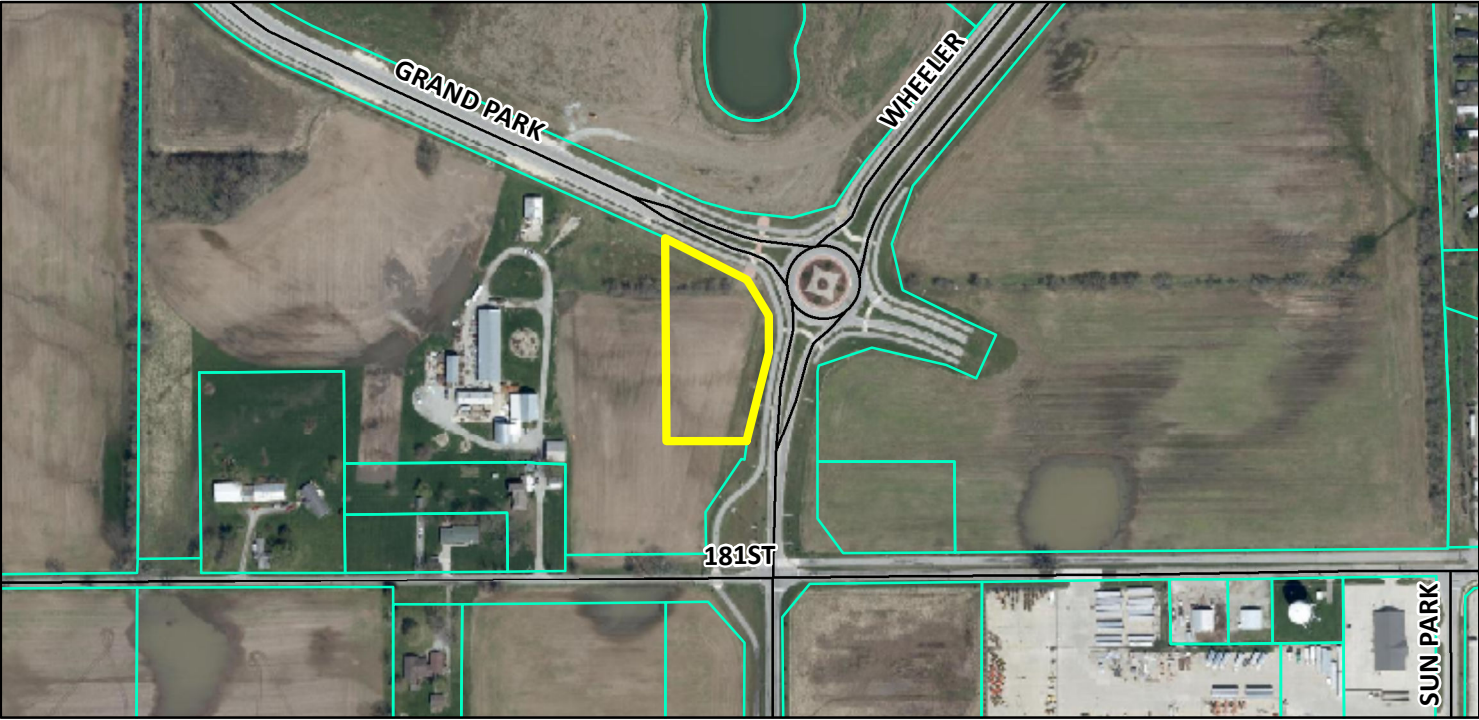
DEPARTMENT COMMENTS

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 1804-DDP-11 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.

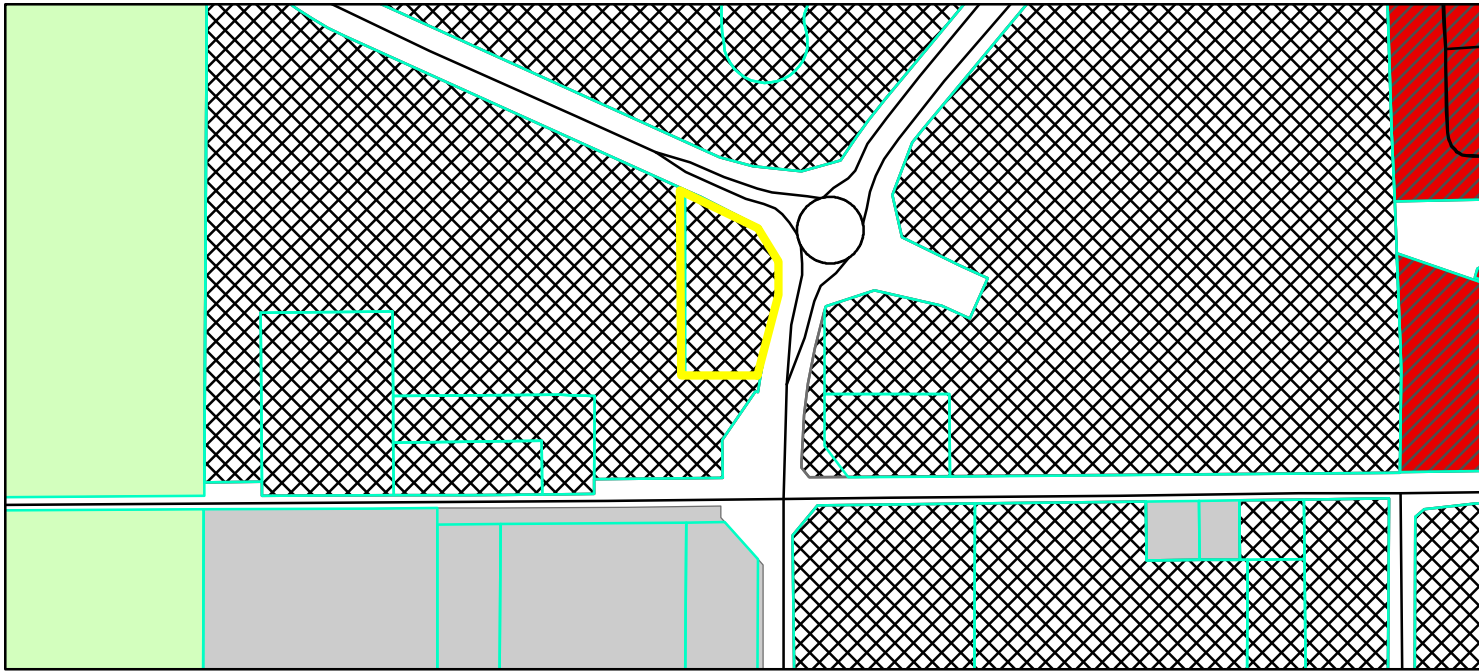
Primrose School at Grand Park (1804-DDP-11)

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS.DBO.PW.Streets
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 GB-PD (General Business - Planned Development)
 PUD (Planned Unit Development)

0 0.05 0.1
 Miles

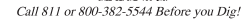


- SURVEY PREPARED BY:
HMC ENGINEERING
132 N. PENNSYLVANIA ST., SUITE 2000
NANAWAPUS, IN 46204
317-347-3963
- ALL DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK, FRONT OF CURB, OR OUTSIDE SURFACE OF BUILDING WALL, UNLESS OTHERWISE NOTED.
- REFER TO BUILDING PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT DETAILS
- THE TYPICAL PARKING SPACE IS 9' WIDE BY 18' DEEP FOR PARKING SPACES.
- THE HANDICAP ACCESSIBLE PARKING SPACES (5'X11' MIN) ARE TO BE IN ACCORDANCE WITH ADA SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED CONSTRUCTION LINE AND GRADE TO ENSURE ACCURATE LOCATION OF SITE IMPROVEMENTS. DIGITAL FILES OF CONSTRUCTION PLANS ARE AVAILABLE UPON REQUEST.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. ANY PROPERTY CORNER MONUMENT DESTROYED OR DAMAGED DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED BY AN ADJACENT LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING DISTANCES. IF BENCHMARKS ARE TO BE DESTROYED OR REMOVED AS PART OF THE DEVELOPMENT PLAN ACTIVITY, CONTRACTOR SHALL HAVE A LICENSED SURVEYOR ESTABLISH ANOTHER BENCHMARK AT A LOCATION OUT OF HUNTS MAX.
- ANY DISCREPANCIES IN LOCATION DIMENSIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH WORK AT THAT LOCATION.

1. INSTALL 1" MINIMUM CURB, CURB & GUTTER SHALL BE 1" PER CITY SPECIFIED FORM 2500-SHOW CURB ON SHEET 04.6. CONTRACTOR TO PROVIDE 1" MINIMUM GUTTER W/ 1/2" MINIMUM SLOPE TO AVOID CUMULATIVE DRAINAGE. DO NOT DRAW IN CURB PER DETAIL #1. SEE SHEET 02.2. REFER TO SITE GRADING PLANS FOR CURB ELEVATION, GUTTER SLOPE, AND GUTTER TYPE OF CURB TO BE USED.
2. INSTALL INTERNAL CONCRETE CURB AND WALK PER SHEET 02.2.
3. INSTALL CONCRETE HAMPS PER DETAILS #1 & #4, SHEET 03.3.
4. INSTALL CONCRETE HAMP PER DETAILS #1-#4, SHEET 03.3.
5. INSTALL CONCRETE WALK PER DETAILS #1 & #4, SHEET 03.2. CONTRACTOR TO ENSURE ALL WALKS INSTALLED MEET A.A. GUIDELINES.
6. SANITARY STRUCTURE, SEE SHEETS 17.1-C1-A, C4.0.
7. INSTALL CONCRETE PAVEMENT, BISTREETS & COTD MARKINGS/FURNISHINGS FOR ARCHITECTURAL PLANS SHEET 02.2.
8. A/C UTILITY
9. IF ORNAMENTAL, FENCE FOR ARCHITECTURAL PLANS SHEET 02.2.
10. INSTALL ACCESSIBLE PARKING SIGN PER SHEET 02.2 DETAIL #9 AND ARCHITECTURAL PLANS SHEET 02.1. CONTRACTOR TO AVOID CONTACT WITH ROOT DRAIN.
11. INSTALL PARKING STRIPPER PER SHEET 02.2 DETAIL #9 AND ARCHITECTURAL PLANS SHEET 02.1.
12. INSTALL WASH ENCLOSURE FOR ARCHITECTURAL PLANS SHEET 02.1.
13. INSTALL TRASH CHUTE FOR ARCHITECTURAL PLANS SHEET 02.2 DETAIL #9.
14. INSTALL "STOP" SIGN AND "STOP BAR" PER ARCHITECTURAL PLANS SHEET 02.1.
15. INSTALL FLAG POLE FOR ARCHITECTURAL PLANS SHEET 02.1.
16. SITE LOG: PLACE SEE LISTING PLAN SHEET PHOTO-1. IF ARCHITECTURAL MAP LEADS FOR ALL ELECTRICAL INFORMATION, NOTIFY ENGINEER OF ANY CHANGES.

[illegible]

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



PARKING TABLE	
PROVIDED IN PLAN	
43	- 9'x18' PARKING SPACES
2	- 9'x18' ACCESSIBLE SPACES

[illegible]

ORIGINATING BENCHMARK - OPUS SOLUTION USING NGS CORS BASE STATIONS NTP, INPL AND NPL WITH ELEVATION 1020.18M. ELEVATIONS ARE ON THE NORTH AMERICAN DATUM OF 1988 (NAD 88).

TEM #1
OUT SQUARE ON THE WEST SIDE OF AREA LIGHT BASE, 30' SOUTH OF CENTERLINE OF GRAND PARK BOULEVARD AND 180' WEST OF CENTERLINE OF WHEELER ROAD, WEST OF THE FUTURE/EXISTING CROSSLANE OVER GRAND PARK BOULEVARD, BETWEEN THE CURB AND WALKING PATH AT THE NORTHEAST CORNER OF THE SITE.
ELEV=910.15 (NAD 88)

TEM #2
OUT "X" ON THE SOUTHEAST CORNER BOLT OF A FIRE HYDRANT IN THE GRASS STRIP BETWEEN THE WALKING PATH AND THE WEST CURB LINE OF WHEELER ROAD, 340' SOUTH OF GRAND PARK BOULEVARD, NEAR THE SOUTHEAST CORNER OF THE SITE.
ELEV=912.48 (NAD 88)

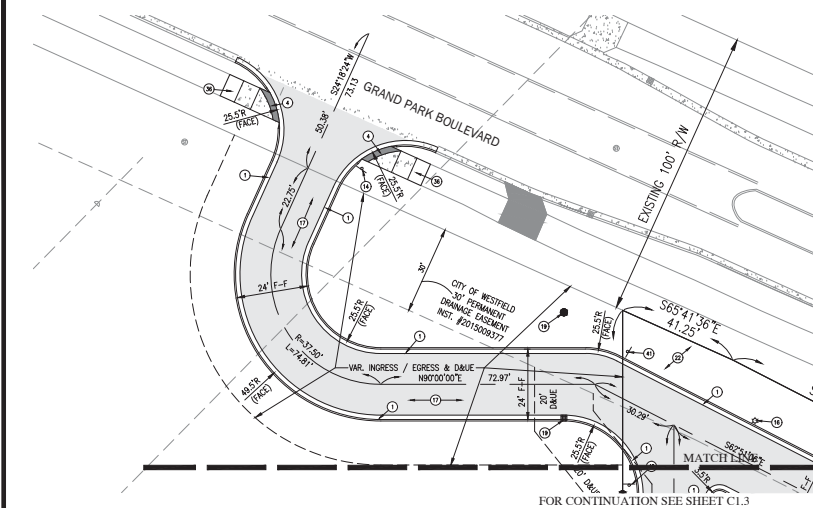


HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineeringinc.com

DRAWN BY DC	JOB NUMBER 2014-163
CHECKED BY BB	
DATE MARCH 2, 2018	
SCALE AS SHOWN	
SHEET	

C1.3

SITE IMPROVEMENTS PLAN



SITE IMPROVEMENT GENERAL NOTES:

- ALL EXISTING TREES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS, SECTION 211, AND COMPLETED IN LOTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVEMENT AT THE SURFACE WITH A 1:12 SLOPE DOWN TO THE BOTTOM OF THE TRENCH.
- WHERE NECESSARY, UTILITY SERVICE COLUMNS SHALL BE INSTALLED UNDER PAVED AREAS AND BACKFILLED AS SPECIFIED ABOVE BEFORE PAVEMENT IS CONSTRUCTED. COORDINATE COLUMBIA REQUIREMENTS WITH UTILITY COMPANIES AND MECHANICAL CONTRACTORS.
- FOLLOWING THE COMPLETION OF ALL UNDERGROUND WORK IN PAVED AREAS, AGGREGATE BASE SHALL BE APPLIED AND COMPACTED TO THE THICKNESS INDICATED ON THE APPROPRIATE PAVEMENT DESIGN DETAIL. COMPACT BASE COURSE AT OPTIMUM MOISTURE CONTENT TO NOT LESS THAN 90% MAXIMUM OR DENSITY ACCORDING TO ASTM D-1557. WHEN THICKNESS OF COMPACTED BASE EXCEEDS 6 INCHES, PLACE MATERIAL IN EQUAL LAYERS WITH NO LAYER MORE THAN 6 INCHES OR LESS THAN 2 INCHES THICK WHEN COMPACTED. COMPACT WITH A MEDIUM WEIGHT JAWHORN WALLED ROLLER OR EQUIVALENT. ALONG CURBS, WALLS AND ALL LOCATIONS NOT ACCESSIBLE TO THE ROLLER, COMPACT AGGREGATE BASE WITH HAND OPERATED TAMPER.
- BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 400. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 500. SEE CONSTRUCTION DETAILS FOR PAVEMENT DESIGN INFORMATION.
- THE CONNECTION OF NEW PAVEMENT TO EXISTING PAVEMENT IN THE PARKING LOTS AND DRIVEWAYS SHALL MATCH EXISTING GRADINGS AND PROFILES. A LAP JOINT IS REQUIRED FOR CONNECTIONS BETWEEN EXISTING AND PROPOSED BITUMINOUS PAVEMENTS.
- UNLESS NOTED OTHERWISE, ALL PAVEMENT STRIPING WITHIN THE PROJECT SITE SHALL BE PAINTED WITH WHITE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS 11-C-1962. APPLY PAINT WITH MECHANICAL EQUIPMENT AND/OR STRIPES TO PRODUCE CLEAN, STRAIGHT AND UNIFORM EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PRODUCE A MINIMUM 12 TO 15 MILS DRY THICKNESS.
- PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150. ONLY ONE BRAND AND MANUFACTURER OF APPROVED CEMENT SHALL BE USED FOR ANY TYPE OF STRUCTURE. REGULAR FINE AND COARSE AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33. ALL WATER USED SHALL BE POTABLE CLEAN AND FREE FROM OILS, ACIDS, ALKALIS, ORGANIC MATERIAL OR OTHER SUBSTANCES THAT MAY BE DETERIMENTAL TO CONCRETE OR STEEL.
- REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. WELDED WIRE FABRIC OR WIRE MESH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185. REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH ACI 315. COMPLY WITH AND RECOMMENDED PRACTICE "PLACING AND SUPPORTING REINFORCEMENT".
- ALL CONCRETE USED ON THIS PROJECT SHALL BE CLASS A STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. 6-1/2" BAGS, 2 TO 4" MAX SLUMP RANGE, 5% TO 8% AIR CONTENT. CLASS A CONCRETE SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 211.1. ALL READY MIXED CONCRETE SHALL BE MIXED, DELIVERED AND PLACED IN ACCORDANCE WITH ASTM C-94.
- FORMS SHALL BE CONSTRUCTED OF WOOD, PLYWOOD, STEEL, OR OTHER APPROVED MATERIALS AND SHALL BE ADJUSTED TRUE. THE FORMS AND ASSOCIATED FALSBORW SHALL BE SUBSTANTIAL AND UNYIELDING AND SHALL BE CONSTRUCTED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE DIMENSIONS AND CONTOURS SHOWN ON THE DRAWINGS. FORM SURFACES SHALL BE SMOOTH AND FREE FROM HOLES, DENTS, SACS, AND OTHER IRREGULARITIES. THE FORMS SHALL BE COATED WITH A NON-STICKING OIL BEFORE CONCRETE IS PLACED. REMOVE FORMS A MINIMUM OF 24 HOURS AFTER PLACING CONCRETE.
- ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304. FORMED CONCRETE SHALL BE UNIFORMY CONSOLIDATED USING A MECHANICAL VIBRATOR. COMPLY WITH THE RECOMMENDATIONS OF ACI 308 FOR COLD WEATHER PLACEMENT AND ACI 308R FOR HOT WEATHER PLACEMENT. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND TO ENSURE PROPER MOISTURE CONTROL DURING CURING.

SITE IMPROVEMENT KEYNOTES: ○

- INSTALL 2" CONCRETE CURB. CURB & GUTTER SHALL BE TYPE 8 PER CITY OF WESTFIELD FIGURE 2255-00R DETAIL OR SHEET C0.6. CONTRACTOR TO PROVIDE REVERSE SLOPE GUTTER WITHIN PARKING LOT WHERE WATER DOES NOT DRAIN TO CURB PER DETAIL #1-1, SHEET C0.6. REFER TO SITE GRADING PLAN FOR FLOW DIRECTIONS IN DETERMINING TYPE OF CURB TO USE.
- INSTALL INTEGRAL CONCRETE CURB AND WALK PER SHEET C0.2 DETAIL #1.
- INSTALL CONCRETE RAMPS PER DETAILS #4 & #6, SHEET C0.3.
- INSTALL CONCRETE RAMP PER DETAILS #5-#6, SHEET C0.3.
- INSTALL CONCRETE WALK PER DETAILS #1-#2, & #4, SHEET C0.2. CONTRACTOR TO ENSURE ALL WALKS INSTALLED MEET A.D.A. GUIDELINES.
- SANITARY STRUCTURE. SEE SHEETS C1.7-C1.8, C4.0.
- INSTALL CONCRETE PAVEMENT, BASKETBALL & COURT MARKINGS/TURNAROUNDS PER ARCHITECTURAL PLANS SHEET A2.2.
- A/C UNITS
- 6" ORNAMENTAL FENCE. PER ARCHITECTURAL PLANS SHEET A2.2.
- INSTALL ACCESSIBLE PARKING SIGN PER SHEET C0.2 DETAIL #8 AND ARCHITECTURAL PLANS SHEET A2.1. CONTRACTOR TO AVOID CONFLICT WITH ROOF DRAINS.
- INSTALL PARKING STRIPING PER SHEET C0.2 DETAIL #9 AND ARCHITECTURAL PLANS SHEET A2.1.
- INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS SHEET A2.1.
- INSTALL HEAVY DUTY CONCRETE PAVEMENT PER SHEET C0.2 DETAIL #5.
- INSTALL "STOP" SIGN AND STOP BAR PER ARCHITECTURAL PLANS SHEET A2.2.
- INSTALL FLAG POLE PER ARCHITECTURAL PLANS SHEET A2.1.
- SITE LIGHT POLE. SEE LIGHTING PLAN SHEET PHOTO-1. SEE ARCHITECTURAL MEP PLANS FOR ALL ELECTRICAL INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO START OF WORK.
- INSTALL HEAVY DUTY ASPHALT PAVEMENT PER SHEET C0.2 DETAIL #1.
- INSTALL ASPHALT PAVEMENT PER SHEET C0.2 DETAIL #6.
- STORM STRUCTURE. SEE SHEETS C1.7-C1.8, AND C4.0.
- EXISTING WATER VALVE.
- EXISTING FIRE HYDRANT.
- LANDSCAPING/GRASS. SEE SHEET L1.0.
- SOD WITH PLAYGROUND AREA.
- SHOWS FIRE DEPARTMENT CONNECTION. SEE SHEET C1.7.
- POST INDICATION VALVE. SEE SHEET C1.7.
- WATER SHUT OFF 6" GATE VALVE. SEE SHEET C1.7.
- PROPOSED MONUMENT SIGN PER ARCHITECTURAL PLANS SHEET A2.1. SIGN PLANT NOT PART OF IAC APPROVAL. TO BE PROVIDED BY PRIMROSE CONTRACTOR TO VERIFY PERMIT AND EXACT LOCATION PRIOR TO INSTALLATION. SIGN SHOWN ON PLAN FOR REFERENCE PURPOSES ONLY.
- INTERIOR PLAYGROUND FENCE. PER ARCHITECTURAL PLANS SHEET A2.2.
- DOMESTIC WATER WATER. SEE SHEET C1.7.
- DOMESTIC DRAIN CLEAN OUT. SEE SHEET C0.3, DETAIL #1.
- DOMESTIC WATER SERVICE SHUTOFF VALVE.
- ELECTRIC TRANSFORMER.
- EXISTING WATER METER PIT.

GEOMETRIC LAYOUT NOTES:

- SURVEY PREPARED BY: HMC ENGINEERING, 135 N. PENNSYLVANIA ST., SUITE 2800, INDIANAPOLIS, IN 46204, 317-347-3663.
- ALL DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK, FRONT OF CURB, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED.
- REFER TO BUILDING PLANS FOR ALL BUILDING DIMENSIONS AND LAUNCH DETAILS.
- THE TYPICAL PARKING SPACE IS 9' WIDE BY 18' DEEP FOR PARKING SPACES.
- THE HANDICAP ACCESSIBLE PARKING SPACES (9'X18' MIN) ARE TO BE IN ACCORDANCE WITH ADA SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED CONSTRUCTION LINE AND GRADE TO ENSURE ACCURATE LAYOUT OF SITE IMPROVEMENTS. DIGITAL FILES OF CONSTRUCTION PLANS ARE AVAILABLE UPON REQUEST.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. ANY PROPERTY CORNER MONUMENT DESTROYED OR DETRIMENTAL DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED BY AN INDIANA LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING BENCHMARKS. IF BENCHMARKS ARE TO BE DISCLOSED OR REMOVED AS PART OF THE DEMOLITION PLAN ACTIVITY, CONTRACTOR SHALL HAVE A INDIANA LICENSED SURVEYOR ESTABLISH ANOTHER BENCHMARK AT A LOCATION OUT OF HARM'S WAY.
- ANY DISCREPANCIES IN LAYOUT DIMENSIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH WORK AT THAT LOCATION.

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

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK - OPUS SOLUTION USING NGS CORRS BASE STATIONS INTP, INPL AND INPL UTILIZING ECGO 128. ELEVATION ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

TEM #1 CUT SQUARE ON THE WEST SIDE OF AREA LIGHT BASE, 30' SOUTH OF CENTERLINE OF GRAND PARK BOULEVARD AND 180' WEST OF CENTERLINE OF WHEELER ROAD, WEST OF THE FUTURE CROSSWALK OVER GRAND PARK BOULEVARD, BETWEEN THE CURB AND WALKING PATH AT THE NORTHEAST CORNER OF THE SITE. ELEV=92.48 (NAVD 88)

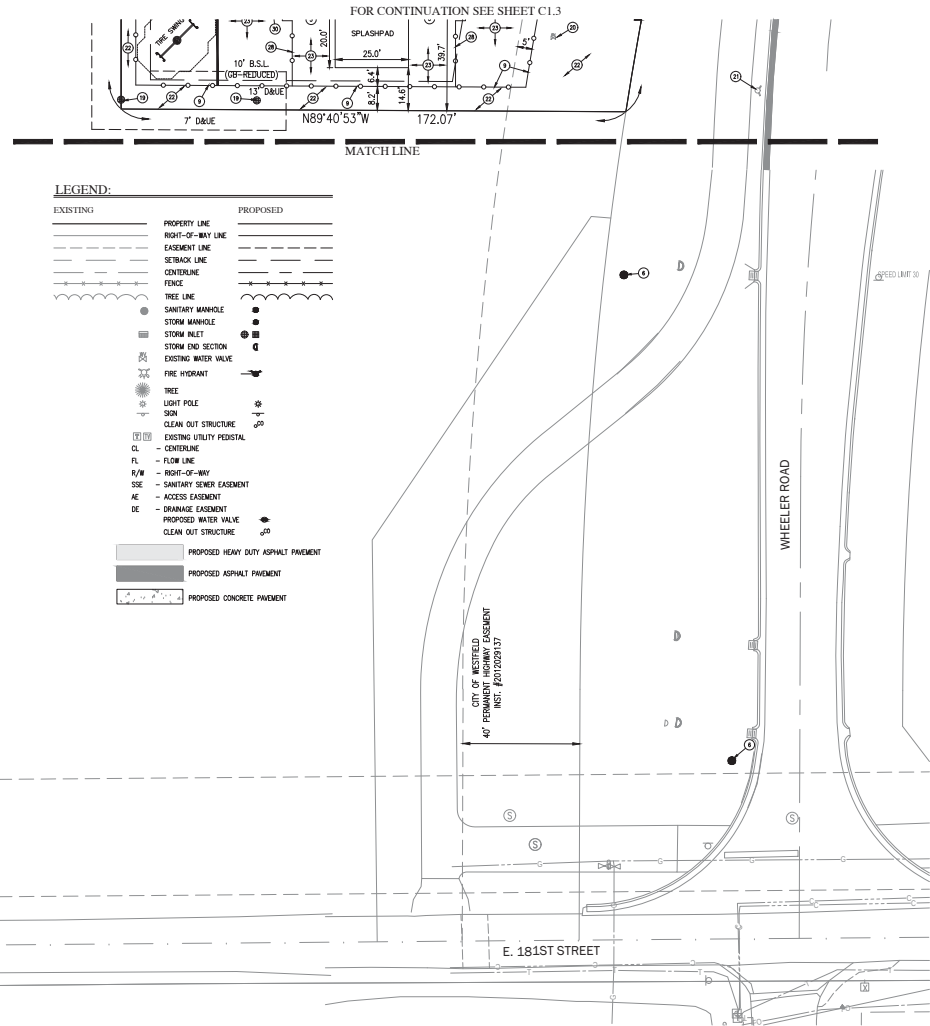
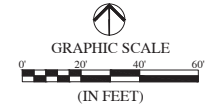
TEM #2 CUT 1" ON THE SOUTHEAST CORNER BOLT OF A FIRE HYDRANT IN THE GRASS STRIP BETWEEN THE WALKING PATH AND THE WEST CURB LINE OF WHEELER ROAD, 340' SOUTH OF GRAND PARK BOULEVARD, NEAR THE SOUTHEAST CORNER OF THE SITE. ELEV=92.48 (NAVD 88)

PREPARED BY:

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



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



REVISIONS

DATE	DESCRIPTION	BY



PRIMROSE SCHOOL AT GRAND PARK VILLAGE WESTFIELD, INDIANA SITE IMPROVEMENTS PLAN



DRAWN BY DC	CHECKED BY BB
DATE MARCH 2, 2018	SCALE AS SHOWN
SHEET	

C1.4

SITE IMPROVEMENTS PLAN

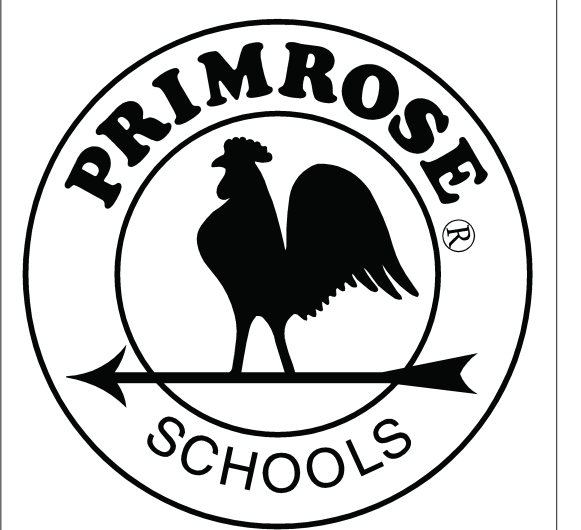


Site:
 PRIMROSE SCHOOL at
 GRAND PARK

 GRAND PARK BLVD.
 & SHEELER RD.
 WESTFIELD, IN
 7/20/2018

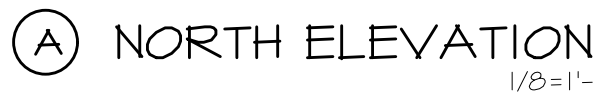
Children's Design Group

 Mark D. Pavey, A.I.A. -
 Architect PO BOX 1365 GULF
 SHORES, AL 36547
 (334)-546-3624
 (206)-350-0593 Fax
 child.design@mindspring.com



BRASS ENCLOSURE GATES (POST & HINGES)	PANTONE 7541 C
EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND AND DOWNSPOUTS, SOFFITS.	TO MATCH HARDIE TRIM PANTONE 420 U
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	PANTONE 420 U
WINDOWS	PANTONE 5345 U ALUMINUM/VINYL
BRICK:	BORAL CONCORD MODULAR GROUT: BUFF COLORED MORTAR
FIBERGLASS SHINGLES:	MANUF.: GAF OR CERTAINTED STYLE: TIMBERLINE HD OR BUFFTECH COLOR: ROOF COLOR: WEATHERED WOOD SG
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
VINYL SHUTTERS	ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS WINSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD REFINISHED PANTONE 5345 U
STANDING SEAM ROOF:	AFP-SPAN SNAPSEAM - 12" COLOR = DARK BRONZE
STEEL ANNING SUPPORTS, WOOD BRACKETS, & SOFFIT BRACKETS	PANTONE 420 U (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
SIDING:	HARDIE SIDING PAINTED SN J440-10 COBBLE STONE

1	VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
2	STONE. SEE EXTERIOR COLOR ABOVE FOR MANUF.
3	CUPOLA WITH WEATHER VANE. SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA, WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
4	EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE 4 FERRULE AT 36" O.C. 0.066E PROFILE. CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
5	HARDI-TRIM SEE DETAILS SHEET A-2.3
6	EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
7	BRICK VENEER
8	ROUNDED PRECAST SILL - NATURAL WHITE COLOR
9	STANDING SEAM ROOF ON METAL FRAME
10	22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
11	ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE ELEV. SHEET A2.1)
12	FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.1)
13	WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TO BOT OF SOFFIT OR 80" MIN AFG.
14	STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
15	6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK
16	H.M. INSLUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
17	HARDIE SIDING
18	DECORATIVE BRACKETS SEE SHEET A-4/2



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PLANT SCHEDULE:

KEY	QTY	SYMBOL	COMMON NAME	SIZE	HEIGHT	ROOT	SPACING	REMARKS
SHADE TREES								
01	1	1	BETULA NANA VERTICATA	2" CAL	8'	BAR	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES, TREE FORM
02	3	2	SELEZNIA TRICOLOR	2" CAL	8'	BAR	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIES
03	2	3	SELEZNIA TRICOLOR	2" CAL	8'	BAR	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIES
04	2	4	SELEZNIA TRICOLOR	2" CAL	8'	BAR	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIES
ORNAMENTAL TREES								
05	3	5	AMERICAN BURNING BUSH	2" CAL	8'	BAR	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES, TREE FORM
06	3	6	AMERICAN BURNING BUSH	2" CAL	8'	BAR	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES, TREE FORM
07	3	7	AMERICAN BURNING BUSH	2" CAL	8'	BAR	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES, TREE FORM
SHRUBS								
08	25	8	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
09	30	9	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
10	30	10	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
11	30	11	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
12	30	12	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
13	30	13	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
14	30	14	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
15	30	15	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
16	30	16	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
17	30	17	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
18	30	18	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
19	30	19	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
20	30	20	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
PERENNIALS, GRASSES AND ORNAMENTALS								
21	1	21	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
22	1	22	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
23	1	23	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
24	1	24	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
25	1	25	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
26	1	26	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
27	1	27	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
28	1	28	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
29	1	29	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT
30	1	30	SELEZNIA TRICOLOR	1" CAL	18"	CAN	SEE PLAN	PULL IN POT

LANDSCAPE CALCULATIONS:

Requirements	Measurement	Shade Tree	Ornamental Tree	Shrub	Shade Tree	Ornamental Tree	Shrub
Lot Landscaping							
Requirement: 10 Shade Trees + 10 Ornamental Trees + 20 Shrubs (per acre)	3.7 ac	37	37	43	** 21	** 18	** 26
Foundation Planting							
Requirement: 1 Ornamental Tree or Shrub per 10 LF Front Building Facade (Building Entrance)	56 LF	5 Orn. Trees	08	5			24
Parking Lot Landscaping							
Requirement: 1 Tree per 500 LF Parking Area	1000 LF	2					
Requirement: 1 Shrub per 30 LF Parking Area	1000 LF						
External Street Frontage Landscaping							
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	100	** 10	** 6	** 155
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	20			51
Interior Parking Lot Landscaping							
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	4	4 Shade or Ornamental	4 Shade or Ornamental	16	5		26
External Street Frontage Landscaping							
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	100	** 10	** 6	** 155
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	20			51
Fence Landscaping							
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	100	** 10	** 6	** 155
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	20			51
North							
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	100	** 10	** 6	** 155
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	20			51
South							
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	100	** 10	** 6	** 155
Requirement: 1 Tree & 4 Shrubs per 100 LF of property line	306 LF	3 Shade or Ornamental	10 Shade or Ornamental	20			51

CONTRACTOR TO ENSURE FINISHED GRADE ELEVATIONS ALONG EMERGENCY OVERFLOW ROUTES WILL ALLOW PONDING WATER DURING A FULLY CLOTTED INLET CONDITION TO PASS THROUGH SITE AT A LOWER ELEVATION THAN BUILDING FINISHED FLOOR PER C1.7

IF INSTALLED, SPEED REDUCERS WITHIN PARKING LOT SHALL HAVE A DRAINAGE GAP IN MIDDLE TO ALLOW FLOW IN POSITIVE DIRECTION AND NOT FLOW WATER WITHIN PARKING LOT.

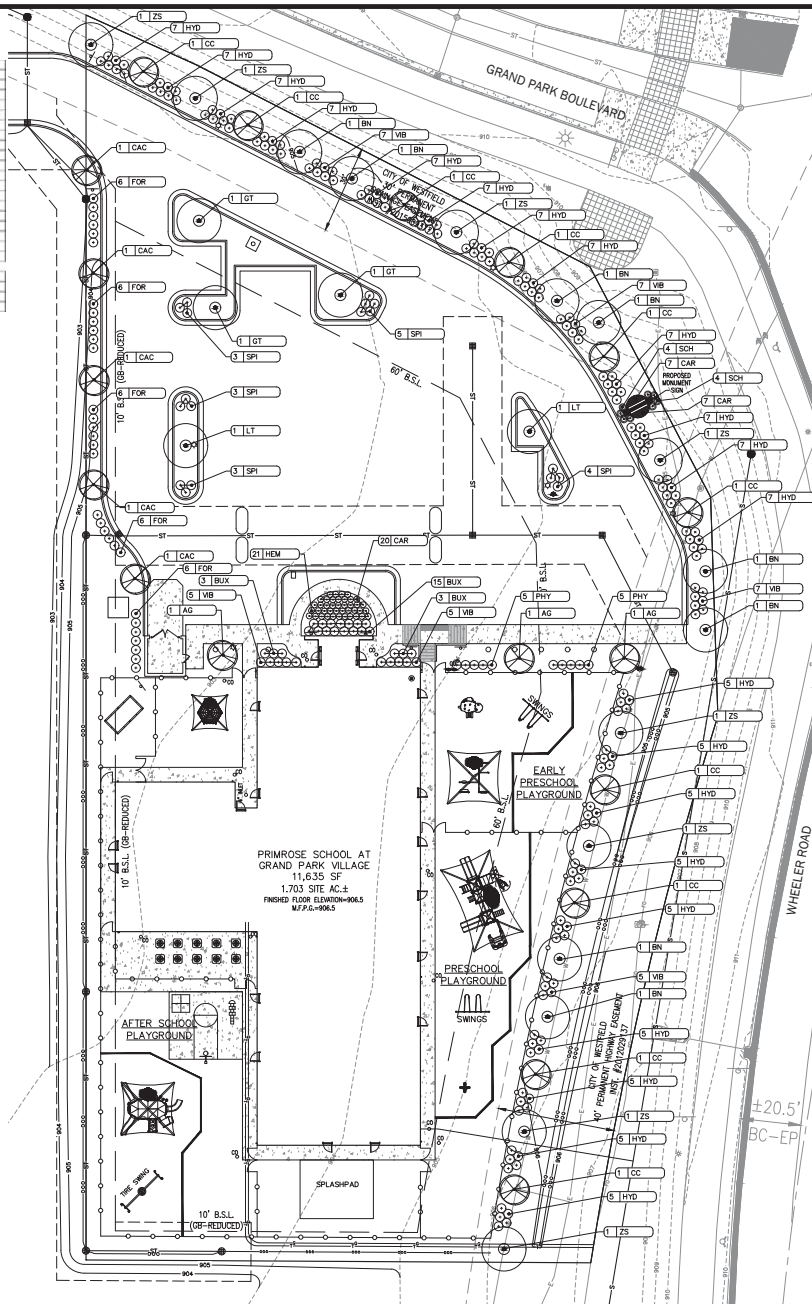
SOD AND/OR MULCH PLACEMENT ALONG BUILDING PERIMETER SIDEWALKS SHALL NOT BE ELEVATED OR INSTALLED IN A MANNER THAT PREVENTS RUNOFF FROM DRAINING AWAY FROM BUILDING ACROSS SIDEWALKS (IE INTO PLAYGROUND OR PARKING LOT). SOD, FINISHED DIRT OR MULCH SHALL ACCEPT RUNOFF FROM SIDEWALK WITHOUT BACKING WATER UP TOWARDS BUILDING. IF INSTALLED INCORRECTLY, A DRAINAGE BARRIER MAY FORM RESULTING WATER ENTERING BUILDING.

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK - OPUS SOLUTION USING MDS CORE BASE STATIONS INTP, NPL AND INTP UTILIZING GRID 128. ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

TRM #1: CUT SQUARE ON THE WEST SIDE OF AREA LIGHT BASE, 30' SOUTH OF CENTRAL LINE OF GRAND PARK BOULEVARD AND 100' WEST OF CENTERLINE OF WHEELER ROAD, WEST OF THE PEDESTRIAN CROSSWALK OVER GRAND PARK BOULEVARD, BETWEEN THE CURB AND WALKING PATH AT THE NORTHEAST CORNER OF THE SITE. ELEV=910.15 (NAVD 88)

TRM #2: CUT "X" ON THE SOUTHEAST CORNER OF A TREE TRUNK IN THE GRASS STRIP BETWEEN THE WALKING PATH AND THE WEST CURB LINE OF WHEELER ROAD, 340' SOUTH OF GRAND PARK BOULEVARD, NEAR THE SOUTHEAST CORNER OF THE SITE. ELEV=912.48 (NAVD 88)



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



LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- PERENNIAL
- ORNAMENTAL GRASS
- EVERGREEN TREE
- EVERGREEN SHRUB
- QUANTITY (1) 1000 XXX

PREPARED BY:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 200
INDIANAPOLIS, IN 46204
P: 317-347-3663

LANDSCAPE GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL 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.
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSTABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL ENGINEERS. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AND 2003 LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
- THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- MULCH: FINELY SHREDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDED WITH A SPADE UNLESS OTHERWISE INDICATED.
- 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 PLANT SYMBOLS AND THE QUANTITY LABEL, THE PLANT SYMBOLS SHALL TAKE PRECEDENCE.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
- 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 SHALL BE REMOVED OR PLASTIC SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWIGS AND ROPE SHALL BE REMOVED FROM AROUND CROWN OF TREES TO PREVENT GIRDLING OF TREES.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL, DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

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

REVISIONS		
DATE	DESCRIPTION	BY



PRIMROSE SCHOOL AT GRAND PARK VILLAGE
WESTFIELD, INDIANA
LANDSCAPE PLAN



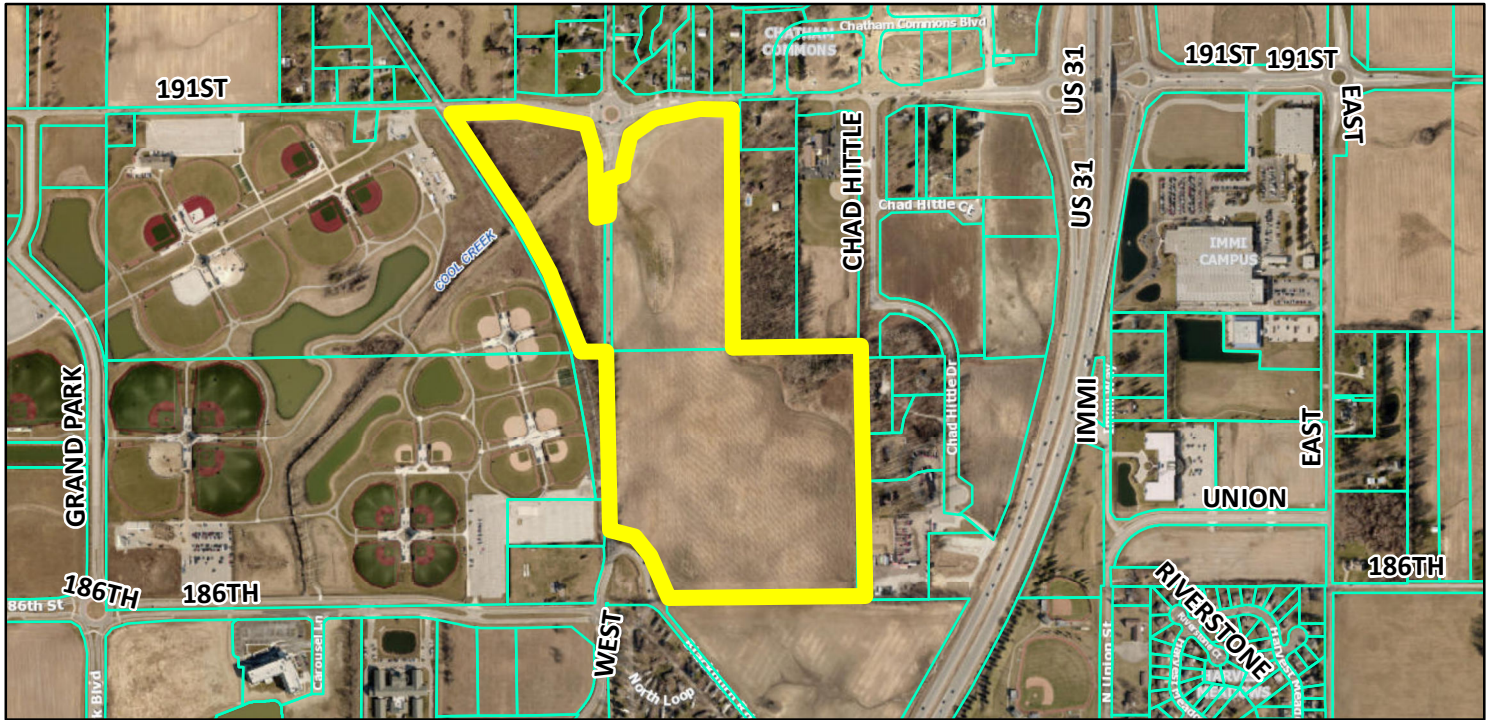
DRAWN BY: BB
CHECKED BY: BB
DATE: MARCH 2, 2018
SCALE: AS SHOWN
SHEET: 201-1-103

L1.0
LANDSCAPE PLAN

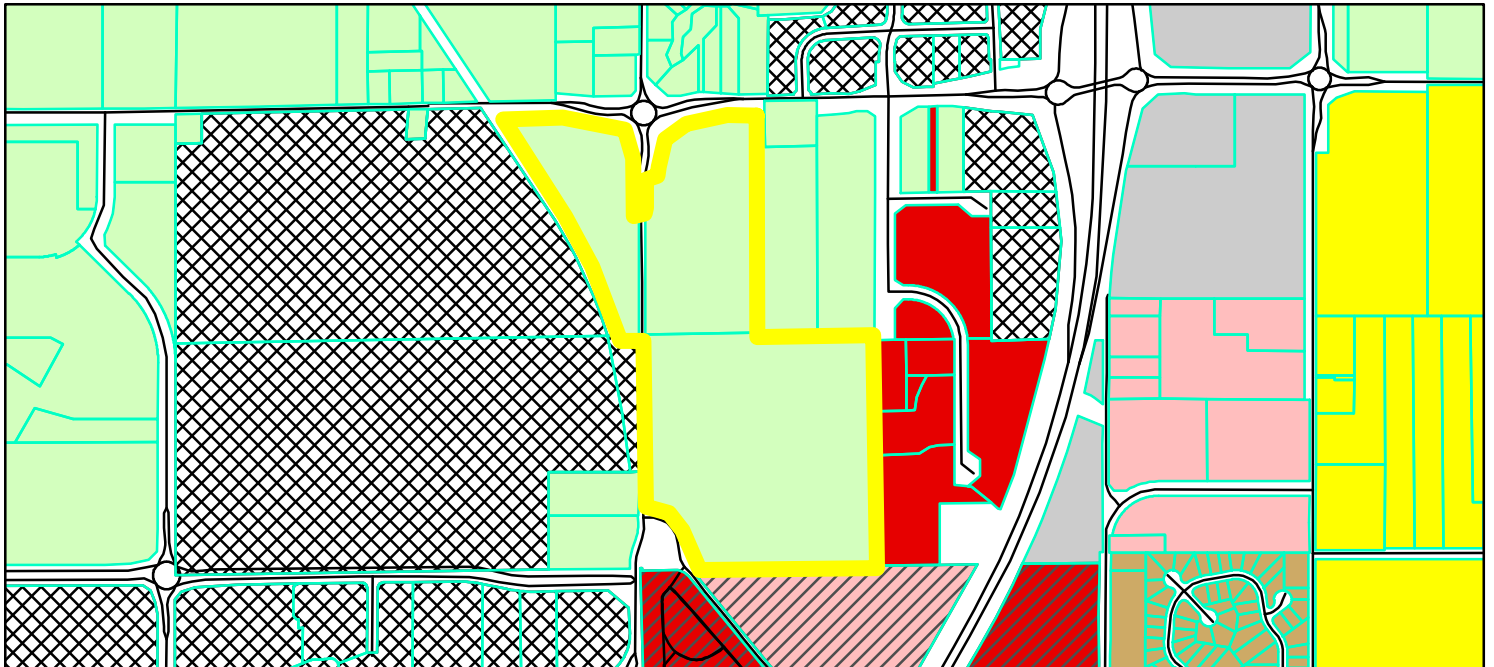
Links PUD (Ord. 19-60)

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO/PW Streets

Zoning - All

Zoning

 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 GB (General Business)

 GB-PD (General Business - Planned Development)
 LB (Local Business)
 LS-PD (Local Business - Planned Development)
 MF-1 (Multiple Family - 1)
 PUD (Planned Unit Development)
 SF-3 (Single Family - 3)

0 0.125 0.25
Miles



ORDINANCE 19-60

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

This is a Planned Unit Development District Ordinance (to be known as the “**LINKS PUD**”) 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 Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**1912-PUD-44**), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. **1912-PUD-44** 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 XXXX XX, 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 This PUD District Ordinance (this “Ordinance”) applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the “Links PUD”.
- 1.2 The provisions of the UDO as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the UDO that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.

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

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

- 2.1 District 1: The property referenced as District 1 as shown on the District Map contained herein. May also be referred to as the Hotel District.
- 2.2 District 2: The property referenced as District 2 as shown on the District Map contained herein. May also be referred to as the Park District.
- 2.3 District 3: The property referenced as District 3 as shown on the District Map contained herein. May also be referred to as the Technology Center District.
- 2.4 District 4: The property referenced as District 4 as shown on the District Map contained herein. May also be referred to as the Observatory District.
- 2.5 District 5: The property referenced as District 5 as shown on the District Map contained herein. May also be referred to as the Community Entertainment Center District.
- 2.6 Controlling Developer: EdgeRock Development, LLC, its successors or assigns.
- 2.7 Motorsports Industry Team Facility: An establishment in which the research, development, and application of motorsports technologies for a single or partnered motorsports team takes place. This definition may also include engine testing, racing logistics and engineering, performance technology, and other associated uses to the motorsports industry or speedway logistics.

Section 3. **Concept Plan.** The Concept Plan (see **Exhibit C**) is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Character Exhibits.** The “Illustrative Character Exhibits”, attached hereto as **Exhibit D** and **Exhibit E** are hereby incorporated to capture the intended quality of the improvements made on the designated District 4 and District 5 portions of the Real Estate. In the event that District 4 is not developed in substantial compliance with **Exhibit D**, the Architectural Standards of the State Highway 32 Overlay District shall apply. In the event that District 5 is not developed in substantial compliance with **Exhibit E**, the Architectural Standards of Article 6.3 Architectural Standards of the UDO shall apply.

Section 5. **Underlying Zoning District.**

- 5.1 The underlying zoning district for Districts 1, 3, 4 and 5 shall be LB: Local and Neighborhood Business District.
- 5.2 The underlying zoning district for District 2 shall be AG-SF1: Agriculture/Single-Family Rural

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning Districts, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

- 6.1 **Prohibited Uses:** The following shall be explicitly prohibited:
- Heliport
 - Special Exception Uses
- 6.2 **Additional Permitted Uses:** The following additional uses shall be permitted:
- Hotel
 - Permitted in District 1 only
 - Commercial Recreational Facility
 - (i) Permitted in District 5 only
 - (ii) Permitted only if developed in substantial compliance with the Architectural Character Exhibits shown in **Exhibit E**
 - Race Track
 - (i) Permitted in District 5 only
 - (ii) Permitted only if developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Architectural Character Exhibits shown in **Exhibit E**
 - (iii) Only electric-powered recreational go-karts shall be permitted to be utilized on any permitted Race Track.
 - Motorsports Industry Team Facility
 - (i) Permitted in District 5 only
 - (ii) Permitted only if developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Architectural Character Exhibits shown in **Exhibit E**
 - (iii) All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors.

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

7.1 Article 4.14 LB: Local and Neighborhood Business District

- Minimum Building Setback Lines:
 - (i) Front Yard: Thirty (30) feet
- Maximum Building Height:
 - (i) District 1: Sixty (60) feet if a Hotel is built within District; otherwise, forty-five (45) feet shall be the maximum.
 - (ii) District 3: Forty-five (45) feet
 - (iii) District 4: Ninety (90) feet if a Museum that is built in substantial compliance with the Illustrative Character Exhibits shown in **Exhibit D** is built within District 4; otherwise, forty-five (45) feet shall be the maximum.
 - (iv) District 5: Forty-five (45) feet
- Project Perimeter Setback: Shall not apply.
- Building Size Requirements:
 - (i) Maximum Business Size: Shall not apply.
 - (ii) Maximum Aggregate of all Buildings (within a single development): Five Hundred Thousand (500,000) square feet of gross floor area

7.2 General Requirements for District 2

The Controlling Developer of the Real Estate commits to construct or install a bike park/trail head within District 2 adjacent to the Monon Trail. This shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

Section 8. Overlay Districts.

- 8.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate
- 8.2 State Highway 32 Overlay District: Article 5.3(K) Architectural Design Requirements of the State Highway 32 Overlay District (the “32 Overlay”) shall apply to development within District 1 and District 3, except as otherwise modified by this Ordinance. 32 Overlay Architectural Design Requirements shall apply to District 4 in the event that a development not substantially compliant with **Exhibit D** is developed.

Section 9. **Development Standards:** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of Real Estate, except as otherwise modified below. In addition, the follow shall apply:

9.1 Article 6.1 Accessory Buildings. Shall apply. In addition, trash enclosures located in District 5 may only exist in the areas depicted in **Exhibit F**. If conflicts with easements or landscaping exist, the Director may permit trash enclosures in areas not shown on **Exhibit F**; however, trash enclosures shall not be placed in any Tomlinson Road Front Yard or the Proposed Local Road Front Yard in District 5 as shown on the Concept Plan.

9.2 Article 6.3 Architectural Standards: Shall not apply to Districts 1 and 3; rather the Architectural Design Requirements of the 32 Overlay shall apply.

For Districts 4 and 5, if a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits shown in **Exhibit D** and **Exhibit E**, then the Illustrative Character Exhibits shall control.

In the event that a development not substantially compliant with **Exhibit D** is proposed within District 4, the Architectural Design Requirements of the 32 Overlay shall apply.

9.3 Chapter 6.8 Landscaping Standards. Shall apply to the development except as otherwise modified or enhanced below.

- A three (3) foot tall mound shall be installed abutting no less than seventy-five percent (75%) of the entirety of the southern boundary of District 5. On the top of this berm shall be a staggered row of evergreen trees, one placed no less than every fifteen (15) feet.
- A three (3) foot tall mound shall be installed abutting no less than seventy-five percent (75%) of the entirety of the eastern boundary of Districts 4 & 5. On the top of this berm shall be a staggered row of evergreen trees, one placed no less than every fifteen (15) feet. In addition, a thirty (30) foot Buffer Yard shall be required to exist immediately adjacent to the Wyatt Parcel, identified as 18710 Chad Hittle Drive at the time of this Ordinance’s approval.

9.4 Chapter 6.9 Lighting Standards. Shall apply. In addition, the following shall also apply:

- Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.
- Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate’s entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site’s overall architectural design.

- Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting, exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward towards the Earth's surface.
- Architectural Lighting. Architectural Lighting shall be permitted in District 5 only. Architectural Lighting shall be consistent with the Illustrative Character Exhibits contained in **Exhibit E** and shall project light only against Building Facades and not into the sky.
- Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, lights located within or on the perimeter of Parking Areas on the Real Estate adjacent to residential areas to the south of the Real Estate shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.
- Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height, including the base with the exception of pole mounted lights fronting on the multiuse path, which shall not exceed fifteen (15) feet in height including the base.
- Neon-Colored Lighting. Neon-colored LED accent lighting shall be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.

9.5 Chapter 6.14 Parking and Loading Standards. Shall apply. In addition, the following shall also apply:

- A maximum of three (3) rows of parking shall be permitted to exist abutting the 191st Street and Tomlinson Road Rights-of-way within District 1 and District 3.

9.6 Chapter 6.17 Sign Standards. Shall apply except as modified or enhanced below.

- Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- A maximum of two (2) Center Monument Signs shall be permitted on the Real Estate. One Monument Center Sign shall be permitted along the Real Estate's 191st Street frontage and one Monument Center Sign shall be permitted for the Real Estate's Tomlinson Road frontage. Each of these aforementioned Center Monument Signs may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face.
- Permitted Individual Monument Signs shall be a maximum of six (6) feet in height and contain a maximum of thirty-six (36) square feet of sign area, per face.

- 1) One (1) Individual Monument Sign shall be permitted within District 1.
- 2) One (1) Individual Monument Sign shall be permitted within District 2.
- 3) One (1) Individual Monument Sign shall be permitted within District 3 only if the Sign is located a minimum of two-hundred (200) feet from the Tomlinson Road or 191st Street Right-of-ways.
- 4) One (1) Individual Monument Sign shall be permitted within District 4 only if the Sign is located a minimum of two-hundred (200) feet from the Tomlinson Road or Wheeler Road Right-of-ways.
- 5) One (1) Individual Monument Sign shall be permitted within District 5 only if the Sign is located a minimum of two-hundred (200) feet from the Tomlinson Road or Wheeler Road Right-of-ways.

Section 10. Design Standards: The standards of Chapter 8: Design Standards shall apply to the development, except as otherwise modified below.

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

- Minimum Open Space: Minimum Open Space for the Real Estate shall be fifteen percent (15%).

10.2 Article 8.7 Pedestrian Network Standards shall apply, except as otherwise modified or enhanced below.

- Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Variations to the pedestrian accessibility depicted in the Concept Plan may be approved by the Director.
 - (i) An eight (8) foot wide path shall be provided along the Real Estate's 191st Street and Tomlinson Road frontages, as depicted on the Concept Plan.
 - (ii) All walkways internal to the Real Estate that cross vehicular ways (e.g. drive lanes, parking lots) shall be delineated and distinguished from the driving surface through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick.

- (iii) Perimeter trail and Central Trail to be installed.
- (iv) A pedestrian walkway shall be provided from the 191st Street and Tomlinson Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and may encroach into any required buffer yards.
- (v) Bike parking and common area benches shall be provided. The bike parking and common area benches shall be functional and architecturally consistent with the overall development.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

This document prepared by:

Daine Crabtree, Associate Planner, City of Westfield, 2728 E. 171st Street, Westfield, IN 46074

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

I hereby certify **ORDINANCE 19-60** was delivered to the Mayor of Westfield on the _____ day of _____, 2020.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 19-60
this _____ day of _____, 2020.

I hereby VETO ORDINANCE 19-60
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

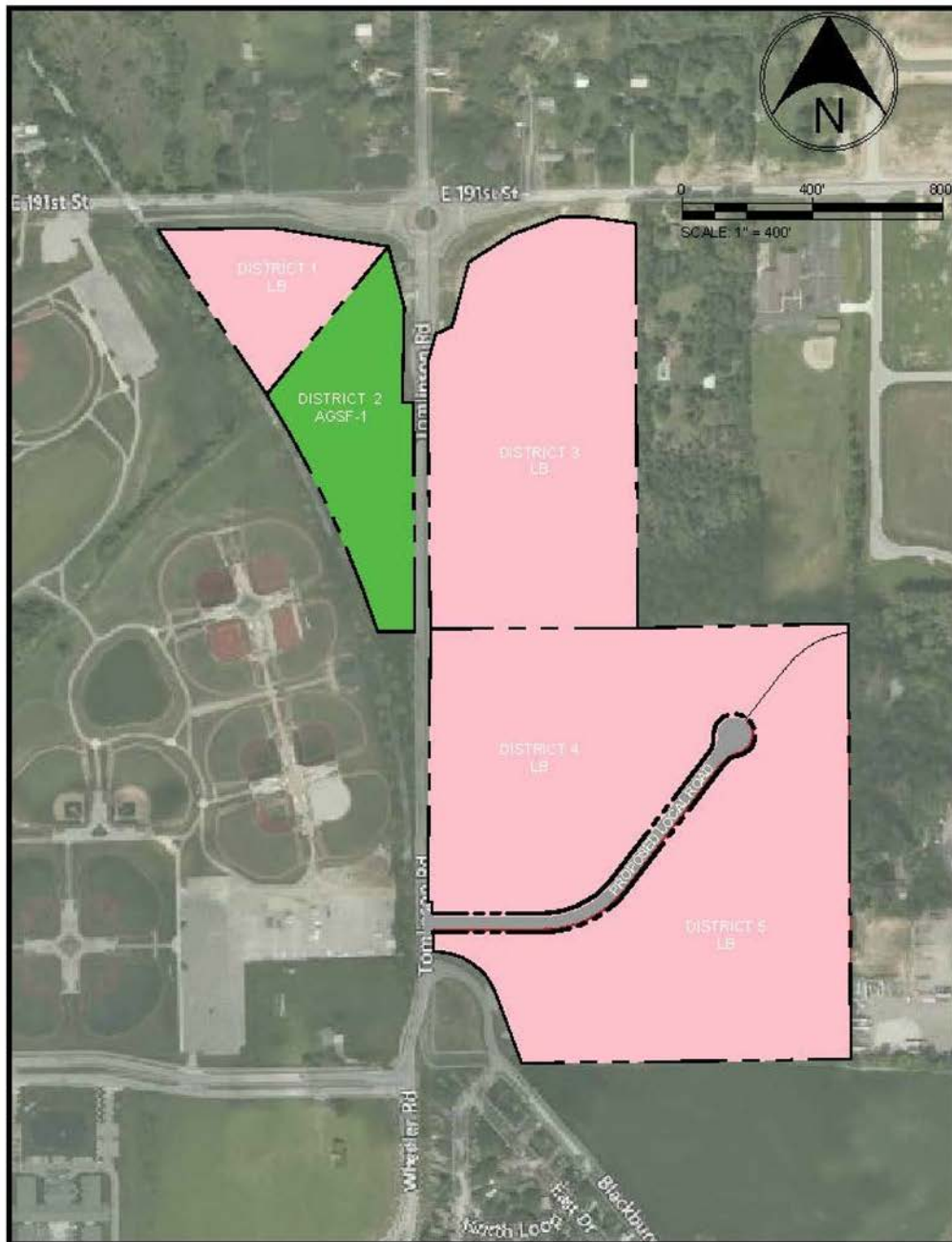
ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

TBD

EXHIBIT B
DISTRICT MAP



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT C CONCEPT PLAN



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 4



**SERPENTINE
STRUCTURE**



**GLASS STOREFRONT TO EXPOSE
INTERIOR PLANETARIUM DOME**



**METAL PANEL ROOFS
AND FACADE**



**FLOWER PETAL
OBSERVATORY DOME**



RADIO TELESCOPE



**COVERED WALKWAYS
WITH ADA RAMPING**



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

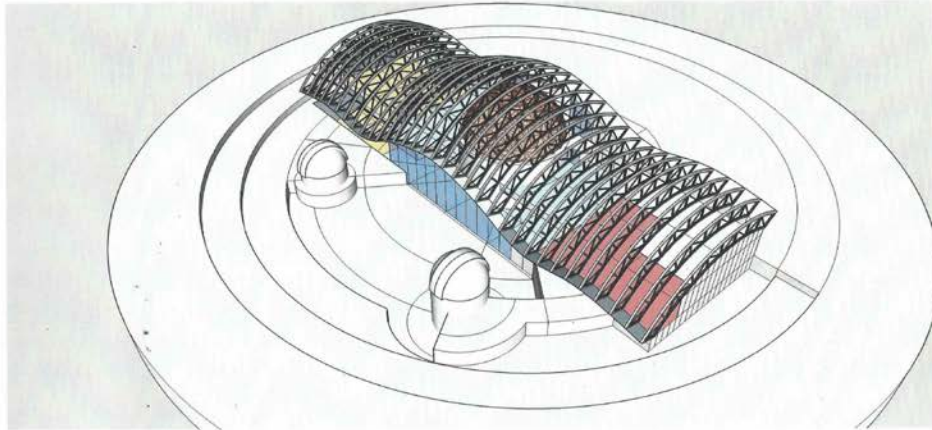
10/28/19



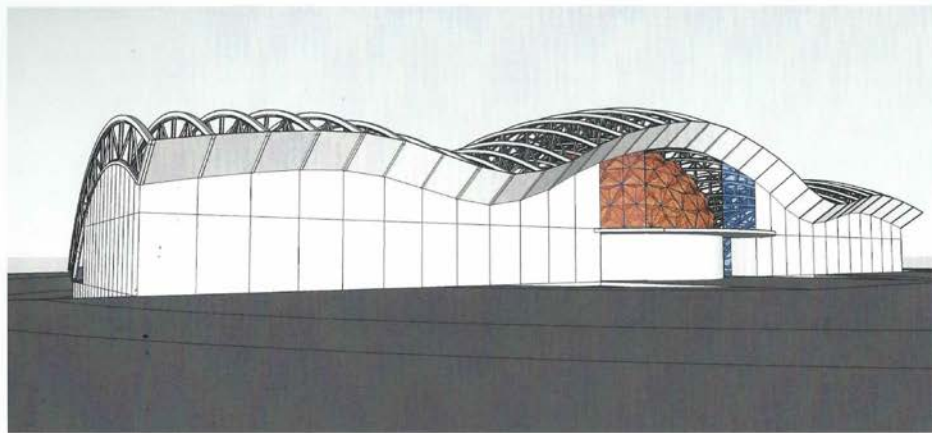
Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 4



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Rear View
Roof panels deleted for clarity



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Front View
Roof panels deleted for clarity



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



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ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 4

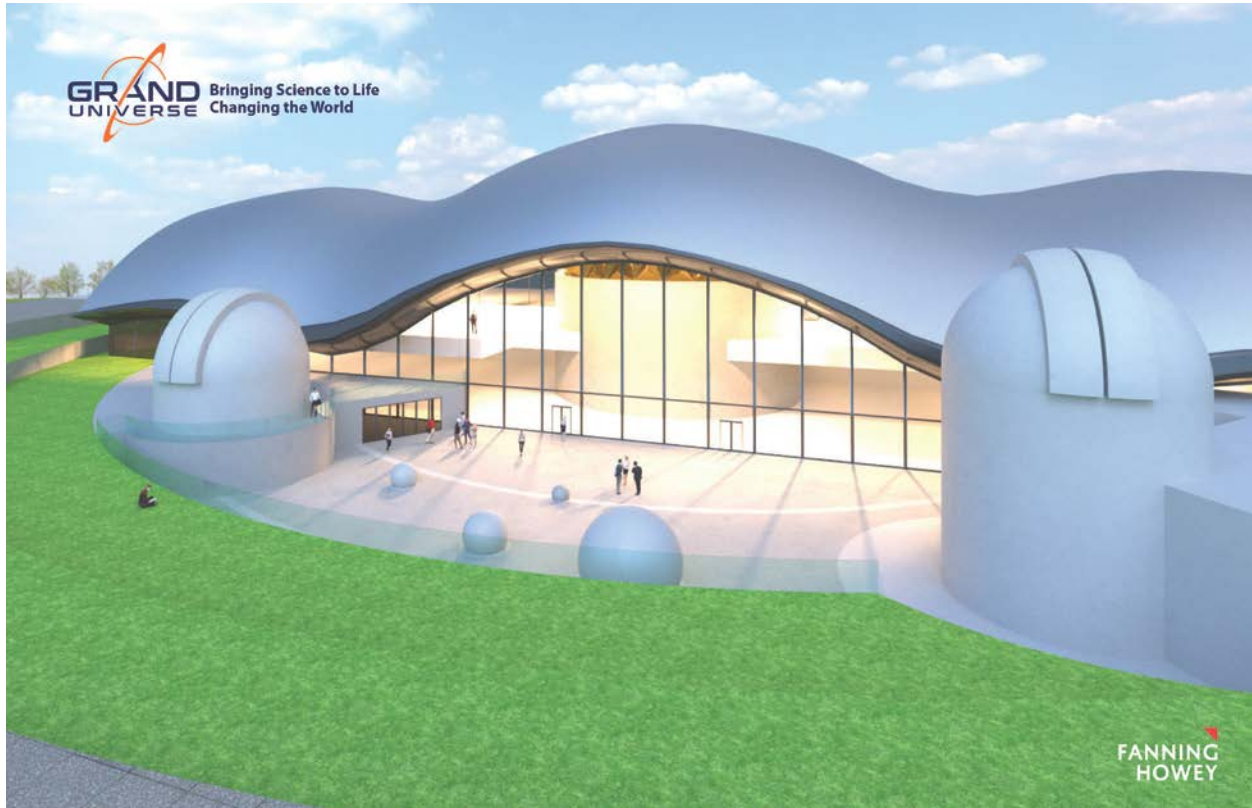


EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5



**LIMESTONE AND SHAMROCK
COLORED PRECAST**



**LOUVERED MECHANICAL
SCREENS**



**STOREFRONTS INSPIRED BY
PAGODA AT IMS**



**PUBLIC PLAZA; SIMILAR
TO MIDTOWN CARMEL**



**BRIGHTLY COLORED
SIGNAGE**



**ARCHITECTURAL
LIT TOWERS**



COMMUNITY ENTERTAINMENT CENTER
 WESTFIELD, IN

10/24/19



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ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT E **ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5**

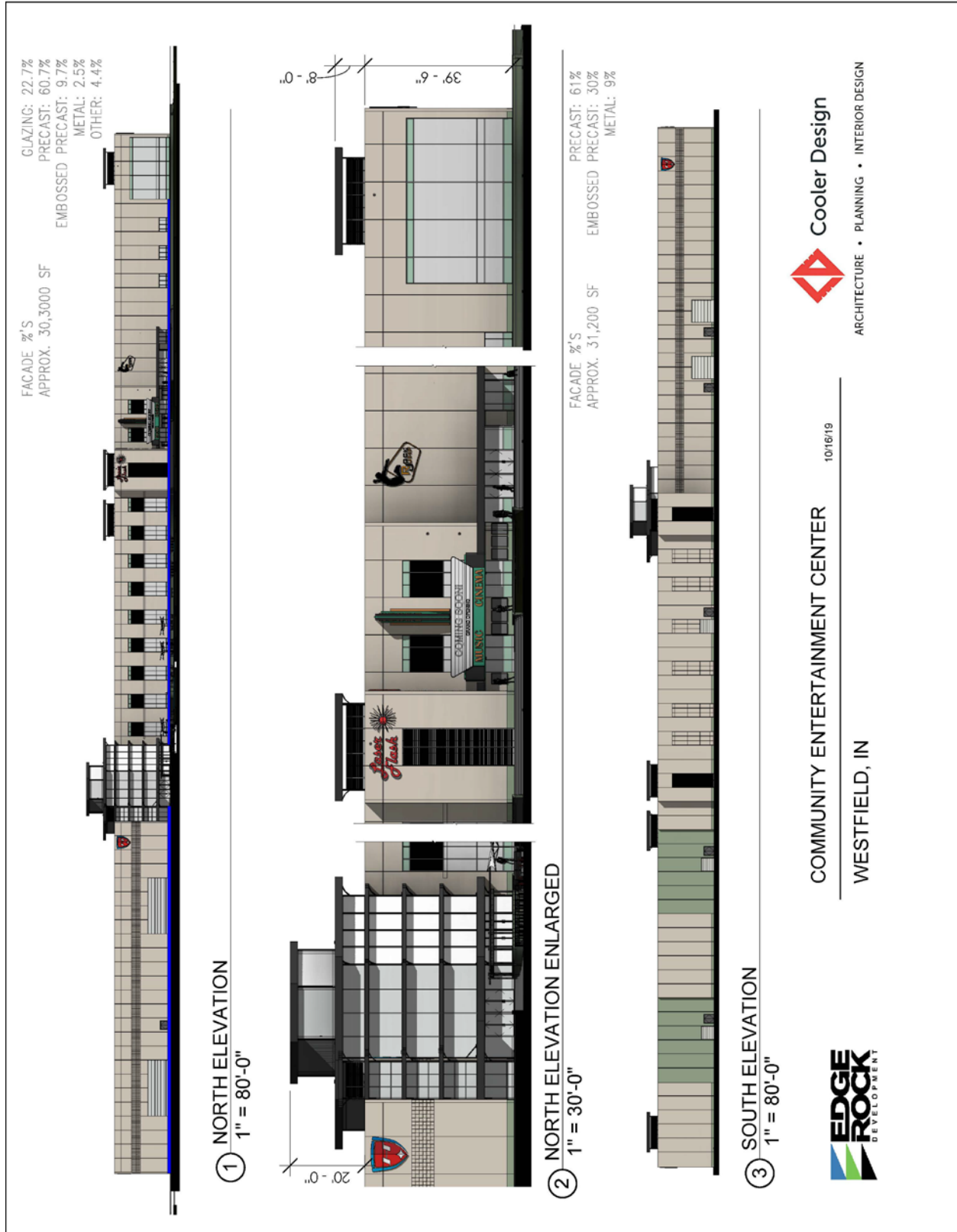


EXHIBIT E **ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5**

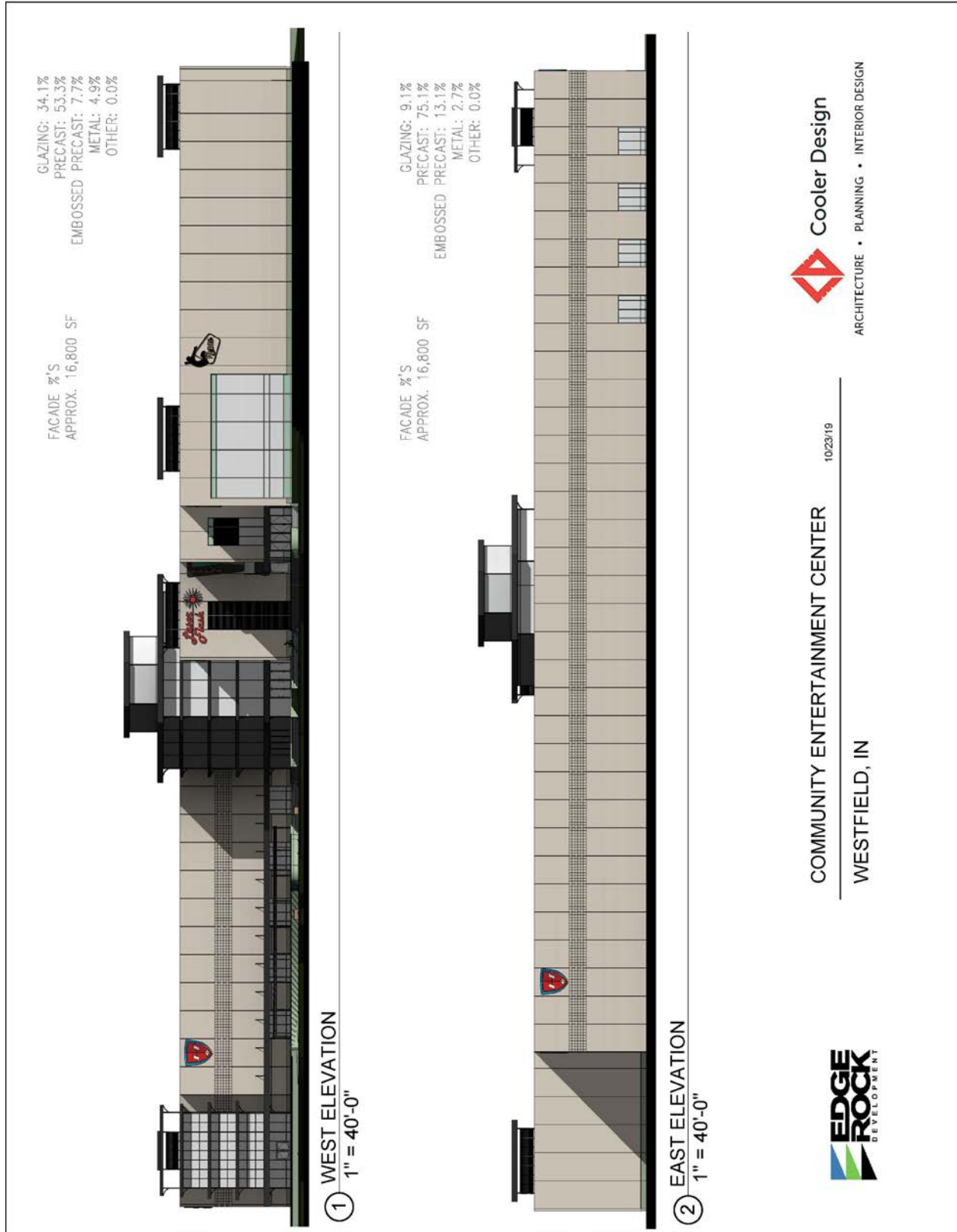


EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/30/19



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ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/31/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT F
BERM & TRASH ENCLOSURE EXCLUSION EXHIBIT



① SCHEMATIC DESIGN PLAN TRASH/LANDSCAPE

1" = 300'-0"



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/31/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

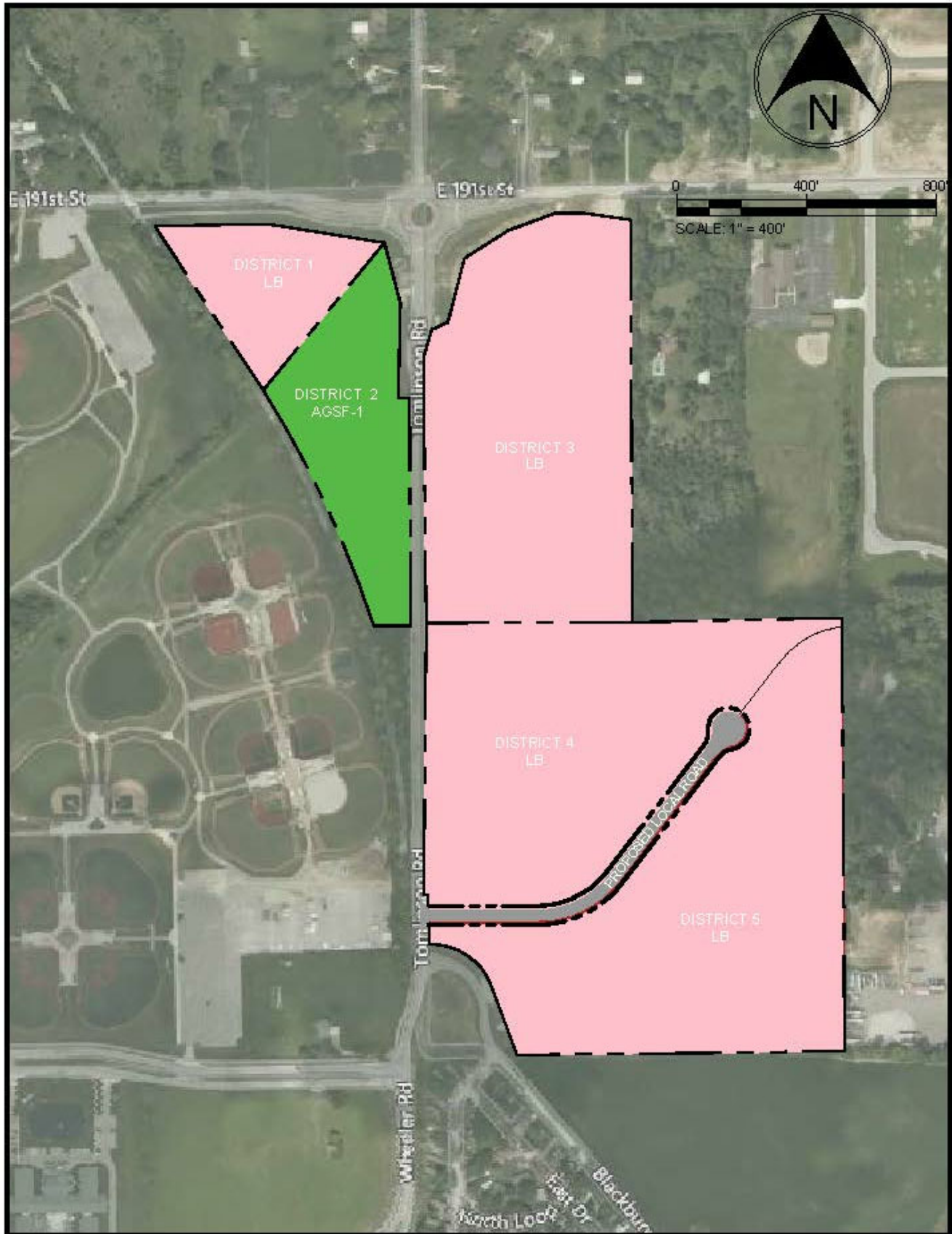


EXHIBIT B
CONCEPT PLAN



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN 10/25/19

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN



**LIMESTONE AND SHAMROCK
COLORED PRECAST**



**LOUVERED MECHANICAL
SCREENS**



**STOREFRONTS INSPIRED BY
PAGODA AT IMS**



**PUBLIC PLAZA; SIMILAR
TO MIDTOWN CARMEL**



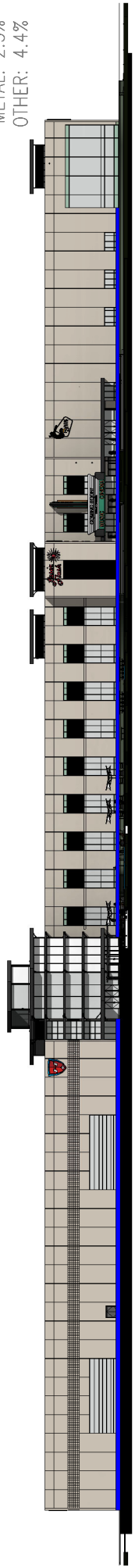
**BRIGHTLY COLORED
SIGNAGE**



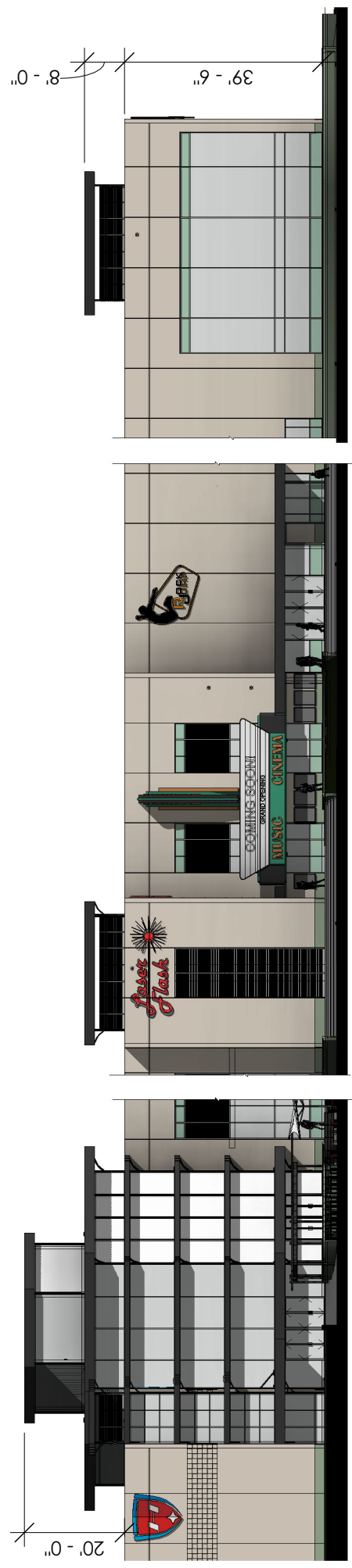
**ARCHITECTURAL
LIT TOWERS**

FACADE %'S
APPROX. 30,300 SF

GLAZING: 22.7%
PRECAST: 60.7%
EMBOSSED PRECAST: 9.7%
METAL: 2.5%
OTHER: 4.4%



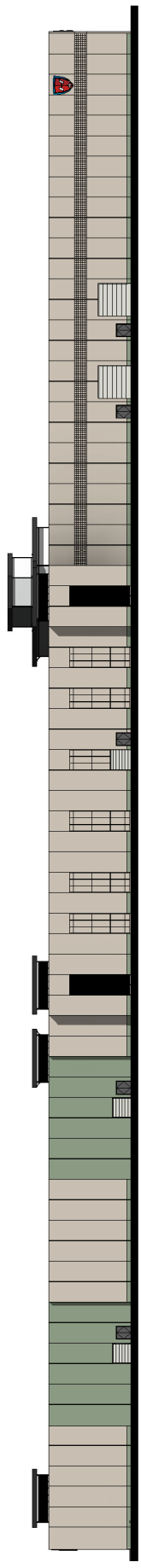
① NORTH ELEVATION
1" = 80'-0"



② NORTH ELEVATION ENLARGED
1" = 30'-0"

FACADE %'S
APPROX. 31,200 SF

PRECAST: 61%
EMBOSSED PRECAST: 30%
METAL: 9%



③ SOUTH ELEVATION
1" = 80'-0"

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/16/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN



GLAZING: 34.1%
PRECAST: 53.3%
EMBOSSED PRECAST: 7.7%
METAL: 4.9%
OTHER: 0.0%

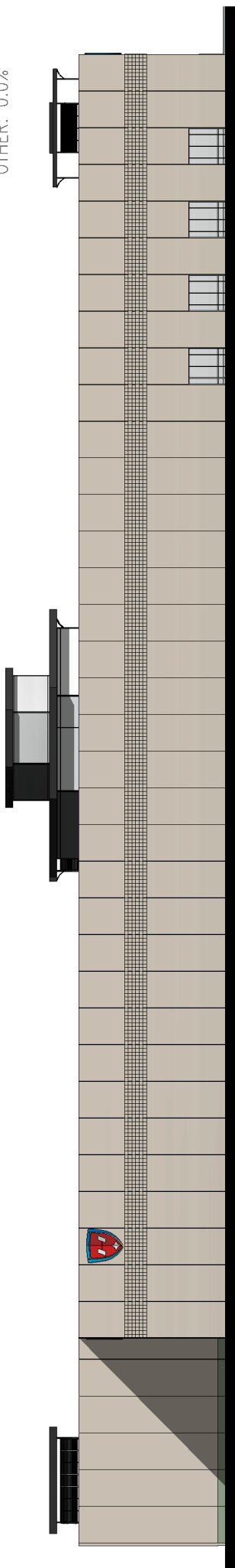
FACADE %'S
APPROX. 16,800 SF



① WEST ELEVATION
1" = 40'-0"

GLAZING: 9.1%
PRECAST: 75.1%
EMBOSSED PRECAST: 13.1%
METAL: 2.7%
OTHER: 0.0%

FACADE %'S
APPROX. 16,800 SF



② EAST ELEVATION
1" = 40'-0"



COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/23/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN



COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/30/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN





COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN







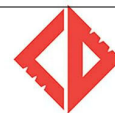
① SCHEMATIC DESIGN PLAN TRASH/LANDSCAPE

1" = 300'-0"

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/31/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN



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 except for those items identified as outstanding below:

- 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.

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

- 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 except for those items identified as outstanding below:

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

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

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 except for those items identified as outstanding below:

55) Block Standards (Article 8.1)

56) Easement Standards (Article 8.3)

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

58) Monument and Marker Standards (Article 8.5)



59) Open Space and Amenity Standards (Article 8.6)

60) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards
- b) Perimeter/External Pedestrian Network Standards

61) Storm Water Standards (Article 8.8)

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

63) Street Light Standards (Article 8.10)

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

64) Street Sign Standards (Article 8.11)

65) Surety Standards (Article 8.12)

66) Utility Standards (Article 8.13)

LEGACY OAKS PUD (ORD. 19-26)

67) District Map (Sec. 2.1)

68) Concept Plan (Sec. 3)

69) Permitted Uses (Sec. 5)

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

70) 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.

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

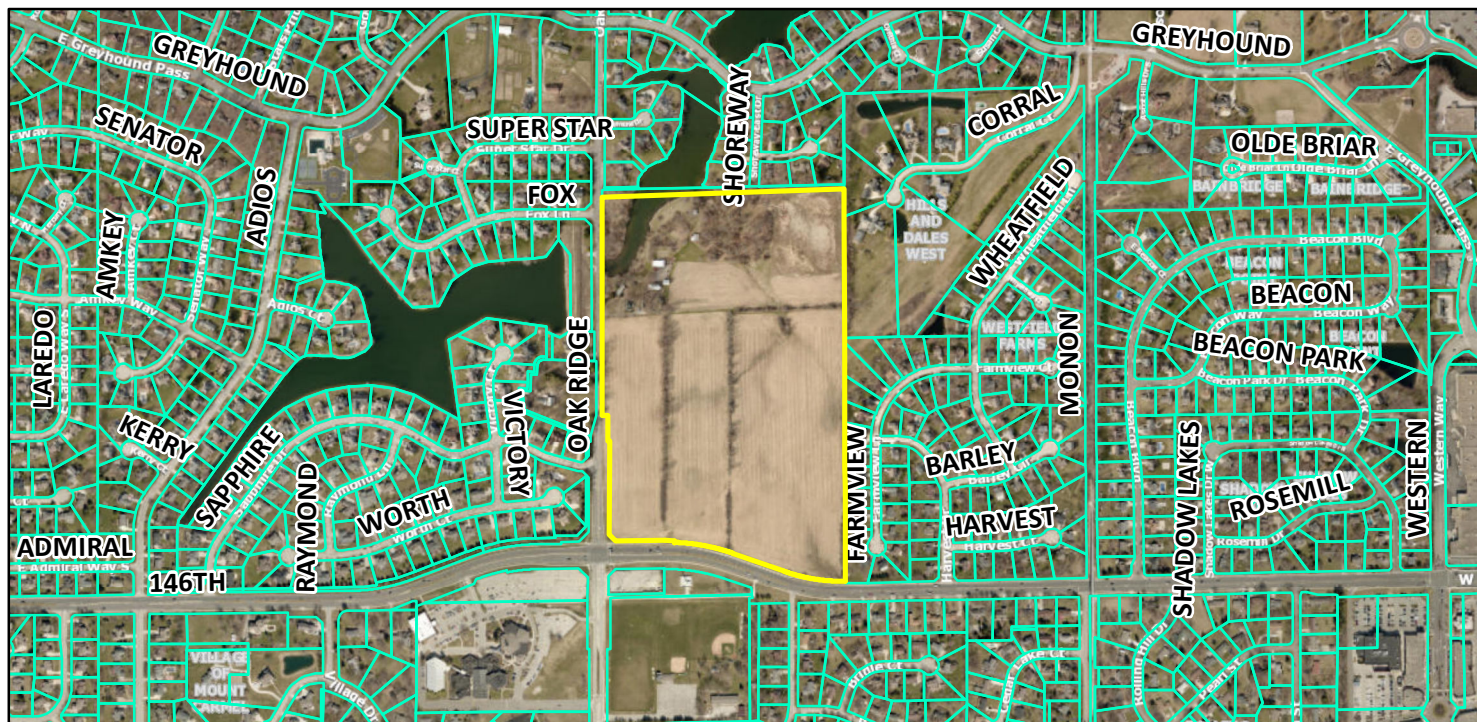
71) External Street Frontage Landscaping Requirements (Sec. 7.2(C))

72) Amenities (Sec. 9.1(B))

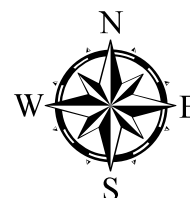
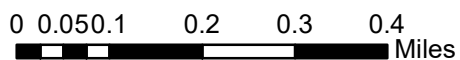
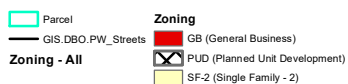
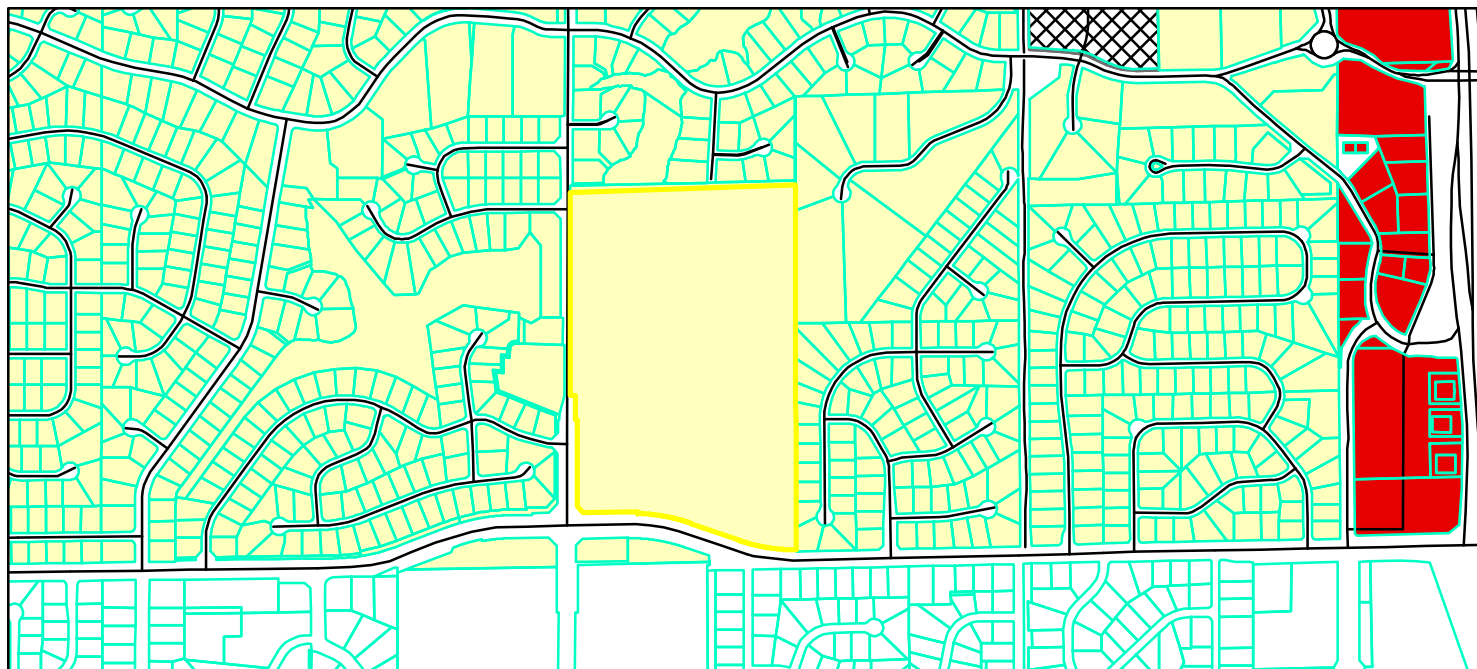
DEPARTMENT COMMENTS

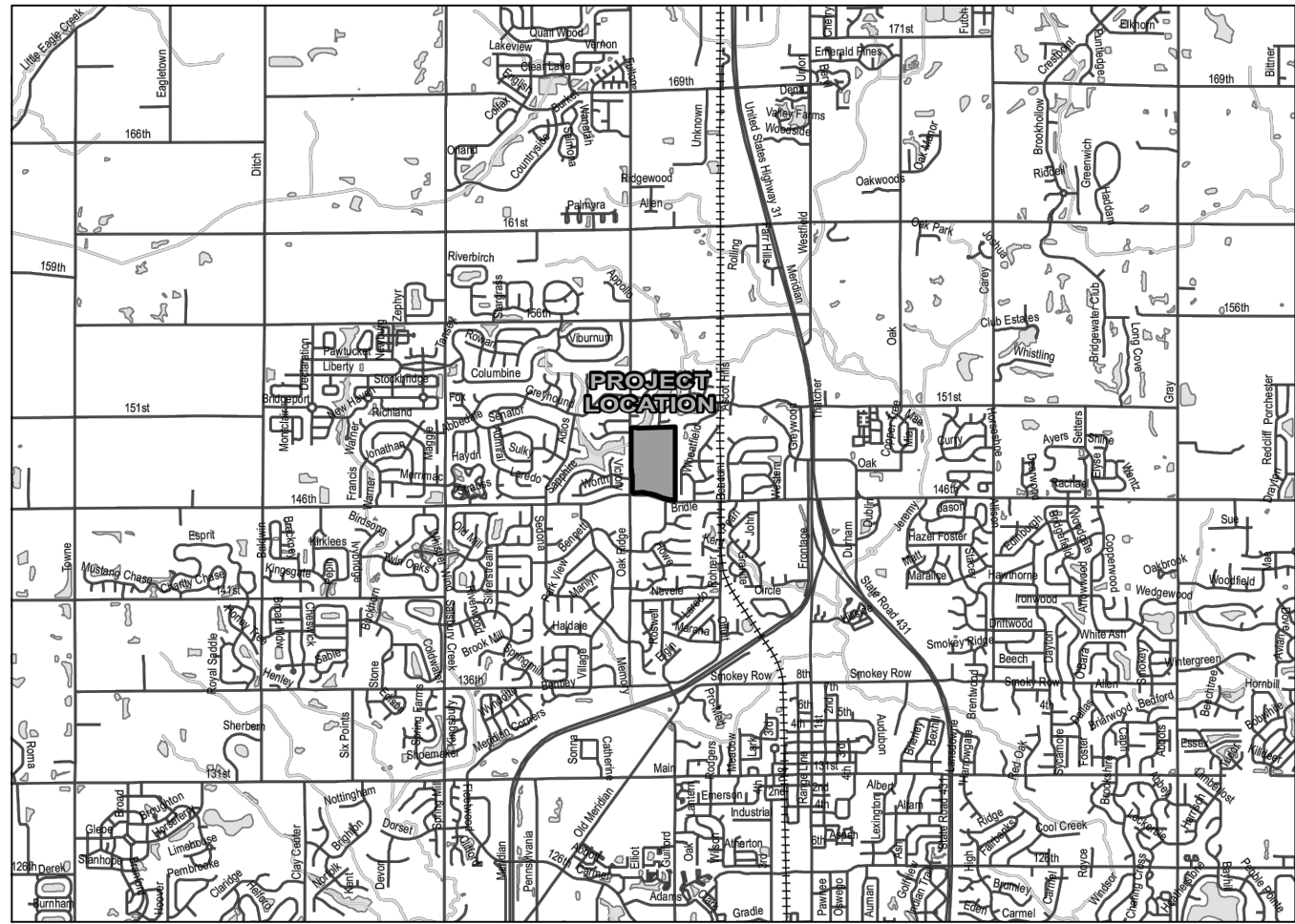
- 1) **ACTION: Hold a public hearing at the February 3, 2020, Advisory Plan Commission meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Site



Zoning Map





LOCATION MAP
SCALE 1"= 1/2 MILE

LEGACY OAKS PRIMARY PLAT PLAN

Pulte Homes of Indiana, L.L.C.

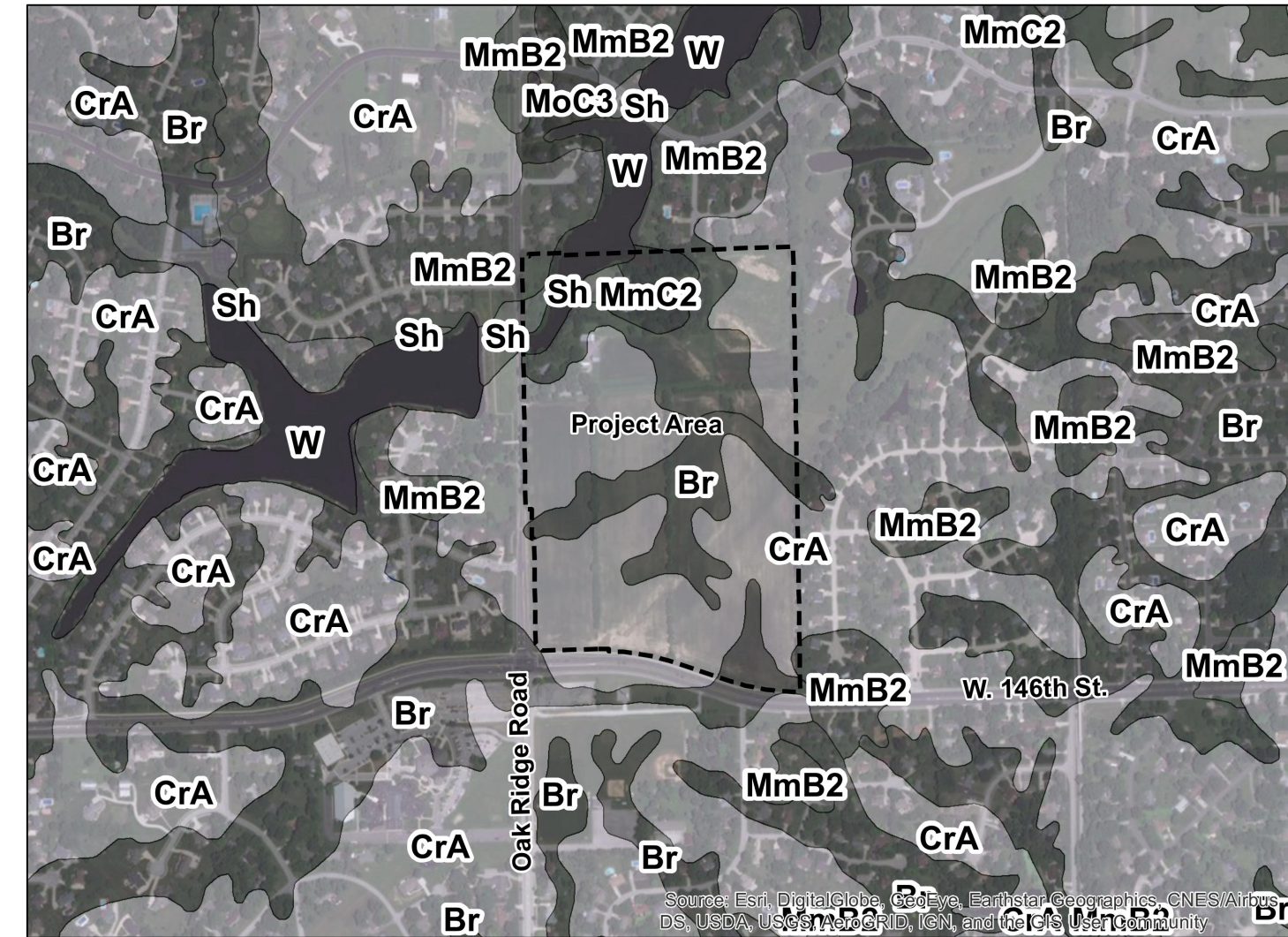
CONTACT: CAITLIN DOPHER

11590 N. MERIDIAN ST., SUITE 530

CARMEL, INDIANA 46032

(317) 575-2350

E-MAIL: caitlin.dopher@pultegroup.com



SOILS MAP
NOT TO SCALE

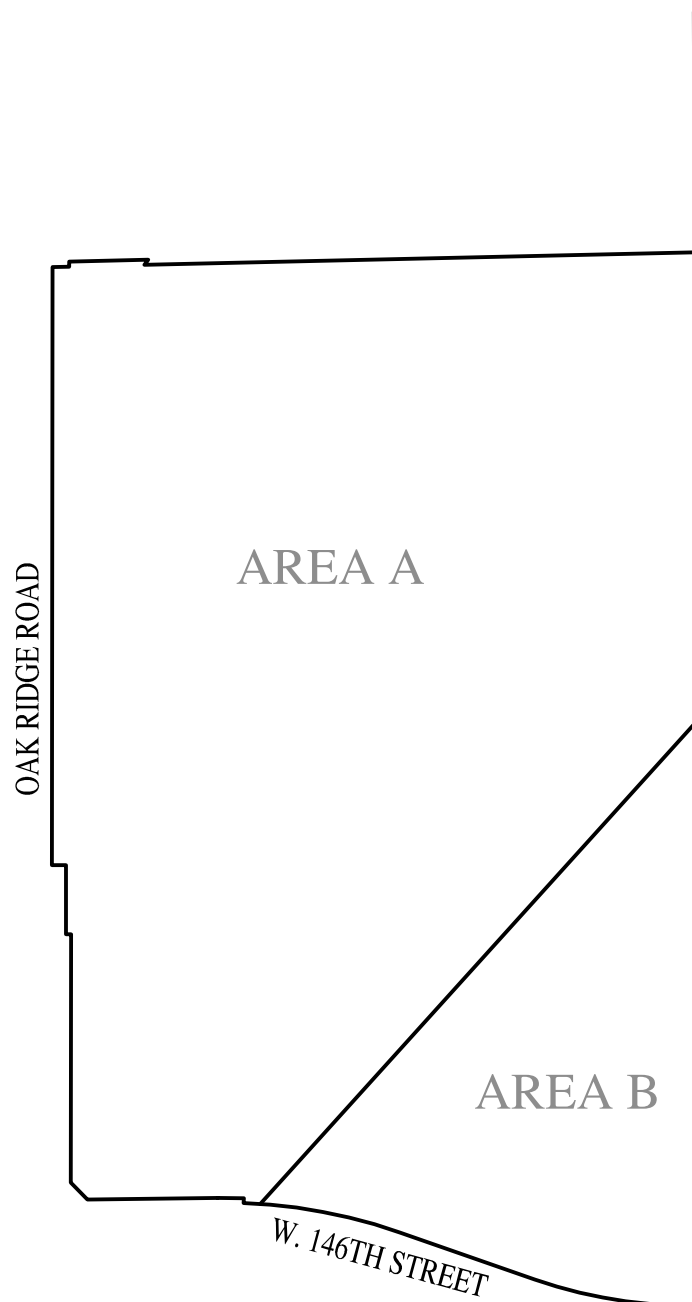
SOILS LEGEND

Br	Brookstone silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmB2	Miami silt loam, 0 to 2 percent slopes
MmC2	Miami silt loam, 2 to 6 percent slopes, eroded
MoC3 Sh	Miami silt loam-Urban land complex, 5 to 12 percent slopes, eroded
Sh	Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration

LEGAL DESCRIPTION

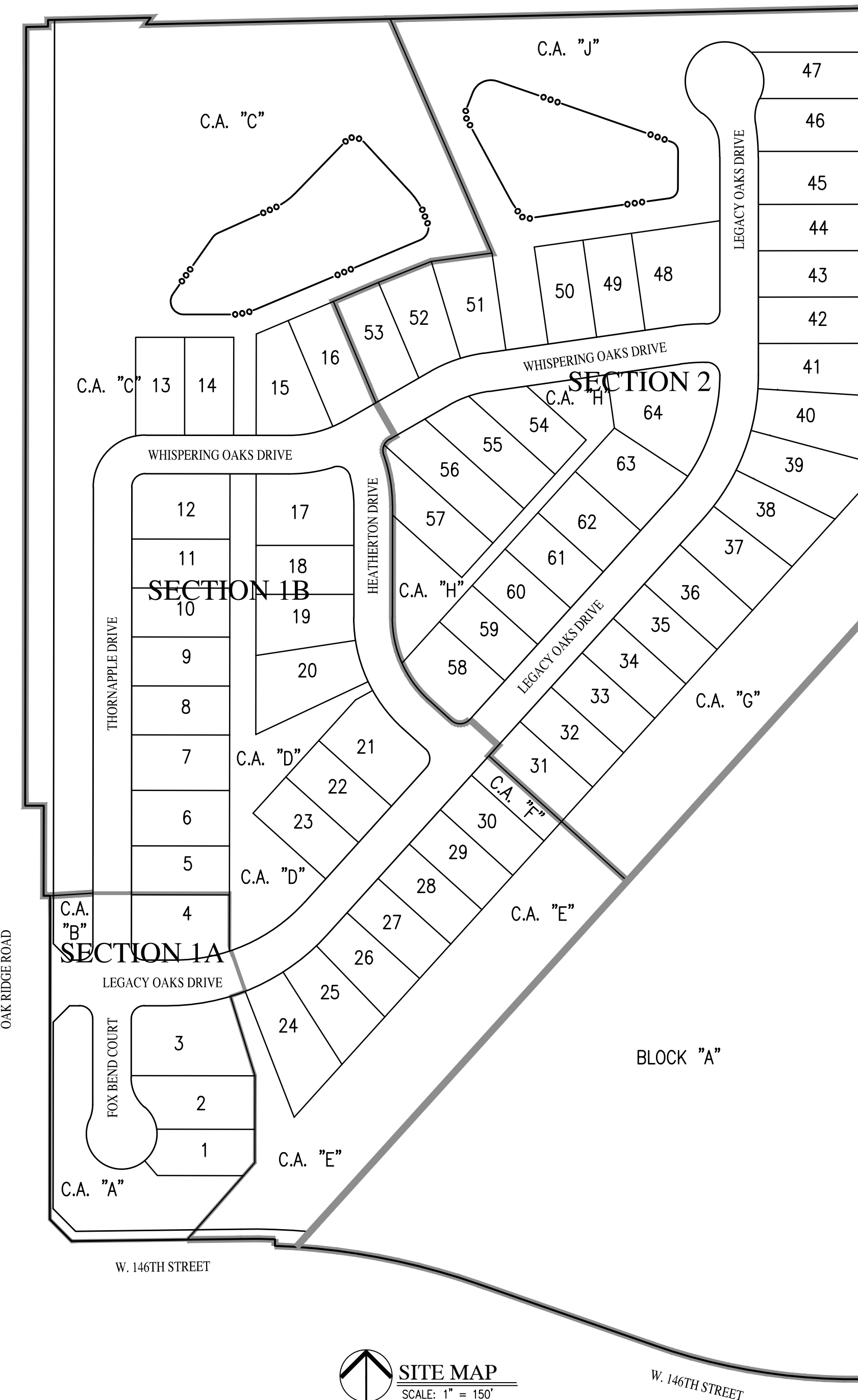
Part of the Southwest Quarter of Section 13, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-202-A, 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 05 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 2380.07 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

C.A. "J"

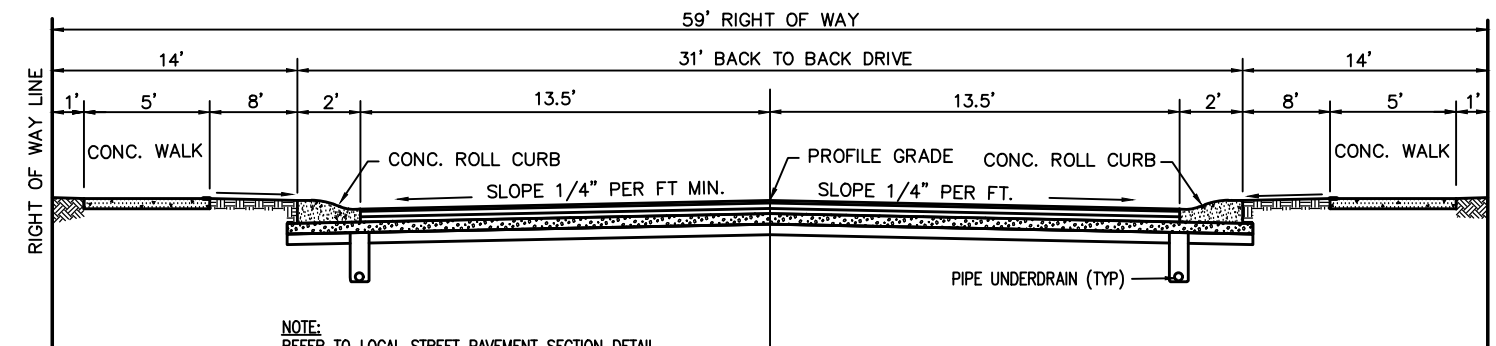


PHASING LOT SCHEDULE

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



TYPICAL STREET CROSS SECTION
NOT TO SCALE

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:

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NOBLESVILLE, INDIANA 46062
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WILLIAM.OLDMAN@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
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BCARTER@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
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C: (317) 491-2432
EARL.SMALL@CABLE.COMCAST.COM

CITIZENS GAS OF WESTFIELD (GAS)
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INDIANAPOLIS, INDIANA 46202
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MILLER@CITIZENSENERGYGROUP.COM

CITIZENS WESTFIELD (WATER)
BRANDON CARTER
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BCARTER@CITIZENSENERGYGROUP.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, 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 1800057C0120G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

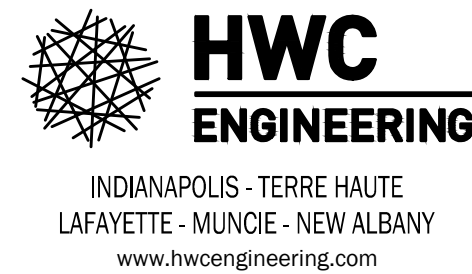


Call 811 or 800-382-5544 Before you Dig!

SITE MAP
SCALE: 1"= 150'

REVISIONS

DATE	DESCRIPTION	BY



LEGACY OAKS
CITY OF WESTFIELD, INDIANA

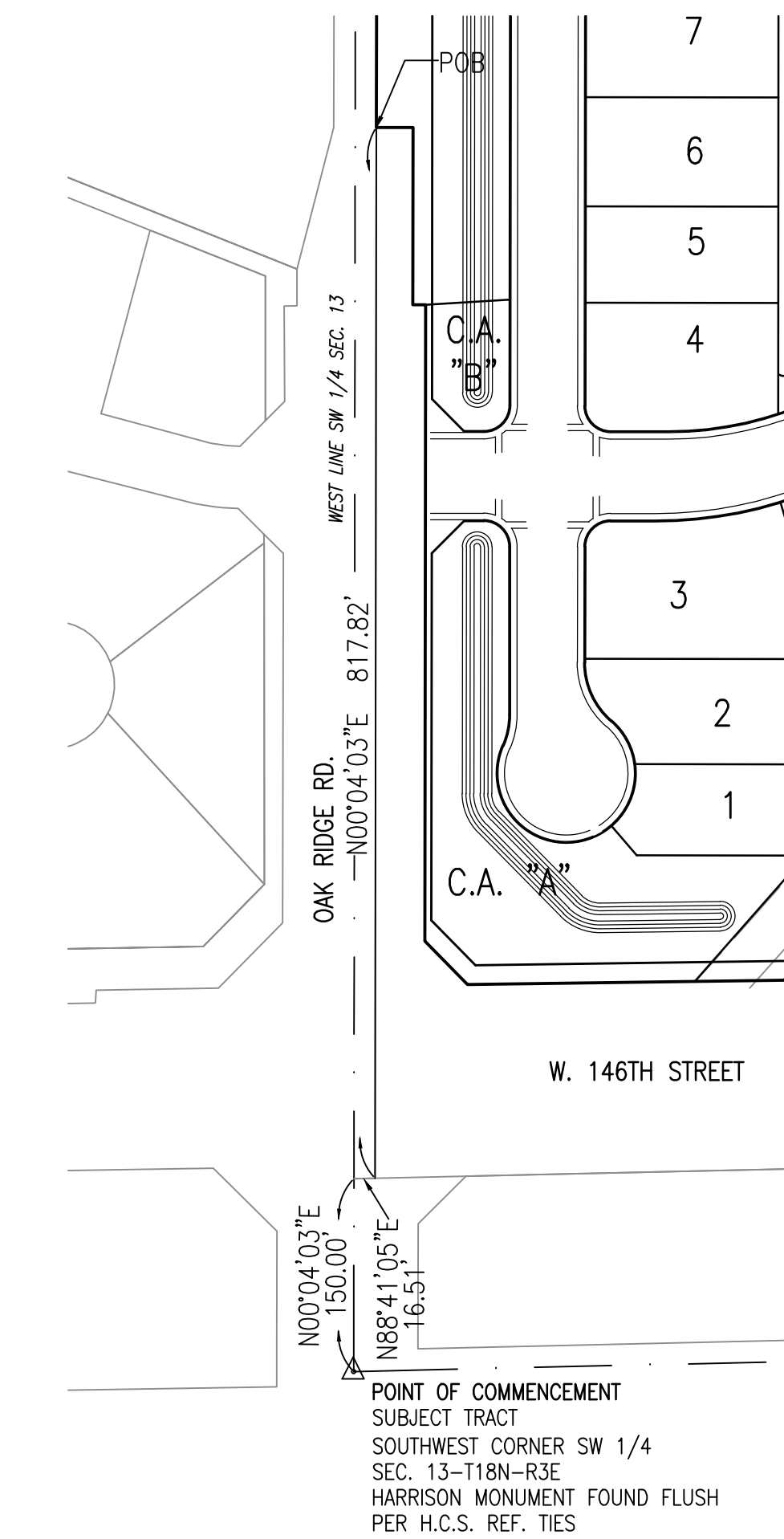
COVER



BRANDON T. BURCH

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

C1.0
COVER



LEGAL DESCRIPTION

COMMENCING at the southwest corner of said Southwest Quarter, said point being marked by a Harrison monument found per Hamilton County Surveyor reference lists; thence North 00 degrees 04 minutes 03 seconds East (EPOCH bearing based upon Indiana State Plane - East Zone, NAD83, 2011, EPOCH 2010,000000) along the west line of said Southwest Quarter a distance of 150.00 feet to the North 88 degrees 42 minutes 29 seconds East (EPOCH 2010,000000) line of Block A, 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 81.82 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 West a distance of 16.42 feet; (5) thence North 89 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 North 02 degrees 46 minutes 11 seconds East a distance of 10.01 feet to a point of curvature of a 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 327.20 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 42 minutes 29 seconds West along said east line 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 480.10 feet to 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 line of said Block A; thence North 00 degrees 04 minutes 03 seconds West along said east boundary line a distance of 1192.61 feet to the POINT OF BEGINNING, containing 56,992 acres, more or less.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS

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



HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY

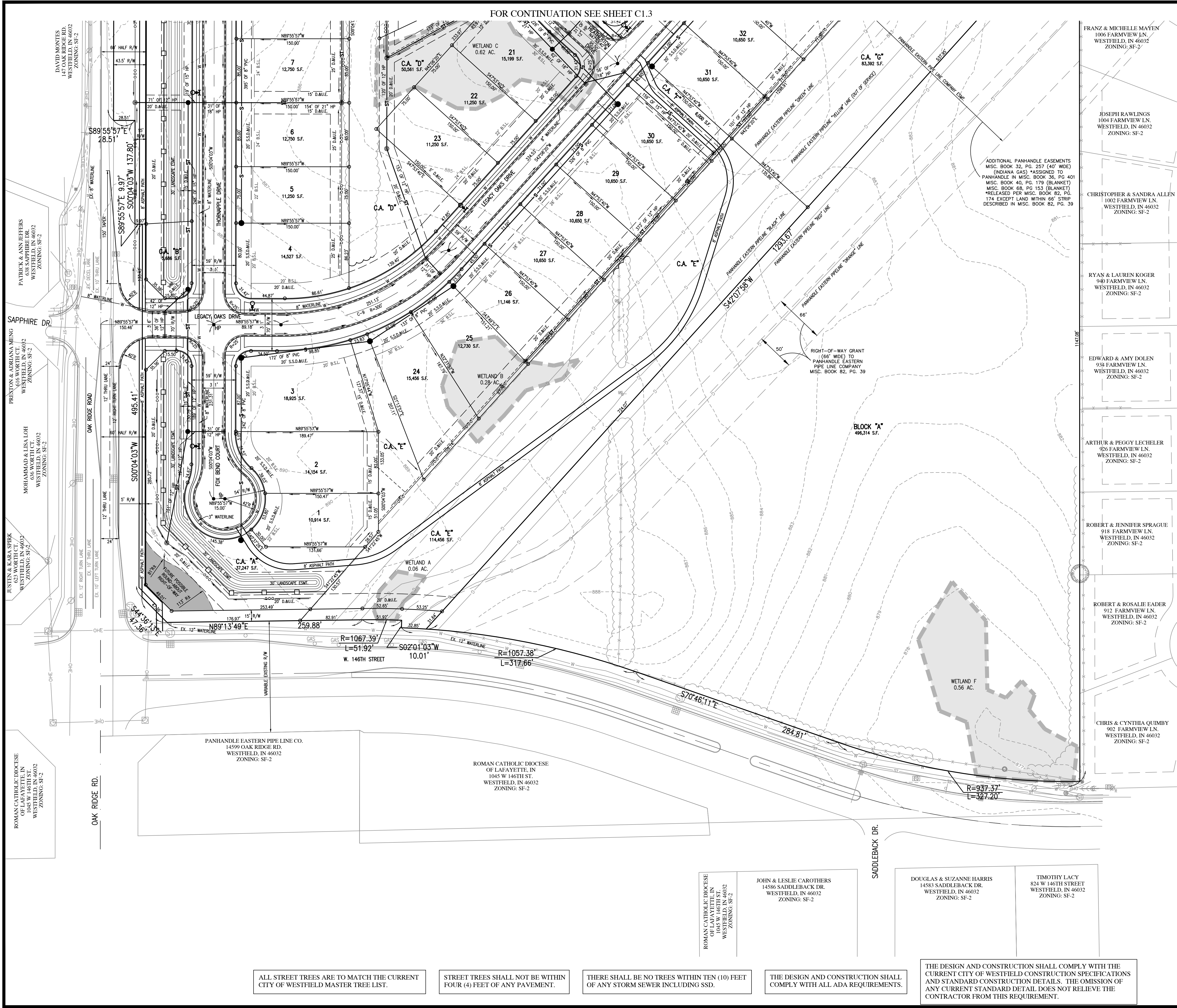
www.hwcengineering.com

OVERALL SITE PLAN



C1.1

OVERALL SITE PLAN

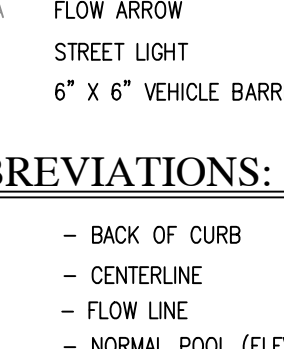




Indiana 811

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GRAPHIC SCALE

(IN FEET)

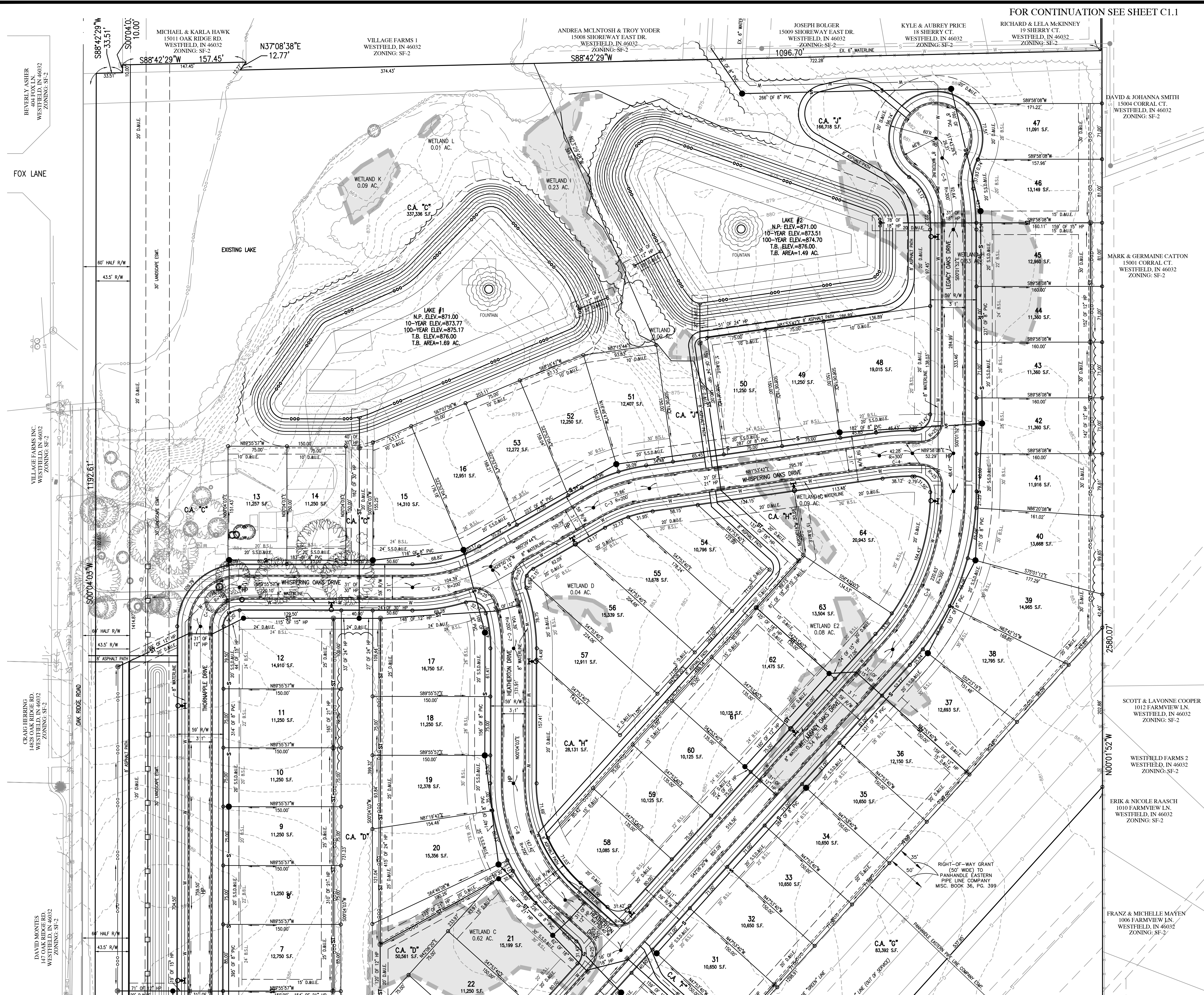
LEGEND:

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
_____	EASEMENT LINE	_____
_____	SETBACK LINE	_____
_____	CENTERLINE	_____
o o o	SWALE / FLOWLINE	o o o
-----S-----	SUBSURFACE DRAIN	-----S-----
-----ST-----	SANITARY SEWER	-----S-----
-----W-----	STORM SEWER	-----ST-----
>-----ST-----<	STORM CULVERT	>-----ST-----<
-----800-----	WATER MAIN	-----800-----
-----799-----	CONTOUR, MAJOR	-----799-----
-----	CONTOUR, MINOR	*-----*
	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	□

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

[illegible]



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

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GRAPHIC SCALE

0'

180'

(IN FEET)

LEGEND:

EXISTING	PROPOSED
         	RIGHT-OF-WAY LINE   SUBSURFACE DRAIN         BLACK "4-BOARD" FENCE   TREE LINE  SANITARY MANHOLE  STORM MANHOLE  STORM INLET  STORM END SECTION  FIRE HYDRANT  FLOW ARROW STREET LIGHT   6' x 6' x 6' VEHICLE BARRIER POST

[illegible]

HWC
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www.hwcengineering.com

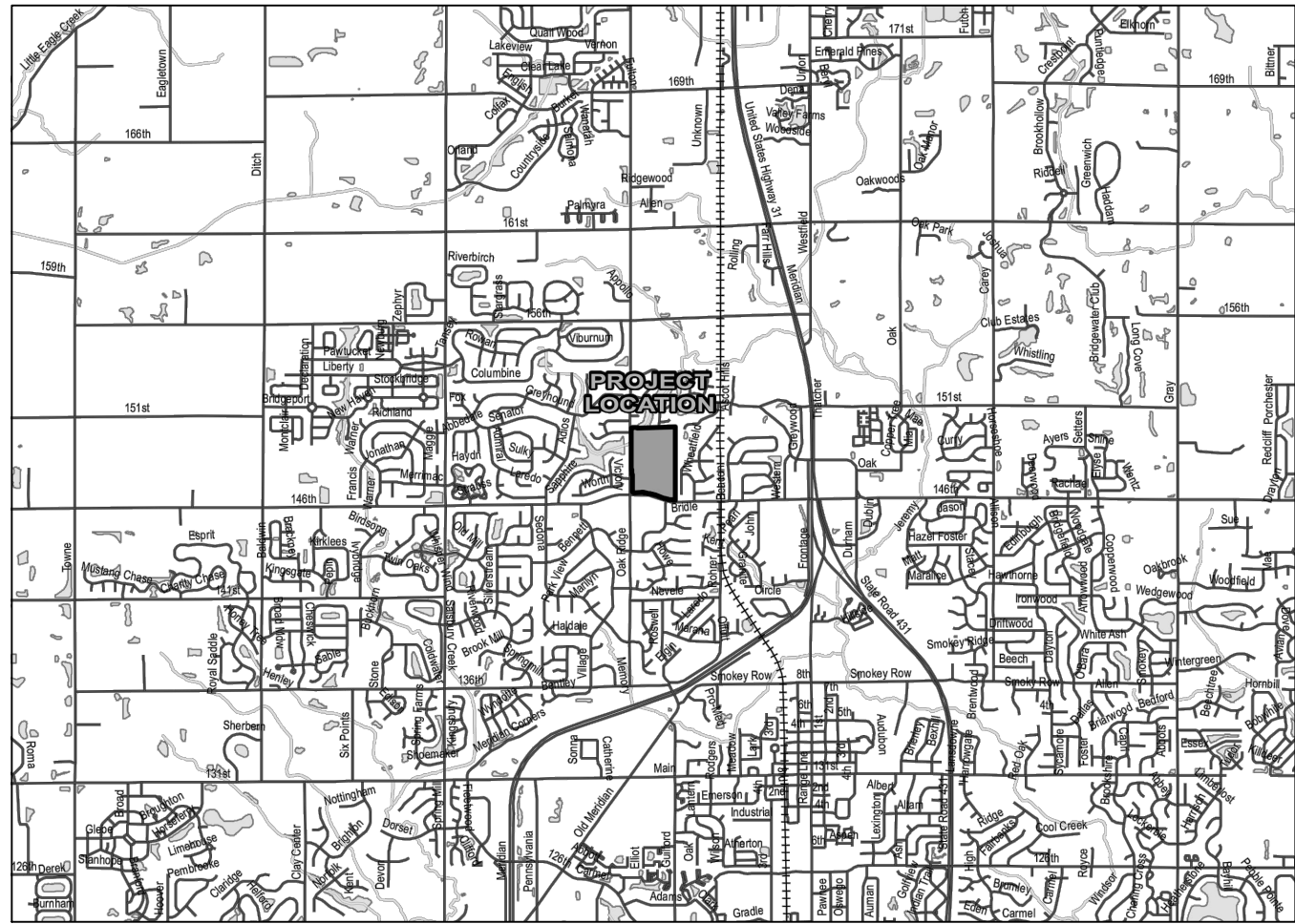
LEGACY OAKS
CITY OF WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN



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 C1.3 OVERALL PRIMARY PLAT PLAN	



LOCATION MAP
SCALE 1"= 1/2 MILE

LEGACY OAKS

OVERALL DEVELOPMENT PLAN

Pulte Homes of Indiana, L.L.C.

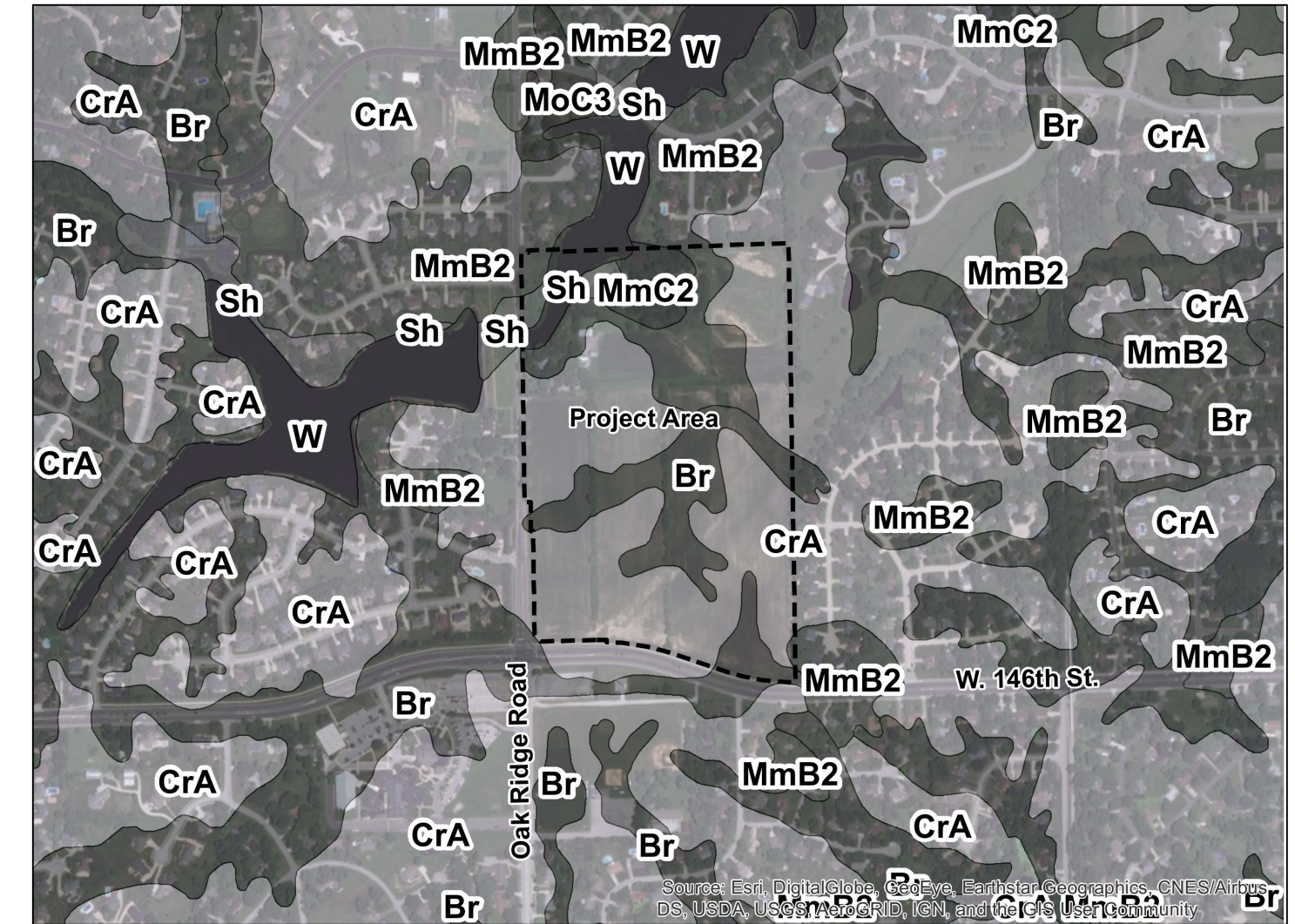
CONTACT: CAITLIN DOPHER

11590 N. MERIDIAN ST., SUITE 530

CARMEL, INDIANA 46032

(317) 575-2350

E-MAIL: caitlin.dopher@pultegroup.com



SOILS MAP
NOT TO SCALE

SOILS LEGEND

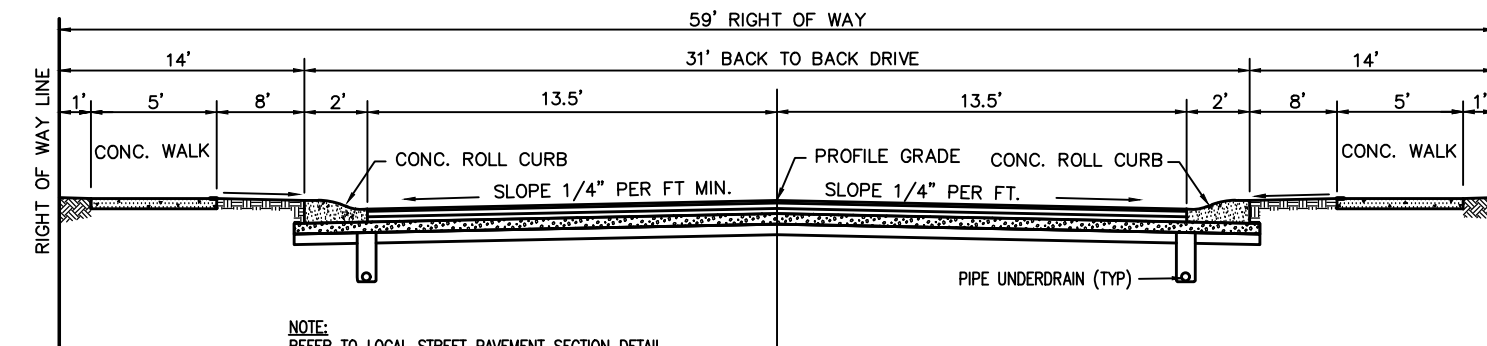
Br	Brookstone silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmB2	Miami silt loam, 0 to 2 percent slopes
MmC2	Miami silt loam, 2 to 6 percent slopes, eroded
Sh	Shoals silt loam-Urban land complex, 5 to 12 percent slopes, eroded
	Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration

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

PHASING LOT SCHEDULE

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



TYPICAL STREET CROSS SECTION
NOT TO SCALE

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:

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P: 317-776-5331
WILLIAM.OLDHAM@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)

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BCARTER@CITIZENSENERGYGROUP.COM

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CITIZENS GAS OF WESTFIELD (GAS)

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CITIZENS WESTFIELD (WATER)

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P: (317) 927-4684
BCARTER@CITIZENSENERGYGROUP.COM

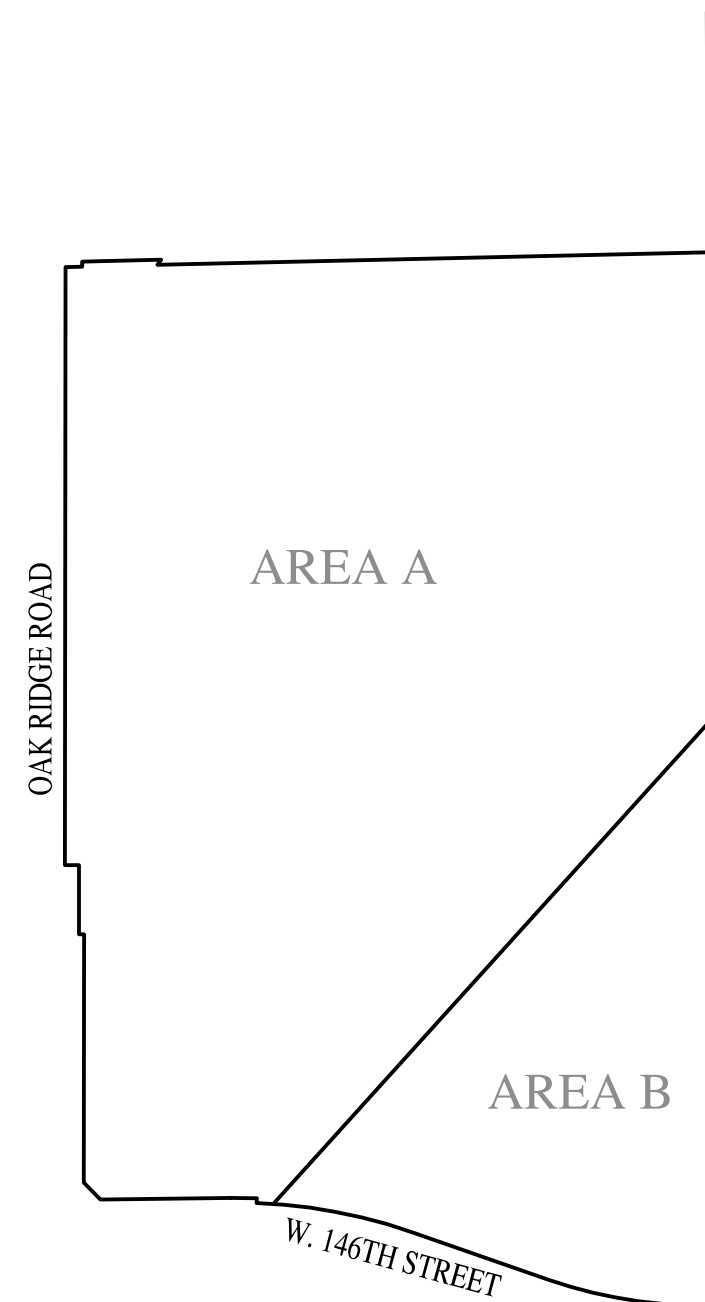
FRONTIER COMMUNICATION (TELECOM)

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P: (317) 987-9010
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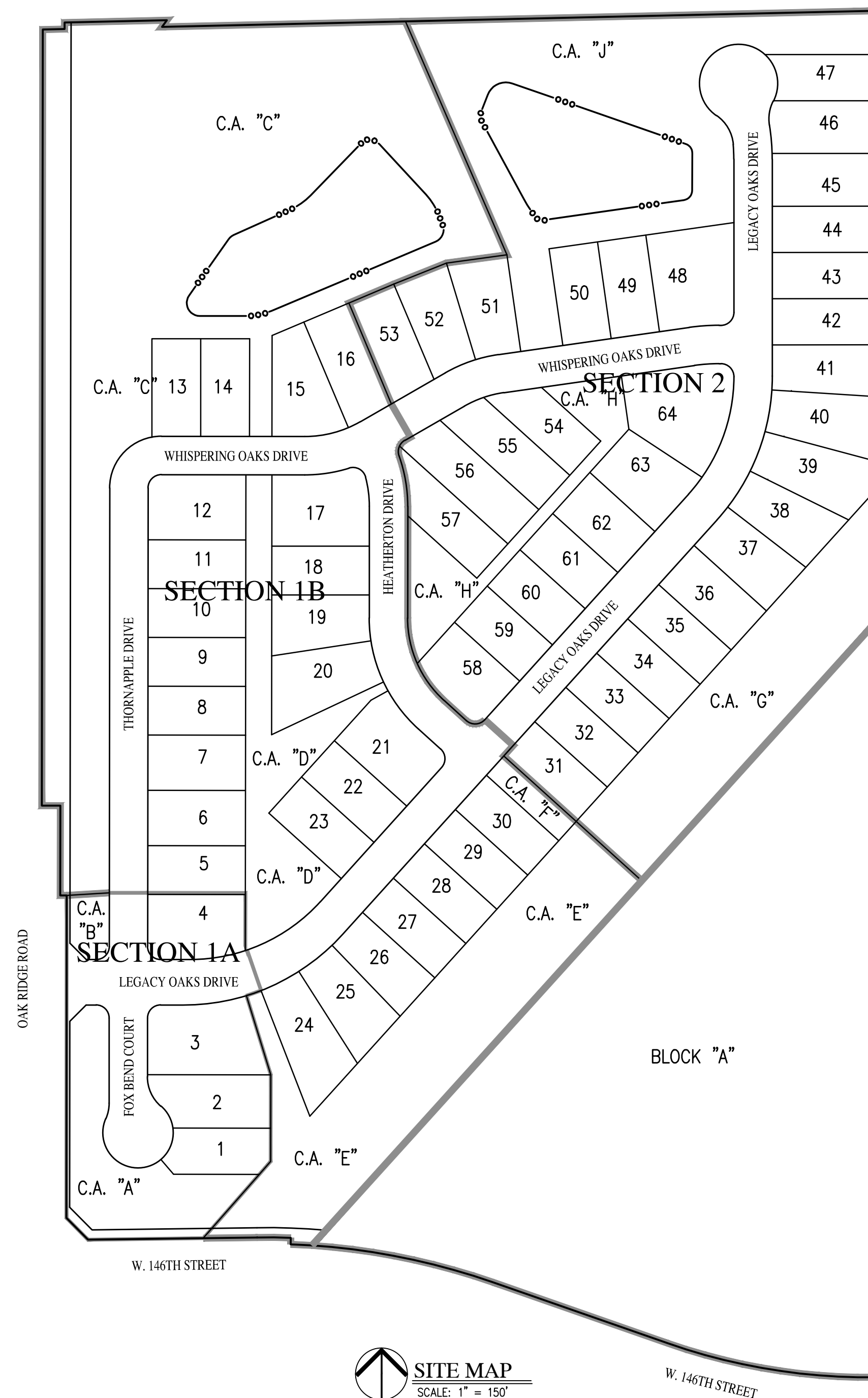
LEGAL DESCRIPTION

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 05 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 2380.07 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'

FLOOD HAZARD STATEMENT:

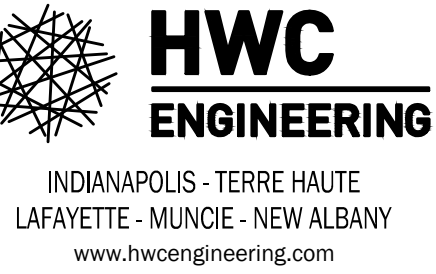
THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE AE AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 1800057C0120G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).



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REVISIONS

DATE	DESCRIPTION	BY



LEGACY OAKS
CITY OF WESTFIELD, INDIANA

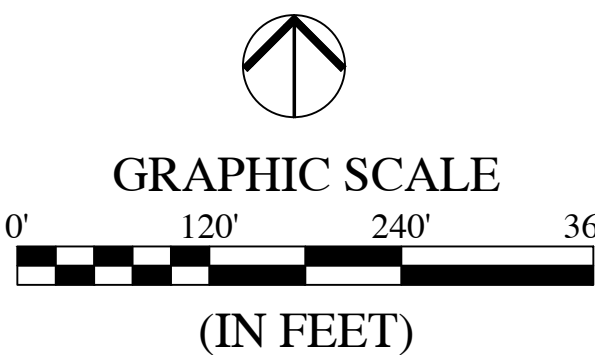
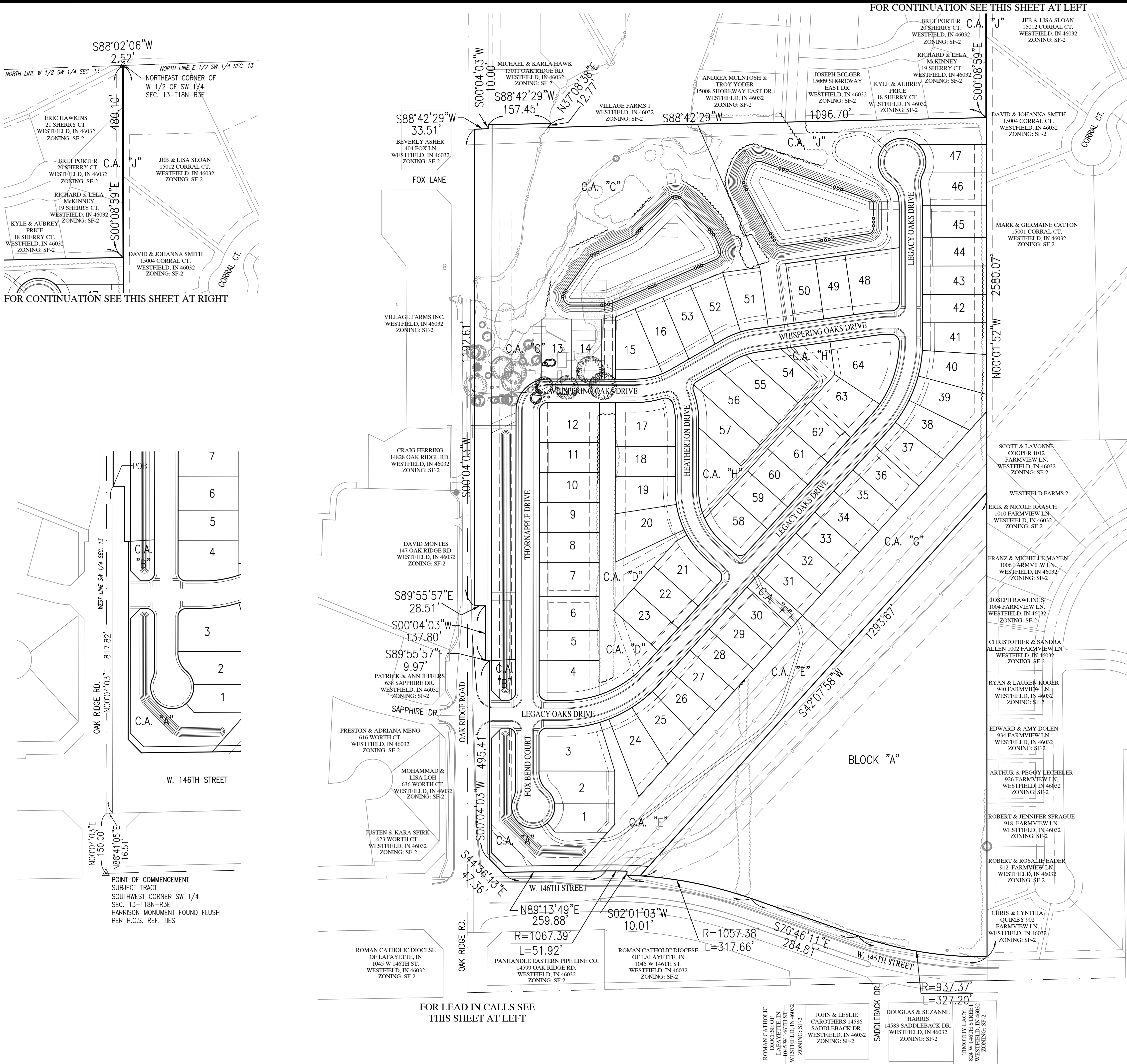
COVER



BRANDON T. BURCH
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



LEGEND:

EXISTING	PROPOSED

ABBREVIATIONS:

C.A.	- COMMON AREA
ZS	- 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. Judd, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-202-A, dated July 26, 2019, more particularly described as follows:

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

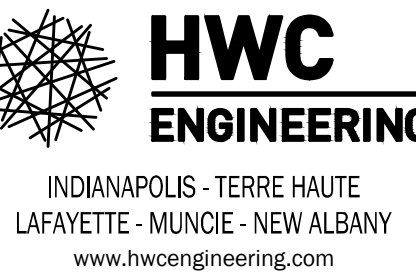
STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

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

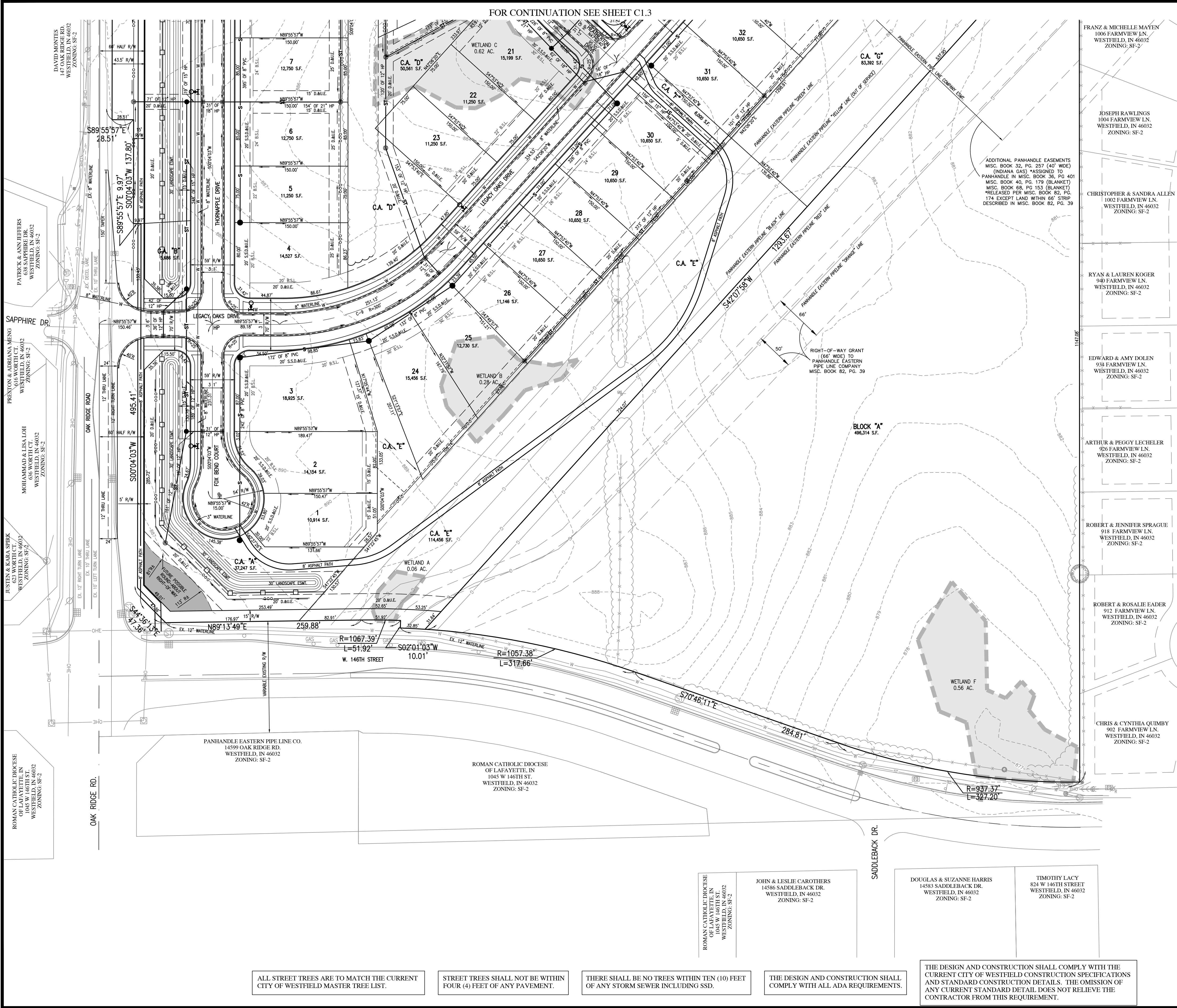


LEGACY OAKS
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN



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

C1.1
OVERALL SITE PLAN



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

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

LEGEND:

EXISTING	PROPOSED
--- EASEMENT LINE	--- EASEMENT LINE
--- SETBACK LINE	--- SETBACK LINE
--- CENTERLINE	--- CENTERLINE
--- SWALE / FLOWLINE	--- SWALE / FLOWLINE
--- SUBSURFACE DRAIN	--- SUBSURFACE DRAIN
--- SANITARY SEWER	--- SANITARY SEWER
--- STORM CULVERT	--- STORM CULVERT
--- WATER MAIN	--- WATER MAIN
--- CONTOUR, MAJOR	--- CONTOUR, MAJOR
--- CONTOUR, MINOR	--- CONTOUR, MINOR
--- FENCE	--- FENCE
--- TREE LINE	--- TREE LINE
--- SANITARY MANHOLE	--- SANITARY MANHOLE
--- STORM MANHOLE	--- STORM MANHOLE
--- STORM INLET	--- STORM INLET
--- STORM END SECTION	--- STORM END SECTION
--- FIRE HYDRANT	--- FIRE HYDRANT
--- FLOW ARROW	--- FLOW ARROW
--- STREET LIGHT	--- STREET LIGHT
--- 6' X 6' VEHICLE BARRIER POST	--- 6' X 6' VEHICLE BARRIER POST

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	Delta
C-1	78.54'	50.00'	70.71'	S45°04'03"W 9°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

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

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

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

DRAWN BY
DC
CHECKED BY
BB
DATE
JANUARY 3, 2020
SCALE
AS SHOWN
SHEET

C1.2
OVERALL DEVELOPMENT PLAN

© 2020



FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.2.

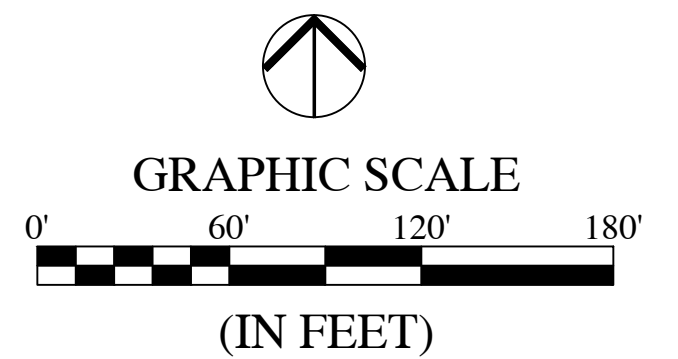
ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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.



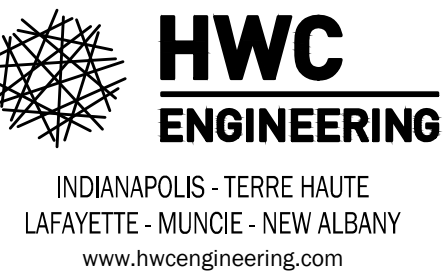
LEGEND:

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

ABBREVIATIONS:

BC	- BACK OF CURB
CL	- CENTERLINE
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NP	- NORMAL POOL (ELEVATION)
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C.A.	- COMMON AREA
D.E.	- DRAINAGE EASEMENT
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D.A.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



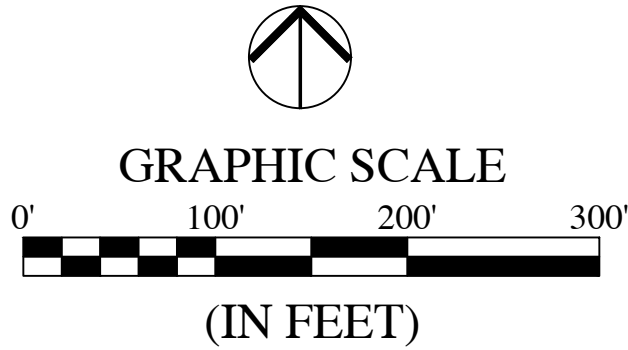
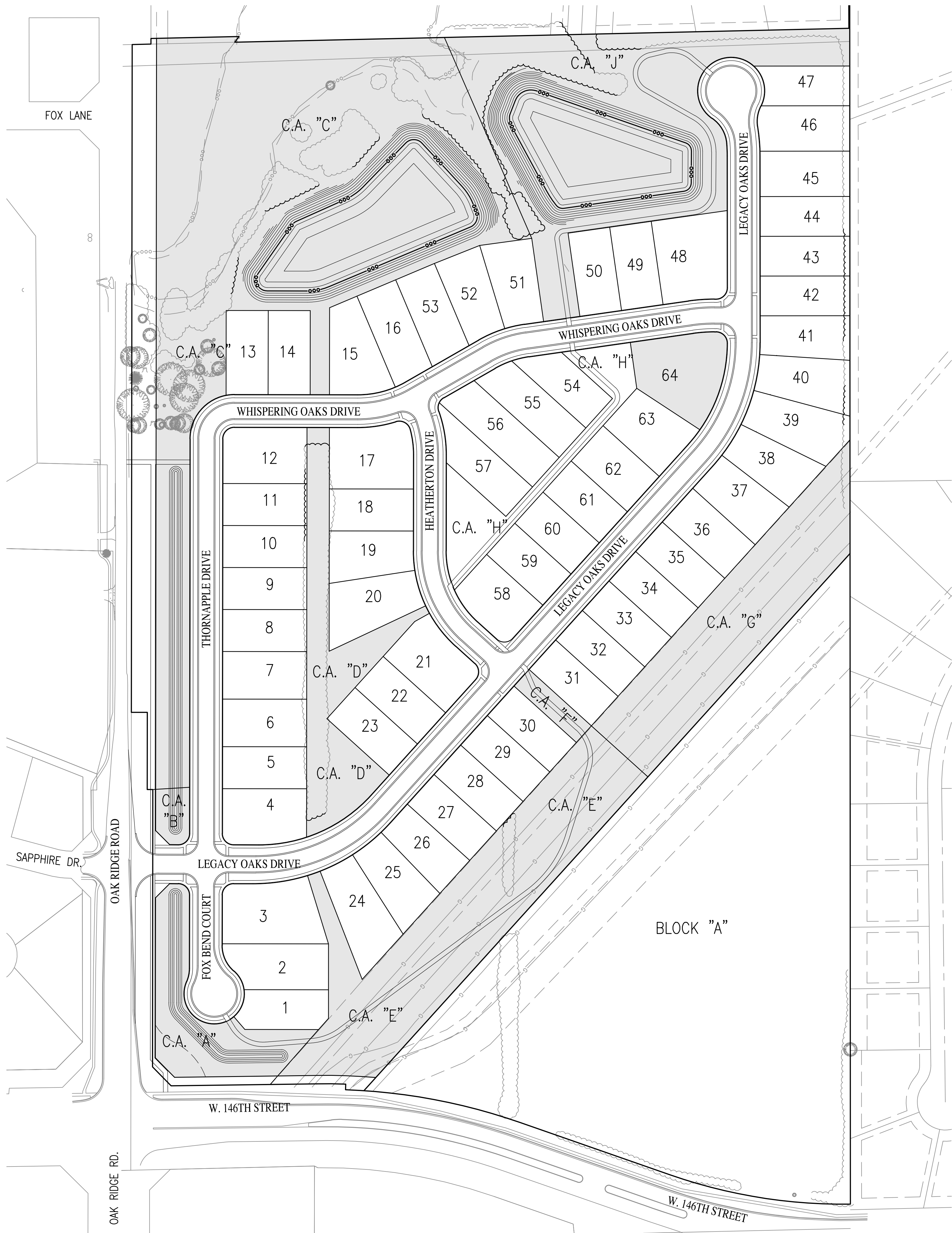
LEGACY OAKS CITY OF WESTFIELD, INDIANA OVERALL DEVELOPMENT PLAN



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DATE JANUARY 3, 2020	
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C1.3

OVERALL DEVELOPMENT PLAN



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"	= 37,247 SF
CA "B"	= 5,686 SF
CA "C"	= 337,336 SF
CA "D"	= 50,561 SF
CA "E"	= 114,456 SF
CA "F"	= 6,000 SF
CA "G"	= 83,392 SF
CA "H"	= 28,131 SF
CA "J"	= 166,718 SF
TOTAL COMMON AREA = 829,527 SF	
TOTAL COMMON AREA = 19.04 ACRES	

OPEN SPACE REQUIRED = 12.0%
OPEN SPACE PROVIDED
OPEN SPACE AREA = 19.04 AC. = 33.41%
TOTAL ACREAGE = 56.992 AC.

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.

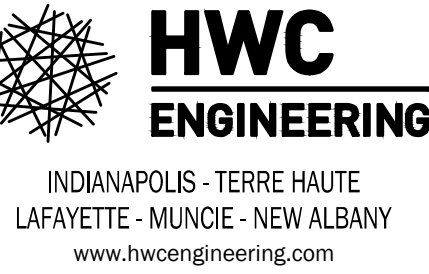
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

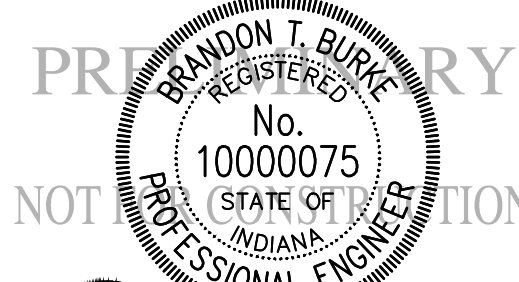
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LEGACY OAKS
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN



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C2.0

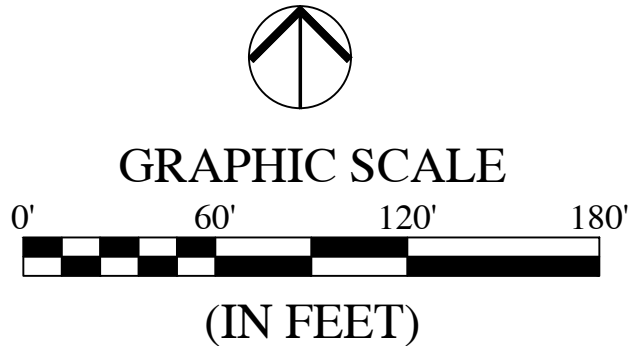
OVERALL OPEN SPACE
PLAN



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.

C3.0

EXISTING CONDITIONS &
DEMOLITION PLAN



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.

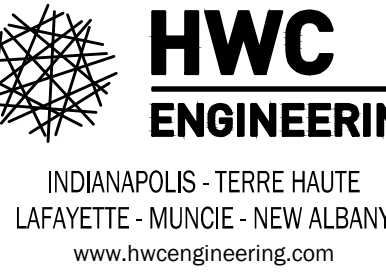
1. REMOVE EXISTING TREES AND/ OR TREE LINE.
2. REMOVE EXISTING FENCE LINE AND/ OR POSTS.
3. EXISTING CASTING TO BE REPLACED WITH TRAFFIC RATED CASTING.
4. EXISTING BUILDING TO BE REMOVED.
5. EXISTING GRAVEL DRIVE TO BE REMOVED.
6. EXISTING ASPHALT DRIVE TO BE REMOVED.
7. EXISTING CONCRETE TO BE REMOVED.

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



LEGACY OAKS
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS &
DEMOLITION PLAN

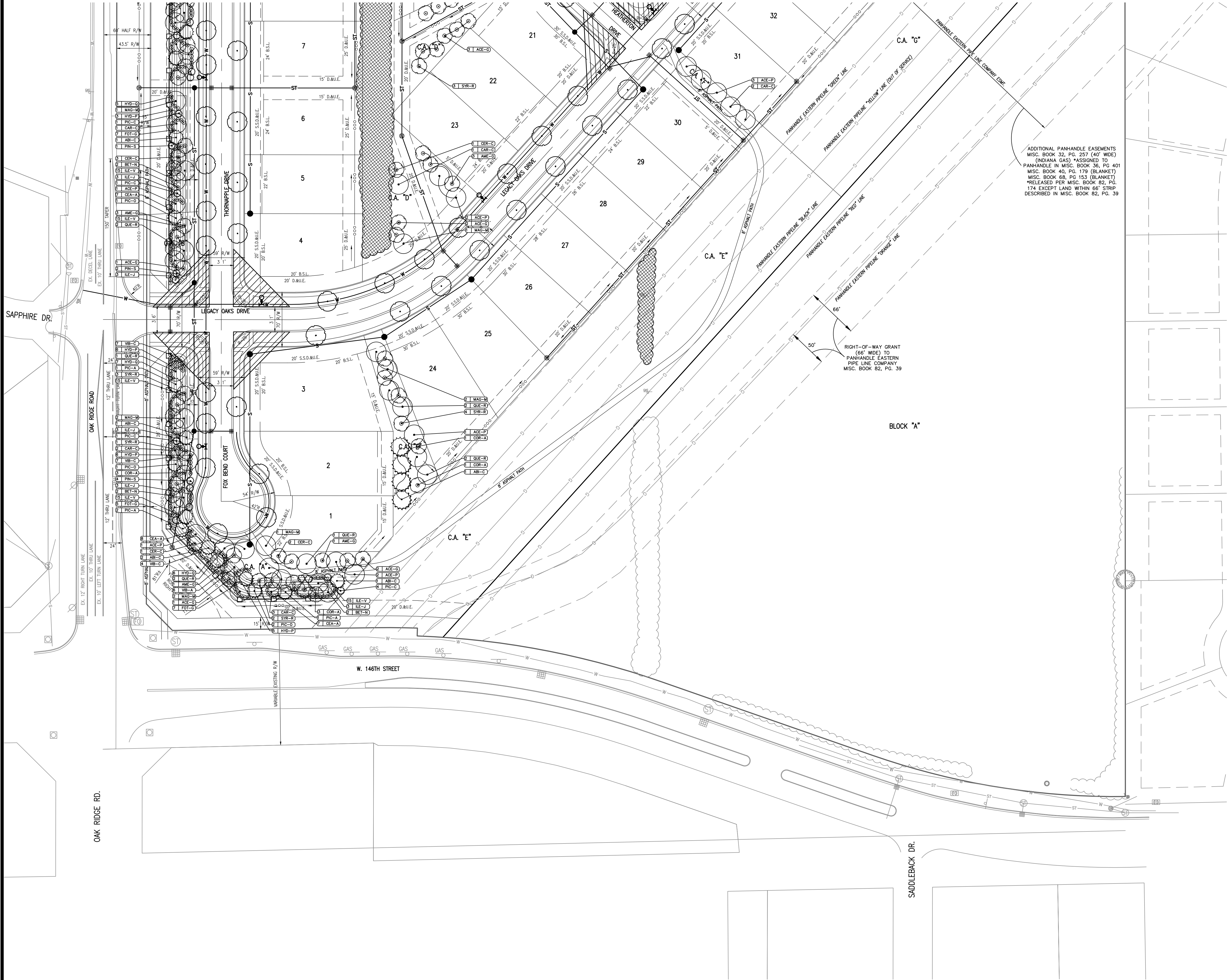


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C3.1

EXISTING CONDITIONS &
DEMOLITION PLAN

FOR CONTINUATION SEE SHEET L1.1



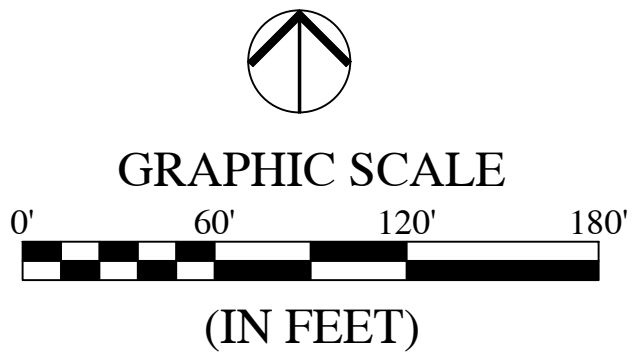
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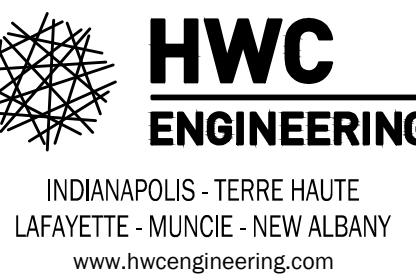
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LEGEND:

- # 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

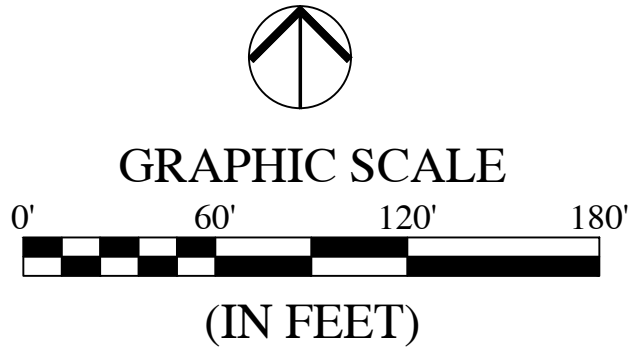


LEGACY OAKS
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



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L1.0
LANDSCAPE PLAN



LEGEND:

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- SPADE EDGE
- BLACK "4-BEARD" FENCE
- INTERSECTION SIGHT TRIANGLE
- EXISTING TREES TO REMAIN

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

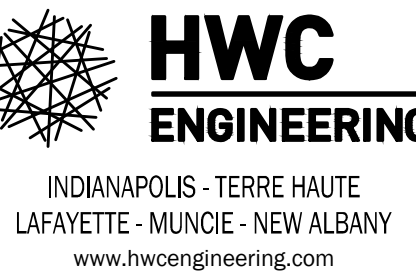
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LEGACY OAKS
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



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L1.1
LANDSCAPE PLAN

Plot Date: Jan 02, 2020 Plot Time: 3:33pm File Name: W:\Pulte Homes\2019-202-A Pulte- Westfield Reseller Property\Design\CAD\PP - Development Plan Sheet Set\19202-A.DP - Landscape Plan.dwg, Layout: L1.2 By: bburke

MASTER PLANTING SCHEDULE:

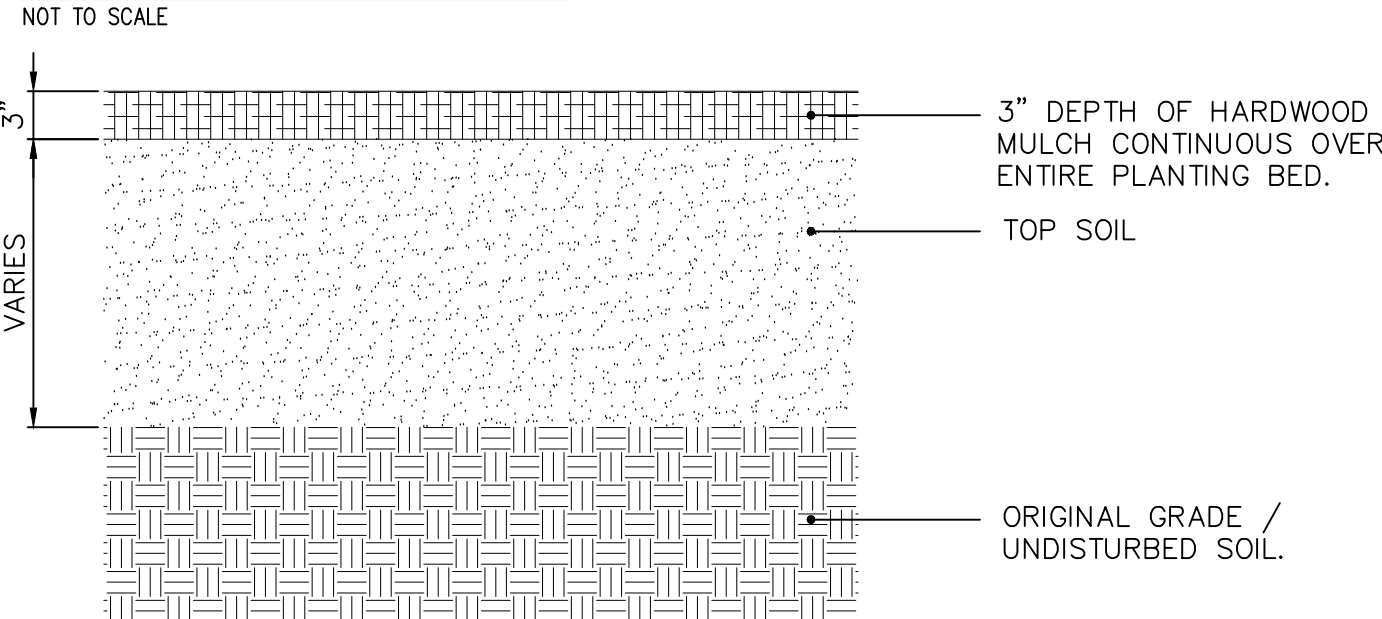
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
ACE-D	14	ACER DAVIDII X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
ACE-P	21	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
BET-N	5	BETULA 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	SILVER LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
ULM-A	15	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN 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	12	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	19	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	36	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	32	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	150	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	-	18"	#3 CONT	30" O.C.	FULL IN POT
ILE-J	30	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:

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

TOP SOIL REQUIREMENTS



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	—	—

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 UNDLATING 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 UNDLATING MOUND		COMPLIANT

PUD REQUIREMENTS: A BLACK "4-BEARD" 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.

LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- STREET TREES:
 - SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
 - ONE (1) STREET TREE PER LOT, PER STREET FRONTAGE.
 - TO BE SPACED, ALONG COMMON AREAS, APPROXIMATELY 48' O.C., (MIN. 25' O.C., MAX. 60' O.C. – DEPENDENT UPON STORM SEWER LOCATIONS).
 - TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
 - ALL STREET TREES TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY: NAME:
14.....AUTUMN BLAZE MAPLE
15.....AUTUMN GOLD GINKGO
15.....TULIP TREE
14.....SILVER LINDEN
15.....PRINCETON AMERICAN ELM

BUFFERYARD LANDSCAPING REQUIREMENT:

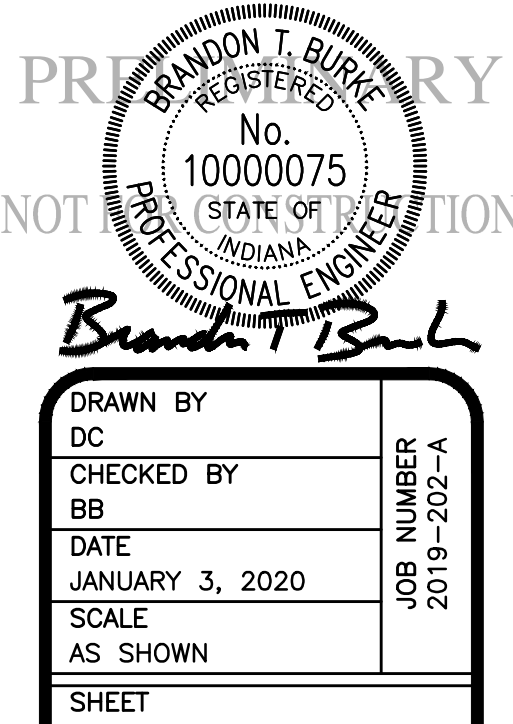
BUFFER YARDS SHALL APPLY ALONG THE ENTIRE LENGTH OF ALL ABUTTING LOT LINES WHERE CONFLICTING ZONING DISTRICTS ARE ADJACENT, THERE ARE NO CONFLICTING ZONING DISTRICTS FOR THIS PROPERTY, THEREFORE NO BUFFER YARDS ARE REQUIRED.

REVISIONS

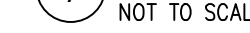
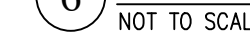
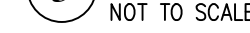
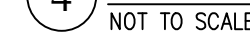
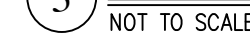
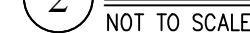
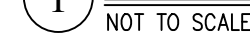
DATE	DESCRIPTION	BY



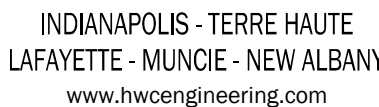
LEGACY OAKS
CITY OF WESTFIELD, INDIANA
LANDSCAPE NOTES



L1.2
LANDSCAPE NOTES



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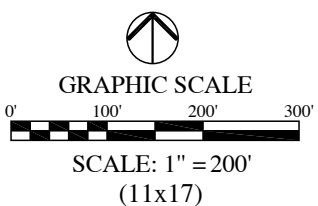
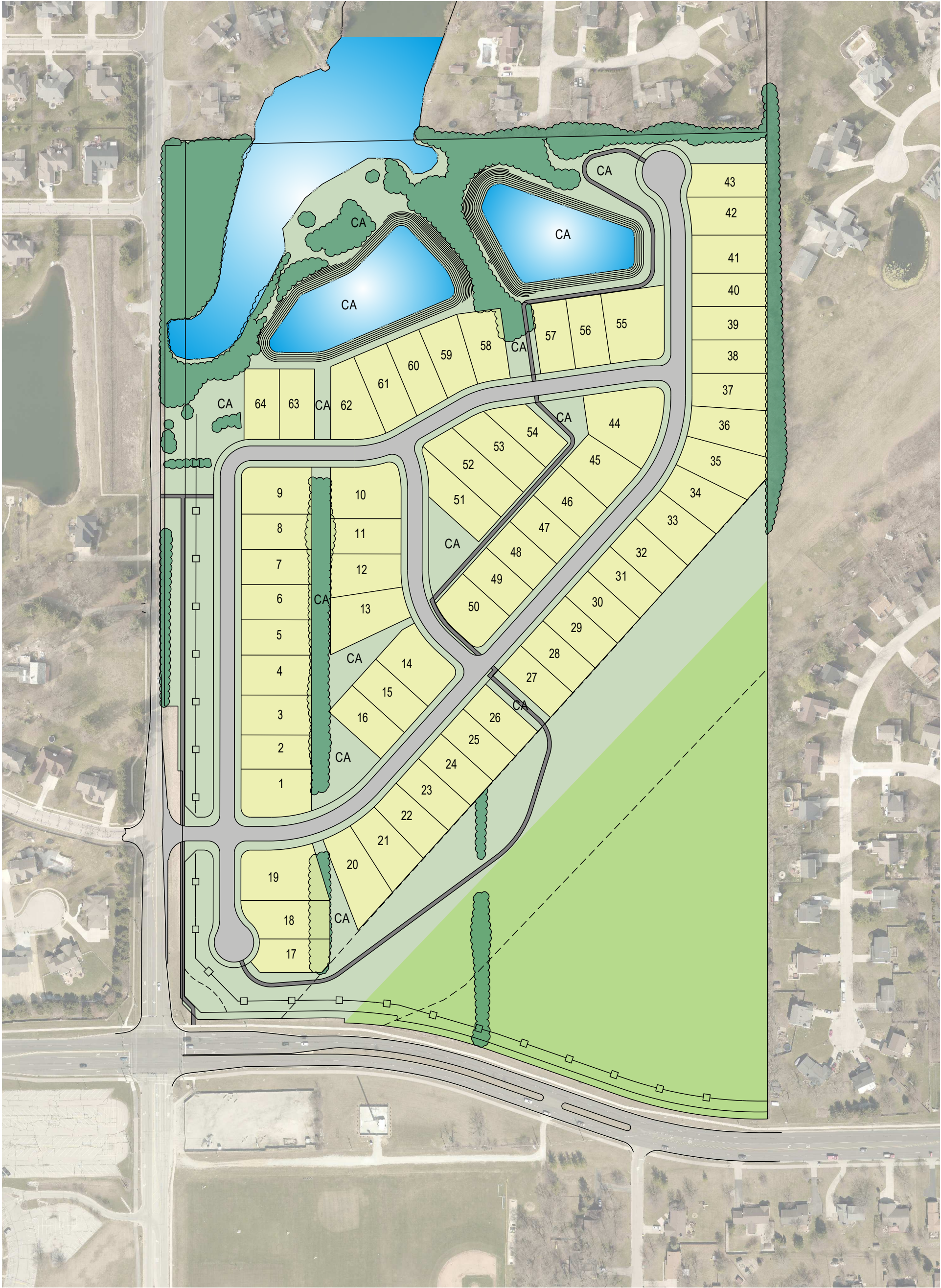
LANDSCAPE DETAILS

SHEET

L1.3

LANDSCAPE DETAILS

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



HWC
ENGINEERING

RESSLER PROPERTY
COLOR EXHIBIT
LAYOUT H-1
WESTFIELD, INDIANA
SEPTEMBER 25, 2019



October 17, 2019

Subject: Legacy Oaks Entrance Location

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

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,

A handwritten signature in dark ink, appearing to read "John Nail", is written over a light blue horizontal line.

John Nail
City Engineer
City of Westfield

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 3, 2020
1912-PUD-44

Docket Number: 1912-PUD-44 (Ord. 19-60)

Petitioner: EdgeRock Development, LLC (the "Petitioner")

Subject Site Address: SE Corner of 191st Street & Tomlinson Road Approximately

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

Current Zoning: AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Vacant

Approximate Acreage: 68 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-60
4. District Map
5. Concept Plan
6. Illustrative Character Exhibits, Observatory
7. Illustrative Character Exhibits, Community Entertainment Center
8. Berm Exhibit
9. Public Comments Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the November 11, 2019, City Council meeting. The petitioner held a neighborhood meeting on Tuesday, November 26, 2019. The petition received a public hearing (the "First Public Hearing") at the December 2, 2019, Advisory Plan Commission (the "APC") meeting.

Because the Petitioner included incorrect public hearing information on the public hearing notice for the December 2nd meeting, an additional public hearing (the "Second Public Hearing") was held at the January 21, 2020, APC meeting.



PROJECT OVERVIEW

Location: The petitioner is requesting the rezoning of approximately 68 acres +/- of Real Estate located on both the east and west sides of Tomlinson Road from 186th Street north to 191st Street (see **Exhibit 2**).

The Property is currently vacant and zoned AG-SF1: Agriculture/Single-Family Rural. The proposed Ordinance 19-60 (the "Proposed PUD") proposes a PUD with the underlying zoning district remaining AG-SF1 for the area dedicated for a park and LB: Local Business for the entire remainder of the Property (see **Exhibit 4**).

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate commercial and institutional development.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit C** of the PUD) is made a part of the PUD. A related District Map (see **Exhibit 4** or **Exhibit B** of the PUD) shows the Property divided into five (5) different Districts:

- District 1 – the Hotel District
- District 2 – the Park District
- District 3 – the Technology Center District
- District 4 – the Observatory District
- District 5 – the Community Entertainment Center District

Underlying Zoning: The proposed underlying zoning for District 2 is AG-SF1: Agriculture/Single-Family Rural. The proposed underlying zoning for the remaining Property, District 1 and 3 through 5, is LB: Local Business.

Illustrative Character Exhibits: Illustrative Character Exhibits (see **Exhibit 6** and **Exhibit 7** or **Exhibit D** and **Exhibit E** of the PUD) is made a part of the PUD which intend to capture the intended quality of improvements made in District 4 and District 5 of the PUD. In the event that District 4 is not developed in substantial compliance with **Exhibit D**, the Architectural Standards of the State Highway 32 Overlay District shall apply. In the event that District 5 is not developed in substantial compliance with **Exhibit E**, the Architectural Standards of Article 6.3 Architectural Standards of the UDO shall apply.

Permitted Uses: All uses permitted in the underlying zoning shall be permitted with the exception of heliports and Special Exception uses.

In addition, four (4) additional uses are proposed, all permitted in specific districts:

- Hotel is an additional permitted use in District 1 only



- Commercial Recreational Facility is an additional permitted use in District 5 only. In addition, it shall only be permitted if it is developed in substantial compliance with the Illustrative Character Exhibits in **Exhibit 7** or **Exhibit E** of the PUD.
- Race Track is an additional permitted use in District 5 only. In addition, it shall only be permitted if it is developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Illustrative Character Exhibits in **Exhibit 7** or **Exhibit E** of the PUD. Only electric, recreational go-karts are permitted on any Race Track.
- A Motorsports Industry Team Facility is an additional permitted use in District 5 only. In addition, it shall only be permitted if it is developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Illustrative Character Exhibits in **Exhibit 7** or **Exhibit E** of the PUD.

Overlay Districts: The PUD proposes that the US 31 Overlay not apply to the Property. The PUD also proposes that the Architectural Standards set forth in the State Highway 32 Overlay District be applicable to District 1 and District 3, which are located adjacent to 191st Street. If District 4 is not developed in substantial compliance with the Illustrative Character Exhibits in **Exhibit D** (the Observatory) Architectural Standards of the State Highway 32 Overlay District shall apply.

Development Standards: The PUD proposes building setback, building height, and building size modifications and/or enhancements from the UDO's LB District standards.

Lighting: The PUD proposes that neon-colored LED lighting be permitted along the rooflines of commercial buildings provided that the lighting is fully shielded from above. Additionally, architectural lighting shall be consistent with what is shown in **Exhibit E** of the PUD and shall project only against building facades and not into the sky.

Signage: The PUD proposes that the Property be permitted two Nonresidential Center Signs, one along 191st Street and one along Tomlinson Road. These shall be restricted to a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area per face.

Additionally, the PUD proposes that a maximum of one (1) Individual Monument Sign be permitted in each of the five (5) Districts. For Districts 3, 4 and 5, any Individual Monument Sign must be located at least two hundred (200) feet away from the right-of-way line of Tomlinson Road, Wheeler Road and/or 191st Street, whichever may be applicable.

ISSUES RAISED AT THE PUBLIC HEARINGS

Additional traffic and signage on 191st Street, noise from the outdoor go-kart track, drainage in general, and trash receptacles and building architecture bordering District 5's south property line were concerns raised at the December 2, 2019, public hearing. Drainage, lighting and noise from any gas-powered go-karts were concerns at the second public hearing.



CHANGES SINCE THE FIRST PUBLIC HEARING

Since the First and Second Public Hearings, some modifications have been made. Those include:

- Defining “Motorsports Industry Team Facility” and including it as a permitted use within District 5 if developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Architectural Character Exhibits shown in **Exhibit E**.
- Adding language that would require District 4 to follow State Highway 32 Overlay Architectural Standards if a development not substantially compliant with the Illustrative Character Exhibits within **Exhibit D** is developed.
- Adding language that requires a three (3) foot tall mound with staggered evergreen trees abutting no less than seventy-five percent (75%) of the entirety of the south lot line of District 5.
- Revising language within Article 7.1 so that it now reads that the Maximum Aggregate of all Buildings is 500,000 square feet of “gross floor area” instead of “gross leasable area”
- Revising language within Article 9.4 so that it now reads “neon-colored LED accent lighting shall be permitted” instead of “neon lighting shall be permitted”.
- The South Elevation (see page 2 of **Exhibit 7**) has been revised to include more color and architectural elements.
- An additional rendering for District 4 has been added to **Exhibit D** of the PUD and **Exhibit 6**.

CHANGES SINCE THE SECOND 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 (3) foot tall mound with staggered evergreen trees abutting no less than seventy-five percent (75%) of the entirety of the east lot line of Districts 4 and 5 (see **Exhibit 8**). Additionally a thirty (30) 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 (1) Individual Monument Sign be permitted in each of the five (5) outlined Districts. For Districts 3, 4 and 5, any Individual Monument Sign must be located a minimum of two-hundred (200) feet from the Tomlinson Road, 191st Street, or Wheeler Road right-of-way line, whichever is applicable.



COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” and “Employment Corridor” land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. A public hearing for this petition was held at the December 2, 2019, Plan Commission meeting. An additional public hearing was held at the January 21, 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
-



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 3, 2020
1912-PUD-44

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council**
2. If any Plan Commission member has questions prior to the APC meeting, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

WRITTEN PUBLIC COMMENTS

Docket Number: 1912-PUD-44

Petitioner: EdgeRock Development, LLC

Request: A change in zoning of approximately 68 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Links Planned Unit Development (PUD) District

Enclosed Attachments (as of 3:00 pm Friday, January 31, 2020):

February 3, 2020 Advisory Plan Commission Meeting

1. Rick and Darlene Wyatt	18710 Chad Hittle Drive	(1/14/20)
2. Stephen and Nancy Roberts	1313 E. 191 st Street	(1/14/20)
3. Andrew Waggoner	7157 W 200 N, Greenfield	(1/17/20)
4. Mike Roan	10 N .15 th St., Richmond	(1/21/20)
5. Linda Naas		(1/21/20)
6. Rick and Darlene Wyatt	18710 Chad Hittle Drive	(1/31/20)

To: Advisory Plan Commission

Re: Ordinance 19-60 (LINKS PUD)

We are Rick and Darlene Wyatt. We own and live at the Almost Home Boarding Kennel, 18710 Chad Hittle Drive here in Westfield. We understand there was a December 2, 2019 APC meeting regarding this, but our letter of notification has December 16th listed for persons desiring to present views. After bringing this to the attention of Community Development, this is why we are here now.

We are one of the 4 homes and 3 businesses that sit along the east property line of the proposed Link development. We understand the city wishes to increase business and entertainment development, but we must express our objection to the proposed outdoor race track with the use of gasoline powered go karts. We do not however, object to the use of electric go karts.

With our home and business sharing the property line, this raises concerns with the use of gasoline engine go karts.....

NOISE

* Even though Westfield's Noise Ordinance (see attached, City of Westfield Noise Ordinance) states that no person shall operate any motor vehicle that contains a modified or defective exhaust system can be used on any public property, if sound generated is clearly audible 40 feet or more from the source or is at a level of 90 or more decibels when measured from a distance of not less than 6 feet from its source is prohibited. The average go kart has a decibel level of 70-83 dB at 100 feet (see attached, Can Recreational Vehicles Damage Your Hearing, Noise Sources and Their Effects - a Purdue study and Noise - girlshealth.gov/environmental/noise) and the sound could easily be constant throughout the entire day into the night, 7 days a week.

* There would be multiple go karts on the track at one time, which will greatly increase the noise of revving engines, acceleration rise and fall, backfiring, and tires squealing.

* If there is a sound system blaring music all day adding to the noise, that would be unacceptable.

*The enjoyment of our property would be compromised and uncomfortable (see attached, City of Westfield Sec. 34-40. - Nuisances enumerated (2). We would no longer be able to enjoy the peacefulness of having the windows and doors open, or to sit on the porch during pleasant weather days without being bombarded with gasoline powered engine noise since go karts will run from early/mid-morning to late at night, every single day of the week.

*This has huge potential to negatively affect our business:

Clients old and new, comment on what a beautiful, quiet, peaceful setting we have tucked back in the woods, thus making it one of their reasons to board their pets at our kennel.

Potential new clients coming for tours would now be bombarded with the loud noise of go kart engines racing around the track. People will not choose to board at a kennel with non-stop noise fearing the stress it will cause their dogs.

Dogs need quiet/down time and some dogs are stressed by loud noises or continued loud noise, causing them anxiety. The problems we would see with stress are diarrhea, barking, refusal to eat, shaking, excessive drooling, trying to hide, etc. The impact of day and night gas powered go kart racing noise would surely be detrimental to the health and safety of our boarding guests.

*Resale value of our property. We are concerned about anyone being interested in taking over the kennel or purchasing the property to build their own business with the day in and day out noise of gas powered go karts.

ENVIROMENTAL FACTORS

* Exhaust fumes - the emissions from gas powered go karts have harmful impact to the environment, to people, and to the pets we care for. (see attached, EPA study Electric vs Gas Kart Emissions) Electric karts have zero-emissions, are green and environmentally friendly. (see attached, Environmental Factors - redbull.com and Gas vs Electric: Which Go-Kart is Best - autobahnspeed.com)

We request the city mandate a maximum dB level of ____X____, maintained 24 hours a day, 7 days a week, 365 days a year. (X - to be determined and we hope to have a number by the January 21st meeting. We are consulting with a kart racing expert for his advice.)

Install environmentally friendly sound barriers such as dirt berm and evergreens/shrubs along the east property line.

While the APC may approve this project, we respectfully request they consider the issues relating to noise and emissions we have addressed.

Thank you,
Rick & Darlene Tyatt

The City of Westfield, Indiana



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Westfield has two city ordinances which govern noise. The legal use of fireworks is an exception to the noise ordinance and the state statute becomes the governing rule.

If you observe any violations of these ordinances, please contact dispatch at 317-773-1300 or call 911 for emergencies or urgent situations.

Noise Ordinance



The ordinance states that no person shall play, use or operate any machine or device for the producing or reproducing or sound, including, but not limited to, loudspeakers, radios, CD players, television sets, musical instruments, phonographs, cassette players or any other machine designed or intended to produce or reproduce sound, not operate any motor vehicle that contains a modified or defective exhaust system, if such machine, device or vehicle is located in or on any of the following:

1. Any public property, including any public right-of-way, highway, building, sidewalk, public space, park or thoroughfare and the sound generated therefrom is clearly audible 40 feet or more from its source, or is at a level of 90 decibels or more when measured from a distance of not less than six feet from its source; or
2. Any private property and the sound generated therefrom is clearly audible 40 feet or more outside of said private property line, or is at a level of 90 decibels or more when measured from a distance of not less than six feet from said private property line.

The following are exemptions:

1. Sounds emitted from authorized emergency vehicles.
2. Lawn mowers, garden tractors, construction equipment, and power tools, when properly muffled, between the hours of 7:00 a.m. and 10:00 p.m. only.
3. Burglar alarms and other warning devices when properly installed, providing the cause for such alarm or warning device sound is investigated and turned off within a reasonable period of time.
4. Parades, festivals, carnivals, fairs, celebrations, concerts, artistic performances or other events authorized by the city council or another appropriate governmental entity.
5. Attendant noise connected with the actual performance of athletic or sporting events and practices related thereto.
6. The emission of sound for the purposes of alerting persons to the existence of an emergency, or for the performance of emergency work.
7. Sounds associated with the use of legal fireworks.
8. Sounds associated with the use of an approved public safety training facility between the hours of 7:00 a.m. and 10:00 p.m.
9. Sounds associated with the normal conduct of legally established non-transient businesses when such sounds are customary, incidental and within the normal range appropriate for such use.

To see the ordinance in full as well as violation and penalties, please visit <http://bit.ly/1Q7LxLp>. In addition to this, the ordinance for nuisances is listed in full here: <http://bit.ly/1R0k26P>.

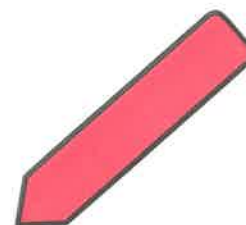
On Point with Senior Health and Medical News

Lets talk about health, exercise and medical news with a senior slant

Can Recreational Vehicles Damage Your Hearing?

SEP 6

Posted by [dsm49](#)



i

Rate This

Hearing Loss can be caused by many things, but a main culprit is continual loud noise. You might not have thought of this, but riding recreational personal watercraft – think of jet skis (generic term used) for example or snowmobiles might be endangering your hearing. Riding these machines can be fun, even exciting, but take adequate precautions for your hearing. There are some newer PWC that are electric and don't make noise so they wouldn't be a problem.

The Occupational Safety and Health Administration (OSHA) requires annual hearing tests for workers exposed on a daily basis to 85 decibels (dB) or more. Besides the frequency of the loud noise, the duration (length of time exposed in minutes or hours) is also taken into consideration. Permanent hearing loss may occur at 140 decibels (such as shooting a weapon without hearing protection or an explosion) and gradual hearing loss may occur over a period of time at 90 decibels for those exposed daily or for longer periods of time.

So consider this – some older snowmobiles generate as much as 120 decibels. According to the Coalition of Concerned National Park Service Retirees, the newer four-stroke models of snowmobiles still generate enough noise to damage hearing.

Yellowstone safety officer, Brandon Gauthier, "advises employees who drive the new four-stroke snowmobiles to wear earplugs because the machines are almost as loud as the two-stroke models, reaching a noise level of 111 decibels during acceleration. Because the decibel scale is logarithmic, that's many times higher than the 85-decibel level at which medical experts advise the use of hearing protection". As for Personal Watercraft (PWC) such as jet skis (generic) "We can expect the older Personal Watercraft (PWC) and two-stroke engines to have extremely high noise levels, with a range of 85- 102 decibels per unit", according to a 2005 Issue Summary for Colorado State Parks. The American Hospital Association does recommend using hearing protection above 85 dB.

Do you work around Go-Karts or motorcycles?. Loads of fun for everyone, yet the average Go-Kart has a decibel level of 79-83 dB at 100 ft. I wonder what it is for the person inside the Go-Kart? Let's hope the employees are wearing hearing protection. So the next time you or your children go to ride Go-Karts put some ear plugs with a good rating in your pocket. That was easy!

According to research published in Audiology, 2001, those people that were involved in leisure activities with loud noise associated with them, such as 90 dBA or more, were significantly more likely to have acquired hearing loss than those that didn't participate in noisy recreational/leisure activities. So, do yourself a favor – if you are going to be using loud recreational vehicles, protect your hearing with ear plugs. Check out the Noise Reduction Rating before buying, and you can enjoy yourself with less risk to your hearing.

Donna A. Menner is the Pres/CEO of Modern Senior Products LLC. Ms. Menner is the lead researcher for baby boomer and senior products, and writes the Health/Medical and Technology Blog and Newsletters at the company website, <http://www.modernseniorproducts.com> (<http://www.modernseniorproducts.com/>)

Article Source: http://EzineArticles.com/?expert=Donna_Menner (http://ezinearticles.com/?expert=Donna_Menner)



About dsm49

I am the CEO of Modern Senior Products LLC, based in Arizona. I am a graduate of the University of Cincinnati. I spend a lot of time researching health, fitness and technology for my company. We specialize in senior products and gifts for seniors, offering phones for hearing loss, whether due to service in the military, age related or other reasons, also phones for vision and memory loss. We offer S.O.S. Alert Phones, to assistive listening devices, hearing protection and garden tools for those with arthritis or carpal tunnel syndrome. We also offer exercise & rehab equipment. You can find us at <http://www.modernseniorproducts.com> WE ARE NOT RESPONSIBLE FOR ANY ADS ON THIS BLOG, THEY ARE PUT ON BY WORD PRESS.

[View all posts by dsm49 »](#)

Posted on September 6, 2010, in [Hearing Problems Effect Quality of Life](#), [Uncategorized](#) and tagged [Decibel](#), [Earplug](#), [health](#), [Hearing](#), [Hearing impairment](#), [Noise](#), [Occupational Safety and Health Administration](#). Bookmark the [permalink](#). [Leave a comment](#).

Noise Sources and Their Effects

Noise Source	Decibel Level	comment
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage 8 hr exp
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 h exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 ft	60	Half as loud as 70 dB. Fairly quiet
Quiet suburb, conversation at home. Large electrical transformers at 100 ft	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

[modified from <http://www.wenet.net/~hplu/dblevels.html>] on 2/2000. SOURCES: Temple University Department of Civil/Environmental Engineering (www.temple.edu/departments/CETP/environ10.html), and Federal Agency Review of Selected Airport Noise Analysis Issues, Federal Interagency Committee on Noise (August 1992). Source of the information is attributed to *Outdoor Noise and the Metropolitan Environment*, M.C. Branch et al., Department of City Planning, City of Los Angeles, 1970.

<http://www.girlshealth.gov/>[Home](#) > [The environment and your health](#) > Noise

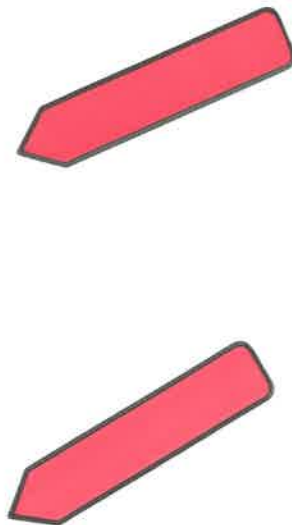
Noise

Noise is all around us, all of the time. You probably don't even notice it. (In fact, you are probably more likely to notice when it gets very quiet and you can actually hear the birds singing!) Traffic roars past us, lawn mowers growl, and kids shout. Even though these are noises that we hear every day, if they are too loud or last too long they can [hurt your ears and your hearing](#). (Luckily, there are [things you can do to protect your hearing](#)!)



Noise pollution is "unwanted or disturbing sound." Noise pollution gets in the way of normal activities such as sleeping or talking. The fact that you can't see, taste, or smell it may help explain why it has not received as much attention as other types of pollution, such as air pollution or water pollution.

Sounds at or above 85 decibels (dB) can hurt your ears. (A decibel measures the loudness of sound.) Sounds that humans can hear are measured on a scale from zero to 140. A normal conversation is about 60 dB. Chainsaws, hammer drills, and bulldozers ring in at over 100 dB. So if you are a construction worker, harmful sounds may be a regular part of your job. The same goes for people working around factory machinery every day. Airport workers and farmers are two more groups that are regularly exposed to loud noise. However, loud noise does not have to be an everyday



happening to cause damage. One-time exposure to very loud noises, such as the sound of a gun firing at close range, can harm your ears permanently.

Other things that make enough noise to hurt your hearing include:

- MP3 players
- Motorcycles
- Trucks
- Lawn mowers, vacuum cleaners, leaf blowers
- Snowmobiles, go karts, rifles
- Rock concerts

How many decibels are these noisy things?

Remember: sounds at or above 85 decibels can hurt your ears or cause hearing loss.

Number of decibels	Noise
150	Firecracker
120	Ambulance siren, motorcycles
110	Chain saw, rock concert
105	Personal stereo system at max level
100	Wood shop, snowmobile
90	Power mower
85	Heavy city traffic
60	Normal conversation
40	Refrigerator humming
30	Whispered voice

Sec. 34-40. - Nuisances enumerated.

It shall be unlawful for any owner, occupant, manager or person having control of any property within the incorporated city to permit or cause a public nuisance to develop, including, but not limited to the following:

- (1) *Airborne matter.* Emission of a significant amount of odor, dust, smoke or other matter into the atmosphere which renders ordinary use and enjoyment of property in the vicinity uncomfortable or impossible (see IC 36-8-2-8).
- (2) *Noise.* Emissions of a significant amount of noise which renders ordinary use and enjoyment of property in the vicinity uncomfortable or impossible (see IC 36-8-2-8).
- (3) *Infestation.* The causing or permitting of any significant rodent or insect population to exist on any property, or to cause or permit any condition which would attract such population (see IC 16-1-27-4).
- (4) *Other offenses.* In addition to what is declared in this article to be a public nuisance, those offenses which are known in common law and state statutes as public nuisances may be treated as such and be proceeded against as is provided in this article or in accordance with any other applicable law.

(Ord. No. 96-30, § 1(8.04.100), 12-9-96)

1. Electric vs Gas Kart Emissions

Electric Karts Produce ZERO Emissions

All of our electric go karts produce zero emissions. Gas-powered karts's emissions can be bad for both the environment and ourselves.

At the **2015 International Emissions Inventory Conference in San Diego**, the **Environmental Protection Agency (EPA)** and an environmentalist/health care scientist **delivered a presentation** on National Lawn and Garden Equipment Emissions. Wait, lawn and garden equipment? What does that have to do with go-karts? Because they are powered by engines *very* similar to those found in most gas-powered go-karts. In an hour, emissions from these engines produce the equivalence of **driving a typical car for 350 miles**. Plus, they contain harmful pollutants such as benzene, formaldehyde, nitrogen oxides, **carbon monoxide and dioxide**, particulate matters and more.

This all significantly hurts the ozone and threatens our health:

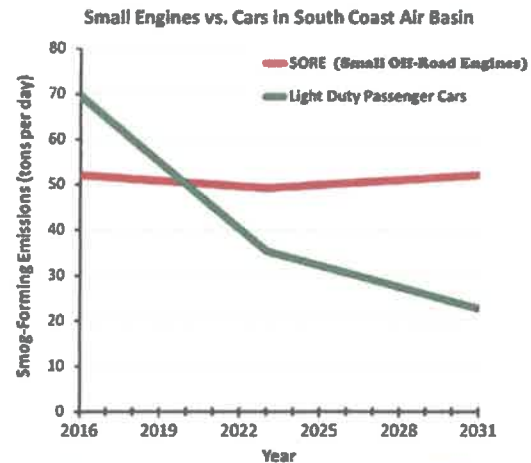
- Causes respiratory harm (worsened asthma/COPD)
- Early death
- Cardiovascular problems (heart attacks, strokes, heart disease)
- Damage to the central nervous system
- Reproductive harm

YIKES!

And this is all if the emissions are OUTSIDE. NOT in a confined indoor karting center with limited ventilation. Just imagine the carcinogen exposure at that last indoor gas karting place you went to. Not good, my friend.

And we're not even talking about the **amount of fuel spilled** during refueling. That stabs into the heart of mother earth yet again. Not only does spilled gasoline contaminate groundwater, but it evaporates into the air. This evaporation forms a smog-created ozone when heated by the engine and/or sunlight.

Race guiltlessly at K1 Speed, knowing that **none of these harmful byproducts** are entering your body or the Earth's environment.



California Environmental Protection Agency
Air Resources Board
 June 2017





[← Back to Blog](#)
Dec 6, 2017

Gas VS Electric: Which Go-Kart is Best?

When it comes to go-karts, there's an age-old debate of electric vs. gas. While there are a few advantages of gas karts (and they're the original karts most of us grew up with), we believe the advantages of electric karts far outweigh those. That's why we use electric here at Autobahn.

Here are 6 advantages of electric karts, both competitive and environmental:

1. **No exhaust fumes**, which provides a cleaner, safer indoor racing experience. Gas karts can produce hazardous fumes that can cause vomiting and sickness, but you'll never experience this with electric karts.
2. **Evenly-distributed battery weight**, meaning you're less likely to tip or flip your kart. Gasoline karts have heavy engines mounted in a single location, making it uneven and easier to tip.
3. **High-tech diagnostic monitoring**, which allows us to keep karts performing at their best, and to ensure it's an even playing field. Gas karts can wear over time, and luck will sometimes be the determining factor in winning a race.
4. **Reverse gear**, which will come in handy in the event of a spin. It'll get you out of a bad situation and back in the race without needing an attendant to manually push you.
5. **Covered mechanical components**, preventing burns and injuries to drivers. Have you ever accidentally touched a spot on a gas kart and received a nasty burn? You won't have that problem with an electric kart.
6. **More torque**. Electric karts are better at hitting top speed quicker than gas karts. You'll get instant power as soon as you slam on the pedal, which comes in handy in tracks with multiple turns since acceleration is key when exiting a turn.

The only major advantage that gas karts have over electric is the range and length of time they can last. Electric karts require charging, and the time a charge lasts can vary, while gas karts simply require a fuel refill. However, this is something that will never affect you as a driver as we have plenty of karts to support this. We'll gladly tackle this one hurdle if it means providing you with a faster, more enjoyable racing experience.

We'd love for you to come test your skills with an electric kart. Our karts are high-performance, Italian-made, and Formula-1-Inspired. Each kart is fast, modern, easily controlled, and safe for racers of all ages and experience levels, while providing a real racing experience realistic enough that many of the top professional racers frequent our tracks.

Ready to try it out? Find the location closest to you [here](#).





Gas-powered karts emit fumes which ekarts do not
© INDIAN NATIONAL KARTING CHAMPIONSHIP

Environmental factors

The biggest plus point for electric karts is sustainability. With a worldwide emphasis on being environment-friendly, the zero-emission electric kart is perfect. They produce no harmful gases that pollute the environment, which also makes it possible to use them in indoor facilities like SMAASH Sky Karting. Furthermore, they can be used in and around residential areas since they produce very little noise.

The engines of gas karts emit fumes that can be harmful for the environment, much like cars used on the streets. They can also be responsible for a large amount of noise pollution when in use, which is why circuits for regular karts are usually built far away from residential areas.

From: sirpikemaster@frontier.com
To: [Daine Crabtree](#); [Jonathan Dorsey](#); [John Rogers](#)
Subject: 1912 -PUD - 44 Public Hearing January 21, 2020
Date: Tuesday, January 14, 2020 9:37:40 AM
Attachments: [Public Hearing, 1-21-2020 concerning , 1912 -PUD - 44.docx](#)

(A listing of these concerns is also attached.)

To:

Westfield – Washington Township
Advisory Plan Commission

These comments/questions concern 1912 – PUD - 44
filed by Birch Dalton on behalf of Edgerock Development.
(To be heard January 21, 2020)

We, Stephen R. Roberts and Nancy K. Roberts, reside
on the eight acres immediately to the east of the property
under consideration for rezoning. From what we've learned,
we are concerned about the following:

1)

The traffic congestion problems to be encountered at
both the 191st and Tomlinson Road roundabout and
the intersection of Tomlinson Road and Blackburn.

Both of these intersections are inadequate for handling the
traffic that will be involved during and after construction.

2)

What type of barrier or buffer zones are to be created along the full south and west lengths of our adjoining property?

What is to be done about avoiding future drainage problems to our property caused by these buffers.

3)

There's been mention of the possibility of gasoline powered go-cart racing at the south end development. The go-carts should be limited to electric vehicles to avoid noise pollution in the area. Gasoline powered vehicles create high noise levels that travel great distances.

Stephen R. and Nancy K. Roberts,
1313 East 191st Street
Westfield, IN 46074
317-896-3317
sirpikemaster@frontier.com

From: [Andrew Waggoner](#)
To: [APC](#)
Subject: Links PUD
Date: Friday, January 17, 2020 8:01:25 AM

I just wanted to send a quick email about this PUD. I think it looks like a great attraction for Westfield and I am in favor of the development. It would be very cool addition to the Grand Park area and would seem to fit with everything else that's going on up that way.

Thanks,

Andrew Waggoner
16419 Connolly Dr
Westfield, IN 46074

Thanks,

Andrew Waggoner
Business Development Specialist

Ferguson Construction Company
Dedicated to Excellence since 1920



Sidney, Dayton, & Columbus, Ohio
Indianapolis, Indiana

7157 W 200 N
Greenfield, IN 46140
Tel: 317-477-3615 EXT 602
Fax: 317-477-3630
Cell: 317-432-1331
Email: awaggoner@ferguson-construction.com

Website: www.ferguson-construction.com
Twitter: <http://twitter.com/FergusonCC>

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From: [Michael Roan](#)
To: [Daine Crabtree](#)
Subject: 1912-PUD-44
Date: Tuesday, January 21, 2020 1:10:52 PM

I am submitting the following comments on behalf of CharlesTowne, LLC. We are currently in for our Improvement Location Permit for CharlesTowne at Grand Park Village- a 244-unit, market-rate multi-family development at 18300 Wheeler Road, scheduled for groundbreaking on April 1, 2020.

While we support the applicant in developing the site and providing an amenity for the area, we feel the potential noise generated by multiple gas-powered go-karts can be detrimental to the uses and values of surrounding developments, and that electric go-karts on any outdoor track should be a condition for approval.

Mike Roan, RLA ASLA
Freeman Planning and Design, Development, and Construction
10 N. 15th Street - Richmond, IN 47374
Mdr-fpd@comcast.net
(765) 966-9720 (o)
(843) 290-3972 (c)
(765) 962- 9845 (f)

From: [Linda Naas](#)
To: [APC](#)
Subject: 1912 - PUD- 44
Date: Tuesday, January 21, 2020 1:23:57 PM
Attachments: [image0.png](#)

Per IC and UDO Chapter 5.6, I do not believe all components of this PUD meet the ordinances. I would also like to see a detailed financial plan, timeline & viability study for the proposed uses. This should not be approved without a limit on time for building. Acreage in Westfield is and will continue to be at a premium and should be for best uses.

Please compare to UDO PUD Chapter 5.6 & require best plan possible. Again developer financial gain should not be a consideration but financial viability of the project & maintenance in the future should be a commitment.

We currently have an over abundance of public private projects and I don't approve of this being one now or in the future. Please give this concern strong consideration.

11:19 ↗



 westfield.in.gov

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 5

5.6 Planned Unit Development (PUD) District

- A. **Authority:** This Article shall allow all Zoning Districts to be zoned to a Planned Unit Development District ("PUD District").
- B. **Applicability:** The PUD District is an overlay district that shall default to an underlying Zoning District. The land designated in a PUD District shall be a tract of land under single ownership or control.
- C. **Purpose and Intent:** The PUD District is intended to:
 - 1. Encourage flexibility and innovation in the development of land in order to promote its most appropriate use.
 - 2. Improve the design, character and quality of new developments.
 - 3. Encourage a harmonious and appropriate mix of uses.
 - 4. Facilitate the adequate and economic provision of streets, utilities and municipal services.
 - 5. Preserve the natural environmental and scenic features of the site.
 - 6. Encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features.
 - 7. Mitigate problems which may be presented by specific site conditions.
- D. **Standard Criteria:** A PUD District shall comply with the provision of this Ordinance. In addition, a proposed PUD District should include concepts and development and design standards that generally offer the following advantages over a standard Zoning District:
 - 1. Address the policies included in the Comprehensive Plan specific to the neighborhood so as to encourage consistency with the community's vision as presented in the Comprehensive Plan.

2. Use design to provide compatibility between areas of different land uses and development intensities within the PUD District.
 3. Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.
 4. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide enhance amenities and open space.
 5. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.
 6. Promote architecture that complements the surroundings.
 7. Counteract urban monotony and congestion on streets.
- E. **Permitted Uses:** All land uses permitted by this Ordinance may be permitted by a PUD District. Permitted uses shall be specified and set forth in the

FALL 2019

www.westfield.in.gov

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 5

adopted PUD District Ordinance. _____

Respectfully submitted,
Linda Naas

Sent from my iPhone

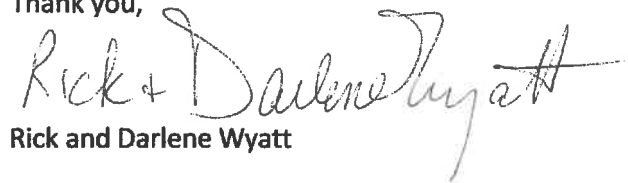
To: Advisory Plan Commission

Re: Ordinance 1912-PUD-44 (LINKS PUD)

My name is Darlene Wyatt and my husband Rick and I would like to take a moment to thank the APC for the opportunity to speak during the meeting on January 21st and hearing our concerns. We would also like to thank Mr. Birch Dalton for addressing our concerns and including them in the updated project proposal.

We look forward to seeing the final layout proposal in the near future.

Thank you,

A handwritten signature in cursive script that reads "Rick + Darlene Wyatt". The signature is written in dark ink and is positioned above the printed names.

Rick and Darlene Wyatt

EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 4



**SERPENTINE
STRUCTURE**



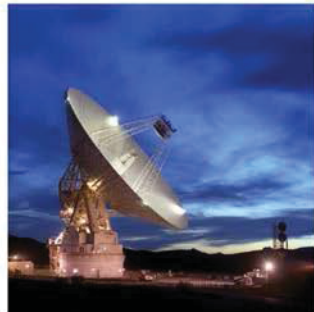
**GLASS STOREFRONT TO EXPOSE
INTERIOR PLANETARIUM DOME**



**METAL PANEL ROOFS
AND FACADE**



**FLOWER PETAL
OBSERVATORY DOME**



RADIO TELESCOPE



**COVERED WALKWAYS
WITH ADA RAMPING**



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/28/19



Cooler Design

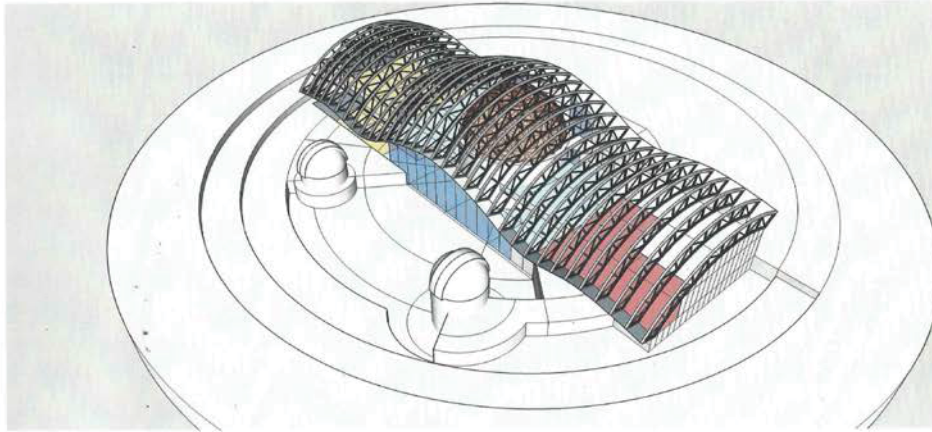
ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ARCHITECTURAL CHARACTER FOR DISTRICT 4

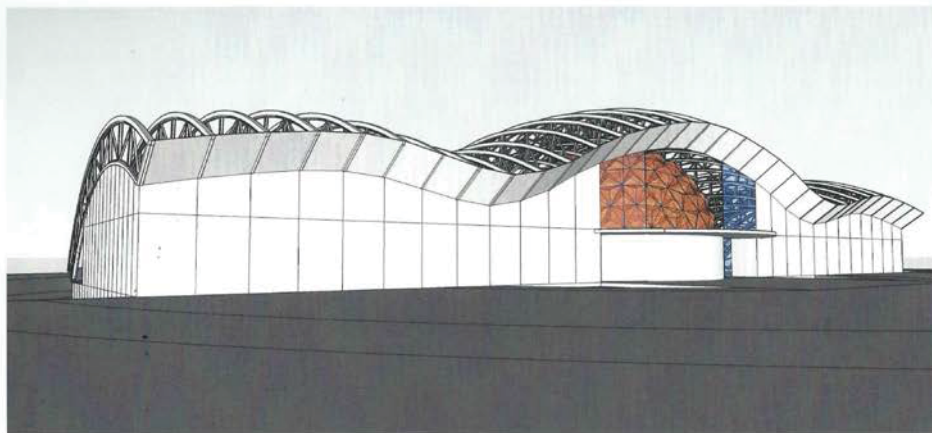


Bringing Science to Life.
Changing the World.

FANNING
HOWEY



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Rear View
Roof panels deleted for clarity



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Front View
Roof panels deleted for clarity



COMMUNITY ENTERTAINMENT CENTER
WESTFIELD, IN

10/25/19



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

