



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_05_21_2018

Monday, May 21, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, May 21, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - May 7, 2018

Documents: [APC Minutes - May 7, 2018](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1803-ODP-03 & 1803-SPP-03

Springmill Trails

Northwest Corner of SR 32 and Ditch Road

Weihe Engineers requests Primary Plat and Overall Development Plan approval of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District.

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

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

1805-ODP-07 & 1805-SPP-07

IMMI Campus

18881 IMMI Way

Anthony Properties LP by Weihe Engineers requests Overall Development Plan and Primary Plat review for two (2) commercial lots on approximately 39 acres +/- in the EI: Enclosed Industrial and LB: Local Business Districts.

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

Documents: [Exhibit 1: APC Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan and Primary Plat](#)

1805-DDP-12

IMMI Parking Expansion [CONSENT AGENDA ITEM]

18881 IMMI Way

Anthony Properties LP by Weihe Engineers requests Detailed Development Plan review for expansion of the existing parking lot on 11.36 acres +/- in the LB: Local Business District.

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

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

1805-ODP-08 & 1805-SPP-08

Landing at Monon Marketplace

Southwest Corner of US 31 and SR 32

Edgerock Development, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres +/- in the Gateway Southwest PUD District.

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

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

PUBLIC HEARING ITEMS

1706-ODP-05 & 1706-SPP-05 [PUBLIC HEARING]

Birdies

632 East State Road 32

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on 3.753 acres +/- in the Oak Ridge Pointe PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: SPP & ODP](#)

1806-PUD-12 [PUBLIC HEARING]

Oak Ridge Pointe PUD Amendment II (Oak Ridge Shoppes)

Southwest Corner of SR 32 and Oak Ridge Road

William Eric Group, LLC by OnPointe Land Matters, LLC requests an amendment to the Oak Ridge Pointe PUD District to allow for commercial development.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Illustrative Character Exhibit](#) | [Exhibit 5: Landscaping Plan](#) | [Exhibit 6: Proposed Ordinance 18-20](#) | [Exhibit 7: Ordinance 11-09](#) | [Exhibit 8: Petitioner's Narrative](#)

CONTINUED ITEMS

1803-PUD-08 [CONTINUED]

Wheeler Landing PUD District

Northwest Corner of SR 32 and Wheeler Road

Wheeler Farms LLC by Church, Church, Hittle and Antrim Law requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing PUD District.

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

1805-ODP-09 & 1805-SPP-09 [CONTINUED]

Setters Manor

14710 Inez Setters Lane

Davis Building Group, LLC by Stoeppelwerth and Associates, Inc. requests review of an Overall Development Plan, Primary Plat for 12 lots on approximately 5.53 acres +/- in the SF3: Single-Family Medium Density Zoning District.

(Planner: Matt Pleasant - MPleasant@westfield.in.gov)

1805-PUD-09 [CONTINUED]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 21, 2018
1805-ODP-08 & 1805-SPP-08

Petition Number: 1805-ODP-08 & 1805-SPP-08
Project Name: Landing at Monon Marketplace
Subject Site Address: Southwest corner of US 31 and SR 32
Petitioner: Edgerock Development, LLC
Representative: Onpointe Land Matters, LLC
Request: Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres +/- in the Gateway Southwest Planned Unit Development (PUD) District.
Current Zoning: Gateway Southwest PUD District
Current Land Use: Vacant
Approximate Acreage: 9.16 acres +/-
Property History: 1504-PUD-06 (Gateway Southwest PUD Ord. 15-08) (07/06/15)
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its April 24, 2018, meeting. This petition received a public hearing at the Plan Commission's May 7, 2018 meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 9.16 acres +/- and is at the southwest corner of US 31 and State Road 32 (see **Exhibit 2**). The Property is currently zoned the Gateway Southwest PUD District. Adjacent properties to the west and south are zoned EI: Enclosed Industrial District. State Road 32 is adjacent to the north of the Property and US 31 is adjacent to the east of the Property.



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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) 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.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) 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.
- 26) 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.
- 27) 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.



- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

GATEWAY SOUTHWEST PUD STANDARDS (Gateway Southwest PUD: Ordinance 15-08)

The plans comply with Chapter 4.16 of the UDO and Ordinance 15-08: Gateway Southwest PUD.

SECTION 6 – General Regulations



39) Minimum Building Setback Lines

- a) From State Road 32: 30 Feet
- b) From Westfield Business Park Court: No Minimum
- c) From All Other Property Lines: No Minimum

SECTION 7 – Development Standards

40) Buffer Yard Standards

- a) Shall not apply

41) Site Access and Circulation

- a) The Pedestrian Accessibility Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as representative drawing designed to capture the intended pedestrian connectivity and pathways to be constructed in the District. The Vehicular Flow Exhibit, attached hereto as **Exhibit F**, is hereby incorporated as a proposed traffic flow pattern intended to create a safe and convenient vehicular movement in the District.

42) U.S. Highway 31 Overlay District

- a) Shall not apply to the Gateway Southwest PUD District.

43) State Highway 32 Overlay District

- a) Shall apply to the Gateway Southwest PUD District, unless otherwise modified by this Ordinance.
 - i) The Trail Corridor may not be able to be located adjacent to State Road 32 because of Westfield Business Park Court. The route and location of the Trail Corridor shall be determined by the Director at the time of Primary Plat.

District Standards

- 44) Minimum Lot Area: No Minimum
- 45) Minimum Lot Frontage: 80 Feet
- 46) Minimum Lot Width: No Minimum



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

The plans comply.

- 47) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 48) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 49) 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.
- 50) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 51) Accessory Use and Building Standards (Article 6.1)
- 52) Architectural Standards (Article 6.3)
- 53) Building Standards (Article 6.4)
- 54) Fence Standards (Article 6.5)
- 55) Height Standards (Article 6.6)



56) Landscaping Standards (Article 6.8)

57) Lighting Standards (Article 6.9)

58) Lot Standards (Article 6.10)

59) Outside Storage and Display (Article 6.12)

60) Parking and Loading Standards (Article 6.14)

61) Performance Standards (Article 6.15)

62) Setback Standards (Article 6.16)

63) Sign Standards (Article 6.17)

64) 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:
 - i) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Rounded Property Corners: In the case of rounded Lot Lines, the distances shall be measured from the point at which the Right-of-way lines would intersect if they were not to have been rounded at the corner.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

65) Block Standards (Article 8.1)

66) Easement Standards (Article 8.3)

67) Monument and Marker Standards (Article 8.5)

68) Open Space and Amenity Standards (Article 8.6)



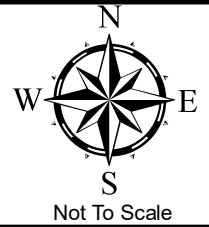
- 69) Pedestrian Network Standards (Article 8.7)
- 70) Storm Water Standards (Article 8.8)
- 71) Street and Right-of-Way Standards (Article 8.9)
- 72) Street Light Standards (Article 8.10)
- 73) Street Sign Standards (Article 8.11)
- 74) Surety Standards (Article 8.12)
- 75) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

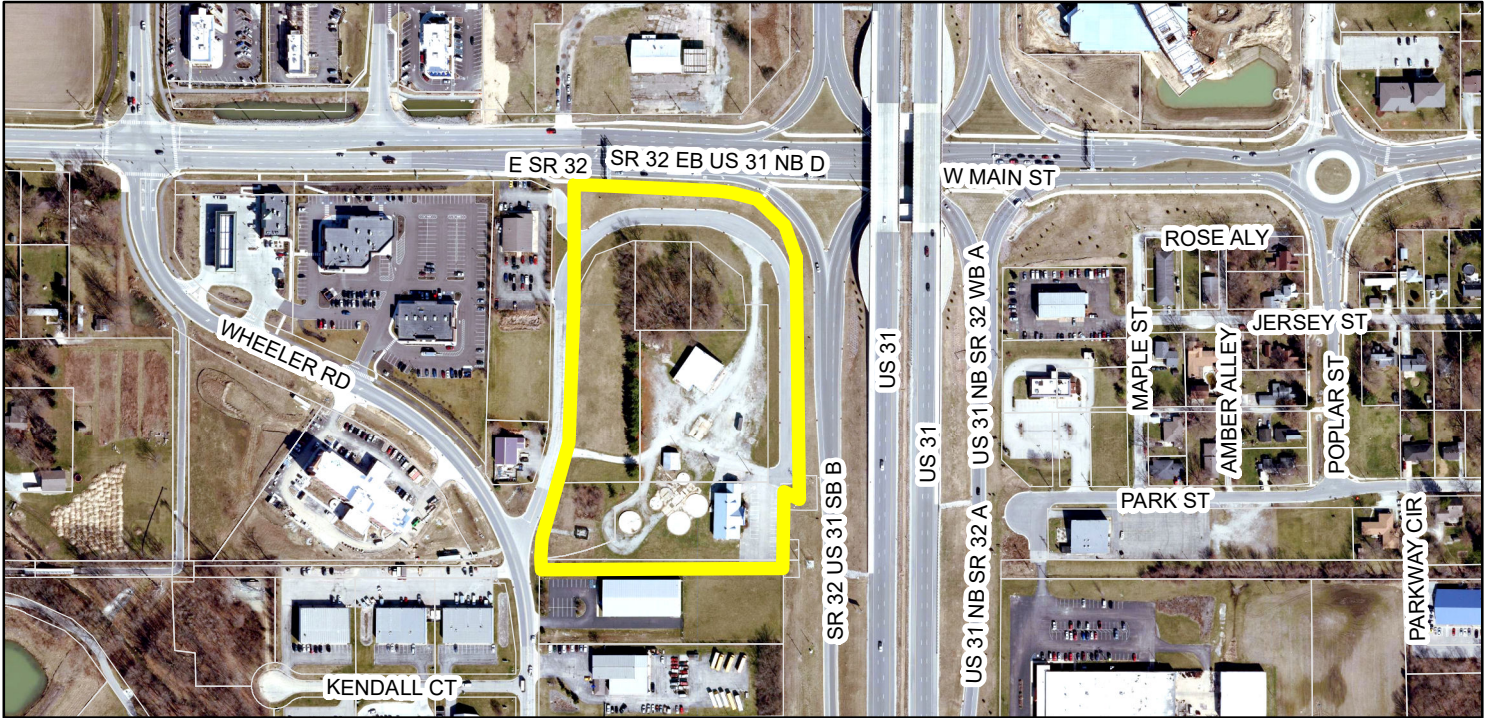
- 1) Action: 1805-ODP-08 (Overall Development Plan) & 1805-SPP-08 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following conditions:**
 - a) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.**



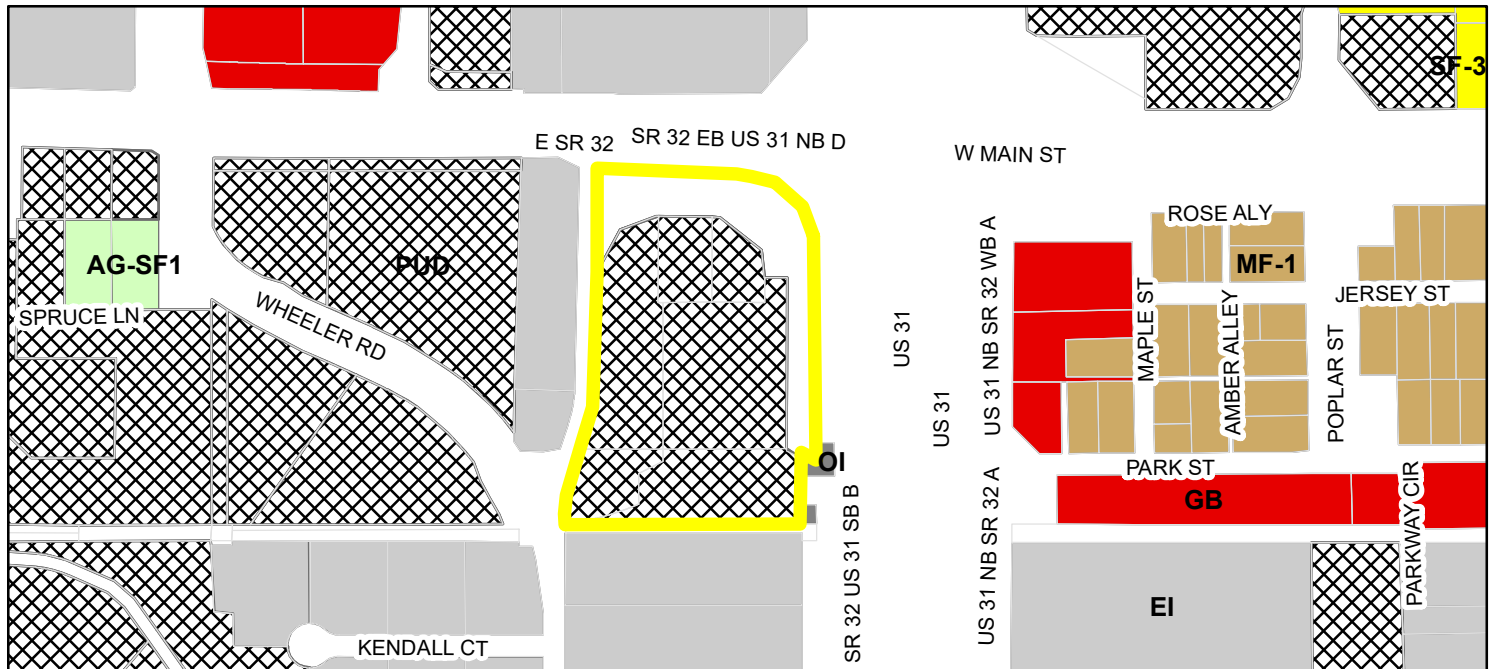
Property Location Map
Landing at Monon Marketplace
Overall Development Plan & Primary Plat
1805-ODP-08 & 1805-SPP-08



Aerial Location Map



Zoning Map



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

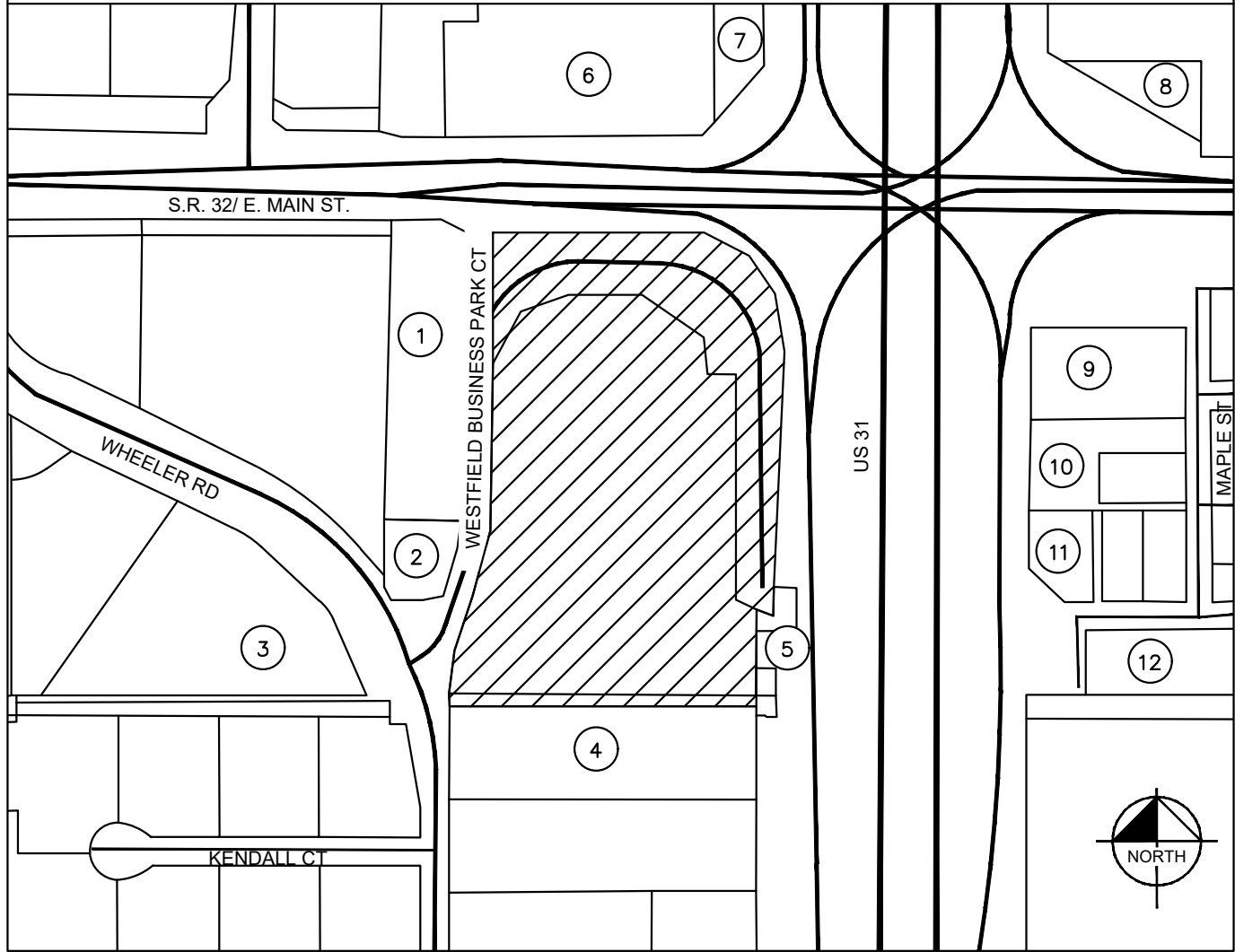
TOTAL ACREAGE - 9.39 Acres
OF LOTS - 1
DENSITY - 0.11 Lots/acre
OPEN SPACE - 1.64 Acres
LAKE AREA - 0.96 Acres
ZONING - PUD

OWNER/SUBDIVIDER:
R. BIRCH DALTON
EDGEROCK DEVELOPMENT, LLC.
555 E. MAIN STREET
WESTFIELD, IN 46074
317-979-0538

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

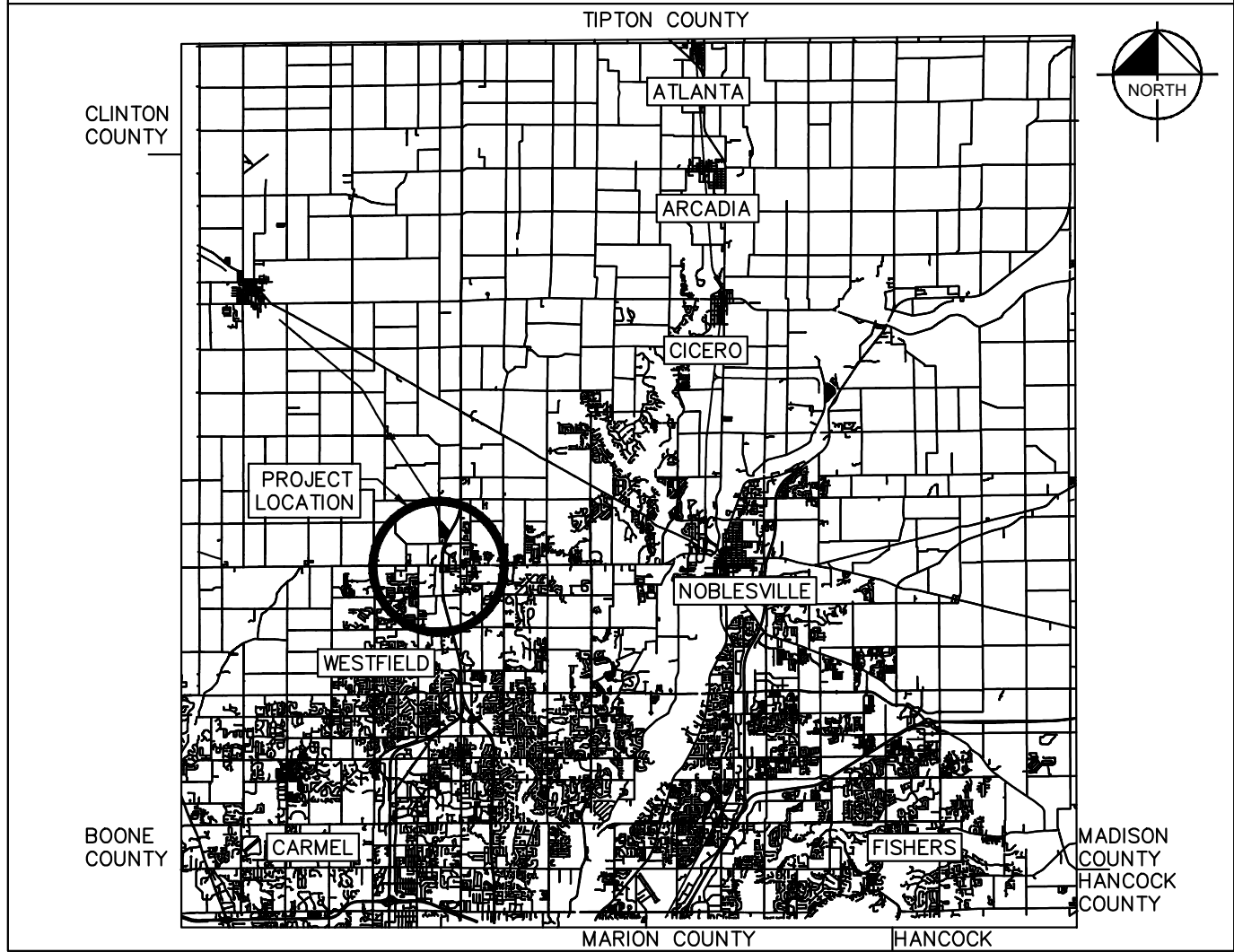
LOCATION MAP

(NOT TO SCALE)



SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	PRIMARY PLAT
3	DEVELOPMENT PLAN
4	EXISTING CONDITIONS AND DEMOLITION PLAN
5	LANDSCAPE PLAN

(NOT TO SCALE)



ADJACENT PROPERTY OWNERS AND USE		
	OWNER	USE
1	McKINNEY, KEITH C & TERRI L TRUSTEES OF McKINNEY REVOCABLE LIVING TRUST	COMMERCIAL
2	HARRIS, THOMAS A & LYNN J	COMMERCIAL
3	WESTFIELD HAMPTON HOTEL LLC	HOTEL
4	PAL PROPERTIES ONE LLC	COMMERCIAL
5	CSX TRANSPORTATION, INC.	VACANT LOT
6	McCLURE STORE #58, LLC.	VACANT LOT
7	CSX TRANSPORTATION, INC.	VACANT LOT
8	CITY OF WESTFIELD	VACANT LOT
9	JACKSON, JEFFREY S & TIMOTHY L. SHAW	COMMERCIAL
10	HARDEES FOOD SYSTEMS INC.	COMMERCIAL
11	HARDEES FOOD SYSTEMS INC.	COMMERCIAL
12	DLM, GJ LLC	COMMERCIAL

TECHNICAL ADVISORY COMMITTEE MEMBERS				
SERVICE/JURISDICTION	COMPANY/DEPARTMENT	ADDRESS	PHONE NUMBER	CONTACT
ECONOMIC AND COMMUNITY DEVELOPMENT	WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT	2728 E. 171ST STREET WESTFIELD, IN 46074	317-804-3170	KEVIN TODD
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17535 DARTOWN ROAD WESTFIELD, IN 46074	317-804-3307	GARRY HARLING
G.I.S.	WESTFIELD G.I.S.	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	LEANE KMETZ
PUBLIC WORKS	WESTFIELD PUBLIC WORKS DEPARTMENT	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	JEREMY LOLLAR PHIL SUNDLING
PRE-CONSTRUCTION	WESTFIELD PRE-CONSTRUCTION	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3147	JOHN RANKIN
STORM WATER	WESTFIELD STORM WATER	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3100	MIKE MORGAN WES ROOD
SCHOOL	WESTFIELD-WASHINGTON SCHOOL CORPORATION	322 W. MAIN STREET WESTFIELD, IN 46074	317-867-8045	JON MONTALONE
STATE ROADWAY	INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) TIPTON SUB-DISTRICT	2152 W. STATE ROAD 28 TIPTON, IN 46072	317-402-1823	SANDRA LANDRUM
COUNTY SURVEYOR	HAMILTON COUNTY SURVEYOR'S OFFICE	ONE HAMILTON COUNTY SQUARE, SUITE 188 NOBLESVILLE, IN 46060	317-776-8495	GREG HOYES
COUNTY ROADWAY	HAMILTON COUNTY HIGHWAY DEPARTMENT	1700 S. 10TH STREET NOBLESVILLE, IN 46060	317-773-7770	DAVE LUCAS
COUNTY HEALTH	HAMILTON COUNTY HEALTH DEPARTMENT	18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060	317-776-8500	LARRY BEARD
WATER/SANITARY SEWER	CITIZENS WESTFIELD	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-917-5294	MITCH HOUSE
ENERGY/POWER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-927-4538	CHRIS L. KEHL
ENERGY/POWER	DUKE ENERGY (NOBLESVILLE OFFICE)	100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062	317-776-5331	BILL OLDHAM
ENERGY/POWER	DUKE ENERGY (CARMEL OFFICE)	16475 SOUTH PARK DRIVE WESTFIELD, IN 46074	317-896-6711	TRENT GODSEY
ENERGY/POWER	DUKE ENERGY: ASSET PROTECTION	WF500/2727 CENTRAL AVENUE COLUMBUS, IN 47201	812-375-2021	GARY S. McNAMEE
GAS	PANHANDLE EASTERN PIPELINE COMPANY	9371 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268	371-733-3213 317-733-3232	TROY YACKLE MARK WOOD
GAS	INDIANA GAS / VECTREN	P.O. BOX 1700 NOBLESVILLE, IN 46061	317-776-5550	CHAD MILLER
GAS	MARATHON PIPELINE, LLC.	10722 E. C.R. 300 N INDIANAPOLIS, IN 46234	317-291-9460x1233	DAN JONES
GAS	BUCKEYE PARTNERS, L.P.	941 BUCKEY ROAD, LIMA, OH 45804	419-993-8008	KYLE SMITH
TELLECOMMUNICATIONS	COMCAST CABLE	5330 E. 65TH STREET INDIANAPOLIS, IN 46220	317-982-1161	EAR SMALL, JR.
TELLECOMMUNICATIONS	LEVEL 3 COMMUNICATIONS	1902 S. EAST STREET INDIANAPOLIS, IN 46225	317-916-2708	DEWAYNE HAMILTON
TELLECOMMUNICATIONS	BRIGHT HOUSE NETWORKS	3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46218	317-713-3899	J.D. TRUEBLOOD
TELLECOMMUNICATIONS	FRONTIER COMMUNICATION	20905 HAGUE ROAD NOBLESVILLE, IN 46060	317-984-9010	STEVE COSTLOW
TELLECOMMUNICATIONS	AT&T	5858 N. COLLEGE AVENUE INDIANAPOLIS, IN 46268	317-252-4275	BRIAN WENTE
TELLECOMMUNICATIONS	ZAYO GROUP	5200 E. 64H STREET INDIANAPOLIS, IN 46220	317-508-2807	DAN JONES
TELLECOMMUNICATIONS	INDIANA FIBER NETWORK	5520 W. 76TH STREET INDIANAPOLIS, IN 46268	317-280-4636 317-771-7223	BRUCE SPECK KEITH HAMM
TELLECOMMUNICATIONS	METRONET	330 E. MAIN STREET WESTFIELD, IN 46074	317-465-1046	CHRIS BLUTO

(NOT TO SCALE)



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	B/D	2.6	27.1%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	C/D	5.0	52.3%
Or	Orthents		2.0	20.6%
Totals for Area of Interest			9.6	100.0%

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

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

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

A PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS WEST (STATE PLANE BEARING) ALONG THE NORTH LINE THEREOF A DISTANCE OF 451.29 FEET (GOING THRU A REBAR IN CONCRETE DISTANT 79.87 FEET WEST OF SAID NORTHEAST CORNER) TO THE EAST LINE OF A 50 FOOT ROADWAY DEDICATION, RECORDED AS INSTRUMENT NUMBER 9119718 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER, THE FOLLOWING 6 COURSES ARE ALONG THE EAST LINE THEREOF; (1) THENCE SOUTH 01 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 98.55 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY PER INDOT RIGHT-OF-WAY PLANS, PROJECT NO. 0710215 AND THE POINT OF BEGINNING; (2) THENCE SOUTH 01 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 483.98 FEET TO A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 350.00 FEET AND A RADIUS POINT WHICH BEARS NORTH 88 DEGREES 57 MINUTES 31 SECONDS WEST; (3) THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.94 FEET TO A POINT WHICH BEARS SOUTH 71 DEGREES 36 MINUTES 53 SECONDS WEST FROM THE RADIUS POINT; (4) THENCE SOUTH 18 DEGREES 23 MINUTES 04 SECONDS WEST A DISTANCE OF 121.06 FEET TO A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 275.00 FEET AND A RADIUS POINT WHICH BEARS SOUTH 71 DEGREES 36 MINUTES 56 SECONDS EAST; (5) THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 88.61 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 55 MINUTES 21 SECONDS WEST FROM THE RADIUS POINT; (6) THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS WEST A DISTANCE OF 26.91 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD (40 FEET WIDE); THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE THEREOF A DISTANCE OF 580.30 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY LINE PER SAID PLANS, THE REMAINING COURSES ARE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 03 MINUTES 55 SECONDS EAST A DISTANCE OF 607.13 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 55 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 55 DEGREES 12 MINUTES 59 SECONDS WEST A DISTANCE OF 162.49 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 21 SECONDS WEST A DISTANCE OF 195.06 FEET; THENCE NORTH 83 DEGREES 16 MINUTES 15 SECONDS WEST A DISTANCE OF 147.42 FEET TO THE POINT OF BEGINNING, CONTAINING 9.39 ACRES, MORE OR LESS.

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

Indiana Utilities Protection Service

Call 811 
before you dig

TITLE SHEET

LANDING AT MONON MARKETPLACE

ORIGINAL ISSUE:
03/30/2018
KHA PROJECT NO
170020001

SHEET NUMBER

SITE DATA TABLE	
TOTAL ACREAGE	- 9.39 Acres
# OF LOTS	- 1
DENSITY	- 0.11 Lots/acre
OPEN SPACE	- 1.64 Acres
LAKE AREA	- 0.96 Acres
ZONING	- PUD

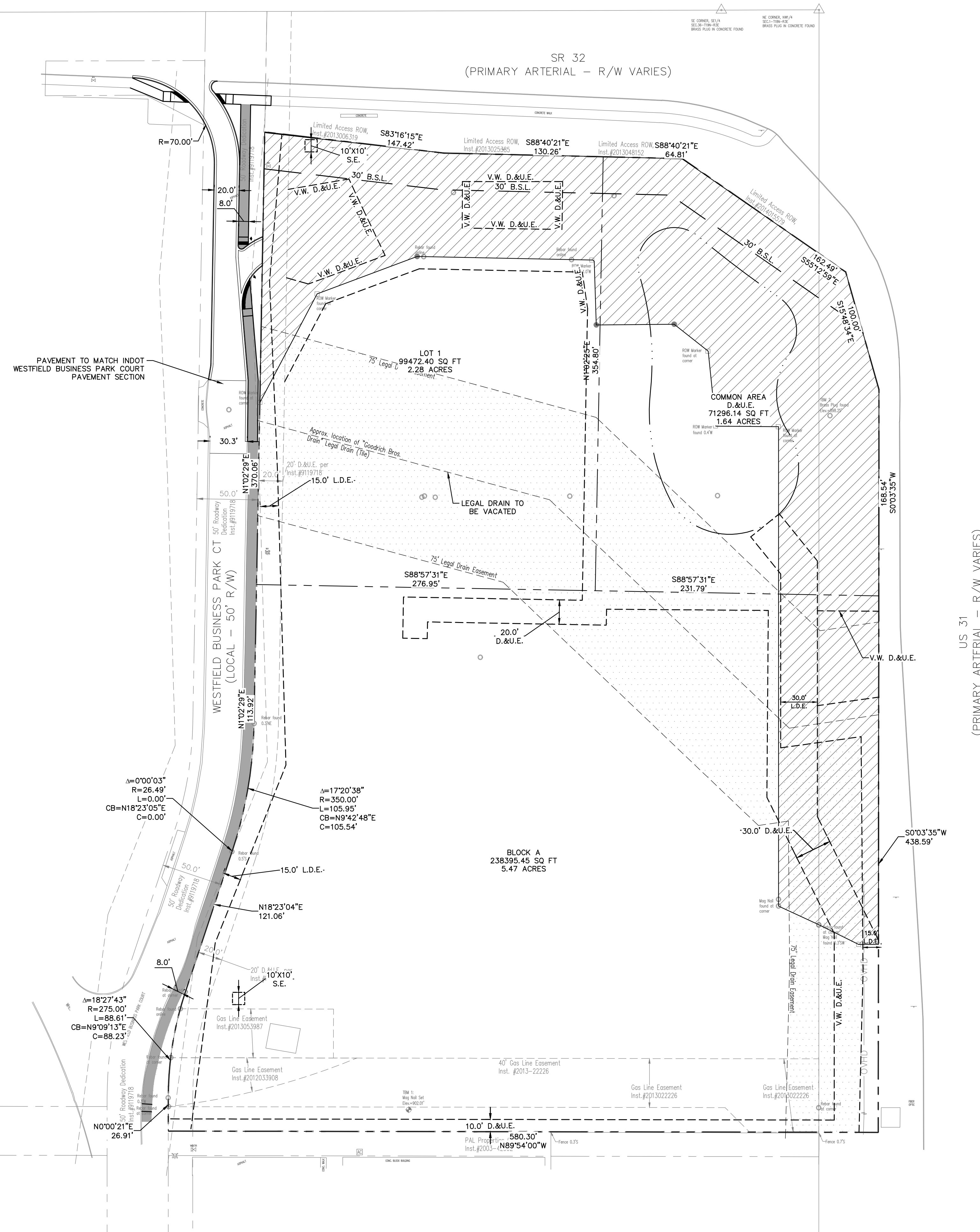
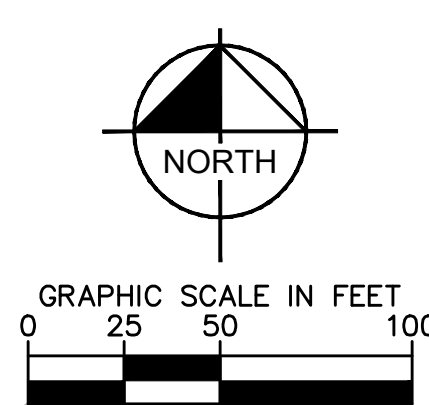
OWNER/SUBDIVIDER:
R. BIRCH DALTON
EDGEROCK DEVELOPMENT, LLC.
555 E. MAIN STREET
WESTFIELD, IN 46074
317-979-0538

ENT, LLC.

LANDING AT MONON MARKETPLACE

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



EXISTING LEGEND	
	SURVEY MONUMENT
— GAS —	EX. GAS LINE
— OVHD —	EX. OVERHEAD ELECTRIC
— FBOP —	EX. FIBER OPTIC
— uge —	EX. UNDERGROUND ELECTRIC
— COM — COM —	EX. COMMUNICATION LINE
— W — W —	EX. WATER LINE
— >> —	EX. STORM SEWER
— > —	EX. SANITARY SEWER

- | | | |
|--|--|--------------------------|
| | | SURVEY MONUMENT |
| | | |
| | | |
| | | EX. GAS LINE |
| | | EX. OVERHEAD ELECTRIC |
| | | EX. FIBER OPTIC |
| | | EX. UNDERGROUND ELECTRIC |
| | | EX. COMMUNICATION LINE |
| | | EX. WATER LINE |
| | | EX. STORM SEWER |
| | | EX. SANITARY SEWER |

PROPOSED LEGEND	
S.E.	SIGN EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
L.D.E.	LEGAL DRAIN EASEMENT
	POND NORMAL POOL
	OVERALL LANDING AT MONON MARKETPLACE BOUNDARY
	PROPOSED EASEMENT
	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)
	LEGAL DRAIN EASEMENT TO BE VACATED
	PROPOSED COM. LINE
	PROPOSED FIBER OPTIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH

- | | |
|---|---|
| S.E. | SIGN EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| V.W. | VARIABLE WIDTH |
| L.D.E. | LEGAL DRAIN EASEMENT |
|  | POND NORMAL POOL |
|  | OVERALL LANDING AT MONON
MARKETPLACE BOUNDARY |
|  | PROPOSED EASEMENT |
|  | R.O.W. TO BE VACATED
(PENDING INDOT AND WESTFIELD
COUNCIL APPROVAL) |
|  | LEGAL DRAIN EASEMENT TO BE
VACATED |
|  COM | PROPOSED COM. LINE |
|  FBP | PROPOSED FIBER OPTIC LINE |
|  | PROPOSED STORM SEWER |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED 8' PATH |

Drawing name: K:\IND_Library\70020001\EngnBook_Landing at Meron Markedpoints_Westfield_IL\2_Design\CADD\PlanSheets\Primary_Plat\70020001.PP-2-5.PRIMARY_PLAT.dwg 2 May 11, 2018 1:07pm b/c Andy Taylor
This document, together with the associated files, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

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



**EDGE
ROCK**
DEVELOPMENT

PRIMARY PLAT

LANDING AT MONON
MARKETPLACE

ORIGINAL ISSUE: 03/30/2018
KHA PROJECT NO. 170020001
SHEET NUMBER

SITE DATA TABLE	
TOTAL ACREAGE	9.39 Acres
# OF LOTS	1
DENSITY	0.11 Lots/acre
OPEN SPACE	1.64 Acres
LAKE AREA	0.96 Acres
ZONING	PUD

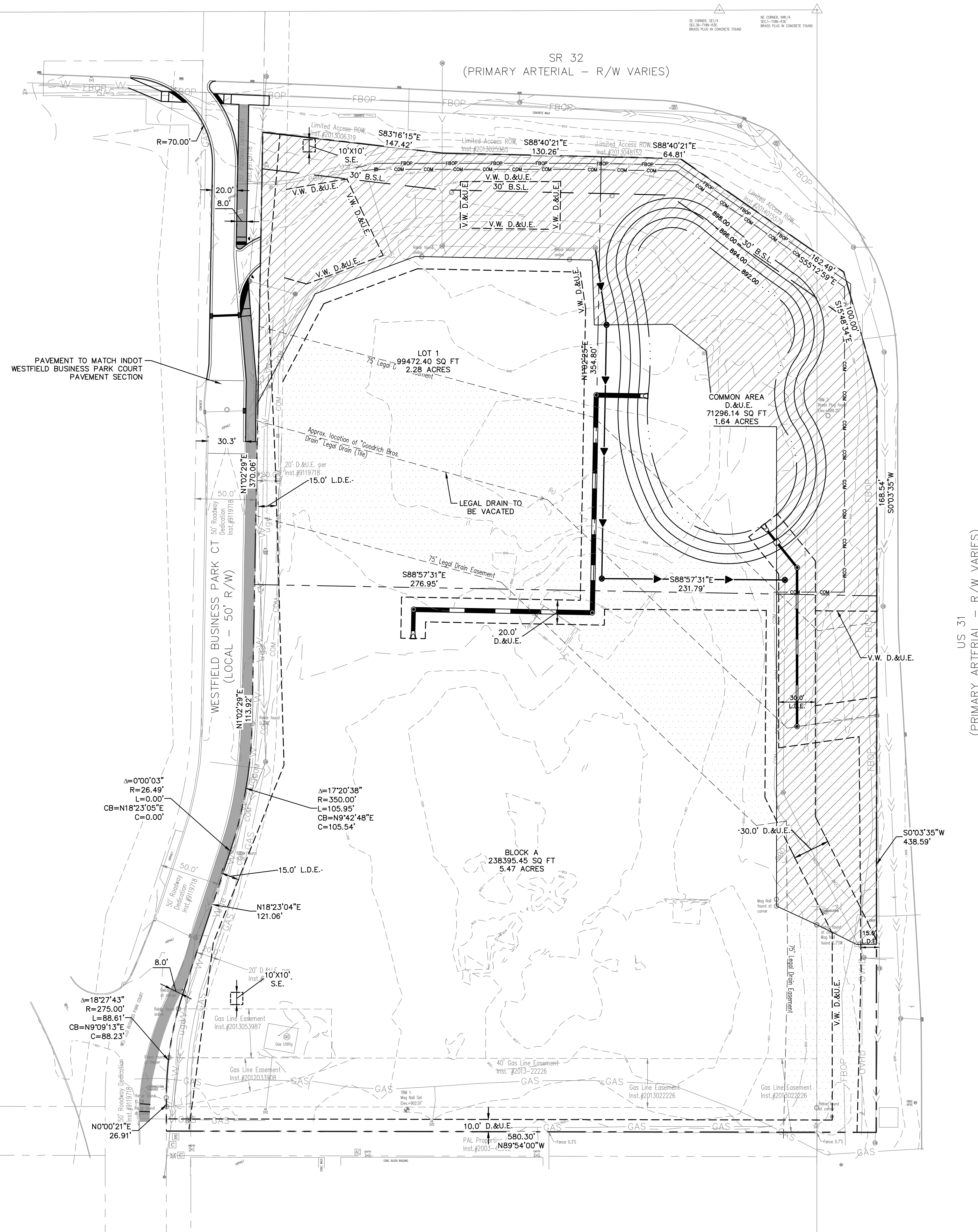
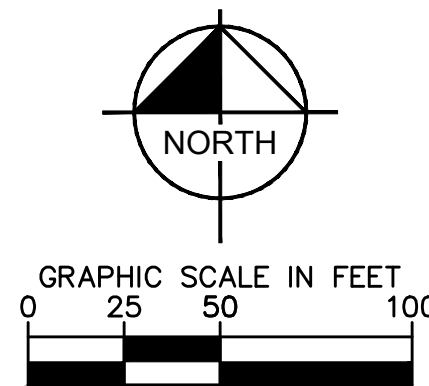
OWNER/SUBDIVIDER:
R. BIRCH DALTON
EDGEROCK DEVELOPMENT, LLC.
555 E. MAIN STREET
WESTFIELD, IN 46074
317-979-0538

NT, LLC.

LANDING AT MONON MARKETPLACE

PRIMARY PLAT AND DEVELOPMENT PLAN

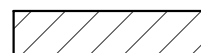
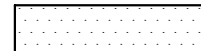
ZONING: PUD



EXISTING LEGEND	
● ○ △	SURVEY MONUMENT
—GAS—	EX. GAS LINE
—OVHD—	EX. OVERHEAD ELECTRIC
—FBOP—	EX. FIBER OPTIC
—ug—	EX. UNDERGROUND ELECTRIC
—COM— COM—	EX. COMMUNICATION LINE
—W— W—	EX. WATER LINE
—>>—	EX. STORM SEWER
—>—	EX. SANITARY SEWER

- | SURVEY MONUMENT | |
|---|--------------------------|
|  _____ GAS _____ | EX. GAS LINE |
|  _____ OVHD _____ | EX. OVERHEAD ELECTRIC |
|  _____ FBOP _____ | EX. FIBER OPTIC |
|  _____ uge _____ | EX. UNDERGROUND ELECTRIC |
|  COM _____ COM _____ | EX. COMMUNICATION LINE |
|  W _____ W _____ | EX. WATER LINE |
|  >> _____ | EX. STORM SEWER |
|  > _____ | EX. SANITARY SEWER |

PROPOSED LEGEND	
S.E.	SIGN EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
L.D.E.	LEGAL DRAIN EASEMENT
	POND NORMAL POOL
	OVERALL LANDING AT MONON MARKETPLACE BOUNDARY
	PROPOSED EASEMENT
	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)
	LEGAL DRAIN EASEMENT TO BE VACATED
	PROPOSED COM. LINE
	PROPOSED FIBER OPTIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH

- | | |
|---|---|
| S.E. | SIGN EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| V.W. | VARIABLE WIDTH |
| L.D.E. | LEGAL DRAIN EASEMENT |
|  | POND NORMAL POOL |
|  | OVERALL LANDING AT MONON
MARKETPLACE BOUNDARY |
|  | PROPOSED EASEMENT |
|  | R.O.W. TO BE VACATED
(PENDING INDOT AND WESTFIELD
COUNCIL APPROVAL) |
|  | LEGAL DRAIN EASEMENT TO BE
VACATED |
|  | PROPOSED COM. LINE |
|  | PROPOSED FIBER OPTIC LINE |
|  | PROPOSED STORM SEWER |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED 8' PATH |

Kimley»»Horn

SCALE:	AS NOTED
DESIGNED BY:	LDS
DRAWN BY:	IDS



**EDGE
ROCK**
DEVELOPMENT

DEVELOPMENT PLAN

LANDING AT MONON
MARKETPLACE

ORIGINAL ISSUE:	03/30/2018
IA PROJECT NO.	170020001

SHEET NUMBER

3

SITE DATA TABLE	
TOTAL ACREAGE	9.39 Acres
# OF LOTS	1
DENSITY	0.11 Lots/acre
OPEN SPACE	1.64 Acres
LAKE AREA	0.96 Acres
ZONING	PUD

OWNER/SUBDIVIDER:
R. BIRCH DALTON
EDGEROCK DEVELOPMENT, LLC.
555 E. MAIN STREET
WESTFIELD, IN 46074
317-979-0538

LANDING AT MONON MARKETPLACE
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD

Call 811 
before you dig



This document is the property of Kinley-Horn and Associates, Inc. and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used for any purpose other than that for which it was loaned. Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc. for any loss or damage to this document or the information contained herein.

Drawing name: K:\NO_LDE\170020001_EdgeRock_Landing at Monon Marketplace_Westfield_IN V2 Design\CADD\PlanSheets\Primary Plat\170020001.P2-5_PRIMARY PLAT.dwg 5 May 11, 2018 12:58pm by: Andy Doyle

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

SITE DATA TABLE

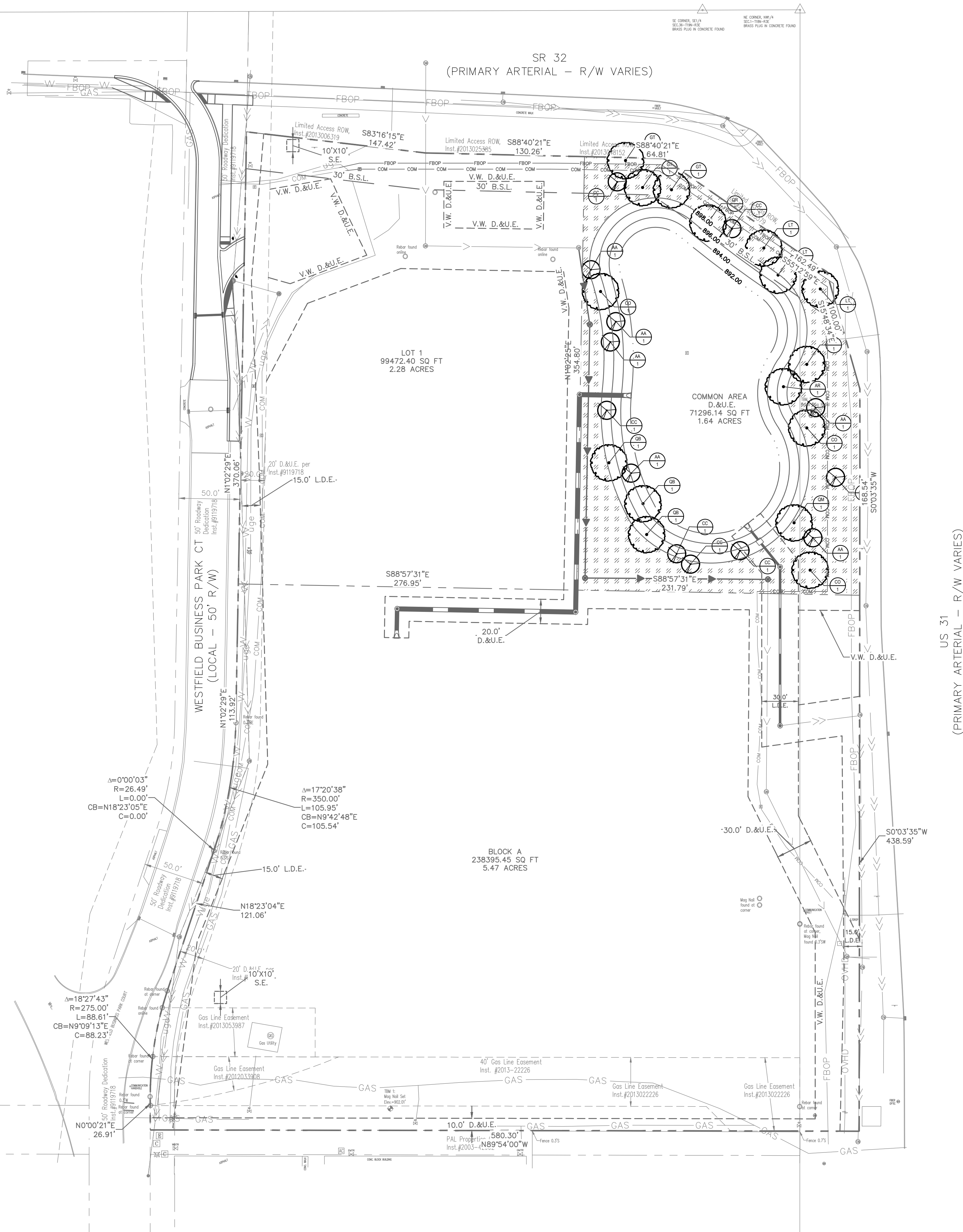
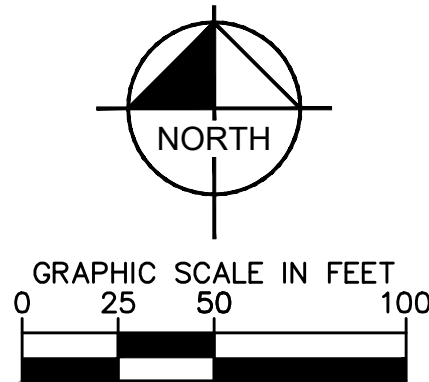
TOTAL ACREAGE - 9.39 Acres
OF LOTS - 1
DENSITY - 0.11 Lots/acre
OPEN SPACE - 1.64 Acres
LAKE AREA - 0.96 Acres
ZONING - PUD

SURVEYOR:
BRIAN RISMILLER, PS
SEA GROUP, LLC.
494 GRADLE DRIVE
CARMEL, IN 46032
317-844-3333

OWNER/SUBDIVIDER:
R. BIRCH DALTON
EDGEROCK DEVELOPMENT, LLC.
555 E. MAIN STREET
WESTFIELD, IN 46074
317-979-0538

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

LANDING AT MONON MARKETPLACE PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD



PLANT SCHEDULE

KEY NOTE	BOTANICAL NAME	COMMON NAME	SIZE	QTY:
AA	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.0" caliper	7
AR	Acer rubrum 'October Glory' TM	October Glory Red Maple	2.5" caliper	2
CC	Cercis canadensis 'Flame'	Flame Eastern Redbud	2.0" caliper	6
CO	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" caliper	3
GT	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Honeylocust	2.5" caliper	3
LT	Liriodendron tulipifera	Tuliptree	2.5" caliper	3
QB	Quercus bicolor	Swamp White Oak	2.0" caliper	3
QM	Quercus muehlenbergii	Chinkapin Oak	2.5" caliper	1
QR	Quercus rubra	Northern Red Oak	2.5" caliper	1

NOTES:

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

SCALE: AS NOTED	DESIGNED BY: LDS	APPROVAL	EDGE ROCK DEVELOPMENT	LANDSCAPE PLAN	LANDING AT MONON MARKETPLACE	ORIGINAL ISSUE: 03/30/2018
	DRAWN BY: LDS	PENDING				KHA PROJECT NO. 170020001
	CHECKED BY: ART	PROFESSIONAL ENGINEER				SHEET NUMBER
						5
KIMLEY-HORN			REVISIONS			
© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580 INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM			REVISED PER TAC COMMENTS			DATE
			04/27/18			BY



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 21, 2018
1806-PUD-12
Exhibit 1

Docket Number: 1806-PUD-12 (Ordinance No. 18-20)
Petitioner: William Eric Group
Representative: Jesse Pohlman of OnPointe Land Matters, LLC
Request: An amendment to the Oak Ridge Pointe Planned Unit Development (PUD) District to allow for commercial development.
Current Zoning: Oak Ridge Pointe PUD District
Current Land Use: Undeveloped
Acreage: 2.2 acres +/-
Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibit
5. Landscaping Plan
6. Proposed Ord. 18-20
7. Ordinance 11-09 (Oak Ridge Pointe PUD)
8. Petitioner's Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the May 14, 2018, City Council meeting. The petition will receive a public hearing at the May 21, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property is approximately 2.2 acres in size and is located on the southwest corner of SR 32 and Oak Ridge Road (see **Exhibit 2**). The Property is currently zoned the Oak Ridge Pointe PUD District (Ordinance 11-09, adopted May, 23, 2011). All surrounding properties are also zoned the Oak Ridge Pointe PUD District.

Project Description: The petitioner is requesting an amendment to the Oak Ridge Pointe PUD District (see **Exhibit 6**) to allow for development of a new inline tenant building, as generally illustrated on the Concept Plan (see **Exhibit 3**) and Illustrative Character Exhibit (see **Exhibit 4**).

Concept Plan: The proposed amendment incorporates a Concept Plan as one possible layout of the site, but states that the final layout will be subject to the terms and conditions of the PUD and could vary from the Concept Plan.

State Highway 32 Overlay District: The proposed amendment includes an additional curb cut on SR 32, subject to Council approval as required by the Overlay, as depicted on the Concept Plan.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Oak Ridge Pointe PUD and Unified Development Ordinance. The development standards of note are briefly highlighted below:

Architectural Standards: In lieu of Architectural Standards found in the Oak Ridge Pointe PUD and the State Highway 32 Overlay District of the UDO, the proposed amendment incorporates an Illustrative Character Exhibit, and requires buildings to be developed in substantial compliance with that exhibit.

Accessory Buildings: The proposed amendment permits dumpster enclosures within the Established Front Yard of 175th Street.

Bicycle Parking: As proposed, the amendment removes the requirement for enclosed bicycle parking, contained in the Oak Ridge Pointe PUD.

Landscaping Standards: In lieu of Landscaping Standards found in the Oak Ridge Pointe PUD and the UDO, the proposed amendment incorporates a Landscaping Plan and requires substantial compliance with said plan.

Sign Standards: The proposed amendment adds Projecting Signs as a permitted sign type for the Property.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32, (ii) Proposed Local: 175th Street, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 21, 2018, 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.

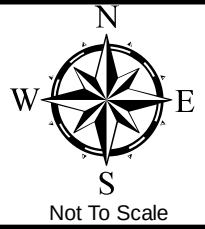
Council Introduction: The petition was introduced at the May 14, 2018, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the May 21, 2018, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.



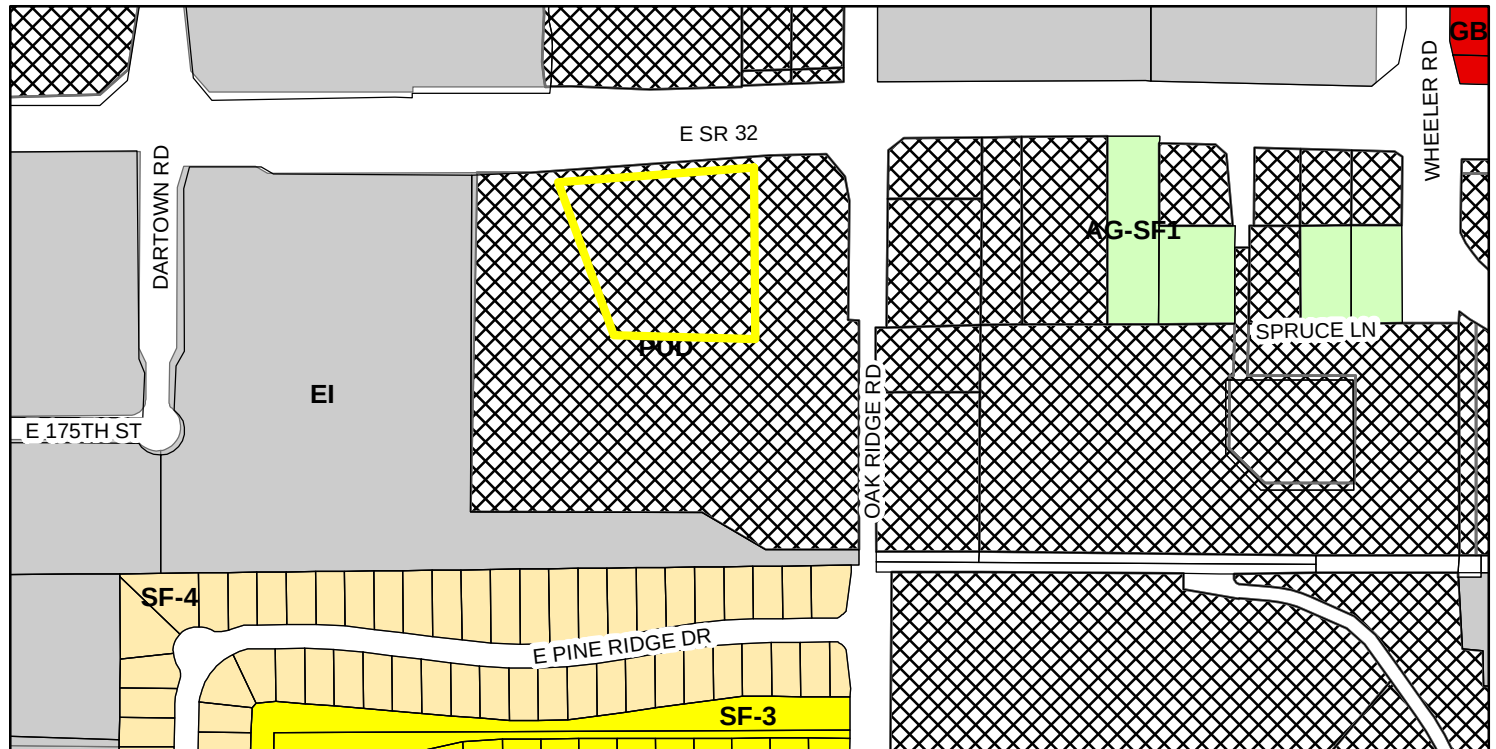
Property Location Map
Oak Ridge Pointe PUD District Amendment II
1806-PUD-12



Aerial Location Map



Zoning Map



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

GB (General Business)
PUD (Planned Unit Development)

SF-3 (Single Family - 3)
SF-4 (Single Family - 4)





1 Front Elevation
D1 SCALE: N/A



2 Rear Elevation
D1 SCALE: N/A



1 Side Elevation
D2 SCALE: N/A



2 Side Elevation
D2 SCALE: N/A

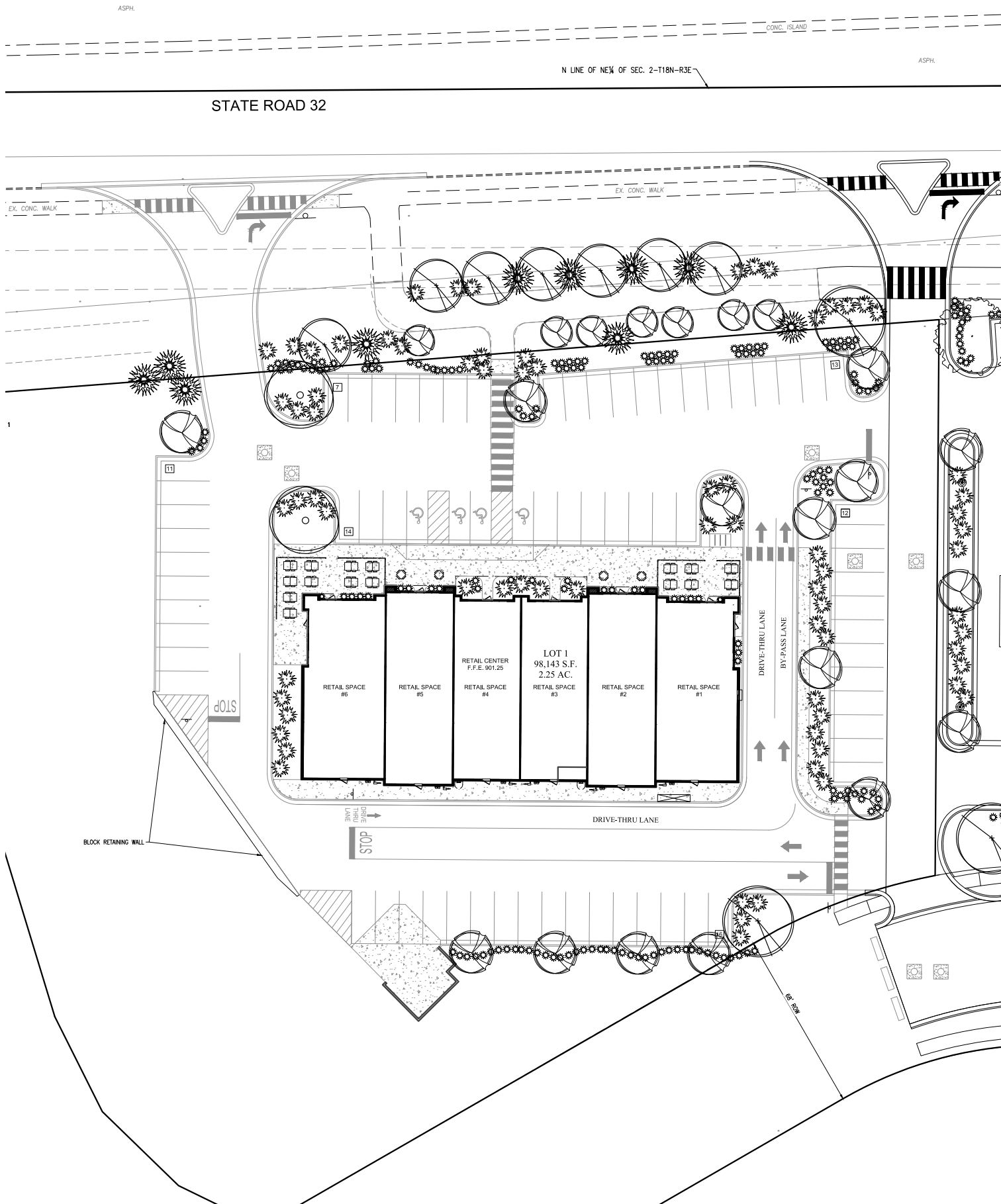


1 Exterior View
D3 SCALE: N/A



2 Exterior View
D3 SCALE: N/A





GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREES MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC., SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

GENERAL NOTES

10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
16. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE POTTING SOIL, 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LANDSCAPE REQUIREMENTS

REQUIREMENT PER ORDINANCE:	REQUIRED: PER ORDINANCE	PROVIDED: PER PUD AMENDMENT
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAL FEET	SR 32 = 345' - 11 SHADE TREES - 1 ORNAMENTAL TREES	SR 32 = 345' - 6 SHADE TREES - COVERED BY PERIMETER REQ.
LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	(2.66 ACRES ±) - 27 SHADE TREES - 27 ORNAMENTAL OR EVERGREEN TREES - 67 SHRUBS	(2.66 ACRES ±) - 27 SHADE TREES - 27 ORNAMENTAL OR EVERGREEN TREES - 67 SHRUBS
FOUNDATION PLANTINGS - FOR EXPOSURES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OR ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12' LINEAL FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	STRIP MALL FRONT (NORTH) = 166' - 14 SHRUBS OR ORNAMENTAL TREES STRIP MALL EAST = 70' - 2 PLANTINGS STRIP MALL FRONT (WEST) = 70' - 6 SHRUBS OR ORNAMENTAL TREES	STRIP MALL FRONT (NORTH) = 166' - 15 SHRUBS OR ORNAMENTAL TREES STRIP MALL EAST = 70' - 3 PLANTINGS STRIP MALL FRONT (WEST) = 70' - 6 SHRUBS OR ORNAMENTAL TREES
EXTERNAL STREET FRONTAGE - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	SR 32 = 345' - 11 SHADE OR EVERGREEN TREES - 7 ORNAMENTAL TREES - 66 SHRUBS	SR 32 = 345' - 2 SHADE AND 3 EVERGREEN TREES - 7 ORNAMENTAL TREES - 66 SHRUBS
INTERIOR PARKING AREA - 10% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 32,490 SF - 3,249 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 32,490 SF - 3,382 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	SR 32 = 200' - 7 TREES - 67 SHRUBS 175TH ST. = 120' - 4 TREES - 40 SHRUBS	SR 32 = 200' - 8 TREES - 67 SHRUBS 175TH ST. = 120' - 4 TREES - 40 SHRUBS

PLANT SCHEDULE										
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION (B & R BASE CONT)	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE		
CANOPY DECIDUOUS TREES										
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	2	X		SEE PLAN	X	90' x 50'	
QR	QUERCUS RUBRA	RED OAK	2 1/2"	7	X		SEE PLAN	X	75' x 75'	
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	2	X		SEE PLAN	X	80' x 80'	
EVERGREEN TREES										
PpG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8'	10	X		SEE PLAN	X	60' x 25'	
ORNAMENTAL UNDERSTORY TREES										
AGf	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	7	X		SEE PLAN	X	20' x 15'	
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1 1/2"	12	X		SEE PLAN	X	20' x 15'	
EVERGREEN SHRUBS										
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	113		X	SEE PLAN	MIN 18"	3' x 3W	
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	#3	38		X	SEE PLAN	MIN 18"	3' x 6W	
TnD	TAXUS X MEDIA 'DENSIFORMIS'	SPREADING YEW	#3	18		X	SEE PLAN	MIN 18"	3' x 6W	
DECIDUOUS SHRUBS										
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	14		X	SEE PLAN	MIN 18"	3' x 3W	
SvG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	13		X	SEE PLAN	MIN 18"	3' x 3W	
VpT	VIBURNUM PLICATUM 'TOMENTOSUM' 'NEWZAM'	NEWPORT VIBURNUM	18"	12		X	SEE PLAN	MIN 18"	3' x 3W	
ORNAMENTAL GRASSES										
CG	CAREX GLAUCA	BLUE SEDGE	#1	8		X	SEE PLAN	MIN 12"	3' x 3W	
PaL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1	6		X	SEE PLAN	MIN 18"	3' x 3W	

LANDSCAPE PLAN NOTES

1. SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
2. LANDSCAPING TO BE INSTALLED FOR COMMUNITY FIRST BANK.
3. MULCH ALL LANDSCAPE MATERIAL UNLESS OTHERWISE NOTED.
4. RIVER ROCK

LEGEND

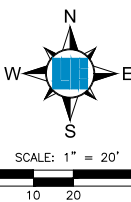


EXHIBIT D: LANDSCAPING PLAN
OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT
PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE NUMBER 18-20

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance No. 07-34 (the “Oak Ridge PUD Ordinance”), on December 10, 2007; and

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance No. 08-48 (the “Oak Ridge Pointe PUD Ordinance”), on December 8, 2008, which amended and restated the Oak Ridge PUD Ordinance; and

WHEREAS, the Common Council enacted Ordinance No. 11-09 (the “Restated ORP PUD Ordinance”), on May 23, 2011, which amended and restated the Oak Ridge Pointe PUD Ordinance; and

WHEREAS, the Common Council enacted Ordinance No. 17-14 (the “First Amendment”), on May 22, 2017, the OR-Commercial 3 District of the Restated ORP PUD Ordinance; and

WHEREAS, the Common Council enacted Ordinance No. 18-01 (the “ORP PUD Amendment: Lot 1”), on March 12, 2018, amending certain real estate within the OR-Commercial 1 District of the Restated ORP PUD Ordinance; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 1806-PUD-##**), requesting an amendment to the Restated ORP PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 1806-PUD-12** to 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 _____, 2018;

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 Restated ORP PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the “Oak Ridge Shoppes Amendment”, shall amend the Restated ORP PUD Ordinance, as applicable to the Real Estate generally described as Lot 2 within the OR-Commercial 1 District of the Restated ORP District.
- 1.2 All other provisions of the Restated ORP PUD Ordinance, as amended, shall remain in effect with the adoption of this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance or the Restated ORP PUD Ordinance, as amended, that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. 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. The Concept Plan provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Concept Plan.

Section 3. State Highway 32 Overlay District. The standards of Article 5.3 State Highway 32 Overlay District shall apply to the development of the Real Estate, except as otherwise modified by the Restated ORP Ordinance and below.

- 3.1 Article 5.3(F) Access Control Requirements of the UDO and Section 3.19(A) of the Restated ORP Ordinance shall be modified to permit access, as generally depicted on the Concept Plan, subject to approval by the Indiana Department of Transportation.

Section 4. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified by the Restated ORP Ordinance and below.

- 4.1 Section 2.6 Architectural Standards of the Restated ORP and Article 5.3(J) State Highway 32 Overlay District; Architectural Design Requirements of the UDO shall apply, except as otherwise modified by the “Illustrative Character Exhibit”, attached hereto as **Exhibit C.** Building(s) on the Real Estate shall be in substantial compliance with the Illustrative Character Exhibit.
- 4.2 Article 6.1 Accessory Buildings of the UDO and Article 5.3(H) State Highway 32 Overlay District; Accessory Buildings of the UDO shall apply; however, shall be modified to permit enclosures to be located within the Established Front Yard of 175th Street, as generally depicted on the Concept Plan.
- 4.3 Section 4.3(D) Bicycle Parking; Enclosed Bicycle Parking of the Restated ORP Ordinance shall not apply to the Real Estate.
- 4.4 Article 6.8 Landscaping Standards of the UDO, as modified by Article 6 Landscaping Standards of the Restated ORP Ordinance, shall apply, except as otherwise modified by the “Landscaping Plan”, attached hereto as **Exhibit D.** Landscaping shall be installed in substantial compliance with the Landscaping Plan.
- 4.5 Article 6.17 Sign Standards of the UDO, as modified by Article 7 Sign Standards of the Restated ORP Ordinance, shall apply; except as otherwise modified below:
 - A. Article 6.17(J)(5) Nonresidential Center Signs; Center In-Line Tenant Signage shall apply to the Real Estate. The total permitted Sign Area Allocation per façade may be divided between Wall, Under Canopy, Awning Signs, and Projecting Signs. Projecting Signs shall be substantially similar in quality and character as depicted in the Illustrative Character Exhibit.

**[Remainder of page intentionally left blank;
signature pages follow.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2018.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-20** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-20**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-20**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Travis May, William Eric Group, LLC
238 N Main Street, Maxwell, Indiana 46154

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

EXHIBIT A
REAL ESTATE

PART OF BLOCK "B" IN OAK RIDGE POINTE PER PLAT THEREOF RECORDED _____, 2018, AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER, 874.95 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 13 SECONDS EAST, 578.27 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS WEST, 147.80 FEET; THENCE 42.44 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 220.00 FEET AND A CHORD BEARING SOUTH 84 DEGREES 44 MINUTES 56 SECONDS WEST, 42.37 FEET TO THE POINT OF BEGINNING; THENCE 73.81 FEET ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, AND A CHORD BEARING SOUTH 69 DEGREES 36 MINUTES 41 SECONDS WEST, 73.47 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 213.93 FEET; THENCE NORTH 64 DEGREES 13 MINUTES 54 SECONDS WEST, 35.79 FEET; THENCE NORTH 45 DEGREES 51 MINUTES 39 SECONDS WEST, 40.20 FEET; THENCE NORTH 26 DEGREES 34 MINUTES 35 SECONDS WEST, 40.20 FEET; THENCE NORTH 16 DEGREES 56 MINUTES 03 SECONDS WEST, 243.06 FEET; THENCE NORTH 85 DEGREES 34 MINUTES 38 SECONDS EAST, 465.96 FEET; SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, 210.83 FEET TO THE POINT OF BEGINNING, CONTAINING 2.25 ACRES, MORE OR LESS.



1 Front Elevation
D1 SCALE: N/A



2 Rear Elevation
D1 SCALE: N/A



1 Side Elevation
D2 SCALE: N/A



2 Side Elevation
D2 SCALE: N/A

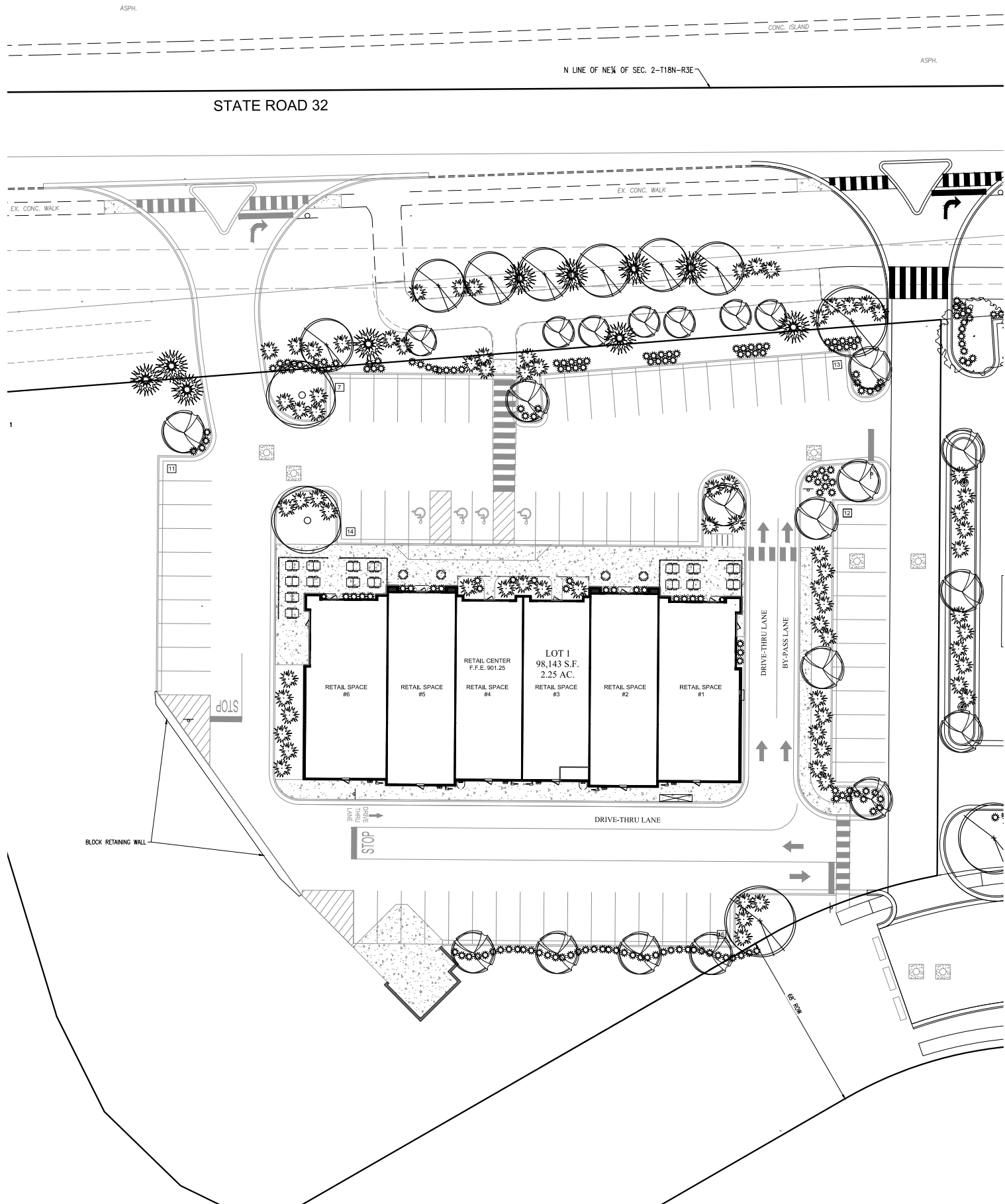


1 Exterior View
D3 SCALE: N/A



2 Exterior View
D3 SCALE: N/A





GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREES MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC., SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

GENERAL NOTES

10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
16. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE POTTING SOIL, 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LANDSCAPE REQUIREMENTS

REQUIREMENT PER ORDINANCE:	REQUIRED: PER ORDINANCE	PROVIDED: PER PUD AMENDMENT
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAL FEET	SR 32 = 345' - 11 SHADE TREES - 1 ORNAMENTAL TREES	SR 32 = 345' - 6 SHADE TREES - COVERED BY PERIMETER REQ.
LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	(2.66 ACRES ±) - 27 SHADE TREES - 27 ORNAMENTAL OR EVERGREEN TREES - 67 SHRUBS	(2.66 ACRES ±) - 27 SHADE TREES - 27 ORNAMENTAL OR EVERGREEN TREES - 67 SHRUBS
FOUNDATION PLANTINGS - FOR EXPOSURES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OR ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12' LINEAL FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	STRIP MALL FRONT (NORTH) = 166' - 14 SHRUBS OR ORNAMENTAL TREES STRIP MALL EAST = 70' - 2 PLANTINGS STRIP MALL FRONT (WEST) = 70' - 6 SHRUBS OR ORNAMENTAL TREES	STRIP MALL FRONT (NORTH) = 166' - 15 SHRUBS OR ORNAMENTAL TREES STRIP MALL EAST = 70' - 3 PLANTINGS STRIP MALL FRONT (WEST) = 70' - 6 SHRUBS OR ORNAMENTAL TREES
EXTERNAL STREET FRONTAGE - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	SR 32 = 345' - 11 SHADE OR EVERGREEN TREES - 7 ORNAMENTAL TREES - 66 SHRUBS	SR 32 = 345' - 2 SHADE AND 3 EVERGREEN TREES - 7 ORNAMENTAL TREES - 66 SHRUBS
INTERIOR PARKING AREA - 10% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 32,490 SF - 3,249 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 32,490 SF - 3,382 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	SR 32 = 200' - 7 TREES - 67 SHRUBS 175TH ST. = 120' - 4 TREES - 40 SHRUBS	SR 32 = 200' - 8 TREES - 67 SHRUBS 175TH ST. = 120' - 4 TREES - 40 SHRUBS

PLANT SCHEDULE										
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION (B & R BASE CONT)	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE		
CANOPY DECIDUOUS TREES										
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	2	X		SEE PLAN	X	90' x 50'	
QR	QUERCUS RUBRA	RED OAK	2 1/2"	7	X		SEE PLAN	X	75' x 75'	
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	2	X		SEE PLAN	X	80' x 80'	
EVERGREEN TREES										
PpG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8'	10	X		SEE PLAN	X	60' x 25'	
ORNAMENTAL UNDERSTORY TREES										
AGf	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	7	X		SEE PLAN	X	20' x 15'	
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1 1/2"	12	X		SEE PLAN	X	20' x 15'	
EVERGREEN SHRUBS										
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	113		X	SEE PLAN	MIN 18"	3' x 3W	
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	#3	38		X	SEE PLAN	MIN 18"	3' x 6W	
TnD	TAXUS X MEDIA 'DENSIFORMIS'	SPREADING YEW	#3	18		X	SEE PLAN	MIN 18"	3' x 6W	
DECIDUOUS SHRUBS										
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	14		X	SEE PLAN	MIN 18"	3' x 3W	
SvG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	13		X	SEE PLAN	MIN 18"	3' x 3W	
VpT	VIBURNUM PLICATUM 'TOMENTOSUM' 'NEWZAM'	NEWPORT VIBURNUM	18"	12		X	SEE PLAN	MIN 18"	3' x 3W	
ORNAMENTAL GRASSES										
CG	CAREX GLAUCA	BLUE SEDGE	#1	8		X	SEE PLAN	MIN 12"	3' x 3W	
PaL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1	6		X	SEE PLAN	MIN 18"	3' x 3W	

LANDSCAPE PLAN NOTES

- 1 SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD. OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- 2 LANDSCAPING TO BE INSTALLED FOR COMMUNITY FIRST BANK.
- 3 MULCH ALL LANDSCAPE MATERIAL UNLESS OTHERWISE NOTED.
- 4 RIVER ROCK

LEGEND

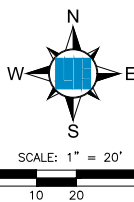


EXHIBIT D: LANDSCAPING PLAN
OAK RIDGE POINTE: OAK RIDGE SHOPPES AMENDMENT
PLANNED UNIT DEVELOPMENT DISTRICT

81.00
36
1.00
NOAC

2011025548 ORDINANCE \$82.00
05/25/2011 01:40:00P 36 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented


ORDINANCE 11-09

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE OAK RIDGE POINTE PLANNED UNIT DEVELOPMENT ORDINANCE 08-48 AND TITLE 16 – LAND USE CONTROLS

WHEREAS, the City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1104-PUD-04), filed with the commission, requesting amendment to the Oak Ridge Pointe Planned Unit Development, established by Ordinance 08-48, enacted by the City Council on December 8, 2008; and,

WHEREAS, the Commission did take action on May 2, 2011 to forward the said Docket 1104-PUD-04 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on May 4, 2011; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 08-48 AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The document as referenced by ordinance 08-48 described as “Oak Ridge Pointe PUD Ordinance” is hereby amended and restated as follows:

- (i) Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Oak Ridge Pointe PUD Ordinance. When the standards of this Oak Ridge Pointe PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Oak Ridge Pointe PUD Ordinance shall prevail.
- (ii) The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 7 and (ii) Exhibits A

SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of the ordinance shall prevail.

-remainder of page intentionally blank-

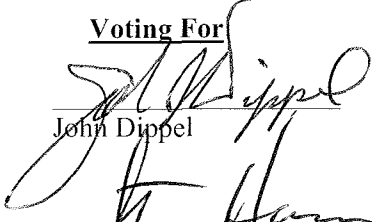
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 23 DAY OF May, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

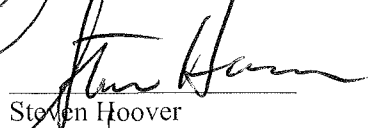
Voting Against

Abstain


John Dippel

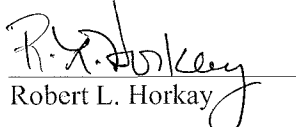
John Dippel

John Dippel


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

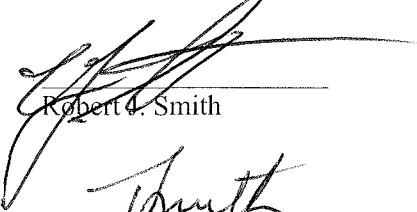
Robert L. Horkay

Robert L. Horkay


Kenneth Kingshill

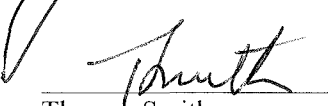
Kenneth Kingshill

Kenneth Kingshill


Robert J. Smith

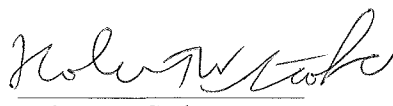
Robert J. Smith

Robert J. Smith


Thomas Smith

Thomas Smith

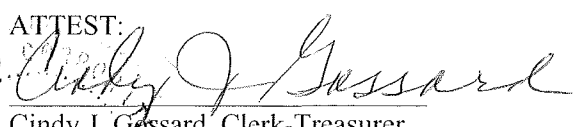
Thomas Smith


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: Charlie D. Frankenberger and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-09 was delivered to the Mayor of Westfield on the 24 day of May, 2011, at 9:10 AM.

Cindy Gossard
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-09
This 24 day of May, 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-09
this ____ day of _____, 2011.

J. Andrew Cook, Mayor

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

C. Gossard
Signed

OAK RIDGE POINTE PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Business Districts
- Article 3. State Highway 32 Overlay Zones
- Article 4. Off-street Loading and Parking
- Article 5. Oak Ridge PUD - Table of Permitted Uses
- Article 6. Landscaping Standards
- Article 7. Sign Standards

OAK RIDGE POINTE PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan / Concept Plan
Exhibit D	Trails Plan
Exhibit E	Construction Phasing Schedule
Exhibit F	Office Building Photo Examples
Exhibit G	Commercial Building Photo Examples
Exhibit H	Fuel Station Building and Landscaping Examples

ARTICLE 1. DEFINITIONS. Section WC 16.04.210 Definitions, of the Zoning Ordinance shall be amended by the addition of the following terms and words.

1. “Construction Phasing Schedule” shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit E.
2. “Franchise Architecture” shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
3. “Illustrative Site Development Plan” shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
4. “ORP - Office District” shall mean and refer to what is identified on the Zoning District Map as the ORP - Office District.
5. “ORP – Commercial 1 District” shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 1 District.
6. “ORP – Commercial 2 District” shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 2 District.
7. “ORP – Commercial 3 District” shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 3 District.
8. “Office, General” shall mean and refer to a place of business used exclusively for office purposes where no product or commodity for retail sales is located or sold, including but not limited to sales offices, real estate offices, financial offices and Professional Offices.
9. “Office Professional” shall mean and refer to the office of a recognized professional maintained for the conduct of the profession. A profession is a vocation, calling, occupation, or employment requiring training in the liberal arts or sciences, or a combination thereof, requiring advanced study in a specialized field; any occupation requiring licensing by the State and maintenance of professional standards applicable to the field.
10. “Outside Sales Display, Permanent” shall mean and refer to merchandise placed outside of a commercial structure for purpose of sales.
11. “Real Estate” shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
12. “Retail Sales, General” shall mean and refer to enclosed establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
13. “Zoning District Map” shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

14. “Zoning Ordinance” shall mean the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. BUSINESS DISTRICTS. The terms, conditions, and provisions of this Article 3 shall apply to the use and development of all the Districts within the Oak Ridge Pointe PUD.

Section 2.1. General Requirements. The following general requirements apply to all districts within the Oak Ridge Pointe PUD. The size and configuration of the ORP - Commercial 2 District and the ORP - Commercial 3 District may increase or decrease by up to 50%, all other Districts may be increased or decreased by up to 15%.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate requirements for each participating use.
- C. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
- D. In no case shall a building exceed forty-five (45) feet in height or three stories, whichever is greater.
- E. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display areas shall be permitted only in the ORP – Commercial 2 District.
- F. Pedestrian walkways shall be provided between buildings and parking areas. Sidewalk connections shall also be made between buildings and adjacent sidewalks/paths within the right-of-way.
- G. The pedestrian path constructed within the Oak Ridge Road right-of-way shall be twelve (12) feet in width.
- H. 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;
- I. 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;
- J. 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.; and
- K. Development Plan approval shall be delegated to and shall be by the Director.

Section 2.2. ORP - Office District - This district is established to accommodate the general office and service needs of the surrounding area.

The ORP – Office District is classified on the Zone Map as Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the GO - General Office District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP – Office District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
2. No Drive-thru facilities are permitted in the ORP – Office District.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted uses.
2. Any other business not listed which can be classified as general office will be eligible with the approval by the Director.
3. No Retail Uses are permitted within the ORP – Office District.

C. Minimum Development Plan Requirement. A minimum of three (3) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. 330 Feet

F. Minimum Building Setback Lines (applied to perimeter of the ORP - Office District):

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
2. Side Yard: Twenty (20) feet (Zero (0) feet for interior lot lines).
3. Rear Yard: Twenty (20) feet (Zero (0) feet for interior lot lines).

G. Maximum Building Height:

1. Forty-five (45) feet.

2. All buildings within 100' of the south property line of the Real Estate shall be the lesser of a maximum 35' or two stories in height.
- H. Minimum Building Height. Fourteen (14) feet, to the highest point of the roof for a building with a flat roof; twelve (12) feet to the lowest eaves for a building with a gable, hip or gambrel roof.
- I. Minimum Building Gross Floor Area. Four-thousand (4,000) square feet.
- J. Maximum Building Size. No individual building shall exceed a building footprint of 16,000 square feet or a maximum floor area of 32,000 square feet.
- K. Loading and Parking. See Article 4.
1. Parking between buildings and behind the front building line along Oak Ridge Road and the Midland Trail shall be encouraged. No more than 10% of the parking spaces required for a particular use shall be located closer to the Midland Trail than the associated building. An additional allowance shall be made where the property line does not run parallel to the Midland Trail (see Exhibit "C").
- L. Signs. See Article 7.
- M. Landscaping. See Article 6.
- N. Lighting.
1. All pole mounted lighting fixtures within 100' of the south property line of the Real Estate shall be a maximum of 15' in height.
- O. Miscellaneous Requirements:
1. A gated access drive will be constructed between the existing access drive south and east of the City of Westfield Public Safety Building and the western most parking area within the ORP – O District. Said access drive shall be gated and accessible only to public safety personnel.
2. A minimum of two connection points (in addition to the trails intersection with Oak Ridge Road along the Midland Trace Trail into the ORP - Office District). The proposed connections shall be subject to the approval of the City of Westfield. Signage at these access points shall be as approved by the Westfield Parks Department.

Section 2.3. ORP – Commercial 1 District. The ORP – Commercial 1 District is classified on the Zoning Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning

classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 1 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
2. No outside storage or sales display is permitted.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.
2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.
3. Retail Uses shall not exceed 21,800 square feet of total floor area within the district.

C. Minimum Tract Requirement. A minimum of two (2) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Three hundred and thirty (330) feet. Amendments do not need to meet the minimum tract requirements of this section.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 1 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines)
3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines)

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height (All Uses). Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No building shall exceed a floor area of 18,000 square feet.
2. The minimum building size shall be 2,500 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

Section 2.4. ORP – Commercial 2 District. The ORP – Commercial 2 District is classified on the Zone Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 2 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
2. Outside storage or sales display shall not be located between the building and State Road 32, shall be located within 30 feet of the building entrance, and shall occupy an area of no more than 800 square feet. The designated area shall be identified on the Development Plan.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.
2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.
3. Retail Uses shall not exceed 5,000 square feet of floor area within the district.

C. Minimum Tract Requirement. The acreage of the entire District is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Not applicable due to minimum tract requirement.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 2 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 3 District)
3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 3 District)
4. If all of a portion of the ORP Commercial 2 District and ORP Commercial 3 District are developed under the same Development Plan no side or rear yard setbacks shall apply between the districts.

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height. Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No individual building shall exceed a floor area of 10,000 square feet.
2. The minimum building size shall be 2,600 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

1. Perimeter parking lot landscaping shall not be required along the perimeter (shared boundary) of the ORP - Commercial 2 District and the ORP - Commercial 3 District.

Section 2.5. ORP – Commercial 3 District. The ORP – Commercial 3 District is classified on the Zone Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 3 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
2. No outside storage or sales display is permitted.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.
2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.

C. Minimum Tract Requirement. The acreage of the entire District is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Not applicable due to minimum tract requirement.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 3 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)
3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)
4. If all of a portion of the ORP Commercial 2 District and ORP Commercial 3 District are developed under the same Development Plan no side or rear yard setbacks shall apply between the districts.

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height (All Uses). Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No individual building shall exceed a floor area of 14,000 square feet.
2. The minimum building size shall be 4,000 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

1. Perimeter parking lot landscaping shall not be required along the perimeter (shared boundary) of the ORP - Commercial 2 District and the ORP - Commercial 3 District.

Section 2.6. Architectural Standards.

A. General Requirements.

1. Development must conform generally with the exhibits contained within the Oak Ridge Pointe PUD. Architectural Character examples are included in Exhibits “F”, “G”, and “H” of this Oak Ridge Pointe PUD. Zoning Districts may be individual development areas, with requirements specific to each area. (example: ORP – Commercial 1 District on the south side of State Road 32 may have a unique and different design theme than development in the ORP – Commercial 2 and 3 Districts on the north side of State Road 32.)
2. Signage shall be in conformance with Article 7 of this Oak Ridge Pointe PUD. Signs may be lit externally and internally.
3. Light fixtures shall be pedestrian-scale in design. One style of pole shall be used for parking lot lighting across all Districts within the Oak Ridge Pointe PUD.
4. Crosswalks shall be emphasized with special paving emphasis to reinforce pedestrian safety.
5. Sidewalks adjacent to the front of buildings shall be a minimum of ten (10) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating areas. Sidewalks may be used for outdoor eating, subject to approval by the Developer.
6. The minimum sidewalk width connecting buildings to the perimeter sidewalk or trails shall be five (5) feet in width. This standard shall apply to all sidewalks adjacent to office buildings.

7. Buildings shown fronting State Highway 32 and Oak Ridge Road shall be required to subscribe to an overall architectural theme by District and buildings shall be compatible with the character of the subject District as depicted in the photo example contained in Exhibits “F”, “G” and “H” of this Oak Ridge Pointe PUD. Common design vocabulary shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Development within each District should be compatible in general exterior design and materials. “Franchise” architecture shall be modified to conform to the above noted design vocabulary.
8. Monument Signage shall be incorporated to match the general character and identity of the primary structures within each District. Iconic elements may be used as entry treatments at Oak Ridge Road and State Highway 32. Monument Signage shall be as directed in Article 7 of this Oak Ridge Pointe PUD.

ARTICLE 3. STATE HIGHWAY 32 OVERLAY ZONES.

Section 3.1 WC 16.04.065 of the Zoning Ordinance, entitled “State Highway 32 Overlay Zone”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. Access to the Real Estate from State Highway 32 shall be limited to one right-in / right-out drive cut on each side of State Highway 32.
- B. WC 16.04.065, 5.c regarding access roads and Exhibit 16.04.065.D shall be inapplicable to the Real Estate.
- C. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20’ of the trail corridor closest to State Highway 32.
- D. The (i) maximum building setback and (ii) height requirements of the State Highway 32 Overlay Zone shall be inapplicable to the ORP-Office District.
- E. The minimum building size of the State Highway 32 Overlay Zone shall be inapplicable to the Real Estate.
- F. The trail required within the Trail Corridor shall be permitted to cross the Anna Kendal Legal Drain within the existing State Road 32 right-of-way.

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC 16.04.120 Off-Street Loading and Parking of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 4.1. Loading Berths.

- A. Loading Berths shall be oriented in a manner that they are not visible from State Road 32 with the exception of an automobile fuel sales use.
- B. Off-street loading berths shall be provided only to the rear and side of buildings. Loading berths are not permitted along the front façade of building or along the side of the building generally parallel with the Midland Trail within 100' of the south property line of the Real Estate.

Section 4.2. Off-street Parking.

- A. All parking lots including access drives and parking spaces shall require concrete curbing unless curb conflicts with the provision of a bio swale of other filtration system as part of a Low Impact Development (LID) design.
- B. General Offices shall provide one (1) parking space per each two hundred fifty (250) square feet of assignable office area.

Section 4.3 Bicycle Parking. To read as follows: In connection with any building or structure or structure which is to be erected or substantially altered, and which requires off-street vehicular parking spaces, there shall be provided such bicycle parking in accordance with regulations set forth hereinafter:

- A. Location. Bicycle parking must be provided within one hundred (100) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 - 1. A minimum of five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all uses.
 - 2. Each bicycle parking facility shall be designed to accommodate a minimum of four (4) bicycles.
- C. All non-residential uses larger than 12,000 square feet shall provide shower facilities for employees.

- D. All non-residential uses shall provide enclosed bicycle parking either within the primary structure or within accessory structures designed for such purpose. Enclosed bicycle parking shall be provided at a rate of one (1) enclosed bicycle parking space per one hundred (100) required vehicular parking spaces.

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial District 1	ORP - Commercial District 2	ORP - Commercial District 3
Office Uses				
General Office	x	x	x	x
Accountants, Architects, Engineers, Consultants	x	x	x	x
Charitable Institution	x	x	x	x
Consumer Service Office	x	x	x	x
Credit Union Offices	x	x	x	x
Dentists	x	x	x	x
Employment Agencies				
Government Offices-Universities				
Insurance Companies	x	x	x	x
Lawyers	x	x	x	x
Loan Offices	x	x	x	x
Newspaper Publishing				
Optometrists	x	x	x	x
Philanthropic Institutions	x	x	x	x
Physicians and other Health Care Personnel	x	x	x	x
Real Estate Offices	x	x	x	x
Testing Laboratories				
Travel Bureaus	x	x	x	x
Hospitals				
Office Buildings-General Purpose	x	x	x	x
Data Processing	x	x	x	x
Scientific and other Research Laboratories and Facilities	x			
Service Uses				
General Personal Services	x	x	x	x
Hotels, Motels, Bed and Breakfasts				
Assembly Hall / Conference Center				
Auto Rental				
Auto Repair Garages				
Auto Rustproofing				
Auto Storage				
Banks, S&Ls and Financial Institutions with or without drive-through		x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers		x	x	x
Blueprinting,photocopying Job Printing	x	x	x	x
Car Wash			x	
Charitable donation Pick-Up Staion		x	x	x

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Commissary, Food Catering Services		x	x	x
Crating and Packaging Service		x	x	x
Custard, Ice Cream, Dessert, Candy Shops		x	x	x
Delicatessen		x	x	x
Drive Through Food and Beverage		x	x	x
Drive-In food and Beverage		x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through		x	x	x
Electronics, computer, cable, TV, Internet & related sales & service		x	x	x
Gasoline Service Stations			x	
Health, Fitness, and Exercise Center	x	x		
Home Remodeling Company	x			
Hospitals(Minor), Medical and Dental Clinics and Labs	x			
Interior Decorating	x			
Laundromats and Self-Service Dry Cleaning		x		x
Locksmith Shops		x		
Mortuaries				
Newspaper Distribution Station		x	x	x
Pet Grooming		x	x	x
Photography Studio	x	x	x	x
Picture Framing		x	x	x
Printing and Photocopying, small Jobs	x	x	x	x
Radio and TV Service				
Recycling Collection Centers, Drop Off (small)				
Restaurants and dining facilities having > 50% gross sales from food		x	x	x
Restaurants and dining facilities having < 50% gross sales from food		x	x	x
Restaurants with Live Entertainment		x	x	x
Roller and Ice Skating Rinks				
Root beer, coffee, non-alcoholic beverage store with or without drive thru		x	x	x
Semi-Automatic Car Wash			x	
Shoe Repair	x	x	x	x
Tailor or Seamstress		x	x	x
Tire and Auto Service Center				
Upholsters				
Veterinarians-Small Animals, No Outdoor Runs	x			x
Concession / Mobility Rental Stand	x			

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Day Care Centers	x			x
Rehabilitation Centers				
Retail Uses				
General Retail Sales	x	x	x	
Antiques	x	x	x	
Auto Parts Sales	x	x	x	
Artisan, pottery, craft production shop	x	x	x	
Auto sales, New or used, service				
Bakeries	x	x	x	
Bicycle and electric scooter sales, service and repair	x	x	x	
Boat and Trailer Sales and Service				
Book stores	x	x	x	
Book Stores, Adult				
Camera stores	x	x	x	
China and Glassware Shops	x	x	x	
Coin shops	x	x	x	
Department Stores-Under 10,000 sq.,ft				
Department stores over 10,000 sq.ft				
Discount Stores-Under 10,000 sq.,ft	x	x	x	
Discount stores over 10,000 sq.ft	x	x	x	
Drug Stores	x	x	x	
Electrical or non-polluting vehicle service, rental & sales				
Electrical Supply Store				
Fabric Shops	x	x	x	
Floor Coverings				
Florists	x	x	x	
Frozen Food Stores and Lockers				
Fruit Stands, Permanent				
Fruit Stands, Temporary(Farmers Mkt)				
Furniture Stores				
Furrier Shops				
Garden and Lawn Materials and Supply Stores				
Gift Shops	x	x	x	
Greenhouses, Retail				
Grocery Stores				
Hardware Stores				
Hobby Shops	x	x	x	
Home Remodeling Supplies and Materials				
Jewelry Stores	x	x	x	
Liquor stores	x	x	x	

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

		ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
PUD Districts					
Luggage Stores		x	x	x	
Mail Order Stores		x	x	x	
Major Appliance Store					
Millinery		x	x	x	
Motorcycle sales, rental and service (indoor display)					
Music, Records, Instruments		x	x	x	
Nursery-Plants, Retail					
Paint and Wallpaper Stores		x	x	x	
Pet Shops		x	x	x	
Photography Supplies		x	x	x	
Plumbing Showrooms and Shop					
Racquetball and Handball Clubs, Fitness Centers, and Spas					
Sewing Machine Sales and Service					
Shoe Stores					
Sporting Goods					
Stationery Stores					
Tobacco Shops					
Toy Stores					
Wearing Apparel and Accessory Shops					
Christmas Tree Sales		x	x	x	
Video, DVD Stores		x	x	x	
Wireless Communicaton Devises, Sales and Service		x	x	x	
Educational Uses					
Art Schools	x				
Artisan School	x				
Barber and Beauty Schools	x				
Business and Clerical Schools	x				
Dancing Schools	x				
Educational Institutions Public and Private					
Embalming School					
Language Schools	x				
Music Schools	x				
Photography School	x				
Professional and & Technical Schools	x				
Schools and Kindergartens					
Transportation and Communication Uses					
Bus Stations					

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
PUD Districts				
Bus Stops	x	x	x	x
Commercial Parking Lots and Structures				
Distributors--Inside Storage				
Heliports				
Utilities-Regulated except transmission substations and power generation	x	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x	x
Wireless Communications Towers or Transmission Facilities				
Institutional Uses				
Churches, Chapels, and Places of Worship				
Libraries				
Fire Stations				
Museums				
Police Stations				
Post Offices				
Convents, Monasteries, Theological Schools				
Fraternities, Lodges				
Miscellaneous Uses				
Auditoriums				
Billiard Parlor				
Bowling Alley				
Caskets and Casket Supplies				
Civic centers				
Civic Clubs				
Exhibition Halls				
Galleries				
Miniature golf, batting range, rock climbing & other small recreation				
Tennis Facilities				
Theaters-Indoor				
Tool and light Equipment Rental				
Wholesalers-Inside Storage				
Private Clubs and Lodges				
Tennis and Swim Clubs				

ARTICLE 6. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 6.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 6.2. Trash and Loading Facilities. See State Highway 32 Overlay Zone requirements.

Section 6.3. Heating and Cooling Facilities. Ground-mounted heating and cooling units shall be completely screened and are not permitted along the façade of buildings generally parallel with the Midland Trail within 100' of the southern most south property line of the Real Estate.

Section 6.4. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of Districts, and (ii) along the south, west and north perimeter of the Real Estate. All buffer yards shall be a minimum of twenty (20) feet in width.

Section 6.5. Plant Materials. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.

Section 6.6. State Highway 32 Landscaping (Corridor Plantings and mounding). The primary landscaping materials used in the corridor shall be shade trees, ornamental, trees, shrubs, ground cover and grass. See the Landscaping and Amenity requirements of the State highway 32 Overlay Zone.

Section 6.7. Corporate Park Signage and Landscaping Easement: An area 20' in depth from the road right of way and 50' in length as measured from the intersecting right of way shall be established as an easement in favor of the City of Westfield. Said easement shall be reserved for the establishment and maintenance of landscaping and signage associated with the business park designation of property north and east of the Real Estate.

ARTICLE 7. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 7.1 Sign Illumination. The tenant panels on Nonresidential Center Monument Signs shall be illuminated internally and include an opaque background with letters and/or logos that allow light to pass through the sign panel.

Section 7.2. Nonresidential Center Signs.

A. Monument Sign(s):

1. Number and Size:

a. The ORP - Office District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

b. The ORP – Commercial 1 District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than twelve (12) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face; along the south side of the State Highway 32 frontage.
2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

c. The ORP – Commercial 2 District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than twelve (12) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face; along the north side of the State Highway 32 frontage.
2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

- d. The ORP – Commercial 3 District shall be permitted the following monument signs:
 - 1. One (1), monument sign, which shall be no greater than nine (9) feet in height and have no more than ninety (90) square feet of sign area per face; along the north side of the State Highway 32 frontage.
 - 2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.
 - 3. There shall be a minimum of 400' separation between the monument sign installed along State Highway 32 and the monument sign along State Highway 32 in the ORP – Commercial 2 district.
 - e. Uses within the ORP – Office District may display signage on the monument sign that is along the SR 32 frontage within the Oak Ridge Pointe – Commercial 1 District; and,
 - h. Uses within the ORP – Commercial 3 District may display signage on the monument sign that is along the Oak Ridge Road frontage within the ORP – Commercial 2 District.
- 2. Panels may be used only if a minimum of three (3) tenants are identified on Center Monument Signs. If two or fewer tenants are displayed individual channel cut letters will be used.
- B. Outlot Signage:
- 1. All outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.
 - 2. The sign area for outlots of nonresidential centers with frontage on more than one public right-of-way shall be calculated using the frontage on only one of the public right-of-ways.
- C. Entrance Signs: Entrance Signs permitted by the Zoning Ordinance shall not be permitted in addition to the monument signs noted in 7.2.A above.

Section 7.3 Gas Price Signs. Gas Price Signs shall not be mounted to fuel pump island canopy structures.

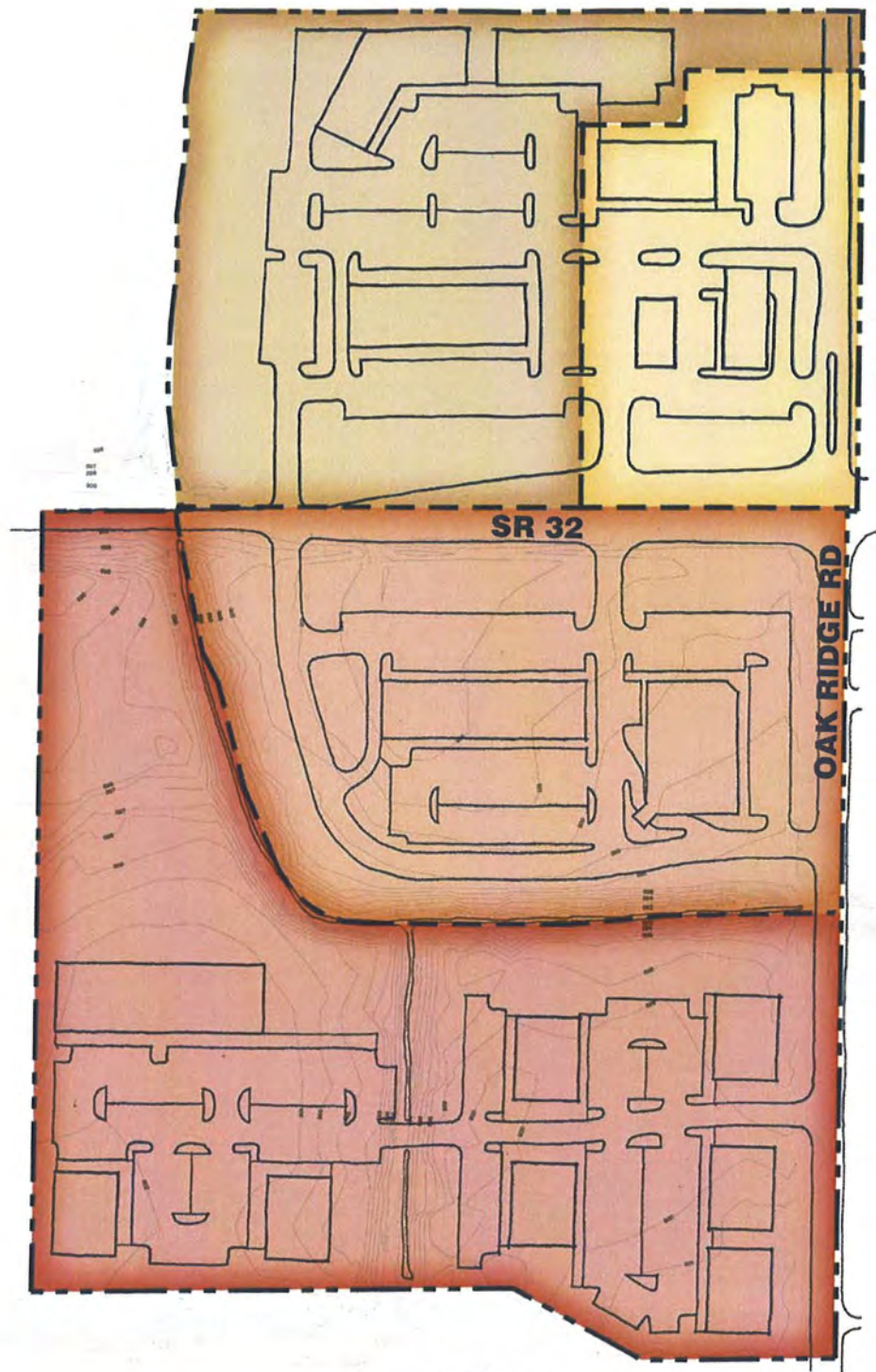
Exhibit A

(Legal Description)

A part of the Northeast Quarter of Section 2, Township 18 North, Range 3 East, a part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and a part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, all in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northeast corner of the Northeast Quarter of Section 2, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 34 minutes 25 seconds East (assumed bearing) on the east line of said Northeast Quarter 874.95 feet to a northeast corner of the real estate described in Instrument No. 2000-21652 in the Office of the Recorder of Hamilton County, Indiana; thence the following four calls on the perimeter of said real estate: 1.) South 88 degrees 13 minutes 58 seconds West 200.00 feet; 2.) North 62 degrees 08 minutes 02 seconds West 151.65 feet; 3.) South 88 degrees 13 minutes 58 seconds West 494.50 feet; 4.) North 00 degrees 34 minutes 25 seconds West 806.36 feet to a point on the north line of said Northeast Quarter; thence North 88 degrees 40 minutes 35 seconds East 138 feet, more or less, to the centerline of the Evan Kendall Ditch; thence North 00 degrees 17 minutes 45 seconds East along said centerline 512 feet, more or less, (bearing and distance provided for closure purposes); thence North 88 degrees 27 minutes 07 seconds East a distance of 507.86 feet, more or less, to the east line of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence North 88 degrees 39 minutes 07 seconds East a distance of 181.50 feet; thence South 00 degrees 50 minutes 25 seconds East 514.95 feet to a point on the south line of said Southwest Quarter; 4.) South 88 degrees 40 minutes 35 seconds West on said south line 9.90 feet to the Point of Beginning, containing 23.9 acres, more or less.

NOTE: This land description is not based upon a Retracement Survey and is to be used only for zoning purposes.



NOT TO SCALE

LEGEND

- OR- OFFICE 1
- OR- COMMERCIAL 1
- OR- COMMERCIAL 2
- OR- COMMERCIAL 3

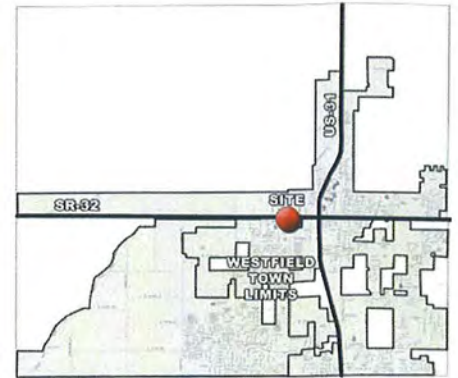
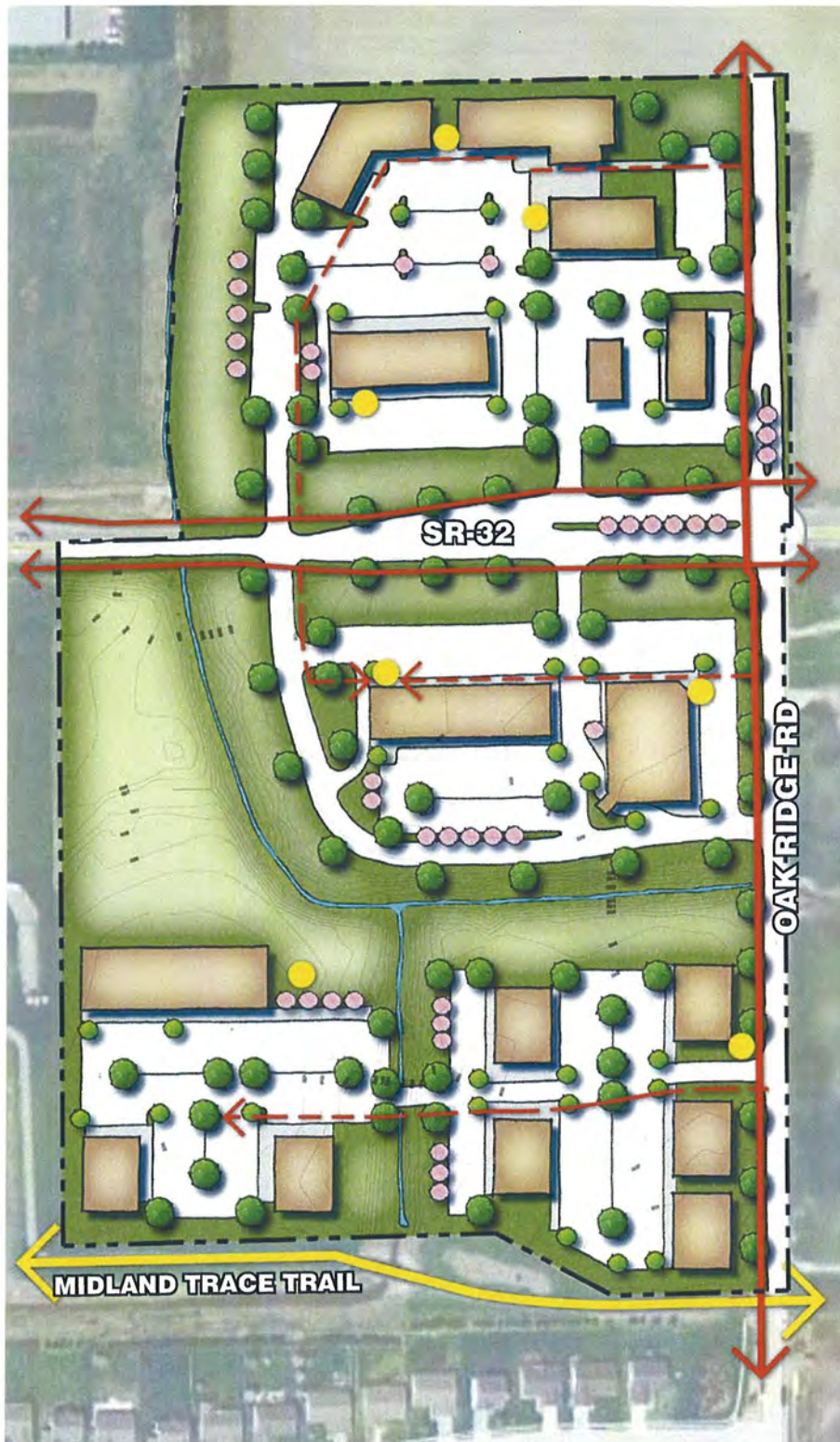


NOT TO SCALE

Oak Ridge Pointe PUD

Exhibit C

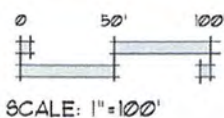
Wilfong Land Co

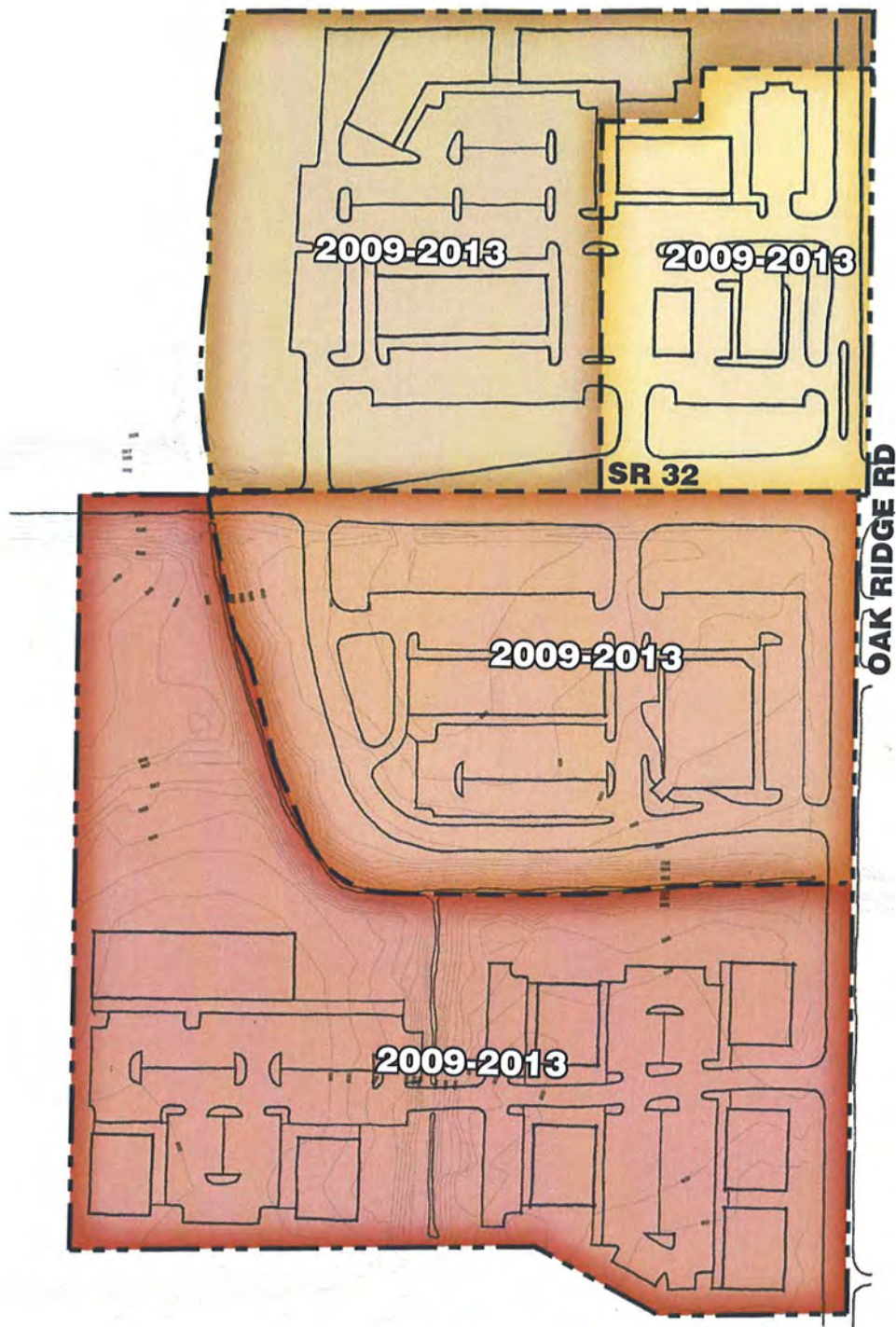


LOCATION MAP

-  **BICYCLE PARKING**
-  **PROPOSED SIDEWALK OR PATH**
-  **PROPOSED BUILDING CONNECTION**
-  **EXISTING MIDLAND TRACE TRAIL**

LEGEND





NOT TO SCALE

- OR- OFFICE 1
- OR- COMMERCIAL 1
- OR- COMMERCIAL 2
- OR- COMMERCIAL 3

LEGEND

EXHIBIT F
(Oak Ridge Pointe PUD)



Example 1 – Office District



Example 2 – Office District



Example 3 – Office District



Example 4 – Office District



Example 5 – Office District



Example 6 – Office District

EXHIBIT G

(Oak Ridge Pointe PUD)



Example 1 - In line commercial, front elevation



Example 2 - In line commercial, side elevation



Example 3 - In line commercial, front elevation



Example 4 - In line commercial, front elevation



Example 5 - In line commercial



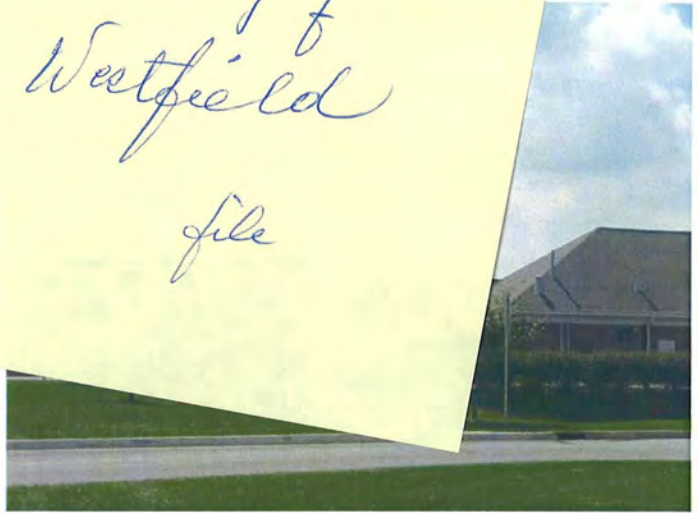
Example 6 - In line commercial, end cap

EXH
(Oak Ri

*City of
Westfield
file*



Example 1 – Fuel Station Landscaping



Example 2 – Fuel Station Streetscape



Example 3 – Fuel Station Architecture



Example 4 – Fuel Station



Example 5 – Fuel Station Canopy



Example 6 – Fuel Station

Narrative Statement
Oak Ridge Shoppes

Eric William Group, LLC respectfully requests this amendment to the Oak Ridge Pointe PUD District and associated detailed development plan approval for the 2.2 acres± generally located near the southwest corner of State Highway 32 and Oak Ridge Road. The property is located within the ORP -Commercial 1 District of the Oak Ridge Pointe Planned Unit Development (PUD) District and is subject to the State Highway 32 Overlay District, as modified by the PUD Ordinance.

The requested amendment will accommodate a proposed 11,550-square foot± multi-tenant retail building to be known as “Oak Ridge Shoppes”, and modifies standards necessary to accommodate the existing site constraints as well as the future extension of 175th Street, which was not contemplated when the PUD District was adopted in 2011.

As depicted in the application and exhibits, the proposed development is consistent with the City’s desired character for the corridor, as set forth in the City’s Unified Development Ordinance and the 2007 Westfield-Washington Township Comprehensive Plan.



Petition Number: 1805-SPP-07, 1805-ODP-07

Subject Site Address: 1881 IMMI Way (the “Property”)

Petitioner: Anthony Properties LP by Weihe Engineers, Inc. (the “Petitioner”)

Request: The Petitioner requests Primary Plat and Overall Development Plan review for the IMMI Campus

Current Zoning: EI: Enclosed Industrial and LB: Local Business

Current Land Use: Commercial, Industrial, & Vacant

Approximate Acreage: 39 acres +/-

Exhibits:

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

Staff Reviewer: Daine Crabtree, Associate Planner

HISTORY AND PROCEDURAL

The original site plan for the IMMI Campus was approved in 1985 (85-AP-3). Platting was not required for commercial properties at that time.

The petition was reviewed by the Technical Advisory Committee at its April 24, 2018, meeting. A public hearing was held for this petition at the Plan Commission’s May 7, 2018, meeting.

PROJECT OVERVIEW

The 39 acre +/- site is located at 1881 IMMI Way near at the southeast corner of the intersection of US Highway 31 and E. 191st Street (**Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (ODP) for the IMMI campus (see **Exhibit 3**). At the time of Construction of the IMMI campus, platting commercial properties was not required.

The applicable zoning district for the entire site is both EI: Enclosed Industrial (Lot 1 and Block A) and LB: Local Business (Lot 2 and Block B).

There is no new development proposed on the ODP. Rather, approval of a Primary Plat is contingent upon the approval of an ODP prior to or contemporaneous with said Primary Plat. As such, the ODP being considered shows only existing buildings and infrastructure.



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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: All existing structures on the Property were built prior to the adoption of the most recent Westfield-Washington Township Thoroughfare Plan. While East Street is currently classified as a 'Secondary Arterial', prior to the Thoroughfare Plan's adoption, East Street was classified as a 'Collector'. For Enclosed Industrial zoned properties, the setback requirement along secondary arterials is 100 feet while the setback requirement along collectors is 40 feet. For this reason, the existing buildings shown on the Primary Plat and Overall Development Plan may no longer adhere to the current standards. As such, these standards are deemed legal, nonconforming per Article 9.5 of the UDO.

- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.



- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

The plans comply.

- 25) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 29) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 30) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEPARTMENT COMMENTS

- 1) **ACTION: 1805-SPP-08 & 1805-ODP-07 comply with the applicable zoning ordinances. The Department recommends approving the petition with the following condition:**
 - **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.



Property Location Map
IMMI
18881 IMMI Way

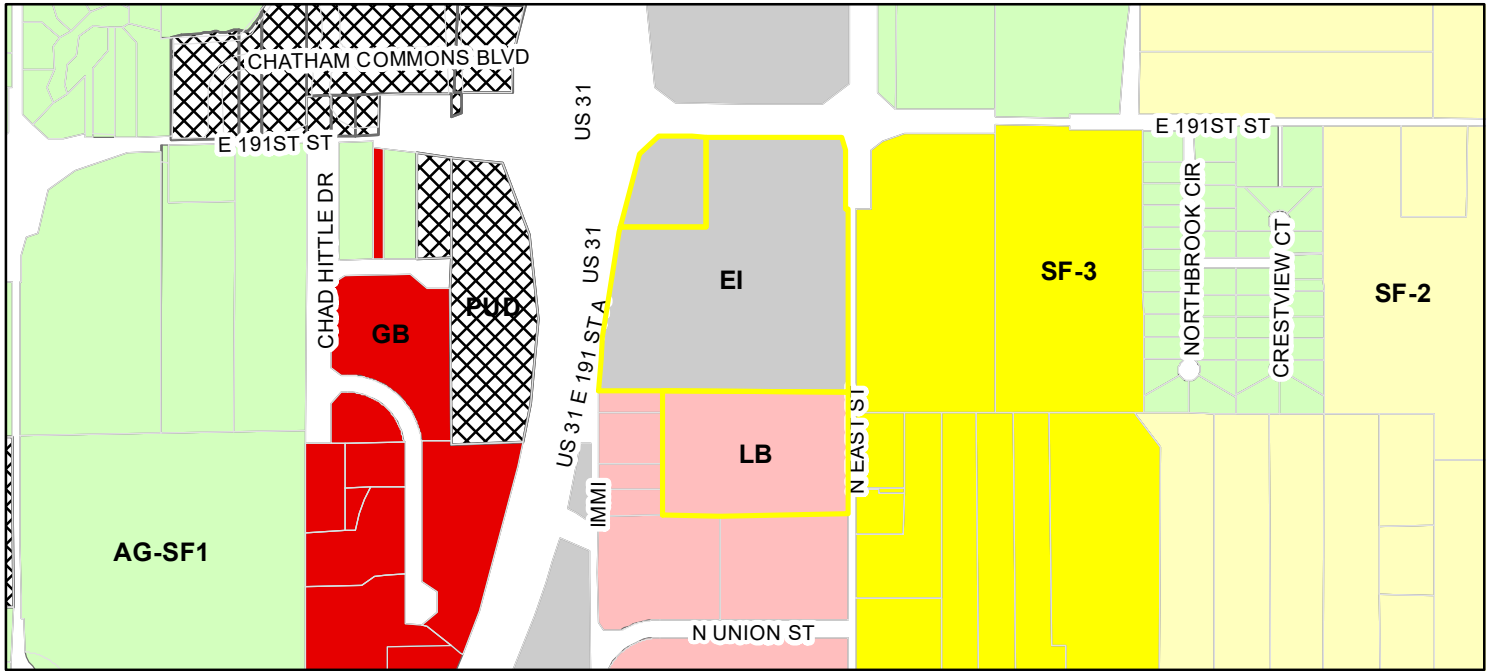
Not To Scale

Aerial Location Map

Site



Zoning Map



Legend

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



PRIMARY PLAT & OVERALL DEVELOPMENT PLAN - IMMI CAMPUS

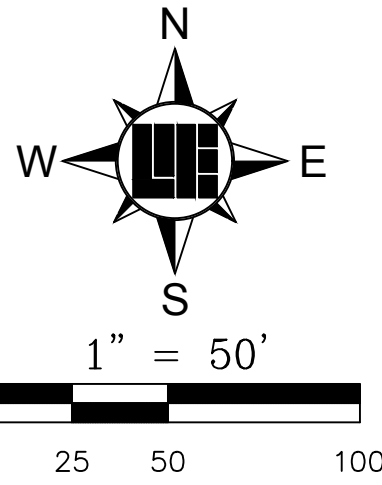
LAND DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST (BASIS OF BEARINGS) ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 500.89 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS EAST 74.79 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBER 2014-010926 ON FILE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA WITH THE EAST LINE OF LAND DESCRIBED IN DEED RECORD 297, PAGE 764 (OFFICE OF THE RECORDER) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS EAST ON AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 621.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST STREET AS DESCRIBED IN INSTRUMENT NUMBER 2014-010926 (OFFICE OF THE RECORDER); THENCE SOUTH 15 DEGREES 54 MINUTES 15 SECONDS EAST ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE 58.68 FEET; THENCE CONTINUING ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00 DEGREES 11 MINUTES 39 SECONDS WEST 271.69 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS EAST 30.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF-QUARTER SECTION; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 846.28 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 1996-044563 (OFFICE OF THE RECORDER); THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 568.17 FEET TO THE NORTHEAST CORNER OF THE LAND OF NORTH WESTFIELD DEVELOPMENTS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2014-050892 (OFFICE OF THE RECORDER); THENCE NORTH 89 DEGREES 32 MINUTES 01 SECONDS WEST ON AND ALONG SAID NORTH LINE 580.51 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 1998-021037 (OFFICE OF THE RECORDER); THENCE NORTH 89 DEGREES 41 MINUTES 08 SECONDS WEST ON AND ALONG SAID NORTH LINE 295.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 02 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 567.49 FEET TO A POINT ON THE SOUTH LINE OF LAND DESCRIBED IN INSTRUMENT NUMBER 1996-044563 (OFFICE OF THE RECORDER); THENCE NORTH 89 DEGREES 37 MINUTES 35 SECONDS WEST ON AND ALONG SAID SOUTH LINE 274.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD 31; THENCE NORTH 00 DEGREES 12 MINUTES 44 SECONDS EAST 150.68 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD 31, TO THE EASTERLY RIGHT-OF-WAY LINE OF (NEW) STATE ROAD 31 AS DESCRIBED IN INSTRUMENT NUMBER 2014-010926 (OFFICE OF THE RECORDER); THENCE ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 05 DEGREES 17 MINUTES 27 SECONDS EAST 102.44 FEET; THENCE 2) NORTH 08 DEGREES 44 MINUTES 51 SECONDS EAST 489.44 FEET; THENCE 3) NORTH 17 DEGREES 32 MINUTES 03 SECONDS EAST 53.75 FEET; THENCE 4) NORTH 14 MINUTES 05 SECONDS EAST 310.70 FEET; THENCE 5) NORTH 46 DEGREES 45 MINUTES 04 SECONDS EAST 119.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBER 2014-010926 (OFFICE OF THE RECORDER); THENCE ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES: 1) NORTH 88 DEGREES 17 MINUTES 06 SECONDS EAST 150.08 FEET; THENCE 2) SOUTH 85 DEGREES 02 MINUTES 32 SECONDS EAST 60.21 FEET; THENCE 3) SOUTH 89 DEGREES 48 MINUTES 21 SECONDS EAST 4.00 FEET TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRES, MORE OR LESS.

LEGEND

	UNDERGROUND FIBER OPTIC		FIRE HYDRANT
	EXISTING SANITARY		WATER METER
	UNDERGROUND GAS		WATER VALVE
	UNDERGROUND WATER		GUY ANCHOR
	OVERHEAD UTILITY		UTILITY POLE
	UNDERGROUND ELECTRIC		SANITARY SEWER MANHOLE
	BOARD FENCE		POST
	FARM FENCE		SIGN
	FLOW LINE		BOLLARD
	INDEX CONTOUR		STORM MANHOLE
	INTERMEDIATE CONTOUR		CURB INLET
	IRON PIN FOUND/SET (IPF)		SQUARE INLET
	PK OR MAG NAIL FOUND/SET		ROUND INLET
	ALUMINUM DISK		STORM MANHOLE
	GAS VALVE		
	CMP CORRUGATED METAL PIPE		
	RCP REINFORCED CONCRETE PIPE		
	BSL BUILDING SETBACK LINE		
	D.&U.E. DRAINAGE & UTILITY EASEMENT		



LEGEND

	UNDERGROUND FIBER OPTIC		FIRE HYDRANT
	EXISTING SANITARY		WATER METER
	UNDERGROUND GAS		WATER VALVE
	UNDERGROUND WATER		GUY ANCHOR
	OVERHEAD UTILITY		UTILITY POLE
	UNDERGROUND ELECTRIC		SANITARY SEWER MANHOLE
	BOARD FENCE		POST
	FARM FENCE		SIGN
	FLOW LINE		BOLLARD
	INDEX CONTOUR		STORM MANHOLE
	INTERMEDIATE CONTOUR		CURB INLET
	IRON PIN FOUND/SET (IPF)		SQUARE INLET
	PK OR MAG NAIL FOUND/SET		ROUND INLET
	ALUMINUM DISK		STORM MANHOLE
	GAS VALVE		
	CORRUGATED METAL PIPE		
	REINFORCED CONCRETE PIPE		
	BUILDING SETBACK LINE		
	DRAINAGE & UTILITY EASEMENT		



This instrument prepared by: Joseph Trtan, P.S.



WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S., - FOUNDER

SHEET 2 OF 2



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 21, 2018
1805-DDP-12
Exhibit 1

Petition Number:	1805-DDP-12
Subject Site:	18881 IMMI Way (the "Property")
Petitioner:	Anthony Properties LP by Weihe Engineers, Inc. (the "Petitioner")
Request:	The Petitioner requests a Detailed Development Plan Review for an expansion of the existing parking lot
Current Zoning:	EI: Enclosed Industrial and LB: Local Business
Current Land Use:	Commercial & Industrial
Approximate Acreage:	39 acres +/-
Property History:	1805-SPP-07 & 1805-ODP-07 Primary Plat and Overall Development Plan (<i>pending</i>)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Landscaping Plan
Staff Reviewers:	Daine Crabtree, Associate Planner

PROCEDURAL

Approval of Detailed 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, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The original site plan for the IMMI Campus was approved in 1985 (85-AP-3). Platting was not required for commercial properties at that time.

This petition was reviewed by the Technical Advisory Committee at its April 24, 2018, meeting. A public hearing for a Primary Plat and Overall Development Plan for the IMMI Campus was held at the May 7, 2018, Advisory Plan Commission (APC) meeting. Approval of this Detailed Development Plan is contingent upon the approval of the Primary Plat and Overall Development Plan.



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

The plans comply.

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



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

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

The plans comply.

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

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

DISTRICT STANDARDS: GB: GENERAL BUSINESS (CHAPTER 4.16 OF UDO)

The plans comply.

- | | |
|-------------------------------------|------------|
| 22) Minimum Lot Area: | No Minimum |
| 23) Minimum Lot Frontage: | 80 Feet |
| 24) Minimum Building Setback Lines: | |
| a) Front Yard: | 60 feet |
| b) Side Yard: | 20 feet |



- Abutting a residential district: 60 feet
- c) Rear Yard: 20 feet
- 25) Minimum Lot Width:** No Minimum
- 26) Maximum Building Height:** 60 feet
- 27) Minimum Building Size:** No Minimum

DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO)

The plans comply.

28) Accessory Use and Building Standards

29) Architectural Standards

- a) Mechanical Screening
- b) Building Facades
 - External Facades
 - (1) 60% Masonry
 - (2) Offsets
 - (3) No loading spaces/loading docks or service doors on External Façade
 - All Building Facades

30) Building Standards: Industrial and Business Uses

31) Fence Standards

- a) Location
- b) Height Limitations
- c) Opaque Fences

32) Height Standards: Non-Residential Districts

33) Landscaping Standards

- a) Content
- b) Preservation and Replacement of Trees
- c) Selection, Installation and Maintenance of Plant Materials
- d) General Design Standards
- e) General Screening Standards
- f) Detention/Retention Areas
- g) Street Trees
- h) Minimum Lot Requirements
- i) Foundation Plantings



- External Street Frontage Requirements
- j) Buffer Yard Requirements
- k) Parking Area Landscaping
- 34) Lighting Standards**
 - a) General Lighting Standards
 - b) Industrial Lighting Standards
 - Pole Lights
 - Parking Area Lighting
- 35) Lot Standards**
- 36) Outside Storage and Display**
 - a) Yards
 - b) Screening
 - c) Storage Surface
- 37) Parking and Loading Standards**
 - a) Site Access and Circulation
 - b) Off-Street Parking
 - c) Bicycle Parking
- 38) Setback Standards**
- 39) Sign Standards**
- 40) Vision Clearance Standards**
- 41) Yard Standards**

DESIGN STANDARDS: CHAPTER 8 of UDO

The plans comply.

- 42) Block Standards**
- 43) Easement Standards**
- 44) Monument and Marker Standards**
- 45) Open Space and Amenity Standards**
- 46) Pedestrian Network Standards**
- 47) Storm Water Standards**
- 48) Street and Right-of-Way Standards**
- 49) Street Light Standards**
- 50) Street Sign Standards**



51) Surety Standards

52) Utility Standards

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action:** Approve Detailed Development Plan 1805-DDP-12 with the following conditions:
 - That the approval of Detailed Development Plan 1805-DDP-12 is contingent upon the approval of the Primary Plat (1805-SPP-08) and Overall Development Plan (1805-ODP-07).
 - All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.



Property Location Map
IMMI
18881 IMMI Way

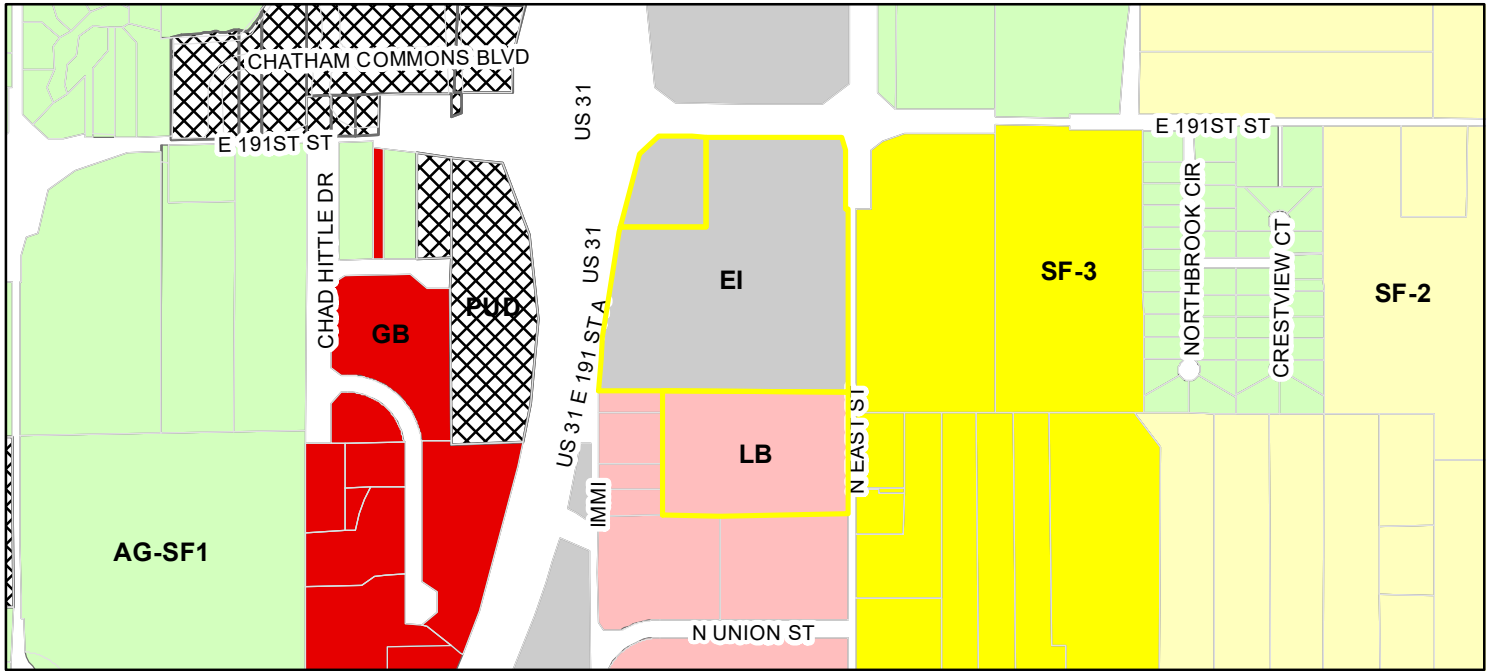
Not To Scale

Aerial Location Map

Site



Zoning Map



Legend

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



LOCATION: H:\2017\W170518\Engineering\Design\Consult\W170518-C200 site.dwg
DATE/PLT: May 04, 2018 - 8:45am
PLOTED BY: engineers

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART PP APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.

- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVING
- (P2) MATCH EXISTING PAVEMENT
- (P3) CONCRETE COLLAR AT ALL INLETS

HARDSCAPE

- (H1) 24" CURB TAPER
- (H2) 6" CURB AND GUTTER
- (H3) 6" STRAIGHT CURB
- (H4) CONCRETE SIDEWALK
- (H5) CONCRETE PARKING BUMPER/BARRIER
- (H6) CONCRETE STOOP (NOT IN CONTRACT)
- (H7) CONCRETE SIDEWALK (NOT IN CONTRACT)
- (H8) MATCH EXISTING SIDEWALK SURFACE, DIMENSION, LINE AND GRADE WITH NEW SIDEWALK

ACCESSORIES

- (A1) LIGHT POLE AND BASE

SIGNAGE & MARKINGS

- (S1) 4" PAINTED WHITE SOLID LINES (TYP)
- (S2) 4" PAINTED WHITE SOLID LINE ISLAND
- (S3) PAINTED CROSSWALK, REFER TO DETAIL
- (S4) ACCESSIBLE PARKING SPACE

PARKING COUNT = 94

EXISTING PARKING
COUNT = 81

- UTILITIES**
- CISTERN
 - DRINKING FOUNTAIN
 - FIRE DEPT HOOKUP
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - CHILLED WATER MANHOLE
 - WATER MANHOLE
 - SPRINKLER CONTROL BOX
 - SPRINKLER CONTROL VALVE
 - SPRINKLER
 - SPIGOT
 - WELL HEAD
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC MANHOLE
 - ELECTRIC OUTLET
 - ELECTRIC METER
 - ELECTRIC RISER
 - ELECTRIC RISER
 - TRANSFORMER
 - GUY ANCHOR
 - ELECTRIC JUNCTION BOX
 - GENERATOR
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - MONITORING WELL
 - LIQUID PROPANE GAS TANK

SITE PLAN LEGEND

UTILITIES

- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

PAVEMENT

- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

- ROW
- BSL
- ESMT
- D.&U.E.
- FFE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- FINISH FLOOR ELEVATION

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT



Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

CONFERENCE CENTER PARKING

18881 INMILL WAY WESTFIELD, IN 46074

SITE PLAN

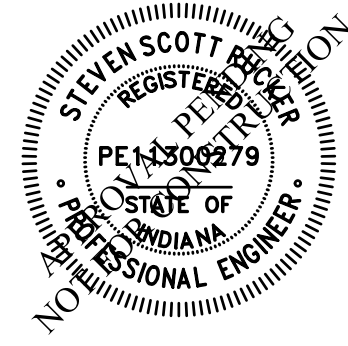
PREPARED FOR:

SHEET NO.

C201

PROJECT NO.
W17.0518

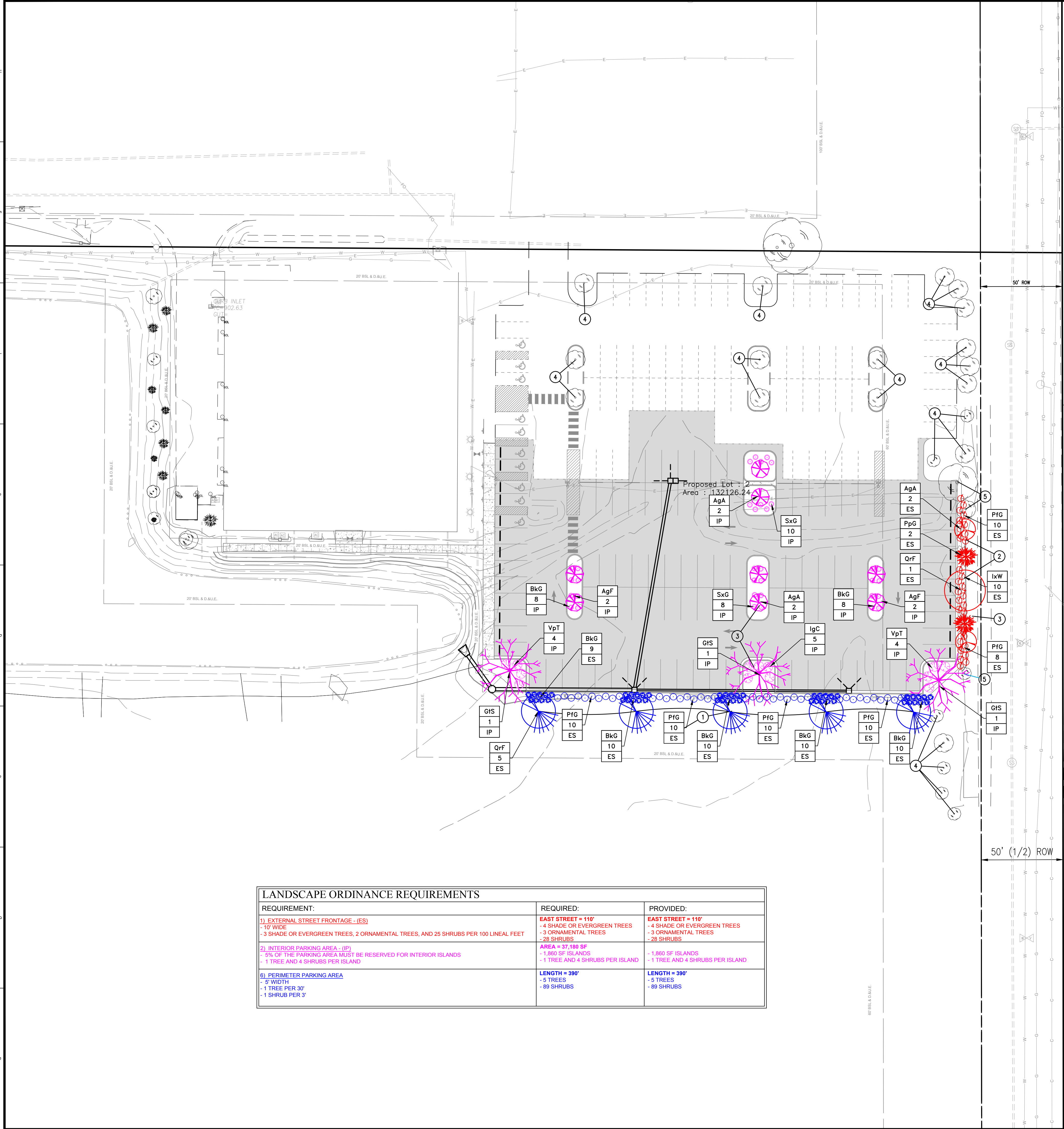
REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR CITY REVIEW AND APPROVAL	03.28.2018	B.S.	W17.0518
ISSUED FOR TAG REVISIONS	05.04.2018	B.S.	W17.0518
DESIGNED BY			W170518-2200 B&B
DRAWN BY			WBC
CHECKED BY			DPB
DATE			05.04.2018



STEVEN SCOTT RUCKER P.E. 11300279

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.



LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
1) EXTERNAL STREET FRONTAGE -(ES) - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	EAST STREET = 110' - 4 SHADE OR EVERGREEN TREES - 3 ORNAMENTAL TREES - 28 SHRUBS	EAST STREET = 110' - 4 SHADE OR EVERGREEN TREES - 3 ORNAMENTAL TREES - 28 SHRUBS
2) INTERIOR PARKING AREA -(IP) - 5% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 37,180 SF - 1,860 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	- 1,860 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
6) PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	LENGTH = 390' - 5 TREES - 89 SHRUBS	LENGTH = 390' - 5 TREES - 89 SHRUBS

GENERAL NOTES

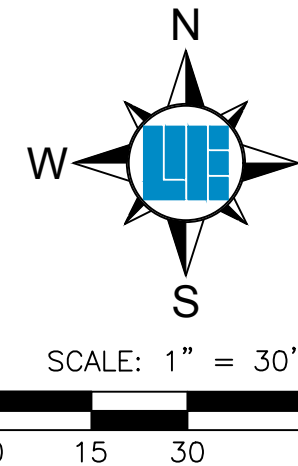
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER 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, LATEST 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 OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT THE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOVING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	ON CENTER	SPECIAL		
					B & B (BASECART)	SPACING	INSTRUCTIONS		
CANOPY DECIDUOUS TREES									
GIS	GLEDITSIA TRICANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	3	X		SEE PLAN	X	
QrF	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET OAK	2 1/2"	6	X		SEE PLAN	X	
EVERGREEN TREES									
PpG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	8"	2	X		SEE PLAN	X	
ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	4	X		SEE PLAN	MULTI BRANCH	
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	6	X		SEE PLAN		X
DECIDUOUS SHRUBS									
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	58		X	SEE PLAN	MIN 18"	
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	18		X	SEE PLAN	MIN 18"	
VpT	VIBURNUM PLICATUM 'TOMENTOSUM' 'NEUZAM'	NEWPORT VIBURNUM	18"	8	X		SEE PLAN	MIN 18"	
EVERGREEN SHRUBS									
BkG	BUXUS X KOREANA 'GREEN GEM'	GREEN GEM BOXWOOD	18"	65	X		SEE PLAN	MIN 18"	
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	18"	5	X		SEE PLAN	MIN 18"	
LwW	ILEX X WILLEMER'	EMERALD MAGIC HOLLY	#3	10		X	SEE PLAN	MIN 18"	

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

LANDSCAPE PLAN NOTES

- SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD. OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- LANDSCAPE BED EDGE (TYP.)
- MULCH
- EXISTING TREES TO REMAIN.
- EXISTING TREE TO BE USED IN THE PLANTING REQUIREMENTS FOR THE EXTERNAL STREET FRONTAGE QUANTITIES.



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.: W17.0518
DWG NAME: W170518-L100
DESIGNED BY: W170518-L100
DRAWN BY: WBC
CHECKED BY: WBC
DATE: 05.04.2018

REVISIONS AND ISSUES
ISSUED FOR CITY REVIEW AND APPROVAL
ISSUED FOR TAG REVISIONS

ERIC A. CARTER
REGISTERED PROFESSIONAL ARCHITECT
No. 20300131
STATE OF INDIANA
NO EXPIRATION DATE

ERIC A. CARTER RLA 20300131

PREPARED FOR:
CONFERENCE CENTER PARKING
18881 INMILL WAY WESTFIELD, IN 46074
LANDSCAPE PLAN
Part of Section 30, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.:
L100
PROJECT NO.:
W17.0518



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 21, 2018
1803-ODP-03 & 1803-SPP-03

Petition Number: 1803-SPP-03 & 1803-ODP-03

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

Petitioner: Weihe Engineers

Representative: Brad Schoeff

Request: Petitioner requests Primary Plat and Overall Development Plan approval of 20 Blocks on 155 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Current Zoning: Springmill Trails PUD (Ord. 11-19)
EI and GB Underlying

Current Land Use: Undeveloped/Commercial

Approx. Acreage: 155 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

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.

PROJECT BACKGROUND

The Property was zoned the Springmill Trails PUD District at the September 12, 2011, City Council meeting.



This petition was reviewed at the February 20, 2018, Technical Advisory Committee meeting.

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%).
- 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.
- xx) Misc.



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

Development Plan Review (Article 10.7 of UDO)

The plans comply, as applicable to an Overall Development Plan. *Italicized standards will be reviewed during the Detailed Development Plan process for individual blocks or lots.*

- 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
-



SPRINGMILL TRAILS PUD (ORD. 11-19)

The plans comply, as applicable to a Primary Plat and Overall Development Plan. *Italicized standards will be reviewed during the Detailed Development Plan process for individual blocks or lots.*

5) Article 3: Commercial District (applicable to Blocks H, I, L, N)

a) General Requirements (Section 3.1)

- i) Parking may be permitted in all required Building Setback Areas.
- ii) A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- iii) *Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.*
- iv) *Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.*
- v) *Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.*
- vi) *Chain-link fencing with vinyl slats is prohibited.*

b) Development Requirements (Section 3.2)

i) Special Requirements

- (1) *Architectural Standards (see Section 3.3)*
- (2) *Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area..*
- (3) The Commercial District shall be no closer than 350 feet to the right-of way of State Highway 32.
- (4) The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.



(5) Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.

ii) *Permitted Uses*

iii) Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

iv) Minimum Lot Area. None

v) Minimum Tract Frontage on Road. Direct or indirect access to a public right-of way is required.

vi) Minimum Setback Lines (applied to perimeter of the Commercial District).

(1) Front Yard: Twenty (20) feet

(2) Side Yard: Twenty (20) feet

(3) Rear Yard: Twenty (20) feet

vii) *Maximum Building Height. Not to exceed sixty (60) feet.*

viii) *Loading and Parking. See Article 6.*

c) *Architectural Standards (Section 3.3)*

6) Article 4. Business Districts

a) General Requirements (Section 4.1)

i) Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.

ii) Parking may be permitted in all required Building Setback Areas.

iii) *There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.*



- iv) Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- v) *Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.*
- vi) *Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.*
- vii) The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- viii) *Chain-link fencing with vinyl slats is prohibited.*

b) Market Center District (Section 4.2) (Applicable to Blocks S, T)

i) Special Requirements

(1) *Architectural Standards*

- (2) The size of the Market Center District may not be decreased by more than 5%.

ii) Permitted Uses

- iii) Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

iv) Minimum Lot Area. None

v) Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

vi) Minimum Building Setback Lines (applied to perimeter of the Market Center District):

(1) Front Yard:

- (a) Subject to State Highway 32 Overlay along SR 32,



- (b) Forty (40) feet along Eagle Parkway (Ditch Road extension)
- (c) Twenty (20) feet for all other streets
- (2) Side Yard: Twenty (20) feet
- (3) Rear Yard: Twenty (20) feet
- vii) *Minimum Building Height. 60'*
- viii) *Minimum Building Gross Floor Area. 3000 sf per building.*
- ix) *Parking and Loading. See article 6*
- x) *Signs. See Article 9*
- xi) *Landscaping. See Article 8.*
- c) Mixed Use District (Section 4.3) (Applicable to Blocks A-G, J, K, M, O, P, Q)
 - i) Special Requirements
 - (1) *Architectural Standards*
 - (2) *No outside Storage is permitted.*
 - (3) *See Section 4.5 for additional standards for Multi-family uses.*
 - (4) *The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.*
 - ii) *Permitted Uses*
 - iii) *Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.*
 - iv) *Minimum Lot Area. None*



v) Minimum Tract Frontage on Road. Direct or indirect access to a public right-of way is required.

vi) Minimum Building Setback Lines (applied to perimeter of the Mixed Use District):

(1) Front Yard:

(a) Subject to State Highway 32 Overlay along SR 32,

(b) Forty (40) feet along Eagle Parkway (Ditch Road extension)

(c) Twenty (20) feet for all other streets

(2) Side Yard: Twenty (20) feet

(3) Rear Yard: Twenty (20) feet

vii) *Minimum Building Height. 60'*

viii) *Minimum Building Gross Floor Area. 3000 sf per building.*

ix) *Parking and Loading. See article 6*

x) *Signs. See Article 9*

xi) *Landscaping. See Article 8.*

d) *Architectural and Design Requirements (Section 4.4)*

e) *Standards for Multi-Family Uses in the Mixed Use District (Section 4.5)*

7) Article 5. State Highway 32 Overlay Zones.

a) The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:

i) Eagle Parkway (New Public Street aligned with Ditch Road)



- ii) One full access drive cut west of Eagle parkway.

Comment: This is shown on the plan and is subject to Council approval. The department is recommending that APC approval be contingent upon Council approval of the new road cut.

- iii) New Casey Road (approximately midway between Eagle Parkway and Springmill Road.

- iv) One full access drive cut between Eagle Parkway and new Casey Road.

- v) Two full access drive cuts between new Casey Road and Springmill Road.

- b) Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.

Comment: Sign permits are reviewed under a separate application.

- c) *The minimum building shall be 3000 square feet.*

8) Article 6. Off-Street Loading and Parking

9) Article 8. Landscaping Standards

- a) Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

- b) *On-Site and Street Frontage Landscaping Requirements.*

- i) *Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.*

- ii) *Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.*



- c) Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.
 - i) Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
 - ii) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- d) *Parking Area Landscaping*
- e) *Plant Materials and Substitutions*

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The plans comply, as applicable to a Primary Plat and Overall Development Plan.
Italicized standards will be reviewed during the Detailed Development Plan process for individual blocks or lots.

Zoning Districts (Chapter 4)

Comment: All standards superseded by PUD.

Overlay Districts (Chapter 5)

10) State Highway 32 Overlay District (Article 5.3)

- a) Access Control Requirements (Article 5.3(F)):



- i) 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.
- ii) All developments shall provide for vehicular and pedestrian interconnectivity between neighboring uses, Parking Areas and developments in order to encourage and facilitate east/west vehicular movements without directly accessing State Highway 32. Cross access easements shall be provided to ensure continued access and connectivity between and through uses along the State Highway 32 corridor.
- b) Setback Requirements (Article 5.3(G)):
 - i) Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) 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.
 - ii) Minimum Setback: 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)): No Accessory Building shall be erected in the Established Front Yard. For the purpose of this Article only, an Accessory Building shall not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public rest rooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs.*
- d) *Building Height Requirements*
- e) *Architectural Design Requirements*
- f) 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.
 - i) Trail Corridor Design Standards (Article 5.3(L)(4))
 - (1) 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.
 - (2) 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.

- (3) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor

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

- (1) 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.
- (2) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
- (3) 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.

- iii) 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.

g) Miscellaneous Requirements

- i) *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.*
- ii) *Mechanical Equipment*
- iii) *Walls and Fencing*

11) Floodplain Overlay District (Article 5.5)

Comment: Zone A floodplain is located in the northwest portion of the site. Any development proposed for the site will need to comply with the standards of this overlay during the Detailed Development Plan phase of review.



12) Wellhead Protection District Overlay (Article 5.7)

Comment: Per HCSO, an undelineated wellhead protection zone is located on the site. It is a Zone 2 Wellhead Protection District, so there may be applicable standards at the Detailed Development Plan phase depending on the proposed uses.

Development Standards (Chapter 6)

13) Accessory Use and Building Standards (Article 6.1)

14) Architectural Standards (Article 6.3)

15) Building Standards (Article 6.4)

16) Height Standards (Article 6.6)

17) Landscaping Standards (Article 6.8)

a) Detention and Retention Areas

i) Natural Appearance:

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

(2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.

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

ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

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



Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

b) Minimum Lot Landscaping

Comment: All standards superseded by PUD.

c) *Foundation Plantings*

d) External Street Frontage Landscaping

Comment: All standards superseded by PUD.

e) Buffer Yards

Comment: All standards superseded by PUD.

f) *Parking Area Landscaping*

21) Lighting Standards (Article 6.9)

22) Lot Standards (Article 6.10)

23) Outdoor Storage and Display (Article 6.21)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: Sign permits are reviewed under a separate application.

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)

30) Construction Standards (Article 7.3)

Design Standards (Chapter 8)

31) Easement Standards (Article 8.3)

32) Monument and Marker Standards (Article 8.5)

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

33) 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: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) *Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.*
- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

34) Storm Water Standards (Article 8.8)

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

36) Street Light Standards (Article 8.10)

37) Street Sign Standards (Article 8.11)



38) Surety Standards (Article 8.12)

DEPARTMENT COMMENTS

- 1) **Action: Approve the Primary Plat and Overall Development Plan (1803-SPP-03 & 1803-ODP-03) with the following conditions:**
 - a) **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Hamilton County Highway Department prior to the issuance of an Improvement Location Permit.**
 - b) **The approval be contingent upon City Council approval of the new curb cut for James Road off of SR 32.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

SPRINGMILL TRAILS

PRIMARY PLAT AND DEVELOPMENT PLANS

ZONING : PUD

PLANS PREPARED FOR
G.T. PROPERTIES DEVELOPMENT, LLC
5201 W. 86TH STREET
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 590-7585
CONTACT PERSON: TRAVIS MAY
EMAIL: TMAY@WILLIAMTRES.COM

MIGHTY OAKS LLC
14199 NICHOLAS DRIVE
CARMEL IN 46074
TELEPHONE: (317) 590-7585
CONTACT PERSON: RALPH WILFONG
EMAIL: BEAUWILFONG@GMAIL.COM

EAGLETON FIVE LLC
14199 NICHOLAS DRIVE
CARMEL IN 46074
TELEPHONE: (317) 590-7585
CONTACT PERSON: RALPH WILFONG
EMAIL: BEAUWILFONG@GMAIL.COM

PAUL WILFONG
14199 NICHOLAS DRIVE
CARMEL IN 46074
TELEPHONE: (317) 590-7585
CONTACT PERSON: RALPH WILFONG
EMAIL: BEAUWILFONG@GMAIL.COM

AARON WILSON
17704 CASEY ROAD
WESTFIELD, IN 46074
TELEPHONE: (317) 590-7585
CONTACT PERSON: RALPH WILFONG
EMAIL: BEAUWILFONG@GMAIL.COM

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: BRAD SCHOEFF
EMAIL: SCHOEFFB@WEIHE.NET

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. THE SITE LIES PARTIALLY IN A SPECIAL FLOOD HAZARD AREA (UNSHADED ZONE X, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0115G, DATED NOVEMBER 19, 2014.
13. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
14. THIS SITE DOES NOT CONTAIN ANY WETLANDS AT SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE: NATIONAL WETLANDS INVENTORY MAP.
15. THE PROJECT SITE DOES FALL IN AN UNDELINEATED PUBLIC WATER SUPPLY WELLHEAD PROTECTION ZONE (ZONE 2).

OPERATING AUTHORITIES

VECTREN (GAS)
ATTENTION: BRIAN HARGER
P.O. BOX 1700
NOBLESVILLE, IN 46061
317.776.5560

AMERITECH (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317.252.4275

DUKE ENERGY (ELECTRIC)
ATTENTION: VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
317.776.5336

CITIZENS WESTFIELD
(WATER AND WASTEWATER)
MITCH HOUSE
MHOUSE@HNTB.COM
317-917-5294

CITIZENS WESTFIELD
(GAS)
RYAN BASCORE
RBASORE@CITIZENENERGYGROUP.COM
317-927-6415

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3100

CITY OF WESTFIELD - COMM. DEVEL.
ATTENTION: MATT SKELTON
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3172

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD IN 46074
317.896.2704

BUCKEYE PIPELINE
ROY BAUER
RBAUER@BUCKEYE.COM
317-370-3013

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317.776.9626

INDOT
ATTENTION: SHELLEY HANEY
32 SOUTH BROADWAY
GREENFIELD, IN 46140
317.487.3492

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317.773.7770

BENCHMARK INFORMATION

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

TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 612 FEET WEST OF DITCH ROAD. ELEV. 915.74 (NAVD 88)

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

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

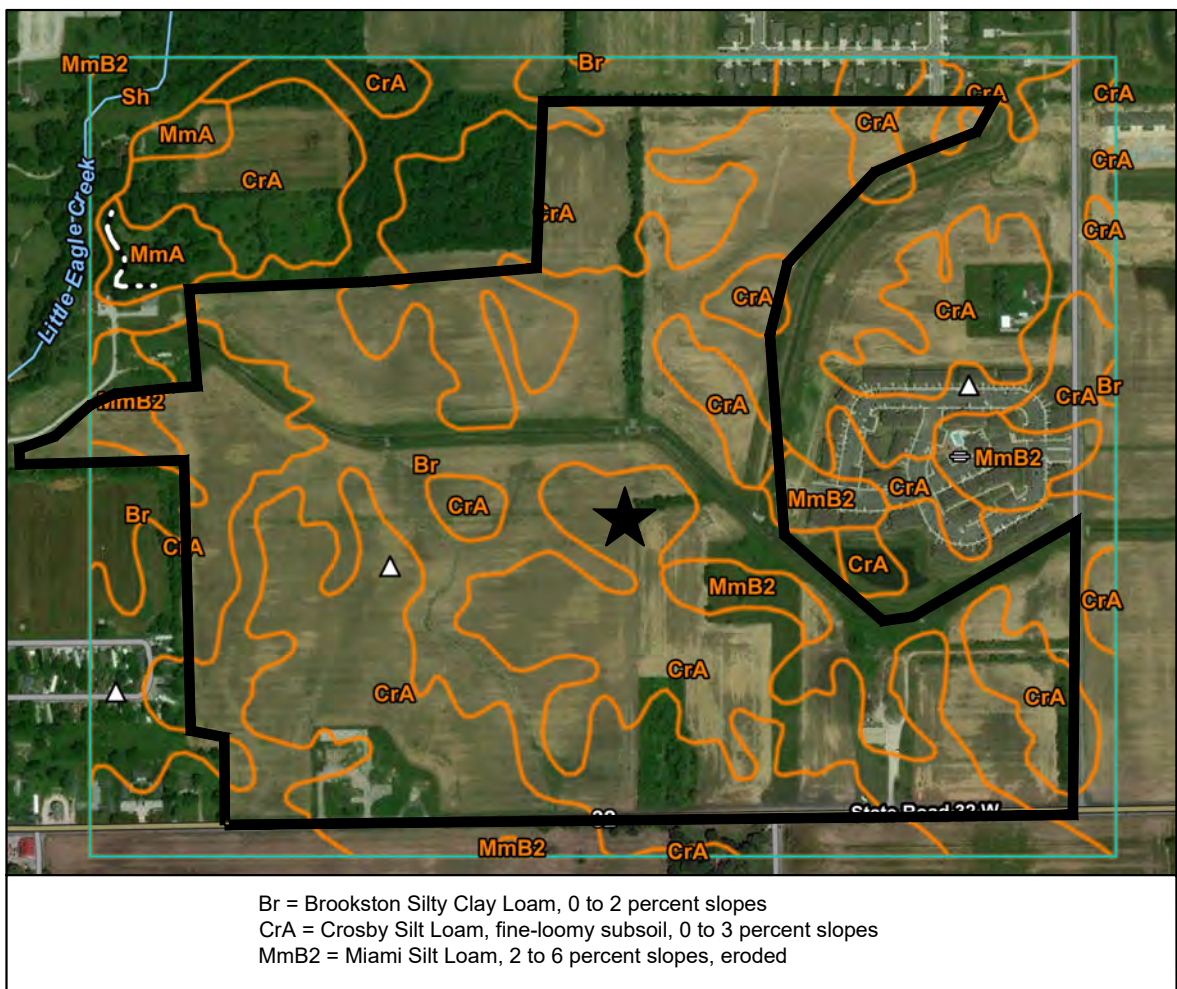
BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST (ASSUMED BEARING) 1247.07 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 46-36 EAST 21.67 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST 137.99 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST 310.95 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST 283.95 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 370.52 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 9207276 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST 639.81 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" SET ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 09 MINUTES 01 SECONDS EAST 659.22 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST 1300.57 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 20 MINUTES 01 SECONDS EAST 1193.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE DITCH ROAD EXTENSION AS DESCRIBED IN INSTRUMENT NO. 2014034600 IN SAID RECORDER'S OFFICE, THE NEXT 12 COURSES ARE ALONG SAID RIGHT OF WAY LINE; 1) THENCE SOUTH 27 DEGREES 00 MINUTES 18 SECONDS WEST 245.64 FEET; 2) THENCE SOUTH 66 DEGREES 47 MINUTES 57 SECONDS WEST 100.50 FEET; 3) THENCE SOUTH 72 DEGREES 30 MINUTES 35 SECONDS WEST 237.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 625.00 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 43 DEGREES 10 MINUTES 25 SECONDS WEST AND A LENGTH OF 612.41 FEET; 4) THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58 DEGREES 40 MINUTES 19 SECONDS, AN ARC DISTANCE OF 640.01 FEET; 5) THENCE SOUTH 15 DEGREES 50 MINUTES 16 SECONDS WEST 383.60 FEET; 6) THENCE SOUTH 14 DEGREES 40 MINUTES 47 SECONDS WEST 19.05 FEET; 7) THENCE SOUTH 13 DEGREES 49 MINUTES 53 SECONDS WEST 90.18 FEET TO THE POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2060.28 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 10 DEGREES 27 MINUTES 42 SECONDS WEST AND A LENGTH OF 242.65 FEET; 8) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 45 MINUTES 07 SECONDS 242.79 FEET; 9) THENCE SOUTH 05 DEGREES 27 MINUTES 06 SECONDS WEST 10.39 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2080.00 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 04 DEGREES 50 MINUTES 28 SECONDS WEST AND A LENGTH OF 173.99 FEET; 10) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 26 SECONDS 174.04 FEET; 11) THENCE SOUTH 01 DEGREES 57 MINUTES 22 SECONDS WEST 307.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 10,060.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00 DEGREES 53 MINUTES 18 SECONDS WEST AND A LENGTH OF 375.00 FEET; 12) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 09 SECONDS, AN ARC DISTANCE OF 375.02 FEET; 13) THENCE SOUTH 00 DEGREES 10 MINUTES 47 SECONDS EAST 190.52 FEET; 14) THENCE SOUTH 43 DEGREES 40 MINUTES 10 SECONDS WEST 72.17 FEET TO THE NORTH LINE OF STATE ROAD 32 AS DESCRIBED IN INSTRUMENT NO. 2008032205 IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 36 MINUTES 05 SECONDS WEST 117.25 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 AS DESCRIBED IN INSTRUMENT NO. 2017056244 IN SAID RECORDER'S OFFICE, THE NEXT THREE COURSES AREA LONG SAID RIGHT OF WAY LINE; 1) THENCE SOUTH 89 DEGREES 22 MINUTES 48 SECONDS WEST 373.68 FEET; 2) THENCE SOUTH 88 DEGREES 15 MINUTES 06 SECONDS WEST 190.03 FEET; 3) THENCE SOUTH 12 SECONDS EAST 35.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST 1257.80 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT NO. 9132480; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 09 MINUTES 03 SECONDS EAST 283.95 FEET TO A 5/8-INCH REBAR; THENCE SOUTH 89 DEGREES 29 MINUTES 14 SECONDS EAST 168.93 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT NO. 9132479; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 13 SECONDS EAST 1030.52 FEET TO A 5/8-INCH REBAR; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST 646.50 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 105.48 FEET TO THE PLACE OF BEGINNING, CONTAINING 133.95 ACRES, MORE OR LESS.

ALSO:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 28 MINUTES 18 SECONDS EAST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORDINATES - EAST ZONE) ON AND ALONG THE SOUTH LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 1323.10 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 04 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 25.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 28 MINUTES 18 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF 554.58 FEET TO A 5/8" REBAR WITH RED OF CAP STAMPED FRANK 409066 (HEREINAFTER REFERRED TO AS REBAR) AT THE SOUTHEAST CORNER OF THE LAND OF THE TOWN OF WESTFIELD, INDIANA AS SET OUT IN A WARRANTY DEED RECORDED AS INSTRUMENT NO. 2008032205 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (THE FOLLOWING TWO COURSES ARE DESCRIBED ALONG THE NORTH LINE OF SAID LAND); 1) THENCE NORTH 76 DEGREES 36 MINUTES 54 SECONDS WEST 114.35 FEET TO A REBAR; 2) THENCE SOUTH 89 DEGREES 28 MINUTES 32 SECONDS WEST 332.85 FEET TO A REBAR ON THE EAST RIGHT OF WAY LINE OF PROPOSED EAGLE PARKWAY AS PER AN UNRECORDED RIGHT OF WAY PARCEL, EXHIBIT PREPARED BY STOSPELWERTH & ASSOCIATES, INC. AS JOB NO. 62590WFG, DATED APRIL 1, 2013 (THE FOLLOWING FIVE (5) COURSES ARE DESCRIBED ALONG SAID EAST RIGHT OF WAY LINE); 1) THENCE NORTH 44 DEGREES 43 MINUTES 27 SECONDS WEST 69.85 FEET TO A REBAR; 2) THENCE NORTH 00 DEGREES 09 MINUTES 45 SECONDS WEST 341.19 FEET TO A REBAR AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 540.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 00 DEGREES 53 MINUTES 04 SECONDS EAST AND A LENGTH OF 106.18 FEET; 3) THENCE NORTH 48 DEGREES 48 MINUTES 07 SECONDS, AN ARC DISTANCE OF 106.18 FEET TO A REBAR; 4) THENCE NORTH 01 DEGREES 57 MINUTES 22 SECONDS WEST 307.72 FEET TO A REBAR; 5) THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22.07 FEET TO A REBAR ON THE SOUTH LINE OF CASEY ACRES APARTMENTS; A SUBDIVISION IN HAMILTON COUNTY, INDIANA AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. 2013031558 AND FILED IN PLAT CABINET NO. 5, SUBLOT NO. 61 IN SAID RECORDER'S OFFICE (THE FOLLOWING EIGHT (8) COURSES ARE DESCRIBED ALONG SAID SOUTH LINE); 1) THENCE SOUTH 47 DEGREES 59 MINUTES 51 SECONDS EAST 168.03 FEET; 2) THENCE SOUTH 45 DEGREES 25 MINUTES 57 SECONDS EAST 54.89 FEET; 3) THENCE SOUTH 55 DEGREES 04 MINUTES 14 SECONDS EAST 74.49 FEET; 4) THENCE SOUTH 74 DEGREES 21 MINUTES 31 SECONDS EAST 78.60 FEET TO A REBAR; 5) THENCE SOUTH 79 DEGREES 25 MINUTES 05 SECONDS EAST 110.95 FEET TO A REBAR; 6) THENCE NORTH 75 DEGREES 01 MINUTES 41 SECONDS EAST 50.08 FEET; 7) THENCE SOUTH 60 DEGREES 37 MINUTES 31 SECONDS EAST 626.05 FEET TO A REBAR; THENCE NORTH 27 DEGREES 26 MINUTES 03 SECONDS EAST 32.27 FEET TO A MAG NAIL ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 48 SECONDS WEST 1006.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.40 ACRES, MORE OR LESS.

SHEET INDEX	
Sheet Number	Sheet Title
01	TITLE SHEET
02	OVERALL PRIMARY PLAT
03	PRIMARY PLAT
04	PRIMARY PLAT
05	PRIMARY PLAT
06	PRIMARY PLAT
07	PRIMARY PLAT
08	PRIMARY PLAT
09	PRIMARY PLAT
10	PRIMARY PLAT
11	OVERALL DEVELOPMENT PLAN
12	DEVELOPMENT PLAN
13	DEVELOPMENT PLAN
14	DEVELOPMENT PLAN
15	DEVELOPMENT PLAN
16	DEVELOPMENT PLAN
17	DEVELOPMENT PLAN
18	DEVELOPMENT PLAN
19	DEVELOPMENT PLAN



SOILS MAP

★ PROJECT LOCATION



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week

PER INDIANA STATE LAW 16-B-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence

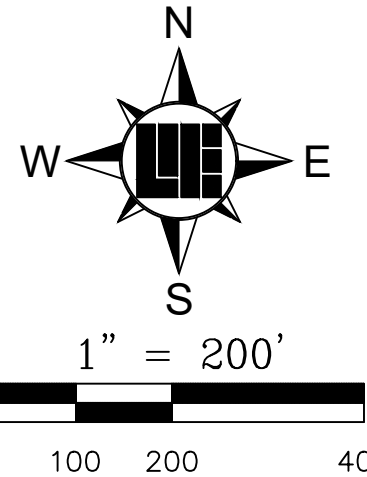
REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	12.28.2017	BJS	W150193
REVISED FOR TAC ALIGNMENT	03.08.2018	BJS	DWG NAME:
REVISED FOR TAC COMMENTS	05.03.2018	BJS	W150193-0001-000
			DESIGNED BY:
			DRAWN BY:
			CHECKED BY:
			DATE:



STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
SHEET NO.
01
PROJECT NO.
W150193

LOCATION: H:\2015\W150193\Surveying\Plot\W150193aw Primary Plat.dwg
DATE: 03/03/2018
DRAWN BY: J. H. HISELMAN
CHECKED BY: J. H. HISELMAN
PLOT BY: J. H. HISELMAN



LEGEND

—FO—	UNDERGROUND FIBER OPTIC
—SAN—	EXISTING SANITARY
—G—	UNDERGROUND GAS
—W—	UNDERGROUND WATER
—HU—	OVERHEAD UTILITY
—EUI—	UNDERGROUND ELECTRIC
—X—	BOARD FENCE
—X—	FARM FENCE
—X—	FLOW LINE
—X—	INDEX CONTOUR
—X—	INTERMEDIATE CONTOUR
—X—	CONIFEROUS BUSH
—X—	DECIDUOUS BUSH
—X—	DECIDUOUS TREE
—X—	FIRE HYDRANT
—X—	WATER METER
—X—	WATER VALVE
—X—	GUY ANCHOR
—X—	UTILITY POLE
—X—	SANITARY SEWER MANHOLE
—X—	POST
—X—	SGN
—X—	MAIL BOX
—X—	BOLLARD
—X—	STORM MANHOLE
—X—	TEMPORARY BENCH MARK
—X—	SANITARY STUB MARKER
—X—	IRON PIN FOUND/SET (IPF)
—X—	PK OR MAG NAIL FOUND/SET
—X—	ALUMINUM DISK
—X—	T-POST
—X—	GAS VALVE
—X—	CORRUGATED METAL PIPE
—X—	REINFORCED CONCRETE PIPE
—X—	HEADWALL
—X—	TOP OF CASTING
—X—	TELEPHONE PEDESTAL
—X—	CURB INLET
—X—	SQUARE INLET
—X—	ROUND INLET
—X—	STORM MANHOLE

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

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

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

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST (ASSUMED BEARING) 1247.07 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 46'36" EAST 21.67 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST 137.89 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 08 SECONDS EAST 310.95 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 5 SECONDS EAST 283.05 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 370.52 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 202726 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST 638.81 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 08 MINUTES 01 SECONDS EAST 659.22 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST 1320.57 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 20 MINUTES 01 SECONDS EAST 1193.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE DITCH ROAD EXTENSION AS DESCRIBED IN INSTRUMENT NO. 2014034600 IN SAID RECORDERS OFFICE, THE NEXT 12 COURSES ARE ALONG SAID RIGHT OF WAY LINE; 1) THENCE SOUTH 27 DEGREES 00 MINUTES 18 SECONDS WEST 245.04 FEET; 2) THENCE SOUTH 66 DEGREES 47 MINUTES 57 SECONDS WEST 100.50 FEET; 3) THENCE SOUTH 72 DEGREES 30 MINUTES 38 SECONDS WEST 227.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 625.00 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 43 DEGREES 10 MINUTES 25 SECONDS WEST AND A LENGTH OF 812.41 FEET; 4) THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58 DEGREES 40 MINUTES 19 SECONDS, AN ARC DISTANCE OF 640.01 FEET; 5) THENCE SOUTH 13 DEGREES 50 MINUTES 18 SECONDS WEST 383.60 FEET; 6) THENCE SOUTH 14 DEGREES 40 MINUTES 47 SECONDS EAST 19.05 FEET; 7) THENCE SOUTH 13 DEGREES 49 MINUTES 53 SECONDS WEST 90.18 FEET TO THE POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2000.28 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 10 DEGREES 27 MINUTES 45 SECONDS WEST AND A LENGTH OF 242.65 FEET; 8) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 45 MINUTES 07 SECONDS EAST 242.79 FEET; 9) THENCE SOUTH 47 DEGREES 27 MINUTES 29 SECONDS WEST 10.39 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2000.00 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 04 DEGREES 50 MINUTES 28 SECONDS WEST AND A LENGTH OF 173.99 FEET; 10) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 09 SECONDS, AN ARC DISTANCE OF 375.02 FEET; 11) THENCE SOUTH 01 DEGREES 37 MINUTES 22 SECONDS WEST 307.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 10,060.00 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00 DEGREES 50 MINUTES 05 SECONDS WEST 117.29 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 AS DESCRIBED IN INSTRUMENT NO. 2017056244 IN SAID RECORDERS OFFICE, THE NEXT THREE COURSES ARE ALONG SAID RIGHT OF WAY LINE; 1) THENCE SOUTH 89 DEGREES 22 MINUTES 48 SECONDS WEST 373.68 FEET; 2) THENCE SOUTH 88 DEGREES 15 MINUTES 06 SECONDS WEST 190.03 FEET; 3) THENCE SOUTH 00 DEGREES 37 MINUTES 12 SECONDS EAST 35.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST 1257.80 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT NO. 913240; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 09 MINUTES 03 SECONDS EAST 264.00 FEET TO A 5/8-INCH REBAR; THENCE SOUTH 89 DEGREES 19 MINUTES 55 SECONDS WEST 168.63 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT NO. 913247; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 105.48 FEET TO THE PLACE OF BEGINNING, CONTAINING 133.95 ACRES, MORE OR LESS.

ALSO:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 28 MINUTES 18 SECONDS EAST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORDINATES - EAST ZONE) ON AND ALONG THE SOUTH LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 1323.10 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 04 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 25.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 28 MINUTES 18 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF 564.00 FEET TO A 5/8" REBAR WITH RED CAP STAMPED FROM RECORD (HEREINAFTER REFERRED TO AS REBAR) AT THE SOUTHWEST CORNER OF THE LAND OF THE TOWN OF WESTFIELD, INDIANA AS SET OUT IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2008032025 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (THE FOLLOWING TWO COURSES ARE DESCRIBED ALONG THE NORTH LINE OF SAID LAND); 1) THENCE NORTH 76 DEGREES 30 MINUTES 54 SECONDS WEST 14.46 FEET TO A REBAR; 2) THENCE SOUTH 89 DEGREES 28 MINUTES 32 SECONDS WEST 332.66 FEET TO A REBAR ON THE EAST RIGHT OF WAY LINE OF PROPOSED EAGLE PARKWAY AS PER AN UNRECORDED RIGHT OF WAY PARCEL EXHIBIT PREPARED BY STOEPFELWERTH & ASSOCIATES, INC. A JOB NO. 8236WFG, DATED APRIL 1, 2015 (THE FOLLOWING FIVE (5) COURSES ARE DESCRIBED ALONG SAID EAST RIGHT OF WAY LINE); 1) THENCE NORTH 44 DEGREES 43 MINUTES 27 SECONDS WEST 69.85 FEET TO A REBAR; 2) THENCE NORTH 00 DEGREES 00 SECONDS WEST 44 SECONDS WEST 341.19 FEET TO A REBAR AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 00 DEGREES 53 MINUTES 04 SECONDS EAST 110.86 FEET TO A REBAR; 3) THENCE NORTH 75 DEGREES 01 MINUTES 41 SECONDS EAST 50.08 FEET; 4) THENCE SOUTH 74 DEGREES 21 MINUTES 31 SECONDS EAST 78.60 FEET TO A REBAR; 5) THENCE SOUTH 79 DEGREES 26 SECONDS EAST 110.86 FEET TO A REBAR; 6) THENCE NORTH 75 DEGREES 01 MINUTES 41 SECONDS EAST 50.08 FEET; 7) THENCE NORTH 60 DEGREES 37 MINUTES 31 SECONDS EAST 626.05 FEET TO A REBAR; THENCE NORTH 87 DEGREES 26 MINUTES 03 SECONDS EAST 32.57 FEET TO A MAG NAIL ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 48 SECONDS WEST 1068.65 FEET TO THE POINT OF BEGINNING, CONTAINING 19.40 ACRES, MORE OR LESS.

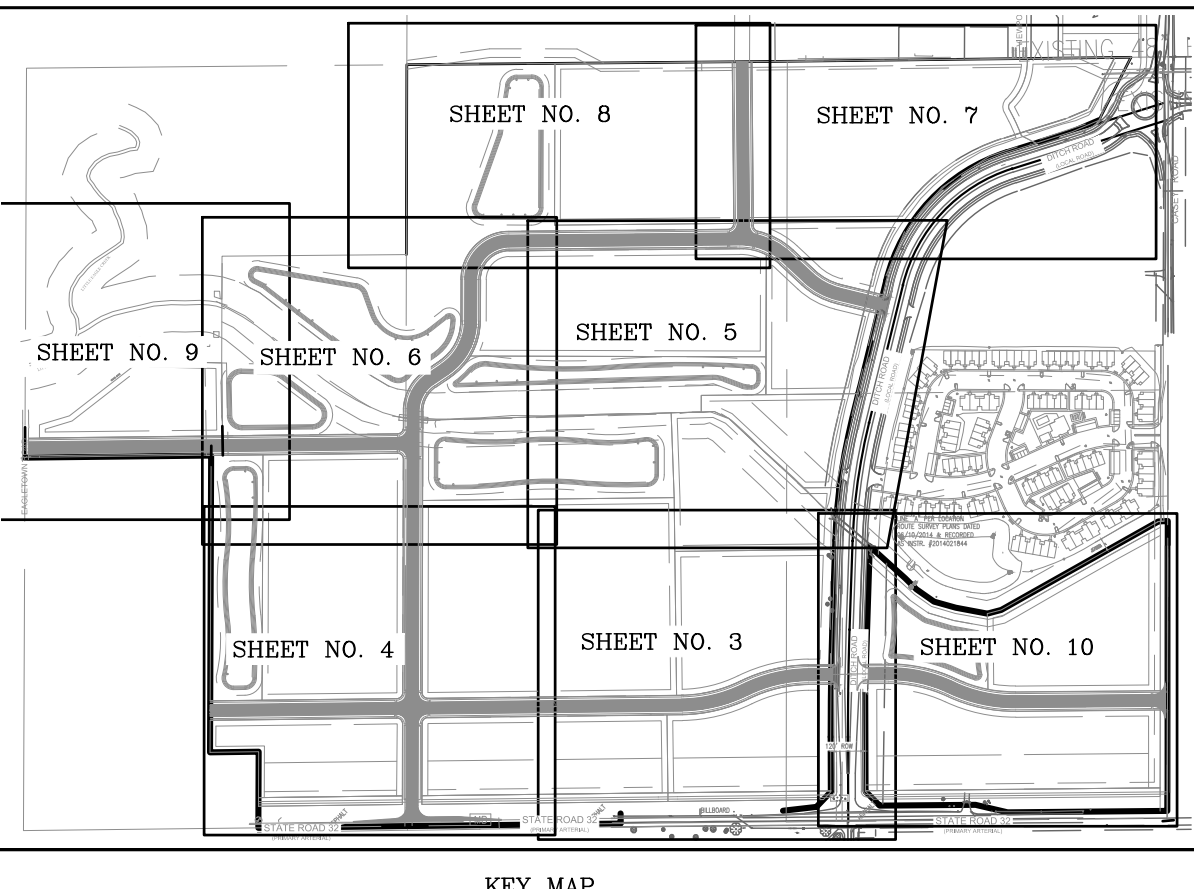
WESTFIELD REQUIRED NOTES

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

BENCHMARK INFORMATION

THIS PLAT PREPARED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED DATED: DECEMBER 28, 2017

NORMAN H. HISELMAN
PROFESSIONAL LAND SURVEYOR #S0461



THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON POSITIONAL SOLUTIONS DERIVED FROM REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) (HTTP://INCORS.IN.GOV/). THE BEARINGS SHOWN ARE DERIVED FROM COORDINATES BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 (2011) EPOCH 2010.0. THE VERTICAL DATUM IS BASED UPON NAVD 88.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

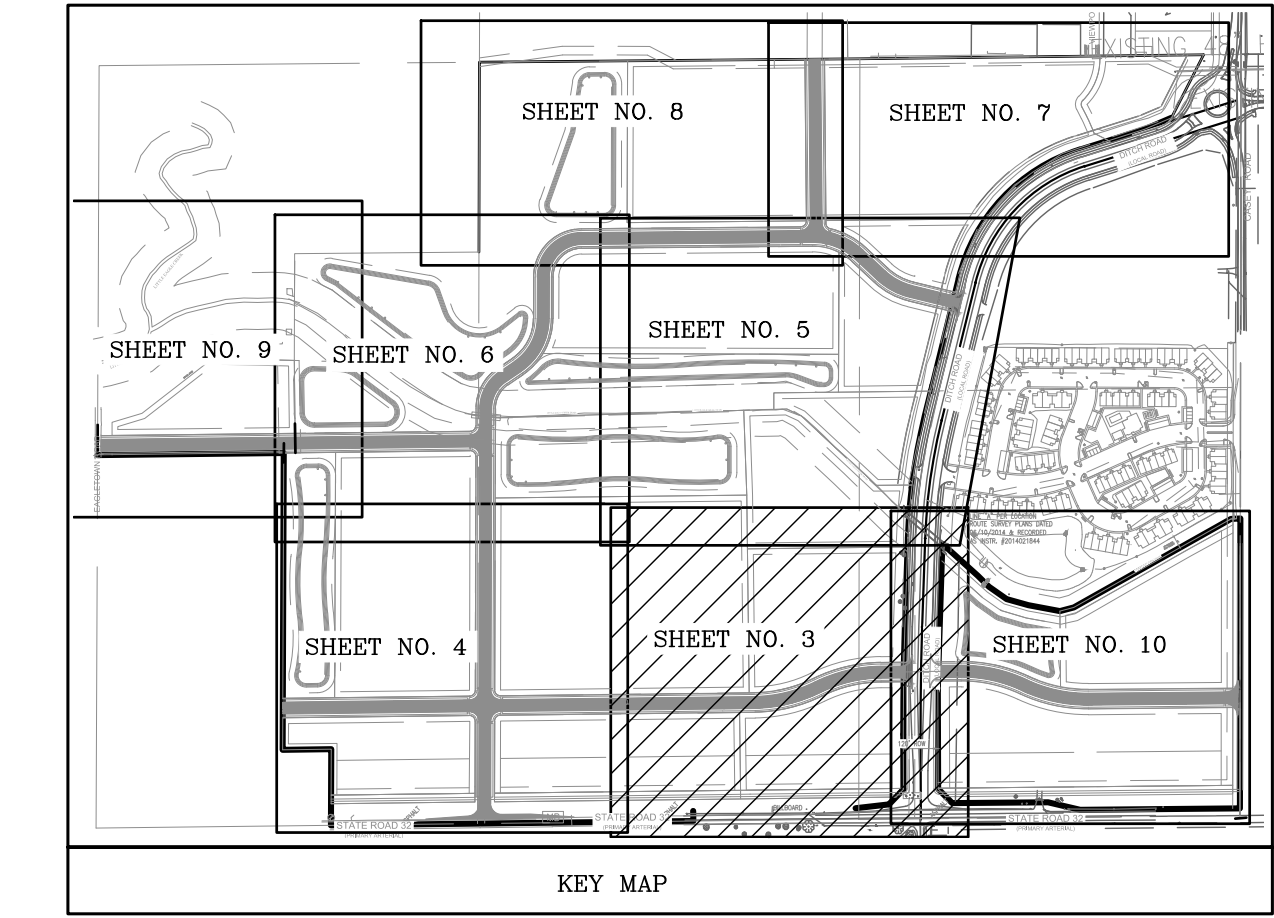
REVIEWS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	12.28.2017	BJS	W150193
REVISED FOR TAC COMMENTS	03.08.2018	BJS	DWG NAME: W150193aw Primary Plat
DESIGNED BY:	03.03.2018	BJS	W150193aw Primary Plat
DRAWN BY:			
CHECKED BY:			
DATE:	03.03.2018		

APPROVAL PENDING NOT
FOR CONSTRUCTION

PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
OVERALL PRIMARY PLAT
PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO.
02
PROJECT NO.
W150193

LOCATION: H:\2015\W150193\Surveying\Plan\W150193.dwg Primary Plat.dwg
LAYOUT: 01 PRIMARY PLAT
DATE: 03/03/2018
PLOTED BY: schodrb



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

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

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

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/jax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

REVISIONS AND ISSUES	PROJECT NO.	DATE	BY
ISSUED FOR TAC SUBMITTAL	W150193	12/28/2017	BJS
REVISED FOR TAC COMMENTS	DWG NAME:	03/03/2018	BJS
	DESIGNED BY:	05/03/2018	BJS
	DRAWN BY:		BJS
	CHECKED BY:		BJS
	DATE:	03/03/2018	

APPROVED FOR TAC SUBMITTAL

APPROVED FOR TAC COMMENTS

REGISTERED PROFESSIONAL SURVEYOR

INDIANA

DATE OF EXPIRATION

03/03/2018

PREPARED FOR:

SHEET NO.

PROJECT NO.

SPRINGMILL TRAILS

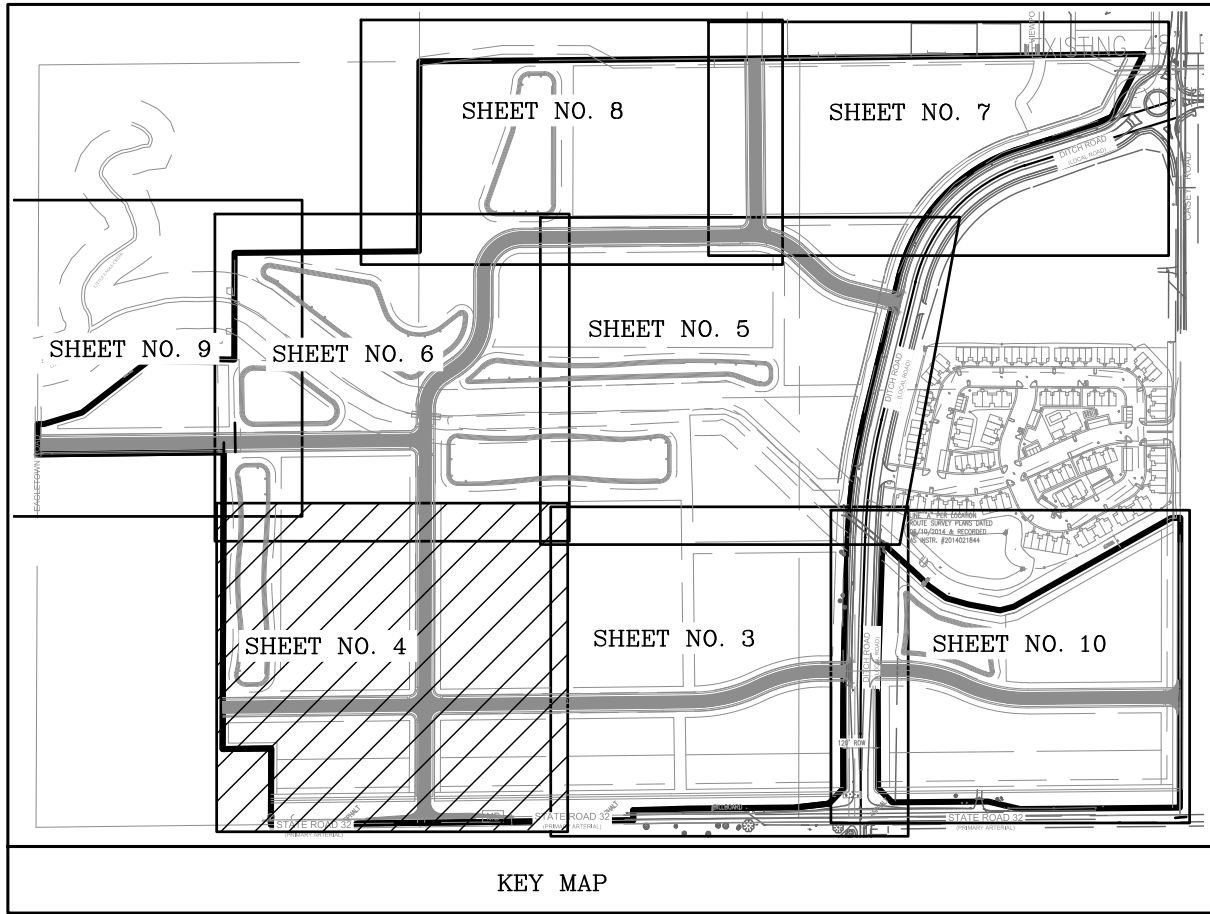
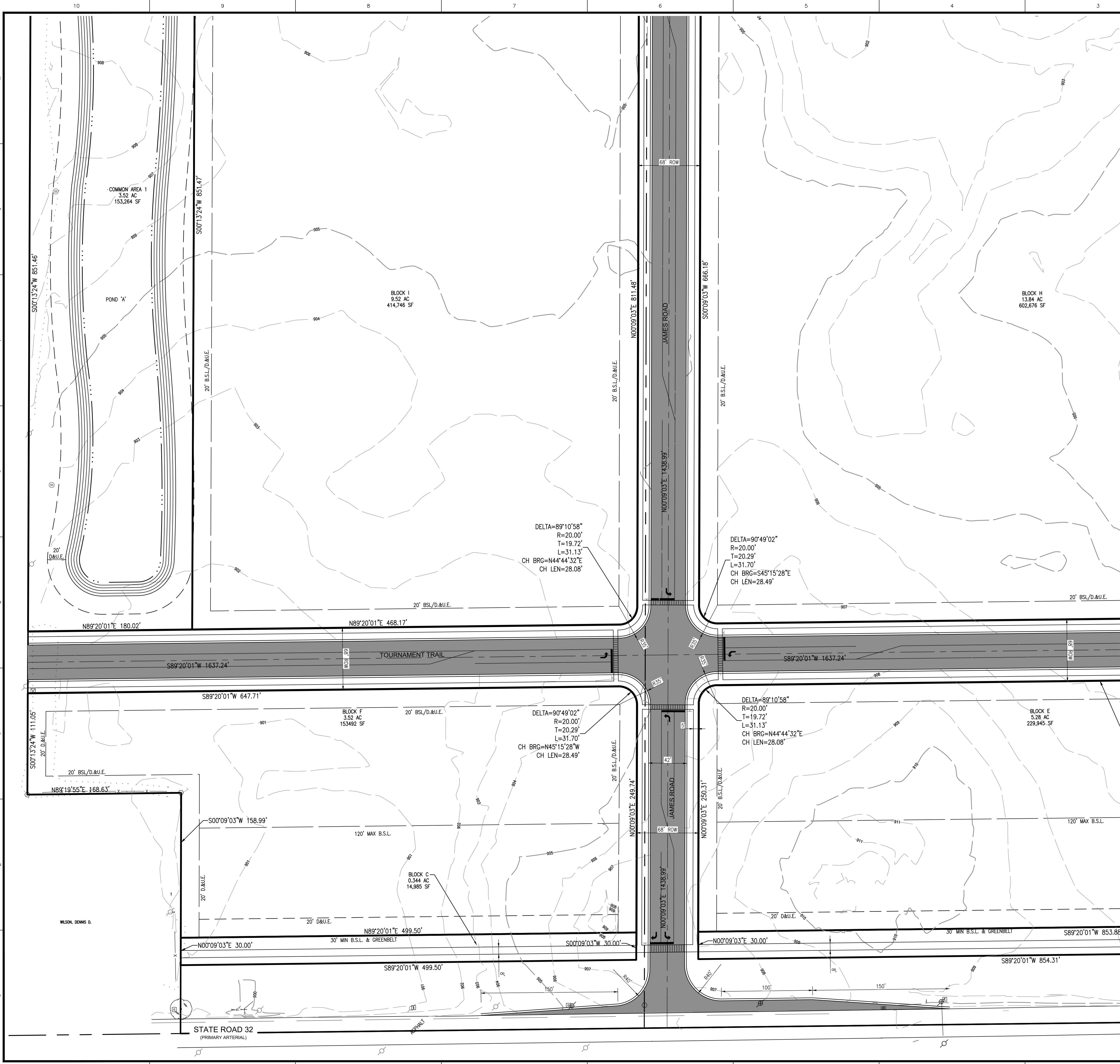
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

PRIMARY PLAT

03

W150193

LOCATION: H:\2019\W150193\Surveying\Prim\W150193av Primary Plat.dwg
DATE/TIME: 03/08/2018 11:39am
PLOTTER: B7: sctd46f6



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

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

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

- LEGEND**
- FO UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - CHU OVERHEAD UTILITY
 - EUU UNDERGROUND ELECTRIC
 - BOARD FENCE
 - FARM FENCE
 - FLOW LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - CONFEROUS BUSH
 - DECIDUOUS BUSH
 - DECIDUOUS TREE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GUY ANCHOR
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - POST
 - SIGN
 - MAIL BOX
 - BOLLARD
 - STORM MANHOLE
 - TEMPORARY BENCH MARK
 - SANITARY STUB MARKER
 - GAS VALVE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - HEADWALL
 - TOP OF CASTING
 - TELEPHONE PEDESTAL
 - CURB INLET
 - SQUARE INLET
 - ROUND INLET
 - STORM MANHOLE
 - IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - ALUMINUM DISK
 - T-POST

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

DATE	REV	BY	PROJECT NO.	W150193
12/28/2017	BJS		DWG NAME:	W150193av Primary Plat
03/08/2018	BJS		DESIGNED BY:	
05/03/2018	BJS		DRAWN BY:	RAM
			CHECKED BY:	BJS
			DATE:	03/03/2018

REVISIONS AND ISSUES

ISSUED FOR TAG SUBMITTAL

REVISED FOR TAG COMMENTS

APPROVED FOR THE PROJECT

APPROVED FOR THE PROJECT

APPROVED FOR THE PROJECT

PREPARED FOR:

SHEET NO.:

PROJECT NO.:

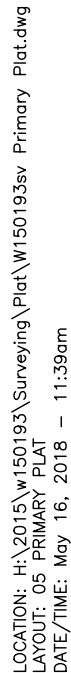
SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

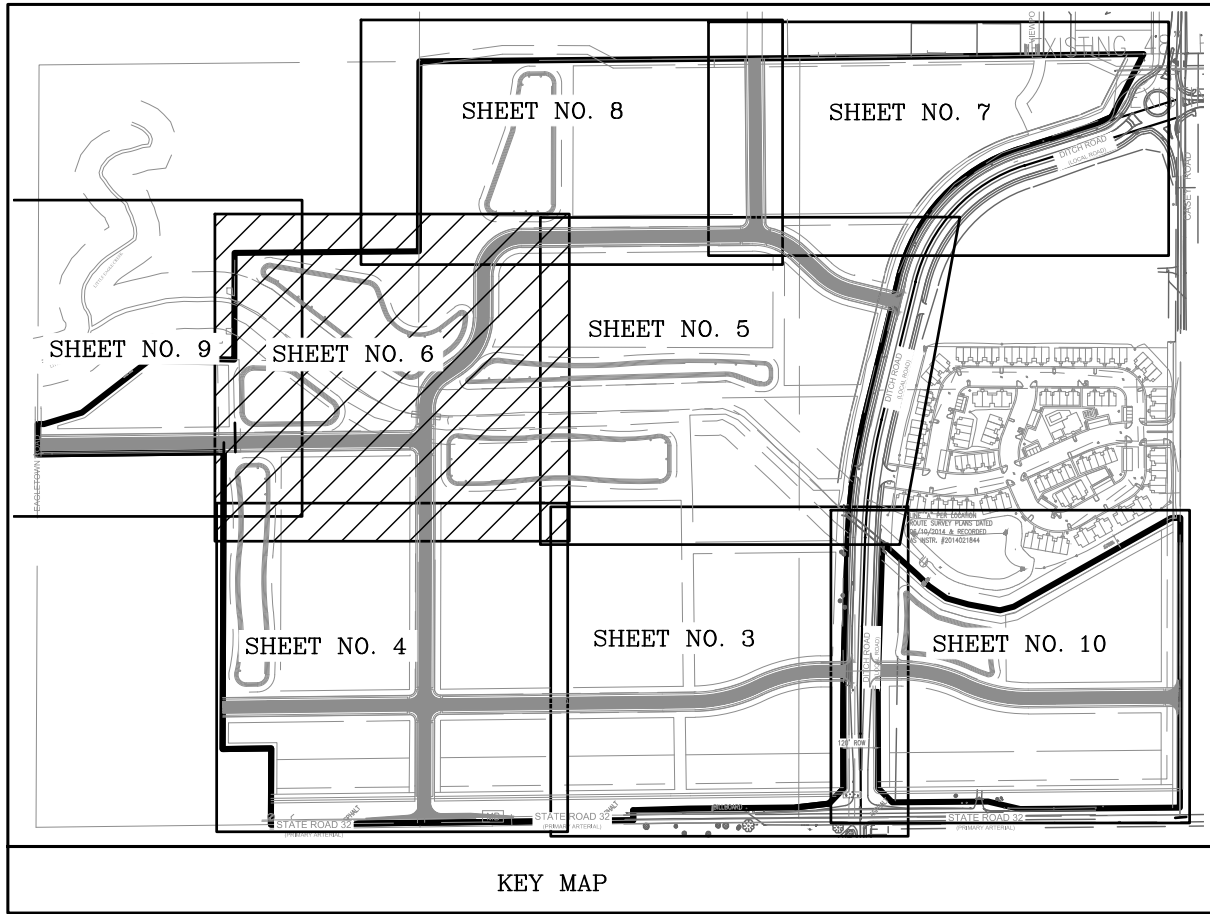
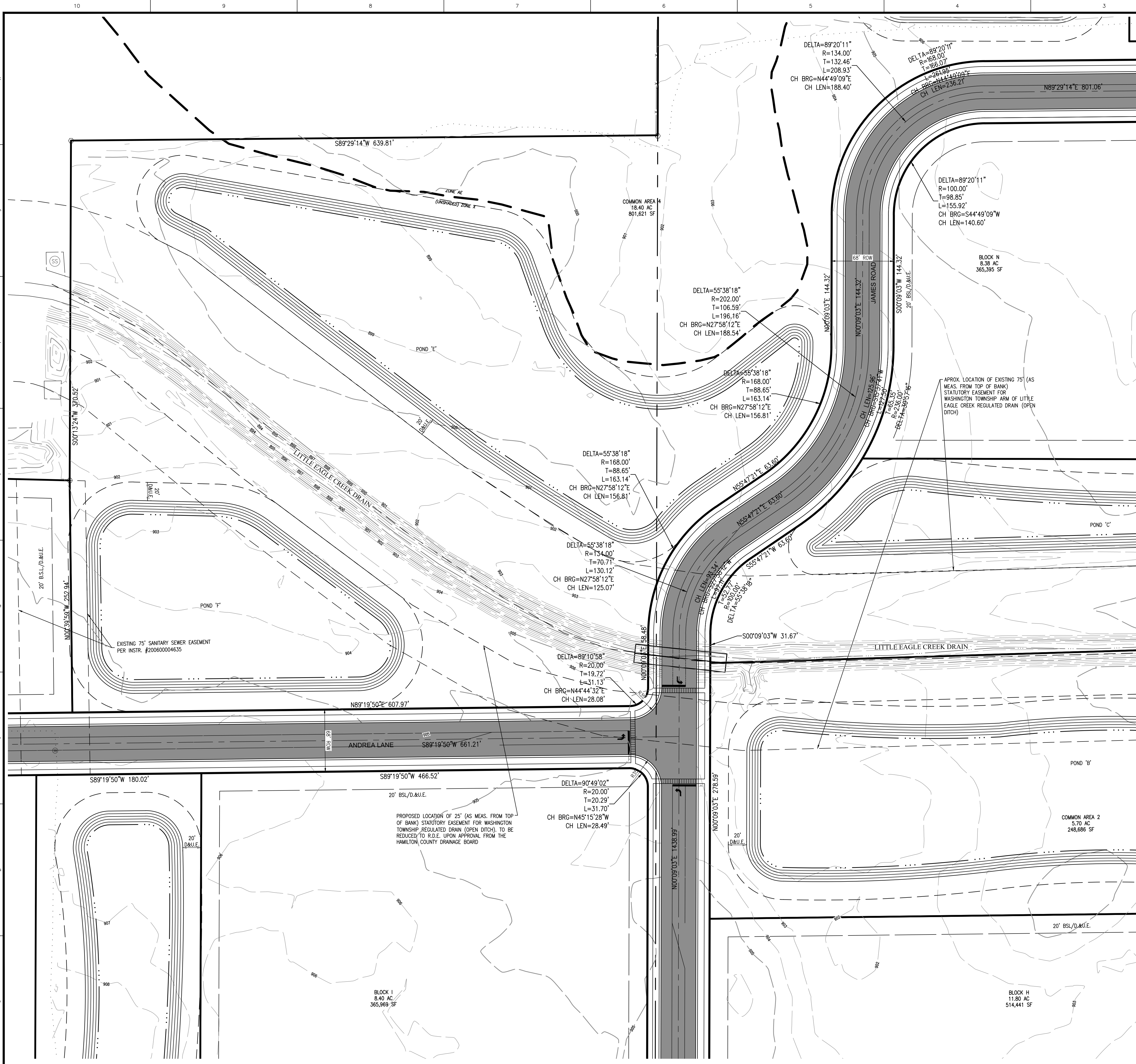
PRIMARY PLAT

04

W150193



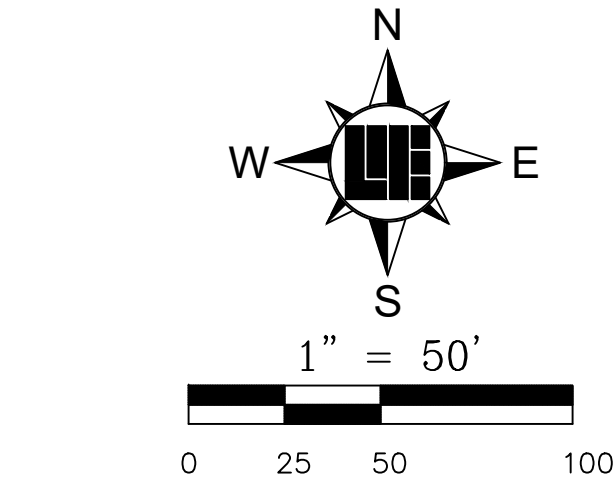
LOCATION: H:\2015\150193\Surveying\Prim\W150193rev Primary Plat.dwg
DATE/TIME: 03/08/2018 11:38am
PLOTTER: B7: shw466



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

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

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



- LEGEND**
- FO UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - CHU OVERHEAD UTILITY
 - EU(U) UNDERGROUND ELECTRIC
 - X BOARD FENCE
 - X FARM FENCE
 - X FLOW LINE
 - X INDEX CONTOUR
 - X INTERMEDIATE CONTOUR
 - DECIDUOUS TREE
 - CONFEROUS BUSH
 - DECIDUOUS BUSH
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GUY ANCHOR
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - POST
 - SIGN
 - MAIL BOX
 - BOLLARD
 - STORM MANHOLE
 - TEMPORARY BENCH MARK
 - SANITARY STUB MARKER
 - IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - ALUMINUM DISK
 - T-POST
 - GAS VALVE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - HW HEADWALL
 - TOP OF CASTING
 - TELEPHONE PEDESTAL
 - CURB INLET
 - SQUARE INLET
 - ROUND INLET
 - STORM MANHOLE

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

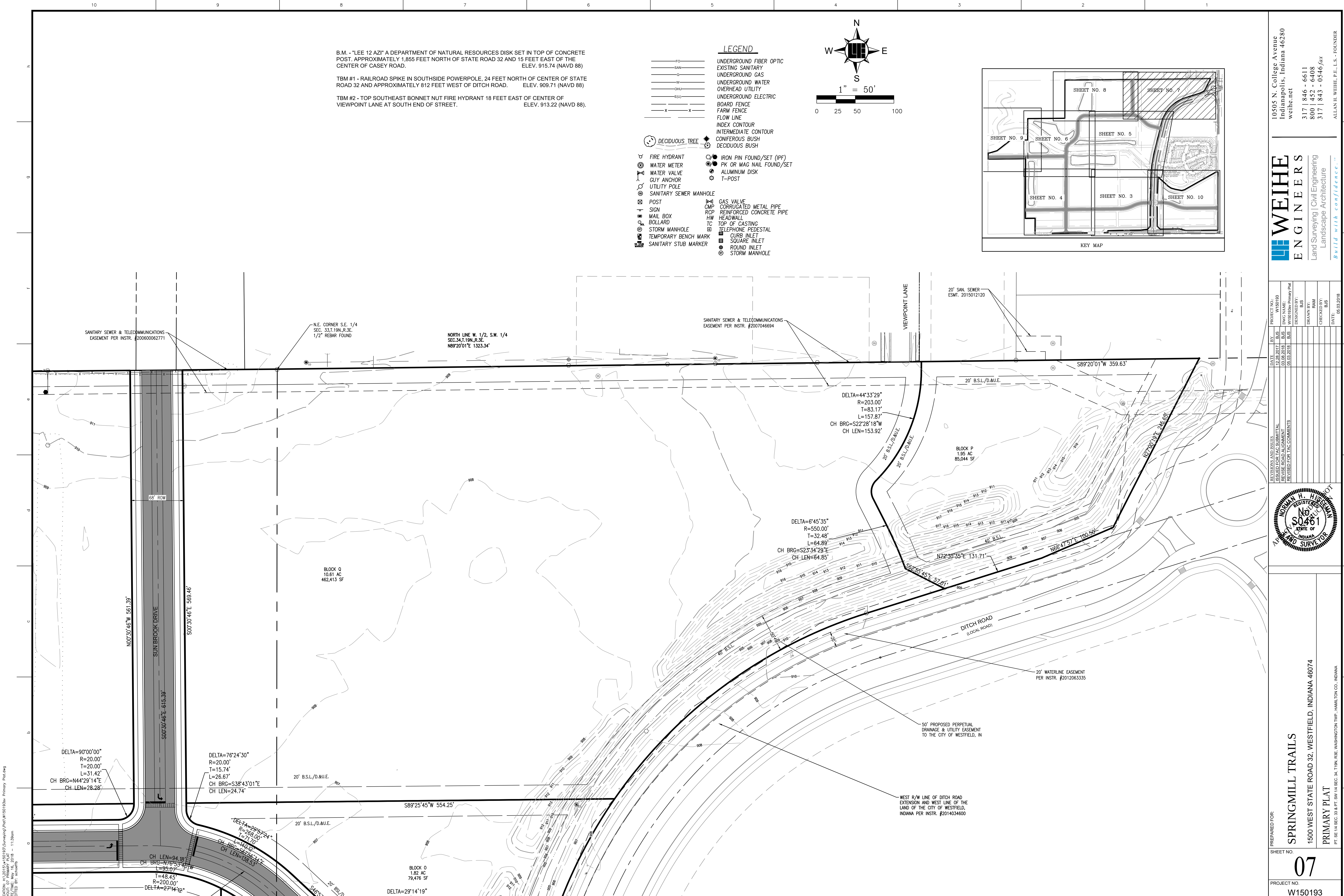
DATE	REV	BY	PROJECT NO.	PROJECT NAME
12/28/2017	BUS	W150193	W150193	W150193rev Primary Plat
03/08/2018	BUS	W150193rev Primary Plat	DESIGNED BY:	
05/03/2018	BUS	W150193rev Primary Plat	DRAWN BY:	
			CHECKED BY:	
			DATE:	03/03/2018



PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
PRIMARY PLAT

SHEET NO. **06**
PROJECT NO. **W150193**

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

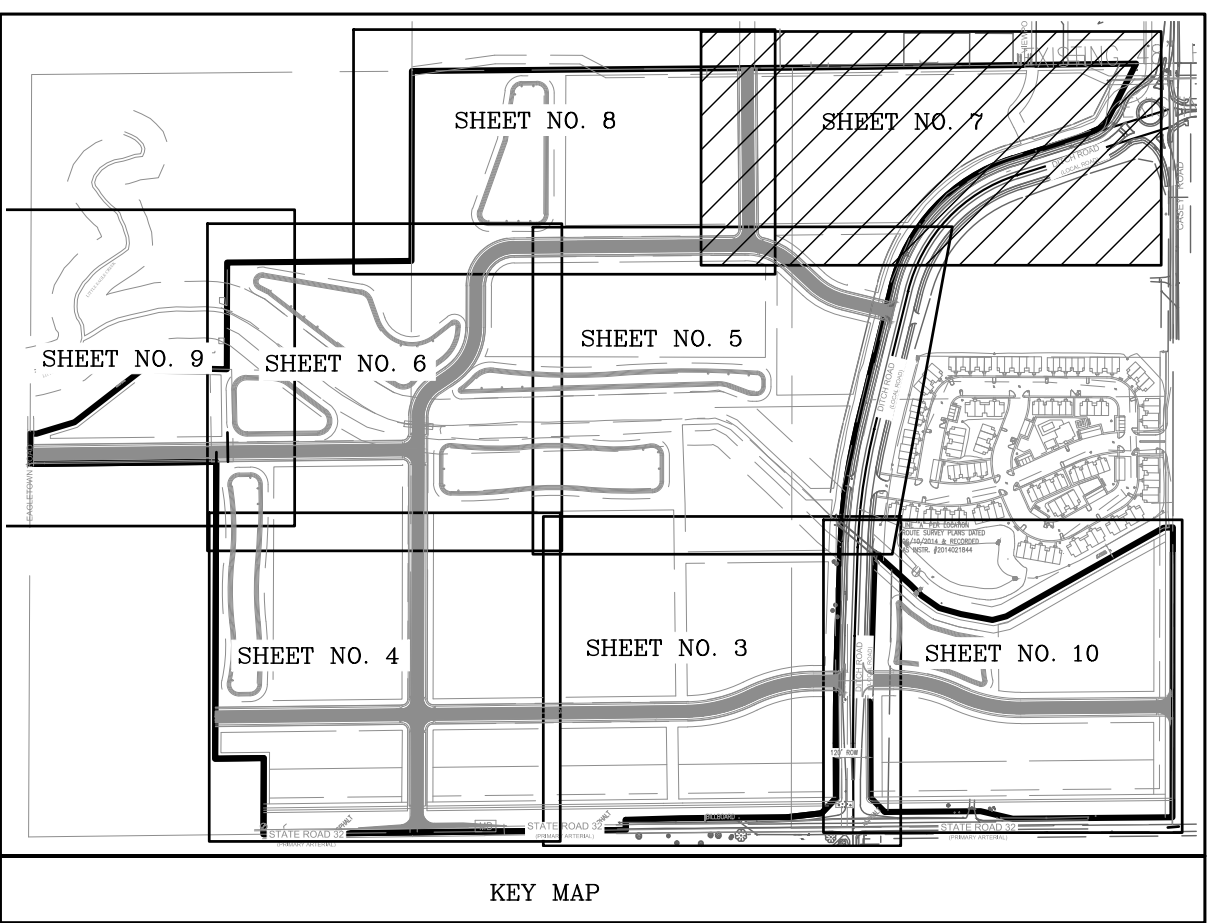
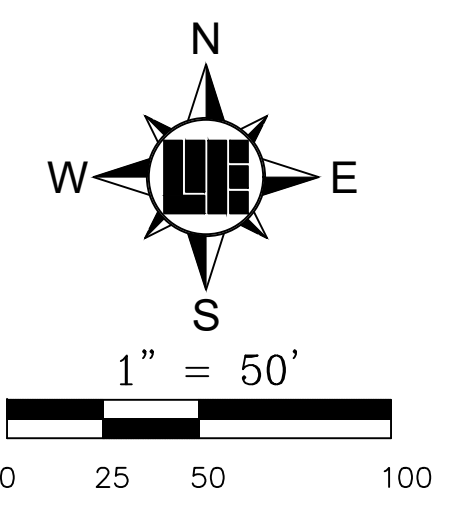


B.M. - "LEE 12 AZI" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST. APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

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

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

- LEGEND**
- FG UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - OHU OVERHEAD UTILITY
 - EUC UNDERGROUND ELECTRIC
 - BF BOARD FENCE
 - FF FARM FENCE
 - FL FLOW LINE
 - IC INDEX CONTOUR
 - INT INTERMEDIATE CONTOUR
 - CB CONIFEROUS BUSH
 - DB DECIDUOUS BUSH
 - DT DECIDUOUS TREE
 - FP FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - GA GUY ANCHOR
 - UP UTILITY POLE
 - SM SANITARY SEWER MANHOLE
 - P POST
 - S SIGN
 - MB MAIL BOX
 - B BOLLARD
 - ST STORM MANHOLE
 - TBM TEMPORARY BENCH MARK
 - SSM SANITARY STUB MARKER
 - IPF IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - AD ALUMINUM DISK
 - T-POST
 - GV GAS VALVE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - HW HEADWALL
 - TC TOP OF CASTING
 - TP TELEPHONE PEDESTAL
 - CI CURB INLET
 - SI SQUARE INLET
 - RI ROUND INLET
 - SM STORM MANHOLE



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

REVIEWS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	12.28.2017	BJS	W150193
REVISED ROAD ALIGNMENT	03.08.2018	BJS	DWG NAME: W150193rev Primary Plat
REVISED FOR TAC COMMENTS	05.03.2018	BJS	DESIGNED BY:
			DRAWN BY:
			CHECKED BY:
			DATE:



PREPARED FOR:
SPRINGMILL TRAILS

SHEET NO.
07

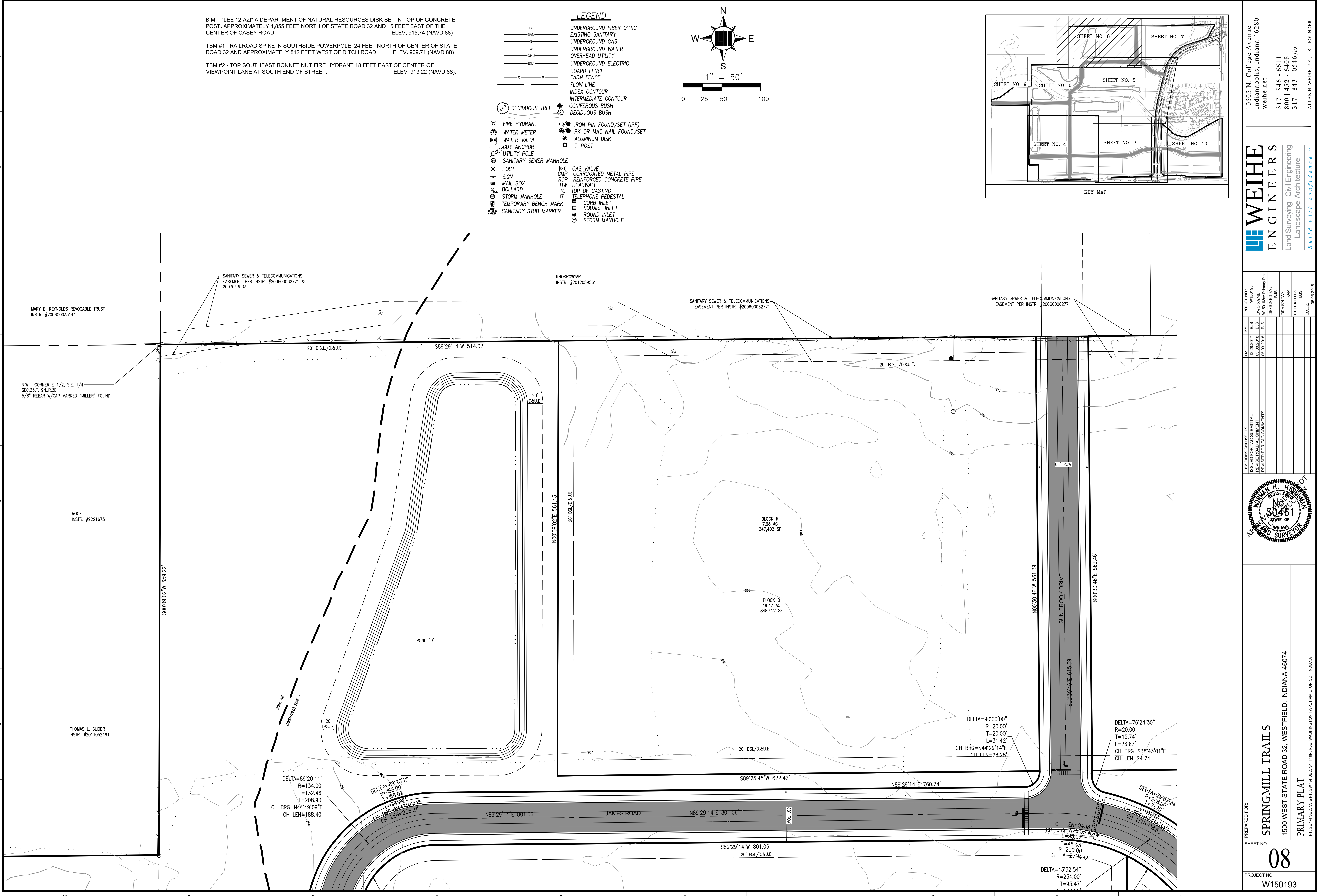
PROJECT NO.
W150193

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

PRIMARY PLAT

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T12N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

LOCATION: H:\2018\W150193\Surveying\p1\W150193.dwg
DATE/TIME: 03/08/2018 11:39am
PLOTTER: B7: ebn046

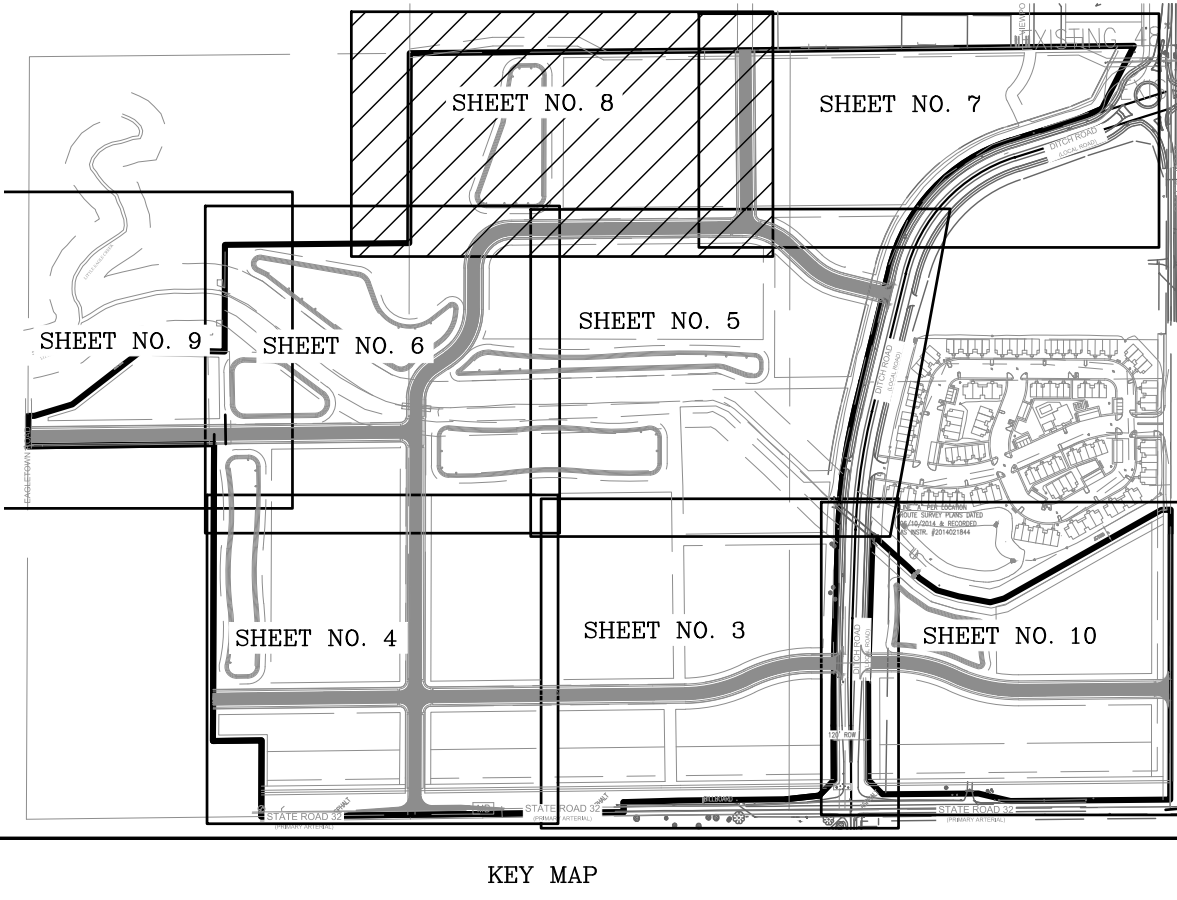
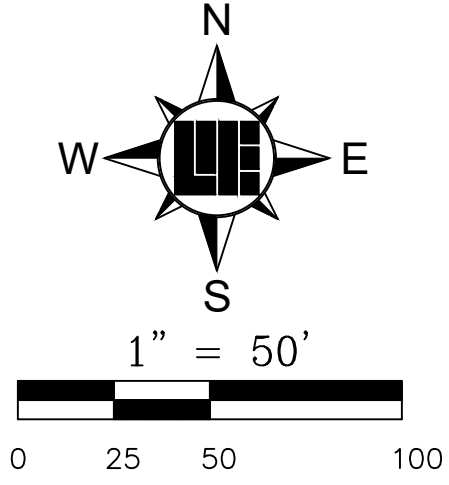


B.M. - "LEE 12 AZI" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

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

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

- LEGEND**
- FO UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - OHU OVERHEAD UTILITY
 - E(U) UNDERGROUND ELECTRIC
 - X FARM FENCE
 - X FLOW LINE
 - DECIDUOUS TREE
 - ★ INDEX CONTOUR
 - ★ INTERMEDIATE CONTOUR
 - ★ CONIFEROUS BUSH
 - ★ DECIDUOUS BUSH
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GUY ANCHOR
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - POST
 - SIGN
 - MAIL BOX
 - BOLLARD
 - STORM MANHOLE
 - TEMPORARY BENCH MARK
 - SANITARY STUB MARKER
 - IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - ALUMINUM DISK
 - T-POST
 - GAS VALVE
 - CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - HW HEADWALL
 - TC TOP OF CASTING
 - TELEPHONE PEDESTAL
 - CURB INLET
 - SQUARE INLET
 - ROUND INLET
 - STORM MANHOLE



PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
PRIMARY PLAT

PROJECT NO.
W150193

08

REVISIONS AND ISSUES

DATE	BY	PROJECT NO.
12/28/2017	BJS	W150193
03/08/2018	BJS	DWG NAME: W150193.dwg Primary Plat
05/03/2018	BJS	REVISION: ROAD ALIGNMENT
		DESIGNED BY:
		DRAWN BY:
		CHECKED BY:
		DATE:

APPROVED FOR THE PROJECT

APPROVED FOR THE CITY

APPROVED FOR THE COUNTY

APPROVED FOR THE STATE

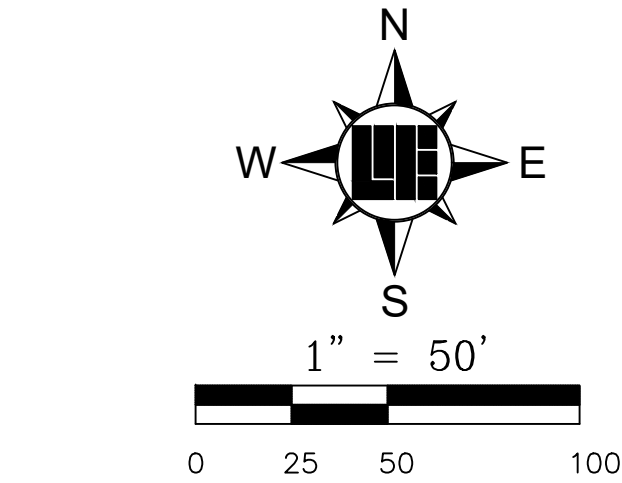
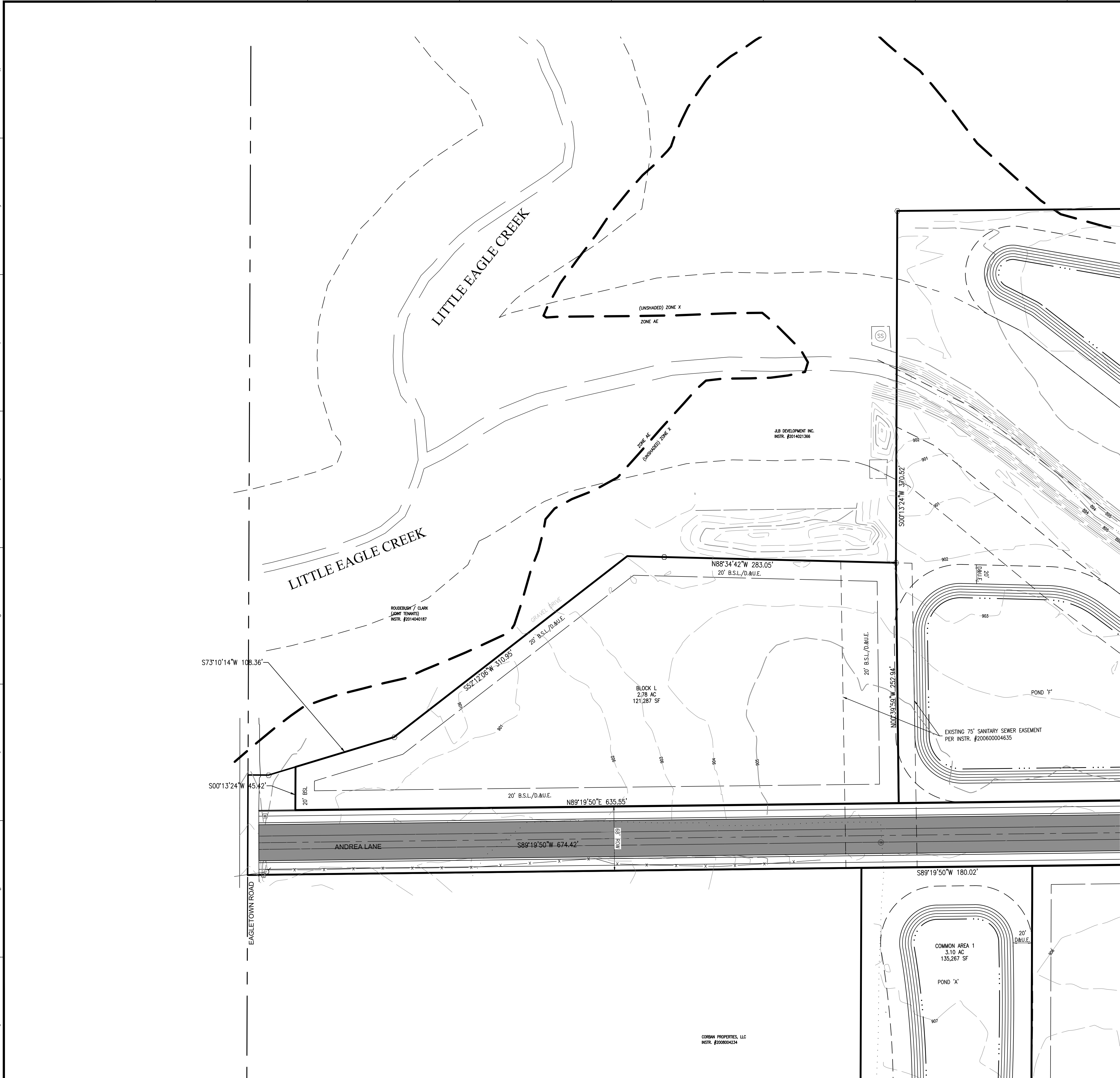
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 /ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

LOCATION: H:\2019\W150193\Surveying\p1.dwg
DATE: 03/08/2018
DRAWN BY: schneid
PLOT: 11:40am

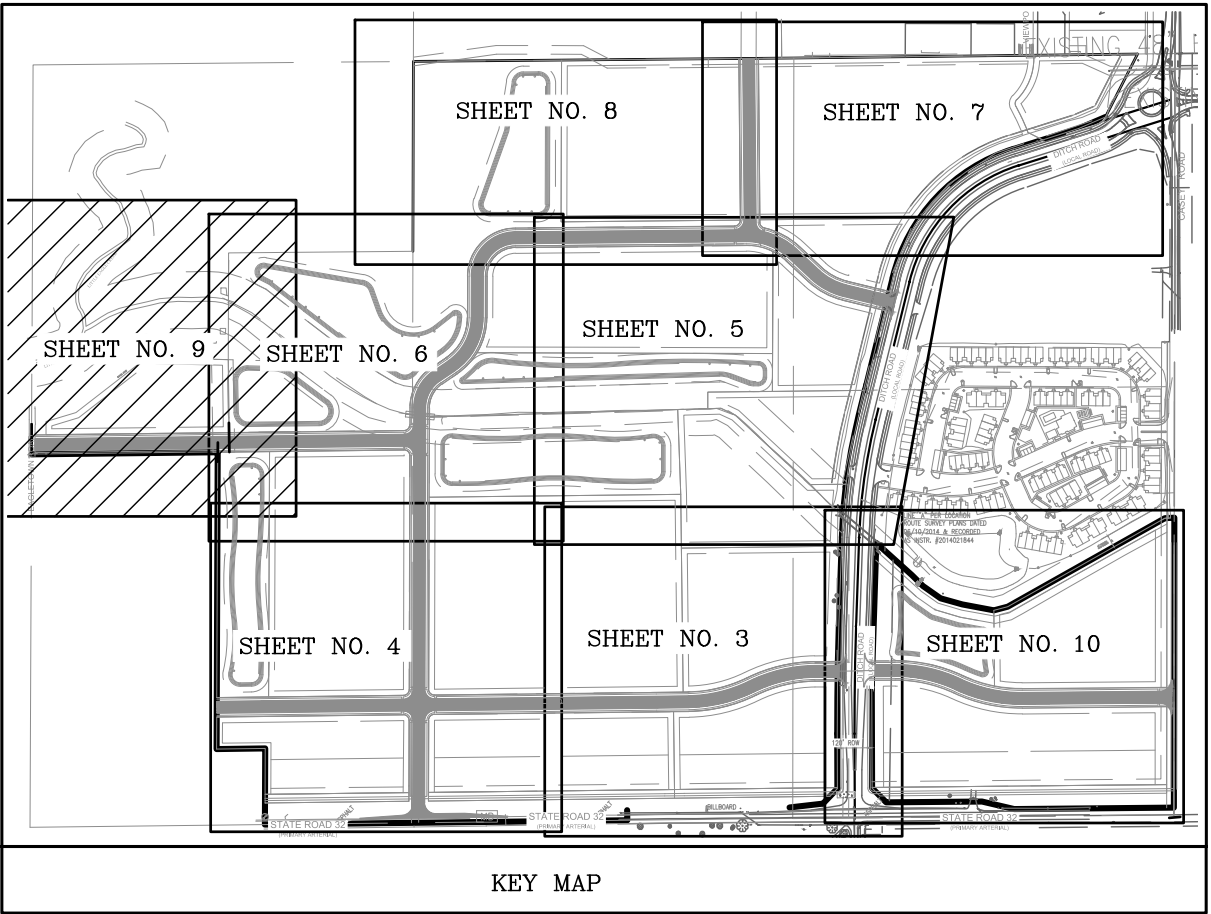


- LEGEND**
- FO UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - OHU OVERHEAD UTILITY
 - EUJ UNDERGROUND ELECTRIC
 - BOARD FENCE
 - FARM FENCE
 - FLOW LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - DECIDUOUS TREE
 - CONIFEROUS BUSH
 - DECIDUOUS BUSH
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - ANCHOR
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - POST
 - SIGN
 - MAIL BOX
 - SOLLARD
 - STORM MANHOLE
 - TEMPORARY BENCH MARK
 - SANITARY STUB MARKER
 - IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - ALUMINUM DISK
 - T-POST
 - GAS VALVE
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - HEADWALL
 - TOP OF CASTING
 - TELEPHONE PEDESTAL
 - CURB INLET
 - SQUARE INLET
 - ROUND INLET
 - STORM MANHOLE

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

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

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



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

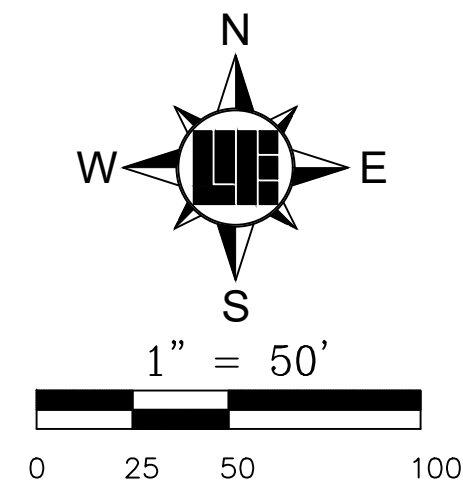
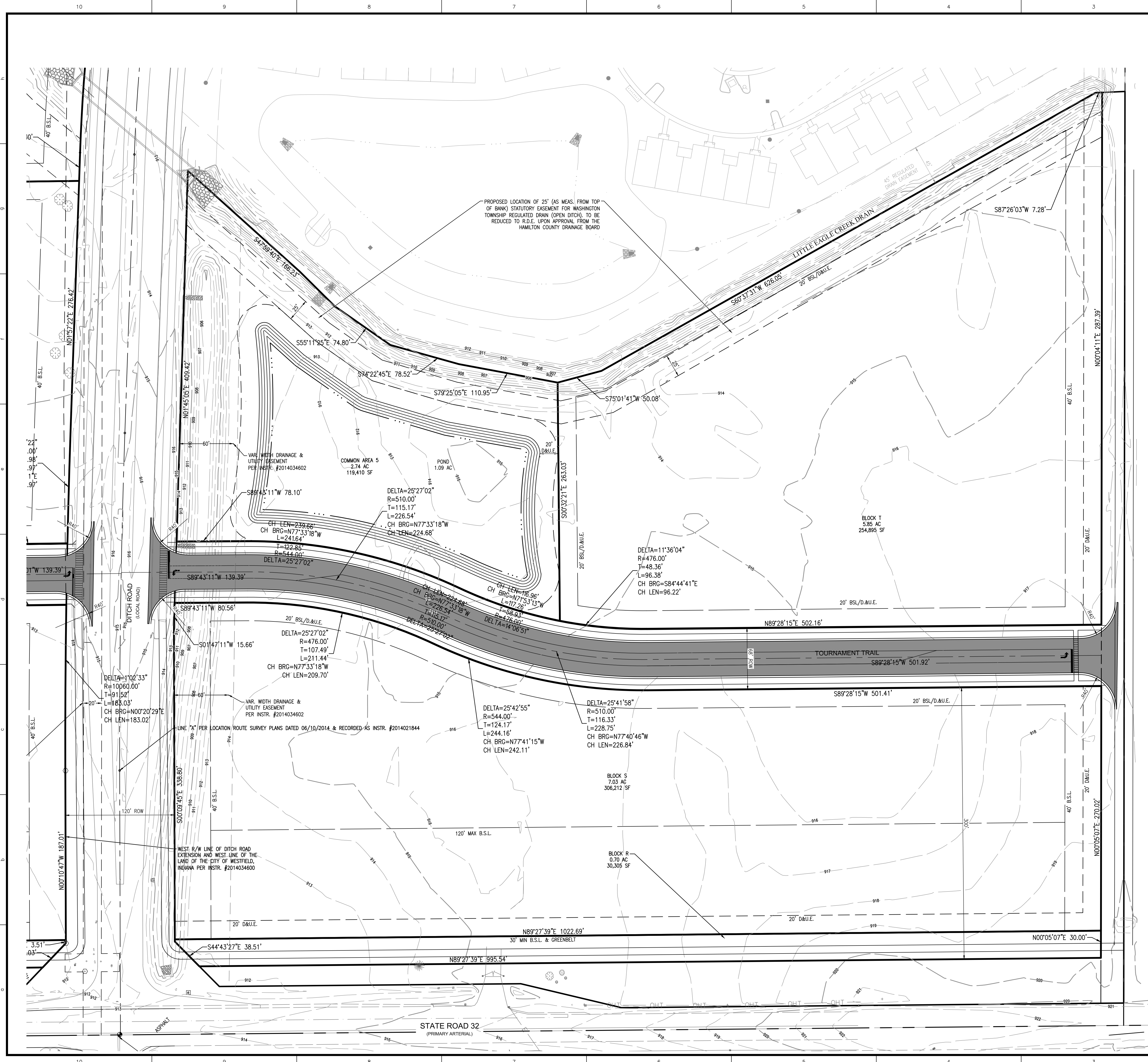
WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

DATE	REV	DESCRIPTION
12/28/2017	BJS	PROJECT NO. W150193
03/08/2018	BJS	DWG NAME: W150193w Primary Plat
03/08/2018	BJS	REVISION ROAD ALIGNMENT
03/08/2018	BJS	REVISION FOR TAC COMMENTS
03/08/2018	BJS	DESIGNED BY:
03/08/2018	BJS	DRAWN BY:
03/08/2018	BJS	CHECKED BY:
03/08/2018	BJS	DATE:



PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
PRIMARY PLAT
PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T12N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO. **09**
PROJECT NO. **W150193**

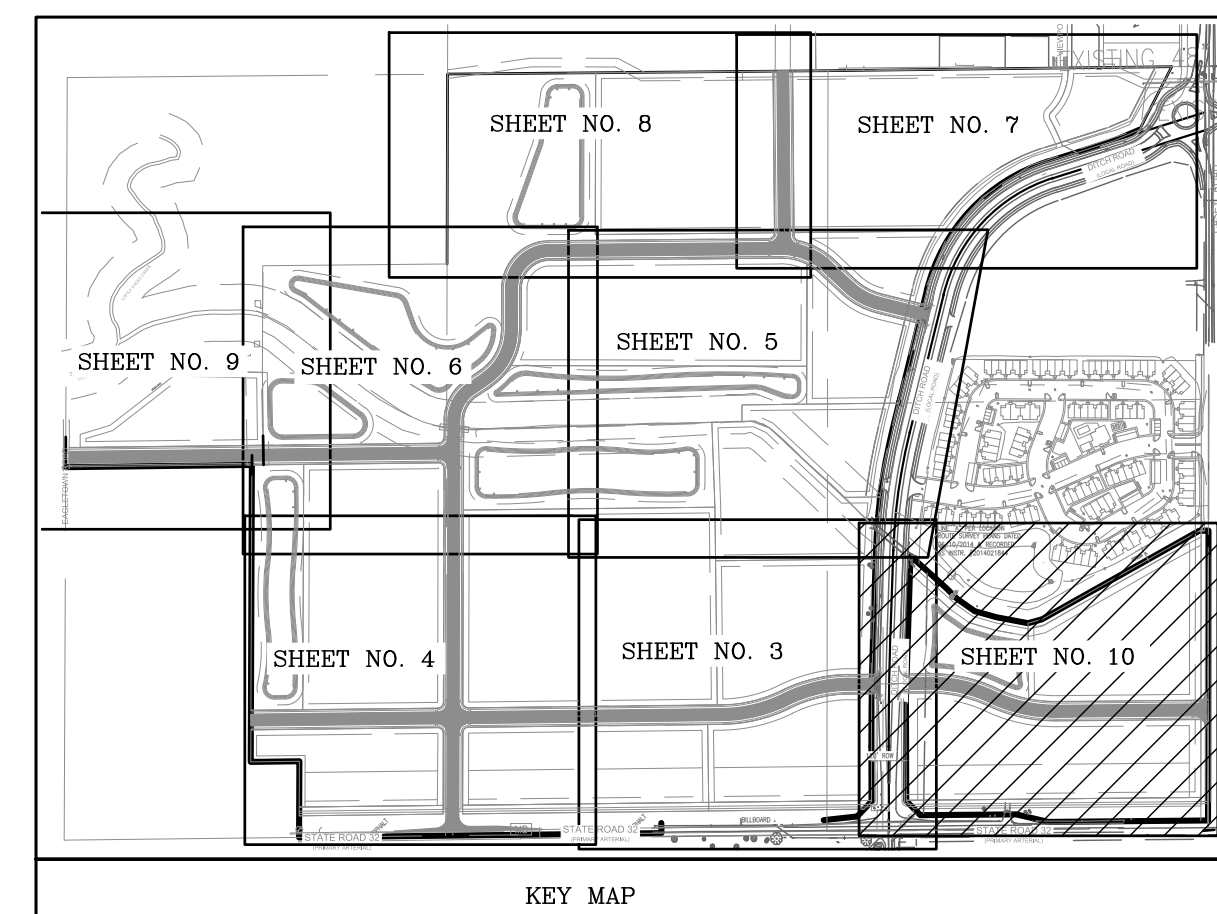
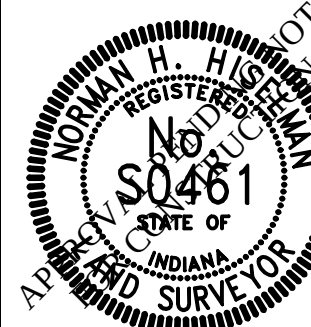


- ## LEGEND
- | | |
|--|--------------------------|
| | UNDERGROUND FIBER OPTIC |
| | EXISTING SANITARY |
| | UNDERGROUND GAS |
| | UNDERGROUND WATER |
| | OVERHEAD UTILITY |
| | UNDERGROUND ELECTRIC |
| | BOARD FENCE |
| | FARM FENCE |
| | FLOW LINE |
| | INDEX CONTOUR |
| | INTERMEDATE CONTOUR |
| | CONIFEROUS BUSH |
| | DECIDUOUS BUSH |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | POY ANCHOR |
| | UTILITY POLE |
| | SANITARY SEWER MANHOLE |
| | CMP |
| | SIGN |
| | BOLLARD |
| | STORM MANHOLE |
| | TEMPORARY BENCH MARK |
| | SANITARY STUB MARKER |
| | IRON PIN FOUND/SET (IPF) |
| | PX OR MAG NAIL FOUND/SET |
| | ALUMINUM DISK |
| | T-POST |
| | GAS VALVE |
| | CORRUGATED METAL PIPE |
| | REINFORCED CONCRETE PIPE |
| | HEADWALL |
| | TOP OF CASTING |
| | TELEPHONE PEDESTAL |
| | CURB INLET |
| | SQUARE INLET |
| | ROUND INLET |
| | STORM MANHOLE |

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

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

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



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	12.28.2017	BJS	WI50103
REVISED ROAD ALIGNMENT	05.08.2018	BJS	DWG NAME:
REVISED FOR TAC COMMENTS	05.03.2018	BJS	WI50103 Primary Final
			DESIGNED BY:
			BJS
			DRAWN BY:
			RAM
			CHECKED BY:
			BJS
			DATE:
			05.08.2018

SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WEST
PRIMARY PLAT

10

PROJECT NO.
W150193

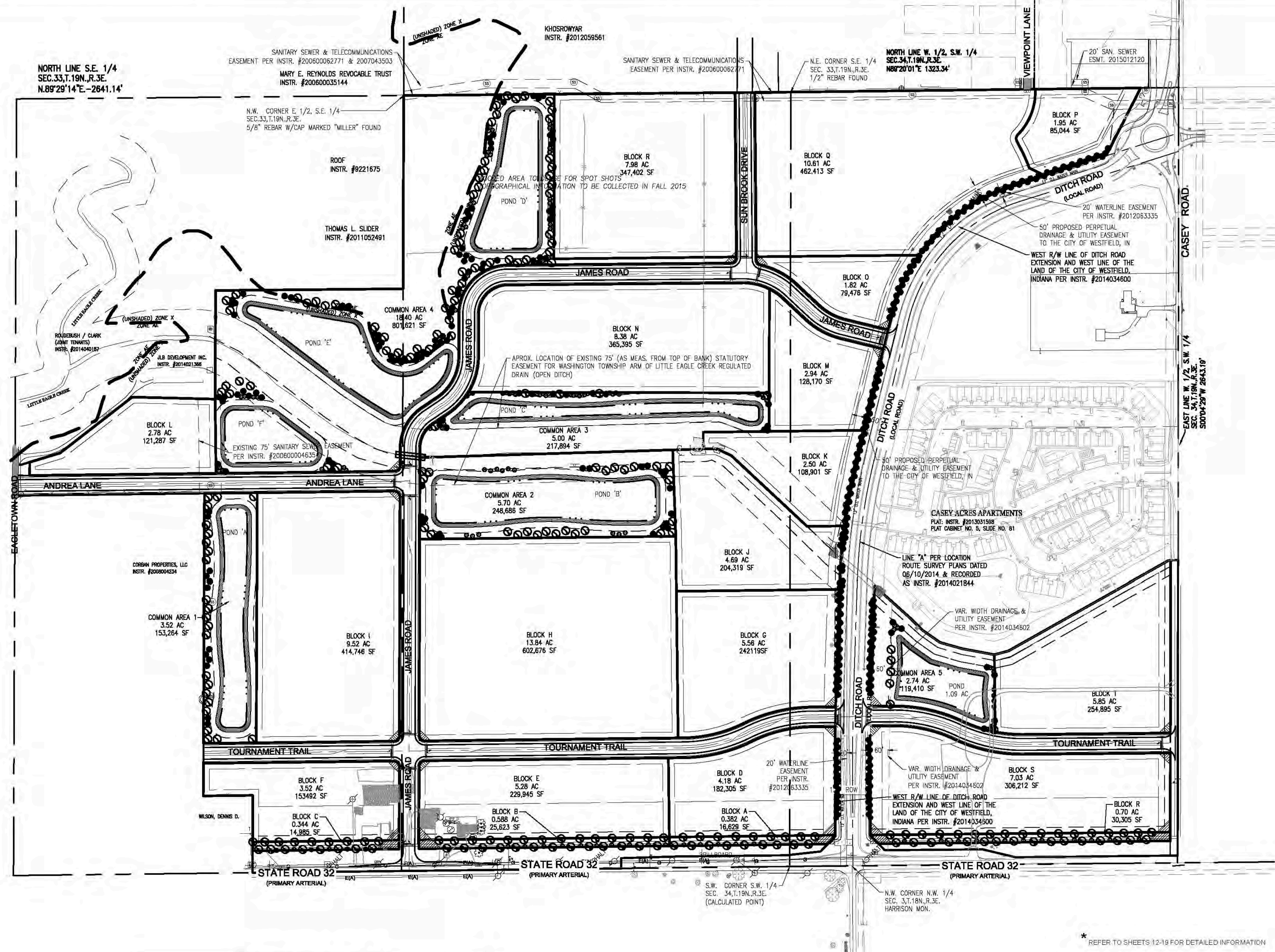
- LEGEND**
- UTILITIES**
- FIRE DEPT. HOOKUP
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC RISER
 - TRANSFORMER
 - GUY ANCHOR
 - ELECTRIC JUNCTION BOX
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - MONITORING WELL
 - ORNAMENTAL LIGHT
 - STREET LIGHT
- OTHER**
- COMMUNICATIONS JUNCTION BOX
 - COMMUNICATIONS MANHOLE
 - COMMUNICATIONS PEDESTAL
 - COMMUNICATIONS RISER
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL
 - STORM CLEANOUT
 - BEEHIVE INLET
 - CURB INLET
 - FLOOR DRAIN
 - ROUND INLET
 - SQUARE INLET
 - STORM MANHOLE
 - DOWN SPOUT
 - SANITARY SEWER CLEANOUT
 - LIFT STATION
 - SANITARY SEWER MANHOLE
 - SANITARY STUB MARKER
 - RIGHT OF WAY MONUMENT
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - ALUMINUM DISK
 - T-POST
 - HARRISON MONUMENT FOUND
 - RIGHT OF WAY MONUMENT

- LINE TYPES**
- RIGHT OF WAY LINE
 - FENCE
 - GUARD RAIL
 - BOUNDARY LINE
 - FLOW LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - UNDERGROUND GAS
 - UNDERGROUND WATER
 - AERIAL ELECTRIC
 - UNDERGROUND ELECTRIC
 - UNDERGROUND COMMUNICATIONS
 - AERIAL COMMUNICATIONS
 - UNDERGROUND FIBER OPTIC
 - AERIAL FIBER OPTIC CABLE
 - OVERHEAD UTILITY
 - FORCE MAIN
 - SANITARY SEWER LATERAL
 - STORM SEWER MAIN
- ABBREVIATIONS**
- ROW RIGHT OF WAY
 - ESMT EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - FFE FINISH FLOOR ELEVATION
 - TOC TOP OF CASTING
 - TOC TOP OF CURB
 - GUT GUTTER
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - VCP VITRIFIED CLAY PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - DIP DUCTILE IRON PIPE
 - SSD SUB SURFACE DRAIN PIPE
 - STM STORM
 - SAN SANITARY
 - STR STRUCTURE
 - CO CLEANOUT

- PLAN GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
 - BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
 - THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
 - COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
 - FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
 - THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

- WESTFIELD REQUIRED NOTES**
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

- GENERAL LANDSCAPE NOTES**
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
 - ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
 - ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
 - AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
 - FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE. WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
 - NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S 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, LATEST 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 OPERATIONS AND AS DIRECTED BY OWNER.
 - ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
 - PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
 - ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOVING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
 - CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
 - BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
 - PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL, AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
 - PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
 - PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
 - CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

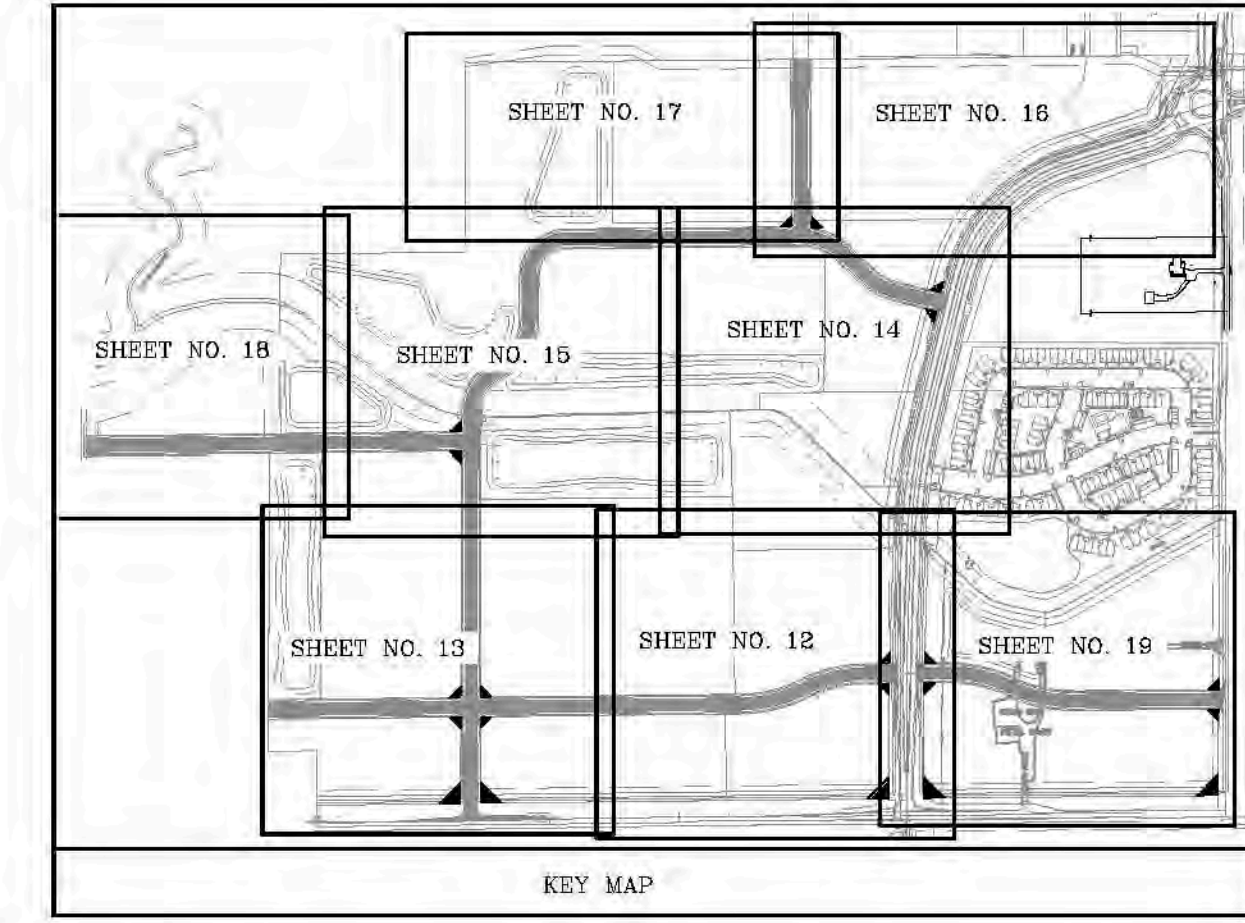
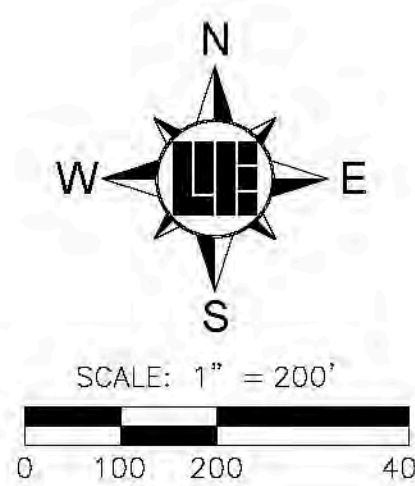


WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, Acolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Horechestnut, Red	<i>Aesculus x carnea 'Brill'</i>
Katsuristree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa 'Sterling Silver'</i>
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinquapin	<i>Quercus muehlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Zelkova	<i>Zelkova serrata</i>

LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
TRAIL CORRIDOR PLANTINGS ALONG SR 32 -30' WIDE WITH A MINIMUM 8' WIDE ASPHALT TRAIL -3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAR FEET	-96 SHADE TREES -32 ORNAMENTAL TREES	-96 SHADE TREES -32 ORNAMENTAL TREES
SPRINGMILL TRAILS PUD (FOR THE 155+/- ACRE PLATTED BOUNDARY) -MINIMUM ONSITE REQUIREMENTS = 5 SHADE TREES PER ACRE, 5 ORNAMENTAL OR EVERGREEN TREES PER ACRE, AND 25 SHRUBS PER ACRE -ALONG DITCH ROAD (EAGLE PARKWAY) EVERGREEN TREE PLANTED EVERY 15' ON CENTER	-775+ SHADE TREES -175+ ORNAMENTAL TREES OR EVERGREENS -3875+ SHRUBS	-TO BE PROVIDED UPON LOT BUILD OUT.

* COUNTS ARE SUBJECT TO CHANGE AS DEVELOPMENT OCCURS.

SITE DATA TABLE	
SITE AREA = 155+ AC	# OF BLOCKS = 20
PONDS = 5	COMMON AREAS = 5
ZONING = PUD	



10505 N. College Avenue
Indianapolis, Indiana 46280
weiheng.net

317 846 - 6611
800 452 - 6408
317 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S., FOUNDER

WEIHE ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture

Build with confidence.

REVISIONS AND ISSUES

DATE	BY	PROJECT NO.
12-28-2017	BUS	W150193
03-08-2018	BUS	W150193
03-08-2018	BUS	W150193

ISSUED FOR TAC SUBMITTAL
REVISED FOR TAC COMMENTS
REVISED FOR TAC COMMENTS

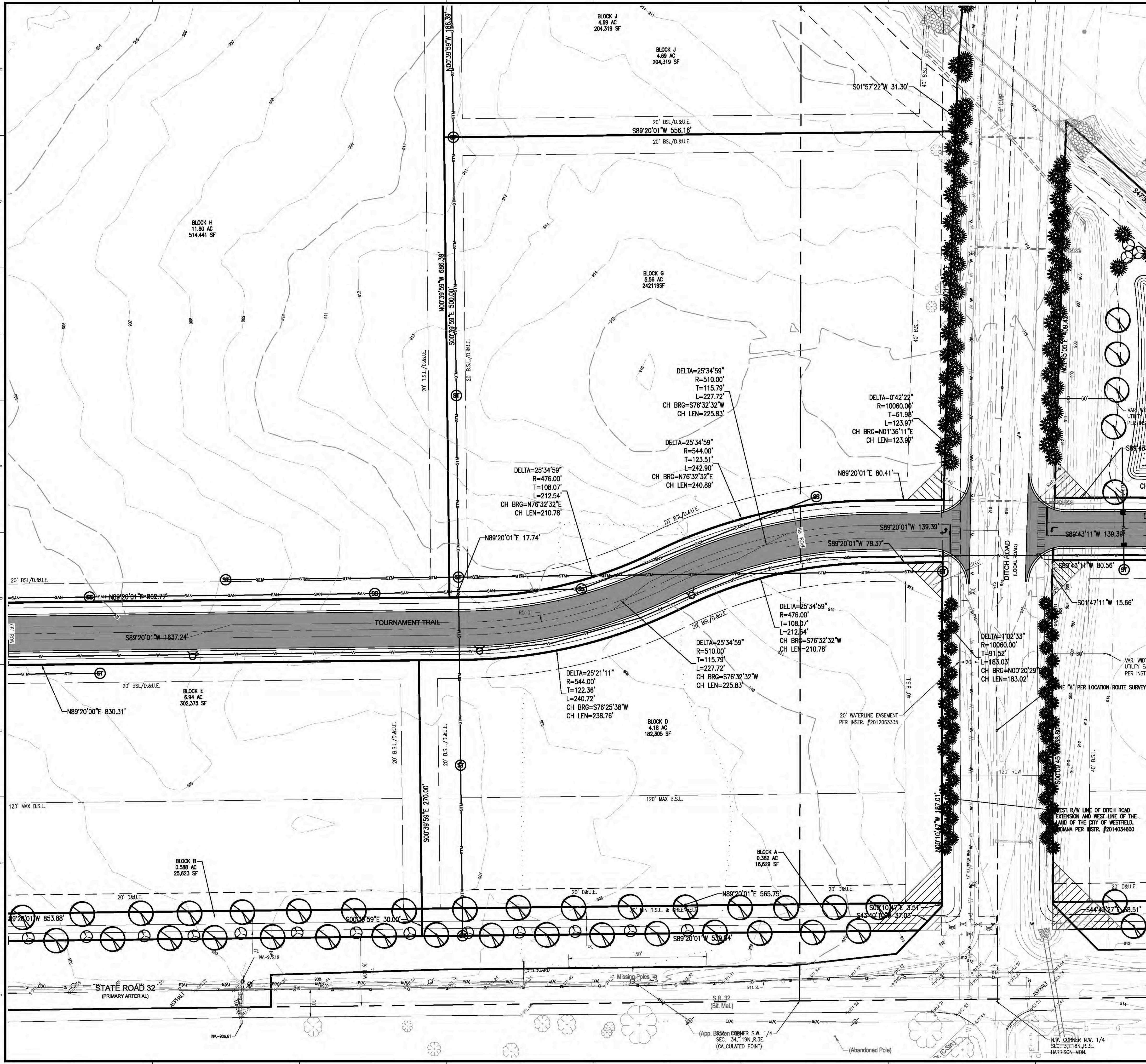
DESIGNED BY: W150193-000-000
DRAWN BY: RAM
CHECKED BY: BUS
DATE: 03-08-2018

STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER
SCOTT E. WILSON
PE #300279

PREPARED FOR: SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
OVERALL DEVELOPMENT PLAN
PT. SE 1/4 SEC. 38 & PT. SW 1/4 SEC. 34, T18N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

PROJECT NO: W150193

LOCATION: H:\2015\150153\Engineering\Design\Westfield\150153.dwg
DRAWN BY: J. HARRISON
DATE/TIME: May 16, 2018 11:42am
PLOTTER: HP DesignJet T1140
PLOTTER: HP DesignJet T1140



LEGEND

UTILITIES	OTHER
FIRE DEPT. HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
GAS METER	EMERGENCY FLOOD ROUTE
GAS VALVE	FLOW DIRECTION AND SLOPE
ELECTRIC MANHOLE	DECIDUOUS TREE
ELECTRIC METER	CONIFEROUS TREE
ELECTRIC RISER	IRON PIN FOUND/SET (IPF)
TRANSFORMER	PK OR MAG NAIL FOUND/SET
GUY ANCHOR	ALUMINUM DISK
ELECTRIC JUNCTION BOX	T-POST
UTILITY POLE	HARRISON MONUMENT FOUND
UTILITY POLE W/ TRANSFORMER	RIGHT OF WAY MONUMENT
MONITORING WELL	
ORNAMENTAL LIGHT	
STREET LIGHT	

LINE TYPES

LINE TYPE	DESCRIPTION
RIGHT OF WAY LINE	RIGHT OF WAY LINE
FENCE	FENCE
GUARD RAIL	GUARD RAIL
BOUNDARY LINE	BOUNDARY LINE
FLOW LINE	FLOW LINE
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
UNDERGROUND GAS	UNDERGROUND GAS
UNDERGROUND WATER	UNDERGROUND WATER
AERIAL ELECTRIC	AERIAL ELECTRIC
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS	UNDERGROUND COMMUNICATIONS
AERIAL COMMUNICATIONS	AERIAL COMMUNICATIONS
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
AERIAL FIBER OPTIC CABLE	AERIAL FIBER OPTIC CABLE
OVERHEAD UTILITY	OVERHEAD UTILITY
FORCE MAIN	FORCE MAIN
SANITARY SEWER LATERAL	SANITARY SEWER LATERAL
STORM SEWER MAIN	STORM SEWER MAIN

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ROW	RIGHT OF WAY
ESMT	EASEMENT
D&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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

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

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

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

KEY MAP

10505 N. College Avenue
Indianapolis, Indiana 46280
weiheng.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

DATE	BY	REVISION
12.28.2017	BJS	ISSUED FOR TAC SUBMITTAL
03.08.2018	BJS	REVISED ROAD ALIGNMENT
05.03.2018	BJS	REVISED FOR TAC COMMENTS

REGISTERED PROFESSIONAL ENGINEER

STATE OF INDIANA

PE# 1500279

APPROVED FOR CONSTRUCTION

PREPARED FOR:

SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

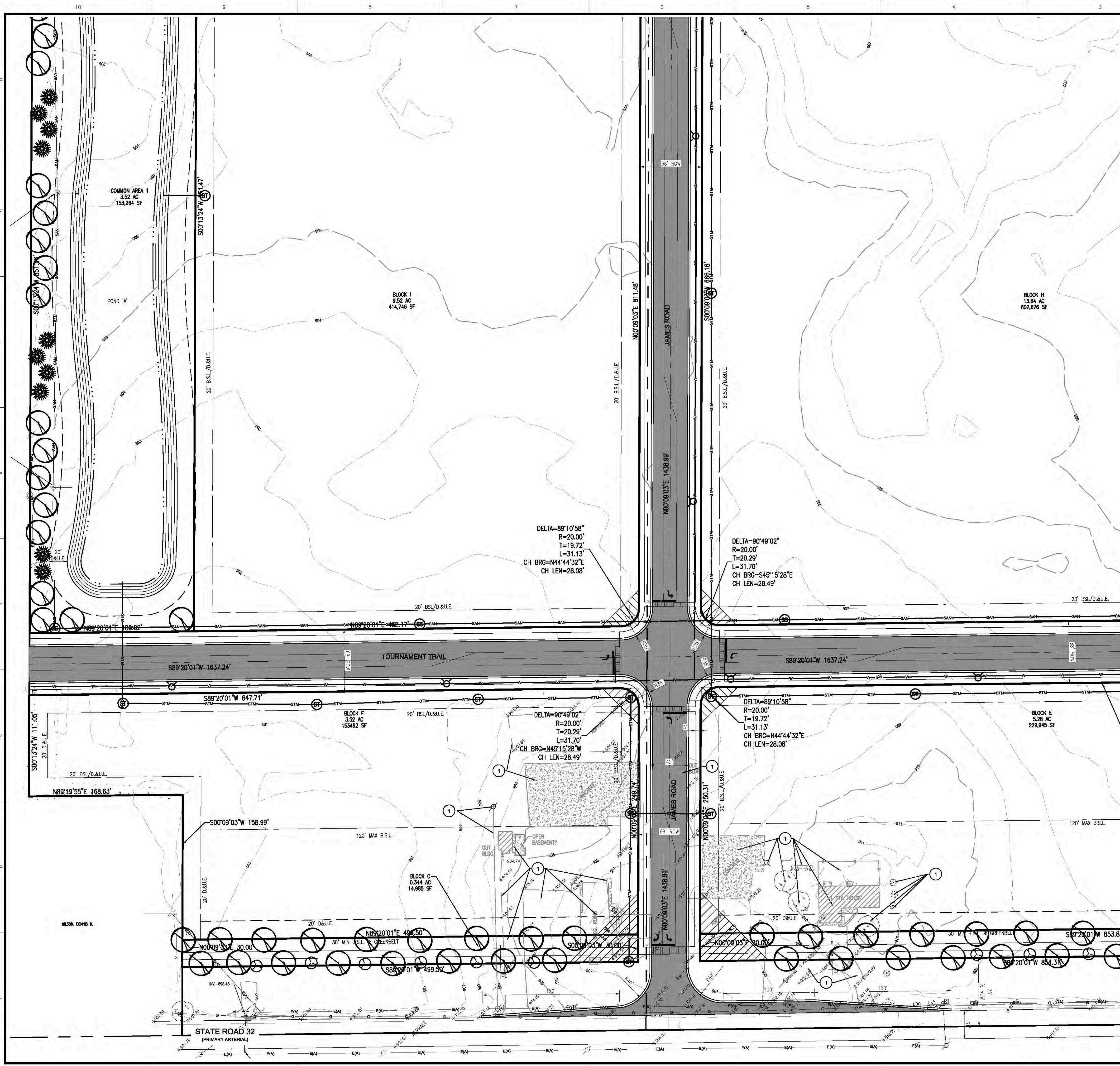
DEVELOPMENT PLAN

PT. SEC. 14 SEC. 33 & PT. SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO. **12**

PROJECT NO. **W150153**

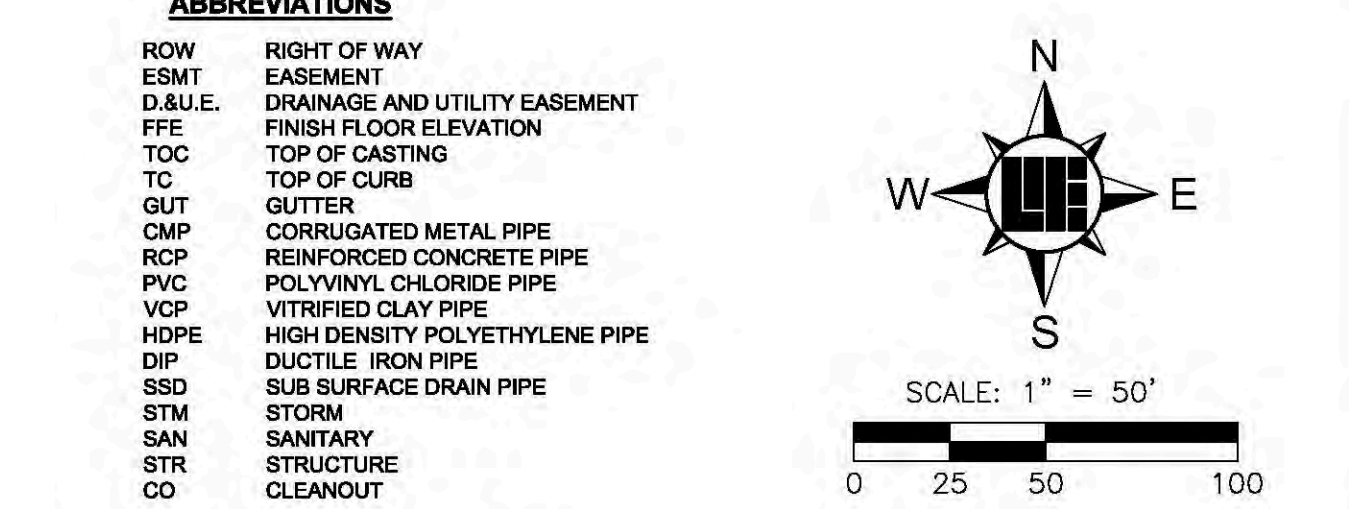
LOCATION: H:\2015\W150183\Engineering\Design\Westfield\W150183-C200.dwg
DATE/TIME: May 16, 2018 11:42am
PLOTTER: RY: shenault



LEGEND	
UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
WATER VALVE	FLOW DIRECTION AND SLOPE
GAS METER	DECIDUOUS TREE
GAS VALVE	CONIFEROUS TREE
ELECTRIC MANHOLE	IRON PIN FOUND/SET (IPF)
ELECTRIC METER	PK OR MAG NAIL FOUND/SET
ELECTRICAL RISER	ALUMINUM DISK
TRANSFORMER	T-POST
GUY ANCHOR	HARRISON MONUMENT FOUND
ELECTRIC JUNCTION BOX	RIGHT OF WAY MONUMENT
UTILITY POLE W/ TRANSFORMER	
MONITORING WELL	
ORNAMENTAL LIGHT	
STREET LIGHT	
COMMUNICATIONS JUNCTION BOX	
COMMUNICATIONS MANHOLE	
COMMUNICATIONS PEDESTAL	
COMMUNICATIONS RISER	
TRAFFIC SIGNAL POLE	
TRAFFIC SIGNAL	
STORM CLEANOUT	
BEEHIVE INLET	
CURB INLET	
FLOOR DRAIN	
ROUND INLET	
SQUARE INLET	
STORM MANHOLE	
DOWN SPOUT	
SANITARY SEWER CLEANOUT	
LIFT STATION	
SANITARY SEWER MANHOLE	
SANITARY STUB MARKER	

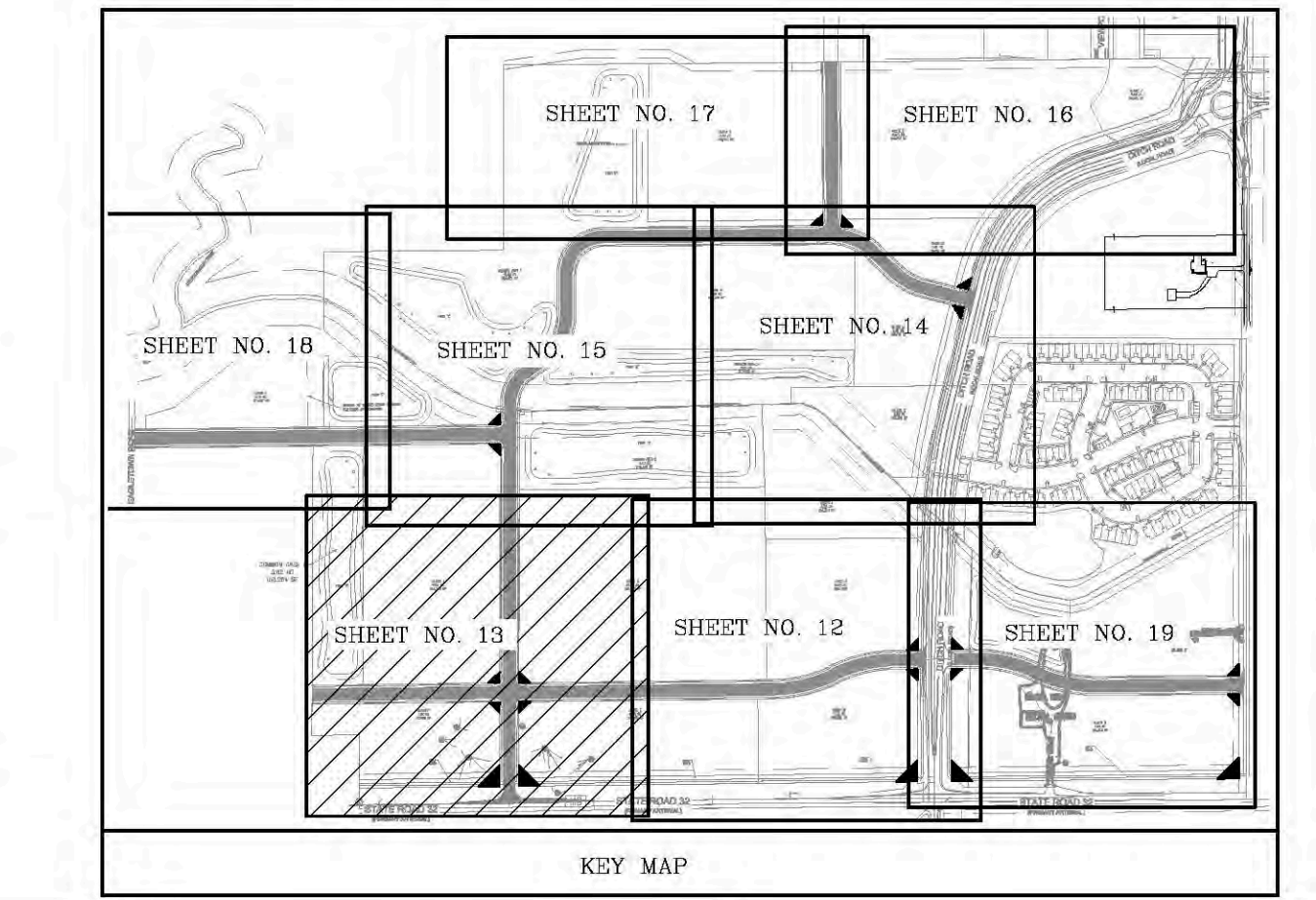
LINE TYPES	
	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	UNDERGROUND GAS
	UNDERGROUND WATER
	AERIAL ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
	UNDERGROUND FIBER OPTIC
	AERIAL FIBER OPTIC CABLE
	OVERHEAD UTILITY
	FORCE MAIN
	SANITARY SEWER LATERAL
	STORM SEWER MAIN

ABBREVIATIONS	
ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT



- ### PLAN GENERAL NOTES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
 - BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
 - THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
 - COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
 - FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
 - THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

- ### WESTFIELD REQUIRED NOTES
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- B.M. - "LEE 12 AZ" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)
- TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD. ELEV. 909.71 (NAVD 88)
- TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88)



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

DATE	12.28.2017	BY	BJS	PROJECT NO.	W150183
ISSUED FOR TAC SUBMITTAL	03.08.2018	BY	BJS	DWG NAME	W150183-C200.dwg
REVIEWED FOR TAC COMMENTS	05.03.2018	BY	BJS	DESIGNED BY	
				DRAWN BY	RAM
				CHECKED BY	BJS
				DATE	05.03.2018

REGISTERED PROFESSIONAL ENGINEER

STATE OF INDIANA

PE# 1500279

APPROVED FOR CONSTRUCTION

PREPARED FOR:

SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

DEVELOPMENT PLAN

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

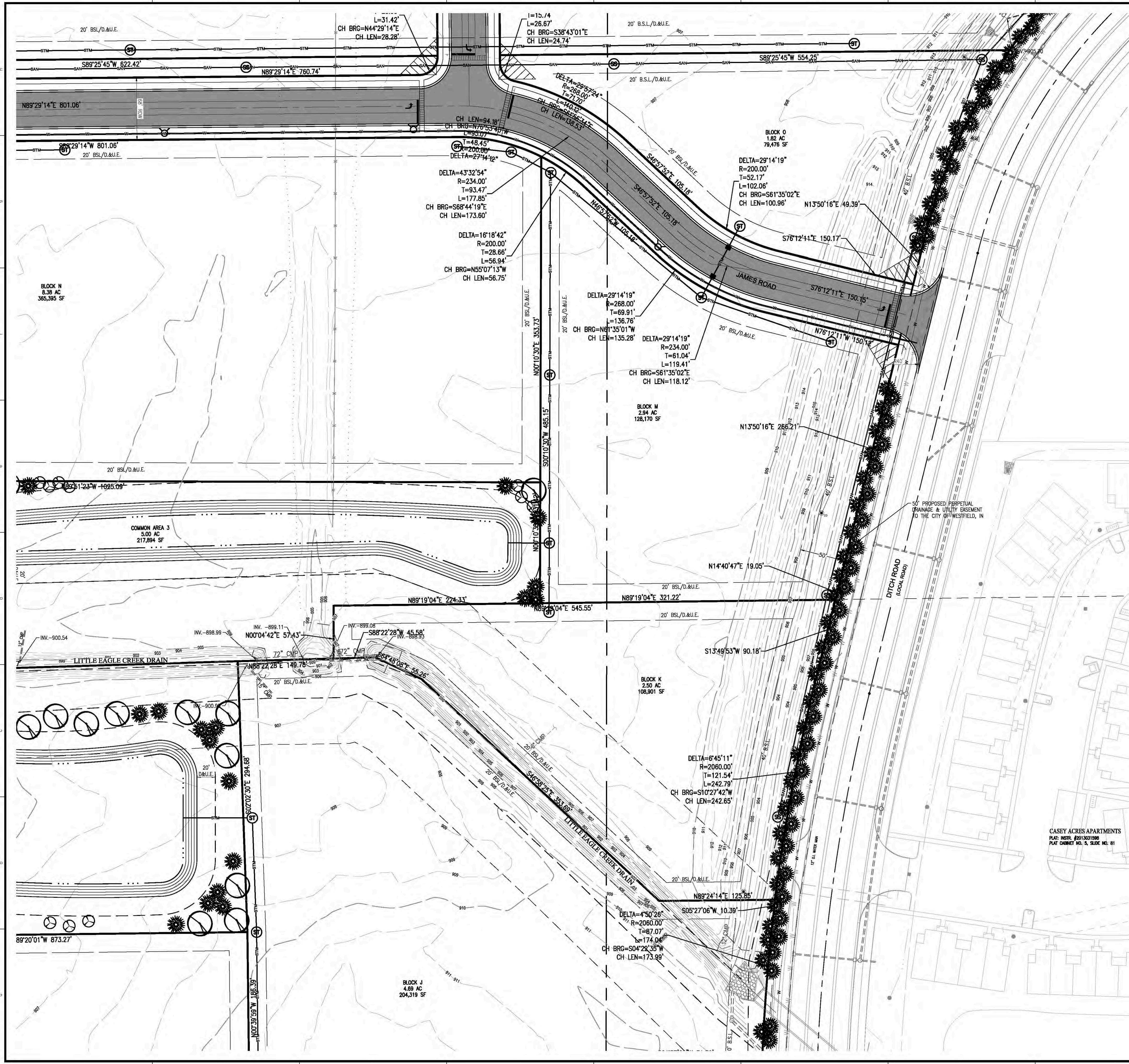
SHEET NO.

13

PROJECT NO.

W150193

LOCATION: H:\2018\W150183\Engineering\Design\Current\W150183-1-C200.dwg
DATE/TIME: May 16, 2018 11:42am
PLOTTER: HP DesignJet
PLOTTER: HP DesignJet



LEGEND

UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
WATER VALVE	EMERGENCY FLOOD ROUTE
GAS METER	FLOW DIRECTION AND SLOPE
GAS VALVE	DECIDUOUS TREE
ELECTRIC MANHOLE	CONIFEROUS TREE
ELECTRIC METER	IRON PIN FOUND/SET (IPF)
ELECTRIC RISER	PK OR MAG NAIL FOUND/SET
TRANSFORMER	ALUMINUM DISK
GUY ANCHOR	T-POST
ELECTRIC JUNCTION BOX	HARRISON MONUMENT FOUND
UTILITY POLE	RIGHT OF WAY MONUMENT
UTILITY POLE W/ TRANSFORMER	
MONITORING WELL	
ORNAMENTAL LIGHT	
STREET LIGHT	

LINE TYPES

LINE TYPE	DESCRIPTION
RIGHT OF WAY LINE	
FENCE	
GUARD RAIL	
BOUNDARY LINE	
FLOW LINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
UNDERGROUND GAS	
UNDERGROUND WATER	
AERIAL ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND COMMUNICATIONS	
AERIAL COMMUNICATIONS	
UNDERGROUND FIBER OPTIC	
AERIAL FIBER OPTIC CABLE	
OVERHEAD UTILITY	
FORCE MAIN	
SANITARY SEWER LATERAL	
STORM SEWER MAIN	

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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

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

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

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

LEGEND

UTILITIES	OTHER
COMMUNICATIONS JUNCTION BOX	SIGN
COMMUNICATIONS MANHOLE	MAIL BOX
COMMUNICATIONS PEDESTAL	PAVEMENT SPOT ELEVATION
COMMUNICATIONS RISER	GROUND SPOT ELEVATION
TRAFFIC SIGNAL POLE	EXISTING SPOT ELEVATION
TRAFFIC SIGNAL	EMERGENCY FLOOD ROUTE
STORM CLEANOUT	FLOW DIRECTION AND SLOPE
BEEHIVE INLET	DECIDUOUS TREE
CURB INLET	CONIFEROUS TREE
FLOOR DRAIN	IRON PIN FOUND/SET (IPF)
ROUND INLET	PK OR MAG NAIL FOUND/SET
SQUARE INLET	ALUMINUM DISK
STORM MANHOLE	T-POST
DOWN SPOUT	HARRISON MONUMENT FOUND
SANITARY SEWER CLEANOUT	RIGHT OF WAY MONUMENT
LIFT STATION	
SANITARY SEWER MANHOLE	
SANITARY STUB MARKER	

LINE TYPES

LINE TYPE	DESCRIPTION
RIGHT OF WAY LINE	
FENCE	
GUARD RAIL	
BOUNDARY LINE	
FLOW LINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
UNDERGROUND GAS	
UNDERGROUND WATER	
AERIAL ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND COMMUNICATIONS	
AERIAL COMMUNICATIONS	
UNDERGROUND FIBER OPTIC	
AERIAL FIBER OPTIC CABLE	
OVERHEAD UTILITY	
FORCE MAIN	
SANITARY SEWER LATERAL	
STORM SEWER MAIN	

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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

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

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

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

PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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

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

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

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

KEY MAP

10505 N. College Avenue
Indianapolis, Indiana 46280
weihh.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S., FOUNDER

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

DATE	BY	PROJECT NO.	W150183
12.28.2017	BJS	DWG NAME	W150183-C200.dwg
03.08.2018	BJS	DESIGNED BY	
05.03.2018	BJS	DRAWN BY	RAM
		CHECKED BY	BJS
		DATE	05.03.2018

REVISIONS AND ISSUES

ISSUED FOR TAC SUBMITTAL
REVISED ROAD ALIGNMENT
REVISED FOR TAC COMMENTS

REGISTERED PROFESSIONAL ENGINEER

STATE OF INDIANA

PE# 1300279

PREPARED FOR:

SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

DEVELOPMENT PLAN

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T18N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

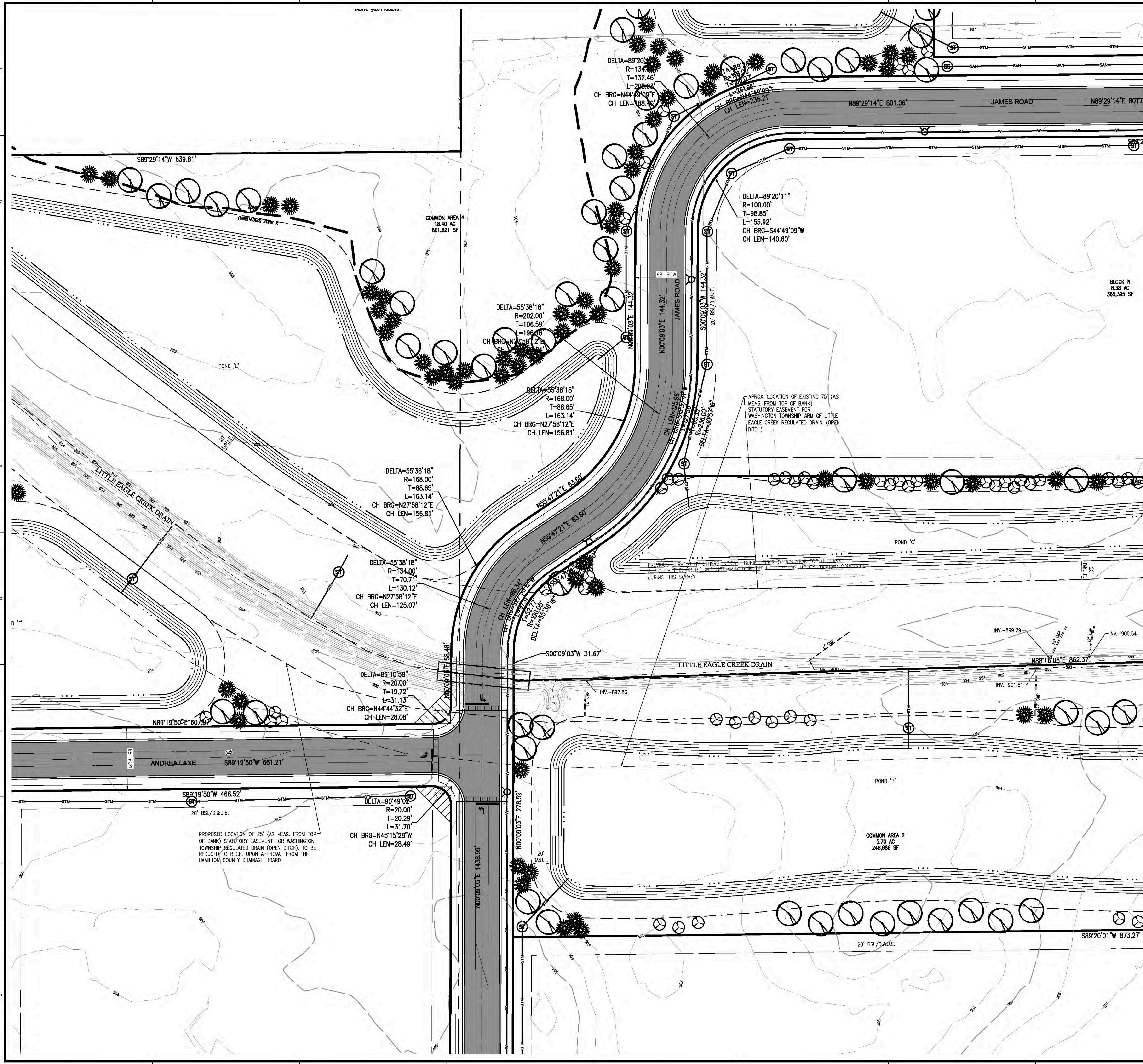
SHEET NO.

14

PROJECT NO.

W150193

LOCATION: H:\2019\W150193\Engineering\Design\Access\W150193-1-2200.dwg
DATE/TIME: May 16, 2019 11:43am
PLOTTER: HP DesignJet T1140
PLOTTER: HP DesignJet T1140



LEGEND

UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
WATER VALVE	TRAFFIC SIGNAL
GAS METER	STORM CLEANOUT
GAS VALVE	BEEHIVE INLET
ELECTRIC MANHOLE	CURB INLET
ELECTRIC METER	FLOOR DRAIN
ELECTRIC RISER	ROUND INLET
TRANSFORMER	SQUARE INLET
GUY ANCHOR	STORM MANHOLE
ELECTRIC JUNCTION BOX	DOWN SPOUT
UTILITY POLE	SANITARY SEWER CLEANOUT
UTILITY POLE W/ TRANSFORMER	LIFT STATION
MONITORING WELL	SANITARY SEWER MANHOLE
ORNAMENTAL LIGHT	SANITARY STUB MARKER
STREET LIGHT	

LINE TYPES	OTHER
RIGHT OF WAY LINE	IRON PIN FOUND/SET (IPF)
FENCE	PK OR MAG NAIL FOUND/SET
GUARD RAIL	ALUMINUM DISK
BOUNDARY LINE	T-POST
FLOW LINE	HARRISON MONUMENT FOUND
INDEX CONTOUR	RIGHT OF WAY MONUMENT
INTERMEDIATE CONTOUR	
UNDERGROUND GAS	
UNDERGROUND WATER	
AERIAL ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND COMMUNICATIONS	
AERIAL COMMUNICATIONS	
UNDERGROUND FIBER OPTIC	
AERIAL FIBER OPTIC CABLE	
OVERHEAD UTILITY	
FORCE MAIN	
SANITARY SEWER LATERAL	
STORM SEWER MAIN	

PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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

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

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

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

WESTFIELD REQUIRED NOTES

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

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

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

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

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

KEY MAP

The key map shows a grid of sheets numbered 12 through 19. Sheet 14 is highlighted, indicating the current sheet's location. The grid is labeled with 'SHEET NO. 12', 'SHEET NO. 13', 'SHEET NO. 14', 'SHEET NO. 15', 'SHEET NO. 16', 'SHEET NO. 17', 'SHEET NO. 18', and 'SHEET NO. 19'.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihh.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

DATE	BY	REVISIONS AND ISSUES
12.28.2017	BJS	PROJECT NO.: W150193
03.08.2018	BJS	DRAWN NAME: W150193-1-2200.dwg
05.03.2019	BJS	DESIGNED BY: W150193-1-2200.dwg
		DRAWN BY: RAM
		CHECKED BY: BJS
		DATE: 05.03.2019

PREPARED FOR:

SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

DEVELOPMENT PLAN

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO.

15

PROJECT NO.

W150193

LOCATION: H:\2015\W150193\Engineering\Design\Content\W150193-1-C200_011.dwg
DRAWN BY: J. HARRIS
DATE/TIME: May 16, 2018 11:43am
PLOT: 16
PLOTED BY: jharris

LEGEND	
UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
GAS VALVE	EMERGENCY FLOOD ROUTE
ELECTRIC MANHOLE	FLOW DIRECTION AND SLOPE
ELECTRIC METER	DECIDUOUS TREE
ELECTRICAL RISER	CONIFEROUS TREE
TRANSFORMER	IRON PIN FOUND/SET (IPF)
GUY ANCHOR	PK OR MAG NAIL FOUND/SET
ELECTRIC JUNCTION BOX	ALUMINUM DISK
UTILITY POLE	T-POST
UTILITY POLE W/ TRANSFORMER	HARRISON MONUMENT FOUND
MONITORING WELL	RIGHT OF WAY MONUMENT
ORNAMENTAL LIGHT	
STREET LIGHT	
LINE TYPES	
RIGHT OF WAY LINE	SITE TRIANGLE
FENCE	EXISTING BUILDING AND APPURTENANCES TO BE REMOVED PRIOR TO DEVELOPMENT
GUARD RAIL	
BOUNDARY LINE	
FLOW LINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
UNDERGROUND GAS	
UNDERGROUND WATER	
AERIAL ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND COMMUNICATIONS	
AERIAL COMMUNICATIONS	
UNDERGROUND FIBER OPTIC	
AERIAL FIBER OPTIC CABLE	
OVERHEAD UTILITY	
FORCE MAIN	
SANITARY SEWER LATERAL	
STORM SEWER MAIN	

ABBREVIATIONS	
ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FTE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
OMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
3. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
5. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
6. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

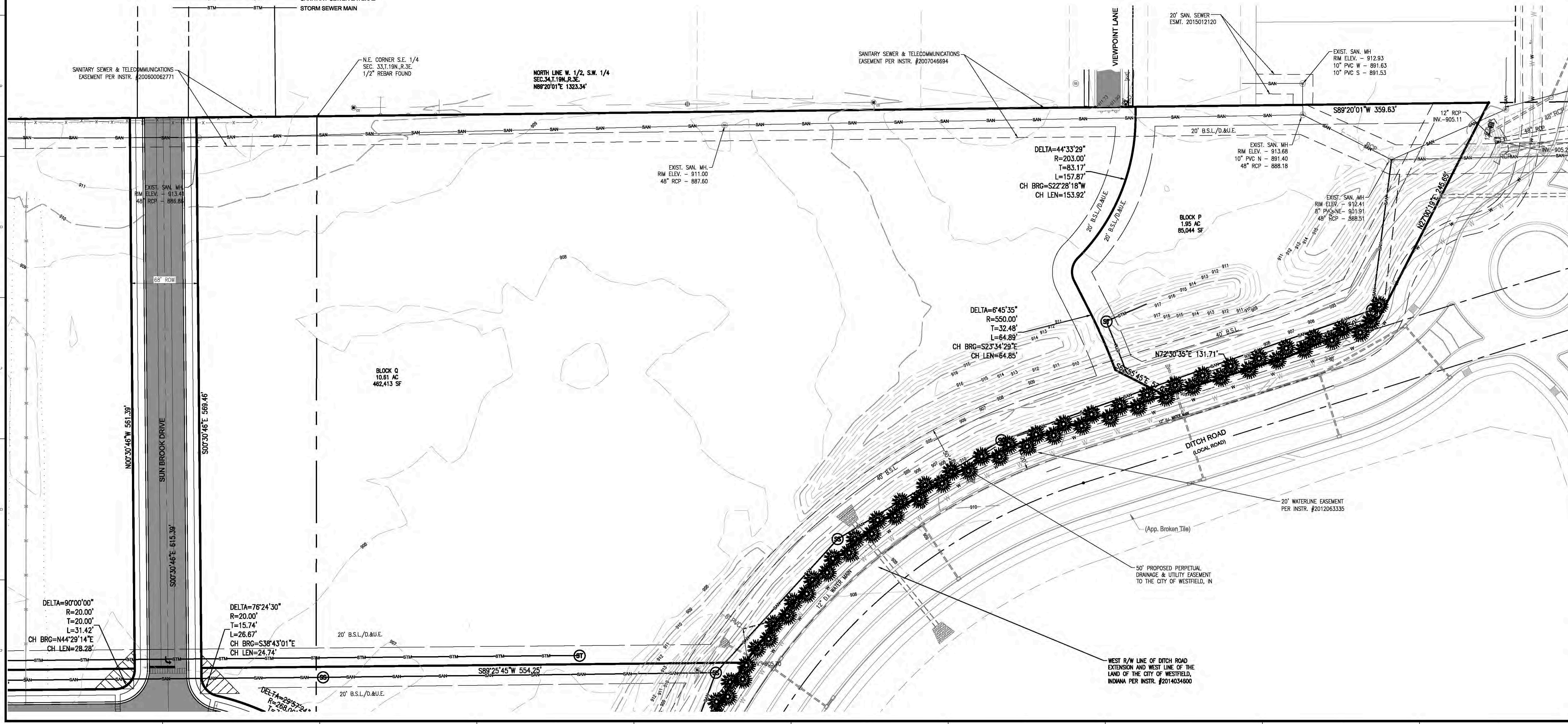
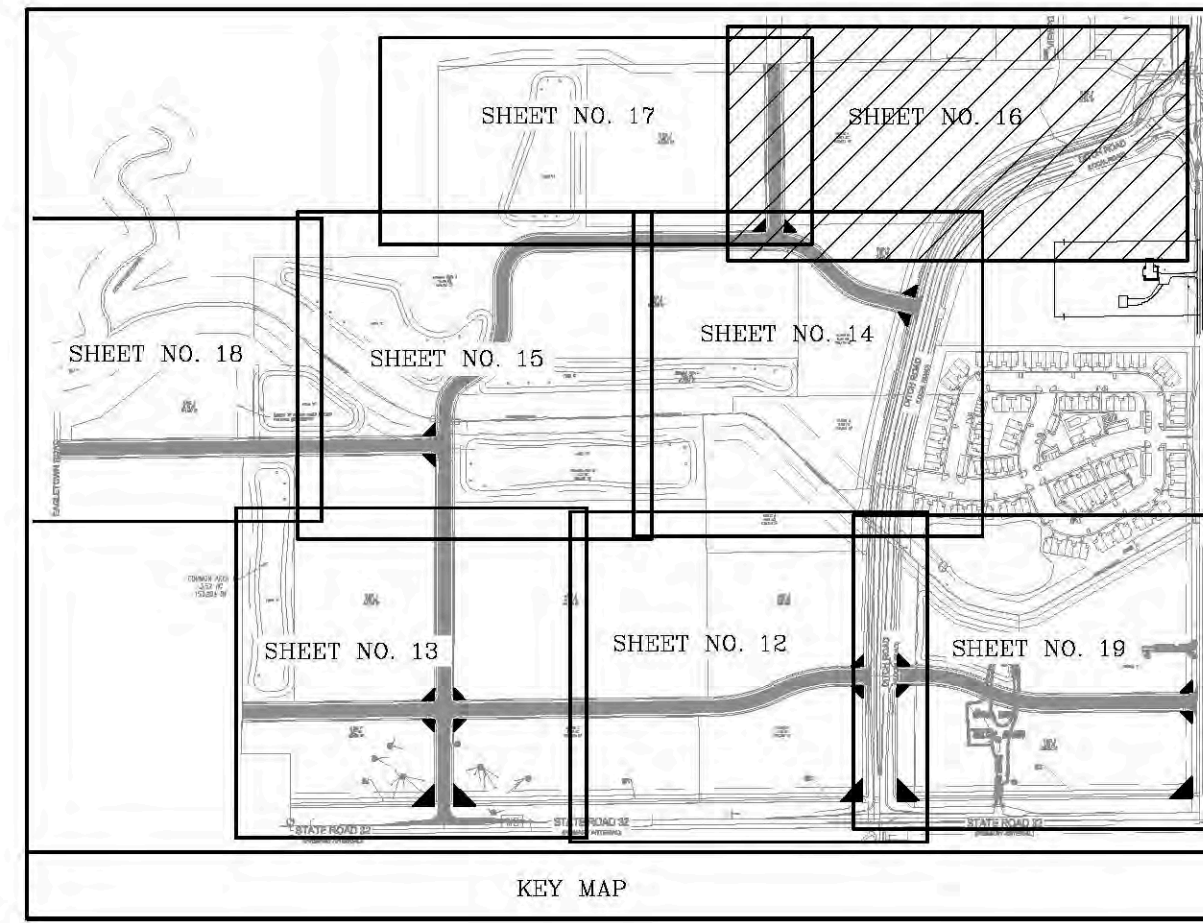
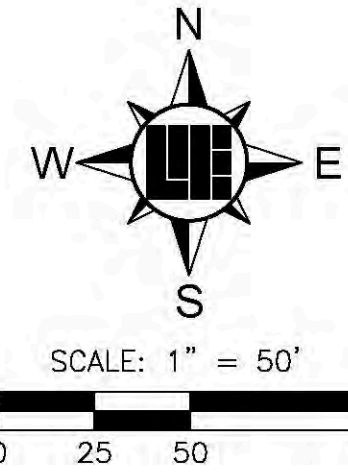
WESTFIELD REQUIRED NOTES

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

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

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

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



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.™

DATE	BY	REVISIONS AND ISSUES
12.28.2017	BJS	PROJECT NO.: W150193
03.08.2018	BJS	DWG NAME: W150193-C200.dwg
05.03.2018	BJS	DESIGNED BY: J. HARRIS
		DRAWN BY: RAM
		CHECKED BY: BJS
		DATE: 05.03.2018

PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
DEVELOPMENT PLAN

PROJECT NO.
W150193

16

STEVEN SCOTT DICKER
REGISTERED PROFESSIONAL ENGINEER
PE #1300279
STATE OF INDIANA

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

LEGEND

UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
WATER VALVE	EMERGENCY FLOOD ROUTE
GAS METER	FLOW DIRECTION AND SLOPE
GAS VALVE	DECIDUOUS TREE
ELECTRIC MANHOLE	CONIFEROUS TREE
ELECTRIC METER	IRON PIN FOUND/SET (IPF)
ELECTRICAL RISER	PK OR MAG NAIL FOUND/SET
TRANSFORMER	ALUMINUM DISK
GUY ANCHOR	T-POST
ELECTRIC JUNCTION BOX	HARRISON MONUMENT FOUND
UTILITY POLE	RIGHT OF WAY MONUMENT
UTILITY POLE W/ TRANSFORMER	
MONITORING WELL	
ORNAMENTAL LIGHT	
STREET LIGHT	

LINE TYPES

	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	UNDERGROUND GAS
	UNDERGROUND WATER
	AERIAL ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
	UNDERGROUND FIBER OPTIC
	AERIAL FIBER OPTIC CABLE
	OVERHEAD UTILITY
	FORCE MAIN
	SANITARY SEWER LATERAL
	STORM SEWER MAIN

ABBREVIATIONS

ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FTE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
OMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
3. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
5. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
6. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

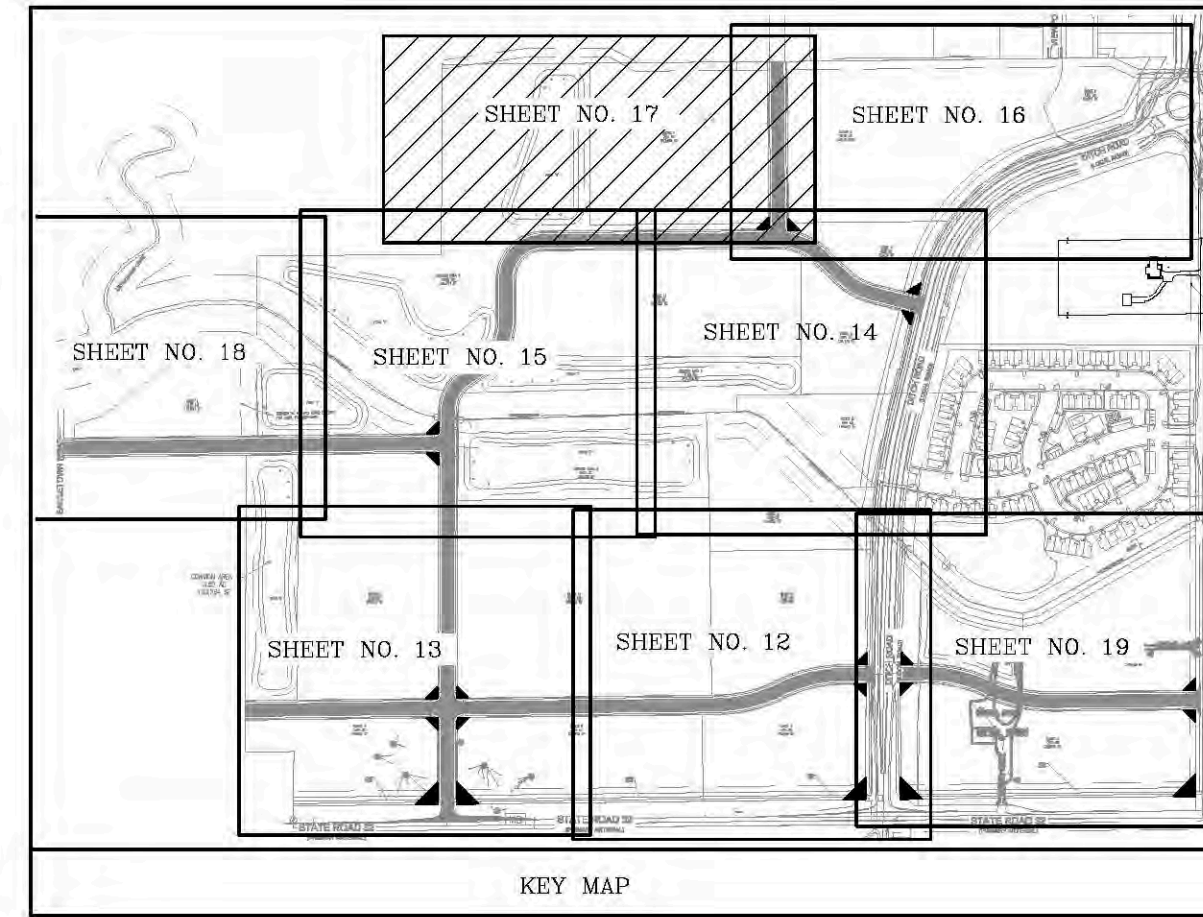
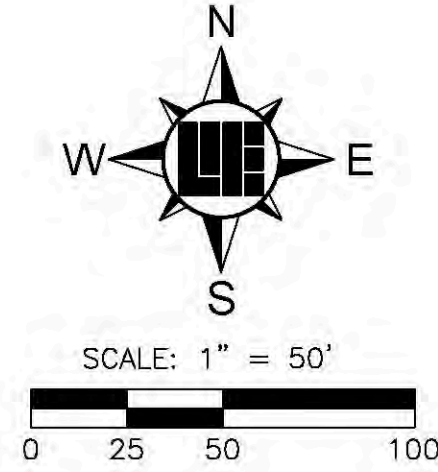
WESTFIELD REQUIRED NOTES

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

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

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

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



MARY E. REYNOLDS REVOCABLE TRUST
INSTR. #200600035144

N.W. CORNER E. 1/2, S.E. 1/4
SEC. 33, T. 19N, R. 3E
5/8" REBAR W/CAP MARKED "MILLER" FOUND

ROOF
INSTR. #9221675

THOMAS L. SLIDER
INSTR. #2011052491

SANITARY SEWER & TELECOMMUNICATIONS
EASEMENT PER INSTR. #200600062771 &
2007043503

KHOSROWYAR
INSTR. #2012059561

EXIST. SAN. MH.
RIM ELEV. - 908.69
48" RCP - 886.64
SANITARY SEWER & TELECOMMUNICATIONS
EASEMENT PER INSTR. #200600062771

SANITARY SEWER & TELECOMMUNICATIONS
EASEMENT PER INSTR. #200600062771

EXIST. SAN. MH.
RIM ELEV. - 907.72
48" RCP - 886.22

EXIST. SAN. MH.
RIM ELEV. - 913.44
RCP - 886.86

BLOCK R
7.98 AC
347,402 SF
BLOCK D
18.47 AC
848,412 SF

WOODED AREA TO BE USED FOR SPOT SHOTS
OR TOGRAPHICAL INFORMATION TO BE COLLECTED IN FALL 2015

POND "D"

DELTA=89°20'
R=132.46'
T=132.46'
L=208.94'
CH BRG=N44°0'48"E
CH LEN=188.10'
CH BRG=N44°0'48"E
CH LEN=236.27'

N89°29'14"E 801.06'

JAMES ROAD

N89°29'14"E 801.06'

S89°25'45"W 622.42'

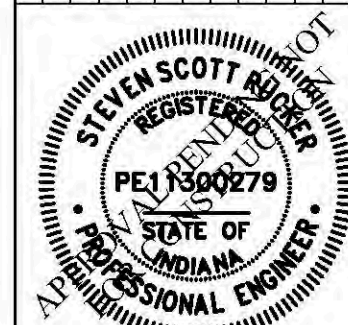
N89°29'14"E 760.74'

DELTA=90°00'00"
R=20.00'
T=20.00'
L=31.42'
CH BRG=N44°29'14"E
CH LEN=28.28'

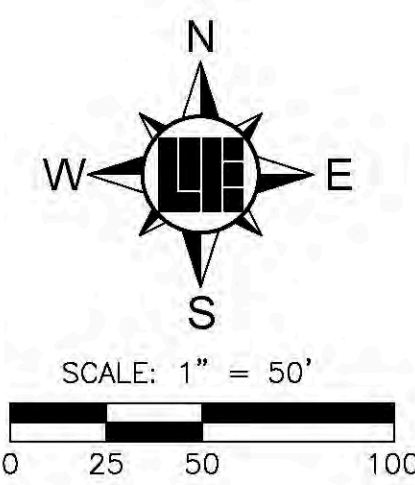
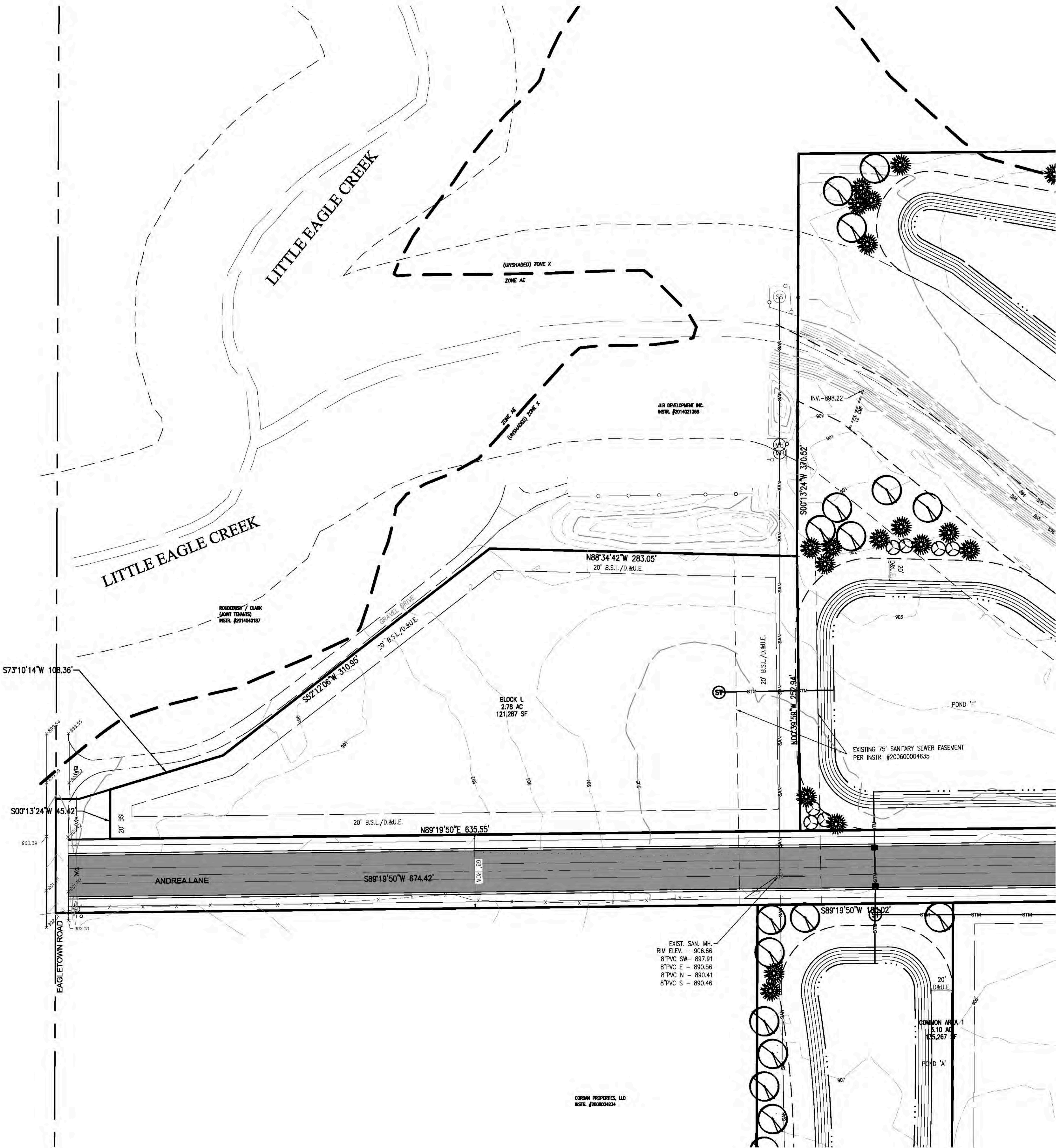
DELTA=76°24'30"
R=20.00'
T=15.74'
L=26.67'
CH BRG=S38°43'01"W
CH LEN=24.74'

DELTA=29°
R=205.0'
T=117.0'
L=140.12'
CH BRG=S55°
CH LEN=140.12'

DATE	BY	PROJECT NO.
12.28.2017	BJS	W150193
03.08.2018	BJS	DWG NAME
03.03.2018	BJS	W150193-C200.dwg
		DESIGNED BY:
		DRAWN BY:
		CHECKED BY:
		DATE:
		03.03.2018



LOCATION: H:\2019\W150183\Engineering\Design\Construction\W150183-0200.dwg
DATE/TIME: May 16, 2018 11:44am
PLOTTER: HP DesignJet T1140
PLOTTER: HP DesignJet T1140



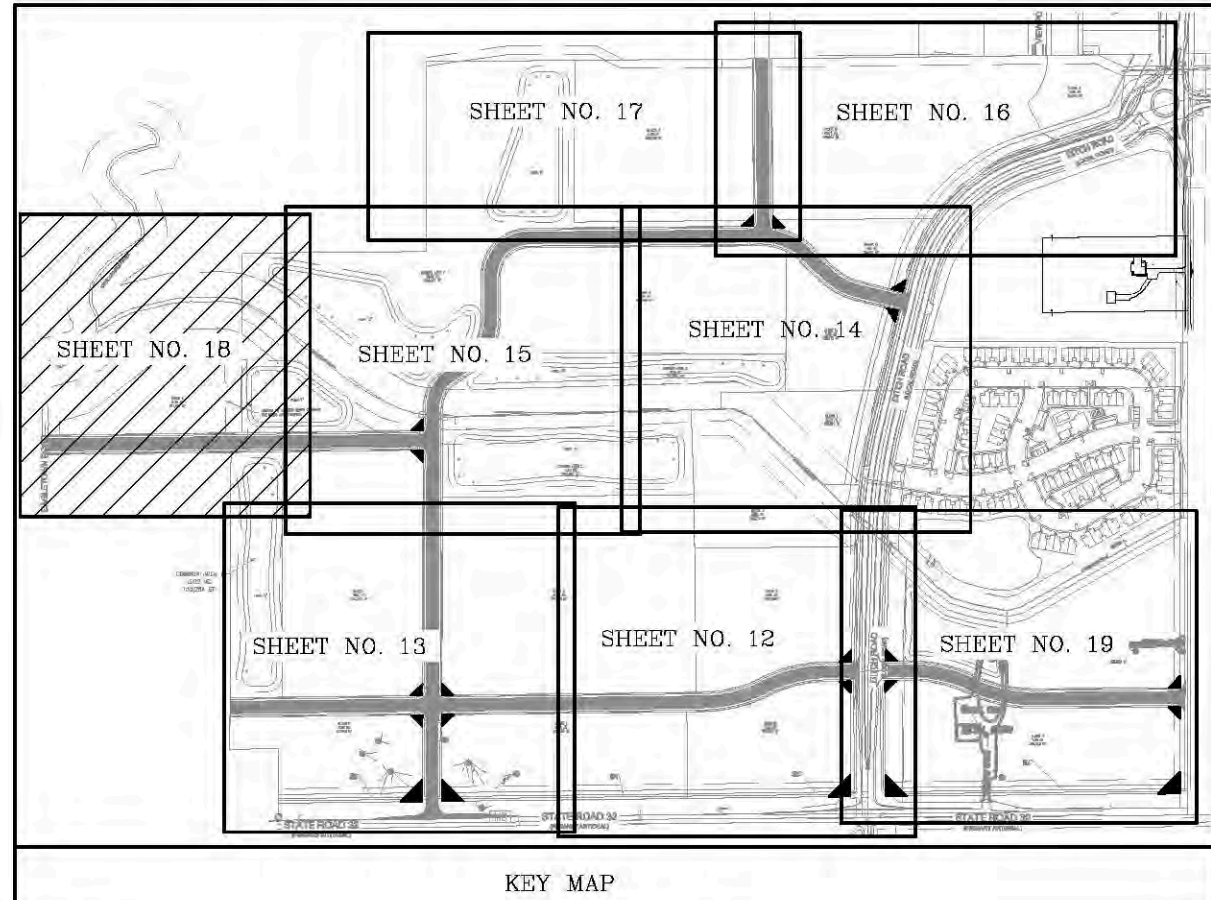
LEGEND	
UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
WATER VALVE	EMERGENCY FLOOD ROUTE
GAS METER	FLOW DIRECTION AND SLOPE
GAS VALVE	DECIDUOUS TREE
ELECTRIC MANHOLE	CONIFEROUS TREE
ELECTRIC METER	IRON PIN FOUND/SET (IPF)
ELECTRIC RISER	PK OR MAG NAIL FOUND/SET
TRANSFORMER	ALUMINUM DISK
GUY ANCHOR	T-POST
ELECTRIC JUNCTION BOX	HARRISON MONUMENT FOUND
UTILITY POLE	RIGHT OF WAY MONUMENT
UTILITY POLE W/ TRANSFORMER	
MONITORING WELL	
ORNAMENTAL LIGHT	
STREET LIGHT	
COMMUNICATIONS JUNCTION BOX	
COMMUNICATIONS MANHOLE	
COMMUNICATIONS PEDESTAL	
COMMUNICATIONS RISER	
TRAFFIC SIGNAL POLE	
TRAFFIC SIGNAL	
STORM CLEANOUT	
BEEHIVE INLET	
CURB INLET	
FLOOR DRAIN	
ROUND INLET	
SQUARE INLET	
STORM MANHOLE	
DOWN SPOUT	
SANITARY SEWER CLEANOUT	
LIFT STATION	
SANITARY SEWER MANHOLE	
SANITARY STUB MARKER	

LINE TYPES	
	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	UNDERGROUND GAS
	UNDERGROUND WATER
	AERIAL ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
	UNDERGROUND FIBER OPTIC
	AERIAL FIBER OPTIC CABLE
	OVERHEAD UTILITY
	FORCE MAIN
	SANITARY SEWER LATERAL
	STORM SEWER MAIN

ABBREVIATIONS	
ROW	RIGHT OF WAY
ESMT	EASEMENT
D&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

- PLAN GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
 - BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
 - THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
 - COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
 - FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
 - THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

- WESTFIELD REQUIRED NOTES**
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- B.M. - "LEE 12 AZI" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)
- TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD. ELEV. 909.71 (NAVD 88)
- TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88).



10505 N. College Avenue
Indianapolis, Indiana 46280
weihh.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence™

PROJECT NO:
W150183

DATE:
05.03.2018

ISSUED FOR TAC SUBMITTAL
12.28.2017

REVISED FOR TAC SUBMITTAL
03.08.2018

REVISED FOR TAC COMMENTS
05.03.2018

DESIGNED BY:
W150183-0200.dwg

DRAWN BY:
RAM

CHECKED BY:
BJS

PREPARED FOR:
SPRINGMILL TRAILS

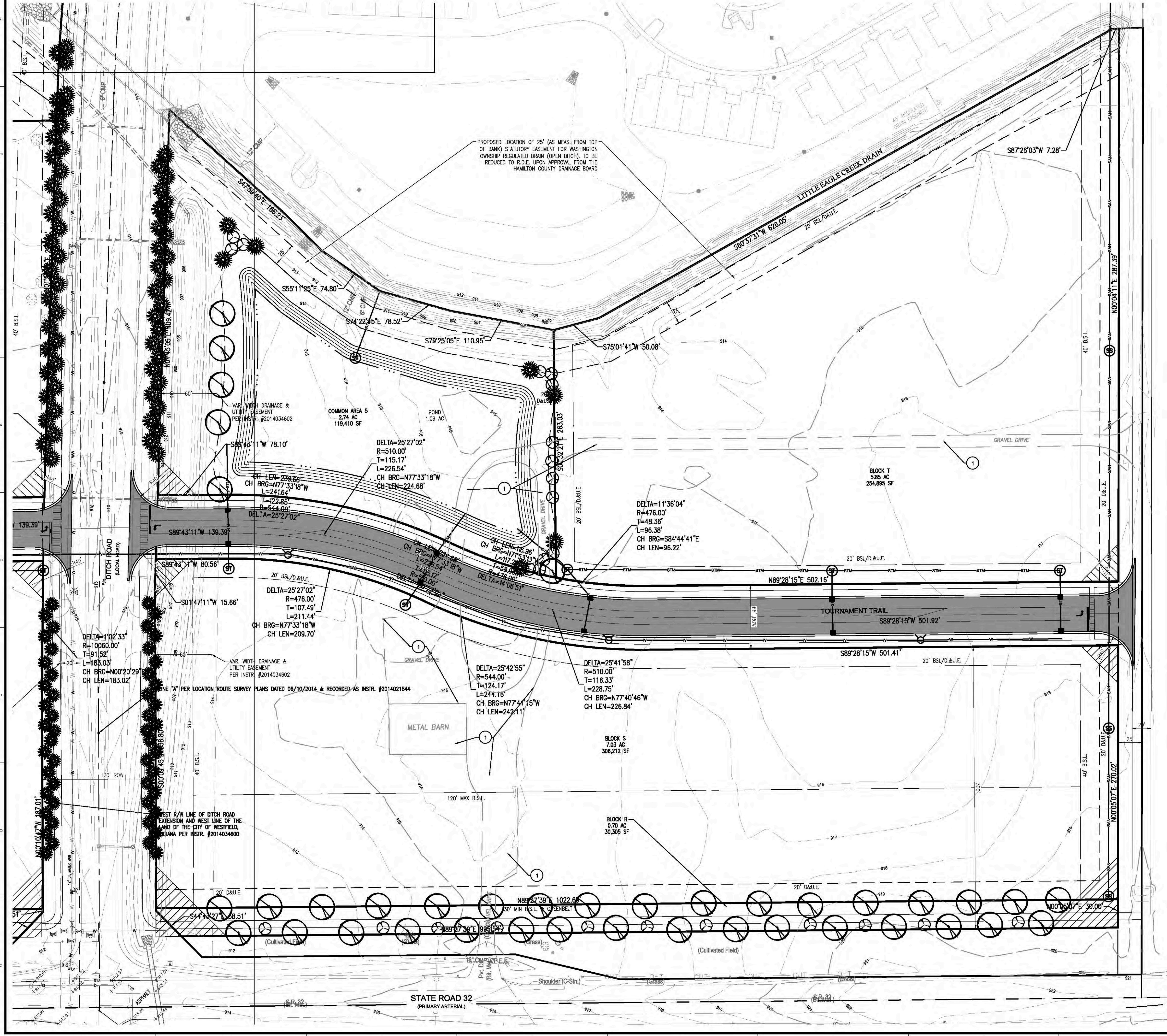
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

DEVELOPMENT PLAN

PT. SEC. 14 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO.
18

PROJECT NO.
W150183



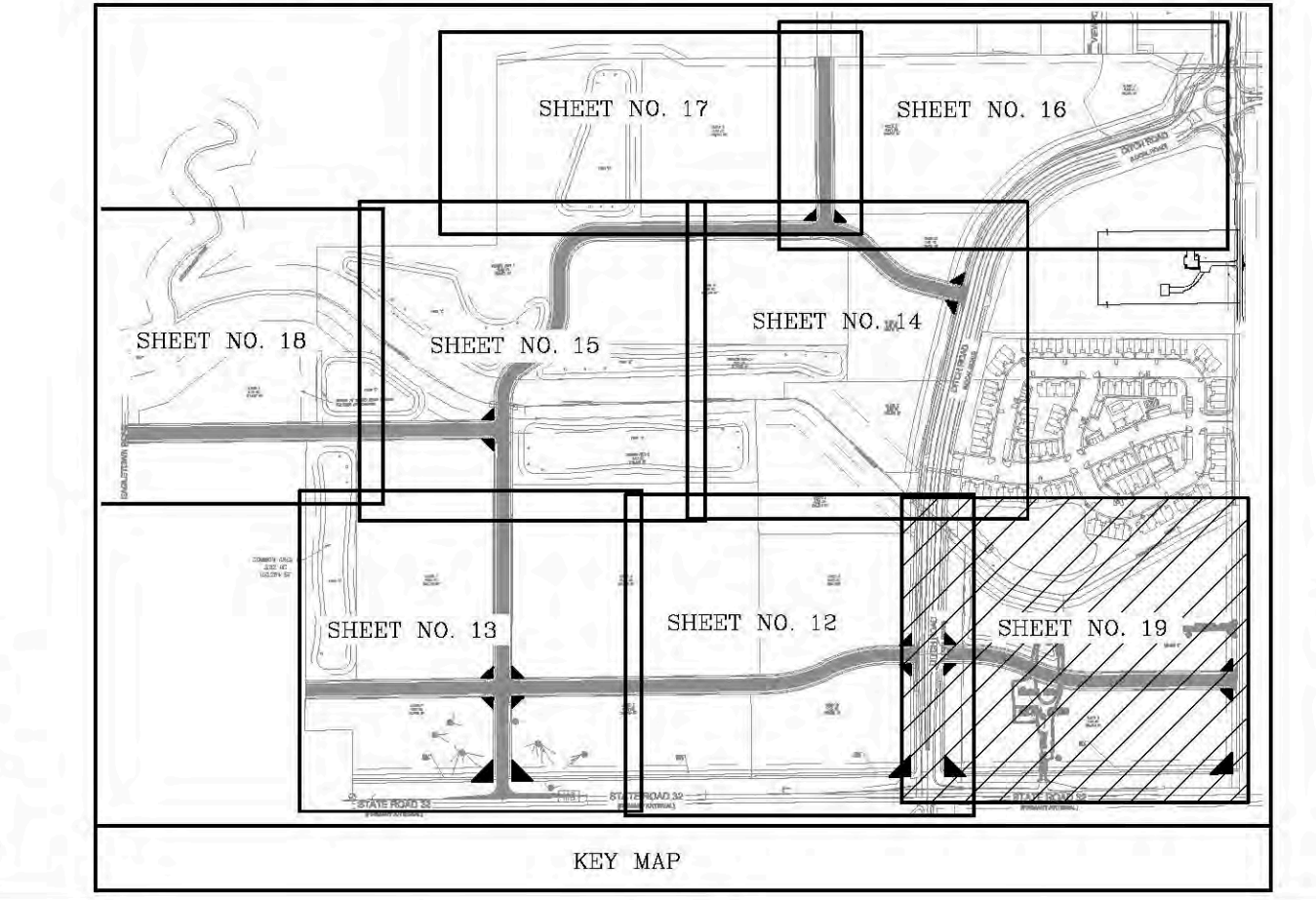
LEGEND	
UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
GAS VALVE	EMERGENCY FLOOD ROUTE
ELECTRIC MANHOLE	FLOW DIRECTION AND SLOPE
ELECTRIC METER	DECIDUOUS TREE
ELECTRICAL RISER	CONIFEROUS TREE
TRANSFORMER	IRON PIN FOUND/SET (IPF)
ELECTRIC JUNCTION BOX	PK OR MAG NAIL FOUND/SET
UTILITY POLE	ALUMINUM DISK
UTILITY POLE W/ TRANSFORMER	T-POST
MONITORING WELL	HARRISON MONUMENT FOUND
STREET LIGHT	RIGHT OF WAY MONUMENT

LINE TYPES	
RIGHT OF WAY LINE	SITE TRIANGLE
FENCE	EXISTING BUILDING AND APPURTENANCES TO BE REMOVED PRIOR TO DEVELOPMENT
GUARD RAIL	
BOUNDARY LINE	
FLOW LINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
UNDERGROUND GAS	
UNDERGROUND WATER	
AERIAL ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND COMMUNICATIONS	
AERIAL COMMUNICATIONS	
UNDERGROUND FIBER OPTIC	
AERIAL FIBER OPTIC CABLE	
OVERHEAD UTILITY	
FORCE MAIN	
SANITARY SEWER LATERAL	
STORM SEWER MAIN	

ABBREVIATIONS	
ROW	RIGHT OF WAY
ESMT	EASEMENT
D&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

- ### PLAN GENERAL NOTES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
 - BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
 - THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
 - COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
 - FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
 - THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

- ### WESTFIELD REQUIRED NOTES
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- B.M. - "LEE 12 AZ" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)
- TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD. ELEV. 909.71 (NAVD 88)
- TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88).



10505 N. College Avenue
Indianapolis, Indiana 46280
weihh.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

PROJECT NO:	W150183
DATE:	12.28.2017
BY:	BJS
ISSUED FOR TAC SUBMITTAL:	10.08.2018
REVISED FOR TAC COMMENTS:	05.03.2019
DESIGNED BY:	W150183-C200.dwg
DRAWN BY:	RAM
CHECKED BY:	BJS
DATE:	05.03.2019

PREPARED FOR:

SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

DEVELOPMENT PLAN

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO. **19**

PROJECT NO. **W150193**

Pamela Howard

From: Joe Dickman <joedickman32@gmail.com>
Sent: Thursday, March 8, 2018 8:26 AM
To: Pamela Howard; APC; Kristen Sparks; Joe Edwards
Subject: SPRINGMILL TRAIL PUD PLEASE NO MORE APARTMENTS.

Hello Everyone,

I am sure you will be receiving multiple emails from my neighbors not only in Waters Edge but the surrounding neighborhoods as well. We are very concerned about the development to the south of us in the Springmill Trails PUD which to my understanding was approved in 2011. 2011 was a long time ago.

A lot has changed since 2011 when this was approved. One being what most residents in Westfield refer to as the Westfield Ghetto or Crazy Acres was built which at the time we were building we were informed it was going to be luxury apartments, not section 8 housing that is advertised in Gary IN to get people to move to Westfield for some of the best schools in the state.

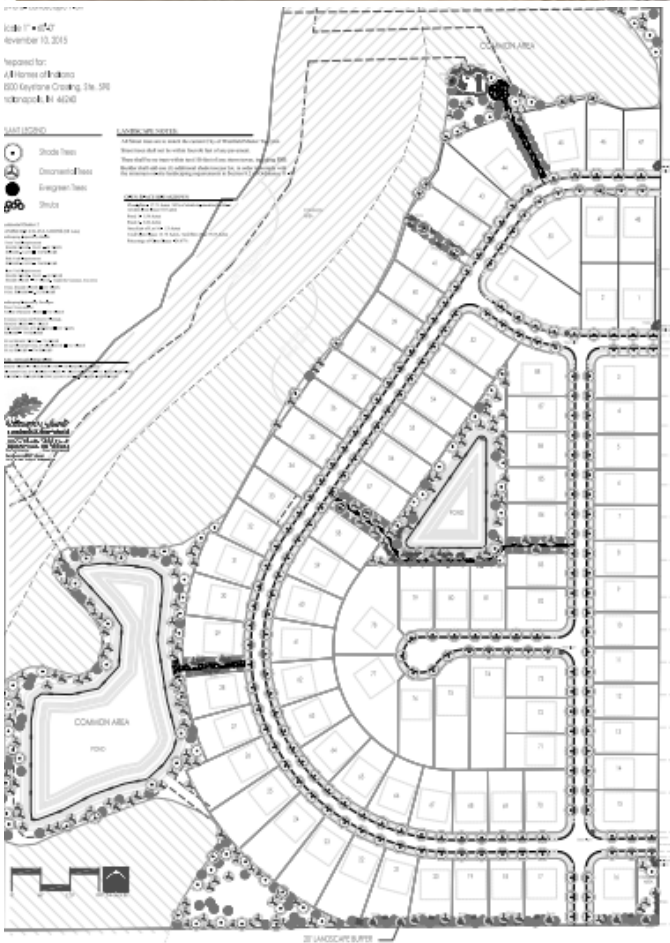
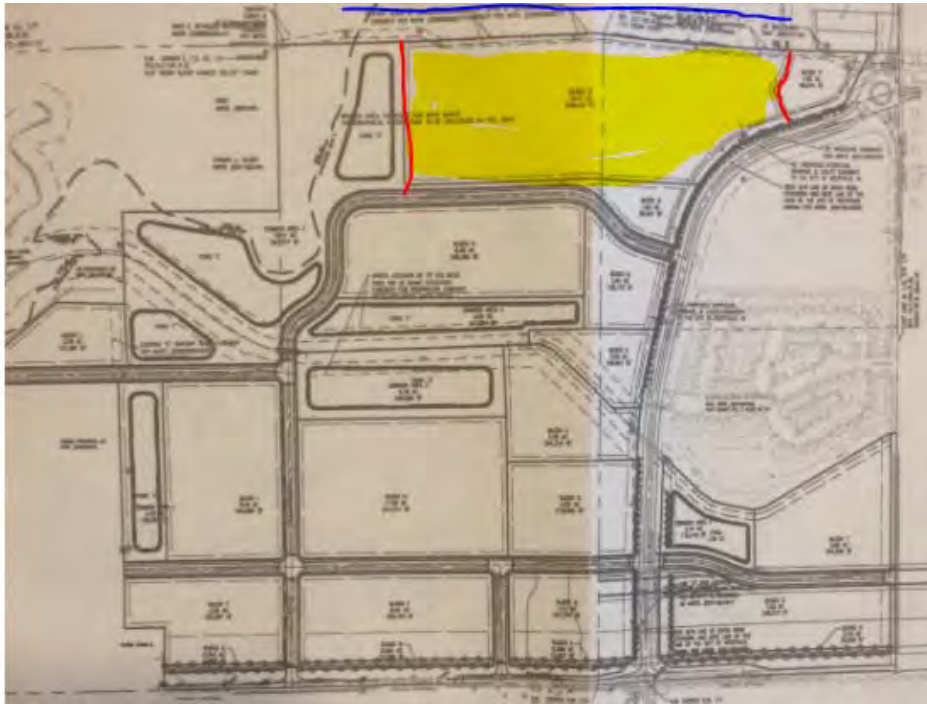
I am not a government official and never want to be but I know I work from my home office and look out at ditch road and can watch multiple police cars go in and out of there throughout the week, sometimes on a daily basis. Not the best move. Our bottom line is we do not want more apartments in our backyards. No apartments on any kind! We don't need another 250 neighbors in two story buildings with people coming and going at all hours of the night. We have all worked hard to be where we are at and to purchase our forever homes just to have apartments thrown 60ft from our property lines.

We do not want any part of any more apartments in this area. I would think a lot has changed since 2011 since I have seen the original drawings for this PUD and I am positive you can all share our concerns.

I wrote Mr. Edwards months ago when a neighbor found the drawing with apartments bordering the south end of Waters Edge and he assured me there would be no more apartments in this area. I still have that email.

Another concern we have is if the road is extended from Ditch Rd to Viewpoint Lane that will give access to our neighborhood from the south through what is supposed to be the amenities center. What this does is opens two entrances to the neighborhood, I am not sure if you are aware but MI has started section 2 Waters Edge West with another 90 homes in the back with only two roads leading back there from one current entry point into the who neighborhood. One being Hazy Falls Blvd. So, if you connect Ditch to Viewpoint and those 90 houses come in that way and turn left to go down Hazy Falls to get to the back. We on Hazy Falls now have 5x's the traffic and whatever being built in our backyards. I think most people could understand why we are a little upset. We have 21 kids on our street ranging from 2 months to 13 years old that love to play out front and ride their bikes and traffic from the new section which isn't half done yet is getting to be too much.

Why can't there be a road built from the new roads that are going in the field to connect to the dead end in Waters Edge West. Below Hazy Falls is in blue, the road on the right in red is the connection between ditch and the dead end of viewpoint, the red road on the right is what we are curious about. Why wouldn't that road be built it would connect to the dead end in the picture on the right? I know the fire department says the viewpoint connection needs to be there but how can 100 homes in the back only have one way in?



The picture of the neighborhood lay out is the west end with the road dead ending on the south that could easily be connected to the new development. Of course the yellow lot Q is what we are all most concerned about. We are all asking you to please not put any more apartments in that lot and build one more short road and then I think we would all be pleased. We have even talked about buying it ourselves if that is even possible, that is

how concerned we are. Things change since 2011 please remember that. You have families that are very very concerned not only for our property values but for our families and enjoying our backyards.

We don't mind the development and progress. We are not standing in the way of any of that. We just want a short road and no more apartments in our backyards.

Thank you and sorry for any typos I typed this extremely fast before I had to run out to a meeting.

Joe Dickman

1299 Hazy Falls Blvd.

Pamela Howard

From: Joe Dickman <joedickman32@gmail.com>
Sent: Friday, March 16, 2018 2:31 PM
To: Pamela Howard
Subject: Fwd: Roads in Springmill Trails PUD

Hello,

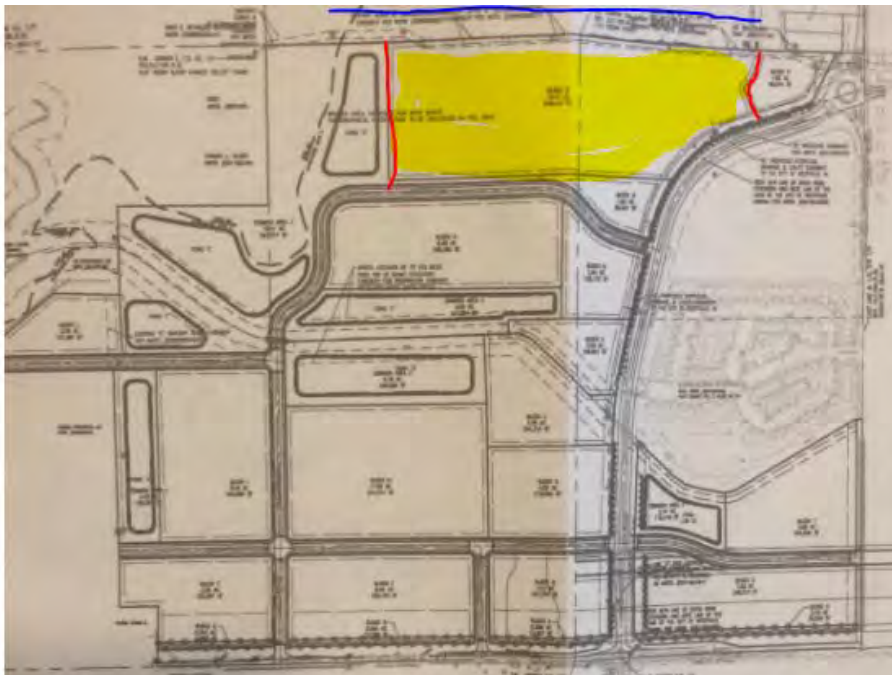
I am not sure if you are who I should be emailing but if not could you please let me know who would present this to the APC and staff. I live in Waters Edge an MI Homes neighborhood in what they are calling the Springmill Trail PUD. They are going to developed the land to our south and my neighbors and I have a couple of road concerns.

They are in the process of building 90 to 100 more homes on the west end of our neighborhood and are calling it Waters Edge West. Right now there is one entrance into the neighborhood and as you can see in the drawing below they are talking about adding another one once the pool is built. If that happens our street Hazy Falls Blvd is going to pick up all of the traffic for the west end of the new neighborhood.

We are suggesting just building a simple road to their dead end street as well. That way all 100 house back there have their own entrance and emergency vehicles will have an easy path as well. We have over 22 kids on our street and we are just thinking about their safety and the correct way to do it to keep everyone safe.

Thank you for your time and thank you for your service, but please don't turn our area into Pike Township in Indy. Why do we need 900 apartments in this area.

The blue line is our street, the red line on the right is already on the plat map, we are asking that the red line on the left be a road that is added to the dead end back there. 300 feet of road would be a lot safer than what is being presented.



Joe Dickman

[317-340-4151](tel:317-340-4151)

1299 Hazy Falls Blvd. Westfield.

Pamela Howard

From: Ron Ellis <ron.e.ellis1@gmail.com>
Sent: Friday, March 16, 2018 10:09 PM
To: Pamela Howard
Subject: Springmill Trails concerned citizen living in the MI Water's Edge sub-division

Hello...

Hopefully this email is directed properly. If not, please advise so that I can continue my quest to express serious concern about the development in my area.

To piggyback my next door neighbor's email and concerns(Joe Dickman), I would like to also express my displeasure with the current plan for traffic/neighborhood access South of the Water's Edge MI development.

As Joe does, I too live on the southern most part of the development on Hazy Falls Blvd. From what I understand, there is a plan to connect the Ditch/Casey extension North of State Road 32 very near the end of that extension, at or around Viewpoint Lane which connects to our street, Hazy Falls.

As joe explained, if this happens, it will effectively turn Hazy Falls into the primary route for many or all of the future homeowners West of us. It is our opinion that this will dramatically increase the danger for all of us living on this street, especially the near 20 children who live on this street.

What we would propose and appreciate being considered would be moving that connection further Southwest, which would effectively reroute that future traffic and prevent our street from becoming a primary traffic artery in our sub-division.

Any advice or discussion you might share to help promote our community concern would be greatly appreciated. Thank you for your time.

Concerned Citizen,
Ron Ellis
1291 Hazy Falls Blvd.
Westfield, IN. 4674
(317)753-7955

Sent from my iPhone

Pamela Howard

From: aober <aober@alumni.iu.edu>
Sent: Friday, March 16, 2018 6:38 PM
To: Pamela Howard
Subject: Waters Edge Residents

When my husband and I built our dream home on Hazy Falls Blvd, we never imagined that we could have apartments or commercial buildings literally in our backyard. We chose Waters Edge because it was quiet, a bit in the country, and had connections to great Westfield Schools. We also knew that Grand Park was being built and would bring some new venues and help drive up property values.

When you spend over \$300k for a home, you don't imagine that development behind your home could unintentionally cause your home values to fall and cause safety issues for your children.

I think we can all agree the original PUD doesn't match the current layout... We should have a park behind our homes—
-not another poorly constructed and poorly managed apartment complex.

Please consider my family, my two young daughters, and my neighbors with developing Lot Q. We are really just taking about a small strip of land... can't we work out a compromise that works in the best interests of some of the best families in Westfield?

Sincerely,
Ashley Garrison
1339 Hazy Falls Blvd
Westfield, IN 46074

Sent from my iPhone

On behalf of the residents of Waters Edge at Springmill Trails, especially with respect to the residents on the southern border of Residential District 2, we encourage the Commission to require a significant greenbelt buffer between the northern border of the Mixed-use District (Block Q and Block P) and the southern border of Residential District 2, prior to approving this Development Plan.

On behalf of all residents of Residential District 2, we would like to point out that the Developer of the Springmill Trails PUD has failed to meet requirements set forth in Section 2.4 of the Springmill Trails PUD regarding the Development of Amenities. At this point, Residential District 2 has approximately 48% of dwellings completed and no amenities have been provided. The Springmill Trails PUD requires that at least four amenities, of the list of eight, be provided in each Residential District no later than the completion of 40% of dwellings within each area designated under the approved primary plat. We the residents of District 2 have bought into this community, in part based on the Amenity commitments outlined in the Springmill Trails PUD

We encourage the commission to delay approval of this Development Plan until the developer has met their previous commitments defined in Section 2.4 of the Springmill Trails PUD.

Andrew Hammond
1314 Timber Bluff RD

Pamela Howard

From: Justin Kline <Justin.Kline@braunability.com>
Sent: Saturday, March 17, 2018 10:38 AM
To: Pamela Howard
Subject: Development Plan

Pamela,

I hope this email finds you well.

Many of us here in the Water's Edge community are concerned with the development plan south of our neighborhood. Most, if not, all of us were told nothing would ever be built behind our homes on Hazy Falls Blvd. Now we are being told there could be 500+ more apartments built in this area. This is the absolute last thing anyone would want in their back yard. It's already bad enough with the Section 8 housing at Casey Acres. Build a park or something for the surrounding neighborhoods to enjoy.

Thank you for your time!

JUSTIN KLINE | Lead/Senior Engineer - Lifts

BraunAbility | The Braun Corporation

[631 W. 11th St. Winamac, IN 46996](#)

[800.946.7513 ext. 3250](tel:800.946.7513) | Justin.Kline@braunability.com

www.braunability.com | [AbilityVoice Blog](#) | [Facebook](#) | [YouTube](#)

The information contained in this e-mail message is privileged, confidential and protected from disclosure and discovery. If you are not the intended recipient, any dissemination, distribution, copying, or making available to be copied is strictly prohibited. If you think you have received this e-mail message in error, please alert the sender about the error. Thank you; we will extend the same courtesy. Any inconvenience to you for misdelivered messages is regretted.

*** Please consider the environment before printing this email. ***

Pamela Howard

From: JEREMY MCQUEARY <mjm51577@msn.com>
Sent: Friday, March 16, 2018 3:50 PM
To: Pamela Howard
Subject: Fw: Springmill Trail PUD concerns (no more Apartments, please)
Attachments: image.png; image (1).png; apt.jpg

Good afternoon,

I hope you have had a good week and are looking forward to a fun weekend. I would suspect at this point you have received multiple emails from residents of not only Water's Edge, but the other neighborhoods in the Springmill Trails PUD raising concerns as to what will be built to the south of Water's Edge.

I know that the original PUD was approved in 2011, but a lot has changed since then. I know that when my wife and I decided on a new home for our family (we moved from the east side of Westfield) we looked at the school and the surroundings. We raised some concerns about the apartment complex that was going in to our south, Casey Acres, but were assured that these would be luxury apartments that would be filled with professionals that were not looking to "plant roots". That quickly changed as they advertised as far north as Gary, IN to get people to move to Westfield for the great schools. While they may be nice, they have also become one of the more frequent locations for police presence in our small city. With the back of my house facing them, I see multiple trips per week.

It is very disheartening that as the development plans for the south side of Water's Edge (us on Hazy Falls Blvd's back yard) are being talked about, another apartment complex is being considered. The last thing that we need in that small space...facing our houses is another 250-300 people that will have their headlights hitting our houses at all hours of the night. We were also assured when we built that if anything was to go behind us, it would be a trail that would be tree lined to give us separation, but I did not see any plans for that in the proposed PUD plans. If I had known 4 years ago that there would be a chance of an apartment building built less than 60ft from my back property line, I would not have chosen to live in this area.

Another issue that we see happening is that there is a proposed road to be built from Ditch to Viewpoint road. That will make Hazy Falls the main thoroughfare in the neighborhood, meaning that not only will a good portion of the front of the neighborhood use it, almost all of the 90 homes being built in the rear will as well. This will make it so that not only will we not really be able to use our back yards (if there is an apartment with parking lots built back there) but we will also not be able to be our front as the traffic will be increased dramatically. On this subject, I feel that there could be an additional road built off of Ditch road that would connect to rear of the neighborhood. I attached a file that would show what we would propose. The new road that is on the plan is to the right of the picture, the one that we feel is necessary is on the left of it. I also included the layout of Water's Edge West so you could see the amount of traffic that could possibly be sent down Hazy Falls if there is not an additional entrance at the rear of the neighborhood. Lastly, the apartment plan that was submitted. If you look at it, my house is the 4th from the left, so you can see my concern of a parking lot in my back yard.

I am not wanting to stand in the way of progress as I think it is good, but I am concerned for my family, my property values and for that of my neighbors as well. Please advise on what you think is the best course of action, and I would be willing to do what is necessary to have my concerns heard.

Thank you for your time,
Jeremy



SITE DATA

TOTAL ACREAGE	19.7 AC. +/-
ONE BEDROOM UNITS	72 UNITS
TWO BEDROOM UNITS	120 UNITS
THREE BEDROOM UNITS	60 UNITS
FOURS BEDROOM UNITS	24 UNITS
TOTAL UNITS:	276 UNITS
DENSITY	14.0 UNITS/ACRE
PARKING SPACES PROVIDED	552
PARKING RATIO:	2:1

* Note: Total Acreage does not include the District Amenities Center.

Prepared For:
GT Property Development, LLC
5201 W. 86th Street
Indianapolis, IN
317-590-7585

Prepared By:
Weihe Engineers, Inc.
10505 N. College Avenue
Indianapolis, IN 46280
(317) 844-6611

Weihe Job No: W15-0193

CONCEPTUAL LAND PLAN

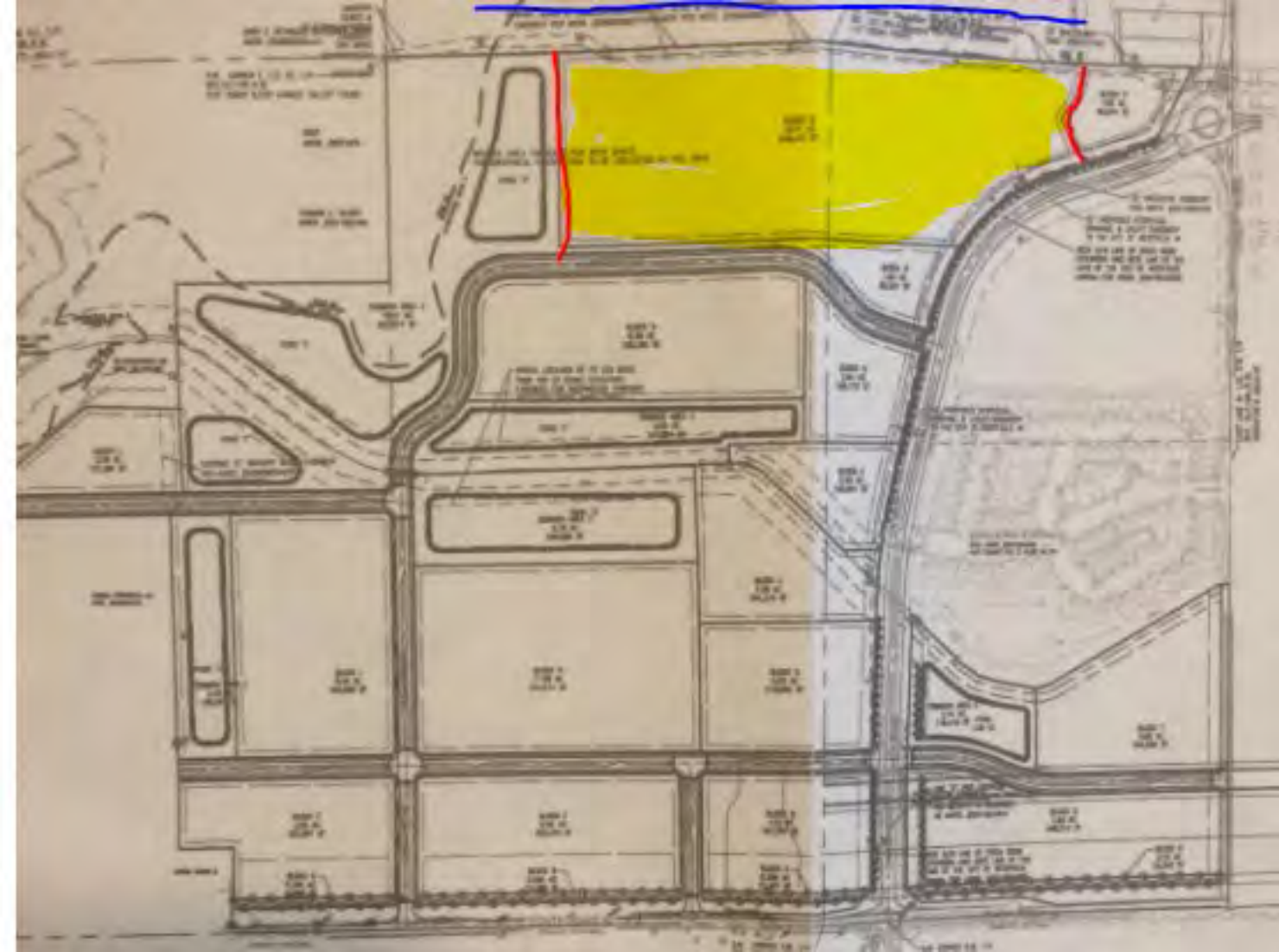
EXHIBIT "A"

SPRINGMILL TRAILS APARTMENTS

JANUARY 28, 2016



SCALE 1"=80'



Pamela Howard

From: Maureen Misinski <mmisinski@me.com>
Sent: Sunday, March 11, 2018 9:55 PM
To: Pamela Howard; APC; Kristen Sparks; Joe Edwards; Cindy Spoljaric; Chuck Lehman; jake@wetfield.in.gov; Robert Horkay; Steve Hoover; Mark Keen
Cc: Tammy Misinski; Maureen Misinski
Subject: Homeowner Concerns about 1803-ODP and 1803-SPP-04

3/11/18

Dear Representative,

I am a resident of Waters Edge and have some concerns about the proposed Development Plan presented at the APC meeting 3/5/18. I attended the meeting and reviewed the Development Plan

1803-ODP and 1803-SPP-04

Homeowner Concerns

1. Our house at 18097 Viewpoint Lane is the last house on the southeast corner of the Waters Edge Development. We have lived here since 2013. Adjacent to our property on the south is a 25 ft. common ground area owned by MI Homes. Blocks Q and P are south of this common area. The distance from our house to the edge of Blocks P and Q is 25 feet.

Plans suggest that Viewpoint Lane will be opened and connect with the Ditch road extension allowing increased traffic to come through the Waters Edge Development. Residents along Viewpoint Lane and Hazy Falls Blvd do not support this. Viewpoint Lane needs to remain a dead end street. This is a residential area and if Viewpoint Lane opens into the proposed land development this will bring increased and unwanted traffic through our neighborhood. This is a family neighborhood and residents use the outside space for multiple street activities. This is a very active residential community. Nineteen children live on Hazy Falls Blvd.

The Development Plan submitted states that 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 1) the design and location of proposed street and highway access points shall minimize safety hazards and congestion 2) the capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development, and 3) the entrances, street, and internal traffic circulation facilities in the proposed development are compatible with existing and planned street and adjacent development. (p. 5)

Opening Viewpoint Point does not meet any of these conditions and should remain a dead end street.

2. The attorney for the developers stated that Viewpoint Lane needed to be opened for fire safety reasons. Viewpoint Lane has been a dead end street since Waters Edge opened. There have not been any issues with emergency services accessing the development. Rather than opening Viewpoint Lane, the traffic flow pattern into and out of the Amenities center should be reevaluated for Blocks P and Q.
3. Block P will be developed as the Amenities Center, but details of what amenities will be there are not available. Previous rumors suggested a community pool that would serve four housing

developments. The first confirmation from anyone that the Amenities Center would be built in Block P was at the APC meeting 3/5/18.

4. Block sizes in the proposed development range from 80,301 sq. ft. to 848, 412 sq. ft.

Block P is the second smallest block of land in the new development at 85, 044 sq. ft. Pond sizes and common areas are each larger than Block P. Hard to believe that an Amenities Center with a clubhouse, pool, and parking for four developments will fit in this space. If the parking lot at the Amenities Center is full and Viewpoint Lane is opened, people will park on Viewpoint Lane even with No Parking signs posted. When people have parked on Viewpoint Lane it is impossible for us to back out of our driveway.

Was consideration given to building the Amenities Center somewhere else in the development? Blocks Q, M, N and K offer better traffic flow, better access, and are not next to a residential area. Why not use the space planned for a pond and a common area to build the Amenities Center? Why does the Amenities Center have to be in Block P? In other Hamilton County residential developments, Amenity Centers are not adjacent to houses, but rather placed in an area away from houses. Why not build an amenities center at Grand Park which can provide space for parking and all amenities?

As the owners of 18097 Viewpoint Lane, we did not buy this house to live next to an Amenities Center with a pool located 50 ft. from our house. We would not have any privacy on our back patio if the Amenities Center is built on Block P. We like to enjoy our patio and prefer not to be exposed to the increased noise from people, children, traffic, and auto pollution. See enclosed image taken from our back patio that shows how close the Amenities center would be to our house.

There is poor drainage in the MI common ground south of our house that affects our house. We are concerned that our drainage issues will increase. How will this be addressed?

5. What environmental buffers would be erected to buffer the pool/development from the residential area on Hazy Falls and Viewpoint Lane? The Buffer Yard Requirement does not mention Waters Edge Development, esp. Hazy Falls Blvd and Viewpoint Lane.
6. What is the present requirement for easement between a residential area and new development?
 - a. We were told by representative from MI Homes that there will be an area where nothing can be built on the south side of Water's Edge
7. The developers of the Amenities Center have never met with the residents of Waters Edge to share their ideas and hear the concerns of the residents. In fact, the public hearing was the first time the residents heard the confirmation that an Amenities Center is being built in Block P. We do not understand why this has been such a closely guarded secret for so long.
8. Why was a public hearing held about this development and none of the Developers were at the meeting to present the plan? We understand that zoning for this parcel of land was approved in the Spring Mill PUD of 2011 and that the Development plan had to be approved by the APC. There was a large turnout of homeowners from Waters Edge who wanted to hear what the plans were for developing this land. Sad, that not one of the developers could come to this meeting and do a brief presentation. It was very surprising that their attorney stated that the developers wanted to be good neighbors. Good neighbors know each other and talk to each other about issues. What happened here? The attorney noted that the developers are looking at different options for the Amenities Center in Block P. No one has ever contacted or met with the residents to discuss their concerns and work on a mutually acceptable plan. It would be very helpful if someone from the city council, public works, and the developers would meet with the residents.

We are not against developing the land south of Waters Edge, but believe that development should address the concerns of Waters Edge residents.

Thank you,

Maureen and Tammy Misinski

18097 Viewpoint Lane

Westfield, Indiana 46032

317-626-2294



This what we see of Block P when standing on our back patio.

Westfield Economic and Community Development Department
Westfield, IN

I am writing to voice my concerns on 1803-ODP-03 & 1803-SPP-03 set for the agenda of the Advisory Plan Commission (APC) on Monday, March 05, 2018.

After my review of the Primary Plat, the following items need to be addressed.

1. There is no connection to Sunbrook Way or Viewpoint Lane shown. The existing termination of the streets at the boundary with said property is unsightly. Westfield has prided itself as a well planned and developed area. Details like this being overlooked takes away from the flowing homogeneous of the community.
2. What kind of 'Mixed Use' is this property going to have? I do not want to see another Casey Acres which did not fit the character of any of the structure examples that were shown in Ordinance #11-19. Also there have been crime issues in our community associated Casey Acres.
3. The four existing subdivisions in Springmill Trails PUD have been lead to believe that the area labeled 'Block P' on the plat drawing would be the Clubhouse / Pool facility. The city and developers have kept us in the dark on this issue. Will you please shed some light on this?

Regards,

Neil Helwig
1225 Crosswater Way
Westfield, IN 46074
513-259-6345



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 21, 2018
1706-SPP-05 & 1706-ODP-05

Petition Number: 1706-SPP-05 & 1706-ODP-05

Subject Site Address: 632 E. State Road 32 (the "Property")

Petitioner: Ted Gelov by Fritz Engineering Services, LLC (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of one (1) commercial lot on approximately 3.753 acres +/- located in the Oak Ridge Pointe PUD District.

Current Zoning: Oak Ridge Pointe Planned Unit Development (PUD) District Ord. 11-09 (Amend & Restate)
Oak Ridge Pointe PUD District Ordinance No. 17-14 (allows Commercial Recreational Facility)

Current Land Use: Vacant

Approximate Acreage: 3.753 acres+/-

Staff Reviewer: Daine Crabtree, Associate Planner

HISTORY AND PROCEDURAL

The Oak Ridge Pointe PUD (Ord. 07-34) was first approved by the Westfield Town Council on December 10, 2007. The entirety of the Oak Ridge Pointe PUD was amended and restated (Ord. 11-09) at the May 23, 2011 Westfield City Council meeting. The City Council approved a PUD amendment (Ord. 17-14) at their May 22, 2017 meeting permitting a Commercial Recreational Facility on the Property.

PROJECT OVERVIEW

The 3.753 acre+/- site is located at 632 E. State Road 32 on the north side of State Road 32 west of the existing Speedway gas station near the intersection of Oak Ridge Road (**Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for a 7,330 square foot restaurant and associated miniature golf course (see **Exhibit 3**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the Oak Ridge Pointe PUD District Ordinance No. 11-09 (the "PUD Ordinance") and PUD Amendment Ordinance No. 17-14 (the "Amendment").



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

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

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Western boundary line of 'Block A' not clearly identifiable. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Trail Corridor along State Road 32 shown as ten (10) feet wide instead of required thirty (30) feet. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Side yard setback on west side of property shown as ten (10) feet instead of required twenty (20) feet. Staff will confirm compliance prior to this item being docketed for final APC consideration.



- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

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

- 25) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Trail Corridor along State Road 32 shown as ten (10) feet wide instead of required thirty (30) feet. Staff will confirm compliance prior to this item being docketed for final APC consideration.



- 29) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 30) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Side yard setback on west side of property shown as ten (10) feet instead of required twenty (20) feet. Also, western boundary of 'Block A' not clearly identifiable. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: The following (potential) structures must be labeled on the ODP: The small square with what appears to be a 'T' in the middle between the sidewalk and front of the restaurant as well as the square and upside down L-shaped object next to it west of the parking lot north of the restaurant.

- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.



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

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

The plans comply.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 46) Landscaping Standards (Article 6.8)
- a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping

Comment: A legend should be added to the second page of the Overall Development Plan to determine how many QTY of each planting is being added to the site in addition to showing which icon corresponds with planting type (shade/evergreen tree,



ornamental tree, shrub, etc.). Staff will confirm compliance prior to this item being docketed for final APC consideration.

d) Buffer Yard Requirements

47) Lot Standards (Article 6.10)

48) Setback Standards (Article 6.16)

49) Vision Clearance Standards (Article 6.19)

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

51) Block Standards (Article 8.1)

52) Easement Standards (Article 8.3)

53) Monument and Marker Standards (Article 8.5)

54) Open Space and Amenity Standards (Article 8.6)

55) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

56) Storm Water Standards (Article 8.8)

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

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

OAK RIDGE POINTE PUD (ORD. 11-09)

The plans either comply except for those items identified outstanding below or are not applicable to the Primary Plat or Overall Development Plan requirements.

62) Section 2.1 - General Requirements

a) Building cannot exceed forty-five (45) feet in height or three stories, whichever is greater



- b) Pedestrian walkways shall be provided between buildings and parking areas. Sidewalk connections shall also be made between buildings and adjacent sidewalks/paths within right-of-way
 - c) The pedestrian path constructed within the Oak Ridge Road right-of-way shall be twelve (12) feet in width
 - 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 11:00pm
- 63) Section 2.5 - ORP – Commercial 3 District
- a) No outside storage or sales display is permitted
 - b) Permitted uses
Comment: Superseded by Ord. 17-14; Mini golf course permitted.
 - c) Minimum setback lines
 - i) Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
 - ii) Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)
Comment: Side yard setback on west side of property shown as ten (10) feet instead of required twenty (20) feet. Staff will confirm compliance prior to this item being docketed for final APC consideration.
 - iii) Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)
 - d) Minimum Building Height: Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.
 - e) Building size: No individual building shall exceed a floor area of 14,000 square feet; the minimum building size shall be 4,000 square feet
- 64) Landscaping
- a) Perimeter parking lot landscaping shall not be required along the perimeter (shared boundary) of the ORP – Commercial 2 District and the ORP – Commercial 3 District.
- 65) Architectural Standards
- a) Development must conform generally with the exhibits contained within the Oak Ridge Pointe PUD
 - b) Light fixtures shall be pedestrian-scale in design. One style of pole shall be used for parking lot lighting across all Districts within the Oak Ridge Pointe PUD.



- c) Crosswalks shall be emphasized with special paving emphasis to reinforce pedestrian safety
 - d) Sidewalks adjacent to the front of buildings shall be a minimum of ten (10) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays, or outdoor eating areas.
 - e) Minimum sidewalk width connecting buildings to the perimeter sidewalk or trails shall be five (5) feet in width. This standard shall apply to all sidewalks adjacent to office buildings.
 - f) Buildings shown fronting State Highway 32 and Oak Ridge Road shall be required to subscribe to an overall architectural theme by District and buildings shall be compatible with the character of the subject District as depicted in the photo example contained in Exhibits 'F', 'G', and 'H' of the Oak Ridge Pointe PUD
- 66) Article 4 – Off-Street Loading and Parking
- a) Loading Berths shall be oriented in a manner that they are not visible from State Road 32 with the exception of auto fuel sales use
 - b) Off-street loading berths shall be provided only to the rear and side of buildings
 - c) Bicycle parking must be provided within one hundred (100) feet from the main entrance to the building served
 - d) A minimum of five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all uses
 - e) Each bicycle parking facility shall be designed to accommodate a minimum of four (4) bicycles.
 - f) All non-residential uses shall provide enclosed bicycle parking either within the primary structure or within accessory structures designed for such purpose.
- 67) Article 6 – Landscaping Standards
- a) Buffer yard shall not be required internal to any District and shall be required only in areas to (i) streets on the perimeter of Districts, and along (ii) the south, west, and north perimeter of the Real Estate. All buffer yards shall be a minimum of twenty (20) feet in width

STATE HIGHWAY 32 OVERLAY DISTRICT (Article 5.3 of UDO)

The plans either comply or are not applicable to the Primary Plat or Overall Development Plan requirements.

68) Permitted Uses

69) Accessory Buildings

70) Building Height Requirements:

- a) Maximum Building Height: No Minimum
- b) Minimum Building Height: Eighteen (18) feet



- c) Multiple Stories: Multiple stories encourage, not required
- d) Minimum Gross Floor Area: Five Thousands (5,000) square feet
- e) Maximum Gross Floor Area: No maximum

71) Architectural Design Requirements:

- a) Building Elevations:
 - i) Article 5.3(J)(2)(b): Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet.
 - ii) Openings
 - iii) Roofs:
 - (1) Flat Roofs (Article 5.3(J)(2)(f)(ii)(c))
 - iv) Main Entrances
 - v) Windows
 - vi) Awnings
 - vii) Building Materials
 - viii) Accessory Buildings

DEPARTMENT COMMENTS

If you have any questions regarding the comments contained herein, please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Property Location Map

632 E. SR 32

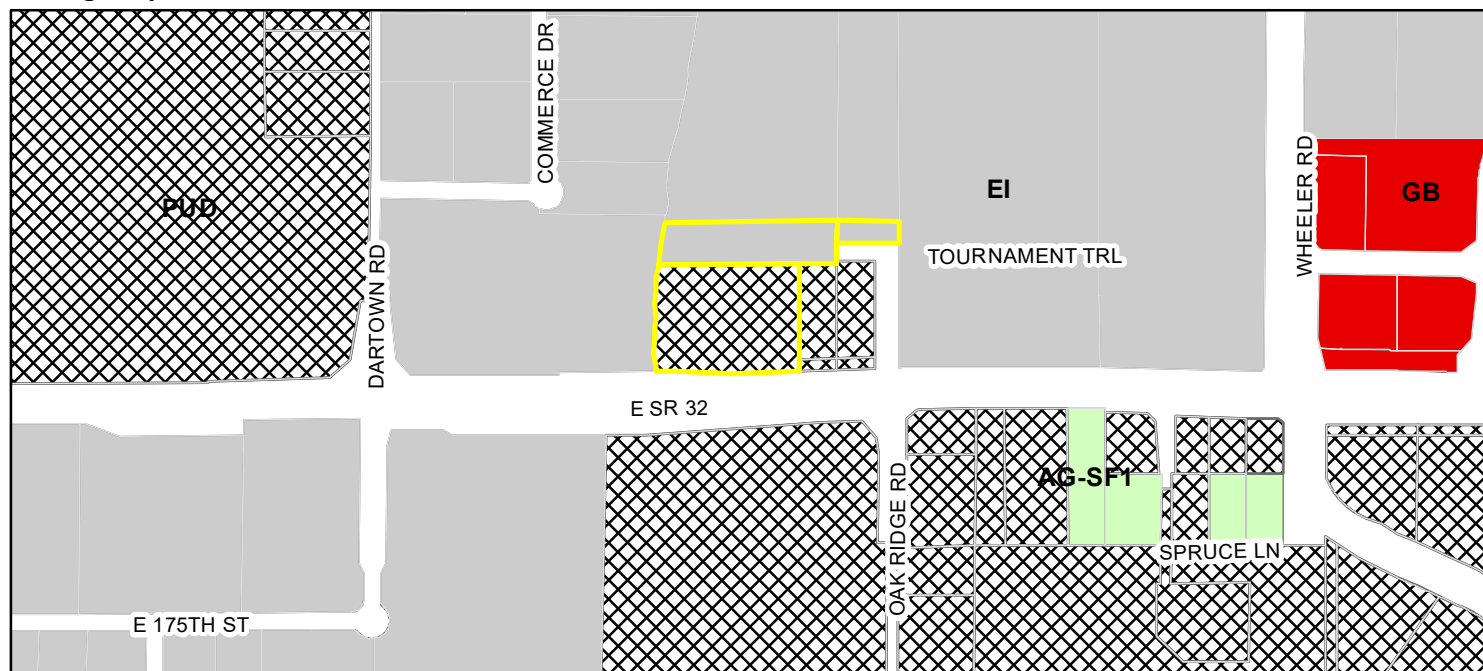
Not To Scale

Aerial Location Map

 Site

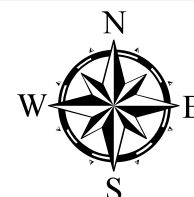


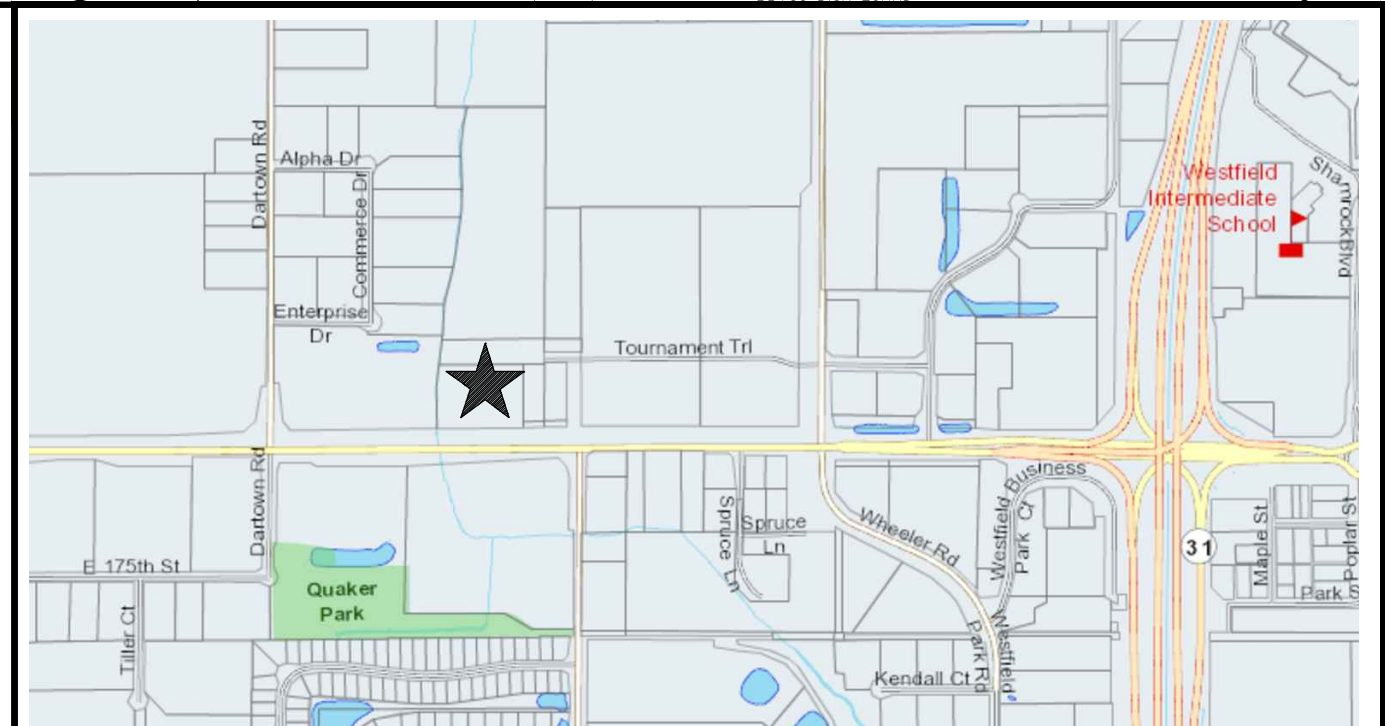
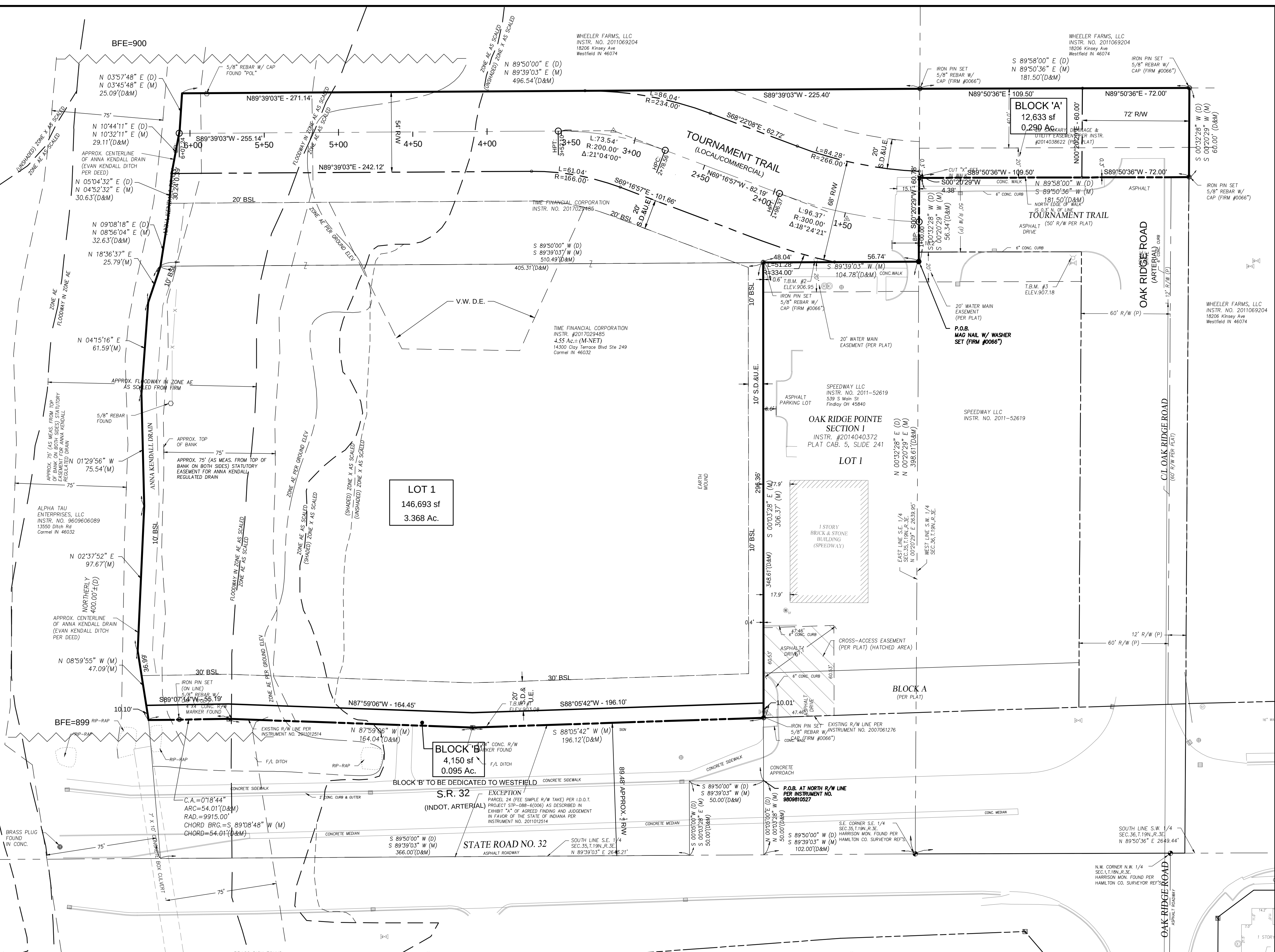
Zoning Map



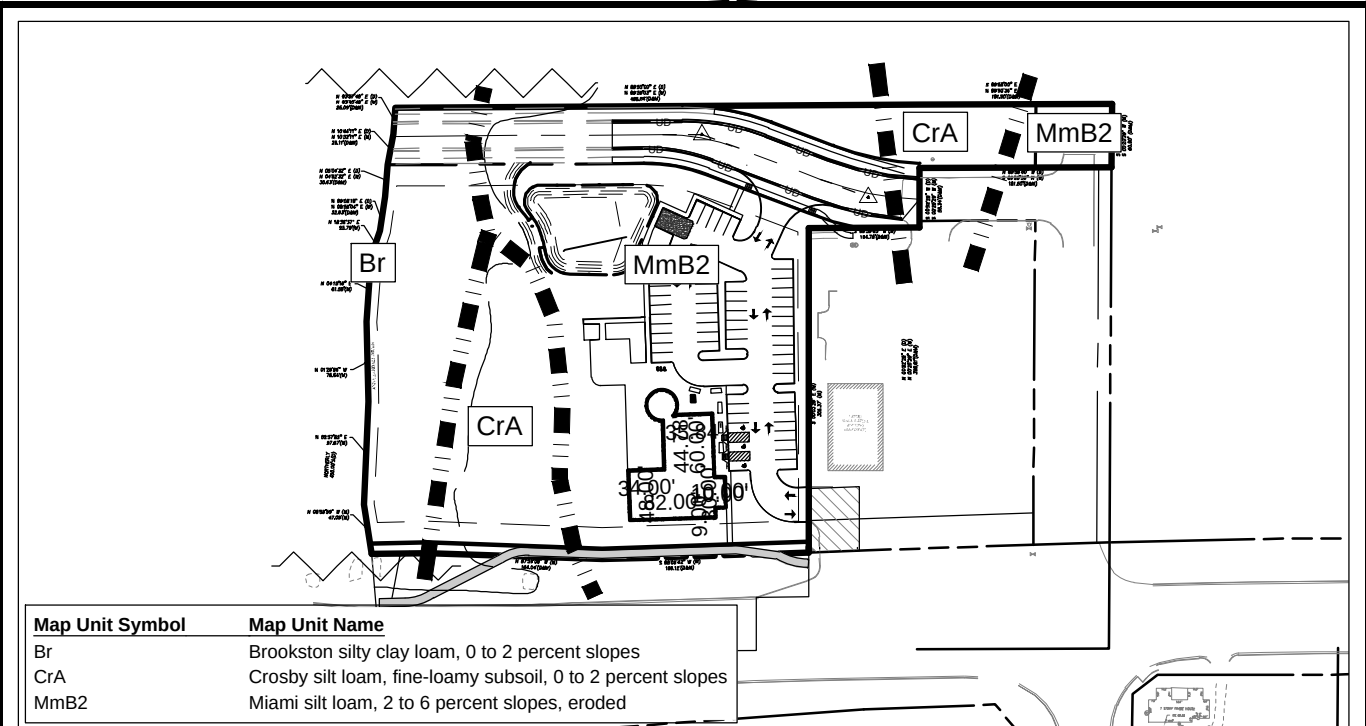
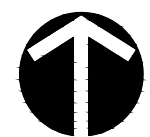
Legend

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

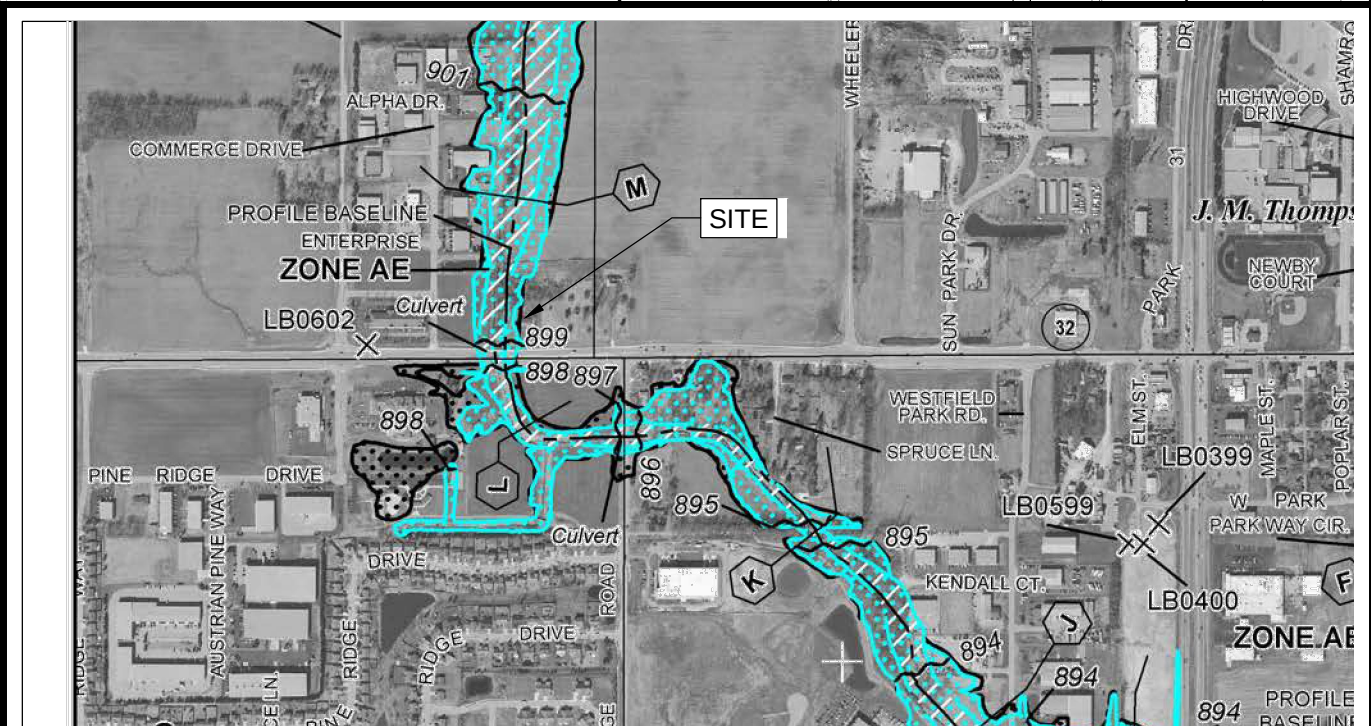
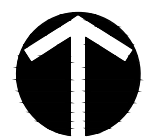




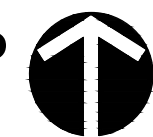
SITE VICINITY MAP



SOILS MAP



FLOOD INSURANCE RATE MAP



ABBREVIATIONS AND TERMS

RD&UE	= REGULATED DRAIN AND UTILITY EASEMENT
D&UE	= DRAINAGE AND UTILITY EASEMENT
SD&UE	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
W&UE	= WATER AND UTILITY EASEMENT
SE	= SANITARY EASEMENT
SAN	= SANITARY SEWER
HC	= HANDICAP RAMP
ME	= MATCH EXISTING
STM	= STORM SEWER
MPE	= MINIMUM PAD ELEVATION
NP	= NORMAL POOL
ELEV. EL	= ELEVATION
TYP	= TYPICAL
PR	= PROPOSED
EX	= EXISTING
R	= RADIUS
B-B	= BACK TO BACK
R/W	= RIGHT OF WAY
LF	= LINEAR FEET

RECORD LEGAL DESCRIPTION (RECITED FROM INSTRUMENT #2017029485)

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST (ASSUMED BEARING), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 398.61 FEET TO A 5/8 INCH REBAR WITH RED CAP STAMPED FIRM 0066, (HEREINAFTER REFERRED TO AS REBAR) AT THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION, 510.49 FEET TO THE CENTERLINE OF THE EVAN KENDALL DITCH AS NOW LOCATED; THENCE NORTH 08 DEGREES 08 MINUTES 18 SECONDS EAST ALONG SAID CENTERLINE, 32.63 FEET; THENCE NORTH 05 DEGREES 04 MINUTES 32 SECONDS EAST, ALONG SAID CENTERLINE, 30.63 FEET; THENCE NORTH 10 DEGREES 44 MINUTES 11 SECONDS EAST, ALONG SAID CENTERLINE, 29.11 FEET; THENCE NORTH 03 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 25.09 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION, 181.50 FEET TO A REBAR; THENCE SOUTH 00 DEGREES 32 MINUTES 28 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION, 60.00 FEET TO A REBAR; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 181.50 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 32 MINUTES 28 SECONDS WEST, ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER SECTION, 58.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.593 ACRES, MORE OR LESS.

AND

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE THEREOF, 102.00 FEET TO THE SOUTHWEST CORNER OF A 2.841 ACRE TRACT OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200300096364 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 PER DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 9809810527 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 50.00 FEET TO A 5/8 INCH REBAR WITH RED CAP; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 366.11 FEET TO THE CENTERLINE OF THE EVAN KENDALL DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DITCH 400.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID HALF-QUARTER 405.31 FEET, MORE OR LESS; TO THE NORTHWEST CORNER OF THE AFORESAID 2.841 ACRE TRACT; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 348.61 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.745 ACRES, MORE OR LESS; EXCEPTING THEREFROM THAT TRACT OF LAND BEING 0.793 ACRES, MORE OR LESS, IDENTIFIED AS "PARCEL 24, FEE SIMPLE" AND AS DESCRIBED IN EXHIBIT 'A' IN AGREED FINDINGS AND JUDGEMENT IN FAVOR OF THE STATE OF INDIANA, THE TRANSCRIPT OF WHICH IS RECORDED MARCH 24, 2011 AS INSTRUMENT NUMBER 2011012514 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

SURVEY NOTES:

ALTA/LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY HAHN SURVEYING GROUP, INC. (PROJ. #170504) DATED OCTOBER 17, 2017.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK: DEPT. OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12" SET IN TOP OF A CONCRETE POST LOCATED AT THE S.W. CORNER OF 186TH STREET AND CASEY ROAD. ELEV. 910.25 (NAVD 1988)

T.B.M. #1: BENCH TIE SET (1" UP) IN SOUTH SIDE OF UTILITY POLE LOCATED 39' NORTH OF THE NORTH CURB OF STATE ROAD 32 AND 462' WEST OF THE CENTERLINE OF OAK RIDGE ROAD. ELEV. 903.08 (NAVD 1988)

T.B.M. #2: CUT "X" SET ON HEX NUT OF FIRE HYDRANT LOCATED 400' NORTH AND 243' WEST OF CENTERLINE INTERSECTION OF STATE ROAD 32 AT OAK RIDGE ROAD. ELEV. 907.18 (NAVD 1988)

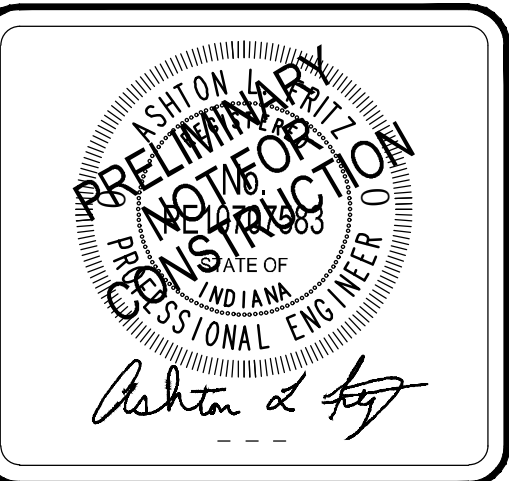
T.B.M. #3: CUT "X" SET ON HEX NUT OF FIRE HYDRANT LOCATED 400' NORTH AND 58' WEST OF CENTERLINE INTERSECTION OF STATE ROAD 32 AT OAK RIDGE ROAD. ELEV. 906.95 (NAVD 1988)

LANDSCAPE NOTES

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

FLOOD ZONE:

THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE "X" UN-SHADED, AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE AE; AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM MAP NUMBER 18057C0120G, DATED NOVEMBER 19, 2014.



REV.	PER TAC COMMENTS	5/14/2018	AF

GENERAL NOTES / LEGEND:

PROJECT:

BIRDIES ENTERTAINMENT

PROJECT LOCATION:
632 E. S.R. 32
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
S35, T19N, R3E

CLIENT:

JRF CONSTRUCTION
233 E. 175TH STREET
WESTFIELD, IN 46074

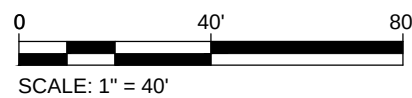
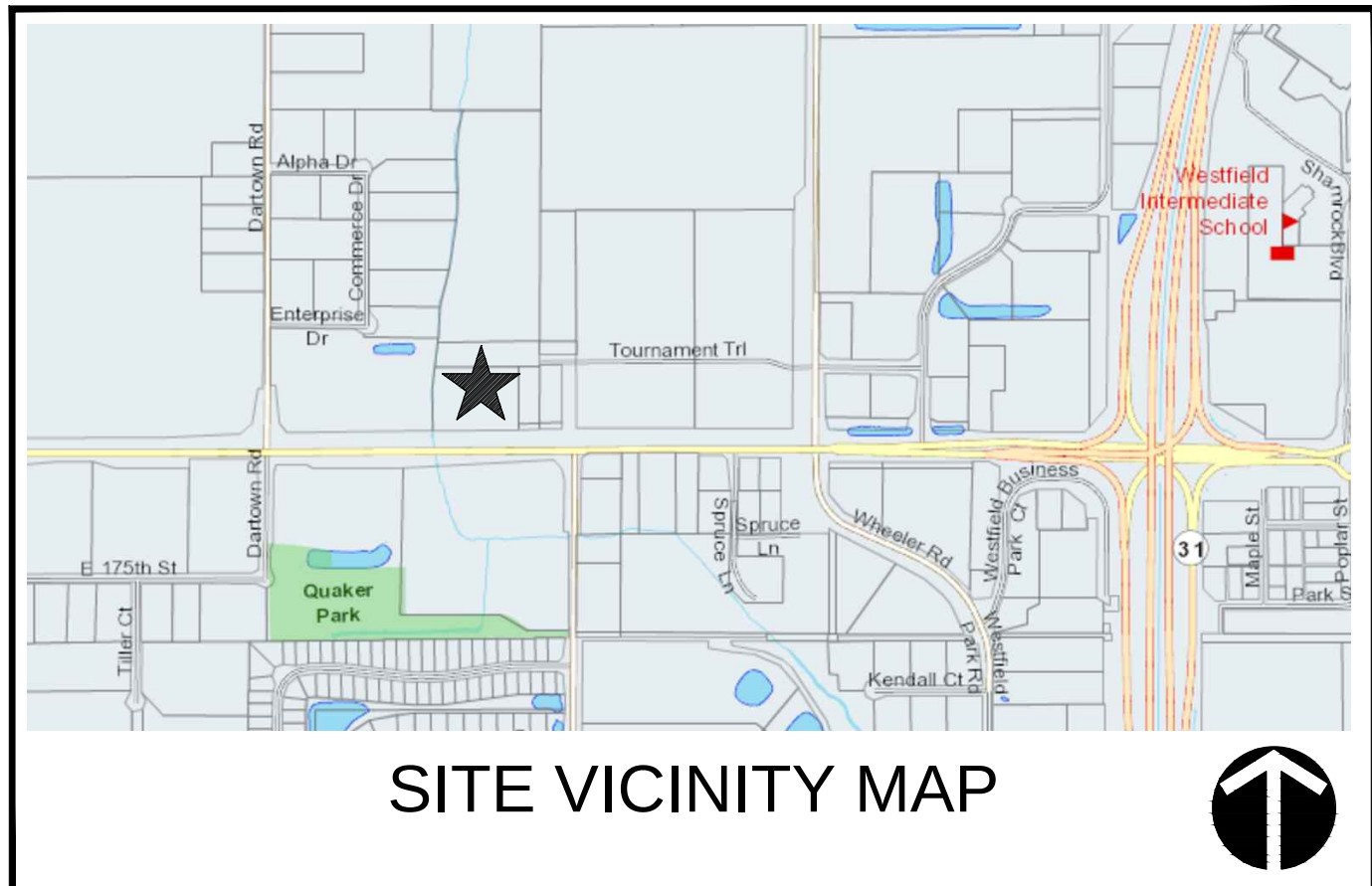
PLAN DATE:

3/2/2018

DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO.: 1801006

SHEET NAME NO.:
PRIMARY PLAT

PP-1



GENERAL NOTES / LEGEND:

CLIENT:	JRF CONSTRUCTION
233 E. 175TH STREET WESTFIELD, IN 46074	

PLAN DATE:		
3/2/2018		
DESIGN:	CHECK:	DRAWN:
AF	AF	KG
PROJECT NO.		
1801006		
SHEET NAME / NO.		
OVERALL DEVELOPMENT PLAN		
ODP-1		

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35,
THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST (ASSUMED BEARING), ALONG
THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 396.61 FEET TO A 5/8 INCH REBAR;
THENCE SOUTH 75 DEGREES 57 MINUTES 59 SECONDS WEST, ALONG SAID REBAR, 100.00 FEET
BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, PARALLEL WITH THE
SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 510.49 FEET TO THE CENTERLINE OF THE
EAST-BOUND DITCH; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID
EAST-BOUND ALONG SAID CENTERLINE, 32.63 FEET; THENCE NORTH 05 DEGREES 04 MINUTES 32
SECONDS EAST, ALONG SAID CENTERLINE, 30.63 FEET; THENCE NORTH 10 DEGREES 44 MINUTES
11 SECONDS EAST, ALONG SAID CENTERLINE, 29.11 FEET; THENCE NORTH 03 DEGREES 57
MINUTES 59 SECONDS EAST, ALONG SAID CENTERLINE, 100.00 FEET TO A 5/8 INCH REBAR;
THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF
SAID SOUTHEAST QUARTER SECTION, 495.54 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION;
THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, 100.00
FEET TO SAID SOUTHWEST QUARTER SECTION, 181.50 FEET TO A REBAR, THENCE SOUTH 00 DEGREES
32 MINUTES 28 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER
SECTION, 510.49 FEET TO THE CENTERLINE OF THE EAST-BOUND DITCH; THENCE SOUTH 89
DEGREES 50 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 181.50 FEET TO A
POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00
DEGREES 32 MINUTES 28 SECONDS WEST, ALONG SAID WEST LINE OF SAID SOUTHWEST
QUARTER SECTION, 56.34 FEET TO THE POINT BEGINNING, CONTAINING 1,553 ACRES.

MORE OR LESS.

AND

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE THEREOF 1020.00 FEET TO THE SOUTHWEST CORNER OF A 2.841 ACRE TRACT OF REAL ESTATE HEREIN REFERRED TO AS "WATER LOT"; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 PER DEDICATION OF PUBLIC RIGHT-OF-WAY OF THE RECORDOR OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 PER DEDICATION OF PUBLIC RIGHT-OF-WAY OF THE RECORDOR OF HAMILTON COUNTY, INDIANA; AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 50.00 FEET TO A 5/8 INCH REBAR WITH RED CAP; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH SAID REBAR 366.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THE 40.00 FEET KENDALL DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DITCH 40.00 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID DITCH WITH THE 50.00 FEET PARALLEL LINE OF SAID HALF-QUARTER 405.31 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE AFORESAID 2.841 ACRE TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHWEST CORNER OF SAID 2.841 ACRE TRACT 50.00 FEET, MORE OR LESS, TO THE WEST LINE OF SAID HALF-QUARTER 405.31 FEET, MORE OR LESS; EXCEPTING THEREFROM THAT TRACT OF LAND BEING 0.793 ACRES, MORE OR LESS, IDENTIFIED AS "PARCEL 2A, FEE SIMPLE" AND AS DESCRIBED IN EXHIBIT "A" IN AGREED FINDING AND JUDGEMENT IN FAVOR OF THE STATE OF INDIANA, AND THE WEST LINE OF SAID HALF-QUARTER SECTION, AND THE POINT OF BEGINNING; DOCUMENT NUMBER 201101254 IN THE OFFICE OF THE RECORDOR OF HAMILTON COUNTY, INDIANA.

ALTA/LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY HAHN SURVEYING
GROUP, INC. (PROJ. #170504) DATED OCTOBER 17, 2017.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK: DEPT. OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12" SET IN TOP OF A CONCRETE POST LOCATED AT THE S.W. CORNER OF 186TH STREET AND CASEY ROAD.
ELEV. 910.25 (NAVD 1988)

T.B.M. #1: BENCH TIE SET (1' UP) IN SOUTH SIDE OF UTILITY POLE LOCATED 39' NORTH OF THE NORTH CURB OF STATE ROAD 32 AND 462' WEST OF THE CENTERLINE OF OAK RIDGE ROAD.
ELEV. 903.08 (NAVD 1988)

T.B.M. #2: CUT "X" SET ON HEX NUT OF FIRE HYDRANT LOCATED 400' NORTH AND 243' WEST OF CENTERLINE INTERSECTION OF STATE ROAD 32 AT OAK RIDGE ROAD.
ELEV. 907.18 (NAVD 1988)

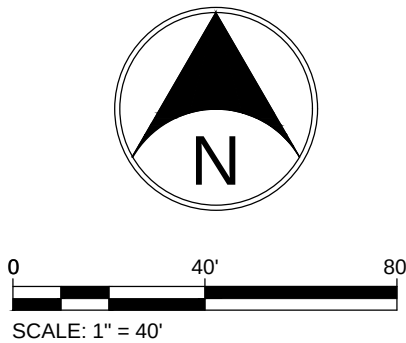
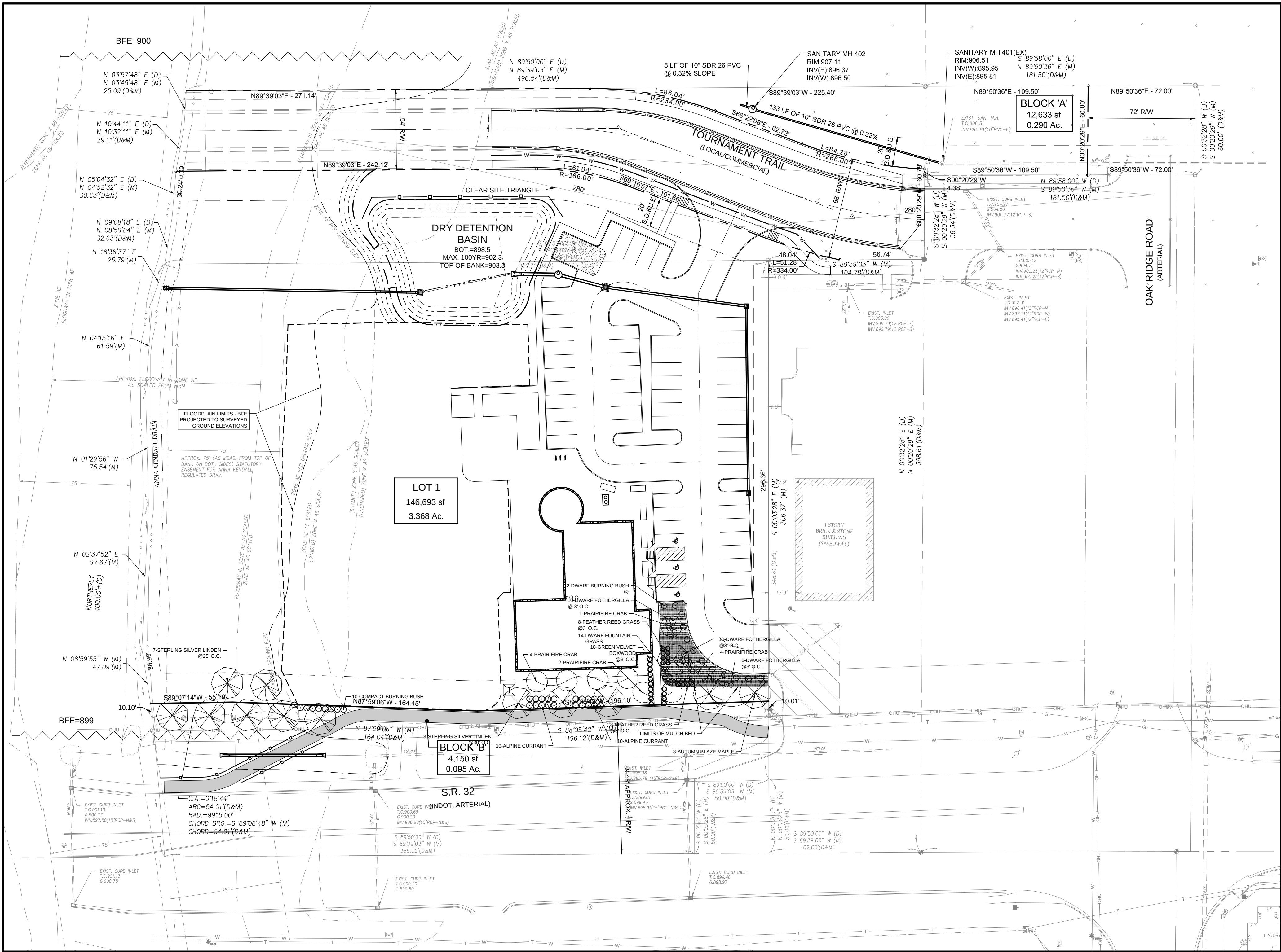
T.B.M. #3: CUT "X" SET ON HEX NUT OF FIRE HYDRANT LOCATED 400' NORTH AND 58' WEST OF CENTERLINE INTERSECTION OF STATE ROAD 32 AT OAK RIDGE ROAD.
ELEV. 906.95(NAVD 1988)

LANDSCAPE NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' 'UN-SHADED', AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE 'AE', AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM MAP NUMBER 18057C0120G, DATED NOVEMBER 19, 2014.

STANDARD SPACES:	56
ADA SPACES:	3
TOTAL SPACES:	59



LANDSCAPE NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY
NOT FOR
CONSTRUCTION
DATE OF
INDIANA
PROFESSIONAL ENGINEER
01/11/2018
Ashton & Fritz

REV.	PER TAC COMMENTS	3/27/2018	AF
1	REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

BIRDIES ENTERTAINMENT

PROJECT LOCATION:
632 E. S.R. 32
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
S35, T19N, R3E

CLIENT:
JRF CONSTRUCTION
233 E. 175TH STREET
WESTFIELD, IN 46074

PLAN DATE:
3/2/2018

DESIGN: XX CHECK: XX DRAWN: XX

PROJECT NO.: 1801006

SHEET NAME / NO.:
OVERALL DEVELOPMENT LANDSCAPE PLAN ODP-2

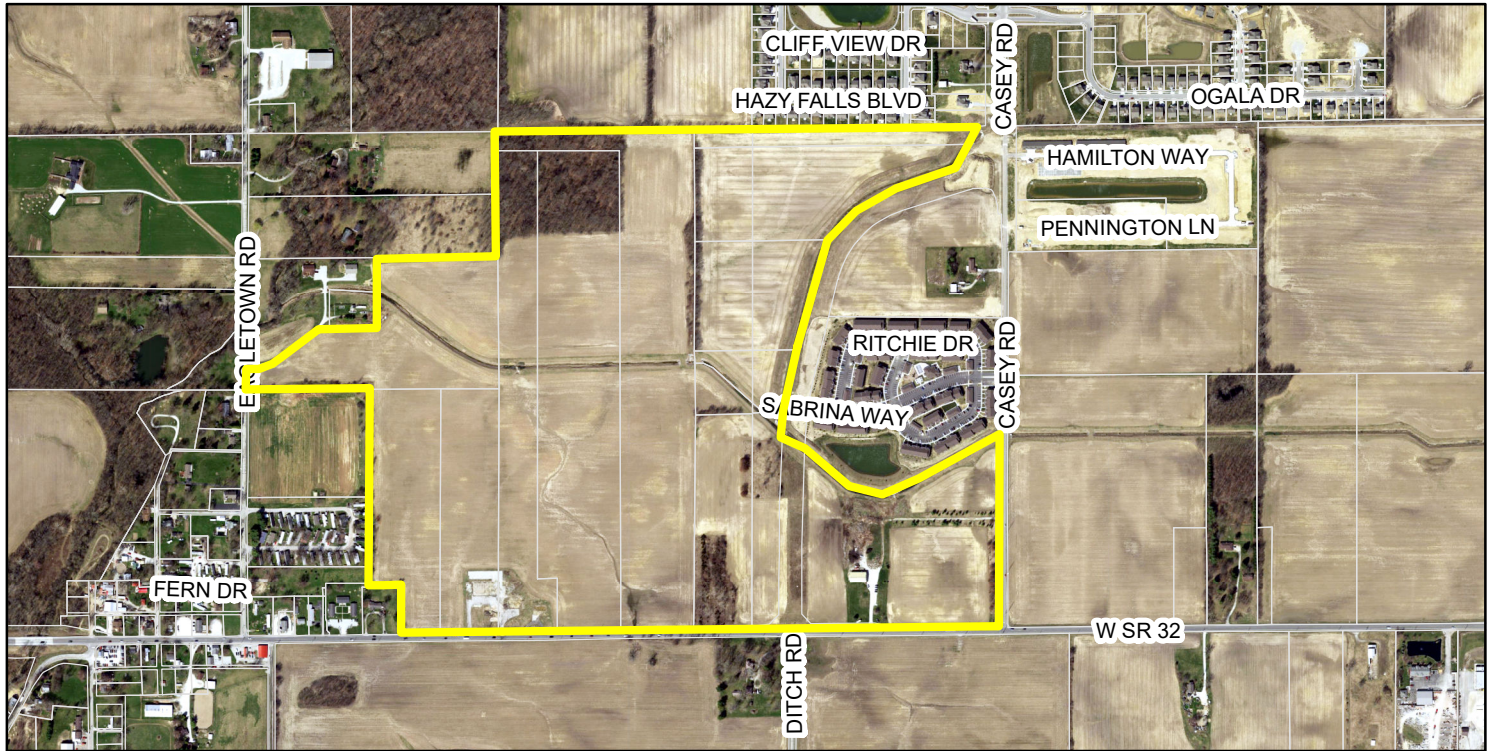
Property Location Map

Springmill Trails

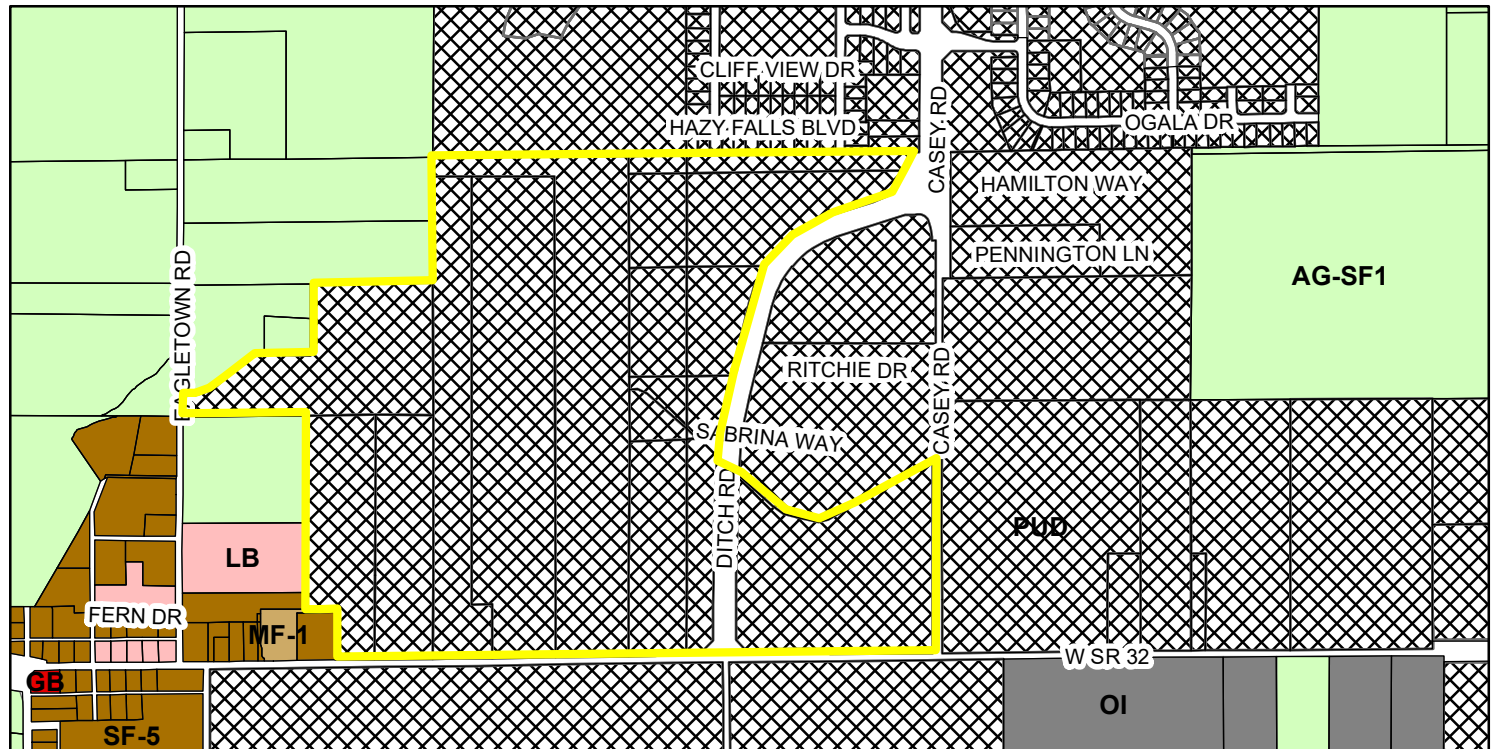
1803-SPP-03 & 1803-ODP-03



Aerial Location Map



Zoning Map



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

Minutes of the May 7, 2018 APC Meeting*Presented for approval: May 21, 2018*

Page 1 of 7

Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Monday, May 7, 2018, 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, Steve Hoover, Robert Horkay, Ginny Kelleher, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Andre Maue

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

APPROVAL OF MINUTES:

Motion: Approve April 16, 2018 Meeting Minutes as presented.

Motion: Schmitz; Second: Horkay. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No items for approval.

ITEMS OF BUSINESS**1801-PUD-01****Davis PUD**

West side of Ditch Road, between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.

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

APC Member Woodard recused himself at 7:04 p.m.

Todd presented a summary of this project and highlighted the major changes since the public hearing, including a redesign of the project layout; the reduction of the maximum number of lots from 145 lots to 125 lots; the addition of new residential areas and relevant standards; the modification and addition of architectural standards; and the modification of the buffer yard standards.

Paul Estridge, the petitioner, presented an overview of this project and changes made since the January 16, 2018 Public Hearing. He addressed how the proposal matched up to the City's Comprehensive Plan and other statutory considerations for a change in zoning request. During his presentation, he also committed to the following:

1. That Estridge Homes would be the sole Developer of this site;
2. That Estridge Homes would not allow or approve "national builders" to build within the project;

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

Minutes of the May 7, 2018 APC Meeting*Presented for approval: May 21, 2018*

Page 2 of 7

Schmitz asked if these commitments were in the documents before the APC now.

Estridge replied that no, they were submitted earlier in the day.

Kelleher expressed appreciation for the petitioner's earlier remarks. She asked out whether production homes would be allowed.

Estridge replied that there would be only custom homes.

Hoover asked for clarification regarding the calculation of open space. Specifically, he asked if the portion of the buffer yard that is privately owned would be included in the open space calculation.

Estridge replied that privately owned property is not included in the 27% open space requirement.

Smith stated his following concerns with the proposal: discomfort with recent petitioners' practice of last minute changes; APC members' discussion and communication protocol; the project does not comply with City standards; the petitioner's commitments are not in writing; buffers along adjacent properties suffer as a result of verbal commitments; and private properties should not be part of the buffer yard or open space.

Willis stated that he is very unhappy with this process and that he is frustrated with the state of the Comprehensive Plan. He wonders how the community defines density. He expressed his support of the proposal. He stated that he thinks the architecture is diverse and feels that this is a good project.

Kelleher stated that she is pleased that Estridge is committing to custom homes in Area D and that Estridge will be the building in at least Area C. She questioned the types of homes to be built in Areas B and C.

Estridge stated that the homes in Area B would be similar to, or nicer than, the Tarkington collection of homes that he is building in the Flat Fork neighborhood in Fishers, and that those built in Area C will be nicer than the Tarkington collection.

Kelleher also expressed concern regarding the average lot size in Area C.

Estridge explained that the northern half of the lots will be at least 18,250 SF in size, and specifically, lots west of lake in Area D would be at least 20,000 SF in size. He added that the development's overall average 13,500 SF in size.

Smith asked how the average lot size commitment would be ensured.

Estridge indicated that this would happen on the Primary Plat.

Discussion between the APC and the petitioner took place regarding clarification concerning the size of buffers.

Schmitz requested that all of the commitments made this evening be put into writing.

Estridge agreed.

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

Minutes of the May 7, 2018 APC Meeting*Presented for approval: May 21, 2018*

Page 3 of 7

Horkay stated he is pleased with the changes and commitments made by the petitioner.

Hoover explained his participation in the process, and that he is pleased with the great thought that has gone into the changes and commitments made by the petitioner. He expressed his support for the project, and stated that he feels that these are the best architectural requirement the city has approved.

Motion: Send 1801-PUD-01 to the City Council with a positive recommendation with the condition that the following verbal commitments made by Paul Estridge be incorporated into either the PUD Ordinance or written commitments prior to appearing before the City Council for adoption consideration:

1. That Estridge Homes would be the sole Developer of this site;
2. That Estridge Homes would not allow or approve “national builders” to build within the project;
3. That Estridge will be the sole builder in Areas B & C;
4. That all homes built in Area D and Area E would be custom homes.

Motion: Hoover; second, Willis. Motion passed. Vote: 6-1 (Smith).

APC Member Woodard returned at 7:55 p.m.

PUBLIC HEARING ITEMS**1803-PUD-08**

[PUBLIC HEARING]

Wheeler Landing PUD District*Northwest Corner of SR 32 and Wheeler Road*

Wheeler Farms LLC by Church, Church, Hittle and Antrim Law requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing PUD District.

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

Todd summarized this request for a change in zoning.

Nick Churchill, on behalf of the Wheeler family, presented an overview of the proposed mixed-use project. He highlighted the fact that Area 1 would be pedestrian focused. He announced that the Wheeler family, Westfield-Washington Schools, and the YMCA of Greater Indianapolis have signed a Memorandum of Understanding to contemplate the development of a full service YMCA/Natatorium on 10 acres of the Wheeler property near the Monon Trail and 181st Street.

Public Hearing for 1803-PUD-08 opened at 8:06 p.m.

Birch Dalton, 555 East Main Street, representing Edgerock Development; commented that a traffic plan including a traffic study is needed. He stated that Wheeler Road is not ready to accommodate a high level of traffic. He also stated that multi-family is not needed here and there is too much multi-family planned that is not yet built.

Sharon Williams, 807 East State Road 32; stated she is not against the project, but is against possible flooding and that the 183rd Street pond is failing.

Public Hearing for 1803-PUD-08 closed at 8:13 p.m.

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

Minutes of the May 7, 2018 APC Meeting*Presented for approval: May 21, 2018*

Page 4 of 7

Churchill stated he had met with Birch Dalton and Phil Sundling, Director of the Westfield Public Works Department. He stated that the City has studied this area and that an additional study is not necessary. He said that Areas 1, 2, and 3 were planned to be intense in use and feels that Oak Ridge Road is the solution to traffic issues on Wheeler Road.

Kelleher stated that this area will have an intense traffic pattern and she hopes that the traffic patterns are planned and designed for the long run not the short term.

Willis asked if Oak Ridge Road would extend to 186th Street or end at 181st Street.

Churchill responded that at this time, the Oak Ridge Road segment that is associated with this project would go to 181st Street. He added that north of 181st Street, the right-of-way would be split with the Grand Park Village PUD.

Hoover stated that traffic is one of the biggest concerns of this project and needs to be worked out. He asked if the roads shown in the concept plan in the PUD Ordinance might be changed.

Skelton responded that the City and the petitioner have met several times over the past two years, and that there has been quite a lot of thoughtful planning that has gone into the layout and design of the proposal.

**1805-ODP-07 &
1805-SPP-07**
[PUBLIC HEARING]

IMMI Campus

18881 IMMI Way

Anthony Properties LP by Weihe Engineers requests Overall Development Plan and Primary Plat review for two (2) commercial lots on approximately 39 acres +/- in the EI: Enclosed Industrial and LB: Local Business Districts.

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

APC member Graham recused himself at 8:22 p.m.

Crabtree presented an overview of this request for Overall Development Plan and Primary Plat review for two (2) commercial lots on the IMMI Campus.

Public Hearing for 1805-ODP-07 & 1805-SPP-07 opened at 8:25 p.m.

No public comments.

Public Hearing for 1805-ODP-07 & 1805-SPP-07 closed at 8:26 p.m.

APC member Graham returned at 8:27 p.m.

**1805-ODP-08 &
1805-SPP-08**
[PUBLIC HEARING]

Landing at Monon Marketplace

Southwest Corner of US 31 and SR 32

Edgerock Development, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres +/- in the Gateway Southwest PUD District.

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

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

Minutes of the May 7, 2018 APC Meeting*Presented for approval: May 21, 2018*

Page 5 of 7

Todd summarized this request for Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres.

Jesse Pohlman with Onpointe Land Matters, on behalf Edgerock Development, presented an overview of the proposed project. He indicated that a new restaurant, Big Woods Brewery, would be locating here.

Public Hearing for 1805-ODP-08 & 1805-SPP-08 opened at 8:29 p.m.

No public comments.

Public Hearing for 1805-ODP-08 & 1805-SPP-08 closed at 8:30 p.m.

No Commission comments.

**1805-ODP-09 &
1805-SPP-09**
[PUBLIC HEARING]

Setters Manor*14710 Inez Setters Lane*

Davis Building Group, LLC by Stoeppelwerth and Associates, Inc. requests an Overall Development Plan and Primary Plat review of 12 lots on 5.53 acres +/- in the SF3: Single-Family Medium Density District.
(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)

Pleasant summarized this request for Overall Development Plan and Primary Plat review of 12 lots on 5.53 acres

Gordan Kritz with Stoeppelwerth, representing Davis Building Group, LLC, presented the details of the proposal.

Public Hearing for 1805-ODP-09 & 1805-SPP-09 opened at 8:32 p.m.

Rebecca Ogle, 3860 Madeline Lane on behalf of Setters Place HOA; presented four concerns from the HOA. 1) That the new additional homeowners contribute financially for the support of common area amenities. 2) That the neighborhood's streets remain in the same or better condition than their current condition. 3) Would like the traffic flow through the neighborhood examined. 4) The HOA has a desire for connected pathways and feels the new development could assist in creating this.

Carl Corvin, 14767 Straley Court on behalf of Setters Run HOA; questioned sewage connections and drainage issues. He stated that the neighbors had concern with flooding. He requested more time to resolve the residents' concerns with Davis.

Leslie Moore, 14720 Setters Road; asked about draining and how dry detention or underground detention would impact existing trees. She requested that more trees be planted. She wanted to ensure that her yard does not flood as a result of this development.

Daniel Uselmann, 14745 Straley Court; stated that he is concerned with drainage on the west side of the project. He also expressed concern regarding the impact to mature trees.

Tim Drudge, 3907 Brasseur Lane; stated that he is against this project; however, if this passes he would like several trees planted as a buffer. He asked about the price point of the proposed homes.

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

Minutes of the May 7, 2018 APC Meeting*Presented for approval: May 21, 2018*

Page 6 of 7

Public Hearing for 1805-ODP-09 & 1805-SPP-09 closed at 8:42 p.m.

Kritz responded that they hope to save as many trees as possible, but added that trees removed for drainage purposes will be replaced as discussed with neighbors. He further added that the drainage concerns will be addressed with their development. He stated that they will consult a traffic engineer to determine the need for a traffic impact study. He concluded by noting that perimeter pathways will be included with the project.

Brad Davis, Davis Homes, added that the anticipated price point of the homes would be \$350,000 and up. He added that the price of lots would be around \$90,000. He stated that he would be willing to be a financial part of the Setters Place HOA. Davis also committed to be responsible for the condition of the current roads following construction.

Kelleher said that saving trees, drainage, and roads, are important considerations. She asked if there would be a temporary construction entrance.

Kritz responded that there is no place to put a temporary construction entrance.

Hoover recommend pathway connections.

Kelleher and Woodard asked about zoning clarification.

Schmitz requested that the developer maintain communication with the HOAs. He also asked about signage for the new development.

Woodard asked about the new residents' involvement in the HOA.

Davis said that he felt this was a good idea and would discuss it with the neighbors.

CONTINUED ITEMS

**1803-ODP-03 &
1803-SPP-03**
[CONTINUED]

Springmill Trails*Northwest Corner of SR 32 and Ditch Road*

Weihe Engineers requests Primary Plat and Overall Development Plan review of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

**1706-ODP-05 &
1706-SPP-05**
[CONTINUED]

Birdies*632 East State Road 32*

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District.

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

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

Minutes of the May 7, 2018 APC Meeting

Presented for approval: May 21, 2018

Page 7 of 7

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Hoover; second, Willis. Motion passed. Vote: 8-0.

The meeting adjourned at 8:53 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary