CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_12_02_2019

Monday, December 02, 2019 at 07:00 PM

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

MEETING DATE: **Monday, December 02, 2019 at 07:00 PM**

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - November 6, 2019 & November 18, 2019

Documents: APC Minutes - November 6, 2019 | APC Minutes - November 18, 2019

Approval of 2020 APC Schedule of Meetings and Filing Dates
Documents: 2020 APC Schedule of Meetings and Filing Dates

Review APC Rules & Procedures

CONSENT AGENDA

1910-DDP-19
Grassy Branch Marketplace, Lot 3
3302 East State Road 32
Grassy Branch Partners, LLC by American Structurepoint, Inc. requests Detailed Development Plan approval for a 27,234 square foot commercial in-line tenant building on 4.16 acres +/- in the Grassy Branch Marketplace PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Landscape Plan

ITEMS OF BUSINESS

1910-PUD-39
Maple Knoll PUD Amendment IV
17145 Spring Mill Road
Meijer by Woolpert, Inc. requests an amendment to the Maple Knoll PUD District modifying the sign standards and architectural standards for the Meijer's property.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 19-50 (Clean) | Exhibit 4: Proposed Ordinance 19-50 (Redline) | Exhibit 5: Meijer Store Elevations | Exhibit 6: Gas Station Elevations | Exhibit 7: Signage Exhibits | Exhibit 8: Sign Comparison Table | Exhibit 9: Neighborhood Meetin Summary (10-03-19) | Exhibit 10: Public Comment | Exhibit 11: APC Certification

Plan Commission Order 19-03
Grand Junction EDA Amendment
Order of the Westfield-Washington Plan Commission determining that a resolution and an amended Economic Development Plan approved and adopted by the Westfield Redevelopment Commission conform to the plan of development for the City of Westfield and approving the resolution and amended plan.
Documents: Plan Commission Order 19-03 | RDC Resolution 09-2019 Declaratory Resolution - Union Square Allocation Area 111819 signed | Union Square Concept Plan

PUBLIC HEARING ITEMS

1912-ODP-22 & 1912-SPP-22[PUBLIC HEARING]
Atwater
North of the intersection of Casey Road & 193rd Street
Olthof Homes, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review of 275 Lots on approximately 100 acres +/- in the Atwater PUD District.
(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan and Primary Plat

1912-ODP-23 & 1912-SPP-23[PUBLIC HEARING]
Orchard View
North of the intersection of Casey Road & State Road 32
Arbor Homes by American Structurepoint requests Overall Development Plan and Primary Plat review of 271 Lots on 104.7 acres +/- in the Orchard View PUD District.
(Planner: Corey Harris - CHarris@westfield.in.gov)
Documents: Exhibit 2: Location Map | Exhibit 3: Overall Development Plan & Primary Plat | Exhibit 4: Orchard View PUD (Ord. 19-27) | Exhibit 1: Staff Report

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)
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: Neighborhood Meeting Summary

1912-PUD-45[PUBLIC HEARING]
Monon Hills PUD Amendment I
15701 Monon Hills Court
Noah Herron requests an amendment to the Monon Hills PUD District modifying the Development Standards.
(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 19-61

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

Property Location Map
Maple Knoll PUD Amend. IV (Meijer)
Planned Unit Development
1910-PUD-39

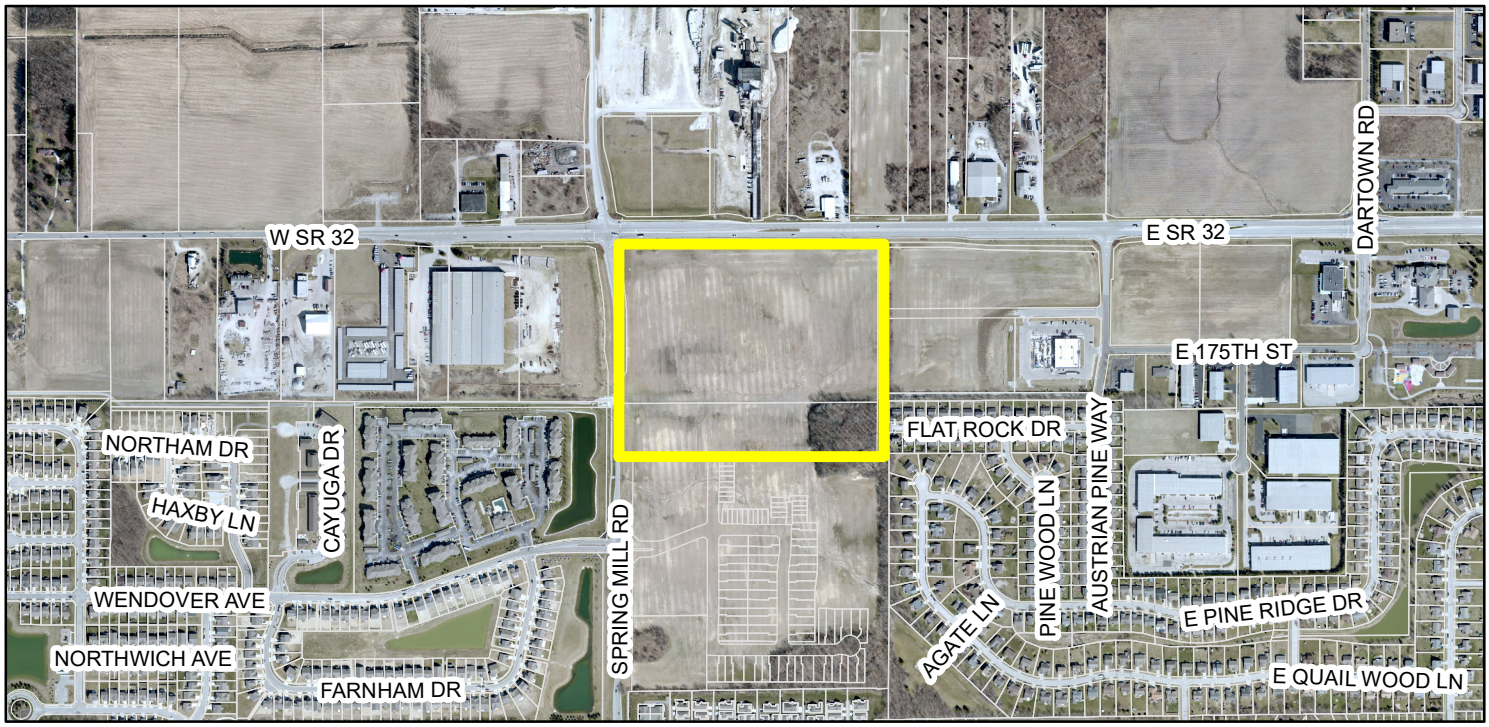
CITY OF Westfield INDIANA

N W E S

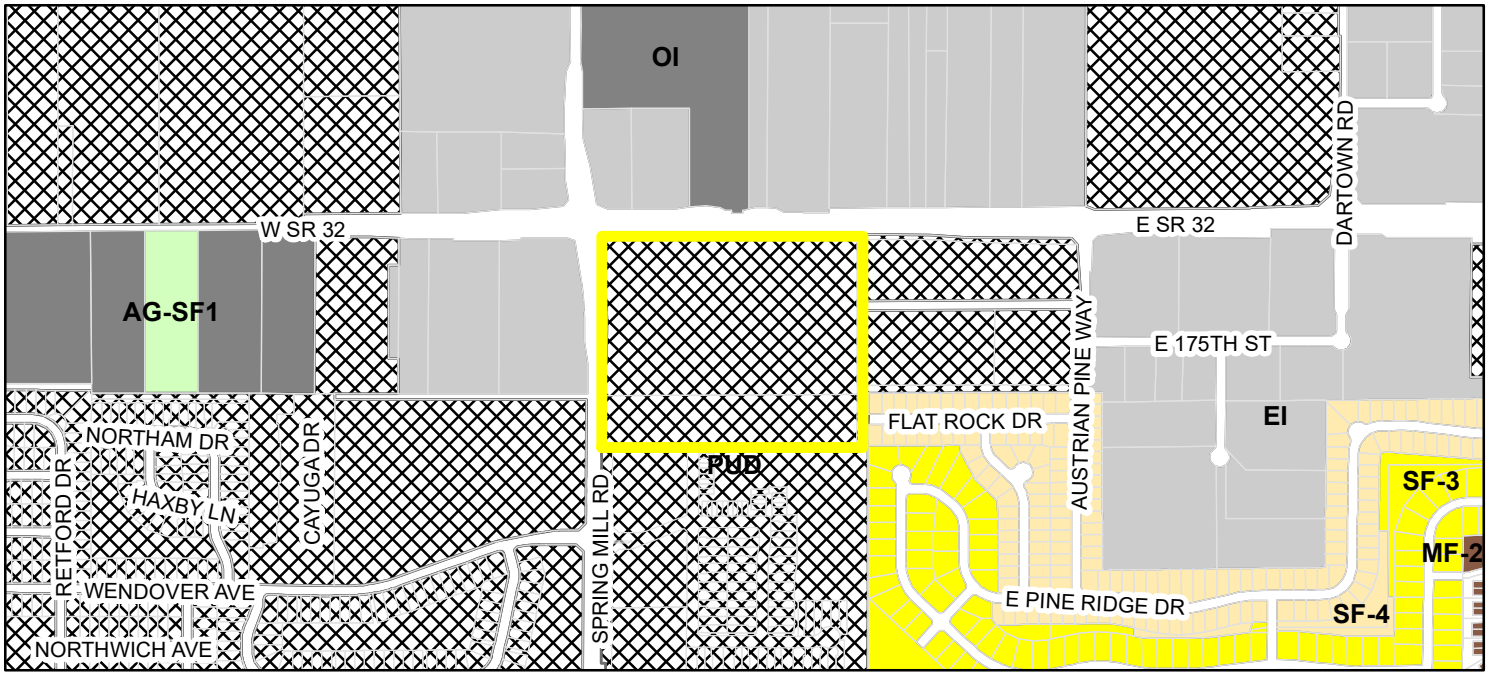
Not To Scale

Aerial Location Map

Site



Zoning Map

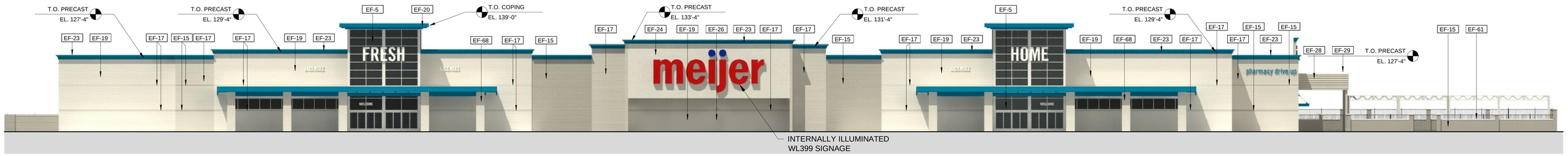


Parcel

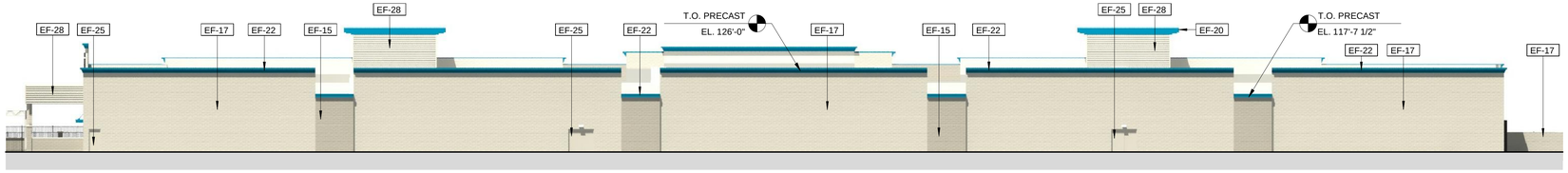
Zoning - All

Zoning

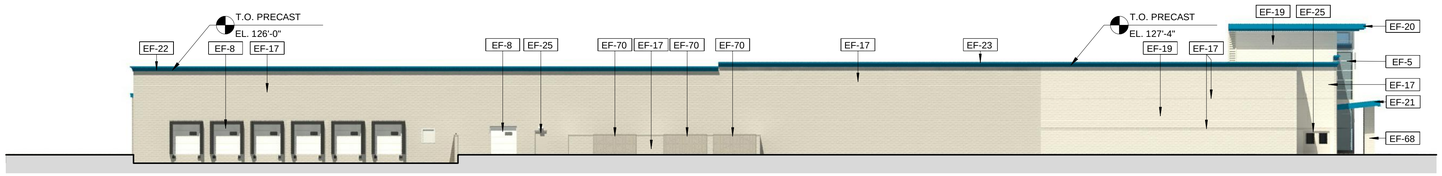
- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)



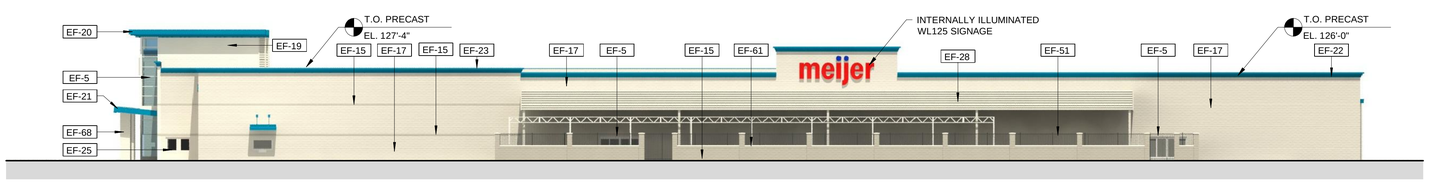
ELEVATION - FRONT



ELEVATION - BACK



ELEVATION - RECEIVING



ELEVATION-GARDEN CENTER

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	--	CLEAR ANODIZED ALUMINUM
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-16	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-17	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-24	EXTERIOR INSULATED FINISH SYSTEM	--	SW 7641 COLONNADE GRAY
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-28	METAL PANELS	PAC-CLAD	GRANITE
EF-29	SHEET METAL FLASHING AND TRIM	PAC-CLAD	GRANITE
EF-51	DECORATIVE ALUMINUM FENCE	--	BLACK
EF-61	CAST STONE CAP	--	NATURAL
EF-66	UTILITY THIN BRICK	DUTCH GRAY VELOUR	(TO MATCH) SW 7640 FAWN BRINDLE
EF-68	4" UTILITY BRICK	GLEN-GERY	(TO MATCH) SW 7640 FAWN BRINDLE
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD

meijer

WESTFIELD, INDIANA

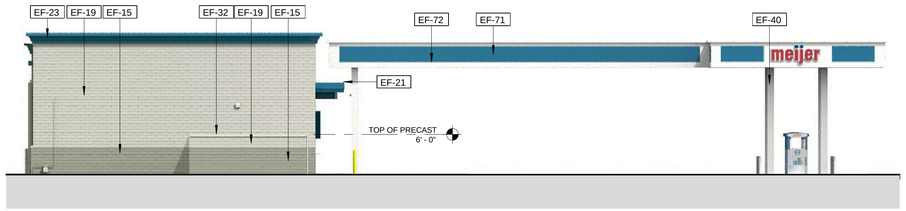
W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

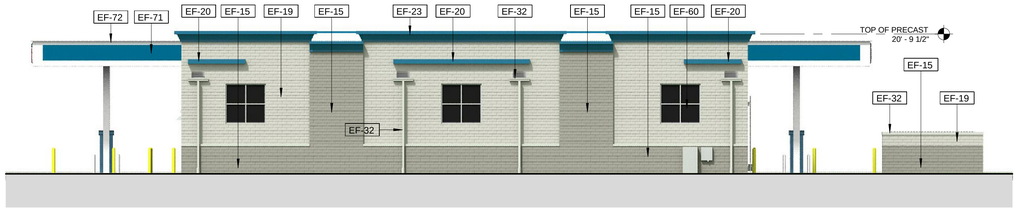
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

11/12/2019

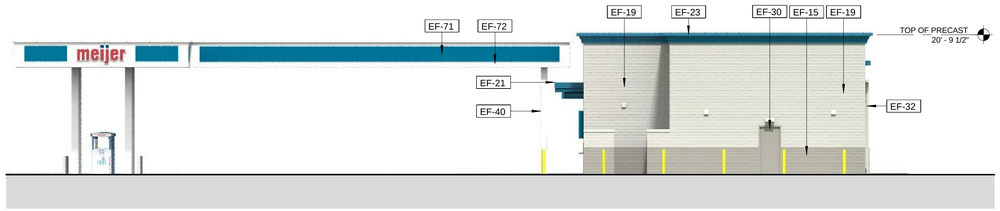
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-14	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	METAL ACCENT TRELLIS	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE
EF-40	FUEL ISLAND CANOPY COLUMNS	ALPOLIC	COW WHITE
EF-60	ALUMINUM CLAD INSULATED SPANDREL PANEL	-	CLEAR ANODIZED
EF-62	INSULATED PANELS	ALPOLIC	CAG GREY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	COW WHITE
EF-73	FUEL ISLAND CANOPY PERIMETER EYEBROW LIGHTING	LED SHIELDED DOWNLIGHTING	COW WHITE

meijer

WESTFIELD, INDIANA

W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

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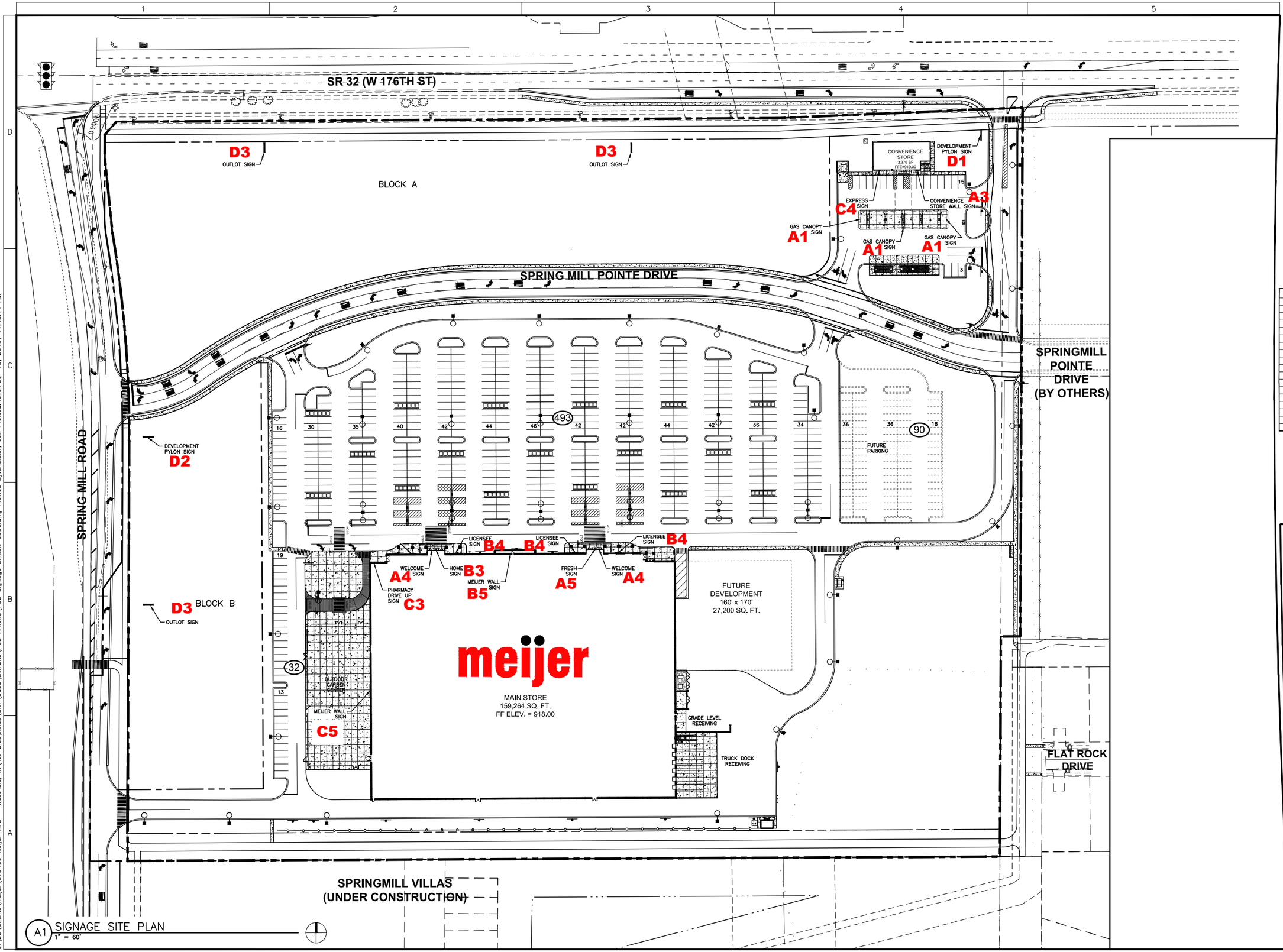
ARCHITECTS ENGINEERS PLANNERS

11/13/2019



A1 SIGNAL SITE PLAN
1" = 60'

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SIGNAGE SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C500

Layout Tab Name: C500, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 754301BLK.dwg
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SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	40.9
		PRICE BOX	26.9
		TOTAL	67.8
D2	1	DEVELOPMENT SIGN	
		LOGO	55.2
		TOTAL	55.2
D3	3	OUTLOT SIGN	
		PANEL A (25.0 s.f. ea.)	75.0
		PANEL B (25.0 s.f. ea.)	75.0
		TOTAL	150.0

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
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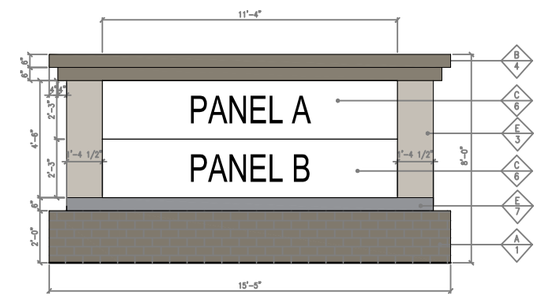
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION



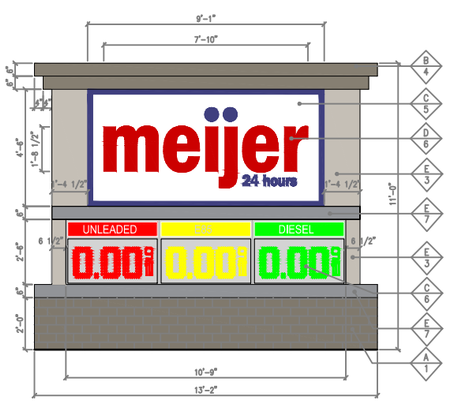
D3 OUTLOT SIGN (TYPICAL)
NTS 50.0 SF.

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
PANEL A	25.0 SQ. FT.
PANEL B	25.0 SQ. FT.
TOTAL	50.0 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY



D1 DEVELOPMENT PYLON SIGN (SR 32)
NTS 67.8 SF.

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	40.9 SQ. FT.
PRICE BOX	26.9 SQ. FT.
TOTAL	67.8 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
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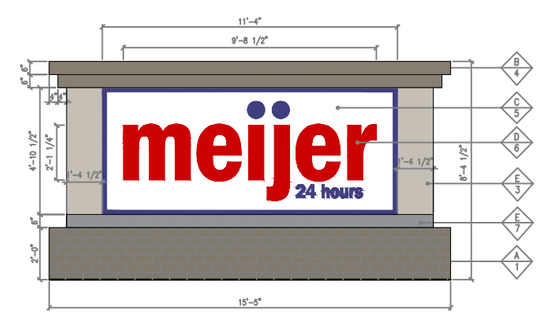
7	LIGHT GRAY



D2 DEVELOPMENT PYLON SIGN (SPRING MILL RD.)
NTS 55.2 SF.

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	55.2 SQ. FT.
TOTAL	55.2 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY

CITY REVIEW
10/23/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SITE SIGNAGE DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C501

Layout Tab Name: C501, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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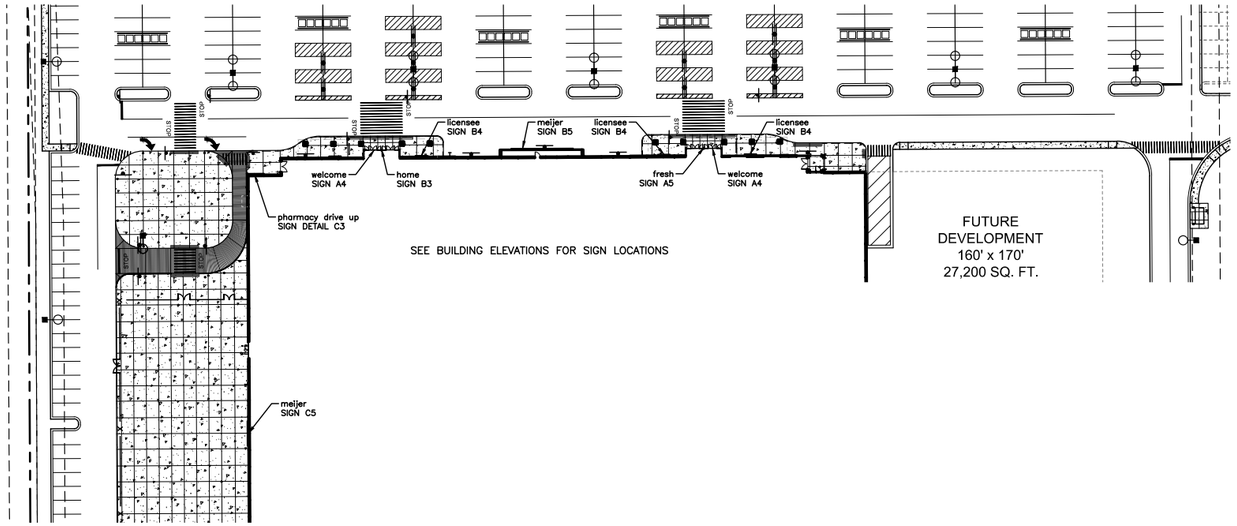
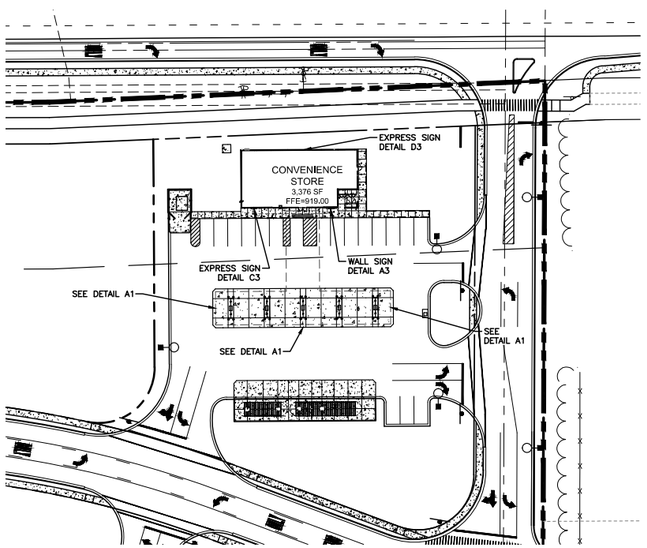


FRONT EXTERIOR SIGNAGE PLAN – DS1.5 PROTOTYPE STORE
1" = 50'



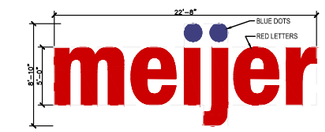
EXTERIOR SIGNAGE PLAN – CONVENIENCE STORE
1" = 50'

pharmacy drive up WALL LETTERS COLOR • WHITE OR BLUE

NON-ILLUMINATED 1"
DEEP EXTERIOR QUALITY
FOAM LETTERS.

C3 PHARMACY DRIVE UP SIGN
NTS 27.8SF.

C4 EXPRESS SIGN (SOUTH FACADE)
NTS 28.7 SF.



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

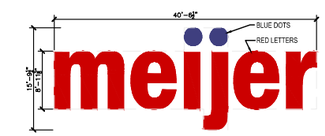
C5 MEIJER WALL SIGN (WEST FACADE)
NTS 125 SF

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

B3 HOME SIGN
NTS 66.5 SF.

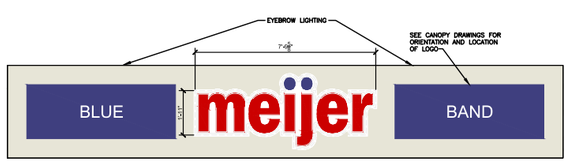
ACTUAL GEOMETRY OF LICENSEE SIGN TO MATCH RETAILERS CORPORATE LOGO, INTERNALLY ILLUMINATED

B4 LICENSEE SIGN
NTS 20.0 SF.



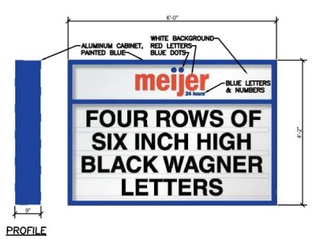
INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

B5 MEIJER WALL SIGN (NORTH FACADE)
NTS 399 SF



SINGLE FACED INTERNALLY ILLUMINATED SIGN.
"MEIJER" LOGO TO MATCH CORPORATE LOGO & COLORS.
LOGO TO BE ROUTED OUT AND PUSHED THRU FLUSH.

A1 GAS CANOPY SIGN LAYOUT (3 SIDES OF CANOPY)
NTS 16.7 SF. EACH



A3 CONVENIENCE STORE WALL SIGN
NTS 25.0 SF.

A4 WELCOME SIGN
NTS 4.1 SF. EACH

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

A5 FRESH SIGN
NTS 74.6 SF.

SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	40.9
		PRICE BOX	26.9
		TOTAL	67.8
D2	1	DEVELOPMENT SIGN	
		LOGO	55.2
		TOTAL	55.2
D3	3	DEVELOPMENT SIGN	
		PANEL A (25.0 s.f. ea.)	75.0
		PANEL B (25.0 s.f. ea.)	75.0
		TOTAL	150.0

CONVENIENCE STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A1	3	Canopy Logo (16.7sf. ea.)	50.1
A3	1	Convenience Store Wall Sign	25.0
C4	1	Express Sign	28.7
		Total	103.8

STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A4	2	welcome (4.1 sf. ea.)	8.2
A5	1	fresh	74.6
B5	1	meijer	399.0
B3	1	home	66.5
B4	3	Licensee (20.0 sf. ea.)	60.0
C3	1	pharmacy drive up	27.8
C5	1	meijer	125.0
		Total	761.1

GRAND TOTAL SIGNAGE: 1,137.9 SQUARE FEET

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

CITY REVIEW
10/23/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SIGNAGE PLAN & DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C502

Layout Tab Name: C502, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
Last Saved By:Daulton, 11/18/2019 12:25:33 PM
G:\DE\Clients\Meijer\075430 Meijer WFD - Westfield, IN\4.0 Disciplines\Civil\Cadd\Exhibits\PUD Amend\PUD Signage Exhibit C501.dwg Plotted By:Daulton, Phyllis Plotted:November 18, 2019, 12:26:27 PM

11/18/2019

Permitted Signage				
	Unified Development Ordinance (UDO)	**Previous Maple Knoll PUD Amendment Presented at 11/6 Planning Board**	**Revised Maple Knoll PUD Amendment To be Presented at 11/25 City Council Meeting**	**% Reduced**
General Sign Area:				
Per Nonresidential Use	Max: 500 SF	Meijer Store: 935.7 SF	Meijer Store: 761.1 SF	19%
	Min: 25 SF	Gas Station: 222.6 SF	Gas Station: 103.8 SF	53%
		Nonresidential Center Signs- Meijer: 228.2 SF Future Outlots: 170.6 SF 398.8 SF	Nonresidential Center Signs: Meijer: 123 SF Future Outlots: Not to exceed 150 SF 273 SF	Meijer: 46% Future Outlots: 12%
		Total: 1,577.1 SF	Total: 1,137.8 SF	28%
Nonresidential Center Signs:				
Monument Signs for Nonresidential Centers Total SF of all buildings greater then 100,000 SF	One (1) Monument Sign	Two (2) Monument Signs	Two (2) Monument Signs	
	Max. 25 ft tall	Sign D1 - 25 ft tall	Sign D1 - 11'-0" tall	56%
	Max. 250 SF of Sign Area per face	Sign D2 - 15 ft tall	Sign D2 - 8'-4" tall	44%
			Three (3) D3 Signs - 8' tall	
		Sign D1 - Meijer: 129.1 SF Future Outlots: 120 SF Total: 249.1 SF	Sign D1 - Meijer: 67.8 SF	47%
		Sign D2 - Meijer: 99.1 SF Future Outlots: 50.6 SF Total: 149.7 SF	Sign D2 - Meijer: 55.2 SF	44%
			Three (3) D3 Signs - Future Outlots: 50 SF each Total: 150 SF	12%
Outlot Signage:				
Permitted 1 SF of Sign Area for 1 LF of building fronting a Public Right-of-Way	Meijer Store: 445.5 SF	Meijer Store: 935.7 SF	Meijer Store: 761.1 SF	19%
	Gas Station: 126.4 SF	Gas Station: 222.6 SF	Gas Station: 103.8 SF	53%
		Future Outlots: 170.6 SF	Future Outlots: 150 SF	12%

Maple Knoll PUD Amendment IV (Meijer) Neighborhood Meeting
10/03 6:30 pm

Public in attendance: 0
Councilmembers in attendance: 2

Begin at 6:30
Questions began by councilmembers about the project.

Q: Will the colors and materials on the building look like the renderings?

A: The blue stands out more on the renderings, it won't be that blue, lighter most likely.

Q: You said there were other Meijer stores using this brick example? Where are they located?

A: There are similar stores in size, this is a new design that Meijer is rolling out and the brick example is most similar to the Meijer on Keystone. (Pictures were shown of the Meijer on Keystone). This store doesn't have the same architecture the one in Westfield will have. The one in Westfield has a cornice and new design of entryways than the one on Keystone.

Q: What are the areas for future development on the site plan?

A: Along State Road 32 there are about three (3) to four (4) outlots proposed and along Spring Mill Road there are about two (2) outlots. We are showing them as Blocks on the site plan so when the individual user comes in they can adjust their outlot to accommodate their size of the store.

Q: How big is this Meijer store? How does it compare to other Meijers?

A: This one is about 160,000 square feet. Other Meijer stores have a smaller footprint actually, one example shrinks the width but not the depth.

Q: How will the Garden Center be screened?

A: It will be screened according to the UDO requirements. A seven (7) foot tall wall with Masonry Materials.

Q: How much signage is being asked for? Concerned about all the signage shown on the plans and what is allowed versus what is being proposed.

A: Staff has provided an exhibit that will be on the agenda showing a table that compares the signage permitted in the UDO and the signage proposed in the PUD amendment. Staff described the differences in the proposal compared to what is permitted in the UDO.

Q: The gas station architecture is what I'm most concerned about. Surely that does not meet the US 32 overlay standards?

A: The gas station is currently going through staff review and has been commented on in the report. Staff is working with the architect to address these comments.

Q: Concern about stacking on State Road 32 if there is going to be a left turn into the property.

A: We have performed a complete traffic study which actually shows that traffic will flow better with left turn access from 32 instead of everyone coming in off of Spring Mill or to the east of the site on Spring Mill Pointe Road. We wanted to put a light in at that intersection on 32 but I believe Council did not want that? (Confirmed). There is a marked median currently that shows left and right turn access on SR 32 and even for right in and out there is plenty of room to see traffic coming and have time to turn. Confident that this cut on 32 will work and have INDOT's support as well.

Q: Will there be a way to restrict the possibility of someone turning left coming out of the Meijer site on 32?

A: (Drew on site plan proposed barrier). Will have a long raised island that curves to right, following turning movement preventing a left turn.

7:13 end

WRITTEN PUBLIC COMMENTS

Docket Number: 1910-PUD-39

Petitioner: Woolpert, Inc.

Request: Petitioner requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the sign standards and architectural standards for the Meijer's property.

Enclosed Attachments:

October 07, 2019 Plan Commission Meeting

1. Wheeler, Andy (09/23/19)

Caleb,
I received notice regarding the Meijer project. I believe this is cause 1909-ODP-14 & 1909-SPP-14. I am asking that the City take great care in the layout of this project since it incorporates land directly south of the airport and is included in the airport environ. The issues that I have include the finished building height with regards to runway approach and departure slopes, the height of any parking lot lighting, and the placement of their retention pond. If it is wet retention then it will attract water fowl which could be a concern with aircraft. However, if it is either dry (detention?) or placed south of their building it would minimize this concern.

I appreciate your time in considering these items.

Thanks again

Andy Wheeler
awheeler@indianabrick.com
317-846-6060

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 7, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1910-PUD-39
Ordinance No.	19-50
Petitioner	Woolpert, Inc.
Description	An amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the sign standards and architectural standards for the Meijer's property.

On November 6, 2019, the Plan commission forwarded an unfavorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

November 7, 2019
Date

Petition Number:	1910-PUD-39
Project Name:	Maple Knoll PUD Amendment IV (Meijer)
Subject Site Address:	17145 Spring Mill Road (the "Property")
Petitioner:	Woolpert, Inc.
Representative:	Meijer
Request:	Requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the sign standards and architectural standards for the Meijer's property.
Current Zoning:	Maple Knoll PUD District
Current Land Use:	Vacant
Approximate Acreage:	33.35 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-50 (Clean) 4. Proposed Ordinance 19-50 (Redline) 5. Meijer Store Elevations (Updated as of 11/15/19) 6. Gas Station Elevations (Updated as of 11/15/19) 7. Signage Exhibits (Updated as of 11/18/19) 8. Sign Comparison Table (Updated as of 11/19/19) 9. Neighborhood Meeting Summary (10-03-19) 10. Public Comment 11. APC Certification
Staff Reviewer:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the September 9, 2019, City Council (the "Council") meeting. The petitioner held a neighborhood meeting at City Hall on October 3, 2019 (see **Exhibit 9**). The petition received a public hearing at the October 7, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (7-0) unanimous unfavorable

recommendation to Council at the November 6, 2019, meeting. The Council forwarded a (5-2) favorable recommendation to the Plan Commission at the November 25, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at 17145 Spring Mill Road (see **Exhibit 2**).

Property Description: The Overall Development Plan (1909-ODP-14) and Primary Plat (1909-SPP-14) were approved at the September 16, 2019 Advisory Plan Commission meeting. The Property is currently in the process of an amendment to the Maple Knoll PUD (Ordinance 19-50, *pending*).

Development Standards:

Exterior Materials and Colors: The permitted exterior building materials, identified in **Exhibit B** of the proposed ordinance (Ordinance 19-50), shall only apply to the Meijer and Gas Station Lots of the Property, shall substantially comply with the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD and shall consist of the below materials:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

For the purpose of this PUD amendment and complying with the State Highway 32 Overlay District (UDO Article 5.3), pre-cast wall panels with Brick imprint shall qualify as a Masonry Material.

***Note:** All other architectural requirements of the Unified Development Ordinance (UDO) and the Maple Knoll PUD are still applicable to this amendment.*

Facades, Fenestration and Standards:

For the Meijer Main Store (Lot 1) only, the following shall apply:

- UDO Chapter 5.3(J)(2) section a-d and h shall not apply. Instead, the elevations in **Exhibit B** of the proposed ordinance (Ordinance 19-50) shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(c) shall not apply for the south, east and west elevations.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(d) shall not apply for the south, east and west elevations.

For the Meijer Gas Station (Lot 2) only, the following shall apply:

- UDO Chapter 5.3(J)(2) section a-d and h shall not apply. Instead, the elevations in **Exhibit B** of the proposed ordinance (Ordinance 19-50) shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

Outdoor Sales Screening:

For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only, the following shall apply:

- UDO Chapter 6.12(C) shall be replaced and superseded with the below standards:
    - The screening requirements of the Meijer Garden Center is met by the proposed west elevation, provided on **Exhibit B** of the proposed ordinance (Ordinance 19-50).
    - Outdoor Sales are permitted, depicted on **Exhibit D** of the proposed ordinance (Ordinance 19-50).

Sign Standards: **Exhibit C** of the proposed ordinance (Ordinance 19-50) shall replace and supersede the Maple Knoll PUD Sign Standards for only the Meijer and Gas Station Lots of the Property. Signs shall be installed in substantial compliance with **Exhibit C** (Ordinance 19-50) of the proposed ordinance. Signs identified below shall be permitted in addition to the allotted Sign Area permitted by the UDO:

- Sign B5, Meijer Front Wall Sign
- Sign C5, Meijer Side Wall Sign
- Sign D2, Spring Mill Road Development Sign
- Sign D3, Convenience Store Express/Wall Sign

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the public hearing on October 7, 2019, the petitioner made several modifications to the PUD Ordinance addressing Plan Commission and Staff's comments. The list below highlights the changes that have been made from the public hearing to the Plan Commission meeting on November 6, 2019:

1. The Façades, Fenestrations and Standards of the UDO (5.3(J)(2)) and Maple Knoll PUD (Exhibit 13, Section II(4)(b)) have been modified to provide relief from Architectural Design Requirements.
2. Sign D3, Convenience Store Express/Wall Sign, has been added to the additional signage requested.

3. Sign D2, Development Sign (Spring Mill Rd), has revised its height from twenty-five (25) feet to fifteen (15) feet. The proposed sign area has been revised from approximately two-hundred and nineteen (219) square feet to approximately one-hundred and fifty (150) square feet.

MODIFICATIONS SINCE RECOMMENDATION

Since the Plan Commission meeting on November 6, 2019, the petitioner made several modifications to the PUD Ordinance addressing Plan Commission and Staff's comments. The list below highlights changes that have been made from the Plan Commission meeting to the City Council meeting on November 25, 2019:

1. Reduced the size of the general sign area to 987.9 SF (see **Exhibits 7 and 8**):
    a. Meijer Store signage was reduced to 195 SF
    b. Gas Station signage was reduced to 119 SF
    c. Center signage was reduced to 275 SF
2. Reduced the height of all the Center signage (see **Exhibits 7 and 8**):
    a. Gas Station development sign reduced from 25' to 11' tall
    b. Spring Mill Road development sign reduced from 15' to 8'4" tall
3. Added architectural enhancements to the north elevation of the Gas Station (see **Exhibit 6**):
    a. Removed the Meijer medallion sign and added three (3) spandrel panels
    b. Added height/roof line variations to the roof line for additional architectural detailing
    c. Added façade offset variations
4. Provided revised exhibit for Outdoor Sales Areas:
    a. Limited types of products to be on display
    b. Placed height restriction on product displays
    c. Propane tank and bagged ice cooler to be screened
5. Provided revised signage exhibit adding and showing locations of three (3) monument signs for future outlot users (see **Exhibit 7**).

MODIFICATIONS SINCE COUNCIL ADOPTION CONSIDERATION

Since the Council meeting on November 25, 2019, the petitioner made several modifications to the PUD Ordinance addressing Council and Staff's comments. The list below highlights the changes that have been made from the City Council meeting to the Plan Commission meeting on December 2, 2019:

1. Removed language in Section 2 of the proposed ordinance in regards to Outdoor Sales and Exhibit D.
2. Removed Exhibit D from the proposed ordinance.

SIGNAGE COMPARISON

Please see **Exhibit 8** for a table showing the comparison between the signage permitted in the UDO and in the proposed PUD amendment (Ordinance 19-50).

COMPREHENSIVE PLAN

The majority of the Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

The remainder of the Property falls within the Suburban Residential land use are of the Comprehensive Plan. Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area.

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. The Comprehensive Plan was adopted after the Maple Knoll PUD was adopted, therefore, the Maple Knoll PUD contemplated the area east of Spring Mill Road as Mixed Use and Employment uses.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 7, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 9, 2019, Council meeting.

DEPARTMENT COMMENTS

Plan Commission Recommendation

At its November 6, 2019, meeting, the Plan Commission forwarded an unfavorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed) (see **Exhibit 11**).

City Council

At its November 25, 2019, meeting, the City Council forwarded a favorable approval of this petition to the Plan Commission (Vote: 5 in favor, 2 opposed).

Action

1. Action: If the APC is otherwise satisfied with the proposal, then approve Docket No. 1910-PUD-39.

2. Action: If the APC is otherwise unsatisfied with the proposal, or proposes additional modifications that need to be made, send a recommendation to City Council for Docket No. 1910-PUD-39.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

ORDINANCE NUMBER 19-50

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 04-02, Maple Knoll Planned Unit Development District on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered **Petition No. 1910-PUD-39** (the "Petition"), requesting an amendment to the Unified Development Ordinance with regard to the subject real estate more particularly described in **Exhibit A**, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the **Petition No. 1910-PUD-39** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a unfavorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by the Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on November 7, 2019; and

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

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

Section 1. Applicability of Ordinance

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

to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, or expressly made in applicable by this Ordinance or the Maple Knoll PUD Ordinance, as amended.

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

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Maple Knoll PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Development Standards

Exterior Materials and Colors. For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the construction and building finishes shall substantially comply with the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD, Ordinance 04-02; except as modified below:

The permitted exterior building materials, identified in **Exhibit B**, shall only apply to the Meijer owned Main Store (Lot 1) and Gas Station (Lot 2) (Exhibit A, Legal Description) and shall be:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

For the purpose of this PUD amendment and complying with the State Highway 32 Overlay District (UDO Article 5.3), pre-cast wall panels with Brick imprint shall qualify as a Masonry Material.

Facades, Fenestration and Standards

For the Meijer Main Store (Lot 1) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(c) shall not apply for the South, East and West elevations.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(d) shall not apply for the South, East and West elevations.

For the Meijer Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

Outdoor Sales Screening

For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 6.12(C) shall be replaced and superseded with the below standards:
    - The screening requirements of the Meijer Garden Center is met by the proposed West elevation, as provided on Exhibit B.

Section 3. Development Standards

Sign Standards. Exhibit C shall replace and supersede the Maple Knoll PUD Sign Standards (Ord. 04-02, Exhibit 18) for only the Meijer Main Store (Lot 1) and Gas Station (Lot 2) (**Exhibit A,** Legal Description). Signs shall be installed in substantial compliance with the Signage Exhibits, attached hereto and incorporated herein as **Exhibit C**. Signs identified below shall be permitted in addition to the allotted Sign Area permitted in UDO Article 6.17:

A. Sign B5, Meijer Front Wall Sign
B. Sign C5, Meijer Side Wall Sign
C. Sign D2, Spring Mill Road Development Sign
D. Sign D3, up to three (3) freestanding development signs

ALL OF WHICH IS HEREBY ORDAINED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 19-50 was delivered to the Mayor of Westfield on the _____ day of_____, 2019, at _____ __m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

Prepared by: Jon Sheidler

EXHIBITS

EXHIBIT A Real Estate – Legal Description

EXHIBIT B Building Elevations and Materials Exhibits

EXHIBIT C Signage Exhibits

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 PER THE HAMILTON COUNTY SURVEYORS OFFICE CORNER RECORD NUMBER 18030303; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 875.59 FEET TO THE NORTHWEST CORNER OF TRACT 1 PER THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2006-00045611 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1329.18 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF TRACT 2 PER SAID WARRANTY DEED;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, CONTINUING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 28.50 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS EAST, ALONG A LINE 28.50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 5.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PINE RIDGE SECTION FIVE, RECORDED AS INSTRUMENT NUMBER 9921163 IN PLAT CABINET 2, SLIDE 247 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 31.50 FEET TO THE NORTHWEST CORNER OF SAID PINE RIDGE SECTION FIVE;
THENCE SOUTH 00 DEGREES 01 MINUTE 58 SECONDS WEST, ALONG THE WEST LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 276.49 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1390.20 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 271.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.66 ACRES, MORE OR LESS.
THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

PARCEL 2.1

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 1,329.40 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING,

EXCEPT THOSE PARTS THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

CONTAINING 24.14 NET ACRES, MORE OR LESS.

PARCEL 2.2

AND, A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 28.50 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 28.50 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING;

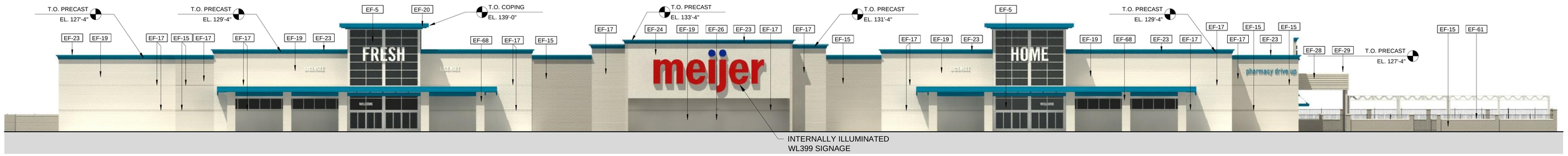
EXCEPT THAT PART THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

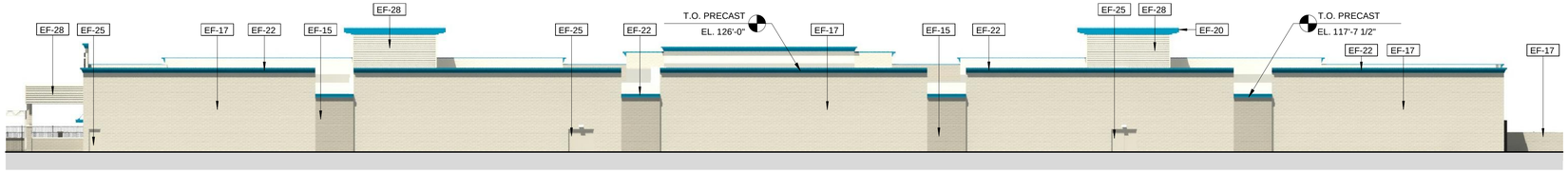
CONTAINING 0.51 NET ACRES, MORE OR LESS.

Woolpert, Inc.
333 N Alabama Street, Suite 00
Indianapolis, IN 46204
317.299.7500

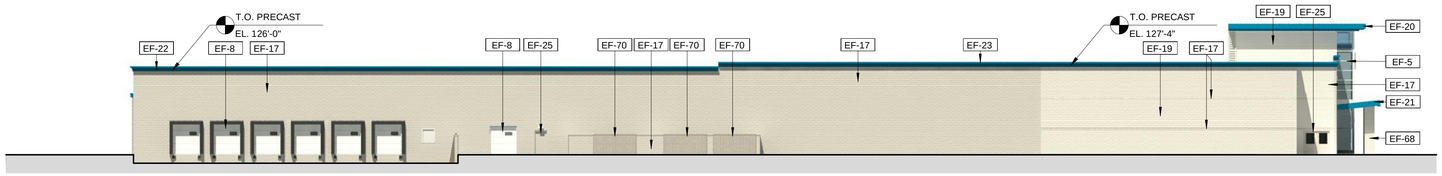
EXHIBIT B



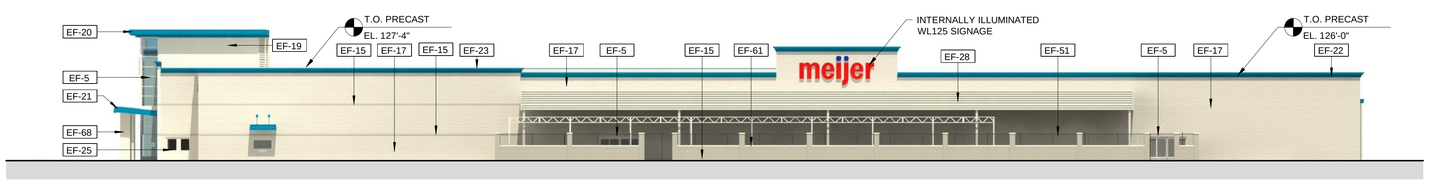
ELEVATION - FRONT



ELEVATION - BACK



ELEVATION - RECEIVING



ELEVATION-GARDEN CENTER

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	--	CLEAR ANODIZED ALUMINUM
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-16	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-17	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-24	EXTERIOR INSULATED FINISH SYSTEM	--	SW 7641 COLONNADE GRAY
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-28	METAL PANELS	PAC-CLAD	GRANITE
EF-29	SHEET METAL FLASHING AND TRIM	PAC-CLAD	GRANITE
EF-51	DECORATIVE ALUMINUM FENCE	--	BLACK
EF-61	CAST STONE CAP	--	NATURAL
EF-66	UTILITY THIN BRICK	DUTCH GRAY VELOUR	(TO MATCH) SW 7640 FAWN BRINDLE
EF-68	4" UTILITY BRICK	GLEN-GERY	(TO MATCH) SW 7640 FAWN BRINDLE
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD

meijer

WESTFIELD, INDIANA

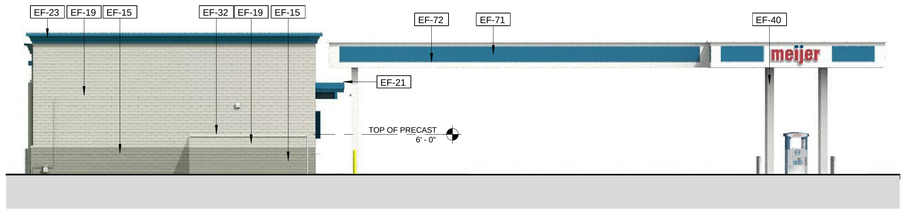
W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

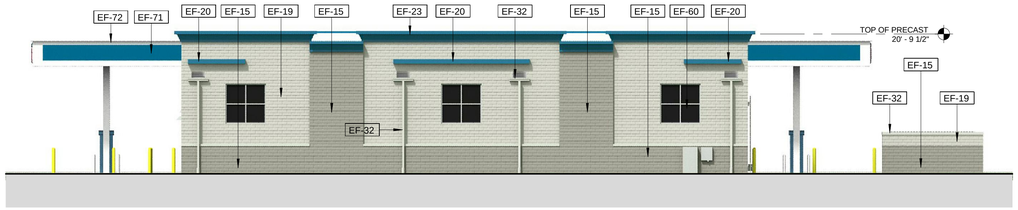
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

11/12/2019

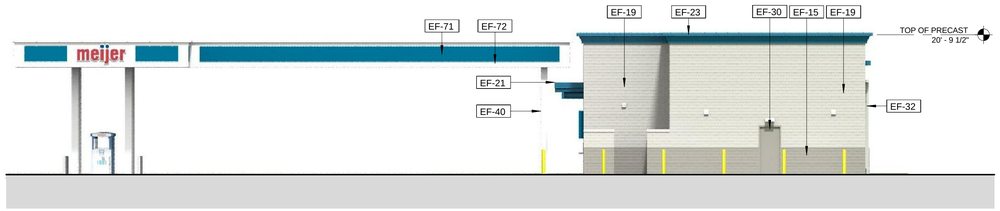
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-14	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	METAL ACCENT TRELLIS	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE
EF-40	FUEL ISLAND CANOPY COLUMNS	ALPOLIC	COW WHITE
EF-60	ALUMINUM CLAD INSULATED SPANDREL PANEL	-	CLEAR ANODIZED
EF-62	INSULATED PANELS	ALPOLIC	CAG GREY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	COW WHITE
EF-73	FUEL ISLAND CANOPY PERIMETER EYEBROW LIGHTING	LED SHIELDED DOWNLIGHTING	COW WHITE

meijer

WESTFIELD, INDIANA

W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

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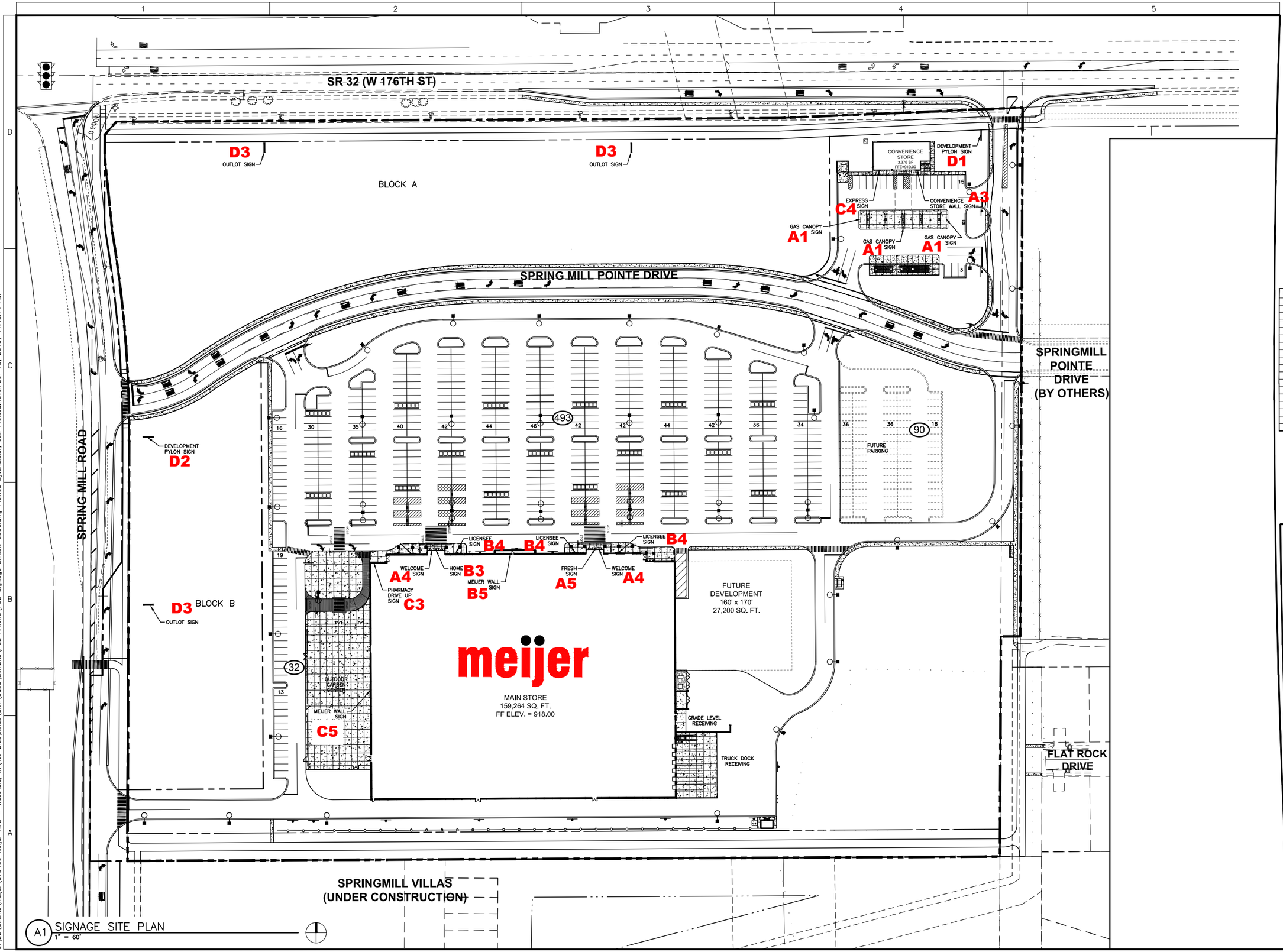
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

11/13/2019

EXHIBIT C



A1 SIGNAL SITE PLAN
1" = 60'

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SIGNAGE SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C500

Layout Tab Name: C500, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 754301BLK.dwg
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SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	40.9
		PRICE BOX	26.9
		TOTAL	67.8 (per side)
D2	1	DEVELOPMENT SIGN	
		LOGO	55.2
		TOTAL	55.2 (per side)
D3	3	OUTLOT SIGN	
		PANEL A (25.0 s.f. ea.)	75.0
		PANEL B (25.0 s.f. ea.)	75.0
		TOTAL	150.0 (per side)

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2929 WALKER AVENUE
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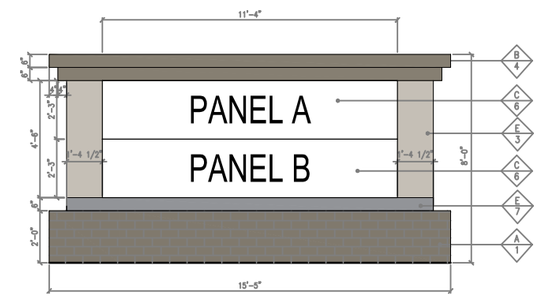
(616) 453-6711

REV.	DATE	DESCRIPTION



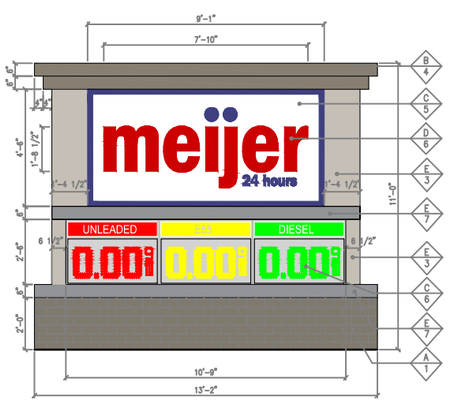
D3 OUTLOT SIGN (TYPICAL)
NTS 50.0 SF (PER SIDE)

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
PANEL A	25.0 SQ. FT.
PANEL B	25.0 SQ. FT.
TOTAL	50.0 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY



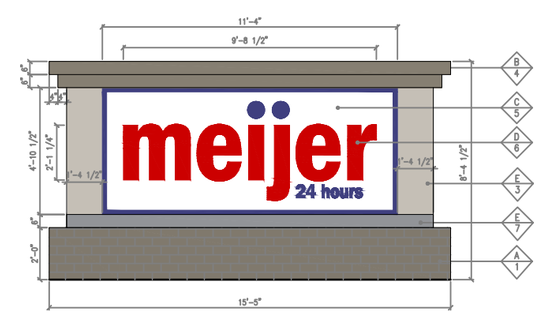
D1 DEVELOPMENT PYLON SIGN (SR 32)
NTS 67.8 SF (PER SIDE)

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	40.9 SQ. FT.
PRICE BOX	26.9 SQ. FT.
TOTAL	67.8 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY



D2 DEVELOPMENT PYLON SIGN (SPRING MILL RD.)
NTS 55.2 SF (PER SIDE)

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	55.2 SQ. FT.
TOTAL	55.2 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SITE SIGNAGE DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C501

Layout Tab Name: C501, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 7543OTBLK.dwg
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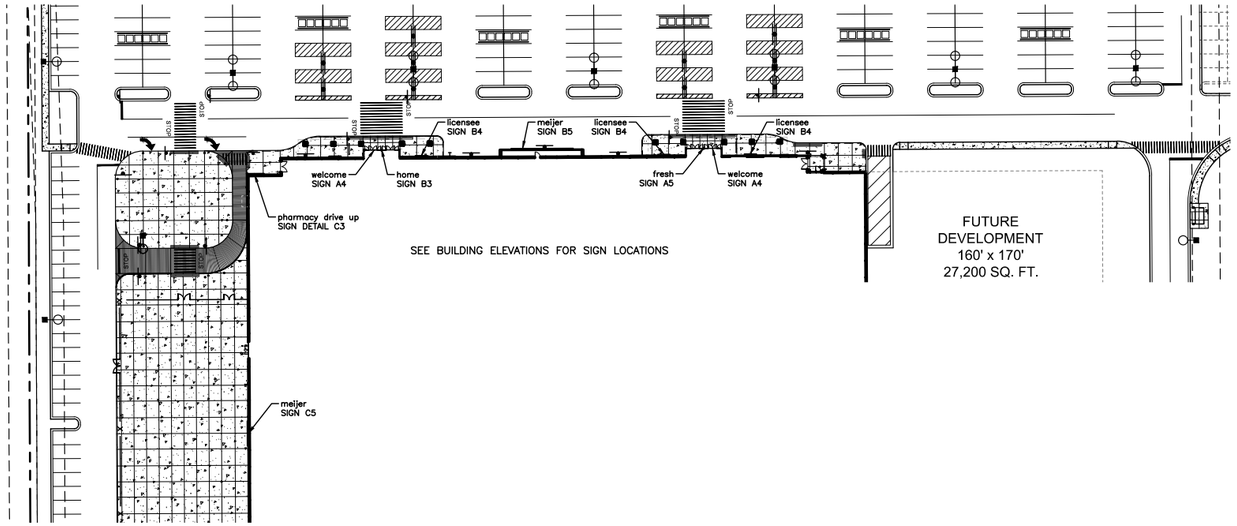
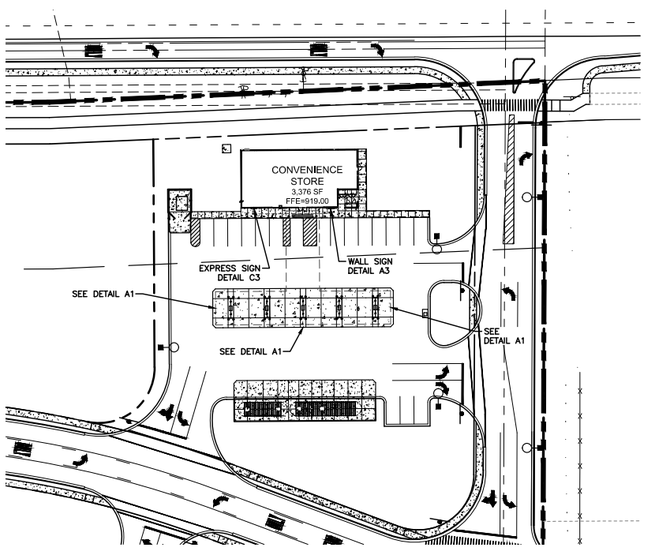
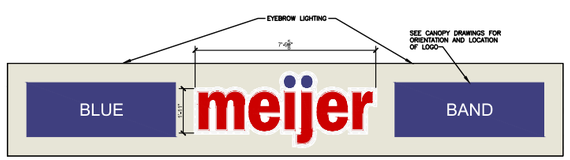


FRONT EXTERIOR SIGNAGE PLAN – DS1.5 PROTOTYPE STORE
1" = 50'



EXTERIOR SIGNAGE PLAN – CONVENIENCE STORE
1" = 50'



SINGLE FACED INTERNALLY ILLUMINATED SIGN.
"MEIJER" LOGO TO MATCH CORPORATE LOGO & COLORS.
LOGO TO BE ROUTED OUT AND PUSHED THRU FLUSH.

A1 GAS CANOPY SIGN LAYOUT (3 SIDES OF CANOPY)
NTS 16.7 SF. EACH

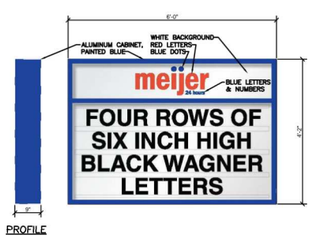
pharmacy drive up WALL LETTERS COLOR • WHITE OR BLUE

NON-ILLUMINATED 1"
DEEP EXTERIOR QUALITY
FOAM LETTERS.

C3 PHARMACY DRIVE UP SIGN
NTS 27.8SF.

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

B3 HOME SIGN
NTS 66.5 SF.



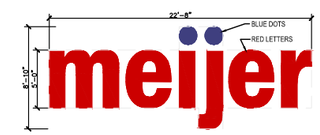
A3 CONVENIENCE STORE WALL SIGN
NTS 25.0 SF.

C4 EXPRESS SIGN
NTS 28.7 SF.

ACTUAL GEOMETRY OF LICENSEE SIGN TO MATCH RETAILERS
CORPORATE LOGO, INTERNALLY ILLUMINATED

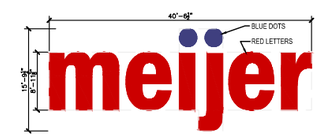
B4 LICENSEE SIGN
NTS 20.0 SF.

A4 WELCOME SIGN
NTS 4.1 SF. EACH



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

C5 MEIJER WALL SIGN (WEST FACADE)
NTS 125 SF



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

B5 MEIJER WALL SIGN (NORTH FACADE)
NTS 399 SF

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

A5 FRESH SIGN
NTS 74.6 SF.

SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	40.9
		PRICE BOX	26.9
		TOTAL	67.8 (per side)
D2	1	DEVELOPMENT SIGN	
		LOGO	55.2
		TOTAL	55.2 (per side)
D3	3	DEVELOPMENT SIGN	
		PANEL A (25.0 s.f. ea.)	75.0
		PANEL B (25.0 s.f. ea.)	75.0
		TOTAL	150.0 (per side)

CONVENIENCE STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A1	3	Canopy Logo (16.7sf. ea.)	50.1
A3	1	Convenience Store Wall Sign	25.0
C4	1	Express Sign	28.7
		Total	103.8

STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A4	2	welcome (4.1 sf. ea.)	8.2
A5	1	fresh	74.6
B5	1	meijer	399.0
B3	1	home	66.5
B4	3	Licensee (20.0 sf. ea.)	60.0
C3	1	pharmacy drive up	27.8
C5	1	meijer	125.0
		Total	761.1

GRAND TOTAL SIGNAGE: 1,137.9 SQUARE FEET

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SIGNAGE PLAN
& DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C502

Layout Tab Name: C502, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
Last Saved By:Sheidler, 11/19/2019 2:55:16 PM
G:\DE\Clients\Meijer\075430 Meijer WFD - Westfield, IN\4.0 Disciplines\Civil\Cadd\Exhibits\PUD Amend\PUD Signage Exhibit C501.dwg Plotted By:Sheidler, Jon PlottedNovember 19, 2019, 2:55:44 PM

Petition Number:	1912-ODP-23, 1912-SPP-23
Project Name:	Atwater
Subject Site Address:	North of the intersection of 193rd Street and Casey Road
Petitioner:	Olthof Homes, LLC
Representative:	Nelson & Frankenberger
Request:	Olthof Homes, LLC by Nelson & Frankenberger requests a Primary Plat and Overall Development Plan review of 275 Lots on approximately 100 acres +/- in the Atwater PUD District.
Current Zoning:	Atwater PUD
Current Land Use:	Agricultural / Vacant
Approximate Acreage:	100 +/-
Property History:	Atwater PUD Ord. 19-32 (October 14, 2019)
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan & Primary Plat
Staff Reviewer:	Jonathan Dorsey, Associate Planner

BACKGROUND

The Property is currently zoned the Atwater PUD District established by Ordinance 19-32.

To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The comments contained herein were in review of the filed Overall Development Plan and Primary Plat (the "plans") scheduled for the November 19, 2019, Technical Advisory Committee meeting.

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its November 19, 2019, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's December 2, 2019, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 100 acres +/- and is located west of Six Points Road, North and adjacent to the intersection of 193rd Street and Casey road (see **Exhibit 2**). The Property is currently zoned the Atwater PUD District. The Adjacent properties to the north and west are zoned within the AG-SF1: Agricultural / Single-Family Rural. Adjacent properties to the east are zoned Osborne Trails PUD. Adjacent properties to the south are zoned AG-SF1 and the Spring Mill Trails PUD District.

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

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

a) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:

i) Proposed name of the subdivision.

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

iii) Title, scale, north point and date.

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

v) Easements (locations, widths and purposes).

Comment: Please coordinate with WPWD, HCSO, and utility companies.

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

<u>Comment:</u> Please coordinate with WPWD and utility companies.

vii) Layout of Lots (showing dimensions, numbers and square footage).

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

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

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

xi) Building setback lines.

xii) Legend and notes.

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

<u>Comment:</u> Please coordinate with WPWD and HCSO.

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

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

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

<u>Comment:</u> Please coordinate with applicable departments.

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

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

<u>Comment</u>: Please coordinate with HCSO.

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

b) <u>Covenants and Restrictions:</u> The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

<u>Comment</u>: Please provide a copy when available if applicable.

<u>Development Plan Review (Article 10.7 of UDO)</u>

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

2) <u>Overall Development Plan:</u> The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

3) <u>Development Plan Review Criteria:</u> Development plans shall comply with and be reviewed be the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

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

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

c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

Comment: Please coordinate with WFD.

ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

4) Application Documentation and Supporting Information

e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

f. General Plan Requirements

i. Scale not more than 1”=100’

ii. Title, scale, north arrow and date.

iii. Proposed name of the development.

iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;

v. Address and legal description of the property.

vi. Boundary lines of the property including all dimensions.

vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

<u>Comment:</u> Please coordinate with WPWD on any potentially necessary improvements regarding the proposed trail.

viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

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

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

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

<u>Comment:</u> Please double check the square footage of lots.

xiii. Location and dimensions of all existing structures and paved areas.

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

xv. Location of all Floodplain areas within the boundaries of the property.

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

xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Please coordinate with WPWD and utility companies.

xviii. Identify buildings proposed for demolition.

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

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

xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

Development Standards UDO and Atwater PUD (Ord. 19-32)

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

5) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-32):

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

Zoning Districts (Chapter 4 of UDO and Section 4 of Ord. 19-32)

6) Permitted Uses (Section 5 of Ord. 19-32):

7) Standard Lot Regulations (Section 6 of Ord. 19-32 and UDO Article 4.6)

   a) Minimum Lot Area:

Area A:	6,850 sq ft
Area B:	8,700 sq ft
Area C:	5,600 sq ft

b) Minimum Lot Width:

Area A:	55 ft
Area B:	70 ft
Area C:	45 ft

c) Minimum Lot Frontage:

All Areas:	35 ft

d) Minimum Building Setback Lines:

i) Front Yard:

Area A:	25 ft
Area B:	25 ft
Area C:	25 ft

ii) Side Yard:

Area A:	5 ft
Area B:	6 ft
Area C:	5 ft

iii) Rear Yard:

Area A:	20 ft
Area B:	20 ft
Area C:	20 ft

e) Maximum Building Height:

Area A:	1 ½ Stories
Area B:	2 ½ Stories
Area C:	1 Story

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

Development Standards (Chapter 6 and Section 7 of Ord. 19-32)

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

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

9) Architectural Standards (UDO Article 6.3)

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

10) Building Standards (Article 6.4)

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

11) Height Standards (Article 6.6)

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

12) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 19-32): UDO shall apply, except as otherwise modified or enhanced below.

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

a) Foundation Plantings (Article 6.8(L))

b) External Street Frontage Landscaping Requirements (Article 6.8(M))

c) Buffer Yard Article 6.8(N).

d) Perimeter Drainage and Utility Easements.

e) Sign Standards (Article 6.17)

Design Standards (Chapter 8 and Section 9 of Ord. 19-32)

24) Block Standards (Article 8.1)

25) Easement Standards (Article 8.3)

Comment: **Please coordinate with WPWD, HCSO, and the utility companies.**

26) Monument and Marker Standards (Article 8.5)

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

27) Open Space and Amenity Standards (Article 8.6)

28) Pedestrian Network Standards (Article 8.7)

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

Comment: Please coordinate with WPWD.

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

Comment: Please coordinate with WPWD.

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

Comment: Please coordinate with WPWD.

d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

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

ii. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

iii. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

e) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

i. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

Comment: Please coordinate with WPWD.

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

Comment: Please coordinate with WPWD.

29) Storm Water Standards (Article 8.8) - **Please coordinate with WPWD.**

30) Streets and Right-of-Way Standards (Article 8.9) **– Please coordinate with WPWD.**

31) Street Light Standards (Article 8.10) **– Please coordinate with WPWD.**

32) Street Sign Standards (Article 8.11) **– Please coordinate with WPWD.**

Surety Standards (Article 8.12) – **Please coordinate with WPWD.**

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

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

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

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

3) 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.

4) 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.

DEPARTMENT COMMENTS

1) **Action: Hold a public hearing at the December 2, 2019, Plan Commission meeting.**

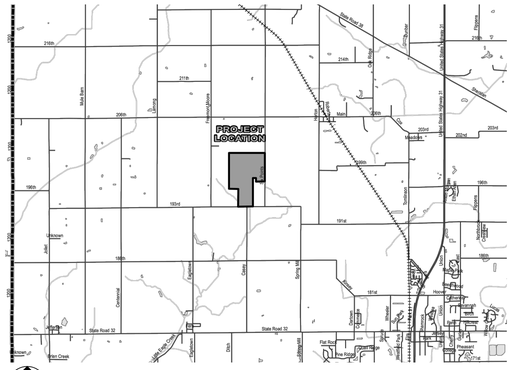
2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

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

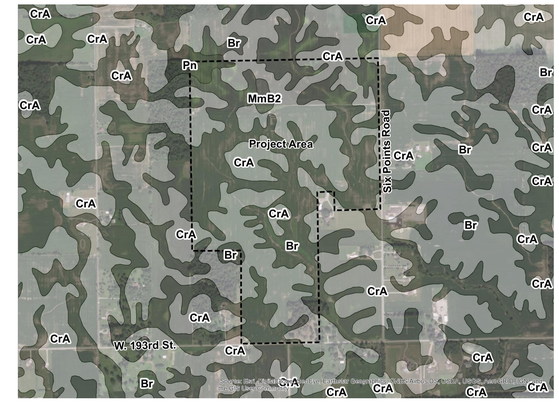
ATWATER PRIMARY PLAT / DEVELOPMENT PLAN

Oltof Homes, LLC

CONTACT: ED RECKTENWALL
8051 Wicker Avenue, Suite A
St. John, IN 46373



LOCATION MAP
SCALE 1"= 1/2 MILE



SOILS MAP
NOT TO SCALE

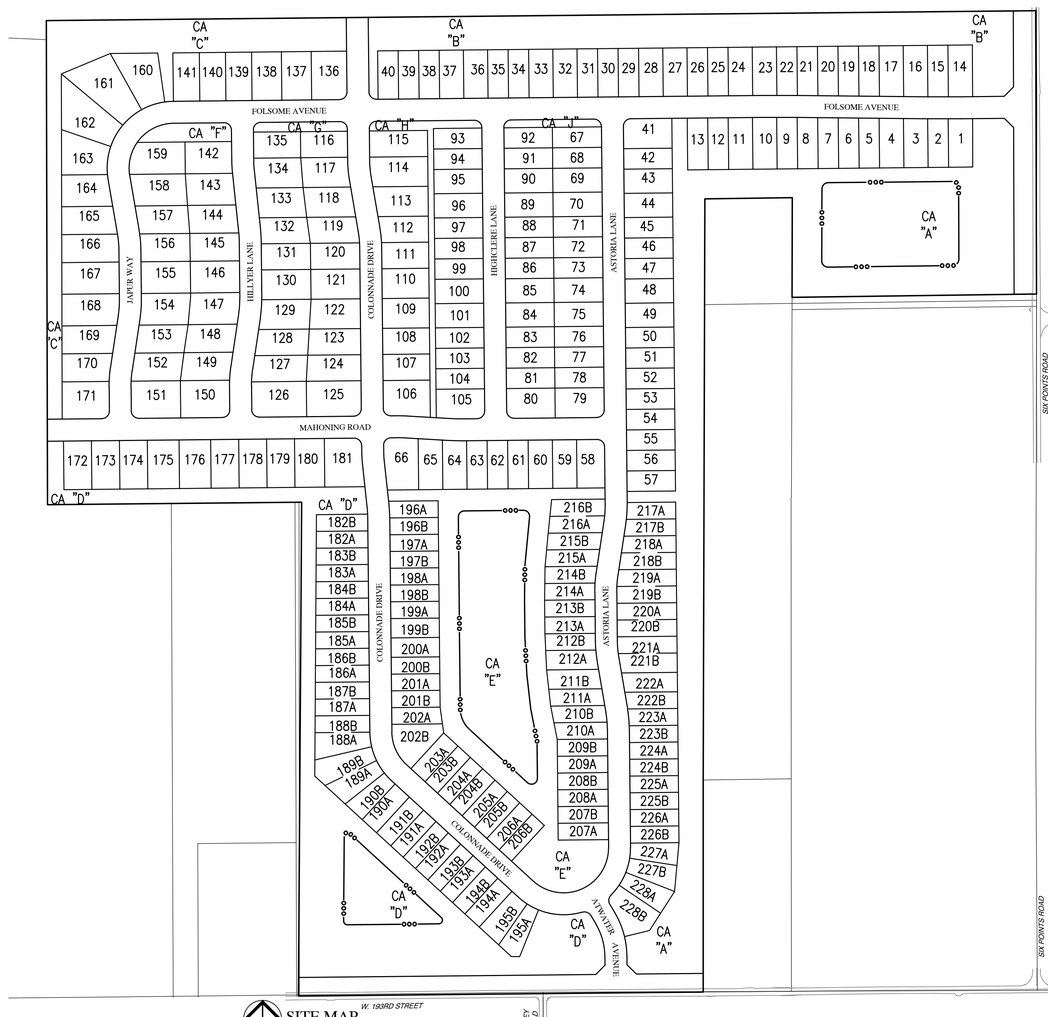
SOILS LEGEND

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

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 22 and part of the Northwest Quarter of Section 27, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, as depicted on an original boundary survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-157, dated June 13, 2019, more particularly described as follows:

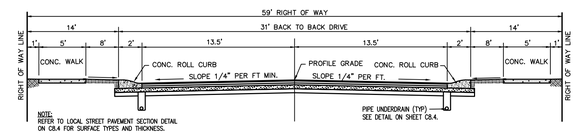
BEGINNING at the southeast corner of the Northwest Quarter of said Northwest Quarter of said Section 27, marked by a Harrison monument; thence South 89 degrees 24 minutes 00 seconds West (grid bearing based upon InGCS "Hamilton" Zone) along the south line of said Northwest Quarter of said Northwest Quarter a distance of 657.72 feet to the southerly extension of a north-south fence line; thence North 00 degrees 22 minutes 26 seconds East along said extension and said fence line a distance of 1325.40 feet to the south line of the Southwest Quarter of said Section 22; thence South 89 degrees 25 minutes 51 seconds West along said south line a distance of 681.92 feet to the southwest corner of said Southwest Quarter, marked by a 5/8-inch rebar with cap stamped "DLDS 0064"; thence North 00 degrees 08 minutes 17 seconds West along the west line of said Southwest Quarter a distance of 1299.34 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence North 89 degrees 25 minutes 51 seconds East a distance of 2654.48 feet (passing through a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114" at a distance of 2604.48 feet) to the east line of said Southwest Quarter; thence South 00 degrees 09 minutes 34 seconds East along said east line a distance of 760.18 feet to the northeast corner of a 4.58-acre tract of land as described in Instrument Number 200600053225 in the Office of the Recorder of Hamilton County, Indiana, the following four (4) courses being along the north, east, and west lines of said tract; (1) South 89 degrees 13 minutes 40 seconds West a distance of 655.94 feet; (2) North 00 degrees 10 minutes 13 seconds East a distance of 267.50 feet; (3) South 89 degrees 13 minutes 40 seconds West a distance of 234.54 feet; (4) South 00 degrees 10 minutes 13 seconds West along said west line and the west line of a 4.08-acre tract as described in Deed Book 296, page 391 in said Recorder's Office a distance of 1559.75 feet to the southwest corner of said 4.08-acre tract; thence South 00 degrees 00 minutes 26 seconds East along the west line of a 3.06-acre tract as described in Instrument Number 2018050192 in said Recorder's Office a distance of 568.92 feet to the south line of the Northeast Quarter of said Northwest Quarter of said Section 27; thence South 89 degrees 27 minutes 18 seconds West along said south line a distance of 428.26 feet to the POINT OF BEGINNING, containing 99.656 acres, more or less.



SITE MAP
NOT TO SCALE

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.7	PRIMARY PLAT PLAN
C1.8-C1.9	EXISTING CONDITIONS & DEMOLITION PLAN
C1.10-C1.15	DEVELOPMENT PLAN
C1.16	OVERALL OPEN SPACE PLAN
L1.0-L1.5	LANDSCAPE PLAN
L1.6-L1.7	LANDSCAPE DETAILS



NOTE:
REFER TO LOCAL STREET PAVEMENT SECTION DETAIL ON C6.4 FOR SURFACE TYPES AND THICKNESS.

TYPICAL STREET CROSS SECTION
NOT TO SCALE

DEVELOPMENT STANDARDS
ATWATER
ZONING: ATWATER PUD (-, 2019)
LOTS: 275
DISTRICT A, B, C

Standard	Area A	Area B	Area C
Minimum Lot Area	6,850sqft	8,700sqft	5,600sqft
Minimum Lot Frontage	35'	35'	35'
Minimum Building Setback			
Front Yard	25'	25'	25'
Side Yard	5'	6'	5'
Rear Yard	20'	20'	20'
Minimum Lot Width	55'	70'	45'
Maximum Building Height	1 ½ Stories	2 ½ Stories	1 Stories
Maximum Dwelling Units Per Building	1	1	2
Minimum Living Area (Total)			
Single Story	1,400sqft	1,900sqft	1,300sqft
Two Story	N/A	2,000sqft	N/A

PREPARED BY:

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

UTILITY CONTACT INFORMATION:

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

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

INDIANA GAS / VECTREN
CHAD MILLER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5550
CRMILLER@VECTREN.COM

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

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

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

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

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REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
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LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN
REGISTERED
No. PE11700154
STATE OF INDIANA

DRAWN BY TD/KS	JOB NUMBER 2019-157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	

SHEET
C1.0
COVER

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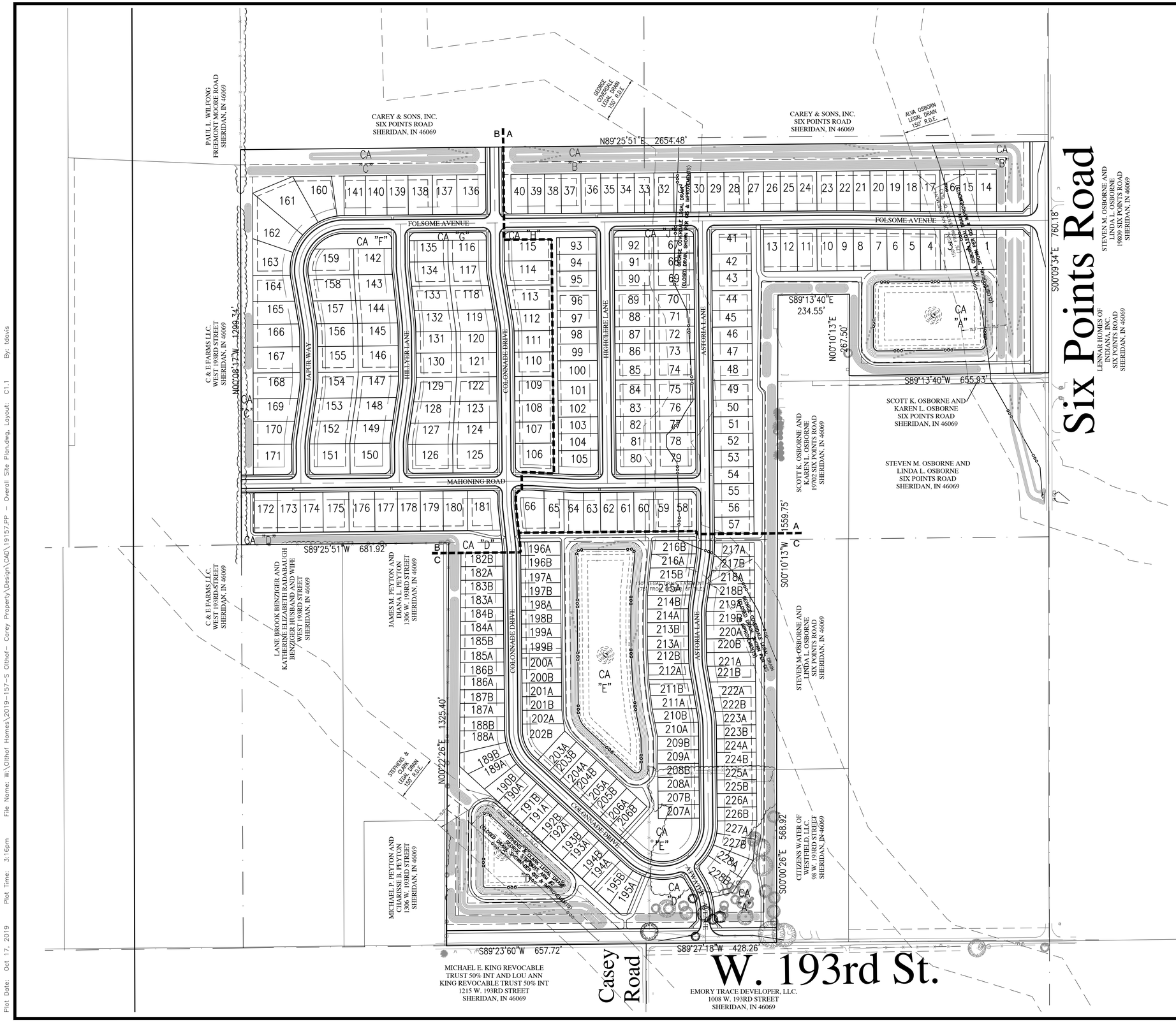
Plot Date: Oct 31, 2019 Plot Time: 12:47pm File Name: W:\Oltof Homes\2019-157-S Oltof- Carey Property\Design\CAD\19157.PP - Cover Sheet.dwg, Layout: C1.0 By: hmartin



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GRAPHIC SCALE

0' 150' 300' 450'

(IN FEET)

LEGEND:

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

ABBREVIATIONS:

C.A. – COMMON AREA
25 – LOT NUMBER

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 22 and part of the Northwest Quarter of Section 27, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, as depicted on an original boundary survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-157, dated June 13, 2019, more particularly described as follows:

BEGINNING at the southeast corner of the Northwest Quarter of said Northwest Quarter of said Section 27, marked by a Harrison monument; thence South 89 degrees 24 minutes 00 seconds West (grid bearing based upon InGCS "Hamilton" Zone) along the south line of said Northwest Quarter a distance of 657.72 feet to the southerly extension of a north-south fence line; thence North 00 degrees 22 minutes 26 seconds East along said extension and said fence line a distance of 1325.40 feet to the south line of the Southwest Quarter of said Section 22; thence South 89 degrees 25 minutes 51 seconds West along said south line a distance of 681.92 feet to the southwest corner of said Southwest Quarter, marked by a 5/8-inch rebar with cap stamped "DLDS 0064"; thence North 00 degrees 08 minutes 17 seconds West along the west line of said Southwest Quarter a distance of 1299.34 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence North 89 degrees 25 minutes 51 seconds East a distance of 2654.48 feet (passing through a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114" at a distance of 2604.48 feet) to the east line of said Southwest Quarter; thence South 00 degrees 09 minutes 34 seconds East along said east line a distance of 760.18 feet to the northeast corner of a 4.58-acre tract of land as described in Instrument Number 200600053225 in the Office of the Recorder of Hamilton County, Indiana, the following four (4) courses being along the north, east, and west lines of said tract; (1) South 89 degrees 13 minutes 40 seconds West a distance of 655.94 feet; (2) North 00 degrees 10 minutes 13 seconds East a distance of 267.50 feet; (3) South 89 degrees 13 minutes 40 seconds West a distance of 234.54 feet; (4) South 00 degrees 10 minutes 13 seconds West along said west line and the west line of a 4.08-acre tract as described in Deed Book 296, page 391 in said Recorder's Office a distance of 1559.75 feet to the southwest corner of said 4.08-acre tract; thence South 00 degrees 00 minutes 26 seconds East along the west line of a 3.06-acre tract as described in Instrument Number 2018050192 in said Recorder's Office a distance of 568.92 feet to the south line of the Northeast Quarter of said Northwest Quarter of said Section 27; thence South 89 degrees 27 minutes 18 seconds West along said south line a distance of 428.26 feet to the POINT OF BEGINNING, containing 99.656 acres, more or less.

SEE SHEET C1.0 FOR ZONING STANDARDS.

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

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

THERE SHALL BE NO TREES WITHIN TEN (10) FEET 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

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www.hwcengineering.com

ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN
REGISTERED
No. PE11700154
STATE OF INDIANA
Hope A. Martin

DRAWN BY TD/KS	JOB NUMBER 2019-157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.1 OVERALL SITE PLAN	

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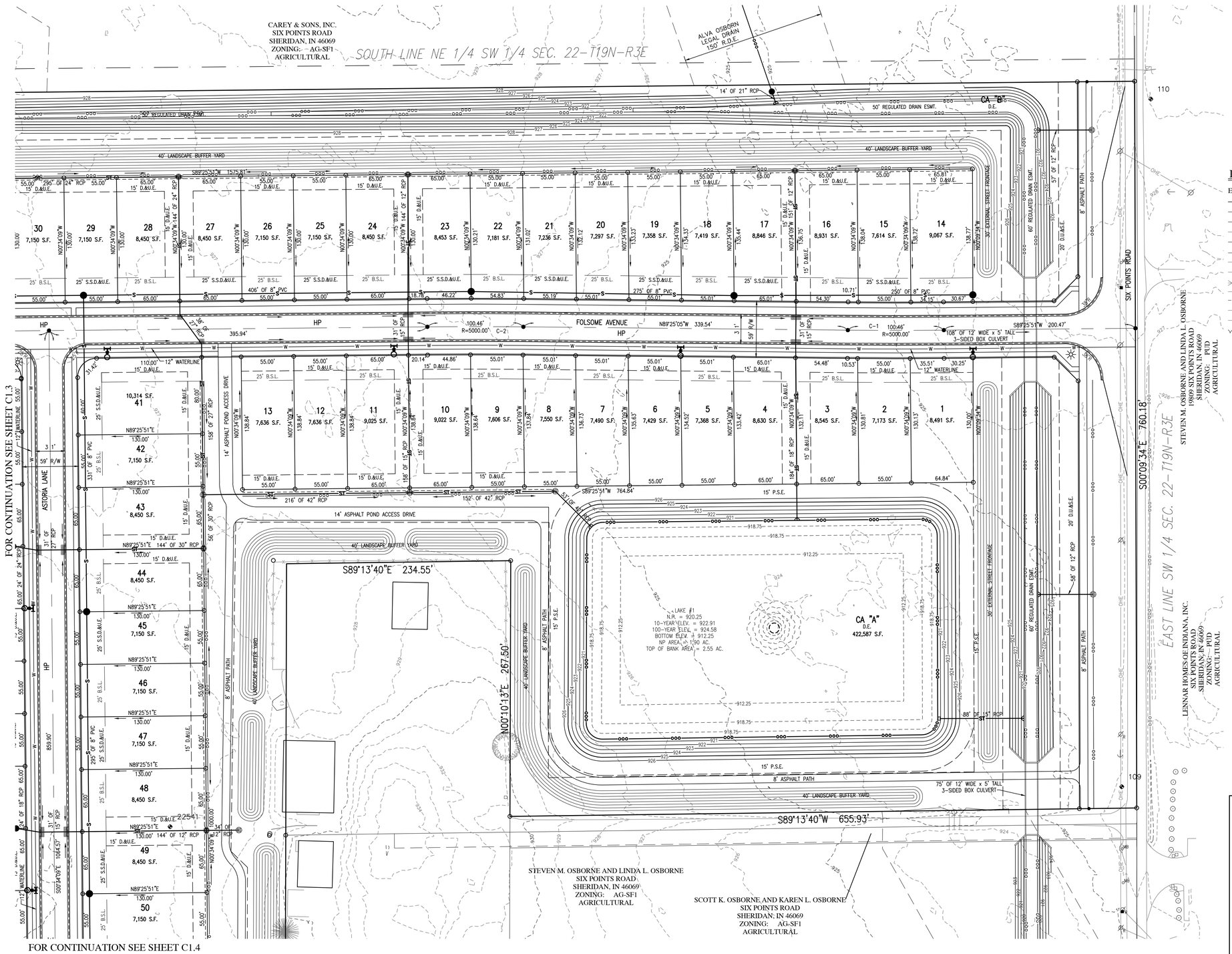
Plot Date: Oct 17, 2019 Plot Time: 3:16pm File Name: W:\Olthof Homes\2019-157-S Olthof- Carey Property\Design\CAD\19157.PP - Overall Site Plan.dwg, Layout: C1.1 By: tdavis



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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	

ABBREVIATIONS:

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

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.7.

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

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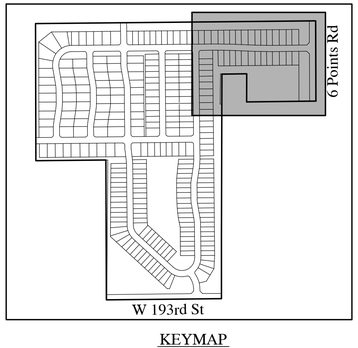

KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
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ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
HOPE A. MARTIN
REGISTERED
No. PE11700015
STATE OF INDIANA
NOT FOR CONSTRUCTION

DRAWN BY TD/KS	JOB NUMBER 2019-157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.2 PRIMARY PLAT PLAN	

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
N/A	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	

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D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
P.S.E.	– PERMANENT STORMWATER EASEMENT
P.A.E.	– PEDESTRIAN ACCESS EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.7.

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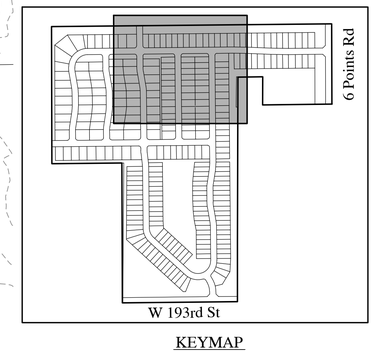

KEYMAP
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REVISIONS

DATE	DESCRIPTION	BY

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LAFAYETTE - MUNCIE - NEW ALBANY
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ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED No. PE11700015 STATE OF INDIANA
Hope A. Martin

DRAWN BY TD/KS	JOB NUMBER 2019–157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.3 PRIMARY PLAT PLAN	

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FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.7.

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
(S)	SANITARY MANHOLE	
(ST)	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	

ABBREVIATIONS:

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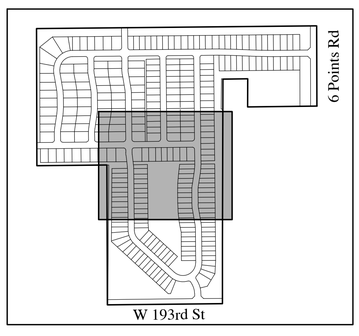
P.S.E.	– PERMANENT STORMWATER EASEMENT
P.A.E.	– PEDESTRIAN ACCESS EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY



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REVISIONS

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LAFAYETTE - MUNCIE - NEW ALBANY
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ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN
REGISTERED
No. PE11700154
STATE OF INDIANA

DRAWN BY TD/KS	JOB NUMBER 2019-157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.4 PRIMARY PLAT PLAN	

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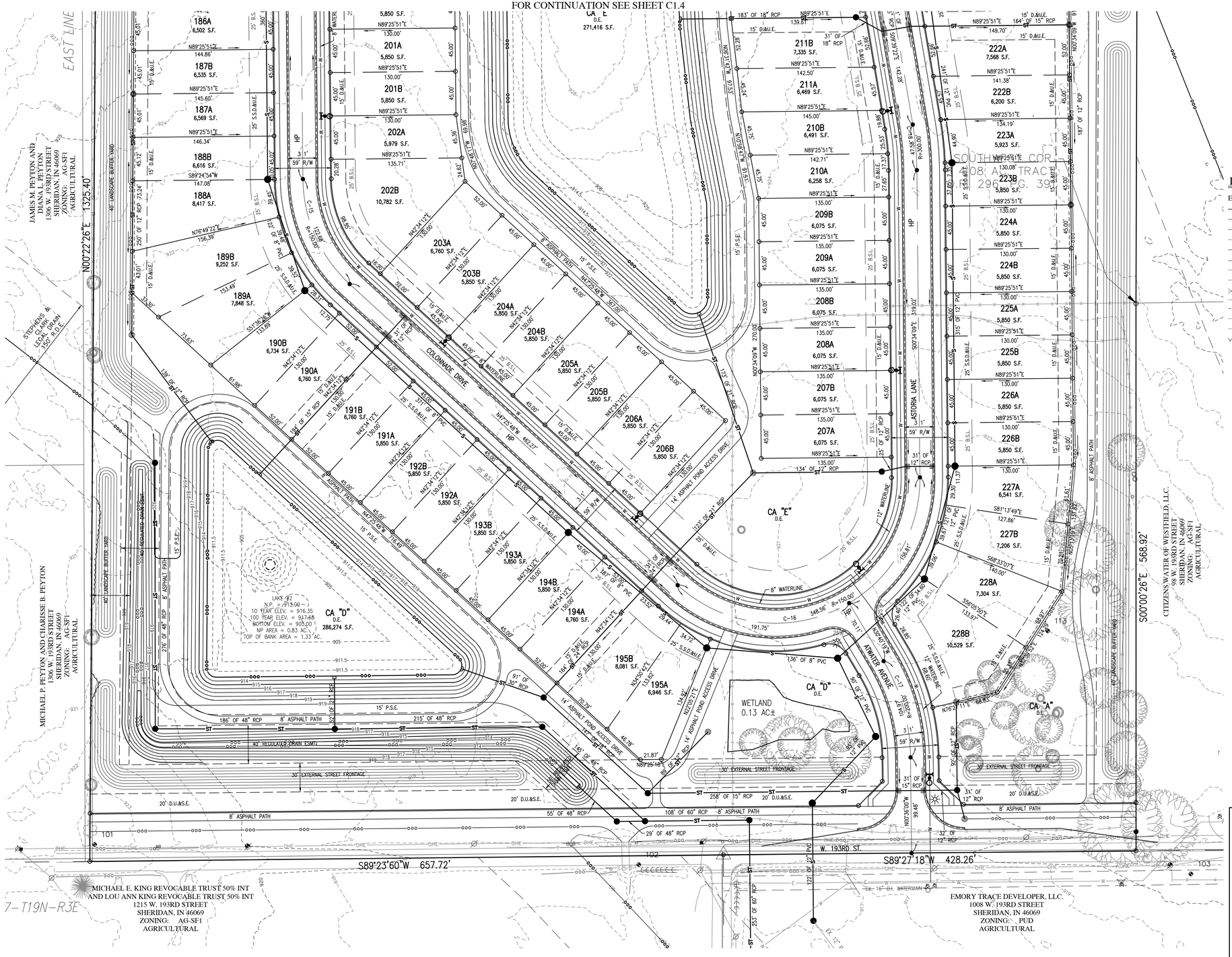
FOR CONTINUATION SEE SHEET C1.4



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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x	FENCE	x x x x x x
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
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ESMT.	– EASEMENT
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B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.7.

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

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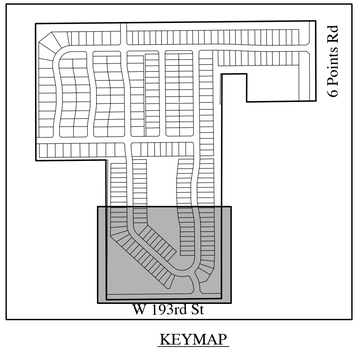

KEYMAP
NOT TO SCALE

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LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA

DRAWN BY TD/KS	JOB NUMBER 2019-157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.5 PRIMARY PLAT PLAN	

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FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.7.

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

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ST	STORM SEWER	ST
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N/A	FLOW ARROW	
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25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
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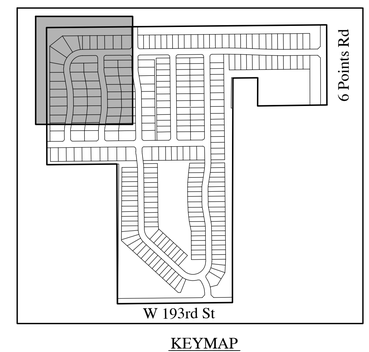

KEYMAP
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DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.6 PRIMARY PLAT PLAN	

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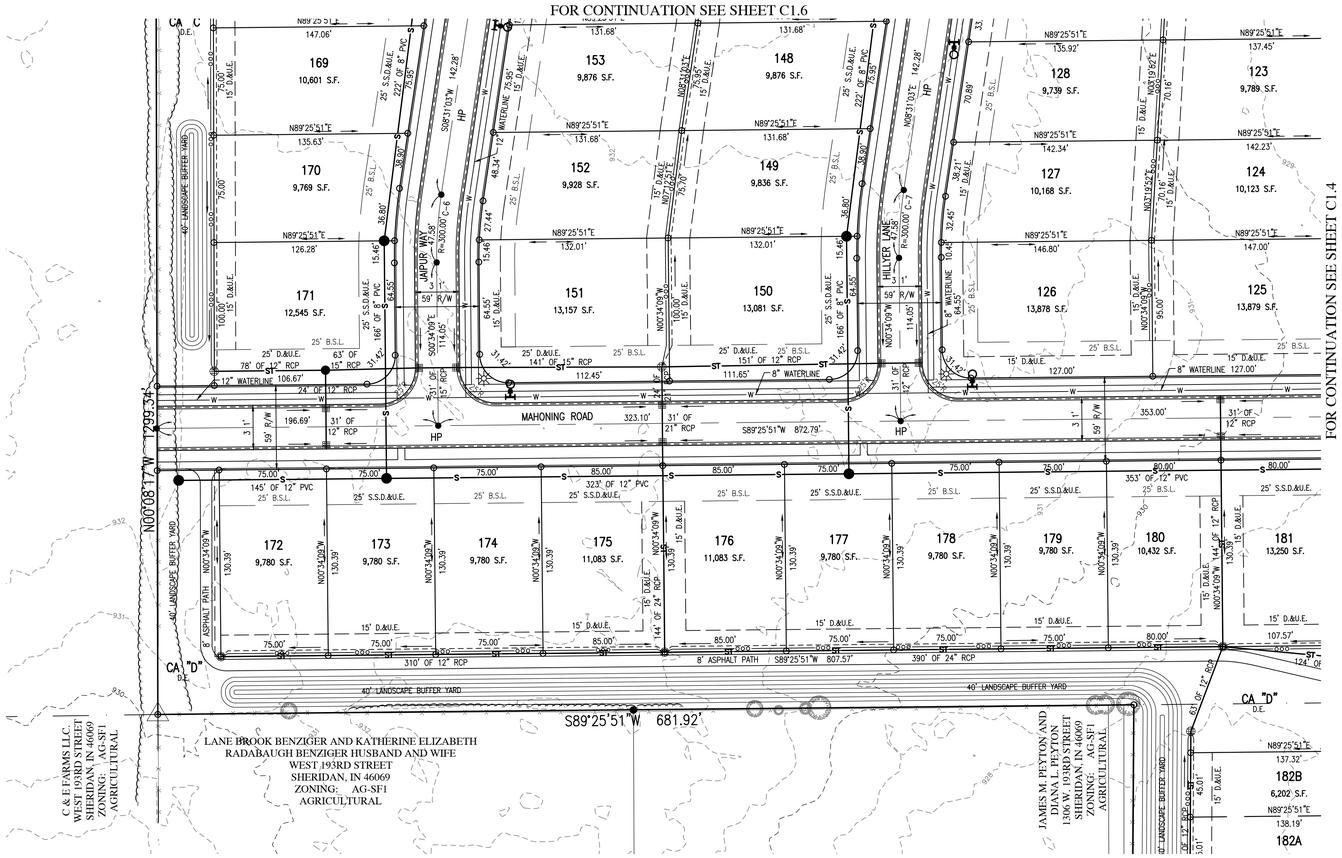

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	100.46'	5000.00'	100.46'	S89°59'37"E	1°09'04"
C-2	100.46'	5000.00'	100.46'	N89°59'37"W	1°09'04"
C-3	259.55'	150.00'	228.36'	S39°51'40"W	99°08'21"
C-4	47.85'	300.00'	47.80'	S05°08'20"E	9°08'21"
C-5	47.58'	300.00'	47.53'	S03°58'27"W	9°05'13"
C-6	47.58'	300.00'	47.53'	S03°58'27"W	9°05'13"
C-7	47.58'	300.00'	47.53'	N03°58'27"E	9°05'13"
C-8	47.58'	300.00'	47.53'	N03°58'27"E	9°05'13"
C-9	28.54'	300.00'	28.52'	N03°17'39"W	5°27'00"
C-10	28.54'	300.00'	28.52'	N03°17'39"W	5°27'00"
C-11	47.85'	300.00'	47.80'	N05°08'20"W	9°08'21"
C-12	47.85'	300.00'	47.80'	N05°08'20"W	9°08'21"
C-13	29.24'	300.00'	29.23'	N03°21'43"W	5°35'07"
C-14	29.24'	300.00'	29.23'	N03°21'43"W	5°35'07"
C-15	122.68'	150.00'	119.29'	N23°59'59"W	46°51'39"
C-16	348.56'	150.00'	275.26'	S66°00'01"W	133°08'21"
C-17	104.97'	200.00'	103.77'	N15°38'10"W	30°04'19"
C-18	47.58'	300.00'	47.53'	S05°06'46"E	9°05'13"
C-19	47.58'	300.00'	47.53'	S05°06'46"E	9°05'13"
C-20	47.85'	300.00'	47.80'	S04°00'01"W	9°08'21"
C-21	47.58'	300.00'	47.53'	S04°01'36"W	9°05'13"
C-22	33.53'	500.00'	33.53'	N88°38'52"W	3°50'34"
C-23	33.53'	500.00'	33.53'	N88°38'52"W	3°50'34"

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.7.

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

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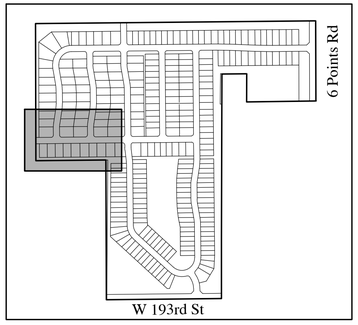
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
Ⓢ	SANITARY MANHOLE	
ST	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



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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

ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA
PRELIMINARY NOT FOR CONSTRUCTION
Hope A. Martin

DRAWN BY TD/KS	JOB NUMBER 2019-157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.7 PRIMARY PLAT PLAN	

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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.

DEMOLITION KEYNOTES: (#)

(NOT ALL KEY NOTES APPLY TO THIS SHEET)

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2. REMOVE EXISTING LEGAL DRAIN TILE.
3. REMOVE EXISTING STORM SEWER.
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5. PROTECT EXISTING TREE(S).
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GRAPHIC SCALE
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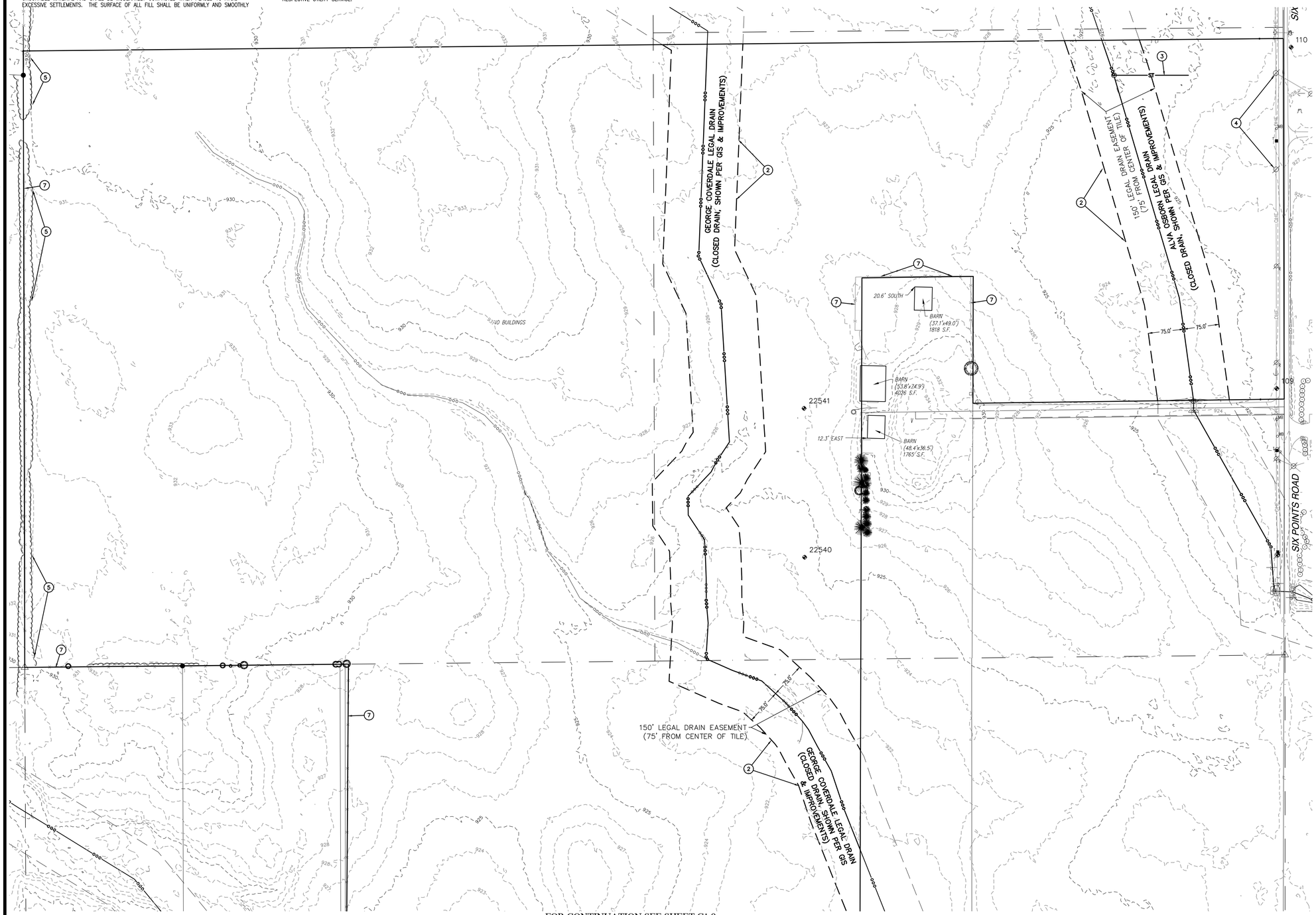
(IN FEET)



LEGEND:

EXISTING

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

FOR CONTINUATION SEE SHEET C1.9

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REVISIONS

DATE	DESCRIPTION	BY

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

ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA
Hope A. Martin

DRAWN BY TD/KS	JOB NUMBER 2019-157
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DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.8 EXISTING CONDITIONS & DEMOLITION PLAN	

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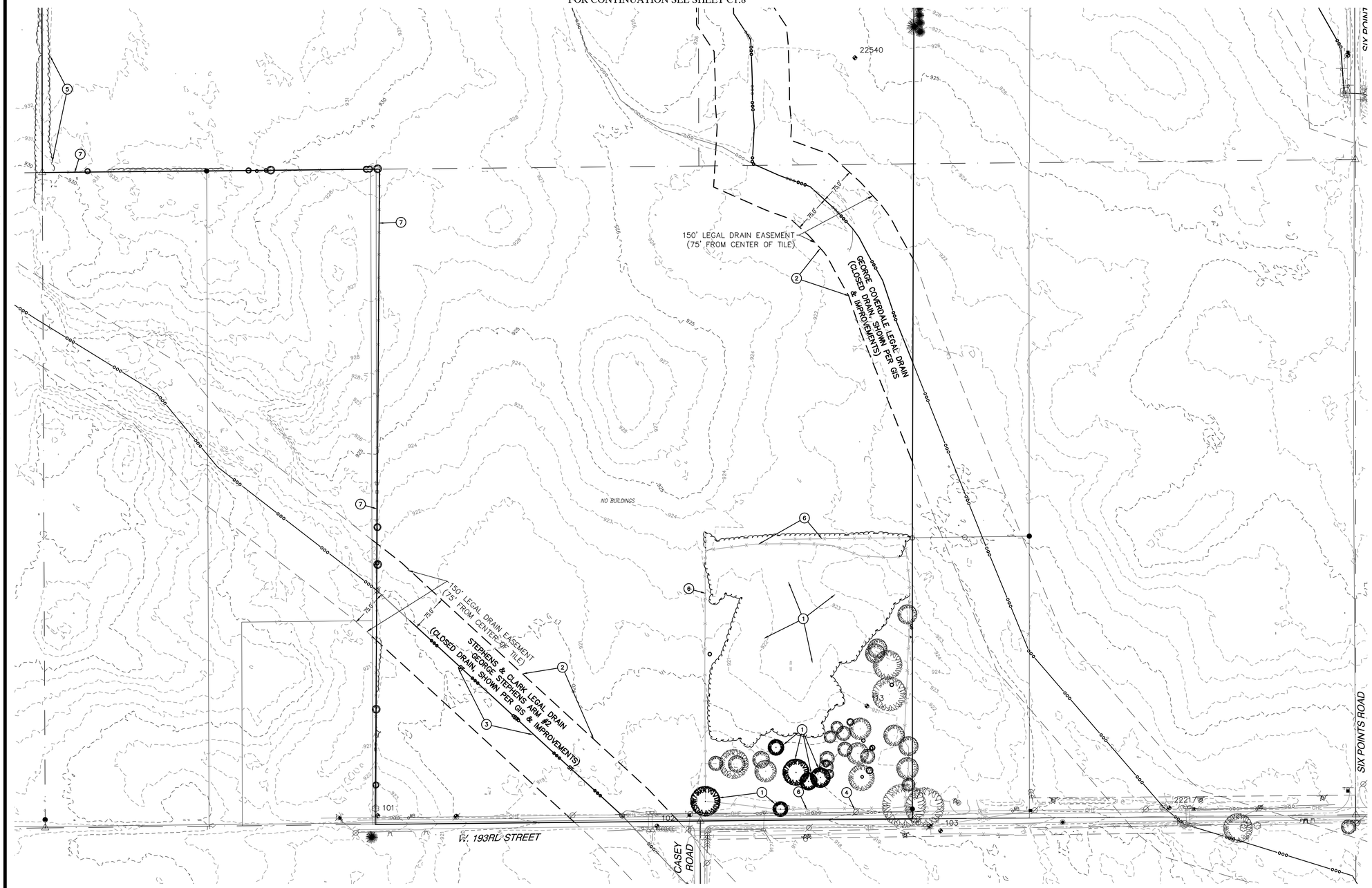

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REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
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LAFAYETTE - MUNCIE - NEW ALBANY
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CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY
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HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA
Hope A. Martin

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SHEET C1.9 EXISTING CONDITIONS & DEMOLITION PLAN	

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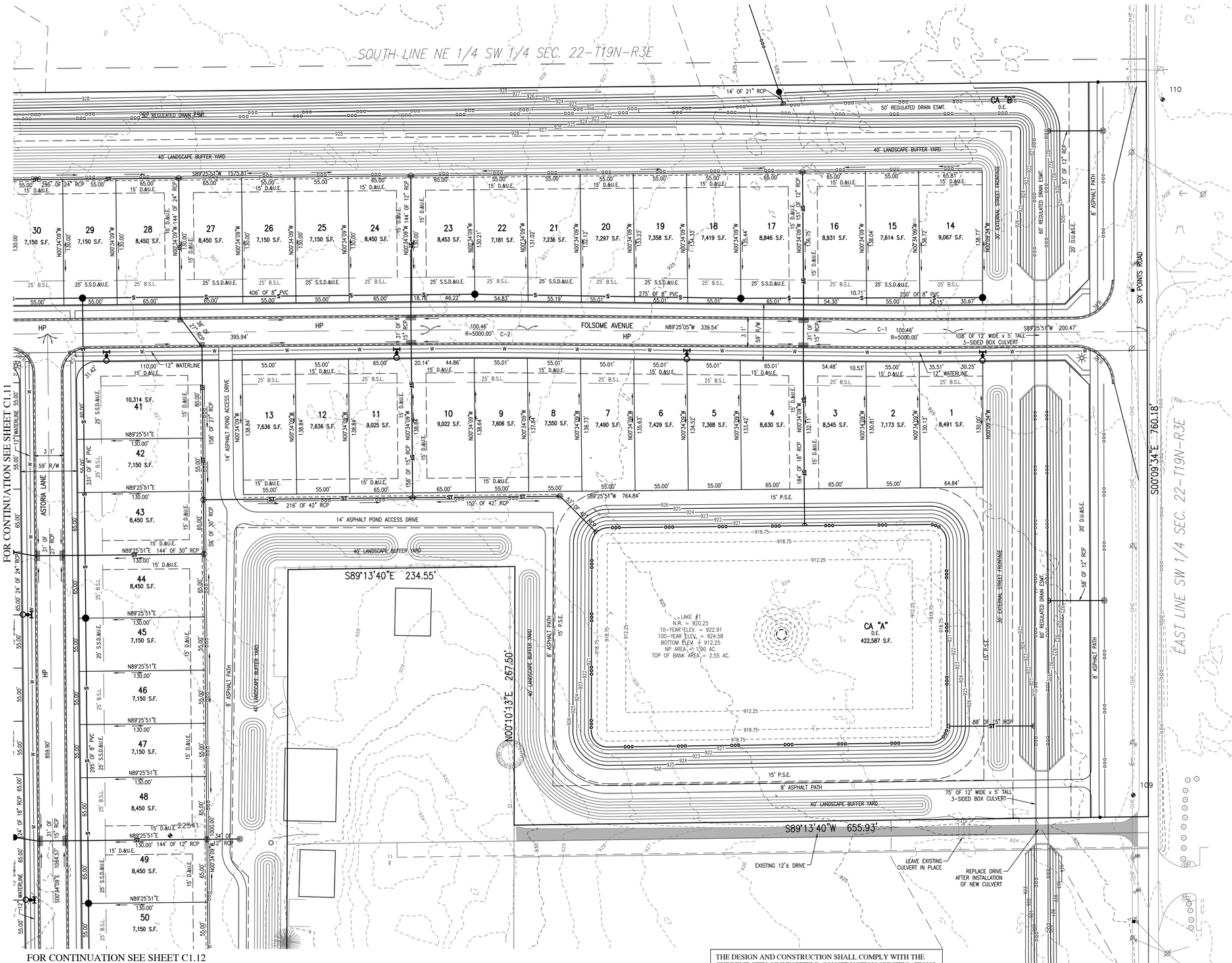

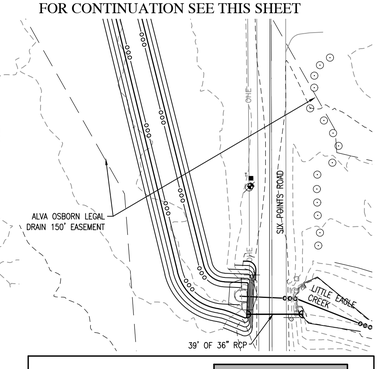

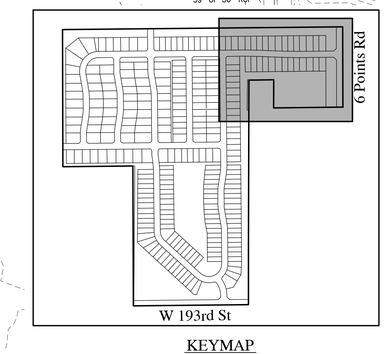

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LAFAYETTE - MUNCIE - NEW ALBANY
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CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

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SHEET C1.10 DEVELOPMENT PLAN	

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0' 50' 100' 150'
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	SUBSURFACE DRAIN	
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ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
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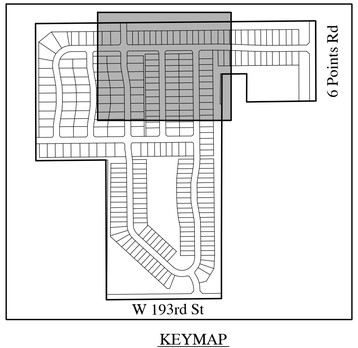

KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

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

ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA

DRAWN BY TD/KS	JOB NUMBER 2019-157
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DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET C1.11 DEVELOPMENT PLAN	

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FOR CONTINUATION SEE SHEET C1.11

FOR CONTINUATION SEE SHEET C1.13

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.15.

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

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Indiana 811

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CALL BEFORE YOU DIG.

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GRAPHIC SCALE

0' 50' 100' 150'

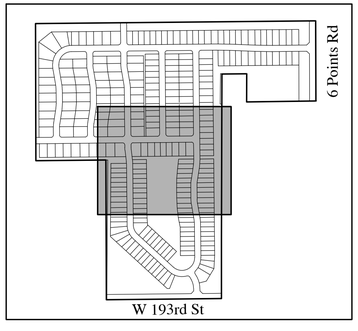
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
(S)	SANITARY MANHOLE	
(ST)	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	

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



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CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

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HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA

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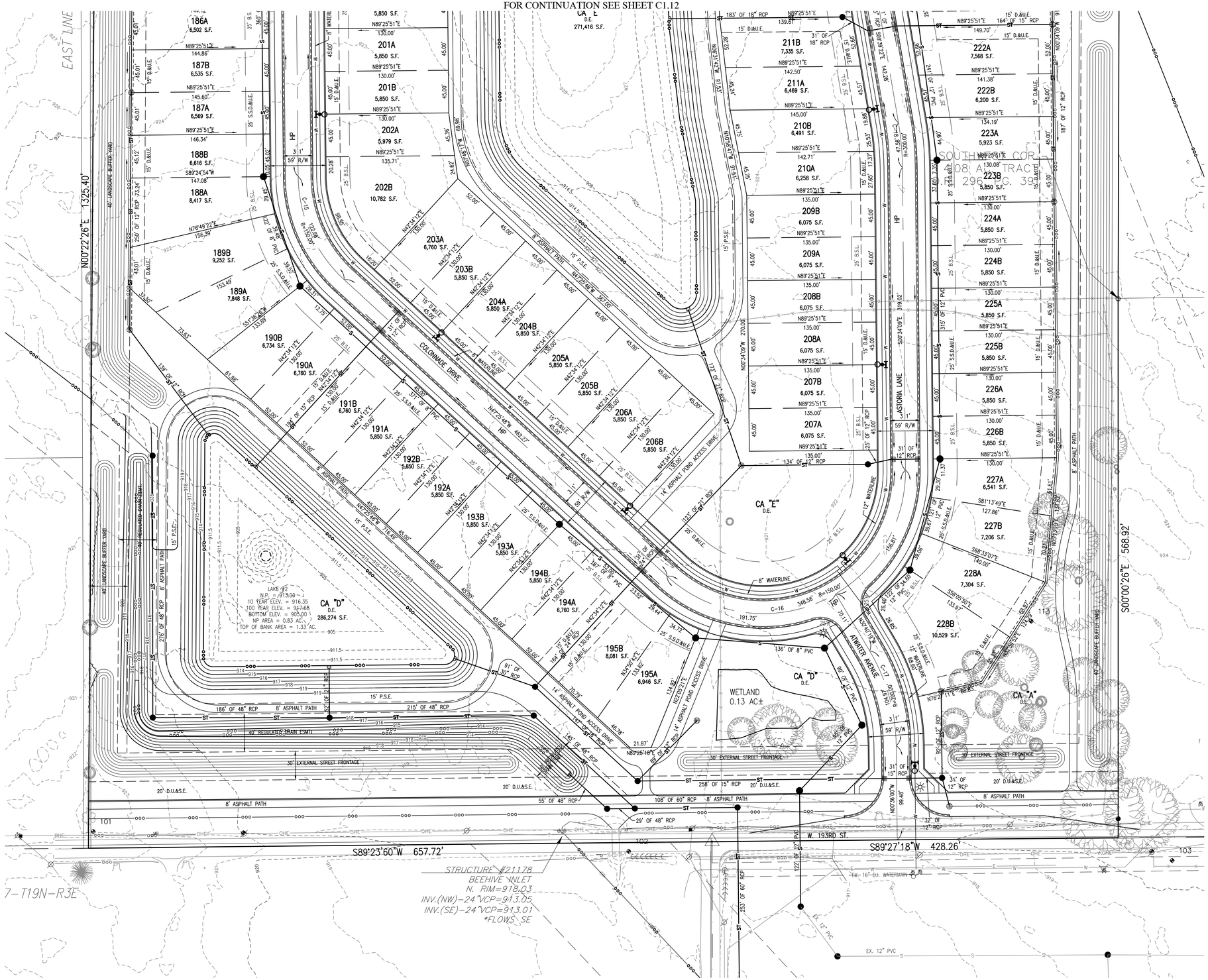

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x	FENCE	x x x x x x
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	

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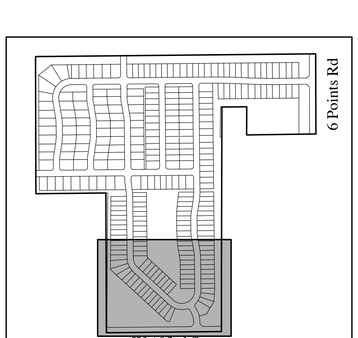
D.E.	– DRAINAGE EASEMENT
S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
P.S.E.	– PERMANENT STORMWATER EASEMENT
P.A.E.	– PEDESTRIAN ACCESS EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

FOR CONTINUATION SEE THIS SHEET



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ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA

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DATE SEPTEMBER 27, 2019	
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0' 50' 100' 150'
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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
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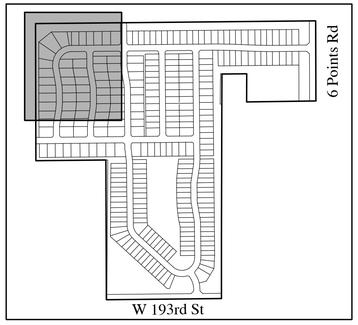

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ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA

DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED NO. PE11700154 STATE OF INDIANA

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DATE SEPTEMBER 27, 2019	
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DEVELOPMENT PLAN

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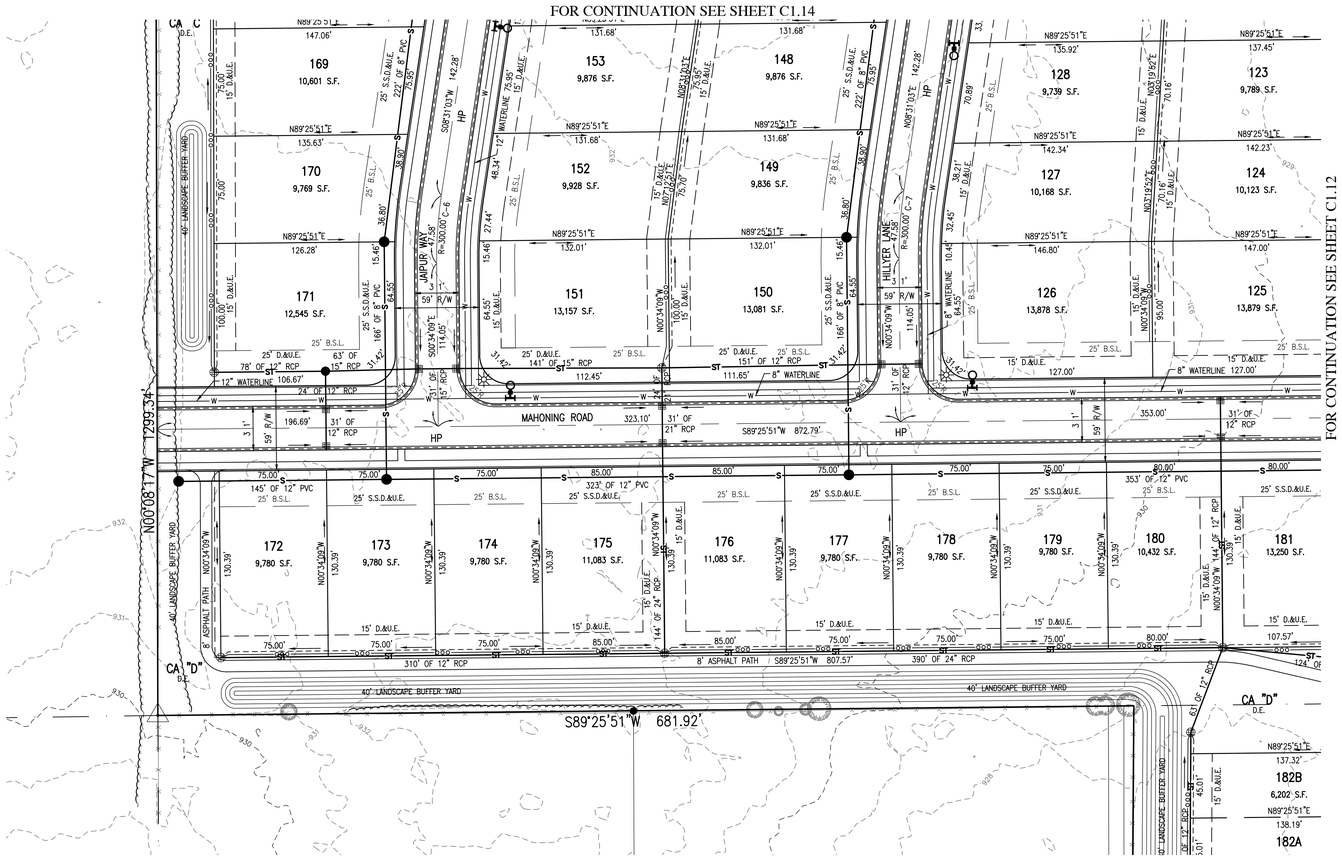

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	100.46'	5000.00'	100.46'	S89°59'37"E	1°09'04"
C-2	100.46'	5000.00'	100.46'	N89°59'37"W	1°09'04"
C-3	259.55'	150.00'	228.36'	S39°51'40"W	99°08'21"
C-4	47.85'	300.00'	47.80'	S05°08'20"E	9°08'21"
C-5	47.58'	300.00'	47.53'	S03°58'27"W	9°05'13"
C-6	47.58'	300.00'	47.53'	S03°58'27"W	9°05'13"
C-7	47.58'	300.00'	47.53'	N03°58'27"E	9°05'13"
C-8	47.58'	300.00'	47.53'	N03°58'27"E	9°05'13"
C-9	28.54'	300.00'	28.52'	N03°17'39"W	5°27'00"
C-10	28.54'	300.00'	28.52'	N03°17'39"W	5°27'00"
C-11	47.85'	300.00'	47.80'	N05°08'20"W	9°08'21"
C-12	47.85'	300.00'	47.80'	N05°08'20"W	9°08'21"
C-13	29.24'	300.00'	29.23'	N03°21'43"W	5°35'07"
C-14	29.24'	300.00'	29.23'	N03°21'43"W	5°35'07"
C-15	122.68'	150.00'	119.29'	N23°59'59"W	46°51'39"
C-16	348.56'	150.00'	275.26'	S66°00'01"W	133°08'21"
C-17	104.97'	200.00'	103.77'	N15°38'10"W	30°04'19"
C-18	47.58'	300.00'	47.53'	S05°06'46"E	9°05'13"
C-19	47.58'	300.00'	47.53'	S05°06'46"E	9°05'13"
C-20	47.85'	300.00'	47.80'	S04°00'01"W	9°08'21"
C-21	47.58'	300.00'	47.53'	S04°01'36"W	9°05'13"
C-22	33.53'	500.00'	33.53'	N88°38'52"W	3°50'34"
C-23	33.53'	500.00'	33.53'	N88°38'52"W	3°50'34"

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.15.

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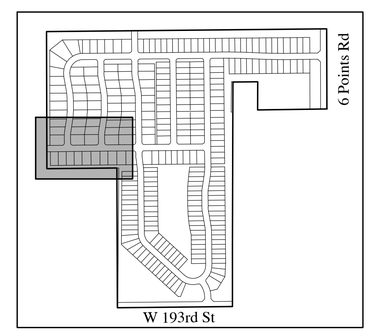

KEYMAP
NOT TO SCALE

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
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	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
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DATE	DESCRIPTION	BY

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ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
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HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA
Hope A. Martin

DRAWN BY TD/KS	JOB NUMBER 2019-157
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SHEET C1.15 DEVELOPMENT PLAN	

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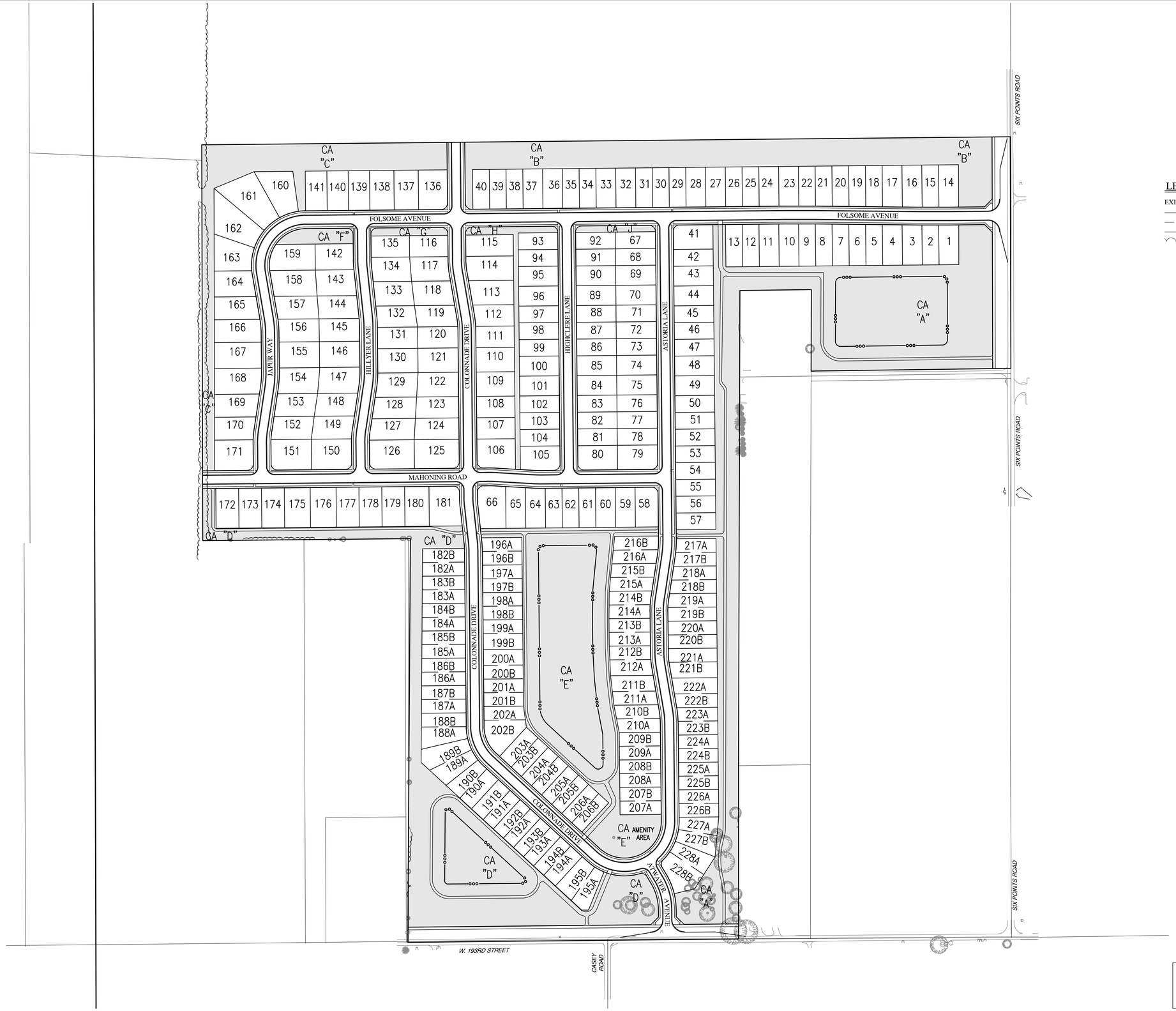

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GRAPHIC SCALE
0' 150' 300' 450'
(IN FEET)

LEGEND:

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

ABBREVIATIONS:

C.A. – COMMON AREA
25 – LOT NUMBER

COMMON AREA SUMMARY (OPEN SPACE)
CA "A" = 427,434 SF
CA "B" = 173,771 SF
CA "C" = 119,354 SF
CA "D" = 286,274 SF
CA "E" = 271,416 SF
CA "F" = 11,214 SF
CA "G" = 6,356 SF
CA "H" = 19,330 SF
CA "J" = 5,300 SF
TOTAL COMMON AREA = 1,320,449 SF
TOTAL COMMON AREA = 30.313 ACRES

OPEN SPACE REQUIRED = 20.0%
OPEN SPACE PROVIDED
$\frac{\text{OPEN SPACE AREA = 30.202 AC.}}{\text{TOTAL ACREAGE = 99.656 AC.}}$ = 30.31%

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LAFAYETTE - MUNCIE - NEW ALBANY
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ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN

PRELIMINARY
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Hope A. Martin

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SHEET C1.16 OVERALL OPEN SPACE PLAN	

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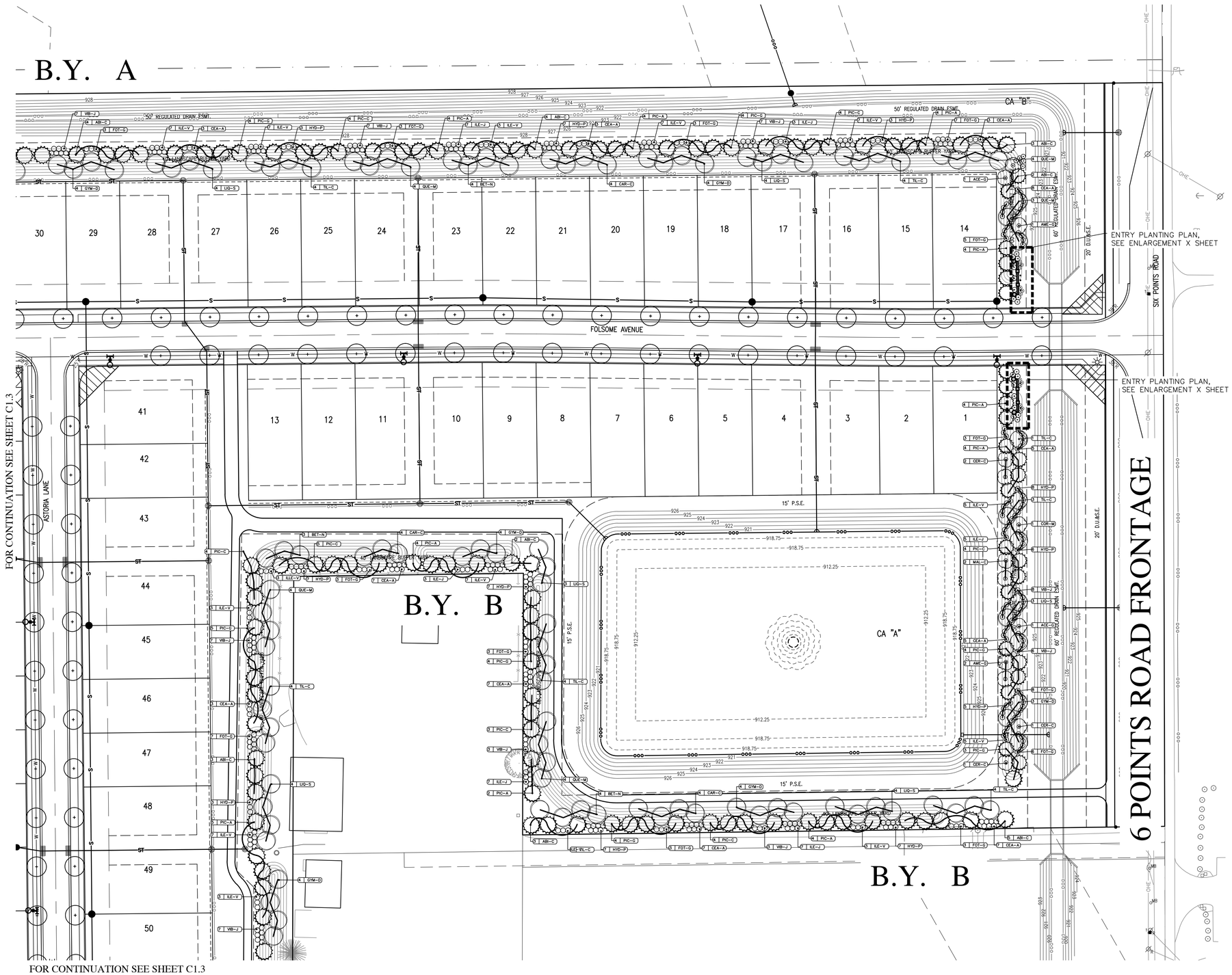

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

- QUANTITY KEY
- SHADE TREE – 8' TALL, 2" CALIPER
- EVERGREEN TREE – 6' TALL
- ORNAMENTAL TREE – 2" CALIPER
- SHRUB – 18" TALL (MIN)
- STREET TREE (50' O.C. AVERAGE)
- INTERSECTION SIGHT TRIANGLE
- *TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREES WILL BE PLANTED TO SUPPLEMENT WITHIN 20' BUFFER YARD, NO MOUND REQUIRED.

PRESERVATION OF TREES LISTED AND INDICATED ON PLANS TO BE SUPPLEMENTED BY A TREE INVENTORY REPORT. TREE INVENTORY REPORT WILL BE PRODUCED, AS COMMUNICATED WITH THE APPLICANT, DURING SECONDARY PLAT AND CONSTRUCTION PLAN PROCESS AND WILL NEED TO BE APPROVED BY THE DEPARTMENT BEFORE SECONDARY PLAT CAN BE RECORDED.

SEE SHEET L1.6 FOR LANDSCAPE GENERAL NOTES, PLANTING REQUIREMENT CHARTS & MASTER PLANTING SCHEDULE.

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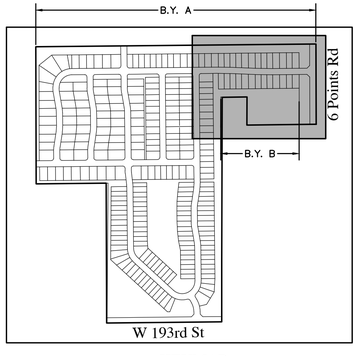

KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

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ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA

DRAWN BY TD/KS	JOB NUMBER 2019-157
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DATE SEPTEMBER 27, 2019	
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L1.0
LANDSCAPE PLAN

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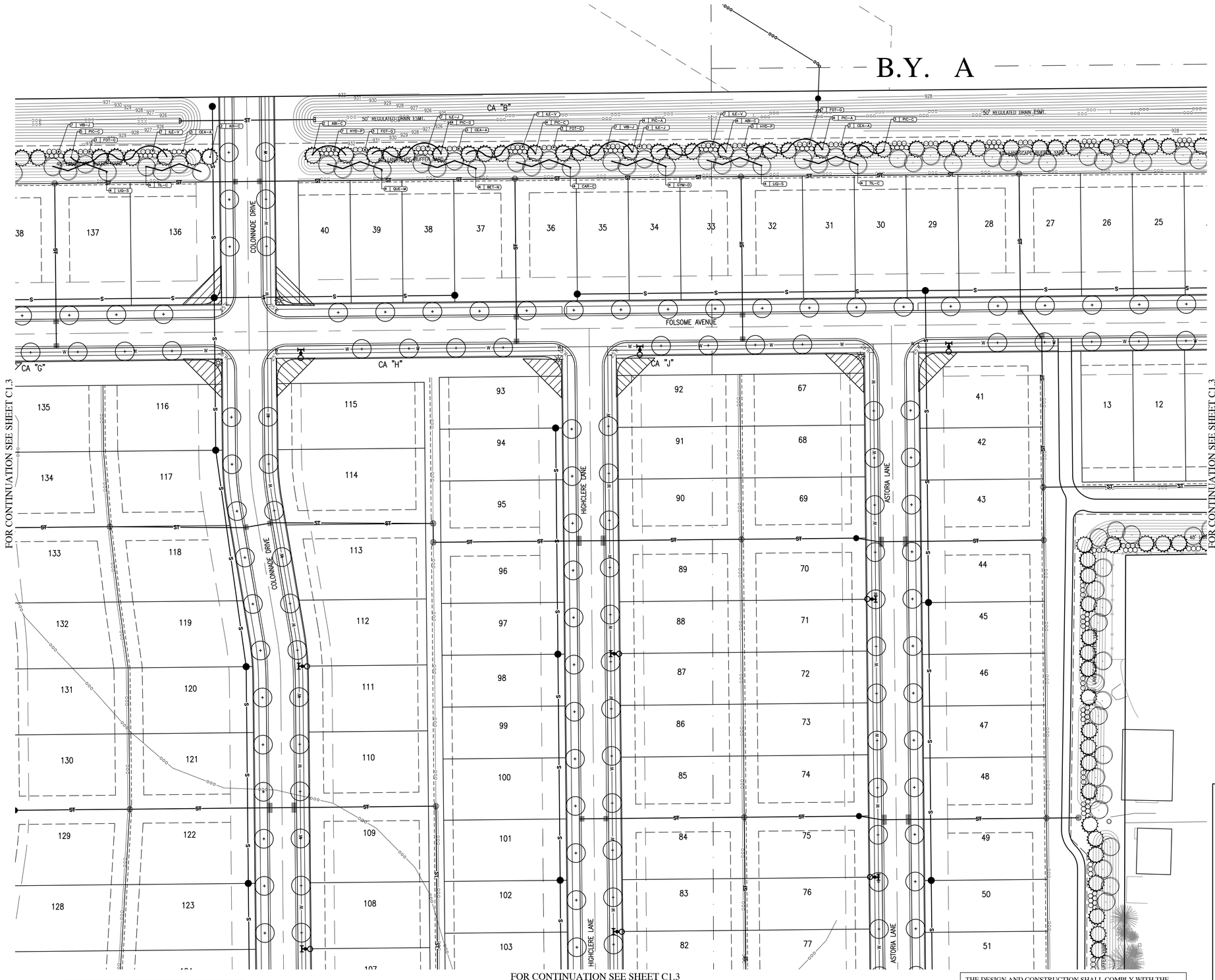

SEE SHEET L1.6 FOR LANDSCAPE GENERAL NOTES, PLANTING REQUIREMENT CHARTS & MASTER PLANTING SCHEDULE.

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

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- INTERSECTION SIGHT TRIANGLE
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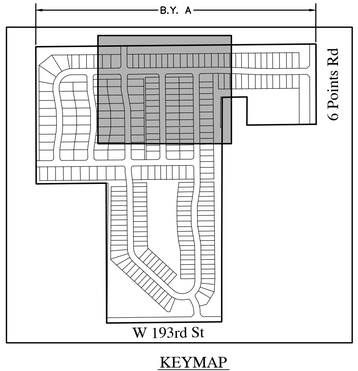

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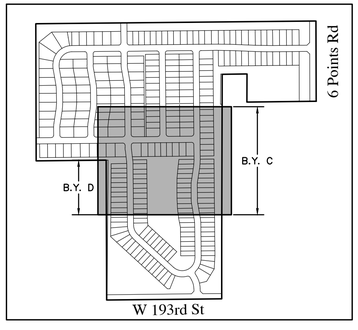

KEYMAP
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HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA
Hope A. Martin

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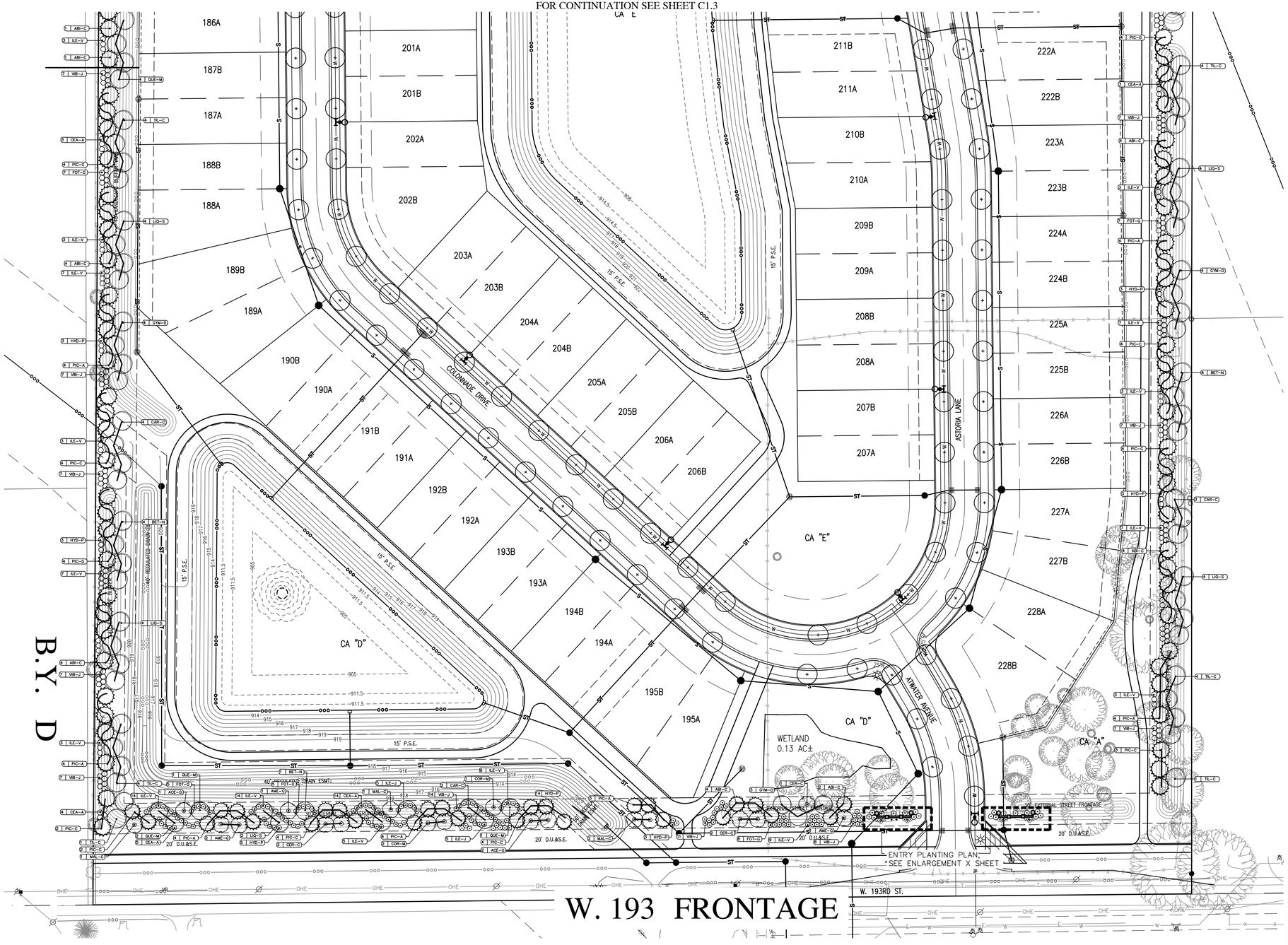

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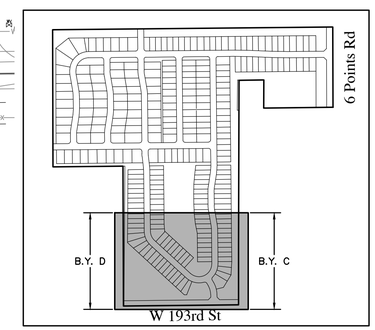

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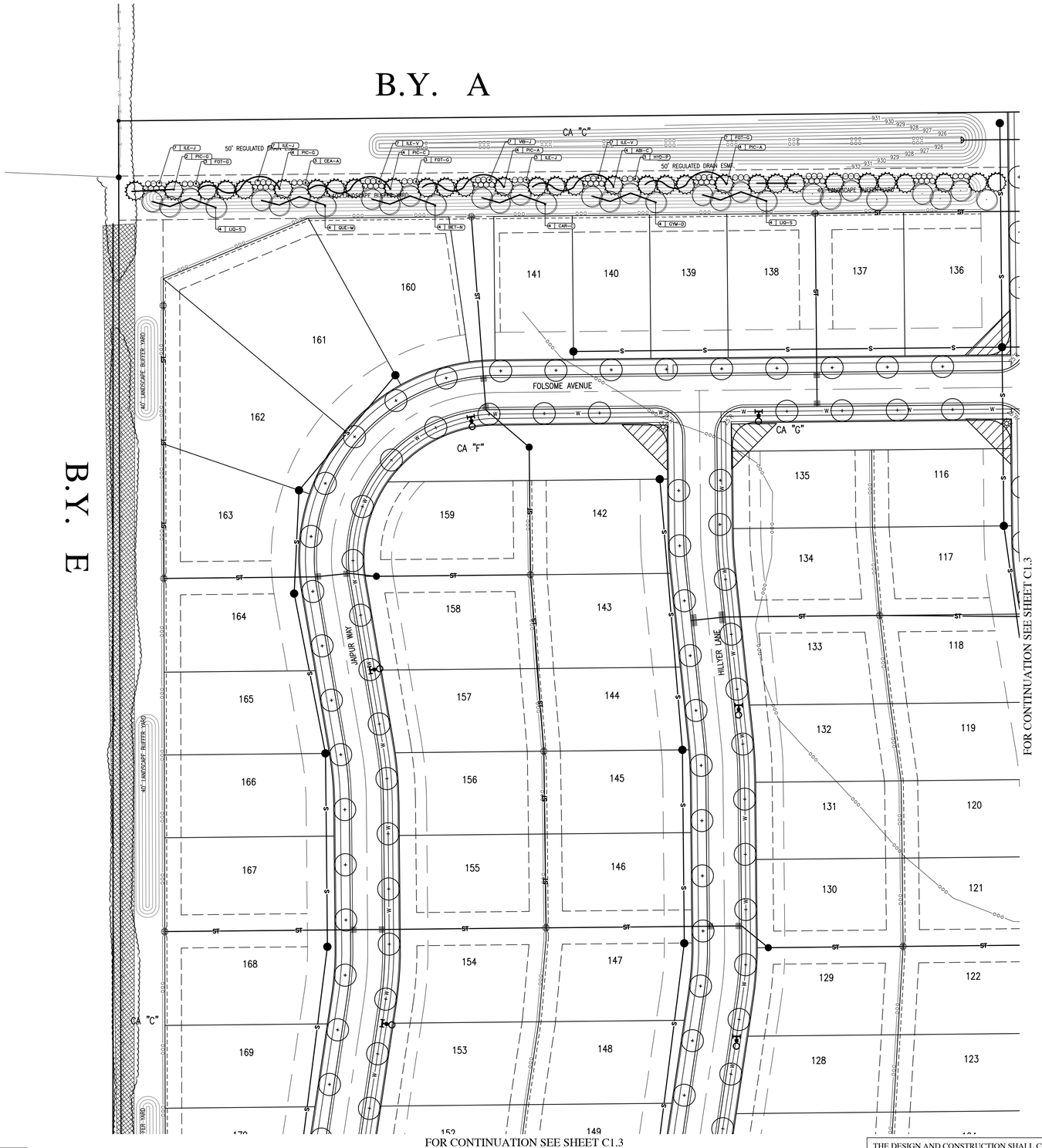

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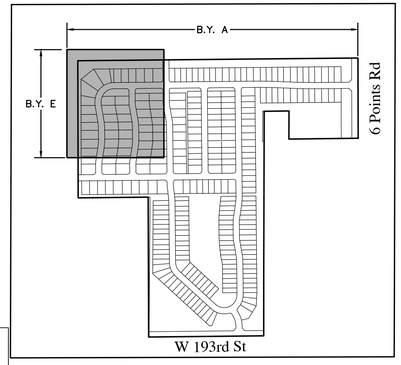

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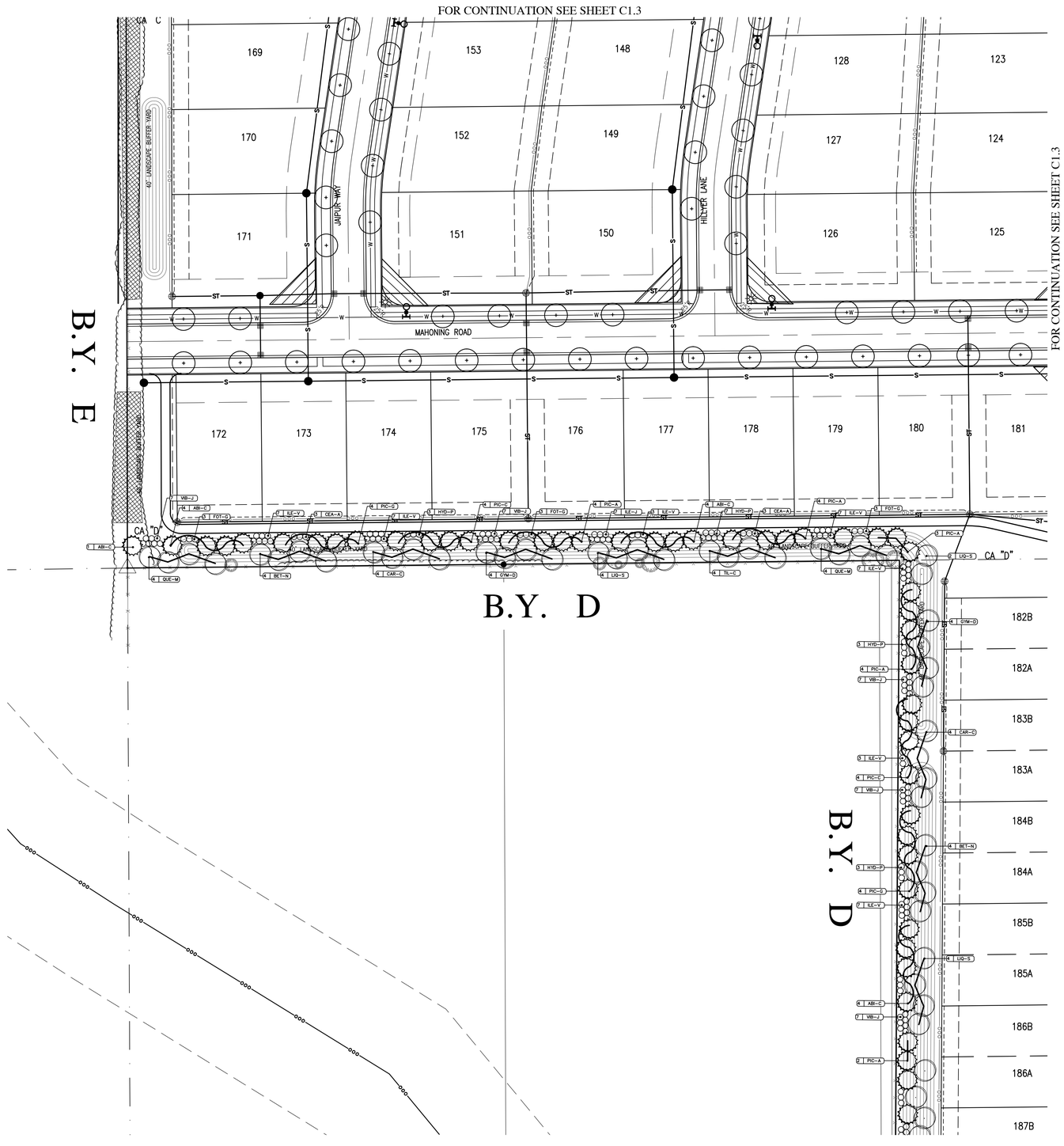

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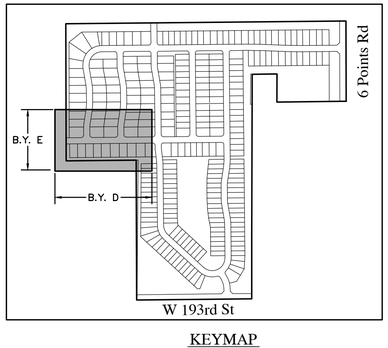

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MASTER PLANTING SCHEDULE:

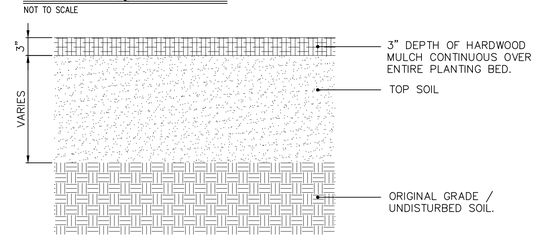
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
BET-N	38	BETULA NIGRA 'CULLY'	RIVER BIRCH	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
CAR-C	43	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
GYM-D	64	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
LIQ-S	78	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
QUE-M	55	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-C	64	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5"	8'	B&B	SEE PLAN	CENTAL LEADER
STREET TREES								
ACE-F	78	ACER FREEMANII	FREEMAN MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ACE-P	78	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
LIR-T	78	LIRIODENDRON TULIPIFERA	TULIPTREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-T	78	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
ULM-A	78	ULMUS 'MORTON'	ACCOLADE ELM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
ACE-G	5	ACER GINNALA	AMUR MAPLE	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
AME-G	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	9	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
COR-M	4	CORNUS MAS	CORNELIAN CHERRY	2"	6'	B&B	SEE PLAN	CENTRAL LEADER
MAL-C	6	MALUS 'CARDINAL'	CARDINAL CRABAPPLE	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
ABI-C	85	ABIES CONCOLOR	WHITE FIR	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-A	97	PICEA ABIES	NORWAY SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-C	83	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING
PIC-G	84	PICEA GLAUCA	WHITE SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
DECIDUOUS SHRUBS								
CEA-A	136	CEANOTHUS AMERICANUS	NEW JERSEY TEA	-	18"	#3 CONT	36" O.C.	FULL IN POT
FOT-G	140	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	-	18"	#3 CONT	36" O.C.	FULL IN POT
HYD-P	174	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	-	24"	#5 CONT	30" O.C.	FULL IN POT
ILE-V	263	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	-	18"	#3 CONT	30" O.C.	FULL IN POT
ILE-J	76	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	-	24"	#3 CONT	48" O.C.	FULL IN POT - MALE, BRED TO POLLINATE MOST WINTERBERRIES
VIB-J	253	VIBURNUM X JUDDII	JUDD VIBURNUM	-	24"	#5 CONT	5' O.C.	FULL IN POT

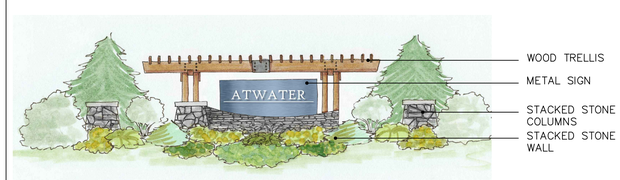
LANDSCAPE GENERAL NOTES:

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

TOP SOIL REQUIREMENTS

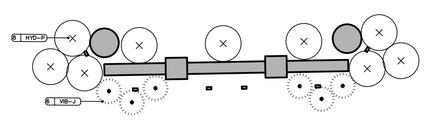
NOT TO SCALE





1 ENTRY SIGN SCHEMATIC DESIGN

NOT TO SCALE



2 ENTRY SIGN PLANTING PLAN

NOT TO SCALE

OPEN SPACE/ COMMON AREA LANDSCAPING REQUIREMENT:

1. OPEN SPACE LANDSCAPE REQUIREMENTS ARE MET WITH BUFFERYARDS AND EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS. OPEN SPACE/ COMMON AREAS TO BE SEEDED.

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

APPROX. 450 LF OF EXTERNAL STREET FRONTAGE FOR LANDSCAPING ALONG 6 POINT ROAD

STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	18	25
3 SHADE	13	33
3 ORNAMENTAL	13	13
25 SHRUBS	112	143
MINIMUM 4' TALL UNDULATING MOUND		COMPLIANT

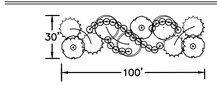
NOTES:
1. ADDITIONAL SHRUBS ARE PROVIDED AT ENTRY SIGNAGE.

APPROX. 600 LF OF EXTERNAL STREET FRONTAGE FOR LANDSCAPING ALONG W 193 STREET

STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	24	27
3 SHADE	18	15
3 ORNAMENTAL	18	18
25 SHRUBS	150	175
MINIMUM 4' TALL UNDULATING MOUND		COMPLIANT

NOTES:
1. SOME EXTERNAL STREET FRONTAGE LANDSCAPING IS COVERED BY EX. TREES – SEE PLANS FOR EX. TREE LOCATIONS.
2. SOME EXTERNAL STREET FRONTAGE LANDSCAPE IS OMITTED DUE TO DITCH CONFLICT.
3. COUNTS ARE HIGHER THAN REQUIRED TO ACCOUNT FOR AREAS WHERE EX. TREES ARE AND DITCH THAT WERE NOT INCLUDED IN OVERALL LENGTH.

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:



* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 100' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON THIS SHEET FOR PLANT KEY AND QUANTITIES.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. STREET TREES:
   - 4.1. SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
   - 4.2. TO BE SPACED APPROXIMATELY 50' O.C., (MIN. 25' O.C., MAX. 60' O.C. – DEPENDENT UPON STORM SEWER LOCATIONS).
   - 4.3. TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
   - 4.4. 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:
78	FREEMAN MAPLE
78	SYCAMORE MAPLE
78	TULIP TREE
78	STERLING SILVER LINDEN
78	ACCOLADE ELM

BUFFERYARD LANDSCAPING REQUIREMENT:

BUFFERYARD TYPE B:
- MINIMUM WIDTH – 40'
- MINIMUM 4' TALL UNDULATING MOUND
- STANDARD PER 100 LF:
  - 4 EVERGREEN TREES
  - 4 SHADE TREES
  - 10 SHRUBS

TREE PRESERVATION AREA
*TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREES WILL BE PLANTED TO SUPPLEMENT WITHIN 20' BUFFER YARD NO MOUND REQUIRED.

BUFFERYARD A – 2400 LF TOTAL

STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	96	96
4 SHADE	96	96
10 SHRUBS	240	240

BUFFERYARD B – 1000 LF TOTAL

STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	40	40
4 SHADE	40	40
10 SHRUBS	100	107

BUFFERYARD C – 2050 LF TOTAL

STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	82	82
4 SHADE	82	78
10 SHRUBS	255	200

NOTES:
1. PROVIDED DOES NOT MATCH REQUIRED BECAUSE SOME BUFFERYARD LANDSCAPING IS COVERED BY EX. TREES – SEE PLANS FOR EX. TREE LOCATIONS.

BUFFERYARD D – 1950 LF TOTAL

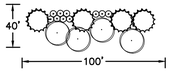
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	78	79
4 SHADE	78	80
10 SHRUBS	195	200

BUFFERYARD E – 1100 LF TOTAL

STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	44	0
4 SHADE	44	0
10 SHRUBS	110	0

NOTES:
1. BUFFERYARD LANDSCAPING IS COVERED BY EX. TREES – SEE PLANS FOR EX. TREE LOCATIONS.

BUFFER YARD LANDSCAPING REQUIREMENT:



* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 40' x 100' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

REVISIONS

DATE	DESCRIPTION	BY

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

ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA

LANDSCAPE NOTES & SCHEDULES

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA

DRAWN BY	JOB NUMBER
TD/KS	2019-157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	

SHEET

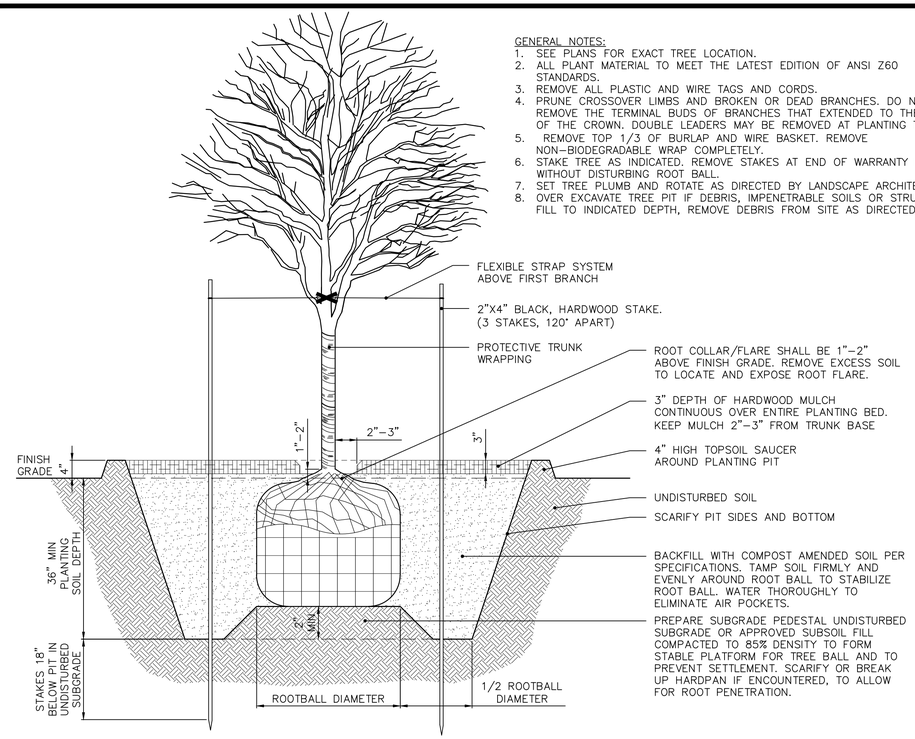
L1.6

LANDSCAPE NOTES & SCHEDULES

© 2019

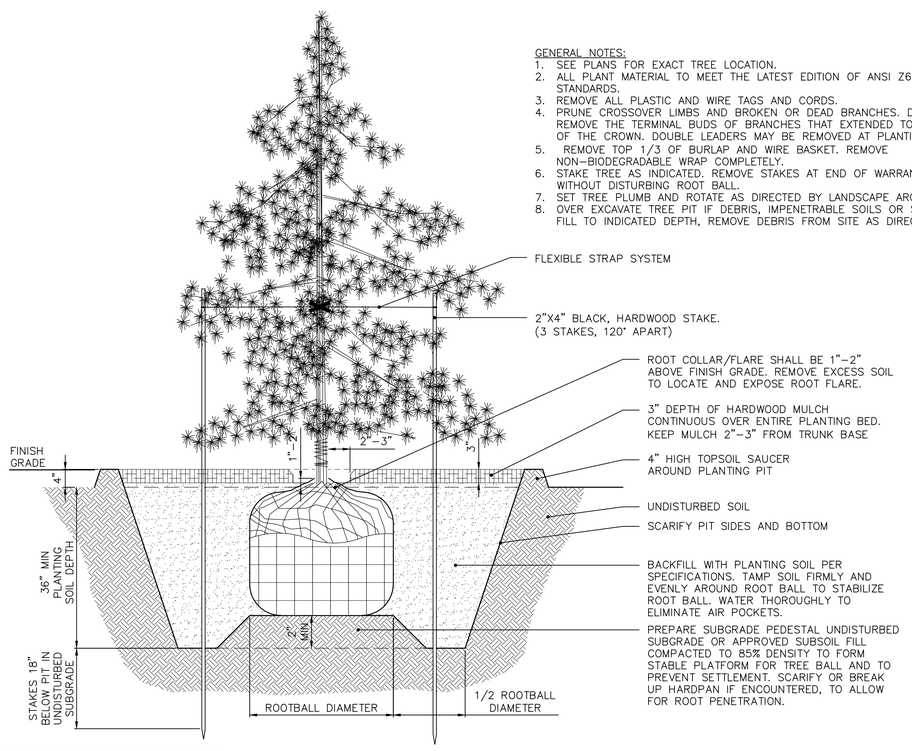
Plot Date: Oct 18, 2019 Plot Time: 10:17am File Name: W:\Olthof Homes\2019-157-S Olthof- Carey Property\Design\CAD\19157.PP - Landscape Plan.dwg, Layout: L1.6 By: hmartin

GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.



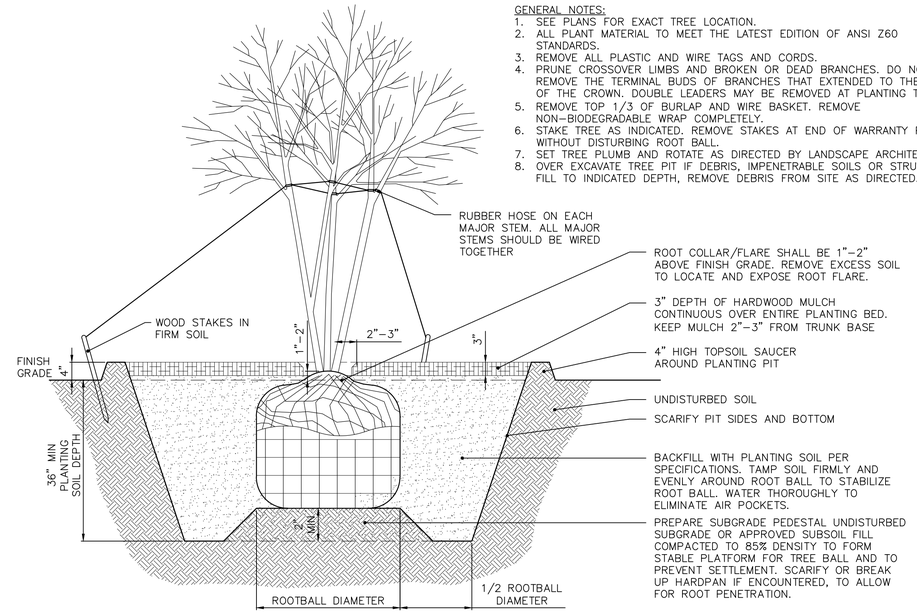
1 SINGLE STEM TREE PLANTING
NOT TO SCALE

GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

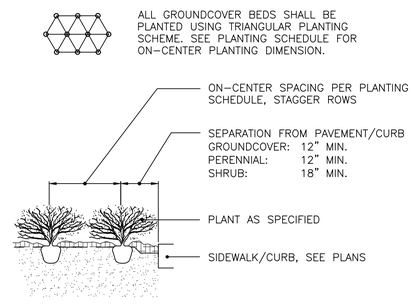


2 EVERGREEN TREE PLANTING
NOT TO SCALE

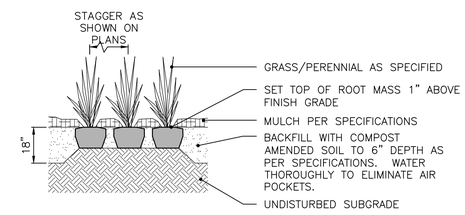
GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.



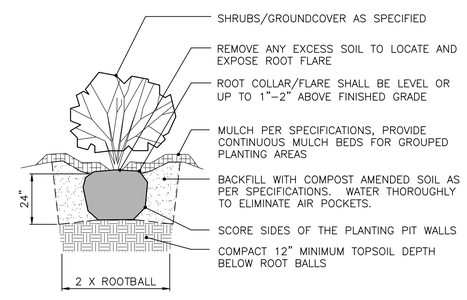
3 MULTI-STEM TREE PLANTING
NOT TO SCALE



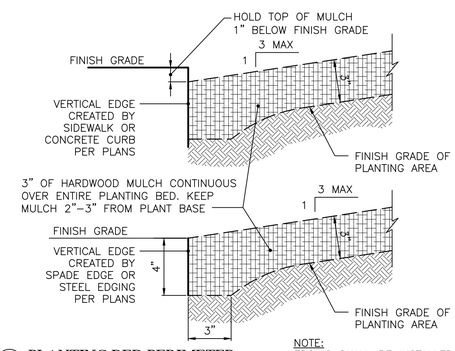
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



5 SHRUBS AND GROUNDCOVER
NOT TO SCALE



7 PLANTING BED PERIMETER
NOT TO SCALE

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

REVISIONS

DATE	DESCRIPTION	BY

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

ATWATER PRIMARY PLAT / DEVELOPMENT PLAN
CITY OF WESTFIELD, INDIANA

LANDSCAPE DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
HOPE A. MARTIN REGISTERED No. PE11700154 STATE OF INDIANA
Hope A. Martin

DRAWN BY TD/KS	JOB NUMBER 2019-157
CHECKED BY HM	
DATE SEPTEMBER 27, 2019	
SCALE AS SHOWN	
SHEET	

L1.7
LANDSCAPE DETAILS

© 2019

Plot Date: Oct 18, 2019 Plot Time: 10:17am File Name: W:\Olthof Homes\2019-157-S Olthof- Carey Property\Design\CAD\19157.PP - Landscape Plan.dwg, Layout: L1.7 By: hmartin

Docket Number:	1912-PUD-45 (Ordinance No. 19-61)
Project Name:	Monon Hills PUD, Amendment I
Petitioner:	Noah Herron
Request:	An amendment to the Monon Hills Planned Unit Development (PUD) District to modifying the Development Standards for garage setbacks and to reestablish Common Area standards.
Current Zoning:	Monon Hills PUD (Ord. 19-17 "the Original PUD Ordinance")
Current Land Use:	Vacant / Agricultural
Acreage:	8 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed PUD Amendment (Ord. 19-47)
Staff Reviewer:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

This petition was introduced at the November 25, 2019, City Council meeting. The petition will receive a public hearing at the December 2, 2019, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The Property is located at 1111 156th Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Residential. Adjacent properties to the south is zoned SF2: Single-Family Low Density. Surrounding properties to the north, east, and west are all currently located within the Viking Meadows PUD district.

ZONING REQUEST

Article 6.3 Architectural Standards: Garage standards shall apply, except as modified below:

i. Front-load garages shall be setback a minimum of ten (10) feet behind the primary front elevation.
ii. Garage door(s) shall not be permitted to face 156th Street for Lots 1 and 5.

Article 8.6 Open Space and Amenity Standards: Shall apply.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Existing Suburban Residential area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the Existing Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the December 2, 2019 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 2, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.

ORDINANCE NUMBER 19-61

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 "**MONON HILLS PUD DISTRICT AMENDMENT I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 19-17 (the "Monon Hills PUD Ordinance"), on July 8, 2019;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1912-PUD-45**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1912-PUD-45** 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 **_____, ____;**

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

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

Section 1. **Applicability of Ordinance.**

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

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

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

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

Section 2. **Development Standards.** The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

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

A. Garages: Shall apply, except as modified below:

i. Front-load garages shall be setback a minimum of ten (10) feet behind the primary front elevation.

ii. Garage door(s) shall not be permitted to face 156th Street for Lots 1 & 5.

Section 3. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

3.1 Article 8.6 Open Space and Amenity Standards: shall apply

Section 4. **Infrastructure Standards**. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and consideration to the unique design intent of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 20YY.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____
_____, Clerk Treasurer

I hereby certify that **ORDINANCE YY-##** was delivered to the Mayor of Westfield

on the _____ day of _____, 20YY, at _____ ____ m.

_____

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE YY-##**

this _____ day of _____, 20YY.

_____

_____, Mayor

I hereby VETO **ORDINANCE YY-##**

this _____ day of _____, 20YY.

_____

_____, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE NORTH 00 DEGREES 07 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1312.77 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 34 MINUTES 59 SECONDS EAST ON AND ALONG AFORESAID NORTH LINE 1945.13 FEET TO THE TRUE POINT OF THIS DESCRIPTION AT THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS WEST ON AND ALONG AFORESAID WEST LINE 1323.62 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 87 DEGREES 15 MINUTES 41 SECONDS EAST ON AND ALONG AFORESAID NORTH LINE 614.97 FEET TO A POINT WHICH IS 33.00 FEET SOUTH 87 DEGREES 15 MINUTES 41 SECONDS WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 55 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER 1327.06 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 87 DEGREES 34 MINUTES 59 SECONDS WEST ON AND ALONG AFORESAID SOUTH LINE 615.38 FEET TO THE PLACE OF BEGINNING.

EXCEPT: PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 07 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 131237 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER SECTION; THENCE NORTH 87 DEGREES 34 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE 1945.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT BEING THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE 1323.62 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 87 DEGREES 15 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 9.06 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST 1323.80 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13" THENCE SOUTH 87 DEGREES 34 MINUTES 59 SECONDS WEST ALONG SAID NORTH LINE 5.83 FEET TO THE PLACE OF BEGINNING.

EXCEPTING: FOR THE CONSTRUCTION OF THE MONON TRAIL LOCATED IN THE TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA, PROJECT NO. STP-9929 (042), THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST HAMILTON COUNTY, INDIANA, AND THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE LAND DESCRIBED IN INSTRUMENT NO. ^{20}0500031430, OFFICE OF THE RECORDER OF HAMILTON COUNTY, LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 05 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 1,327.24 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS WEST 33.02 FEET ALONG THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE NORTH 0 DEGREES MINUTES 08 SECONDS WEST 1,327.06 FEET PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 87 DEGREES 23 MINUTES 49 SECONDS EAST 33.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,796 SQUARE FEET, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 661 SQUARE FEET, MORE OR LESS FOR A NET ADDITIONAL TAKING OF 43,135 SQUARE FEET, MORE OR LESS.

EXHIBIT B

CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBITS

EXHIBIT D
CHARACTER EXHIBITS

WESTFIELD-WASHINGTON TOWNSHIP

ADVISORY PLAN COMMISSION

2020 SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	COUNCIL INTRODUCTION (zoning only)	TECHNICAL ADVISORY COMMITTEE	PUBLIC NOTICE DEADLINE	FIRST APC MEETING	REVISED MATERIALS DEADLINE*	SECOND APC MEETING	COUNCIL MEETING (zoning only)
	Friday Noon	Monday 7:00 PM	Tuesday 9:00 AM	Friday	Monday 7:00 PM	Friday Noon	Monday 7:00 PM	Monday 7:00 PM
FEBRUARY	01/03/20	01/13/20	01/21/20	01/24/20	02/03/20	02/07/20	02/18/20	03/09/20
MARCH	01/31/20	02/10/20	02/18/20	02/21/20	03/02/20	03/06/20	03/16/20	04/13/20
APRIL	02/28/20	03/09/20	03/24/20	03/27/20	04/06/20	04/10/20	04/20/20	05/11/20
MAY	04/03/20	04/13/20	04/21/20	04/24/20	05/06/20	05/08/20	05/18/20	06/08/20
JUNE	05/01/20	05/11/20	05/19/20	05/22/20	06/01/20	06/05/20	06/15/20	07/13/20
JULY	05/29/20	06/08/20	06/23/20	06/26/20	07/06/20	07/10/20	07/20/20	08/10/20
AUGUST	07/02/20	07/13/20	07/21/20	07/24/20	08/03/20	08/07/20	08/17/20	09/14/20
SEPTEMBER	07/31/20	08/10/20	08/25/20	08/28/20	09/08/20	09/11/20	09/21/20	10/12/20
OCTOBER	09/04/20	09/14/20	09/22/20	09/25/20	10/05/20	10/09/20	10/19/20	11/09/20
NOVEMBER	10/02/20	10/12/20	10/20/20	10/23/20	11/04/20	11/06/20	11/16/20	12/14/20
DECEMBER	10/30/20	11/09/20	11/17/20	11/27/20	12/07/20	12/11/20	12/21/20	01/11/21
JANUARY	11/25/20	12/14/20	12/15/20	N/A	No Meeting	01/08/21	01/19/21	02/08/21

Dates in red are scheduled for a different day due to a conflict.

* For public hearings occurring at the Second APC Meeting, the Revised Materials Deadline will also serve as the Public Notice Deadline.

A Pre-Filing Conference is **required** prior to filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing to arrange this Pre-Filing Conference.

Approved_____

Petition Number:	1910-DDP-19
Subject Site Address:	3302 E State Road 32
Petitioner:	Grassy Branch Partners, LLC by American Structurepoint, Inc.
Request:	Grassy Branch Partners, LLC by American Structurepoint, Inc. requests Detailed Development Plan Review for a 27,234 square foot commercial in-line tenant building on 4.16 acres +/- in the Grassy Branch Marketplace PUD District.
Current Zoning:	Grassy Branch Marketplace PUD (Ord. 18-24)
Current Land Use:	Vacant
Approximate Acreage:	4.16 acres +/-
Staff Reviewer:	Daine Crabtree, Associate Planner

GRASSY BRANCH MARKETPLACE PUD (Ord. 18-24):

The plans comply.

1) Concept Plan
2) Permitted Uses
3) Accessory Use and Building Standards, Screening of Receptacles and Loading Areas

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OVERLAY DISTRICTS (Article 5 of the UDO):

The plans comply with U.S. Highway 32 Overlay District Standards (Article 5.3) **of the UDO.**

1) Permitted Uses
2) Access Control Requirements
3) Setback Requirements:
   a) Maximum Setback: 120’ from ROW line.
   b) Minimum Setback: 30’ from ROW line. Signs shall be located a minimum of 30’ from the State Highway 32 ROW line.
4) Accessory Buildings
5) Building Height Requirements:
   a) Maximum Building Height: No Maximum
   b) Minimum Building Height: 18’

c) Multiple Stories Encouraged

6) Building Size Requirements
   a) Minimum Gross Floor Area: 5,000 square feet
   b) Maximum Gross Floor Area: No maximum
7) Architectural Design Requirements:
   a) General Design Theme Standards
   b) Building Elevations
      i) Defined Base/Foundation
      ii) Offsets
      iii) Openings
      iv) Gutters and Downspouts
      v) Roofs
      vi) Main Entrances
      vii) Windows
      viii) Awnings
      ix) Drive-thrus and Fueling Stations
      x) Building Materials
      xi) Accessory Buildings
8) Trail Corridor Requirements:
   a) Trail Corridor Design Standards
   b) Trail Corridor Plantings
   c) Trail Corridor Mounds/Berms
9) Miscellaneous Requirements:
   a) Loading Berths
   b) Mechanical Equipment
   c) Walls and Fencing

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

The plans comply.

10) 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.

11) Address and legal description of the property.

12) Boundary lines of the property including all dimensions.

13) 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.

14) 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.

15) 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.

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

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

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

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

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

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

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

23) 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.

24) Identify buildings proposed for demolition.

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

26) 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.

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

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

29) 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.

30) 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 (Chapter 4 of UDO)

The plans comply.

31) Permitted Uses
32) Minimum Lot Area: None
33) Minimum Lot Frontage: 50 feet
34) Minimum Building Setback Lines:
    i) Front: 60 feet or average
    ii) Side: 15 feet
    iii) Rear: 20 feet
35) Maximum Building Height: 45 feet
36) Minimum Business Size: 800 square feet
37) Maximum Business Size: 30,000 square feet
38) Maximum Aggregate of all Buildings: 90,000 square feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

39) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

40) Architectural Standards (Article 6.3)

a) Mechanical Screening

b) Building Materials

c) Architectural Theme

d) Four-Sided Architecture

e) Building Elevations

f) Gutters and Downspouts

g) Roof Design

h) Main Entrances

i) Windows

j) Awnings

41) Building Standards (Article 6.4)

42) Fence Standards (Article 6.5)

43) Height Standards (Article 6.6)

44) Landscaping Standards (Article 6.8 of UDO & Section 11 of PUD)

a) Tree Preservation

b) General Screening Standards (Article 6.8(H))

c) Detention and Retention Areas (Article 6.8(I))

i) Natural Appearance

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

(2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are

utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.

(3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development

iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

d) Street Trees (Article 8.6(J))

e) Minimum Lot Landscaping Requirements (Article 6.8(K))

f) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. 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.

g) External Street Frontage Landscaping (Article 6.8(M))

h) Buffer Yard Requirements (Article 6.8(N))

i) Parking Area Landscaping (Article 6.8(O))

i) Interior Parking Area Landscaping

ii) Perimeter Parking Area Landscaping

45) 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.

46) Lot Standards (Article 6.10)

47) Outside Storage and Display (Article 6.12)

48) Outdoor Café and Eating Areas (Article 6.13)

49) Parking and Loading Standards (Article 6.14)

a) Stacking Requirements for Drive-Through Facilities

b) Parking Spaces Required

c) Parking Surface

d) Bicycle Parking (1 per 30 spaces)

50) Performance Standards (Article 6.15)

51) Setback Standards (Article 6.16)

52) Sign Standards (Article 6.17)

53) Vision Clearance Standards (Article 6.19)

54) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

55) Easement Standards (Article 8.3)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

58) Storm Water Standards (Article 8.8)

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

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**

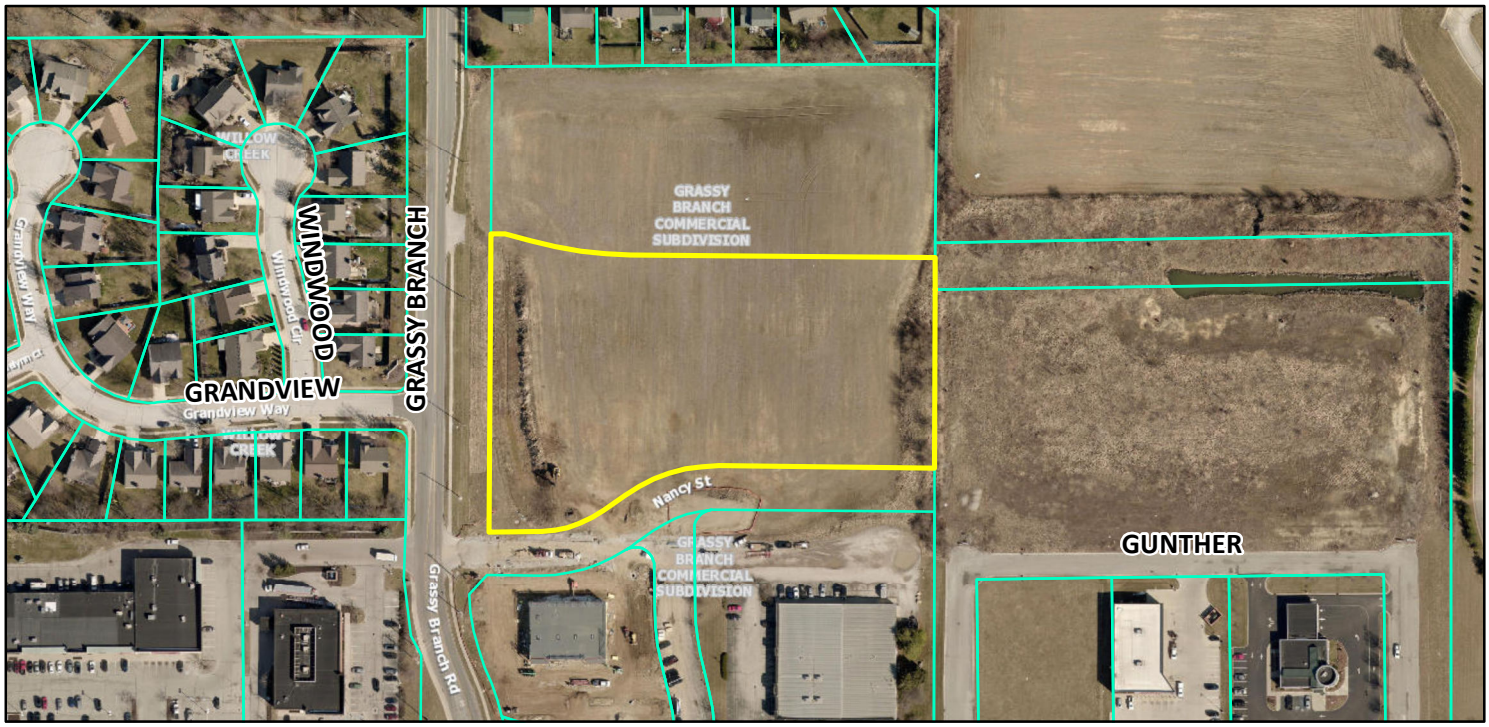
2) **Action: Approve Detailed Development Plan 1910-DDP-19 with the following condition:**
   - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.

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.

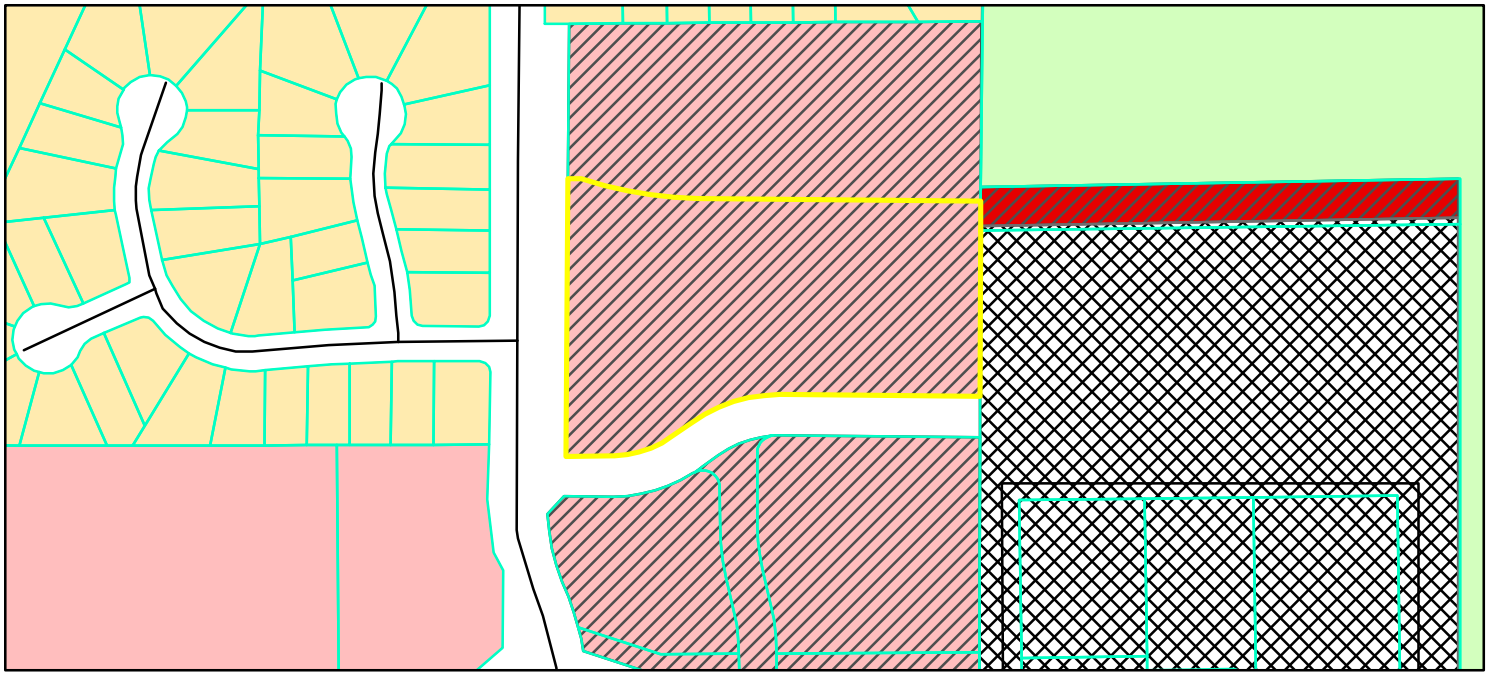
Grassy Branch Marketplace, Lot 3

Aerial Location Map

Site



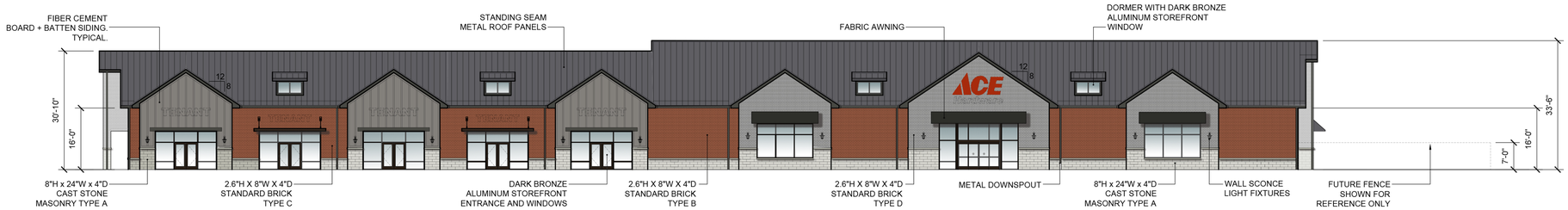
Zoning Map



Parcel
GIS.DBO.PW_Streets
Zoning - All
Zoning
AG-SF1 (Agriculture - Single Family - 1)
GB-PD (General Business - Planned Development)
LB (Local Business)
LB-PD (Local Business - Planned Development)
PUD (Planned Unit Development)
SF-4 (Single Family - 4)

0 0.035 0.07 Miles

N W E S



1 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

SOUTH FACADE INFO:

TOTAL SOUTH FACADE AREA: (EXCLUDING WINDOWS/DOORS)	4,662 S.F.
TOTAL MASONRY AREA:	3,750 S.F.
TOTAL MASONRY %:	80% - COMPLIES
8"H X 24"L X 4"D MASONRY: "TYPE A - CAST STONE"	767 S.F. / 16%
2.6"H X 8"L X 4"D MASONRY: "TYPE B,C,D - STANDARD BRICK"	2,983 S.F. / 64%
FIBER CEMENT SIDING:	912 S.F. / 20%

2 WEST ELEVATION

SCALE: 1/16" = 1'-0"

WEST FACADE INFO:

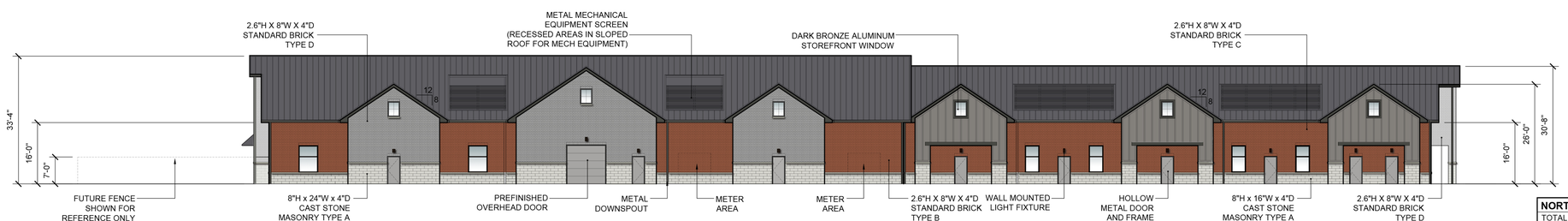
TOTAL WEST FACADE AREA: (EXCLUDING WINDOWS/DOORS)	1,947 S.F.
TOTAL MASONRY AREA:	1,500 S.F.
TOTAL MASONRY %:	77% - COMPLIES
8"H X 24"L X 4"D MASONRY: "TYPE A - CAST STONE"	301 S.F. / 15%
2.6"H X 8"L X 4"D MASONRY: "TYPE B,C,D - STANDARD BRICK"	1,199 S.F. / 62%
FIBER CEMENT SIDING:	447 S.F. / 23%

3 EAST ELEVATION

SCALE: 1/16" = 1'-0"

EAST FACADE INFO:

TOTAL EAST FACADE AREA: (EXCLUDING WINDOWS/DOORS)	2,303 S.F.
TOTAL MASONRY AREA:	1,795 S.F.
TOTAL MASONRY %:	78% - COMPLIES
8"H X 24"L X 4"D MASONRY: "TYPE A - CAST STONE"	349 S.F. / 15%
2.6"H X 8"L X 4"D MASONRY: "TYPE B,C,D - STANDARD BRICK"	1,446 S.F. / 63%
FIBER CEMENT SIDING:	508 S.F. / 22%

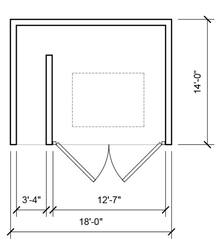


4 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

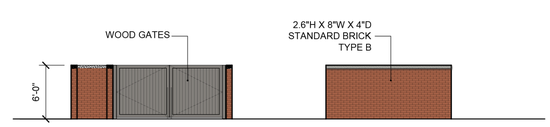
NORTH FACADE INFO:

TOTAL NORTH FACADE AREA: (EXCLUDING WINDOWS/DOORS)	5,330 S.F.
TOTAL MASONRY AREA:	4,419 S.F.
TOTAL MASONRY %:	83% - COMPLIES
8"H X 24"L X 4"D MASONRY: "TYPE A - CAST STONE"	1,046 S.F. / 20%
2.6"H X 8"L X 4"D MASONRY: "TYPE B,C,D - STANDARD BRICK"	3,373 S.F. / 63%
FIBER CEMENT SIDING:	911 S.F. / 17%



5 DUMPSTER PLAN

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



6 DUMPSTER ENCLOSURE ELEVATIONS

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

SITE ARCHITECTURE
architecture + landscape architecture

CONSTRUCTION DOCUMENTS

These drawings are intended for the purpose State of Indiana/City of Westfield plan review, permitting, bidding, and construction.

DATE ISSUED: 11.18.2019

REVISIONS ISSUED:

ARCHITECT:
SITE ARCHITECTURE
INTERIOR DESIGN + ARCHITECTURE
PROJECT CONTACT:
BRAD SMITH, RA | LEED AP
13144 EAST 156TH STREET
NOBLESVILLE, IN. 46060
PH: 317.374.8720
E-MAIL: brad@site-architecture.com

GRASSY BRANCH MARKETPLACE
LOT 3 - RETAIL SHELL BUILDING
SR 32 & GRASSY BRANCH ROAD
WESTFIELD, IN. 46074

COLOR ELEVATIONS FOR CITY APPROVAL

CERTIFICATION:

EXTERIOR ELEVATIONS

A201

PROJECT NUMBER: 2019-012

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. Neighborhood Meeting Summary
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the November 11, 2019, City Council meeting. The petition will receive a public hearing the December 2, 2019, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Tuesday, November 26, 2019. A summary of the neighborhood meeting can be viewed as **Exhibit 8**.

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 Ord. 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. Site improvements on District 4 and District 5 shall be made in substantial compliance with the Illustrative Character Exhibits.

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

In addition, three (3) 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.

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 be applicable to District 1 and District 3, which are located adjacent to 191st Street.

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 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 Individual Monument Signs be permitted for businesses immediately adjacent to 191st Street and Tomlinson Road. These signs may be a maximum of six (6) feet in height and contain a maximum of thirty-six (36) square feet of sign area per face.

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

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PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 2, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 2, 2019, Plan Commission meeting.**

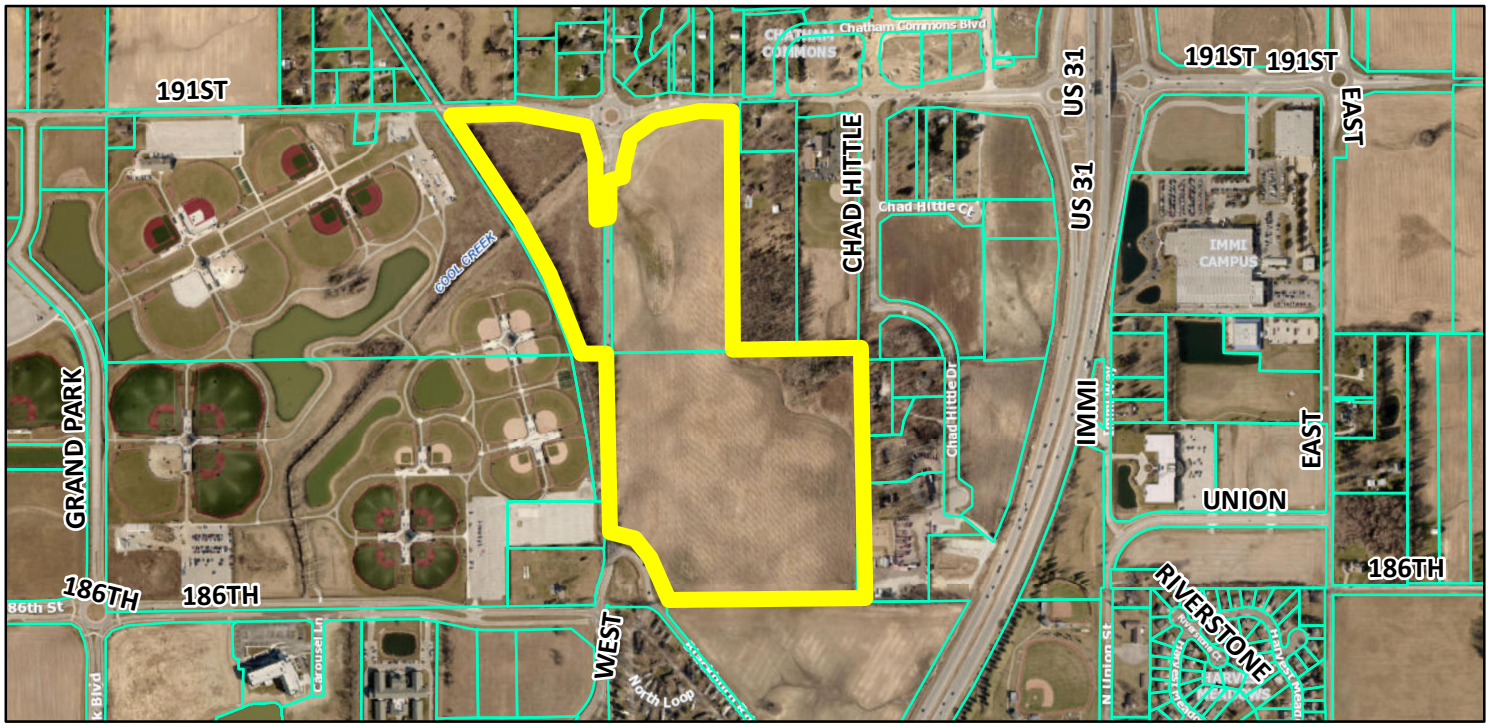
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

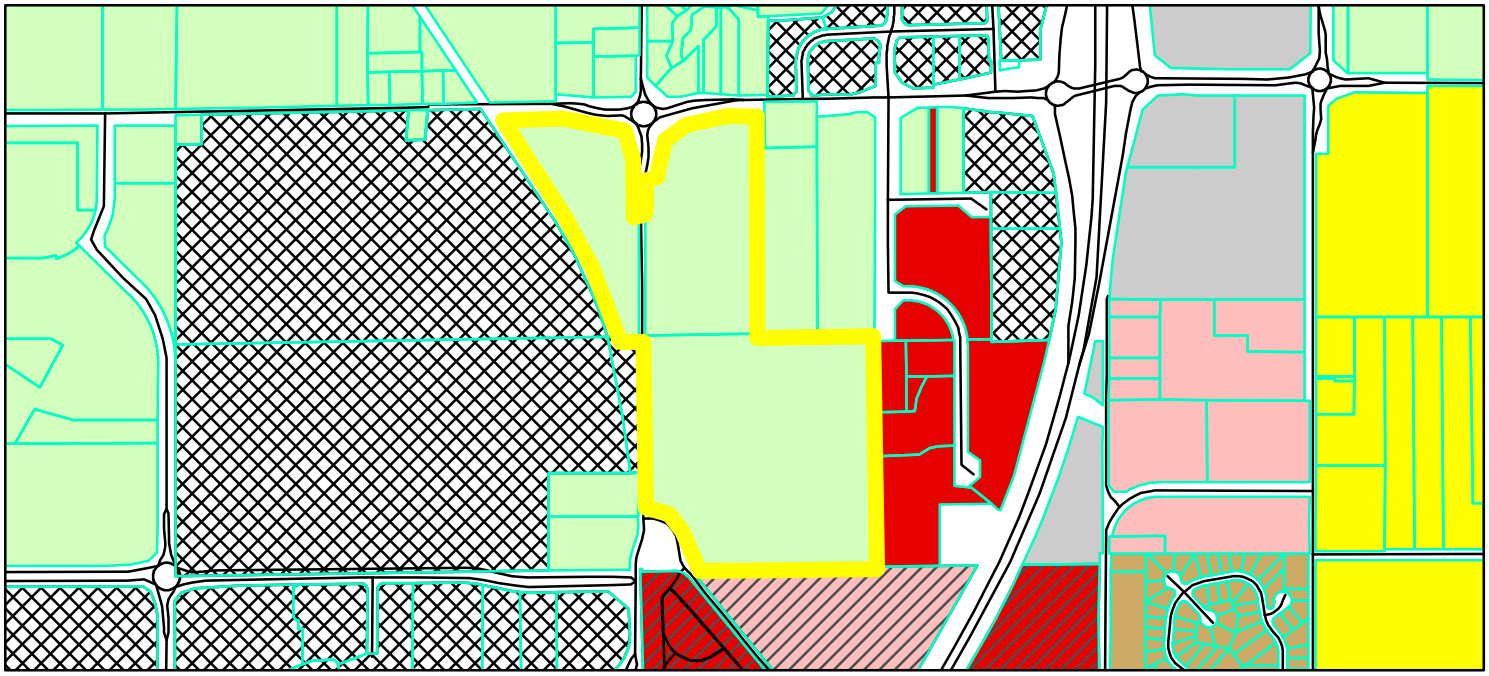
Links PUD
(Ord. 19-60)

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)
LB-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

N W E S

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.

Section 3. **Concept Plan.** The Concept Plan 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. Site improvements shall be constructed substantially similar to those in the Illustrative Character Exhibits.

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**.

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:

  - Front Yard: Thirty (30) feet

- Maximum Building Height:

  (i) District 1: Sixty (60) feet
  (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 leasable 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 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.

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.

9.3 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 Lights. Neon accent lighting shall be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.

9.4 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.

9.5 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.

- 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.

- Individual Monument Sings shall be permitted for businesses immediately adjacent to 191st Street and Tomlinson Road. Individual Monument Signs

may be a maximum of six (6) feet in height and contain a maximum of thirty-six (36) square feet of sign area, per face.

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 required to be 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 the south and/or west property line buffer yards described in Section 7 below as depicted in the Concept Plan.

  (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.

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

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: David C. George.

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

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.

_____
J. Andrew Cook, Mayor

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

_____
J. Andrew Cook, Mayor

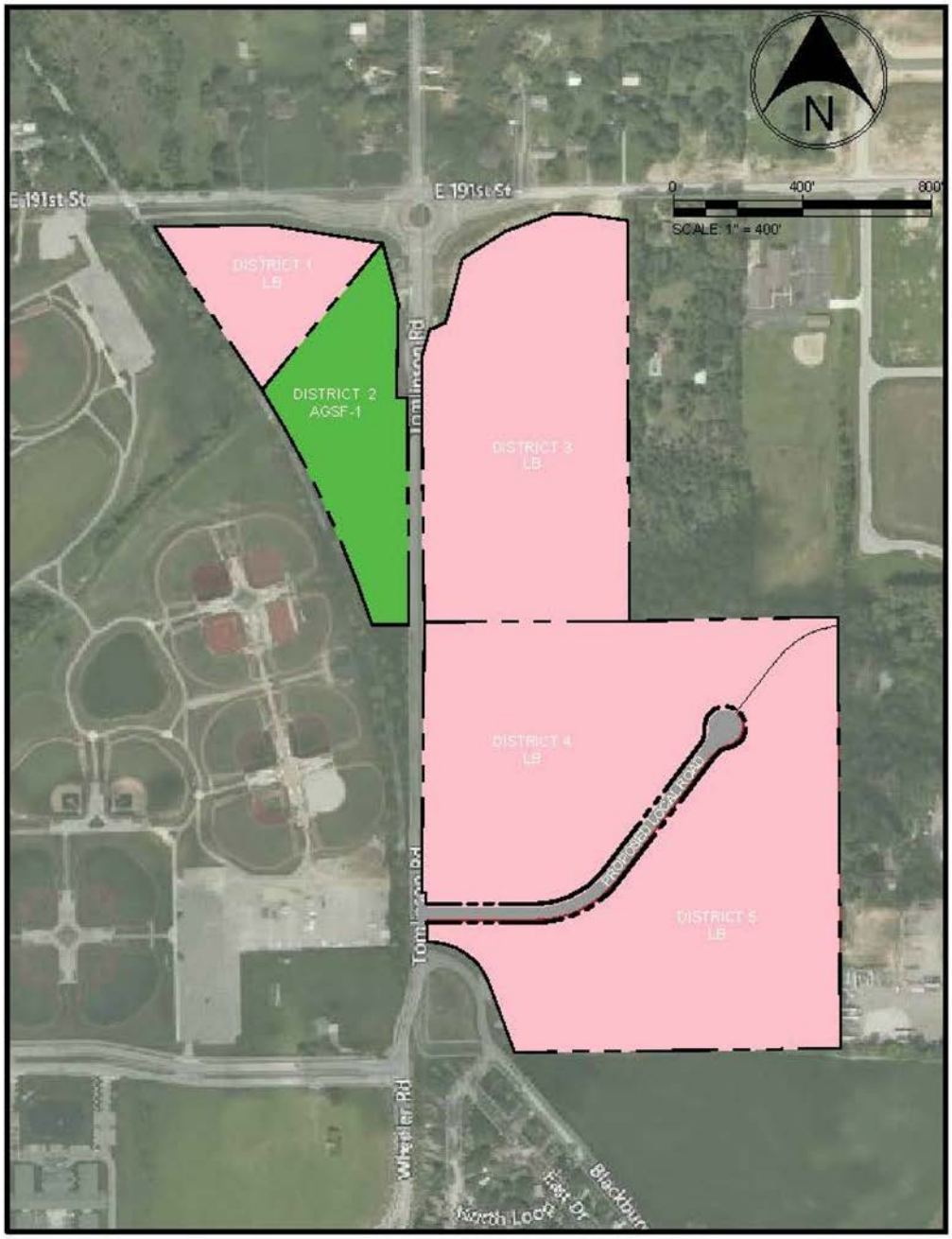
ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

TBD

EXHIBIT B
DISTRICT MAP



EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT C
CONCEPT PLAN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

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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

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/28/19

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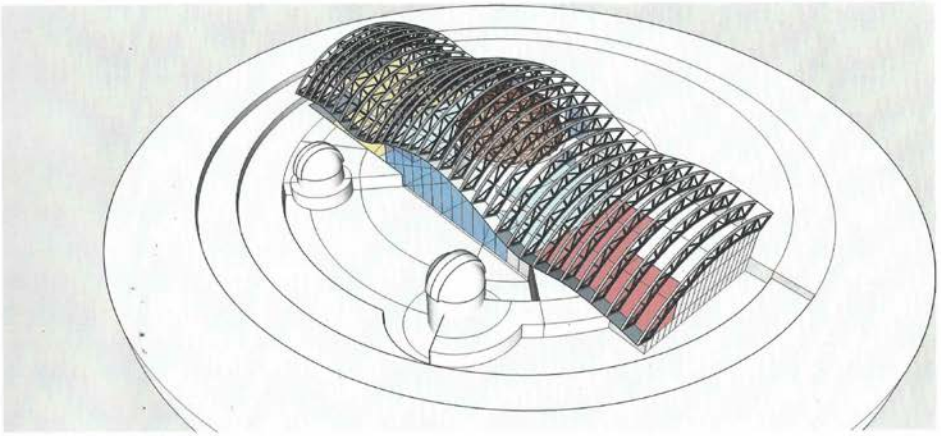
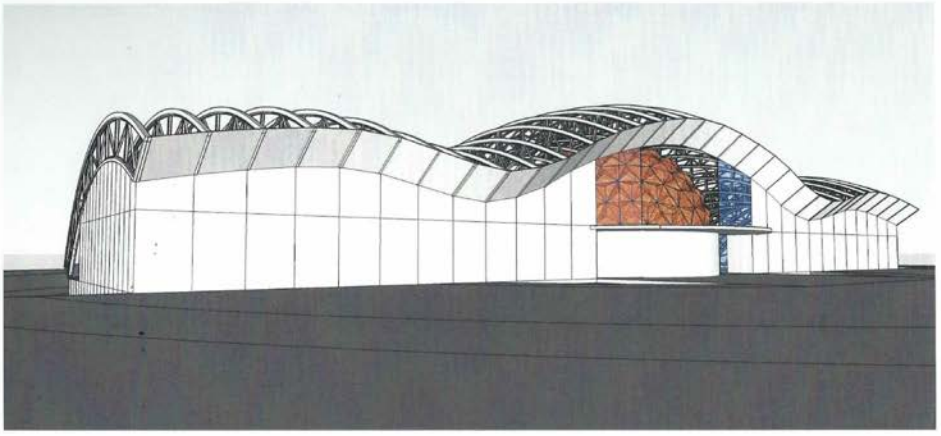
EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 4

GRAND UNIVERSE 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

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

LIMESTONE AND SHAMROCK COLORED PRECAST

LOUVERED MECHANICAL SCREENS

ARCHITECTURALY LIT LOUVER PANELS

IMS INSPIRED LIGHTPOLES

BRIGHTLY COLORED SIGNAGE

CANOPIES INSPIRED BY IMS

LASER FLASH INSPIRED BY FORTRESS ARCHITECTURE

GREEN GLASS AND VIEWING AREA INSPIRED BY IMS

PUBLIC PLAZA; SIMILAR TO MIDTOWN CARMEL

ROCK JUMP TO BE INSPIRED BY BASKETBALL GYM

STOREFRONTS INSPIRED BY PAGODA AT IMS

ARCHITECTURAL LIT TOWERS

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/24/19

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ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

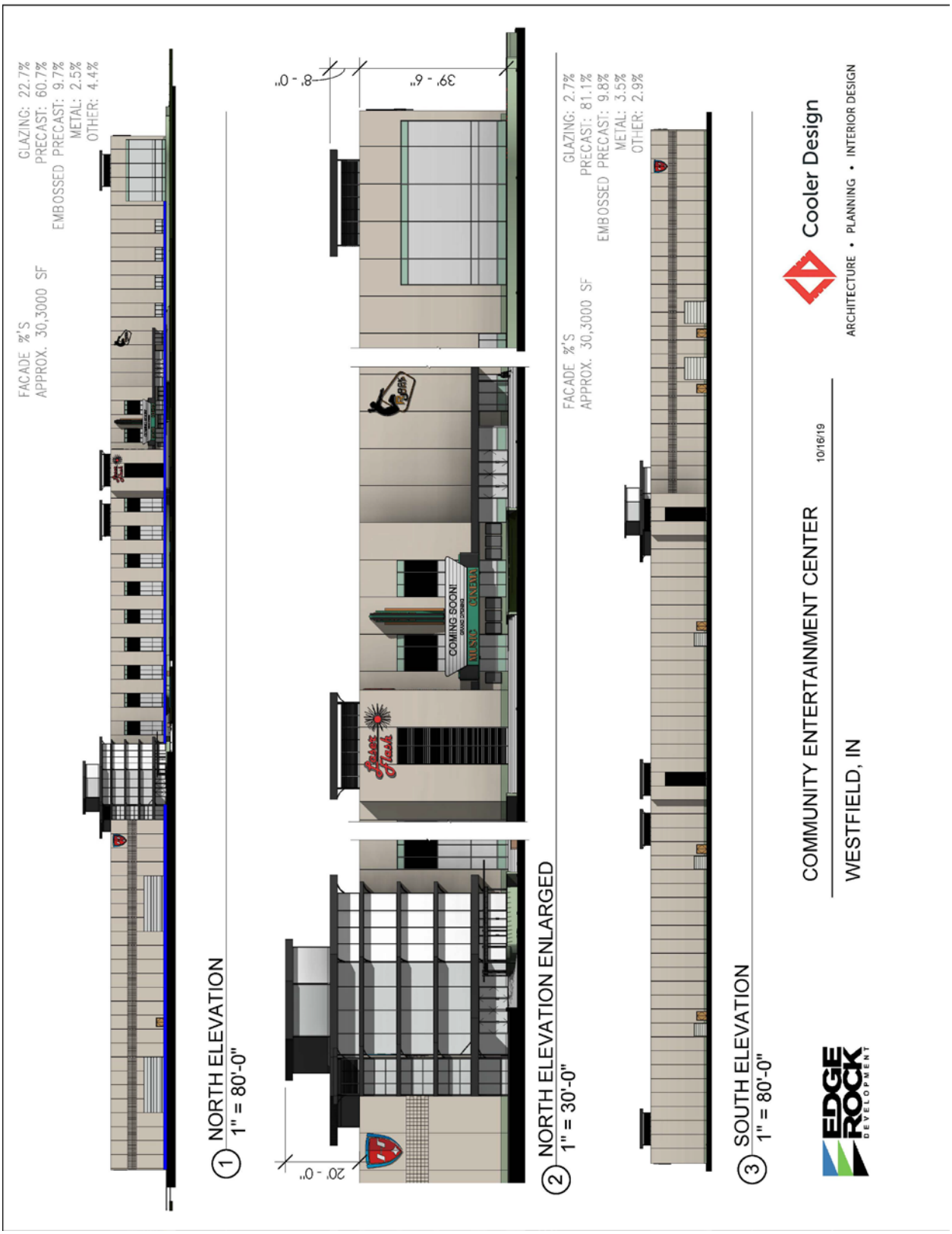

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

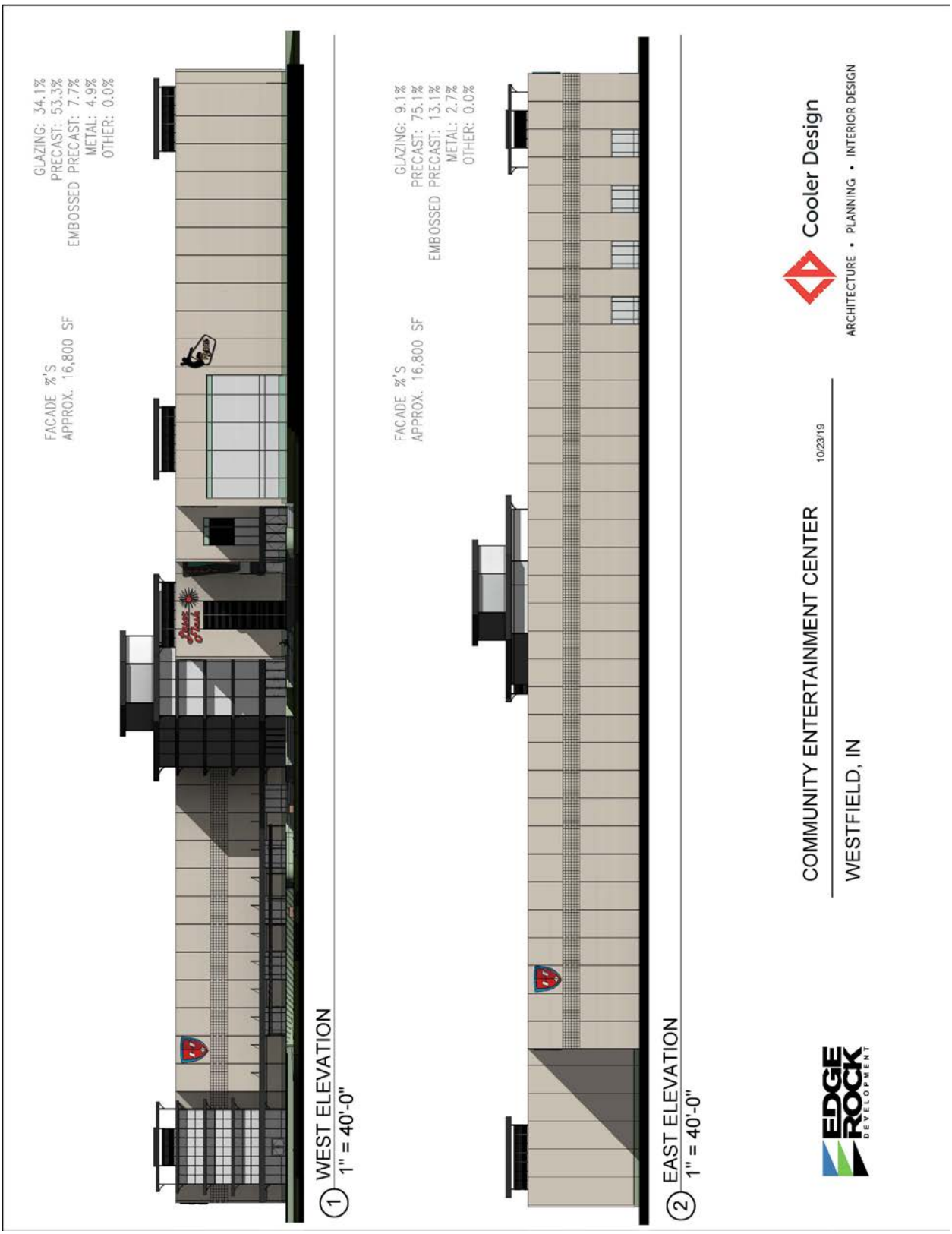

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/30/19

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

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ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

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10/31/19

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

EDGE ROCK DEVELOPMENT

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10/25/19

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EXHIBIT F
SIGNAGE LOCATION / TRASH ENCLOSURE EXCLUSION EXHIBIT

1 SCHEMATIC DESIGN PLAN TRASH/LANDSCAPE
1" = 300'-0"

EDGE ROCK DEVELOPMENT

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WESTFIELD, IN

10/31/19

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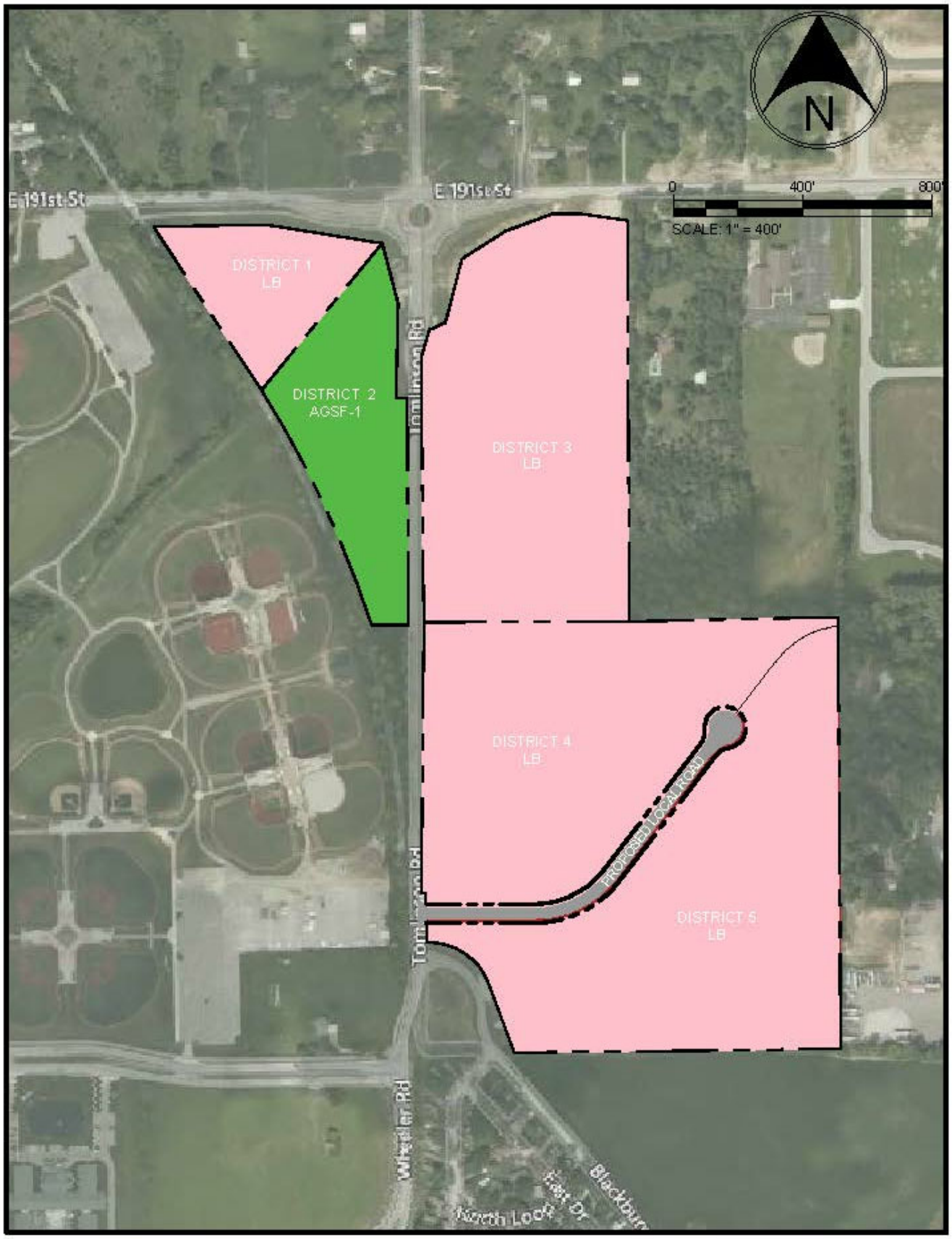
ARCHITECTURE • PLANNING • INTERIOR DESIGN



EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

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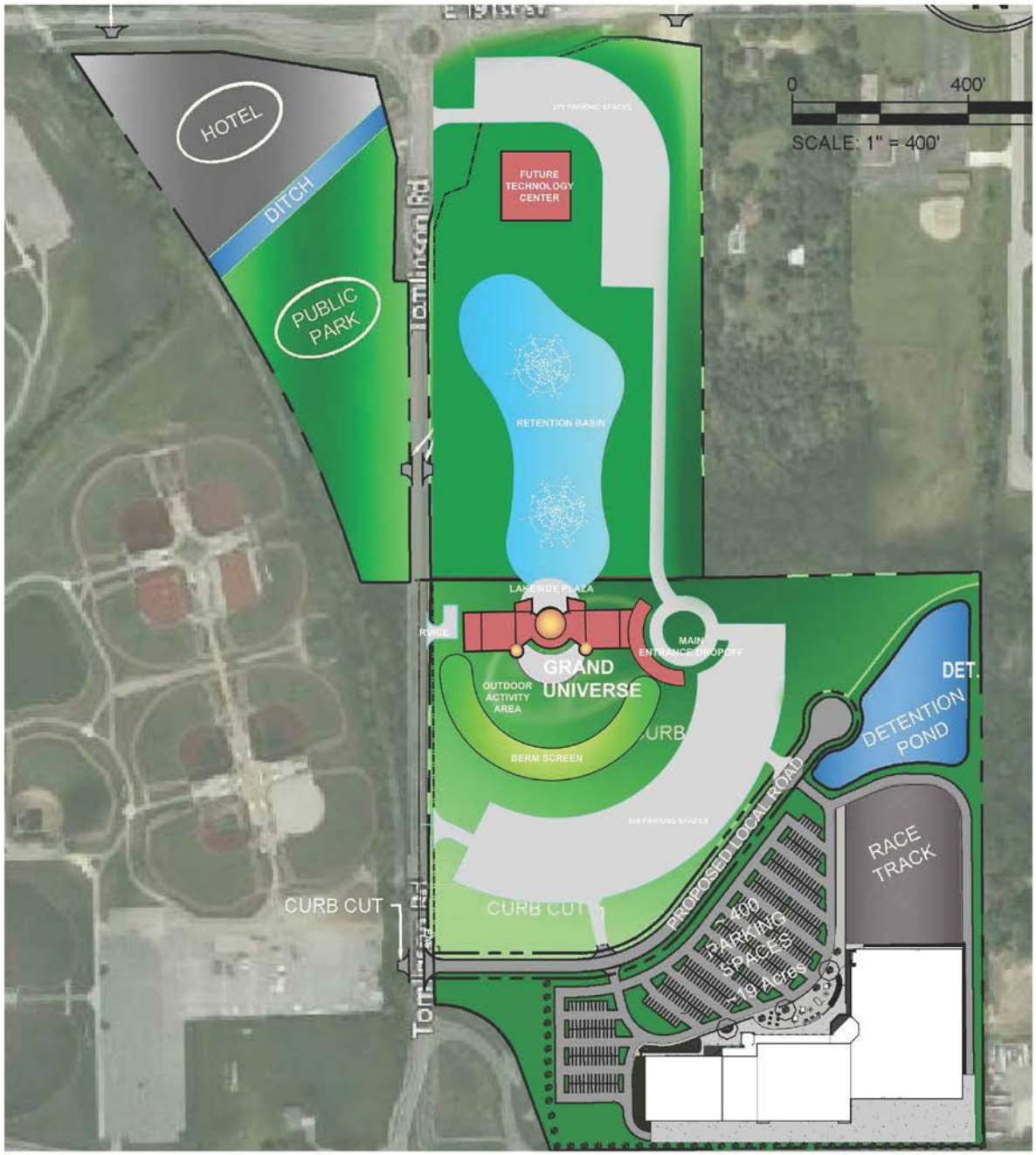
ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT B
CONCEPT PLAN



EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT C
ARCHITECTURAL CHARACTER FOR DISTRICT 1

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

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/28/19

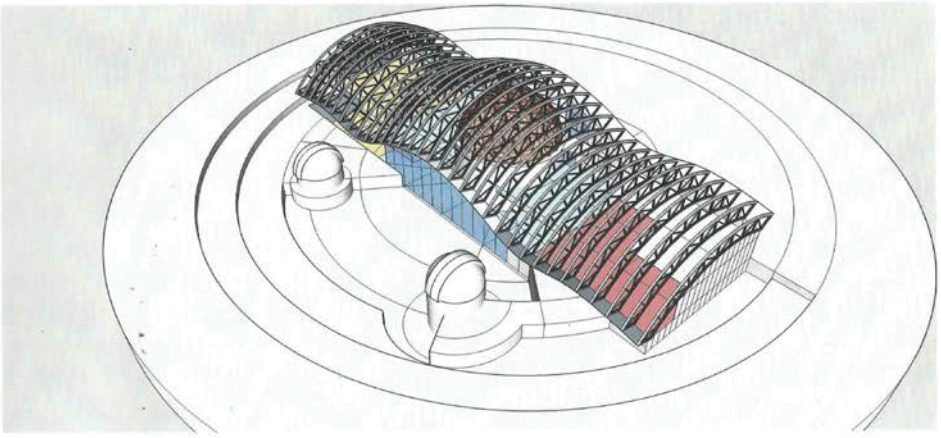
Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

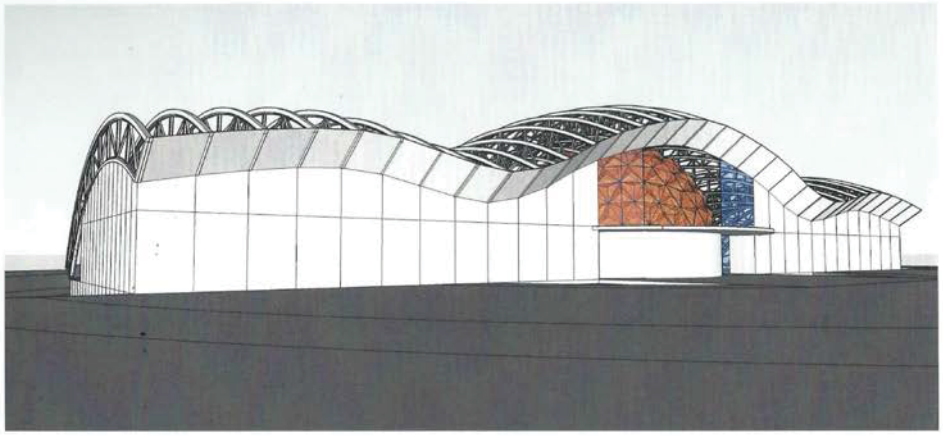
EXHIBIT C
ARCHITECTURAL CHARACTER FOR DISTRICT 1

GRAND UNIVERSE 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

EDGE ROCK DEVELOPMENT

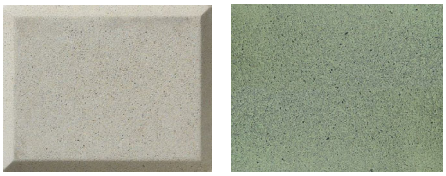
COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

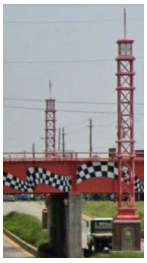
ARCHITECTURE • PLANNING • INTERIOR DESIGN



LIMESTONE AND SHAMROCK COLORED PRECAST

LOUVERED MECHANICAL SCREENS

ARCHITECTURALY LIT LOUVER PANELS

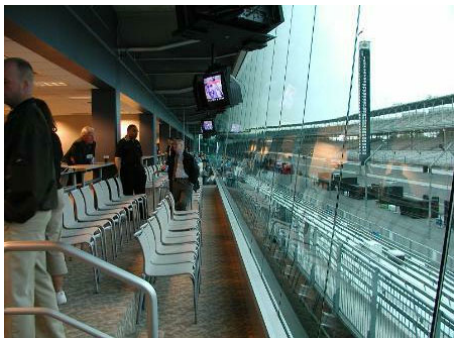


IMS INSPIRED LIGHTPOLES

BRIGHTLY COLORED SIGNAGE

CANOPIES INSPIRED BY IMS

LASER FLASH INSPIRED BY FORTRESS ARCHITECTURE



GREEN GLASS AND VIEWING AREA INSPIRED BY IMS

PUBLIC PLAZA; SIMILAR TO MIDTOWN CARMEL

ROCK JUMP TO BE INSPIRED BY BASKETBALL GYM

STOREFRONTS INSPIRED BY PAGODA AT IMS

ARCHITECTURAL LIT TOWERS

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

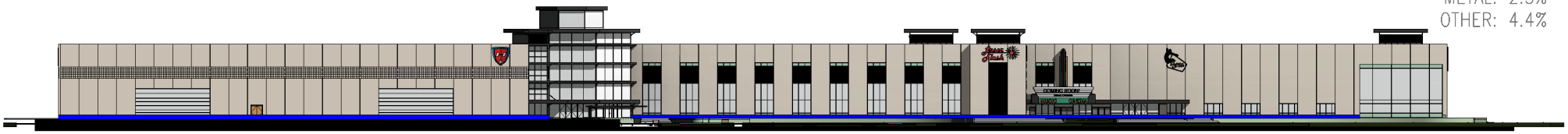
10/24/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

FACADE %'S
APPROX. 30,3000 SF

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

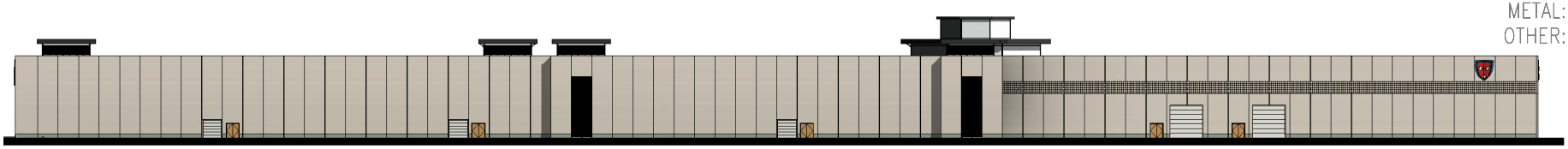


1 NORTH ELEVATION
1" = 80'-0"

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

FACADE %'S
APPROX. 30,3000 SF

GLAZING: 2.7%
PRECAST: 81.1%
EMBOSSED PRECAST: 9.8%
METAL: 3.5%
OTHER: 2.9%



3 SOUTH ELEVATION
1" = 80'-0"

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

10/16/19

WESTFIELD, IN

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

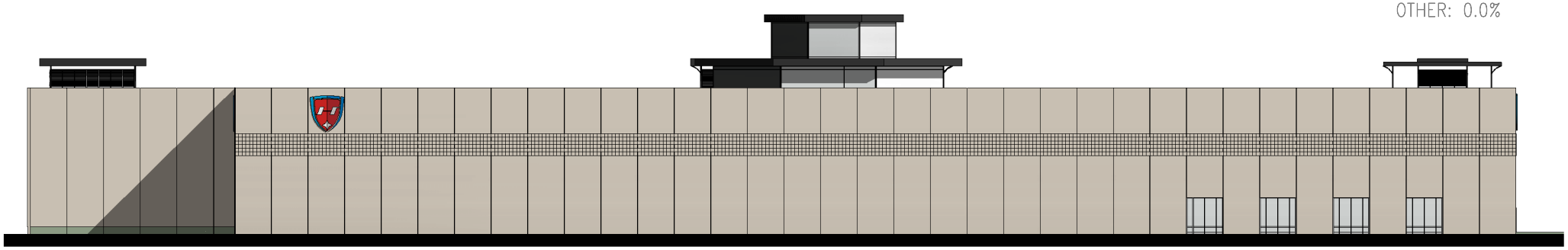
FACADE %'S
APPROX. 16,800 SF

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

1 WEST ELEVATION
1" = 40'-0"

FACADE %'S
APPROX. 16,800 SF

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



2 EAST ELEVATION
1" = 40'-0"

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

10/23/19

WESTFIELD, IN

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EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/30/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/31/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

Ordinance 19-60

Links PUD

Neighborhood Meeting

Tuesday, November 26, 2019

7pm at Grand Park Events Center

The petitioner for Ordinance 1960, EdgeRock Development, along with associated investors and stakeholders, invited the public to a neighborhood meeting on Tuesday, November 26, 2019 at 7pm at the Grand Park Events Center cafeteria. Present were Birch Dalton and Parker Reiff on behalf of the petitioner, three (3) additional investors/stakeholders, two (2) members of the Westfield City Council, one (1) member of the City of Westfield Staff, and seven (7) additional members of the general public.

The meeting lasted for approximately forty (40) minutes; most questions raised were about likely increased traffic on 191st Street and Tomlinson Road. The second most common concern seemed to be about the noise emanating from the proposed outdoor go-kart track from gas-powered cars and any proposed PA system (though the petitioner stated that he does not believe a PA system would be utilized).

Additional concerns brought up were signage and lighting for parking lots and/or the go-kart track.

The meeting adjourned at approximately 7:40pm.

Westfield–Washington Township Advisory Plan Commission
Minutes of the November 6, 2019 APC Meeting

Presented for approval: December 2, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 6, 2019 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: Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Scott Willis, and Chris Woodard.

Members Absent: Randy Graham and Robert Smith.

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

APPROVAL OF MINUTES
Motion: Approve October 21, 2019 meeting minutes as written.
Motion: Kelleher; Second: Willis. Motion passed. Vote: 7-0.

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

CONSENT AGENDA 1

1906-DDP-10 — **Grand Junction Plaza**
Southwest corner of Union Street and Jersey Street
The City of Westfield requests Detailed Development Plan approval of the Grand Junction Plaza on approximately 12.52 acres +/- in the Grand Junction Plaza PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

1910-DDP-24 — **Westfield Veterinary Center**
18160 Wheeler Road
Detailed Development Plan review of a 12,000 square foot veterinary clinic on a 1 acre +/- in the Grand Park Village PUD District (amendment pending).
(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

1910-DDP-25 — **Options Charter School**
3500 East State Road 32
Options Charter School by Fritz Engineering Services, LLC requests Detailed Development Plan review for a 16,800 square school on 3.0 acres +/- in the Oak Manor North III PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Motion: Approve Consent Agenda 1 as presented.
Motion: Maue; Second: Kelleher. Motion passed. Vote: 7-0.

ITEMS OF BUSINESS

1910-PUD-34 **Chatham Hills PUD Amendment VII**

Southwest Corner of US 31 and 203rd Street

Chatham Hills, LLP by Henke Development Group requests an amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.

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

Howard overviewed this request for an amendment to the Chatham Hills PUD District. She said that there have been several changes made to this petition since it was last presented.

The Petitioner, Steve Henke with Henke Development Group, detailed the changes that were made as a result of discussions with the Bokeelia Bend residents. These changes include increased buffers, tree preservation, building heights, and increased setbacks.

Maue asked if some of the changes have not been reflected yet in the version they have reviewed

Henke responded that is correct, the changes were made today

Schmitz asked if the 50' setback was agreed upon with the neighbor

Henke said it was a result of the conversations with the neighbor. The neighbors asked for 80' and we agreed to 50'. Henke clarified that he is no representing that the neighbors agreed to 50', but that they are voluntarily increasing the buffer to 50'.

Kelleher asked if the changes had been incorporated into the ordinance.

Howard responded that the updated ordinance contains all of the changes except the 50' buffer; however, that change was not yet uploaded to the agenda due to timing.

Kelleher asked if it was a 50' setback or buffer

Henke responded that it is a setback

Motion: Forward 1910-PUD-34 to the City Council with a positive recommendation with the following conditions:

1. That a standard be added to the ordinance requiring a fifty-foot (50') setback along the Bokeelia Bend properties,
2. That the following language be added to the Ordinance:
    a. Maximum Building Height for Southern Subdistrict Adjacent to Bokeelia Bend Neighborhood
        i. Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line;
        ii. No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height.

Motion: Kelleher; Second: Hoover. Motion passed. Vote: 7-0.

1910-PUD-36 **Claiborne Farms by Del Webb PUD**

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

Del Webb by Nelson & Frankenberger, LLC requests a change of zoning for approximately 245 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.

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

Dorsey overviewed this petition's request for a change of zoning. He said that a number of changes were made to this plan as a result of comments received by the public, City Council, and the APC.

Jon Dobosiewicz, with Nelson & Frankenberger, LLC on behalf of the Petitioner summarized the project and reviewed changes and improvements made to this petition. He shared the updated concept plan with street details and spoke to modifications made to access, tree preservation areas, storm water ponds, enhanced open spaces and buffers, the amenity center, and active/passive amenities that are tied together by an internal trail network. He also said that special attention, including enhanced open space and buffers along with improvements to landscaping and density, was given to the Rural Southwest Area as it is defined in the Comprehensive Plan. He shared exhibits that provided sight line examples of the development. He also overviewed the types of homes that would be offered, home price points, and architectural standards. He also showed examples of the active and passive amenities that would be offered and accessible by the trail system. He said that Del Webb offers facilitation of lot maintenance and snow removal. He said the construction date of the amenity center has been added to the text of the PUD. He said that the amenity center will be under construction prior to issuing the first building permit.

Maue thanked the Petitioner for providing sight line exhibits and asked if there was an exhibit showing what it would look like from the other direction.

Dobosiewicz replied no.

Willis said he has visited the Fishers Del Webb location and thinks this proposal would be a good addition to the community. He said he had visited the Dell Webb location at 3pm and it was very active at that time.

Kelleher said she had hoped to be able to support this project and thinks it's a good idea. She said she doesn't have a problem with the location, but said she has to vote no as she had been hoping for some changes. She said she is concerned about the provision allowing an automatic conversion of the south parcel back to AG-SF1 after three years and that seems to conflict with single ownership provision. She said she thinks council should have to vote to for it to go back to AG-SF1.

Dobosiewicz said the real estate would not be able to be developed as AG-SF1 as major subdivisions are not permitted and the maximum lot size is three acres.

Kelleher visited the Fishers and Plainfield locations and said that the, Plainfield community is not as nice as the Fishers community. She said that she believes the Petitioner can do better architecture-wise. She said she also had hoped for a larger variety of homes and said that Pulte has a greater number of varieties than is being presented.

Dobosiewicz said the other Del Webb communities permit vinyl; the Westfield community will not allow the use of vinyl. Additionally, he said that other architectural standards are higher in the Westfield community.

Kelleher asked about the berm exhibits that were shown; they are not in the ordinance.

Dobosiewicz said the text addresses the berm but exhibits are not shown. He said he spoke with Hoover about adding these and other additional text including: a minimum planting area increased to 60 feet along 151st and Towne Road, and a minimum 190 feet lot setback along those roads as well. These will be added to the ordinance.

Todd clarified that the exhibits are not being added to ordinance, however the language will be in the text.

Kelleher stated that she didn't see minimum planting standards included in the ordinance

Dobosiewicz replied that the standards default to the UDO.

Kelleher said she was disappointed that the 200-foot setback from rural Southwest contains ponds instead of more prairie areas.

Schmitz said he shares some of Kelleher's architectural concerns. He also had question about the buffers along 146th Street.

Dobosiewicz replied that the buffers would be the same along 151st, just no 190-foot minimum lot setback.

Schmitz asked about the Petitioner's comment stating that the architectural standards text is same as Westchester, as he said it didn't seem that way.

Dobosiewicz replied that these standards were in the Commitments for Westchester, not in the ordinance.

Maue voiced concerns about architectural standards as well. He said he thinks some of the item options on page six were too minor in the area of enhancing the character and suggested either removing some or requiring at least two options.

Dobosiewicz replied that the Petitioner will commit to changing the requirement to two options.

Maue pointed out a typo in the garage door standard that should say "all garages" not "all homes". Also, another typo addressed regarding chimneys. Also, he would like to look at how this project compares to what is across the street in Carmel.

Hoover said he was satisfied with architectural standards. He added that wide trim is required and that makes a big difference in architectural detail and the perimeter requirements have been improved. He asked, with the increased density, if you would be able to see homes other than those on the perimeter. He said the setbacks are great and that the community wouldn't be able to be seen unless one drives into community. He said that this is a great tax benefit for Westfield.

Willis confirmed that in the other Del Webb community he visited, the homes couldn't be seen from the outside. Hoover stated that the overall density of two units per acre is low; he added one unit per acre in the Rural Southwest is even better. He said this is one of the best proposals the APC has seen.

Woodard asked where the five to seven-foot berm height is measured. He asked if it is from the center-line of road and also asked what effect swales have.

Dobosiewicz replied that UDO says the measurement is from the existing grade and that swales will have no effect.

Woodard asked how the dog park in tree preservation area would work. He said that usually most trees are removed in dog parks.

Dobosiewicz replied that the tree preservation standards will override the dog park standards. He said that the dog park will be located at perimeter of tree preservation area.

Woodard said he was also disappointed with using entire Southwest buffer for detention. He asked if one would be able to utilize it for fishing or boating.

Dave Compton, with Pulte Homes, replied it can be used for fishing.

Dobosiewicz responded that a maximum of 30% can be ponds and also is committing to 200-feet of buffer outside of the lots.

Horkay said that he was happy with this proposal and that he likes Fishers community. He said that he thinks this will project would be beneficial for the Westfield community.

Motion: Forward 1910-PUD-36 to the City Council with a favorable recommendation with the following conditions:

- Addition of "7.2(D)" to language in Section 7.1
- Modify requirements of 7.1(J) to increase the minimum from one (1) to two (2)
- Correction to typo in 7.1(I)(iv) to say "all garages" instead of "all homes".
- Correction to typo in 7.1(J)(viii) to say "full" instead of "fill".
- Addition of the Street Section exhibits.

Motion: Willis; Second: Maue. Motion passed. Vote: 5-2. (Nay: Kelleher and Schmitz)

1910-PUD-37 **Dartown Crossing PUD Amendment I**

North and adjacent to State Road 32, West and adjacent to Dartown Road

MR3 Development, LLC by Nelson & Frankenberger, LLC requests an amendment to incorporate an additional 9 acres +/- to the Dartown Crossing PUD District and establish standards for the new acreage.

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

Dorsey overviewed this request for an amendment to incorporate additional acreage to the Dartown Crossing PUD District and establish standards for the new acreage and to permit the use of a Kennel.

Hoover said he had concerns with the architecture; however, he was happy with the changes and is now satisfied.

Maue asked about the mechanicals screening for meters.

Howard responded that the mechanicals screening is now incorporated into UDO and it will be required to meet those standards.

Woodard asked about size of the monument sign and asked if that is already permitted and is it correct that this is not an increase in size.

The Petitioner replied yes; however, they are requesting an additional small monument sign for outlots with a maximum request for five of these smaller outlot signs.

Motion: Forward 1910-PUD-37 to the City Council with a favorable recommendation.

Motion: Kelleher; Second: Willis. Motion passed. Vote: 7-0.

1910-PUD-39 **Maple Knoll PUD Amendment IV**

17145 Spring Mill Road

Meijer by Woolpert, Inc. requests an amendment to the Maple Knoll PUD District modifying the sign standards and architectural standards for the Meijer's property.

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

Ernest overviewed this request for an amendment to the Maple Knoll PUD District to modify the sign standards and architectural standards for the property.

Jon Sheidler of Woolpert, Inc., representing the Petitioner, summarized the details of this request to modify the sign standards.

Tom Reeder, architect for Meijer with Bergmann & Associates, addressed the details of the sign lighting and spoke to how the signs are illuminated and do not throw light. He shared exhibits showing examples of the illumination.

Woodard said he is still concerned about size of the sign on State Road 32. He said it looks like 82nd Street and College Avenue in Indianapolis. He said the development across the street from the Meijer property is constructing a 10-foot tall and 15-foot wide sign.

Ashley Mack, with Meijer, said she thought two signs would be better than five or six. She said that if the signs were shorter, they wouldn't be seen due to the landscaping.

Maue agreed with Woodard about monument sign height and said he is satisfied with everything else in the ordinance. He said he would rather see multiple shorter signs than one large sign even if it would result in modifying the landscaping.

Willis said he agreed that the requested sign is too big and gaudy. He said that Scottsdale, Arizona permits no signs and that practice works. He said that people will know Meijer is there.

Hoover said he agrees with Willis' comments and was concerned about size of the "Meijer" sign on building; however, he said he could accept that sign. He said he was also concerned that the total amount of signage permitted for Meijer and its gas station largely exceeds what the ordinance permits. He said to allow Meijer that size of sign, when other businesses were denied that height, would not be equitable.

Mack responded that the size of the requested sign on State Road 32 is permitted.

Hoover said he understood that, but then a sign wouldn't be permitted on Spring Mill. He said that allowing a sign on Spring Mill made sense and he would be happy to allow one there.

Woodard said he wants to see the Meijer sign be shorter and asked if that sign would be permitted.

Hoover responded that if it were the only sign on the property it would be permitted as shown.

Horkay asked about need for so many panels on both signs.

The Petitioner responded that there would one panel per outlot and that there would be outlots on both Spring Mill and State Road 32.

Hoover asked if all the signs could be located on State Road 32.

The Petitioner replied that trees cause visibility issues.

Willis asked how much landscaping would need to be removed to install the signs.

The Petitioner said that option had not been reviewed.

Kelleher asked about the State Road 32 overlay landscaping standards,

Ernest responded that he can look into the exact number of trees required.

Hoover said he doesn't see how the fuel center complies with the State Road 32 overlay architectural standards. He said other fuel station have added features such as faux windows. He said Westfield wants to see Meijer locate in the City, but said they can't let Meijer provide lesser elevations than other businesses have been required to meet. He said he was also concerned about outdoor sale areas not being screened and that he didn't see any regulations regarding this in the PUD. He said that without standards, anything could be stored in those areas for any time period and that the situation, as it stands, is too open-ended.

Mack replied that isolated areas are typically garden center items. She also said they have worked with staff regarding the screening for gas station area and are also willing to work with staff on firming up language for that area.

Maue asked if the Petitioner still wanted the petition to be acted upon at this meeting.

Mack responded yes.

Motion: Forward 1910-PUD-39 to the City Council with an unfavorable recommendation.
Motion: Maue; Second: Schmitz. Motion passed. Vote: 7-0.

1910-PUD-40 **Grand Park Village PUD Amendment III**
18160 Wheeler Road
RWE Management Company requests an amendment to the Grand Park Village PUD District to allow a veterinary clinic with outdoor play areas.
(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

Harris overviewed this request for an amendment to the Grand Park Village PUD District.

Woodard said he thinks this is a good project.

Motion: Forward 1910-PUD-40 to the City Council with a favorable recommendation.
Motion: Kelleher; Second: Woodard. Motion passed. Vote: 7-0.

1910-ODP-17 **Grand Park Village Sec. 6**
1910-SPP-17 *18160 Wheeler Road*
Chatham Hills, LLP by Henke Development Group, LLC requests Overall Development Plan and Primary Plat approval of 4 Lots on 37.366 acres +/- in the Grand Park Village PUD District.
(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

Harris overviewed this request for an Overall Development Plan and Primary Plat approval.

No comments.

Motion: Approve 1910-ODP-17 & 1910-SPP-17 with the following staff condition:

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

Motion: Hoover; Second: Kelleher. Motion passed. Vote: 7-0.

PUBLIC HEARING ITEMS

1911-ODP-20 **1911-SPP-20** [PUBLIC HEARING]	**Sanders Glen** *334 South Cherry Street* American Eagle Life Care by Church, Church, Hittle + Antrim requests Overall Development Plan and Primary Plat approval of two (2) commercial lots on 10.29 acres +/- in the MF-2: Multi-Family Medium Density District. *(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)*

Todd overviewed this request for an Overall Development Plan and Primary Plat approval. He said that when the Sanders Glen nursing home was built in 1989, commercial platting was not required. The Petitioner is proposing to subdivide the existing 10.29-acre parcel into two parcels. The existing nursing home will continue to operate on Lot 2, while Lot 1 will remain vacant. No comments have been received.

Public Hearing for 1911-ODP-20 & 1911-SPP-20 opened at 8:50 p.m.

Ken Tucker, 2003 Pheasant Run on behalf of the Pheasant Run neighborhood; said he lives right across the street and is concerned about the commercial lot label. He asked what would be built there. Doesn't want intense retail. He said he has heard it may be an assisted living facility.

Public Hearing for 1911-ODP-20 & 1911-SPP-20 closed at 8:52 p.m.

Matt Skelton with Church Church Hittle + Antrim, on behalf of the Petitioner, responded that the tentative plan is for a senior living facility and that it may be multiple residences and not one facility.

Schmitz asked if this tentative plan would be compliant with existing zoning, or if it would be a zoning request.

Skelton responded that it would likely be a zoning request as MF-2 doesn't work for this use.

Kelleher pointed out that a manufactured home park would be permitted in MF-2.

Motion: Approve 1911-ODP-20 & 1911-SPP-20.
Motion: Schmitz; Second: Willis. Motion passed. Vote: 7-0.

1911-ODP-21 **1911-SPP-21** [PUBLIC HEARING]	**Chatham Hills, Section 7** *East of the intersection of Chatham Ridge Blvd. and Promontory Lane and west of US 31* Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 114 lots on 172.687 acres +/- in the Chatham Hills PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*

Ernest overviewed this request for an Overall Development Plan and Primary Plat review. No comments have been received.

Public Hearing for 1911-ODP-21 & 1911-SPP-21 opened at 8:56 p.m.

No public comments.

Public Hearing for 1911-ODP-21 & 1911-SPP-21 closed at 8:57 p.m.

1910-PUD-33 [PUBLIC HEARING]	**Northpoint PUD Amendment I (Project 19/GFS)** *Northwest corner of 196th Street and Grassy Branch Road* Project 19 by Clark, Quinn, Moses, Scott & Grahn, LLP requests an amendment to the Northpoint PUD District to accommodate a new distribution facility. *(Planner: Pam Howard ▪ PHoward@westfield.in.gov)*

Howard overviewed this request for an amendment to the Northpoint PUD District.

Russell Brown, with Clark, Quinn, Moses, Scott & Grahn on behalf of the Petitioner, summarized the details of this request. He said that the proposed modification would allow for changes to façade materials and façade usage along 196th Street and Grassy Brach Road. He said that these modifications are appropriate given the large building setbacks to the primary structure from both 196th Street (greater than 200 feet to primary structure) and Grassy Branch (greater than 400 feet to primary structure), and the landscaping proposed for the frontage along 196th Street and Grassy Branch. The PUD amendment provides for modifications to rooftop screening requirements for mechanical equipment exceeding a certain height. He stated that the nature of the proposed user requires some mechanical equipment of an atypical size. He said that to provide for requisite screening would require movement of the mechanical equipment closer to residential uses or would require screening which exceeds the maximum height for the PUD. He said the enhanced landscaping and significant setbacks from the right of way will compensate for the requested amendment. He added that the amendment will also allow for an increase height for lighting facilities located on the property which is necessary to allow for adequate maneuverability on site and to decrease the required number of lighting facilities on the property. He said that all foot-candle and shielding requirements will be maintained.

Public Hearing for 1910-PUD-33 opened at 9:09 p.m.

No public comments.

Public Hearing for 1910-PUD-33 closed at 9:09 p.m.

Maue asked about the request to waive the after-hours lighting standards and asked what effect that change would have.

The Petitioner said that they would maintain 0-foot candles at all lot lines and that the increase in height is to reduce the number of light poles. He said all lighting features would be dark sky fixtures.

The Petitioner, Bill Casey, clarified that this facility would not be open to the public. He said that the buffer to north is 100-feet and will include a swale and a berm that is six feet higher than the pavement. He said that they will be preserving trees on other side of berm while supplementing with additional trees. He stated he is unsure where the fence will be located on north side in relation to berm.

Kelleher said she is also concerned about lighting and wants to ensure that will lighting is directed downward.

The Petitioner responded yes adding that wall packs are dark sky fixtures.

1911-PUD-41 [PUBLIC HEARING]

Northpoint PUD Amendment II (Project Wholeheartedly/Abbott)
1820 Bastain Court
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for approximately 20 acres +/- in the Northpoint PUD District to the Project Wholeheartedly - Northpoint PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for a request for a change of zoning.

Russell Brown, with Clark, Quinn, Moses, Scott & Grahn on behalf of the Petitioner, summarized the details of this request and the concept plans for the development. He said this request allows for office and parking to have consistent architectural standards. He also addressed building heights, and stated that minimum/maximum setbacks that would be similar to those of the Bastian project. He said that the plans include the ability for possible future expansion of the building and parking. He said that concerns about the architectural standards southern façade resulted in a change to this façade to be consistent with the other sides of the building. He said the neighbors had no concerns.

Public Hearing for 1911-PUD-41 opened at 9:19 p.m.

Marla Ailor, 1602 E. 203rd Street; said she thought a neighbor meeting should have been held due to the location of this project at the northern entrance to Westfield. She said she thinks any building can be beautiful with the right landscaping; she suggested specific landscaping. She said she is in support of this project.

Public Hearing for 1911-PUD-41 closed at 9:22 p.m.

Russell Brown responded that the landscaping plan is included in PUD, which shows the parking island landscaping and a 40-foot buffer.

Hoover thanked the Petitioner for improving southern façade.

Willis said he thinks this is a good project and that the recent announcements of new businesses are the result of hard work by the City Council. He said it would be a great win for Westfield.

Motion: Forward 1911-PUD-41 to the City Council with a favorable recommendation.
Motion: Willis; Second: Woodard. Motion passed. Vote: 7-0.

1911-PUD-42 [PUBLIC HEARING]

Westgate PUD Amendment
North and adjacent to 166th Street, east and adjacent to Towne Road and west of and adjacent to Eagletown Road
Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request for an amendment to the Westgate PUD District that proposes modifying the architectural standards, adding additional architectural standards and modifying the amenity requirements. He said that staff received one public comment that has been provided to the APC members.

Jon Dobosiewicz of Nelson & Frankenberger provided additional context, including styles, types, and home locations of the Lennar products. He said Lennar believes that this proposed amendment would encourage architectural diversity and enhance the overall street scape within Westgate while bringing the standards more in line with the current UDO. He stated that this amendment would not increase subdivision density, alter minimum lot standards, or modify existing approved plats. He addressed the realignment of Little Eagle Creek Avenue and Town Road. He said that a portion of homes are proposed to utilize vinyl. He also addressed decorative garage doors, use of masonry, and the revision request of using of a 6-12 roof pitch in place of a 7-12 pitch. He said that a previously approved island with a bridge presents a liability and the petitioner would like to replace that with additional park space. He said there was a neighborhood meeting held that centered around drainage improvements and utilities such as internet.

Public Hearing for 1911-PUD-42 opened at 9:41 p.m.

No public comments.

Public Hearing for 1911-PUD-42 closed at 9:41 p.m.

Kelleher said she appreciated that Lennar is adding additional architectural requirements. She had questions about the garage door requirements. She agreed that 10-foot garage setback would look odd, but doesn't want to end up with snout-nose garages.

The Petitioner said they will work with staff on incorporating additional language to address Kelleher's concern.

Kelleher said she understood replacing the island and the bridge with other amenities. She voiced concerns about vinyl and stated that in another ordinance breaks were required in vinyl to prevent long runs of vinyl on buildings. She asked how the architecture can be four-sided if masonry is only present on the front.

The Petitioner responded that they will address the vinyl and four-sided architecture with an additional exhibit.

The Petitioner clarified that the units will be offered for sale as individual townhomes and will not be for rent apartments.

Woodard asked if the Petitioner contemplated corner or perimeter treatments on the corner of townhomes as well.

The Petitioner responded that they will look into that.

Kelleher asked to which zoning ordinance this PUD defaults.

The Petitioner responded the 2000 zoning ordinance.

1911-PUD-43 [PUBLIC HEARING]	**Spring Mill Station SWC PUD Amendment I** *Southwest of the intersection of 161st Street and Spring Mill Road* Spring Mill Station Residential LLC requests an amendment to the Architectural Standards of the Spring Mill Station SWC PUD District. *(Planner: Pam Howard ▪ PHoward@westfield.in.gov)*

Suspension of Mailed Notice Rule: It has come to our attention that the petitioner failed to send the mailed notice 10 days prior to the hearing, as required by the APC Rules of Procedure (the "Rules"). The notices were

instead postmarked 8 days prior to the hearing. Mailed notice is a local requirement and not required by state statute. All other forms of notice were met in compliance with the Rules. In order to hold a public hearing, the Plan Commission will need to vote to suspend the mailed notice requirement for this petition.

Hoover said this is a minor change that has the full support of the Springmill Station Task Group.

Motion: Suspend the Mailed Notice Rule.
Motion: Hoover; Second: Schmitz. Motion passed. Vote: 7-0.

Howard overviewed this request for an Architectural Standards amendment.

Public Hearing for 1911-PUD-43 opened at 9:53 p.m.

No public comments.

Public Hearing for 1911-PUD-43 closed at 9:53 p.m.

Keller as for clarification of this request.

Howard explained that this request has to do with six-foot offsets.

Hoover said this issue is very minor.

Motion: Forward 1911-PUD-43 to the City Council with a favorable recommendation.
Motion: Kelleher; Second: Willis. Motion passed. Vote: 7-0.

CONSENT AGENDA 2

1908-DDP-15

Spring Mill Station SWC Flats
Southwest of the intersection of 161st Street and Spring Mill Road
CRG Residential, LLC requests Detailed Development Plan approval for 12 Multi-Family Residential buildings and 1 clubhouse on 16.62 acres in the Spring Mill Station SWC PUD District (amendment pending).
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

No Comments.

Motion: Approve Consent Agenda 2.
Motion: Maue; Second: Kelleher. Motion passed. Vote: 7-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS

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

ADJOURNMENT
Motion: Adjourn Meeting
Motion: Kelleher; Second: Hoover. Motion passed. Vote: 7-0
Meeting adjourned at 9:59 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Kevin M. Todd, Secretary

Westfield–Washington Township Advisory Plan Commission
Minutes of the November 18, 2019 APC Meeting

Presented for approval: December 2, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 18, 2019 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: Randy Graham, Robert Horkay, Ginny Kelleher, Andre Maue, Robert Smith and Dave Schmitz.

Members Absent: Steve Hoover, Scott Willis, and Chris Woodard.

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

APPROVAL OF MINUTES
November 6, 2019 Minutes tabled to December 2, 2019 APC meeting.

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

CONSENT AGENDA

1911-DDP-28 — **Project Wholeheartedly**
1820 Bastain Court
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests Detailed Development Plan review of a 89,500 Square Foot Industrial Facility on 20 acres +/- in the Project Wholeheartedly - Northpoint PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1910-DDP-20 — **The Trails PUD Apartments**
801 East 175th Street
Holladay Properties by Woolpert, Inc. requests Detailed Development Plan review for a Multi-Family Residential Building on 7.38 acres +/- in The Trails PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1909-DDP-17 — **Grand Park Courtyard by Marriott**
19299 Westmore Lane
CY Westfield, LLC by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 82,205 square foot hotel on 2.98 acres +/- in the Chatham Commons PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Motion: Approve Consent Agenda as presented.
Motion: Kelleher; Second: Horkay. Motion passed. Vote: 6-0.

ITEMS OF BUSINESS

1910-PUD-33 **Northpoint PUD Amendment I (Project 19/GFS)**

Northwest corner of 196th Street and Grassy Branch Road

Project 19 by Clark, Quinn, Moses, Scott & Grahn, LLP requests an amendment to the Northpoint PUD District to accommodate a new distribution facility.

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

Howard overviewed this request for an amendment which includes landscaping and architectural and lighting standards.

No comments.

Motion: Forward 1910-PUD-33 to the City Council with a positive recommendation.
Motion: Smith; Second: Maue. Motion passed. Vote: 6-0.

1911-ODP-21
1911-SPP-21 **Chatham Hills, Section 7**

East of the intersection of Chatham Ridge Blvd. and Promontory Lane and west of US 31

Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 114 lots on 172.687 acres +/- in the Chatham Hills PUD District.

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

Ernest overviewed this request for an Overall Development Plan and Primary Plat. He said that this item received a public hearing at the November 6, Plan Commission meeting. Since the public hearing there have been no public comments.

No comments.

Motion: Approve 1911-ODP-21 & 1911-SPP-21 with the following staff condition.

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

Motion: Kelleher; Second: Schmitz. Motion passed. Vote: 6-0.

1911-PUD-42 **Westgate PUD Amendment**

North and adjacent to 166th Street, east and adjacent to Towne Road and west of and adjacent to Eagletown Road

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.

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

Ernest overviewed this request for an amendment, and added that since this item's public hearing, staff had received no comments. He said that since the last APC meeting, this item had been revised, modifying Exhibit B of the proposed Ordinance. He said that the modifications made were in regard to the architecture of the townhome units and front garage offsets.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, summarized the details of the project's modifications that resulted from requests made by APC members. He addressed and detailed these modifications which included allowable projection of front-loaded garages, and architectural standards

regarding the use of masonry and vinyl. He also addressed the modifications of the amenities regarding the removal of the island and bridge and the addition of an additional park and playground area.

Kelleher said she appreciated the changes and additional requirements for vinyl.

Motion: Forward 1910-PUD-42 to the City Council with a favorable recommendation.
Motion: Kelleher; Second: Horkay. Motion passed. Vote: 6-0.

PUBLIC HEARING ITEMS

1912-PUD-46 [PUBLIC HEARING]	**Wheeler Landing PUD Amendment II** *851 E. 181st Street* Westfield Washington Schools requests an amendment to the Architectural Standards of the Wheeler Landing PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*

Ernest overviewed this request for an amendment to the Wheeler Landing PUD's Architectural Standards. He said this amendment proposes modifying the architectural standards for the West Building Elevation of the Westfield Washington Schools Natatorium in substantial compliance with Exhibit B of the proposed PUD.

Public Hearing for 1912-PUD-46 opened at 7:16 p.m.

No public comments.

Public Hearing for 1912-PUD-46 closed at 7:17 p.m.

Motion: Forward 1912-PUD-46 to the City Council with a favorable recommendation.
Motion: Maue; Second: Horkay. Motion passed. Vote: 6-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting
Motion: Graham; Second: Kelleher. Motion passed. Vote: 6-0
Meeting adjourned at 7:22 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

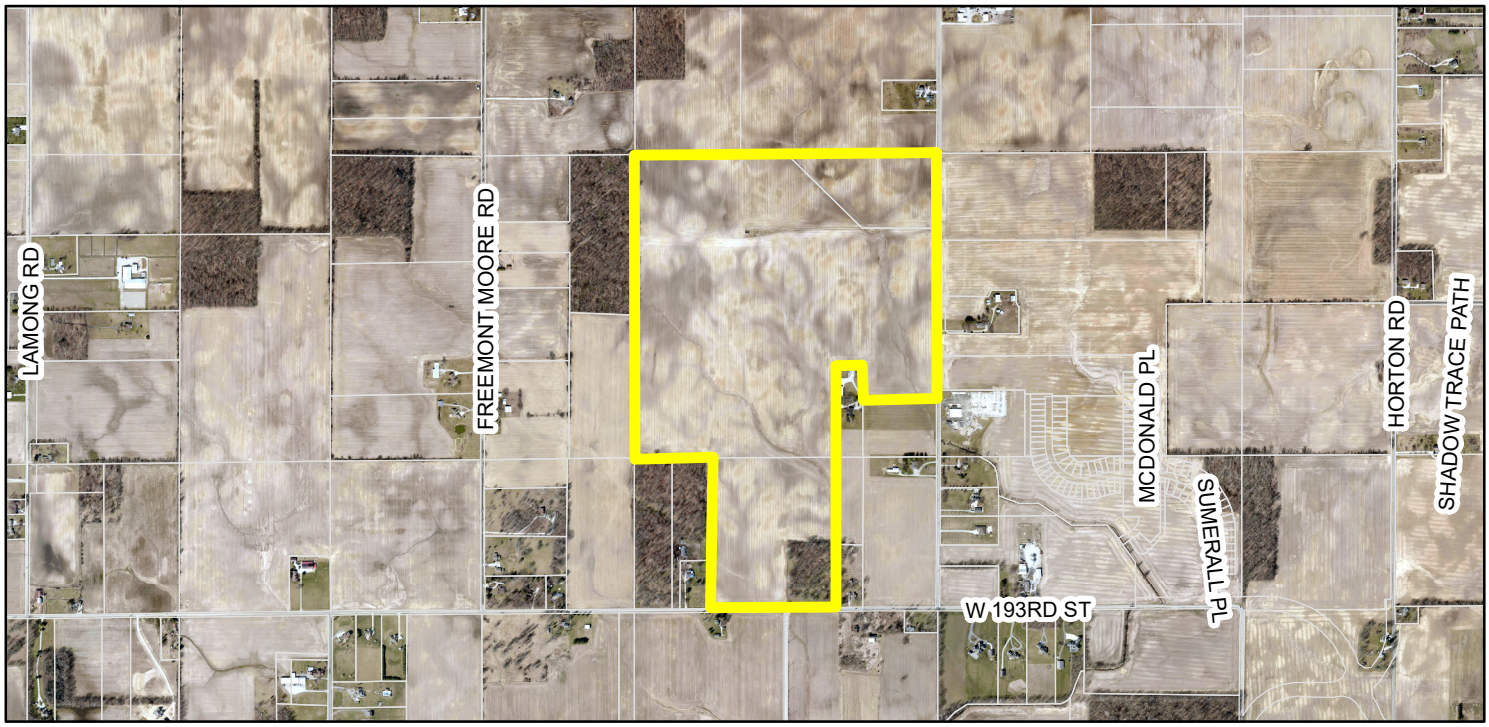
_____
Kevin M. Todd, Secretary

Property Location Map
Atwater
Primary Plat and Overall Development Plan
1912-SPP-23 & 1912-ODP-23

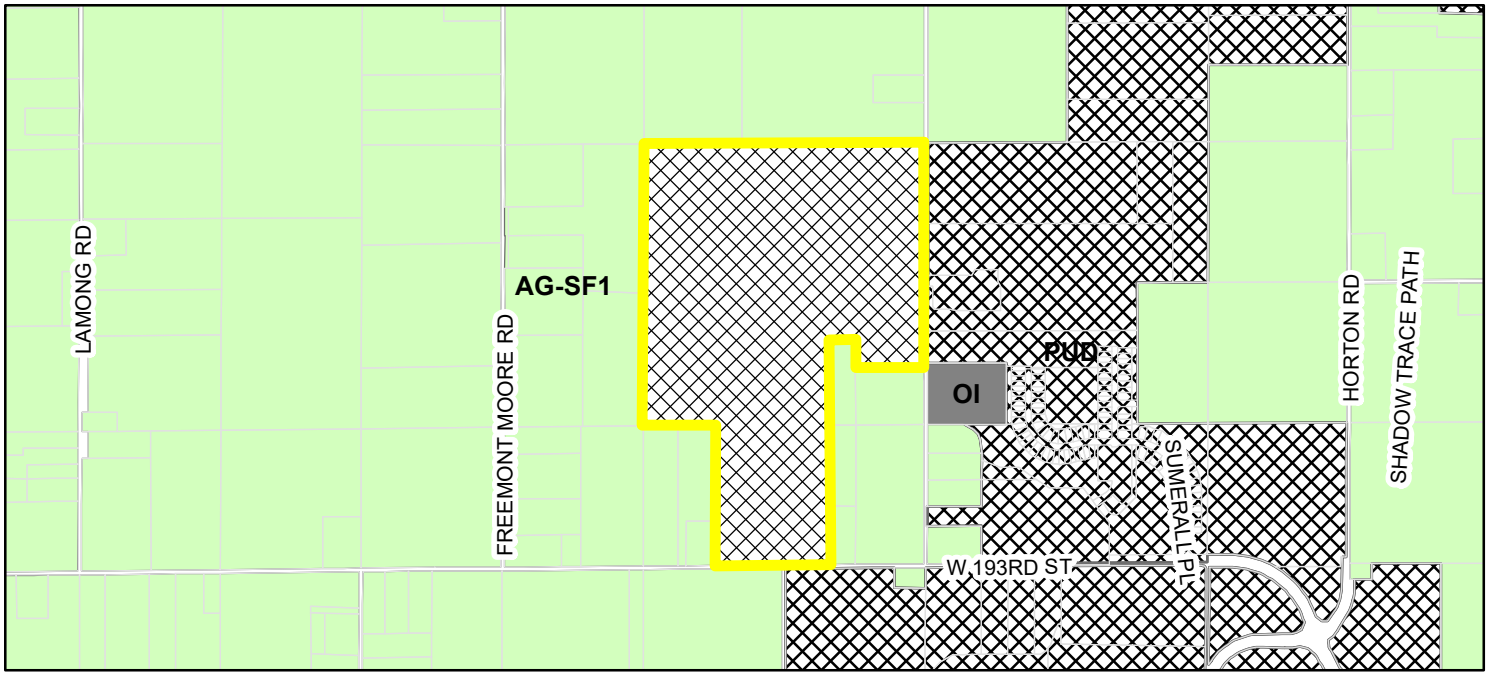
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

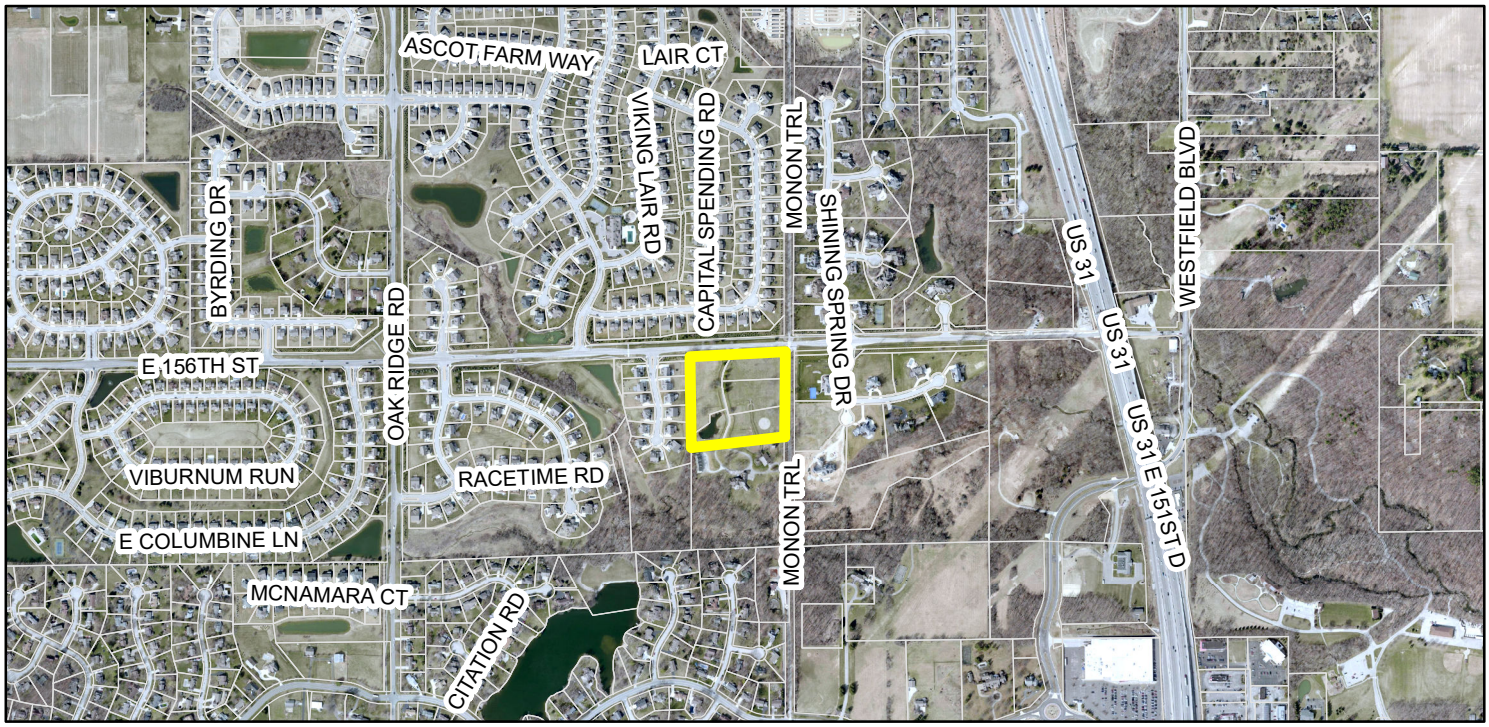
- AG-SF1 (Agriculture - Single Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)

Property Location Map
Monon Hills PUD Amendment I
Ordinance 19-61
1912-PUD-45

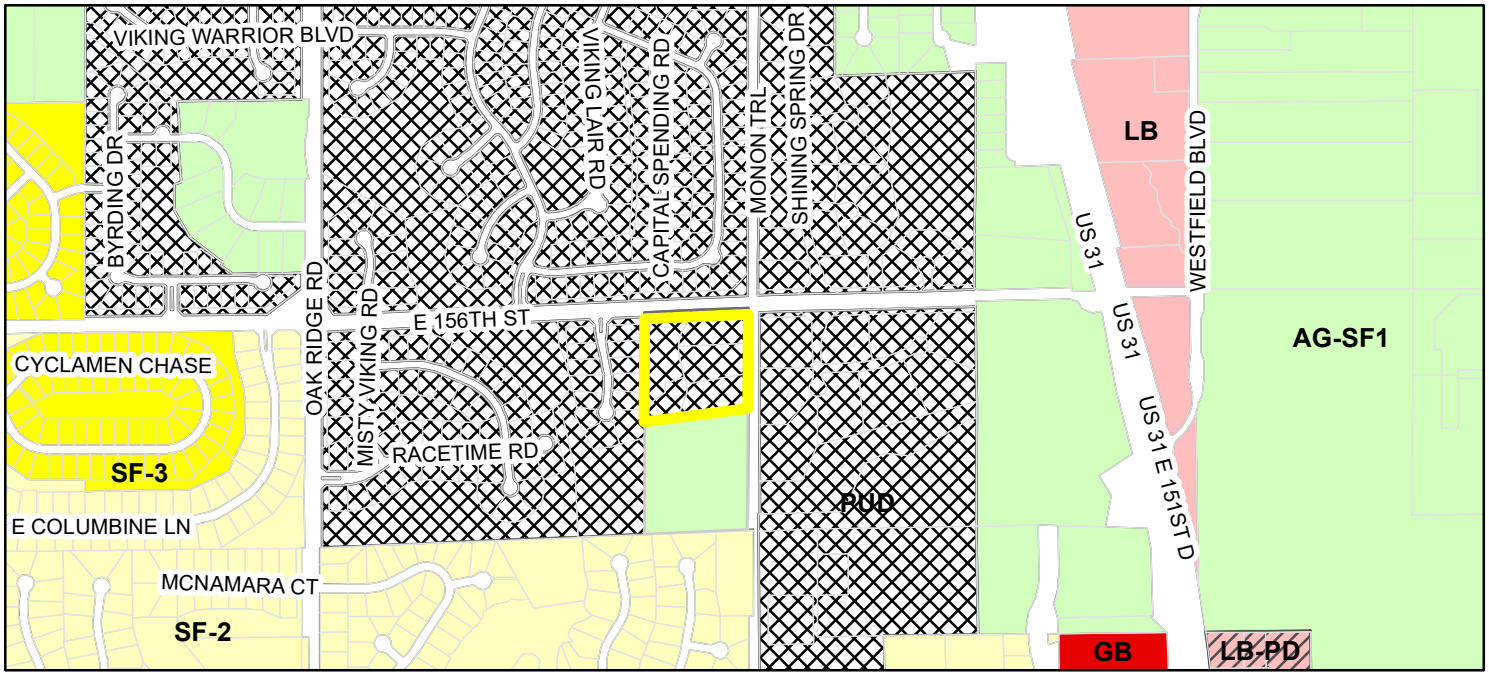
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

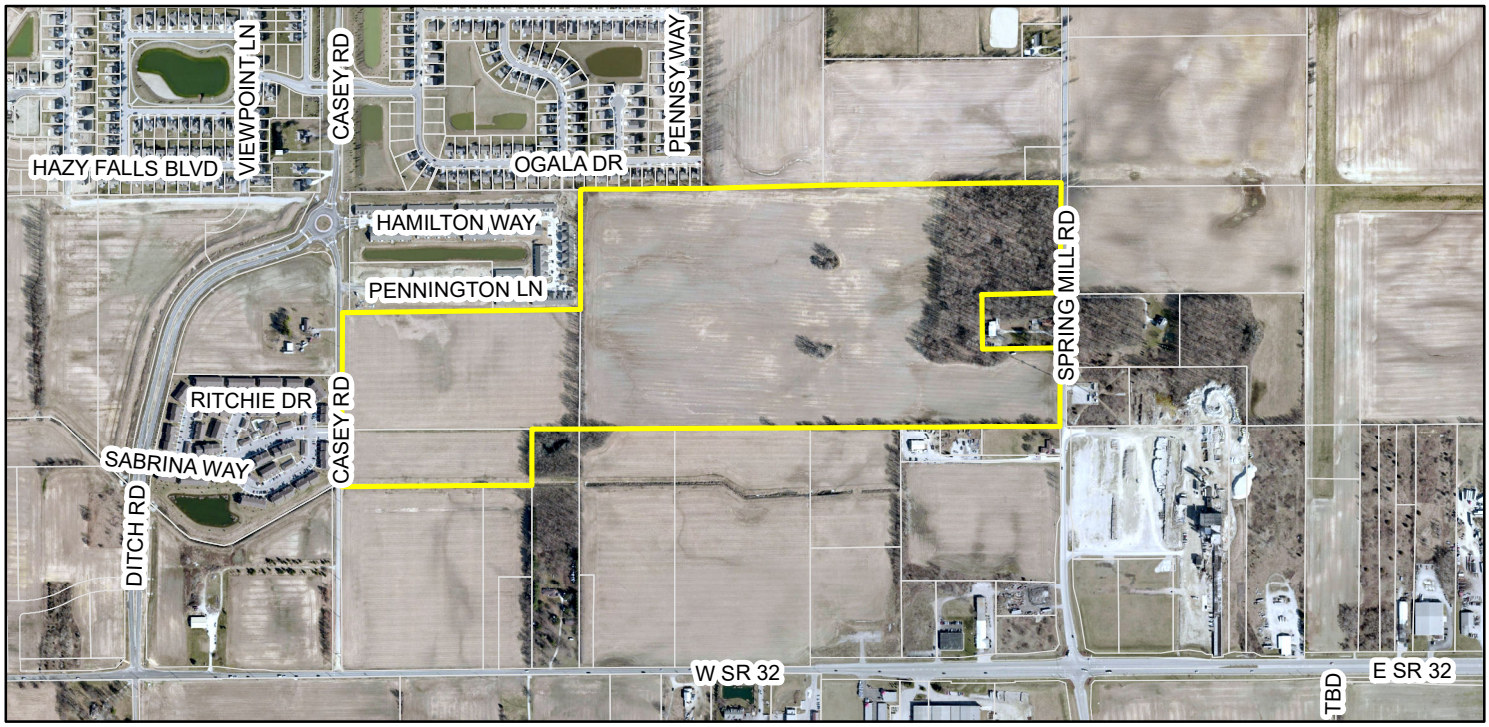
- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- LB (Local Business)
- LB-PD (Local Business - Planned Development)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

Property Location Map
Orchard View
Overall Development Plan & Primary Plat
1912-ODP-22 & 1912-SPP-22

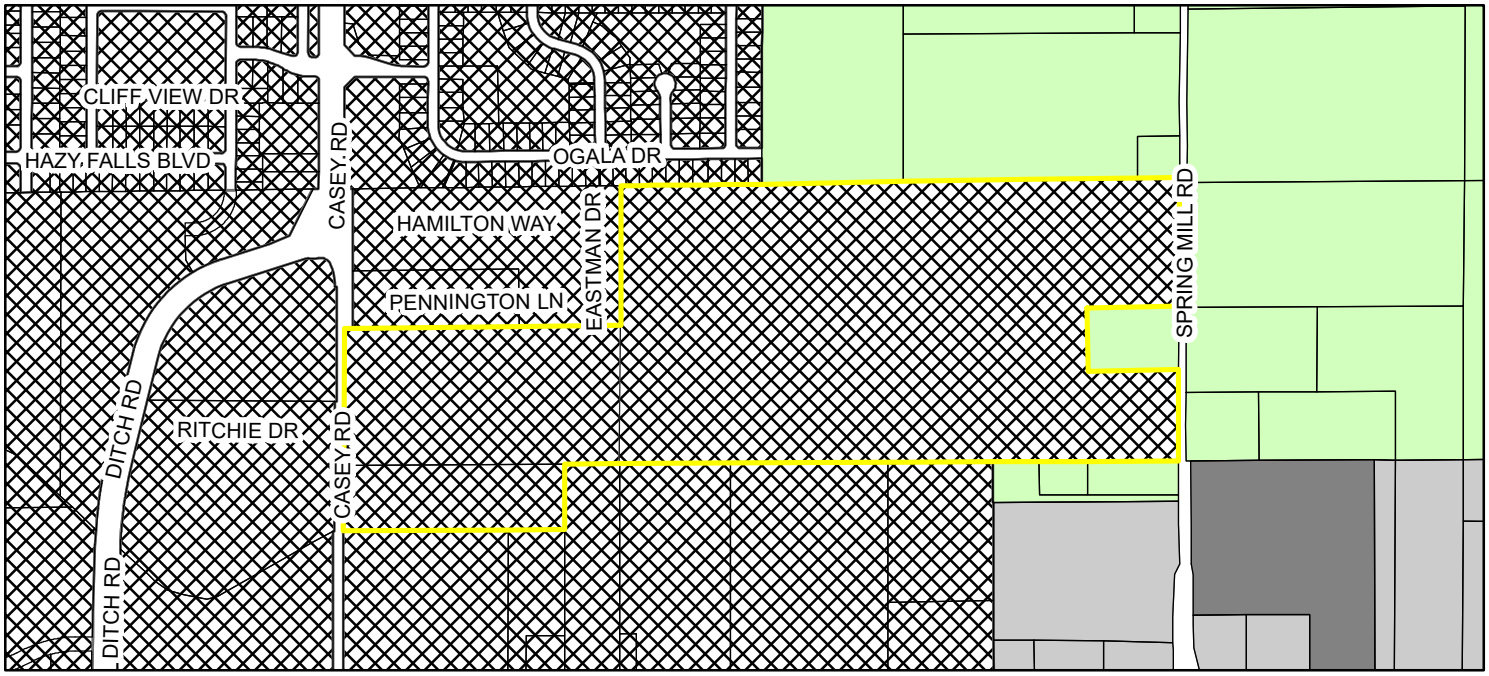
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- Parcel

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

FOR

ORCHARD VIEW (1912-ODP-22 & 1912-SPP-22)

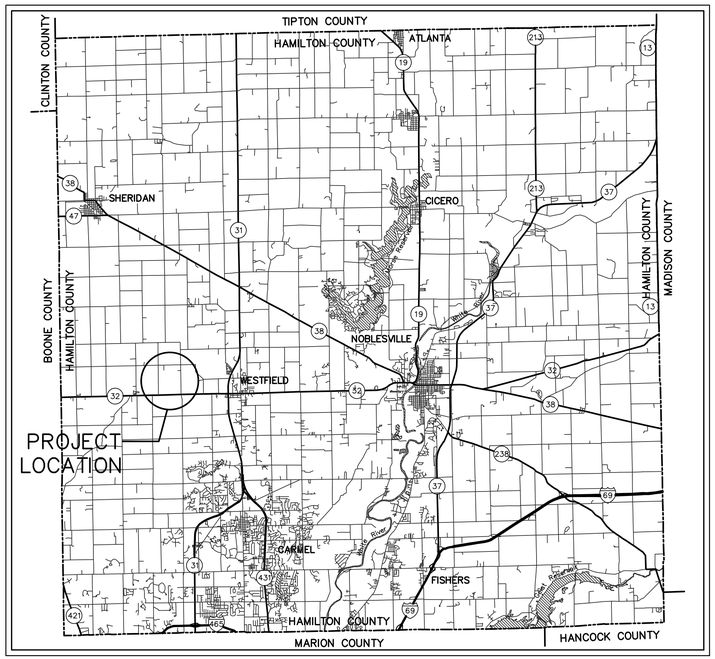
SPRING MILL ROAD & CASEY ROAD

WESTFIELD, IN

ARBOR HOMES

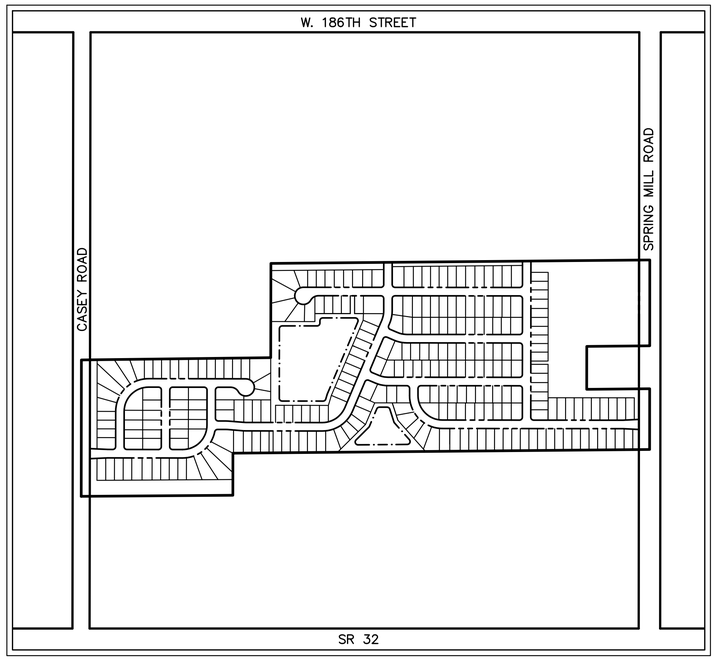
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com



LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C001
OVERALL EXISTING TOPOGRAPHY	C100
EXISTING TOPOGRAPHY	C101–C107
OVERALL PRIMARY PLAT	C200
PRIMARY PLAT	C201–C207
DEVELOPMENT PLAN	C301–C307
LANDSCAPE PLAN	C401–C407
SITE DETAILS	C500

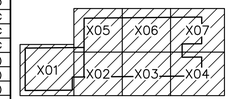
ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
1912-SPP-22

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±104.72 AC
AREA A (EAST):	±77.44 AC
AREA B (WEST):	±27.28 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	± 18.98 AC (18.1%)
COMMON AREA:	±28.01 AC (26.8%)
NORMAL POOL POND AREA:	±6.78 AC (6.5%)
AMENITIES AREA A:	±0.40 AC (0.4%)
AMENITIES AREA B:	±0.42 AC (0.4%)
TOTAL LOT AREA:	±57.73 AC (55.1%)
TOTAL LOTS:	271
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	199
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
SPRING MILL ROAD FRONTAGE:	1,025 LF
CASEY ROAD FRONTAGE:	953 LF
LOCAL ROAD LENGTH:	11,956 LF
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD) 59' (LOCAL) 120' (CASEY ROAD)



CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

LEGAL DESCRIPTION

PLT Parcel

Part of the North Half of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

Casey, Casey & Hunt Parcel

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter (assumed basis of bearings) to the northeast corner of Parcel 11 as described in Instrument Number 200400046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the southeast corner of the North Half of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along the south line of said North Half to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 53 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.277 acres, more or less.

OPEN SPACE TABLE

COMMON AREA A	±0.71 AC	COMMON AREA G	±0.14 AC
COMMON AREA B	±2.72 AC	COMMON AREA H	±11.87 AC
COMMON AREA C	±0.42 AC	COMMON AREA J	±0.63 AC
COMMON AREA D	±0.10 AC	COMMON AREA K	±0.91 AC
COMMON AREA E	±7.58 AC	COMMON AREA L	±0.40 AC
COMMON AREA F	±2.53 AC		
TOTAL COMMON AREA			±28.01 AC

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

BENCHMARK DATA

(NAVD 88 DATUM)

ORIGINATING BENCHMARK:
LEE 12AZI
DISK, DNR "LEE 12AZI" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.
ELEV = 915.74

TBM #20
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8385, LOCATED ±15' EAST OF ℄ CASEY ROAD AND ±125' NORTH OF THE REDWOOD SUBDIVISION SOUTH ENTRANCE
ELEV:914.255

TBM #21
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8391, LOCATED ±17' EAST OF ℄ CASEY ROAD AND ±300' SOUTH OF SABRINA WAY
ELEV:917.156

TBM #22
MAG SPIKE ON THE SOUTH SIDE OF THE 30" TREE LOCATED AT THE SE CORNER OF THE REDWOOD SUBDIVISION ALONG THE TREELINE
ELEV:921.075

TBM #23
MAG SPIKE ON THE EAST SIDE OF POWER POLE #183-366, LOCATED ±25' WEST OF ℄ SPRINGMILL ROAD AND AT THE SOUTHEASE CORNER OF RES #18218
ELEV:932.562

TBM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF ℄ SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS
ELEV:929.326

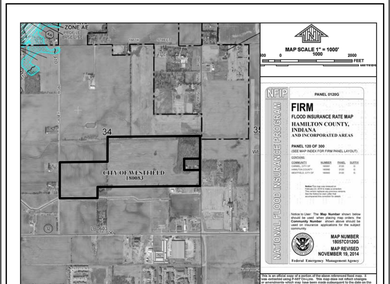
TBM #25
MAG SPIKE ON THE SOUTHWEST SIDE OF THE 42" TREE LOCATED ALONG THE SOUTH BOUNDARY OF THE EAST FARM FIELD AND ±1500' WEST OF ℄ SPRINGMILL ROAD
ELEV:930.475

TBM #26
MAG SPIKE ON THE SOUTHEAST SIDE OF THE FENCE CORNER POST LOCATED AT THE NORTHWEST CORNER OF WOODS AND ±725' WEST OF ℄ SPRINGMILL ROAD
ELEV:932.956

Br	Brookston silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, 0 to 2 percent slopes
YbvA	Brookston silty clay loam–Urban land complex, 0 to 2 percent slopes
YclA	Crosby silt loam–Urban land complex, 0 to 2 percent slopes
YmsB2	Miami silt loam–Urban land complex, 2 to 6 percent slopes,eroded

SOILS MAP

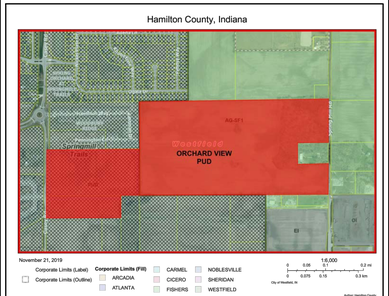
NOT TO SCALE



FIRM: 18057C0120G
DATE: NOVEMBER 19, 2014

FEMA MAP

NOT TO SCALE



ZONING MAP

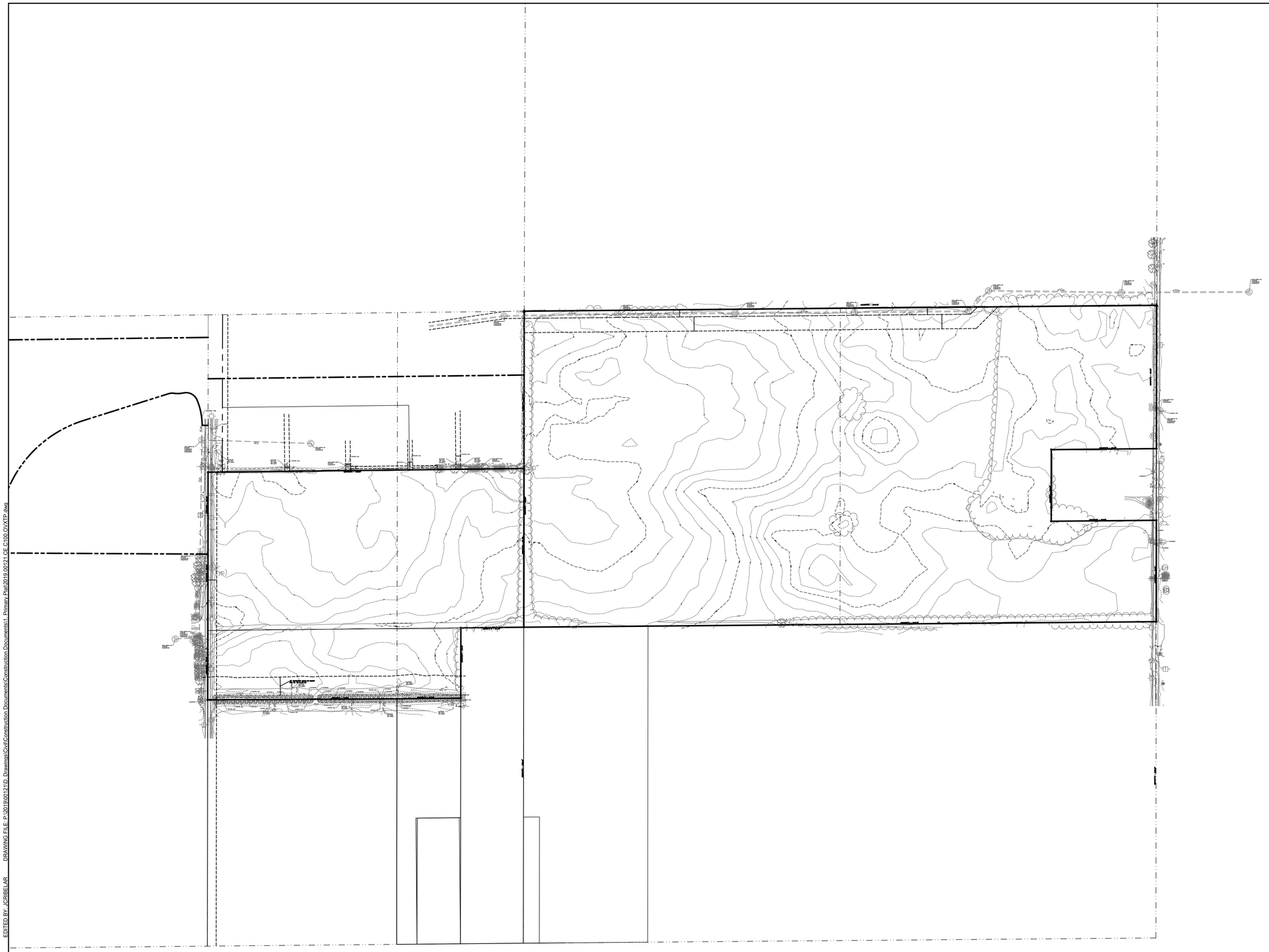
NOT TO SCALE

PLOT DATE: 11/26/2019 4:04 PM
PLOT SCALE: 1:2.3849
EDIT DATE: 11/26/2019
EDITED BY: JCRIBELAR
DRAWING FILE: P:\2019\00121\D Drawings\Civil\Construction Documents\Construction Documents\1 Primary Plat\2019.00121-CE-C000-TS.dwg

Project Number 2019.00121

TITLE SHEET

C001



0' 200' 400'

SCALE: 1"=200'

EXISTING LEGEND

Air Conditioner	Guy Wire	
Beehive Inlet	Hose Bib	Tree
Bush	Lid	
Clean Out	Mail Box	Water Valve
Combination Pole	PineTree	
Drainage Inlet	Post	
Drainage MH	Power Pole	
Electric Box	Sanitary MH	
Electric Handhole	Sign	
Electric Meter Box	Stand Pipe	
Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
Gas Valve	Telephone Pole	
Ground Light	Transformer	

BENCHMARK DATA

(NAVD 88 DATUM)

ORIGINATING BENCHMARK:
LEE 12A21
DISK: DNR "LEE 12A21" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.
ELEV = 915.74

TBM #20
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #038-8385, LOCATED ±15' EAST OF ℄ CASEY ROAD AND ±125' NORTH OF THE REDWOOD SUBDIVISION SOUTH ENTRANCE
ELEV:914.255

TBM #21
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #038-8391, LOCATED ±17' EAST OF ℄ CASEY ROAD AND ±300' SOUTH OF SABRINA WAY
ELEV:917.156

TBM #22
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ELEV:921.075

TBM #23
MAG SPIKE ON THE EAST SIDE OF POWER POLE #183-366, LOCATED ±25' WEST OF ℄ SPRINGMILL ROAD AND AT THE SOUTHEASE CORNER OF RES #18218
ELEV:932.562

TBM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF ℄ SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS
ELEV:929.326

TBM #25
MAG SPIKE ON THE SOUTHWEST SIDE OF THE 42" TREE LOCATED ALONG THE SOUTH BOUNDARY OF THE EAST FARM FIELD AND ±1500' WEST OF ℄ SPRINGMILL ROAD
ELEV:930.475

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Casey, Casey & Hunt Parcel

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter (assumed basis of bearings) to the northeast corner of Parcel 11 as described in Instrument Number 200400046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the southeast corner of the North Half of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along the south line of said North Half to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.277 acres, more or less.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

ARBOR HOMES

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INDIANAPOLIS, IN 46216

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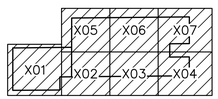
ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
1912-SPP-22



APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

OVERALL EXISTING TOPOGRAPHY

C100

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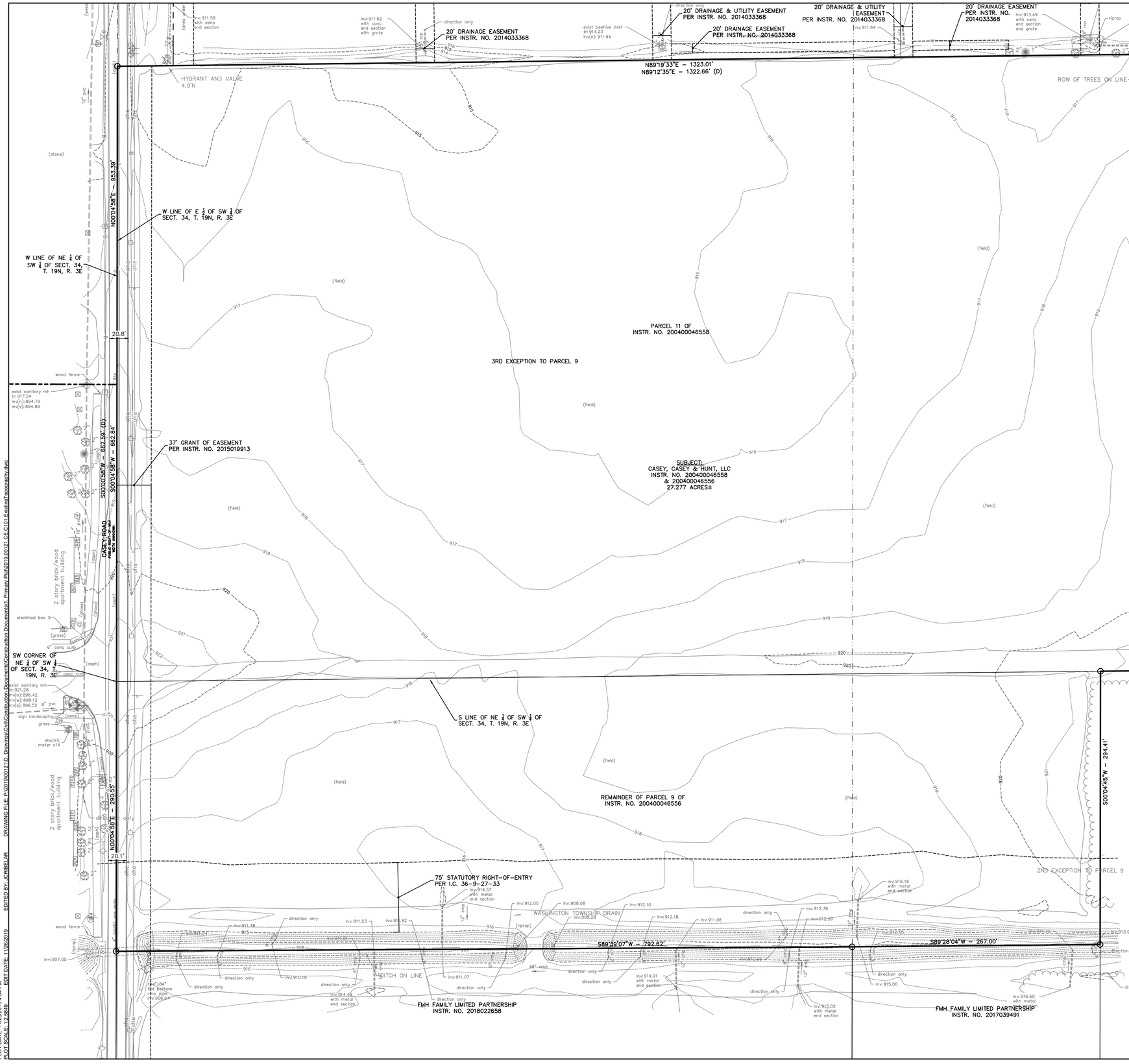
PLOT SCALE: 1:2.5849 EDIT DATE: 10/30/2019 EDITED BY: JCRIBELAR DRAWING FILE: P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1_Primary Plat\2019.00121.CE.C100.OVXTP.dwg



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ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
1912-SPP-22

	X05	X06	X07
X01	X02	X03	X04

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

EXISTING TOPOGRAPHY

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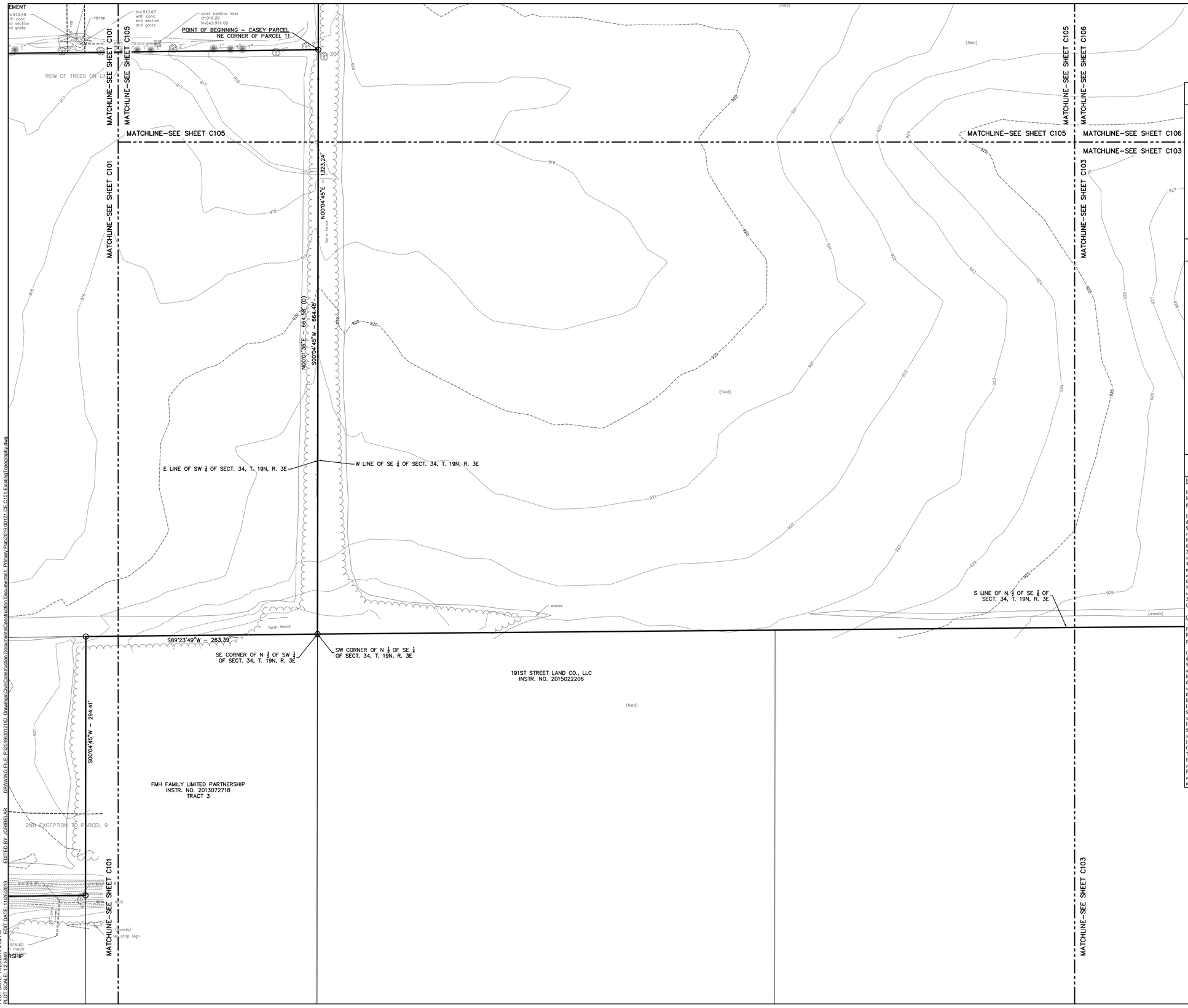

SCALE: 1"=50'

EXISTING LEGEND

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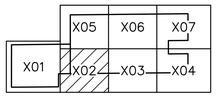

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

EXISTING TOPOGRAPHY

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EDIT DATE: 11/26/2019
EDITED BY: JCRBELAR
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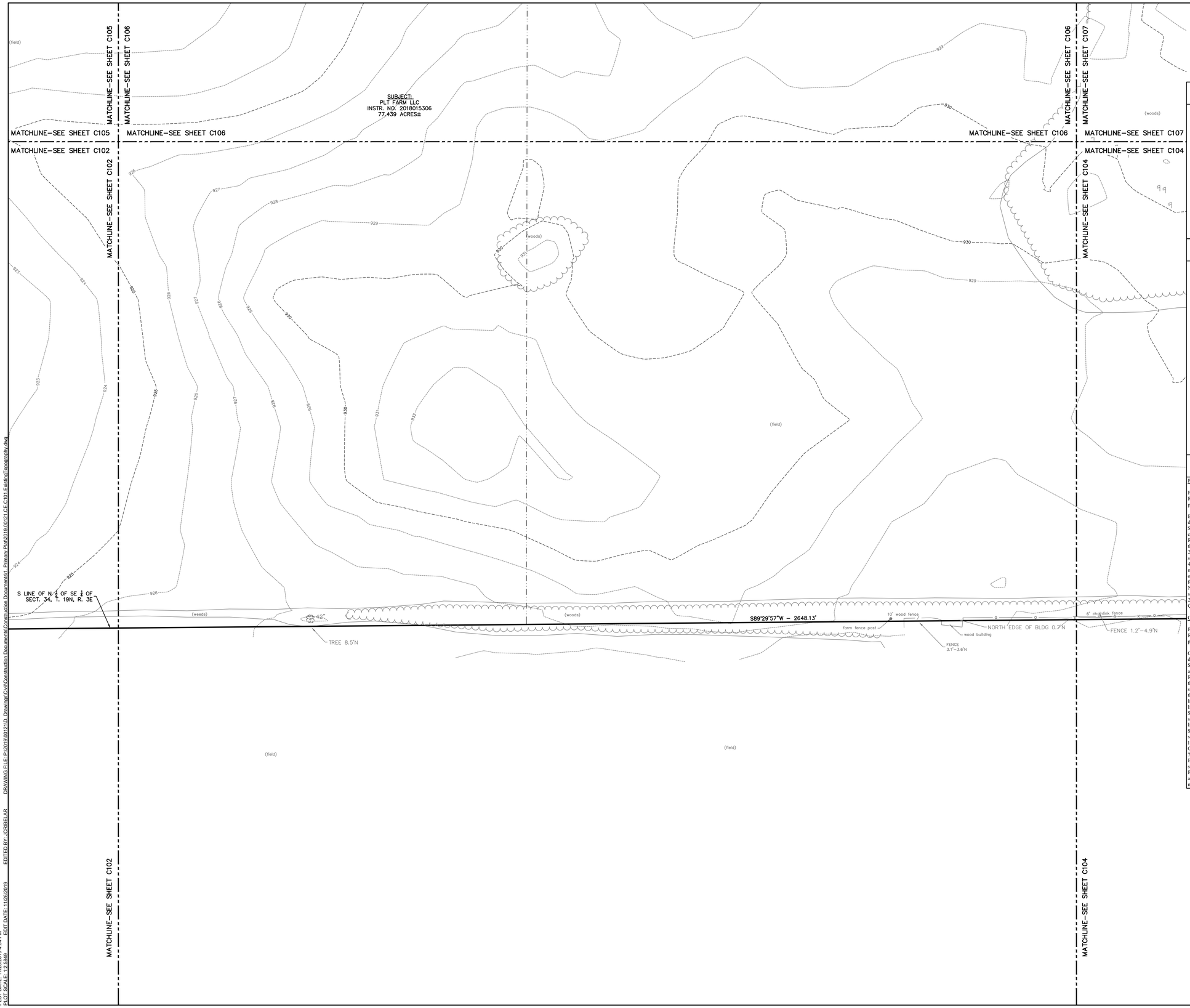

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Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter (assumed basis of bearings) to the northeast corner of Parcel 11 as described in Instrument Number 2004000046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the southeast corner of the North Half of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along the south line of said North Half to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.277 acres, more or less.

ARBOR HOMES

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ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
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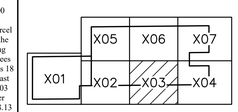

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

EXISTING TOPOGRAPHY

C103

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EDIT DATE: 11/26/2019
EDITED BY: JCRIBELAR
DRAWING FILE P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1_Primary Plat\2019.00121.CE.C101 ExistingTopography.dwg

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Handhole
- Electric Meter Box
- Electric Pedestal
- Fire Hydrant
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- Telephone Marker
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- Telephone Pole
- Transformer
- Tree
- Water Valve

BENCHMARK DATA

(NAVD 88 DATUM)

ORIGINATING BENCHMARK:
LEE 12A2D
DISK DNR "LEE 12A2J" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.
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TBM #20
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838–8385, LOCATED ±15' EAST OF ℄ CASEY ROAD AND ±125' NORTH OF THE REDWOOD SUBDIVISION SOUTH ENTRANCE
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TBM #21
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ELEV:921.075

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ELEV:932.562

TBM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF ℄ SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS
ELEV:929.326

TBM #25
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ELEV:930.475

TBM #26
MAG SPIKE ON THE SOUTHEAST SIDE OF THE FENCE CORNER POST LOCATED AT THE NORTHWEST CORNER OF WOODS AND ±725' WEST OF ℄ SPRINGMILL ROAD
ELEV:932.956

LEGAL DESCRIPTION

PLT Parcel

Part of the North Half of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

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ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
1912-SPP-22

	X05	X06	X07
X01	X02	X03	X04

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PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

EXISTING TOPOGRAPHY

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EDITED BY: JCRIBELAR
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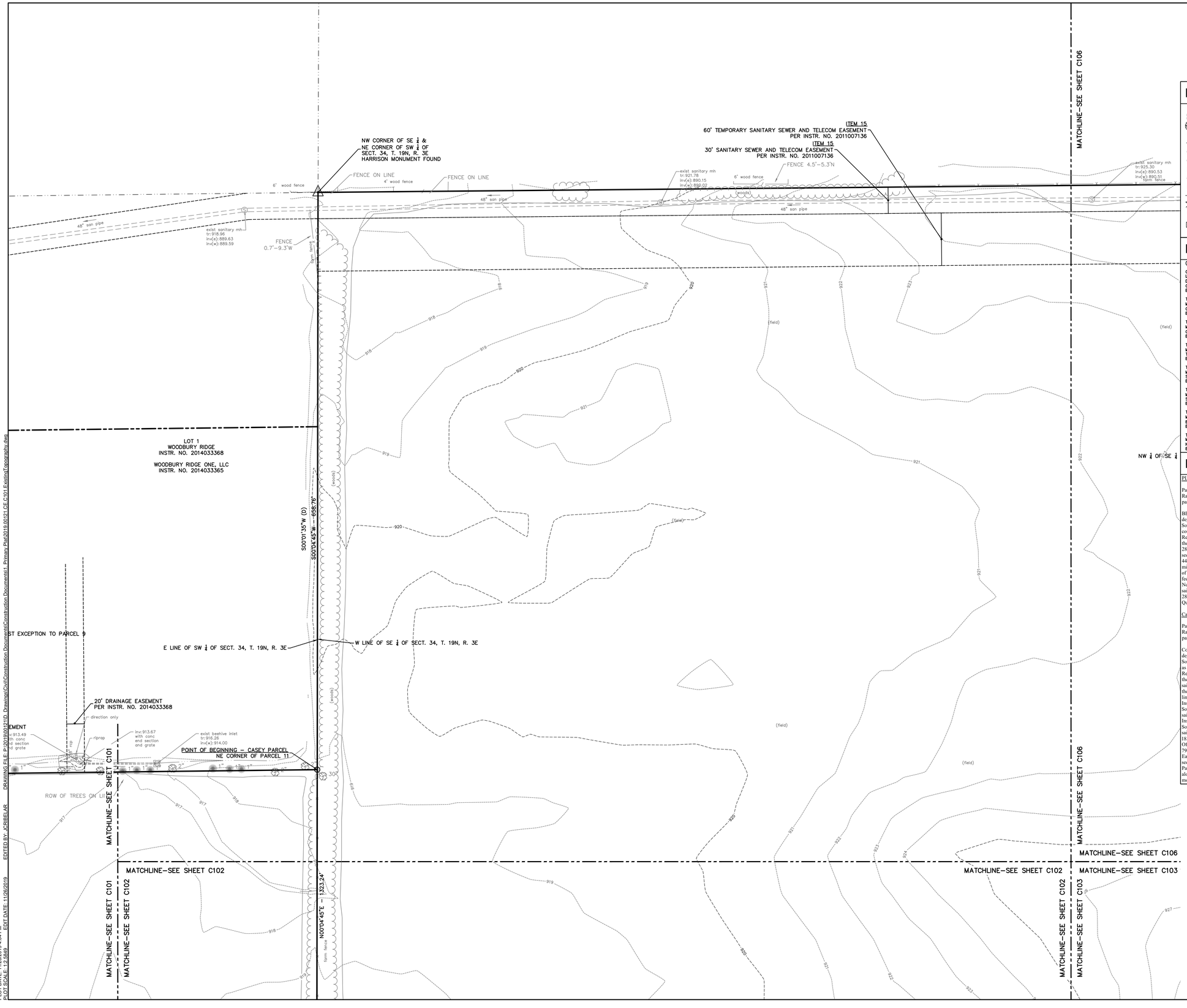

0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire	
Beehive Inlet	Hose Bib	Tree
Bush	Lid	Water Valve
Clean Out	Mail Box	
Combination Pole	PineTree	
Drainage Inlet	Post	
Drainage MH	Power Pole	
Electric Box	Sanitary MH	
Electric Handhole	Sign	
Electric Meter Box	Stand Pipe	
Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
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Ground Light	Transformer	

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(NAVD 88 DATUM)

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	X05	X06	X07
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ISSUANCE INDEX
DATE:
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

EXISTING TOPOGRAPHY

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EDITED BY: JCRIBELAR
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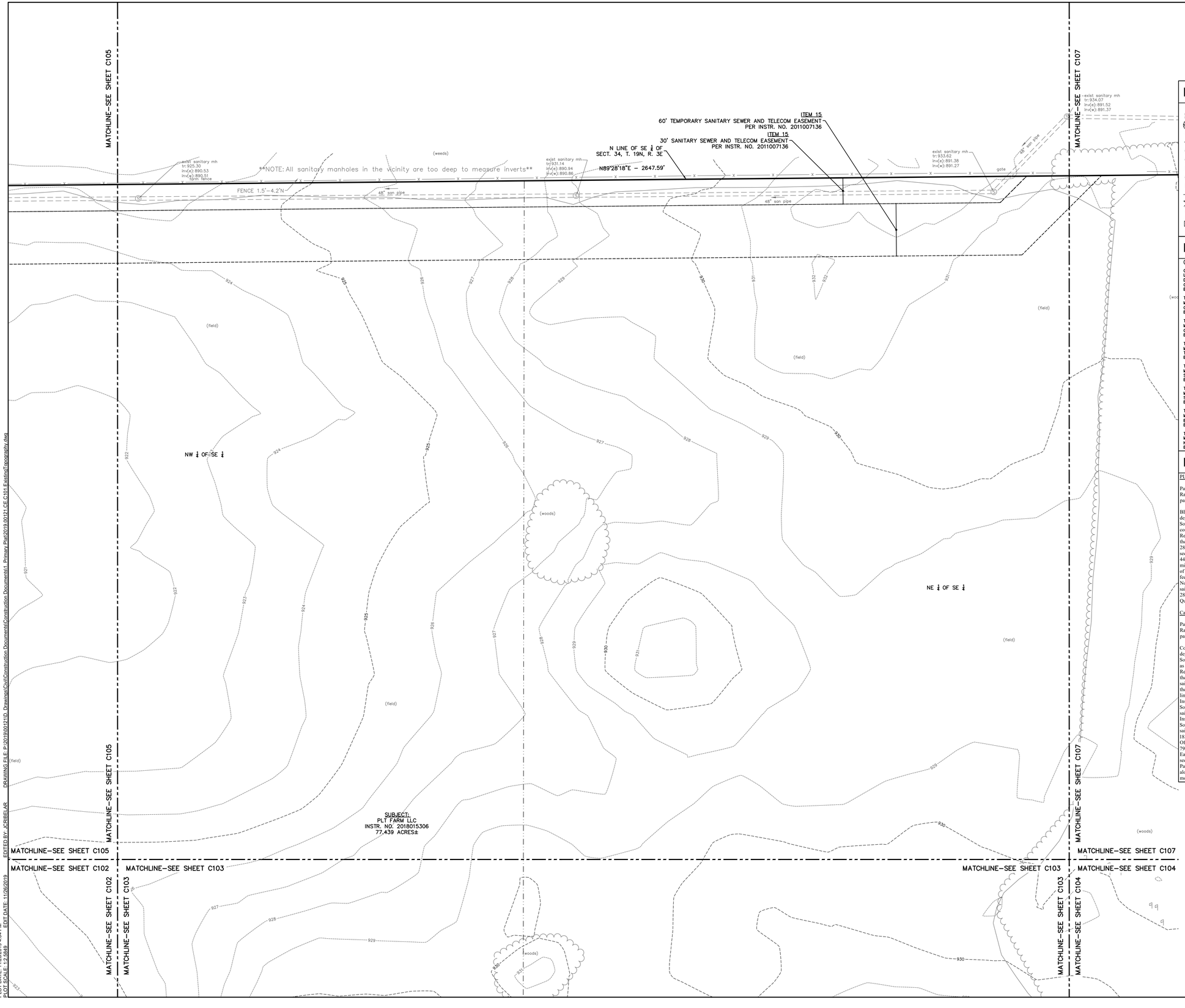

SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire	
Beehive Inlet	Hose Bib	Tree
Bush	Lid	Water Valve
Clean Out	Mail Box	
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Electric Meter Box	Stand Pipe	
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Flag	Telephone Pedestal	
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BENCHMARK DATA

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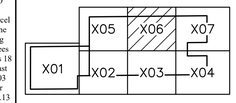

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ISSUANCE INDEX
DATE:
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PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

EXISTING TOPOGRAPHY

C106

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EDIT DATE: 11/26/2019
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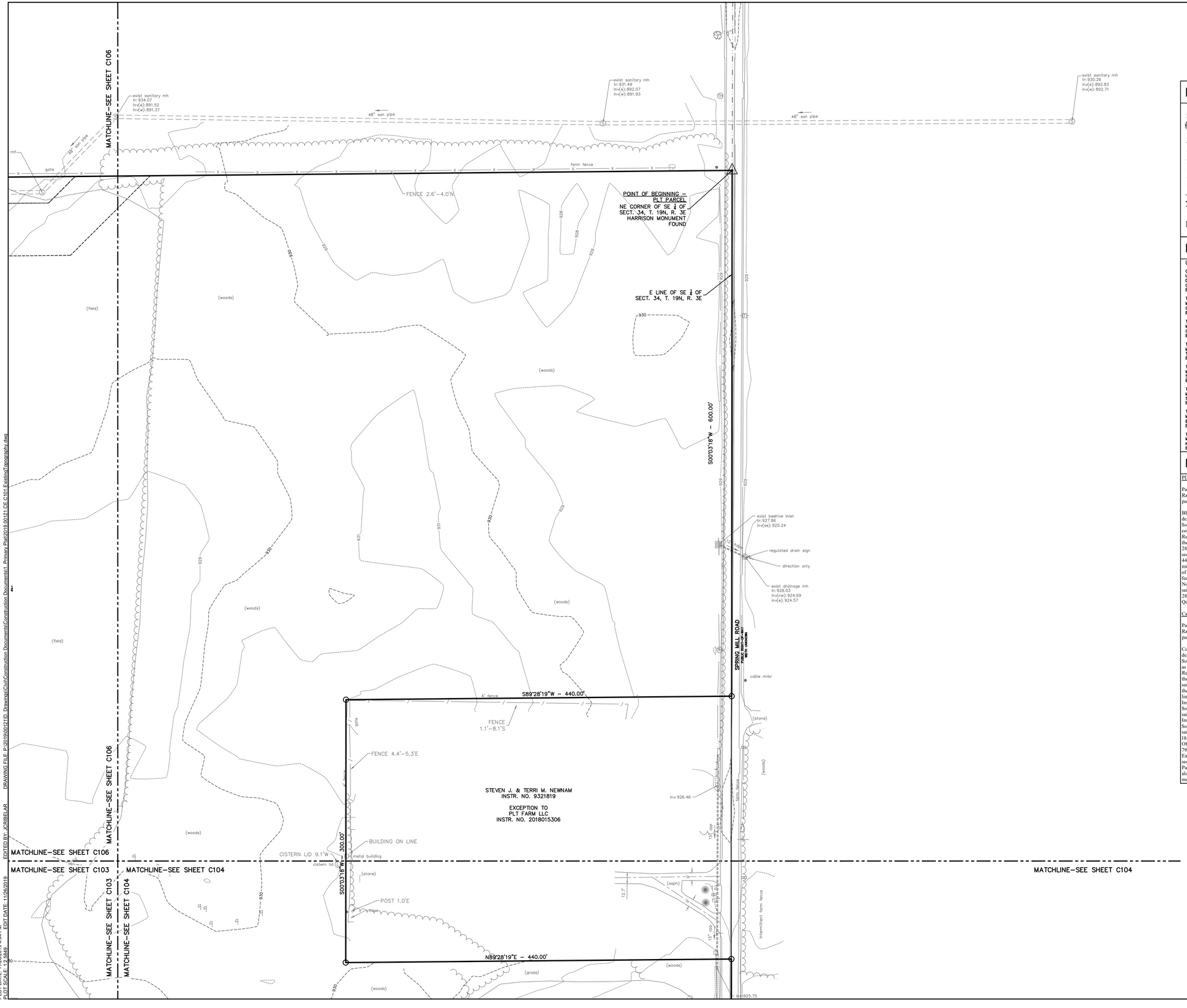

0' 50' 100'

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BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

Casey, Casey & Hunt Parcel

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter (assumed basis of bearings) to the northeast corner of Parcel 11 as described in Instrument Number 200400046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the southeast corner of the North Half of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along the south line of said North Half to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.277 acres, more or less.

ARBOR HOMES

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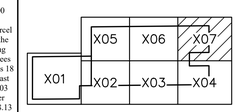

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
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PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

EXISTING TOPOGRAPHY

C107

PLOT DATE: 11/26/2019 4:04 PM
PLOT SCALE: 1:2.8849
EDIT DATE: 11/26/2019
EDITED BY: KCRIBELAR
DRAWING FILE: P-2019\0121\D_Drawings\Civil\Construction Documents\Construction Documents\1_Primary Plat\2019.00121 CIE C101 ExistingTopography.dwg

LEGAL DESCRIPTION

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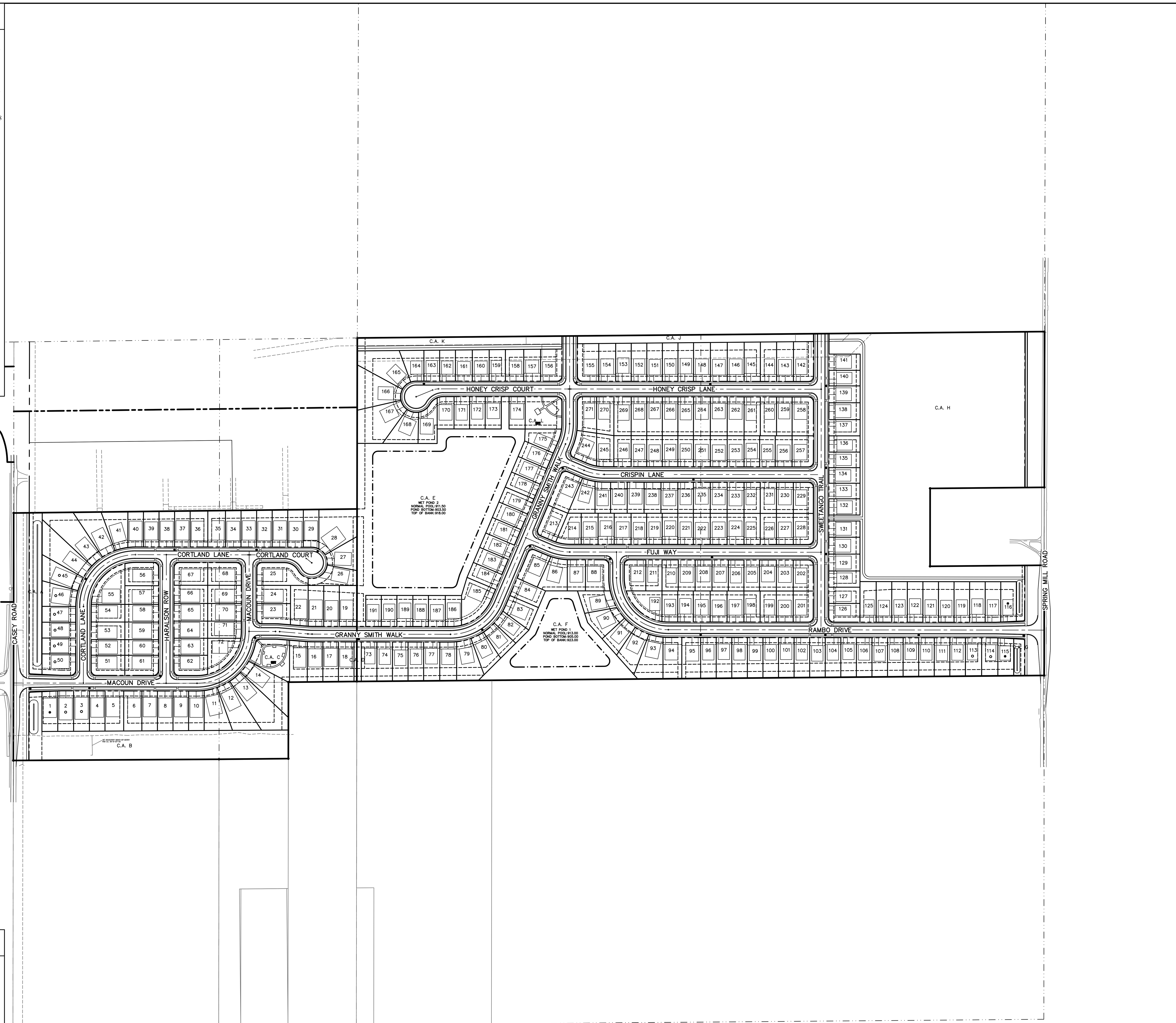

BENCHMARK DATA

(NAVD 88 DATUM)

ORIGINATING BENCHMARK:
LEE 12AZI
DISK DNR "LEE 12AZI" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.
ELEV = 915.74

TBM #20
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8385, LOCATED ±15' EAST OF ℄ CASEY ROAD AND ±125' NORTH OF THE REDWOOD SUBDIVISION SOUTH ENTRANCE
ELEV: 914.255

TBM #21
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8391, LOCATED ±17' EAST OF ℄ CASEY ROAD AND ±300' SOUTH OF SABRINA WAY
ELEV: 917.156

TBM #22
MAG SPIKE ON THE SOUTH SIDE OF THE 30" TREE LOCATED AT THE SE CORNER OF THE REDWOOD SUBDIVISION ALONG THE TREELINE
ELEV: 921.075

TBM #23
MAG SPIKE ON THE EAST SIDE OF POWER POLE #183-366, LOCATED ±25' WEST OF ℄ SPRINGMILL ROAD AND AT THE SOUTHEASE CORNER OF RES #18218
ELEV: 932.562

TBM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF ℄ SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS
ELEV: 929.326

TBM #25
MAG SPIKE ON THE SOUTHWEST SIDE OF THE 42" TREE LOCATED ALONG THE SOUTH BOUNDARY OF THE EAST FARM FIELD AND ±1500' WEST OF ℄ SPRINGMILL ROAD
ELEV: 930.475

TBM #26
MAG SPIKE ON THE SOUTHEAST SIDE OF THE FENCE CORNER POST LOCATED AT THE NORTHWEST CORNER OF WOODS AND ±725' WEST OF ℄ SPRINGMILL ROAD
ELEV: 932.956

PLOT DATE: 11/26/2019 4:05 PM
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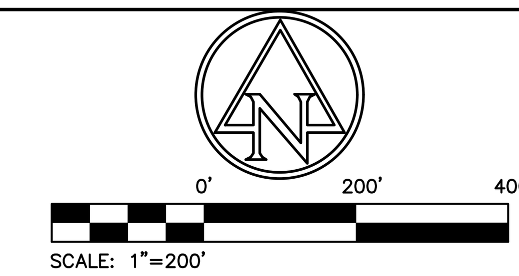

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- Drainage MH
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- Electric Handhole
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- Sign
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- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Transformer
- Tree
- Water Valve

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
SS	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
W	8" C900 WATER MAIN
	WATER VALVE & HYDRANT
	STREET LIGHT

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PROPOSED PUBLIC RIGHT-OF-WAY:	± 18.98 AC (18.1%)
COMMON AREA:	±28.01 AC (26.8%)
NORMAL POOL POND AREA:	±6.78 AC (6.5%)
AMENITIES AREA A:	±0.40 AC (0.4%)
AMENITIES AREA B:	±0.42 AC (0.4%)
TOTAL LOT AREA:	±57.73 AC (55.1%)
TOTAL LOTS:	271
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	199
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
SPRING MILL ROAD FRONTAGE:	1,025 LF
CASEY ROAD FRONTAGE:	953 LF
LOCAL ROAD LENGTH:	11,956 LF
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD) 59' (LOCAL) 120' (CASEY ROAD)

OPEN SPACE TABLE

COMMON AREA A	±0.71 AC	COMMON AREA G	±0.14 AC
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COMMON AREA F	±2.53 AC		
TOTAL COMMON AREA			±28.01 AC

ARCHITECTURAL STANDARDS

✳ SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (✳) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.

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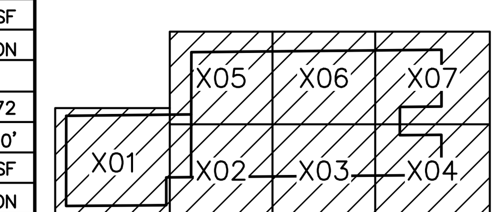

JOSHUA H. CRIBELAR REGISTERED STATE OF INDIANA PROFESSIONAL ENGINEER
APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

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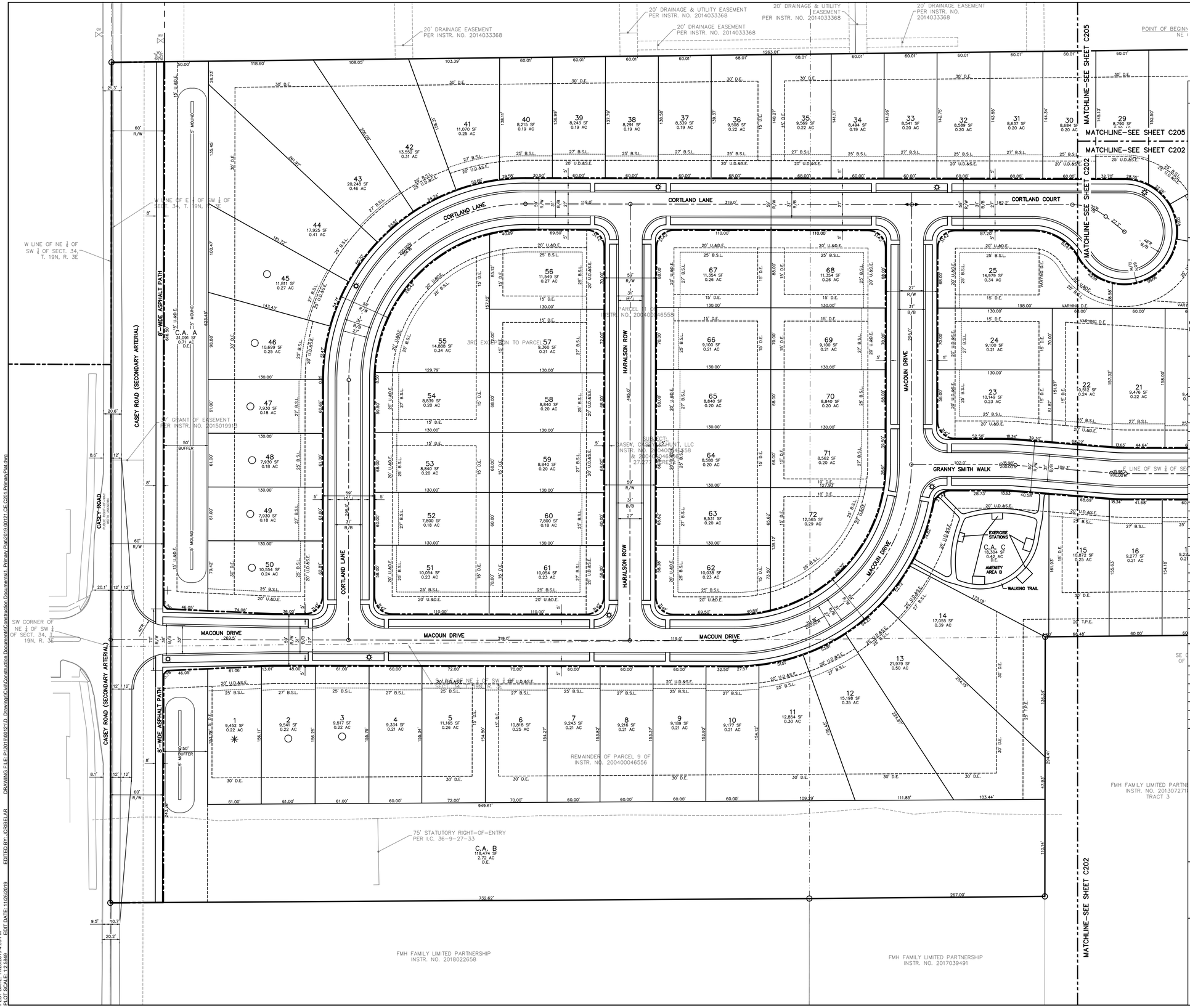
Project Number 2019.00121

OVERALL PRIMARY PLAT

C200



EXISTING LEGEND

Air Conditioner	Guy Wire	Tree
Beehive Inlet	Hose Bib	Water Valve
Bush	Lid	
Clean Out	Mail Box	
Combination Pole	PineTree	
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Electric Handhole	Sign	
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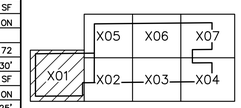

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PRIMARY PLAT

C201

PLOT DATE: 11/26/2019 4:05 PM
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EDITED BY: JCRIBELAR
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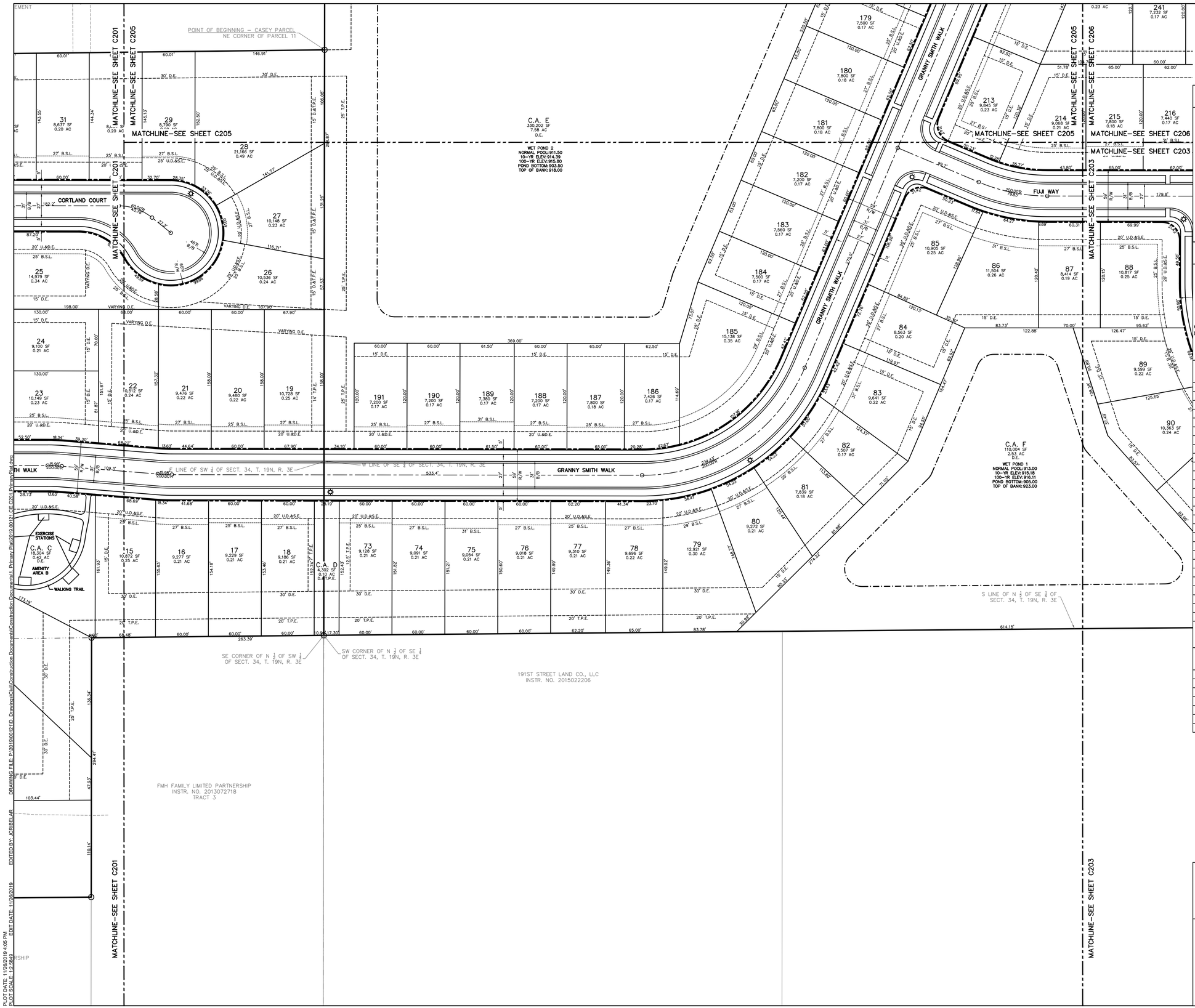

SCALE: 1"=50'

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- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
- Electric Box
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CASEY ROAD FRONTAGE:	953 LF
LOCAL ROAD LENGTH:	11,956 LF
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD) 59' (LOCAL) 120' (CASEY ROAD)

OPEN SPACE TABLE

COMMON AREA A	±0.71 AC	COMMON AREA G	±0.14 AC
COMMON AREA B	±2.72 AC	COMMON AREA H	±11.87 AC
COMMON AREA C	±0.42 AC	COMMON AREA J	±0.63 AC
COMMON AREA D	±0.10 AC	COMMON AREA K	±0.91 AC
COMMON AREA E	±7.58 AC	COMMON AREA L	±0.40 AC
COMMON AREA F	±2.53 AC		
TOTAL COMMON AREA			±28.01 AC

GENERAL NOTES:

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ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

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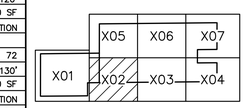
1912-SPP-22



JOSHUA H. CRIBELAR
REGISTERED
INDIANA
PROFESSIONAL ENGINEER
APPROVAL FOR CONSTRUCTION
NOT FOR BIDDING PURPOSES

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

PRIMARY PLAT

C202

PLOT DATE: 11/26/2019 4:05 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/26/2019
EDITED BY: JCRIBELAR
DRAWING FILE: P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1. Primary Plat\2019.00121-CE-C201 Primary Plat.dwg

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Handhole
- Electric Meter Box
- Electric Pedestal
- Fire Hydrant
- Flag
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Lid
- Mail Box
- PineTree
- Post
- Power Pole
- Sanitary MH
- Sign
- Stand Pipe
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Transformer
- Tree
- Water Valve

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
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U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
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SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±104.72 AC
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TOTAL LOT AREA:	±57.73 AC (55.1%)
TOTAL LOTS:	271
GROSS DENSITY:	2.6 LOTS/ACRE
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NUMBER OF LOTS:	199
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NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
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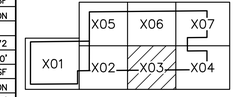


JOSHUA H. CRIBELAR REGISTERED PROFESSIONAL ENGINEER INDIANA
APPROVAL PENDING NOT FOR CONSTRUCTION

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

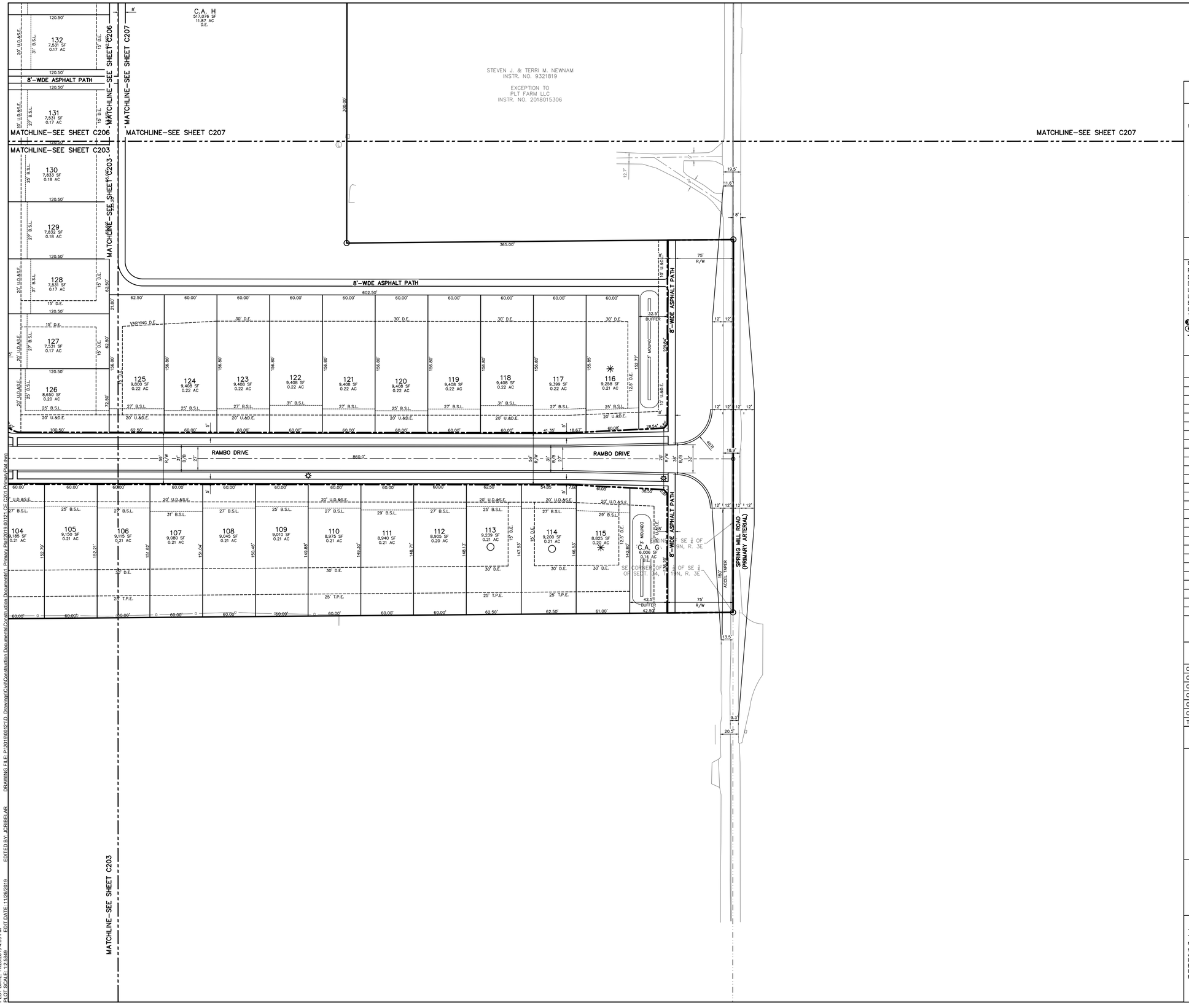
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

PRIMARY PLAT

C203

PLOT DATE: 11/26/2019 4:05 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/26/2019
EDITED BY: JCRIBELAR
DRAWING FILE: P:\2019\00121\D. Drawings\Civil\Construction Documents\Construction Documents\1. Primary Plat\2019.00121.CE.C201 PrimaryPlat.dwg



SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire	
Beehive Inlet	Hose Bib	Tree
Bush	Lid	Water Valve
Clean Out	Mail Box	
Combination Pole	PineTree	
Drainage Inlet	Post	
Drainage MH	Power Pole	
Electric Box	Sanitary MH	
Electric Handhole	Sign	
Electric Meter Box	Stand Pipe	
Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
Gas Valve	Telephone Pole	
Ground Light	Transformer	

SITE LEGEND

B/B	BACK–TO–BACK
R/W	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
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TOTAL COMMON AREA			±28.01 AC

ARCHITECTURAL STANDARDS

✳ SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (✳) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.

○ REAR ELEVATIONS: THOSE LOTS INDICATED WITH (○) SHALL REQUIRE ONE OF THE FOLLOWING A SUNROOM, SCREENED–IN–PORCH, COVERED PATIO OR COVERED PORCH, OR A FOUR (4) FEET DEEP OFFSET ON THE REAR. THE WINDOWS ON SAID REAR ELEVATION SHALL HAVE SHUTTERS AND WINDOW GRIDS.

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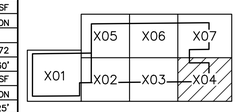


CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

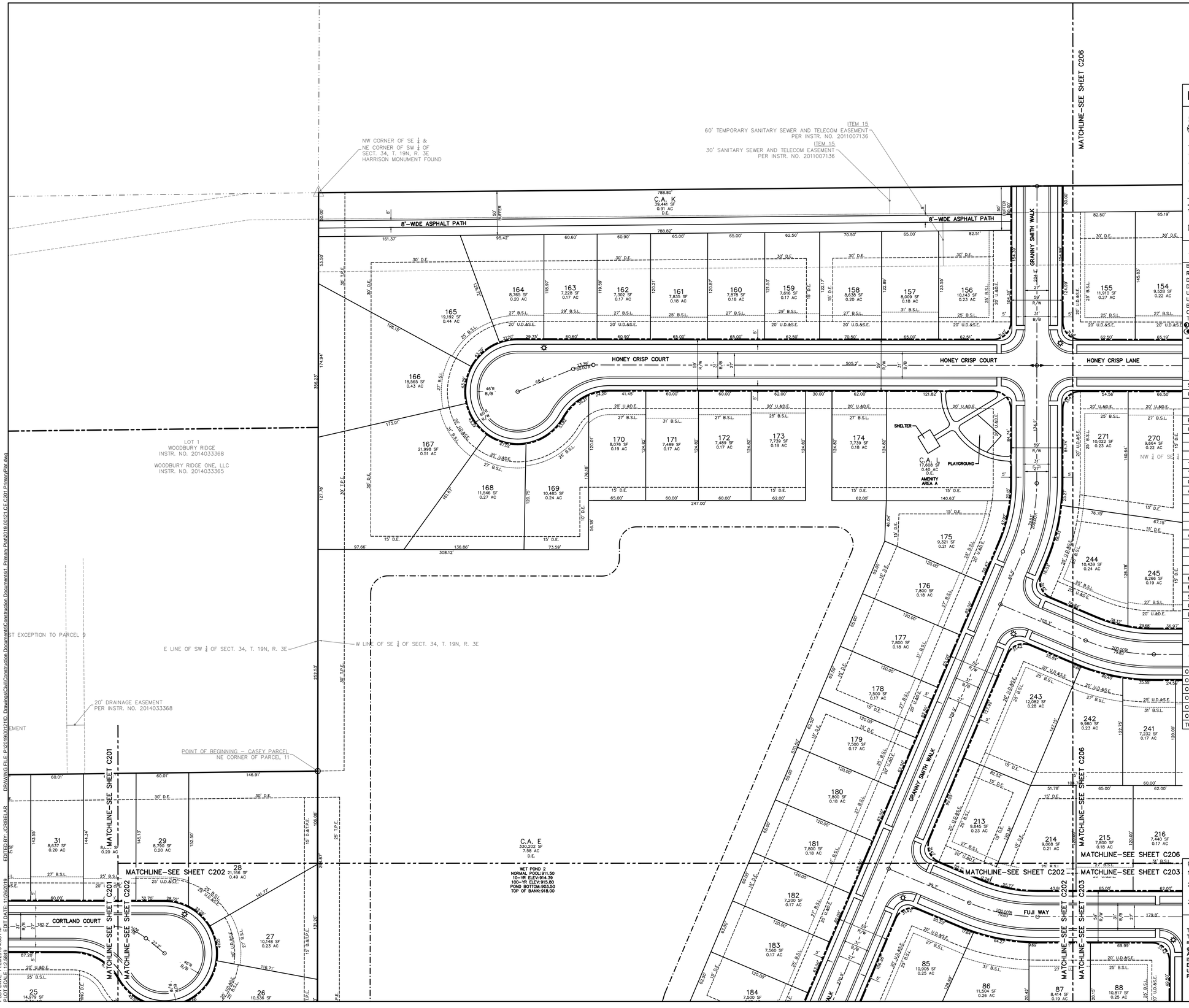
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

PRIMARY PLAT

C204

PLOT DATE: 11/26/2019 4:05 PM
PLOT SCALE: 1:2.3849 EDIT DATE: 11/26/2019 EDITED BY: JCRIBELAR DRAWING FILE: P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1 Primary Plat\2019.00121_CE C201 Primary Plat.dwg



SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire	Tree
Beehive Inlet	Hose Bib	Water Valve
Bush	Lid	
Clean Out	Mail Box	
Combination Pole	PineTree	
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Electric Meter Box	Stand Pipe	
Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
Gas Valve	Telephone Pole	
Ground Light	Transformer	

SITE LEGEND

B/B	BACK–TO–BACK
R/W	RIGHT–OF–WAY
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D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E.	UTILITY AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
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W	8" C900 WATER MAIN
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X01 X02 X03 X04 X05 X06 X07

JOSHUA H. CRIBELAR REGISTERED INDIANA PROFESSIONAL ENGINEER
APPROVAL FOR OPENING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

PRIMARY PLAT

C205

DRAWING FILE: P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1. Primary Plat\2019.00121.CE.C201 PrimaryPlat.dwg
EDITED BY: JCRIBELAR
EDIT DATE: 11/26/2019 4:05 PM
PLOT DATE: 11/26/2019 4:05 PM
PLOT SCALE: 1:2.5848

SCALE: 1"=50'

EXISTING LEGEND

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ORCHARD VIEW

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Westfield, IN

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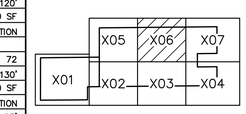

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ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

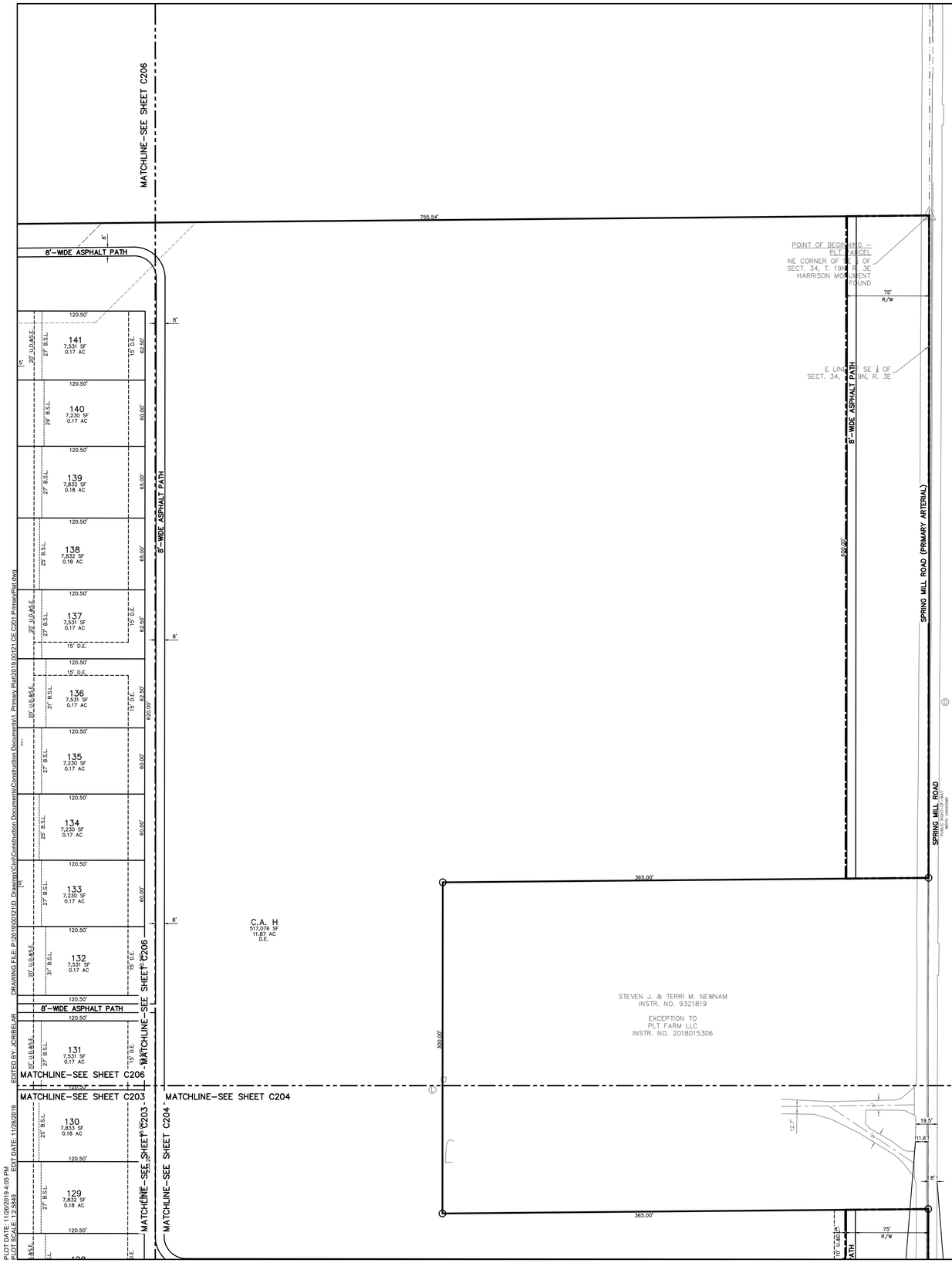
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

PRIMARY PLAT

C206

DRAWING FILE: P:\2019\00121\D Drawings\Civil\Construction Documents\Construction Documents\1. Primary Plat\2019.00121-CE-C201 Primary Plat.dwg
EDITED BY: JCRIBELAR
EDIT DATE: 11/26/2019
PLOT DATE: 11/26/2019 4:05 PM
PLOT SCALE: 12.5849



SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire	
Beehive Inlet	Hose Bib	Tree
Bush	Lid	Water Valve
Clean Out	Mail Box	
Combination Pole	PineTree	
Drainage Inlet	Post	
Drainage MH	Power Pole	
Electric Box	Sanitary MH	
Electric Handhole	Sign	
Electric Meter Box	Stand Pipe	
Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
Gas Valve	Telephone Pole	
Ground Light	Transformer	

SITE LEGEND

B/B	BACK–TO–BACK
R/W	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
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U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
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T.P.E.	TREE PRESERVATION EASEMENT
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	WATER VALVE & HYDRANT
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SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±104.72 AC
AREA A (EAST):	±77.44 AC
AREA B (WEST):	±27.28 AC
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AMENITIES AREA A:	±0.40 AC (0.4%)
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TOTAL LOT AREA:	±57.73 AC (55.1%)
TOTAL LOTS:	271
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	199
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
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NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
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TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD) 59' (LOCAL) 120' (CASEY ROAD)

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TOTAL COMMON AREA			±28.01 AC

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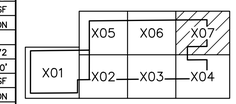

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DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

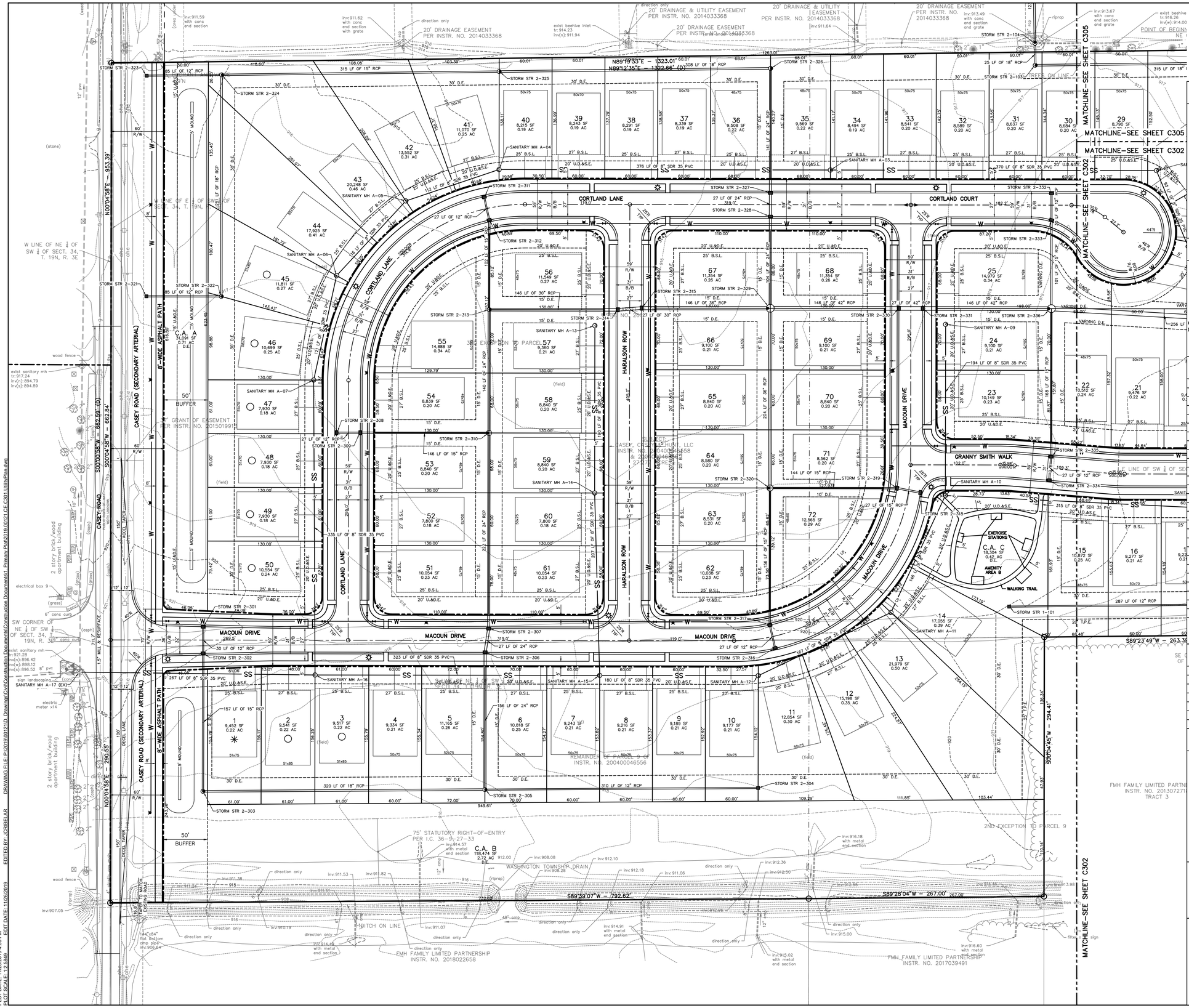
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

PRIMARY PLAT

C207



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Handhole
- Electric Meter Box
- Electric Pedestal
- Fire Hydrant
- Flag
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Lid
- Mail Box
- PineTree
- Post
- Power Pole
- Sanitary MH
- Sign
- Stand Pipe
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Transformer
- Tree
- Water Valve

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
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TOTAL COMMON AREA			±28.01 AC

ARCHITECTURAL STANDARDS

✳ SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (✳) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.

○ REAR ELEVATIONS: THOSE LOTS INDICATED WITH (○) SHALL REQUIRE ONE OF THE FOLLOWING A SUNROOM, SCREENED-IN-PORCH, COVERED PATIO OR COVERED PORCH, OR A FOUR (4) FEET DEEP OFFSET ON THE REAR. THE WINDOWS ON SAID REAR ELEVATION SHALL HAVE SHUTTERS AND WINDOW GRIDS.

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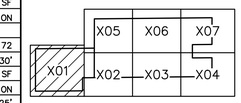

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PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

DEVELOPMENT PLAN

C301

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/26/2019
EDITED BY: JCRIBELAR
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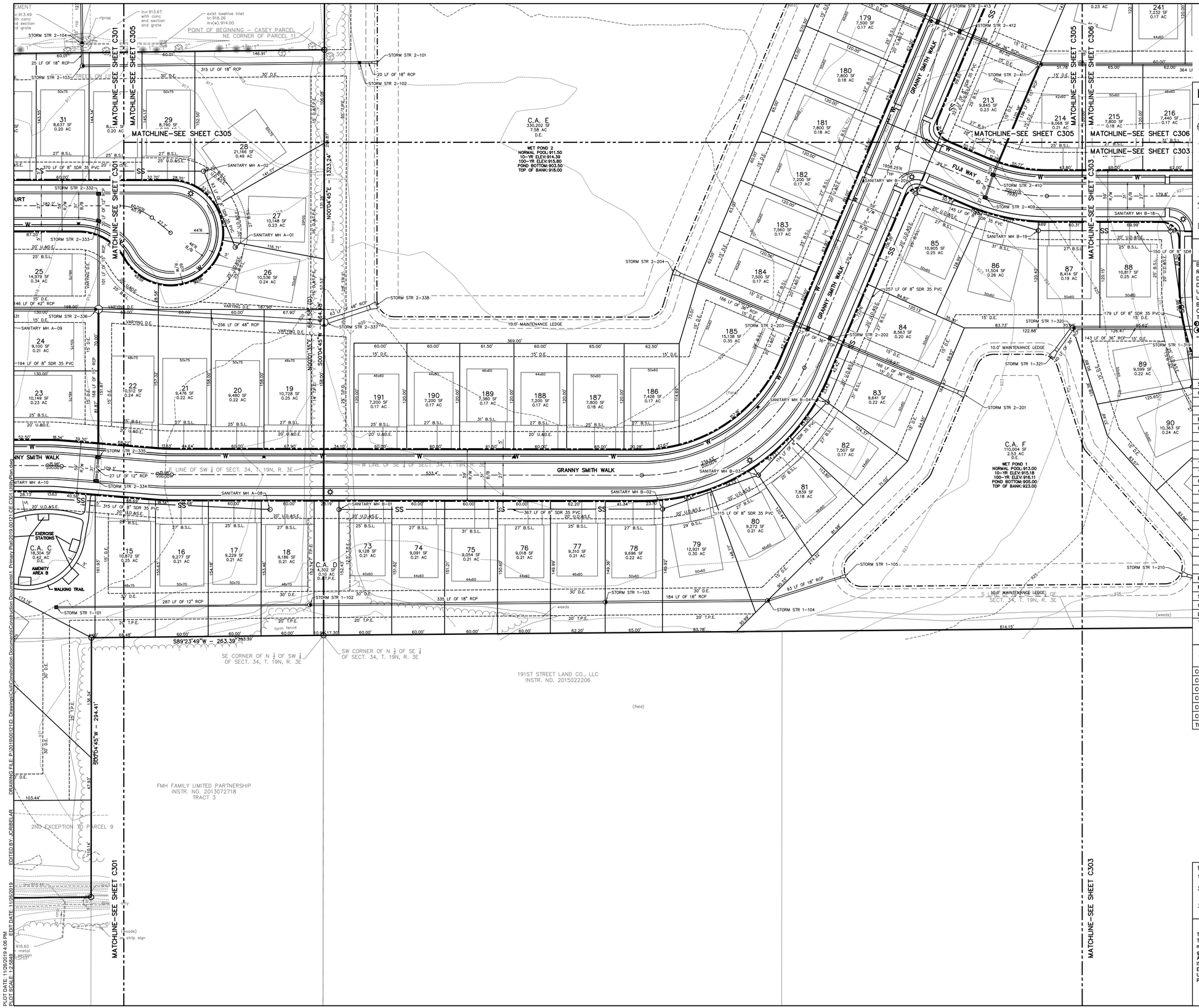

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- Flag
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- Ground Light
- Guy Wire
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- Lid
- Mail Box
- PineTree
- Post
- Power Pole
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- Sign
- Stand Pipe
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Transformer
- Tree
- Water Valve

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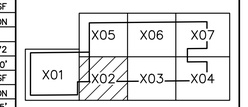

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PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

DEVELOPMENT PLAN

C302

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 12.5849
EDIT DATE: 11/26/2019
EDITED BY: JCRIBELAR
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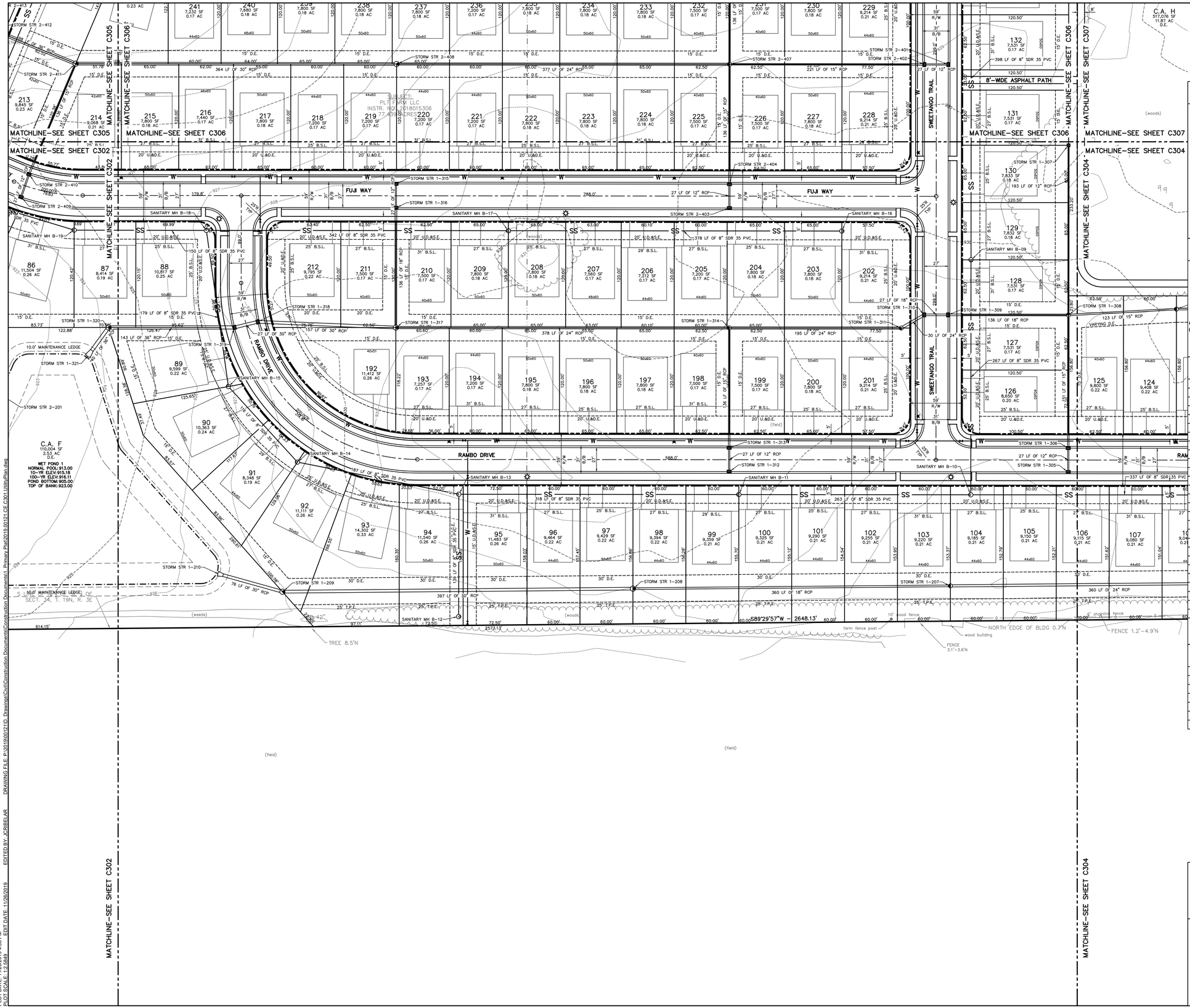

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9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317,547,5580 | FAX 317,543.0270
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ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
1912-SPP-22

X05	X06	X07
X01	X02	X03	X04

APPROVAL PENDING
NOT FOR CONSTRUCTION
JOSHUA H. CRIBELAR REGISTERED INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

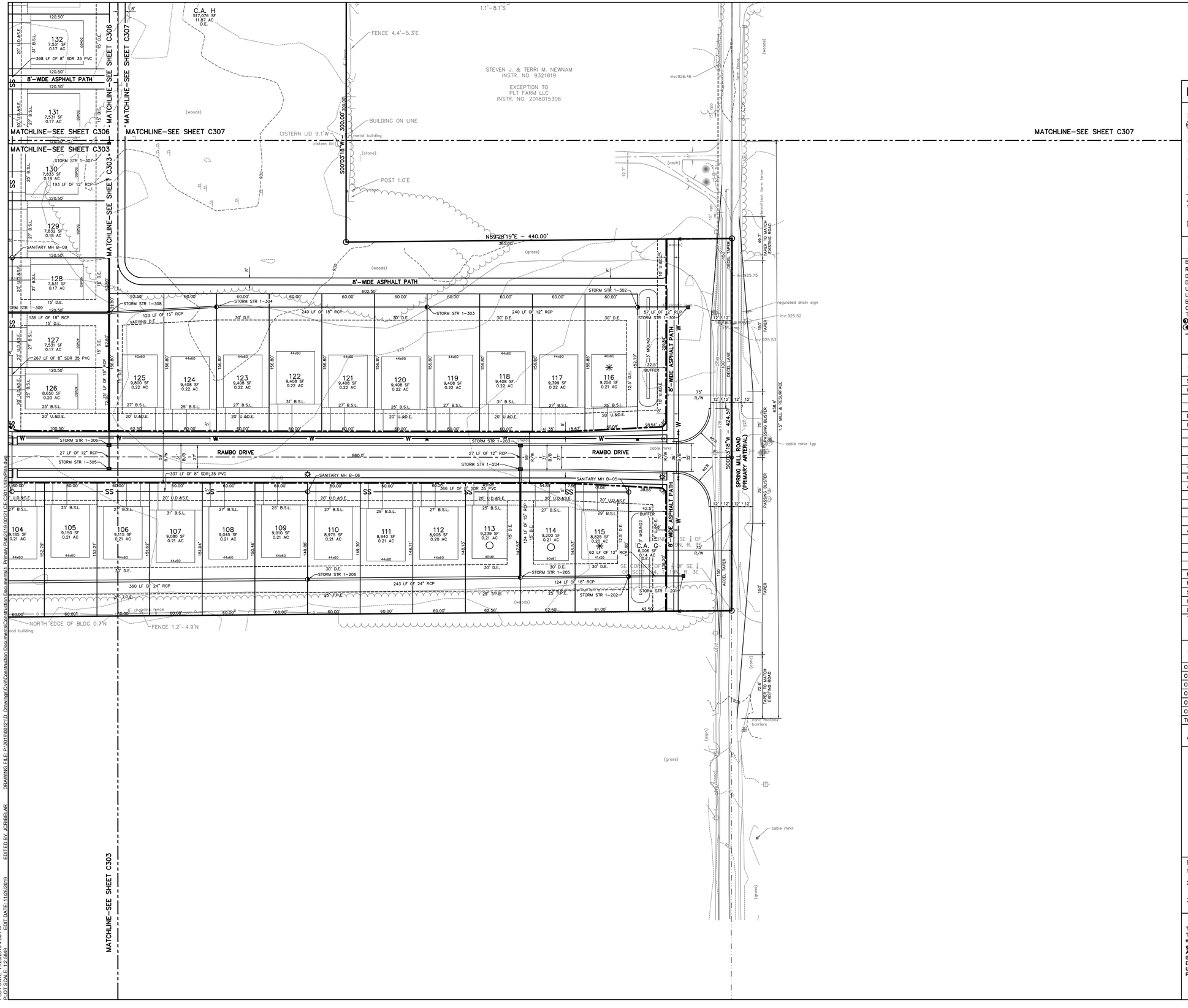
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

DEVELOPMENT PLAN

C303

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.5849 EDIT DATE: 11/26/2019 EDITED BY: JCRIBELAR DRAWING FILE: P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1_Primary Plat\2019.00121.C01.Utility.Plan.dwg



EXISTING LEGEND

Air Conditioner	Guy Wire	
Beehive Inlet	Hose Bib	Tree
Bush	Lid	Water Valve
Clean Out	Mail Box	
Combination Pole	PineTree	
Drainage Inlet	Post	
Drainage MH	Power Pole	
Electric Box	Sanitary MH	
Electric Handhole	Sign	
Electric Meter Box	Stand Pipe	
Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
Gas Valve	Telephone Pole	
Ground Light	Transformer	

SITE LEGEND

B/B	BACK–TO–BACK
R/W	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
SS	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
W	8" C900 WATER MAIN
	WATER VALVE & HYDRANT
	STREET LIGHT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±104.72 AC
AREA A (EAST):	±77.44 AC
AREA B (WEST):	±27.28 AC
PROPOSED PUBLIC RIGHT–OF–WAY:	± 18.98 AC (18.1%)
COMMON AREA:	±28.01 AC (26.8%)
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AMENITIES AREA A:	±0.40 AC (0.4%)
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TOTAL LOT AREA:	±57.73 AC (55.1%)
TOTAL LOTS:	271
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	199
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
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NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
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CASEY ROAD FRONTAGE:	953 LF
LOCAL ROAD LENGTH:	11,956 LF
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD) 59' (LOCAL) 120' (CASEY ROAD)

OPEN SPACE TABLE

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COMMON AREA D	±0.10 AC	COMMON AREA K	±0.91 AC
COMMON AREA E	±7.58 AC	COMMON AREA L	±0.40 AC
COMMON AREA F	±2.53 AC		
TOTAL COMMON AREA			±28.01 AC

ARCHITECTURAL STANDARDS

✳ SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (✳) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.

○ REAR ELEVATIONS: THOSE LOTS INDICATED WITH (○) SHALL REQUIRE ONE OF THE FOLLOWING A SUNROOM, SCREENED–IN–PORCH, COVERED PATIO OR COVERED PORCH, OR A FOUR (4) FEET DEEP OFFSET ON THE REAR. THE WINDOWS ON SAID REAR ELEVATION SHALL HAVE SHUTTERS AND WINDOW GRIDS.

GENERAL NOTES:

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	X05	X06	X07
X01	X02	X03	X04

JOSHUA H. CRIBELAR REGISTERED PROFESSIONAL ENGINEER INDIANA
APPROVAL FOR CONSTRUCTION (PERMITTING) NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

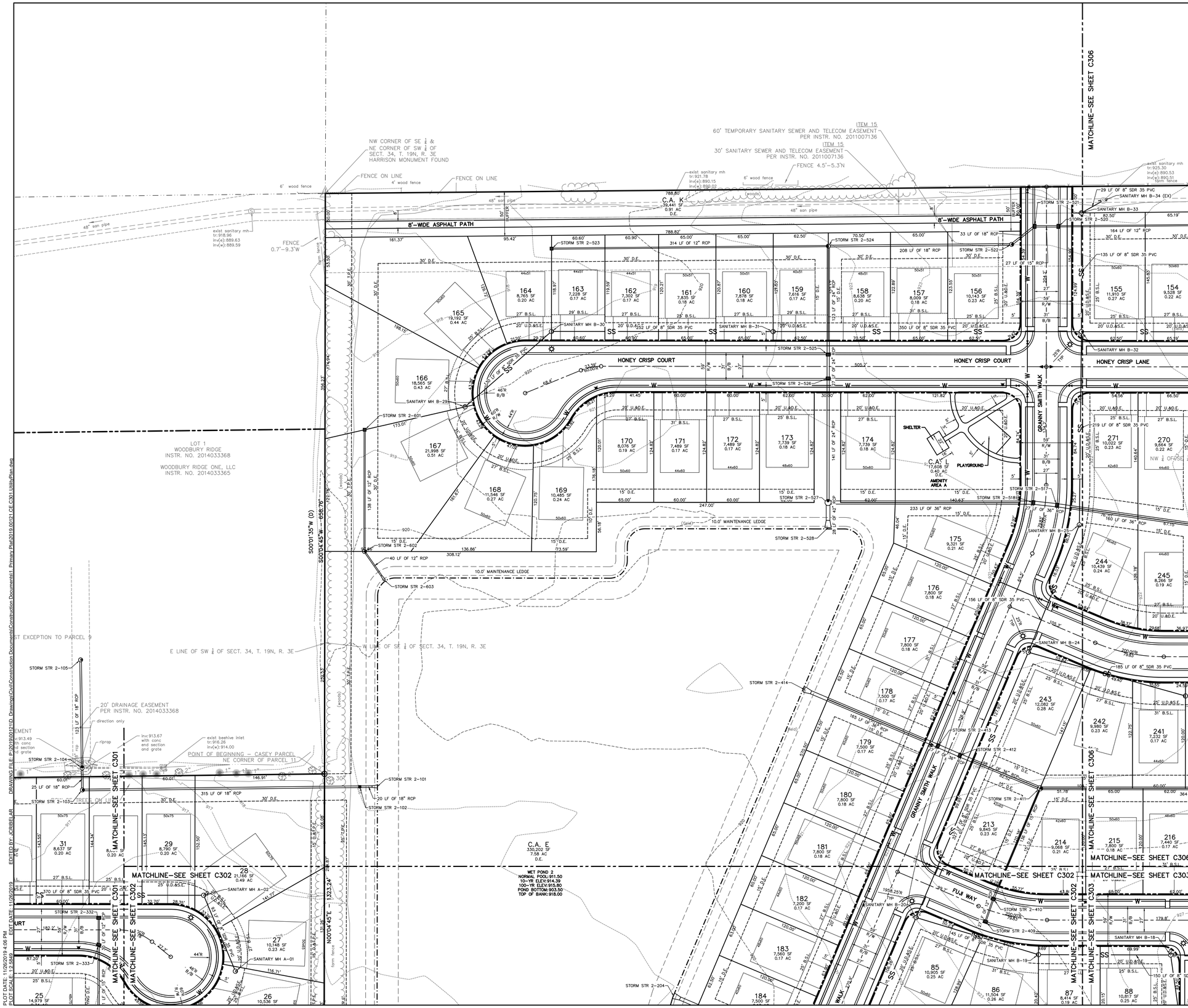
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

DEVELOPMENT PLAN

C304

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.3849 EDIT DATE: 11/26/2019 EDITED BY: JCRIBELAR DRAWING FILE: P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1 Primary Plat\2019.00121 CE C304 Utility Plan.dwg



SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire	Tree
Beehive Inlet	Hose Bib	Water Valve
Bush	Lid	
Clean Out	Mail Box	
Combination Pole	PineTree	
Drainage Inlet	Post	
Drainage MH	Power Pole	
Electric Box	Sanitary MH	
Electric Handhole	Sign	
Electric Meter Box	Stand Pipe	
Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
Gas Valve	Telephone Pole	
Ground Light	Transformer	

SITE LEGEND

B/B	BACK–TO–BACK
R/W	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
SS	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
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	WATER VALVE & HYDRANT
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	X05	X06	X07
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APPROVAL PENDING
NOT FOR CONSTRUCTION
JOSHUA H. CRIBELAR
REGISTERED
INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

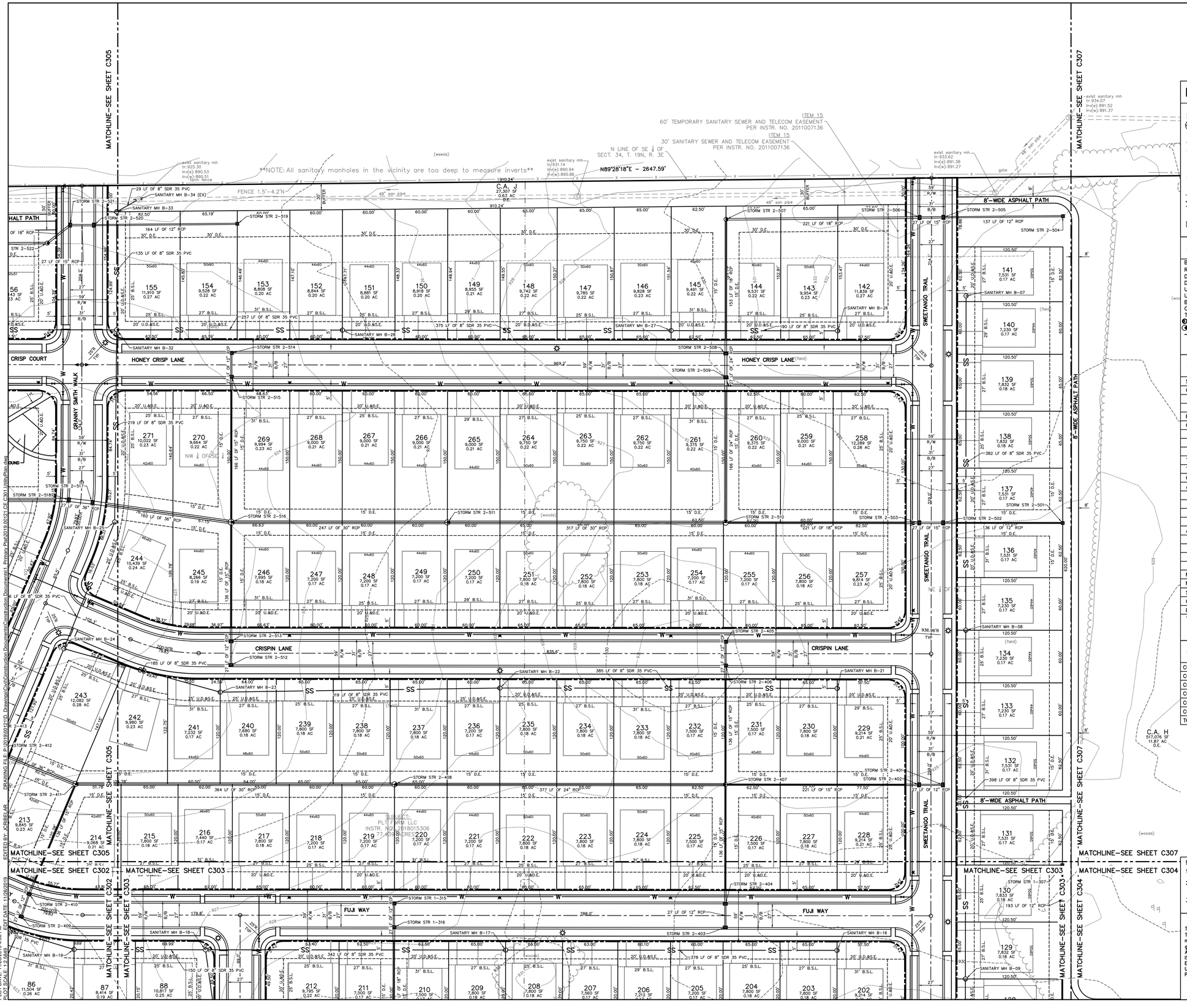
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

DEVELOPMENT PLAN

C305

DRAWING FILE P:\2019\00121\D Drawings\Civil\Construction Documents\Construction Documents\1. Primary Plat\2019.00121 CE C301 Utility Plan.dwg
EDITED BY JCRIBELAR
EDIT DATE 11/26/2019
PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE 1:2.5846



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Handhole
- Electric Meter Box
- Electric Pedestal
- Fire Hydrant
- Flag
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Lid
- Mail Box
- PineTree
- Post
- Power Pole
- Sanitary MH
- Sign
- Stand Pipe
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Transformer
- Tree
- Water Valve

SITE LEGEND

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D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
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C.A.	COMMON AREA
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1912-ODP-22
1912-SPP-22

X05	X06	X07
X01	X02 — X03	X04

JOSHUA H. CRIBELAR
REGISTERED
APPROVAL PENDING
NOT FOR CONSTRUCTION
INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

DEVELOPMENT PLAN

C306

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/26/2019
EDITED BY: JCRIBELAR
DRAWING FILE: P:\2019\2019121\D Drawings\Civil\Construction Documents\Construction Documents\1 Primary Plat\2019.00121 CE C301 Utility Plan.dwg

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
- Electric Box
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- Fire Hydrant
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APPROVAL FOR CONSTRUCTION
NOT FOR CONSTRUCTION
PENDING

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
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REVISION SCHEDULE

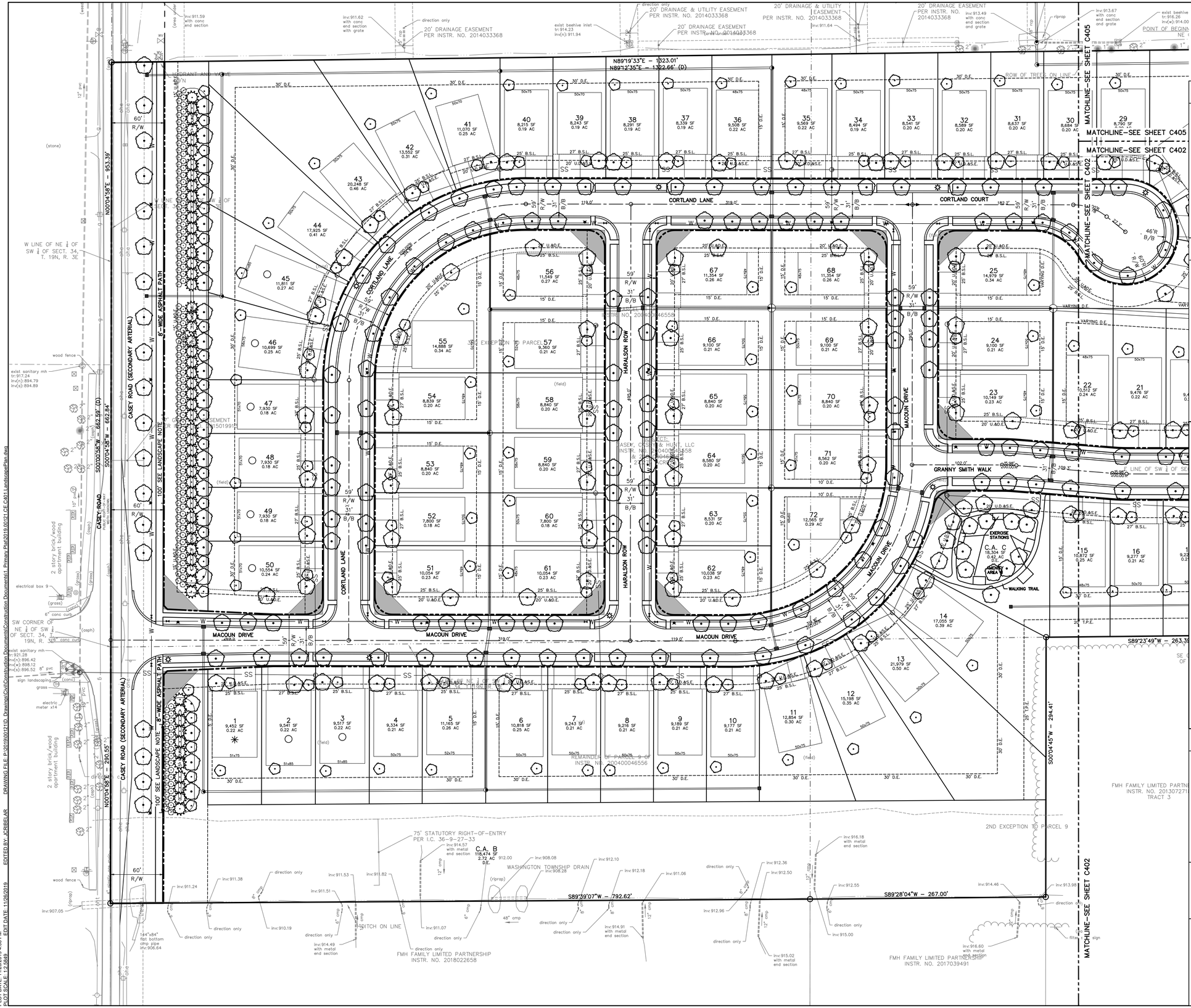
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

DEVELOPMENT PLAN

C307

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.9849
EDIT DATE: 11/26/2019
EDITED BY: JCRIBELAR
DRAWING FILE: P:\2019\00121\D Drawings\City\Construction Documents\Construction Documents\1 Primary Plat\2019.00121-CE-C301 Utility Plan.dwg



SCALE: 1"=50'

EXISTING LEGEND

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- Sanitary MH
- Sign
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- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Transformer
- Tree
- Water Valve

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
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B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
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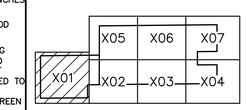

APPROVAL PENDING
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CERTIFIED BY

ISSUANCE INDEX
DATE:
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PRIMARY PLAT

REVISION SCHEDULE

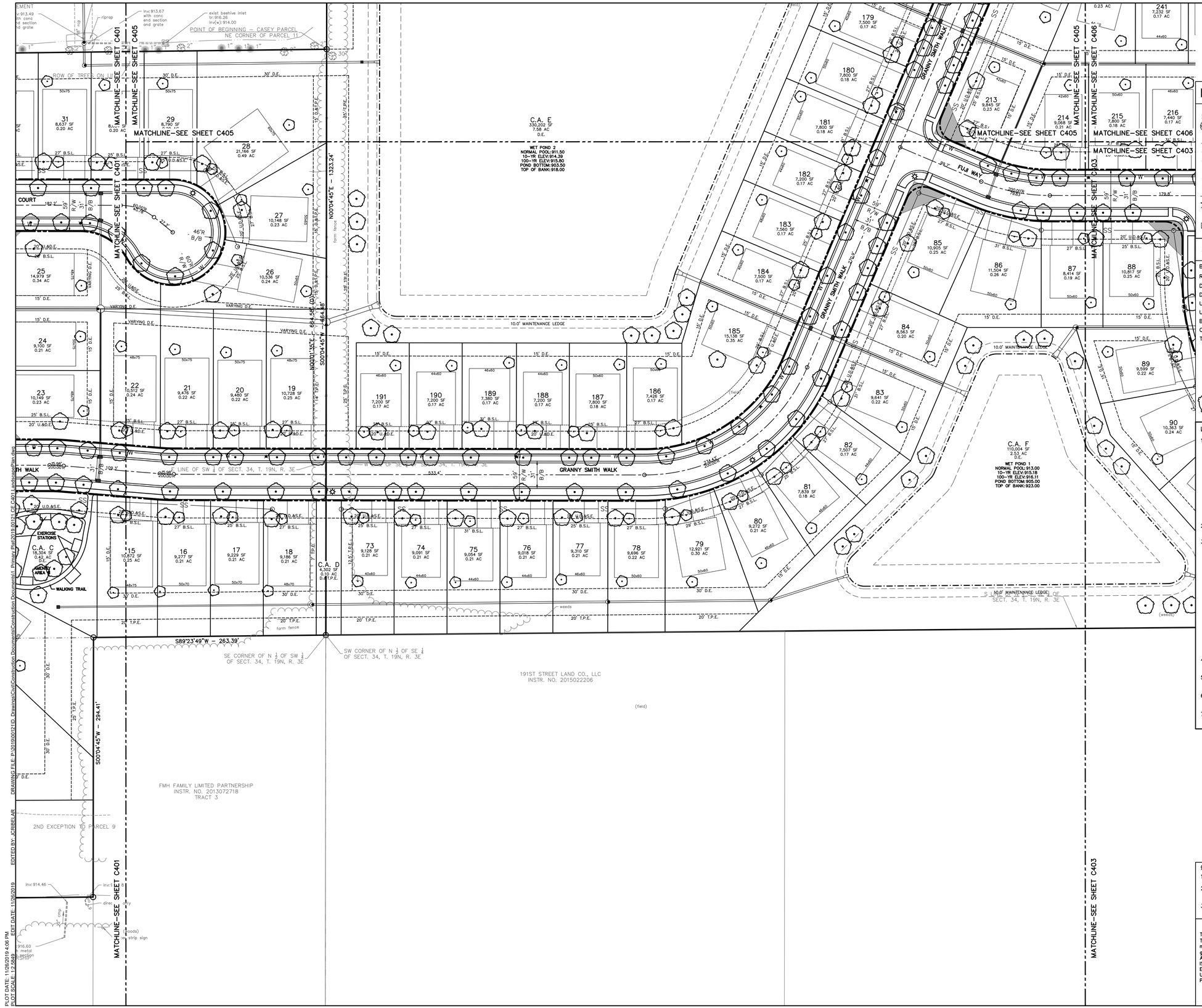
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

LANDSCAPE PLAN

C401

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.5849 EDIT DATE: 11/26/2019 EDITED BY: JKRIEBELAR DRAWING FILE: P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1. Primary Plat\2019.00121 CIE C401 LandscapePlan.dwg



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
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- Electric Meter Box
- Electric Pedestal
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- Flag
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1912-ODP-22
1912-SPP-22

	X05	X06	X07
X01	X02	X03	X04

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Project Number 2019.00121

LANDSCAPE PLAN

C402

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/26/2019
EDITED BY: JCRIBBLAR
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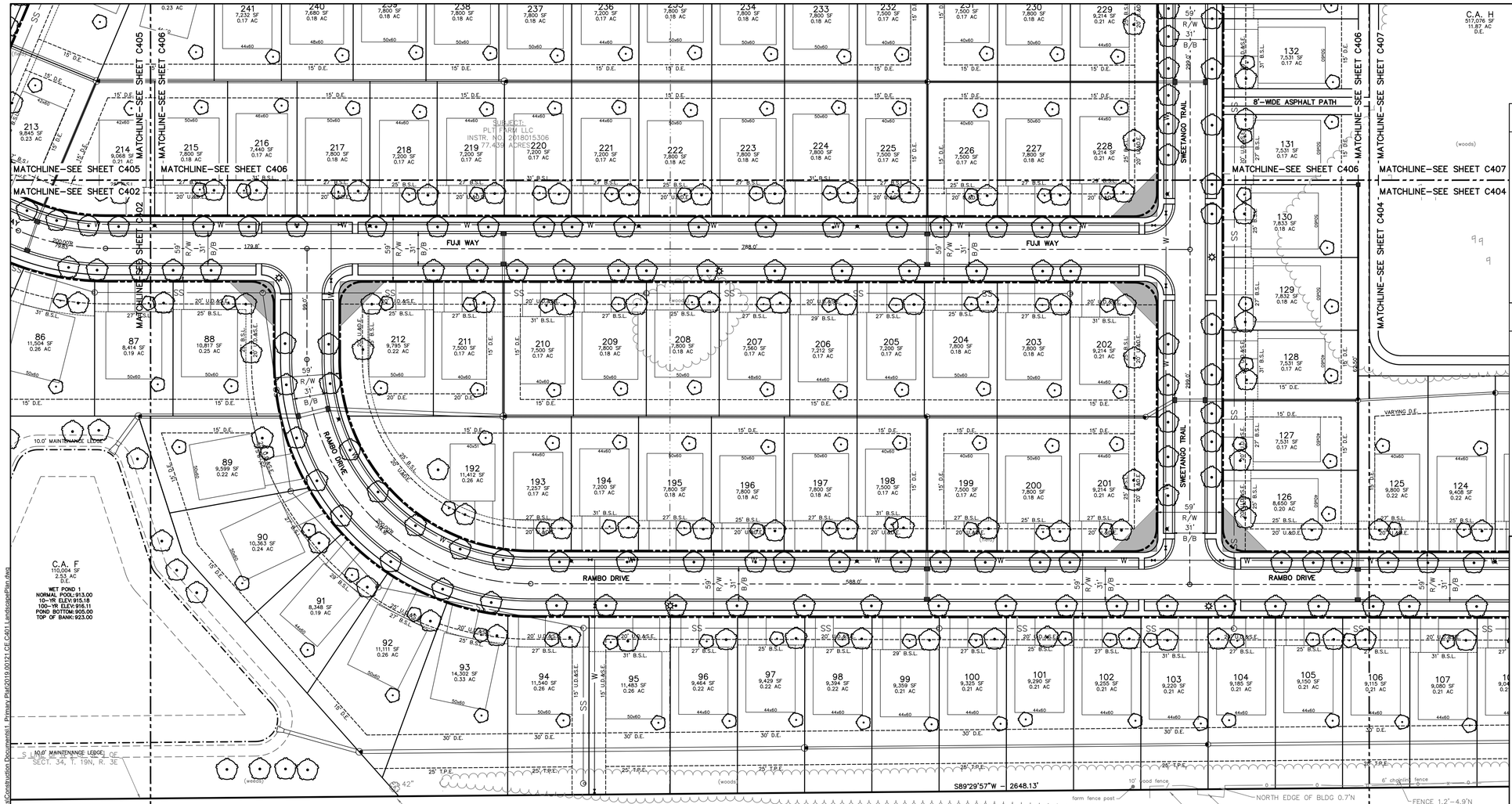

SCALE: 1"=50'

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- Air Conditioner
- Beehive Inlet
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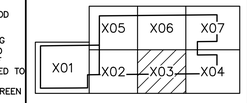

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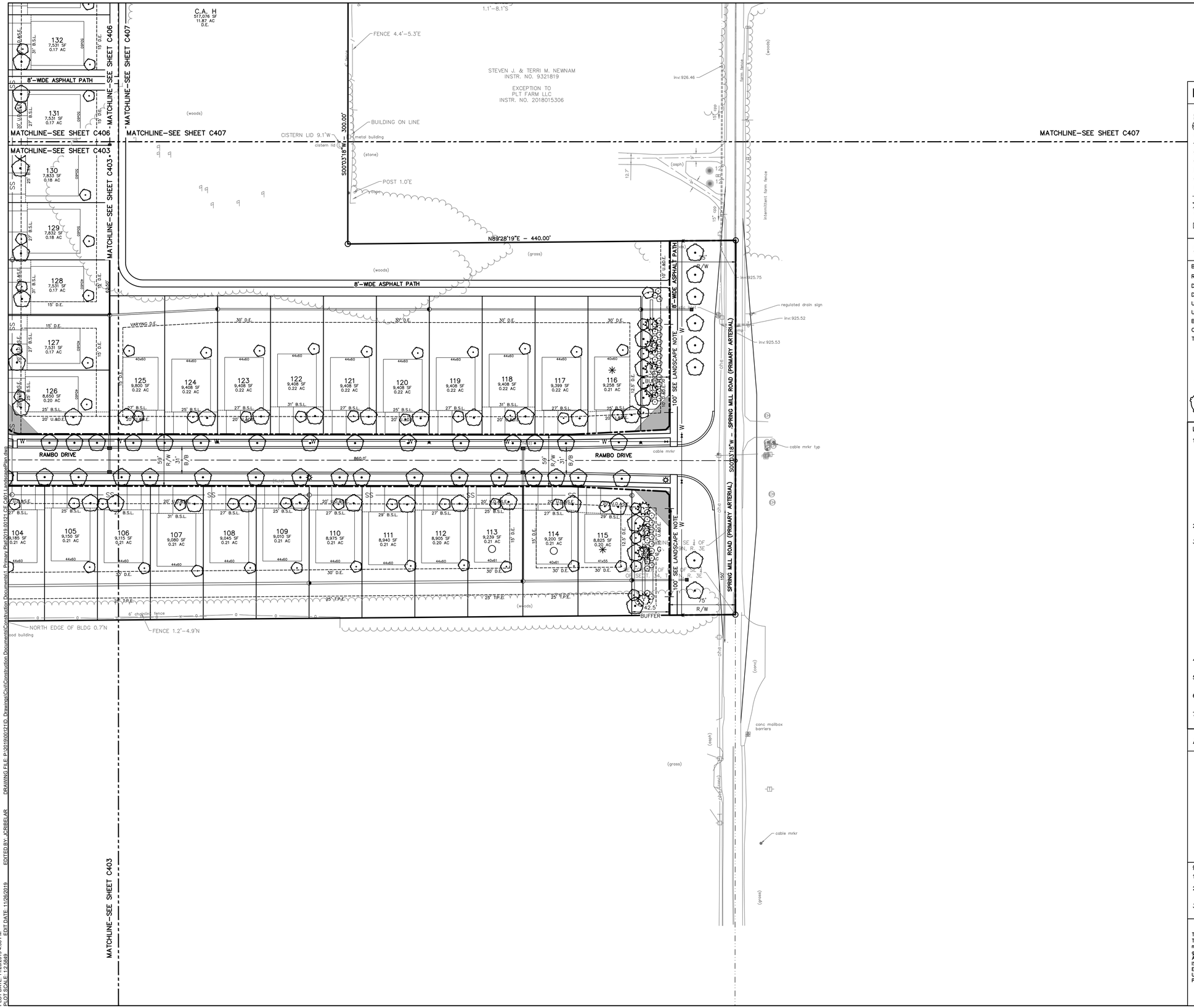
Project Number 2019.00121

LANDSCAPE PLAN

C403

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.5849 EDIT DATE: 11/26/2019 EDITED BY: JCRIBELAR DRAWING FILE: P:\2019\00121\D Drawings\Civil\Construction Documents\Construction Documents\1. Primary Plat\2019.00121.C6.C401 Landscape\Plan.dwg



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PRIMARY PLAT

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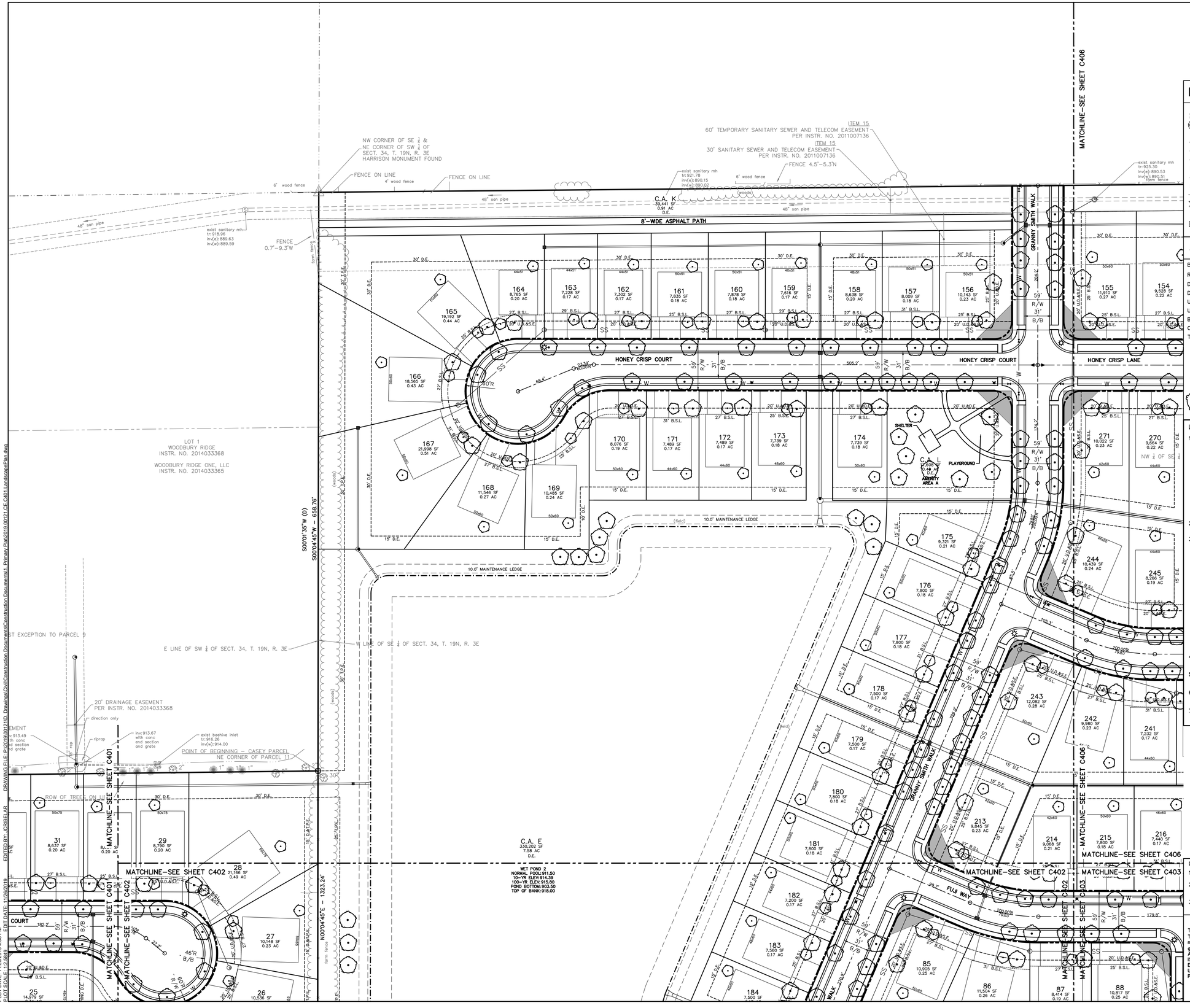
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

LANDSCAPE PLAN

C404

PLOT DATE: 11/26/2019 4:06 PM
PLOT SCALE: 1:2.5849 EDIT DATE: 11/26/2019 EDITED BY: JCRIBELAR DRAWING FILE: P:\2019\00121\D_Drawings\Civil\Construction Documents\Construction Documents\1_Primary Plat\2019.00121_C404_LandscapePlan.dwg



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Handhole
- Electric Meter Box
- Electric Pedestal
- Fire Hydrant
- Flag
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Lid
- Mail Box
- PineTree
- Post
- Power Pole
- Sanitary MH
- Sign
- Stand Pipe
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Transformer
- Tree
- Water Valve

SITE LEGEND

B/B	BACK–TO–BACK
R/W	RIGHT–OF–WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
	STREET LIGHT
	SHRUB
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHADE TREE

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5. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. SEE SHEET C407.
6. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
7. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

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CALL TOLL FREE
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ARBOR HOMES

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9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
1912-SPP-22

X01 X02 X03 X04 X05 X06 X07

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

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LANDSCAPE PLAN

C405

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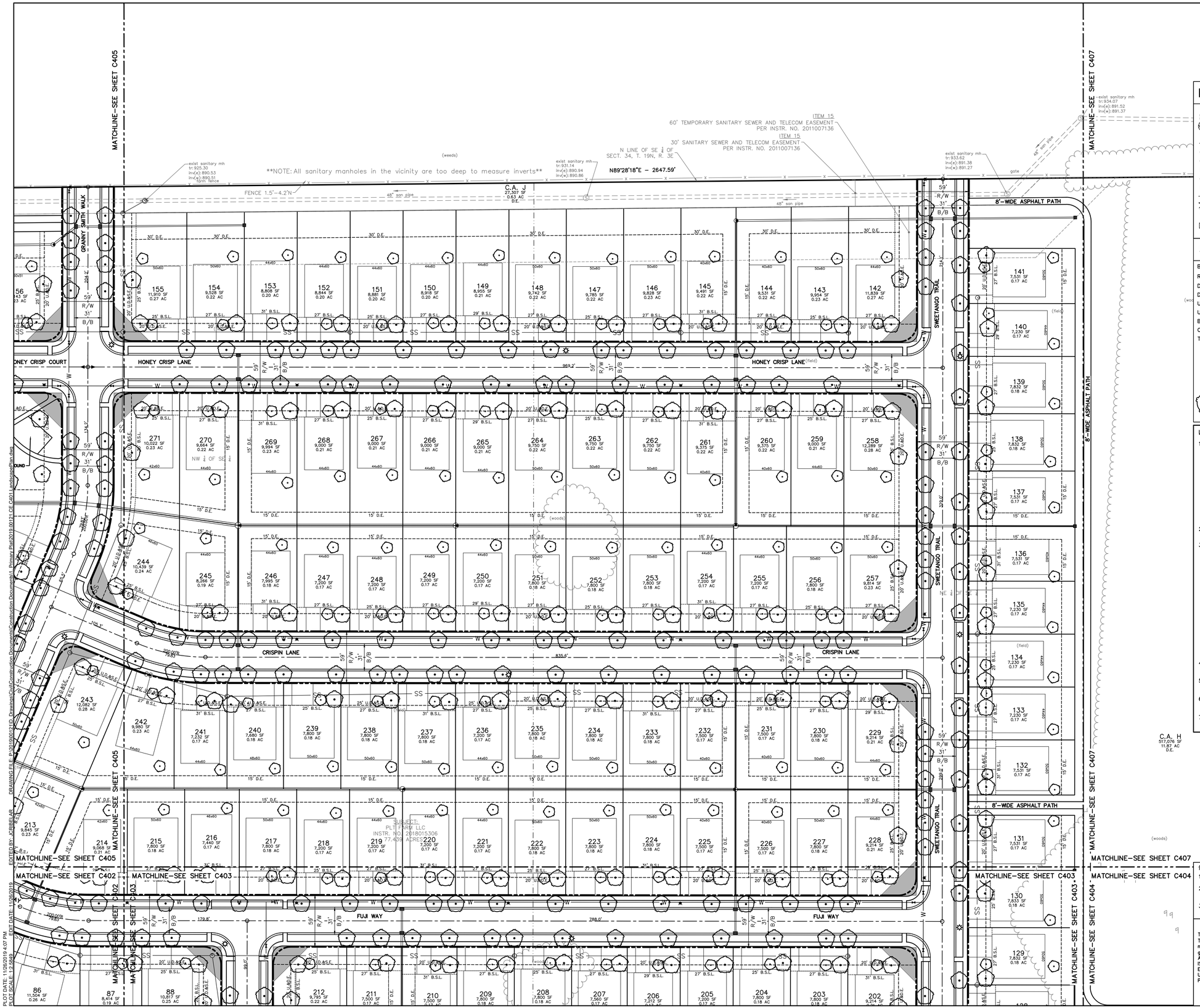

SCALE: 1"=50'

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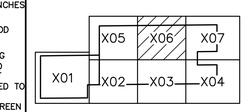

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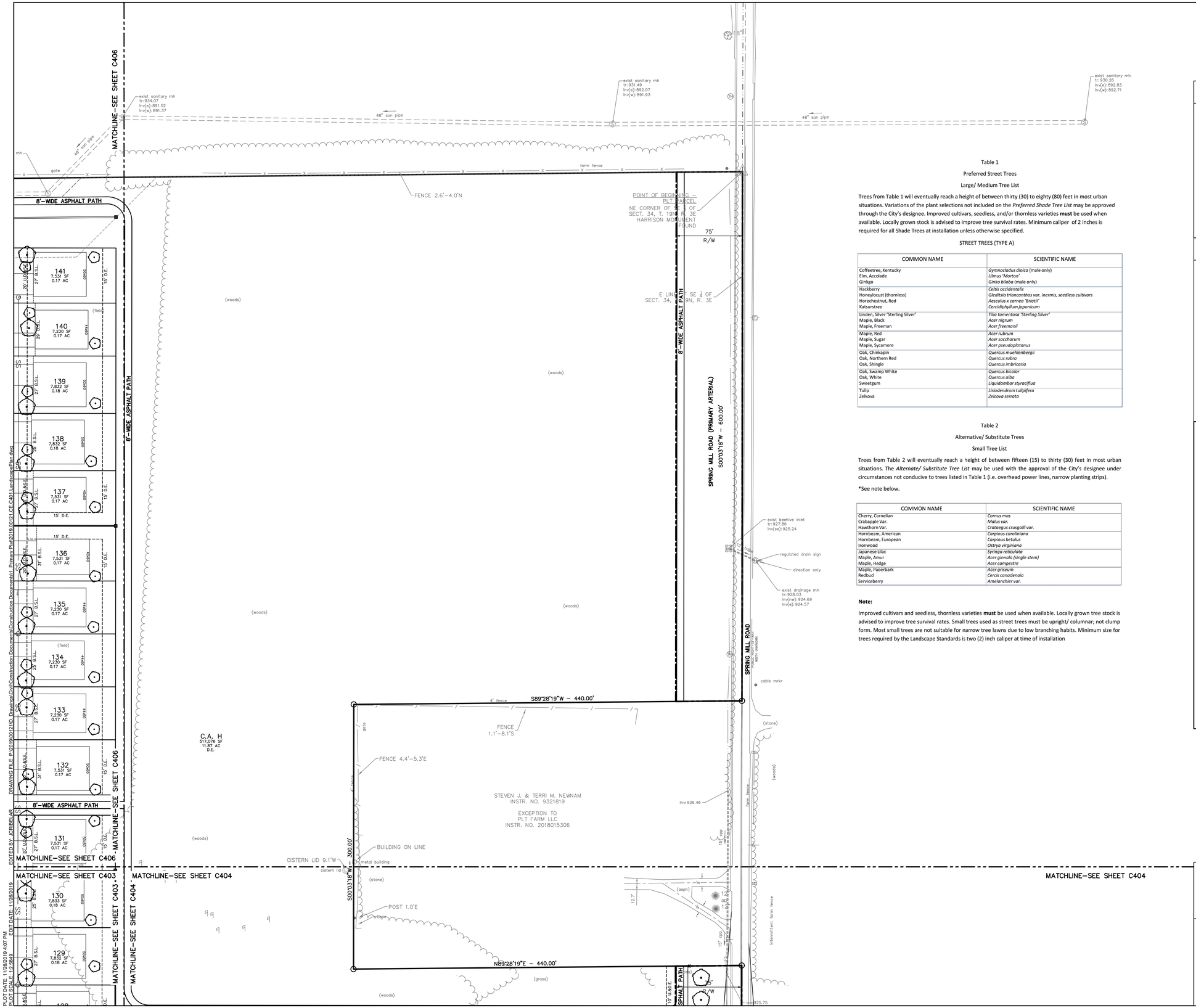

Table 1

Preferred Street Trees

Large/ Medium Tree List

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

STREET TREES (TYPE A)

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

Table 2

Alternative/ Substitute Trees

Small Tree List

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

*See note below.

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

Note:

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation

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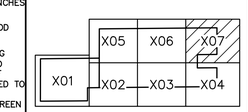

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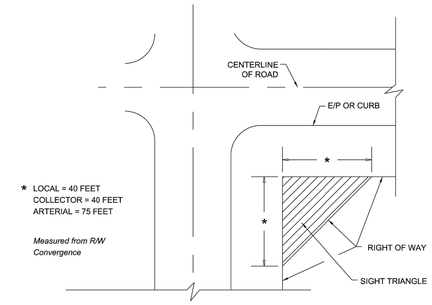


* LOCAL = 40 FEET
COLLECTOR = 40 FEET
ARTERIAL = 75 FEET

Measured from R/W
Convergence

SIGHT TRIANGLE FOR LOCAL, COLLECTOR, AND ARTERIAL ROADWAYS

NOTES:

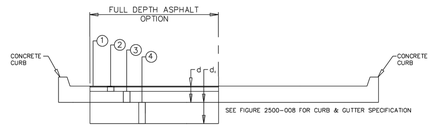
1. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN THREE (3) AND NINE (9) FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 40 FEET FROM THE INTERSECTION OF SAID STREET LINES. 40 FEET FOR COLLECTORS AND LOCAL ROADS AND STREETS; AND 75 FEET FOR PRIMARY AND SECONDARY ARTERIALS. OR IN CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.
2. FOR PRIVATE STREETS USE 25 FEET FROM EDGE OF PAVEMENT ALONG PRIVATE STREET AND 40 FEET FROM EDGE OF PAVEMENT ALONG PUBLIC STREET.
3. FOR ANY VARIANCE FROM THIS STANDARD DRAWING, EXHIBITS IN ACCORDANCE WITH THE INDIANA DESIGN MANUAL CHAPTER 46-10.0 SHALL BE SUBMITTED TO THE WESTFIELD ENGINEER FOR REVIEW AND APPROVAL.

INTERSECTION SIGHT DISTANCE

CITY OF WESTFIELD, INDIANA

2/12/16
DATE

FIGURE 2501-016



LOCAL STREETS

	ASPHALT 1 d=10.5" d=14" d+d=24.5"	ASPHALT 2 d=10.5" d=12" d+d=22.5"
1	1.5" SURFACE 9.5 mm	1.5" SURFACE 9.5 mm
2	3" INTERM. 19 mm	3" INTERM. 19 mm
3	6" COMP. AGGR. (SIZE No. 53)	6" COMP. AGGR. (SIZE No. 53)
4	SUBGRADE TRMT. * TYPE IB	SUBGRADE TRMT. TYPE IC

NOTE:

- CHEMICAL MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTSS 215 AND 913.

TYPICAL PAVEMENT SECTION – LOCAL

CITY OF WESTFIELD, INDIANA

2/26/16
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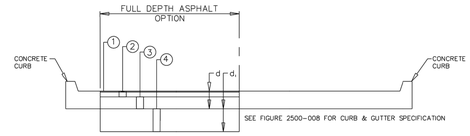
FIGURE 2500-001



INDUSTRIAL AND ARTERIAL

	ASPHALT 1 d=10" d=14" d+d=24"	ASPHALT 2 d=15" d=14" d+d=29"
1	1.5" SURFACE 9.5 mm	1.5" SURFACE 9.5 mm
2	2.5" INTERM. 19 mm	2.5" INTERM. 19 mm
3	2.5" BASE 19 mm	5.0" BASE 25 mm
4	3.5" BASE 19 mm	6" COMP. AGGR. (SIZE No. 53)
5	SUBGRADE TRMT. * TYPE IB OR IC	SUBGRADE TRMT. * TYPE IB OR IC

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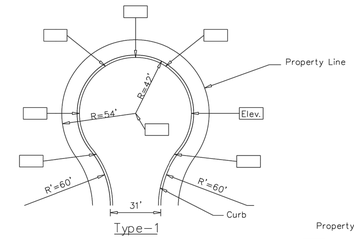
- CHEMICAL MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTSS 215 AND 913.

TYPICAL PAVEMENT SECTION – ARTERIAL

CITY OF WESTFIELD, INDIANA

2/26/16
DATE

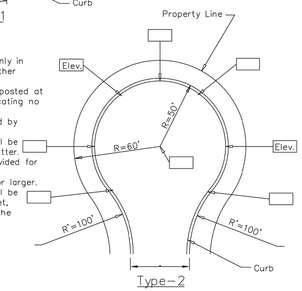
FIGURE 2500-003



Type-1

GENERAL NOTES:

1. Type-1 shall be used only in Local subdivisions; all other use Type-2.
2. Warning signs shall be posted at entrance to street, indicating no outlet.
3. Detail shall be identified by street name.
4. Elevations provided shall be proposed flow line of gutter.
5. One detail shall be provided for each cul-de-sac.
6. Scale shall be 1"=40' or larger.
7. Cul-de-sac length shall be a maximum of 600 feet, see section 02501 of the standard specification



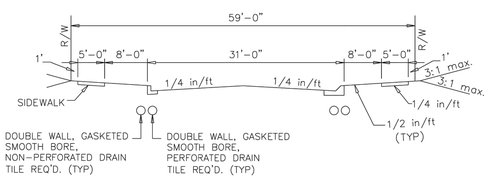
Type-2

CUL-DE-SAC DETAILS

CITY OF WESTFIELD, INDIANA

2/26/16
DATE

FIGURE 2500-012



TYPICAL SECTION – LOCAL STREET

NOTES:

1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see Figure 2500-008
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET

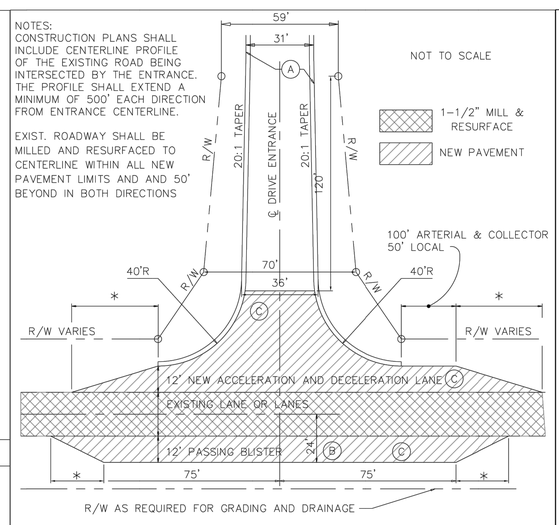
CITY OF WESTFIELD INDIANA

2/26/16
DATE

FIGURE 2501-001

NOTES:
CONSTRUCTION PLANS SHALL INCLUDE CENTERLINE PROFILE OF THE EXISTING ROAD BEING INTERSECTED BY THE ENTRANCE. THE PROFILE SHALL EXTEND A MINIMUM OF 500' EACH DIRECTION FROM ENTRANCE CENTERLINE.

EXIST. ROADWAY SHALL BE MILLED AND RESURFACED TO CENTERLINE WITHIN ALL NEW PAVEMENT LIMITS AND AND 50' BEYOND IN BOTH DIRECTIONS



(A) 2' CURB & GUTTER
(B) PASSING BLISTER WHEN REQUIRED
(C) LANE WIDENING SHALL MATCH EXIST. PAVEMENT SURFACE TYPE

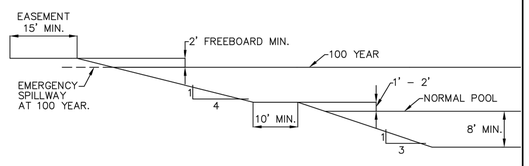
* 150' ARTERIAL
100' COLLECTOR
75' LOCAL

MIN. SUBDIVISION AND COMMERCIAL ENTRANCE

CITY OF WESTFIELD, INDIANA

2/10/17
DATE

FIGURE 2501-013



USE OUTLET OPTION 1 (SEE FIGURE ST-26)

LAKE CROSS SECTIONS: OPTION 1

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE ST-2

ARBOR HOMES

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

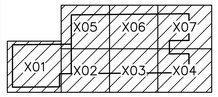
AMERICAN STRUCTUREPOINT INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
1912-SPP-22



APPROVAL FOR CONSTRUCTION NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19

Project Number 2019.00121

SITE DETAILS

C500

PLOT DATE: 11/26/2019 4:07 PM EDIT DATE: 11/25/2019 EDITED BY: KMOORHEAD DRAWING FILE: P:\2019\00121\D. Drawings\Civil\Construction Documents\Construction Documents\1. Primary Plat\2019.00121.CE.C500.SD.dwg
PLOT SCALE: 1:2.5849

2019045529 ORDINANCE $25.00
09/20/2019 01:23:41P 108 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 19-27

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 "**Orchard View PUD District**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1908-PUD-21**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1908-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a Favorable Recommendation (5-1) 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 September 6, 2019;

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

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

COPY

Section 1. Applicability of Ordinance.

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

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

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

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

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

2.1 Tudor Style. A style generally characterized by steeply pitched roof, usually side gabled, façade dominated by one or more prominent front-facing gables, in most cases front door, entry porch and or garage openings with round or Tudor arch; decorative half timbering present on front facades.

Section 3. Concept Plan. The Concept Plan attached hereto as **Exhibit B1 and B2. Concept Plan** is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The underlying Zoning District shall be Single Family Residential District 4 (SF4) (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 5. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:

a. Prohibited Uses. No other detached outbuildings or above ground pools shall be permitted in the District.

5.2 The Maximum Dwellings permitted shall be set forth below.

a. Area A: 199 Single Family Dwelling Units

b. Area B: 72 Single Family Dwelling Units

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

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

6.2. The following standards for Area A shall be applied to the Areas as depicted on the District Map:

Standard	**Area A**
Minimum Lot Area	7,200 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	5' / 15'
Rear Yard	15'
Minimum Lot Width	60'
Maximum Building Height	35'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,300 sq. ft.
Two Story*	1,600 sq. ft.

6.3. The following standards for Area B shall be applied to the Area as depicted on the District Map:

Standard	**Area B**
Minimum Lot Area	7,800 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	5' / 10'
Rear Yard	15'
Minimum Lot Width	60'
Maximum Building Height	30'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,400 sq. ft.
Two Story*	1,600 sq. ft.

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance. Unless otherwise specified the standards shall apply to both "Area A" and "Area B".

7.1 Article 6.3 Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

a. Perimeter Lots. In addition to those standards outlined within Section 7 of this Ordinance, all Dwellings indicated in the **Exhibits B1 and B2. Concept Plan** by the (*) or (o) shall meet the following lot standards. The below standards shall satisfy the perimeter standards for the side and rear elevations.

i. Side Elevations. Those Lots indicated with a (*) shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A brick or stone wainscot is required as one of the finished façade styles. This requirement excludes dwellings with a hip roof whereas the requirement shall be two (2) different finish façade styles. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Styles shall include but are not limited to Brick, Stone, Horizontal Siding, Bat and Board Siding, Tudor Style Siding and Cedar Shake Siding.

ii. Rear Elevations. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.

b. Front Elevation Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the front elevation (excluding windows, doors, garage doors, and areas above roof line). When the elevation includes a front porch, the Dwellings shall have a minimum masonry of at least thirty (30%) percent of front elevation.

c. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.

d. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.

e. Shingles. All Dwellings shall have dimensional or architectural grade shingles.

f. Windows. Dwellings shall have shutters on the Front Facade windows of the Dwelling as depicted in **Exhibit E. Character Exhibits**. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1") inch x four (4") inch.

g. Building Materials. The primary building material for all Building Facades shall include masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl siding materials (minimum thickness of 0.044") Vinyl siding shall not be restricted in the percentage of any Building Façade material allowed on any elevation except where limited in the front elevation.

h. Garages. All Dwellings in the District shall have a minimum two-car garage. Three-car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation of the Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

i. Streetscape Diversity. Area A shall meet the standard as follows: Building setback lines shall vary within each block to eliminate monotonous building placement. Front yard building setback lines should be staggered to allow a range of four (4') feet offset within the block and have a minimum variation of two (2') feet increments from adjacent lots. Area B shall meet the standards as follows. Building Setback Lines shall vary within each block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow for two (2') feet offset within the Block and have a minimum variation of two (2') feet increments from adjacent Lots. Staggered building setback lines are not required to meet the above standard where winding streets or a similar development design achieve the same effect.

j. Character Exhibits. Character exhibits, attached hereto as **Exhibit E. Character Exhibits,** are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit E. Character Exhibits**, but to encourage diversity in architectural styles of Dwellings within the District.

k. Street Diversity. Area A shall meet the standards of Article 6.3 (C.)(2.)(b.). Area B shall meet the standards as follows. Building Setback Lines shall vary within each block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow for two (2') feet offset within the Block and have a minimum variation of two (2') feet increments from adjacent Lots.

7.3 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. Dwelling Height. As modified above in Section 6.2 and Section 6.3.

7.4 Article 6.8 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. Landscaping. All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard, with all trees being a minimum two (2) inch caliper, or six (6') feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18") inches in height at the time of planting.

b. Sod and Seedings. All dwelling shall have sod installed for the front yard.

c. Common Area Landscaping. The Common Area G (as depicted on **Exhibit B1. Area A Concept Plan**) abutting Spring Mill Road shall contain undulating mounds a minimum of three (3') feet in height and plantings installed to meet the standards listed in Article 6.8 Landscaping Standards (M.)(1.) as depicted in **Exhibit C. Landscape Plan.** The Common Area A (as depicted on **Exhibit B1. Area A Concept Plan**) where it abuts Spring Mill Road shall not require landscaping. The Common Area F (as depicted on **Exhibit B2. Area B Concept Plan**) abutting Casey Road shall contain landscaping in accordance with Article 6.3 (C.)(1.)(b.)(ii.)(d.).

d. Tree Preservation Easement. A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development, as depicted in **Exhibit C. Landscape Plan** for the purpose of maintaining the existing healthy, inn-evasive trees and shrubs. A visual tree inventory (the "Tree Inventory") will be made with photographs of the trees along the perimeter of the Real Estate to identify the

quantity and quality of trees to be preserved. Such inventory shall be provided as part of the Real Estate's Overall Development Plan and Primary Plat application to the Department. Within the defined TPE and to be further classified within the Tree Inventory, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens six feet (6') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder, or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to approval of the Department and the Department of Public Works, and to the availability of space for their healthy growth in the Easement.

i. Wetland Conservation. The Common Area A, as depicted on **Exhibit B1. Area A Concept Plan**, shall contain a "Wetland Conservancy Area" with approximately a twelve (12) acres to be maintained by the Real Estate's Homeowners' Association. The exact location and maintenance standards for the Wetland Conservancy Area shall be established by the Covenants of the aforementioned Homeowners' Association.

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

a. Street Width. All Streets within the District shall be designed with a minimum Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be a minimum eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be at least five (5') feet in width.

b. Street Signage. The developer will be responsible for the cost of and the placement of all street signage as required by the City.

c. On-Street Parking. On street parking shall be limited to one side of the street. "No Parking Signs" shall be installed to indicate which side of the street is prohibited.

d. Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

Section 9. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District.

PASSED AND ADOPTED THIS 9th day of Sept, 20 19.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Mark Keen	Mark Keen	Mark Keen
Robert Horkay	Robert Horkay	Robert Horkay
Jim Ake	Jim Ake	Jim Ake
Chuck Lehman	Chuck Lehman	Chuck Lehman
Steve Hoover	Steve Hoover	Steve Hoover
Joe Edwards	Joe Edwards	Joe Edwards
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE #19-27** was delivered to the Mayor of Westfield on the 11th day of Sept, 2019, at 10:00Am.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE #19-27**
This 11th day of Sept, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE #19-27**
This _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

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:

SEPTEMBER 4, 2019

ORCHARD VIEW

PLANNED UNIT DEVELOPMENT

ARBOR HOMES

DEVELOPER

ARBOR HOMES

9225 Harrison Park Court Indianapolis, IN 46216

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VI. Exhibit C – Landscaping Plan 18
VII. Exhibit D – Amenities 22
VIII. Exhibit E – Character Exhibits 24

Statement of Intent:

Arbor Homes is pleased to present the Orchard View residential community, its newest Westfield mixed-residential project. This community will offer approximately 271 new homes on 103+/- acres located between Spring Mill Road and Casey Road, one quarter mile north of State Road 32.

Orchard View will feature the following:

- 199 single-family detached homes with sales prices ranging from the low to mid 200's.
    - Illustrative elevations have been provided in **Exhibit E. Character Exhibits** of the proposed PUD ordinance.
- 72 Empty Nest homes with sales prices ranging from the low to mid 200's.
    - Illustrative elevations have been provided in **Exhibit E. Character Exhibits** of the proposed PUD ordinance.
- Approximately 26 acres will be dedicated to common areas, lakes, active recreation spaces for families and passive recreation areas with an emphasis on preservation of environmentally sensitive wetlands.
- Enhanced landscape buffers along Spring Mill Road and Casey Road.
- Additional landscape buffers along the south, north and west boundaries consisting primarily of the preservation of mature and healthy existing vegetation.

Orchard View proposes to address the high quality "life span" housing sought in the Westfield-Washington Township Comprehensive Plan (page 9), by targeting the first-time home buyer and active adult markets. The single-family detached homes featured in Area A have been successfully developed for over 25 years and most recently in Parks At Wynne Farms in Avon, Newbury in Brownsburg and Sagebrook in McCordsville. The empty nest homes featured in Area B represent a new product line that has been developed over several years of market research in an effort to identify the needs and wants of the empty nest buyer segment. They are designed with high quality products that allow for longevity and low maintenance.

ORDINANCE NUMBER 19-27

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 "**Orchard View PUD District**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1908-PUD-21**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1908-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a Favorable Recommendation (5-1) 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 September 6, 2019;

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

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

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION
Thompson Parcel

Part of the North Half of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

LEGAL DESCRIPTION
Casey, Casey, Hunt Parcel

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter to the northeast corner of Parcel 11 as described in Instrument Number 200400046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the north line of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along said north line to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.270 acres, more or less.

MITTEN®

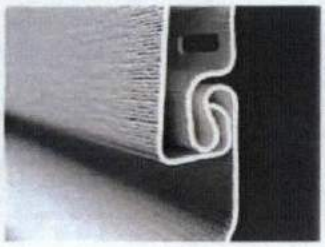
par/by PLY GEM

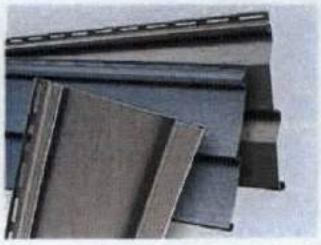
SENTRY

Sentry® features:

- Roll-over nail rail
- Thicker .044" panel
- Wind resistance up to 180 mph
- Available in all 36 Mitten colors in all three profiles

- Burnt Orange
- Olive Green
- Eggplant
- Annapolis Blue
- Aviator Green
- Richmond Red
- Coffee Bean
- Amber
- Sahara Brown
- Arizona Tan
- Khaki Brown
- Rockaway Grey
- Grenadier Green
- Muskoka Green
- Rain Forest
- Spring Moss
- Venetian Gold
- Caribou Brown
- Chestnut Brown
- Frost
- Bone
- Ivory
- Prairie Gold
- Cypress
- Stratus
- Flagstone
- Brownstone
- Clay
- Hearthstone
- Sandalwood
- Ash
- Sandcastle
- Saffron
- Lite Maple
- Satin Grey
- Sage





Sentry Double 4" Horizontal

Profile	Double 4" Horizontal		Double 4.5" Dutchlap		Board & Batten		
Length/Pc	12'6"	3.81 m	12'1"	3.68 m	10'	3.04 m	
Width/Pc	8"	20.32 cm	9"	22.86 cm	7"	17.78 cm	
Panels/Ctn	24	24	22	22	17	17	
Coverage/Ctn	200 sq. ft.	18.58 m²	200 sq. ft.	18.58 m²	100 sq. ft.	9.29 m²	
Nom. Thickness	.044"	1.12 mm	.044"	1.12 mm	.045"	1.14 mm	Standard
Windload Data	180 mph	290 km/h	180 mph	290 km/h	.050"	1.27 mm	Designer/Premium

BRAMPTON BRICK

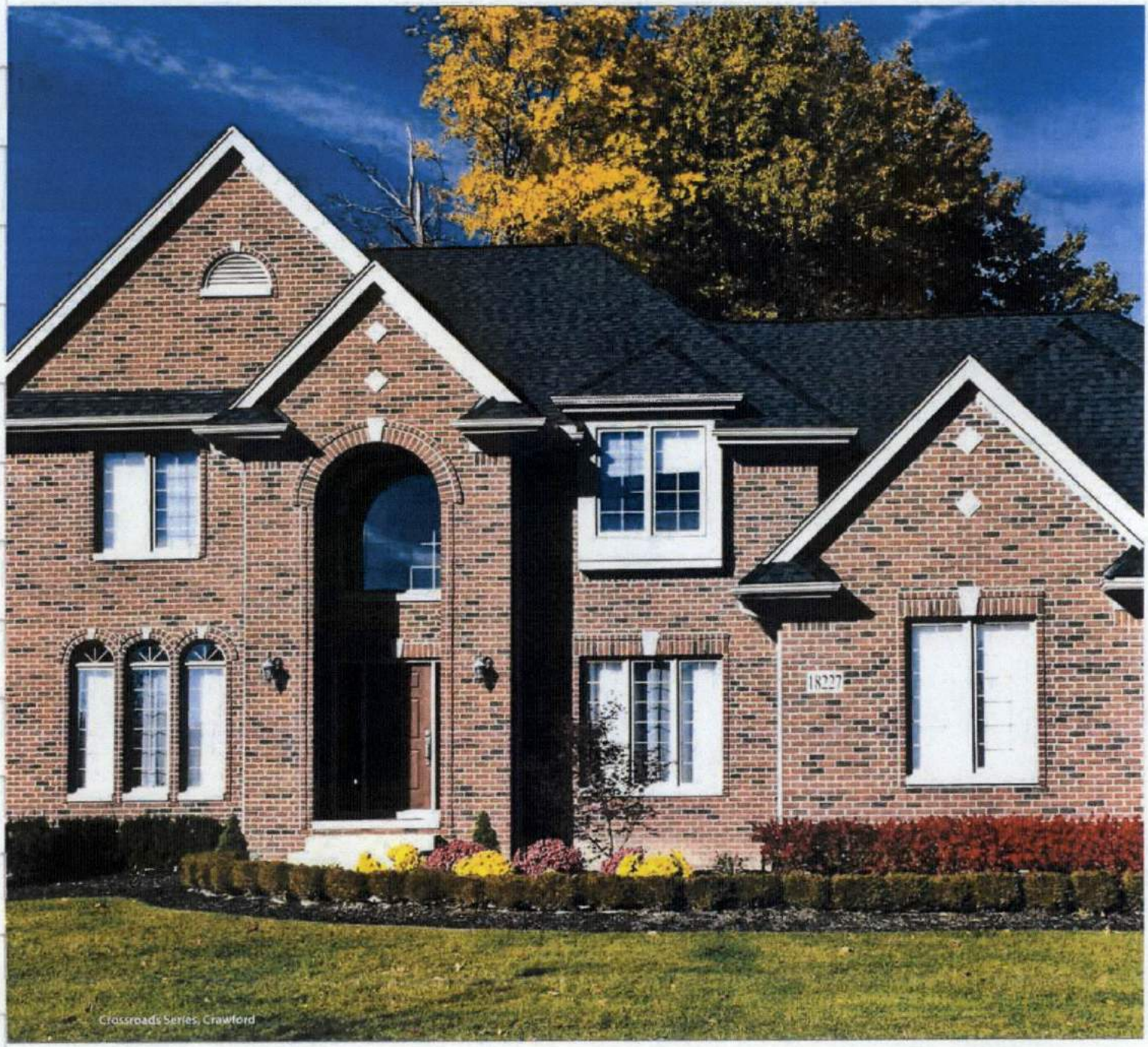
hoosier series

The colorful culture of the established "Hoosier State" is reflected in this brick series by the unique color blends enhancing the beauty of the deep Indiana Clay. The unique variety of rich colors bring beauty into your neighborhood, and reflects the warmth and strong stature of your home.

BRAMPTON BRICK

crossroads series

The warm, red clay found exclusively in Indiana is what puts Brampton Brick Crossroads Series in a class all its own. Produced at one of North America's most technically advanced brick manufacturing facilities, these bricks offer color combinations unique to the area that stand out in any crowd. With rich tones and various textures, Crossroads clay bricks have a more rugged, tumbled appearance. Many of the bricks bear the names of neighbouring counties, honoring both the people and places where the Crossroads Series originates from.



Crossroads Series, Crawford

Building Materials and Color Options

SCOTTSDALE ELEVATION G

SCOTTSDALE ELEVATION F

SCOTTSDALE ELEVATION E

SCOTTSDALE ELEVATION D

SCOTTSDALE ELEVATION C

SCOTTSDALE ELEVATION B

SCOTTSDALE ELEVATION A

SEDONA ELEVATION G

SEDONA ELEVATION F

SEDONA ELEVATION E

SEDONA ELEVATION D

SEDONA ELEVATION C

SEDONA ELEVATION B

SEDONA ELEVATION A

SARASOTA ELEVATION H

SARASOTA ELEVATION G

SARASOTA ELEVATION F

SARASOTA ELEVATION E

SARASOTA ELEVATION D

SARASOTA ELEVATION C

SARASOTA ELEVATION B

SARASOTA ELEVATION A

ASHVILLE ELEVATION G

ASHVILLE ELEVATION F

ASHVILLE ELEVATION E

ASHVILLE ELEVATION D

ASHVILLE ELEVATION C

ASHVILLE ELEVATION B

ASHVILLE ELEVATION A

AUGUSTA ELEVATION G

AUGUSTA ELEVATION F

AUGUSTA ELEVATION E

AUGUSTA ELEVATION D

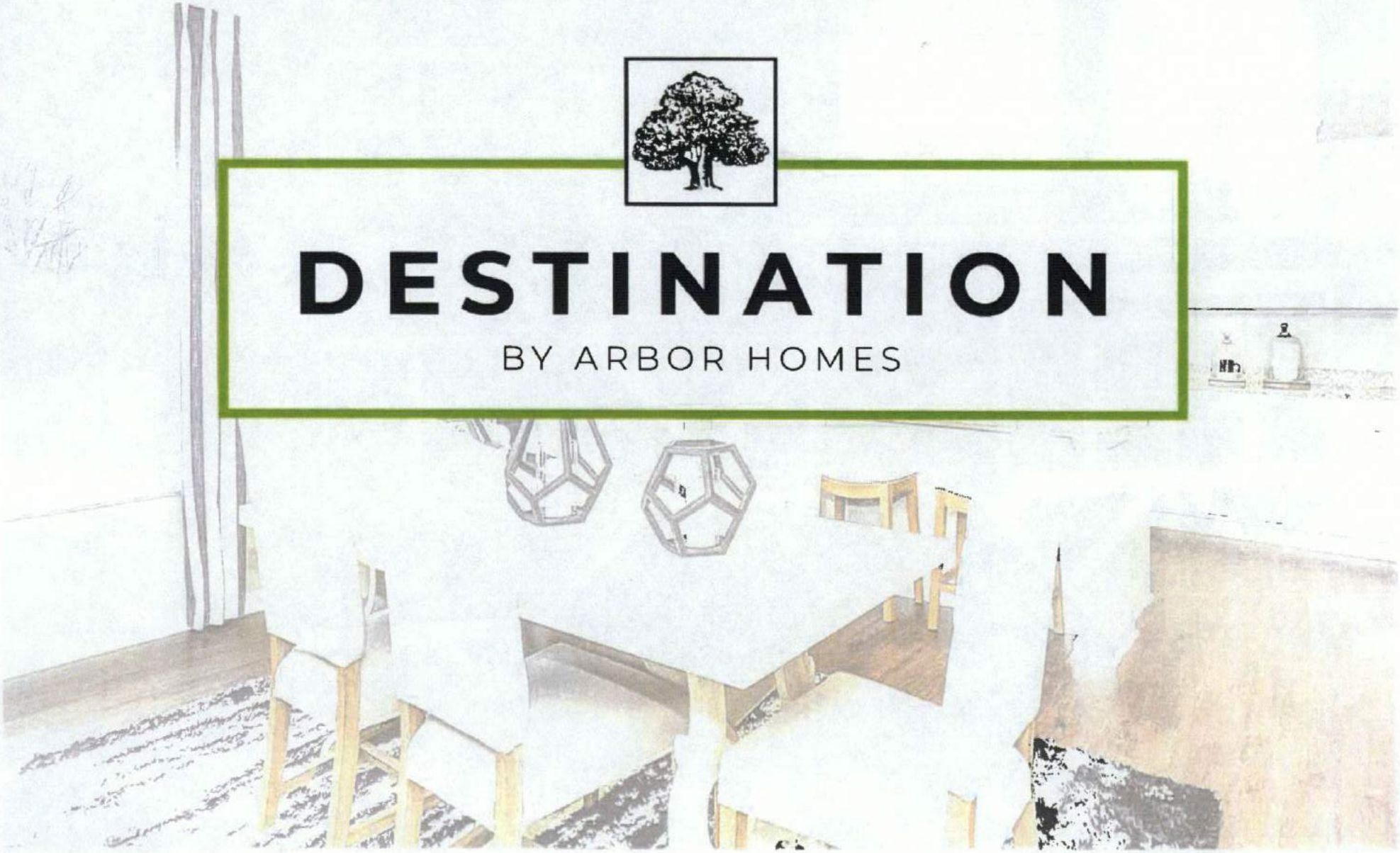
AUGUSTA ELEVATION C

AUGUSTA ELEVATION B

AUGUSTA ELEVATION A

DESTINATION

BY ARBOR HOMES



SPRUCE TUDOR

SPRUCE TRADITIONAL

SPRUCE CRAFTSMAN

SPRUCE ELEVATION B

SPRUCE ELEVATION A

NORWAY TUDOR

NORWAY TRADITIONAL

NORWAY CRAFTSMAN

NORWAY ELEVATION B

NORWAY ELEVATION A

MULBERRY CRAFTSMAN

EMPRESS TUDOR

EMPRESS TRADITIONAL

EMPRESS CRAFTSMAN

EMPRESS ELEVATION C

EMPRESS ELEVATION B

EMPRESS ELEVATION A

COTTONWOOD TUDOR

COTTONWOOD TRADITIONAL

COTTONWOOD CRAFTSMAN

COTTONWOOD ELEVATION A

COOPER TUDOR

COOPER TRADITIONAL

COOPER CRAFTSMAN

COOPER ELEVATION B

CHESTNUT TUDOR

CHESTNUT TRADITIONAL

CHESTNUT CRAFTSMAN

CHESTNUT ELEVATION C

CHESTNUT ELEVATION B

CHESTNUT ELEVATION A

BRADFORD TUDOR

BRADFORD TRADITIONAL

BRADFORD CRAFTSMAN

BRADFORD ELEVATION B

BRADFORD ELEVATION A

ASPEN TUDOR ELEVATION

ASPEN TRADITIONAL ELEVATION

ASPEN ELEVATION B

TRADITIONAL ARBOR

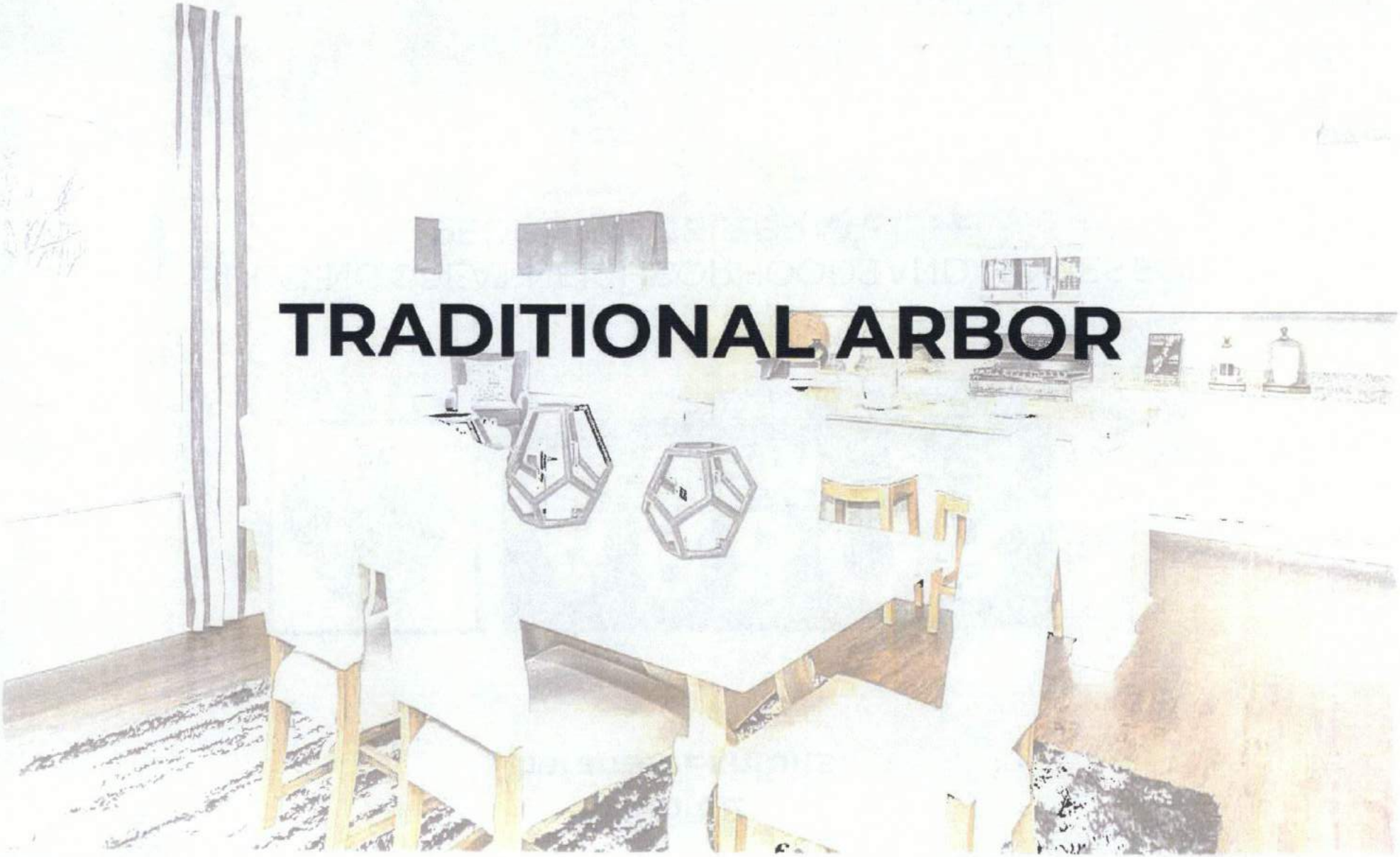


Exhibit E
Character Exhibits

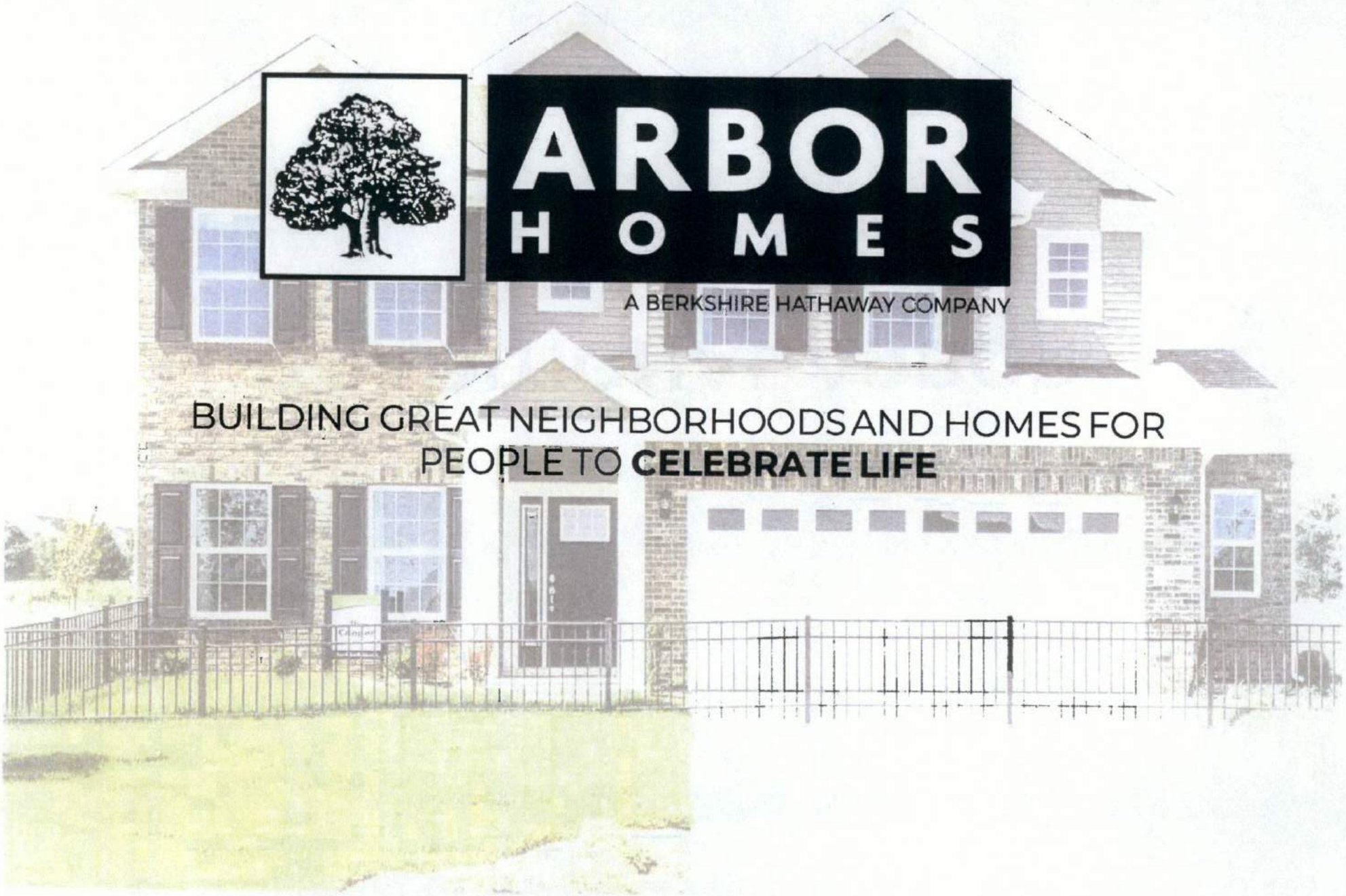


EXHIBIT E

CHARACTER EXHIBITS

ENLARGEMENT B - WALKING TRAIL & EXERCISE STATIONS

ENLARGEMENT C - PLAYGROUND & SHELTER

ARBOR HOMES

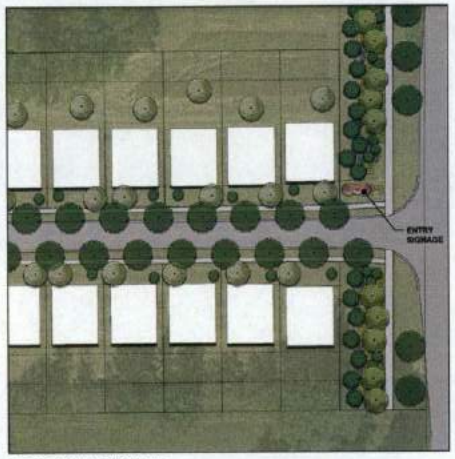
Amenity Area Enlargements

Orchard View
Spring Mill Road
Westfield, Indiana

STRUCTUREPOINT
2019.00121

ENLARGEMENT A - CASEY ROAD SCREENING

ENLARGEMENT D - SPRING MILL ROAD SCREENING



NOTES ON STREET PLANTINGS:

STREET TREES: 45' O.C.

STREET FRONTAGE: (4) EVERGREEN TREES, (3) SHADE TREES, (3) ORNAMENTAL TREES AND (25) SHRUBS PER (100) LINEAL FEET.

MATURE SCREENING ALONG ROADS

ENLARGEMENT E - WOODLAND TRAIL

ARBOR HOMES

Screening & Walking Trail Enlargements

Orchard View
Spring Mill Road
Westfield, Indiana

STRUCTUREPOINT
2019.00121

EXHIBIT D

AMENITIES

ARBOR HOMES

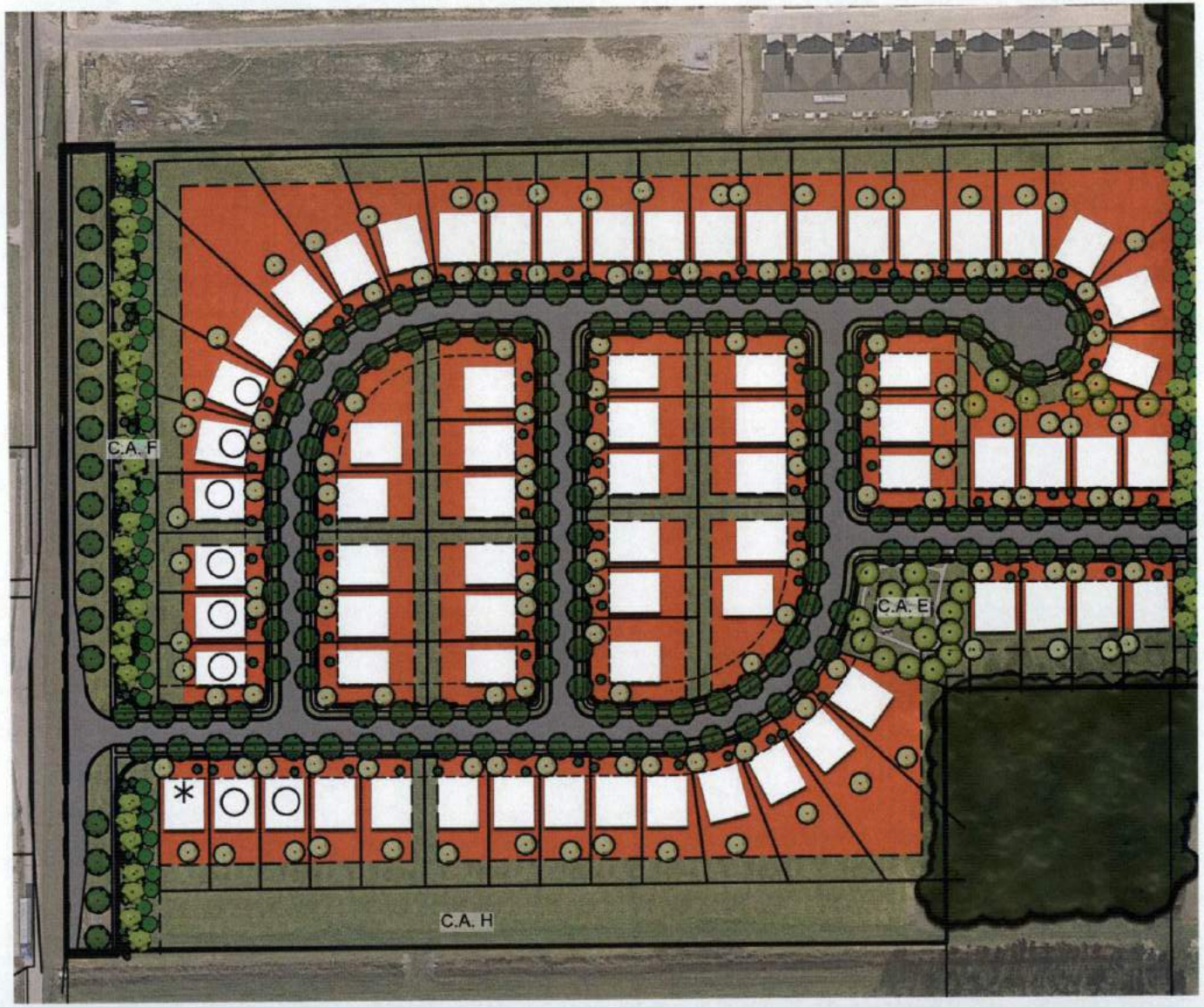
Overall Landscape Exhibit

Orchard View
Spring Mill Road
Westfield, Indiana

STRUCTUREPOINT
2019.00121

EXHIBIT C

LANDSCAPE PLAN



ARBOR HOMES

Area B Enlargement

Orchard View
Spring Mill Road
Westfield, Indiana

STRUCTUREPOINT
2019.00121

EXHIBIT B2

CONCEPT PLAN AREA B

ARBOR HOMES

Area A Enlargement

Orchard View
Spring Mill Road
Westfield, Indiana

STRUCTUREPOINT

EXHIBIT B1

CONCEPT PLAN AREA A

ORDINANCE NUMBER 19-50

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 04-02, Maple Knoll Planned Unit Development District on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered **Petition No. 1910-PUD-39** (the "Petition"), requesting an amendment to the Unified Development Ordinance with regard to the subject real estate more particularly described in **Exhibit A**, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the **Petition No. 1910-PUD-39** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a ~~_____~~unfavorable recommendation (~~XX-XX~~7-0) in accordance with Indiana Code § 36-7-4-608, as required by the Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ~~_____~~,November 7, 2019; and

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

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

Section 1. Applicability of Ordinance

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

to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, or expressly made in applicable by this Ordinance or the Maple Knoll PUD Ordinance, as amended.

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

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Maple Knoll PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Development Standards**

Exterior Materials and Colors. For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the construction and building finishes shall substantially comply with the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD, Ordinance 04-02; except as modified below:

The permitted exterior building materials, identified in **Exhibit B**, shall only apply to the Meijer owned Main Store (Lot 1) and Gas Station (Lot 2) (Exhibit A, Legal Description) and shall be:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

For the purpose of this PUD amendment and complying with the State Highway 32 Overlay District (UDO Article 5.3), pre-cast wall panels with Brick imprint shall qualify as a Masonry Material.

Facades, Fenestration and Standards

For the Meijer Main Store (Lot 1) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(c) shall not apply for the South, East and West elevations.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(d) shall not apply for the South, East and West elevations.

For the Meijer Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

Outdoor Sales Screening

For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 6.12(C) shall be replaced and superseded with the below standards:
    - The screening requirements of the Meijer Garden Center is met by the proposed West elevation, as provided on Exhibit B.
    - ~~Outdoor Sales are permitted, as depicted on Exhibit D.~~

Section 3. **Development Standards**

Sign Standards. Exhibit C shall replace and supersede the Maple Knoll PUD Sign Standards (Ord. 04-02, Exhibit 18) for only the Meijer Main Store (Lot 1) and Gas Station (Lot 2) (**Exhibit A,** Legal Description). Signs shall be installed in substantial compliance with the Signage Exhibits, attached hereto and incorporated herein as **Exhibit C**. Signs identified below shall be permitted in addition to the allotted Sign Area permitted in UDO Article 6.17:

A. Sign B5, Meijer Front Wall Sign
B. Sign C5, Meijer Side Wall Sign
C. Sign D2, Spring Mill Road Development Sign
D. Sign D3, ~~Convenience Store Express/Wall Sign~~up to three (3) freestanding development signs

ALL OF WHICH IS HEREBY ORDAINED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 19-50 was delivered to the Mayor of Westfield on the _____ day of_____, 2019, at _____ __m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

Prepared by: Jon Sheidler

EXHIBITS

EXHIBIT A Real Estate – Legal Description

EXHIBIT B Building Elevations and Materials Exhibits

EXHIBIT C Signage Exhibits

EXHIBIT ~~D – Outdoor Sales Areas~~**B**

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~~**EXHIBIT B**~~

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EXHIBIT C

~~EXHIBIT D~~

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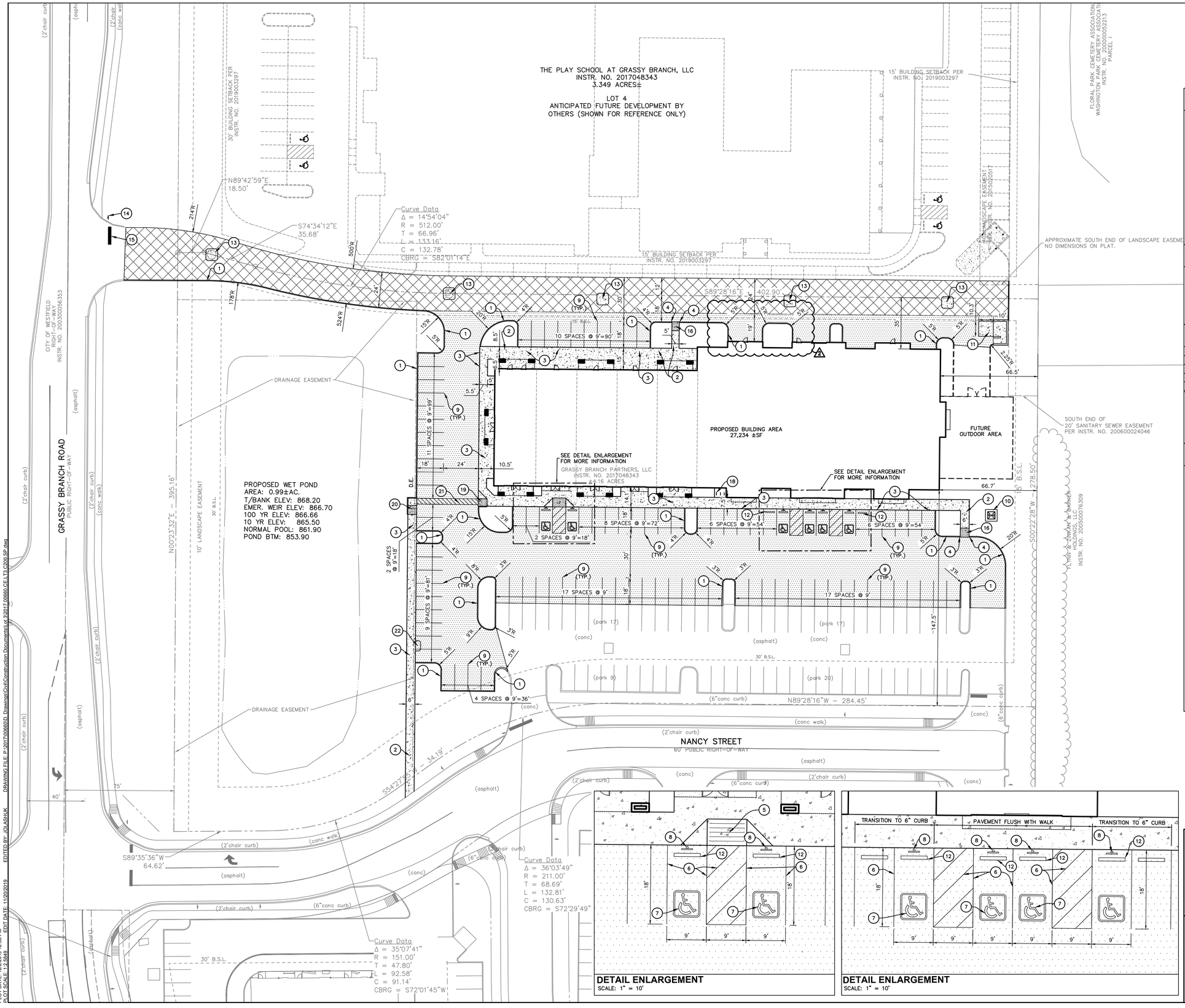


DETAIL ENLARGEMENT
SCALE: 1" = 10'

DETAIL ENLARGEMENT
SCALE: 1" = 10'

SCALE: 1"=30'

EXISTING LEGEND

- Beehive Inlet
- Combination Pole
- Curb Inlet
- Detector Housing
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Handhole
- Fire Hydrant
- Gas Marker
- Gas Valve
- Guy Wire
- Light Pole
- Mail Box
- Pine Tree
- Post
- Power Pole
- Right of Way Marker
- Sanitary MH
- Sign
- Telephone Handhole
- Test Hole
- Traffic MH
- Traffic Pole
- Tree
- Water Valve
- 5/8" dia. Rebar w/cap stamped "Structurepoint – 0094" set flush, unless

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	4.16 ± ACRES
BUILDING AREA:	27,234 SF
SITE IMPERVIOUS AREA:	1.49 ± ACRES
PARKING LOT ISLAND PERCENTAGE:	11.20%
EXISTING STANDARD PARKING (9'x18'):	63
PROPOSED STANDARD PARKING (9'x18'):	92
ADA PARKING PROVIDED: (INCLUDES 5 VAN ACCESSIBLE)	6
TOTAL PROPOSED PARKING:	161

KEYNOTES

1. 6" CONCRETE CURB
2. CONCRETE SIDEWALK
3. COMBINED CONCRETE CURB & WALK
4. CURB TAPER
5. ADA ACCESSIBLE RAMP TYPE 'A'
6. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
7. ADA PARKING SYMBOL
8. ADA ACCESSIBLE PARKING SIGN
9. PARKING SPACE (4" WHITE PAINT STRIPE)
10. TRANSFORMER (PAD PER UTILITY COMPANY STANDARDS)
11. DUMPSTER PAD (SEE ARCHITECTURAL PLAN FOR ENCLOSURE)
12. CONCRETE WHEEL STOP
13. CONCRETE INLET APRON
14. STOP SIGN
15. 24" STOP BAR (PAINT WHITE)
16. ADA ACCESSIBLE RAMP TYPE "A", GRASS FLARED SIDES
17. NOT USED
18. CONCRETE BIKE RACK PAD (6 SPACES)
19. MODIFIED ADA ACCESSIBLE RAMP TYPE "A"
20. MODIFIED ADA ACCESSIBLE RAMP TYPE "K"
21. CROSSWALK STRIPING

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

KENNMAR
A Commercial Real Estate Company
PO Box 40243 | Indianapolis, Indiana 46240
TEL 317.374.8594
www.KennMar.com

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

GRASSY BRANCH MARKETPLACE - LOT 3

Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX
DATE:
8/30/2019
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

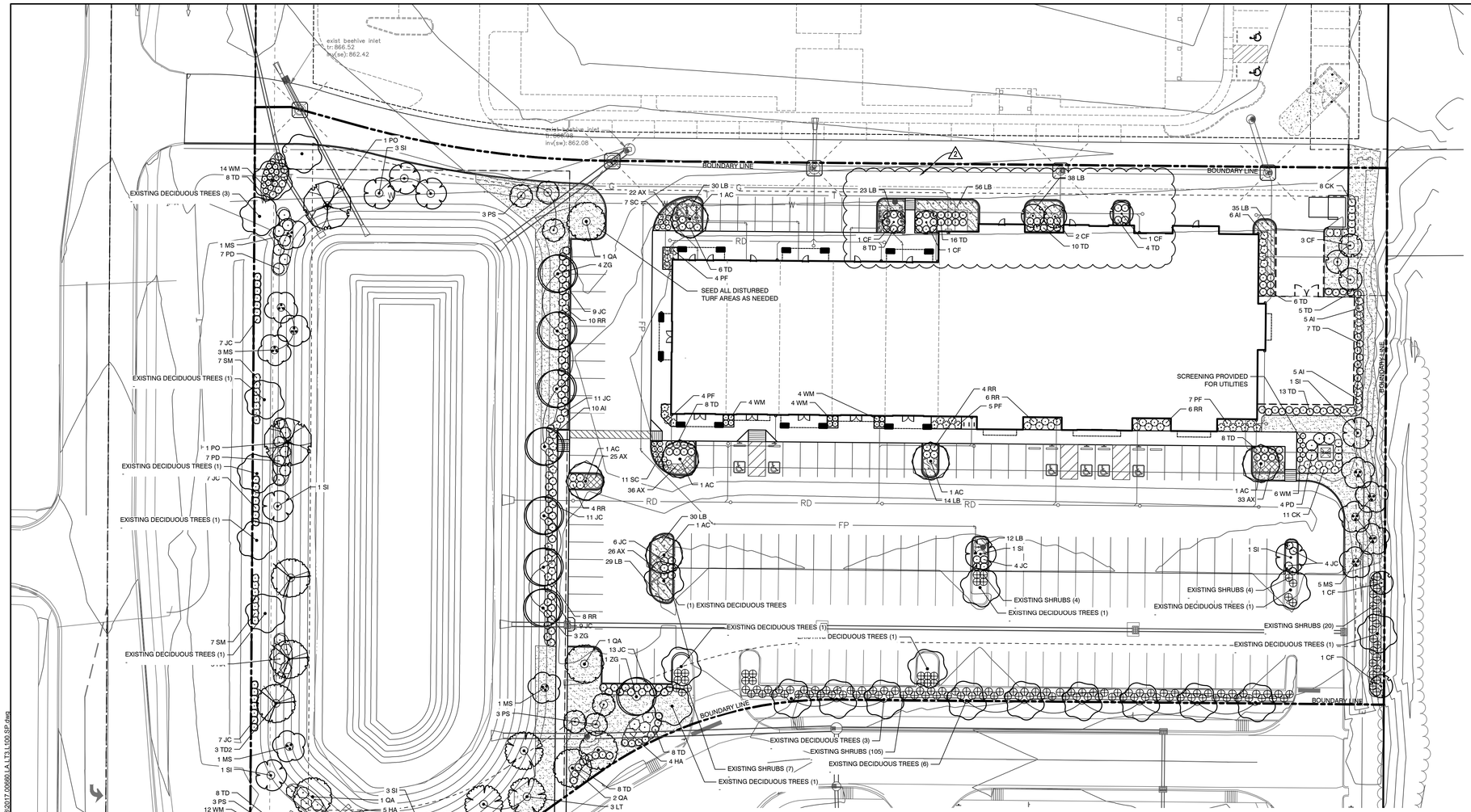
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/19/19
2	ISSUE FOR CONSTRUCTION	XX/XX/XX

Project Number 2017.00660

SITE PLAN

C200

PLOT DATE: 12/2/2019 12:38 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/20/2019
EDITED BY: JOLASHUK
DRAWING FILE: P:\2017\00660\D. Drawings\Civil\Construction Documents\Lot 3\2017.00660.CE LT3.C200.SP.dwg



SCALE: 1"=30'

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL (4" TOPSOIL, ½" MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
12. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 ½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

ORDINANCE NOTES:

MINIMUM LOT LANDSCAPING (4.16 ACRES)
BUSINESS USE: 10 SHADE TREES, 10 ORNAMENTAL/EVERGREEN TREES, 25 SHRUBS PER 1 ACRE
REQUIRED: (41.6) SHADE, (41.6) ORNAMENTAL/EVERGREEN TREES, (104) SHRUBS
PROPOSED: (48) SHADE TREES, (42) ORNAMENTAL TREES, (636) SHRUBS
NOTE: (21) SHADE TREES + (2) ORNAMENTAL TREES + (221) SHRUBS WERE INSTALLED AS A PREVIOUS PHASE TO THE PROJECT. THESE PLANTINGS ARE INCLUDED IN THE LOT LANDSCAPE COUNTS

STREET FRONTAGE LANDSCAPING
3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, 25 SHRUBS PER 100 LF

SOUTH: (82 LN FT)
REQUIRED: (2.4) SHADE TREES + (1.6) ORNAMENTAL TREES + (20.5) SHRUBS
PROPOSED: (2) SHADE TREES + (2) ORNAMENTAL TREES + (20) SHRUBS

WEST: ***NOTE: PLANTINGS WERE PROVIDED WITHIN THIS LOCATION AS A PREVIOUS PHASE OF DEVELOPMENT.***

FOUNDATION PLANTINGS
1 SHRUB OR ORNAMENTAL TREE PER 12 LF

NORTH FACADE - 320
REQUIRED: 26.7 PLANTINGS PROPOSED: 37

WEST FACADE - 80
REQUIRED: 6.7 PLANTINGS PROPOSED: 8

SOUTH FACADE - 304 LF
REQUIRED: 25.3 PLANTINGS PROPOSED: 36

EAST FACADE - 96 LF
REQUIRED: 8 PLANTINGS PROPOSED: 35

BUFFER YARDS
NO BUFFER YARDS REQUIRED

INTERIOR PARKING AREA LANDSCAPING
TOTAL PARKING SPACES: 93 REGULAR (AT 162 SF EACH) AND 5 H.C. SPACES (1,296 SF COMBINED) = 16,362 SF OF PARKING AREA
REQUIRED LANDSCAPED AREA (10%): 1,363.2 SF
PROPOSED LANDSCAPED AREA: (17.9%) 2,928 SF

PARKING AREA ISLANDS SHALL INCLUDE AT LEAST 1 TREE AND 4 SHRUBS PER ISLAND (MINIMUM 120 SF EACH).

PERIMETER PARKING AREA LANDSCAPING
1 SHADE TREE, 10 SHRUBS PER 30 LF GRASSES OR OTHER PERENNIALS TO FILL THE REMAINDER.

WEST PARKING (200 LF) -
REQUIRED: 6.7 SHADE TREES, 67.7 SHRUBS
PROPOSED: 7 SHADE TREES, 68 SHRUBS

SOUTH PARKING (37 LF TOTAL) -
REQUIRED: 1.2 SHADE TREES, 12.3 SHRUBS
PROPOSED: 1 SHADE TREES, 12 SHRUBS

EAST PARKING (135 LF TOTAL) -
REQUIRED: 4.5 SHADE TREES, 45 SHRUBS
PROPOSED: 5 SHADE TREES, 49 SHRUBS

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- SPADE EDGE

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AC	6	Acer saccharum `Commemoration` / Commemoration Sugar Maple	B & B	2" Cal.	As shown
LT	3	Liriodendron tulipifera / Tulip Tree	B & B	2" Cal.	As shown
PO	2	Platanus occidentalis / American Sycamore	B & B	2" Cal.	As shown
QA	5	Quercus alba / White Oak	B & B	2" Cal.	As shown
TD2	3	Taxodium distichum / Bald Cypress	B & B	2" Cal.	As shown
ZG	8	Zelkova serrata `Green Vase` / Sawleaf Zelkova	B & B	2" Cal.	As shown

ORN. TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
CF	11	Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud	B & B	2" Cal.	As shown
MS	11	Magnolia virginiana / Sweet Bay	B & B	8` HT.	As shown
PS	9	Prunus sargentii `Pink Flair` / Sargent Cherry	B & B	2" Cal.	As shown
SI	11	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	2" Cal.	As shown

SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AI	26	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	CONT.	3 GAL.	4` O.C.
CK	19	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	CONT.	3 GAL.	4` O.C.
HA	14	Hydrangea quercifolia `Alice` / Alice Oakleaf Hydrangea	CONT.	3 GAL.	6` O.C.
JC	88	Juniperus chinensis `Armstrongii` / Armstrong Juniper	CONT.	3 GAL.	4` O.C.
PD	25	Physocarpus opulifolius `Diablo` / Diablo Ninebark	CONT.	3 GAL.	6` O.C.
PF	20	Potentilla fruticosa / Bush Cinquefoil	CONT.	3 GAL.	4` O.C.
RR	38	Rosa x `Knockout` TM / Rose	CONT.	3 GAL.	4` O.C.
SC	18	Spiraea x bumalda `Magic Carpet` / Spirea	CONT.	3 GAL.	3` O.C.
SM	14	Syringa meyeri `Palibin` / Dwarf Korean Lilac	CONT.	3 GAL.	48" O.C.
TD	123	Taxus x media `Densiformis` / Dense Yew	CONT.	3 GAL.	4` O.C.
WM	44	Weigela florida `Minuet` / Minuet Weigela	CONT.	3 GAL.	3` O.C.

PERENNIALS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AX	142	Amsonia X `Blue Ice` / Blue Ice Amsonia	Cont.	1 Gal.	18" O.C.
LB	240	Liriope muscari `Big Blue` / Big Blue Lilyturf	Cont.	4" Pot	24" OC

TURF SCHEDULE

LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation details.	3,708 sf
Festuca arundinacea / Hybrid Turf Type Fescue	2,966 sf
Poa pratensis / Hybrid Kentucky Bluegrass	742 sf

KENNMAR
A Commercial Real Estate Company
PO Box 40243 | Indianapolis, Indiana 46240
TEL 317.374.8594
www.KennMar.com

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

GRASSY BRANCH MARKETPLACE - LOT 3

Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX
DATE:
8/30/2019
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/19/19
2	ISSUE FOR CONSTRUCTION	XX/XX/XX

Project Number 2017.00660

LANDSCAPE PLAN

C700

PLOT DATE: 12/2/2019 2:33 PM
PLOT SCALE: 1:2.8849
EDIT DATE: 12/2/2019
EDITED BY: ABLEICHER
DRAWING FILE: P:\2017\00660\D. Drawings\Civil\Construction Documents\L-01 3/20/17 00660 LA LT3 L100 SP.dwg

ORDER NO. 19-03

ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION DETERMINING THAT THE AMENDING DECLARATORY RESOLUTION FOR THE EAST SIDE ECONOMIC DEVELOPMENT AREA AND THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA APPROVED AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING THE AMENDING DECLARATORY RESOLUTION

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the "City");

WHEREAS, the Westfield Redevelopment Commission (the "Commission"), as the governing body for the City of Westfield Redevelopment Department (the "Department"), pursuant to Indiana Code 36-7-14, as amended (the "Act), on November 18, 2019, approved and adopted Resolution No. 09-2019 (the "Declaratory Resolution") approving certain amendments to the declaratory resolution and economic development plan for each of the East Side Economic Development Area and the Grand Junction Economic Development Area as more particularly described therein (the "2019 Plan Supplements");

WHEREAS, the Commission has submitted the Declaratory Resolution and the 2019 Plan Supplements to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in reviewing the 2019 Plan Supplements, the Plan Commission has determined that no residents of the City will be displaced by the proposed 2019 Plan Supplements; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2019 Plan Supplements and determined that the Declaratory Resolution and the 2019 Plan Supplements conform to the plan of development for the City, and now desires to approve the amending Declaratory Resolution and the 2019 Plan Supplements.

NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, AS FOLLOWS:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the 2019 Plan Supplements conform, in all respects, to the plan of development for the City.

2. The Declaratory Resolution and the 2019 Plan Supplements are hereby approved. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2019 Plan Supplements pursuant to Section 16 of the Act.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution, including the 2019 Plan Supplements with the minutes of this meeting.

[Remainder of page intentionally left blank.]

PASSED THIS _____ DAY OF DECEMBER, 2019, BY THE
WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION,
HAMILTON COUNTY, INDIANA.

_____
President, Plan Commission

ATTEST:

_____
Secretary, Plan Commission

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RESOLUTION NO. 09-2019

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTIONS FOR THE EAST SIDE ECONOMIC DEVELOPMENT AREA AND THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

East Side Economic Development Area

WHEREAS, the Redevelopment Commission (the "Commission") of the City of Westfield, Indiana (the "City") serves as the governing body of the City Redevelopment District under Indiana Code 36-7-14 and Indiana Code 36-7-25, as amended (collectively, the "Act"); and

WHEREAS, on February 21, 2007, the Redevelopment Commission (the "Commission") of the City of Westfield, Indiana (the "City"), adopted Declaratory Resolution No. 1-2007 (the "East Side Declaratory Resolution") which, among other things, (i) identified certain parcels of real to be designated as an economic development area known as the "East Side Economic Development Area" (the "East Side EDA"), (ii) approved an economic development plan for the East Side EDA (the "East Side Plan") and (iii) designated the entire East Side EDA as an allocation area to be known as the "East Side Allocation Area" (the "East Side Allocation Area") under Section 39 of the Act; and

WHEREAS, on November 27, 2007, the Commission adopted Resolution No. 3-2007 amending the East Declaratory Resolution (as amended, the "East Side Declaratory Resolution") to add certain parcels to the East Side EDA, as further described therein; and

WHEREAS, on February 13, 2008, the Commission adopted Resolution No. 7-2008 amending the East Side Declaratory Resolution, as previously amended, to modify and expand the East Side EDA by removing certain parcels from and adding certain parcels to the East Side EDA and amending the East Side Plan for additional projects, as further described therein; and

WHEREAS, on April 30, 2008, the Commission adopted Resolution No. 8-2008 amending the East Side Declaratory Resolution, as previously amended, to add certain parcels to the East Side EDA, designate the additional parcels as the Aurora Allocation Area, and amend the East Side Plan for additional projects; and

WHEREAS, on July 7, 2009, the Commission adopted Resolution No. 1-2009 amending the East Side Declaratory Resolution, as previously amended, to remove a certain parcel from the East Side EDA and add a project to the East Side Plan; and

WHEREAS, on October 19, 2015, the Commission adopted Resolution No. 10-2015 to amend the East Side Declaratory Resolution, as previously amended, to remove certain parcels from the East Side EDA and East Side Allocation Area as further described therein; and

WHEREAS, the Commission proposes to further amend the East Side Declaratory

Resolution and the East Side Plan to remove the parcels described in Exhibit A attached hereto from the East Side EDA and East Side Allocation Area for inclusion in the Grand Junction Economic Development Area and Union Square Allocation Area (as hereinafter defined) (the "2019 East Side Amendment"); and

Grand Junction Economic Development Area

WHEREAS, on July 7, 2009, the Commission adopted Declaratory Resolution No. 2-2009 (the "Grand Junction Declaratory Resolution") which, among other things, (i) identified certain parcels of real estate to be designated as an economic area under Section 41 of the Act known as the "Grand Junction Economic Development Area" (the "Grand Junction EDA"), (ii) approved an economic development plan for the Grand Junction EDA (the "Grand Junction Plan"), (iii) designated the entire Grand Junction EDA as an allocation area under Section 39 of the Act to be known as the "Grand Junction Economic Development Allocation Area" (the "Grand Junction Allocation Area"); and

WHEREAS, on July 13, 2010, the Commission adopted Declaratory Resolution No. 2-2010 amending certain provisions of the Grand Junction Declaratory Resolution (as amended, the "Grand Junction Declaratory Resolution") relating to the percentage of accumulated assessed value that the Commission could capture, collect and retain in the Grand Junction Allocation Area; and

WHEREAS, on August 29, 2011 the Commission adopted its Resolution No. 2-2011 amending the Grand Junction Declaratory Resolution, as previously amended, to (i) expand the boundaries of the Grand Junction EDA by the addition of the parcels described therein (the "Expansion Area No. 1" and together with the Grand Junction EDA, the "Area"), (ii) remove certain parcels from the Grand Junction EDA as described therein, (iii) designate the Expansion Area No. 1 under Section 39 of the Act as an allocation area known as the "Grand Junction Expansion Area No. 1 Allocation Area" (the "Expansion Area No. 1 Allocation Area"), (iv) designate a certain parcel with Expansion Area No. 1 as an allocation known under Section 39 of the Act known as the "Mainstreet Project Sub-Area" (the "Mainstreet Project Sub-Area") and (v) approve a plan for the Expansion Area No. 1 Area (the "Expansion Area No. 1 Plan" and together with the Grand Junction Plan, the "Plan"); and

WHEREAS, on January 23, 2013, the Commission adopted Resolution No. 1-2013 amending the Grand Junction Declaratory Resolution, as previously amended, to remove certain parcels or portions of parcels from the Area; and

WHEREAS, on January 21, 2014, the Commission adopted Resolution No. 1-2014 amending the Grand Junction Declaratory Resolution, as previously amended, to remove certain parcels and portions of parcels from the Area; and

WHEREAS, on February 2, 2015, the Commission adopted Resolution No. 1-2015 amending the Grand Junction Declaratory Resolution, as previously amended, to remove certain parcels and portions of parcels within the Area; and

WHEREAS, the Commission proposes to further amend the Grand Junction Declaratory Resolution, as previously amended, to (i) include the parcels removed from the East Side EDA as described in Exhibit A attached hereto in the Grand Junction EDA and designate such parcels as a separate allocation area pursuant to Section 39 of the Act to be known as the "Union Square Allocation Area" (the "Union Square Allocation Area"), (ii) remove the parcels from the Grand Junction Allocation Area identified in Exhibit A attached hereto and include such parcels in the Union Square Allocation Area and (iii) adopt a supplement to the Plan, as previously amended, attached hereto as Exhibit B (the "2019 Grand Junction Plan Supplement") (clause (i) through (iii) collectively, the 2019 Grand Junction Amendments"); and

WHEREAS, the 2019 Grand Junction Plan Supplement and supporting data were reviewed and considered at this meeting; and

WHEREAS, the Commission now desires to approve the 2019 East Side Amendment and the 2019 Grand Junction Amendments;

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, that:

1. The Commission hereby finds and determines that the parcels described in Exhibit A attached hereto are located within the East Side EDA and within the East Side Allocation Area and it will be of public utility and benefit to amend the East Side EDA and East Side Plan to remove the parcels described in Exhibit A for inclusion in the Grand Junction EDA and the Union Square Allocation Area.

2. The Commission hereby approves the 2019 East Side Amendment removing the parcels described in Exhibit A from the East Side EDA and the East Side Allocation Area.

3. The East Side Declaratory Resolution and the East Side Plan, as amended by this Resolution, conform to the comprehensive plan of development for the City.

4. The Commission hereby finds and determines it will be of public utility and benefit to amend the Grand Junction Declaratory Resolution and the Grand Junction Plan for the Grand Junction Economic Development Area as provided in the 2019 Grand Junction Amendments and to continue to develop the Grand Junction Economic Development Area, including the Union Square Allocation Area, under the Act.

5. The Grand Junction Declaratory Resolution and the Grand Junction Plan, as amended by this Resolution and the 2019 Grand Junction Plan Supplement, conform to the comprehensive plan of development for the City.

6. The 2019 Grand Junction Plan Supplement is reasonable and appropriate when considered in relation to the Grand Junction Declaratory Resolution and the Grand Junction Plan, and the purposes of the Act.

7. The findings and determinations set forth in the Grand Junction Declaratory Resolution and the Grand Junction Plan are hereby reaffirmed.

8. In support of the findings and determinations set forth in Sections 4 through 7 above, the Commission hereby adopts the specific findings set forth in the 2019 Grand Junction Plan Supplement.

9. The Commission does not at this time propose to acquire any specific parcel of land or interests inland within the boundaries of the Union Square Allocation Area. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Grand Junction Plan, as amended by the 2019 Grand Junction Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

10. The Commission finds that no residents will be displaced by the projects resulting from the 2019 Grand Junction Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

11. The 2019 East Side Amendment and the 2019 Grand Junction Amendments are hereby in all respects approved.

12. The area described in Exhibit A is hereby removed from the East Side Allocation Area and Grand Junction Allocation Area, respectively, and is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as "Union Square Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the allocation area hereby designated as "Gateway Marketplace Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before July 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

13. The foregoing allocation provision shall apply to all of the Union Square Allocation Area. The Commission hereby finds that the adoption of this allocation provision

will result in new property taxes in the Union Square Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit B attached hereto. The base assessment date for the Union Square Allocation Area is January 1, 2019.

14. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the Union Square Allocation Area shall expire on the date which is twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Union Square Allocation Area. The Commission directs the presiding officer to notify the Indiana Department of Local Government Finance of the designation of the area as an allocation area.

15. The Commission hereby determines that one hundred percent (100%) of the captured assessed value within the Allocation Area described in Exhibit B for all tax years shall be used by the Commission in its discretion, pursuant to the Act, including to provide adequate debt service coverage for bonds or bond anticipation notes issued to finance infrastructure and other projects.

16. This Resolution shall be submitted to the Plan Commission and the Common Council of the City as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The Commission also directs the presiding officer to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works and Safety, the Park Board, the building commissioner and any other departments or agencies of the City of Westfield concerned with City planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Union Square Allocation Area.

18. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Union Square Allocation Area, including the following:

a. The estimated economic benefit and costs incurred by the Union Square Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

b. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Union Square Allocation Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing required under Section 13 of this Resolution.

19. The officers and representatives of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

20. This Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 18th DAY OF NOVEMBER, 2019,
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: _____
Joseph Plankis, President

By: _____
Joseph E. Ingalls, Vice President

By: _____
Jill Doyle, Secretary

By: _____
Teresa Skelton, Member

By: _____
Doug Holtz, Member

ATTEST:

_____

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EXHIBIT A

Parcels to be removed from the East Side EDA and East Side Allocation Area:

09-09-01-02-04-002.000
09-09-01-02-04-003.000
09-09-01-02-04-004.000
09-09-01-02-04-005.000
09-09-01-02-04-006.000
09-09-01-02-04-007.000
09-09-01-02-04-008.000
09-09-01-02-04-009.000
09-09-01-02-04-010.000
09-09-01-02-04-011.000

Parcels to be removed from the Grand Junction Allocation Area:

09-09-01-02-04-013.000
09-09-01-02-04-014.000
09-09-01-02-04-015.000

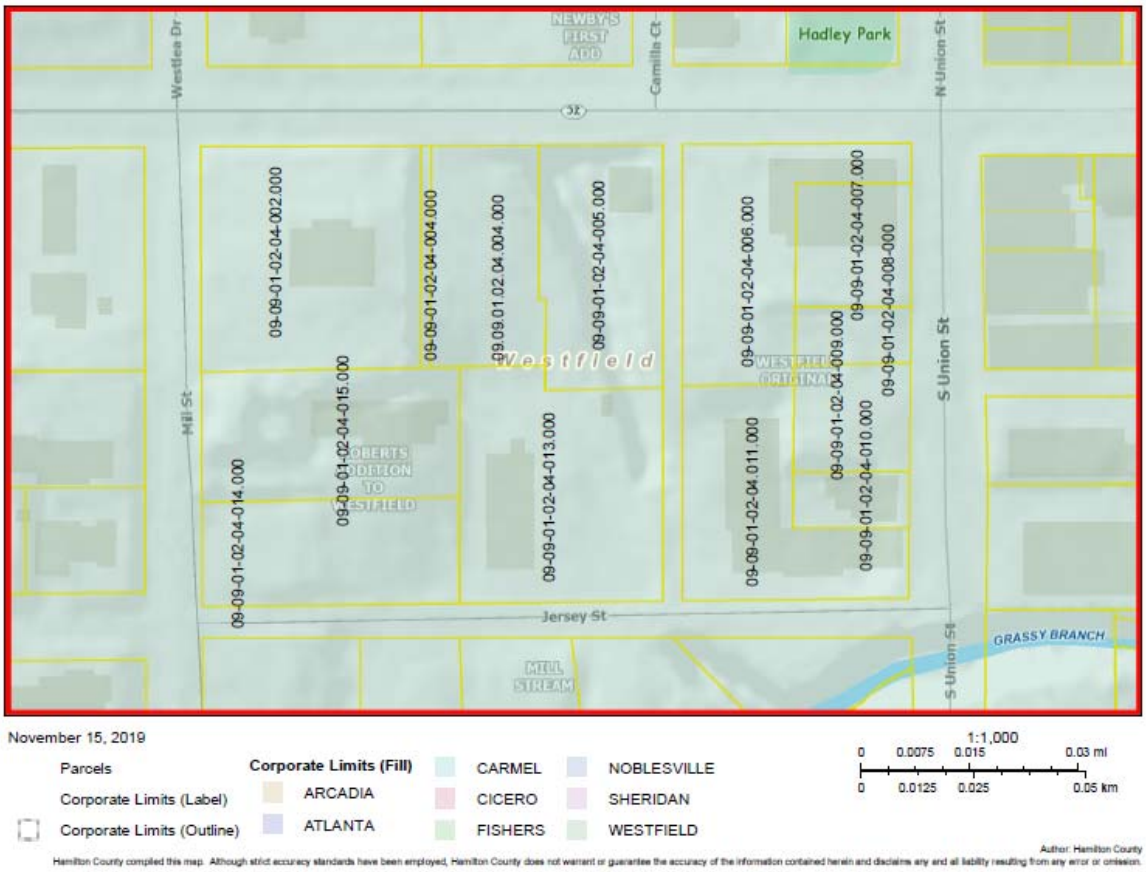
EXHIBIT B

The Union Square Allocation Area includes the following parcels located in the City of Westfield, Indiana:

09-09-01-02-04-002.000
09-09-01-02-04-003.000
09-09-01-02-04-004.000
09-09-01-02-04-005.000
09-09-01-02-04-006.000
09-09-01-02-04-007.000
09-09-01-02-04-008.000
09-09-01-02-04-009.000
09-09-01-02-04-010.000
09-09-01-02-04-011.000
09-09-01-02-04-013.000
09-09-01-02-04-014.000
09-09-01-02-04-015.000

Union Square Allocation Area Map

Hamilton County, Indiana



November 15, 2019

Parcels

Corporate Limits (Label)

Corporate Limits (Outline)

Corporate Limits (Fill)

ARCADIA

ATLANTA

CARMEL

CICERO

FISHERS

NOBLESVILLE

SHERIDAN

WESTFIELD

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Author: Hamilton County

Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission.

EXHIBIT C

2019 Grand Junction Plan Supplement

The Grand Junction Economic Development Plan is hereby supplemented by adding the following projects:

Construction of a mixed-use residential and commercial development consisting of approximately 180 apartment units and up to 30,000 square feet of commercial space across multiple buildings on real property bounded by Jersey Street, Mill Street, E. Main Street (State Road 32), and Union Street in the City Westfield, Indiana.

Based on representations of the developer of the mixed use project, the Commission has determined that the development will not proceed as planned without the contribution of tax increment revenues to be derived from Union Square Allocation Area to the projects described above.

UNION SQUARE
AT GRAND JUNCTION

CONCEPT B

PHASE ONE GROUND FLOOR PLAN - WESTFIELD, IN

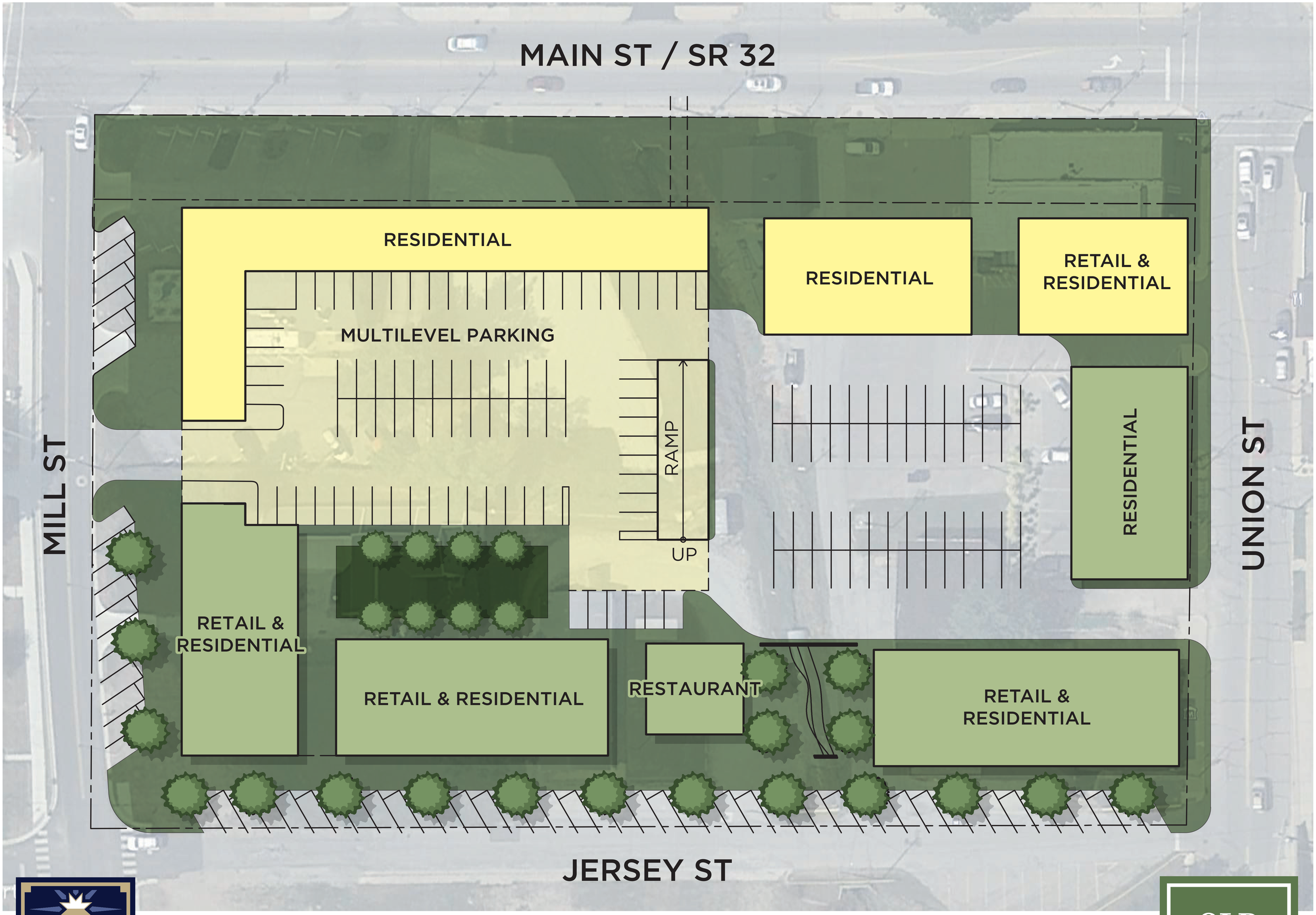
OLD TOWN
CO.

UNION SQUARE AT GRAND JUNCTION

CONCEPT A

PHASE TWO GROUND FLOOR PLAN - WESTFIELD, IN

OLD TOWN CO.



UNION SQUARE AT GRAND JUNCTION

CONCEPT B

PHASE TWO GROUND FLOOR PLAN - WESTFIELD, IN

OLD TOWN CO.

Petition Number:	1912-ODP-22 & 1912-SPP-22
Project Name:	Orchard View
Subject Site Address:	1300 LF north of the intersection of Casey Road and State Road 32
Petitioner:	Arbor Homes
Representative:	American Structurepoint
Request:	Overall Development Plan and Primary Plat review of 271 lots on 104.72 acres +/- in the Orchard View Planned Unit Development (PUD) District.
Current Zoning:	Orchard View PUD District
Current Land Use:	Vacant
Approximate Acreage:	104.72 acres +/-
Property History:	Orchard View PUD District (Ord. 19-27, 9/11/2019)
Staff Reviewer:	Corey Harris, Associate Planner

PROCEDURAL

- TAC Meeting 11/19/2019
- APC Notice Deadline 11/22/2019
- APC First Meeting (Public Hearing) 12/02/2019
- Revised Plan Submittal & APC Packet Materials 12/06/2019
- APC Second Meeting 12/16/2019

BACKGROUND

The Property is currently zoned the Orchard View PUD District established by Ordinance 19-27. The PUD (1908-PUD-21) was adopted at the September 11, 2019, City Council meeting.

To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the "Plans") scheduled for the November 19, 2019, Technical Advisory Committee meeting.

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
4) Abbreviations:
   a) WPWD: Westfield Public Works Department
   b) HCSO: Hamilton County Surveyor's Office

PRIMARY PLAT STANDARDS (Article 10.12(J) of 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)

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.

12) Legend and notes.

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

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

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

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

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

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

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

20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

21) Title, scale, north arrow and date.

22) Proposed name of the development.

23) 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.

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

26) 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.

27) 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.

28) 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.

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

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

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

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

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

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

35) 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.

36) Identify buildings proposed for demolition.

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

38) 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 Ordinance 19-27: Orchard View PUD except for those items with comments identified as outstanding below:

39) Minimum Lot Area: Area A: 7,200 SF

Area B: 7,800 SF

40) Minimum Lot Frontage: Area A & B: 30 feet

41) Minimum Building Setback Lines:

a) Front Yard: Area A & B: 25 feet

b) Side Yard: Area A & B: 5 feet

i) Minimum Separation - Area A: 15 feet

ii) Minimum Separation – Area B: 10 feet

c) Rear Yard: Area A & B: 15 feet

42) Minimum Lot Width: Area A & B: 60 feet

43) Building Height: Area A: 35 feet

Area B: 30 feet

44) Minimum Building Size:

a) Area A:

i) Single Story: 1,300 SF

ii) Two Story: 1,600 SF; 900 SF Minimum Ground Floor Area

b) Area B:

i) Single Story: 1,400 SF

ii) Two Story: 1,600 SF; 900 SF Minimum Ground Floor Area

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

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

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

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

47) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

49) Architectural Standards (Ord. 19-27, Section 7.1):

50) Building Standards (Article 6.4):

51) Fence Standards (Article 6.5):

52) Height Standards (Ord. 19-27, Section 7.3):

53) Landscaping Standards (Ord. 19-27, Section 7.4):

54) Lighting Standards (Article 6.9):

55) Lot Standards (Article 6.10):

56) Setback Standards (Article 6.16):

57) Vision Clearance Standards (Article 6.19):

58) 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:

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

Comment: Please coordinate with WPWD and utility companies.

61) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

62) Open Space and Amenity Standards (Article 8.6)

63) Infrastructure Standards (Section 20 of PUD Ordinance)

Comment: Please coordinate with WPWD.

64) Pedestrian Network Standards (Article 8.7)

a) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
   i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
   ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
   iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-way Standards as it may apply).

65) Storm Water Standards (Article 8.8)

<u>Comment:</u> Please coordinate with WPWD.

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

<u>Comment:</u> Please coordinate with WPWD.

67) Street Light Standards (Article 8.10)

a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

b) 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.

<u>Comment:</u> Please coordinate with WPWD.

68) Street Sign Standards (Article 8.11)

<u>Comment:</u> Please coordinate with WPWD and applicable utilities.

69) Surety Standards (Article 8.12)

<u>Comment:</u> Please coordinate with WPWD and applicable utilities.

70) Utility Standards (Article 8.13)

<u>Comment:</u> Please coordinate with WPWD and applicable utilities.

<u>DEPARTMENT COMMENTS</u>

1. **Action: Hold a public hearing at the December 2, 2019, Plan Commission meeting. As the plans are compliant with the UDO and Orchard View PUD District, if neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Overall Development Plan and Primary Plat (1912-ODP-22 & 1912-SPP-22), the Department recommends approval of the aforementioned items with the following conditions:**

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

b. A visual tree inventory (the "Tree Inventory"), as described in the Orchard View PUD (Ord. 19-27), be submitted to the Department prior to the issuance of a Secondary Plat.

2. If any Plan Commission member has questions prior to the public hearings, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.