



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda\_06\_19\_2017**

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*Monday, June 19, 2017 at 07:00 PM*

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

**MEETING DATE:** Monday, June 19, 2017 at 07:00 PM

**MEETING PLACE:** Westfield City Hall- Assembly Room

**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**

APC Minutes - June 5, 2017

Documents: [APC Minutes - June 5, 2017](#)

Review APC Rules & Procedures

**ITEMS OF BUSINESS**

**1706-PUD-10**

**Hall and House PUD Amendment**

***17407 Wheeler Road***

**Greenwalt Monon Marketplace, LLC by Barnes & Thornburg, LLP requests an amendment to the Monument Sign standards of the Hall and House Planned Unit Development (PUD) District.**

**Documents:** [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Hall and House Amendment Ord. 17-16](#) | [Exhibit 5: Hall and House Amendment Redline Ord. 17-16](#) | [Exhibit 6: Ord. 12-25 Hall and House PUD](#)

**1706-SPP-06 & 1706-ODP-06**

**The Trails**

***Southeast Corner of Oak Ridge Road and State Road 32***

**Edgerock Development LLC by Onpointe Land Matters LLC requests Primary Plat and Overall Development Plan approval of 4 lots on approximately 17.5 acres +/- in the Trails PUD District.**

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

## **CONSENT AGENDA ITEMS**

**1706-DDP-08**

**NewPro Containers**

***16460 Southpark Drive***

**Dearringer Buildings LLC by American Structurepoint, Inc. requests Detailed Development Plan approval of a 48,000 square-foot industrial building on approximately 3.4 acres +/- in the West Oak Planned Unit Development (PUD) District.**

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

## **CONTINUED ITEMS**

**1706-ODP-03 & 1706-SPP-03 [CONTINUED]**

**Penske Subdivision**

***Northwest Corner of State Road 32 and Dartown Road***

**526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.**

**1706-PUD-09 [CONTINUED]**

**Village Park Plaza I PUD District**

***2222 E. 146th Street***

**Washington Prime Group by Hamilton Designs, LLC requests a change of zoning of approximately 12.02 acres +/- from the SB-PD: Special Business/Planned Development District to the Village Park Plaza I PUD District.**

**1706-SPP-04 & 1706-ODP-04 [CONTINUED]**

**Village Park Plaza I**

***2222 E. 146th Street***

**Washington Prime Group by Hamilton Designs, LLC requests Primary Plat and Overall Development Plan approval of a commercial subdivision on approximately 12.02 acres +/- in the pending Village Park Plaza I PUD District.**

## **REPORTS/COMMENTS**

**Advisory Plan Commission Members**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

**Economic and Community Development Department**

## **ADJOURNMENT**



**Petition Number:** 1706-DDP-08

**Subject Site Address:** 16460 Southpark Drive

**Petitioner:** Dearinger Buildings LLC by American StructurePoint, Inc.

**Request:** Detailed Development Plan review of a new 48,600 SF building and site improvements for an industrial business.

**Current Zoning:** West Oak PUD

**Underlying Zoning:** EI: Enclosed Industrial District

**Current Land Use:** Vacant

**Approximate Acreage:** 3.40 acres+/-

**Exhibits:**

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

**Staff Reviewer:** Amanda Rubadue, Associate Planner

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### **PROCEDURAL**

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

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### **BACKGROUND**

The applicable zoning district is the West Oak PUD. The property is within the Northern Industrial Area of the PUD, and has an underlying zoning classification of Enclosed Industrial (EI). The applicable standards default to the zoning ordinance that was in place at the time of PUD approval (2004). The project is for a new 48,600 square-foot building for NewPro Containers.

The petition was reviewed by the Technical Advisory Committee at their May 23, 2017, meeting.

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

**The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

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

**The plans comply.**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

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

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**DISTRICT STANDARDS**

**The plans comply with West Oak PUD Standards (Ord. 04-40).**

**Section 5. Modifications To Underlying Zoning.**

- 22) The provisions applicable only to the Northern Industrial Area are as follows:
- a) Those uses permitted in the Northern Industrial Area include only the Northern Industrial Area Uses.
  - b) The EI Provisions shall apply to the Northern Industrial Area; provided, however, the minimum tract requirement of three (3) acres specified in the EI Provisions shall not apply



to the Northern Industrial Area but, instead, the minimum tract requirement applicable to the Northern Industrial Area shall be 1.3 acres.

- c) With respect to the Northern Industrial Area, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 12.
- d) With respect to the Northern Industrial Area, outdoor sales and storage are prohibited, and all Northern Industrial Area Uses shall be conducted only inside buildings constructed upon the Northern Industrial Area.
- e) For each lot within the Northern Industrial Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "building height" shall be as described by the Zoning Ordinance.
- f) Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.
- g) In the event there are Initial Sales greater than one (1) Plot in the Northern Industrial Area, a stub road connecting Southpark Drive to the northern boundary of the Northern Industrial Area shall be constructed.

**Exhibit 3: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:**

23) Minimum Lot Area (see "West Oak PUD Standards, Section 5" above)

24) Minimum Lot Frontage – 70 ft

25) Minimum Setback Lines:

- Front yard – 40 ft
- Side yard – 20 ft
- Rear yard – 20 ft
- Minimum Lot Width at Building Line – None

26) Maximum Building Height (see "West Oak PUD Standards, Section 5" above)

27) Minimum Gross Ground Level Space – None

28) Parking

- a) Parking Space Size. 10 feet by 20 feet
- b) Access Aisle Width (90 degree spaces). 24 feet
- c) Surfacing. Concrete or asphalt required.

- d) Number of Spaces. 1 space per 2 employees on largest shift. 16 employees = 8 spaces required. 32 spaces provided.

29) Loading and Unloading Berths – None required.

**Exhibit 8: Development Plan Review**

30) Any Industrial District (EI, EI-PD, OI, OI-PD).

a) Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision.

b) Landscaping – See “Exhibit 9, Landscaping Standards” below.

c) Lighting – See “Exhibit 10, Lighting Standards” below.

d) Signs

**Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.**

31) Building Orientation

- a) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a finished facade.
- b) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District
- c) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District
- d) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
- e) Building Materials. – See “Exhibit 12, Building Standards” below.

**Exhibit 9: Landscaping Standards**

### 32) Landscaping Standards

- a) Softening of Walls and Fences – Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect.

#### On-site Requirements

| Industrial Use                          | Required | Provided | Deficient |
|-----------------------------------------|----------|----------|-----------|
| Shade Trees (5 per acre)                | 17       | 17       | 0         |
| Evergreen/Ornamental Trees (5 per acre) | 17       | 17       | 0         |
| Shrubs (25 per acre)                    | 85       | 113      | 0         |

#### Road Frontage Standards:

| Shade Trees             | Required | Provided | Deficient |
|-------------------------|----------|----------|-----------|
| South Park Drive (251') | 5        | 6        | 0         |

#### Buffer Yard Requirements: N/A

#### Parking Area Landscaping

| 12,296 SF of parking area | Required                        | Provided                       | Deficient |
|---------------------------|---------------------------------|--------------------------------|-----------|
| Island SF (7.5 %)         | 922 SF                          | 1,074 SF                       | COMPLIANT |
| 1 Tree & 4 Shrubs/Island  | 3 Islands = 3 Trees & 12 Shrubs | 3 Islands = 3 Trees & 4 Shrubs | COMPLIANT |

### **Exhibit 10: Lighting Standards –**

#### 33) General Lighting Standards - For all areas located in Westfield-Washington Township the following standards shall apply:

- 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 property and public rights-of-way;
- All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

- d) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
  - e) All lighting fixtures must meet building code requirements for their appropriate construction class;
- 34) Multi-Family Residential, Commercial, And Industrial Standards: For all multi-family residential, commercial, and industrial uses the following standards shall apply:
- a) All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
  - b) Light meter readings shall not exceed: zero (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
  - c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
  - d) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
  - e) Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
  - f) Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.;
  - g) No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

**Exhibit 11: Sign Standards** – Not Applicable

**Exhibit 12: Building Materials**

- 35) In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the building closest to a public street or an adjoining Residential District:
- a) Brick or other masonry material. Other masonry materials shall include:
    - (1) Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);

- (2) Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
  - (3) External Insulation and Finish System (E.I.F.S.); or,
  - (4) Stone.
  - b) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on the façade of the building closest to a public street or an adjoining Residential District.
  - c) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the facade of the building closest to a public street or an adjoining Residential District.
- 36) Comprehensive Plan Compliance: When the West Oak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near east of Oak Ridge Road and north of Southpark Drive is identified as Business Park on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The West Oak PUD identifies that same area as the Northern Industrial District.
- 37) Street and Highway Access
- 38) Street and Highway Capacity
- 39) Utility Capacity
- 40) Traffic Circulation Compatibility

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#### **DEPARTMENT COMMENTS**

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Staff recommends approving the petition with the following conditions:**
  - **All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior the approval of a secondary plat.**
- 3) If any APC member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).



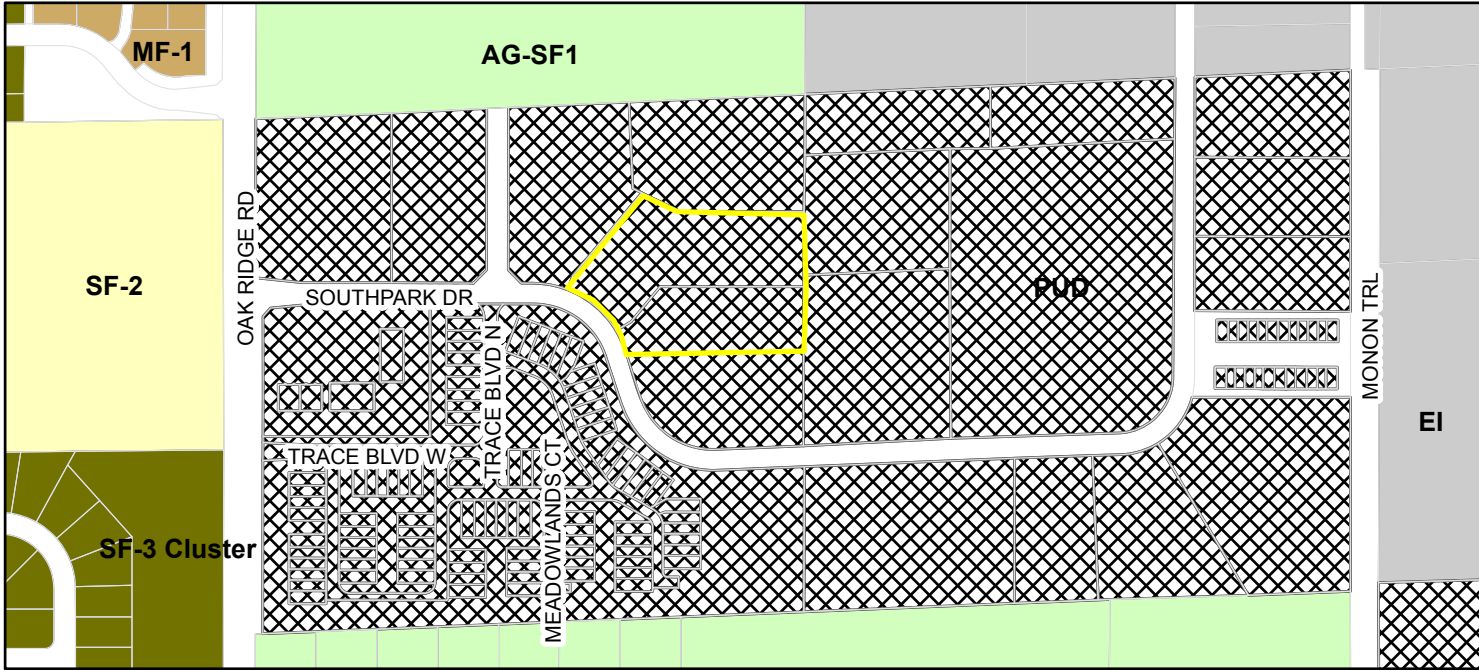
Property Location Map  
1706-DDP-08  
NewPro Containers



Aerial Location Map



Zoning Map



Parcel

**Zoning - All**  
**Zoning**

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



MF-1 (Multiple Family - 1)



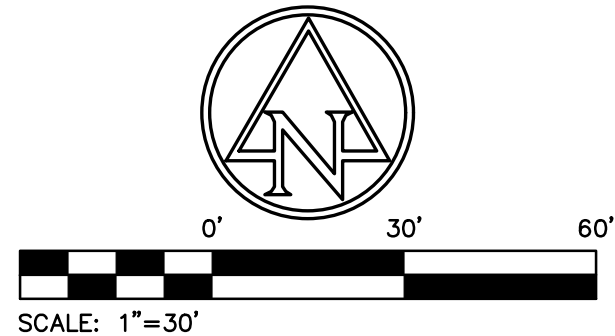
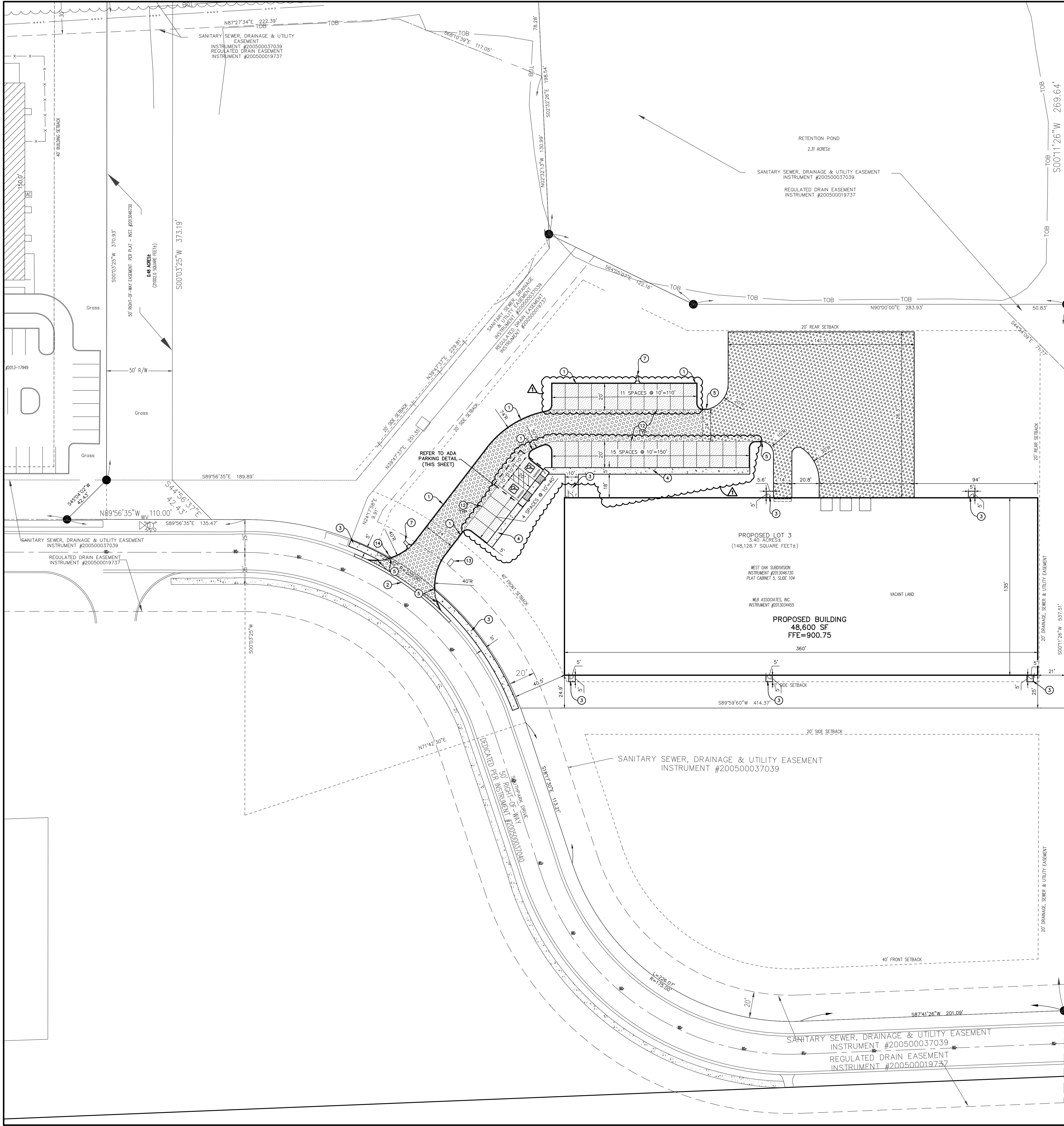
PUD (Planned Unit Development)



SF-2 (Single Family - 2)



SF-3 Cluster



EXISTING LEGEND

- SEA GROUP MONUMENT SET
- SECTION CORNER (AS NOTED)
- BEE-HIVE INLET
- DRAINAGE INLET
- CURB INLET
- MAIL BOX
- FIRE MAIN
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- ELECTRIC METER
- ELECTRIC UTILITY
- CABLE UTILITY
- TELEPHONE UTILITY
- AIR CONDITIONER
- GAS METER
- STM UNDERGROUND STORM SEWER
- SAN UNDERGROUND SANITARY SEWER
- WTR UNDERGROUND WATER LINES
- UGE UNDERGROUND ELECTRIC
- SECTION LINE (AS NOTED)
- CENTERLINE (AS NOTED)
- RIGHT OF WAY (AS NOTED)
- BUILDING SET BACK LINE
- EASEMENT (AS NOTED)
- SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
- EXISTING FLOWLINE
- EXISTING METAL TYPE FENCE
- TOP OF BANK
- CONTOURS-MAJOR INTERVAL
- CONTOURS-MINOR INTERVAL

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SITE DATA TABLE

|                                |             |
|--------------------------------|-------------|
| SITE ZONING:                   | PUD         |
| PROJECT AREA:                  | 3.40± ACRES |
| BUILDING AREA:                 | 48,600 SF   |
| SITE IMPERVIOUS AREA:          | 1.84± ACRES |
| REQUIRED PARKING               |             |
| 1 SPACE/1 EMPLOYEE @ 16 EMP. : | 16          |
| TOTAL REQUIRED PARKING:        | 16          |
| PROPOSED PARKING               |             |
| STANDARD PARKING (10'x18'):    | 30          |
| ADA PARKING PROVIDED:          | 2           |
| ( INCLUDES 1 VAN ACCESSIBLE )  |             |
| TOTAL PROPOSED PARKING:        | 32          |

KEYNOTES

- 6" CONCRETE CURB
- 24" CONCRETE GUTTER
- CONCRETE SIDEWALK
- COMBINED CONCRETE CURB AND WALK
- CURB TAPER
- ADA ACCESSIBLE RAMP, TYPE 'K'
- CONCRETE CURB TURNOUT
- ADA ACCESSIBLE PARKING SIGN
- ADA ACCESSIBLE PARKING SYMBOL
- ADA ACCESSIBLE PARKING STRIPING
- CONCRETE WHEEL STOP
- PARKING SPACE (4" WHITE PAINT STRIPE)
- MONUMENT SIGN (DESIGN BY OTHERS)
- STOP SIGN

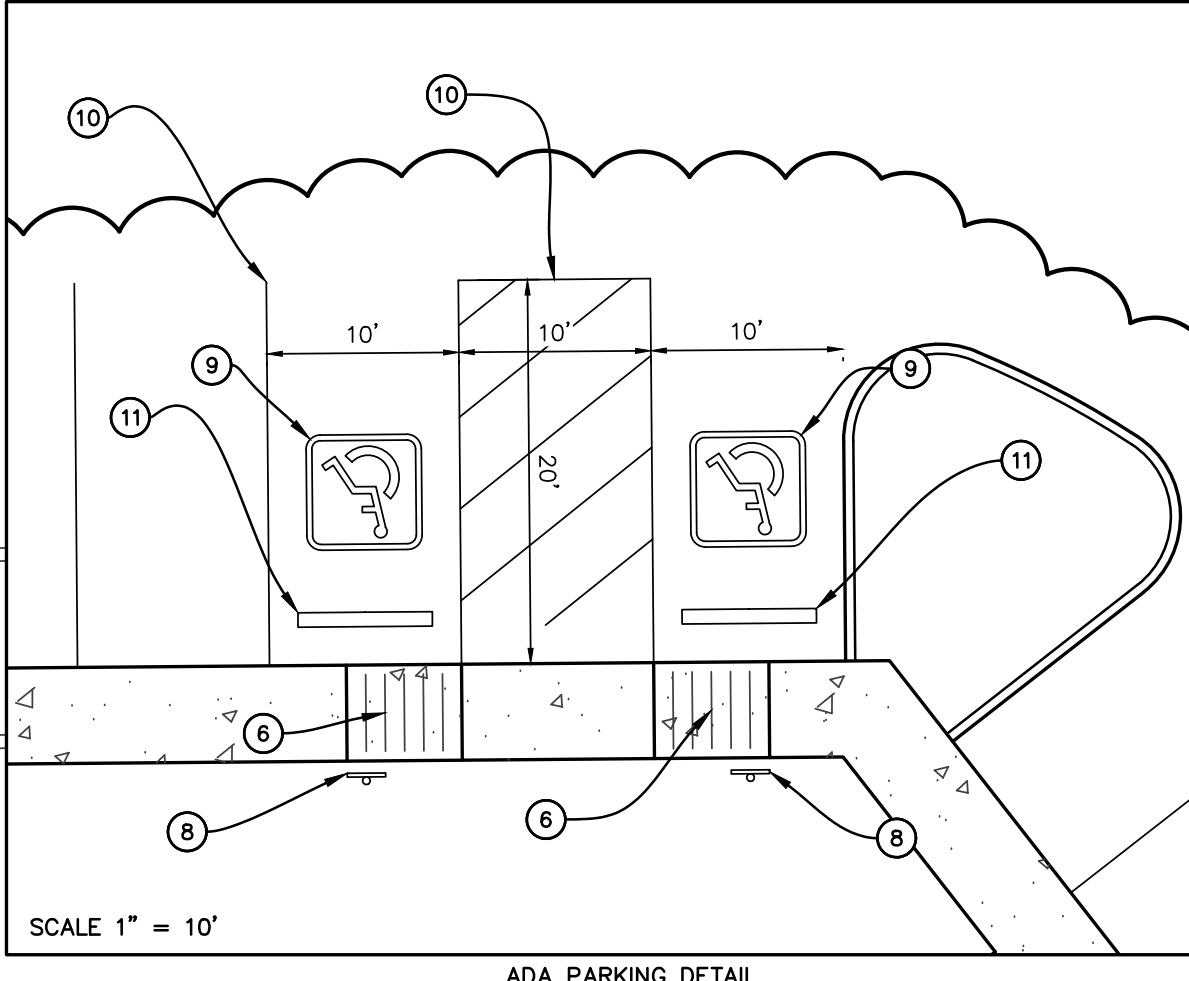
GENERAL NOTES

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- 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 -



DKGR

DKGR, LLC  
10 W. MARKET ST., SUITE 800  
INDIANAPOLIS, IN 46204  
P - 317.634.0053  
F - 317.632.3662  
WWW.DKGRAR.COM

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OF DKGR, LLC.

OWNER  
DEARRINGER  
BUILDING, LLC  
2101 BOX 600  
INDIANAPOLIS, IN 46207

CONSULTANTS  
CIVIL ENGINEER  
AMERICAN  
STRUCTUREPOINT  
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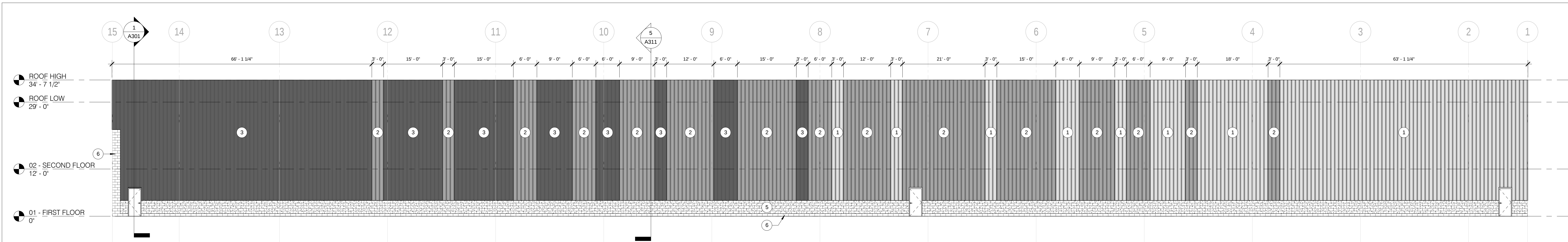
CERTIFICATION  
REGISTERED PROFESSIONAL  
NO PRELIMINARY  
Don L. Nye  
REGISTERED PROFESSIONAL

NEWPRO CONTAINERS  
16460 Southpark Drive  
Westfield, Indiana 46074

DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE  
PROJECT #

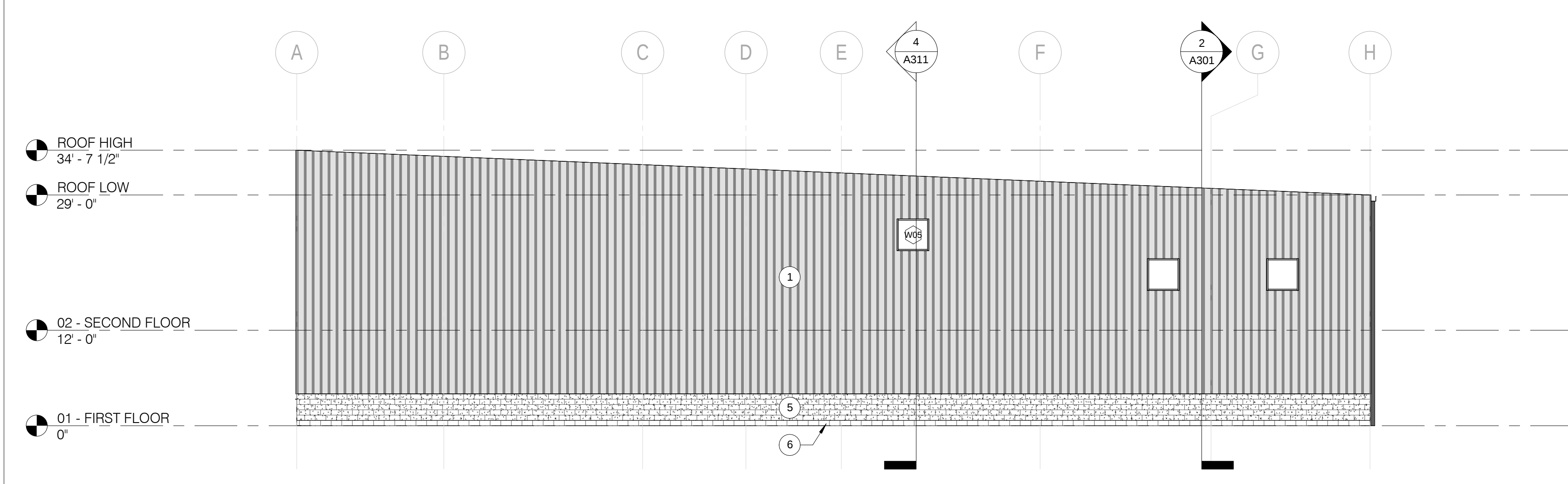
SITE PLAN  
C200





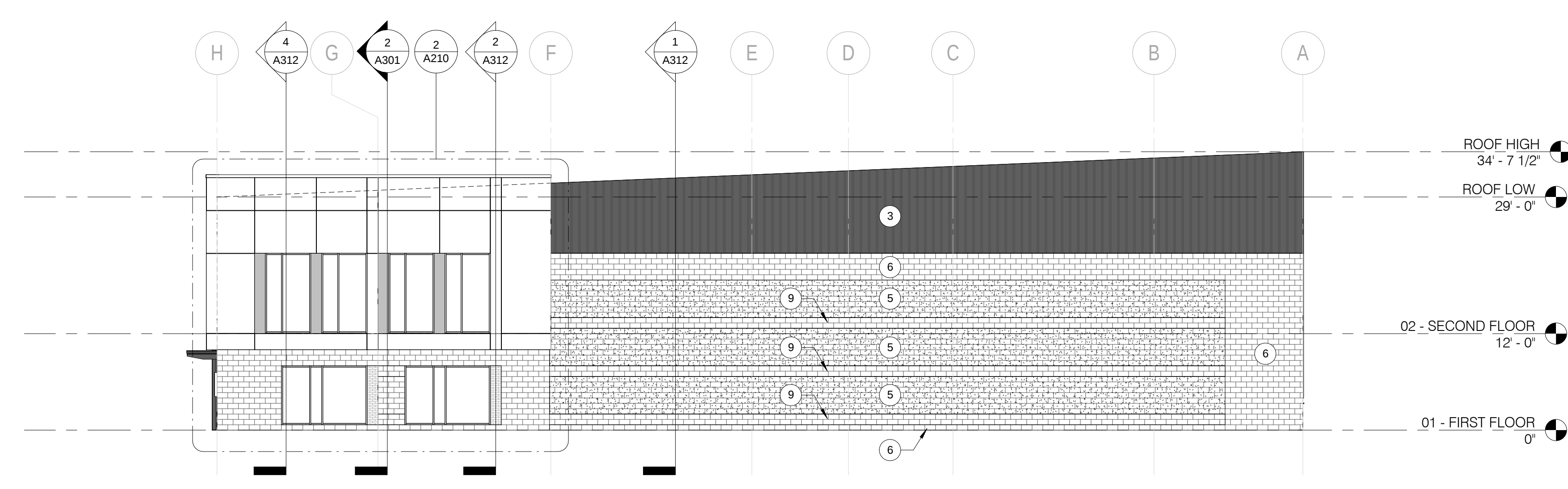
**4** SOUTH ELEVATION

A201 3/32" = 1'-0"



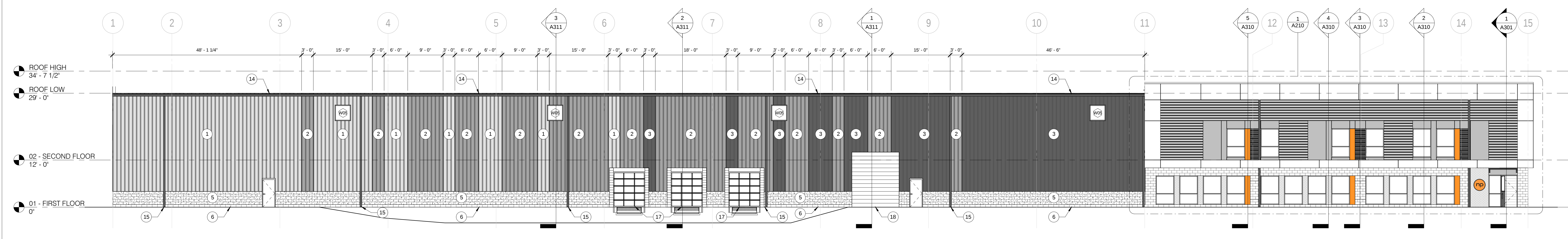
**3** EAST ELEVATION

A201 3/32" = 1'-0"



**2** WEST ELEVATION

A201 3/32" = 1'-0"



**1** NORTH ELEVATION

A201 3/32" = 1'-0"

- EXTERIOR ELEVATION NOTES**
- METAL WALL PANEL, AMERICAN BUILDING COMPANY CLASSIC WALL, FOX GRAY.
  - METAL WALL PANEL, AMERICAN BUILDING COMPANY CLASSIC WALL, SLATE GRAY.
  - METAL WALL PANEL, AMERICAN BUILDING COMPANY CLASSIC WALL, DARK BRONZE.
  - BOX RIB METAL WALL PANEL BASIS OF DESIGN: CORRUGATED METALS, INC. 8" BOX RIB, METALLIC SILVER.
  - MASONRY TYPE A: SINGLE WYTHE 8"X8"X16" SPLIT FACE BLOCK WITH INTEGRAL WATER REPELLENT AND INSULATED CORES, NORTHFIELD BLOCK COMPANY SPLIT FACE SIGNATURE SERIES MASONRY UNITS, CHARCOAL. PROVIDE IWL MORTAR ADDITIVE AND POST APPLIED WATER REPELLENT COATING. PROSOCO SILOXANE WEATHERSEAL WB CONCENTRATE OR EQUAL.
  - MASONRY TYPE B: SINGLE WYTHE 8"X8"X16" SMOOTH FACE WITH INTEGRAL WATER REPELLENT AND INSULATED CORES, NORTHFIELD BLOCK COMPANY SIGNATURE SERIES MASONRY UNITS, CHARCOAL. PROVIDE IWL MORTAR ADDITIVE AND POST APPLIED WATER REPELLENT COATING. PROSOCO SILOXANE WEATHERSEAL WB CONCENTRATE OR EQUAL.
  - MASONRY TYPE C: 4"X8"X16" SMOOTH FACE VENEER WITH INTEGRAL WATER REPELLENT (IWL), NORTHFIELD BLOCK COMPANY SIGNATURE SERIES MASONRY UNITS, CHARCOAL. PROVIDE IWL MORTAR ADDITIVE.
  - MASONRY TYPE D: MODULAR BRICK VENEER, 1/2" RECESSED, COUNTY MATERIALS HERITAGE COLLECTION DESIGNER CONCRETE BRICK, GRAYSTONE SMOOTH.
  - (2) COURSES MASONRY TYPE B, 1/2" RECESSED.
  - (2) COURSES MASONRY TYPE C, 1/2" RECESSED.
  - FIBER CEMENT PANEL SIDING ON RAINSCREEN FURRING, FIELD PAINTED WITH ALUMINUM REVEALS AT ALL JOINTS. BASIS OF DESIGN: JAMES HARDIE HARDIEPANEL VERTICAL SIDING, SMOOTH. COLOR: (WHITE) TBD.
  - FIBER CEMENT PANEL SIDING ON RAINSCREEN FURRING, FIELD PAINTED WITH ALUMINUM REVEALS AT ALL JOINTS. BASIS OF DESIGN: JAMES HARDIE HARDIEPANEL VERTICAL SIDING, SMOOTH. COLOR: (ORANGE) TBD.
  - FIBER CEMENT PANEL SIDING ON RAINSCREEN FURRING, FIELD PAINTED WITH ALUMINUM REVEALS AT ALL JOINTS. BASIS OF DESIGN: JAMES HARDIE HARDIEPANEL VERTICAL SIDING, SMOOTH. COLOR: (GREY) TBD.
  - 8"X8" PRE-FORMED AND PRE-FINISHED METAL BOX GUTTER. COLOR TO MATCH DARK BRONZE METAL WALL PANEL. SUBMIT COLOR SAMPLE TO ARCHITECT FOR FINAL APPROVAL.
  - 6"X6" PRE-FORMED AND PRE-FINISHED METAL DOWNSPOUT. COLOR TO MATCH DARK BRONZE METAL WALL PANEL. SUBMIT COLOR SAMPLE TO ARCHITECT FOR FINAL APPROVAL. SEE ROOF PLAN FOR EXACT LOCATION OF DOWNSPOUT.

- EXTERIOR ELEVATION NOTES**
- 48" DEEP METAL AWNING BY OTHERS.
  - 8W X 9H INSULATED SECTIONAL HIGH LIFT DOCK DOOR WITH SINGLE ROW OF VISION GLASS. ELECTRICALLY OPERATED. BASIS OF DESIGN: TBD.
  - 12W X 14H ALUMINUM SECTIONAL OVERHEAD DRIVE-IN DOOR WITH 3/8" POLYCARBONATE GLAZING. ELECTRICALLY OPERATED. BASIS OF DESIGN: OVERHEAD DOOR ALUMINUM DOOR SERIES 621.
  - DASHED LINE INDICATES SLOPED METAL ROOF BEYOND.

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OWNER

**DEARRINGER BUILDING, LLC**  
P.O. BOX 685  
EVANSVILLE, IN 47607

**np NewPro CONTAINERS**

CONSULTANTS

DESIGNED BY:  
**AMERICAN STRUCTUREPOINT**  
1000 SOUTH PARK DRIVE  
EVANSVILLE, IN 47607  
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DESIGNED BY:  
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CERTIFICATION

**PRELIMINARY**  
NOT FOR CONSTRUCTION

PROJECT INFORMATION

**NEWPRO CONTAINERS**  
16460 Southpark Drive  
Westfield, Indiana 46074

| REVISIONS |             |
|-----------|-------------|
| #         | DESCRIPTION |
|           |             |

| SCALE: | AS NOTED | DATE |
|--------|----------|------|
|        |          |      |

| DESIGNED BY: | DESIGNED BY: | DATE |
|--------------|--------------|------|
|              |              |      |

| CHECKED BY: | CHECKED BY: | DATE |
|-------------|-------------|------|
|             |             |      |

| PROJECT #: | PROJECT #: |
|------------|------------|
|            |            |

**EXTERIOR ELEVATIONS**

**A201**

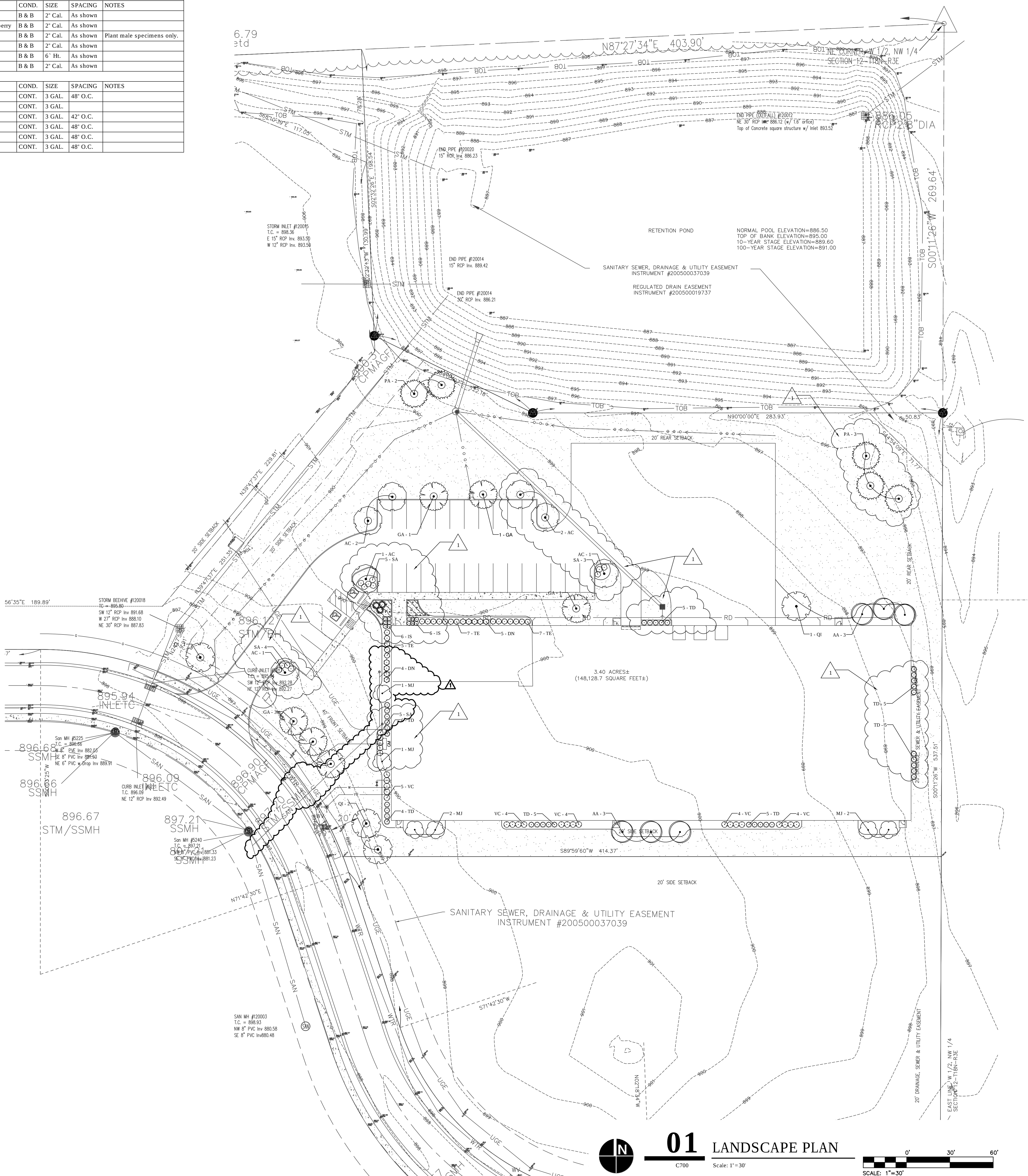
# PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME / COMMON NAME                                                 | COND. | SIZE    | SPACING  | NOTES                      |
|-------|-----|------------------------------------------------------------------------------|-------|---------|----------|----------------------------|
| AC    | 7   | Acer saccharum 'Commemoration' / Commemoration Sugar Maple                   | B & B | 2" Cal. | As shown |                            |
| AA    | 6   | Aamelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 2" Cal. | As shown |                            |
| GA    | 6   | Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree                             | B & B | 2" Cal. | As shown | Plant male specimens only. |
| MJ    | 6   | Magnolia illiflora 'Jane' / Jane Magnolia                                    | B & B | 2" Cal. | As shown |                            |
| PA    | 5   | Picea abies / Norway Spruce                                                  | B & B | 6" Ht.  | As shown |                            |
| QI    | 4   | Quercus imbricaria / Shingle Oak                                             | B & B | 2" Cal. | As shown |                            |

| SHRUBS | QTY | BOTANICAL NAME / COMMON NAME                                  | COND. | SIZE   | SPACING  | NOTES |
|--------|-----|---------------------------------------------------------------|-------|--------|----------|-------|
| DN     | 9   | Deutzia gracilis 'Nikko' / Slender Deutzia                    | CONT. | 3 GAL. | 48" O.C. |       |
| IS     | 12  | Itea virginica 'Sprich' / Virginia Sweetspire                 | CONT. | 3 GAL. |          |       |
| SA     | 17  | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea | CONT. | 3 GAL. | 42" O.C. |       |
| TD     | 35  | Taxus x media 'Densiformis' / Dense Yew                       | CONT. | 3 GAL. | 48" O.C. |       |
| TE     | 19  | Taxus x media 'Everlow' / Yew                                 | CONT. | 3 GAL. | 48" O.C. |       |
| VC     | 21  | Viburnum cadesii 'Compactum' / Korean Spice Viburnum          | CONT. | 3 GAL. | 48" O.C. |       |

## PLANT HATCH LEGEND

|  |                                                    |           |
|--|----------------------------------------------------|-----------|
|  | <b>ANNUALS BY OWNER</b>                            | 278 sf    |
|  | <b>TURF GRASS SEED - SUN AND PARTIAL SHADE MIX</b> |           |
|  | 62,249 sf                                          | 6,225 sf  |
|  | Agrostis alba / Redtop                             | 18,674 sf |
|  | Festuca rubra / Red Fescue                         | 6,225 sf  |
|  | Lolium perenne / Perennial Ryegrass                | 31,124 sf |
|  | Poa pratensis / Kentucky Bluegrass                 |           |



## GENERAL NOTES:

- 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.
- A MINIMUM OF 4" OF TOPSOIL (4" TOPSOIL, 4" MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEED, SOILED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOL, 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.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DETAIL. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- 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.
- 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.
- 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.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- 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.
- 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.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDING OR SOILED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- 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.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 100% NOODS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDING AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDING AREAS.

## LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- SPADE EDGE  
SEE DETAIL ON SHEET C701
- PLANTERS BY OWNER

## ZONING SUMMARY

- FOUNDATION PLANTINGS**  
REQUIRED: Plants other than ground cover placed intermittently (approximately every 40 feet) along building walls with long expanses (over 80 feet).  
PROPOSED: Ornamental Trees, Shrubs and grasses placed at least every 40 feet along building walls.
- ON-SITE LANDSCAPING REQUIREMENTS**  
Lot Area: 3.4 acres  
5 Shade Trees per acre  
5 Ornamental or Evergreen Trees per acre  
25 Shrubs per acre  
REQUIRED: 17 Shade Trees + 17 Ornamental or Evergreen Trees + 85 Shrubs  
PROPOSED: 17 Shade Trees + 12 Ornamental Trees + 5 Evergreen Trees + 91 Shrubs
- ROAD FRONTAGE LANDSCAPING REQUIREMENTS**  
Lot Frontage: 251.37 LF  
1 Shade Tree per 40 LF of road frontage  
REQUIRED: 6 Shade Trees  
PROPOSED: 6 Shade Trees
- BUFFER YARD REQUIREMENTS**  
Not required because adjacent property is zoned the same.
- PARKING LOT LANDSCAPING REQUIREMENTS - INTERIOR**  
Parking Use Area: 12,296.31 SF  
2.5% of vehicular use areas to be landscaped  
1 tree + 4 shrubs per parking lot island  
REQUIRED: 922.22 SF Landscaped Area + 1 Tree + 4 Shrubs per Parking Island  
PROPOSED: 3 Parking Island 732 SF + 3 Trees + 12 Shrubs
- PARKING LOT LANDSCAPING REQUIREMENTS - PERIMETER**  
Not required because parking area is not located within a required yard or within 20 feet of a lot line or right-of-way line.

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CIVIL ENGINEER

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LANDSCAPE ARCHITECT

AMERICAN STRUCTUREPOINT

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SEAL

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NEWPRO CONTAINERS

16460 Southpark Drive  
Westfield, Indiana 46074

SCALE:

AS NOTED

DRAWN BY:

DESIGNED BY:

CHECKED BY:

DATE:

PROJECT #:

7 JUNE 2017

2006-04-05

LANDSCAPE PLAN

C700

Scale: 1"=30'

0' 30' 60'

SCALE: 1"=30'

0' 30' 60'

SCALE: 1"=30'

0' 30' 60'

SCALE: 1"=30'

0' 30' 60'



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

June 19, 2017  
1706-SPP-06 & 1706-ODP-06

**Petition Number:** 1706-SPP-06 & 1706-ODP-06

**Subject Site Location:** *Southeast Corner of Oak Ridge Road and State Road 32*

**Petitioner:** Edgerock Development LLC by

**Representative:** Onpointe Land Matters LLC

**Request:** Petitioner requests Primary Plat and Overall Development Plan approval of 4 lots on approximately 17.5 acres +/- in the Trails PUD District.

**Current Zoning:** The Trails PUD (Ord. 16-26)

**Current Land Use:** Residential & Commercial

**Approx. Acreage:** 17.5 acres +/-

**Exhibits:**

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

**Staff Reviewer:** Kevin M. Todd, AICP

---

**PROCEDURAL**

Approval of a Primary Plat and Development Plan 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 May 23, 2017, meeting. This petition received its public hearing at the Plan Commission's June 5, 2017, meeting.

---

**PROJECT OVERVIEW**

Location: The 17.5 acre +/- site is located at the southeast corner of State Road 32 and Oak Ridge Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan for four (4) lots (see **Exhibit 3**).



---

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

**The plans comply.**

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



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

June 19, 2017  
1706-SPP-06 & 1706-ODP-06

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

---

## **OVERALL DEVELOPMENT PLAN REVIEW (Article 10.7 of UDO)**

### **The plans comply.**

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

b. 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.
- viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.



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

#### **Zoning Districts (Chapter 4 of UDO)**

**The plans comply.**

##### **5) LOT A – MF2: Multi-Family Medium Density District**

- a) Minimum Building Setback Lines (per Trails PUD Ordinance 16-26):
  - i) Front Yard: 0'
  - ii) Side Yard: 5'
  - iii) Rear Yard: 10'

##### **6) LOT B – GB: General Business District**

- a) Minimum Lot Area: No minimum
- b) Minimum Lot Frontage: 80'
- c) Minimum Building Setback Lines:
  - i) Front Yard: 30' (per SR 32 Overlay)
  - ii) Side Yard (abutting nonresidential): 20'
  - iii) Side Yard (abutting residential): 60'
  - iv) Rear Yard: 20'
- d) Minimum Lot Width: No minimum

#### **Overlay Districts (Chapter 5 of UDO)**

**The plans comply.**

##### **7) State Highway 32 Overlay District (Article 5.3)**



- a) Access Control Requirements (Article 5.3(F)(3)): Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way.
- b) Setback Requirements (Article 5.3(G)(2)): The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
- c) Accessory Buildings (Article 5.3(H)): – **Not Applicable to ODP**
- d) Building Height Requirements: – **Not Applicable to ODP**
- e) Minimum Building Size Requirements: – **Not Applicable to ODP**
- f) General Design Theme Standards: – **Not Applicable to ODP**
- g) Building Elevations: – **Not Applicable to ODP**
- h) Openings: – **Not Applicable to ODP**
- i) Flat Roofs: – **Not Applicable to ODP**
- j) Main Entrances: – **Not Applicable to ODP**
- k) Windows: – **Not Applicable to ODP**
- l) Awnings: – **Not Applicable to ODP**
- m) Drive-thrus and Fueling Stations: **Not Applicable to ODP**
- n) Building Materials: – **Not Applicable to ODP**
- o) Accessory Buildings: – **Not Applicable to ODP**
- p) Trail Corridor Requirement (Article 5.3(L)(2)): A linear green space (the “Trail Corridor”) along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided.
- q) Trail Corridor Design Standards (Article 5.3(L)(4))
  - i) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
  - ii) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance



with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

r) Trail Corridor Plantings (Article 5.3(L)(5))

- i) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one half (2.5) inches in Caliper at the time of planting.

| SR 32 Trail Corridor (444') |          |          |           |
|-----------------------------|----------|----------|-----------|
|                             | Required | Proposed | +/-       |
| Shade Trees                 | 14       | 14       | Compliant |
| Ornamental Trees            | 5        | 5        | Compliant |

**Comment: The department is working with the petitioner to ensure compliance.**

- ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
- iii) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
- s) Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.
- t) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties. – **Not Applicable to ODP**
- u) Mechanical Equipment: – **Not Applicable to ODP**
- v) Walls and Fencing: – **Not Applicable to ODP**
- 8) Floodplain Overlay District (Article 5.5)
- 9) Wellhead Protection District Overlay (Article 5.7)



**Development Standards (Chapter 6 of UDO)**

**The plans comply.**

10) Accessory Use and Building Standards (Article 6.1) – **Not Applicable to ODP**

11) Architectural Standards (Article 6.3) – **Not Applicable to ODP**

12) Building Standards (Article 6.4) – **Not Applicable to ODP**

13) Height Standards (Article 6.6) – **Not Applicable to ODP**

14) Landscaping Standards (Article 6.8)

a) Placement: Installed plantings shall comply with the following:

- i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- ii. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
- iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
- iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
- vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

b) General Screening Standards: – **Not Applicable to ODP**

c) Detention and Retention Areas:

d) Street Trees: – **Not Applicable to ODP (would apply to Lot A only)**



- e) Minimum Lot Landscaping Requirements – **Not Applicable to ODP**
- f) Foundation Plantings – **Not Applicable to ODP**
- g) External Street Frontage Landscaping Requirements: **To be reviewed with each subsequent DDP.**
- h) Buffer Yard Requirements – **To be reviewed with each subsequent DDP.**
- i) Parking Area Landscaping – **Not Applicable to ODP**
- j) Tree Preservation: Required along the Midland Trace Trail (per The Trails PUD Ordinance 16-26) — **To be reviewed with DDP(s) for Lot A.**

21) Lighting Standards (Article 6.9) – **Not Applicable to ODP**

22) Lot Standards (Article 6.10)

- a) All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
- b) Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

23) Outdoor Storage and Display (Article 6.21) – **Not Applicable to ODP**

24) Outdoor Café and Eating Areas (Article 6.13) – **Not Applicable to ODP**

25) Parking Standards (Article 6.14) – **Not Applicable to ODP**

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17) – **Not Applicable to ODP**

28) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

29) Yard Standards (Article 6.21)

**Subdivision Regulations (Chapter 7 of UDO)**

**The plans comply.**

30) Construction Standards (Article 7.3)



### **Design Standards (Chapter 8 of UDO)**

**The plans comply.**

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (Article 8.6)

35) 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.
- 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.
- 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.
- d) Internal Pedestrian Network Standards: – **Not Applicable to ODP**
- e) Perimeter/External Pedestrian Network Standards:
  - i. 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.
  - 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).

f) Trail Access: (per The Trails PUD Ordinance 16-26)

The regulations for the trail access shall apply to the development of the Real Estate, except as otherwise modified below:

- i) Midland Trace Trail: The Real Estate's access to the Midland Trace Trail shall be limited to the intersection of the trail with perimeter path along Oak Ridge Road, unless otherwise requested or required by the City.

**Comment: To be reviewed with DDP(s) for Lot A.**

- ii) Monon Trail: Lot A shall include direct access to the Monon Trail.

**Comment: To be reviewed with DDP(s) for Lot A.**

36) Storm Water Standards (Article 8.8)

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

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

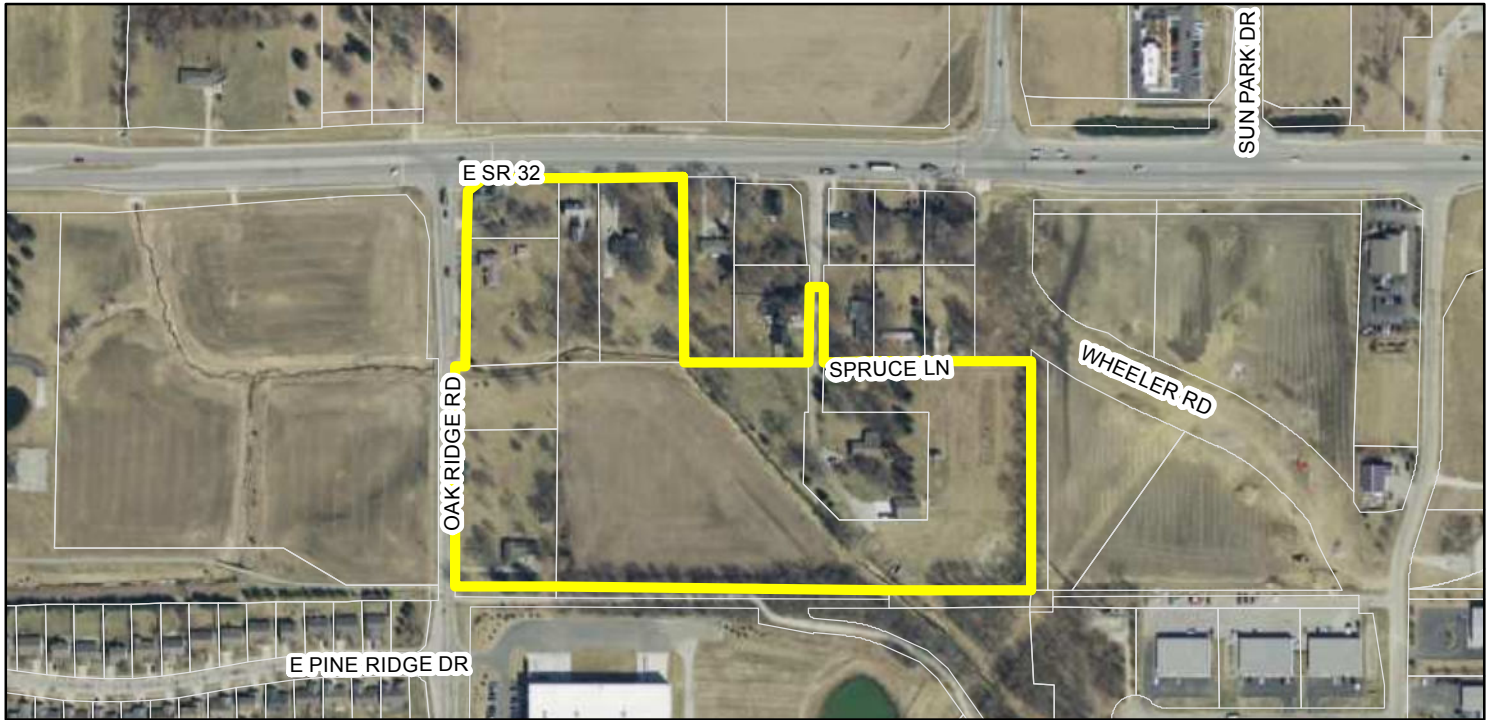
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**DEPARTMENT COMMENTS**

- 1) **The Overall Development Plan and Primary Plat complies with the applicable zoning ordinances.**
- 2) **ACTION: Staff recommends approving the petition with the following conditions:**
  - **All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior the approval of a secondary plat.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).

Aerial Location Map

Site



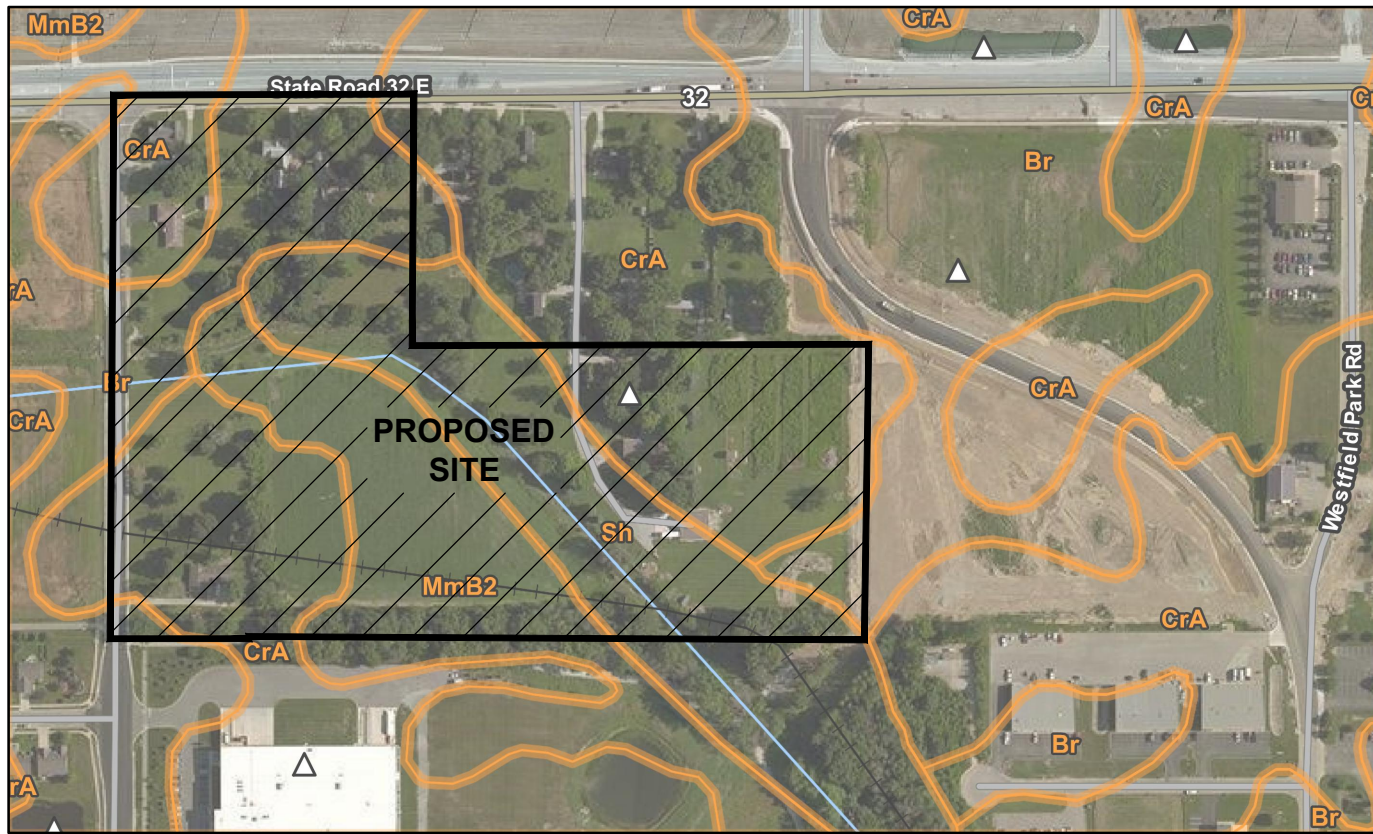
Zoning Map



THE TRAILS  
PRIMARY PLAT

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF  
SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST  
HAMILTON COUNTY, INDIANA.

| SOILS LEGEND    |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| MAP UNIT SYMBOL | MAP UNIT NAME                                                               |
| Br              | BROOKSTON 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                              |
| Sh              | SHOALS SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED, BRIEF DURATION |



SOILS MAP  
NO SCALE

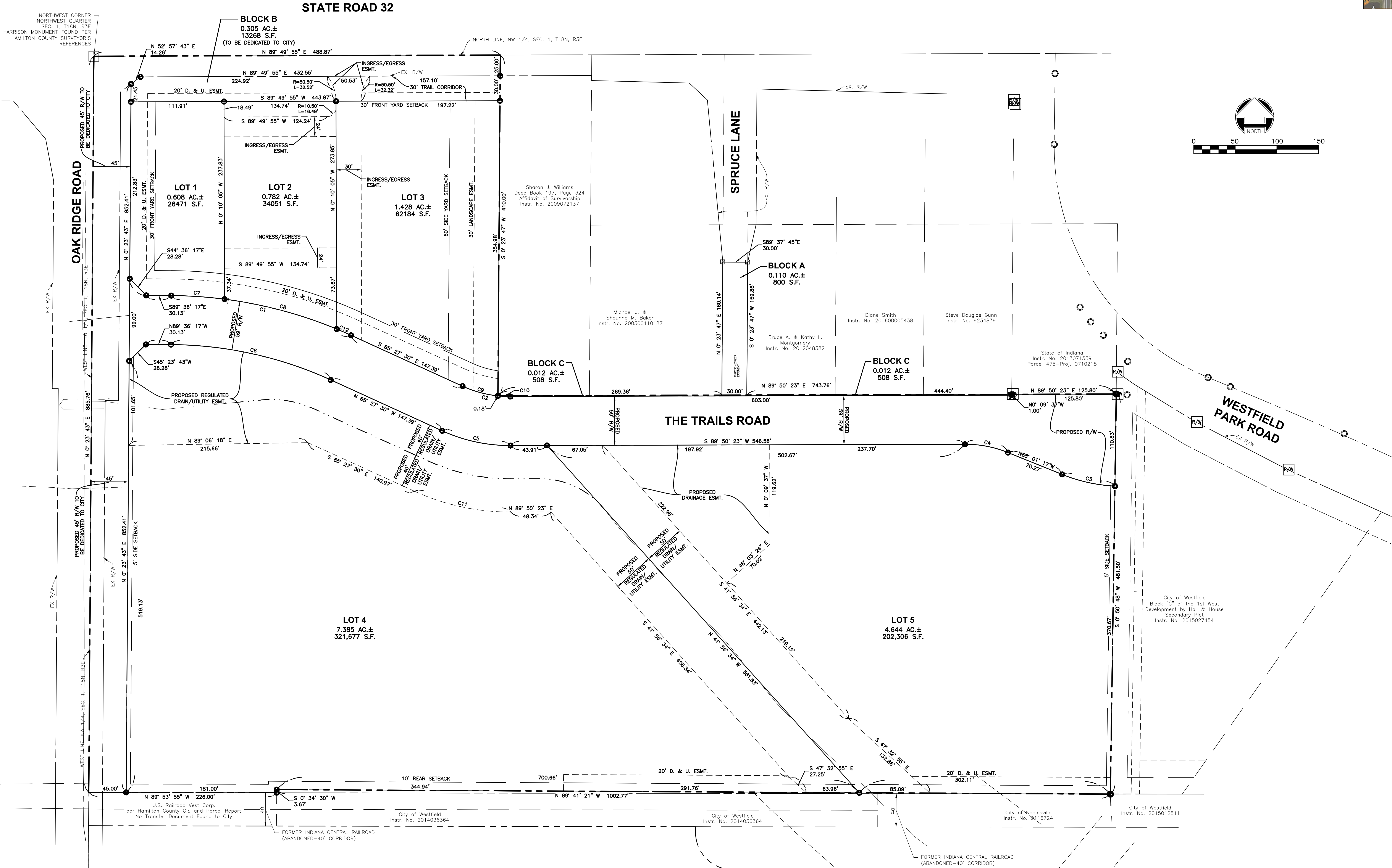
| CURVE TABLE |       |        |        |               |           |
|-------------|-------|--------|--------|---------------|-----------|
| CURVE       | DELTA | LENGTH | RADIUS | CHORD         | CH LENGTH |
| C1          | 24.15 | 223.15 | 529.50 | S77° 31' 54"E | 221.50    |
| C2          | 24.70 | 59.28  | 137.50 | S77° 48' 34"E | 58.82     |
| C3          | 19.02 | 65.24  | 196.50 | N77° 31' 59"W | 64.94     |
| C4          | 22.14 | 53.13  | 137.50 | N79° 05' 27"W | 52.80     |
| C5          | 24.70 | 84.72  | 196.50 | N77° 48' 34"W | 84.06     |
| C6          | 24.15 | 198.28 | 470.50 | N77° 31' 54"W | 196.82    |
| C7          | 6.52  | 64.27  | 564.90 | N86° 07' 39"W | 64.23     |
| C8          | 15.58 | 139.99 | 514.76 | N75° 04' 41"W | 139.55    |
| C9          | 18.46 | 44.29  | 137.49 | N74° 41' 13"W | 44.10     |
| C10         | 6.24  | 14.99  | 137.50 | N87° 02' 16"W | 14.98     |
| C11         | 24.66 | 119.20 | 276.98 | S77° 48' 34"E | 118.29    |
| C12         | 2.05  | 18.92  | 529.50 | N66° 28' 55"W | 18.92     |

LEGEND:

- D. & U. ESMT. DRAINAGE AND UTILITY EASEMENT  
R/W RIGHT-OF-WAY  
● SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE  
○ SET CONCRETE MONUMENT  
○ FOUND IRON PIN  
R/W FOUND RIGHT-OF-WAY MARKER  
--- SURVEYED SUBDIVISION BOUNDARY  
--- RIGHT-OF-WAY LINES  
--- PROPOSED LOT LINES  
--- SETBACK LINES  
--- PROPOSED EASEMENT LINES  
--- EXISTING EASEMENT LINES  
--- SECTION LINES

GENERAL NOTES:

- BOUNDARY LINES ARE BASED ON BOUNDARY RETRACEMENT SURVEYS PROVIDED BY TERRA SITE DEVELOPMENT, PROJECT NUMBERS 1702201 AND 150324.1002.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.



PREPARED BY:



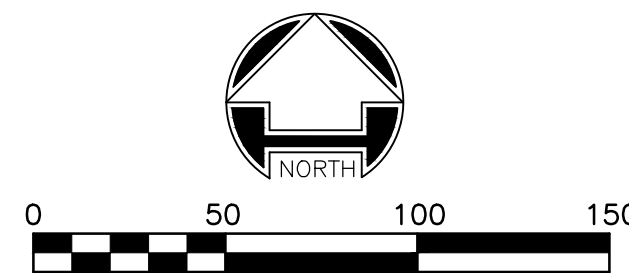
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317.299.7500  
FAX: 317.291.5805

DEVELOPER:

EdgeRock Development LLC  
733 East State Road 32  
Westfield, IN 46074  
317.979.0538

# THE TRAILS OVERALL DEVELOPMENT PLAN

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF  
SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST  
HAMILTON COUNTY, INDIANA.



| CURVE TABLE |       |        |        |               |           |
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| C1          | 24.15 | 223.15 | 529.50 | 577' 31" 54"E | 221.50    |
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| C12         | 2.05  | 18.92  | 529.50 | N66' 28' 55"W | 18.92     |

## LEGEND

| SYMBOL | DESCRIPTION                          |
|--------|--------------------------------------|
| OR     | EXISTING CURB INLET                  |
| OR     | PROPOSED CURB INLET                  |
| OR     | PROPOSED DOUBLE CURB INLET           |
| OR     | EXISTING CATCH BASIN                 |
| OR     | PROPOSED CATCH BASIN                 |
| OR     | EXISTING BEEHIVE                     |
| OR     | PROPOSED END SECTION                 |
| OR     | EXISTING STORM MANHOLE               |
| OR     | PROPOSED STORM MANHOLE               |
| OR     | EXISTING SANITARY MANHOLE            |
| OR     | PROPOSED SANITARY MANHOLE            |
| OR     | EXISTING SANITARY CLEANOUT           |
| OR     | PROPOSED SANITARY LIFT STATION       |
| OR     | EXISTING GAS UTILITY MARKER          |
| OR     | EXISTING FIRE HYDRANT                |
| OR     | EXISTING STORZ CONNECTION            |
| OR     | EXISTING WATER VALVE                 |
| OR     | EXISTING PULLBOX                     |
| OR     | EXISTING TRAFFIC JUNCTION BOX        |
| OR     | EXISTING FIBEROPTIC UTILITY MARKER   |
| OR     | EXISTING TELEPHONE JUNCTION BOX      |
| OR     | EXISTING TELEPHONE PEDESTAL          |
| OR     | EXISTING CABLE TV RISER              |
| OR     | EXISTING LIGHT POLE                  |
| OR     | EXISTING TRAFFIC SIGNAL POLE         |
| OR     | EXISTING UTILITY POLE                |
| OR     | MAILBOX                              |
| OR     | SIGN                                 |
| OR     | SOIL BORING HOLE                     |
| OR     | FOUND IRON PIN                       |
| OR     | FOUND R/W MARKER                     |
| OR     | EXISTING TREE/SHRUB LINE             |
| OR     | EXISTING SANITARY SEWER              |
| OR     | PROPOSED SANITARY SEWER, 8-INCH      |
| OR     | PROPOSED SANITARY FORCE MAIN, 4-INCH |
| OR     | EXISTING STORM SEWER                 |
| OR     | PROPOSED STORM SEWER                 |
| OR     | EXISTING WATER                       |
| OR     | PROPOSED WATER                       |
| OR     | EXISTING GAS                         |
| OR     | EXISTING OVERHEAD ELECTRIC           |
| OR     | EXISTING UNDERGROUND TELEPHONE       |
| OR     | EXISTING DITCH                       |
| OR     | EXISTING FENCE                       |
| OR     | EXISTING GUARDRAIL                   |
| OR     | EXISTING CONTOUR                     |
| OR     | PROPOSED CONTOUR                     |
| OR     | PROPOSED CONCRETE                    |
| OR     | PROPOSED ASPHALT                     |

PREPARED BY:



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DEVELOPER:

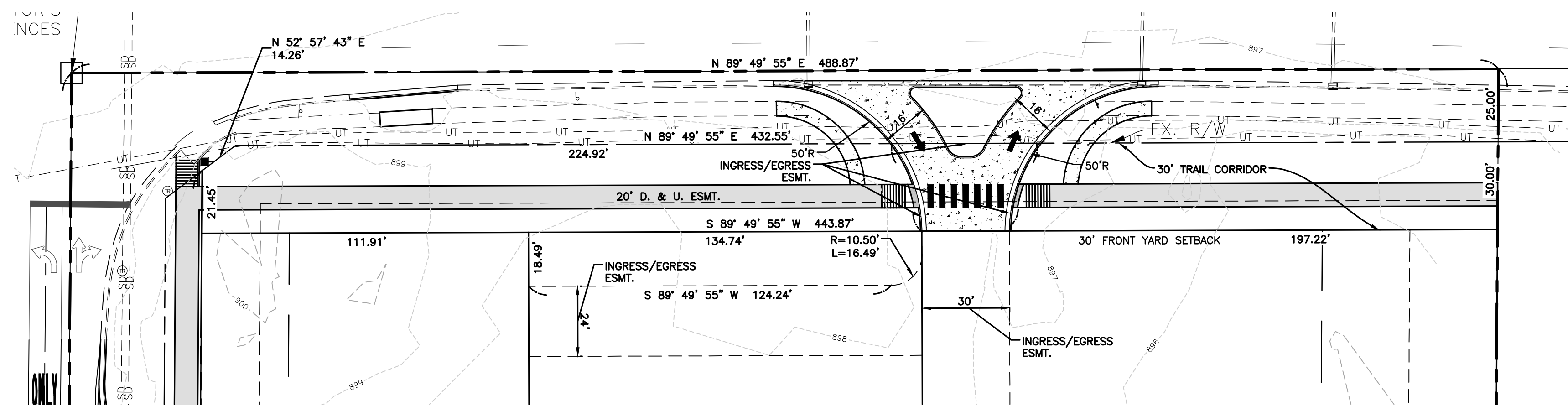
EdgeRock Development LLC  
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317.979.0538

# THE TRAILS OVERALL DEVELOPMENT PLAN

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF  
SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST  
HAMILTON COUNTY, INDIANA.



AREA MAP



DETAIL

SCALE: 1"=30'



## LAND DESCRIPTION

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, described as follows:

Commencing at the Northwest corner of said Section 1; thence South 00 degrees 23 minutes 47 seconds West (basis of bearings NAD 83 Indiana State Plane East Zone) along the West line of the Northwest Quarter of said Section 1 415.29 feet to the Point of Beginning; thence South 89 degrees 36 minutes 13 seconds East 32.52 feet to a point on the East right-of-way line of Oak Ridge Road; thence North 00 degrees 23 minutes 47 seconds East along said East right-of-way line 371.60 feet; thence North 51 degrees 29 minutes 17 seconds East 30.63 feet to a point in the South right-of-way line of said State Road 32 per right-of-way plans for Project Number STP-088-6(006)/RW; thence South 89 degrees 50 minutes 23 seconds East along said South right-of-way 432.49 feet; thence South 00 degrees 23 minutes 47 seconds West 385.00 feet; thence North 89 degrees 50 minutes 23 seconds East 269.36 feet; thence North 00 degrees 23 minutes 47 seconds East 160.14 feet; thence South 89 degrees 37 minutes 45 seconds East 30.00 feet; thence South 00 degrees 23 minutes 47 seconds West 159.86 feet; thence North 89 degrees 50 minutes 23 seconds East 444.40 feet; thence South 00 degrees 50 minutes 48 seconds West 481.50 feet; thence North 89 degrees 41 minutes 21 seconds West 1002.77 feet; thence South 00 degrees 28 minutes 50 seconds West 1.25 feet; thence North 89 degrees 53 minutes 55 seconds West 226.00 feet to a point on the west line of the Northwest Quarter of said Section 1; thence North 00 degrees 23 minutes 47 seconds East along the west line of said Northwest Quarter 470.55 feet; feet to the Point of Beginning, containing 17.617 acres more or less.

PREPARED BY:



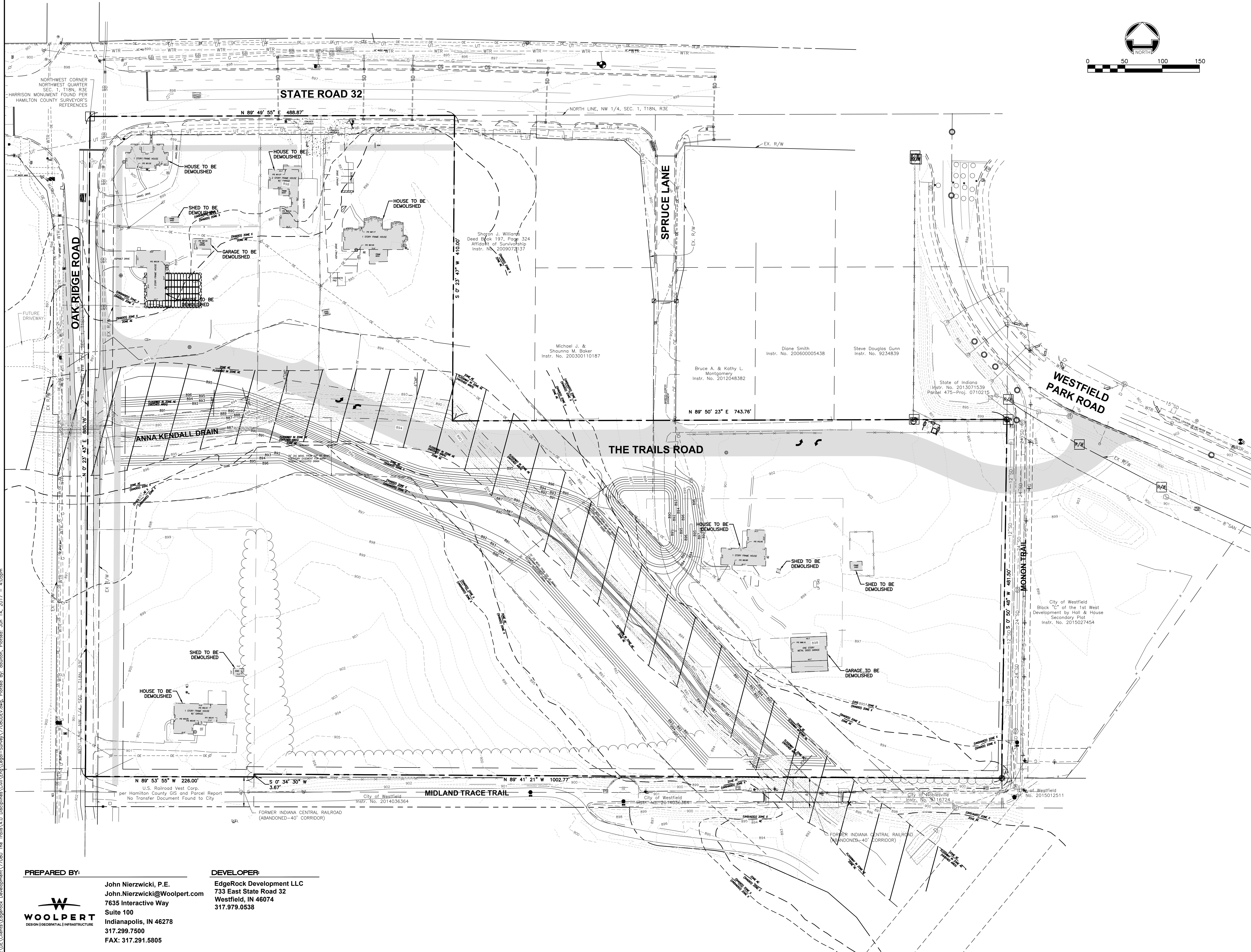
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HAMILTON COUNTY, INDIANA.



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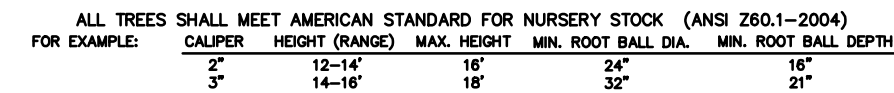
EdgeRock Development LLC  
733 East State Road 32  
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317.979.0538



- ### TRAIL CORRIDOR PLANTING REQUIREMENT

Street Frontage = 414 Linear Feet  
Required = 14 Shade Trees, 5 Ornamental Trees  
Provided = 14 Shade Trees, 5 Ornamental Trees

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



## NTS

ORNAMENTAL GRASS

**3**



SCALE: 1"=10'



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

June 19, 2017  
1706-PUD-10  
Exhibit 1

**Docket Number:** 1706-PUD-10 (Ord. No. 17-16)

**Petitioner:** Greenwalt Monon Marketplace, LLC by Barnes & Thornburg, LLP

**Request:** Petitioner requests an amendment to the sign standards of the Hall and House Planned Unit Development (PUD), consisting of 6 acres +/- located at the southeast corner of Wheeler Road and State Road 32.

**Current Zoning:** Hall and House PUD

**Current Land Use:** Commercial

**Acreage:** 6 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Hall and House Amendment (Ord. 17-16)
5. Hall and House Amendment Redline Version (Ord. 17-16)
6. Hall and House PUD (Original) (Ord. 12-25)

**Staff Reviewer:** Matt Pleasant, Associate Planner

---

**PETITION HISTORY:**

This petition was introduced at the [May 8, 2017](#), City Council meeting. The petition received a public hearing at the [June 5, 2017](#), Advisory Plan Commission (the "APC") meeting. On [July 9, 2012](#), City Council approved the original Hall and House PUD, Ordinance No. 12-25 (see [Exhibit 5](#)).

---

**PROJECT OVERVIEW:**

**Project Location:** The 6 acre +/- site includes real estate located at the southeast corner of Wheeler Road and State Road 32 including the Monon Marketplace and Ricker's (the "Property") (see [Exhibit 2](#)). The Property is currently zoned Hall and House PUD primarily used for commercial purposes. Adjacent property to the east is zoned the Gateway Southwest PUD, property to the west is zoned The Trails PUD, and the property to the north is zoned GB: General Business and Culver's Sun Park PUD.

---

**ZONING REQUEST:**

**Description:** The petitioner requests this modification to the Hall and House PUD to modify the sign standards to allow more exposure around the Property.

**Project Summary:**

- Allow a Nonresidential Center Entrance Sign, with tenant information, fronting Wheeler Road.
- All Nonresidential Center Monument / Entrance Signs shall not have “of Westfield” until a new sign is erected.
- Allow a Monument Sign on Block A-1 (Ricker’s Site).
- Allow Block A-1 (Ricker’s site) to be included on the Nonresidential Center Monument Signs.

---

**PETITION UPDATE:**

**Description:** Since the June 5, 2017 public hearing, the Petitioner has revised the proposed ordinance to include the correct terms as defined in the UDO and changes summarized below:

- Allow a Nonresidential Center Entrance Sign, with tenant information facing Wheeler Road.

---

**Comprehensive Plan Analysis:**

**Comprehensive Plan:** The Westfield-Washington Township Comprehensive Plan shows the project designated in the Highway Corridor / Employment Corridor.

The Highway Corridor / Employment Corridor should reflect the community’s appearance, economic vitality, and convenience. State Road 32 should promote smaller scale local office and service uses, which should not negatively impact the residential neighborhoods, or uses. The Highway Corridor encourages signs that are attractive, sized, and designed in relation to the buildings and to the traffic conditions in which they are seen.

---

**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 was held at the [June 5, 2017](#), 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.

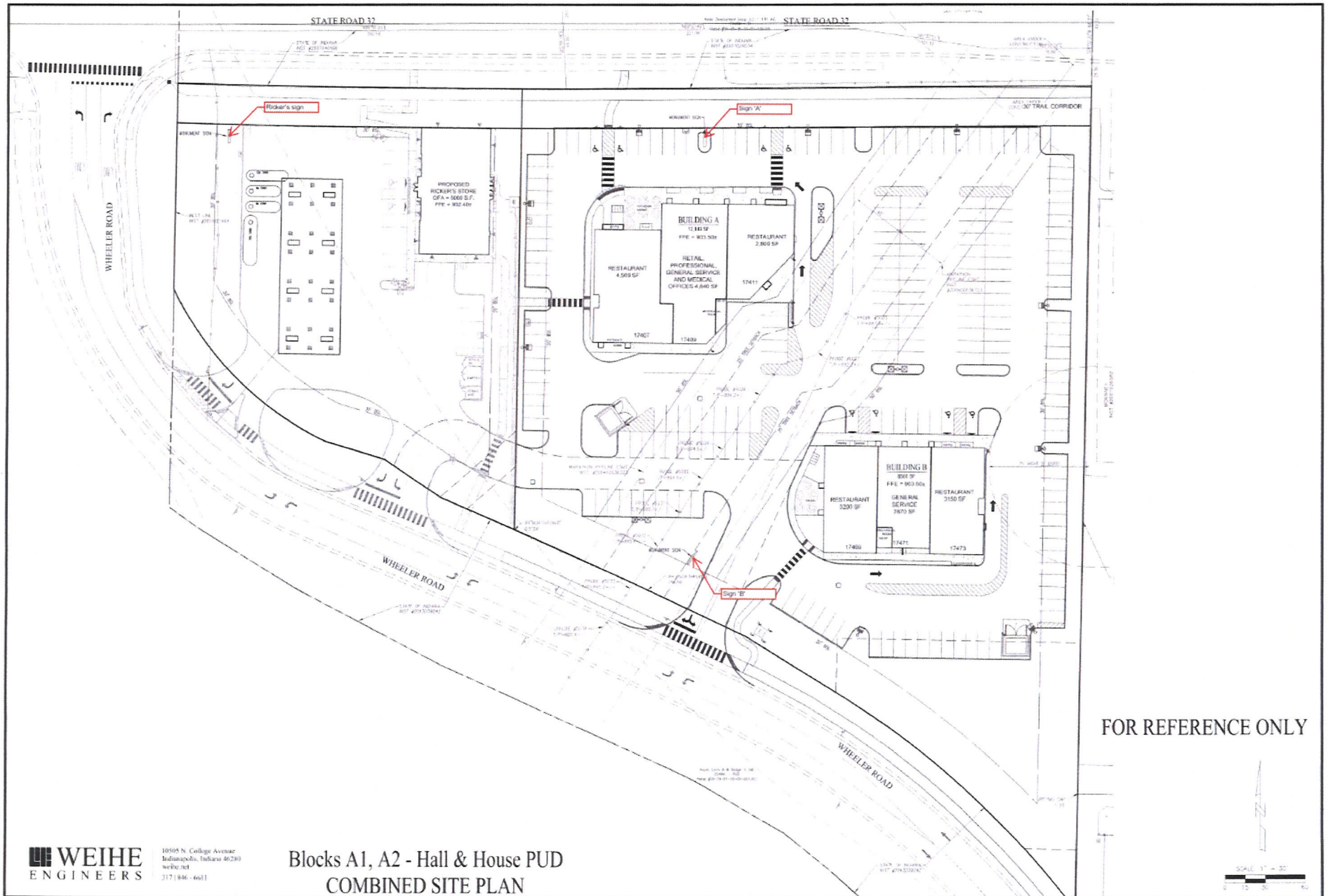
**Council Introduction:** The petition was introduced at the [May 8, 2017](#), Council meeting.

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**DEPARTMENT COMMENTS:**

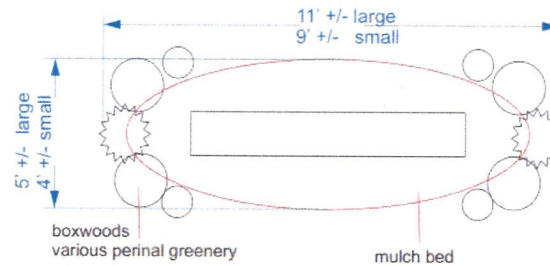
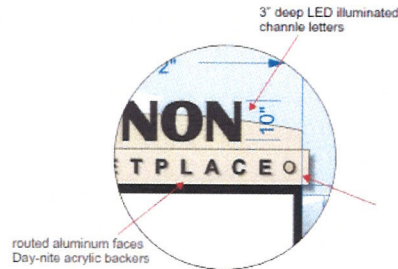
1. **Action:** Forward a recommendation to the Council (1706-PUD-10 / Ordinance 17-16)
2. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or [mpleasant@westfield.in.gov](mailto:mpleasant@westfield.in.gov)

## EXHIBIT B



## EXHIBIT C-1

DESIGN • RE-BRANDING • FABRICATION • INSTALLATION

Check us out on the web: **CSI - Signs.com****SIGN SPECIFICATIONS - db faced****MAIN ID HEADER SIGN**

Aluminum angle framing w. o63 cladding

Aluminum .090 routed faces with daynite acrylic inserts

**MONON**

3" deep LED channel letters

Day-night acrylic faces

**MARKETPLACE**

Routed aluminum faces w/ Day-nite acrylic backers

**B PYLON**

Will have non-illuminated 1" acrylic letters attached

Marketplace - will be routed aluminum faces

**TENANT CABINETS (Double sided cabinets)**

Aluminum extruded frames w/ 2" retainers and divider bars

White 3/16" Lexan faces (copy additional / TBD)

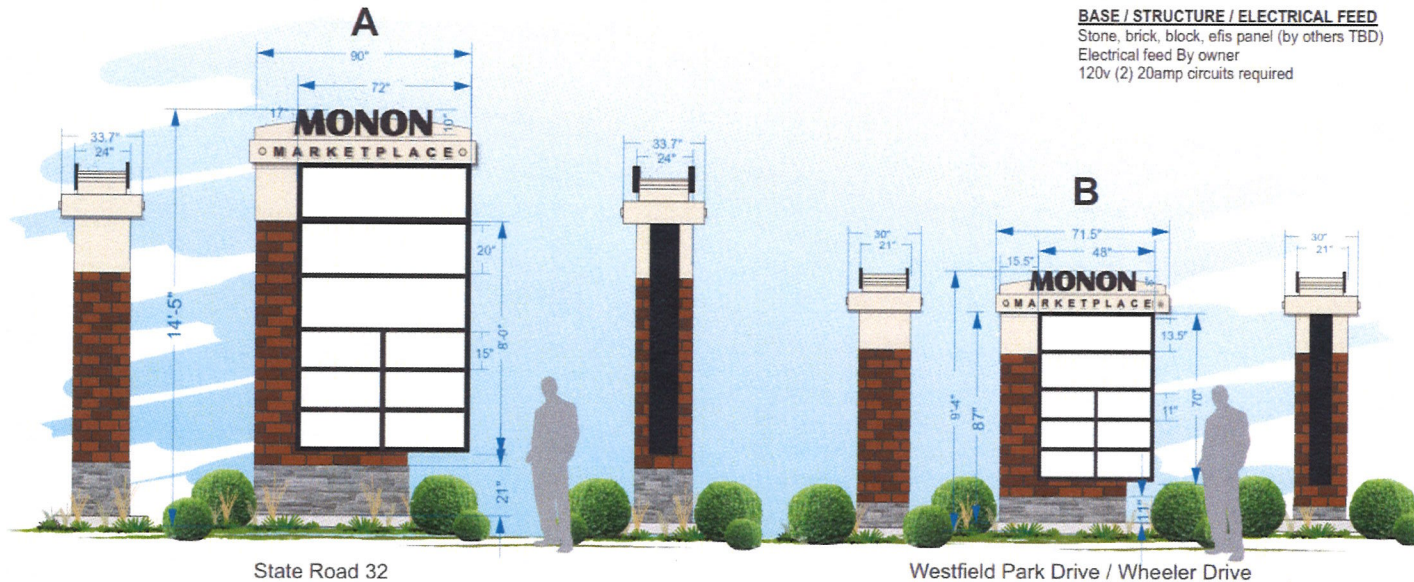
White 6500 LED illumination / self contained pwr supplies

**BASE / STRUCTURE / ELECTRICAL FEED**

Stone, brick, block, efis panel (by others TBD)

Electrical feed By owner

120v (2) 20amp circuits required



State Road 32

Westfield Park Drive / Wheeler Drive

555 Park 32 West Dr.  
Noblesville, IN 46062

317 867 2737

Office / Fax

INVOICE NO

XXXXXX

**CUSTOMER**

Monon Marketplace

**LOCATION**

Westfield, IN

**SALES REP**

Mark Keen

**DESIGNER**

MK

**DATE**

12/28/15

**SCALE**

1/4"=1'

**FILE PATH**

mark/greenwall/mmarket

Approved x \_\_\_\_\_ Date x \_\_\_\_\_

PERMIT(S)  
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DISCLAIMER: Representations of artwork displayed on a proof may not be precise a variations in monitor output in some cases. Color prints may vary slightly.

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By approving this artwork the customer is also approving all spelling and grammar excepting CSI Signs.

## EXHIBIT C-2

7' Monument Sign  
Overall

Westfield  
Ground  
Monument Sign



WC Signs - A division on Westlund Concepts

806 Woodward St. PO Box 1051 Lapel, IN  
www.wcsigns.com  
p. 317-819-0622 f. 317-819-0599



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SCALE N.T.S.

SHEET #1

**ORDINANCE NUMBER 17-16**

**Hall and House PUD**

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

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended, and in particular an amendment to an existing Planned Unit Development District Ordinance known as the Hall and House PUD Ordinance.

**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 City adopted Ordinance Number 12-25, establishing the Hall and House PUD Ordinance on July 12, 2012 (the "Hall and House PUD") with respect to certain real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the owners of the Real Estate desire to amend the Hall and House PUD to provide for definitive standards for signs which might be placed on the Real Estate;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1706-PUD-10**), requesting an amendment to the Hall and House PUD;

**WHEREAS**, the Commission forwarded **Petition No. 1706-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a            recommendation (#-#) 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           , 2017;

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

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Hall and House PUD is hereby amended as follows:

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

- 1.1     This Ordinance shall amend the Hall and House PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the provisions of: (i) the Hall and House PUD Ordinance, as amended by this Ordinance and its exhibits; and (ii) the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2     Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3     Except as modified by the Ordinance, all other provisions of the Hall and House PUD Ordinance shall remain in effect following adoption of this 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 the Hall and House PUD Ordinance, as amended by 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 (also referred to herein as “UDO”).

- 2.1     Concept Plan: The plans attached hereto and incorporated herein by reference as **Exhibits B** and **B-1**.
- 2.2     Sign Character Exhibits: The illustrations attached hereto and incorporated herein by reference as **Exhibit C-1** and **C-2**.

**Section 3.**     **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Signs permitted by this Ordinance shall be located substantially as shown on the Concept Plan. Landscaping near the signs shall be located substantially as shown on **Exhibit B-1**. Article 6.8(L) of UDO shall apply to the monument sign located on Block A-1 (Ricker’s).

Compliance: The sign locations are a concept, not fixed. As long as the individual signs do not exceed the maximums provided for herein, the Director may approve minor changes as being in substantial compliance with the sizes and locations shown on the Concept Plan.

**Section 4.**     **Development Standards.** The standards of Chapter 6, Section 6.17 of the UDO

shall apply to all signs located on the Real Estate, except as modified below.

- 4.1 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Hall and House PUD. Incidental and directional signs shall otherwise be governed by the UDO.
- A. All freestanding business/center identification signs shall be architecturally compatible with the architecture of the buildings located on the Real Estate.
  - B. One Nonresidential Center Monument Sign shall be permitted for the State Road 32 frontage (designated as Sign “A” on **Exhibit B**) and one Nonresidential Center Entrance Sign shall be permitted for the Westfield Park Drive/Wheeler Drive frontage (designated as Sign “B” on **Exhibit B**). Sign “A” shall not exceed fifteen (15) feet in height and one hundred twenty (120) square feet of sign area, per face. Sign “B” shall not exceed ten (10) feet in height and thirty (30) square feet of sign area, per face. [Sign “B” shall be permitted to contain panels for tenants located on the Real Estate.](#) Said Signs shall be in substantial compliance with the sign character exhibit attached hereto as **Exhibit C-1**. The occupant of Block A-1 shall be permitted to be identified on panels on the Nonresidential Center Monument ~~Signs~~[Sign and the Nonresidential Center Entrance Sign](#). The Nonresidential Center Monument ~~Signs~~[Sign and the Nonresidential Center Entrance Sign](#) permitted by this Amendment shall not be required to display “of Westfield” as required by Chapter 6, Section 6.17F.7. of the UDO, until such time as such signs are replaced, whether in the ordinary course of business or by reason of casualty or condemnation.
  - C. One Nonresidential Electronic Monument Sign for the occupant of Block A-1, so long as said occupant is operating a Gasoline Service Station, shall be permitted. Said Electronic Monument Sign, designated as the “Rickers Sign” on **Exhibit B**, shall not exceed seven feet (7’) in height, and sixty-five (65) square feet of sign area, per face, and shall be in substantial compliance with the sign character exhibit attached hereto as **Exhibit C-2**.
  - D. All other signs within the PUD shall be permitted and regulated as set forth in Chapter 6, Section 6.17 of the UDO.

---

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

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Mark Keen

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Mark Keen

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Mark Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

I hereby certify that **ORDINANCE 17-16** was delivered to the Mayor of Westfield  
on the \_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_. m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-\_\_**  
this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-\_\_**  
this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: Joseph D. Calderon, Barnes & Thornburg LLP, 11 South Meridian  
St., Indianapolis, IN 46204

**SCHEDULE OF EXHIBITS**

|             |                                               |
|-------------|-----------------------------------------------|
| Exhibit A   | Real Estate (Legal Description)               |
| Exhibit B   | Concept Plan                                  |
| Exhibit C-1 | Nonresidential Center Monument Sign Character |
| Exhibit C-2 | Electronic Monument Sign Character            |

LOCATION: H:\2014\w140215\Engineering\requirements\local\legal description.dwg  
DATE/TIME: January 30, 2015 - 6:48am  
PLOTTER: BY: schoeffb

## EXHIBIT A

### LAND DESCRIPTION

#### LEGAL DESCRIPTION-PROPOSED BLOCK A-2

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

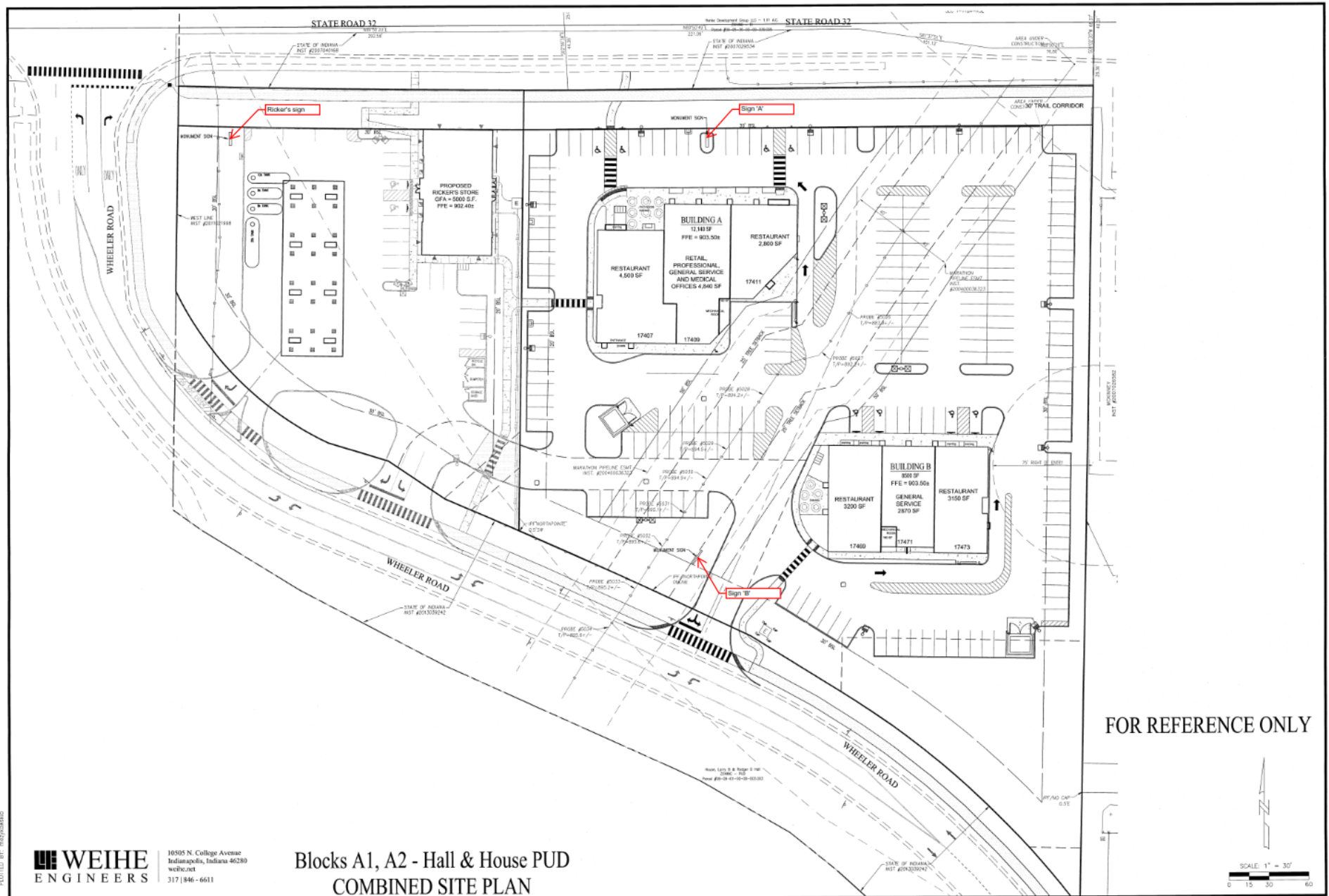
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST (SAID CORNER BEING SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) 79.77 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1 551.56 FEET TO THE EAST LINE OF LAND IN PLAT BOOK 317, PAGE 314; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 68.37 FEET TO SOUTH RIGHT OF WAY LINE OF STATE ROAD 32 PER INSTRUMENT #2007029534; THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 58.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 54 MINUTES 48 SECONDS WEST 466.99 FEET TO THE NORTH RIGHT OF WAY LINE OF WESTFIELD PARK ROAD PER INSTRUMENT #2013039242; THENCE ALONG SAID RIGHT OF WAY LINE NORTHWESTERLY 109.89 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 52 MINUTES 53 SECONDS WEST 109.89 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 31 SECONDS EAST 331.64 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE, THE NEXT TWO (2) CALLS ARE ALONG SAID SOUTH RIGHT OF WAY LINE PER INSTRUMENTS #2007040168 AND #2007029534: (1) THENCE NORTHEASTERLY 81.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10070.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 54 MINUTES 59 SECONDS EAST 81.73 FEET; (2) THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS EAST 287.81 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES MORE OR LESS.

#### LEGAL DESCRIPTION-PROPOSED BLOCK A-3

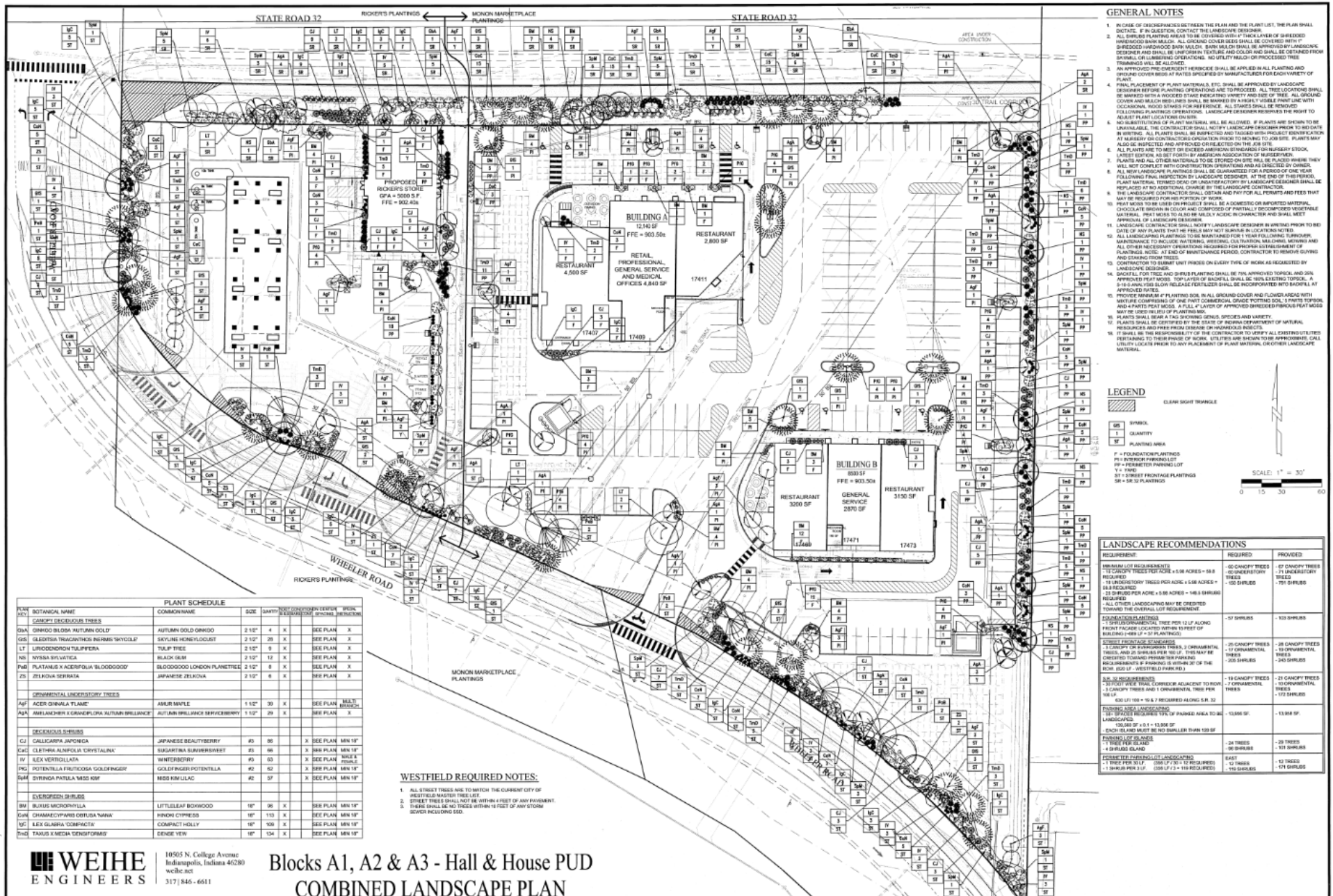
PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST (SAID CORNER BEING SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) 79.77 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1 551.56 FEET TO THE EAST LINE OF LAND IN PLAT BOOK 317, PAGE 314; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 68.37 FEET TO SOUTH RIGHT OF WAY LINE OF STATE ROAD 32 PER INSTRUMENT #2007029534 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE 58.73 FEET; THENCE SOUTH 35 DEGREES 54 MINUTES 48 SECONDS WEST 466.99 FEET TO THE NORTH RIGHT OF WAY LINE OF WESTFIELD PARK ROAD PER INSTRUMENT #2013039242, THE NEXT FOUR (4) CALLS ARE ALONG THE PERIMETER OF SAID INSTRUMENT: (1) THENCE SOUTHEASTERLY 3.26 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 6050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 20 MINUTES 44 SECONDS EAST 3.26 FEET; (2) THENCE SOUTH 64 DEGREES 58 MINUTES 28 SECONDS EAST 78.39 FEET; (3) THENCE SOUTH 58 DEGREES 04 MINUTES 07 SECONDS EAST 80.48 FEET; (4) THENCE SOUTHEASTERLY 244.02 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 34 MINUTES 18 SECONDS EAST 242.63 FEET TO THE AFORESAID EAST LINE OF PLAT BOOK 317, PAGE 314; THENCE NORTH 01 DEGREE 02 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 619.42 FEET TO THE POINT OF BEGINNING CONTAINING 2.41 ACRES MORE OR LESS.

### LEGAL DESCRIPTION



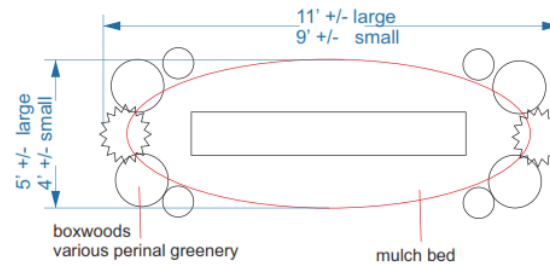
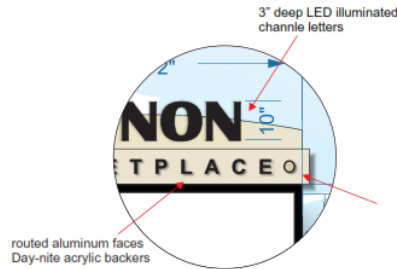
## EXHIBIT B-1



## EXHIBIT C-1

DESIGN • RE-BRANDING • FABRICATION • INSTALLATION

Check us out on the web: CSI - Signs.com

**SIGN SPECIFICATIONS - db faced****MAIN ID HEADER SIGN**

Aluminum angle framing w. o63 cladding  
Aluminum .090 routed faces with daynite acrylic inserts

**MONON**

3" deep LED channle letters  
Day-night acrylic faces

**MARKETPLACE**

Routed aluminum faces w/ Day-nite acrylic bacers

**B PYLON**

Will have non-illuminated 1" acrylic letters attached  
Marketplace - will be routed aluminum faces

**TENANT CABINETS (Double sided cabinets)**

Aluminum extruded frames w/ 2" retainers and divider bars  
White 3/16" Lexan faces (copy additional / TBD)

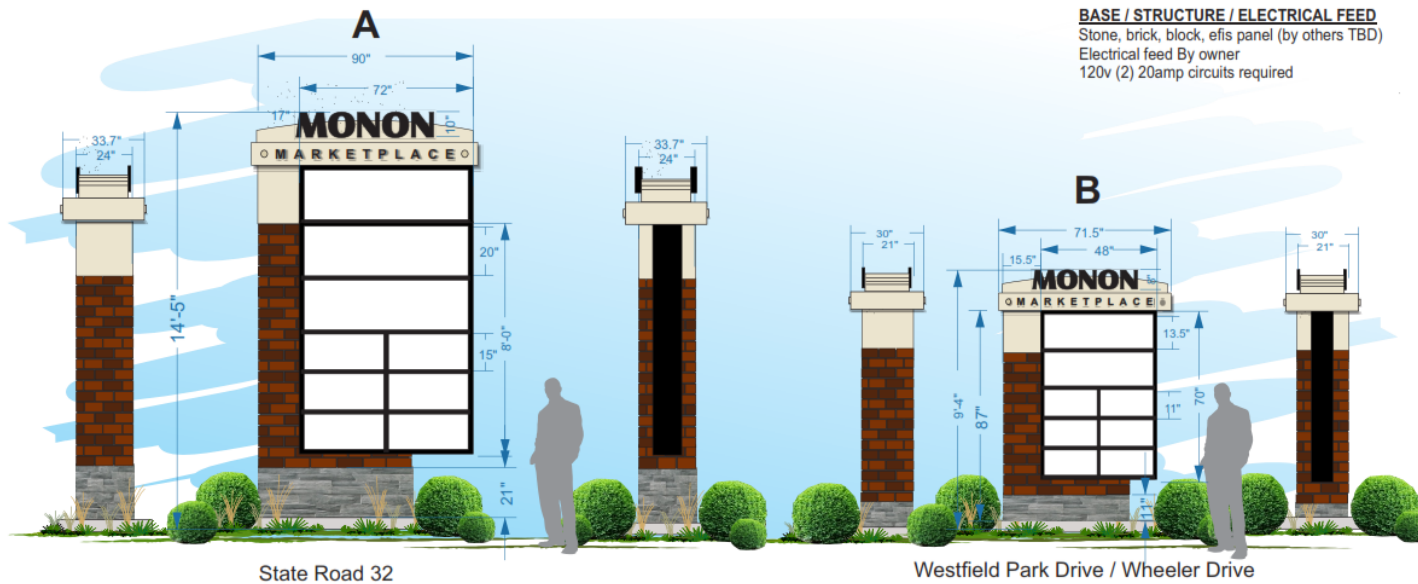
White 6500 LED illumination / self contained pwr supplies

**BASE / STRUCTURE / ELECTRICAL FEED**

Stone, brick, block, efis panel (by others TBD)

Electrical feed By owner

120v (2) 20amp circuits required



555 Park 32 West Dr.  
Noblesville, IN 46062

317 867 2737

Office / Fax

INVOICE NO

XXXXX

**CUSTOMER**

Monon Marketplace

**LOCATION**

Westfield, IN

**SALES REP**

Mark Keen

**DESIGNER**

MK

**DATE**

12/28/15

**SCALE**

1/4"=1'

**FILE PATH**

mark/greenwalt/mmarket

Approved x \_\_\_\_\_ Date x \_\_\_\_\_

PERMIT(S)

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Bry approving this artwork the customer is also approving all spelling and grammar excepting CSI Signs.

EXHIBIT C-2

7' Monument Sign  
Overall



Westfield  
Ground  
Monument Sign

WC Signs - A division on Westlund Concepts

806 Woodward St. PO Box 1051 Lapel, IN  
www.wcsigns.com  
p. 317-819-0622 f. 317-819-0599

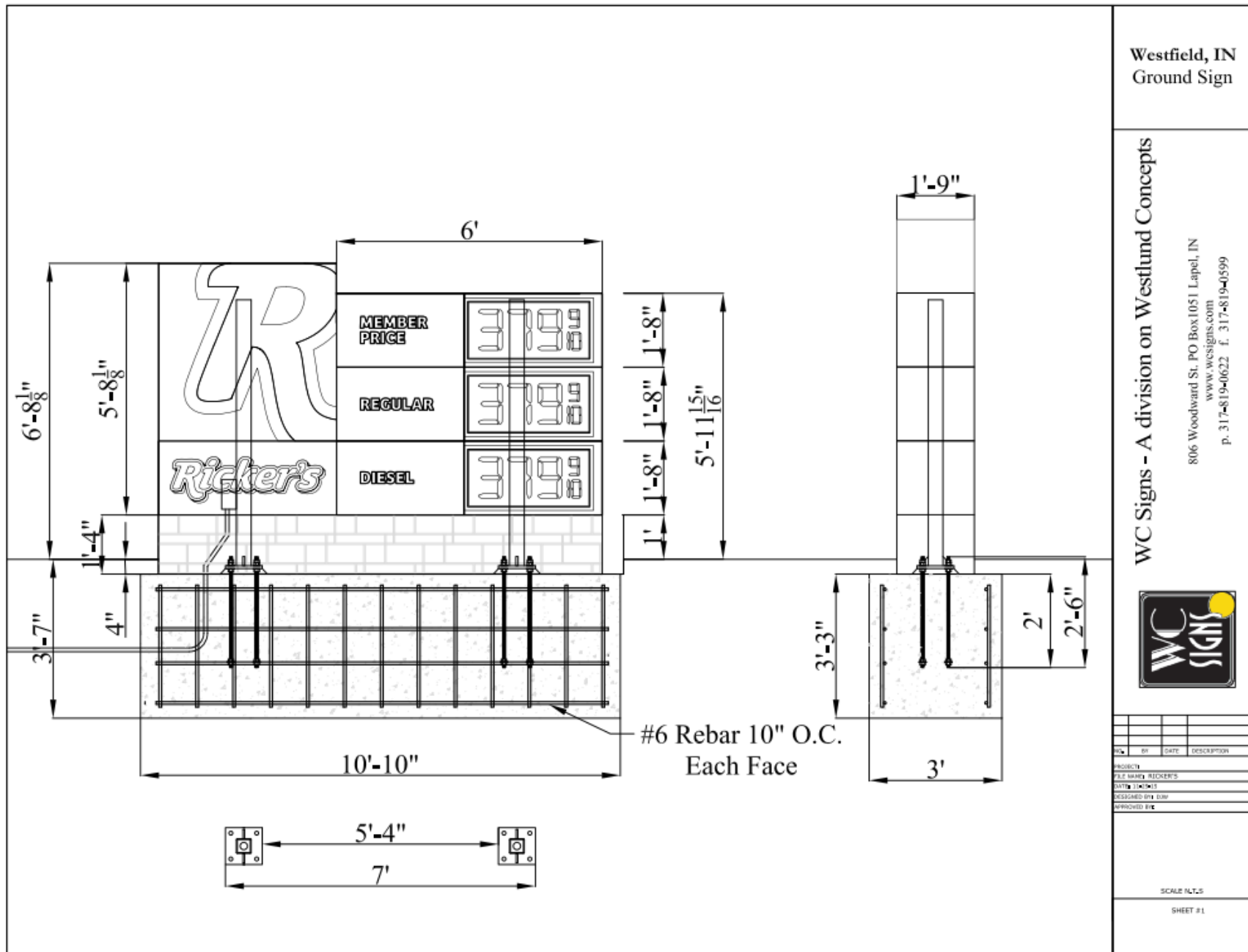


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SCALE N.T.S.

SHEET #1

## EXHIBIT C-2

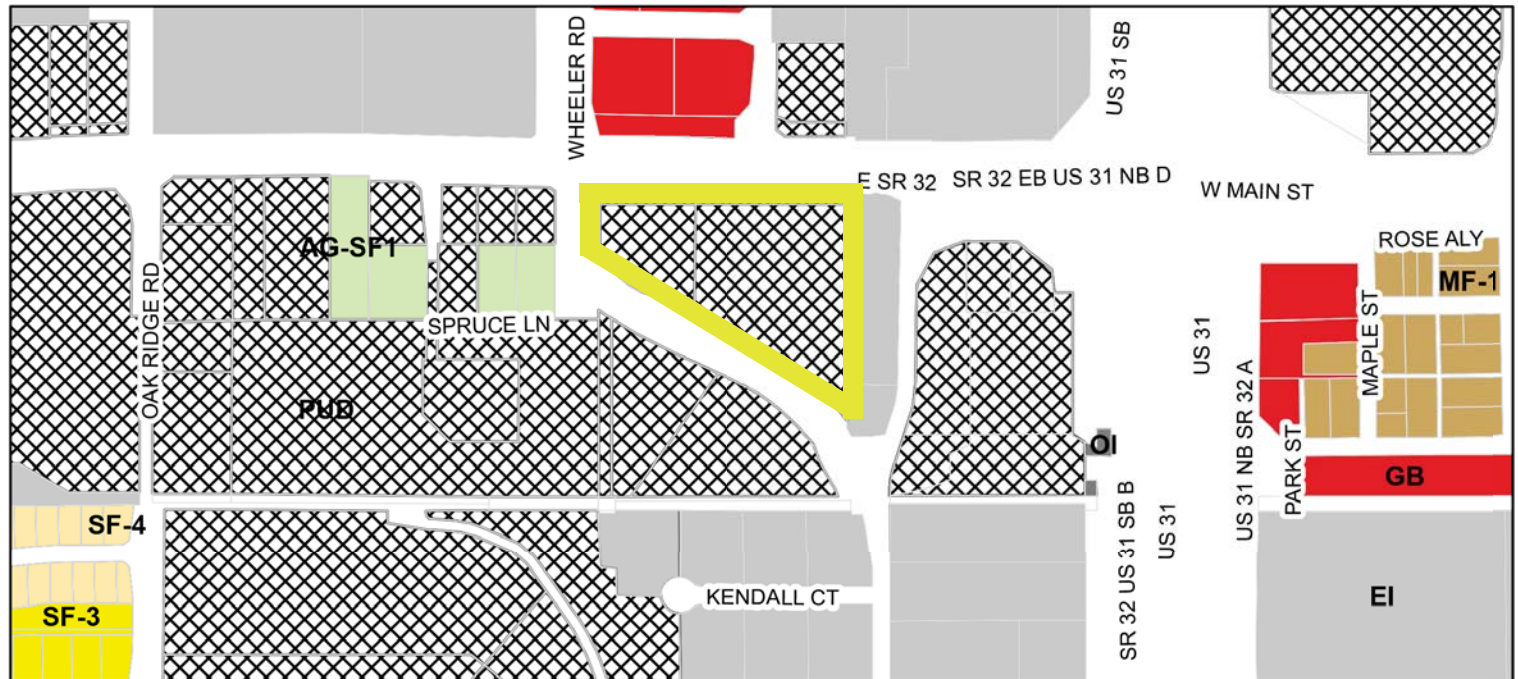


Aerial Location Map

Site



Zoning Map



**Zoning - All**

**Zoning**

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

MF-1 (Multiple Family - 1)

OI (Open Industrial)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

SF-4 (Single Family - 4)

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 5, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Andre Maue, Robert Horkay, Ginny Kelleher, David Schmitz, Robert Smith, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Matt Pleasant, Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: May 15, 2017 Meeting Minutes.

Motion: Approve May 15, 2017 Meeting Minutes

Motion: Woodard; Second: R. Smith. Vote: 7-0.

Todd reviewed the meeting rules and procedures.

## **ITEMS OF BUSINESS**

### **1704-PUD-05**

#### **Haworth Business Park PUD**

*Southeast Corner of 169th Street & Oak Ridge Road*

Wilcox Development, LLC by Keeler-Webb Associates requests a change of zoning of 37.76 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Haworth Business Park Planned Unit Development (PUD) District.

Crabtree presented an overview of this request for a change of zoning of 37.76 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Haworth Business Park Planned Unit Development (PUD) District. He stated that at the public hearing for this project that concerns were raised about associated truck traffic; however, he stated that the city engineer has no concerns about this issue and support the project as proposed.

Motion: Forward 1704-PUD-05 to the City Council with a favorable recommendation.

Motion: Horkay; Second: Schmitz. Vote: Approved 7-0

### **1703-DDP-03**

#### **Shelby Gravel, Inc.**

*17710 Mule Barn Road*

Shelby Gravel, Inc. by Zentz Consulting, LLC requests review of a Detailed Development Plan for a concrete mixing plant on 10 acres± in the OI: Open Industrial District.

Rubadue presented an overview of the request for this DDP review and approval consideration for a concrete mixing plant on 10 acres± in the OI: Open Industrial District. She stated that the petitioner has addressed all outstanding items and the plan complies.

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

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

Motion: Approve 1703-DDP-03 with the following conditions:

1. All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior the approval of a secondary plat.
2. The final approval of the landscape plan be delegated to the EC Department.

Motion: Schmitz; Second: Woodard. Vote: Approved 7-0

## **PUBLIC HEARINGS**

### **1706-PUD-10**

[PUBLIC HEARING]

### **Hall and House PUD Amendment**

*17407 Wheeler Road*

Greenwalt Monon Marketplace, LLC by Barnes & Thornburg, LLP requests an amendment the monument signage requirements of the Hall and House Planned Unit Development (PUD) District.

Pleasant presented an overview of this Amendment request to the monument signage requirements of the Hall and House Planned Unit Development (PUD) District.

Joseph Calderon, with Barnes & Thornburg LLP and representing the petitioner, addressed the request and sign standards related to the project.

Woodard asked why this request was needed.

Skelton responded that it was simply an oversight.

Pleasant added that the monument sign is permitted but needs landscaping.

Kelleher inquired about lighting.

Public Hearing for 1706-PUD-10 opened at 7:15 p.m.

No Public Comment

Public Hearing for 1706-PUD-10 closed at 7:16 p.m.

### **1706-SPP-06 &**

### **1706-ODP-06**

[PUBLIC HEARING]

### **The Trails**

*Southeast Corner of Oak Ridge Road and State Road 32*

Edgerock Development LLC by Onpointe Land Matters LLC requests Primary Plat and Overall Development Plan approval of 4 lots on approximately 17.5 acres +/- in the Trails PUD District.

Todd presented an overview of the request for Primary Plat and Overall Development Plan review of 4 lots on approximately 17.5 acres +/- in the Trails PUD District. To subdivide into 4 lots and establish right-away and a trail corridor.

Public Hearing for 1706-SPP-06 & 1706-ODP-06 opened at 7:18 p.m.

Don Hinrichs, 614 East Pine Ridge Drive; questioned whether the creek involved in this project would be affected or covered.

Sharon J. Williams, 807 East State Road 32; addressed that she is adjacent to the project and would be opposed to the project if it results in the flooding of her property.

Public Hearing for 1706-SPP-06 & 1706-ODP-06 closed at 7:21 p.m.

Petitioner Birch Dalton, with Edgerock Development LLC, addressed public comments by explaining that, working with the office of the Hamilton County Surveyor, they have done significant work on the property including an agreement for mitigation to improve the Anna Kendall Drain throughout the entire parcel. He also stated that the drain/creek would not be covered.

**1706-PUD-09**

[PUBLIC HEARING]

**Village Park Plaza I PUD District**

2222 E. 146<sup>th</sup> Street

Washington Prime Group by Hamilton Designs, LLC requests a change of zoning of approximately 12.02 acres +/- from the SB-PD: Special Business/Planned Development District to the Village Park Plaza I PUD District.

**1706-SPP-04**

**1706-ODP-04**

[PUBLIC HEARING]

**Village Park Plaza I**

2222 E. 146<sup>th</sup> Street

Washington Prime Group by Hamilton Designs, LLC requests Primary Plat and Overall Development Plan approval of a commercial subdivision on approximately 12.02 acres +/- in the pending Village Park Plaza I PUD District.

Pleasant presented an overview of this Amendment request for the change of zoning and associated Overall Development Plan and Primary Plat for 12 acres to allow for redevelopment and remodel of the Regal Cinema creating new storefronts and outlots.

Jesse Pohlman, Onpointe Land Matters presented an summary on behalf of petitioner Washington Prime Group, presented an overview of the project plans for upgrading the existing cinema with the addition of a 12,000 square feet of renovation for retail and restaurant space as well as outlots.

Public Hearings for 1706-PUD-09 / 1706-SPP-04 / 1706-ODP-04 opened at 7:28 p.m.

No Public Comment

Public Hearing for 1706-PUD-09 / 1706-SPP-04 / 1706-ODP-04 closed at 7:29 p.m.

Kelleher asked about adequate parking.

Pohlman replies that there would be sufficient parking

Schmitz asked about details of the cinema and remodel.

Pohlman answered that there would be less screens and an approximate 60% reduction in seat count.

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

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

## **CONTINUED ITEMS**

**1706-ODP-03 &  
1706-SPP-03**  
[PUBLIC HEARING]

**Penske Subdivision**  
*Northwest Corner of State Road 32 and Dartown Road*  
526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

## **REPORTS/COMMENTS**

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Schmitz; second, Woodard. Vote: 7-0.

The meeting adjourned at 7:32 p.m.

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Randell Graham, President

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Andre Maue, Vice President

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Matthew S. Skelton, Esq., Secretary

**ORDINANCE NUMBER 17-16**

**Hall and House PUD**

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

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended, and in particular an amendment to an existing Planned Unit Development District Ordinance known as the Hall and House PUD Ordinance.

**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 City adopted Ordinance Number 12-25, establishing the Hall and House PUD Ordinance on July 12, 2012 (the "Hall and House PUD") with respect to certain real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

**WHEREAS**, the owners of the Real Estate desire to amend the Hall and House PUD to provide for definitive standards for signs which might be placed on the Real Estate;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1706-PUD-10**), requesting an amendment to the Hall and House PUD;

**WHEREAS**, the Commission forwarded **Petition No. 1706-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a            recommendation (#-#) 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           , 2017;

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

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Hall and House PUD is hereby amended as follows:

---

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

- 1.1     This Ordinance shall amend the Hall and House PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the provisions of: (i) the Hall and House PUD Ordinance, as amended by this Ordinance and its exhibits; and (ii) the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2     Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3     Except as modified by the Ordinance, all other provisions of the Hall and House PUD Ordinance shall remain in effect following adoption of this 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 the Hall and House PUD Ordinance, as amended by 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 (also referred to herein as “UDO”).

- 2.1     Concept Plan: The plans attached hereto and incorporated herein by reference as **Exhibits B** and **B-1**.
- 2.2     Sign Character Exhibits: The illustrations attached hereto and incorporated herein by reference as **Exhibit C-1** and **C-2**.

**Section 3.**     **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Signs permitted by this Ordinance shall be located substantially as shown on the Concept Plan. Landscaping near the signs shall be located substantially as shown on **Exhibit B-1**. Article 6.8(L) of UDO shall apply to the monument sign located on Block A-1 (Ricker’s).

Compliance: The sign locations are a concept, not fixed. As long as the individual signs do not exceed the maximums provided for herein, the Director may approve minor changes as being in substantial compliance with the sizes and locations shown on the Concept Plan.

**Section 4.**     **Development Standards.** The standards of Chapter 6, Section 6.17 of the UDO shall apply to all signs located on the Real Estate, except as modified below.

- 
- 4.1 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Hall and House PUD. Incidental and directional signs shall otherwise be governed by the UDO.
- A. All freestanding business/center identification signs shall be architecturally compatible with the architecture of the buildings located on the Real Estate.
  - B. One Nonresidential Center Monument Sign shall be permitted for the State Road 32 frontage (designated as Sign “A” on **Exhibit B**) and one Nonresidential Center Entrance Sign shall be permitted for the Westfield Park Drive/Wheeler Drive frontage (designated as Sign “B” on **Exhibit B**). Sign “A” shall not exceed fifteen (15) feet in height and one hundred twenty (120) square feet of sign area, per face. Sign “B” shall not exceed ten (10) feet in height and thirty (30) square feet of sign area, per face. Sign “B” shall be permitted to contain panels for tenants located on the Real Estate. Said Signs shall be in substantial compliance with the sign character exhibit attached hereto as **Exhibit C-1**. The occupant of Block A-1 shall be permitted to be identified on panels on the Nonresidential Center Monument Sign and the Nonresidential Center Entrance Sign. The Nonresidential Center Monument Sign and the Nonresidential Center Entrance Sign permitted by this Amendment shall not be required to display “of Westfield” as required by Chapter 6, Section 6.17F.7. of the UDO, until such time as such signs are replaced, whether in the ordinary course of business or by reason of casualty or condemnation.
  - C. One Nonresidential Electronic Monument Sign for the occupant of Block A-1, so long as said occupant is operating a Gasoline Service Station, shall be permitted. Said Electronic Monument Sign, designated as the “Rickers Sign” on **Exhibit B**, shall not exceed seven feet (7’) in height, and sixty-five (65) square feet of sign area, per face, and shall be in substantial compliance with the sign character exhibit attached hereto as **Exhibit C-2**.
  - D. All other signs within the PUD shall be permitted and regulated as set forth in Chapter 6, Section 6.17 of the UDO.

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Mark Keen

\_\_\_\_\_  
Mark Keen

\_\_\_\_\_  
Mark Keen

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

---

I hereby certify that **ORDINANCE 17-16** was delivered to the Mayor of Westfield

on the \_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_. m.

---

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-\_\_**

this \_\_\_\_ day of \_\_\_\_\_, 2017.

I hereby VETO **ORDINANCE 17-\_\_**

this \_\_\_\_ day of \_\_\_\_\_, 2017.

---

J. Andrew Cook, Mayor

---

J. Andrew Cook, Mayor

This document prepared by: Joseph D. Calderon, Barnes & Thornburg LLP, 11 South Meridian St., Indianapolis, IN 46204

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**SCHEDULE OF EXHIBITS**

|             |                                               |
|-------------|-----------------------------------------------|
| Exhibit A   | Real Estate (Legal Description)               |
| Exhibit B   | Concept Plan                                  |
| Exhibit C-1 | Nonresidential Center Monument Sign Character |
| Exhibit C-2 | Electronic Monument Sign Character            |

## EXHIBIT A

LOCATION: H:\2014\140215\Engineering\requirements\local\legal description.dwg  
 DATE/TIME: January 30, 2015 - 6:48am  
 PLOTTED BY: schoeffb

**LAND DESCRIPTION****LEGAL DESCRIPTION-PROPOSED BLOCK A-2**

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST (SAID CORNER BEING SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) 79.77 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1 551.56 FEET TO THE EAST LINE OF LAND IN PLAT BOOK 317, PAGE 314; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 68.37 FEET TO SOUTH RIGHT OF WAY LINE OF STATE ROAD 32 PER INSTRUMENT #2007029534; THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 58.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 54 MINUTES 48 SECONDS WEST 466.99 FEET TO THE NORTH RIGHT OF WAY LINE OF WESTFIELD PARK ROAD PER INSTRUMENT #2013039242; THENCE ALONG SAID RIGHT OF WAY LINE NORTHWESTERLY 109.89 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 52 MINUTES 53 SECONDS WEST 109.89 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 31 SECONDS EAST 331.64 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE, THE NEXT TWO (2) CALLS ARE ALONG SAID SOUTH RIGHT OF WAY LINE PER INSTRUMENTS #2007040168 AND #2007029534: (1) THENCE NORTHEASTERLY 81.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10070.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 54 MINUTES 59 SECONDS EAST 81.73 FEET; (2) THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS EAST 287.81 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES MORE OR LESS.

**LEGAL DESCRIPTION-PROPOSED BLOCK A-3**

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST (SAID CORNER BEING SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) 79.77 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1 551.56 FEET TO THE EAST LINE OF LAND IN PLAT BOOK 317, PAGE 314; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 68.37 FEET TO SOUTH RIGHT OF WAY LINE OF STATE ROAD 32 PER INSTRUMENT #2007029534 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE 58.73 FEET; THENCE SOUTH 35 DEGREES 54 MINUTES 48 SECONDS WEST 466.99 FEET TO THE NORTH RIGHT OF WAY LINE OF WESTFIELD PARK ROAD PER INSTRUMENT #2013039242, THE NEXT FOUR (4) CALLS ARE ALONG THE PERIMETER OF SAID INSTRUMENT; (1) THENCE SOUTHEASTERLY 3.26 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 6050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 20 MINUTES 44 SECONDS EAST 3.26 FEET; (2) THENCE SOUTH 64 DEGREES 58 MINUTES 28 SECONDS EAST 78.39 FEET; (3) THENCE SOUTH 58 DEGREES 04 MINUTES 07 SECONDS EAST 80.48 FEET; (4) THENCE SOUTHEASTERLY 244.02 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 34 MINUTES 18 SECONDS EAST 242.63 FEET TO THE AFORESAID EAST LINE OF PLAT BOOK 317, PAGE 314; THENCE NORTH 01 DEGREE 02 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 619.42 FEET TO THE POINT OF BEGINNING CONTAINING 2.41 ACRES MORE OR LESS.

**LEGAL DESCRIPTION**

LOCATION: H:\2014\140230\Engineering\requirements\local\legal description.dwg  
DATE/TIME: January 30, 2015 - 6:49am  
PLOTTED BY: schoeffb

## LAND DESCRIPTION

### LEGAL DESCRIPTION-PROPOSED PARCEL A-1

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

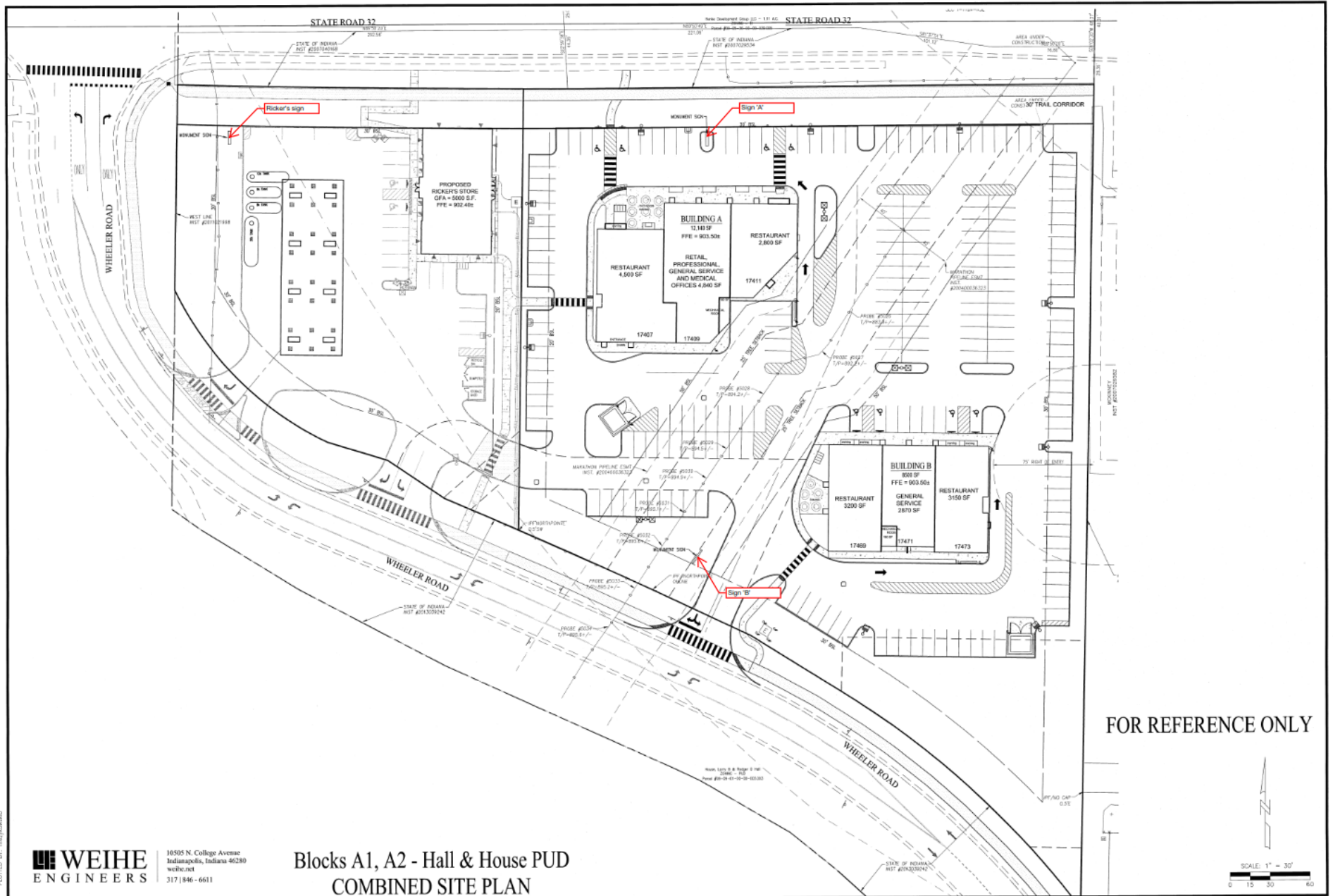
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST (SAID CORNER BEING 79.77 FEET WEST OF THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (ASSUMED BASIS OF BEARINGS) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 551.56 FEET; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST 68.37 FEET TO THE SOUTHERN LINE OF THE LAND OF STATE OF INDIANA AS RECORDED IN INSTRUMENT NO. 2007029534 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF LAST SAID INSTRUMENT 346.54 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 10070.00 FEET AND A CHORD BEARING SOUTH 89 DEGREES 54 MINUTES 59 SECONDS WEST 81.73 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF INSTRUMENT NO. 2007029534 AND THE SOUTHERLY LINE OF THE LAND OF STATE OF INDIANA AS RECORDED IN INSTRUMENT NO. 2007040168 IN SAID RECORDER'S OFFICE AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 54 SECONDS AN ARC DISTANCE OF 81.73 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 10070.00 FEET AND A CHORD BEARING NORTH 89 DEGREES 10 MINUTES 41 SECONDS WEST 236.56 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF LAST SAID INSTRUMENT AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 20 MINUTES 46 SECONDS AN ARC DISTANCE OF 236.57 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88 DEGREES 30 MINUTES 17 SECONDS WEST 23.51 FEET TO THE WEST LINE OF THE LAND OF LARRY HOUSE AND RODGER HALL AS RECORDED IN INSTRUMENT NO. 2011021998 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 57 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE 154.51 FEET TO THE NORTHERLY LINE OF THE LAND OF STATE OF INDIANA AS RECORDED IN INSTRUMENT NO. 2013039242 IN SAID RECORDER'S OFFICE BEING ON A CURVE THE LEFT HAVING A RADIUS OF 245.00 FEET AND A CHORD BEARING SOUTH 44 DEGREES 59 MINUTES 12 SECONDS EAST 162.22 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY LINE OF LAST SAID INSTRUMENT: (1) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38 DEGREES 40 MINUTES 02 SECONDS AN ARC DISTANCE OF 165.34 FEET; (2) SOUTH 73 DEGREES 06 MINUTES 00 SECONDS EAST 47.16 FEET; (3) SOUTH 56 DEGREES 00 MINUTES 12 SECONDS EAST 51.44 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 6050.00 FEET AND CHORD BEARING SOUTH 66 DEGREES 41 MINUTES 17 SECONDS EAST 60.45 FEET; (4) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 21 SECONDS AN ARC DISTANCE OF 60.45 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 31 SECONDS EAST 331.64 FEET TO THE POINT OF BEGINNING CONTAINING 1.58 ACRES MORE OR LESS.

## LEGAL DESCRIPTION



10905 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317.846.6611

# EXHIBIT B

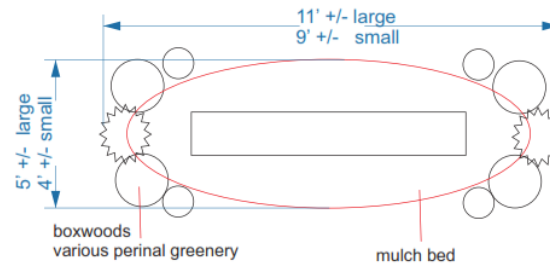
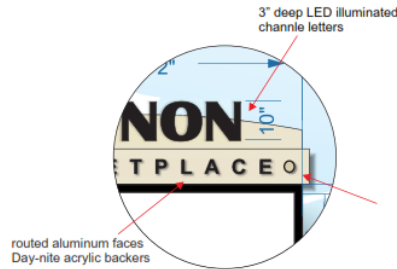




## EXHIBIT C-1

DESIGN • RE-BRANDING • FABRICATION • INSTALLATION

Check us out on the web: CSI - Signs.com

**SIGN SPECIFICATIONS - db faced****MAIN ID HEADER SIGN**

Aluminum angle framing w. o63 cladding  
Aluminum .090 routed faces with daynite acrylic inserts

**MONON**

3" deep LED channle letters  
Day-night acrylic faces

**MARKETPLACE**

Routed aluminum faces w/ Day-nite acrylic bacers

**B PYLON**

Will have non-illuminated 1" acrylic letters attached  
Marketplace - will be routed aluminum faces

**TENANT CABINETS (Double sided cabinets)**

Aluminum extruded frames w/ 2" retainers and divider bars  
White 3/16" Lexan faces (copy additional / TBD)

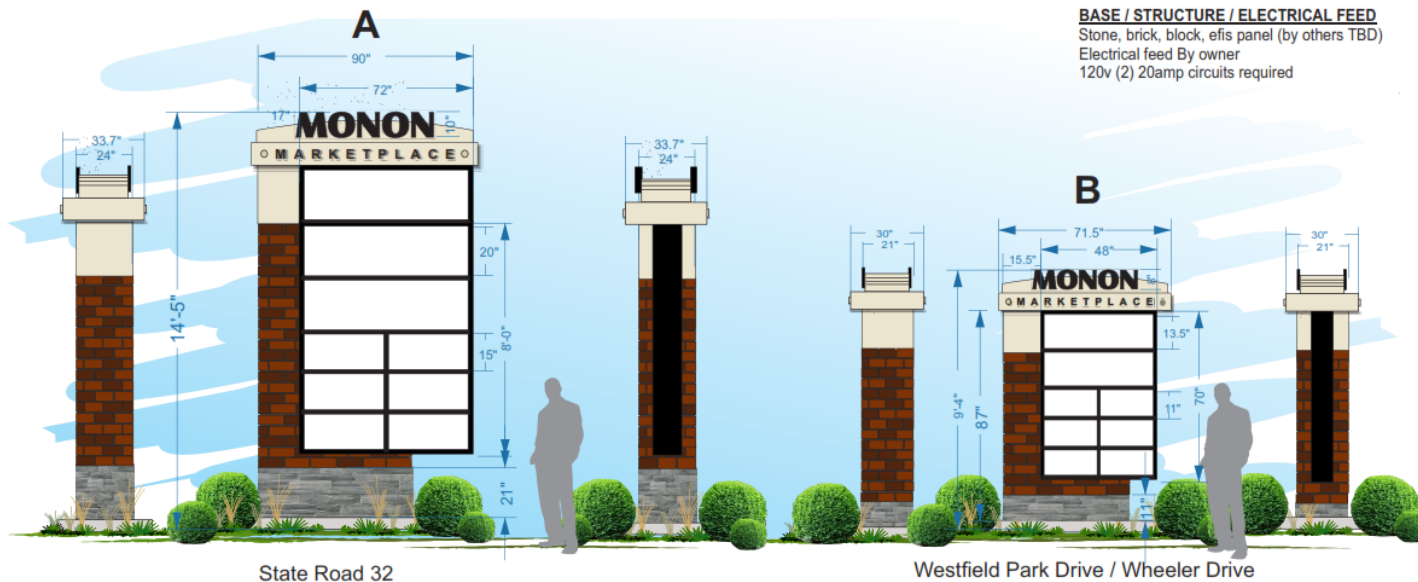
White 6500 LED illumination / self contained pwr supplies

**BASE / STRUCTURE / ELECTRICAL FEED**

Stone, brick, block, efis panel (by others TBD)

Electrical feed By owner

120v (2) 20amp circuits required



555 Park 32 West Dr.  
Noblesville, IN 46062

317 867 2737

Office / Fax

INVOICE NO

XXXXX

**CUSTOMER**

Monon Marketplace

**LOCATION**

Westfield, IN

**SALES REP**

Mark Keen

**DESIGNER**

MK

**DATE**

12/28/15

**SCALE**

1/4"=1'

**FILE PATH**

mark/greenwalt/mmarket

Approved x \_\_\_\_\_ Date x \_\_\_\_\_

PERMIT(S)  
CHECK ONE

☐ Y \_\_\_\_\_  
☐ N \_\_\_\_\_

DISCLAIMER: Representations of artwork displayed on a proof may not be precise a variations in monitor output in some cases. Color prints may vary slightly.

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Bry approving this artwork the customer is also approving all spelling and grammar excepting CSI Signs.

EXHIBIT C-2

7' Monument Sign  
Overall



Westfield  
Ground  
Monument Sign

WC Signs - A division on Westlund Concepts

806 Woodward St. PO Box 1051 Lapel, IN  
www.wcsigns.com  
p. 317-819-0622 f. 317-819-0599



|             |          |      |             |
|-------------|----------|------|-------------|
| NO.         | BY       | DATE | DESCRIPTION |
|             |          |      |             |
| PROJECT     | RICKER'S |      |             |
| FILE NAME   | RICKER'S |      |             |
| DATE        | 11-20-15 |      |             |
| DESIGNED BY | DOW      |      |             |
| APPROVED BY |          |      |             |

SCALE N.T.S.

SHEET #1

## EXHIBIT C-2

