

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_11_21_2022

Monday, November 21, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 21, 2022 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Conference

**Westfield City Services Center
Main Level Meeting Room
2728 East 171st Street, Westfield, IN 46074**

Live stream unavailable, will be posted 11/22/22

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

November 9, 2022 APC Minutes

Documents: [November 9, 2022 APC Minutes](#)

Update to 2023 Schedule of Meetings

Documents: [Proposed Update to 2023 APC Schedule of Meetings](#)

Review APC Rules & Procedures

CONSENT AGENDA

2209-DDP-29

Urban Apples

18326 Spring Mill Road

Herron Holdings, LLC, represented by Civil Site Group, Inc, requests Detailed Development Plan approval of a 7,634 square foot building addition on 23.71 acres located in the Spring Mill Market PUD District

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

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

2210-DDP-34

Westfield Public Library and Trustee's Office

South West Corner of Westfield Boulevard & Park Street

Westfield Public Library, represented by Weihe Engineering, requests Detailed Development Plan approval of a 32,000 square foot institutional building on 4.13 acres located in the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Foundation Plantings](#)

2210-DDP-38

Grand Millennium Medical Office Building

South West Corner of Westfield Boulevard & Park Street

18th Street Development LLC, represented by Kimley-Horn and Associates, Inc, requests Detailed Development Plan approval of a 60,000 square foot medical office building on 4.3 acres located in the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

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

2210-SFP-40

Grand Millennium Infrastructure and Common Area

South West Corner of Westfield Boulevard & Park Street

31/32 Investors LLC requests Detailed Development Plan approval of infrastructure and Common Areas on 2.25 acres in the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

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

2211-DDP-41

Roush Pole Barn Expansion

525 David Brown Drive

Tom Roush Auto Group requests Detailed Development Plan approval of a 2,000 square foot addition to an existing accessory structure, located on 8 acres +/- in the GB: General Business - Planned Development (GB-PD) District

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

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

WORKSHOP ITEMS

2207-PUD-13 [WORKSHOP]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District

standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Documents: [Exhibit 1: Project Location Map](#) | [Exhibit 2: Issue List](#) | [Exhibit 3: Concept Site Plan](#) | [Exhibit 4: District Plan](#) | [Exhibit 5: Harvest Trail Sec. 1 Construction Plans](#) | [Exhibit 6: Harvest Trail Sec. 1 Plat](#) | [Exhibit 7: Woods Robinson Briggs Plat](#) | [Exhibit 8: Fountain Location Letter](#) | [Exhibit 9: Draft Ordinance 22-19](#)

MISCELLANEOUS ITEMS

Department Presentation

Westfield-Washington Township Nonresidential Inventory Presentation.

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

Documents: [Nonresidential Inventory, Part 1](#) | [Nonresidential Inventory, Part 2](#)

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2206-PUD-11-06 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2209-DDP-29

Project Name: Urban Apples (Spring Mill Market)

Subject Site Address: Parcel no. 08-05-34-00-00-010.001; 18326 Spring Mill Rd

Petitioner: Herron Holdings, LLC

Representative: Civil Site Group, Inc

Request: Detailed Development Plan approval of a 7,634 sq ft building addition and other site improvements on 23.71 acres located in the Urban Apples PUD District

Current Zoning: Urban Apples PUD

Current Land Use: Commercial

Approximate Acreage: +/- 23.71 acres

Property History: Urban Apples PUD (Ord. 21-34)
Final Plat (2104-SFP-27)

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site. The site design pays special attention to tree preservation, including incorporating a 35' oak tree into the required parking lot landscaping.

PROJECT DESCRIPTION

This project is a Detailed Development Plan approval of the first phase of the Urban Apples development, located in the Urban Apples PUD District and comprising of a 7,634 sq ft building addition and other site improvements on 23.71 acres. Specific improvements include 400 seasonal parking spaces, internal sidewalks and paths, orchards, and sound buffering plantings for the future music shelter.



PUD DISTRICT DEVELOPMENT STANDARDS [Urban Apples PUD District (Ord. 21-34)]

The plans comply. Standards of interest are noted below.

Section 5: Permitted Uses

Section 6: General Regulations

- 6.1. Minimum Building Setback Line: 50' from Springmill Rd
30' from all other District property lines
- 6.2. Maximum Building Height: 45'

Section 7: Development Standards

7.1. Architectural Standards

C. Cidery Area:

- i. The Principal Building within the Cidery Area (the "Cidery Building") shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit C.

Comment: Provided architectural rendering is identical to Exhibit C of the PUD

7.2. Landscaping Standards

- A. General Screening Standards
B. Minimum Lot Landscaping Requirements

Business Use (6.58 acres)	Required	Provided	Difference
Shade Trees	66	92	+26
Evergreen/Ornamental Trees	66	66	+0
Shrubs	165	364	+199

Note: tree count includes 26 evergreens & 14 shade trees to be preserved

- C. Orchard Preservation and Planting: If not already planted at the time this Ordinance is adopted, apple trees shall be installed on the Real Estate in the locations and in substantial compliance with the areas labeled as "Orchard" on the Concept Plan. These trees shall be preserved and maintained as part of the horticultural operation on the Real Estate. All Orchard trees shall be planted by April 1, 2023.
- D. Mound Requirement: A landscaping mound of at least five (5) feet in height shall be constructed along the east side of the pond in substantial compliance with the mound shown on the Concept Plan. The mound shall be landscaped with five (5) shade trees, five (5) evergreen trees and twenty (20) shrubs per



one hundred (100) lineal feet of mounding. The mound and associated landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the Music Shelter.

Comment: orchard, mound, and mound plantings will be installed with this DDP

Mound Length (280')	Required	Provided	Difference
Shade Trees	14	14	0
Evergreen Trees	14	16	+2
Shrubs	56	56	0

7.3. Sign Standards

7.4. Parking and Loading Standards

AG-SF1 DISTRICT UNDERLYING DEVELOPMENT STANDARDS (ARTICLE 6 of UDO)

The plans comply with all applicable sections of Art. 6, Development Standards not modified by the PUD Ordinance.

Accessory Use and Building Standards (Article 6.1)

Architectural Standards (Article 6.2)

Building Standards (Article 6.4)

Height Standards (Article 6.6)

Landscaping Standards (Article 6.8)

- a) Minimum Lot Landscaping
- b) Foundation Plantings
- c) External Street Frontage Plantings
- d) Parking Area Landscaping
 - i) Interior Parking Area Islands
 - ii) Perimeter Parking Area Landscaping

Lighting Standards (Article 6.9)

Lot Standards (Article 6.10)

Outside Storage and Display (Article 6.12)

Parking and Loading Standards (Article 6.14)

Setback Standards (Article 6.16)



Sign Standards (Article 6.17)

Vision Clearance Standards (Article 6.19)

Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 1) Block Standards (Article 8.1)
- 2) Easement Standards (Article 8.3)
- 3) Monument and Marker Standards (Article 8.5)
- 4) Open Space and Amenity Standards (Article 8.6)
- 5) Pedestrian Network Standards (Article 8.7)
- 6) Storm Water Standards (Article 8.8)
- 7) Street and Right-of-Way Standards (Article 8.9)
- 8) Street Light Standards (Article 8.10)
- 9) Street Sign Standards (Article 8.11)
- 10) Surety Standards (Article 8.12)
- 11) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances.

Requested Action: Approve Detailed Development Plan 2209-DDP-29 with the following conditions:

1. That all necessary approvals be obtained from the Westfield Public Works Department prior to any work being done on the Property.

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/NSPS SURVEY DATED 04/22/2021 (JOB # B39528) & TOPOGRAPHIC SURVEY DATED 03/10/2022 (JOB # B40344) PREPARED BY MILLER SURVEYING, INC. THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME CITY OF WESTFIELD, COMMUNITY NUMBER 180083, MAP/PANEL NUMBER 18057C0120G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP #: 18057C0120G
EFFECTIVE DATE: NOVEMBER 19, 2014.

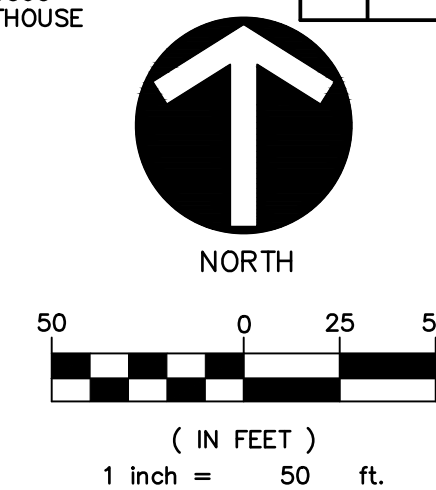
REFER TO ARCHITECTURAL &
FOUNDATION PLANS FOR ALL
BUILDING DIMENSIONS.

SURVEYOR:
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: NATHAN ALTHOUSE
(317) 773-2644

REV	DATE	DESCRIPTION	DES BY	APP BY
1	10/14/22	REVISIONS PER TAC HEARING/SITE PLAN	BSC	BSC

PROPOSED BUILDING ADDITION = 7,634± SF
LOT AREA = 23.71± Ac (SPRING MILL MARKET-LOT 2)
ZONING: PUD - URBAN APPLES (ORD #21-34)
PARKING SPACES PROVIDED = 332
PARKING SPACES REQ'D. = TBD by DIRECTOR
PERCENT OF COMPACT CAR SPACES = 0%

ANTICIPATED CONSTRUCTION START/END DATE
OCTOBER, 2022 / DECEMBER, 2023

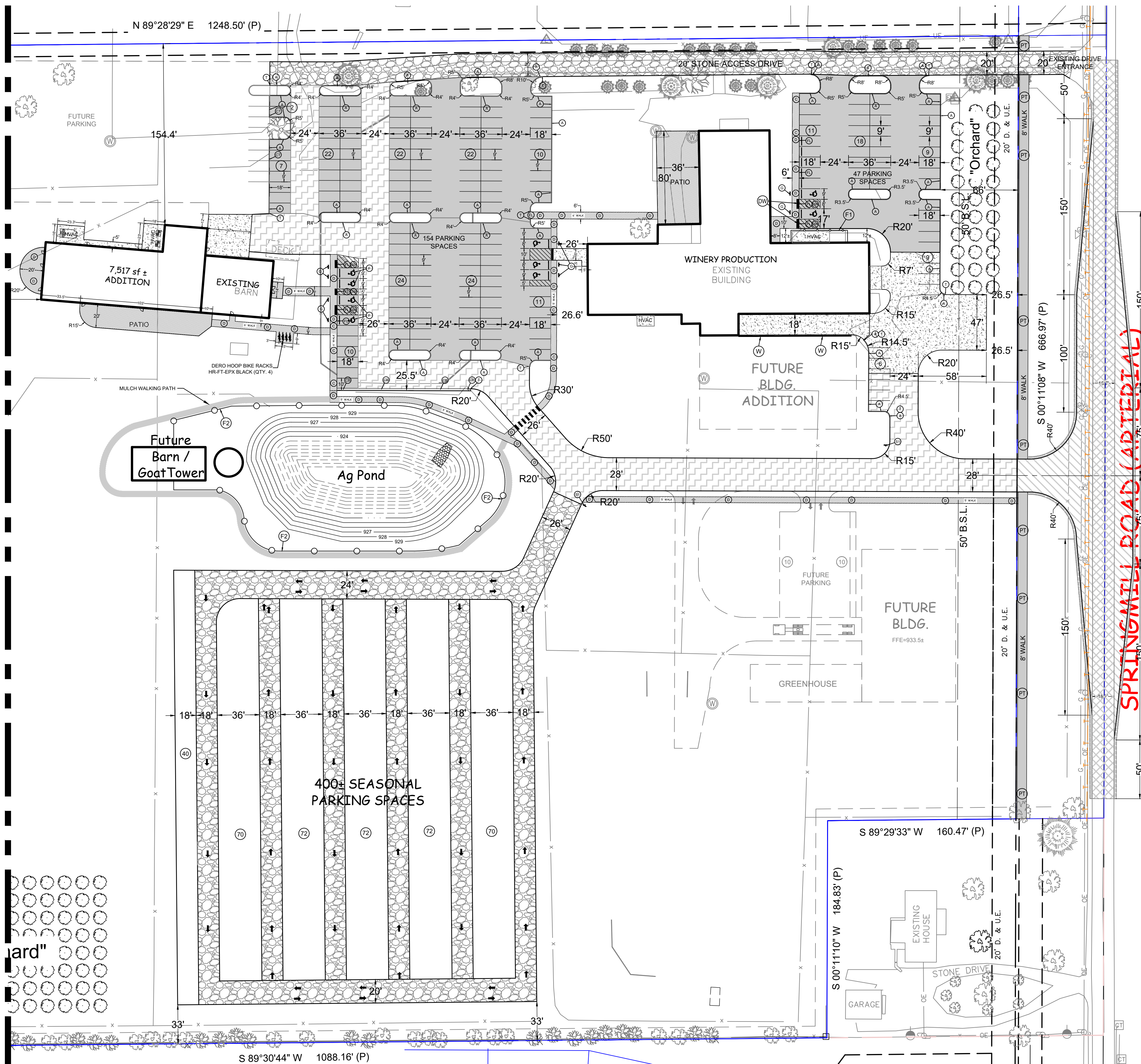


	PROPERTY ABSTRACT
	LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL 03/C7.0 1.5" - 165#/SYD. HMA BITUMINOUS SURFACE 9.5mm ON 2" - 220#/SYD. HMA BITUMINOUS INTERMEDIATE 19.0mm ON 6" COMPACTED AGGREGATE INDOT #53 BASE ON ENGR. APPROVED GEOGRID** ON COMPACTED SUBGRADE OR SUBGRADE TREATMENT TYPE 19. ** DESIGNATES CONSTRUCTION ALTERNATE
	HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 02/C7.0 1.5" - 165#/SYD. HMA BITUMINOUS SURFACE 9.5mm ON 3" - 330#/SYD. HMA BITUMINOUS INTERMEDIATE 19.0mm ON 8" COMPACTED AGGREGATE INDOT #53 BASE ON ENGR. APPROVED GEOGRID** ON COMPACTED SUBGRADE OR SUBGRADE TREATMENT TYPE 18. ** DESIGNATES CONSTRUCTION ALTERNATE
	ARTERIAL STREET ASPHALT PAVEMENT. SEE CITY OF WESTFIELD FIG. 2500-003 & 2501-013 1.5" - 165#/SYD. HMA BITUMINOUS SURFACE 9.5mm ON 2.5" - 275#/SYD. HMA BITUMINOUS INTERMEDIATE 19mm ON 5" - 550#/SYD. HMA BITUMINOUS BASE 25mm ON 6" COMPACTED AGGREGATE INDOT #53 BASE ON SUBGRADE TREATMENT TYPE 1C.
	MILL & RESURFACE EXISTING PAVEMENT SEE CITY OF WESTFIELD FIG. 2500-003 & 2501-013 1.5" - 165#/SYD. HMA BITUMINOUS SURFACE 9.5mm
	PROPOSED 6" CONCRETE PAVEMENT. SEE DETAIL 01/C7.0 DUMPSTER ENCLOSURE APPROACH/REACTION PAD = 8" CONC. PAVEMENT
	PROPOSED CONCRETE SIDEWALK. SEE PLAN NOTES FOR THICKNESS.
	PROPOSED PAINTED DIAGONAL STRIPED ISLAND

- (A) 6" STRAIGHT CONC. CURB. SEE DETAIL 05/C7.0
- (B6) 6" CONC. FILLED BOLLARD W/ THERMOPLASTIC COVER. SEE DETAIL 17/C7.0
- (C) COMBINED CURB & WALK. SEE DETAIL 04/C7.0
- (CB) COMBINED CONC. CURB & GUTTER - CITY OF WESTFIELD FIG. 2500--008 CURB & GUTTER (TYPE II). SEE DETAIL 01/C2.0
- (D) 4" THICK CONCRETE SIDEWALK - CITY OF WESTFIELD DETAIL SHEET C7.1
- (DW) DETECTABLE WARNING STRIP PER ADA 4.29.2 / INDOT STD. DWGS. E 604--SWCR
- (F1) HVAC UNIT OPAQUE SCREEN FENCE. SELECTION/COLOR BY OWNER.
- (F2) AG POND/ANIMAL PERIMETER FENCE. SELECTION/COLOR BY OWNER.
- (FL) FLUSH WITH PAVEMENT
- (F) TYPICAL PARKING SPACE MARKING. SEE DETAILS 08 & 10/C7.0
- (G) TRAFFIC SIGNAGE. SEE DETAIL 15 & 16/C7.0
- (H) ADA ACCESSIBLE RAMP. REFER TO INDOT STD. DWGS. E 604--SWCR--08
- (J) PRECAST CONCRETE WHEEL STOP (QTY 7). SEE DETAIL 09/C7.0
- (PT) 8' ASPHALT PERIMETER TRAIL WITHIN R/W - CITY OF WESTFIELD FIG. 2505--001
- (T) TAPER CURB FLUSH TO WALK/P/VMT.
- (TR) TRASH ENCLOSURE. REFER TO ARCH. PLANS FOR DETAILS
- (ST) STOP SIGN, R1-1 (30"x30")
- (W) DOCK WALK. REFER TO ARCH./STRUCTURAL PLANS FOR DETAILS

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT, FACE OF CURB/SIDEWALK, ROAD TO BACK OF CURB/EDGE OF PAVEMENT.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS. IF 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 SEAMED WITH A TACK COAT OF ASPHALT. AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM 1" TOPSOIL. HOLD SLOPES DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE CAUSED EXISTING PAVEMENT OR SURFACE IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADI INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. ALL CUSTOMER AND EMPLOYEE PARKING SPACE DIMENSIONS ARE TO BE 9' WIDE BY 18' DEEP MIN. UNLESS OTHERWISE SPECIFIED.

SEE SHEET C2.1 FOR CONTINUATION



URBAN APPLES
18326 SPRINGMILL ROAD
WESTFIELD, INDIANA 46074

PROJECT NUMBER
UFL.001

DRAWING NUMBER
C2.0
SHEET 2 OF 22

URBAN FARMER
120 E 161st STREET
WESTFIELD, INDIANA 46084

SITE PLAN

(Sheet 1 of 2)

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677



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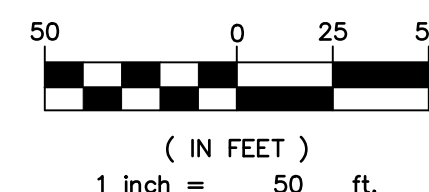
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	HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 02/C7.0 1.5" - 165#/SYD. HMA BITUMINOUS SURFACE 9.5mm ON 2" - 335#/SYD. HMA BITUMINOUS INTERMEDIATE 19.0mm ON 8" COMPACTED AGGREGATE INDOT #53 BASE ON ENGR. APPROVED GEGRID** ON COMPACTED SUBGRADE OR SUBGRADE TREATMENT TYPE 1B. ** DESIGNATES CONSTRUCTION ALTERNATE
	PROPOSED 6" CONCRETE PAVEMENT. SEE DETAIL 01/C7.0 DUMPSITE ENCLOSURE APPROACH/REACTION PAD = 8" CONC. PAVEMENT
	PROPOSED CONCRETE SIDEWALK. SEE PLAN NOTES FOR THICKNESS.
	PROPOSED PAINTED DIAGONAL STRIPED ISLAND

(A) 6" STRAIGHT CONC. CURB. SEE DETAIL 05/C7.0

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(CB) COMBINED CONC. CURB & GUTTER - CITY OF WESTFIELD FIG. 2500--008
CURB & GUTTER (TYPE II). SEE DETAIL 01/C2.0

(D) 4" THICK CONCRETE SIDEWALK - CITY OF WESTFIELD DETAIL SHEET C 7.1

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(F2) AG POND/ANIMAL PERIMETER FENCE. SELECTION/COLOR BY OWNER.

(FL) FLUSH WITH PAVEMENT

(F) TYPICAL PARKING SPACE MARKING. SEE DETAILS 08 & 10/C7.0

(G) TRAFFIC SIGNAGE. SEE DETAIL 15 & 16/C7.0

(H) ADA ACCESSIBLE RAMP. REFER TO INDOT STD. DWGS. E 604--SWCR--08

(J) PRECAST CONCRETE WHEEL STOP (QTY 7). SEE DETAIL 09/C7.0

(PT) 8' ASPHALT PERIMETER TRAIL WITHIN R/W - CITY OF WESTFIELD FIG. 2505--001

(T) TAPER CURB FLUSH TO WALK/P/V.MT.

(TR) TRASH ENCLOSURE. REFER TO ARCH. PLANS FOR DETAILS

(ST) STOP SIGN, R1-1 (30"x30")

(W) DOCK WALK. REFER TO ARCH./STRUCTURAL PLANS FOR DETAILS

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6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. AT ALL TIMES WHEN 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 RAMPED UP WITH A TACK OF AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
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SOMERSET
SECTION 2

SOMERSET
SECTION 1

URBAN FARMER
120 E 161st STREET
WESTFIELD, INDIANA 46074



DWN BY:	BSC
CHKD. BY:	BSC
SCALE:	1"=50'
DATE:	07/28/22

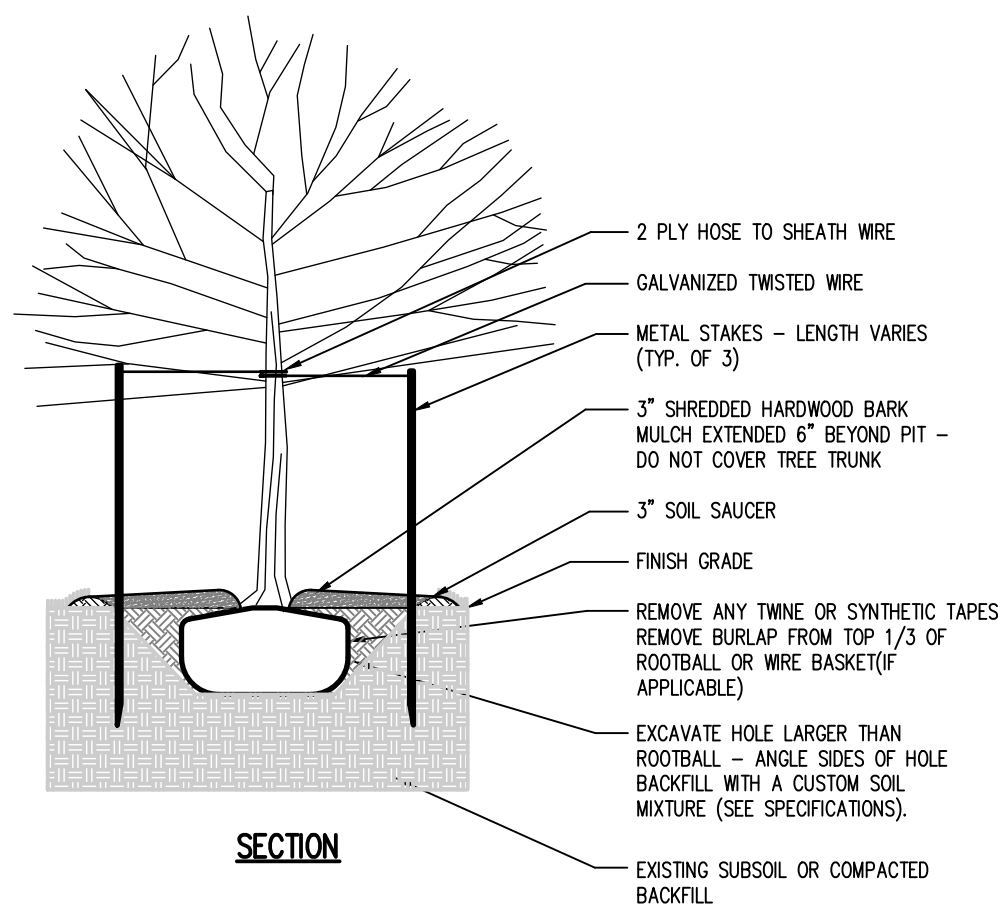
URBAN APPLES
18326 SPRINGMILL ROAD
WESTFIELD, INDIANA 46074

SITE PLAN
(Sheet 2 of 2)

PROJECT NUMBER
UFL.001

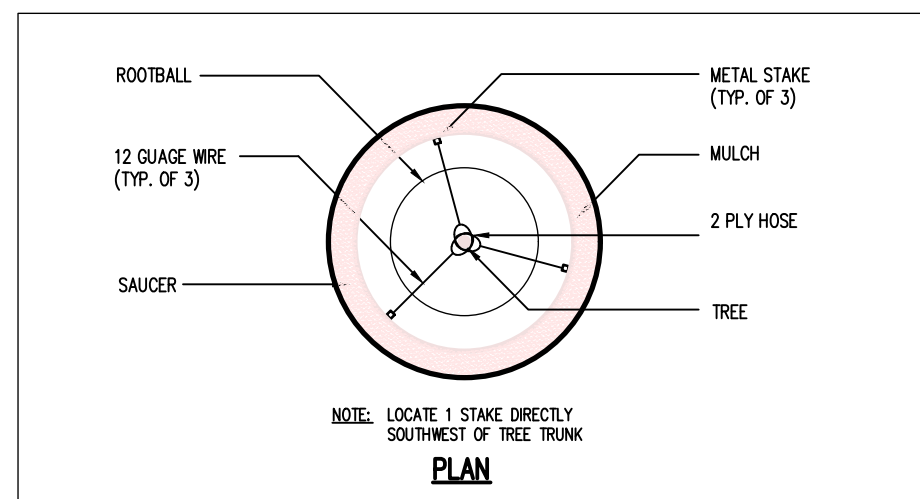
DRAWING NUMBER
C2.1
SHEET 3 OF 22

DRAWING NUMBER
L1.0
SHEET 17 OF 22



DECIDUOUS TREE DETAIL

SCALE: NOT TO SCALE



TREE STAKING DETAIL

SCALE: NOT TO SCALE

IRRIGATION NOTE

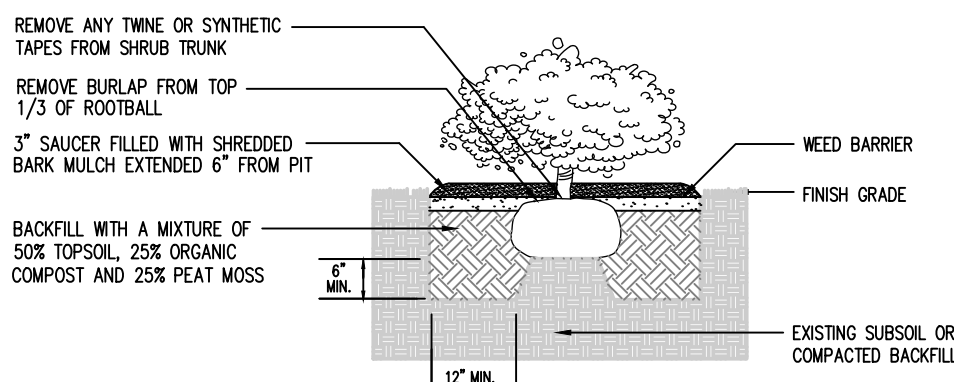
SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.

LANDSCAPE NOTE

ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF WESTFIELD ZONING ORDINANCE. THE MINIMUM LANDSCAPING IMPROVEMENTS ARE SUBJECT TO FINAL INSPECTION.

SPECIES NOTE

THE SPECIES OF THE TREES AND SHRUBS SHOWN ON THIS LANDSCAPE PLAN ARE SUBJECT TO CHANGE BASED ON SEASONAL AVAILABILITY. ALL SUBSTITUTIONS WILL BE OF SPECIES APPROVED BY THE CITY OF WESTFIELD DEPARTMENT OF COMMUNITY DEVELOPMENT.



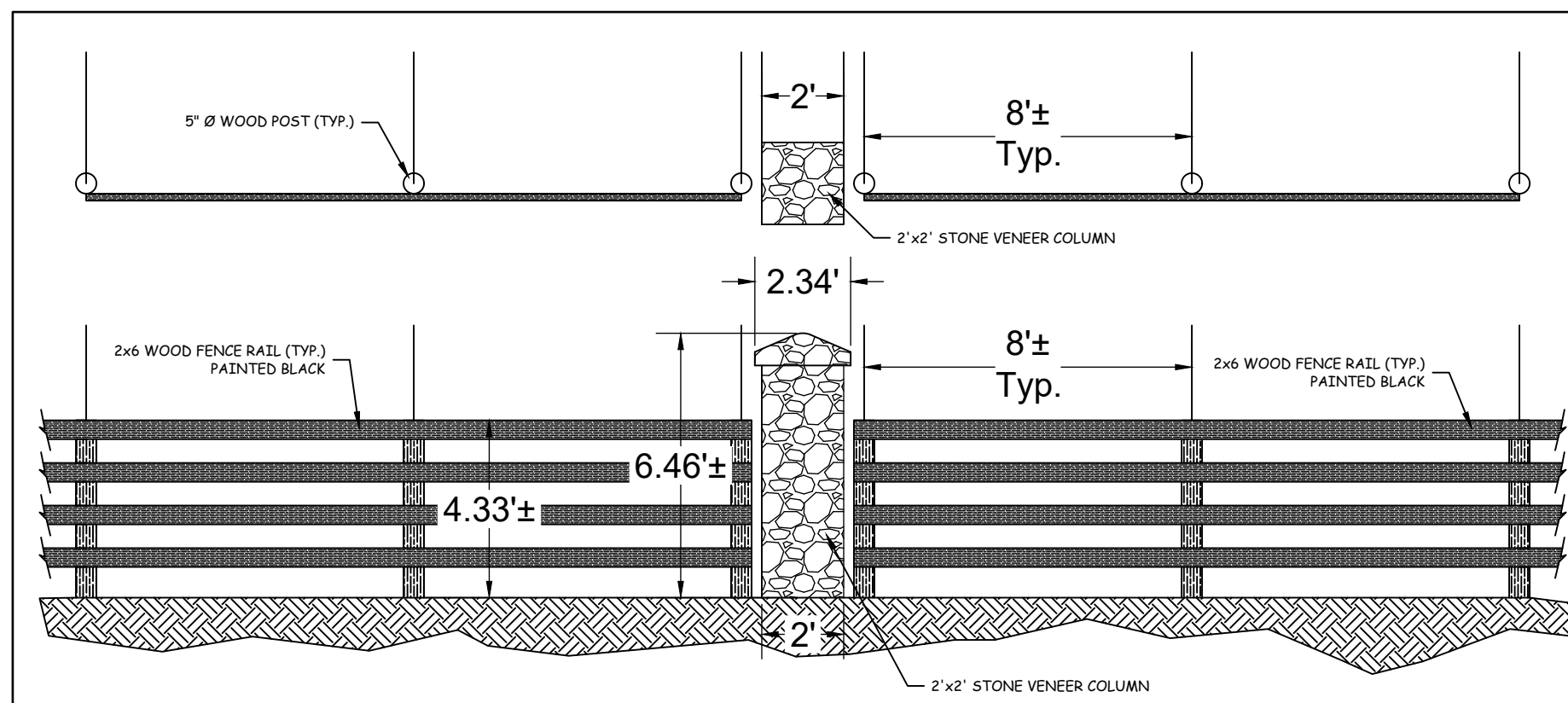
SHRUB DETAIL

SCALE: NOT TO SCALE

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

REVISION RECORD				
REV	DATE	DESCRIPTION	DES. BY	APP. BY
1	11/01/22	STREETSCAPE FENCING DETAILS	BSC	BSC

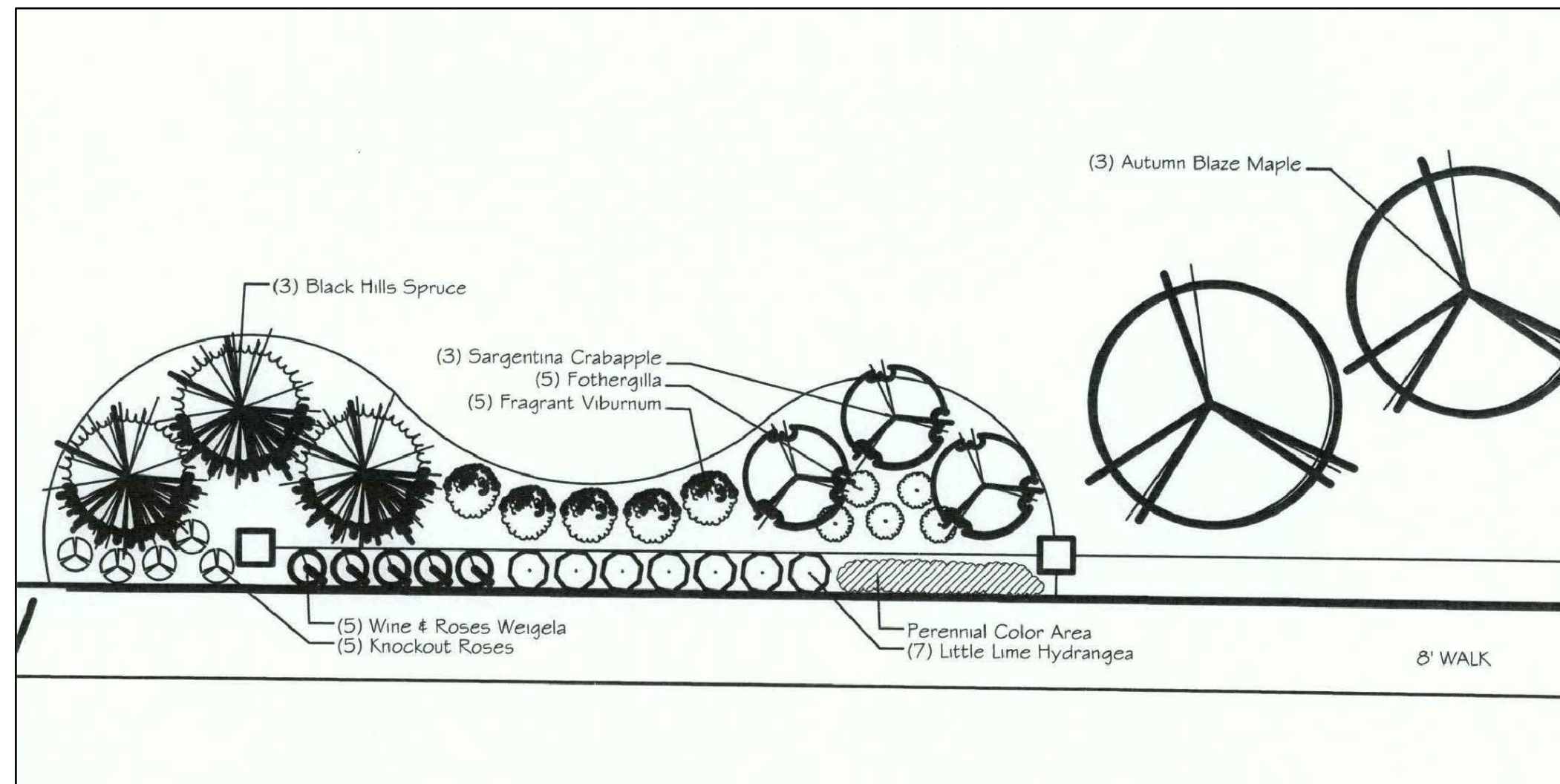


STREETSCAPE FENCING DETAIL

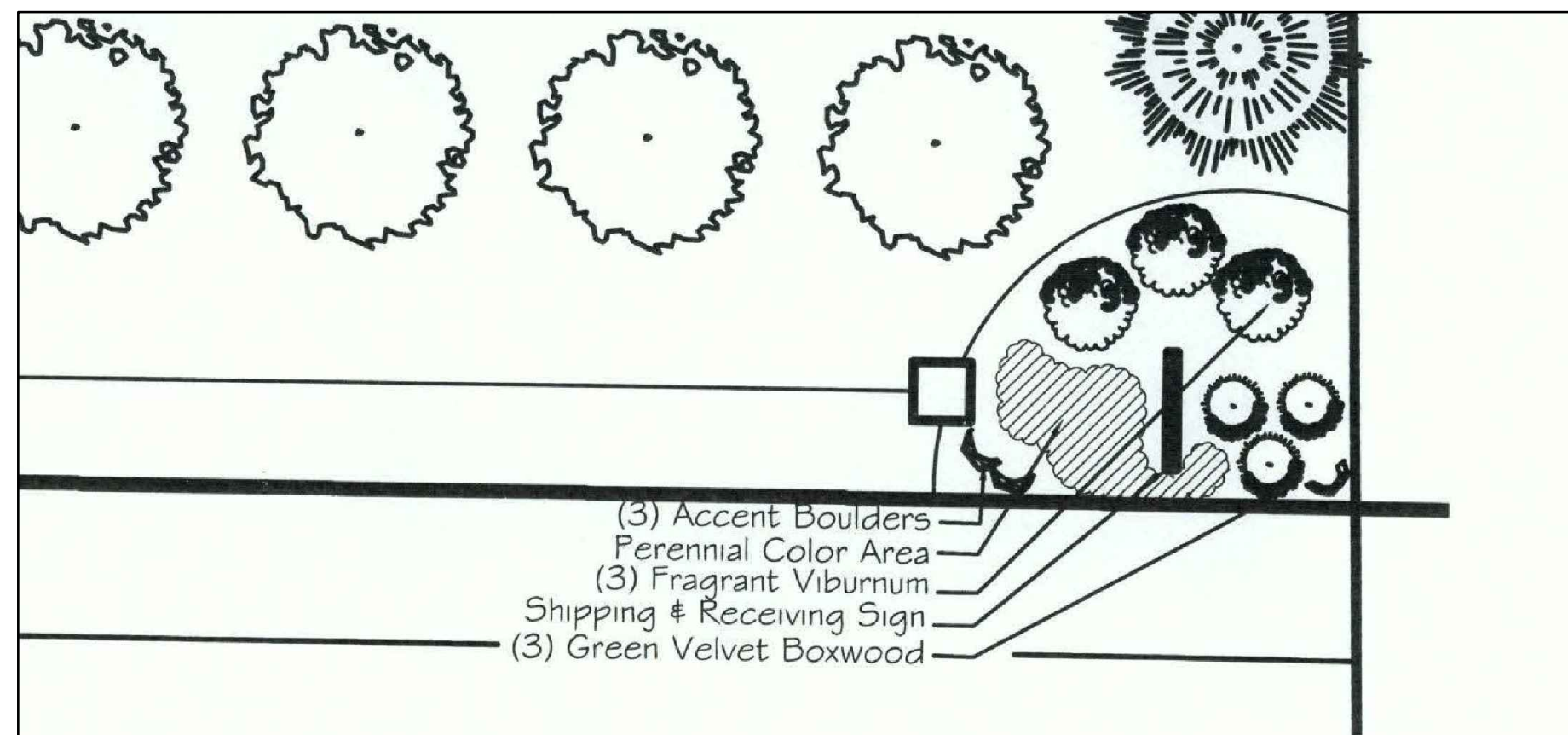
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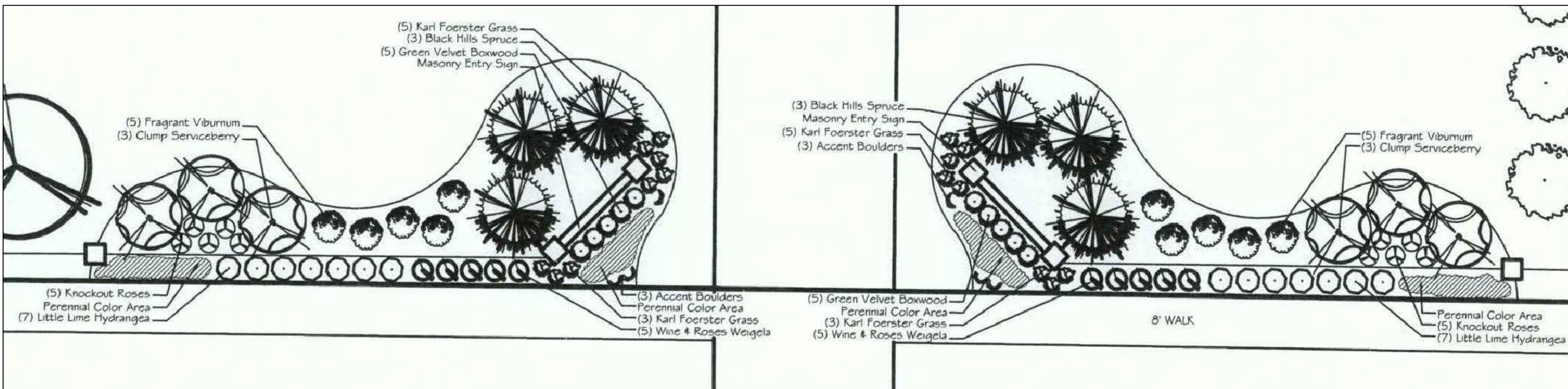
COLUMN / FENCING IMAGE (EXAMPLE ONLY)
N.T.S.



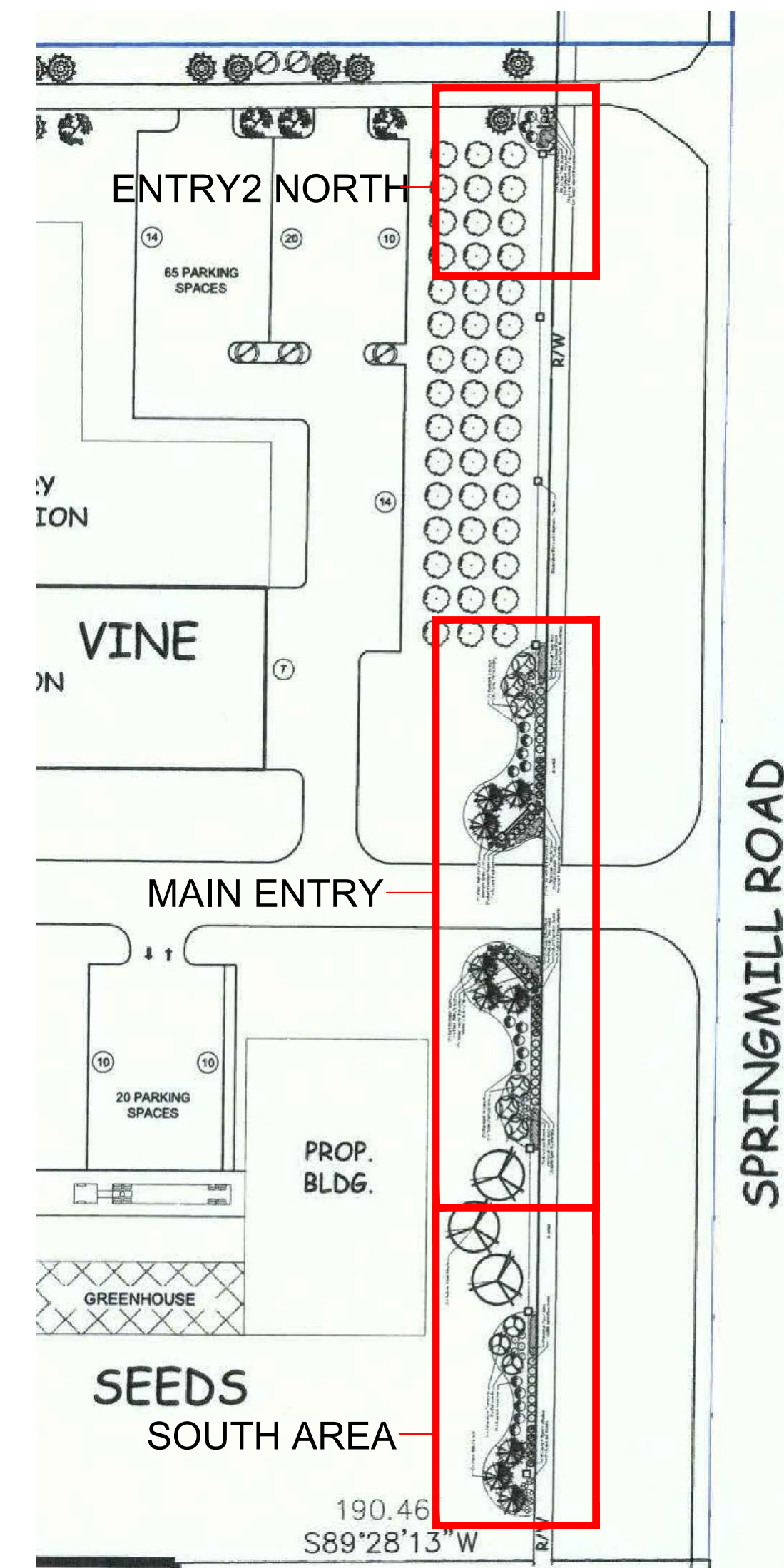
SOUTH AREA PLAN
N.T.S.



ENTRY 2 NORTH PLAN
N.T.S.



MAIN ENTRY PLAN
N.T.S.



KEY LOCATION MAP
N.T.S.



URBAN FARMER
120 E 161st STREET
WESTFIELD, INDIANA 46074
CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677
CivilSite
GROUP, INC.

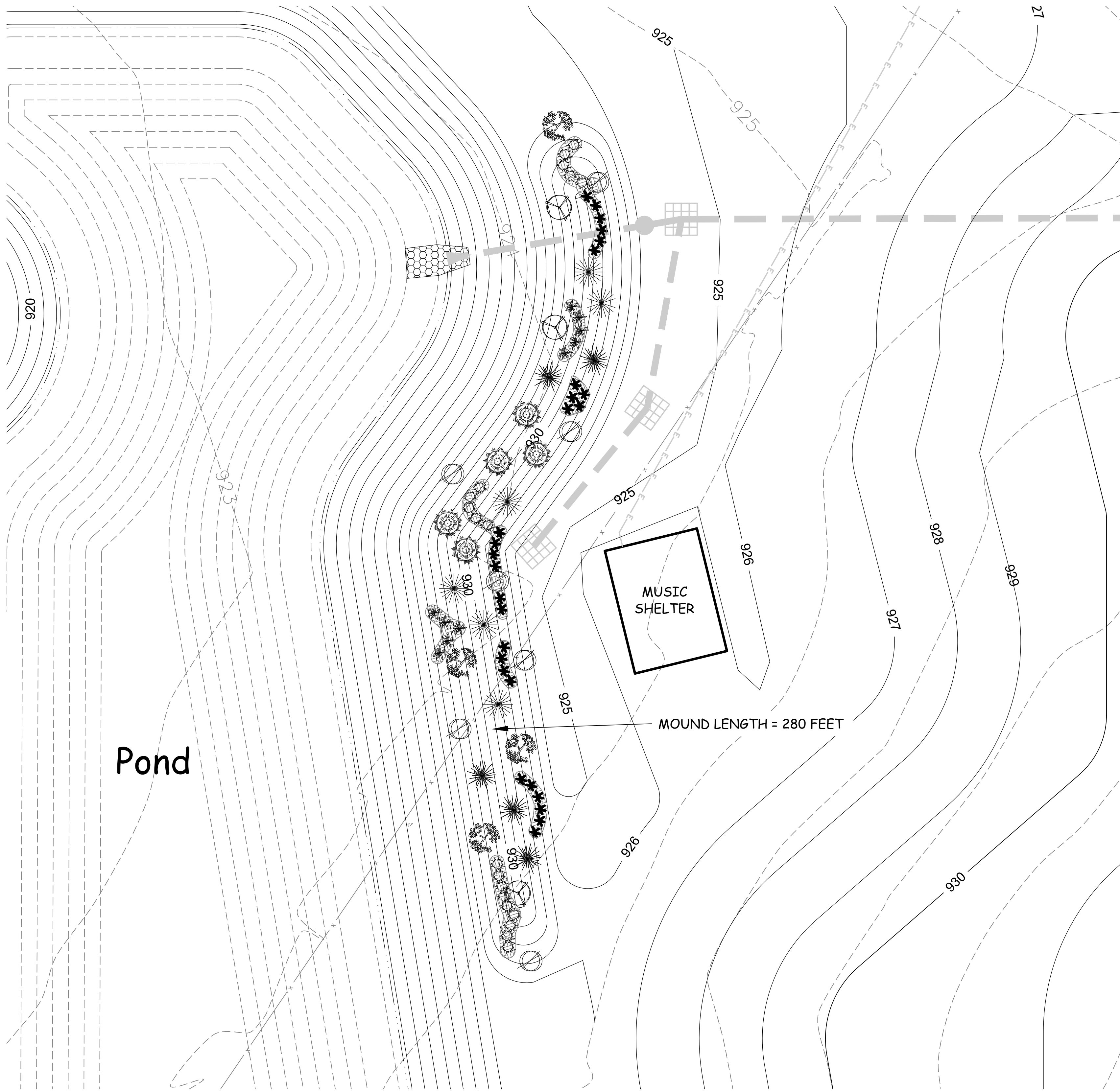


DWN BY: BSC
CHKD. BY: BSC
SCALE: 1"=50'
DATE: 07/28/22

URBAN APPLES
18326 SPRINGMILL ROAD
WESTFIELD, INDIANA 46074
ENTRANCE & STREETSCAPE
LANDSCAPE PLAN
(SHEET 2 OF 3)

PROJECT NUMBER
UFL001

DRAWING NUMBER
L1.1
SHEET 18 OF 22

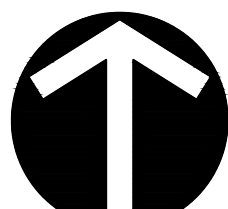


UTILITY LOCATE NOTE

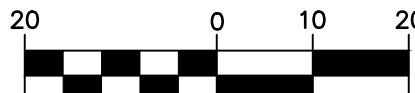
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CITY OF WESTFIELD STANDARDS

CONTRACTOR TO CONSTRUCT ALL APPLICABLE SITE IMPROVEMENTS TO THE CITY OF WESTFIELD'S CURRENT STANDARDS/SPECIFICATIONS AND STANDARD DETAILS.

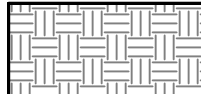


NORTH



(IN FEET)
1 inch = 20 ft.

LEGEND:



3-INCH DEEP HARDWOOD MULCH BED
COLOR TO BE SELECTED BY OWNER

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	10/14/22	REVISIONS PER TAC HEARING/SITE PLAN	BSC	BSC

TREE PLANTING SCHEDULE

SYMBOL	Quantity	Species
	7	Glenditsia triacanthos – Thornless Honey Locust (Min. 2.5" Caliper 6" Above F.G. & 6' Min. Height) **Large Shade Tree**
	4	Acer saccharum 'Endowment'–SUGAR MAPLE (Min. 2.5" Caliper 6" Above F.G. & 6' Min. Height) **Large Shade Tree**
	6	Picea Abies – "NORWAY SPRUCE" (6' Min. Height) **Evergreen Tree**
	5	Thuja standishii x plicata 'Green Giant' Arborvitae (6' Min. Height) **Evergreen Tree**
	3	Carpinus caroliniana 'Palisade' – PALISADE HORNBEAM – (Min. 2.5" Caliper 6" Above F.G.)
	5	Pinus Strobus – "WHITE PINE" (6' Min. Height) **Evergreen Tree**

SHRUBS/PLANTS PLANTING SCHEDULE

SYMBOL	Quantity	Species
	19	EUONYMUS ALATUS COMPACTUS – "DWARF BURNING BUSH" – (Min. 18" Height, 3' o.c.)
	27	JUNIPERUS CHINENSIS – "SEA GREEN" 18" HIGH, 5' O.C. – TYP.
	10	PHYSOCARPUS OPULIFOLIUS 'SEWARD' – SUMMER WINE NINEBARK– (Min. 18" Height, 5' o.c.)

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ENGINEER:

CIVIL SITE GROUP, INC.
718 ADAMS STREET, SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: NATHAN ALTHOUSE
(317) 773-2644

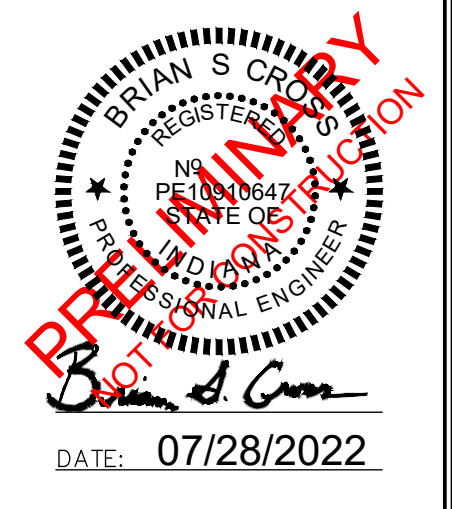


LANDSCAPE NOTES:

All species of plant materials and substitutions thereof are subject to acceptance by the City of Westfield Community Development Department and approval of the Owner(s) or a representative of the Owner(s).
All plant materials are to be warranted for a period of no less than one year from final acceptance by the Owner(s) or a representative of the Owner(s).
All plant material is to be planted in a manner that ensures its survival. Any environmental or other type of situation that is noted by the landscape Contractor that could potentially injure the plant or shorten its longevity is to be made known to the Owner(s) and potential substitutions or corrections to the situation can be made at no expense to the Contractor.
All materials failing the one year warrantee period are to be replaced at the expense of the Landscape Contractor.
Any deviation from responsible landscape practices and the City of Westfield Ordinances will result in the immediate termination of the Landscape Contract and the Contractor will pay all costs associated with the corrections.
All plant material is to come from respectable sources within 100 miles of the site on which it is being installed. If no source for a plant species or acceptable substitute is available within this area, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options.
All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other reasonable causes.
The Landscape Contractor is responsible for the timely installation of all material in his contract. Should there be a delay due to weather or other unforeseeable, natural circumstances, the timeline will be adjusted.
IRRIGATION CONTRACTOR IS RESPONSIBLE TO SUPPLY WATER METER PIT, SERVICE TAPS AT PUBLIC MAIN, AND ALL APPURTENANCES REQUIRED BY THE WATER SERVICE PROVIDER.

URBAN FARMER
120 E 161st STREET
WESTFIELD, INDIANA 46074

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677



DWN BY: BSC
CHKD. BY: BSC
SCALE: 1" = 20'
DATE: 07/28/22

URBAN APPLES
18326 SPRINGMILL ROAD
WESTFIELD, INDIANA 46074

POND MOUND LANDSCAPING
LANDSCAPE PLAN
(SHEET 3 OF 3)

PROJECT NUMBER
UFL001

DRAWING NUMBER
L1.2
SHEET 19 OF 22



BUILDING RENOVATION
URBAN FARMER

WESTFIELD,

INDIANA

peterSON ARCHITECTURE

298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
peterSONarchitecture.com



BUILDING RENOVATION
 URBAN FARMER

WESTFIELD,

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Petition Number: 2210-DDP-34

Project Name: Westfield Library

Subject Site Address: Southwest corner of Westfield Blvd and Park St

Petitioner: Sheryl Sollars - Westfield Public Library

Representative: Mark L. Thorpe - Weihe Engineers

Request: Westfield Public Library, represented by Weihe Engineering, requests Detailed Development Plan approval of a 32,000 sq ft institutional building on 4.13 acres located in the Grand Millennium Center PUD District

Current Zoning: Grand Millennium Center PUD District

Current Land Use: Vacant

Approximate Acreage: 4.1 acres +/-

Exhibits:

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

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

PROJECT DESCRIPTION

The project is generally located at the Southwest corner of Westfield Blvd and Park St, within Lot 1 of the Grand Millennium subdivision (approved by the Plat Committee at their 11/14 meeting). It is is zoned Grand Millennium Center PUD District – Commercial subdistrict with a GB: General Business underlying zoning district, and is within the US Hwy 31 Overlay District.

Vehicular access is off of Westfield Blvd via the development's private street. Exterior pedestrian access is provided via existing sidewalks and asphalt paths, including the Midland Trail, which terminates at the site. Internal sidewalks and walkways are provided around the site including through the parking lot. Architecturally, the building exceeds the PUD and UDO requirements, being made up of brick, stone, architectural metal panels, and features a large glass curtain wall oriented toward Westfield Blvd.

As encouraged by the PUD, the building will have a public plaza off of Park St at the north of the building.

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

The plans comply.

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 compliant with the following requirements:

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

GRAND MILLENNIUM CENTER PUD (ORD. 16-51) DEVELOPMENT STANDARDS

The plans comply

Section 5: Illustrative Character Exhibit

Section 6: Permitted Uses

Section 7: General Regulations

7.2 GB: General Business District

- a) Minimum Building Setback Lines:
 - i. Front Yard: 10'
 - ii. Side Yard: 10'
 - iii. Rear Yard 10'
- b) Maximum Building Height: 8 stories

Section 8: US Highway 31 Overlay District

Section 9: Development Standards

9.1 Architectural Standards: Article 6.3 shall apply to the development of the Real Estate except as otherwise modified below.

C. Commercial District

- i) Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).
- ii) Article 6.3(F)(2)(a)(ii) shall be modified to require an External Facade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building facade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling, then there is no minimum Masonry Materials requirement.

9.2 Landscaping Standards

9.3 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces is encouraged for all primary structures within the Grand Millennium Center PUD District.

Comment: Satisfied with plaza proposed at the north of the building

9.4 Public Art

9.5 Outdoor Storage and Display

9.6 Walls and Fencing

Section 10: Infrastructure Standards

Section 11: Design Standards

US HWY 31 OVERLAY DISTRICT (ARTICLE 5.2 of the UDO):

The plans comply with all applicable Overlay District standards as modified by Ord. 16-52

GB: GENERAL BUSINESS UNDERLYING DEVELOPMENT STANDARDS (ARTICLE 6 of the UDO):

Plans comply

Accessory Use and Building Standards (Article 6.1)

Architectural Standards (Article 6.2)

Building Standards (Article 6.4)

Height Standards (Article 6.6)

Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping

Institutional Use (4 acres)	Required	Provided	Difference
Shade Trees	8	40	+32
Ornamental or Evergreen Trees	12	27	+15
Shrubs	40	399	+359

- b) Foundation Plantings
- c) External Street Frontage Plantings
- d) Parking Area Landscaping
 - i) Interior Parking Area Islands
 - ii) Perimeter Parking Area Landscaping

Lighting Standards (Article 6.9)

Lot Standards (Article 6.10)

Outside Storage and Display (Article 6.12)

Parking and Loading Standards (Article 6.14)

Setback Standards (Article 6.16)

Sign Standards (Article 6.17)

Vision Clearance Standards (Article 6.19)

Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 5) Block Standards (Article 8.1)
- 6) Easement Standards (Article 8.3)
- 7) Monument and Marker Standards (Article 8.5)
- 8) Open Space and Amenity Standards (Article 8.6)
- 9) Pedestrian Network Standards (Article 8.7)
- 10) Storm Water Standards (Article 8.8)
- 11) Street and Right-of-Way Standards (Article 8.9)
- 12) Street Light Standards (Article 8.10)
- 13) Street Sign Standards (Article 8.11)



14) Surety Standards (Article 8.12)

15) Utility Standards (Article 8.13)

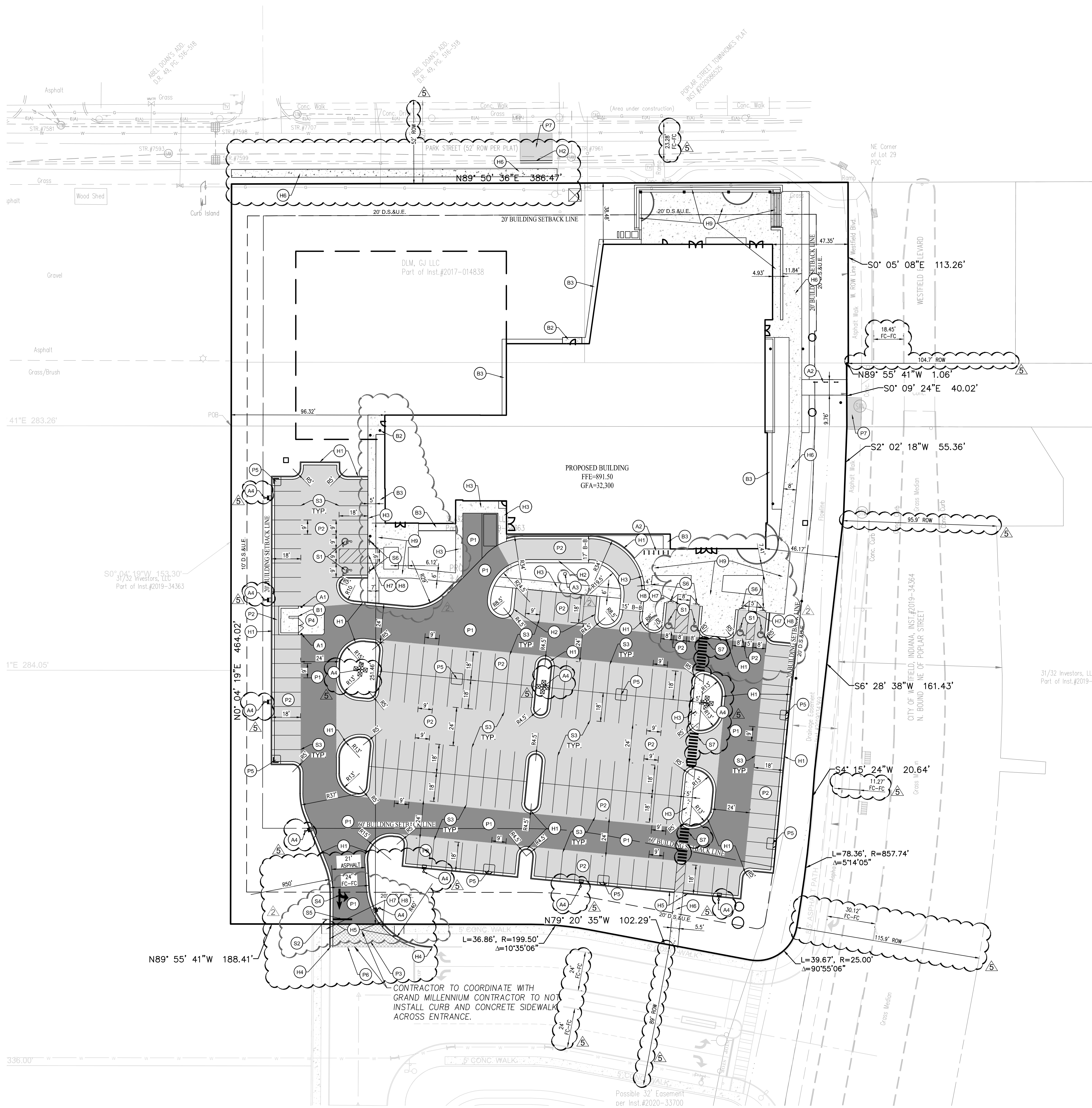
DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances and otherwise meet the Findings of Fact required for approval as outlined in Article 10.7(E) of the UDO.

Requested Action: Approve Detailed Development Plan 2210-DDP-34 with the following condition:

1. That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

Please contact Lauren Gillingham at lgillingham@westfield.in.gov or (317) 804-3175 with any questions prior to the meeting.



SITE PLAN NOTES

- PAVEMENT**
- (P1) HEAVY DUTY ASPHALT PAVING
 - (P2) STANDARD DUTY ASPHALT PAVING
 - (P3) RIGHT-OF-WAY CONCRETE (INDOT CLASS III CONCRETE)
 - (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
 - (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C605
 - (P6) MATCH EXISTING PAVEMENT
 - (P7) RIGHT-OF-WAY ASPHALT

- HARDSCAPE**
- (H1) 6" CURB AND GUTTER
 - (H2) ROLL CURB
 - (H3) INTEGRAL WALK AND CURB
 - (H4) MATCH EXISTING CURB
 - (H5) TAPER CURB WITHIN 3 FEET
 - (H6) CONCRETE SIDEWALK
 - (H7) ADA RAMP
 - (H8) PAVEMENT FLUSH WITH SIDEWALK
 - (H9) PATIO, STAIRS, AND RAMPS - SEE ARCHITECTURAL PLANS

- BUILDING ACCESSORIES**
- (B1) DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS
 - (B2) CONCRETE STOOP - SEE ARCHITECTURAL PLANS
 - (B3) MOW STRIP - SEE ARCHITECTURAL PLANS

- ACCESSORIES**
- (A1) BOLLARD
 - (A2) BIKE RACK
 - (A3) FLAGPOLE - SEE ARCHITECTURAL PLANS FOR SPECIFICS
 - (A4) LIGHT POLE AND BASE - SEE ARCHITECTURAL PLANS

- SIGNAGE & MARKINGS**
- (S1) ADA PARKING SPACE
 - (S2) STOP SIGN
 - (S3) 4" PAINTED WHITE SOLID LINES (TYP)
 - (S4) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS
 - (S5) 24" THERMOPLASTIC WHITE STOP BAR IN R.O.W.
 - (S6) ADA SIGN
 - (S7) PEDESTRIAN CROSSWALK

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 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.
- 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 & C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND

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 VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- LIQUID PROPANE GAS TANK

OTHER

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

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
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT
- STONE

LINE TYPES

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

ABBREVIATIONS

- ROW - RIGHT OF WAY
- BSL - BUILDING SETBACK LINE
- ESMT - EASEMENT
- D.S.&U.E. - DRAINAGE AND UTILITY EASEMENT
- PFE - FINISH FLOOR ELEVATION
- FC-FC - FACE OF CURB TO FACE OF CURB

SITE DATA

SITE AREA = 4.07 AC
BUILDING AREA = 31,515 SF
PERCENT IMPERVIOUS = 55%
ZONING = PUD
FRONT YARD BSL REQUIRED = 60 FT
REAR YARD BSL REQUIRED = 20 FT
SIDE YARD BSL REQUIRED = 20 FT
PARKING REQUIRED:
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 9 SPACES
PARKING PROVIDED:
150 - STANDARD SPACES
4 - ADA SPACES
156 - TOTAL SPACES

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, PLAT, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS HEREIN WERE PREPARED BY VITO AND PART ENGINEERING, WEIHE ENGINEERS INC. AND RUSSELL L. WEBSTER & ASSOCIATES, INC. ENGINEERS AND ARCHITECTS. THE ENGINEER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE SITE IMPROVEMENTS RELATED TO THE LIMITED ENGINEERING SCOPE SHOWN ON THESE PLANS.

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PLAN CERTIFICATE NOTE:

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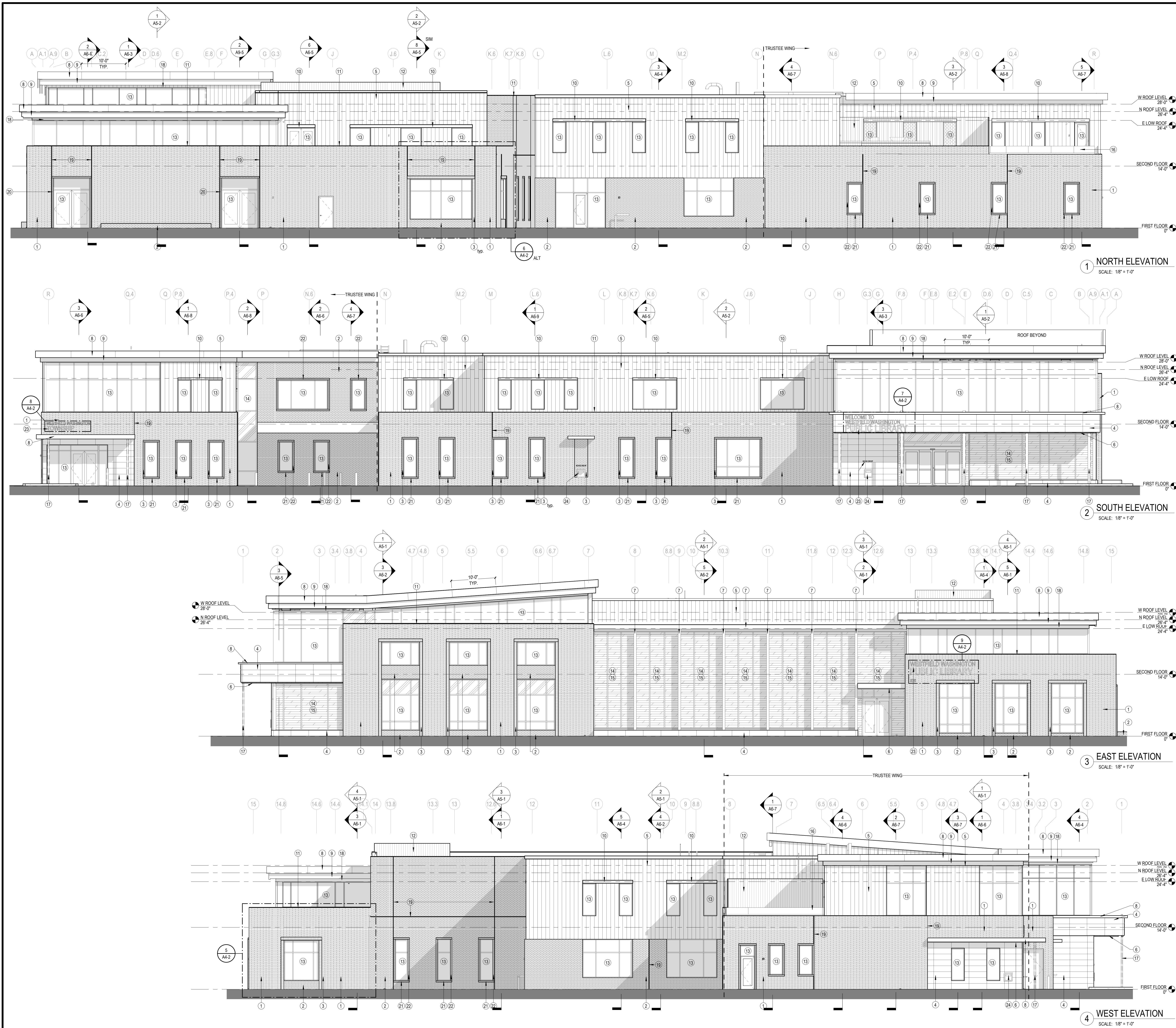
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- GENERAL NOTES - EXTERIOR ELEVATION
- A MOCK UP MUST BE COMPLETED AND APPROVED PRIOR TO FULL RELEASE OF ANY EXTERIOR MATERIALS. ALL BRICK, STONE, SIDING, METALS, SOFFITS, ALUM. FRAMES & SEALANTS MUST BE REPRESENTED. SEE ADDITIONAL MIN. AREA REQUIREMENTS PER SPECIFICATIONS.
 - B FINAL LOCATION OF ANY EXTERIOR MEP ITEMS MUST BE REVIEWED AND APPROVED BY ARCHITECT.
 - C MASONRY CONTROL JOINTS ARE NOT PERMITTED WHERE NOT SHOWN ON THE DRAWINGS.
 - D SEE SITE DRAWINGS FOR PLANTER WALLS AND ADDITIONAL SCOPE.
 - E ALL EXTERIOR STEEL TO BE GALVANIZED. ALL MATERIALS IN ANY EXTERIOR WALL CAVITIES, SOFFITS OR OTHER POTENTIALLY EXPOSED AREAS MUST BE EXTERIOR RATED AND NON-COMBUSTIBLE.

ELEVATION NOTES - EXTERIOR

- 1 BRICK TYPE 1: CUSTOM BLEND, 85% BELDEN SMOOTH CANYON FLND, 15% CLARET VELOUR, AMBASSADOR SIZE. MORTAR COLOR 1.
- 2 BRICK TYPE 2: CLARET VELOUR, MODULAR SIZE. MORTAR COLOR 1.
- 3 BRICK INSET DETAIL, CLARET VELOUR, MODULAR SIZE. MORTAR COLOR 1.
- 4 STONE RAINSCREEN SYSTEM, 1 1/4" THICK CLIP MOUNTED GRANITE 18"x48" PANELS. SEALANT JOINTS TYP. BASIS OF DESIGN POLYCOR AMERICAN MIST, HONED, OR SIMILAR.
- 5 VERTICAL METAL SIDING PANELS WITH CONCEALED FASTENERS, 22 GA. PREFINISHED STEEL, 11" WIDE FLUSH SMOOTH, METALIC FINISH SELECTED FROM MANUFACTURERS METALIC OPTIONS WITH FINAL COLOR SELECTED BY ARCH. BASIS OF DESIGN: PAC CLAD FLUSH SMOOTH. SIDING INSTALLED OVER 1" GALV. HAT CHANNELS.
- 6 WOOD-LOCK METAL SOFFIT / SOFFIT TRIM, PRE-FINISHED WOOD GRAIN BRAKE METAL FABRICATED AS DETAILED. BASIS OF DESIGN: VISIONLINE E SERIES.
- 7 ALUMINUM PLATE CLADDING W/ FULLY CONCEALED FASTENING AND FURRING SYSTEM, CUSTOM METALIC FINISH.
- 8 ALUMINUM PLATE CLADDING W/ FULLY CONCEALED FASTENING AND FURRING SYSTEM, 10" PANEL LENGTHS TYP., GRAY FINISH TO MATCH FLAT PANEL SOFFIT STEEL FINISH.
- 9 FASCIA AND SOFFIT PANELS AND TRIM. PANELS TO BE 22 GA. 11" WIDE X 24" LENGTHS WHERE APPLICABLE. TRIMS TO BE 20 GA. ALUMINUM BRAKE METAL WITH FINISH TO MATCH PANELS. TRIMS AND PANELS DETAILED TO COMPLETE FULLY CONCEALED FASTENER LOOK. USE STARTERFINISH CLIPS AS NEEDED. BASIS OF DESIGN: PAC CLAD FLUSH SMOOTH PANELS, MUSKET GRAY FINISH.
- 10 20 GA. ALUMINUM EXTENDED BOX COPING, FINISH TO MATCH VERTICAL STEEL SIDING.
- 11 NO SHOW ALUMINUM COPING AT BRICK TYP.
- 12 RTU SCREEN WALL W/ VERTICAL ALUMINUM LOUVERS.
- 13 ALUMINUM STOREFRONT & GLAZING.
- 14 ALUMINUM CURTAIN WALL & GLAZING.
- 15 EXTERIOR WINDOW FILM W/ CUSTOM PRINT.
- 16 GLASS GUARD RAIL.
- 17 EXPOSED STEEL COLUMN, GALVANIZED, PAINT.
- 18 20 GA. ALUMINUM BRAKE METAL COVER OF STOREFRONT BLOOMING AT TOP MULLION, BLACK TO MATCH FRAMES.
- 19 BRICK CONTROL JOINT.
- 20 BRICK PROTRUDING DETAIL, CLARET VELOUR, MODULAR SIZE. MORTAR COLOR 1.
- 21 BRICK ROWLOCK SILL, CLARET VELOUR, MODULAR SIZE, MORTAR COLOR 2.
- 22 BRICK INSET DETAIL, CLARET VELOUR, MODULAR SIZE. MORTAR COLOR 2.
- 23 BUILDING MOUNTED SIGNAGE, 1/4" THICK, POWDER COATED ALUMINUM LETTERS ON 1" STANDOFFS. FONT TO MATCH OWNERS BRANDING LOGO. GRAPHIC TO BE PROVIDED FOR FONT TYPE.
- 24 THROUGH WALL BOOK DROP.

NORTH ELEVATION	
BRICK	46%
METAL PANEL	26%
ARCHITECTURAL METAL SOFFIT	6%
SCREEN WALL (METAL)	4%
CURTAIN WALL	18%
SOUTH ELEVATION	
BRICK	34%
METAL PANEL	18%
ARCHITECTURAL METAL SOFFIT	7%
CURTAIN WALL	34%
STONE PANEL	8%
WEST ELEVATION	
BRICK	45%
METAL PANEL	21%
ARCHITECTURAL METAL SOFFIT	6%
SCREEN WALL (METAL)	3%
CURTAIN WALL	18%
STONE PANEL	6%
EAST ELEVATION	
BRICK	28%
METAL PANEL	7%
ARCHITECTURAL METAL SOFFIT	8%
CURTAIN WALL	53%
STONE PANEL	4%

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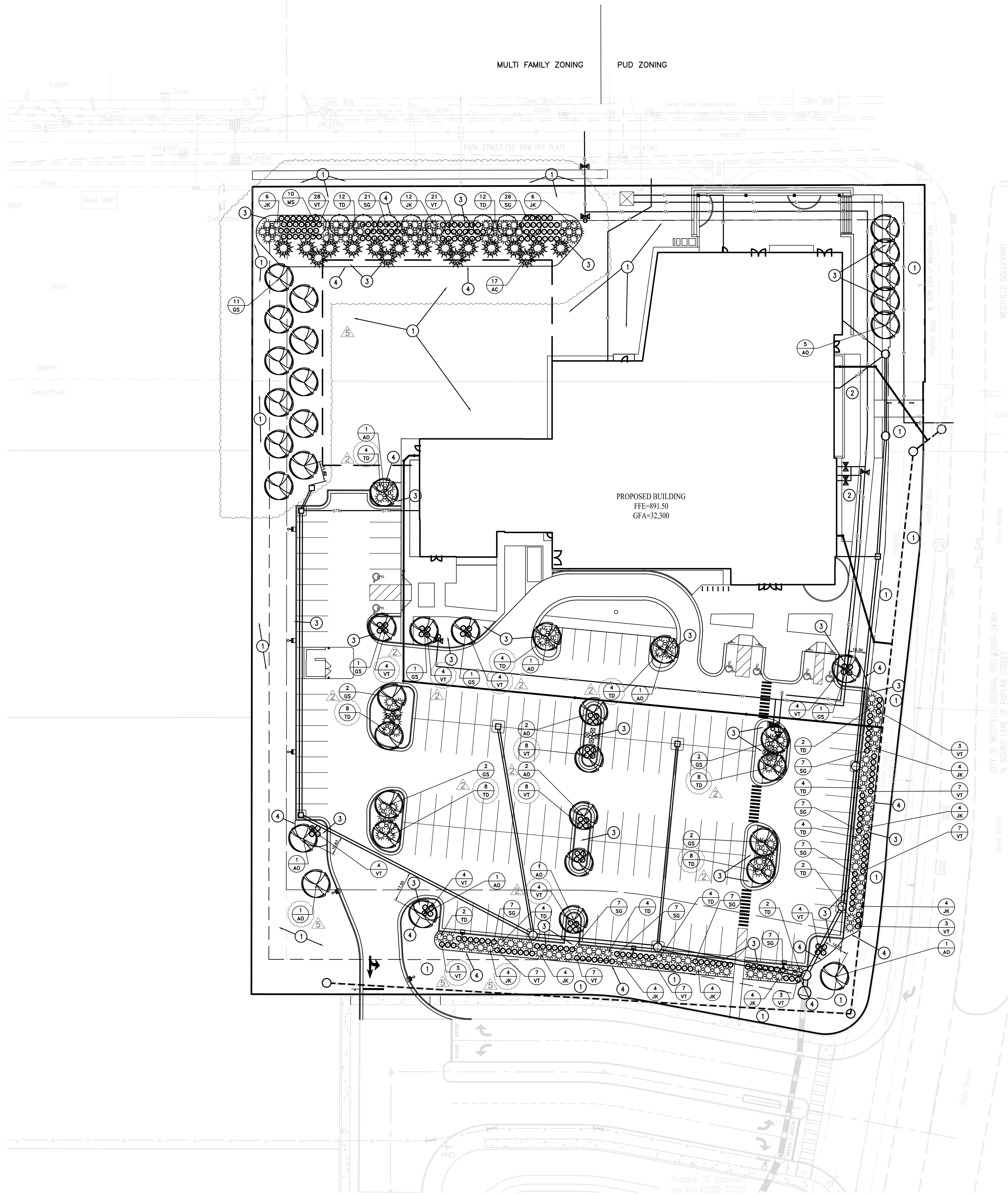
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GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
2. 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.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. ANY EXISTING TREE(S) AND/OR PLANTINGS THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1) REMOVED, 2) SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
5. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDINGS/SOD/MULCH) REQUIREMENTS.
6. PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
9. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AHEAD.
12. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
13. PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
14. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS, BIOSOLIDS, TREATED SEWAGE SLUDGES, YARD TRIMMINGS, SOURCE-SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
15. SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
16. PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
17. ALL TREE AND SHRUB 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 THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL, AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
18. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE BUT NOT LIMITED TO: WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOWING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICES.
19. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. PERIOD OF GUARANTEE SHALL BE DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
20. CONTRACTOR SHALL INCLUDE CLEAN TOP SOIL BELOW FINISH GRADE IN ALL LAWN AND GRASS AREAS PRIOR TO SEEDING. SEE PERMANENT SEEDING CHART FOR SEED MIXTURES.

LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
STREET FRONTAGE LANDSCAPING -3 Shade or Evergreen per 100 LF -2 Ornamental Trees per 100 LF -25 Shrubs per 100 LF	Westfield Blvd (496) -15 Trees -10 CRN -124 Shrubs	-15 SH or EVER -10 CRN -124 SHRUBS
PARKING ISLANDS -1 Shade per island -4 Shrubs per island		-23 SHADE -92 SHRUBS
PERIMETER PARKING -1 Tree per 30 LF -1 Shrub per 3 LF	East Side of Parking (145') -5 Trees -49 Shrubs	South Side of Parking (214') -5 Trees -72 Shrubs
BUFFER YARD (40' WIDE) -4 Shade per 100 LF -4 Evergreen per 100 LF -10 Shrub per 100 LF	East Side of Buffer (145') -5 Trees -49 Shrubs	South Side of Buffer (214') -5 Trees -72 Shrubs
OVERALL LANDSCAPE DESIGN -Due to the perimeter easement by DPW and separation from storm sewer pipes, an Alternative Landscape Plan is proposed. -Therefore the total tree and shrub counts for the site have been exceeded (see to the right) but are in different locations. -The Foundation Plantings are by others and are not part of this Landscape Plan.		-36 SHADE -10 CRN -15 EVERGR -337 SHRUBS
MINIMUM LOT LANDSCAPING -2 Shade per acre -3 Ornamental or Evergreen Trees per acre -10 Shrubs per acre	LOT SIZE: 4.0 acres -8 Shrubs -12 Ornamental or Evergreen Trees -40 Shrubs	-8 SHADE -12 EV or CRN -40 SHRUBS

PLANT SCHEDULE						
PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT BALL SIZE	NATURE SIZE
AO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	17	X	8" MINIMUM (TALL)
GS	GLADIOLUS 'TRACANTHOS INERMIS SKYLINE'	SKYLINE HONEYLOCUST	2"	23	X	8" MINIMUM (TALL)
VT	VERBENA 'TRACANTHOS INERMIS SKYLINE'	SKYLINE HONEYLOCUST	2"	23	X	8" MINIMUM (TALL)
AC	ABIES CONCOLOR	WHITE FIR	6"	17	X	40" x 15"
MS	MALUS 'SNOWDRIFT'	'SNOWDRIFT' CRABAPPLE	2"	10	X	18" x 10"
SG	SPHRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	103	X	21" x 21"
VT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#5	144	X	21" x 21"
TD	TAXUS X MEDIA 'BENSIKFORMIS'	DENSE JAPANESE YEW	#5	96	X	21" x 21"
JK	JUNIPERUS X PRITZERIANA 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	#5	96	X	21" x 21"

LANDSCAPE PLAN NOTES

- 1 SEED - REFER TO PERMANENT SEEDING CHART ON SHEET L101 LANDSCAPE DETAIL SHEET.
- 2 SOD - SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD, OF 'ADVENTURE BLEND' TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- 3 MULCH
- 4 LANDSCAPE BED EDGE (TYP.)

LEGEND



PLAN CERTIFICATE NOTE:
ORIGINAL ALTA, PLAT, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS (TIED HERE) WERE PREPARED BY V&F ENGINEERING, INC. AND RUSSELL L. WEBSTER & ASSOCIATES, INC. ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE LIMITED ENGINEERING SCOPE SHOWN ON THESE PLANS.



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RE. Dimond and Associates, Inc. Consulting Engineers

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BY: [Signature]

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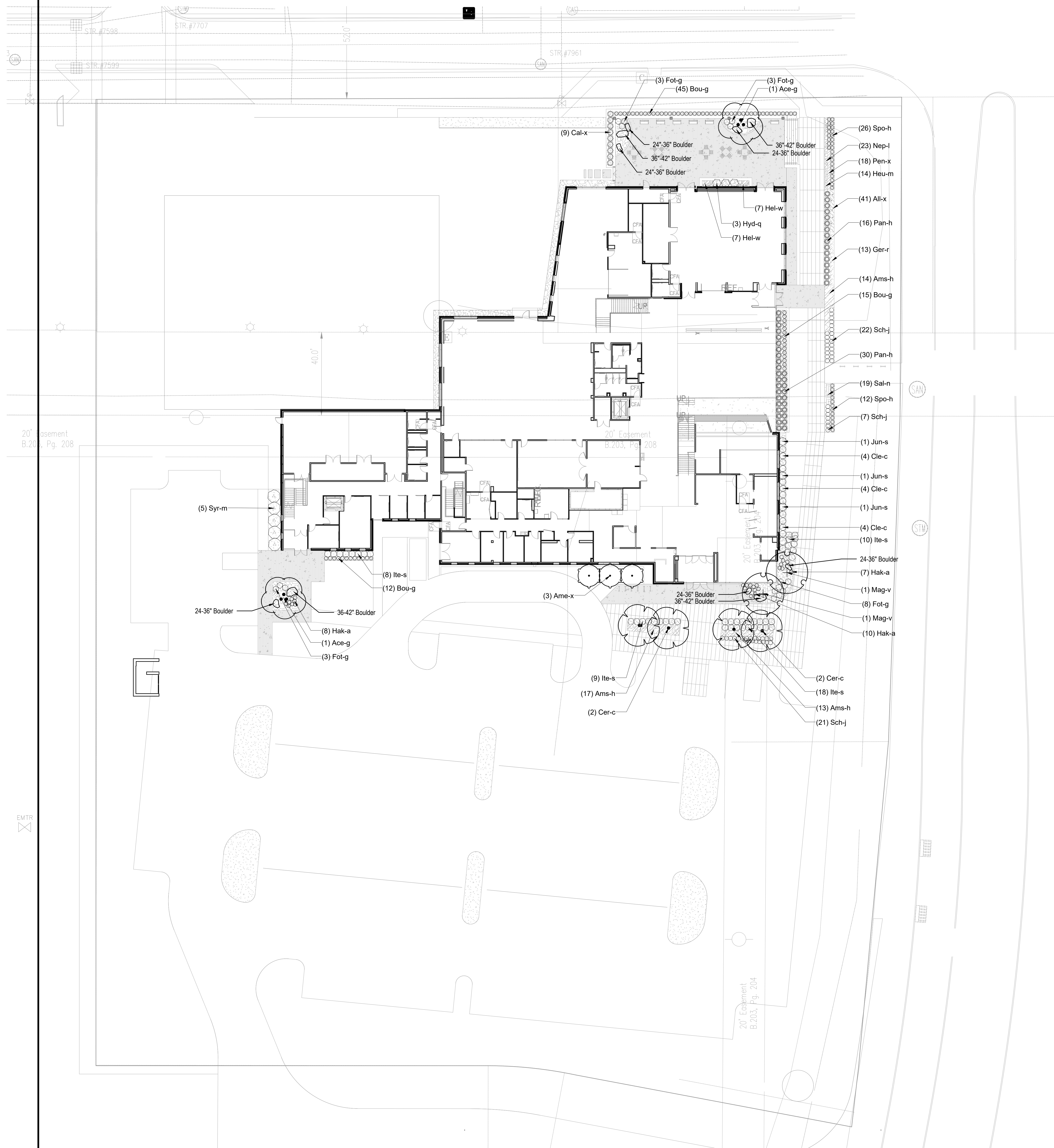
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GENERAL LANDSCAPE AND
PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in American Standards for Nursery Stock. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process. Trees shall be matched in groups unless otherwise noted.
- 16.



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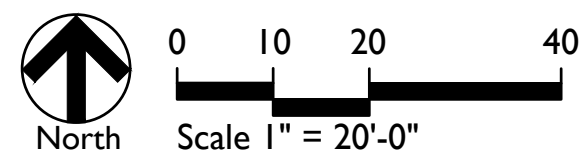
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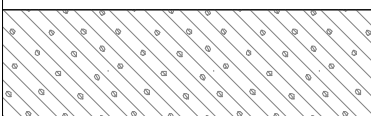
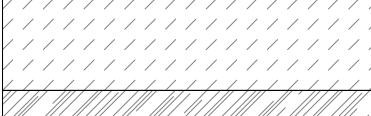
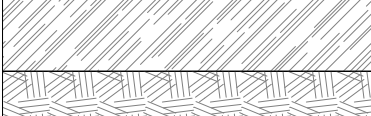
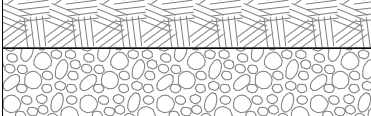


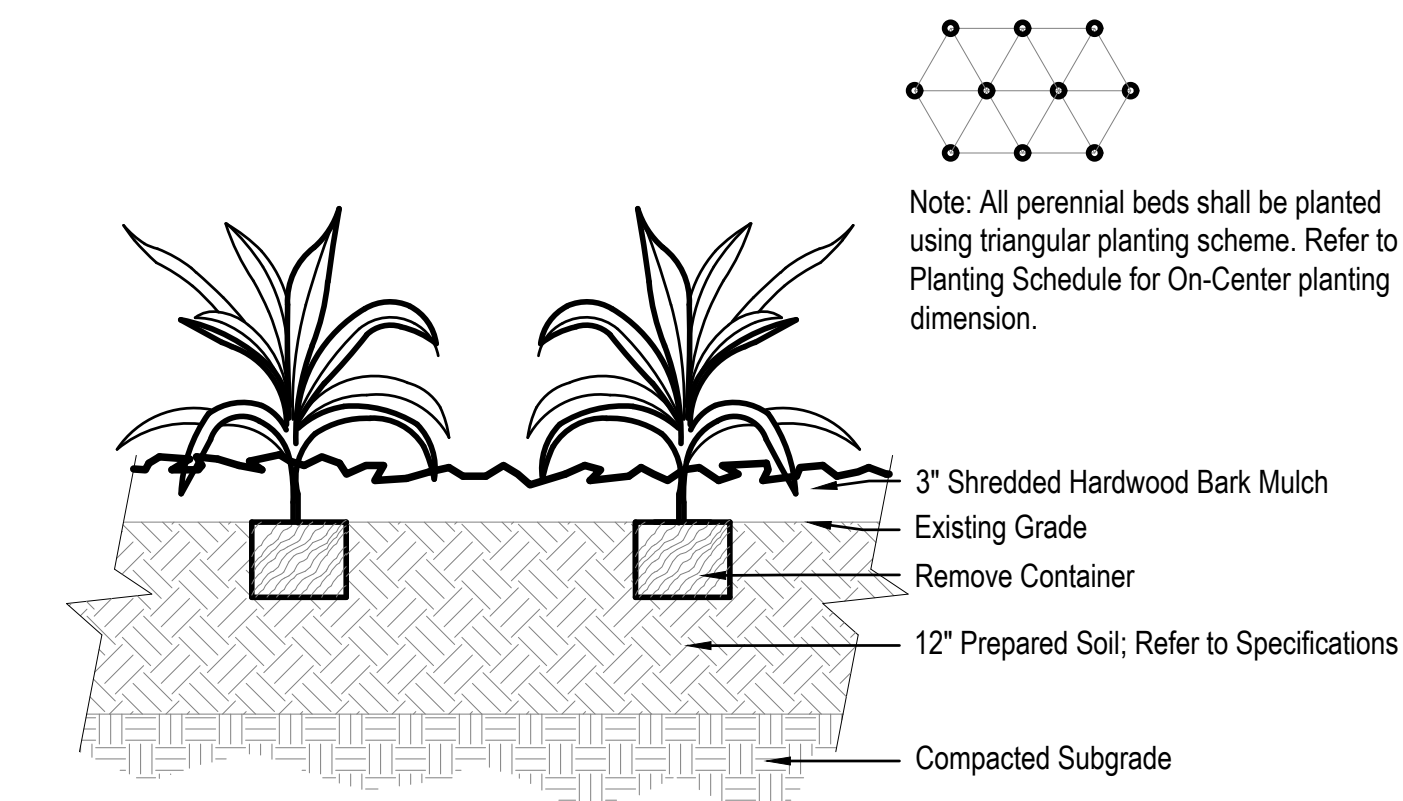
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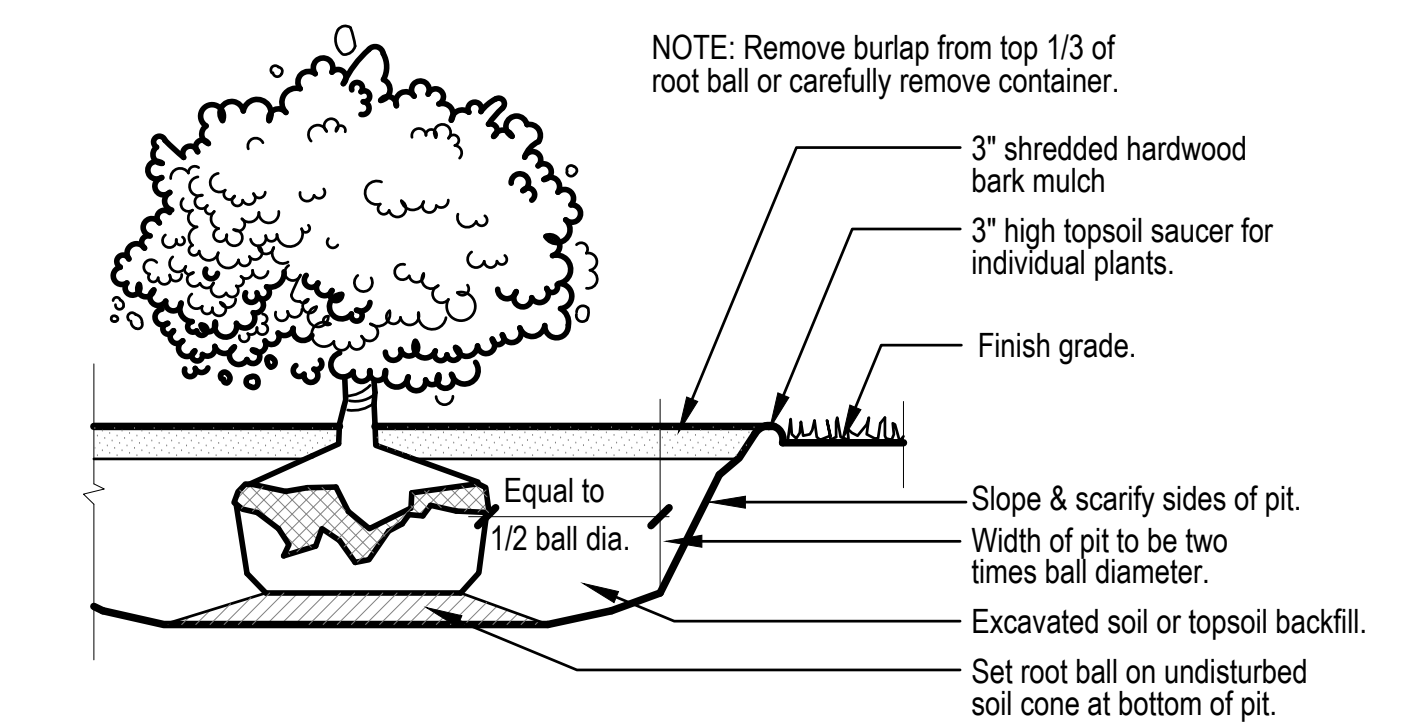
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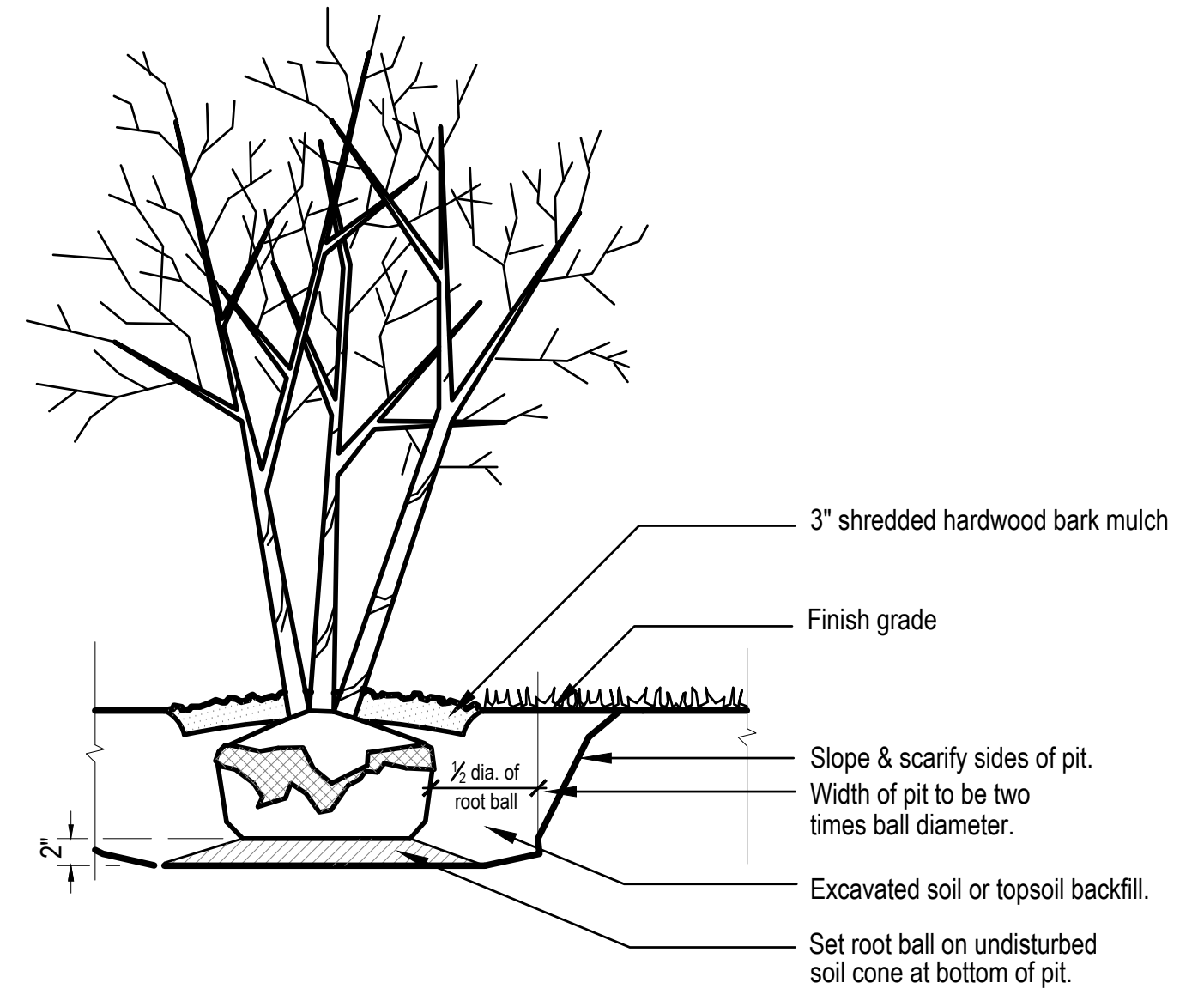
PLANT SCHEDULE							
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS	
Ace-g	2	Acer griseum	Paperbark Maple	B & B	10-12' Clump	multi-trunk, matched	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS	
Ame-x	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	8' ht.	multi-trunk; matched	
Cer-c	4	Cercis canadensis	Eastern Redbud	B & B	8' ht.	multi-trunk, matched	
Mag-v	2	Magnolia virginiana	Sweet Bay	B & B	2"Cal	full, strong central leader, matched	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS	
Cle-c	12	Clethra alnifolia 'Crystalina'	Sugarbush Summersweet	container	24"	space @ 3'-0" o.c.	
Fot-g	17	Fothergilla gardenii	Dwarf Fothergilla	container	24"	space @ 3'-0" o.c.	
Hyd-q	3	Hydrangea quercifolia 'Sike Spikes'	Dwarf Oakleaf Hydrangea	container	24"	space @ 4'-0" o.c.	
Ite-s	45	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.	
Jun-s	4	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5 gal			
Syr-m	5	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	container	36"	space @ 6'-0" o.c.	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS	
Bou-g	72	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	pot	#1	space @ 2'-0" o.c.	
Cal-x	9	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	#2	space @ 3'-0" o.c.	
Hak-a	25	Hakonechloa macra 'Aureola'	Golden Variegated Hakonechloa	#1 pot		space @ 15" o.c. triangular spacing	
Pan-h	46	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	pot	#2	space @ 3'-0" o.c.	
Sch-j	50	Schizachyrium scoparium 'Jazz'	Jazz Little Bluestem Grass	pot	#1	space @ 2'-0" o.c.	
Spo-h	38	Sporobolus heterolepis	Prairie Dropseed	pot	#1	space @ 2'-0" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	All-x	41	Allium x 'Millenium'	Millenium Ornamental Chive	#1 pot		space @ 12" o.c., triangular spacing
	Ams-h	44	Amsonia hubrichtii 'Halfway to Arkansas'	Halfway to Arkansas Blue-star	#1 pot		space @ 30" o.c., triangular spacing
	Ger-r	13	Geranium x 'Rozanne'	Rozanne Cranesbill	#1 pot		space @ 24" o.c., triangular spacing
	Hel-w	14	Helleborus x hybridus 'Winter Thriller'	Midnight Ruffles Lenten Rose	#1 pot		space @ 12" o.c., triangular spacing
	Heu-m	14	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	#1 pot		space @ 12" o.c., triangular spacing
	Nep-l	23	Nepeta x faassenii 'Limelight'	Limelight Catmint	#1 pot		space @ 15" o.c., triangular spacing
	Pen-x	18	Penstemon x 'Dark Towers'	Dark Towers Penstemon	#1 pot		space @ 15" o.c., triangular spacing
	Sal-n	19	Salvia nemorosa 'May Night'	May Night Sage	#1 pot		space @ 15" o.c., triangular spacing



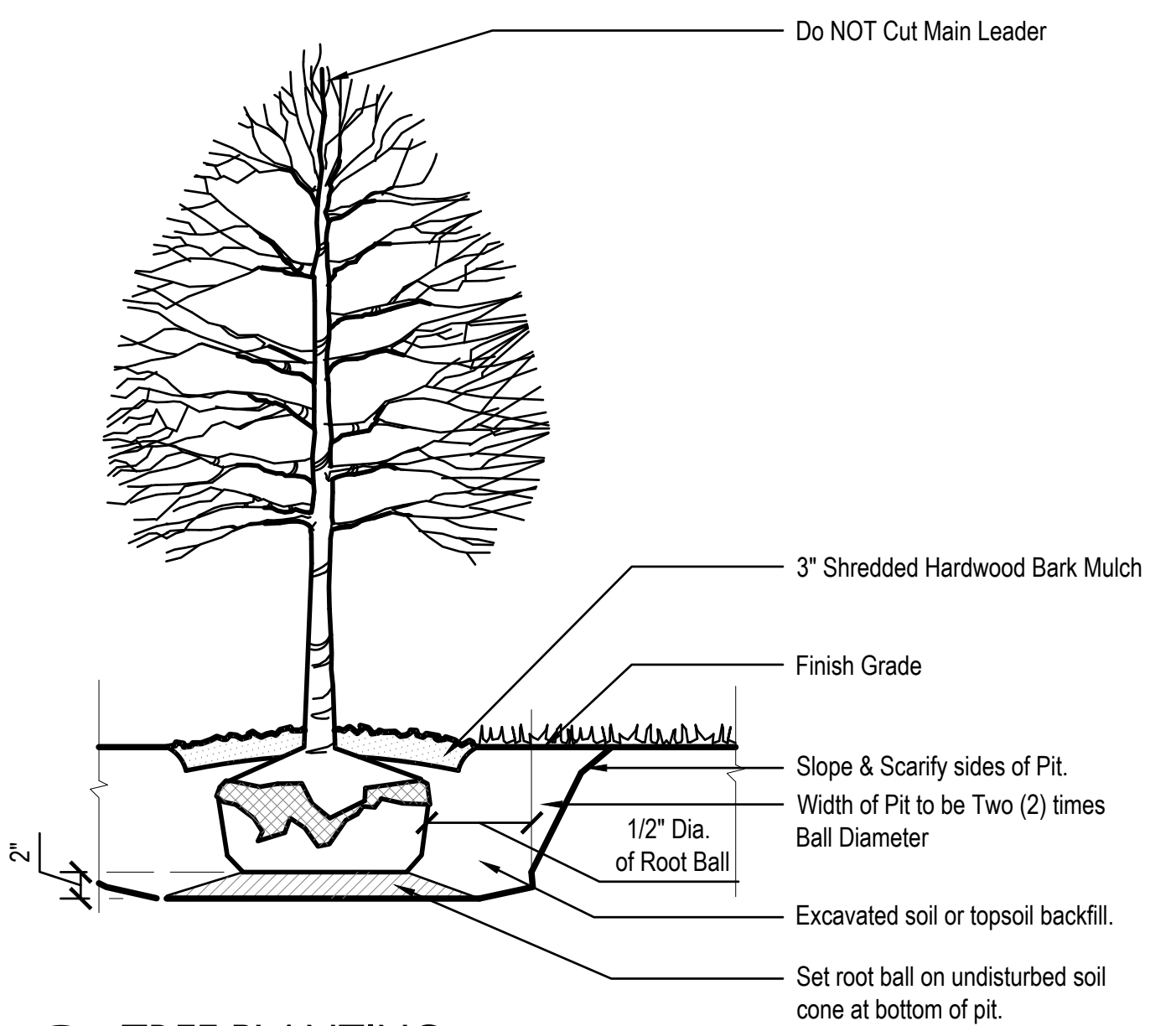
PERENNIAL PLANTING
Not to Scale



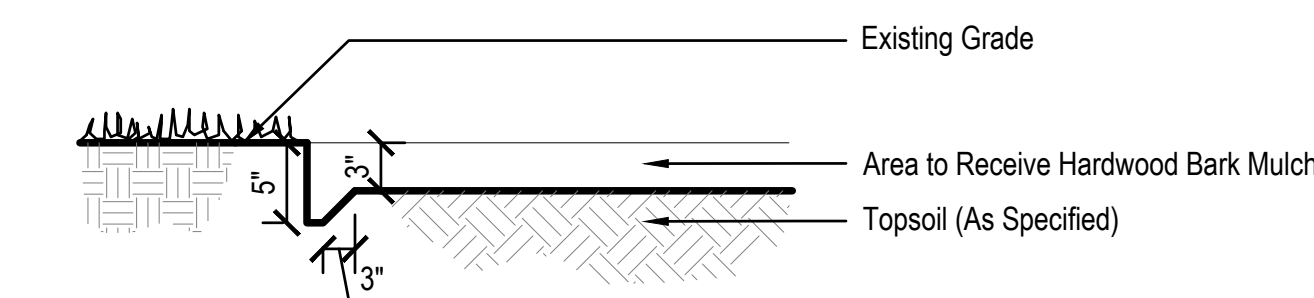
SHRUB PLANTING
Not to Scale



MULTI-STEM TREE PLANTING
Not to Scale



TREE PLANTING
Not to Scale



SPADE EDGE
Not to Scale



REVISIONS

8/8/2022

WESTFIELD WASHINGTON PUBLIC LIBRARY / WESTFIELD WASHINGTON TOWNSHIP

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BID DRAWINGS
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21110
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JEM / DC

DRAWING NAME
LANDSCAPE
DETAILS

DRAWING NO.
L450



Petition Number: 2210-DDP-38

Project Name: Grand Millennium Medical Office Building

Subject Site Address: South of Park St between Hwy 31 and Westfield Blvd

Petitioner: Peter Phillips – 18th Street Development LLC

Representative: Andy Taylor, PE – Kimley-Horn and Associates, Inc.

Request: 18th Street Development LLC, represented by Kimley-Horn and Associates, Inc, requests Detailed Development Plan approval of a 60,000 sq ft medical office building on 4.3 acres located in the Grand Millennium Center PUD District

Current Zoning: Grand Millennium Center PUD District

Current Land Use: Vacant

Approximate Acreage: 4.3 +/-

Exhibits:

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

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

PROJECT DESCRIPTION

The project is generally located South of Park St between Hwy 31 and Westfield Blvd, within Lot 3 of the Grand Millennium subdivision (approved by the Plat Committee at their 11/14 meeting). It is is zoned Grand Millennium Center PUD District – Commercial subdistrict with a GB: General Business underlying zoning district, and is within the US Hwy 31 Overlay District (largely modified by the PUD).

Vehicular access is off of Westfield Blvd via the development's private street. Exterior pedestrian access is provided via existing sidewalks and asphalt paths, including the Midland Trail, which terminates just northeast of the site at the proposed library. Internal sidewalks and walkways are provided around the site including through the parking lot. Architecturally, the building exceeds the PUD and UDO requirements, being made up of brick, stucco, and architectural metal panels.

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

The plans comply.

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 compliant with the following requirements:

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

GRAND MILLENNIUM CENTER PUD (ORD. 16-51) DEVELOPMENT STANDARDS

The plans comply

Section 5: Illustrative Character Exhibit

Section 6: Permitted Uses

Section 7: General Regulations

7.2 GB: General Business District

- a) Minimum Building Setback Lines:
 - i. Front Yard: 10'
 - ii. Side Yard: 10'
 - iii. Rear Yard 10'
- b) Maximum Building Height: 8 stories

Section 8: US Highway 31 Overlay District

Section 9: Development Standards

9.1 Architectural Standards: Article 6.3 shall apply to the development of the Real Estate except as otherwise modified below.

C. Commercial District

- i) Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).
- ii) Article 6.3(F)(2)(a)(ii) shall be modified to require an External Facade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building facade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling, then there is no minimum Masonry Materials requirement.

9.2 Landscaping Standards

9.3 Outdoor Public Space

9.4 Public Art

9.5 Outdoor Storage and Display

9.6 Walls and Fencing

Section 10: Infrastructure Standards

Section 11: Design Standards

US HWY 31 OVERLAY DISTRICT (ARTICLE 5.2 of the UDO):

The plans comply with all applicable Overlay District standards as modified by Ord. 16-52

GB: GENERAL BUSINESS UNDERLYING DEVELOPMENT STANDARDS (ARTICLE 6 of the UDO):

Plans comply

Accessory Use and Building Standards (Article 6.1)

Architectural Standards (Article 6.2)

Building Standards (Article 6.4)

Height Standards (Article 6.6)

Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping

Business Use (4.3 acres)	Required	Provided	Difference
Shade Trees	43	49	+6
Ornamental or Evergreen Trees	43	43	+0
Shrubs	108	546	+438

b) Foundation Plantings

c) External Street Frontage Plantings

d) Parking Area Landscaping

i) Interior Parking Area Islands

ii) Perimeter Parking Area Landscaping

Lighting Standards (Article 6.9)

Lot Standards (Article 6.10)

Outside Storage and Display (Article 6.12)
Parking and Loading Standards (Article 6.14)
Setback Standards (Article 6.16)
Sign Standards (Article 6.17)
Vision Clearance Standards (Article 6.19)
Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 5) Block Standards (Article 8.1)
- 6) Easement Standards (Article 8.3)
- 7) Monument and Marker Standards (Article 8.5)
- 8) Open Space and Amenity Standards (Article 8.6)
- 9) Pedestrian Network Standards (Article 8.7)
- 10) Storm Water Standards (Article 8.8)
- 11) Street and Right-of-Way Standards (Article 8.9)
- 12) Street Light Standards (Article 8.10)
- 13) Street Sign Standards (Article 8.11)
- 14) Surety Standards (Article 8.12)
- 15) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances and otherwise meet the Findings of Fact required for approval as outlined in Article 10.7(E) of the UDO.

Requested Action: Approve Detailed Development Plan 2210-DDP-38 with the following condition:

1. That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

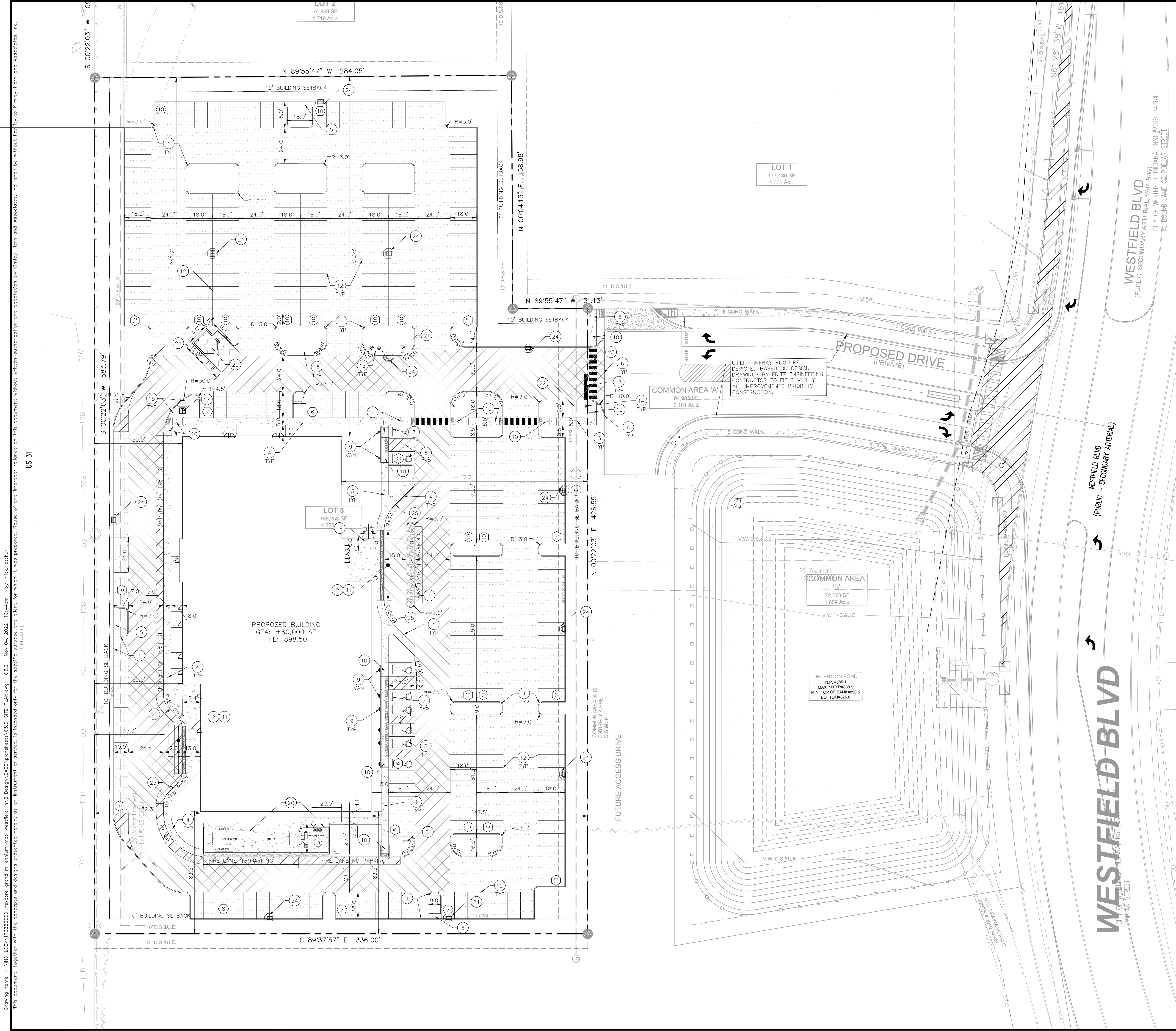


WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 21, 2022

2210-DDP-38

Please contact Lauren Gillingham at lgillingham@westfield.in.gov or (317) 804-3175 with any questions prior to the meeting.



Indiana Utilities Protection Service

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before you dig

NORTH

GRAPHIC SCALE IN FEET

0 15' 30' 60'

PAVING LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STONE MULCH SEE LANDSCAPE DETAILS
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY	
SITE ZONING	PUD-GB
SITE ACREAGE	4.3 AC.±
GROSS FLOOR AREA	±60,000 SF
PARKING SPACES (STANDARD) PROVIDED	238 SPACES
PARKING SPACES (PARALLEL) PROVIDED	12 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	8 SPACES
TOTAL PARKING SPACES PROVIDED	258 SPACES
PARKING SPACES (STANDARD) REQUIRED	250 SPACES
100 EMPLOYEES @ 1/EMPLOYEE + 50 EXAM ROOMS @ 3/ROOM	7 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	7 SPACES
BIKE SPACES PROVIDED	12 SPOTS
BIKE SPACES REQUIRED	9 SPOTS

KEY NOTES	
1.	CONCRETE CURB, TYP. (SEE DETAILS)
2.	DEPRESSED CONCRETE CURB (SEE DETAILS)
3.	CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4.	COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5.	CONCRETE CURB AND GUTTER (SEE DETAILS)
6.	CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7.	CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8.	ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9.	ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10.	ADA RAMP (SEE DETAILS)
11.	2" WIDE TACTILE WARNING STRIP
12.	4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13.	24" WIDE STOP BAR, TYP. (SEE DETAILS)
14.	STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15.	CONCRETE BOLLARD, TYP. (SEE DETAILS)
16.	TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17.	TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
18.	LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
19.	BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
20.	GENERATOR / ACCESSORY PAD (REFER TO ARCHITECTURAL PLANS)
21.	DIRECTIONAL SIGN (REFER TO ARCHITECTURAL PLANS)
22.	MONUMENT SIGN (REFER TO ARCHITECTURAL PLANS)
23.	24" WHITE PAVEMENT MARKINGS
24.	CONCRETE COLLAR (REFER TO DETAILS)

GENERAL PLAN NOTES	
REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)	

CITY COMMENTS

NRK

11/04/22

AS NOTED

DESIGNED BY NRK

DRAWN BY: RCB

CHECKED BY: ART

SCALE:

1"=40'

Kimley»Horn

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250 EAST 96TH STREET, SUITE 550,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

ANDREW R. TAYLOR

REGISTERED PROFESSIONAL ENGINEER

NOTED FOR CONSTRUCTION

NexCore GROUP

SITE PLAN

GRAND MILLENNIUM MEDICAL OFFICE

ORIGINAL ISSUE:

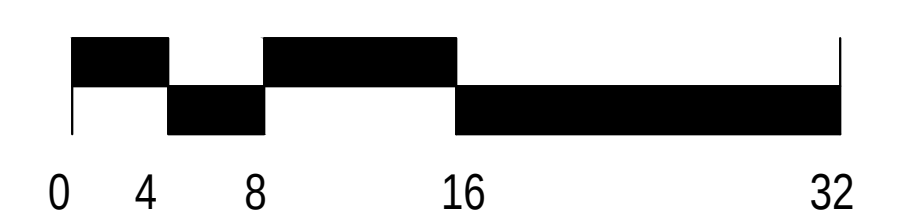
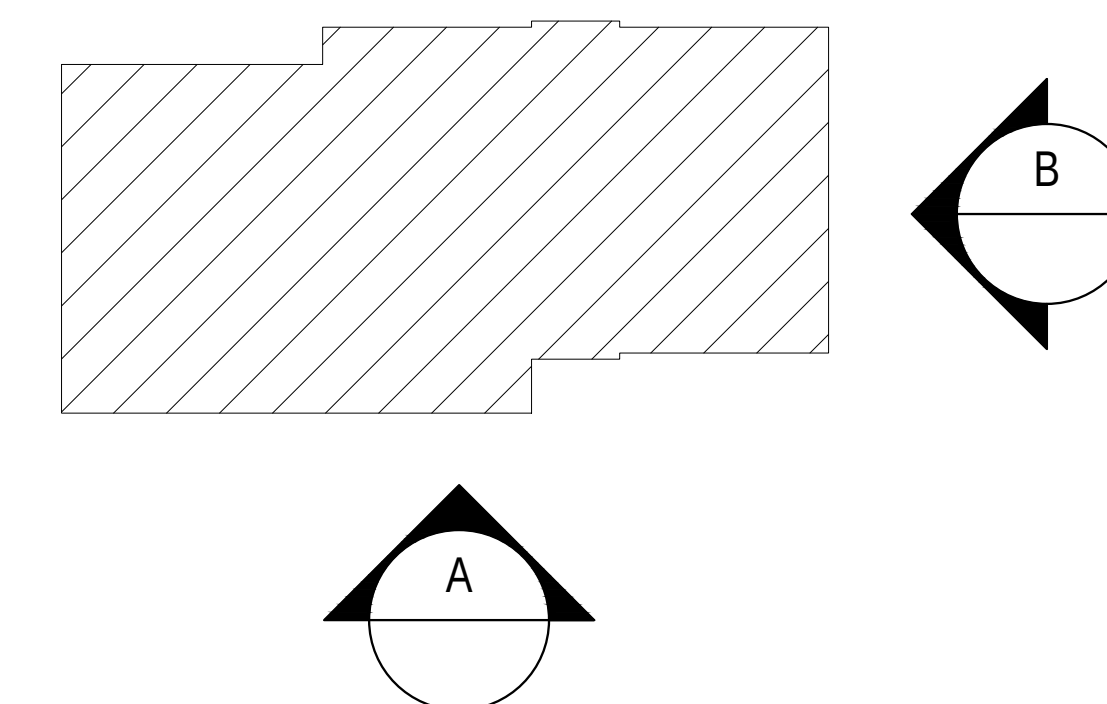
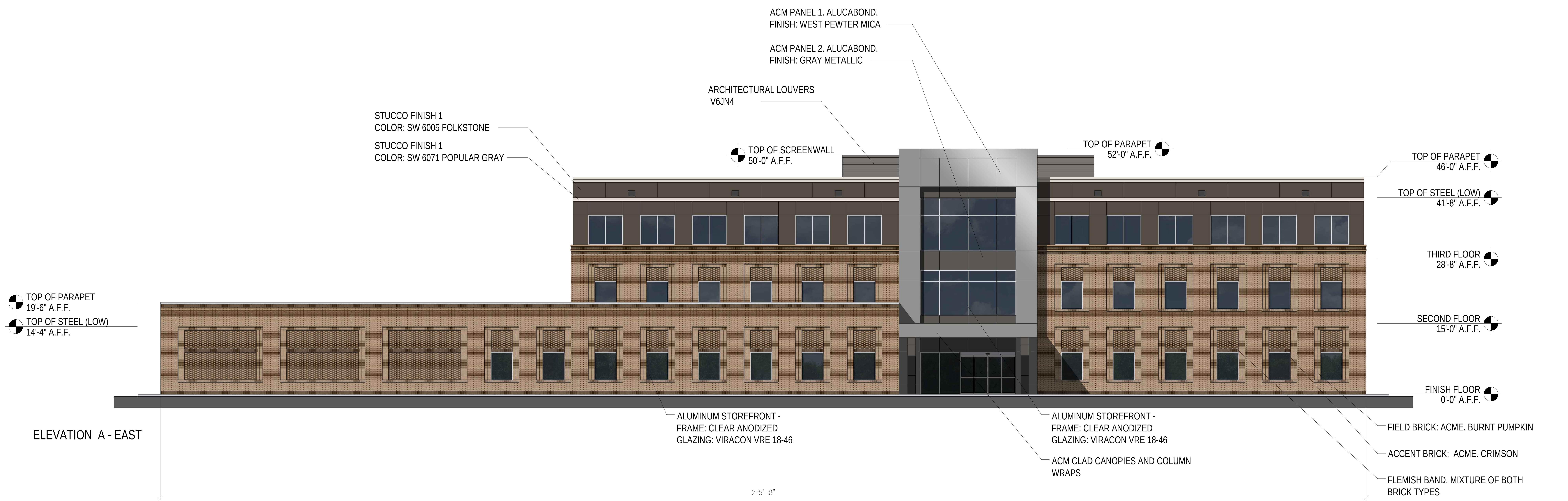
09/02/2022

KHA PROJECT NO.

170332000

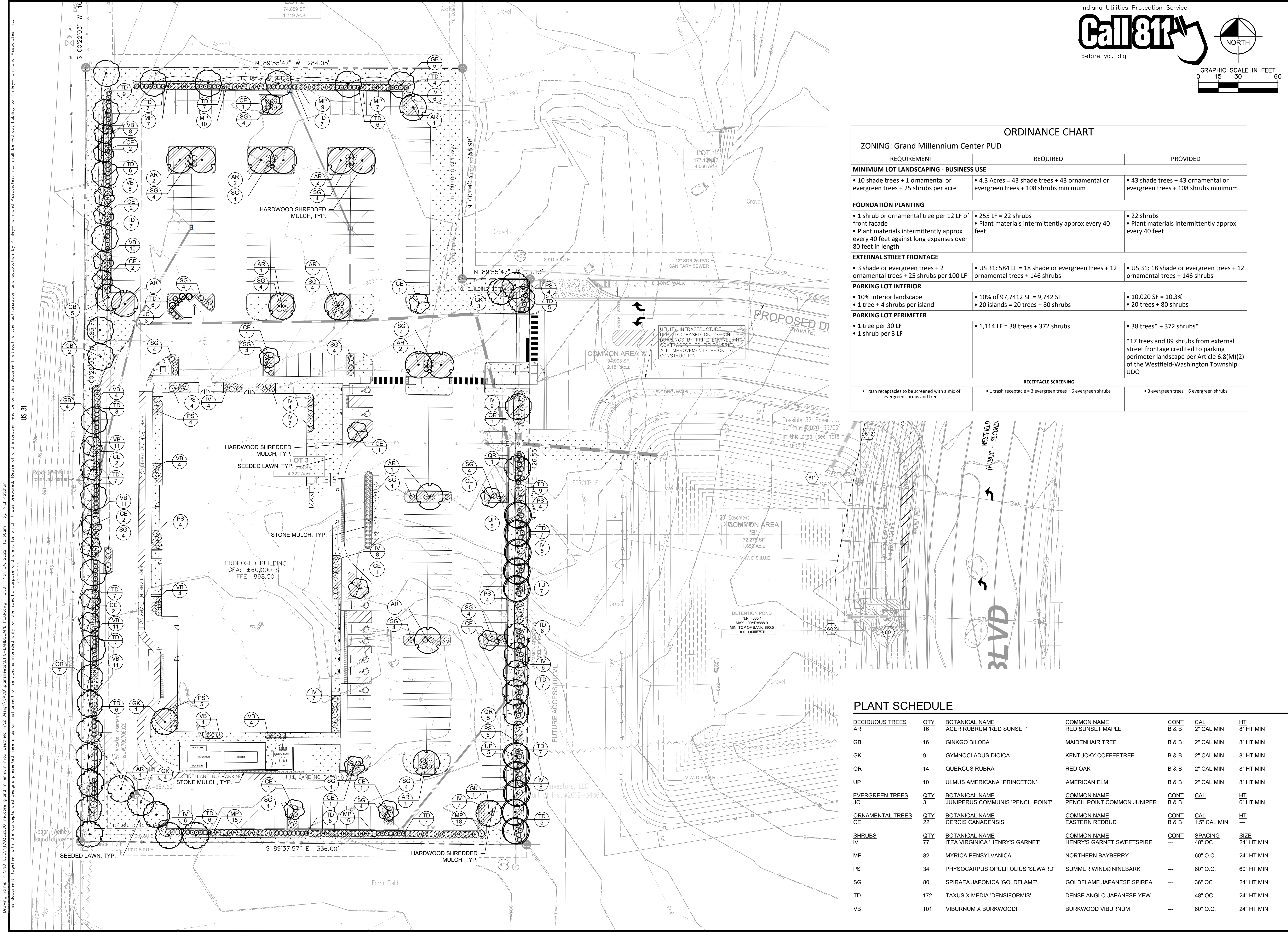
SHEET NUMBER

C3.0









Indiana Utilities Protection Service

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NORTH

0 15 30 60

GRAPHIC SCALE IN FEET

ORDINANCE CHART		
ZONING: Grand Millennium Center PUD		
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT LANDSCAPING - BUSINESS USE		
• 10 shade trees + 1 ornamental or evergreen trees + 25 shrubs per acre	• 4.3 Acres = 43 shade trees + 43 ornamental or evergreen trees + 108 shrubs minimum	• 43 shade trees + 43 ornamental or evergreen trees + 108 shrubs minimum
FOUNDATION PLANTING		
• 1 shrub or ornamental tree per 12 LF of front facade	• 255 LF = 22 shrubs	• 22 shrubs
• Plant materials intermittently approx every 40 feet against long expanses over 80 feet in length	• Plant materials intermittently approx every 40 feet	• Plant materials intermittently approx every 40 feet
EXTERNAL STREET FRONTAGE		
• 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs per 100 LF	• US 31: 584 LF = 18 shade or evergreen trees + 12 ornamental trees + 146 shrubs	• US 31: 18 shade or evergreen trees + 12 ornamental trees + 146 shrubs
PARKING LOT INTERIOR		
• 10% interior landscape	• 10% of 97,7412 SF = 9,742 SF	• 10,020 SF = 10.3%
• 1 tree + 4 shrubs per island	• 20 islands = 20 trees + 80 shrubs	• 20 trees + 80 shrubs
PARKING LOT PERIMETER		
• 1 tree per 30 LF	• 1,114 LF = 38 trees + 372 shrubs	• 38 trees* + 372 shrubs*
• 1 shrub per 3 LF		*17 trees and 89 shrubs from external street frontage credited to parking perimeter landscape per Article 6.8(M)(2) of the Westfield-Washington Township UDO
RECEPTACLE SCREENING		
• Trash receptacles to be screened with a mix of evergreen shrubs and trees	• 1 trash receptacle = 3 evergreen trees + 6 evergreen shrubs	• 3 evergreen trees + 6 evergreen shrubs

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AR	16	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B & B	2" CAL MIN	8" HT MIN
GB	16	GINKGO BILOBA	MAIDENHAIR TREE	B & B	2" CAL MIN	8" HT MIN
GK	9	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2" CAL MIN	8" HT MIN
QR	14	QUERCUS RUBRA	RED OAK	B & B	2" CAL MIN	8" HT MIN
UP	10	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2" CAL MIN	8" HT MIN
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
JC	3	JUNIPERUS COMMUNIS 'PENCIL POINT'	PENCIL POINT COMMON JUNIPER	B & B	2" CAL MIN	6" HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CE	22	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL MIN	---
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IV	77	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	---	48" OC	24" HT MIN
MP	82	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	---	60" O.C.	24" HT MIN
PS	34	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE@ NINEBARK	---	60" O.C.	60" HT MIN
SG	80	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	---	36" OC	24" HT MIN
TD	172	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	---	48" OC	24" HT MIN
VB	101	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	---	60" O.C.	24" HT MIN

CITY COMMENTS

11/04/22

NRK

AS NOTED

DESIGNED BY: MCD

DRAWN BY: MCD

CHECKED BY: ART

SCALE: 1" = 40'

NOT APPROVED FOR CONSTRUCTION

MICHELLE RYAN ARCHITECT

Kimley»Horn

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250 EAST 96TH STREET, SUITE 550,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

NexCore GROUP

LANDSCAPE PLAN

GRAND MILLENNIUM MEDICAL OFFICE

ORIGINAL ISSUE: 09/02/2022

KHA PROJECT NO. 170332000

SHEET NUMBER

L1.0



Petition Number: 2210-SPP-08 & 2210-SFP-50

Project Name: Grand Millennium Infrastructure (Common Area)

Subject Site Address: 421,525 & 535 Park St

Petitioner: Birch Dalton – 31/32 Investors LLC

Representative: Ashton Fritz – Fritz Engineering

Request: SPP: 31/32 Investors LLC requests Detailed Development Plan review of street and drainage infrastructure on 2.25 acres in the Grand Millennium Center PUD District.

Current Zoning: Grand Millennium Center PUD District

Current Land Use: Vacant (formerly Light Manufacturing & Assembly)

Approximate Acreage: 3.84 +/- (C.A. A & B)

Exhibits:

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

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

PROJECT DESCRIPTION

The project is generally located just off of Westfield Blvd, within the Grand Millennium subdivision (approved by the Plat Committee at their 11/14 meeting), and zoned Grand Millennium Center PUD. This request covers only the private street up to Lot 3 (C.A. A) and the common area (C.A. B), and must be approved by consent agenda due to the required detention pond landscaping review.

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

The plans comply.

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 compliant with the following requirements:

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

GRAND MILLENNIUM CENTER PUD (ORD. 16-51) DEVELOPMENT STANDARDS

The plans comply

Section 5: Illustrative Character Exhibit

Section 6: Permitted Uses

Section 7: General Regulations

7.2 GB: General Business District

- a) Minimum Building Setback Lines:
 - i. Front Yard: 10'
 - ii. Side Yard: 10'
 - iii. Rear Yard 10'
- b) Maximum Building Height: 8 stories

Section 8: US Highway 31 Overlay District

Section 9: Development Standards

9.1 Architectural Standards: Article 6.3 shall apply to the development of the Real Estate except as otherwise modified below.

C. Commercial District

- i) Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).
- ii) Article 6.3(F)(2)(a)(ii) shall be modified to require an External Facade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building facade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling, then there is no minimum Masonry Materials requirement.

9.2 Landscaping Standards

9.3 Outdoor Public Space

9.4 Public Art

9.5 Outdoor Storage and Display

9.6 Walls and Fencing

Section 10: Infrastructure Standards

Section 11: Design Standards

US HWY 31 OVERLAY DISTRICT (ARTICLE 5.2 of the UDO):

The plans comply with all applicable Overlay District standards as modified by Ord. 16-52

GB: GENERAL BUSINESS UNDERLYING DEVELOPMENT STANDARDS (ARTICLE 6 of the UDO):

Plans comply

Accessory Use and Building Standards (Article 6.1)

Architectural Standards (Article 6.2)

Building Standards (Article 6.4)

Height Standards (Article 6.6)

Landscaping Standards (Article 6.8)

- a) Minimum Lot Landscaping
- b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers.

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Plantings shall be located within fifteen (15) feet of the Building Façade, Fence, or other barrier and shall occur within planting beds at least eight (8) feet in width.

- c) External Street Frontage Plantings
- d) Parking Area Landscaping
 - i) Interior Parking Area Islands
 - ii) Perimeter Parking Area Landscaping

Lighting Standards (Article 6.9)

Lot Standards (Article 6.10)

Outside Storage and Display (Article 6.12)

Parking and Loading Standards (Article 6.14)

Setback Standards (Article 6.16)

Sign Standards (Article 6.17)

Vision Clearance Standards (Article 6.19)

Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 5) Block Standards (Article 8.1)
- 6) Easement Standards (Article 8.3)
- 7) Monument and Marker Standards (Article 8.5)
- 8) Open Space and Amenity Standards (Article 8.6)
- 9) Pedestrian Network Standards (Article 8.7)
- 10) Storm Water Standards (Article 8.8)
- 11) Street and Right-of-Way Standards (Article 8.9)
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- 13) Street Sign Standards (Article 8.11)
- 14) Surety Standards (Article 8.12)
- 15) Utility Standards (Article 8.13)

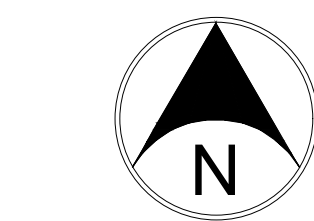
DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances and otherwise meet the Findings of Fact required for approval as outlined in Article 10.7(E) of the UDO.

Requested Action: Approve Detailed Development Plan 2210-DDP-40 with the following condition:

- 1. That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

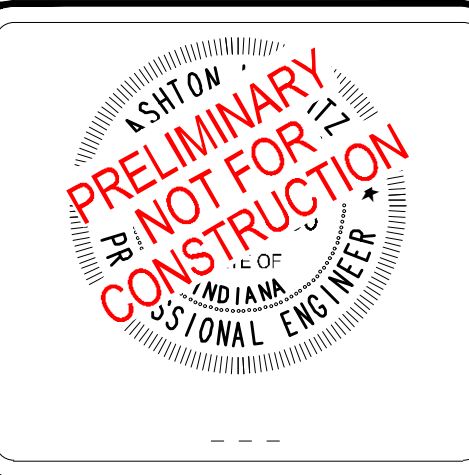
Please contact Lauren Gillingham at lgillingham@westfield.in.gov or (317) 804-3175 with any questions prior to the meeting.



- | | | |
|----|--|---|
| A | PROPOSED PUBLIC ROAD
ASPHALT PAVEMENT
(WESTFIELD COLLECTOR SECTION, REF. DETAIL) |  |
| A2 | PROPOSED PUBLIC ROAD
ASPHALT PAVEMENT
(WESTFIELD ARTRIAL SECTION, REF. DETAIL) |  |
| A3 | PERIMETER PATH, ASPHALT
(REF. WESTFIELD DETAIL) |  |
| C | CONCRETE PAVEMENT |  |
| D | COMBINED CONCRETE CURB & WALK |  |
| E | CONCRETE WALK |  |

NOTES:

1. ALL STRIPING SHALL BE THERMOPLASTIC IN ACCORDANCE WITH WESTFIELD STANDARDS.



1 REV PER TAC COMMENTS	10/26/2022	AF
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



PROJECT:

GRAND MILLENNIUM PHASE 1 INFRASTRUCTURE

PROJECT LOCATION:
525 & 535 PARK ST.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NE $\frac{1}{4}$, S1, T18N, R3E

CLIENT:

COOLER DESIGN

9135 N. MERIDIAN
INDIANAPOLIS, IN 46260

PLAN DATE:

9/2/2022

DESIGN:

AF

PROJECT NO.

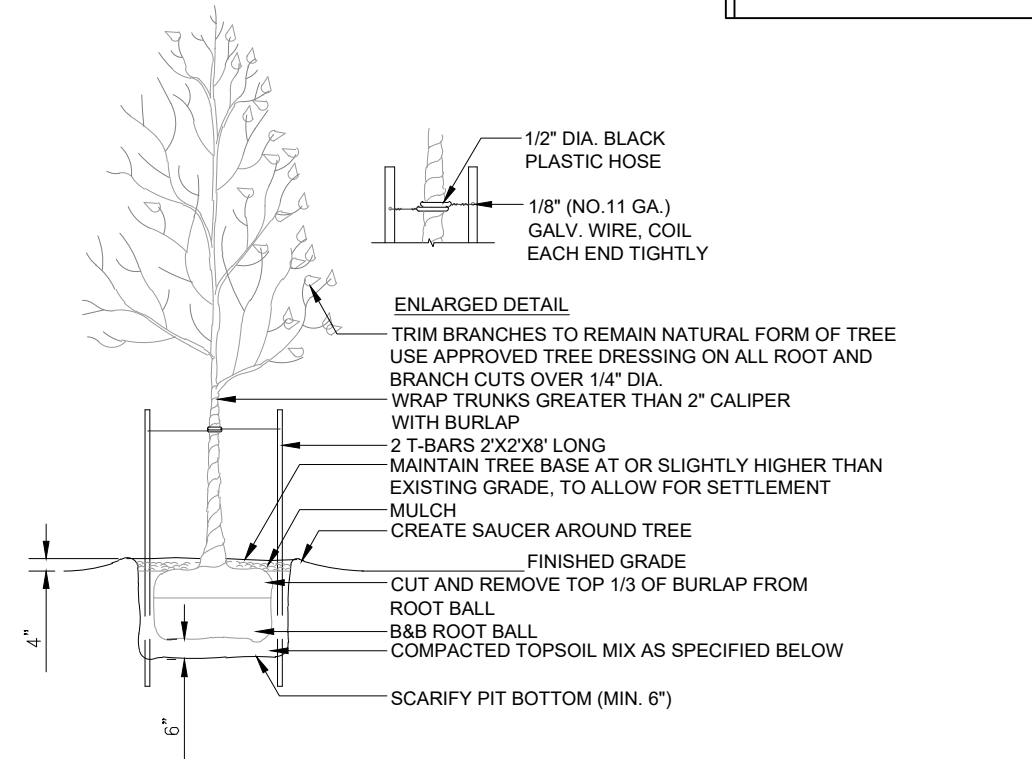
1000000

PHASE 1 OVERALL DEVELOPMENT PLAN

C200

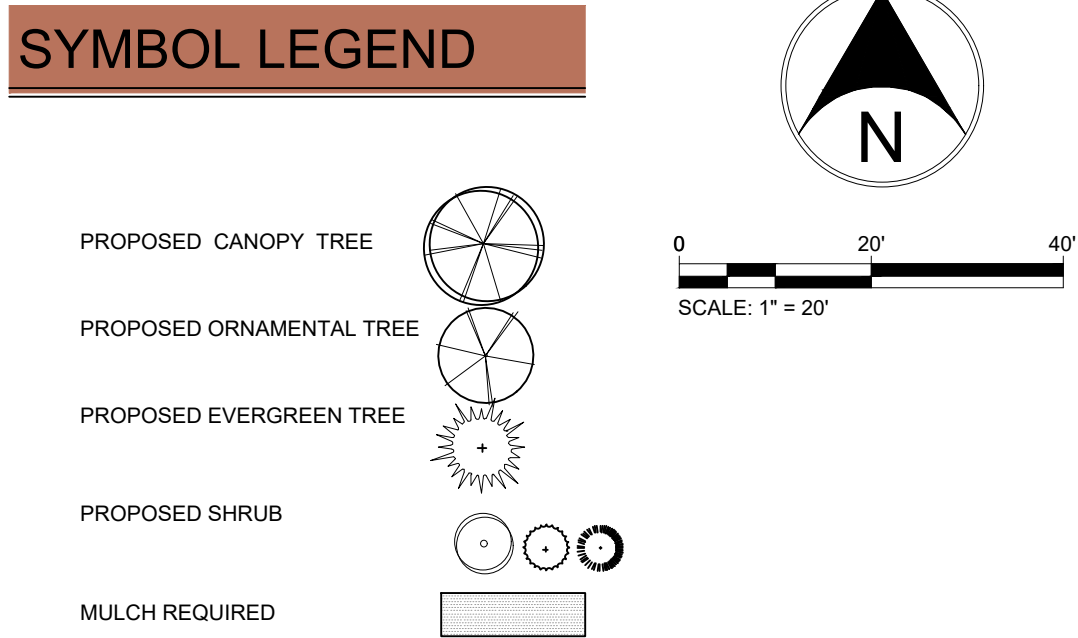
Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
9	Betula nigra	Heritage' River Birch	B&B	2.5' Cal., 8' High	For spacing see plan
4	Gleditsia triacanthos 'skyline'	Skyline Honeylocust	B&B	2.5' Cal., 8' High	For spacing see plan
10	Acer fremanii 'Autumn Blaze'	Autumn Blaze Maple	B&B	2.5' Cal., 8' High	For spacing see plan
8	Cornus florida	Winterking Hawthorne	B&B	2.0' Cal.	For spacing see plan
9	Cercis canadensis	Red Bud	B&B	2.0' Cal.	For spacing see plan
8	Ulmus americana 'Princeton'	Princeton Elm	B&B	2.5' Cal., 8' High	For spacing see plan
Deciduous Shrubs					
36	Rhus aromatica 'Gro Low'	Gro Low Sumac	Cont.	24"	For spacing see plan
25	Cornus sericea	Red Twig Dogwood	Cont.	24"	For spacing see plan
Ornamental Grass					
27	Pennisetum alopecuroides 'Hemeln'	Dwarf Fountain Grass	Cont.	#1	For spacing see plan
30	Miscanthus sinensis 'Gracillimus'	Maiden Grass	Cont.	#2	For spacing see plan
Ornamental Perennials					
100	Liriope muscari	Big Blue Liriope	Cont.	#1	For spacing see plan

PLANTING SCHEDULE



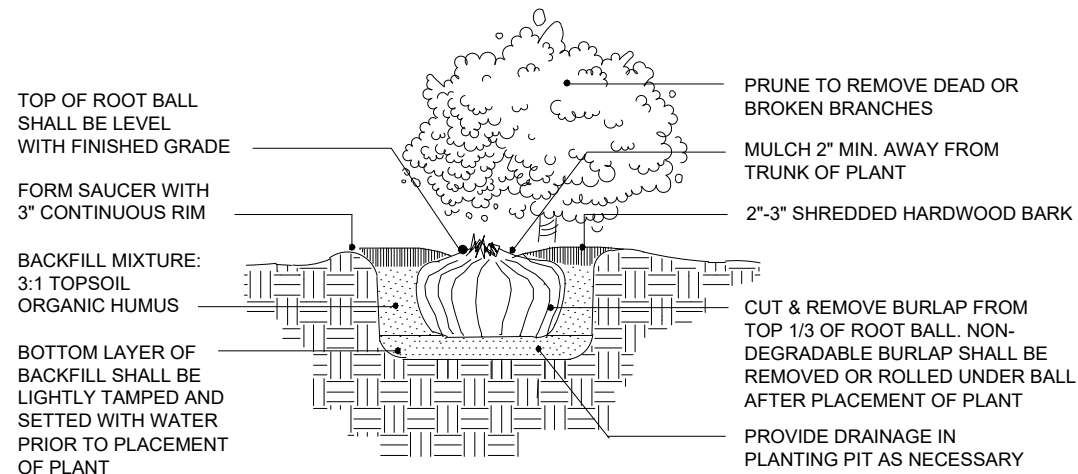
- SPECIFICATIONS:**
1. TOPSOIL MIX, TOP 6 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING

TREE PLANTING DETAIL



1. LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
3. ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
4. STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
5. ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
6. EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.
7. SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (24) INCHES.
8. GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
9. IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
10. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

PLANT MATERIAL CALCULATIONS TABLE		
ZONING CLASSIFICATION, CITY OF WESTFIELD	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE GRAND MILLENNIUM PUD AND CITY OF WESTFIELD UDO	
	REQUIRED	PROVIDED
MINIMUM LOT PLANT MATERIAL	COMMERCIAL/BUSINESS USE, 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE @ 1.65 ACRES 17 SHADE TREES, 17 ORNAMENTAL OR EVERGREEN TREES, AND 42 SHRUBS REQUIRED.	17 SHADE TREES, 17 ORNAMENTAL OR EVERGREEN TREES, AND 91 SHRUBS



SHRUB PLANTING DETAIL



1. REV PER TAC COMMENTS	10/26/2022	AF
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND



PROJECT:

GRAND MILLENNIUM PHASE 1 INFRASTRUCTURE

PROJECT LOCATION:
525 & 535 PARK ST.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NE $\frac{1}{4}$, S1, T18N, R3E

CLIENT:

COOLER DESIGN

9135 N. MERIDIAN
INDIANAPOLIS, IN 46260

PLAN DATE:

9/2/2022		
DESIGN: AF	CHECK: AF	DRAWN: KC
PROJECT NO. 2103002		

SHEET NAME

**DETENTION POND
LANDSCAPE PLAN**
SHEET NO.

L102



Petition Number: 2211-DDP-41

Subject Site Address: 525 David Brown Dr. (the "Property")

Petitioner: Tom Roush Auto Group, represented by Jeff Roush/Graber Post Buildings

Request: Detailed Development Plan review for a 2,000 SF building expansion

Current Zoning: GB-PD: General Business / Planned Development

Current Land Use: Commercial

Approximate Acreage: 8 acres+/-

Exhibits:

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

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The project is for the construction of a 2,000 square-foot building expansion to an accessory structure located in the GB-PD: General Business/Planned Development District. A full Detailed Development Plan review is required because the expansion will increase the total impervious surface area of the lot. In 2021, the subject property was granted several Development Standards Variances from Article 6.3 Architectural Standards, however, the variances do not apply to the proposed expansion.

The site is complicated by its legal nonconforming status; as the use and initial building date back to 1976, just before the passage of the first Westfield Washington Township Zoning Ordinance,



many standards are legally nonconforming to the current development code and thus not applicable. Per UDO Chapter 9: Nonconforming Regulations, legally nonconforming structures and uses may be expanded within regulations and as long as the level of nonconforming is not increased.

ZONING DISTRICT STANDARDS (ARTICLE 4.23 – GB-PD: BUSINESS/PLANNED DEVELOPMENT)

The plans comply to all applicable GD-PD District standards.

1. Minimum Lot Area: Ten (10) acres (legal nonconforming)
2. Permitted Uses

Comment: “Retail, Very High Intensity” requires Special Exception approval, however, the use is permitted on the subject property because it existed prior to the first Westfield Washington Township Zoning Ordinance, established in 1977. The UDO permits buildings used by Legal Nonconforming Uses to be expanded by up to 10% of the original gross floor area as it existed prior to the adoption of the current zoning ordinance.

3. Minimum Lot Frontage: 660 feet
4. Minimum Building Setback Lines:
 - a. Front Yard: 60 feet
 - b. Side Yard: 15 feet
 - c. Rear Yard: 20 feet
5. Minimum Lot Width: N/A
6. Minimum Number of Structures N/A
7. Maximum Building Size: N/A

DEVELOPMENT PLAN REVIEW (ARTICLE 10.7(E)):

The plans meet all Findings of Fact

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

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



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

US HWY 31 OVERLAY DISTRICT STANDARDS (Chapter 5.2 of UDO):

Subject property is exempt from all 31 Overlay standards because the use existed prior to the creation of the district (Ord. 89-15). This also applies to new structures and alterations to existing structures.

GB-PD DEVELOPMENT STANDARDS (Chapter 6 of UDO):

The plans comply

Accessory Use and Building Standards (Article 6.1)

Architectural Standards (Article 6.2)

6.2(F)(12) – Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

Building Standards (Article 6.4)

Height Standards (Article 6.6)

8. Landscaping Standards (Article 6.8)

a. Minimum Lot Landscaping:

Business Use (.05 acres)	Required	Provided	Difference
Shade Trees	1	1	0
Ornamental or Evergreen Trees	1	1	0



b. Foundation Plantings (north façade only)

Front Façade (110')	Required	Provided	Difference
Shrubs or Ornamental Trees	9	9	0

Lighting Standards (Article 6.9)

Lot Standards (Article 6.10)

Outside Storage and Display (Article 6.12)

Parking and Loading Standards (Article 6.14)

Setback Standards (Article 6.16)

Sign Standards (Article 6.17)

Vision Clearance Standards (Article 6.19)

Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):

The plans comply with all applicable standards

DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances unless otherwise stated above.

Requested Action: Approve Detailed Development Plan 2211-DDP-41 with the following conditions:

1. That all necessary approvals be obtained from the Westfield Public Works Department prior to any work being done on the Property.

DAVID BROWN DR. (PUBLIC COLLECTOR)

8' 2" CAL. SHADE
2" CAL. ORN.

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING
BUILDING
3,840 SQFT

NEW
ADDITION
2,000 SQFT

18" SHRUBS (9)

157.3'

60'

64'

50'

88.5'

40'

149.8'

169.6'



① SITE/LANDSCAPE PLAN
1" = 50'

Revisions:

Tom Roush

Westfield, IN

dTb
db tarr

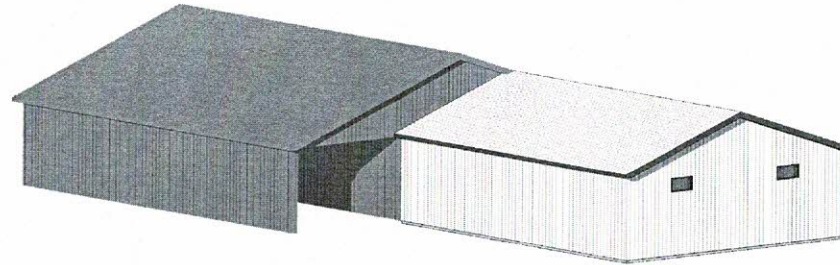
8728W CR175S
French Lick, IN 47432
dtarr@yahoo.com
812.278.0060



6-29-22

C1

Site Plan



Revisions:

Tom Roush

Westfield, IN

dTb

db tarr

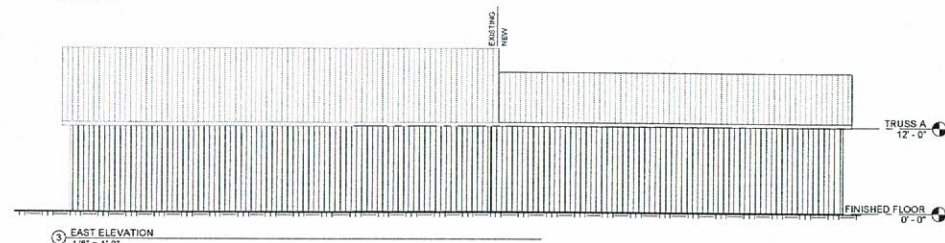
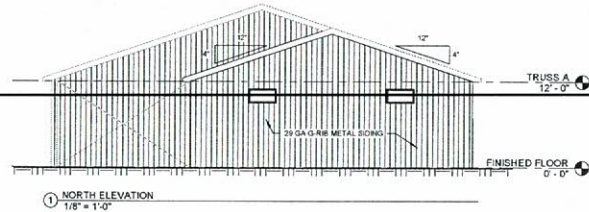
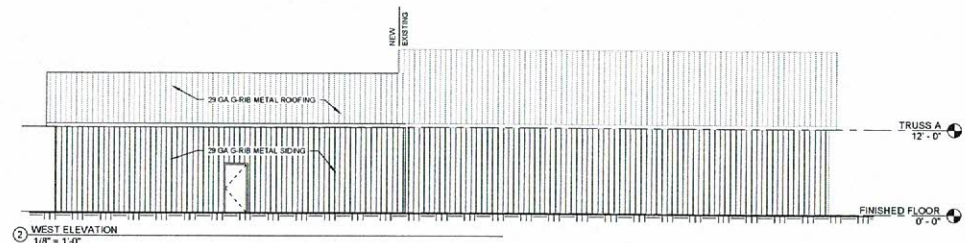
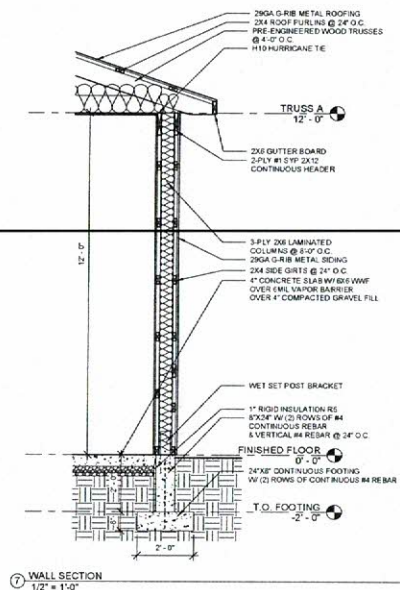
8726W CR175S
French Lick, IN 47432
drtarr@yahoo.com
812.278.0060



6-29-22

A2

ELEVATIONS





Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the November 9, 2022 APC Meeting

Presented for approval: November 21, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Wednesday, November 9, 2022 at Westfield City Hall.

Active links for this meeting:

[November 9, 2022 APC Agenda & Exhibits](#)

[November 9, 2022 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:06](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: None.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the October 17, 2022 APC Minutes as written.

Maue seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 2:36](#)

2210-DDP-39

Harmony Pointe

1333 South Waterleaf Drive

Swiss Real Estate by Versatile Construction Group, LLC requests Detailed Development Plan approval of a 5,536 SF commercial in-line tenant building on 0.76 acres +/- in the Harmony Planned Unit Development (PUD) District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2211-DDP-43

Westfield Wastewater Treatment Plant Expansion

3303 West 166th Street

Citizens Energy Group requests Detailed Development Plan approval of the expansion of existing wastewater services provided on 40.04 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Deck seconded. Motion passed. Vote 9-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

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

ITEMS OF BUSINESS

[YouTube Time: 317](#)

2208-PUD-16

Westfield Yard PUD

West Side of Gray Road, 200 feet south of State Road 32

Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

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

(Presenting Planner: Kevin Todd - ktodd@westfield.in.gov)

Deck motioned to forward 2208-PUD-16 to the City Council with a favorable recommendation.
Maue seconded. Motion passed. Vote 5-4.

PUBLIC HEARING ITEMS

No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2206-PUD-11 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

Agendas and minutes for all City meetings are updated and available at the City's website.

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

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 50:01](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Deck seconded. Motion passed. Vote 9-0.
The meeting adjourned at 8:26 p.m.

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Signature Page for APC Minutes for November 9, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

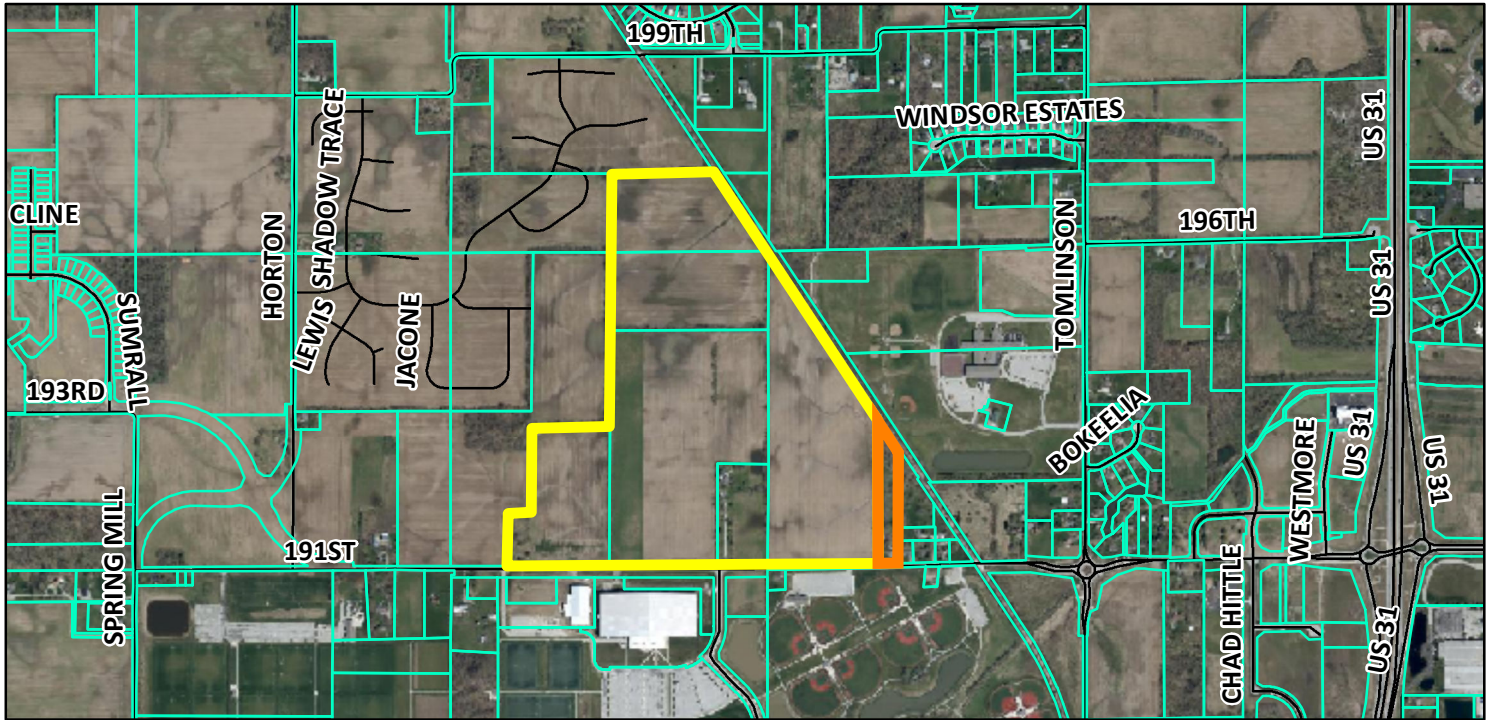
Kevin M. Todd, Secretary

Woods Robinson Briggs PUD

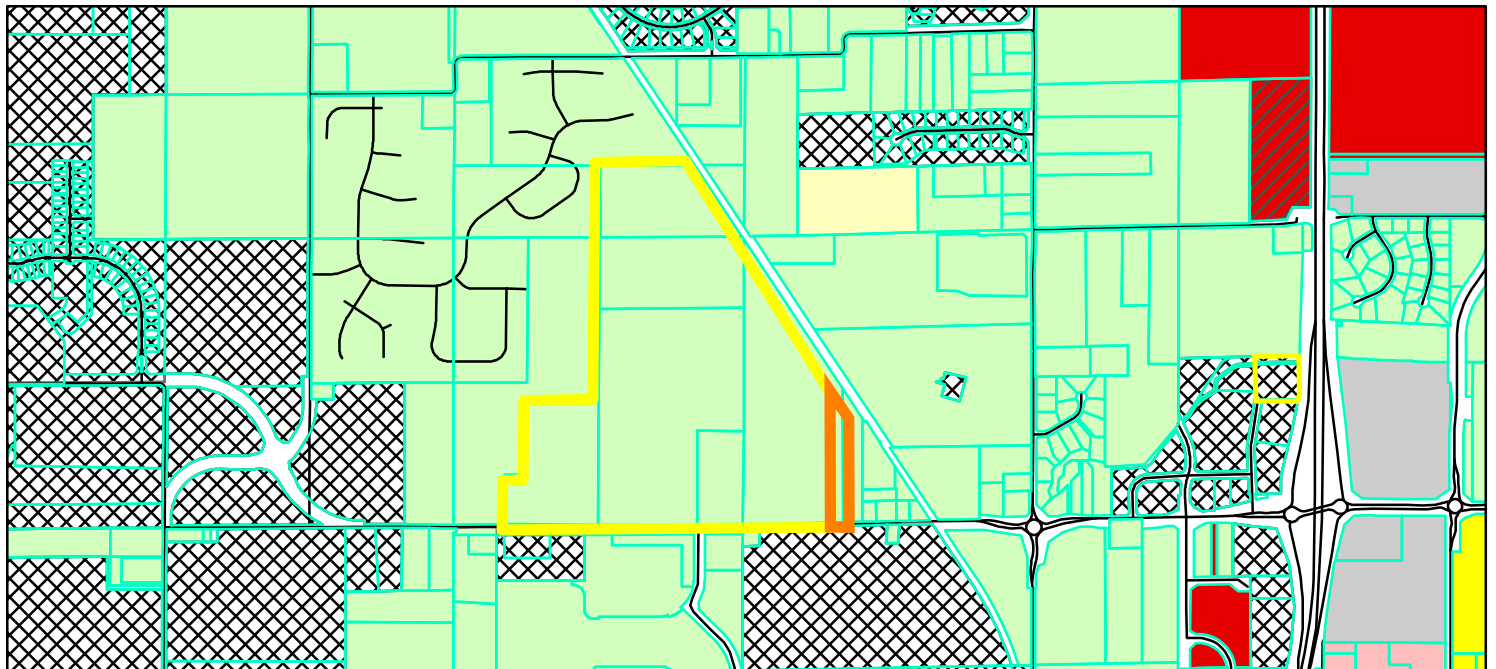
Aerial Location Map

 Existing PUD Limits

 Gerth Property Pproposed



Zoning Map



- | | |
|---|--|
|  Parcel |  GB (General Business) |
|  GIS, DBO, PW, Streets |  GB-PD (General Business - Planned Development) |
| Zoning - All |  LB (Local Business) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 (Single Family - 3) |

0 0.225 0.45
Miles



ISSUES RAISED REGARDING THE WOODS ROBINSON BRIGGS PUD AMENDMENT II PROPOSAL

The list below includes issues that were raised during the July 5, 2022, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Park Area

Can the original PUD language requiring “play spaces for children, teens, and adults” remain as a required amenity within the park area? If yes, can park plan be updated to reflect this?

If the above item cannot be accommodated, please address the following items –

1. How can you address the following concerns within the park:
 - a. Active recreation opportunities;
 - b. Playground facilities for families; and
 - c. Amenities supporting users provided the context of the overall development?
2. Can further explanation be provided as to why the requested changes to the park area are being proposed?
3. Can further clarity be provided as to whom will assume responsibility, ownership, and maintenance of the park?

Water Feature

Can the water feature element of this PUD Amendment request be tabled for a future PUD Amendment request when additional / refined detail regarding the water feature can be provided?

If the above item cannot be accommodated, please address the following items –

1. Can the design of the water feature be modified to incorporate the following design elements:
 - a. Centrally defined gathering space(s);
 - b. Contextual / responsive design relationships to adjacent pedestrian activity; and
 - c. Overall pedestrian friendly design character?
2. Can more accurate supportive example imagery be provided to portray what the entry drive / water feature will look like within the driveway median?
3. How can you ensure the operational feasibility of the multi-tiered fountain is realistic provided the minimal elevation grade change on site?

Site Plan

Can the site plan exhibit associated with this PUD Amendment request be tabled for a future PUD Amendment request when a refined concept plan can be presented?

If the above item cannot be accommodated, please address the following items –

1. Can building orientation and/or alignment be modified to create more defined pedestrian gathering space(s)?
2. How can you address the following site plan design concerns?
 - a. Lack of pedestrian focused design elements;
 - b. Visibility of large asphalt parking areas;
 - c. Traffic circulation (left / right access) when traveling the main entry drive; and
 - d. appropriate parking ratios are provided for the intended uses?
3. Can you elaborate and/or show the intended landscape buffer / earthen berm and pedestrian bridge discussed to be located between the residential and commercial areas?
4. Can you elaborate and/or more clearly define the proposed church / events center?

Nonresidential Stock

October 17, 2022

(Data as recent as May of 2022)

Terminology

- Plat, Platting and Not Platted
- Lots
- Blocks
- DDP (Detailed Development Plan)

Plat, Platting and Not Platted

- Plat: A document that creates property, showing its boundary lines, Common Area, Right-of-Way and dimensions.
 - For this presentation we will not be covering Common Area or Right-of-way
- Platting: A process that takes boundary lines and, either:
 - Draws them for the first time;
 - Redraws them to make new boundary lines; or,
 - Eliminates boundary lines
- Not Platted: A property that has not yet been platted

PCW Slide 75

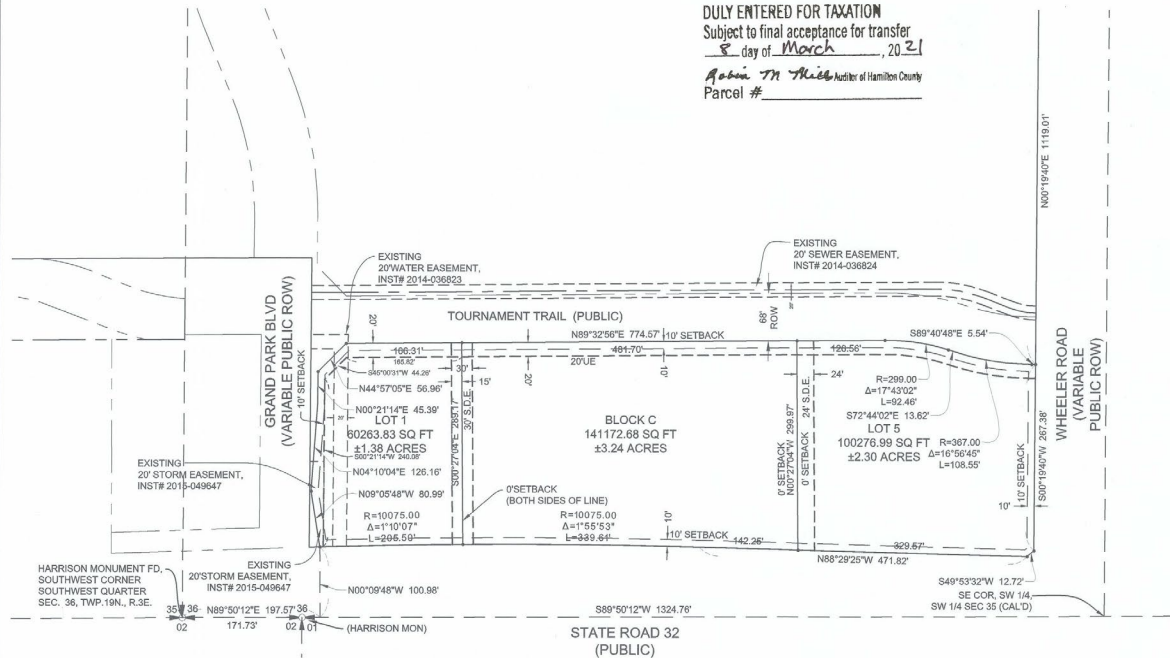
OWNER / SUBDIVIDER:
WHEELER FARMS, LLC
18216 KINSEY AVE
WESTFIELD, IN 46074

2021018250 PLAT \$30.00
03/08/2021 03:53:26P 2 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

WHEELER LANDING SECTION 2 BLOCK "C" LOTS 1 AND 5
SECONDARY PLAT
PART OF THE NW 1/4, SW 1/4 OF
SECTION 36 T19N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

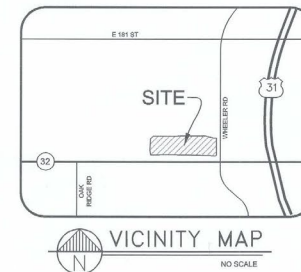
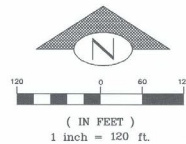
THIS INSTRUMENT WAS PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE, SUITE 154,
FISHERS, INDIANA 46038
TELEPHONE (317) 570-8800
contact@hamilton-designs.com

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
8 day of March, 2021
Adam M. Kiehl Auditor of Hamilton County
Parcel #



LEGEND

ROW RIGHT OF WAY
D&UE DRAINAGE & UTILITY EASEMENT
S.D.E. SHARED DRIVEWAY EASEMENT
• SET REBAR/CAP "FIRM 0124"
■ SET CONCRETE MONUMENT
BSL BUILDING SETBACK LINE



Lots and Blocks

- Lot: An individual property or parcel
- Block: An area dedicated for future platting

PCW Slide 75

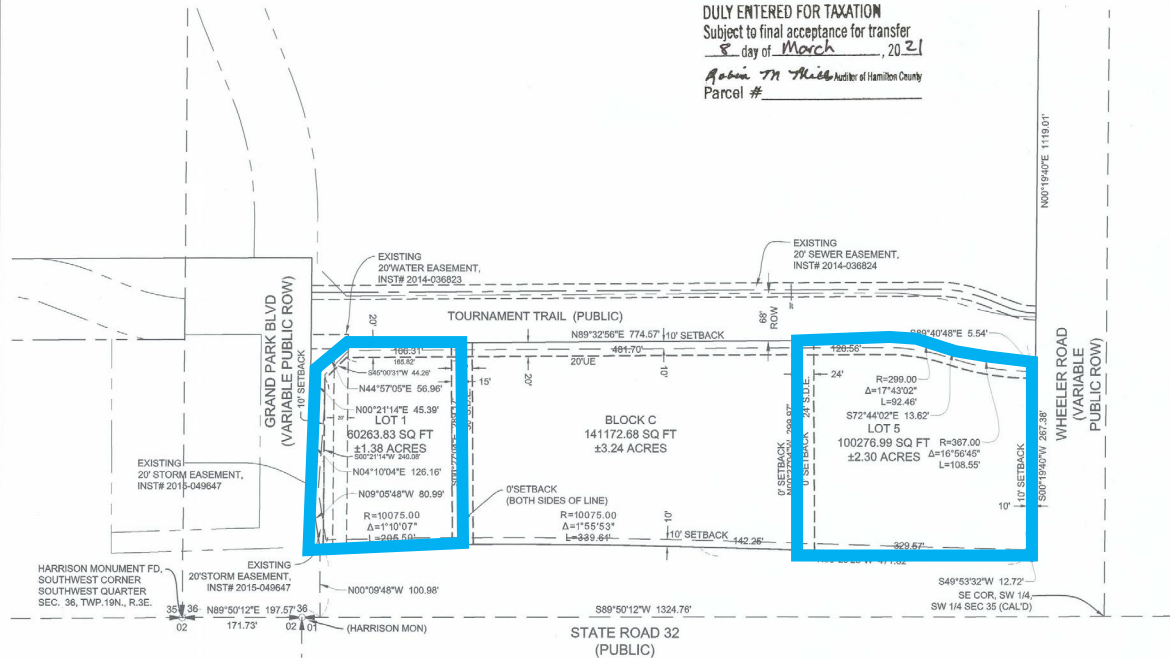
OWNER / SUBDIVIDER:
WHEELER FARMS, LLC
18216 KINSEY AVE
WESTFIELD, IN 46074

2021018250 PLAT \$30.00
03/08/2021 03:53:26P 2 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

WHEELER LANDING SECTION 2 BLOCK "C" LOTS 1 AND 5
SECONDARY PLAT
PART OF THE NW 1/4, SW 1/4 OF
SECTION 36 T19N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

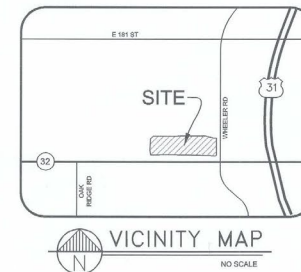
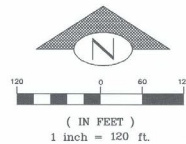
THIS INSTRUMENT WAS PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE, SUITE 154,
FISHERS, INDIANA 46038
TELEPHONE (317) 570-8800
contact@hamilton-designs.com

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
8 day of March, 2021
Adam M. Kish Auditor of Hamilton County
Parcel #



LEGEND

ROW RIGHT OF WAY
D&UE DRAINAGE & UTILITY EASEMENT
S.D.E. SHARED DRIVEWAY EASEMENT
• SET REBAR/CAP "FIRM 0124"
■ SET CONCRETE MONUMENT
BSL BUILDING SETBACK LINE



PCW Slide 75

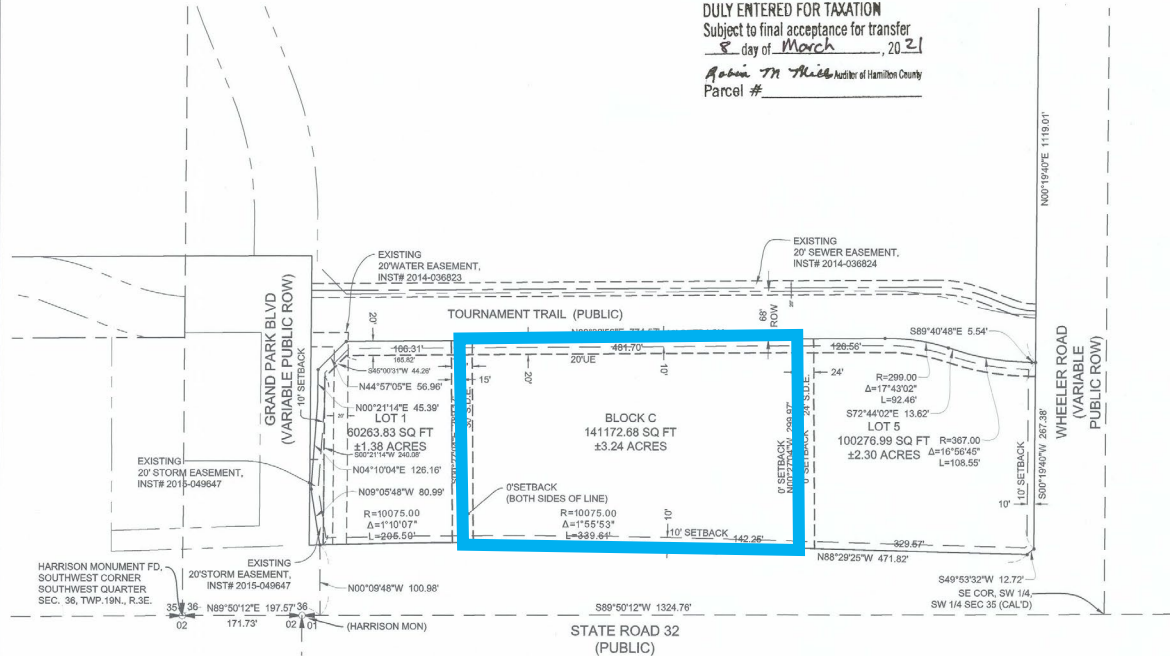
OWNER / SUBDIVIDER:
WHEELER FARMS, LLC
18216 KINSEY AVE
WESTFIELD, IN 46074

2021018250 PLAT \$30.00
03/08/2021 03:53:26P 2 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

WHEELER LANDING SECTION 2 BLOCK "C" LOTS 1 AND 5
SECONDARY PLAT
PART OF THE NW 1/4, SW 1/4 OF
SECTION 36 T19N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

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HARRISON MONUMENT FD.
SOUTHWEST CORNER
SEC. 36, TWP. 19N., R. 3E.

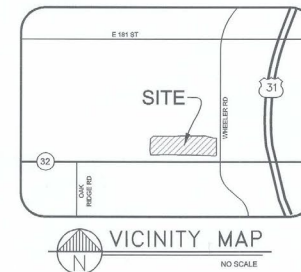
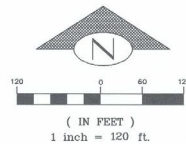
EXISTING
20' STORM EASEMENT,
INST# 2015-049647

EXISTING
20' STORM EASEMENT,
INST# 2015-049647

STATE ROAD 32
(PUBLIC)

LEGEND

- ROW RIGHT OF WAY
- D&UE DRAINAGE & UTILITY EASEMENT
- S.D.E. SHARED DRIVEWAY EASEMENT
- SET REBAR/CAP "FIRM 0124"
- SET CONCRETE MONUMENT
- BSL BUILDING SETBACK LINE

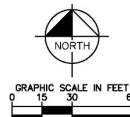
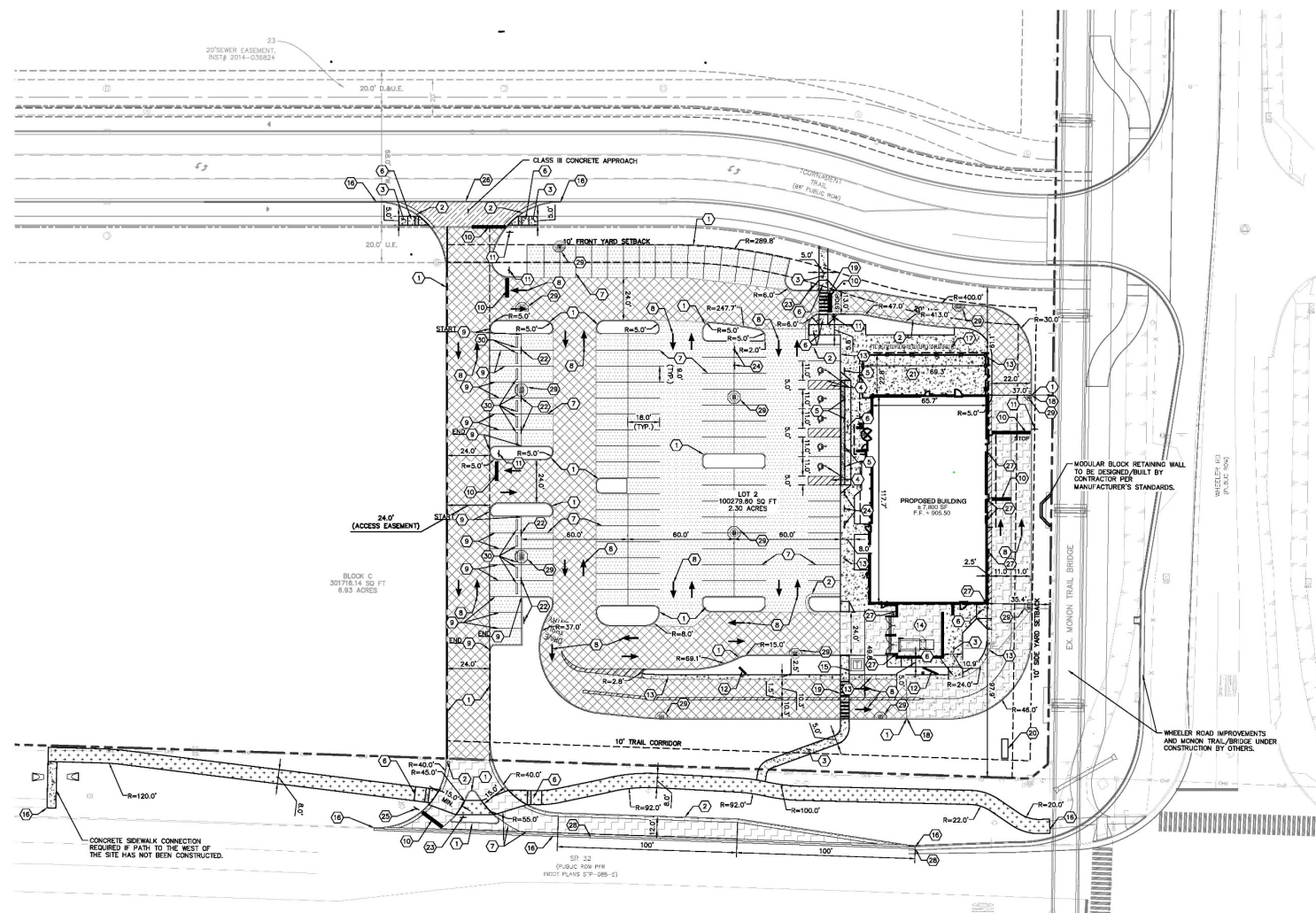


Lots and Blocks

- Lot: An individual property or parcel
 - Plats and the process of Platting can create a single or multiple Lots
- Block: An area dedicated for future platting
 - Plats and the process of Platting can create a single or multiple Blocks

Detailed Development Plan (DDP)

- Detailed Development Plan: A plan that is reviewed and approved for the construction of a specific building

[illegible]

- 1 CONCRETE CURB, TYP. (SEE DETAILS)
- 2 ACCESSIBLE CURB & GUTTER (SEE DETAILS)
- 3 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- 5 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 6 ACCESSIBLE RAMP WITH PAINTED TRUNCATED DOME (SEE DETAILS)
- 7 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- 8 DIRECTIONAL PAVEMENT MARKINGS, TYP.
- 9 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
- 10 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- 11 STOP SIGN, TYP. (MUTCD W1-1, SEE DETAILS)
- 12 DRIVE THRU MENU BOARD AND SIGNAGE, REF ARCH PLANS
- 13 RAISED CURBLESS SIDEWALK (SEE DETAILS)
- 14 DUMPSTER ENCLOSURE WITH FENCE (SEE ARCH. PLANS)
- 15 TRANSFORMER PAD, COORDINATE WITH UTILITY PROVIDER
- 16 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 17 BICYCLE PARKING (REFER TO ARCH PLANS)
- 18 INTEGRAL CONCRETE CURB
- 19 CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
- 20 MONUMENT SIGN (REFER TO ARCH PLANS)
- 21 OUTDOOR PATIO (REFER TO ARCHITECTURAL PLANS (A1277) SQFT)
- 22 EMPLOYEE PARKING SIGN & BOLLARD
- 23 "DO NOT ENTER" SIGN
- 24 "ONLINE ORDERING" SIGN
- 25 "RIGHT-TURN ONLY" SIGN
- 26 UP GUTTER (SEE DETAILS)
- 27 BOLLARD (SEE DETAILS) - REFER TO ARCH PLANS FOR EXACT LOCATION
- 28 VALLEY GUTTER (SEE DETAILS)
- 29 CONCRETE COLLAR, TYP. (SEE DETAILS)
- 30 PRE-CAST CONCRETE WHEEL STOP (SEE DETAILS)

STANDARD PARKING SPACES PROVIDED	=	114 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	5 SPACES
<u>TOTAL PARKING SPACES PROVIDED</u>		<u>119 SPACES</u>
<u>TOTAL PARKING SPACES REQUIRED</u>		<u>119 SPACES</u>
<u>TOTAL BICYCLE PARKING SPACES PROVIDED</u>	=	<u>30 SPACES</u>

	STANDARD TYPE ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT (INDOT) SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HOT CLASS II CONCRETE APPROACH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	F' ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB
	CONCRETE DEPRESSED CURB

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD83

SBM #1: CUT "X", W BOLT OF FH, SW CORNER SR 32 & WHEELER RD.
ELEVATION=801.02

SBM #2 CUT "X", W BOLT OF TSP, SE COR SR 32 & GRAND PARK BLVD.
ELEVATION=899.69

NOTE: ALL INFRASTRUCTURE SHOWN ALONG TOURNAMENT TRAIL, WHEELER ROAD AND THE MONON TRAIL BRIDGE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

Detailed Development Plan (DDP)

- Detailed Development Plan: A plan that is reviewed and approved for the construction of a specific building
- Every nonresidential Lot requires DDP approval
- Once the DDP is approved, construction can then occur
- No DDP approved means, either:
 - A Lot was created, but is waiting for a user; or,
 - A Lot was not created and is waiting to be platted
- Blocks:
 - No DDP required for Blocks
 - May be platted multiple times in the future before Lots are created and a DDP can be approved
 - Meaning, it is a placeholder for future development
 - The size, shape and number of Lots is not known

Development Process

Understanding the Process

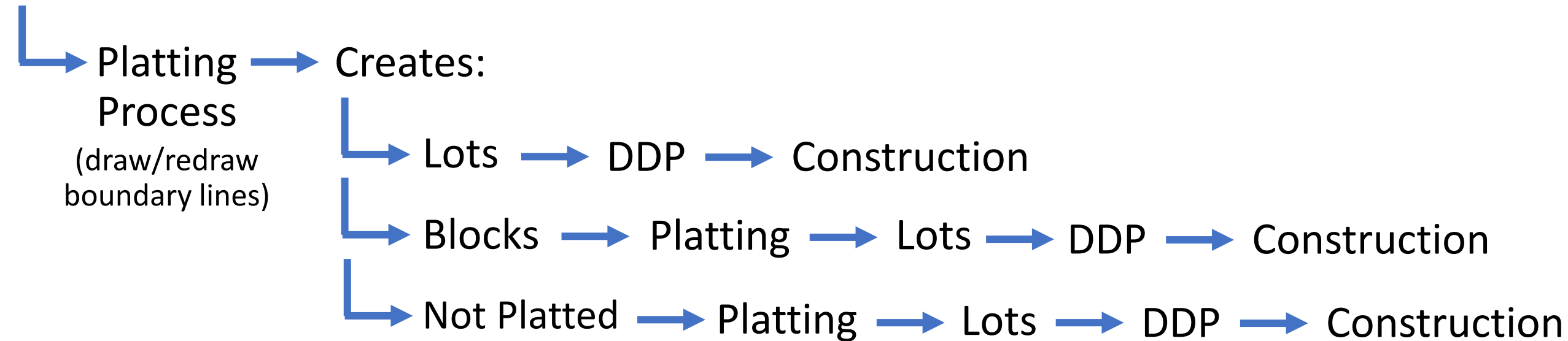
Wheeler Landing

Block C of Wheeler Landing

Why is this important?

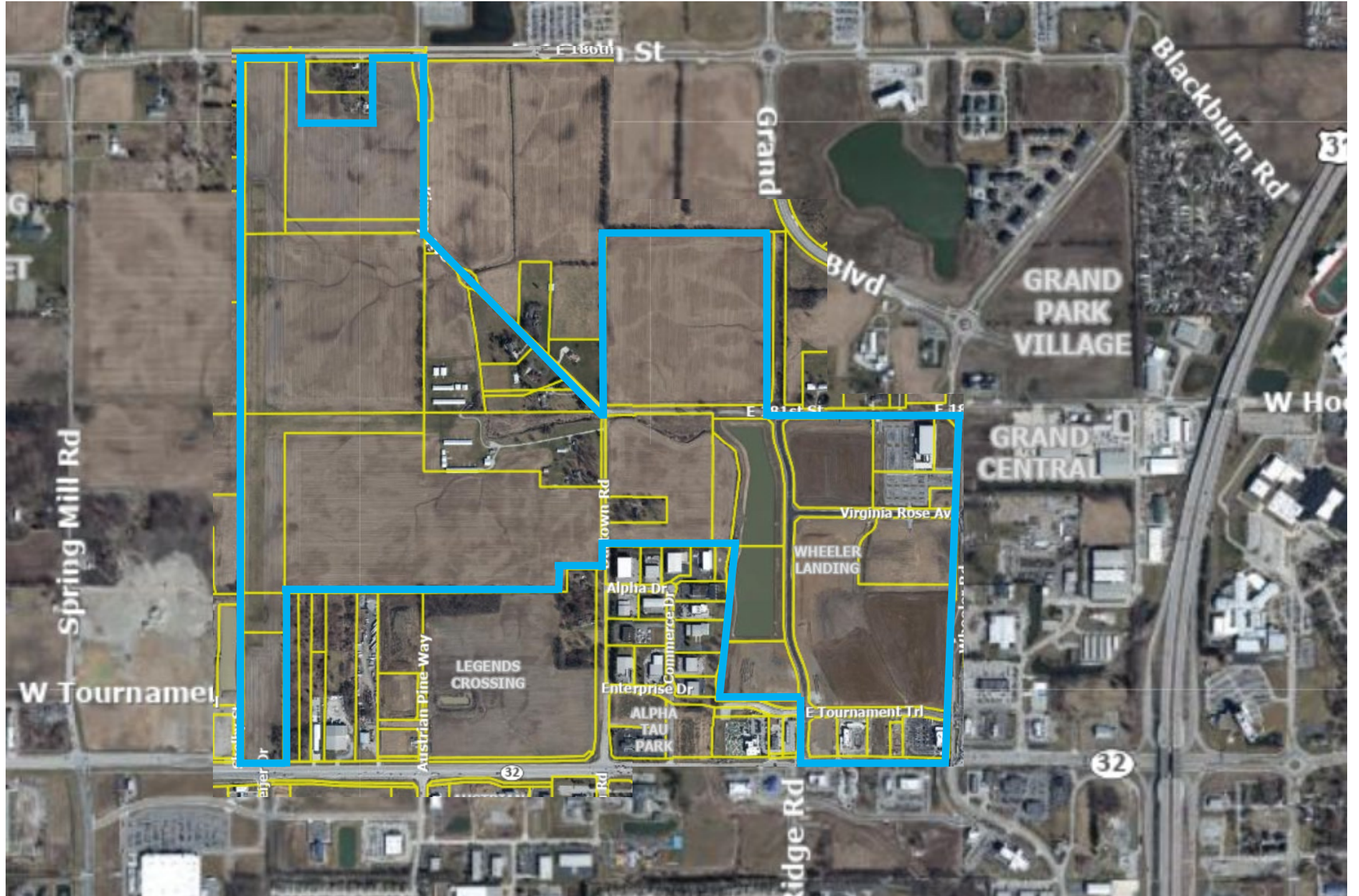
- Understanding the development Process

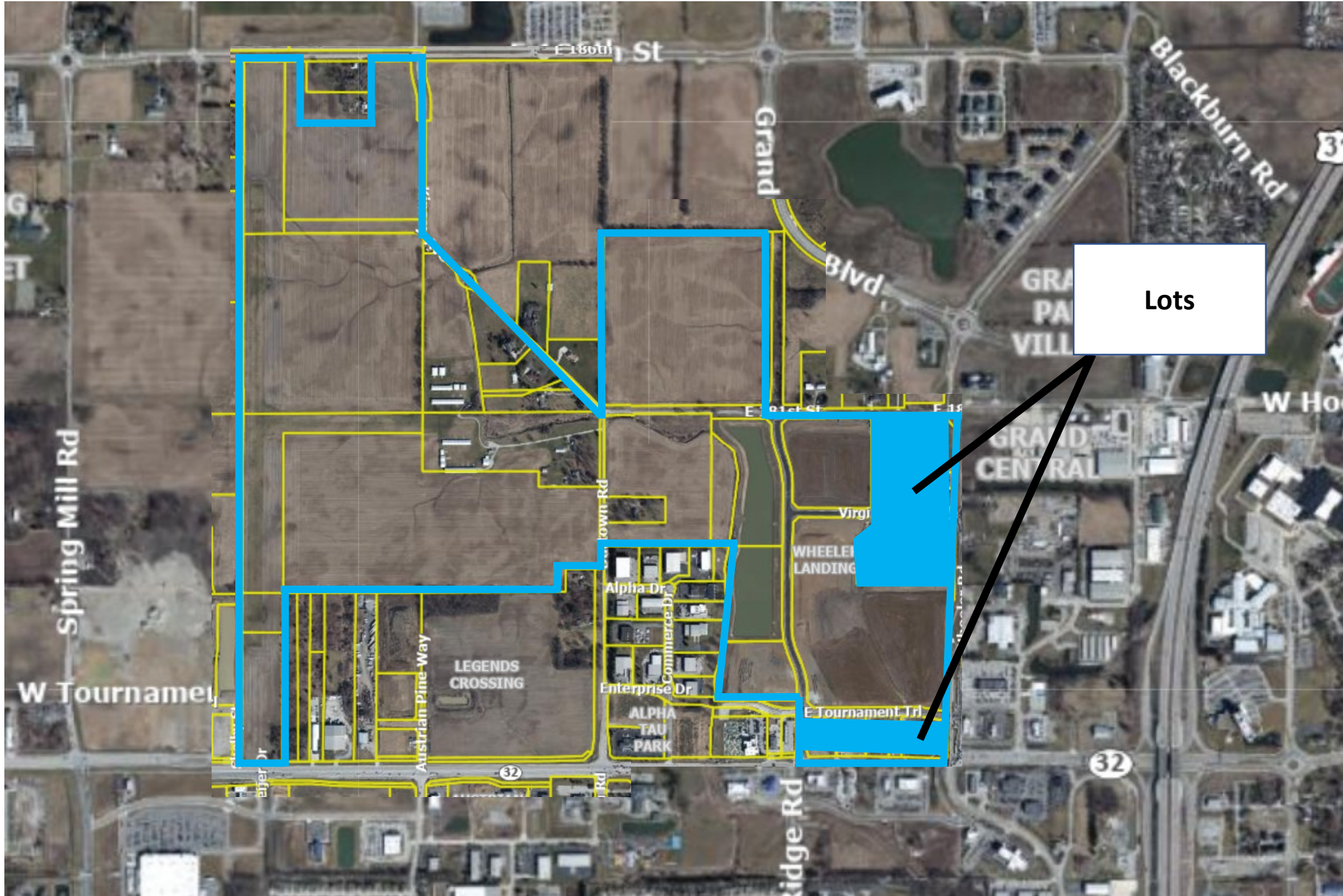
Existing
Property

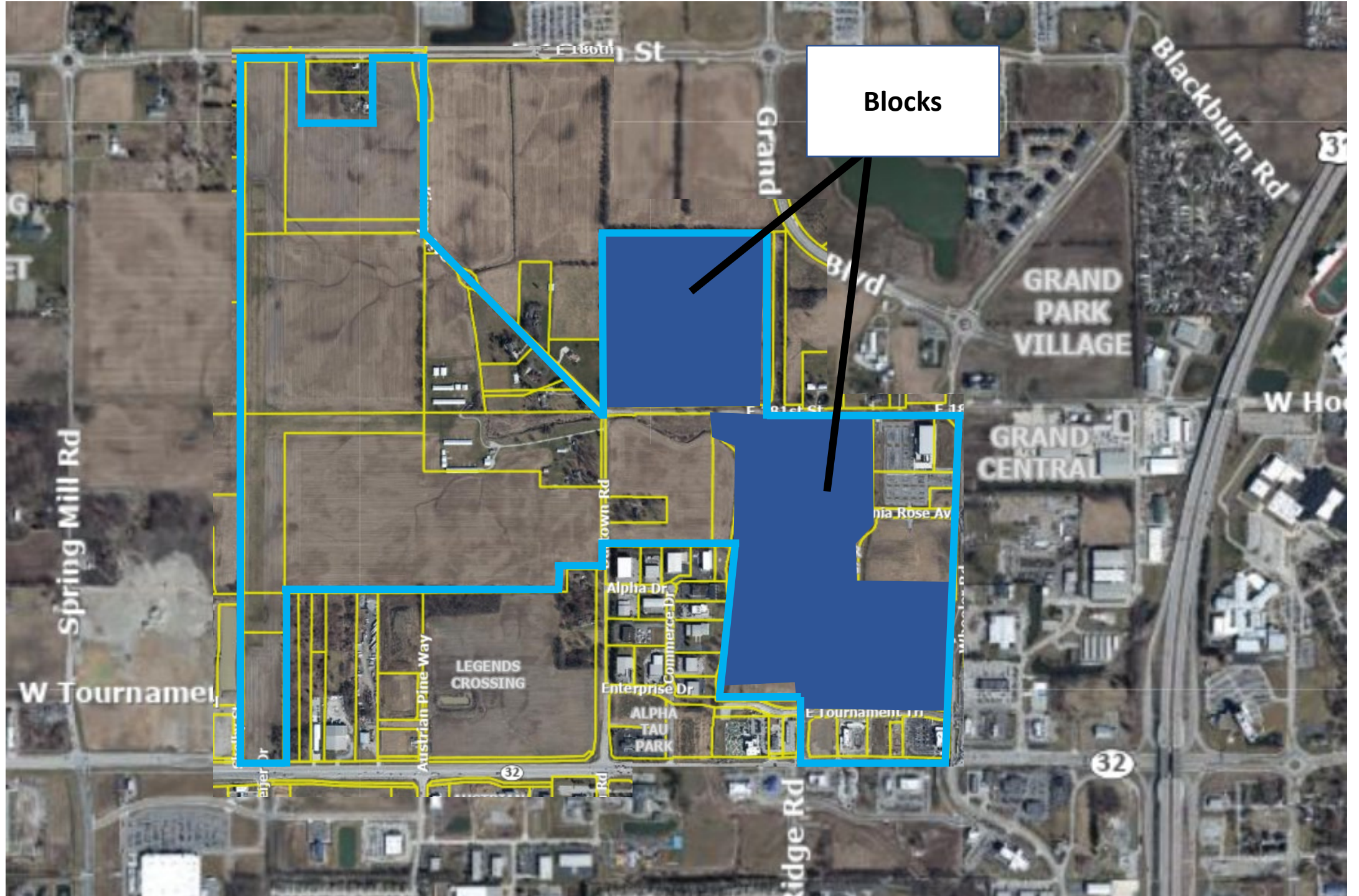


Example

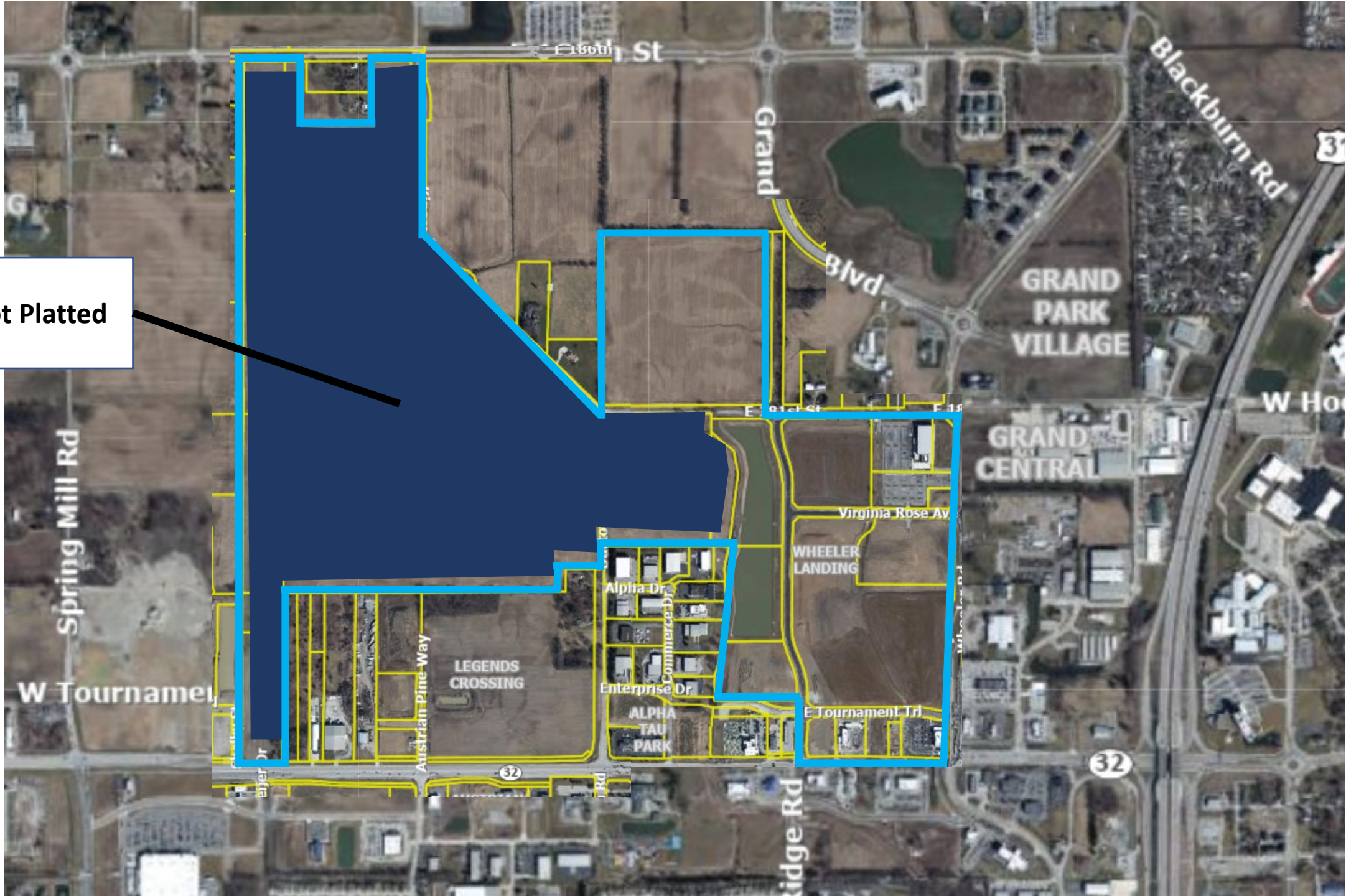
- One project can have all stages of development
 - Lots
 - Blocks
 - Not Platted
- Wheeler Landing
 - Zoning was approved in 2018
 - Contains a total of 321 acres
- Currently, made up of 34 individual Lots

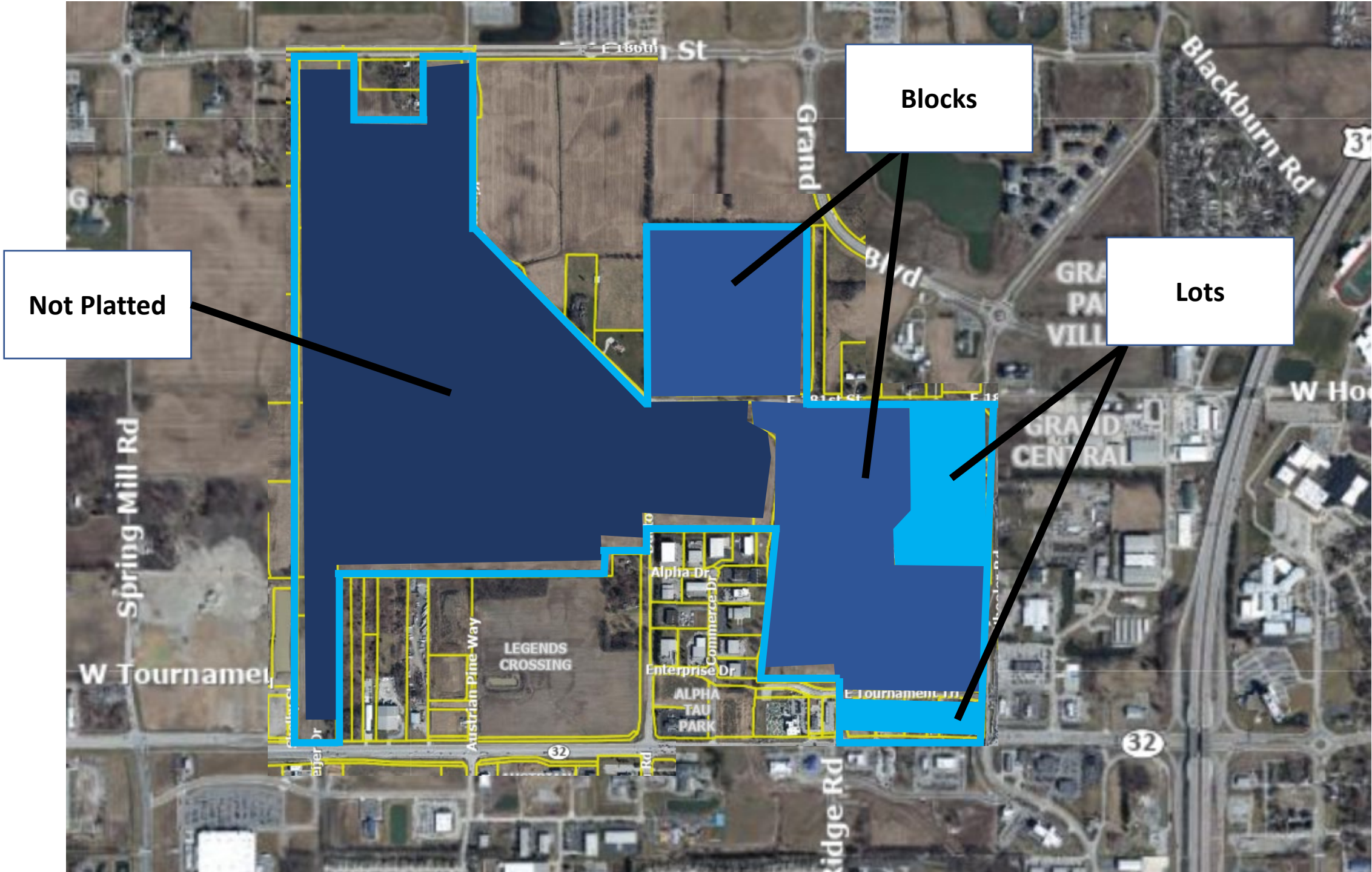






Not Platted





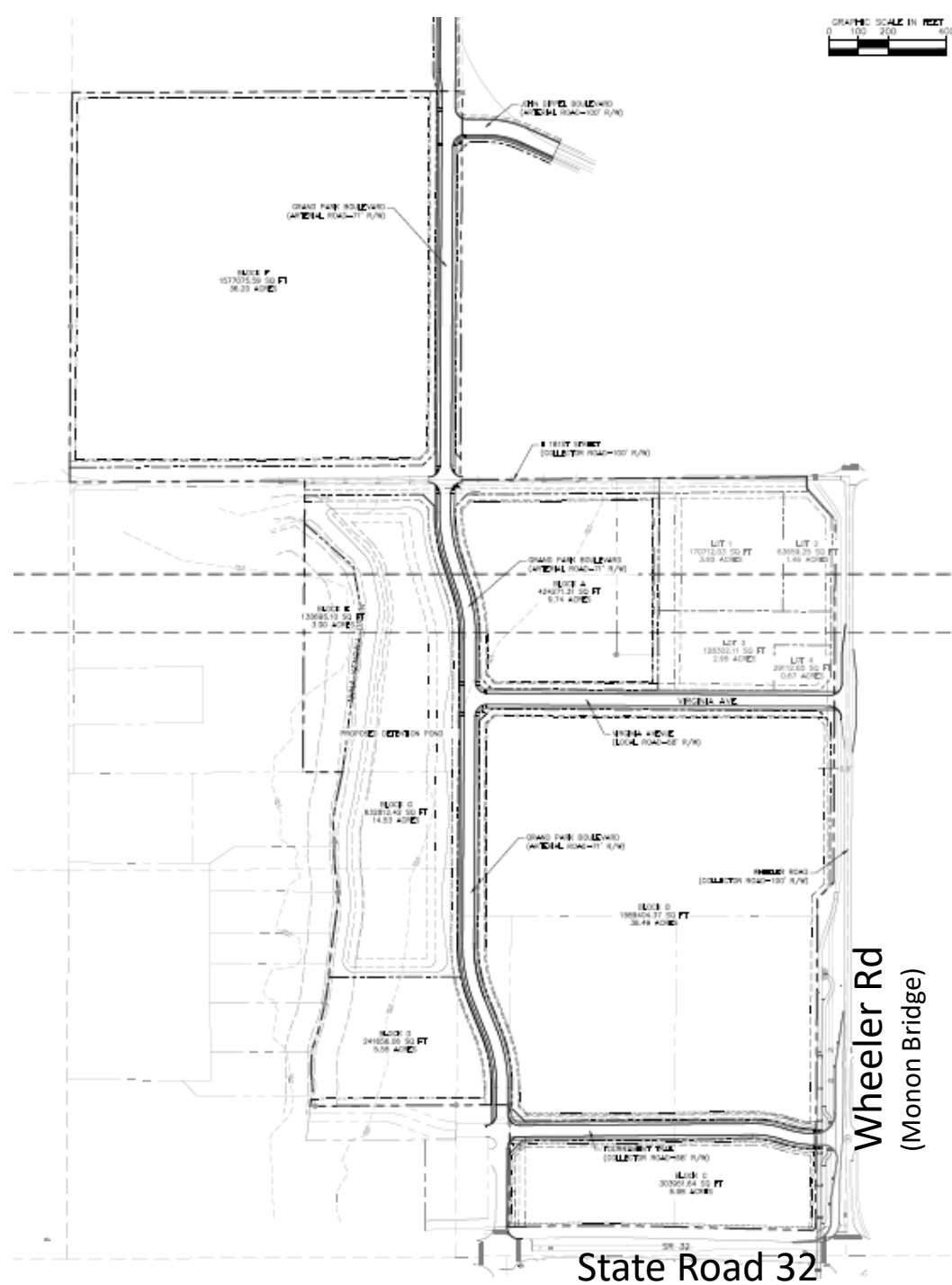
Wheeler Landing – Example

- Follow the Development Process for one area in Wheeler Landing
- Specifically, 1 Block and how it develops over time



Block Timeline – Development Process

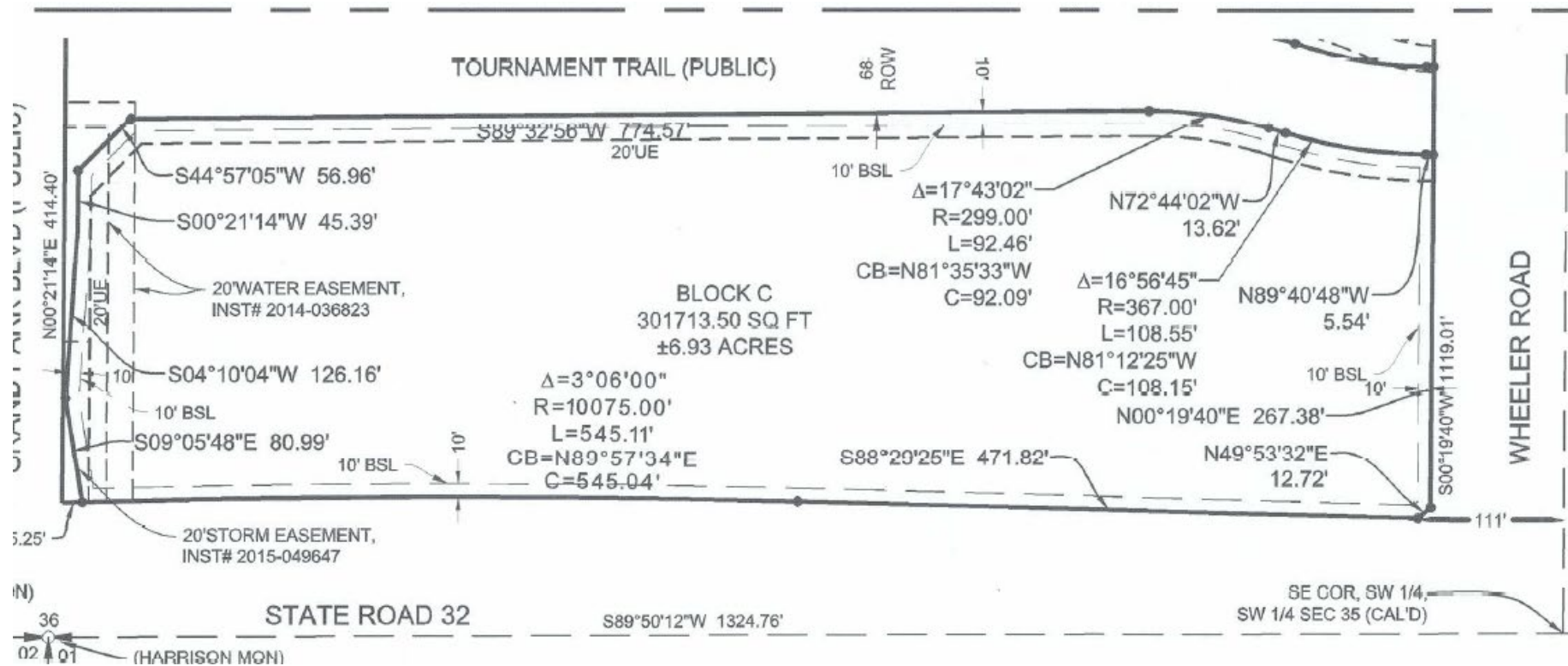
- September 2019 was original plat approval



Block Timeline – Development Process

- September 2019 was original plat approved
- October 2020 1 Block was created by platting
 - “Block C”

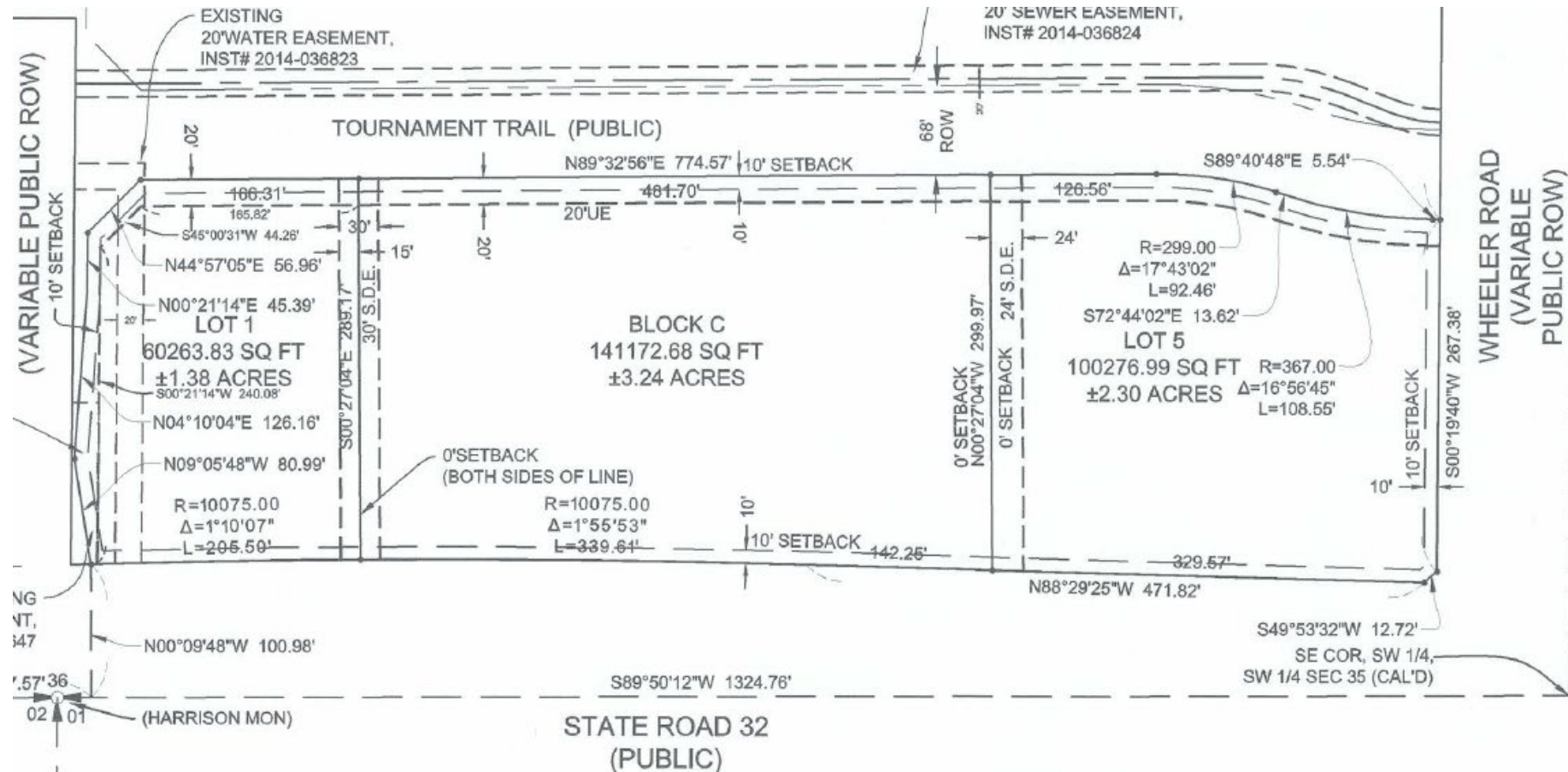
Block C was created by plat



Block Timeline – Development Process

- September 2019 was original plat approved
- October 2020 1 Block was created by plat (Block C)
- October 2020 Block C was further platted into
 - “Lot 1” (CVS)
 - “Lot 5” (Portillo’s)
 - Remainder of Block C
- 2 Lots and Block C

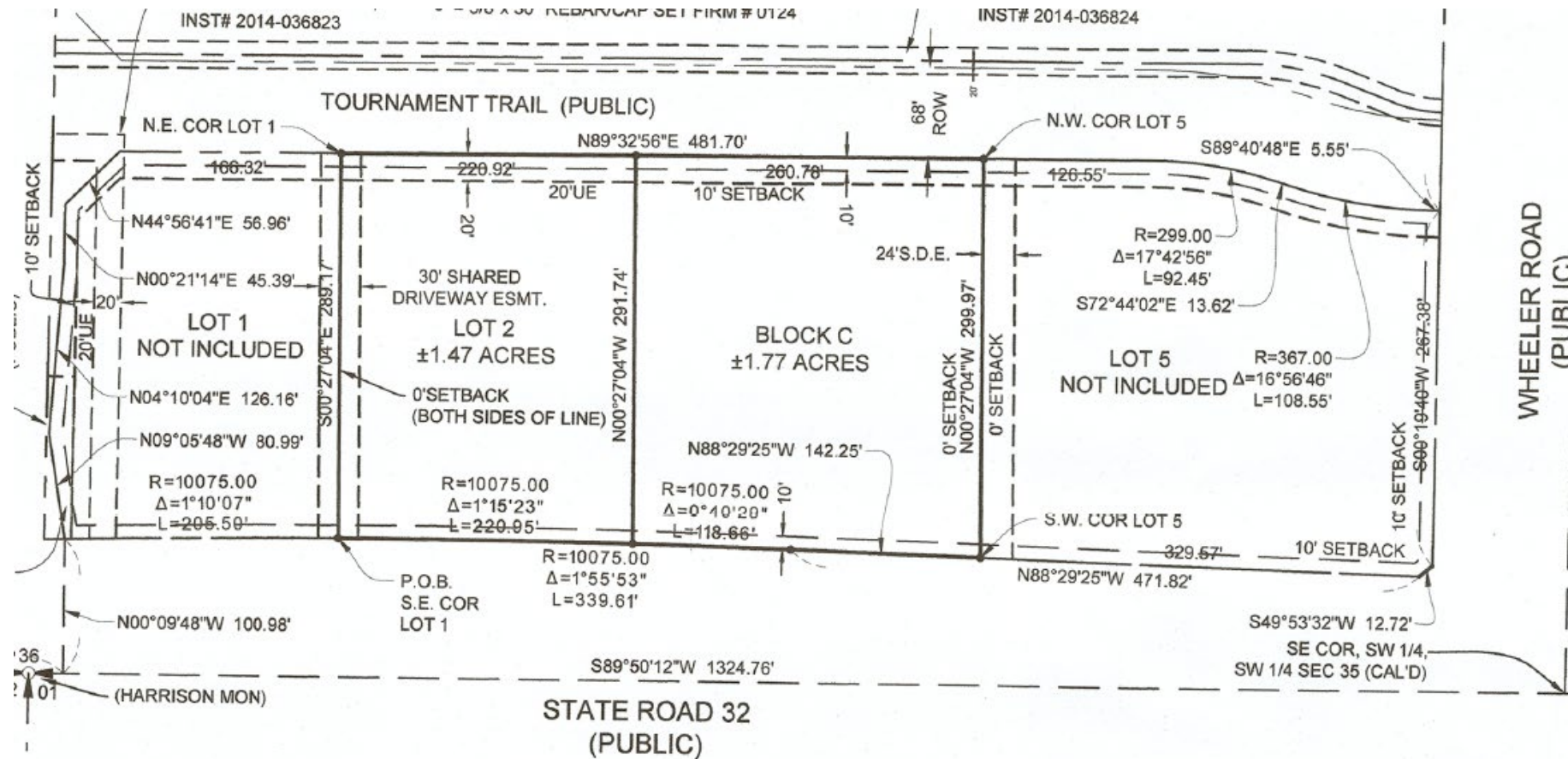
Lots 1 and 5 platted



Block Timeline – Development Process

- September 2019 was original plat approved
- October 2020 1 Block was created by plat (Block C)
- October 2020 Block C was further platted into
 - “Lot 1” (CVS)
 - “Lot 5” (Portillo’s)
 - Remainder of Block C
- May 2021 Block C was again platted, creating
 - “Lot 2” (Chick-fil-A)
 - Remainder of Block C
- 1 Lot and Block C

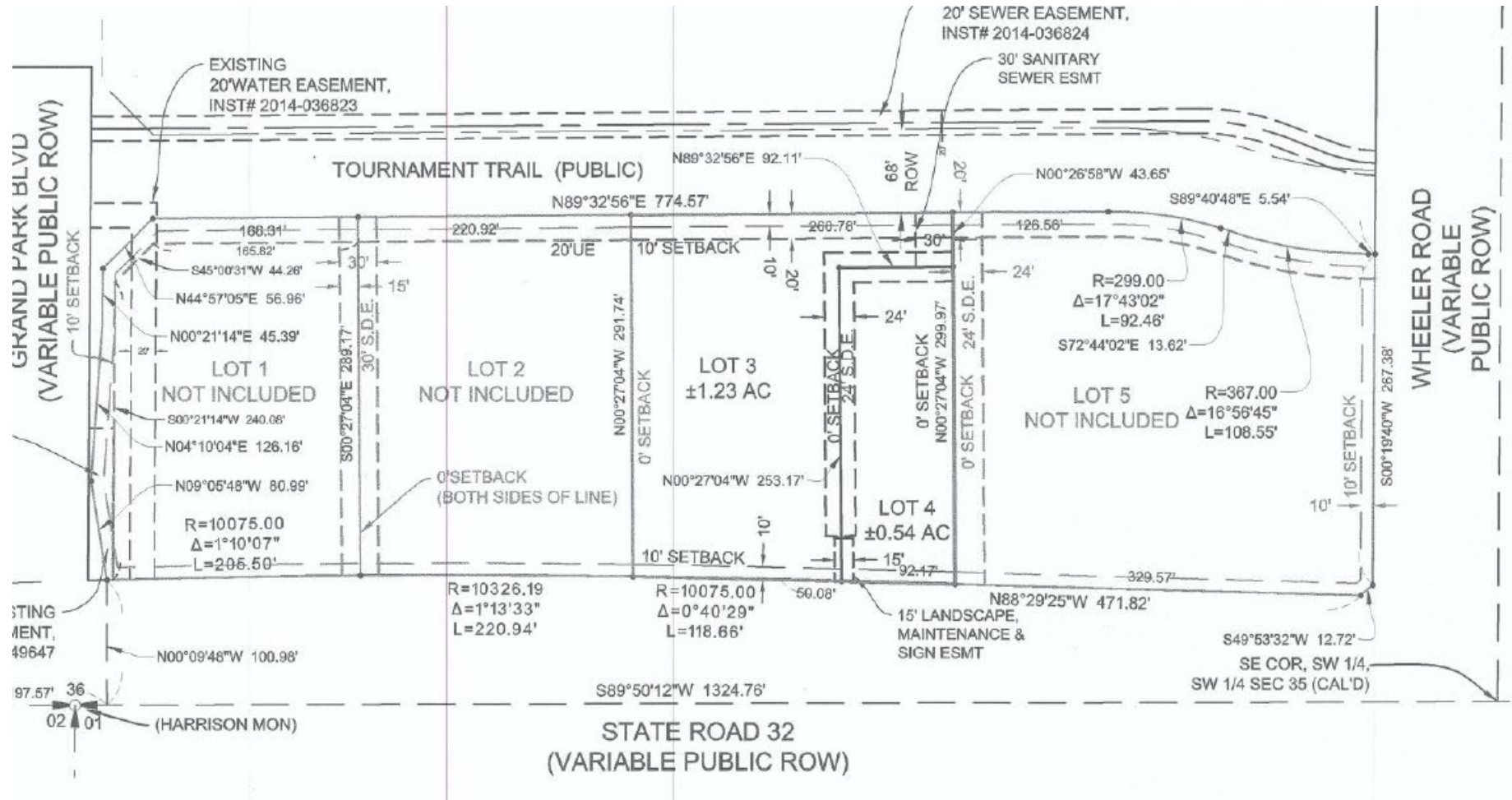
Lot 2 Platted



Block Timeline – Development Process

- September 2019 was original plat approved
- October 2020 1 Block was created by plat (Block C)
- October 2020 Block C was further platted into
 - “Lot 1” (CVS)
 - “Lot 5” (Portillo’s)
 - Remainder of Block C
- May 2021 Block C was again platted, creating
 - “Lot 2” (Chick-fil-A)
 - Remainder of Block C
- January 2022 Block C was platted for a final time, creating
 - “Lot 3” (Prime Car Wash)
 - “Lot 4” (Star Bank)
- 2 Lots (Block C no longer exists)

Lots 3 and 4 Platted



Nonresidential Details

What is Nonresidential?

Units of Measurement

How big is an Acre?

What is in Nonresidential?

- Includes the uses:
 - Retail/commercial
 - Office/business
 - Educational/Religious Institution
 - Industrial
- *Disclaimers*
 - Land for home businesses was not included
 - Land developed only for nonresidential uses was included
 - Example: shed on private property being used as a business
 - Land for farm stands and farming was not included
 - Data does not include redevelopment, additions or potential for such; only new construction
- This data tells us:
 - How much nonresidential land is:
 - Ready for construction
 - Not ready for construction

Units of Measurement

- Residential data – “Unit”
- Nonresidential data – “Acre” and “Lot”
 - Not all development has Lots created
- An acre is a more accurate way to represent the nonresidential stock

How big is an Acre?

- Approximately 1 high school football field
- Minus end zones
- 1 acre = 43,560 square feet



Block C – Wheeler Landing

- 6.93 acres



Averages

Permits

Detailed Development Plans

Averages - Permits

- Nonresidential Permits (End of Year (EOY))

- 2017 - 11

- 2018 - 12

- 2019 - 17

- 2020 - 21

- 2021 - 19

- 11 permits = 11 new buildings

- 12 permits = 12 new buildings

- 17 permits = 17 new buildings

- 21 permits = 21 new buildings

- 19 permits = 19 new buildings

- 5 year average = 16 permits / year

- 16 permits = 16 new buildings

Averages – Detailed Development Plans

- Detailed Development Plans (DDPs) approved (End of Year (EOY))

- 2017 - 11

- 11 DDPs = 11 new projects

- 2018 - 11

- 11 DDPs = 11 new projects

- 2019 - 23

- 23 DDPs = 23 new projects

- 2020 - 19

- 19 DDPs = 19 new projects

- 2021 - 26

- 26 DDPs = 26 new projects

- 5 year average = 18 DDPs / year

- 18 DDPs = 18 new projects

Averages Compared

	<u>Permits</u>		<u>DDPs</u>
• 2017	- 11	• 2017	- 11
• 2018	- 12	• 2018	- 11
• 2019	- 17	• 2019	- 23
• 2020	- 21	• 2020	- 19
• 2021	- 19	• 2021	- 26
• Total	- 80	• Total	- 90
• 5 Year Average	- 16	• 5 Year Average	- 18

Disclaimer Not all DDPs will get built. Just because they are approved does not mean they will build.

Disclaimer DDPs could have been approved in a different year than when they were submitted.

Nonresidential Data

Acreage

Nonresidential Data – Categories

- Chosen to organize this nonresidential data into three categories:

- | | | |
|---------------|---|---|
| • Lots | - | Platted |
| • DDPs | - | ready for construction |
| • No DDPs | - | not ready for construction, but Lot exists |
| • Blocks | - | platted, not ready for construction, no Lots exists |
| • Not Platted | - | not platted, not ready for construction, no Lots exists |

Nonresidential Data – Categories

- Acres is more accurate way to represent data
 - Lots platted vs. Blocks and areas not platted
- Predicting becomes challenging
 - Example: Wheeler Landing
 - Currently: 10 Lots and 3 Blocks have been platted
 - 10 Lots and 3 Blocks = 67.64 acres
 - 10 Lots = 23.97 acres
 - 3 Blocks = 43.67 acres
 - Wheeler Landing = 321 acres
 - 253.36 acres = not platted = ? Lots and ? Blocks
 - 3 Blocks = 10 Lots or 5 Lots or 20 Lots
- Acres gives us exact data of what exists vs. unknown Lots

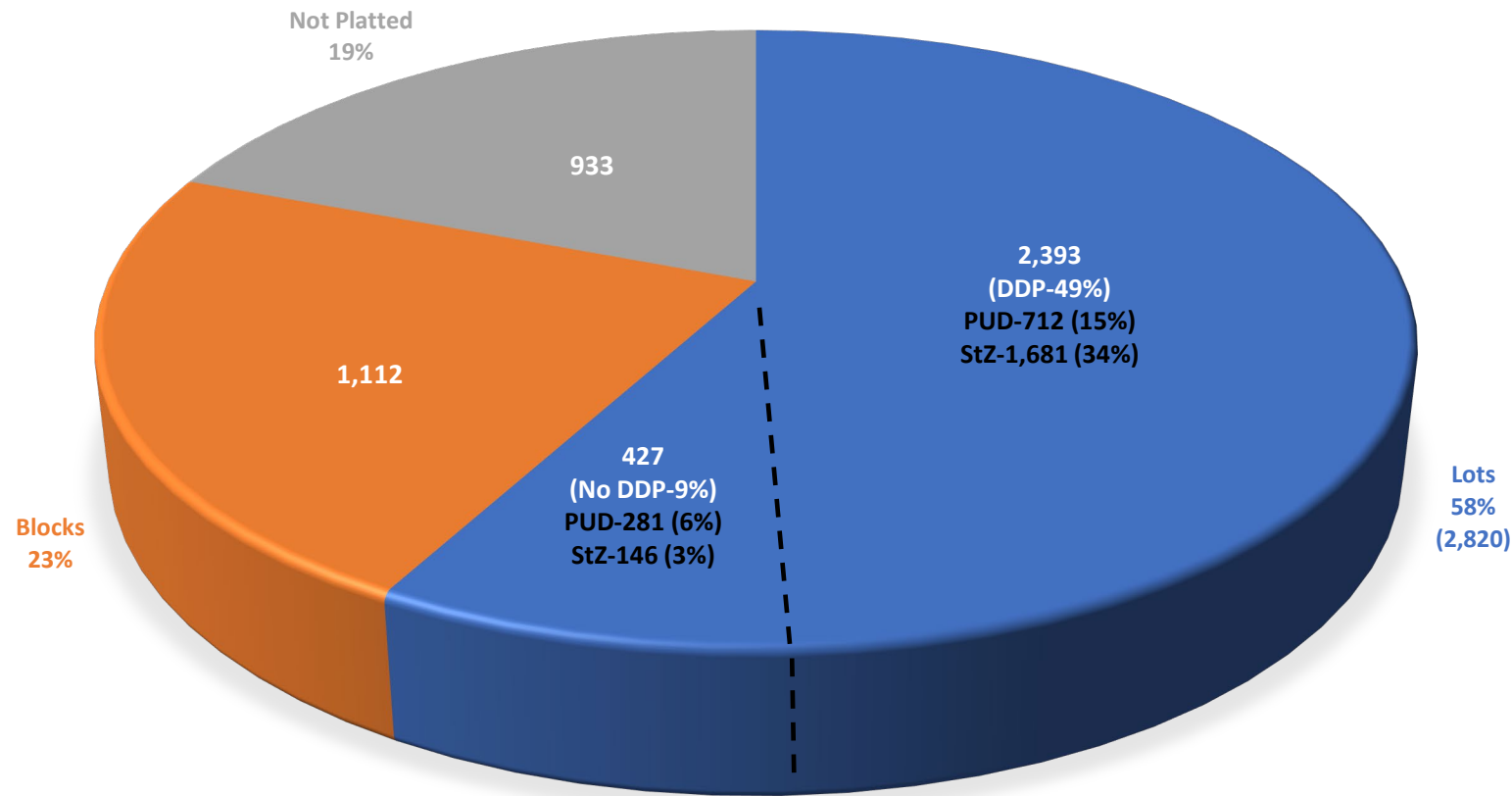
Nonresidential Data – Categories

- This data tells us how much nonresidential land is:
 - Ready for construction
 - Not ready for construction
- Chosen to organize this nonresidential data into three categories:

• Lots	-	Platted
• DDPs	-	ready for construction
• No DDPs	-	not ready for construction, but Lot exists
• Blocks	-	platted, not ready for construction, no Lots exists
• Not Platted	-	not platted, not ready for construction, no Lots exists

Nonresidential Stock: Acreage

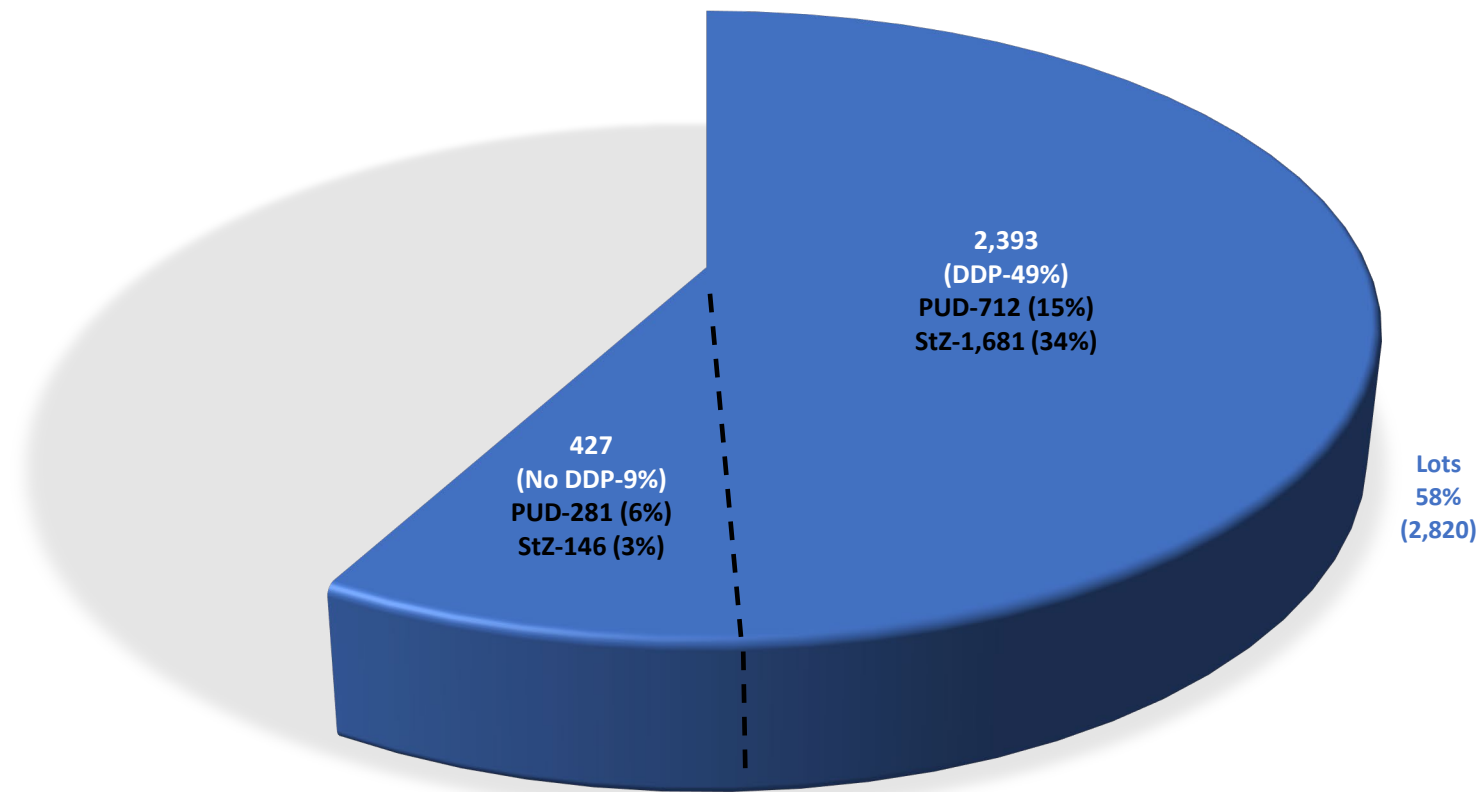
NONRESIDENTIAL ZONED ACREAGE



- 58% of all nonresidential zoned land has been platted into Lots
 - 2,820 acres
- 23% of all nonresidential zoned land has been platted into Blocks
 - 1,112 acres
- 19% of all nonresidential zoned land has not been platted
 - 933 acres

Nonresidential Stock: Acreage

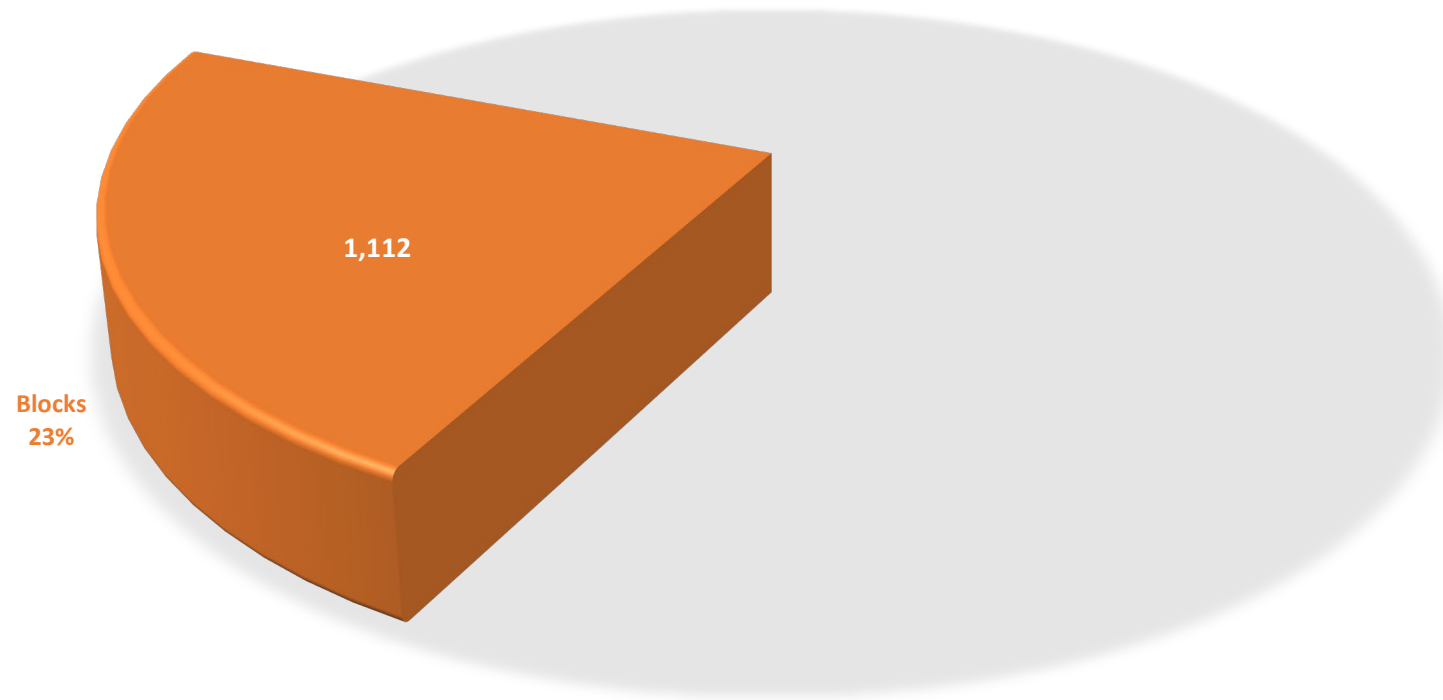
NONRESIDENTIAL ZONED ACREAGE



- 2,820 acres exist today in the form of Lots
- 49% of the Lots platted are either approved for construction or are already constructed
 - 2,393 acres
- 9% of the Lots platted are not approved for construction
 - 427 acres
- No DDP, means:
 - Have not submitted a DDP or
 - DDP is still under review

Nonresidential Stock: Acreage

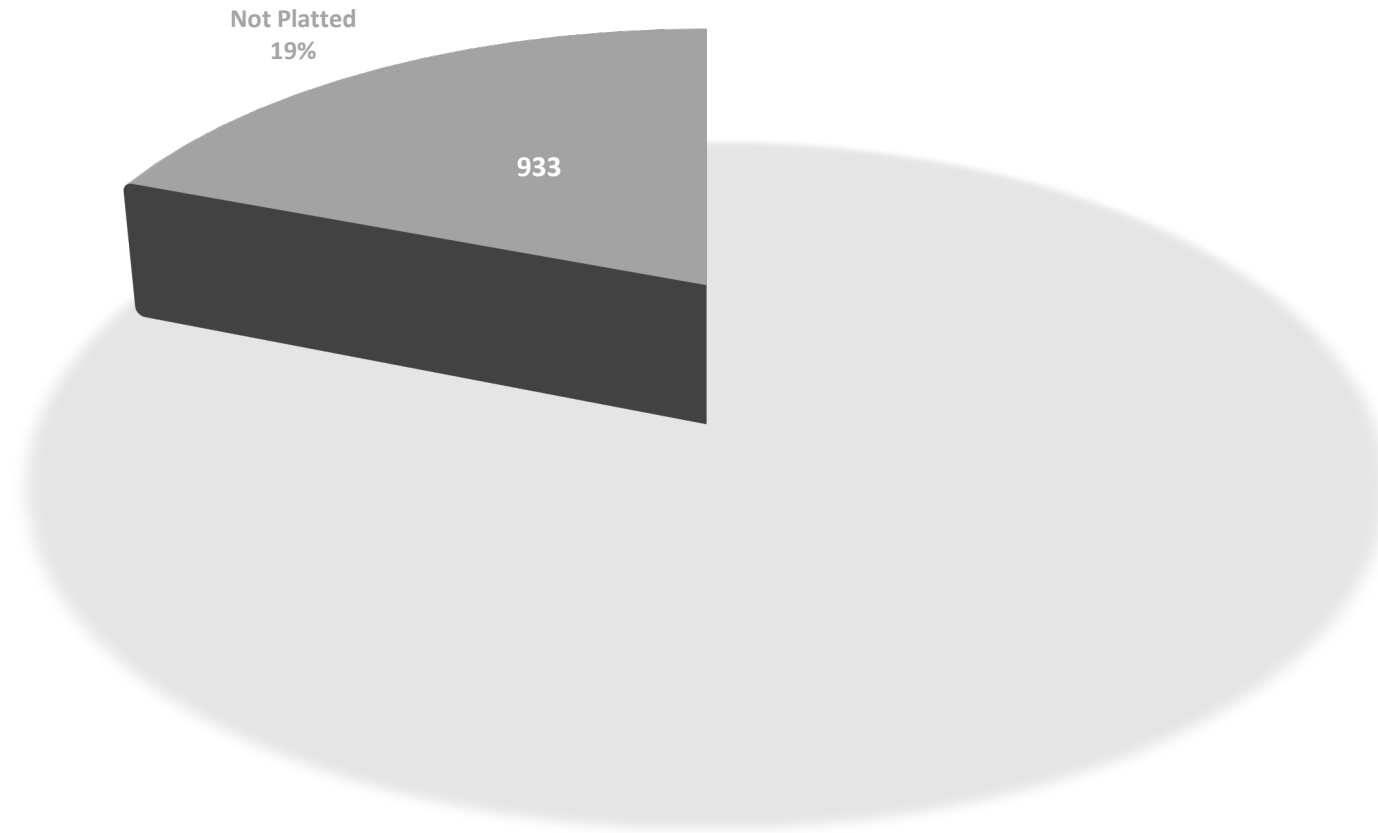
NONRESIDENTIAL ZONED ACREAGE



- 1,112 acres exist today in the form of Blocks
- Anticipate future construction will occur, once
 - Lots are created (platting)
 - DDPs are approved

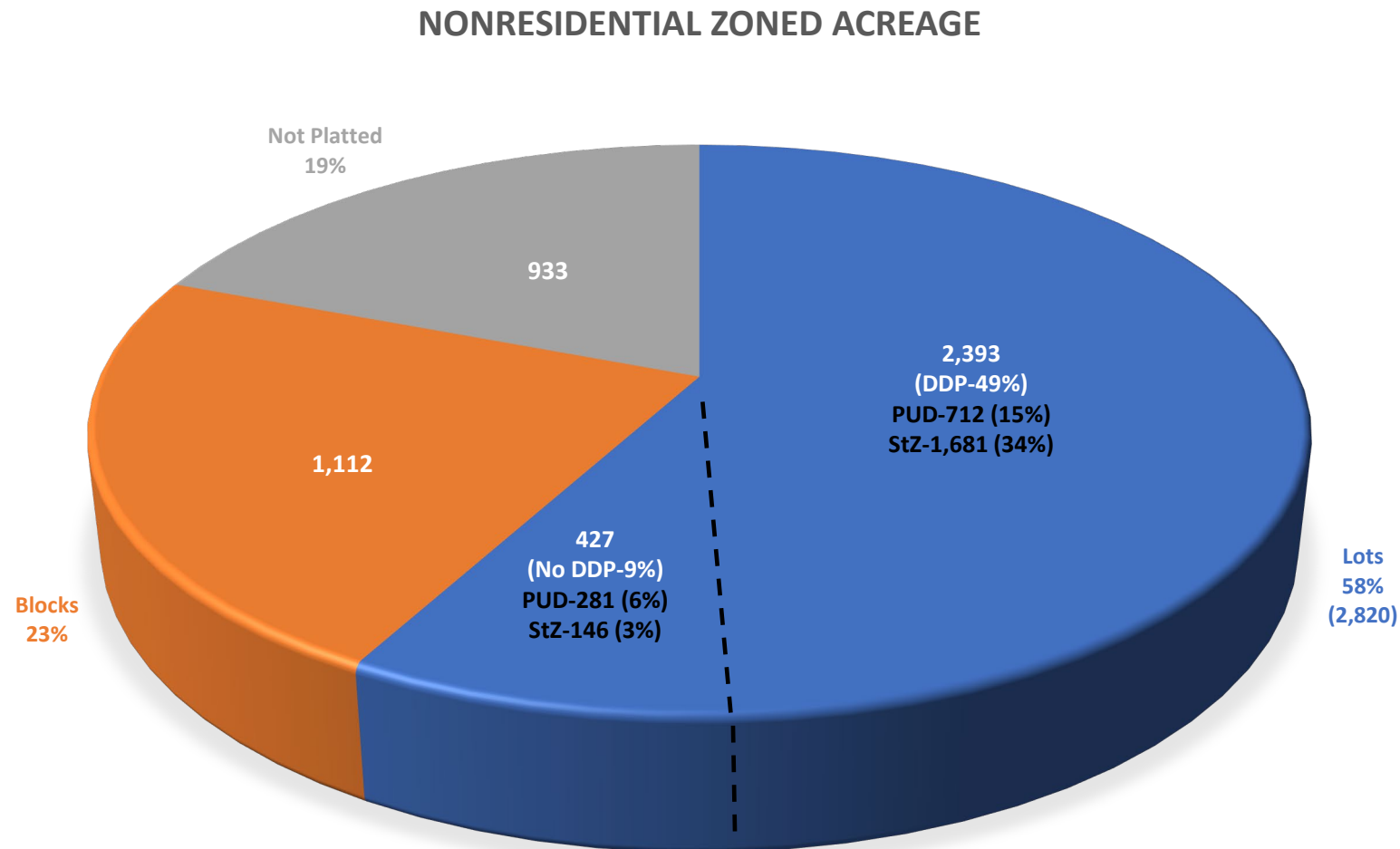
Nonresidential Stock: Acreage

NONRESIDENTIAL ZONED ACREAGE



- 933 acres exist today as not being platted
- Anticipate future platting and eventual construction, once
 - Platting has created either Lots or Blocks
 - Lots are further created from platted Blocks
 - DDPs are approved

Nonresidential Stock: Acreage



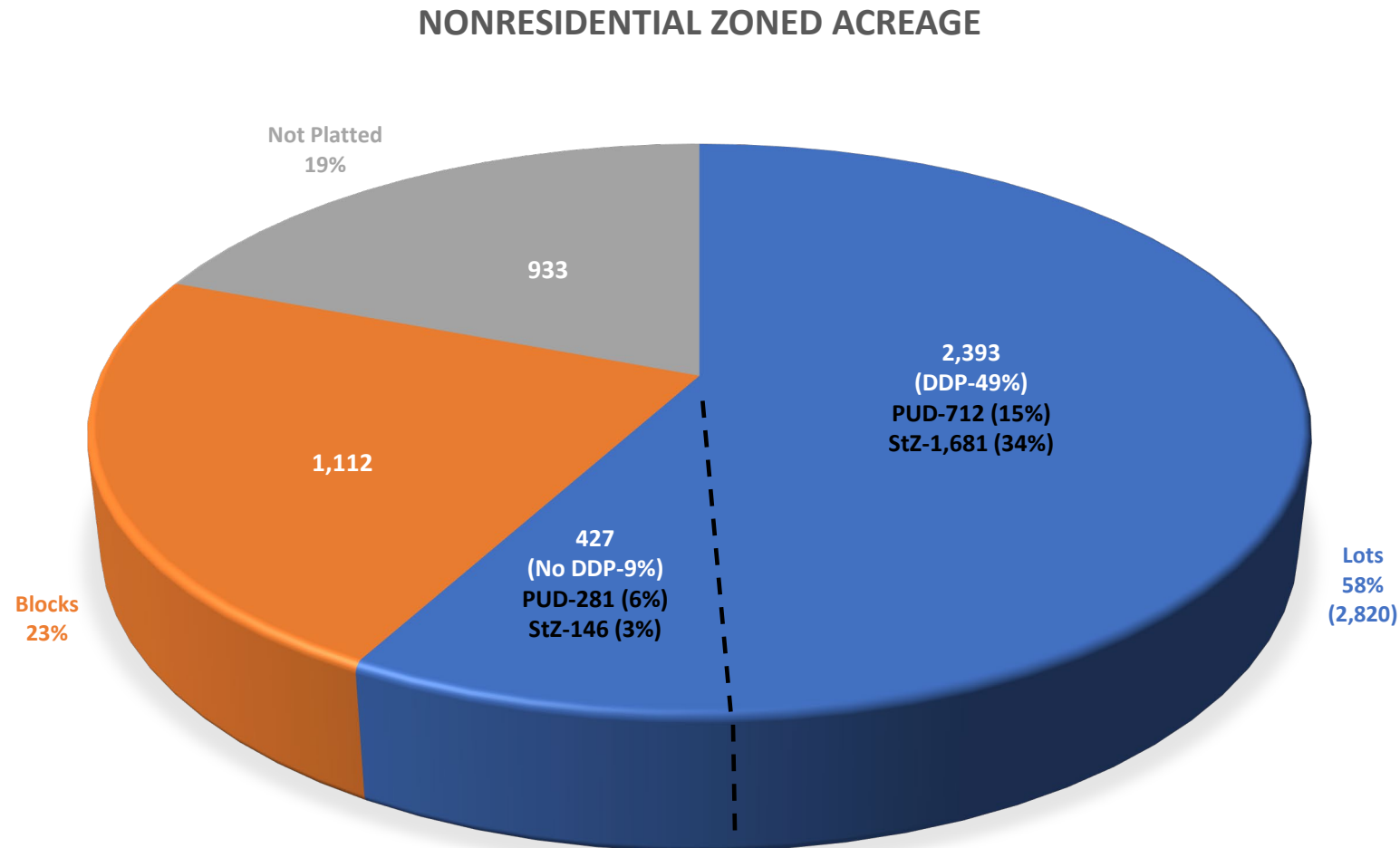
- Total acreage of nonresidential land = 4,865 acres
- 648 Lots have been platted, so far
 - 545 Lots have approved DDPs (2,393 acres)
 - 103 Lots do not have approved DDPs (427 acres)
- 61 Blocks have been platted, so far (1,112 acres)
- 933 acres has not been platted, so far

Nonresidential Stock

10/17/2022

(Data as recent as May of 2022)

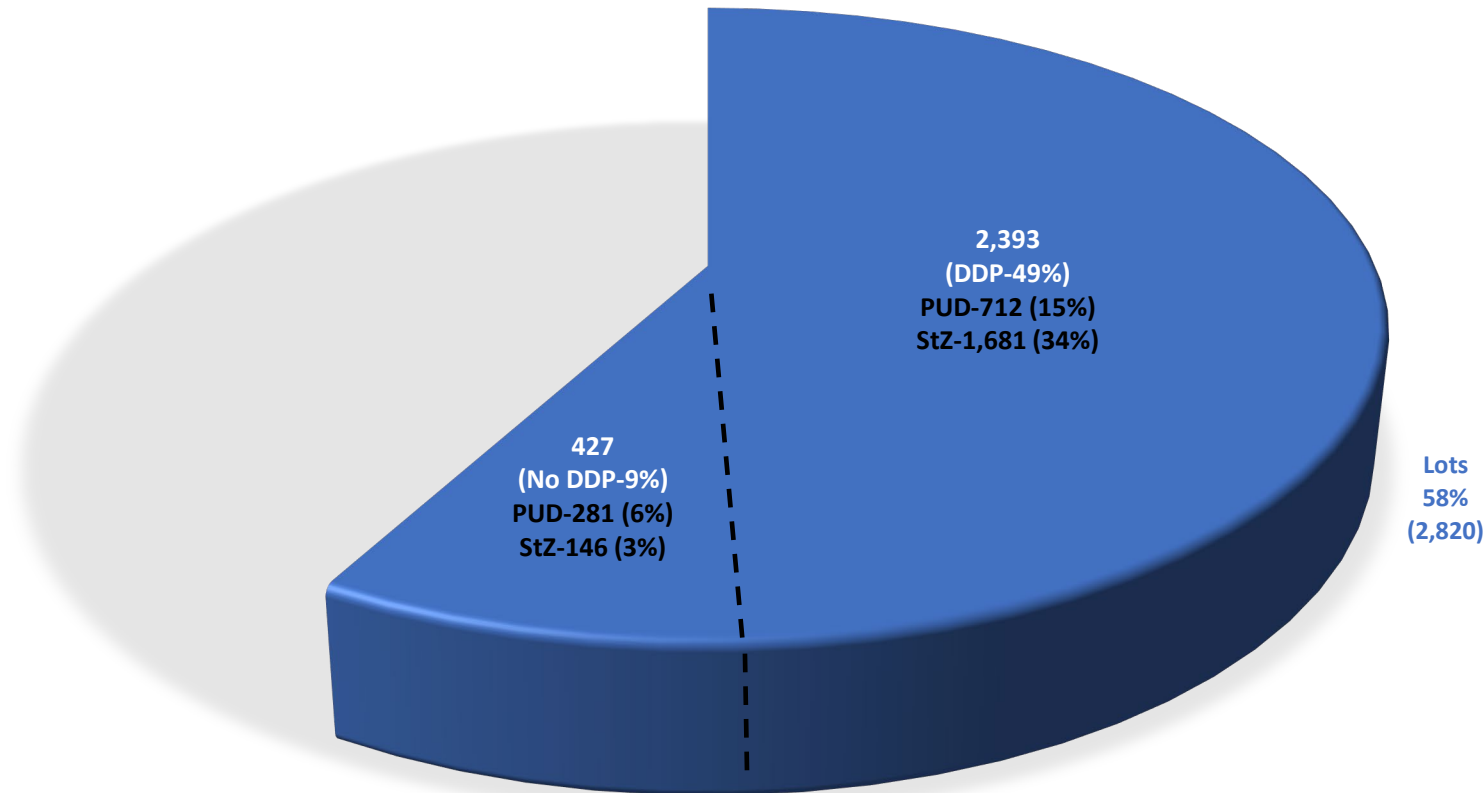
Nonresidential Stock: Acreage



- Total acreage of nonresidential land = 4,865 acres
- 648 Lots have been platted, so far
 - 545 Lots have approved DDPs (2,393 acres)
 - 103 Lots do not have approved DDPs (427 acres)
- 61 Blocks have been platted, so far (1,112 acres)
- 933 acres has not been platted, so far

Nonresidential Stock: Acreage

NONRESIDENTIAL ZONED ACREAGE



- Nonresidential Land in Lots = 2,820 acres
 - DDP Approved = 2,393 acres
 - No DDP Approved = 427 acres
- 648 Lots have been platted, so far
 - 545 Lots have approved DDPs (2,393 acres)
 - 103 Lots do not have approved DDPs (427 acres)
- Land Use and Breakdown of Land Use Categories

Terminology – Land Use

- Land Use
 - Land Use: the use of a property, or
 - how a property is being or could be used
 - Land Use is **not** the same as Zoning
 - Zoning allows for more than one land uses
 - Zoning allows for different categories of land uses
 - Zoning broadly identifies how a property can be used
 - Land Uses are more specific to an individual type of business

Land Use - Example

Zoning	Business (GB, LB, LB-H, etc.)
Land Uses	Childcare/daycare, Food Catering, Garden and Lawn, Gas Station, Exercise center/gym, Hotel/Motel, Kennel, Mortuaries, Office (General, Medical or Professional), Restaurant (Fast Food, Sit Down, Specialty or Takeout), Retail Intensity (Very High, High, Medium, Low or Special Handling), School (Fine Arts or Commercial or Professional Trade or Business) and Veterinary Hospital

Land Use - Example

Zoning	Business (GB, LB, LB-H, etc.)
Land Uses	Childcare/daycare, Food Catering, Garden and Lawn, Gas Station, Exercise center/gym, Hotel/Motel, Kennel, Mortuaries, Office (General, Medical or Professional), Restaurant (Fast Food, Sit Down, Specialty or Takeout), Retail Intensity (Very High, High, Medium, Low or Special Handling), School (Fine Arts or Commercial or Professional Trade or Business) and Veterinary Hospital
Office (Medical)	Dental clinic, medical clinic, optical clinic, general physician's office, hospital (minor) and veterinarian clinic and related labs

- What is the property zoned? General Business (GB)
- How is the property being used in GB? Medical Office
- What type of Medical Office ? Dental Clinic

City's Land Use Table

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE
CHAPTER 13: USE TABLE

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

LAND USE	ZONING DISTRICTS													OVERLAYS			
	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]	EI	OI	SR 32	US 31
RESIDENTIAL USES																	
Assisted Living Facility																	
Convent, monastery	SE		SE	SE	SE	SE	SE	SE		SE	SE	SE			SE		
Dwelling, Single-family	P	P	P	P	P	P					SE						
Dwelling, Duplex							P				SE						
Dwelling, Efficiency Unit																	
Dwelling, Multi-family							P	P	P		SE	SE					
Dwelling, Quadraplex									P		SE						
Dwelling, Townhouse							P										
Dwelling, Triplex									P		SE						
Group Home						SE	SE	SE									
Home Business	P	P	P	P	P	P	P	P									
Hospice							P	P									
Manufactured Home																	
Manufactured Home Park							SE	SE				SE					E
Mobile Home																	E
Nursing Home							P	P				SE					
Residential Facility	P	P	P	P	P	P											
BUSINESS USES																	
Auction rooms												P			P	P	E
Bed and Breakfast (B&B)	SE										SE						
Childcare / daycare centers							P		SE	P	P	P					
Commissary, food catering service												P			P		E
Garden and Lawn Center												P			P		E
Gasoline Service Station										SE		SE					E
Health, fitness and exercise center										P	P	P					
Hotel (or Motel)												P					E

June 2022 Chapter 13-3

City's Land Use Table

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 13: USE TABLE

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

LAND USE	ZONING DISTRICTS												OVERLAYS			
	F1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]	EI	OI	SR 32	US 31
RESIDENTIAL USES																
Assisted Living Facility						P	P									
Convent, monastery		SE	SE	SE	SE	SE	SE		SE	SE	SE			SE		
Dwelling, Single-family	P	P	P	P	P					SE						
Dwelling, Duplex						P				SE						
Dwelling, Efficiency Unit																
Dwelling, Multi-family						P	P	P		SE	SE					
Dwelling, Quadraplex								P		SE						
Dwelling, Townhouse						P										
Dwelling, Triplex								P		SE						
Group Home					SE	SE	SE									
Home Business	P	P	P	P	P	P	P									
Hospice						P	P									
Manufactured Home																
Manufactured Home Park						SE	SE				SE					E
Mobile Home																E
Nursing Home						P	P				SE					
Residential Facility	P	P	P	P	P											
BUSINESS USES																
Auction rooms											P			P	P	E
Bed and Breakfast (B&B)										SE						
Childcare / daycare centers						P		SE	P	P	P					
Commissary, food catering service											P			P		E
Garden and Lawn Center											P			P		E
Gasoline Service Station									SE		SE					E
Health, fitness and exercise center									P	P	P					
Hotel (or Motel)											P					E

Chapter 13-3

City's Land Use Table

Multiple Land Uses
can be
permitted/allowed in
different Zoning
Districts



WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 13: USE TABLE

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

	ZONING DISTRICTS													OVERLAYS			
LAND USE	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]	EI	OI	SR 32	US 31
RESIDENTIAL USES																	
Assisted Living Facility							P	P									
Convent, monastery	SE		SE	SE	SE	SE	SE	SE		SE	SE	SE			SE		
Dwelling, Single-family	P	P	P	P	P	P					SE						
Dwelling, Duplex							P				SE						
Dwelling, Efficiency Unit																	
Dwelling, Multi-family							P	P	P		SE	SE					
Dwelling, Quadraplex									P		SE						
Dwelling, Townhouse							P										
Dwelling, Triplex									P		SE						
Group Home						SE	SE	SE									
Home Business	P	P	P	P	P	P	P	P									
Hospice							P	P									
Manufactured Home																	
Manufactured Home Park							SE	SE				SE					E
Mobile Home																	E
Nursing Home							P	P				SE					
Residential Facility	P	P	P	P	P	P											
BUSINESS USES																	
Auction rooms												P			P	P	E
Bed and Breakfast (B&B)	SE										SE						
Childcare / daycare centers							P		SE	P	P	P					
Commissary, food catering service												P			P		E
Garden and Lawn Center												P			P		E
Gasoline Service Station										SE		SE					E
Health, fitness and exercise center										P	P	P					
Hotel (or Motel)												P					E

Organization of Land Uses

- Chosen to organize the Land Uses into seven categories:
 - Retail
 - Office
 - Educational Institutions (Ed. Inst.)
 - Religious Institutions (Rel. Inst.)
 - Industrial
 - Other
 - Vacant

Land Use Category Breakdown

Retail

Office

Educational Institution (Ed. Inst.)

Religious Institution (Rel. Inst.)

Industrial

Other

Vacant

Land Use Category: Retail

- Rationale:
 - Any business where you can purchase either:
 - A personal item, or
 - Service for a personal item
- Includes:
 - Vehicle rentals, services and sales, restaurants and food stores, grocery, department, hardware and convenience stores, stores that sell clothes, household items, computers/electronics, office supplies, sporting goods, liquor, toys, etc., banks, savings and loans, equipment and tools sales and rentals and pet-oriented businesses

Land Use Category: Office

- Rationale:

- Any business where you typically have to schedule an appointment for a service
 - Typically, you cannot walk into these businesses without some form of prior communication

- Includes:

- Design office such as architect, engineer, interior or surveyor, medical clinics, physicians, optical, pharmaceutical, surgeon, dental or veterinarian, realtors, law firms, accounting, management, membership associations and city services

Land Use Category: Educational Institutions (Ed. Inst.)

- Rationale:
 - Any institution where the primary function is education and/or educating
- Includes:
 - Schools or administration buildings for schools such as elementary, intermediate, junior high, high, community, collegiate or private and libraries

Land Use Category: Religious Institutions (Rel. Inst.)

- Rationale:
 - Any institution where the primary function is a place of worship and faith
- Includes:
 - Churches, mosques, synagogues, temples, etc.

Land Use Category: Industrial

- Rationale:
 - Any establishment that conducts industrial activities, similar, or any part thereof
- Includes:
 - Suppliers, producers, manufacturers, contractors, distributors, construction offices, warehousing/storage, material handling, machine shops, assembly, fabrication, raw materials, plants and processing, milling, mining, excavating and drilling, refining, packaging, treatment of products, brewing/distilling of liquor products and research and development

Land Use Category: Other

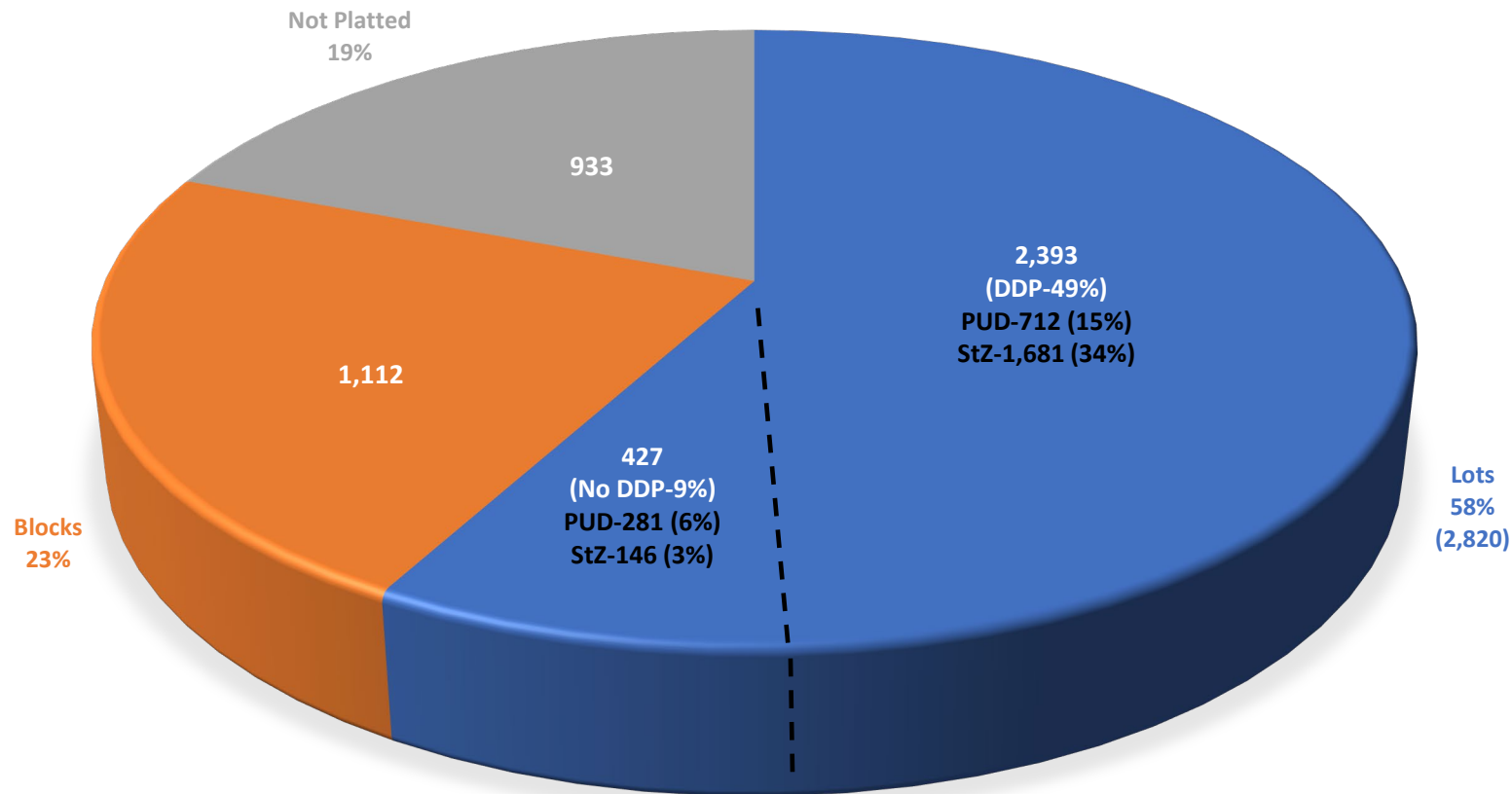
- Rationale:
 - A “catch all” group for uses that do not fall in any of the other Land Uses or a building containing multiple Land Uses from different categories
- Includes:
 - Multi-tenant buildings, strip centers/malls, flex buildings, recreational facilities, assisted living or nursing homes, conference centers and nurseries

Land Use Category: Vacant

- Rationale:
 - Properties that are vacant, meaning either:
 - An empty Lot
 - No building is built
 - The building is vacant, or
 - The Land Use is unidentified for the Lot or Building
- Includes:
 - Properties not developed and empty buildings

Nonresidential Stock

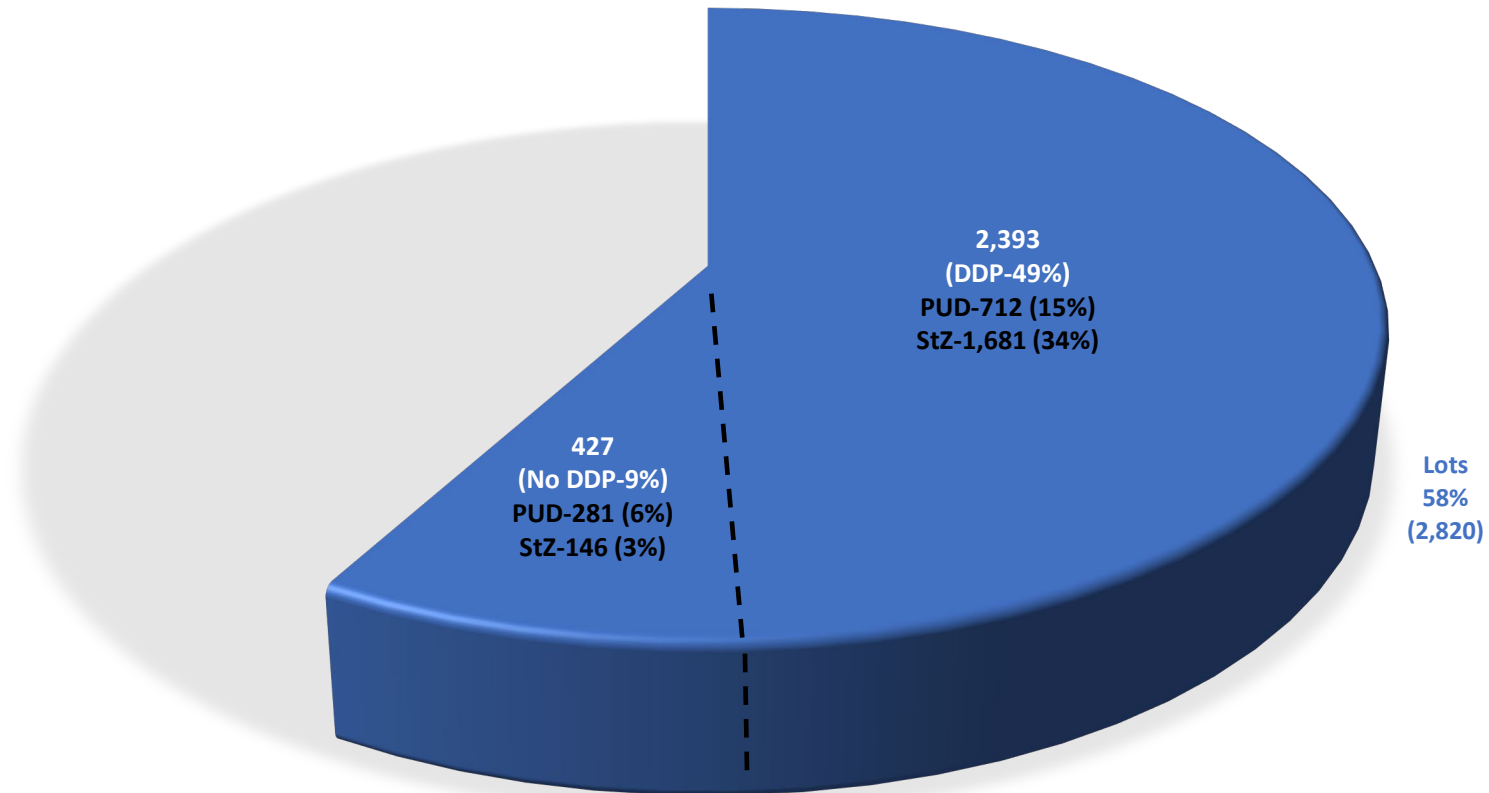
NONRESIDENTIAL ZONED ACREAGE



- This data and the breakdown of land uses is **only** for nonresidential acreage
 - 4,865 total acres of nonresidential land
 - 2,820 acres is used for the breakdown of land uses

Nonresidential Stock

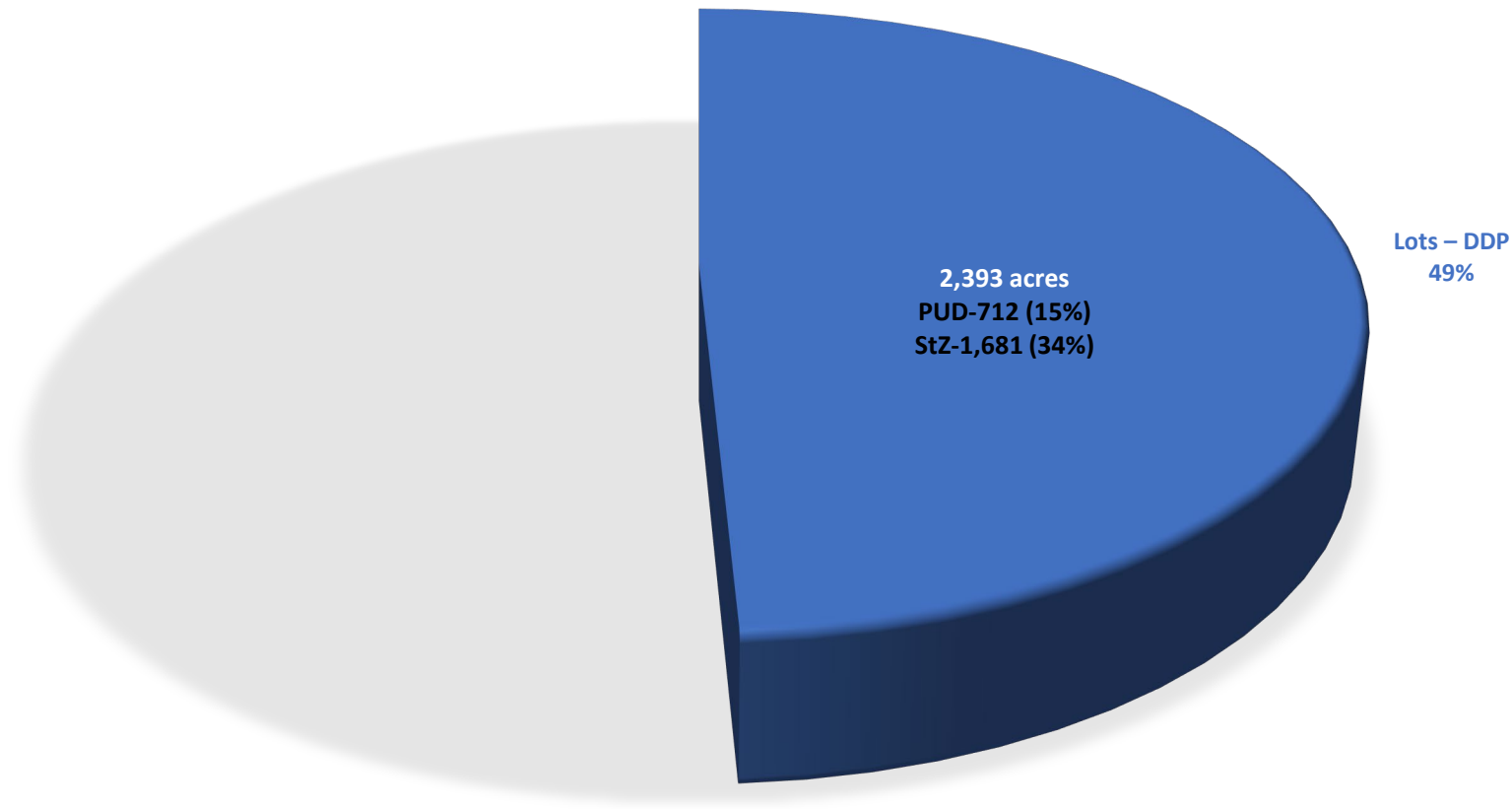
NONRESIDENTIAL ZONED ACREAGE



- 2,820 acres for nonresidential Lots

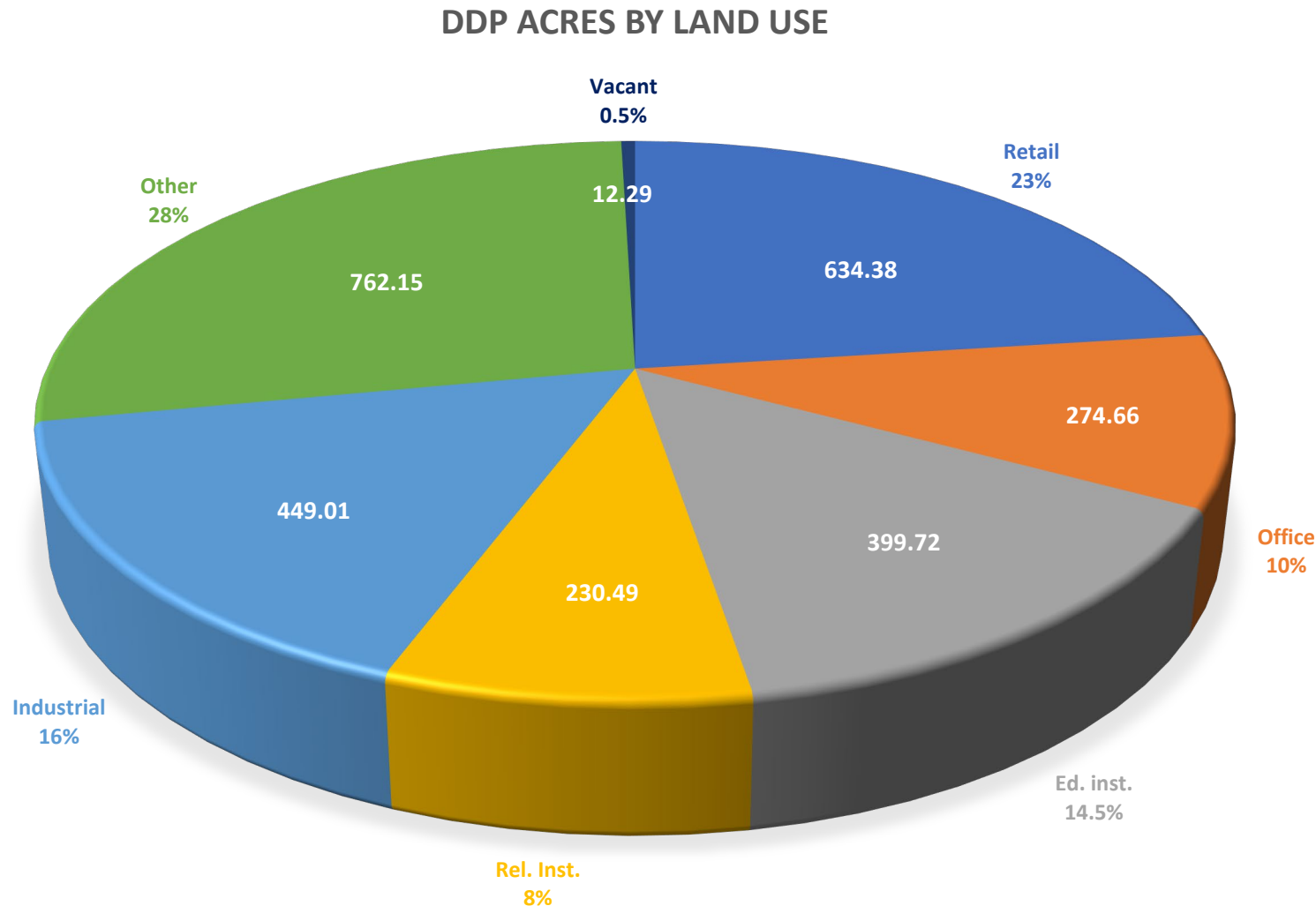
Nonresidential Stock: DDP Lots

NONRESIDENTIAL ZONED ACREAGE



- 2,393 acres (of the 2,820 acres)

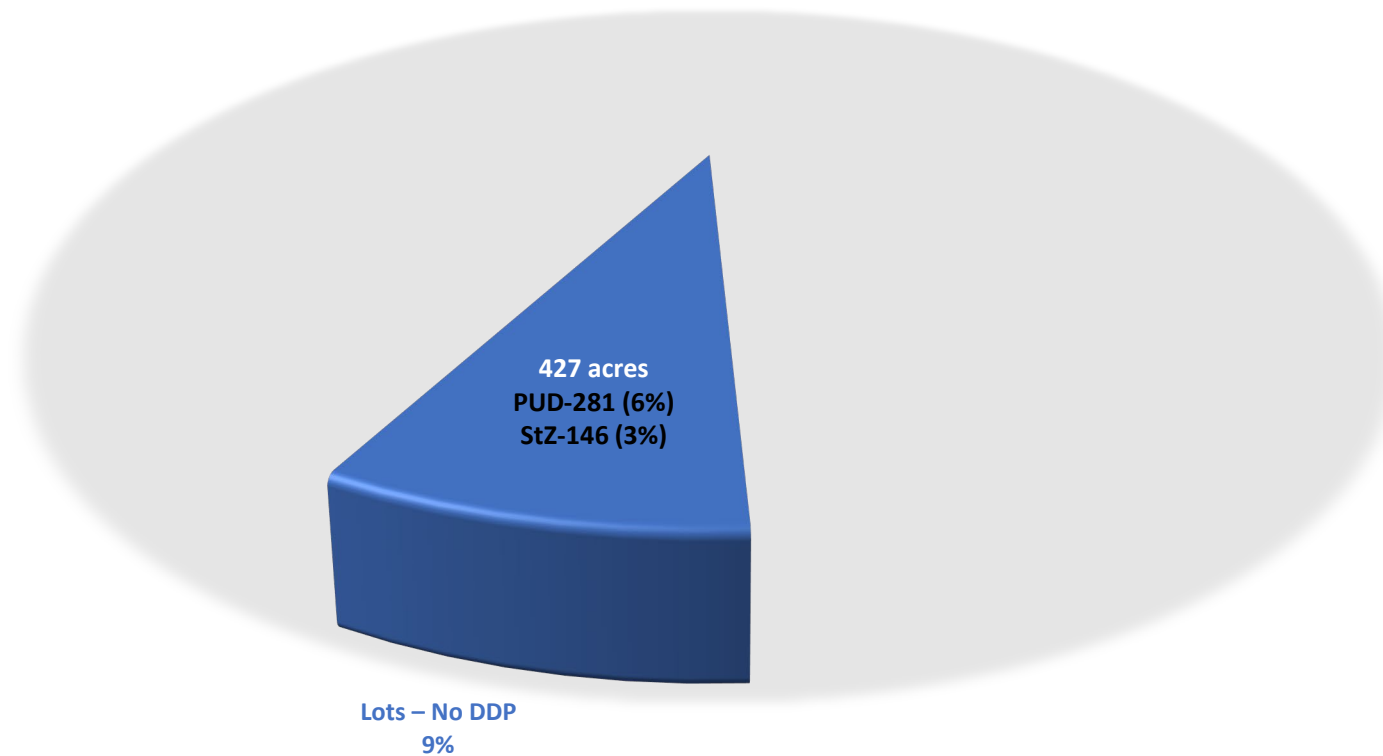
Nonresidential Stock: DDP Lots



- Total acreage for Lots with a DDP
 - 2,393 acres
- 23% of Lots with a DDP is Retail
 - 634.38 acres
- 10% of Lots with a DDP is Office
 - 274.66 acres
- 14.5% of Lots with a DDP is Ed. Inst.
 - 399.72 acres
- 8% of Lots with a DDP is Rel. Inst.
 - 230.49 acres
- 16% of Lots with a DDP is Industrial
 - 449.01 acres
- 28% of Lots with a DDP is identified in the “Other” category
 - 762.15 acres
- 0.5% of Lots with a DDP is Vacant
 - 284.63 acres

Nonresidential Stock: No DDP Lots

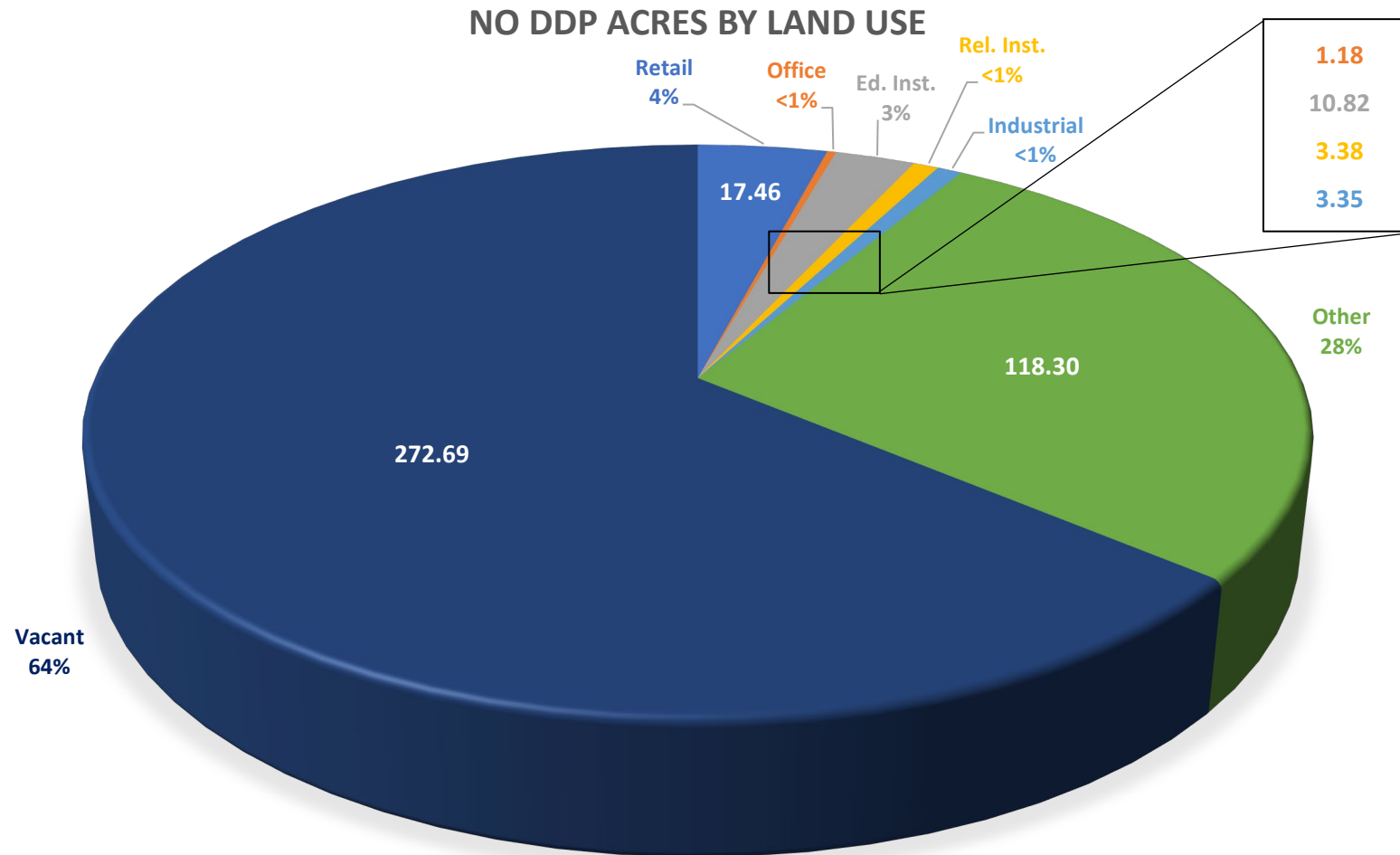
NONRESIDENTIAL ZONED ACREAGE



- 427 acres (of the 2,820 acres)

Nonresidential Stock: No DDP Lots

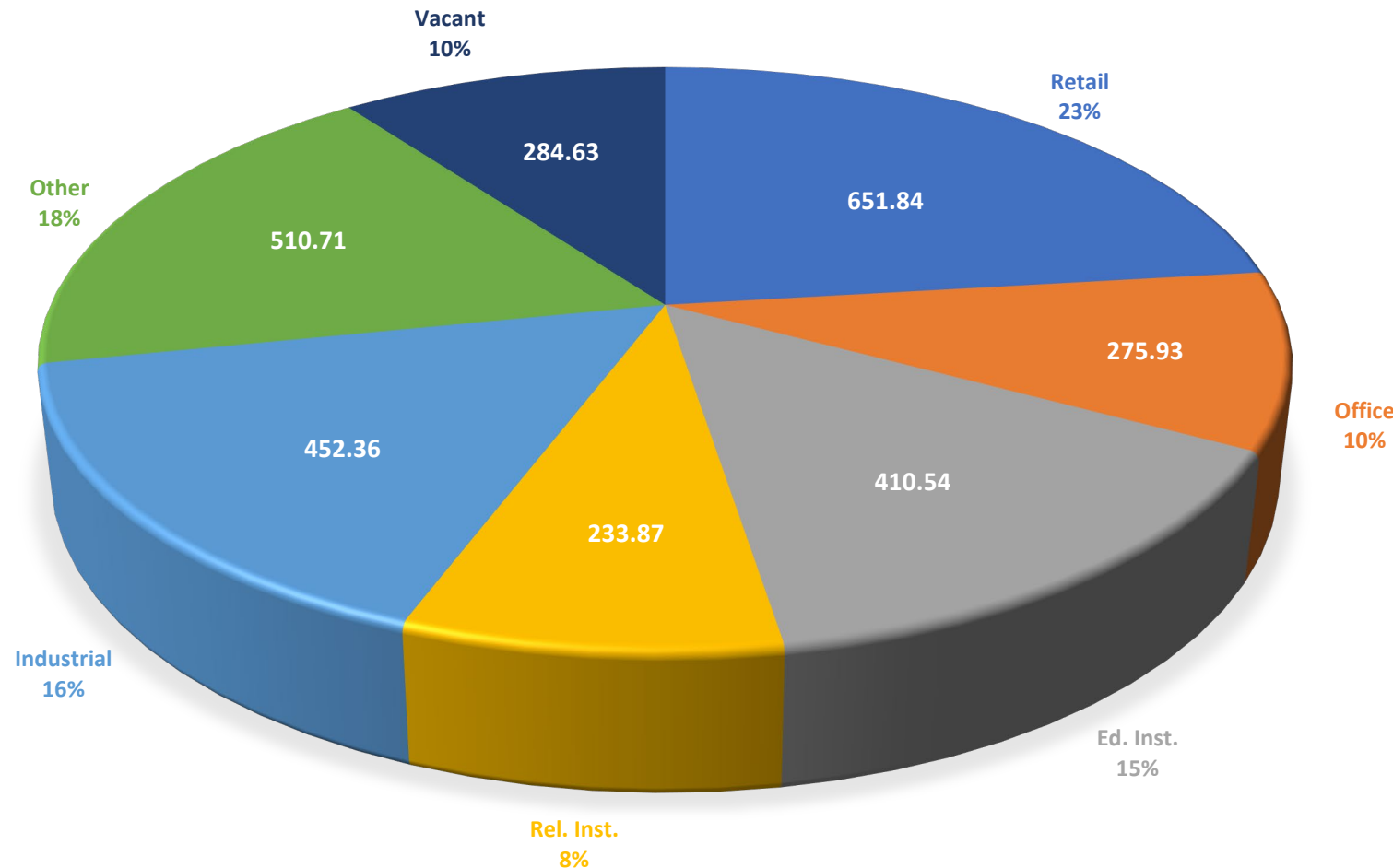
- Total acreage for Lots with no DDP
 - 427 acres
- 4% of Lots with no DDP is Retail
 - 17.46 acres
- <1% of Lots with no DDP is Office
 - 1.18 acres
- 3% of Lots with no DDP is Ed. Inst.
 - 10.82 acres
- <1% of Lots with no DDP is Rel. Inst.
 - 3.38 acres
- <1% of Lots with no DDP is Industrial
 - 3.35 acres
- 28% of Lots with no DDP is identified in the “Other” category
 - 118.30 acres
- 64% of Lots with no DDP is Vacant
 - 272.69 acres



Nonresidential Stock: Total

(DDP and No DDP)

LOTS ACREAGE BY LAND USE



- Total nonresidential Lot acreage
 - 2,820 acres
- 23% of nonresidential land is Retail
 - 651.84 acres
- 10% of nonresidential land is Office
 - 275.93 acres
- 15% of nonresidential land is Ed. Inst.
 - 410.54 acres
- 8% of nonresidential land is Rel. Inst.
 - 233.87 acres
- 16% of nonresidential land is Industrial
 - 452.36 acres
- 18% of nonresidential land is identified in the “Other” category
 - 510.71 acres
- 10% of nonresidential land is Vacant
 - 284.63 acres

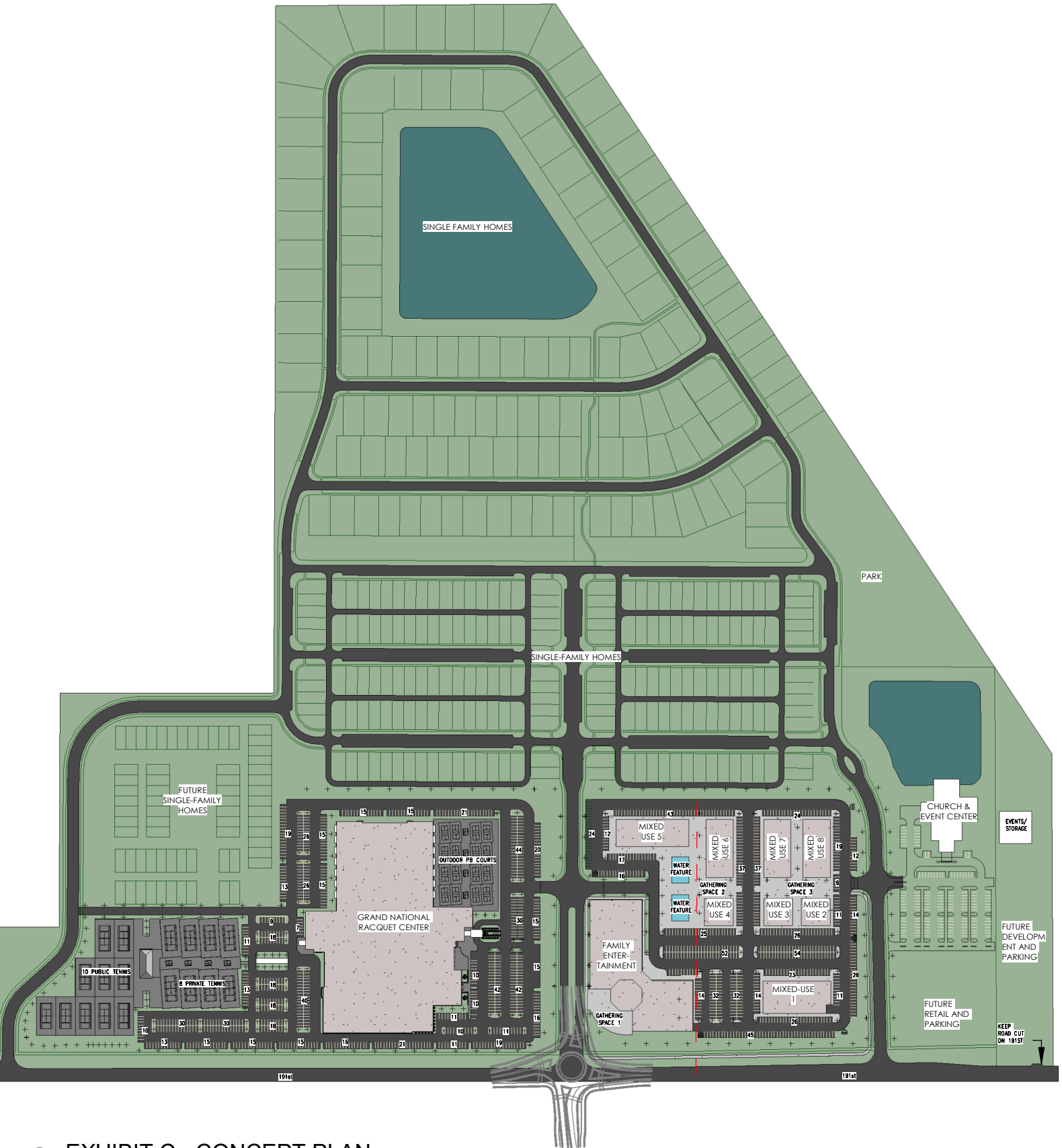


WESTFIELD-WASHINGTON TOWNSHIP
APC SCHEDULE OF MEETINGS
2023 SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	FIRST APC MEETING	SECOND APC MEETING
	Friday Noon	Monday 7:00 PM	Monday 7:00 PM
JANUARY	12/02/22	01/17/23	01/24/23
FEBRUARY	12/29/22	02/06/23	02/21/23
MARCH	02/03/23	03/06/23	03/20/23
APRIL	03/03/23	04/03/23	04/17/23
MAY	03/31/23	05/03/22	05/15/23
JUNE	04/28/23	06/05/23	06/19/23
JULY	06/02/23	07/05/23	07/17/23
AUGUST	06/30/23	08/07/23	08/21/23
SEPTEMBER	08/04/23	09/05/23	09/18/23
OCTOBER	09/01/23	10/02/23	10/16/23
NOVEMBER	09/29/23	11/08/23	11/20/23
DECEMBER	11/03/23	12/04/23	12/18/23
JANUARY	12/01/23	01/16/24	01/23/24

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

EXHIBIT C CONCEPT PLAN



① EXHIBIT C - CONCEPT PLAN
1" = 400'-0"

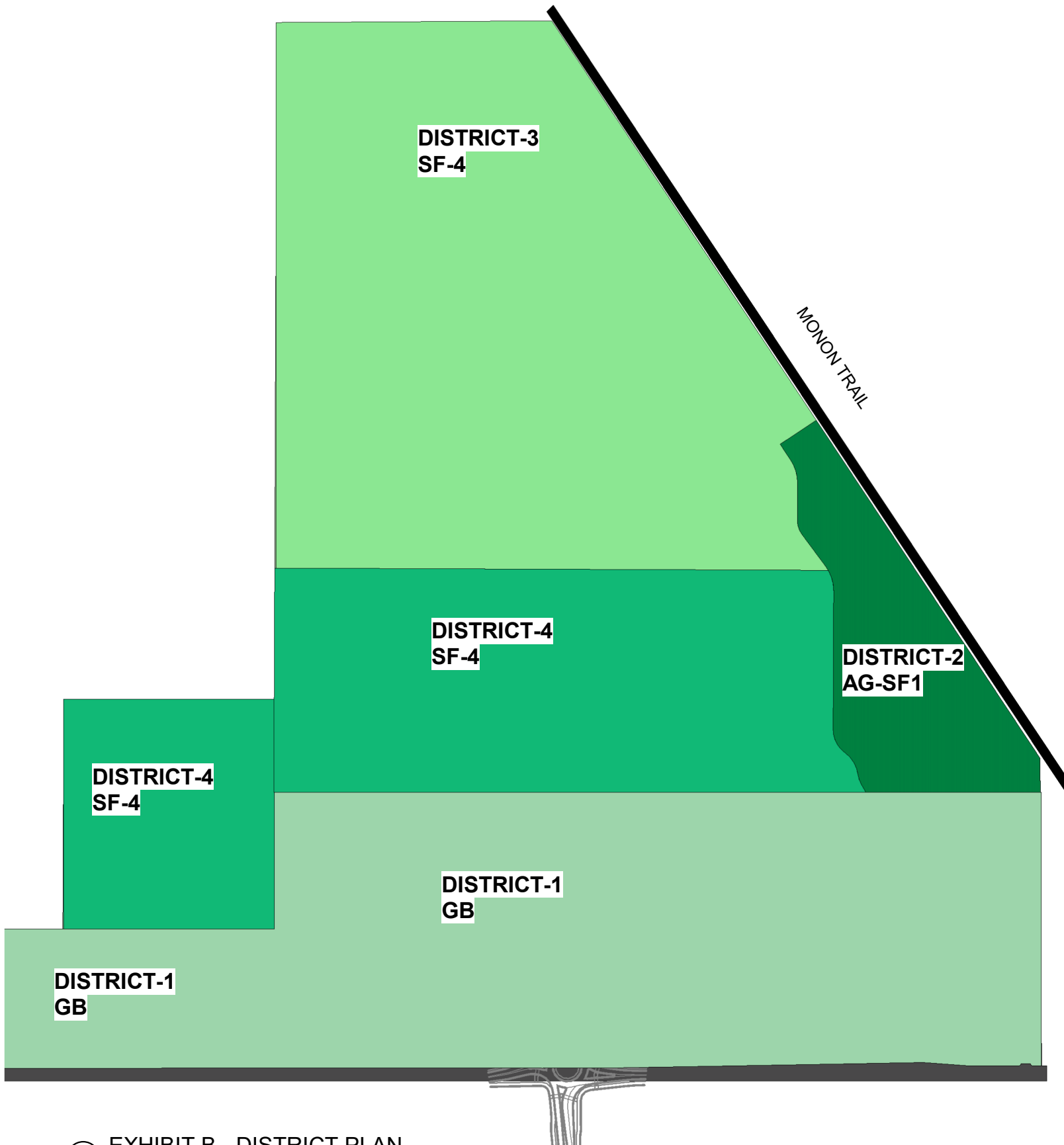


Cooler Design

11/18/22

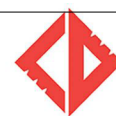
ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT B
DISTRICT PLAN



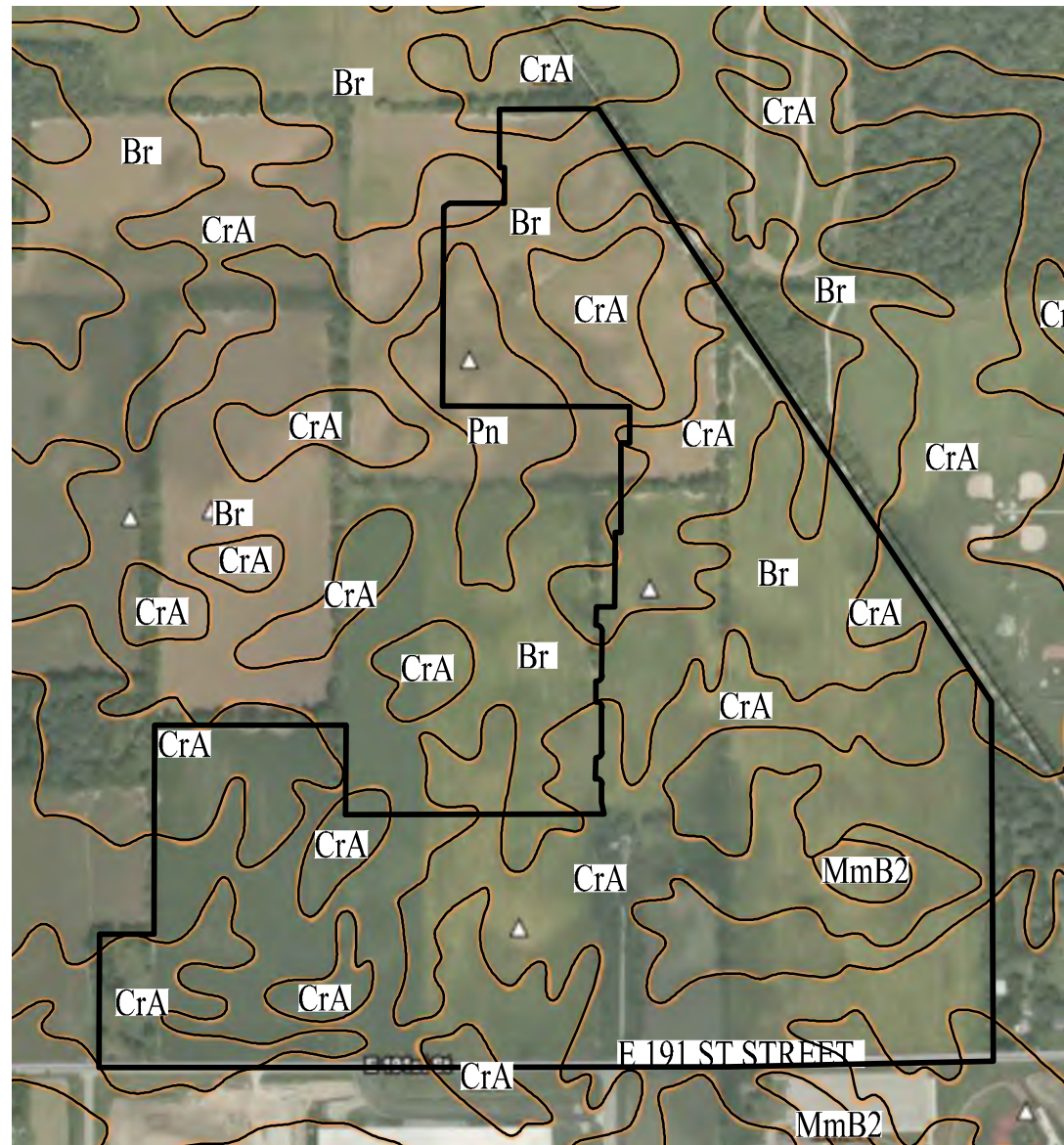
① EXHIBIT B - DISTRICT PLAN
1" = 400'-0"

11/18/22



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN



SOIL SERIES	MOVE
Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
Pn	PATTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES

GENERAL NOTES:

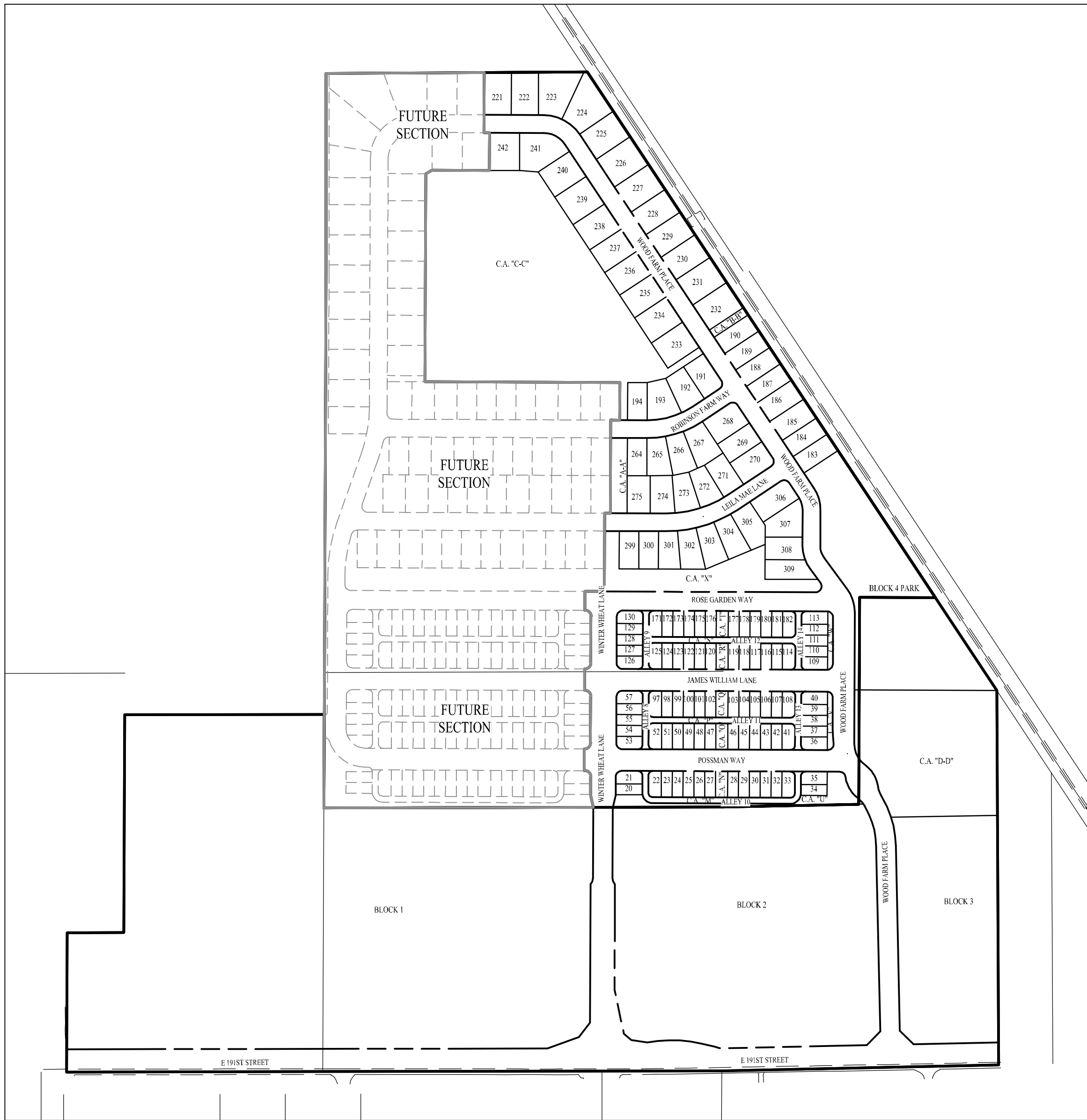
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES 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 "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE A TRENCH SAFETY SYSTEM DESIGNED 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.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONFIRM THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE LIES WITHIN UNSHADED ZONE "X" ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0109G, DATED NOVEMBER 19, 2014.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- THIS SITE DOES NOT CONTAIN WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE: WESTFIELD, INDIANA, NATIONAL WETLANDS INVENTORY MAP. NO WETLANDS ARE IMPACTED BY THIS DEVELOPMENT.
- ALL WATER MAINS, HYDRANTS, AND WATER VALVES SHALL BE INSPECTED AND SHALL COMPLY WITH BACKFILL, BEDDING, AND THRUST BLOCK REQUIREMENTS PER CITIZENS WESTFIELD DETAIL SHEETS.

OPERATING AUTHORITIES

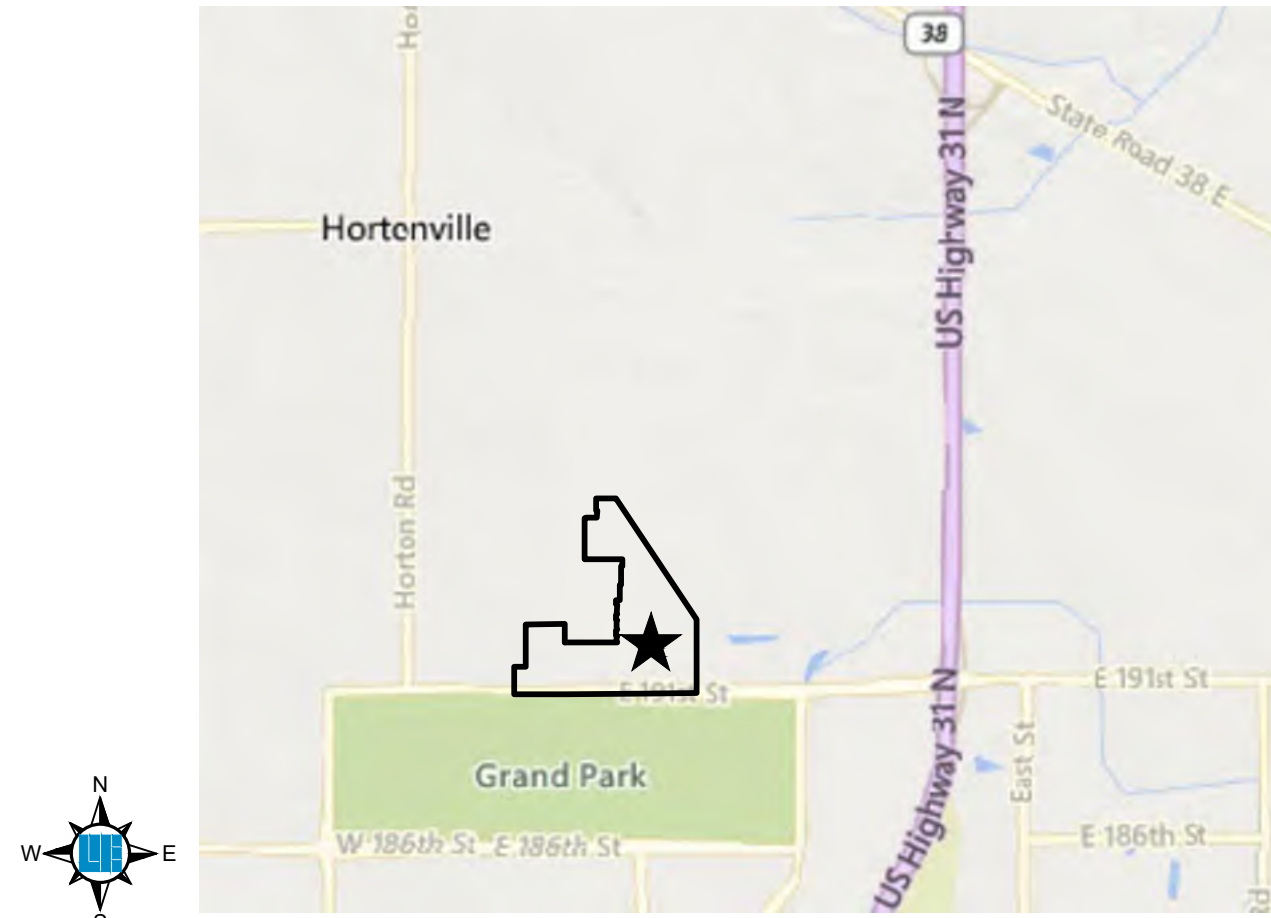
CITY OF WESTFIELD COMMUNITY DEVELOPMENT ATTENTION: DAINE CRABTREE 2728 E. 171ST STREET WESTFIELD, IN 46074 (317)416-2586	METRONET ATTENTION: MARK HILL 12415 OLD MERIDIAN ST. CARMEL, IN 46032 (317)970-7995
HAMILTON COUNTY HEALTH DEPT. ATTENTION: LARRY BEARD 18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060-2229 (317)776-8500	SPECTRUM ATTENTION: KYLE MILLER 3030 ROOSEVELT AVE INDIANAPOLIS, IN 46218 (317)473-8738
WESTFIELD DEPT. OF PUBLIC WORKS ATTENTION: JOHN RANKIN 2706 EAST 171ST STREET WESTFIELD, IN 46074 (317)804-3100	CITIZENS ENERGY GROUP ATTENTION: MITCH HOUSE/RICHARD MILLER, JR. 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202 (317)917-5294
WESTFIELD FIRE DEPARTMENT ATTENTION: JIM ROBERTS 17535 DARTOWN ROAD WESTFIELD, IN 46074 (317)804-3307	CENTERPOINT ENERGY ATTENTION: CHAD MILLER 16000 ALLISONVILLE ROAD NOBLESVILLE, IN 46060 (317)776-5590
HAMILTON COUNTY SURVEYOR'S OFFICE ATTENTION: SAMUEL CLARK 1 HAMILTON COUNTY SQUARE, SUITE 188 NOBLESVILLE, IN 46060 (317)776-8495	COMCAST CABLE ATTENTION: EARL SMALL JR. 533 EAST 65TH STREET INDIANAPOLIS, IN 46204 (317) 982-1161
DUKE ENERGY (ELECTRIC) ATTENTION: MARC DILLER 100 S. MILL CREEK ROAD NOBLESVILLE, IN 46062 (317)349-1144	AT&T (TELEPHONE) ATTENTION: BRIAN WENTE 240 NORTH MERIDIAN STR. INDIANAPOLIS, IN 46204 (317)610-5440

CONSTRUCTION PLANS FOR HARVEST TRAIL OF WESTFIELD SECTION 1 612 EAST 191ST STREET WESTFIELD, IN 46074

LATITUDE: 40°04'21" N, LONGITUDE: 86°08'54" W



DESIGN DATA	
PROJECT AREA	118.75 AC
PROPOSED LOTS	141
PROPOSED DENSITY	1.19 LOTS/ACRE



SITE LOCATION MAP

SHEET INDEX	
SHEET NO.	DESCRIPTION
C001	TITLE SHEET
C100-C106	EXISTING CONDITIONS
C200-C207	STORMWATER POLLUTION PREVENTION PLAN PHASE I
C207-C215	STORMWATER POLLUTION PREVENTION PLAN PHASE II
C216-C218	STORMWATER POLLUTION PREVENTION SPECIFICATIONS AND DETAILS
C300-C307	DEVELOPMENT PLAN
C308-C313	EMERGENCY FLOOD ROUTING PLAN
C400-C412	STREET PLAN AND PROFILE
C413-C417	INTERSECTION DETAILS
C418-C419	ENTRANCE DETAIL
C420-C422	STREET DETAILS AND SPECIFICATIONS
C423-C426	TRAFFIC CONTROL, SIGNAGE AND SSD PLAN
C427	MAINTENANCE OF TRAFFIC PLAN
C500	SANITARY SEWER MAP
C501-C512	SANITARY SEWER PLAN & PROFILE
C513-C519	SANITARY SEWER DETAILS AND SPECIFICATIONS
C600	STORM SEWER MAP
C601-C618	STORM SEWER PLAN & PROFILE
C619-C622	STORM SEWER DETAILS
C700-C702	WATER MAIN PLAN
C703-C705	WATER PLAN DETAILS
C800-C801	GENERAL SPECIFICATIONS
L100-108	LANDSCAPE PLAN
L109	LANDSCAPE DETAILS & SPECIFICATIONS

PLANS PREPARED FOR
CND-WOOD ROBINSON, LLC
9310 MERIDIAN STREET, SUITE 100
INDIANAPOLIS, INDIANA 46260
TELEPHONE: (317) 582-2431
CONTACT PERSON: ED FREEMAN

PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: JIM PENCE
EMAIL: PENCEJ@WEIHE.NET



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

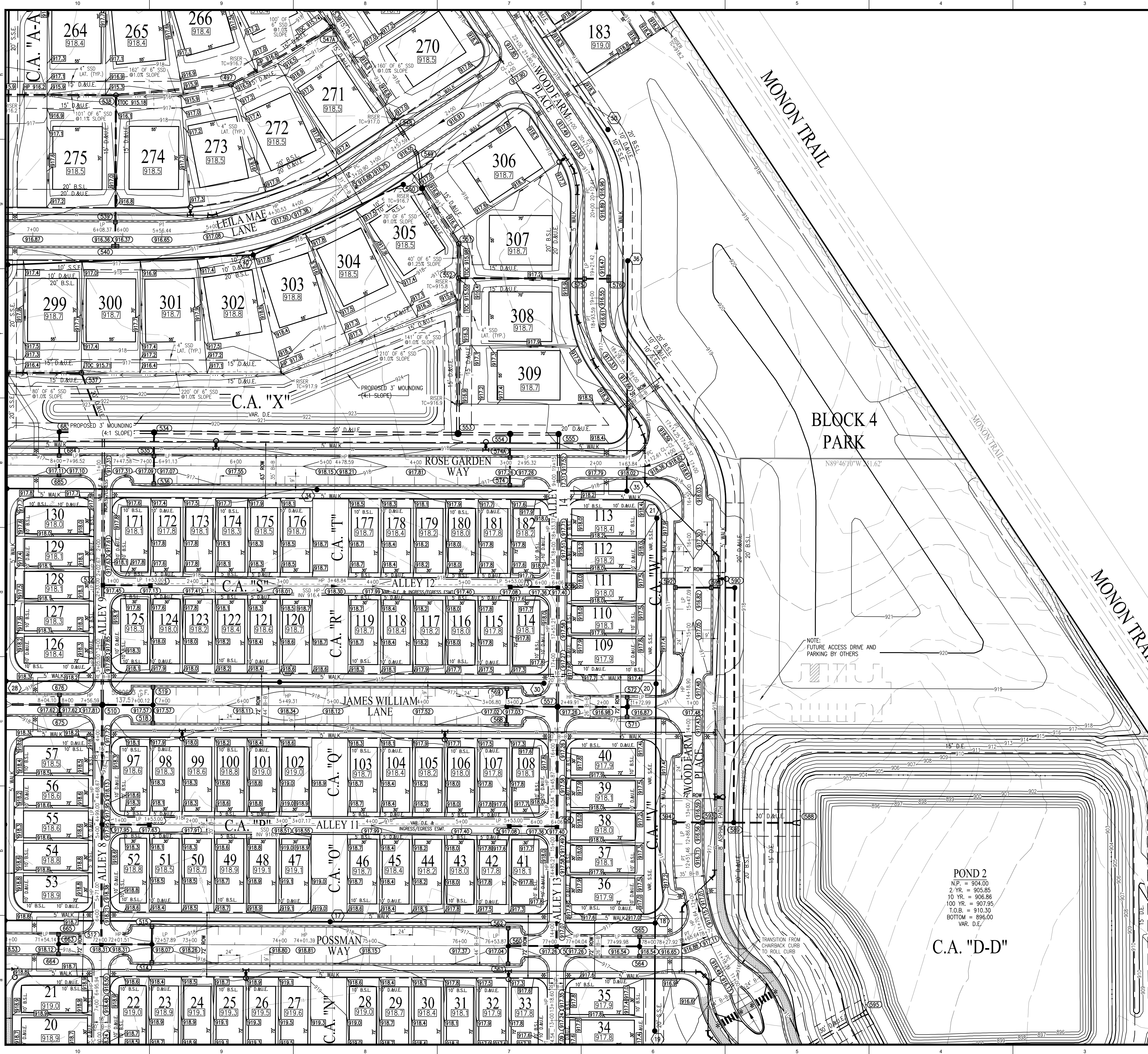
WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	W20.0155-1
DWG NAME	C001 Title Sheet
DESIGNED BY	MM
DRAWN BY	MM
CHECKED BY	JP
DATE	04-14-2022

DUANE A. SHARRER
REGISTERED PROFESSIONAL ENGINEER
No. 890258
STATE OF INDIANA
Professional Engineer
DUANE A. SHARRER P.E. 890258

HARVEST TRAIL OF WESTFIELD SECTION 1
612 EAST 191ST STREET, WESTFIELD, IN 46074
TITLE SHEET
Part of the SE-1 of Section 23, 25 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C001
PROJECT NO.
W20.0155-1

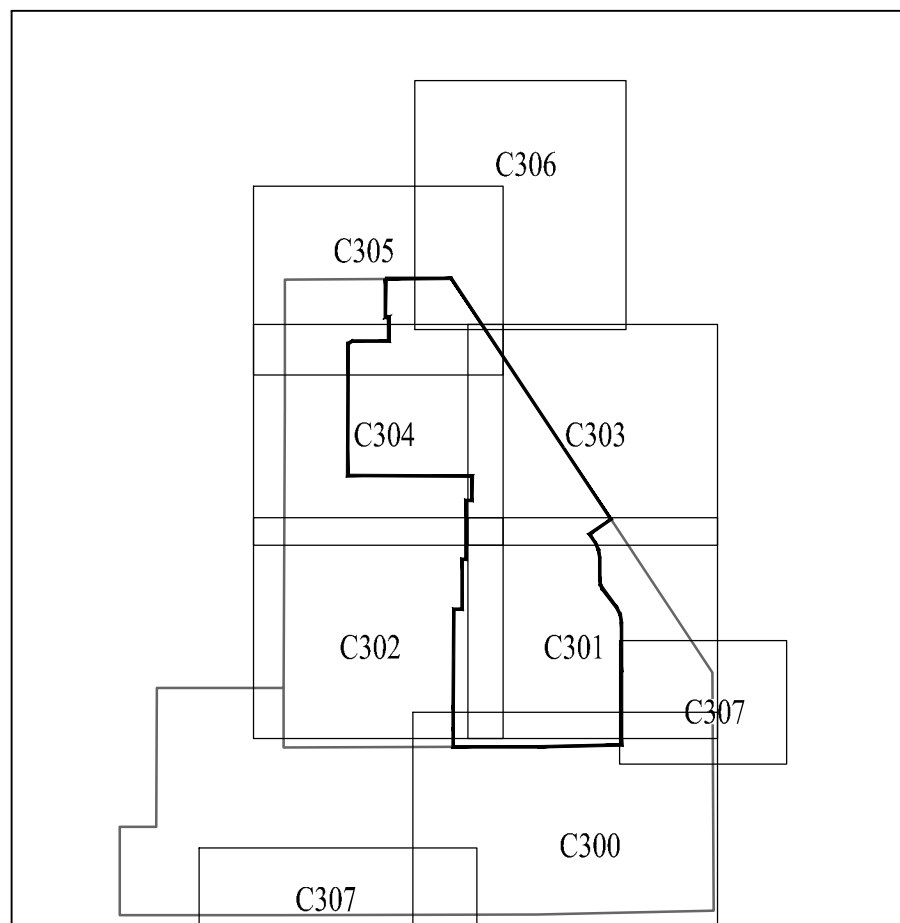


GENERAL GRADING NOTES

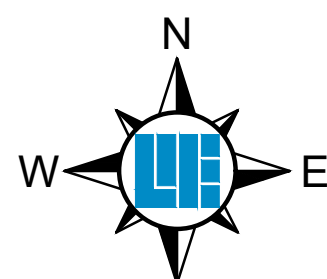
1. REFER TO THE INDIA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS.
2. FILL MATERIAL SHALL CONSIST OF SOIL OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. SOIL SHALL BE FREE FROM ORGANIC MATTER, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. THE FILL MATERIAL SHALL BE PLACED IN LAYERS OF 12" TO 18" MAXIMUM THICKNESS. THE SOIL ON EACH LIFT, PROPER MOISTURE CONTENT OF FILL MATERIAL, WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE SOIL. COMPACTION TESTS SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS. THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
3. MAXIMUM LAWN SLOPE SHALL BE 1:1.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES AND OTHER FACILITIES IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
5. SPOT ELEVATION AT FINISH SHALL BE TO GRADE.
6. COMPACTED "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
8. ALL EXISTING MANHOLE RINGS AND STRUCTURES SHALL BE REINFORCED WITH MAIN TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
9. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
10. THE CONTRACTOR SHALL DETERMINE ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF SOIL IS ENCOUNTERED THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVING OR IMPORTING OF SOIL.
11. ALL EXISTING POSITIVE DRAINAGE AREAS SHALL BE MAINTAINED. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
12. CONTRACTOR TO INSTALL CONCRETE CROADELS WHEN THE VERTICAL SEPARATION BETWEEN THE FLOOR FROM THE FLOOR OF THE SANITARY SEWER AND SANITARY SEWER LINES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
13. GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER - STREET CROSSINGS.
14. ALL PROPOSED CURB TO BE ROLL CURB UNLESS NOTED OTHERWISE.
15. ALL "F" S/D TO BE DOUBLE WALL, GASKETED SMOOTH BORE, DRAIN TILE.

LEGEND

- | | | |
|--|---|-------------------------------|
| | = | RIGHT-OF-WAY LINE |
| | = | PROPOSED STORM SEWER LINE |
| | = | EXISTING STORM SEWER LINE |
| | = | SIDLE |
| | = | SSD |
| | = | PROPOSED SANITARY SEWER LINE |
| | = | EXISTING SANITARY SEWER LINE |
| | = | SANITARY SEWER LATERAL |
| | = | PROPOSED WATER LINE |
| | = | FLOW DIRECTION |
| | = | EXISTING CONTOURS |
| | = | PROPOSED ELEVATION |
| | = | STORM BEEHIVE INLET |
| | = | TOP OF CASTING |
| | = | INVERT |
| | = | REINFORCED CONCRETE PIPE |
| | = | MANHOLE |
| | = | STRUCTURE |
| | = | DRAINAGE EASEMENT |
| | = | DRAINAGE AND UTILITY EASEMENT |
| | = | SANITARY SEWER EASEMENT |
| | = | CONCRETE END SECTION |
| | = | MATCH EXISTING |
| | = | TYPICAL |
| | = | PROPOSED |
| | = | EXISTING |
| | = | RADIUS |
| | = | VARIABLE WIDTH |
| | = | MINIMUM LOWEST ADJACENT GRADE |
| | = | RIGHT-OF-WAY |
| | = | BACK OF CURB |
| | = | PAD ELEV |
| | = | BUILDING SETBACK LINE |
| | = | HIGH POINT |
| | = | ADA RAMP |
| | = | FIRE HYDRANT |
| | = | PROPOSED OR ASPHALT PATH |



KEY MAP



S



Know what's below.
Call before you dig

**Within Indiana Call
811 or 800-382-5544
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.

10505 N. College Avenue
Indianapolis, Indiana 46280

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

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



WEIHE
ENGINEERS

and Surveying | Civil Engineering
Landscape Architecture

Build with confidence.[™]

PROJECT NO.: W20.0155
DWG NAME:

BY			
----	--	--	--

DATE _____

[illegible][illegible]

STANDARD ISSUES

REVISION			
08/26/202			



PROF.

DUANE

HARVEST TRAIL OF WESTFIELD SECTION 1

DEVELOPMENT PLAN

Part of the SE/4 of Section 23, 25 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET N

C

PROJECT

W

PROJECT: C-001
DATE: August 26, 2022 - 11:32am
DRAWN BY: stations

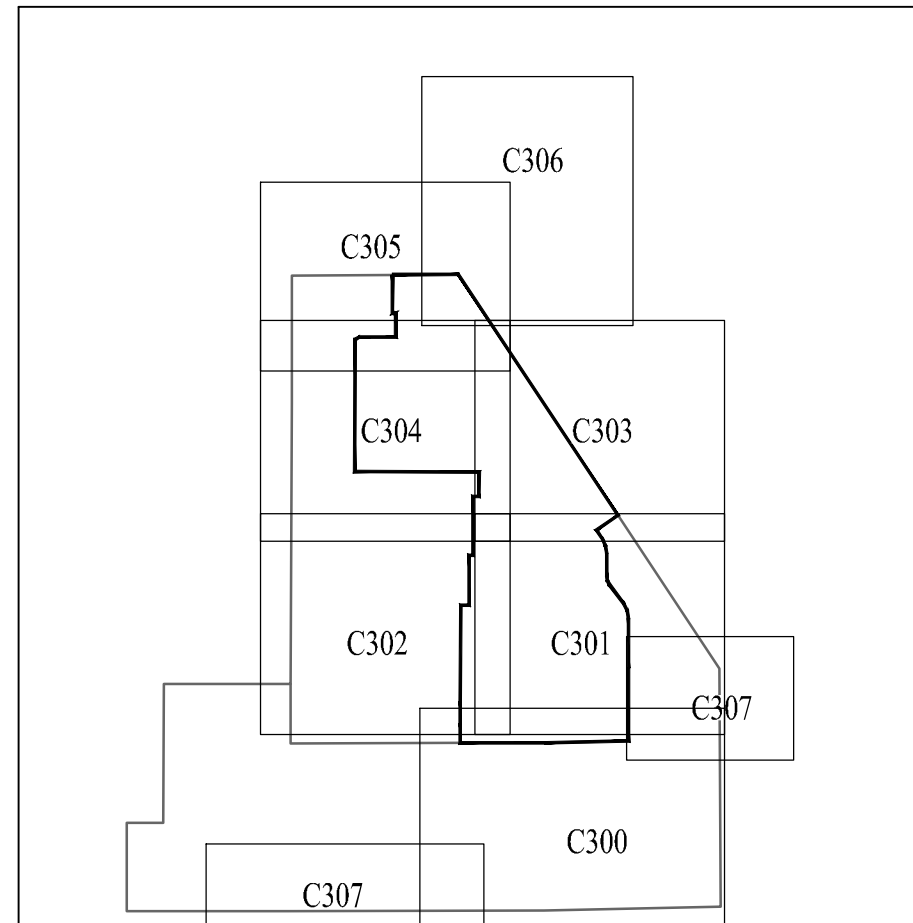


GENERAL GRADING NOTES

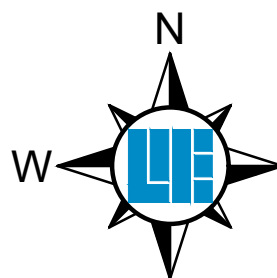
- REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS.
- FILL MATERIAL SHALL CONSIST OF SOIL OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. SOIL SHALL BE FREE FROM ORGANIC MATTER, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TESTS SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS. THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
- MAXIMUM LAWN SLOPE IS 3:1.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES AND OTHER FACILITIES IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HEREIN IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
- COMPACTED "B" BORROW BACK FILL REQ'D OVER ALL UTILITIES IN PAVED AREAS.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
- ANY PART OF SANITARY / STORM SEWER AND WATER MAIN TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVING OR IMPORTING OF SOIL.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
- CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
- GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER - STREET CROSSINGS.
- ALL PROPOSED CURB TO BE ROLL CURB UNLESS NOTED OTHERWISE.
- ALL 6" SSD TO BE DOUBLE WALL, GASKETED SMOOTH BORE, DRAIN TILE.

LEGEND

- RIGHT-OF-WAY LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- SWALE
- SSD
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LATERAL
- PROPOSED WATER LINE
- FLOW DIRECTION
- EXISTING CONTOURS
- PROPOSED ELEVATION
- STORM BEEHIVE INLET
- STORM INLET
- TOP OF CASTING
- INVERT
- REINFORCED CONCRETE PIPE
- MANHOLE
- STRUCTURE
- DRAINAGE EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- S.S.E.
- CONCRETE END SECTION
- MATCH EXISTING
- TYPICAL
- PROPOSED
- EXISTING
- RADIUS
- VARIABLE WIDTH
- MINIMUM LOWEST ADJACENT GRADE
- HLAC
- ROW
- RIGHT-OF-WAY
- BACK OF CURB
- PAD ELEV
- B.S.L. = BUILDING SETBACK LINE
- HP = HIGH POINT
- ADA RAMP
- FIRE HYDRANT
- PROPOSED 8" ASPHALT PATH



KEY MAP



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.	BY	DATE
W20.0155-1		
DWG NAME	DESIGNED BY	DRAWN BY
C300 Development Plan	ME	ME
CHECKED BY	DATE	
JP	04-14-2022	

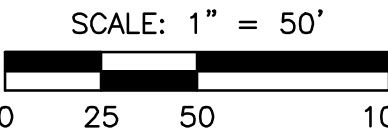
DUANE A. SHARRER
REGISTERED PROFESSIONAL ENGINEER
No. 890258
STATE OF INDIANA
DUANE A. SHARRER P.E. 890258

HARVEST TRAIL OF WESTFIELD SECTION 1
612 EAST 191ST STREET, WESTFIELD, IN 46074
DEVELOPMENT PLAN
SHEET NO. **C302**
PROJECT NO. **W20.0155-1**



1. REFER TO THE INDIA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS.
2. FILL MATERIAL SHALL CONSIST OF SOIL OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. SOIL SHALL BE FREE FROM ORGANIC MATTER, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. THE FILL MATERIAL SHALL BE PLACED IN LAYERS OF 12" TO 18" MAXIMUM THICKNESS. THE SOIL ON EACH LIFT, PROPER MOISTURE CONTENT OF FILL MATERIAL, WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE SOIL. COMPACTION TESTS SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS. THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
3. MAXIMUM LAWN SLOPE SHALL BE 1:1.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES AND OTHER FACILITIES IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
5. SPOT ELEVATION AT FINISH SHALL BE TO GRADE.
6. COMPACTED "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
8. ALL EXISTING MANHOLE RINGS AND STRUCTURES SHALL BE REMOVED. MAIN TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
9. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
10. THE CONTRACTOR SHALL DETERMINE ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF UTILS IS ENCOUNTERED THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVING OR IMPORTING OF SOIL.
11. ALL EXISTING POSITIVE DRAINAGE AREAS SHALL BE MAINTAINED. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
12. CONTRACTOR TO INSTALL CONCRETE CROADELS WHEN THE VERTICAL SEPARATION BETWEEN THE FLOOR FROM THE FLOOR OF THE SANITARY SEWER AND SANITARY SEWER LINES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
13. GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER - STREET CROSSINGS.
14. ALL PROPOSED CURB TO BE ROLL CURB UNLESS NOTED OTHERWISE.
15. ALL "F" S/D TO BE DOUBLE WALL, GASKETED SMOOTH BORE, DRAIN TILE.

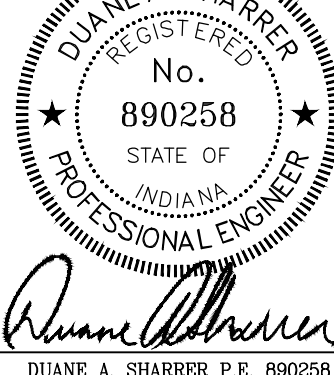
	=	RIGHT-OF-WAY LINE
	=	PROPOSED STORM SEWER LINE
	=	EXISTING STORM SEWER LINE
	=	SWALE
	=	SSD
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	=	SANITARY SEWER EASEMENT
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	=	HIGH POINT
	=	ADA RAMP
	=	FIRE HYDRANT
	=	PROPOSED 8' ASPHALT PATH



**Within Indiana Call
811 or 800-382-5544**
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.

08/26/2022



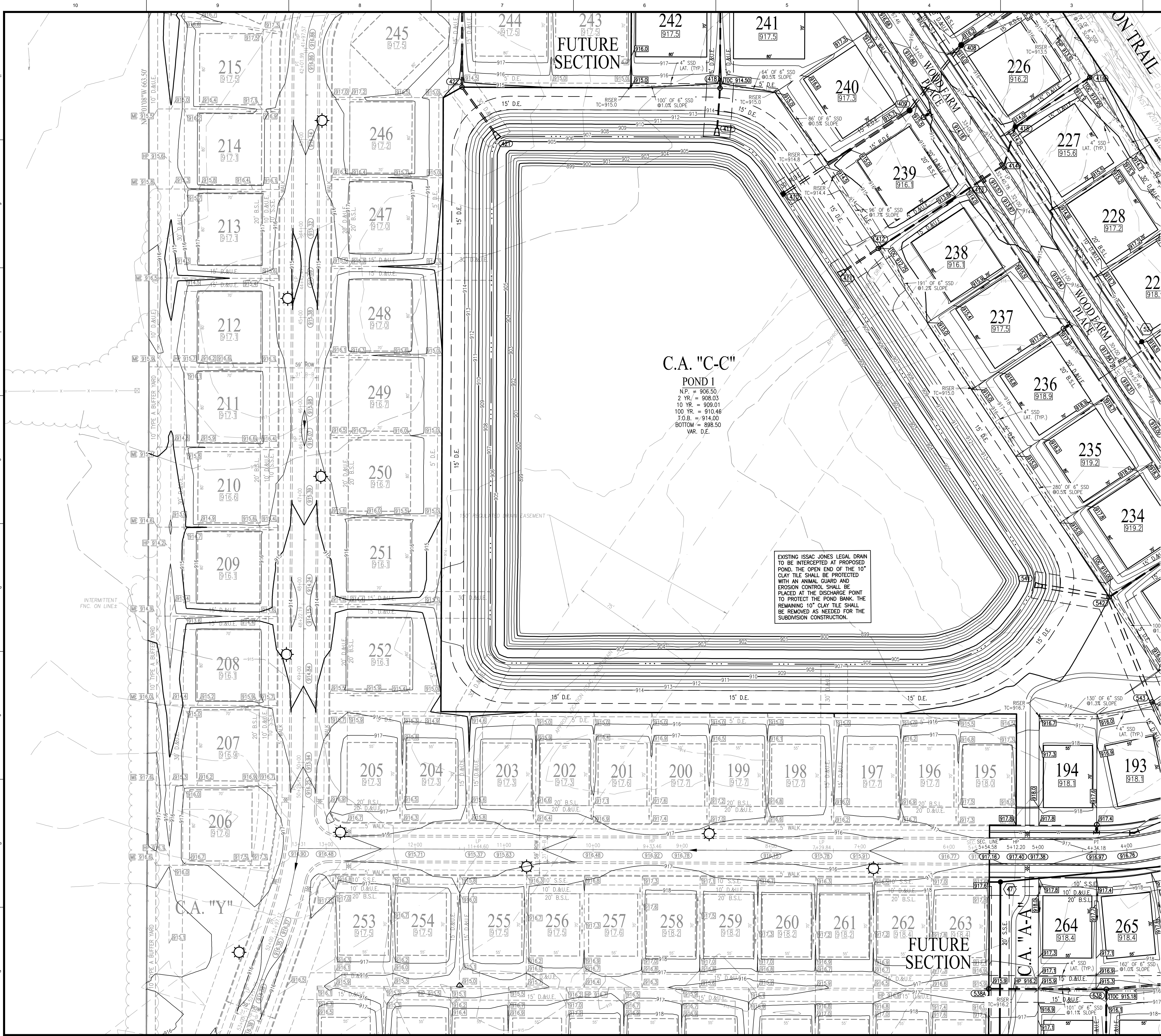
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DEVELOPMENT PLAN

SHEET NC

PROJECT NO.

W20 0155-1

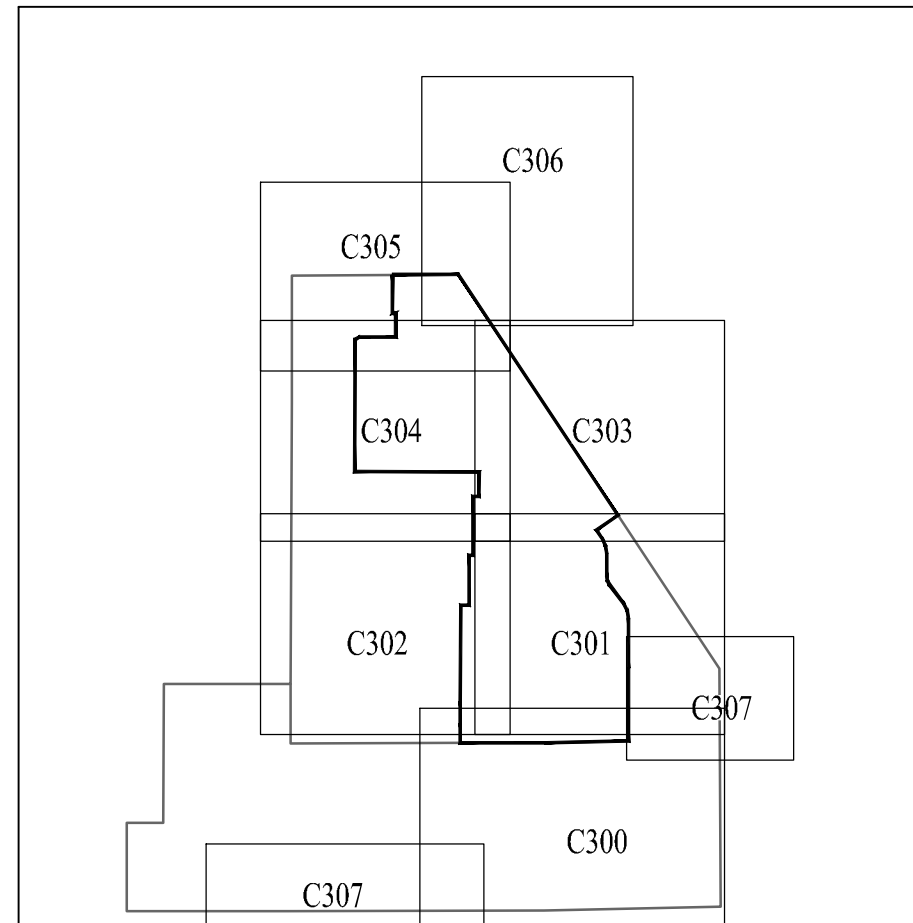


GENERAL GRADING NOTES

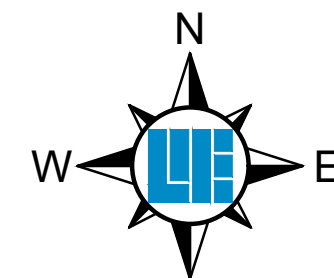
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- S.S.E. = SANITARY SEWER EASEMENT
- CONCRETE END SECTION
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- TYP. = TYPICAL
- PROP. = PROPOSED
- EX. = EXISTING
- R. = RADIUS
- V.W. = VARIABLE WIDTH
- MAC = MINIMUM LOWEST ADJACENT GRADE
- ROW = RIGHT-OF-WAY
- B.B. = BACK OF CURB
- PAD ELEV. = 860.4
- B.S.L. = BUILDING SETBACK LINE
- HP = HIGH POINT
- ADA RAMP
- FIRE HYDRANT
- PROPOSED 8" ASPHALT PATH



KEY MAP

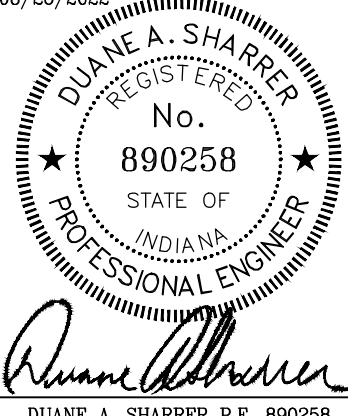


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UTILITY SERVICE (2) WORKING
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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

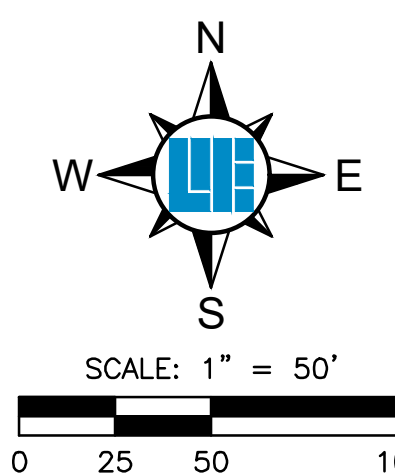
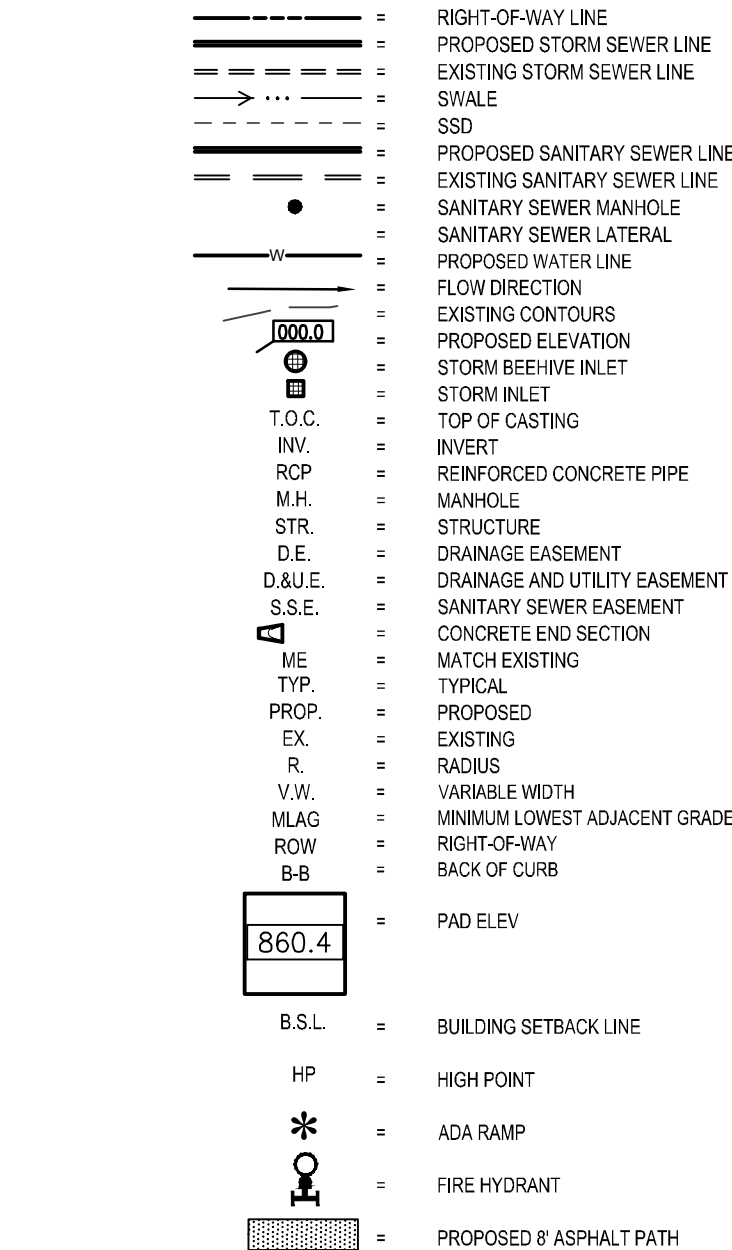
WEIHE ENGINEERS
Land Surveying / Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	W20.0155-1
DWG NAME	C300 Development Plan
DESIGNED BY	ALLAN H. WEIHE
CHECKED BY	ALLAN H. WEIHE
DATE	04-14-2022



HARVEST TRAIL OF WESTFIELD SECTION 1
612 EAST 191ST STREET, WESTFIELD, IN 46074
DEVELOPMENT PLAN
Part of the SE 1/4 of Section 23, 25 & 26, Township 19 North, Range 3 East, Waarsing Township, Hamilton County, Indiana

SHEET NO.
C304
PROJECT NO.
W20.0155-1



C305 PROJECT NO. W20 0155-1	SHEET NO.
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HARVEST TRAIL OF WESTFIELD SECTION 1

612 EAST 191ST STREET, WESTFIELD, IN 46074

DEVELOPMENT PLAN

Part of the SE&A of Section 23, 26 & 26. Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.: W20 0155-1	
APPROVAL PENDING NOT FOR CONSTRUCTION				
				DWG NAME: CDD Development Plan
				DESIGNED BY: DANIEL M. SHARPER
				DRAWN BY: MEN
				CHECKED BY: JP
DATE: 04-14-2022				

WEIHE
ENGINEERS

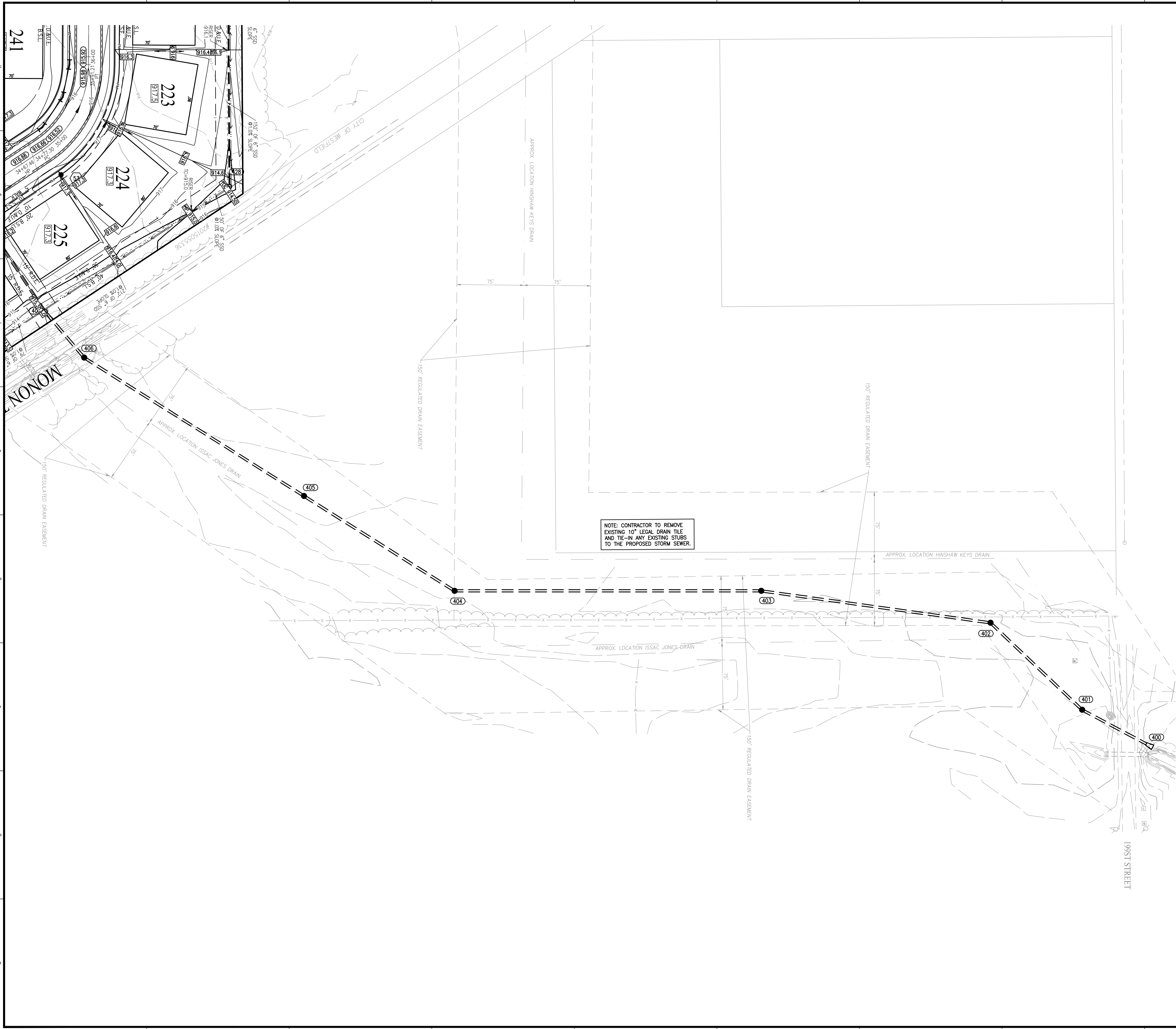
Land Surveying | Civil Engineering
Landscape Architecture

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weihe.net
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800 | 452 - 6408
317 | 843 - 0546*fax*
ALLAN H. WEIHE, P.E., I.S. - FOUNDER

LOCATION: H:\2020\W200155\Section 1\Engineering\design\caset\c300 Development Plan.dwg
LAYOUT: C305
DATE/TIME: August 26, 2022 - 11:36am
PLOTTED BY: stlalom

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DATE/TIME: August 28, 2022 - 11:37am
PLOT BY: illans

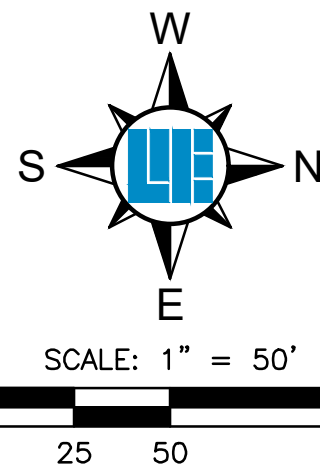
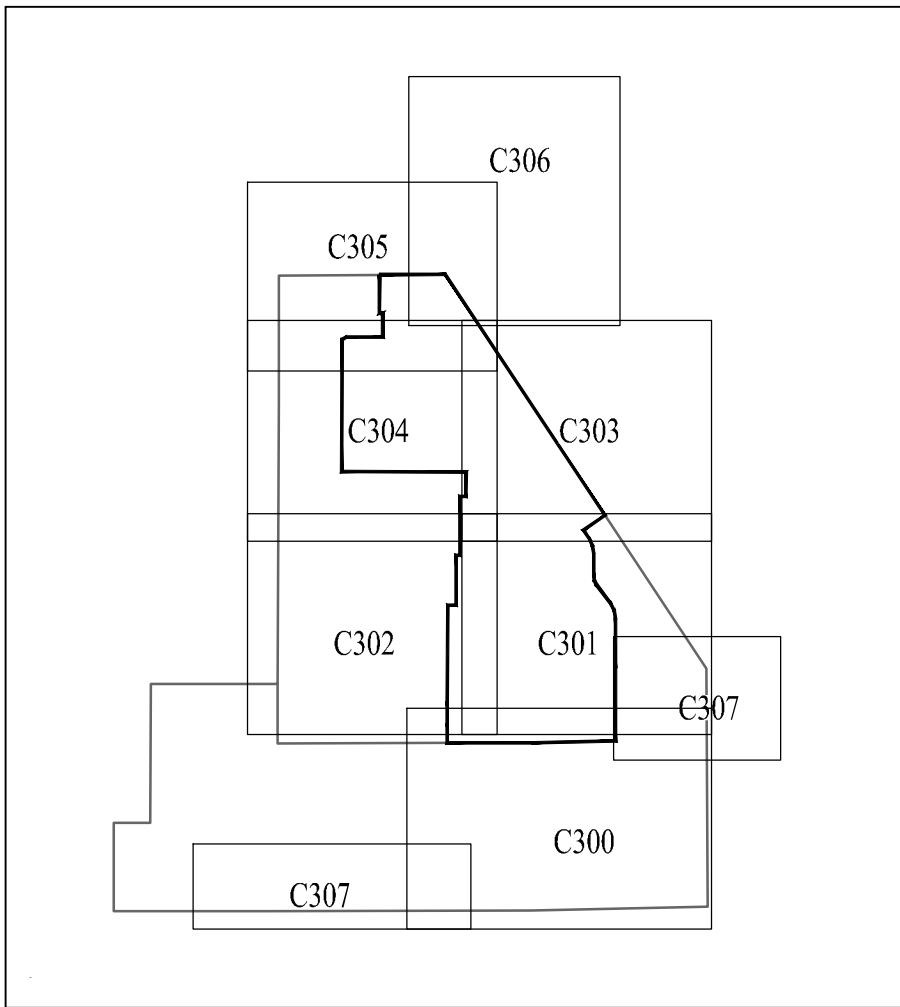


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LEGEND

- = RIGHT-OF-WAY LINE
- = PROPOSED STORM SEWER LINE
- = EXISTING STORM SEWER LINE
- = SWALE
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- = PROPOSED SANITARY SEWER LINE
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PROJECT NO.	BY	DATE
W20.0155-1		
DWG NAME		
C300 Development Plan		
DESIGNED BY		
CHKD BY		
DRAWN BY		
CHECKED BY		
DATE		

08/28/2022

APPROVAL PENDING NOT FOR CONSTRUCTION

DUANE A. SHARRER
REGISTERED
No. 890258
STATE OF INDIANA
PROFESSIONAL ENGINEER

DUANE A. SHARRER P.E. 890258

HARVEST TRAIL OF WESTFIELD SECTION 1

612 EAST 19TH STREET, WESTFIELD, IN 46074

REGULATED DRAIN RECONSTRUCTION

Part of the SE 1/4 of Section 23, 25 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. **C306**

PROJECT NO. W20.0155-1

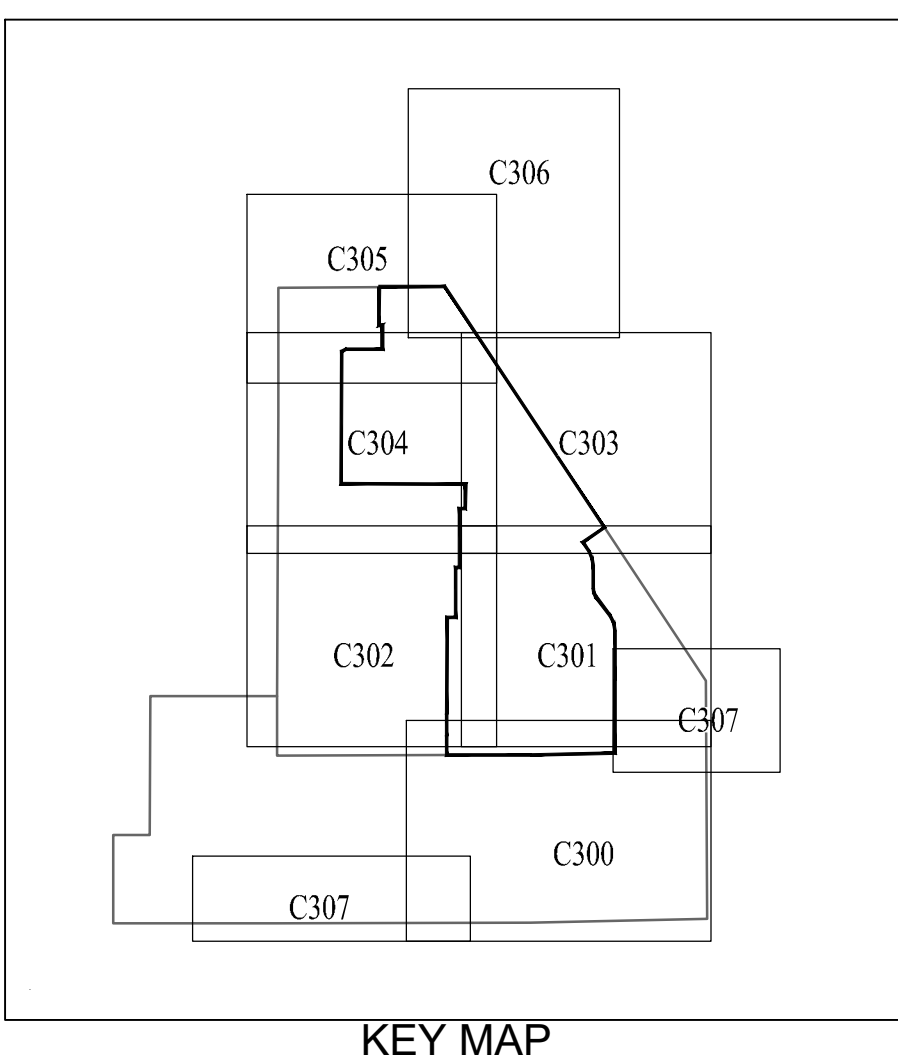
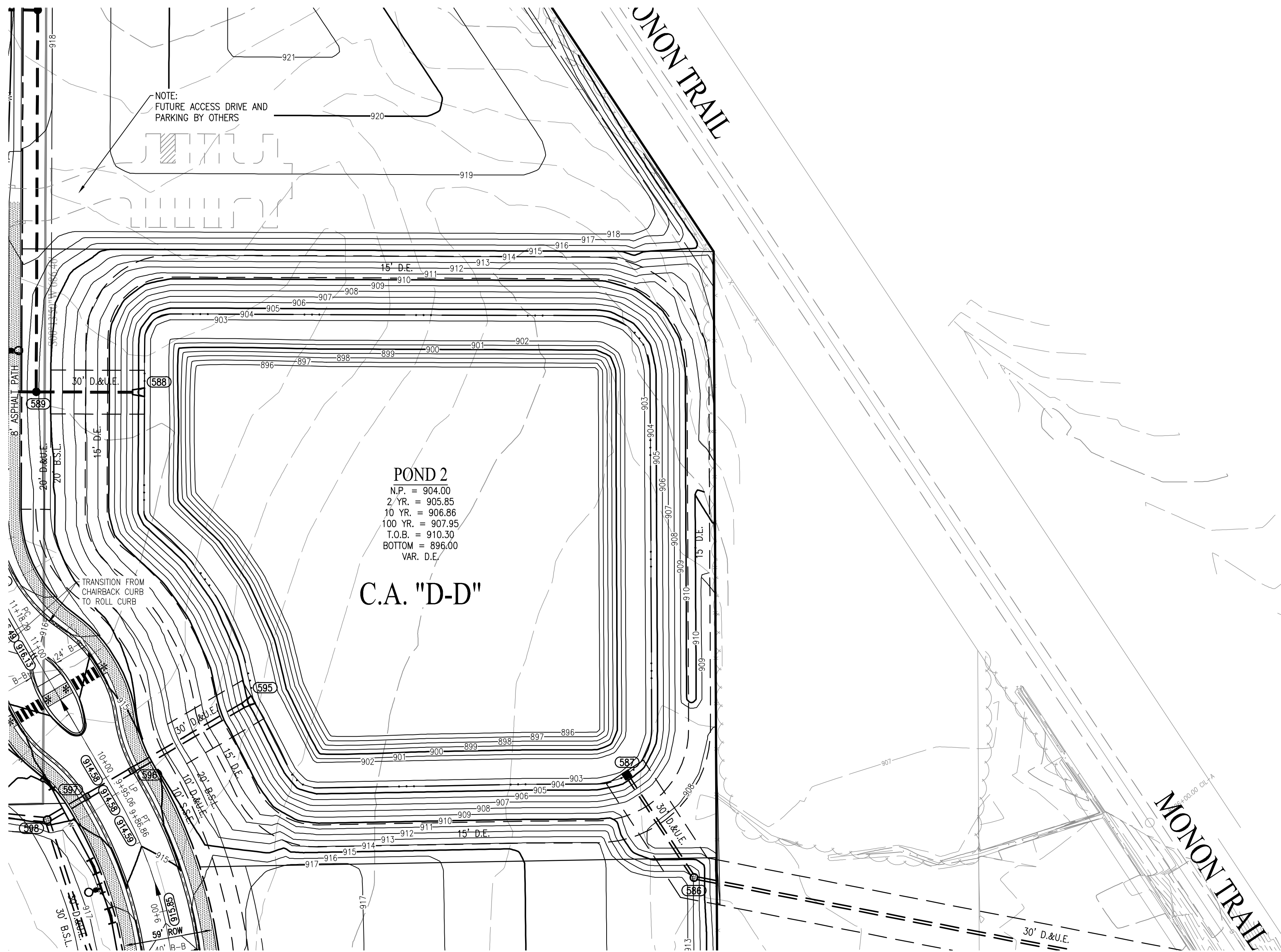
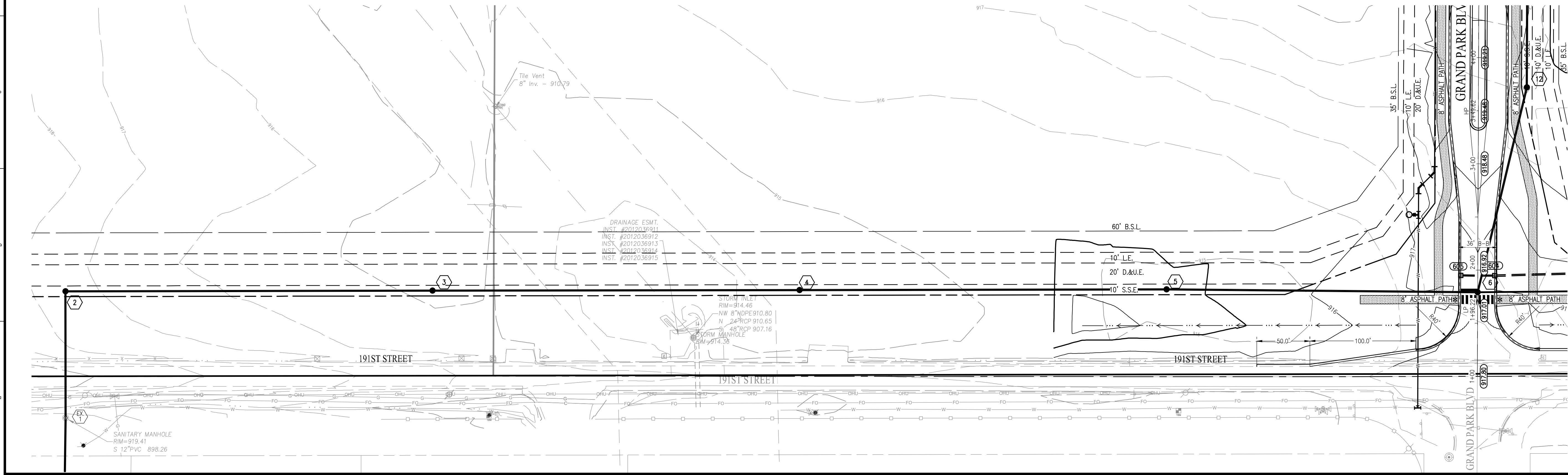
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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: W20155-1
DATE: August 20, 2022 - 11:30am
DRAWN BY: JPM



- ### GENERAL GRADING NOTES
- REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS.
 - FILL MATERIAL SHALL CONSIST OF SOIL OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. SOIL SHALL BE FREE FROM ORGANIC MATTER, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TESTS SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS. THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
 - MAXIMUM LAWN SLOPE IS 3:1.
 - THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES AND OTHER FACILITIES IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
 - ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
 - COMPACTED "B" BORROW BACK FILL REQ'D OVER ALL UTILITIES IN PAVED AREAS.
 - ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
 - ANY PART OF SANITARY / STORM SEWER AND WATER MAIN TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
 - ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
 - THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVING OR IMPORTING OF SOIL.
 - PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
 - CONTRACTOR TO INSTALL CONCRETE CRACKLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
 - GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER - STREET CROSSINGS.
 - ALL PROPOSED CURB TO BE ROLL CURB UNLESS NOTED OTHERWISE.
 - ALL 6" SSD TO BE DOUBLE WALL, GASKETED SMOOTH BORE, DRAIN TILE.

LEGEND

---	RIGHT-OF-WAY LINE
---	PROPOSED STORM SEWER LINE
---	EXISTING STORM SEWER LINE
---	SWALE
---	SSD
---	PROPOSED SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	SANITARY SEWER MANHOLE
---	SANITARY SEWER LATERAL
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	FLOW DIRECTION
---	EXISTING CONTOURS
---	PROPOSED ELEVATION
---	STORM BEEHIVE INLET
---	STORM INLET
---	TOP OF CASTING
---	INVERT
---	REINFORCED CONCRETE PIPE
---	MANHOLE
---	STRUCTURE
---	DRAINAGE EASEMENT
---	DRAINAGE AND UTILITY EASEMENT
---	S.S.E.
---	CONCRETE END SECTION
---	MATCH EXISTING
---	TYP.
---	PROPOSED
---	EXISTING
---	R.
---	RADIUS
---	V.W.
---	VARIABLE WIDTH
---	M.A.C.
---	MINIMUM LOWEST ADJACENT GRADE
---	ROW
---	RIGHT-OF-WAY
---	B.B.
---	BACK OF CURB
---	PAD ELEV
---	B.S.L.
---	BUILDING SETBACK LINE
---	HP
---	HIGH POINT
---	ADA RAMP
---	FIRE HYDRANT
---	PROPOSED 8' ASPHALT PATH

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PROJECT NO.:	W20155-1
DWG NAME:	C300 Development Plan
DESIGNED BY:	JPM
CHECKED BY:	JPM
DATE:	04-14-2022

APPROVAL/REVISIONS FOR CONSTRUCTION

DUANE A. SHARRER
REGISTERED PROFESSIONAL ENGINEER
No. 890258
STATE OF INDIANA

DUANE A. SHARRER P.E. 890258

HARVEST TRAIL OF WESTFIELD SECTION 1

612 EAST 191ST STREET, WESTFIELD, IN 46074

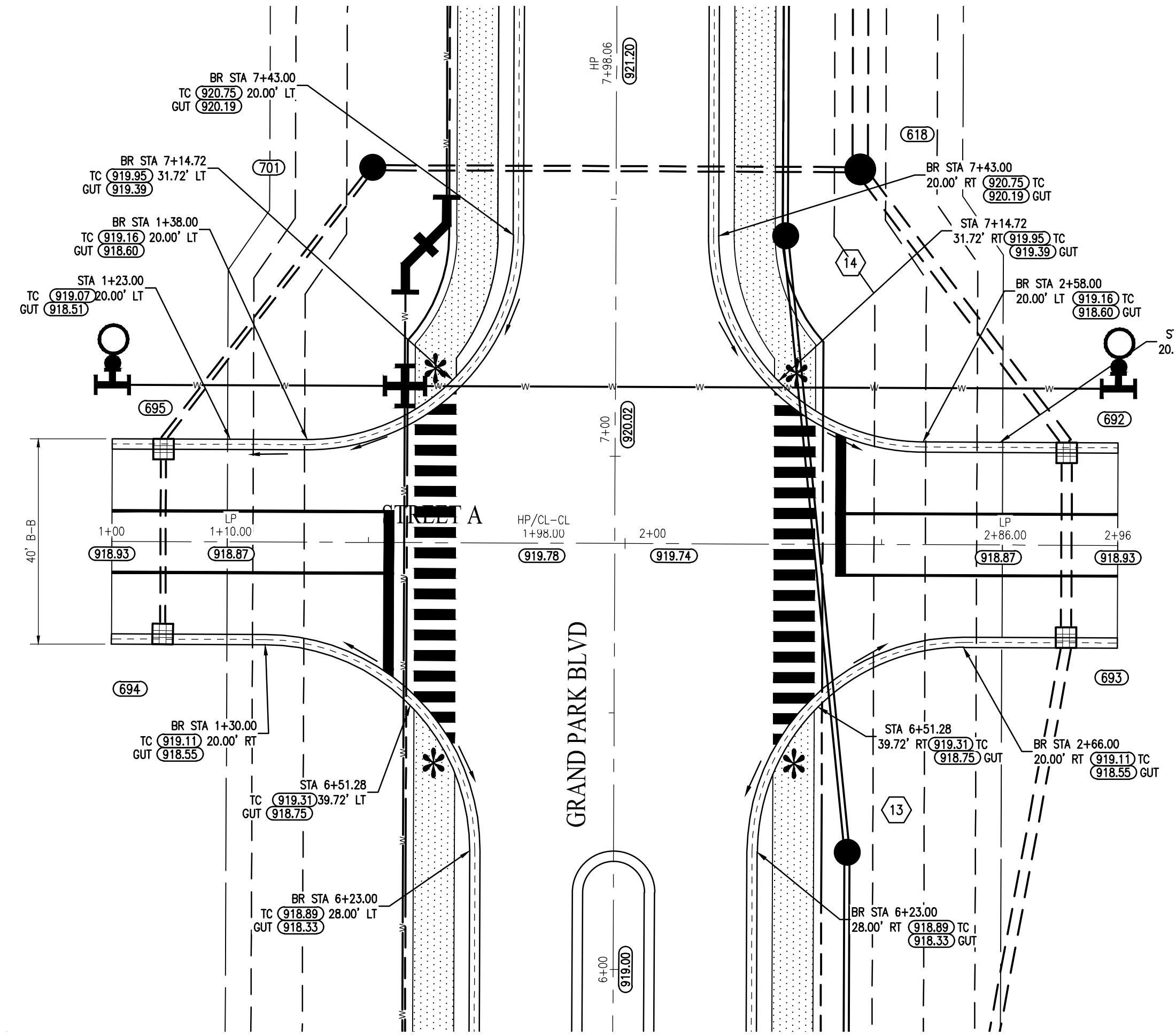
DEVELOPMENT PLAN

Part of the SE 1/4 of Section 23, 25 & 26, Township 19 North, Range 3 East, Waarsing Township, Hamilton County, Indiana

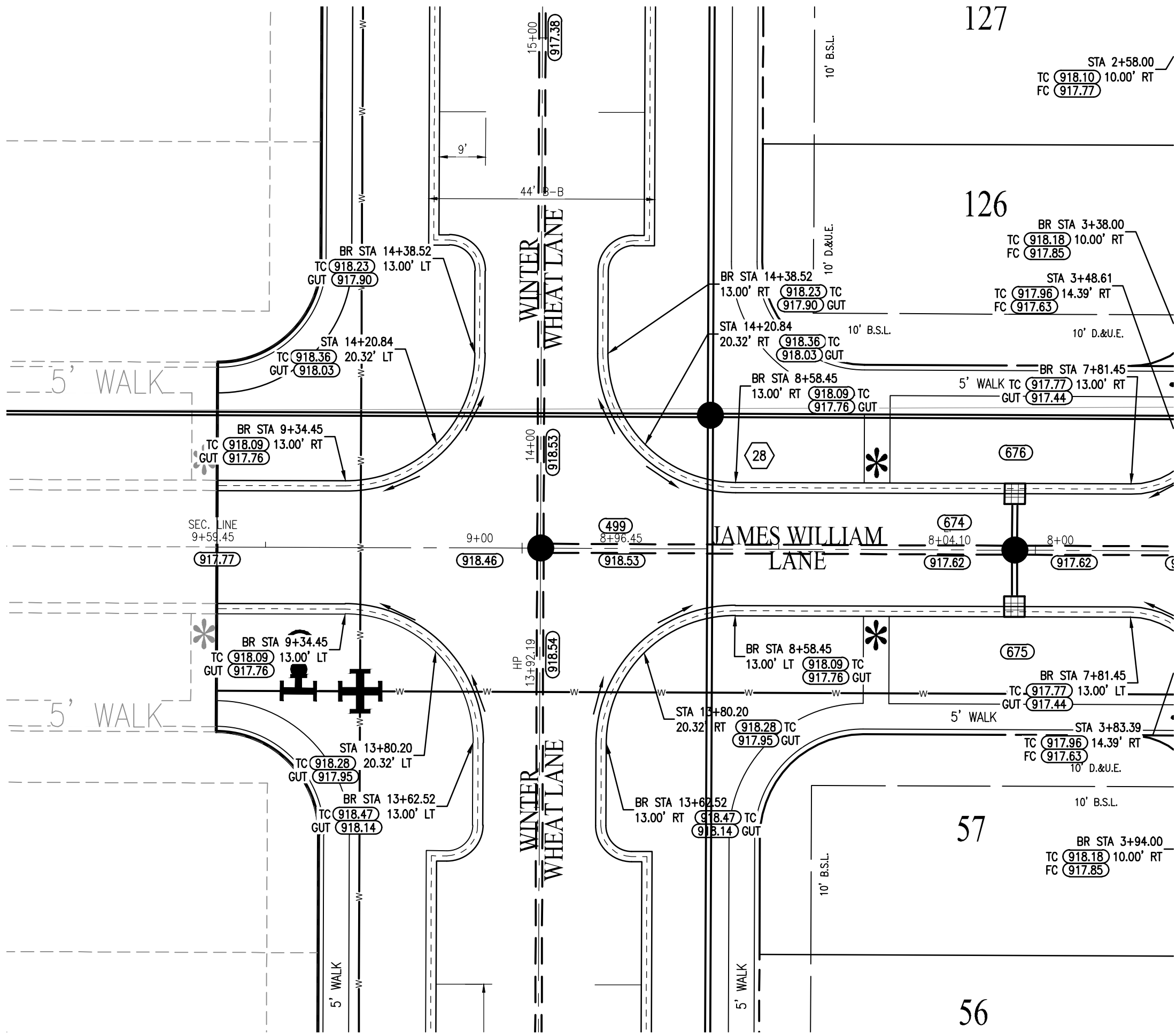
SHEET NO. **C307**

PROJECT NO. **W20155-1**

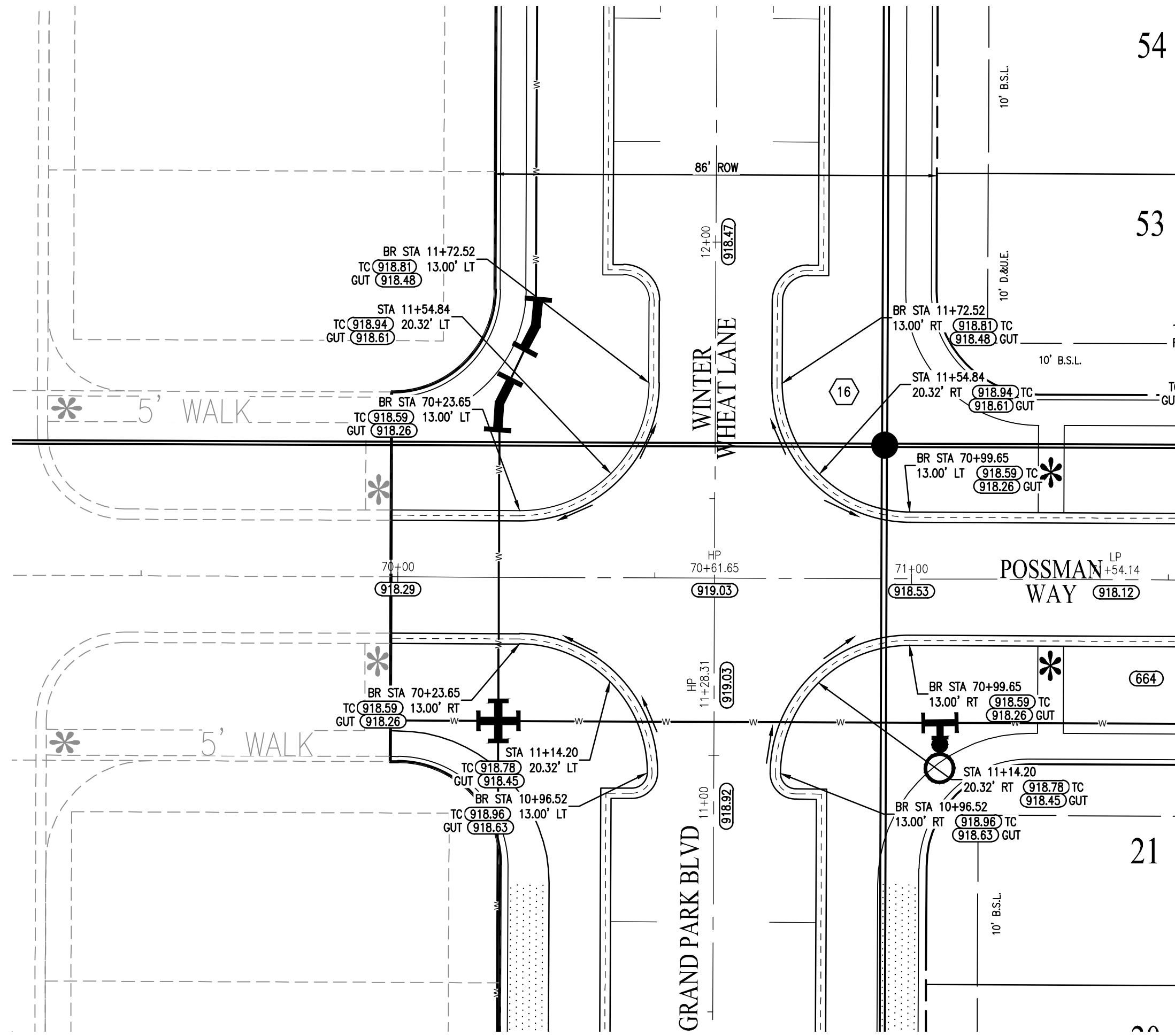
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DATE: August 28, 2022 - 12:03pm
PLOT: 11/11/2022



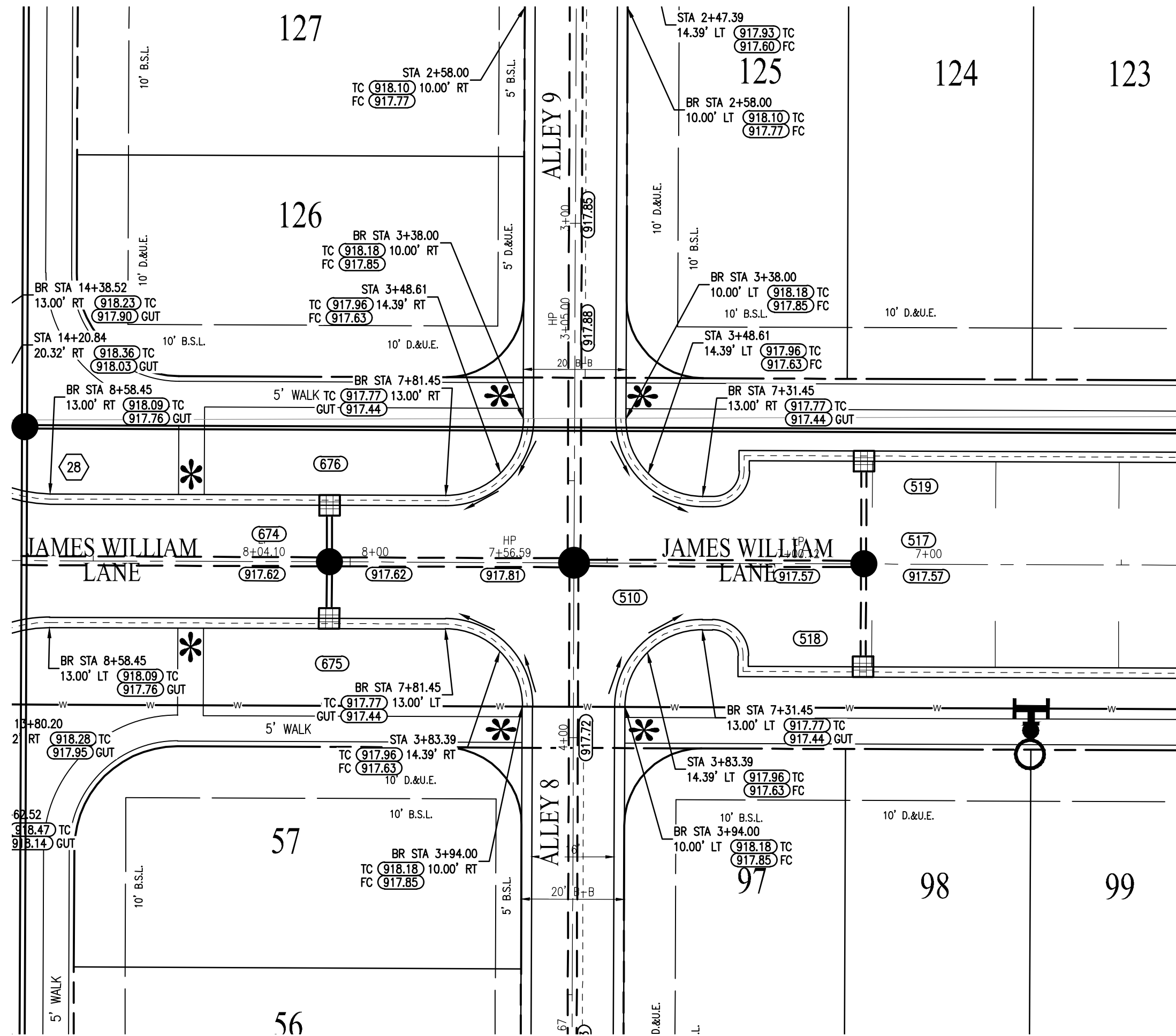
INTERSECTION DETAIL
GRAND PARK BLVD & STREET A



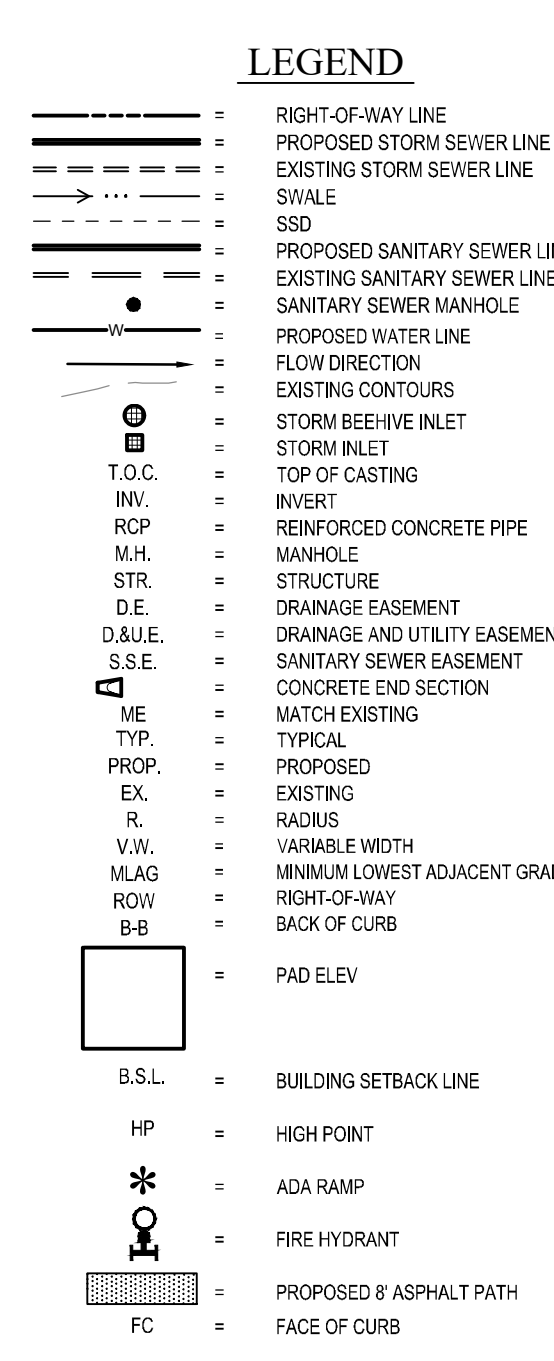
INTERSECTION DETAIL
WINTER WHEAT LANE & JAMES WILLIAM LANE



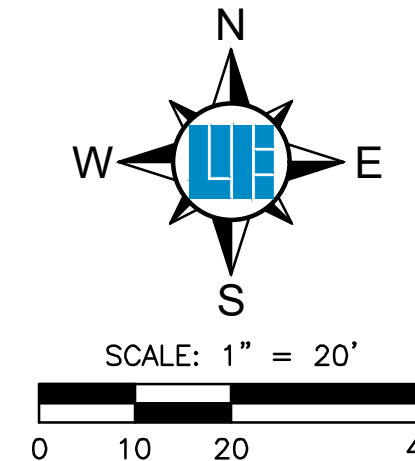
INTERSECTION DETAIL
POSSMAN WAY & GRAND PARK BLVD & WINTER WHEAT LANE



INTERSECTION DETAIL
JAMES WILLIAM LANE & ALLEY 8 & ALLEY 9



- NOTES**
- STANDARD SPECIFICATIONS BY THE LOCAL HIGHWAY DEPARTMENT, LATEST EDITION, SHALL APPLY TO THIS PROJECT FOR ALL STREET IMPROVEMENTS.
 - ALL STREETS TO BE 31' IN WIDTH (MEASURED FROM B-B OF CURB) UNLESS OTHERWISE NOTED.
 - ALL RIGHTS-OF-WAY TO BE 50' IN WIDTH UNLESS OTHERWISE NOTED.
 - ALL CURB RADI AT INTERSECTIONS ARE 25' TO BACK OF CURB UNLESS OTHERWISE NOTED. ALLEY CURB RADI AT INTERSECTIONS TO BE 15' TO BACK OF CURB.
 - TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
 - ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
 - SEE SECONDARY PLAT FOR STREET CENTERLINE GEOMETRY, EASEMENT LOCATIONS AND DESIGNATIONS.
 - ALLEY TO BE 20' IN WIDTH MEASURED FROM B-B OF CURB.
 - ALLEY INGRESS/EGRESS EASEMENTS SHALL BE 20' IN WIDTH.



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PROJECT NO:	W20.0155-1
DWG NAME:	C413 Intersection Detail
DESIGNED BY:	DUANE A. SHARRER
CHECKED BY:	DUANE A. SHARRER
DATE:	04-14-2022

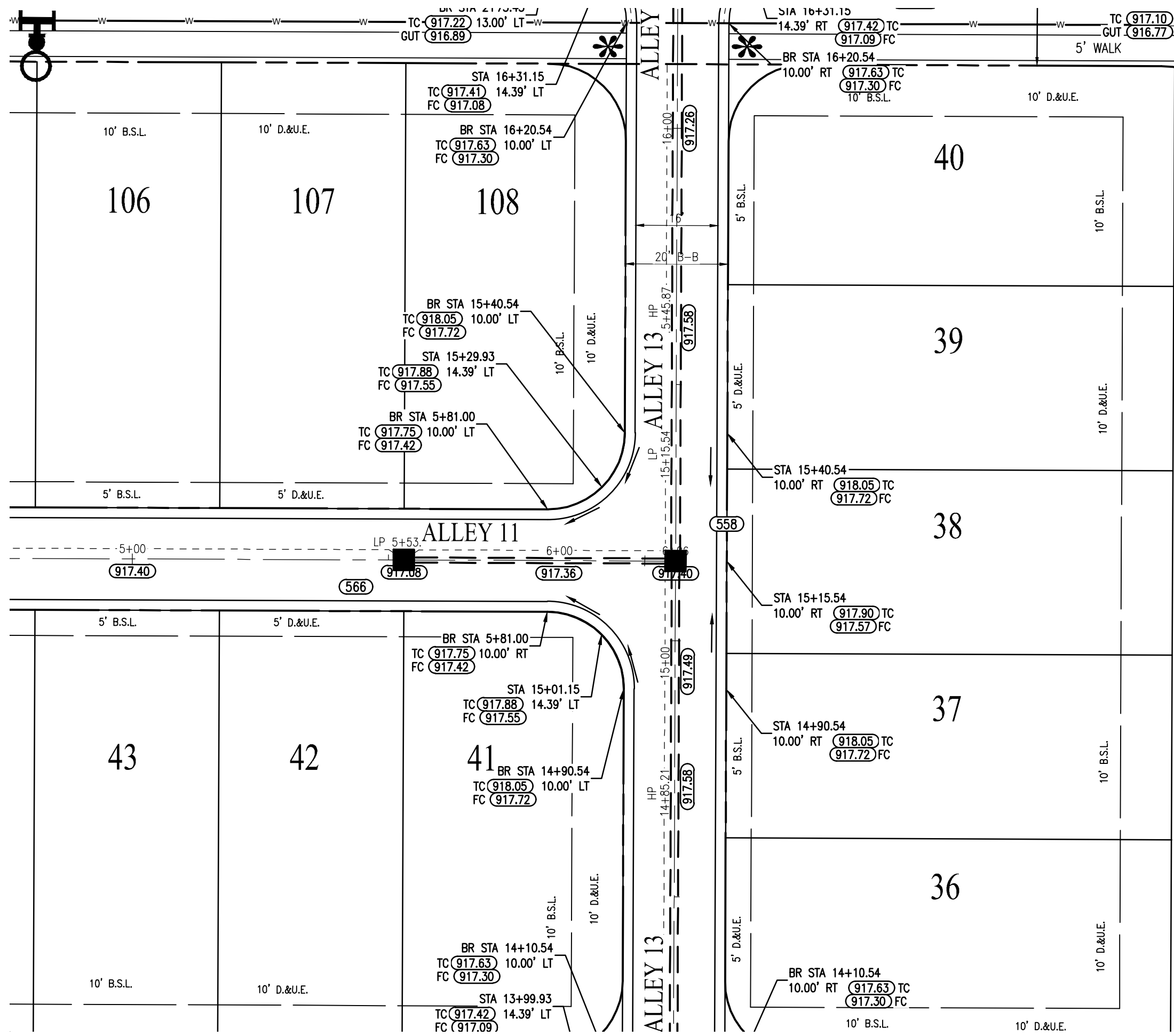
APPROVAL/REVISIONS FOR CONSTRUCTION

DUANE A. SHARRER
REGISTERED PROFESSIONAL ENGINEER
No. 890258
STATE OF INDIANA

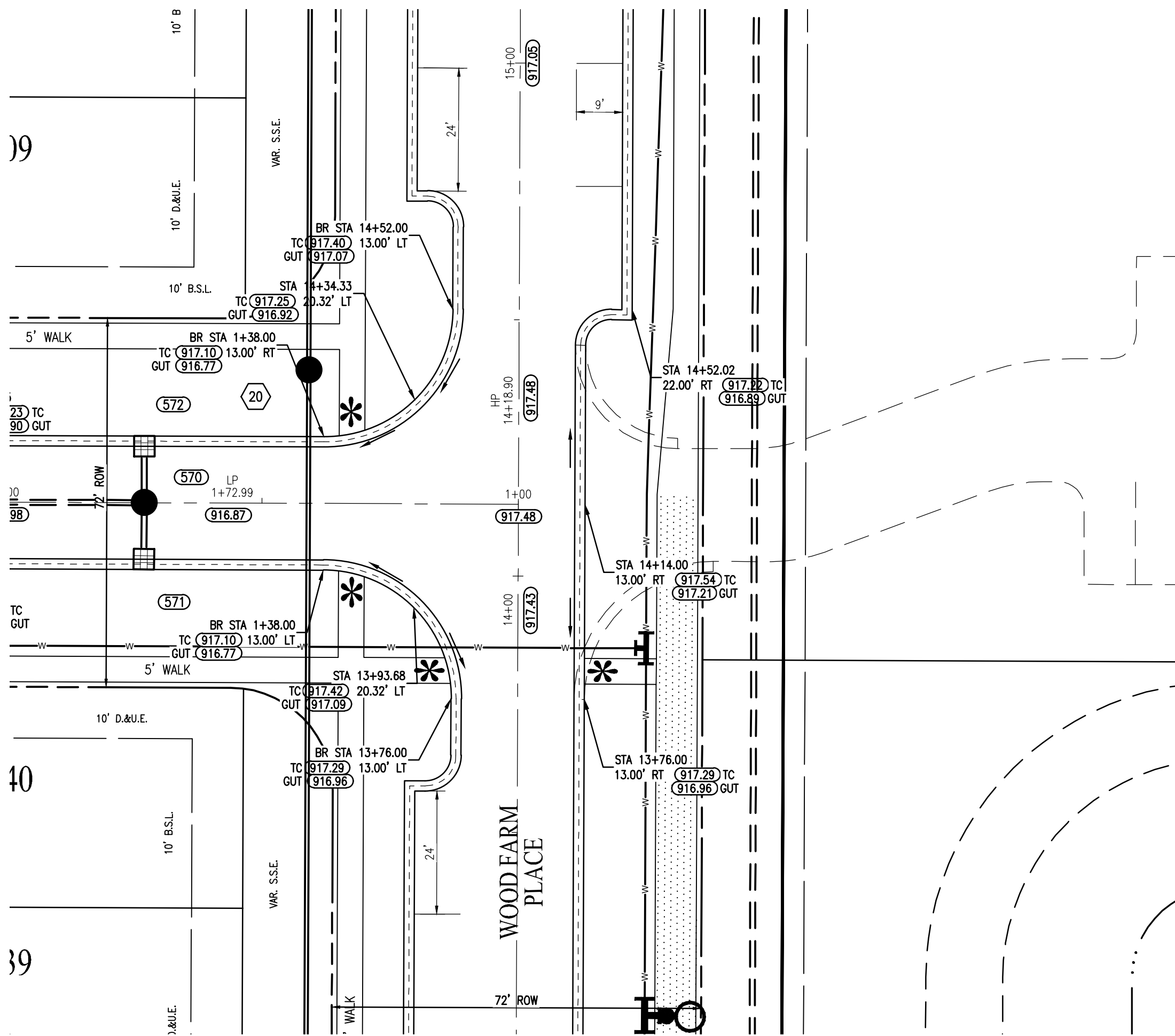
HARVEST TRAIL OF WESTFIELD SECTION 1
612 EAST 191ST STREET, WESTFIELD, IN 46074
INTERSECTION DETAILS
Part of the SE1/4 of Section 23, 25 & 26, Township 19 North, Range 3 East, Waarsing Township, Hamilton County, Indiana

SHEET NO. **C414**
PROJECT NO. **W20.0155-1**

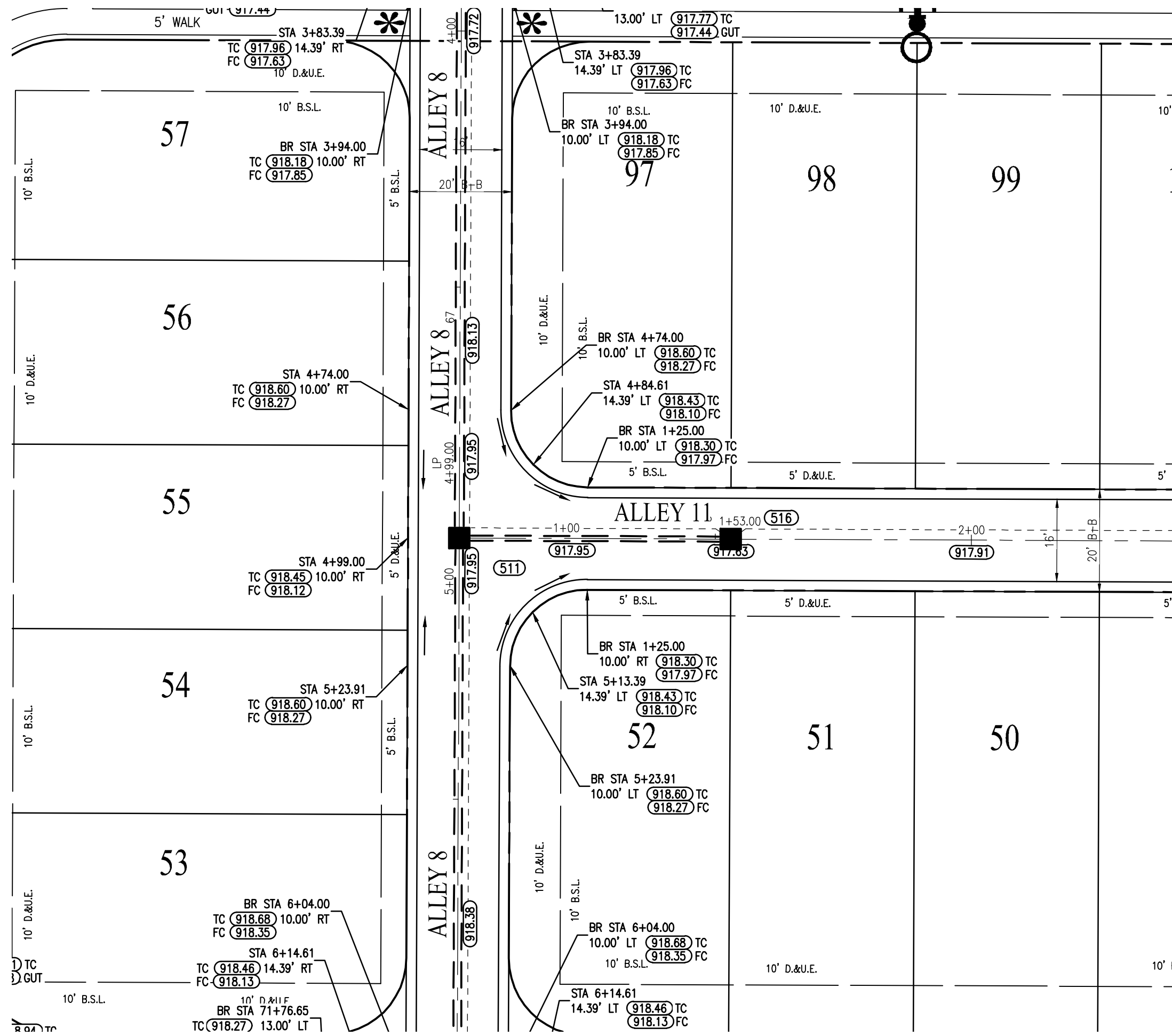
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DATE: August 28, 2022 - 12:04pm
PLOT: 13200/W20155-1



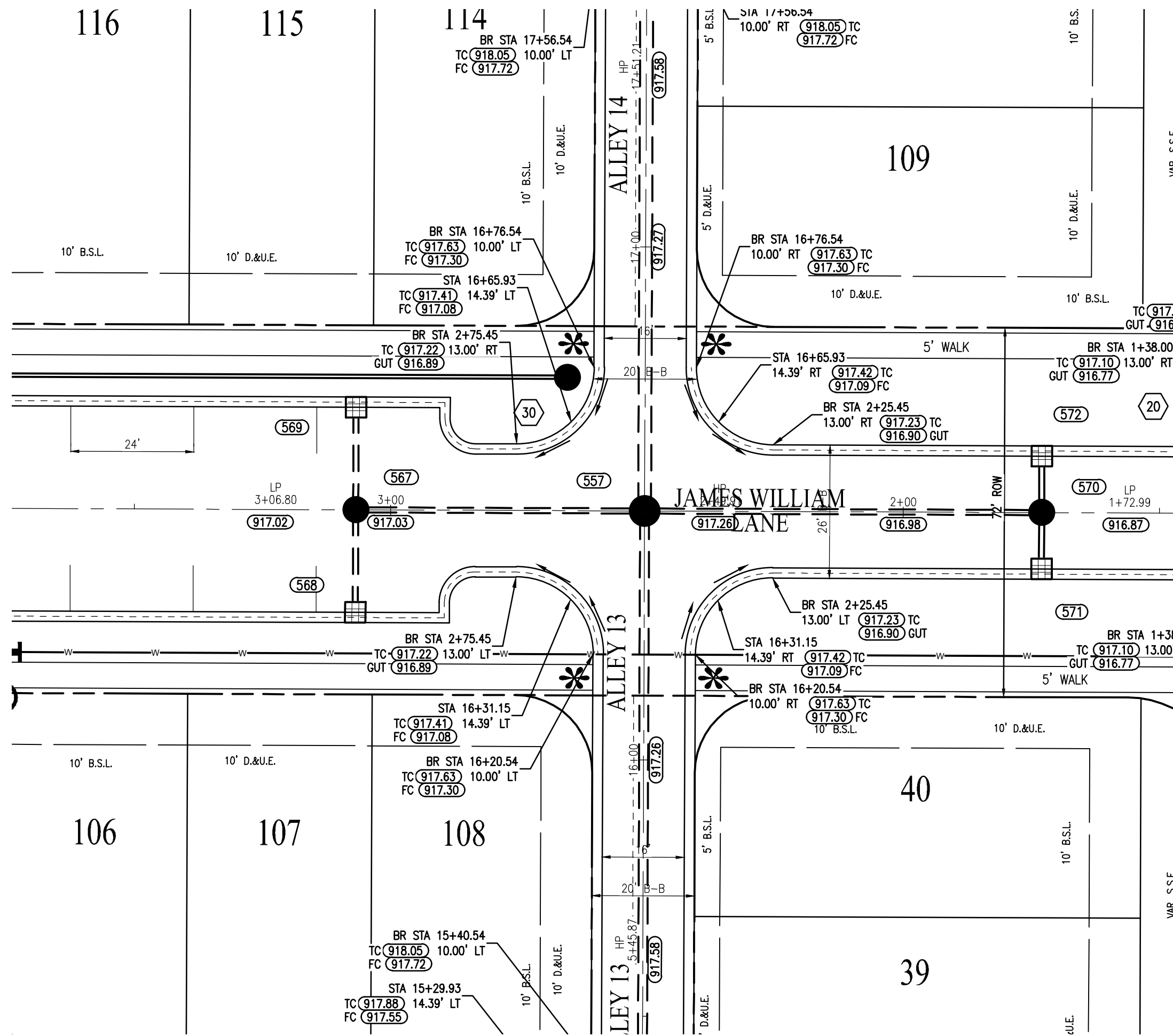
INTERSECTION DETAIL
ALLEY 11 & ALLEY 13



INTERSECTION DETAIL
JAMES WILLIAM LANE & WOOD FARM PLACE



INTERSECTION DETAIL
ALLEY 8 & ALLEY 11

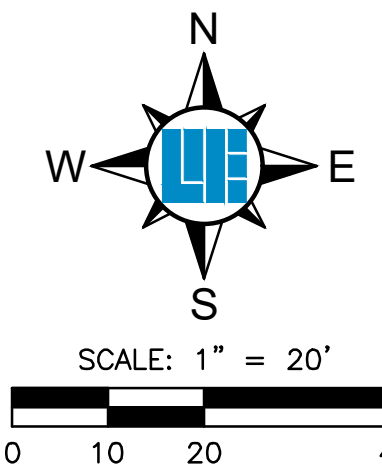


INTERSECTION DETAIL
JAMES WILLIAM LANE & ALLEY 13 & ALLEY 14

LEGEND	
	RIGHT-OF-WAY LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	SWALE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	FLOW DIRECTION
	EXISTING CONTOURS
	STORM BEEHIVE INLET
	STORM INLET
	TOP OF CASTING
	INVERT
	REINFORCED CONCRETE PIPE
	MANHOLE
	STRUCTURE
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	SANITARY SEWER EASEMENT
	CONCRETE END SECTION
	MATCH EXISTING
	TYPICAL
	PROPOSED
	EXISTING
	RADIUS
	VARIABLE WIDTH
	MINIMUM LOWEST ADJACENT GRADE
	RIGHT-OF-WAY
	BACK OF CURB
	PAD ELEV
	BUILDING SETBACK LINE
	HIGH POINT
	ADA RAMP
	FIRE HYDRANT
	PROPOSED 6' ASPHALT PATH
	FACE OF CURB

NOTES

- STANDARD SPECIFICATIONS BY THE LOCAL HIGHWAY DEPARTMENT, LATEST EDITION, SHALL APPLY TO THIS PROJECT FOR ALL STREET IMPROVEMENTS.
- ALL STREETS TO BE 31' IN WIDTH (MEASURED FROM B-B OF CURB) UNLESS OTHERWISE NOTED.
- ALL RIGHTS-OF-WAY TO BE 59' IN WIDTH UNLESS OTHERWISE NOTED.
- ALL CURB RADI AT INTERSECTIONS ARE 25' TO BACK OF CURB UNLESS OTHERWISE NOTED. ALLEY CURB RADI AT INTERSECTIONS TO BE 15' TO BACK OF CURB.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
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- ALLEY TO BE 20' IN WIDTH MEASURED FROM B-B OF CURB.
- ALLEY INGRESS/EGRESS EASEMENTS SHALL BE 20' IN WIDTH.

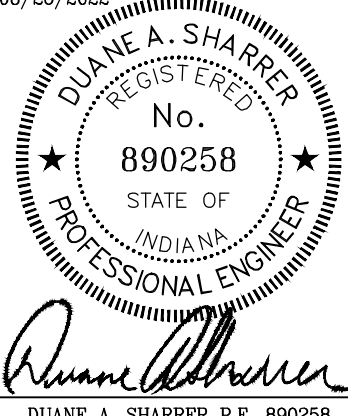


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DAYS BEFORE COMMENCING WORK.

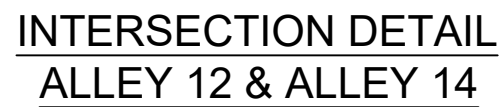
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REVISIONS AND ISSUES	
PROJECT NO:	W20.0155-1
DWG NAME:	C413 Intersection Detail
DESIGNED BY:	ALLAN H. WEIHE
CHECKED BY:	ALLAN H. WEIHE
DATE:	04-14-2022



HARVEST TRAIL OF WESTFIELD SECTION 1
612 EAST 191ST STREET, WESTFIELD, IN 46074
INTERSECTION DETAILS
Part of the SE1/4 of Section 23, 25 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana
SHEET NO.
C415
PROJECT NO.
W20.0155-1



- ## NOTES

1. STANDARD SPECIFICATIONS BY THE LOCAL HIGHWAY DEPARTMENT, LATEST EDITION, SHALL APPLY TO THIS PROJECT FOR ALL STREET IMPROVEMENTS.
2. ALL STREETS TO BE 31' IN WIDTH (MEASURED FROM B-B OF CURB) UNLESS OTHERWISE NOTED.
3. ALL RIGHTS-OF-WAY TO BE 50' IN WIDTH UNLESS OTHERWISE NOTED.
4. ALL CURB RADI AT INTERSECTIONS ARE 25' TO BACK OF CURB UNLESS OTHERWISE NOTED. ALLEY CURB RADI AT INTERSECTIONS TO BE 15' TO BACK OF CURB.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
6. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
8. SEE SECONDARY PLAT FOR STREET CENTERLINE GEOMETRY, EASEMENT LOCATIONS AND DESIGNATIONS.
9. ALLEY TO BE 20' IN WIDTH MEASURED FROM B-B OF CURB.
10. ALLEY INGRESS/EGRESS EASEMENTS SHALL BE 20' IN WIDTH.

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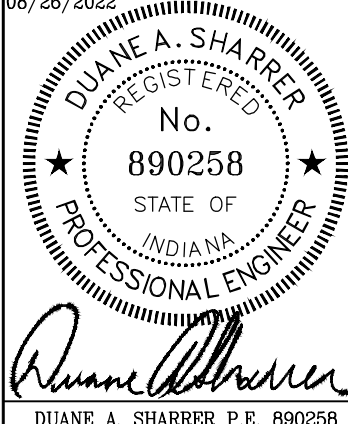
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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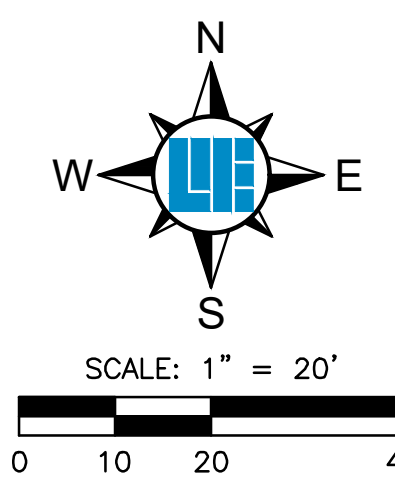
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REVISIONS AND ISSUES		DATE	BY	PROJECT NO.:
				W20.0155-1
				DWG NAME
				C413 Intersection Detail
				DESIGNATION
				W20.0155-1
				MEN
				DRAWN BY:
				MEN
				CHECKED BY:
				up
				DATE
				6/14/2020



HARVEST TRAIL OF WESTFIELD SECTION 1 612 EAST 191ST STREET, WESTFIELD, IN 46074 INTERSECTION DETAILS Part of the SR#4 of Sublot 23, 25 & 26, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana	SHEET NO. C416 PROJECT NO. W20.0155-1
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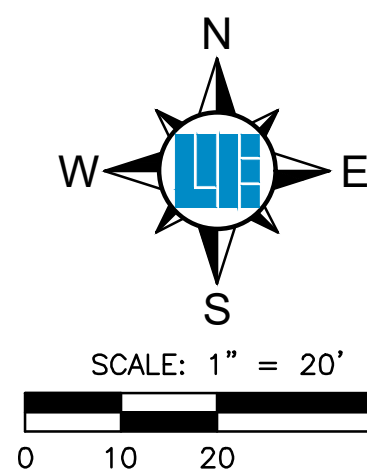




- ## LEGEND
- | | |
|---|---------------------------------|
|  | = RIGHT-OF-WAY LINE |
|  | = PROPOSED STORM SEWER LINE |
|  | = EXISTING STORM SEWER LINE |
|  | = SEWAL |
|  | = SSD |
|  | = PROPOSED SANITARY SEWER LINE |
|  | = EXISTING SANITARY SEWER LINE |
|  | = SANITARY SEWER MANHOLE |
|  | = PROPOSED WATER LINE |
|  | = FLOW DIRECTION |
|  | = EXISTING CONTOURS |
|  | = STORM BEEHIVE INLET |
|  | = STORM INLET |
|  | = TOP OF CASTING |
|  | = INVERT |
|  | = REINFORCED CONCRETE PIPE |
|  | = MANHOLE |
|  | = STRUCTURE |
|  | = DRAINAGE EASEMENT |
|  | = DRAINAGE AND UTILITY EASEMENT |
|  | = SANITARY SEWER EASEMENT |
|  | = CONCRETE ENDING SECTION |
|  | = MATCH EXISTING |
|  | = TYPICAL |
|  | = PROPOSED |
|  | = EXISTING |
|  | = RADIUS |
|  | = VARIABLE WIDTH |
|  | = MINIMUM LOWEST ADJACENT GRADE |
|  | = RIGHT-OF-WAY |
|  | = BACK OF CURB |
|  | = PAD ELEV. |
|  | = BUILDING SETBACK LINE |
|  | = HIGH POINT |
|  | = ADA RAMP |
|  | = FIRE HYDRANT |
|  | = PROPOSED ASPHALT PATH |
|  | = FACE OF CURB |

NOTES

1. STANDARD SPECIFICATIONS BY THE LOCAL HIGHWAY DEPARTMENT, LATEST EDITION, SHALL APPLY TO THIS PROJECT FOR ALL STREET IMPROVEMENTS.
2. ALL STREETS TO BE 31' IN WIDTH (MEASURED FROM B-B OF CURB) UNLESS OTHERWISE NOTED.
3. ALL RIGHTS-OF-WAY TO BE 66' IN WIDTH UNLESS OTHERWISE NOTED.
4. ALL CURB RADI AT INTERSECTIONS ARE 25' TO BACK OF CURB UNLESS OTHERWISE NOTED. ALLEY CURB RADI AT INTERSECTIONS TO BE 15' TO BACK OF CURB.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
6. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH THE O.S.H.A. STANDARDS FOR WORKER SAFETY.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
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9. ALLEY TO BE 20' IN WIDTH MEASURED FROM B-B OF CURB.
10. ALLEY INGRESS/EGRESS EASEMENTS SHALL BE 20' IN WIDTH.



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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

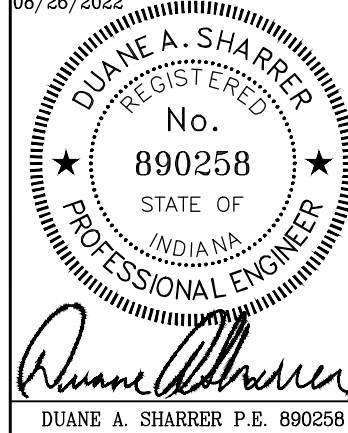
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317 | 843 - 0546/ax

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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.: W20 0155-1
	DWG NAME: C413 Intersection Detail		
APPROVAL PENDING NOT FOR CONSTRUCTION	DESIGNED BY: JEN		
	DRAWN BY: JEN		
	CHECKED BY: JP		
	DATE:		



HARVEST TRAIL OF WESTFIELD SECTION 1

612 EAST 191ST STREET, WESTFIELD, IN 46074

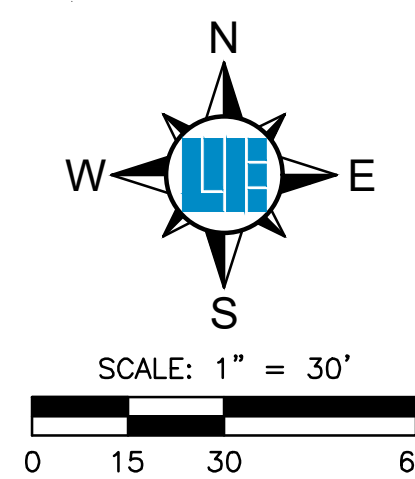
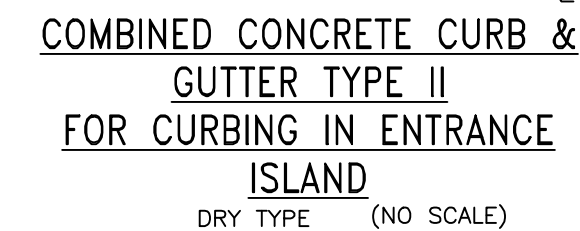
INTERSECTION DETAILS

Part of the SE 1/4 of Section 23, 25 & 26 Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.

C417

PROJECT NO.
W20 0155-1

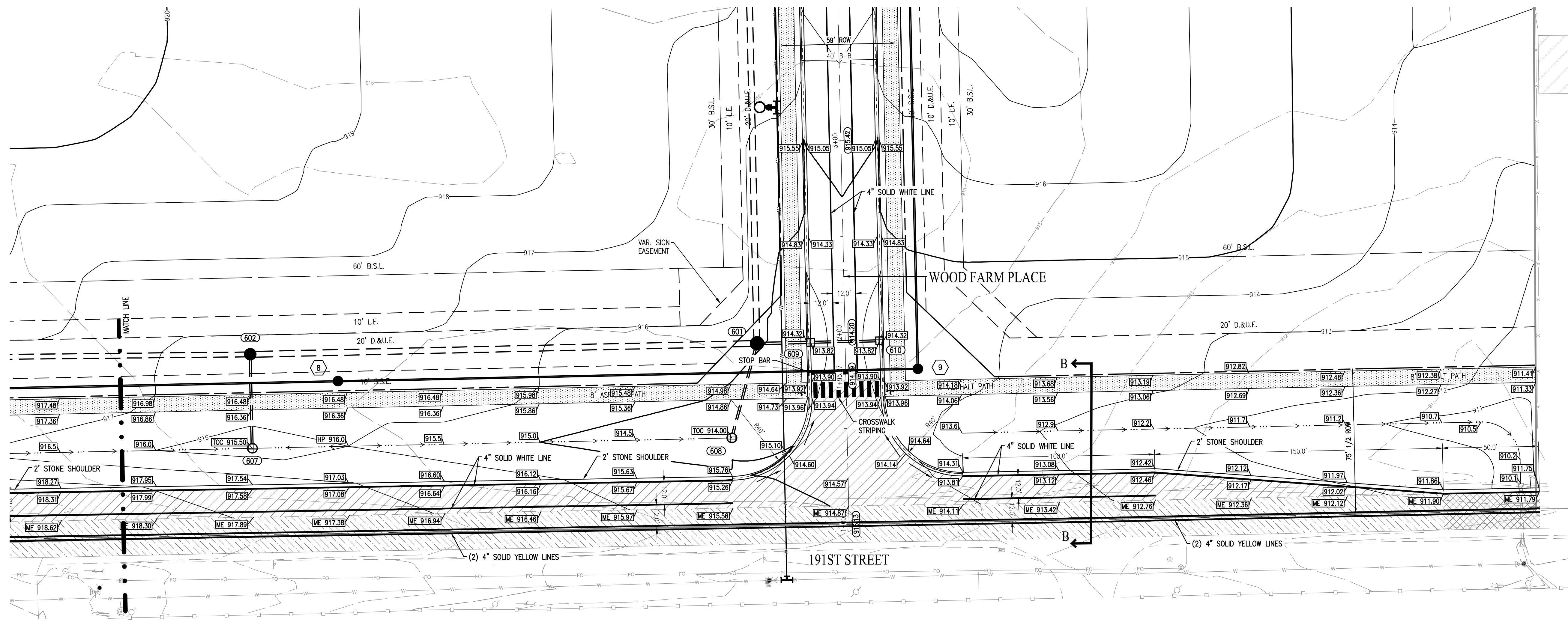


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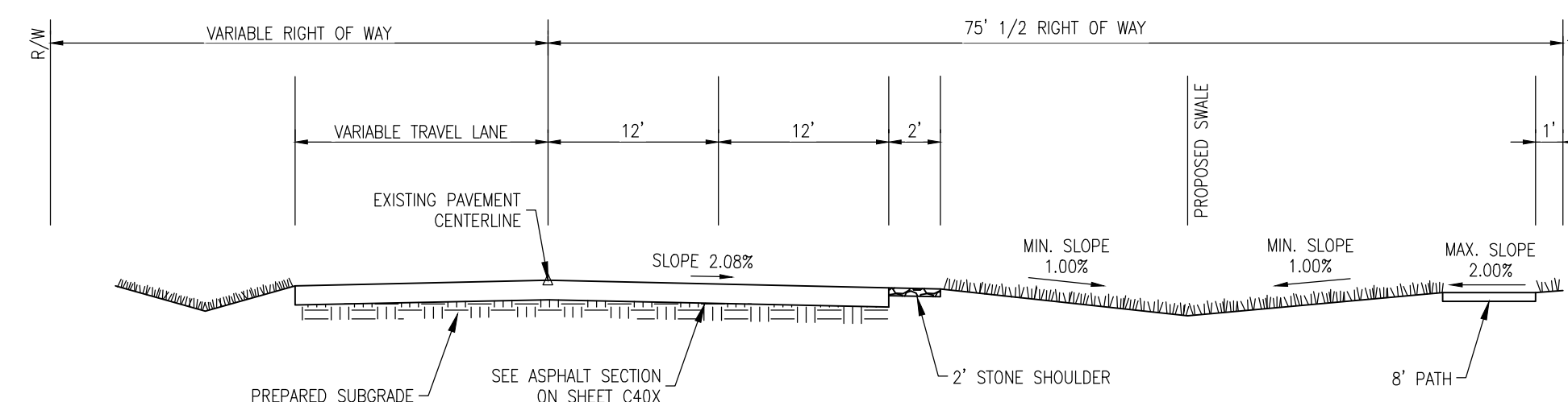
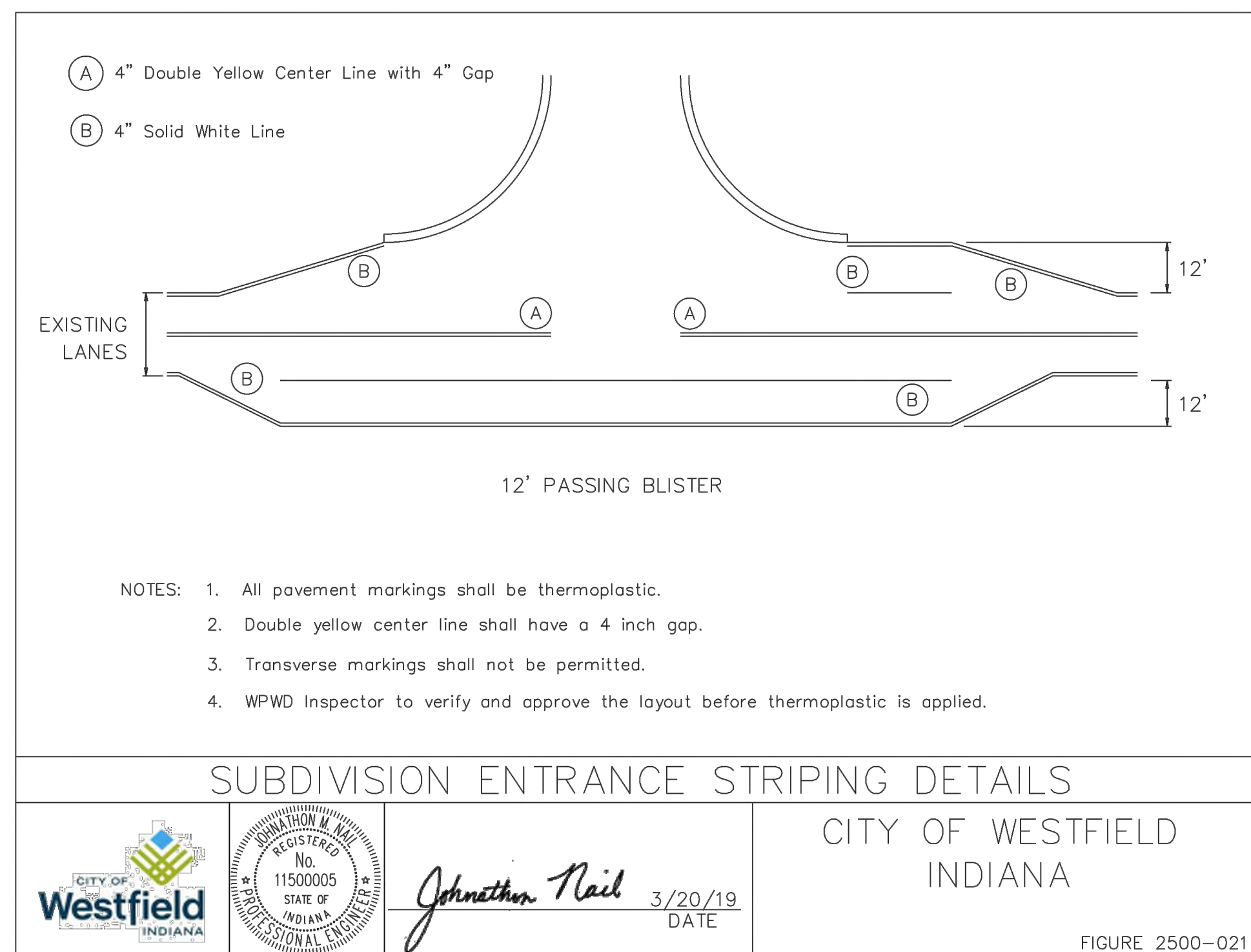
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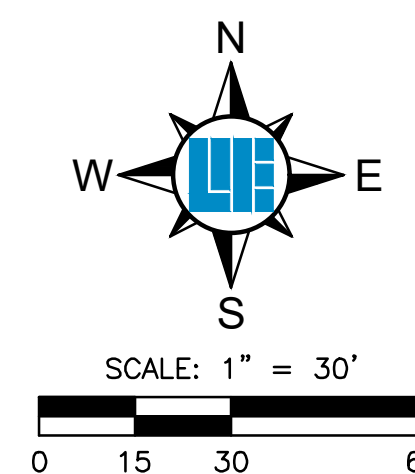
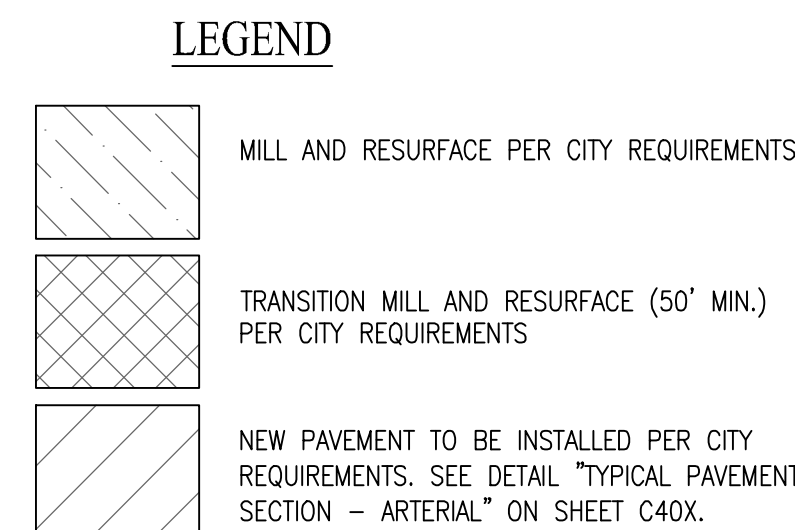
HARVEST TRAIL OF WESTFIELD SECTION 1 612 EAST 191 ST STREET, WESTFIELD, IN 46074	ENTRANCE DETAIL Part of the SE1/4 of Section 23, 25 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana
--	---



ENTRANCE PLAN
191ST STREET & WOOD FARM PLACE



CROSS SECTION B-B
191ST STREET
(NO SCALE)



REVISIONS AND ISSUES	DATE	BY	PROJECT NO. W20 01 ES-1
			DWG NAME:
			C118 Entrance Detail
			DESIGNED BY:
			W20 01 ES-1
			DRAWN BY:
			MEN
			CHECKED BY:
			JP
			DATE:
			04-14-2022

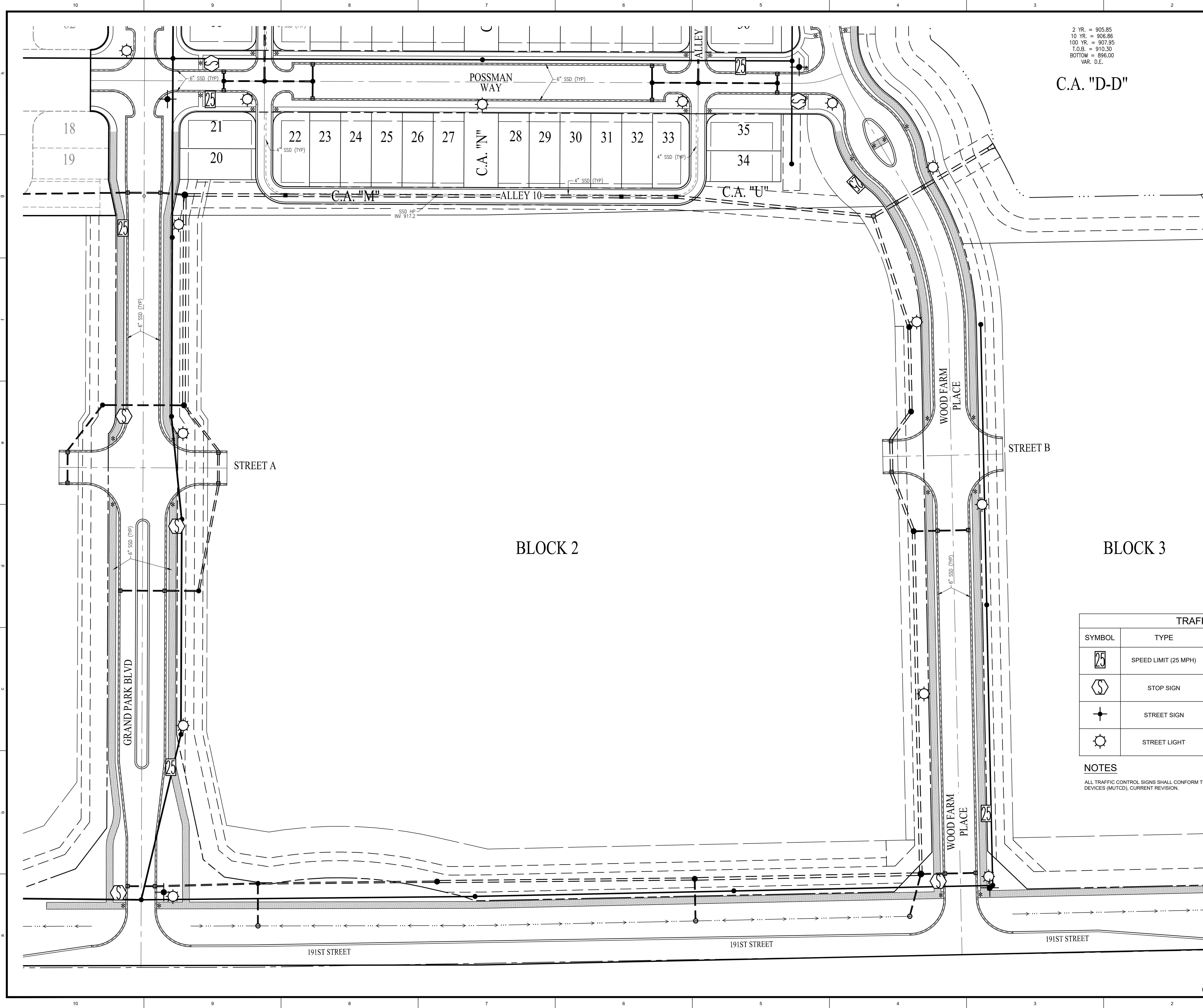


DUANE A. SHARRER
REGISTERED
No.
890258
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Duane A. Sharrrer

DUANE A. SHARRER P.E. 890258

C419	SHEET NO.	HARVEST TRAIL OF WESTFIELD SECTION 1
	PROJECT NO. W20 0155-1	612 EAST 191ST STREET, WESTFIELD, IN 46074 ENTRANCE DETAIL Part of the SEB of Section 23, 28 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana



2 YR. = 905.85
10 YR. = 906.86
100 YR. = 907.95
T.O.B. = 910.30
BOTTOM = 896.00
VAR. D.E.

C.A. "D-D"

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

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Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

REVISIONS AND ISSUES		DATE	BY	PROJECT NO.:
				W20 0155-1
				DWG NAME:
				C43 Traffic Control and SSD
				DESIGNED BY:
				MAN
				DRAWN BY:
				MAN
				CHECKED BY:
				JP
				DATE: 11/20/20

08/26/2022



DUANE A. SHARRER
REGISTERED
No.
890258
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Duane A. Sharrer

DUANE A. SHARRER P.E. 890258

PROJECT NO. C423	SHEET NO. W20.0155-1
HARVEST TRAIL OF WESTFIELD SECTION 1 612 EAST 191ST STREET, WESTFIELD, IN 46074 TRAFFIC CONTROL, SIGNAGE AND SSD PLAN Part of the SEEA of Section 23, 25 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana	

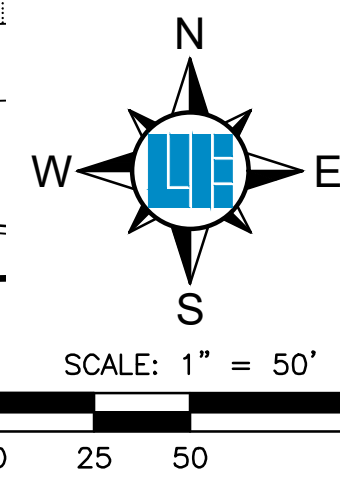
LEGEND

	=	RIGHT-OF-WAY LINE
	=	PROPOSED STORM SEWER LINE
	=	EXISTING STORM SEWER LINE
	=	SWALE
	=	SSD
T.O.C.	=	TOP OF CASTING
INV.	=	INVERT
RCP	=	REINFORCED CONCRETE PIPE
M.H.	=	MAN-HOLE
STR.	=	STRUCTURE
D.E.	=	DRAINAGE EASEMENT
D.&U.E.	=	DRAINAGE AND UTILITY EASEMENT

SYMBOL	TYPE	SPECIFICATION	QUANTITY
	SPEED LIMIT (25 MPH)	FIG. P-15D	18
	STOP SIGN	R1-1	13
	STREET SIGN	FIG. P-15D	10
	STREET LIGHT	SEE DETAIL	35

NOTES

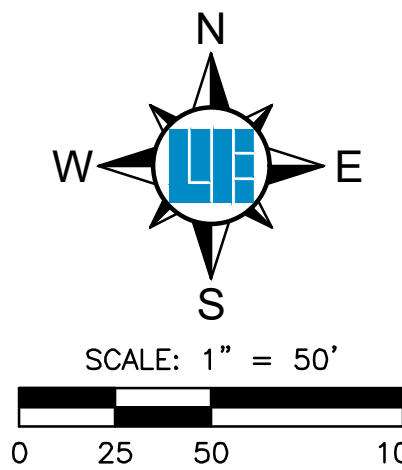
ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO CHAPTER 2 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT REVISION.



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

PER INDIANA STATE LAW I.C. 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



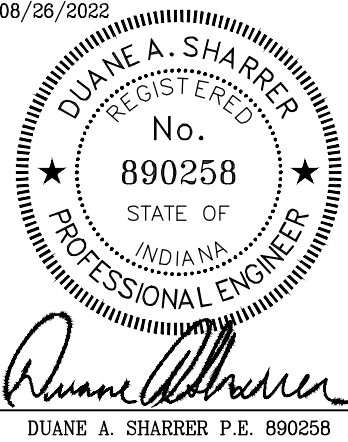
NOTES

ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO CHAPTER 2 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT REVISION.

LEGEND

	=	RIGHT-OF-WAY LINE
	=	PROPOSED STORM SEWER LINE
	=	EXISTING STORM SEWER LINE
	=	SWALE
	=	SSD
T.O.C.	=	TOP OF CASTING
INV.	=	INVERT
RCP	=	REINFORCED CONCRETE PIPE
M.H.	=	MANHOLE
STR.	=	STRUCTURE
D.E.	=	DRAINAGE EASEMENT
D.&U.E.	=	DRAINAGE AND UTILITY EASEMENT

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.:
			W2.0155-1
			WVG NAME
			CLIENT
			DESIGNED BY: SSO
			DRAWN BY: MEN
			CHECKED BY: MEN
			DATE: 04-14-2022



HARVEST TRAIL OF WESTFIELD SECTION 1

612 EAST 191ST STREET, WESTFIELD, IN 46074

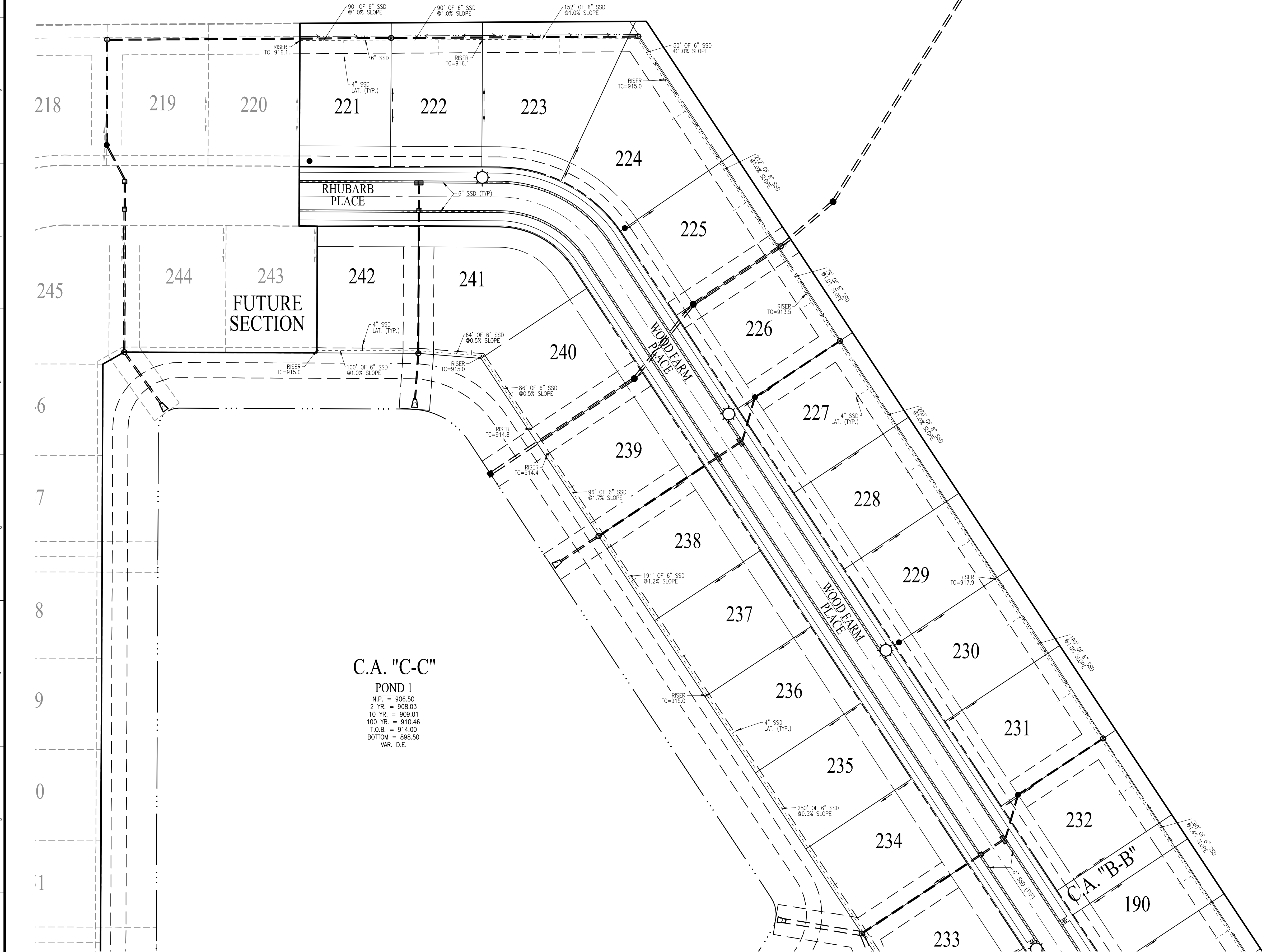
TRAFFIC CONTROL, SIGNAGE AND SSD PLAN

Part of the SE¼ of Section 23, 25 & 26, Township 19 North, Range 2 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C425
PROJECT NO.
W20.0155-1

LOCATION: H:\2020\W200155\Section 1\Engineering\design\consect\423 Traffic Control and SSD Plan.dwg
LAYOUT: C425
DATE/TIME: August 26, 2022 - 12:13pm
PLOTTED BY: slatons

LOCATION: I:\2020\W20.0155-1\Section 1\Engineering\design\c426\Traffic Control and SSD Plan.dwg
DATE: August 28, 2022 - 12:14pm
PLOT BY: illians

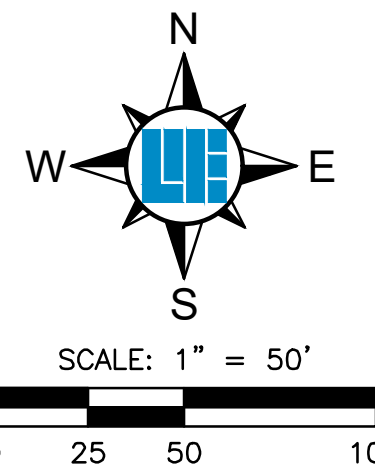


C.A. "C-C"
POND 1
N.P. = 906.50
2 YR. = 908.03
10 YR. = 909.01
100 YR. = 910.46
T.O.B. = 914.00
BOTTOM = 898.50
VAR. D.E.

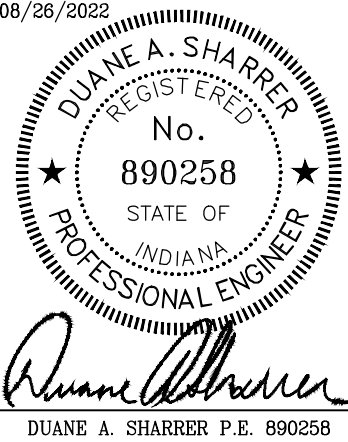
TRAFFIC LEGEND			
SYMBOL	TYPE	SPECIFICATION	QUANTITY
	SPEED LIMIT (25 MPH)	FIG, P-15D	18
	STOP SIGN	R1-1	13
	STREET SIGN	FIG, P-15D	10
	STREET LIGHT	SEE DETAIL	35

NOTES
ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO CHAPTER 2 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT REVISION.

- LEGEND
- RIGHT-OF-WAY LINE
 - PROPOSED STORM SEWER LINE
 - EXISTING STORM SEWER LINE
 - SWALE
 - SSD
 - T.O.C. = TOP OF CASTING
 - INV. = INVERT
 - RCP = REINFORCED CONCRETE PIPE
 - M.H. = MANHOLE
 - STR. = STRUCTURE
 - D.E. = DRAINAGE EASEMENT
 - D.&U.E. = DRAINAGE AND UTILITY EASEMENT



REVISIONS AND ISSUES		APPROVALS	
NO.	DATE	BY	DATE
1	08/25/2022		
PROJECT NO. W20.0155-1		DESIGNED BY: C426	
DWG NAME: Traffic Control and SSD Plan		CHECKED BY: JP	
DESIGNED BY: MEN		DATE: 04-14-2022	
DRAWN BY: MEN		APPROVAL PENDING NOT FOR CONSTRUCTION	



HARVEST TRAIL OF WESTFIELD SECTION 1

612 EAST 191ST STREET, WESTFIELD, IN 46074

TRAFFIC CONTROL, SIGNAGE AND SSD PLAN

Part of the SE-1 of Section 23, 25 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.

C426

PROJECT NO.

W20.0155-1



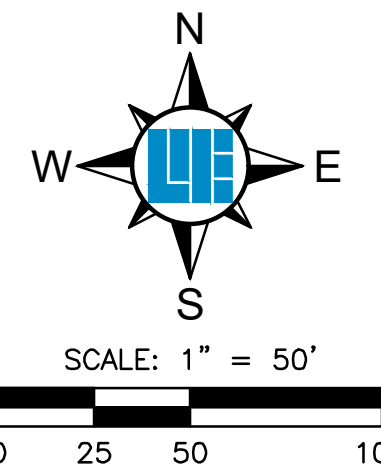
1. DURING THE COURSE OF CONSTRUCTION, ONE LANE REDUCTION WILL BE ALLOWED BETWEEN THE HOURS OF 9AM TO 4PM. THE LANE MUST BE REOPENED AT THE END OF EACH DAY THAT IT IS CLOSED.
2. THE BARRICADES SHALL BE MOVED TO THE EDGE OF PAVEMENT AT TIMES OF NO CONSTRUCTION TO ALLOW FOR UNOBSTRUCTED TRAFFIC FLOW THROUGH THE CONSTRUCTION AREA.
3. FENCING AND BARRICADES SHALL BE PLACED SO AS TO ENCOMPASS ANY EXPOSED TRENCH AREA AT TIMES OF NO CONSTRUCTION.
4. THE ROAD WORK AHEAD SIGN SHALL ALSO BE COVERED OR TURNED AWAY FROM THE ROADWAY AT TIMES OF NO CONSTRUCTION.
5. THE MAINTENANCE OF TRAFFIC SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS OF THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD DETOUR SHEETS AND THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND ALL SUBSEQUENT REVISIONS.
6. ANY DROP OFF ADJACENT TO THE TRAVEL LANE WHICH EXCEEDS 4' MUST HAVE TYPE II DRUMS WITH TYPE 'A' FLASHERS SPACED EVERY 100'
7. DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT, THE CONTRACTOR SHALL KEEP A 10' WIDE LANE OPEN AT ALL TIMES.
8. THE TRAFFIC MAINTENANCE PLAN SHALL MEET ALL REQUIREMENTS OF THE INDOT WORK ZONE SAFETY MANUAL, CURRENT EDITION. CONTRACTOR TO FOLLOW GUIDELINES REFERENCED IN THE INDOT WORK ZONE SAFETY CONTROL HANDBOOK.

	- DRUM (PER INDOT SPEC. 801.09) SPACED AS NOTED WITH TYPE C STEADY BURN LIGHTS.
	- ADVANCED WARNING SIGN
	- END OF ROAD WORK SIGN

2	XW20-1A (36X36) ROAD CONSTRUCTION AHEAD
2	G20-2 (36X18) END ROAD WORK
78	DRUM (PER INDOT SPEC 801.09) SPACED AS NOTED

LEGEND

	RIGHT-OF-WAY LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	SWALE
	SSD
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER LATERAL
	PROPOSED WATER LINE
	FLOW DIRECTION
	EXISTING CONTOURS
	PROPOSED ELEVATION
	STORM BEHIVE INLET
	STORM INLET
	TOP OF CASTING
	INVERT
	REINFORCED CONCRETE PIPE
	M.H.
	MANHOLE
	STRUCTURE
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	SANITARY SEWER EASEMENT
	CONCRETE END SECTION
	MATCH EXISTING
	TYPICAL
	PROPOSED
	EXISTING
	RADIUS
	VARIABLE WIDTH
	MINIMUM WIDTH ADJACENT GRADE
	RIGHT-OF-WAY
	BACK OF CURB
	BUILDING SETBACK LINE
	HP
	HIGH POINT
	ADA RAMP
	FIRE HYDRANT
	CROBBED & ASPHALT PATH



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

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

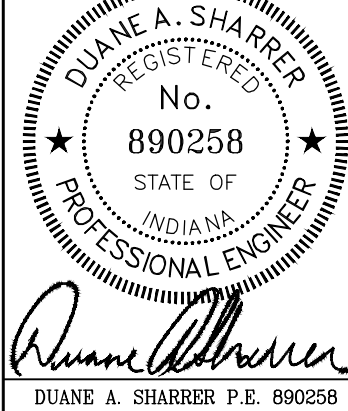
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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REVISIONS AND ISSUES	PROJECT NO.:	W20-0155-1
	DWG NAME:	C&T Maintenance of Traffic
	DESIGNED BY:	MEN
	DRAWN BY:	MEN
	CHECKED BY:	JJP
	DATE:	08/14/2020



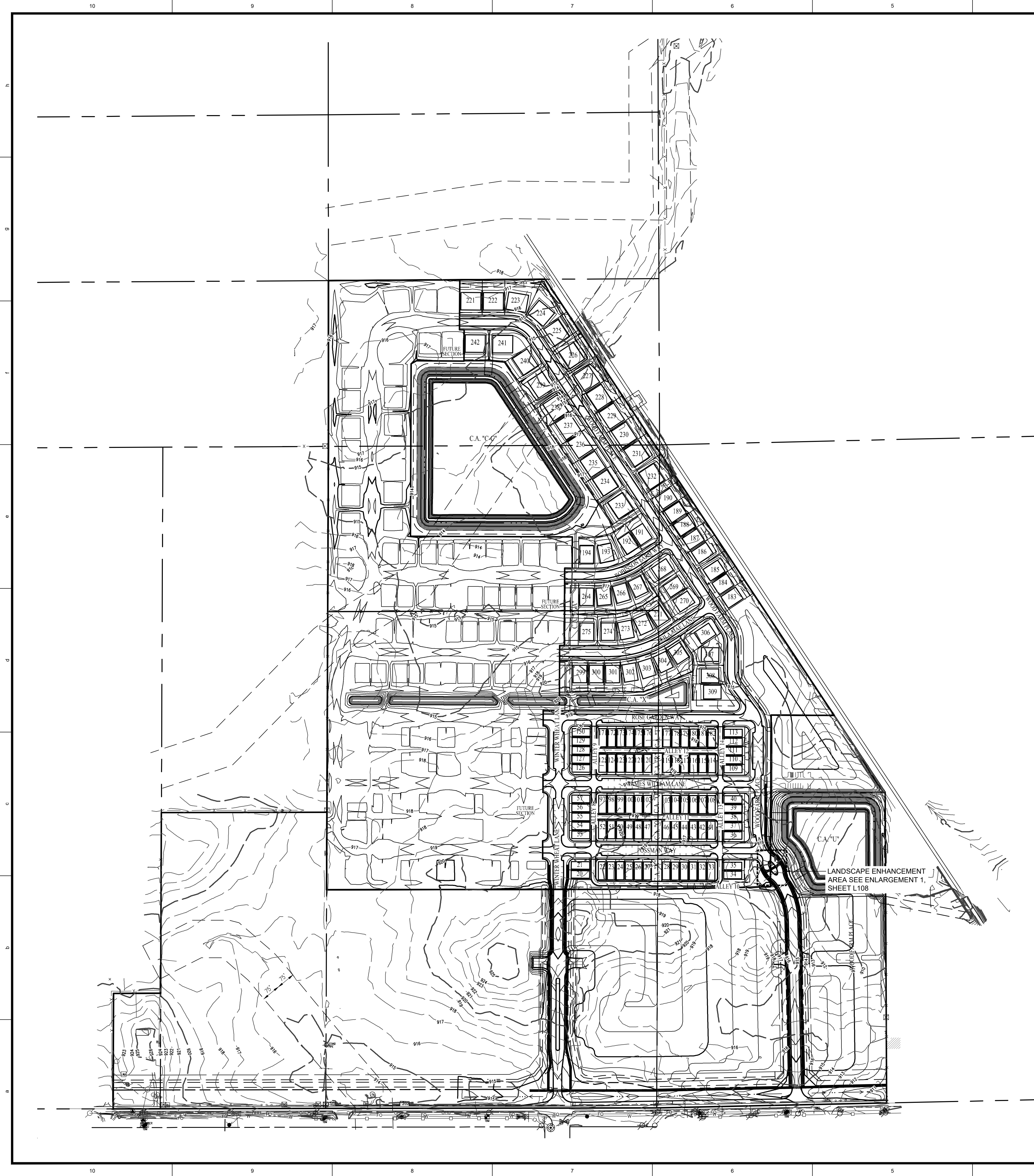
HARVEST TRAIL OF WESTFIELD SECTION 1

612 EAST 191ST STREET, WESTFIELD, IN 46074

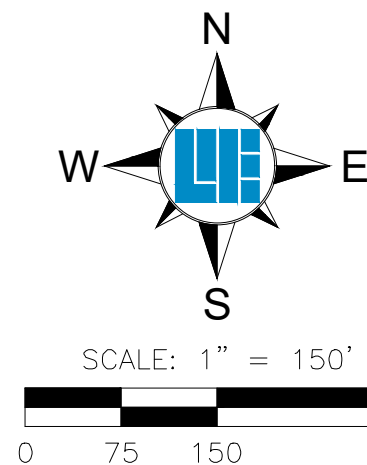
MAINTENANCE OF TRAFFIC PLAN

Part of the SE¼ of Section 23, 25 & 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

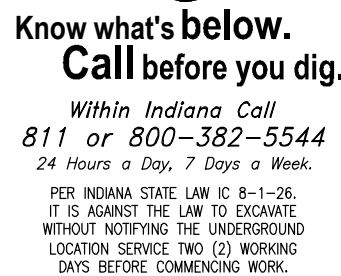
SHEET NO.
C427
PROJECT NO.
W20.0155-1



WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 6.8 (J) STREET TREES (3) SPACING ***THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD** ***STREET TREES SHALL ALSO BE PLANTED A MINIMUM OF TEN (10) FEET AWAY FROM DRIVEWAYS, ALLEYS, FIRE HYDRANTS, MAILBOXES AND OTHER SIMILAR IMPROVEMENTS ***	WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER NOTE: ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
--	--

[illegible]

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16



Part of the SE 1/4 of Section 23 25 & 26 Township 19 North Range 3 East Washington Township Hamilton County Indiana

08/26/2022

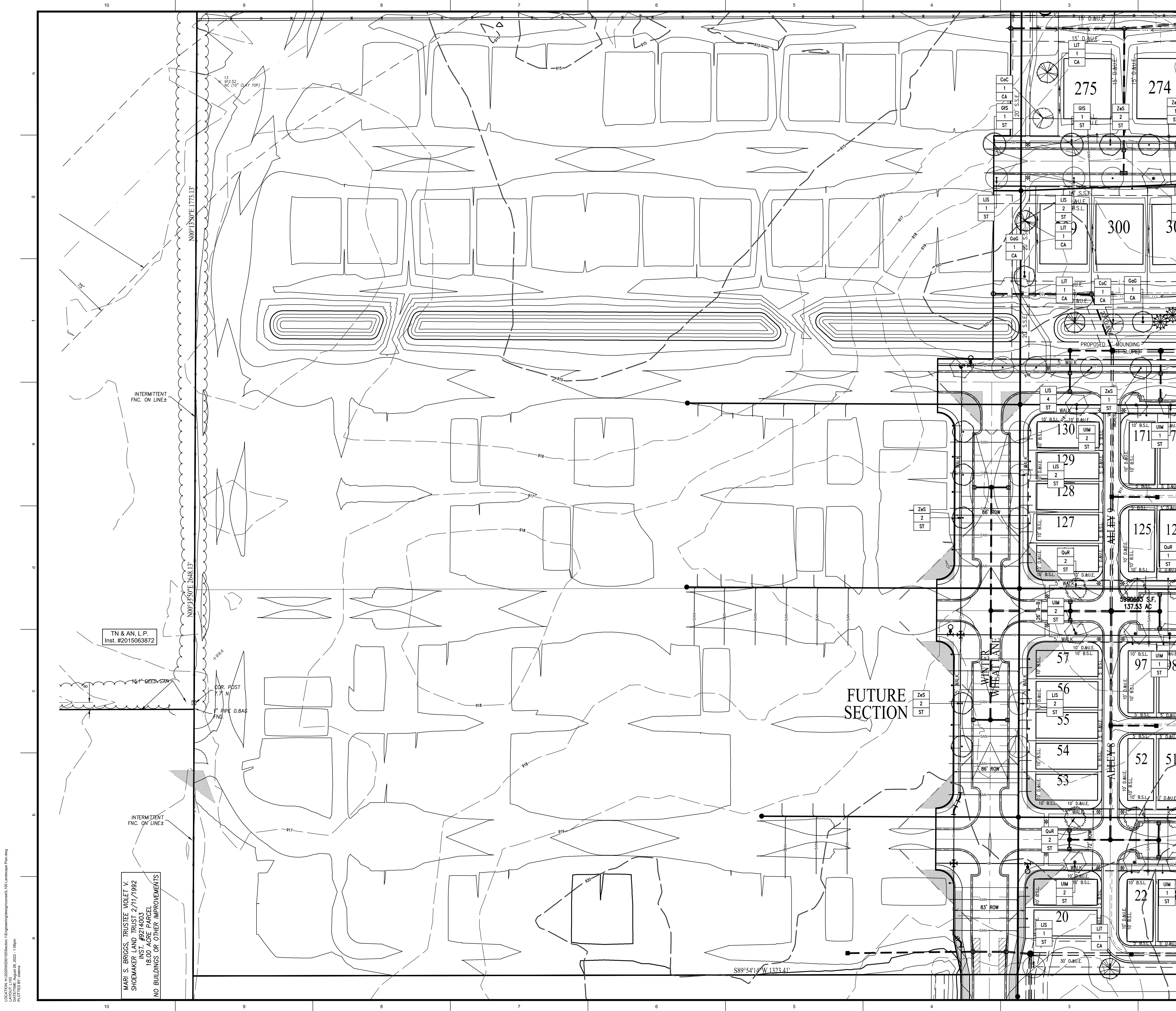


DUANE A. SHARRER
REGISTERED
No.
890258
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Duane A. Sharrer

DUANE A. SHARRER P.E. 890258

Part of the SE 1/4 of Section 23 25 & 26 Township 19 North Range 3 East Washington Township Hamilton County Indiana



TN & AN, L.P.
Inst. #2015063872

INTERMITTENT
FNC. ON LINE±

FUTURE SECTION

LANDSCAPE PLAN NOTES

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16



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24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW ILC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

HARVEST TRAIL OF WESTFIELD SECTION 1

LANDSCAPE PLAN

SHEET NO.
L103

PROJECT NO.
W20 0155-1

10505 N. College Avenue
Indianapolis, Indiana 46280

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800 | 452 - 6408
317 | 843 - 0546_{fax}



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| Landscape Architecture

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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.: W/20.0155-1
----------------------	------	----	-----------------------------

		DWG NAME:
		L100 Landscape Plan

MEN	

			MEN
--	--	--	-----

JP	

APPROVAL PENDING NOT
FOR CONSTRUCTION



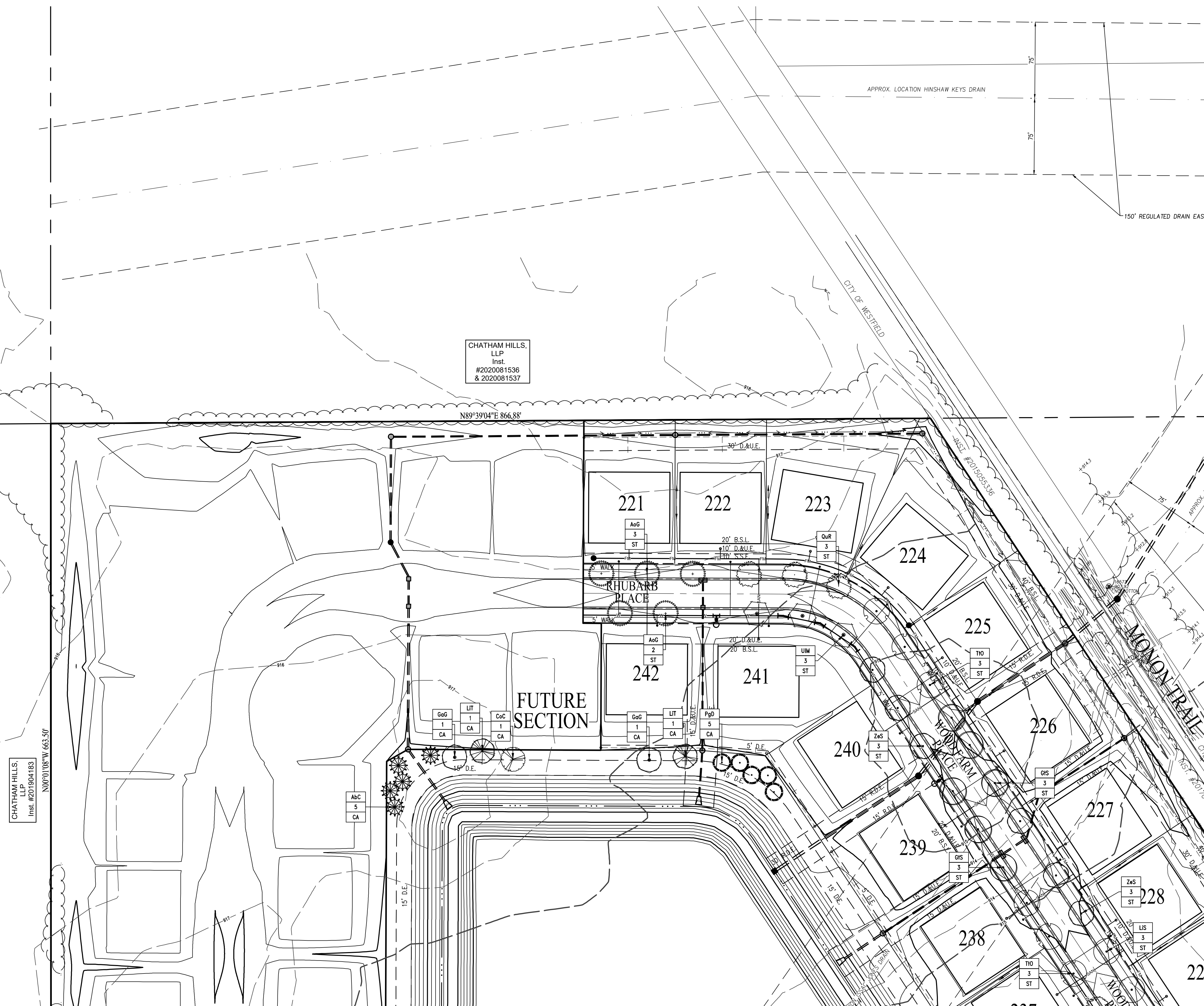
DUANE A. SHARRER P.E. 890258

HARVEST TRAIL OF WESTFIELD SECTION 1

LANDSCAPE PLAN

SHEET NO.
L103

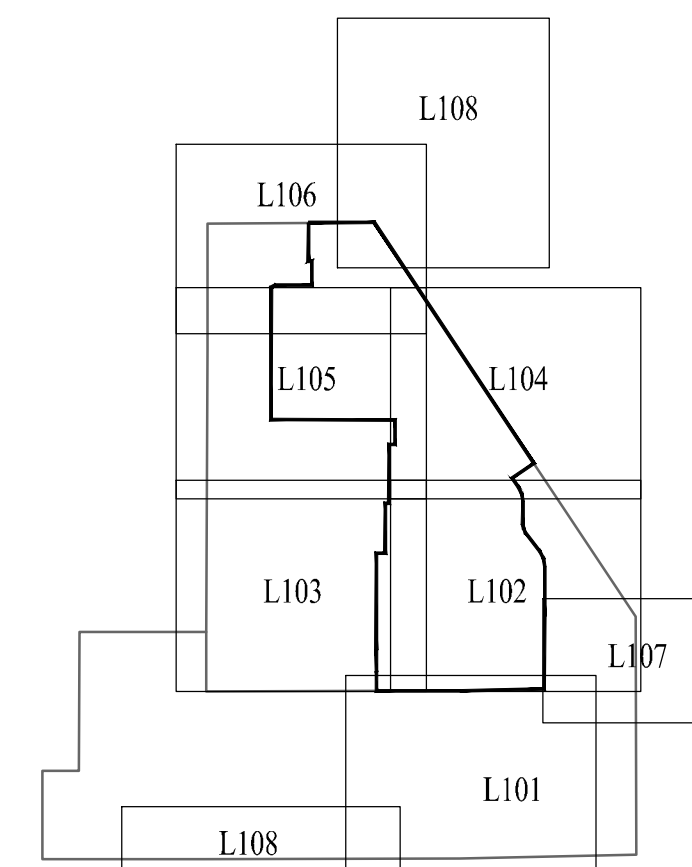
PROJECT NO.
W20 0155-1



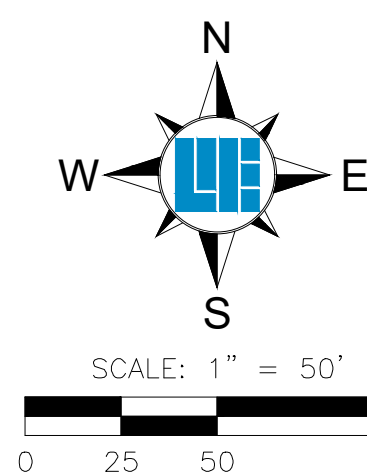
LANDSCAPE PLAN NOTES

GIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16



SITE MAP



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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.

HARVEST TRAIL OF WESTFIELD SECTION 1

LANDSCAPE PLAN

SHEET NO.
L106

PROJECT NO.
W20 0155-1

REVISIONS AND ISSUES	DATE	BY	PROJECT NO. W20 0165-1
			DWG NAME: L100 Landscape Plan
			DESIGNED BY: MEN
			DRAWN BY: MEN
			CHECKED BY: JJP
			DATE:

APPROVAL PENDING NOT FOR CONSTRUCTION

08/26/2022



DUANE A. SHARRER
REGISTERED
No.
890258
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Duane A. Sharrer

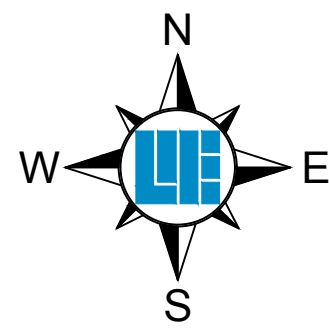
DUANE A. SHARRER P.E. 890258

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

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800 | 452 - 6408
317 | 843 - 0546/*fax*

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SCALE: 1" = 50'



HARVEST TRAIL OF WESTFIELD, SECTION 1 SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

LEGEND:

- Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.
- Represents an existing concrete right of way marker.
- Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.
- All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.
- D.&U.E. - Drainage and Utility Easement
- S.D.&U.E. - Sewer, Drainage and Utility Easement.
- REBAR FOUND

L.D.&U.E. - Landscaping, Drainage, and Utility Easement.

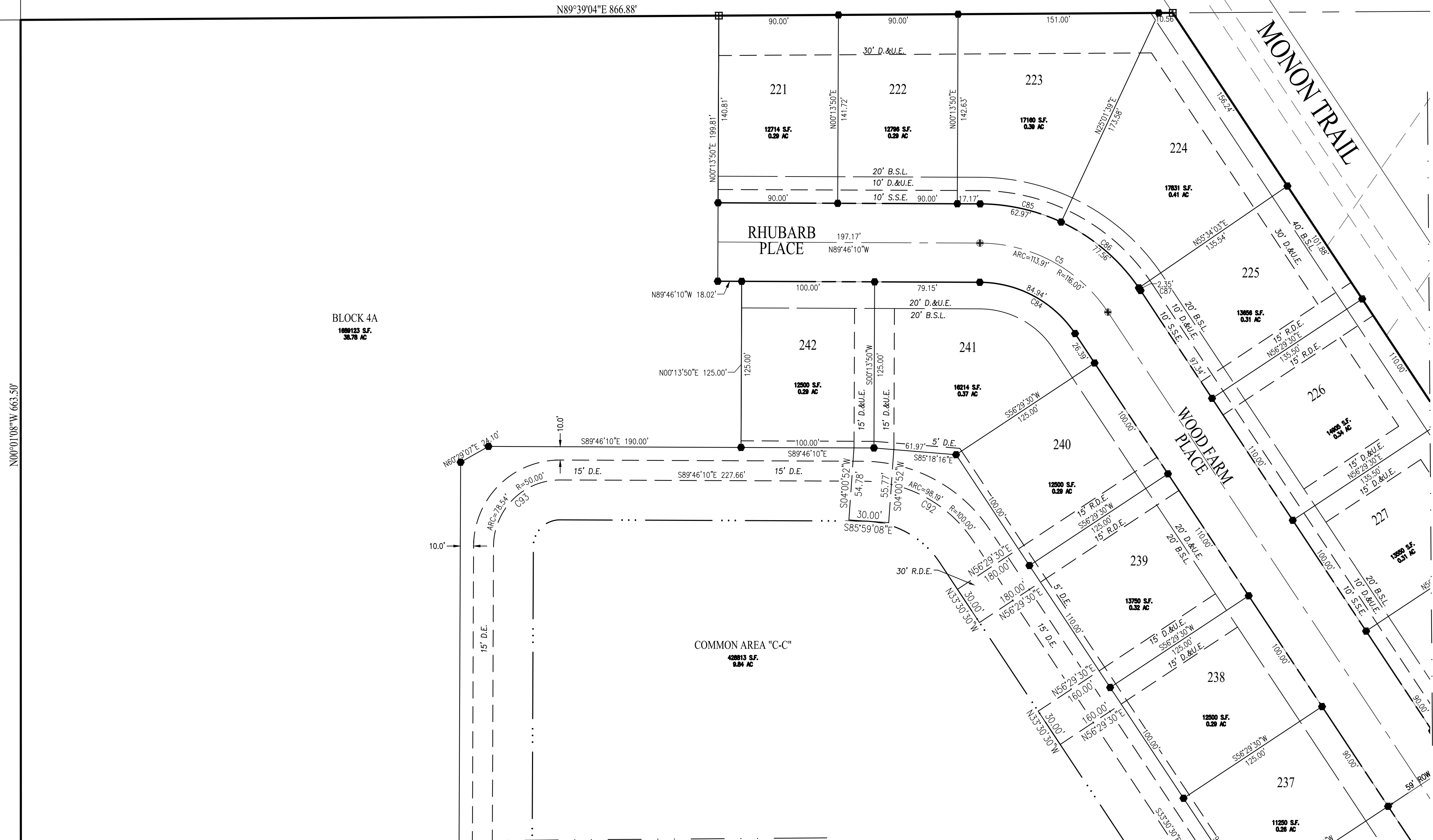
S.D.L.&U.E. - Sewer, Drainage, Landscaping and Utility Easement.

R.D.E. - Regulated Drain Easement.

B.S.L. - Building Setback Line

ROW - Right-of-Way

N.R. - Non-Radial



MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5

This instrument prepared for:

CND WOODS ROBINSON, LLC

MICHAEL LUEDKE - DIVISION PRESIDENT

ADDRESS:

LOCATION

PHONE:

This instrument prepared by: ANDREW D. BAXTER

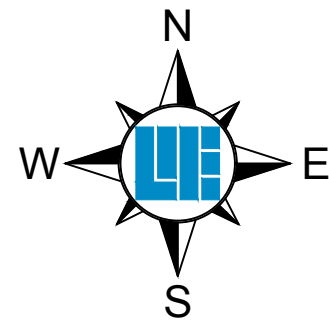
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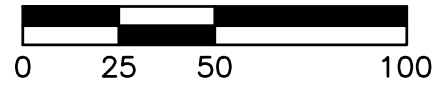
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weihe.net

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800 | 452 - 6408
317 | 843 - 0546/fax

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



SCALE: 1" = 50'



HARVEST TRAIL OF WESTFIELD, SECTION 1 SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

LEGEND:

Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.

Represents an existing concrete right of way marker.

Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.

All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.

D.&U.E. - Drainage and Utility Easement

S.D.&U.E. - Sewer, Drainage and Utility Easement.

L.D.&U.E. - Landscaping, Drainage, and Utility Easement.

S.D.L.&U.E. - Sewer, Drainage, Landscaping and Utility Easement.

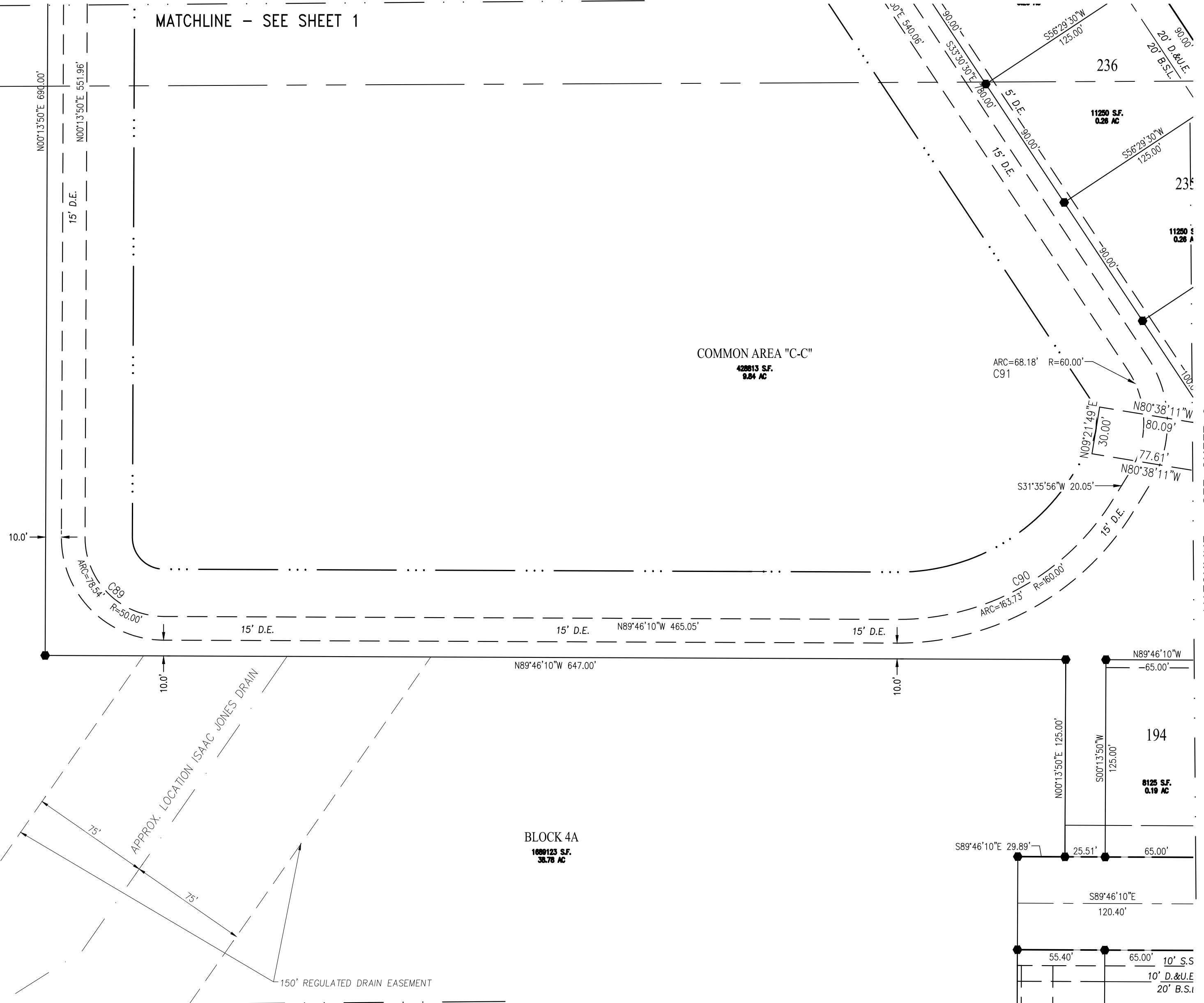
R.D.E. - Regulated Drain Easement.

B.S.L. - Building Setback Line

ROW - Right-of-Way

N.R. - Non-Radial

MATCHLINE - SEE SHEET 1



MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 3

This instrument prepared for:

CND WOODS ROBINSON, LLC

MICHAEL LUEDKE - DIVISION PRESIDENT

ADDRESS

LOCATION

PHONE:

This instrument prepared by: ANDREW D. BAXTER

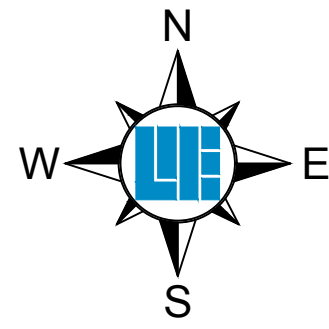
**WEIHE
ENGINEERS**

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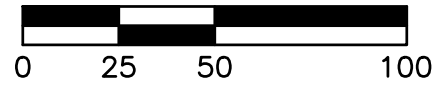
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Indianapolis, Indiana 46280
weihe.net

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

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



SCALE: 1" = 50'



HARVEST TRAIL OF WESTFIELD, SECTION 1 SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

LEGEND:

Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.

Represents an existing concrete right of way marker.

Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.

All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.

D.&U.E. - Drainage and Utility Easement

S.D.&U.E. - Sewer, Drainage and Utility Easement.

L.D.&U.E. - Landscaping, Drainage, and Utility Easement.

S.D.L.&U.E. - Sewer, Drainage, Landscaping and Utility Easement.

R.D.E. - Regulated Drain Easement.

B.S.L. - Building Setback Line

ROW - Right-of-Way

N.R. - Non-Radial

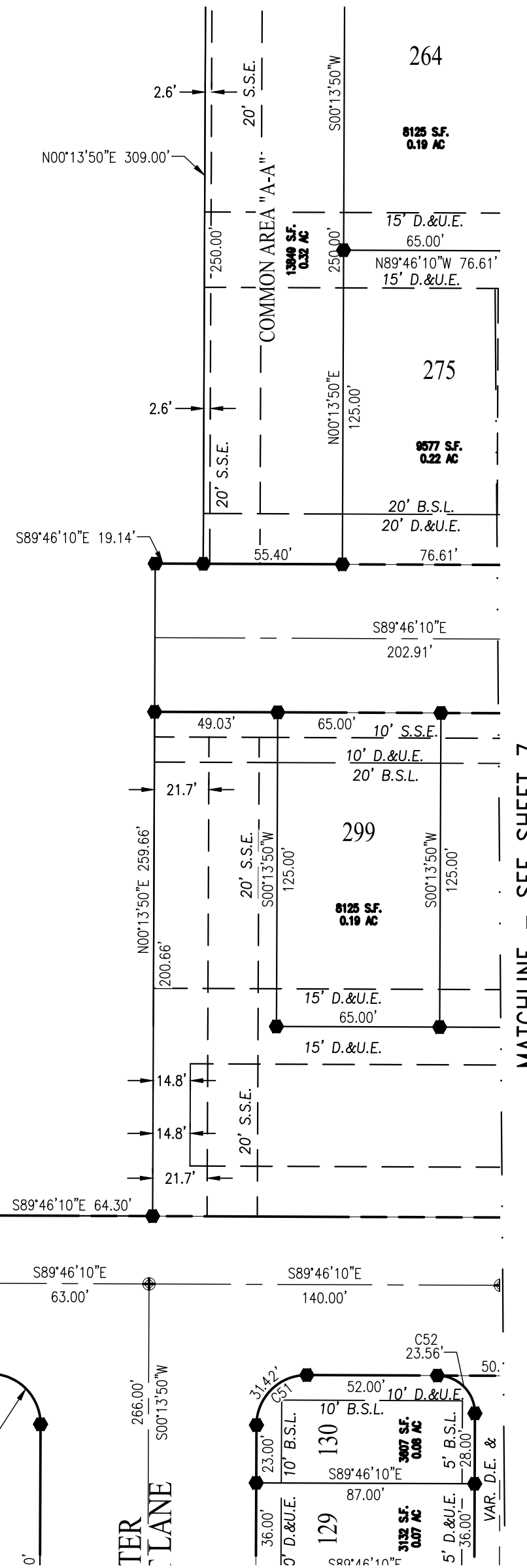
MATCHLINE - SEE SHEET 2

NOT INCLUDED

BLOCK 4A
1089123 S.F.
38.78 AC

MATCHLINE - SEE SHEET 4

$\Delta = 090^{\circ}00'00''$
 $R = 20.00'$
 $T = 20.00'$
 $L = 31.42'$
CH BRG = N44°46'10"W
CH LEN = 28.28'



MATCHLINE - SEE SHEET 7

This instrument prepared for:

CND WOODS ROBINSON, LLC

MICHAEL LUEDKE - DIVISION PRESIDENT

ADDRESS

LOCATION

PHONE:

This instrument prepared by: ANDREW D. BAXTER

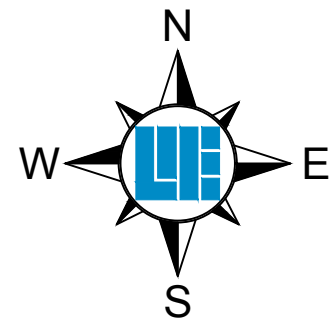
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800 | 452 - 6408
317 | 843 - 0546/fax

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



SCALE: 1" = 50'

HARVEST TRAIL OF WESTFIELD, SECTION 1 SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

MATCHLINE - SEE SHEET 3

LEGEND:

Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.

Represents an existing concrete right of way marker.

Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.

All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.

D.&U.E. - Drainage and Utility Easement

S.D.&U.E. - Sewer, Drainage and Utility Easement.

L.D.&U.E. - Landscaping, Drainage, and Utility Easement.

S.D.L.&U.E. - Sewer, Drainage, Landscaping and Utility Easement.

R.D.E. - Regulated Drain Easement.

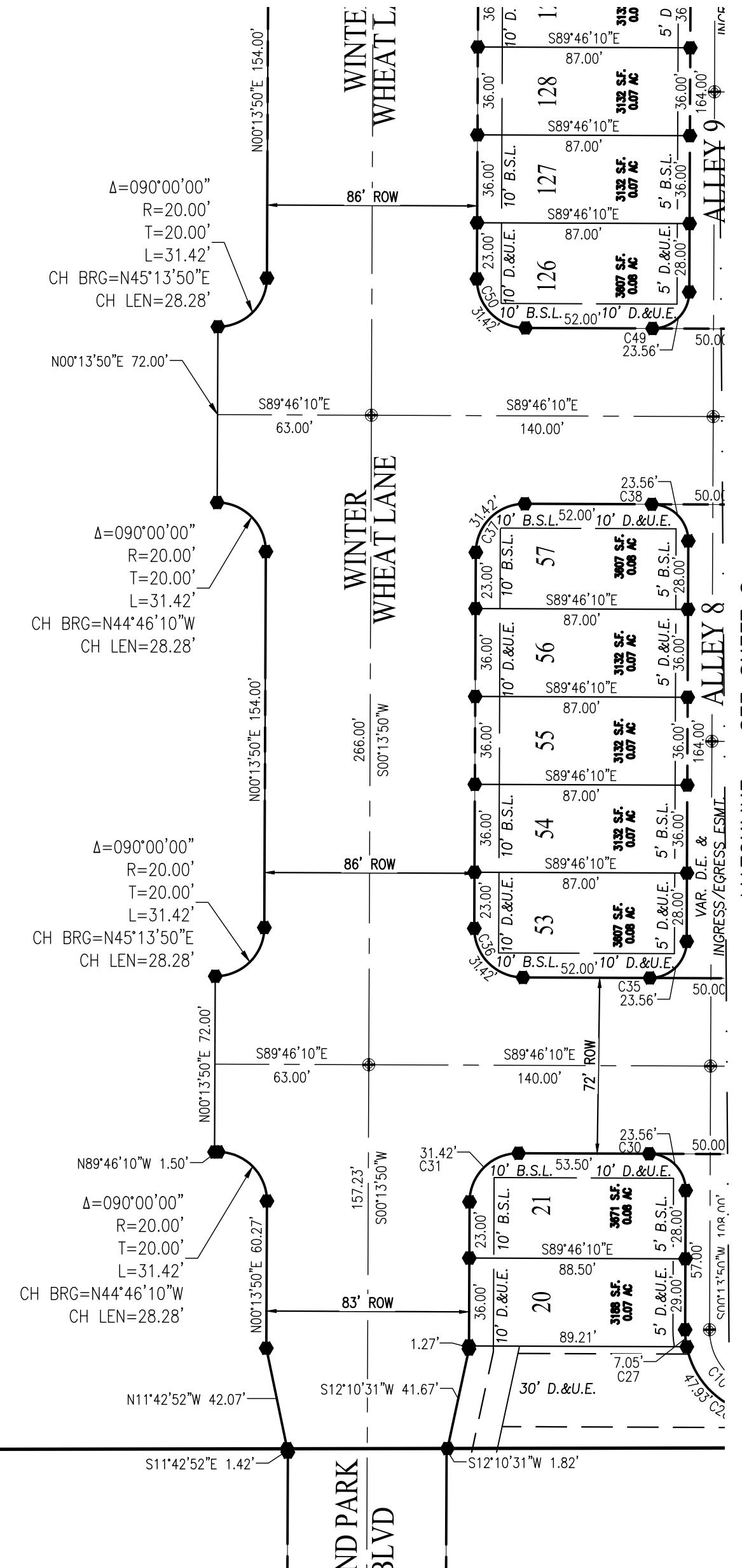
B.S.L. - Building Setback Line

ROW - Right-of-Way

N.R. - Non-Radial

NOT INCLUDED

BLOCK 4A
1889123 S.F.
38.79 AC



This instrument prepared for:

CND WOODS ROBINSON, LLC

MICHAEL LUEDKE - DIVISION PRESIDENT

ADDRESS

LOCATION

PHONE:

This instrument prepared by: ANDREW D. BAXTER

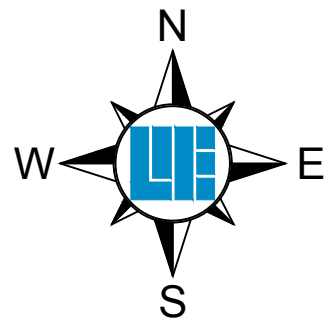
**WEIHE
ENGINEERS**

Land Surveying | Civil Engineering
Landscape Architecture

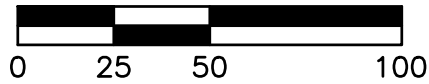
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

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

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



SCALE: 1" = 50'



HARVEST TRAIL OF WESTFIELD, SECTION 1 SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

LEGEND:

Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.

Represents an existing concrete right of way marker.

Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.

All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.

D.&U.E. – Drainage and Utility Easement

S.D.&U.E. – Sewer, Drainage and Utility Easement.

L.D.&U.E. – Landscaping, Drainage, and Utility Easement.

S.D.L.&U.E. – Sewer, Drainage, Landscaping and Utility Easement.

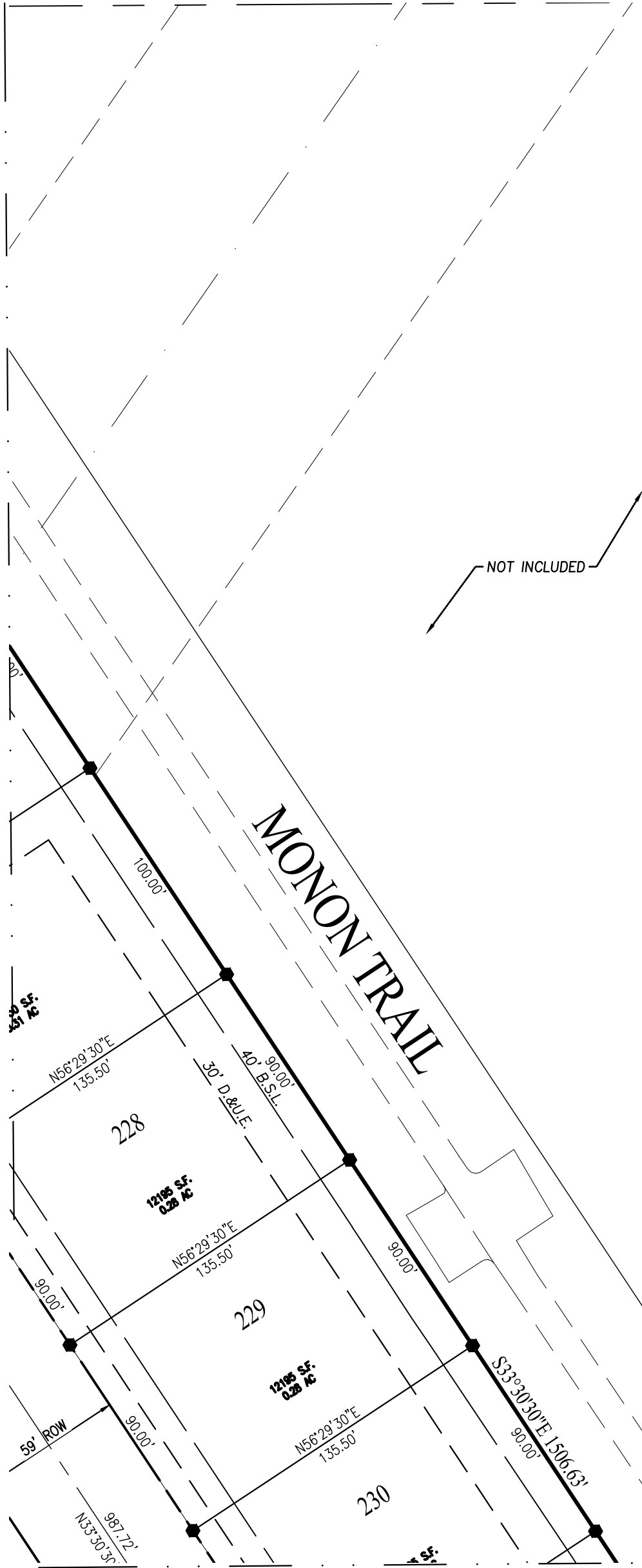
R.D.E. – Regulated Drain Easement.

B.S.L. – Building Setback Line

ROW – Right-of-Way

N.R. – Non-Radial

MATCHLINE – SEE SHEET 1



MATCHLINE – SEE SHEET 6

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	51.23'	100.00'	29°21'14"	N14°26'47"W	50.67'
C2	13.01'	100.00'	7°27'23"	N32°51'05"W	13.00'
C3	64.25'	100.00'	36°48'37"	N18°10'29"W	63.15'
C4	58.89'	100.00'	33°44'20"	N16°38'20"W	58.04'
C5	113.91'	116.00'	56°15'40"	N61°38'20"W	109.38'
C6	51.23'	100.00'	29°21'14"	N75°33'13"E	50.67'
C7	235.54'	400.00'	33°44'20"	N73°21'40"E	232.15'
C8	176.66'	300.00'	33°44'20"	N73°21'40"E	174.12'
C9	39.27'	25.00'	90°00'00"	N45°13'50"E	35.36'
C10	39.27'	25.00'	90°00'00"	S44°46'10"E	35.36'
C11	29.01'	87.50'	18°59'57"	N43°24'24"W	28.88'
C12	37.20'	94.54'	22°32'48"	N41°37'58"W	36.96'
C13	38.97'	94.54'	23°36'56"	N18°24'38"W	38.69'
C14	29.03'	20.00'	83°10'01"	N48°11'10"W	26.55'
C15	34.53'	20.00'	98°55'16"	N40°46'12"E	30.40'
C16	44.53'	286.00'	8°55'16"	N04°13'48"W	44.49'
C17	28.86'	20.00'	82°39'49"	N41°06'05"W	26.42'
C18	2.56'	20.00'	7°20'11"	S86°06'05"E	2.56'
C19	2.56'	20.00'	7°20'11"	N86°33'44"E	2.56'
C20	28.86'	20.00'	82°39'49"	N41°33'44"E	26.42'
C21	23.56'	15.00'	90°00'00"	N45°13'50"E	21.21'
C22	23.56'	15.00'	90°00'00"	S44°46'10"E	21.21'
C23	23.56'	15.00'	90°00'00"	S45°13'50"W	21.21'
C24	7.05'	35.00'	11°32'13"	N05°59'56"E	7.04'
C25	47.93'	35.00'	78°27'47"	N50°59'56"E	44.27'
C26	47.93'	35.00'	78°27'47"	S50°32'17"E	44.27'
C27	7.05'	35.00'	11°32'13"	S05°32'17"E	7.04'
C28	23.56'	15.00'	90°00'00"	N44°46'10"W	21.21'
C29	23.56'	15.00'	90°00'00"	N45°13'50"E	21.21'
C30	23.56'	15.00'	90°00'00"	S44°46'10"E	21.21'
C31	31.42'	20.00'	90°00'00"	N45°13'50"E	28.28'
C31	2.56'	20.00'	7°20'11"	N86°06'05"W	2.56'
C32	23.56'	15.00'	90°00'00"	N44°46'10"W	21.21'
C33	23.56'	15.00'	90°00'00"	S45°13'50"W	21.21'
C34	23.56'	15.00'	90°00'00"	N44°46'09"W	21.21'
C35	23.56'	15.00'	90°00'00"	S45°13'50"W	21.21'

C36	31.42'	20.00'	90°00'00"	S44°46'10"E	28.28'
C37	31.42'	20.00'	90°00'00"	S45°13'50"W	28.28'
C38	23.56'	15.00'	90°00'00"	S44°46'10"E	21.21'
C39	23.56'	15.00'	90°00'00"	N45°13'50"E	21.21'
C40	23.56'	15.00'	90°00'00"	S44°46'10"E	21.21'
C41	23.56'	15.00'	90°00'00"	N45°13'50"E	21.21'
C42	23.56'	15.00'	90°00'00"	S45°13'50"W	21.21'
C43	23.56'	15.00'	90°00'00"	S44°46'10"E	21.21'
C44	23.56'	15.00'	90°00'00"	N45°13'50"E	21.21'
C45	23.56'	15.00'	90°00'00"	N44°46'10"W	21.21'
C46	23.56'	15.00'	90°00'00"	N44°46'10"W	21.21'
C47	23.56'	15.00'	90°00'00"	S45°13'50"W	21.21'
C48	23.56'	15.00'	90°00'00"	N44°46'10"W	21.21'
C49	23.56'	15.00'	90°00'00"	S45°13'50"W	21.21'
C50	31.42'	20.00'	90°00'00"	S44°46'10"E	28.28'
C51	31.42'	20.00'	90°00'00"	S45°13'50"W	28.28'
C52	23.56'	15.00'	90°00'00"	S44°46'10"E	21.21'
C53	23.56'	15.00'	90°00'00"	N45°13'50"E	21.21'
C54	23.56'	15.00'	90°00'00"	S44°46'10"E	21.21'
C55	23.56'	15.00'	90°00'00"	N45°13'50"E	21.21'
C56	28.86'	20.00'	82°39'49"	N41°06'05"W	26.42'
C57	23.56'	15.00'	90°00'00"	S45°13'50"W	21.21'
C58	23.56'	15.00'	90°00'00"	S44°46'10"E	21.21'
C59	23.56'	15.00'	90°00'00"	N45°13'50"E	21.21'
C60	23.56'	15.00'	90°00'00"	N44°46'10"W	21.21'
C61	44.27'	20.00'	126°48'37"	S26°49'31"W	35.77'
C62	34.93'	129.50'	15°27'19"	N28°51'07"W	34.83'
C63	48.27'	129.50'	21°21'18"	N10°26'49"W	47.99'
C64	40.30'	70.50'	32°44'54"	N16°08'37"W	39.75'
C65	1.22'	70.50'	0°59'26"	N33°00'47"W	1.22'
C66	31.42'	20.00'	90°00'00"	N78°30'30"W	28.28'
C67	27.59'	429.50'	3°40'48"	S58°19'54"W	27.58'
C68	62.02'	429.50'	8°16'27"	S64°18'31"W	61.97'
C69	62.02'	429.50'	8°16'27"	S72°34'58"W	61.97'
C70	62.02'	429.50'	8°16'27"	S80°51'25"W	61.97'
C71	39.25'	429.50'	5°14'11"	S87°36'44"W	39.24'
C72	30.72'	370.50'	4°45'01"	N87°51'19"E	30.71'
C73	86.05'	370.50'	13°18'25"	N78°49'36"E	85.86'
C74	86.05'	370.50'	13°18'25"	N65°31'11"E	85.86'

This instrument prepared for:

CND WOODS ROBINSON, LLC
MICHAEL LUEDKE – DIVISION PRESIDENT
ADDRESS:
LOCATION
PHONE:

This instrument prepared by: ANDREW D. BAXTER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

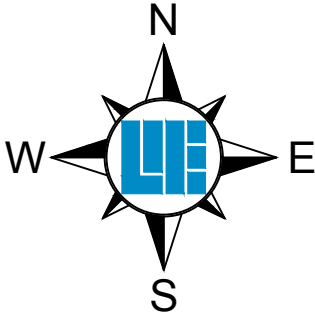
10505 N. College Avenue
Indianapolis, Indiana 46280
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317 | 846 - 6611
800 | 452 - 6408
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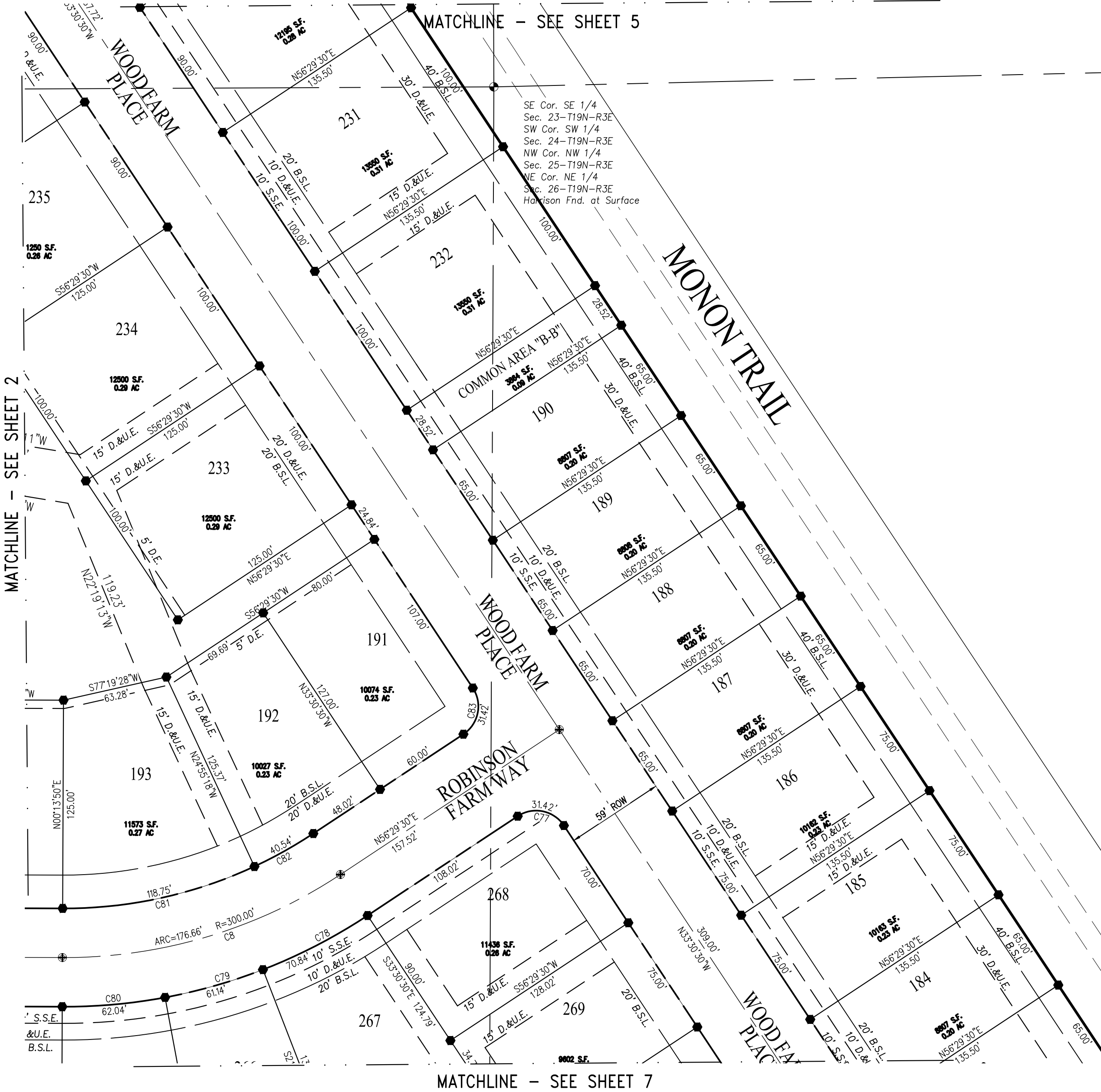
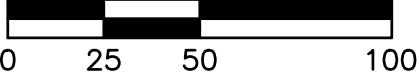
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

HARVEST TRAIL OF
WESTFIELD, SECTION 1
SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN



SCALE: 1" = 50'



LEGEND:

Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.

Represents an existing concrete right of way marker.

Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.

All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.

D.&U.E. - Drainage and Utility Easement

S.D.&U.E. - Sewer, Drainage and Utility Easement.

L.D.&U.E. - Landscaping, Drainage, and Utility Easement.

S.D.L.&U.E. - Sewer, Drainage, Landscaping and Utility Easement.

R.D.E. - Regulated Drain Easement.

B.S.L. - Building Setback Line

ROW - Right-of-Way

N.R. - Non-Radial

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C76	31.42'	20.00'	90°00'00"	N11°29'30"E	28.28'
C77	31.42'	20.00'	90°00'00"	N78°30'30"W	28.28'
C78	70.84'	329.50'	12°19'08"	N62°39'04"E	70.71'
C79	61.14'	329.50'	10°37'56"	N74°07'36"E	61.06'
C80	62.04'	329.50'	10°47'16"	N84°50'12"E	61.95'
C81	118.75'	270.50'	25°09'08"	N77°39'16"E	117.80'
C82	40.54'	270.50'	8°35'12"	N60°47'06"E	40.50'
C83	31.42'	20.00'	90°00'00"	N11°29'30"E	28.28'
C84	84.94'	86.50'	56°15'40"	N61°38'20"W	81.57'
C85	62.97'	145.50'	24°47'49"	S77°22'16"E	62.48'
C86	77.56'	145.50'	30°32'25"	S49°42'09"E	76.64'
C87	2.35'	145.50'	0°55'26"	S33°58'13"E	2.35'
C101	31.65'	30.50'	59°27'22"	S29°57'31"W	30.25'
C102	31.65'	30.50'	59°27'22"	S29°29'51"E	30.25'
C103	181.13'	444.08'	23°22'11"	S88°51'37"E	179.88'

NOT INCLUDED

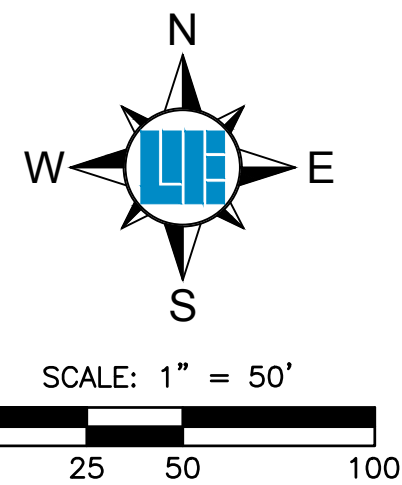
This instrument prepared for:

CND WOODS ROBINSON, LLC
MICHAEL LUEDKE - DIVISION PRESIDENT
ADDRESS:
LOCATION
PHONE:

This instrument prepared by: ANDREW D. BAXTER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

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



HARVEST TRAIL OF WESTFIELD, SECTION 1 SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

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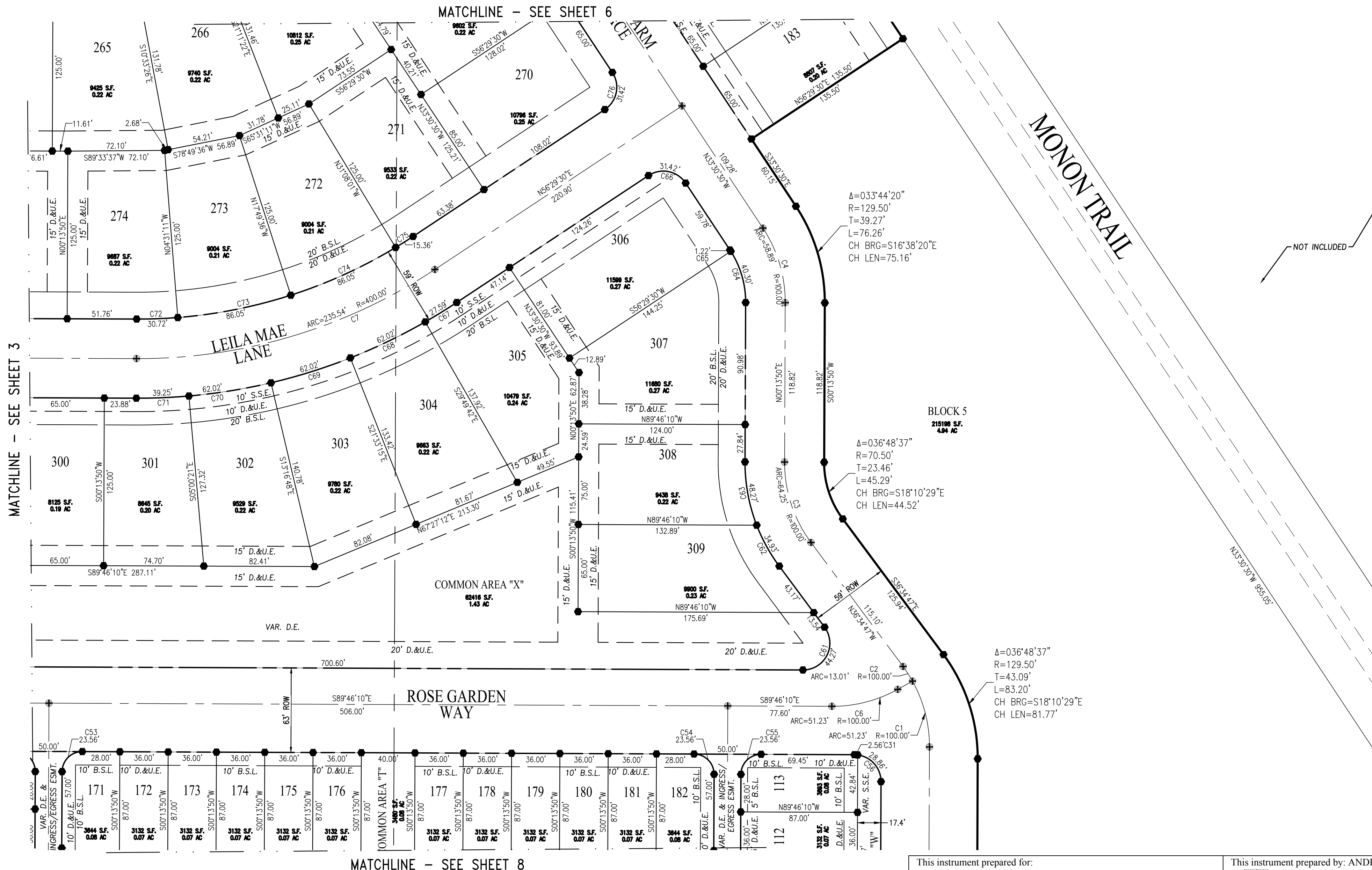
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R.D.E. - Regulated Drain Easement.

B.S.L. - Building Setback Line

ROW - Right-of-Way

N.R. - Non-Radial



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

This instrument prepared for:

CND WOODS ROBINSON, LLC
MICHAEL LUEDKE - DIVISION PRESIDENT
ADDRESS:
LOCATION
PHONE:

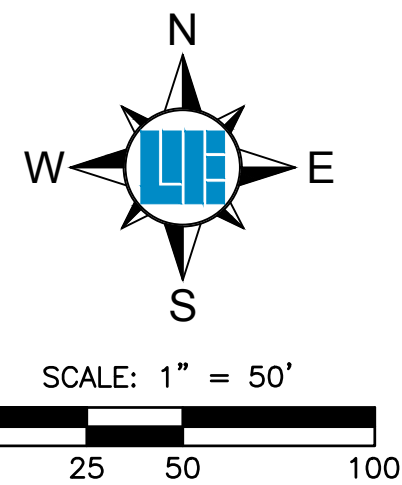
This instrument prepared by: ANDREW D. BAXTER

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HARVEST TRAIL OF WESTFIELD, SECTION 1 SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

LEGEND:

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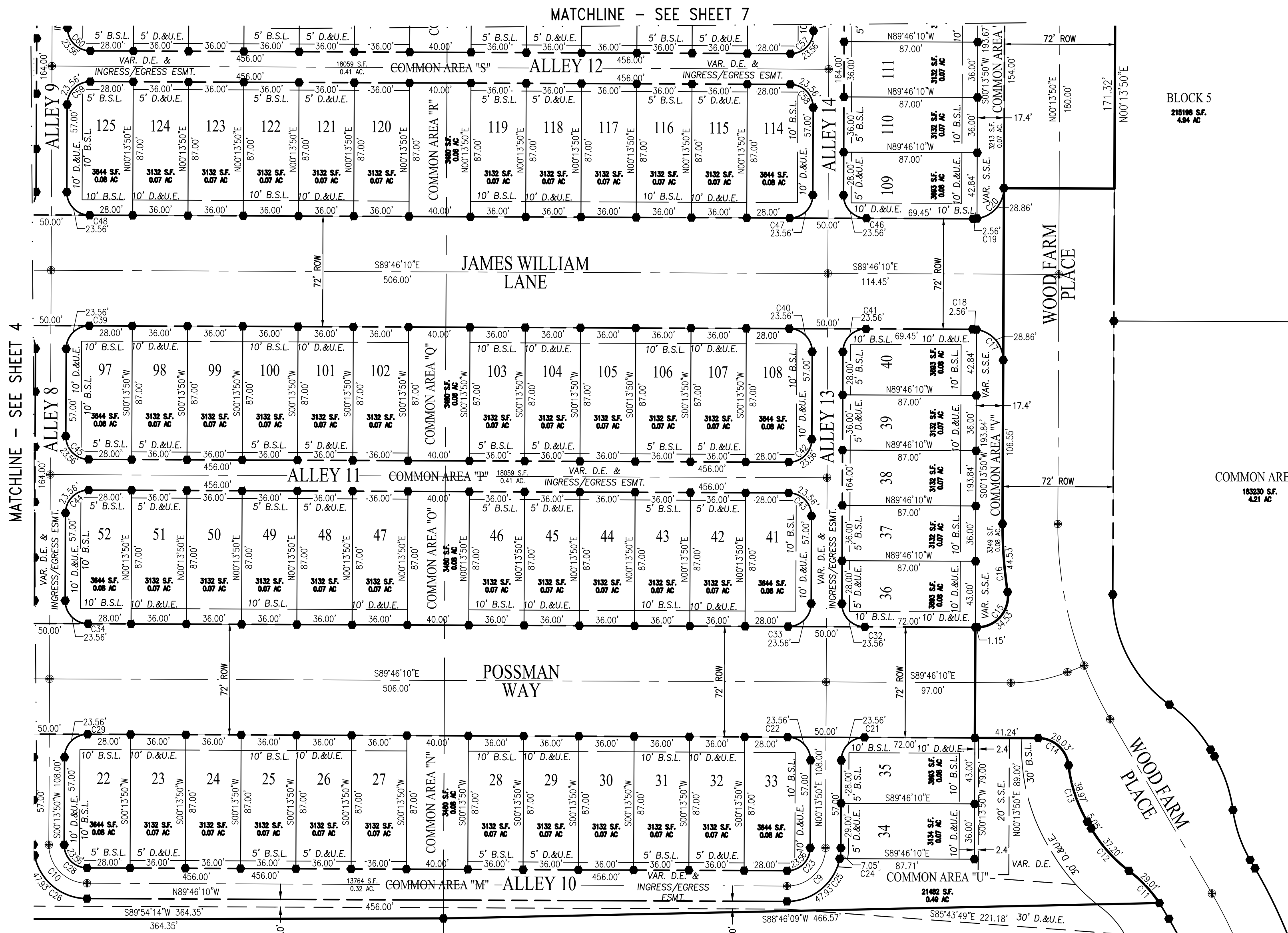
S.D.L.&U.E. - Sewer, Drainage, Landscaping and Utility Easement.

R.D.E. - Regulated Drain Easement.

B.S.L. - Building Setback Line

ROW - Right-of-Way

N.R. - Non-Radial



BLOCK 5
215100 S.F.
4.94 AC

COMMON AREA 1
163230 S.F.
4.21 AC

This instrument prepared for:

CND WOODS ROBINSON, LLC
MICHAEL LUEDKE - DIVISION PRESIDENT
ADDRESS:
LOCATION
PHONE:

This instrument prepared by: ANDREW D. BAXTER

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HARVEST TRAIL OF
WESTFIELD, SECTION 1
SECONDARY PLAT

A REPLAT OF PART OF BLOCK 4 OF THE WOODS
ROBINSON BRIGGS PUD IN SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

LAND DESCRIPTION

BLOCK 4 IN WOODS ROBINSON BRIGGS PUD, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER _____, ON FILE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, ANDREW D. BAXTER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THIS PLAT IS BASED ON A SURVEY PREPARED BY WEIHE ENGINEERS, INC. RECORDED AS INSTRUMENT NO. _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

DATED: _____

ANDREW D. BAXTER, REGISTERED LAND SURVEYOR NO. 20400029
STATE OF INDIANA

THIS INSTRUMENT WAS PREPARED BY: ANDREW D. BAXTER, WEIHE ENGINEERS, INC.

"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" ANDREW D. BAXTER

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT AND THE ACCEPTANCE OF ANY PUBLIC RIGHTS-OF-WAY DEDICATED HEREIN IS HEREBY APPROVED ON THE _____ DAY OF _____, _____ BY THE DIRECTOR OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF WESTFIELD, INDIANA, ON BEHALF OF THE BOARD OF PUBLIC WORKS AND SAFETY, PURSUANT TO RESOLUTION 15-120 ENACTED BY THE BOARD OF PUBLIC WORKS AND SAFETY ON AUGUST 26, 2015, AND ARTICLE 7.4(B) OF THE UNIFIED DEVELOPMENT ORDINANCE.

JOHN NAIL, DIRECTOR
PUBLIC WORKS DEPARTMENT

COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY IC 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD AS FOLLOWS:

APPROVAL DELEGATED TO THE ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF WESTFIELD, INDIANA BY WESTFIELD ORDINANCE 11-06, ENACTED BY THE WESTFIELD CITY COUNCIL ON MARCH 14, 2011.

APPROVED BY THE WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT ON THE ____ DAY OF _____, 20 ____.

KEVIN TODD, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

DEED OF DEDICATION -

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION CONSISTS OF 141 LOTS NUMBERED 20-57, 97-130, 171-194, 221-242, 264-275, AND 299-309 ALL INCLUSIVE, 1 BLOCK DESIGNATED BLOCK 4A AND 12 COMMON AREAS DESIGNATED M, N, O, P, Q, R, S, T, U, X, A-A AND C-C AND SHALL BE KNOWN AND DESIGNATED AS HAVEST TRAIL OF WESTFIELD, SECTION 1, AN ADDITION TO CITY OF WESTFIELD, INDIANA. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED UNLESS OTHERWISE PERMITTED BY APPLICABLE ZONING ORDINANCES AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" ARE RESERVED FOR THE USE OF UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND DRAINAGE FACILITIES. THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER EASEMENT" ARE RESERVED FOR THE CITY OF WESTFIELD OR SUCCESSORS IN THE CITY'S INTEREST FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND APPURTENANCES SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "DRAINAGE EASEMENT" AND "REGULATED DRAIN EASEMENT" ARE ALSO GRANTED TO AND ENFORCEABLE BY THE LOT OWNERS AND GOVERNMENTAL ENTITIES INCLUDING THE HAMILTON COUNTY DRAINAGE BOARD. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE OWNERS OF THE LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESSED OUR HANDS AND SEALS THIS _____ DAY OF _____.

JOE MORRIS
TITLE:
WOOD FAMILY FARM OF HAMILTON COUNTY LLC

STATE OF _____)
)SS:
_____ COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____.

WRITTEN SIGNATURE: _____, NOTARY PUBLIC
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____
MY COUNTY OF RESIDENCE: _____

MICHAEL LUEDKE
TITLE: DIVISION PRESIDENT
CND WOODS ROBINSON LLC

STATE OF _____)
)SS:
_____ COUNTY)

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MY COMMISSION EXPIRES: _____
MY COUNTY OF RESIDENCE: _____

SOURCE OF TITLE:
INST. #2022-04060
INST. #2022-04061
INST. #2022-04062

This instrument prepared for:

CND WOODS ROBINSON, LLC
MICHAEL LUEDKE – DIVISION PRESIDENT
ADDRESS
LOCATION
PHONE:

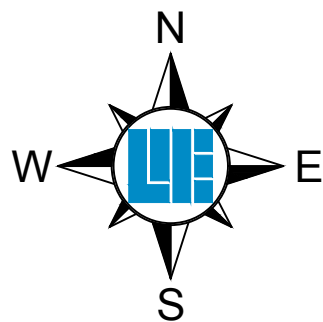
This instrument prepared by: ANDREW D. BAXTER

WEIHE
ENGINEERS
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Landscape Architecture

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Indianapolis, Indiana 46280
weihe.net

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

ALLAN H. WEIHE, P.E., L.S. • FOUNDER



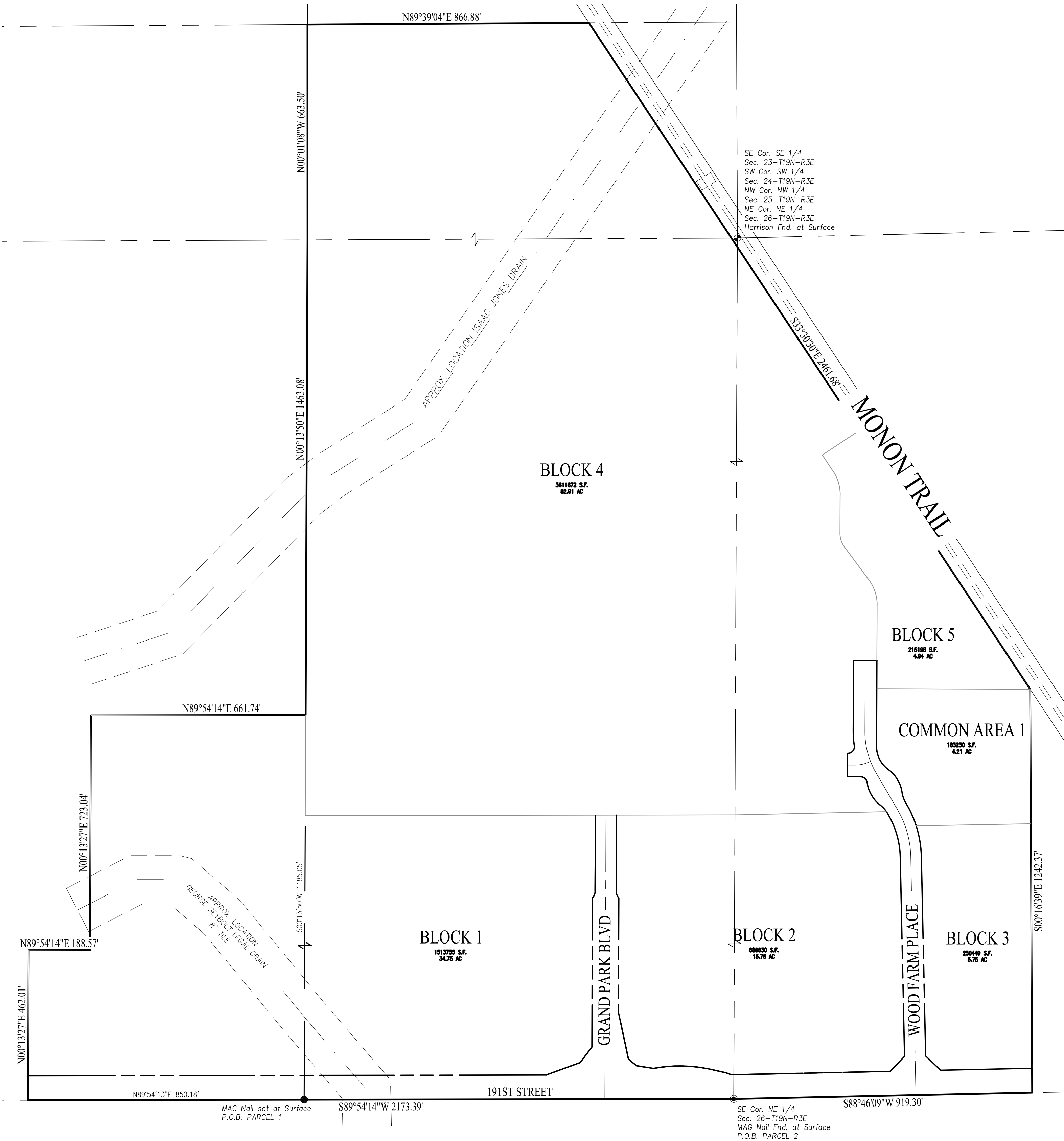
WOODS ROBINSON BRIGGS PUD SECONDARY PLAT

PRT. SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

LEGEND:

- Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.
- Represents an existing concrete right of way marker.
- Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.
- All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.
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- S.D.&U.E. - Sewer, Drainage and Utility Easement.
- REBAR FOUND

- L.D.&U.E. - Landscaping, Drainage, and Utility Easement.
- S.D.L.&U.E. - Sewer, Drainage, Landscaping and Utility Easement.
- R.D.E. - Regulated Drain Easement.
- B.S.L. - Building Setback Line
- ROW - Right-of-Way
- N.R. - Non-Radial



NOTE: THIS INSTRUMENT IS TO KNAPEK INVESTMENTS, LLC WHO IS NOT ONE OF THE SIGNATORIES. MY UNDERSTANDING IS THAT ONE OF THE ABOVE PARTIES WILL PURCHASE THIS PROPERTY BEFORE THE PLAT IS SIGNED. CHECK TO BE CERTAIN BEFORE SENDING IT OUT FOR SIGNATURES.

THESE ARE THE DEEDS FOR THE WHOLE PUD, NOT JUST THE RESIDENTIAL PART.

SOURCE OF TITLE:
INST. #2021-59614
INST. #2021-76504
INST. #2022-04060
INST. #2022-04061
INST. #2022-04062

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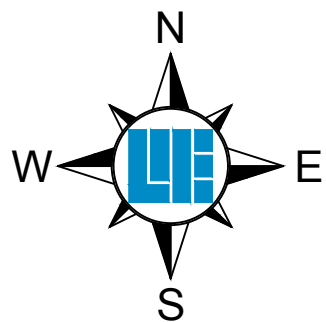
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SCALE: 1" = 100'



WOODS ROBINSON BRIGGS PUD SECONDARY PLAT

PRT. SEC. 23, 25, & 26-T19N-R3E
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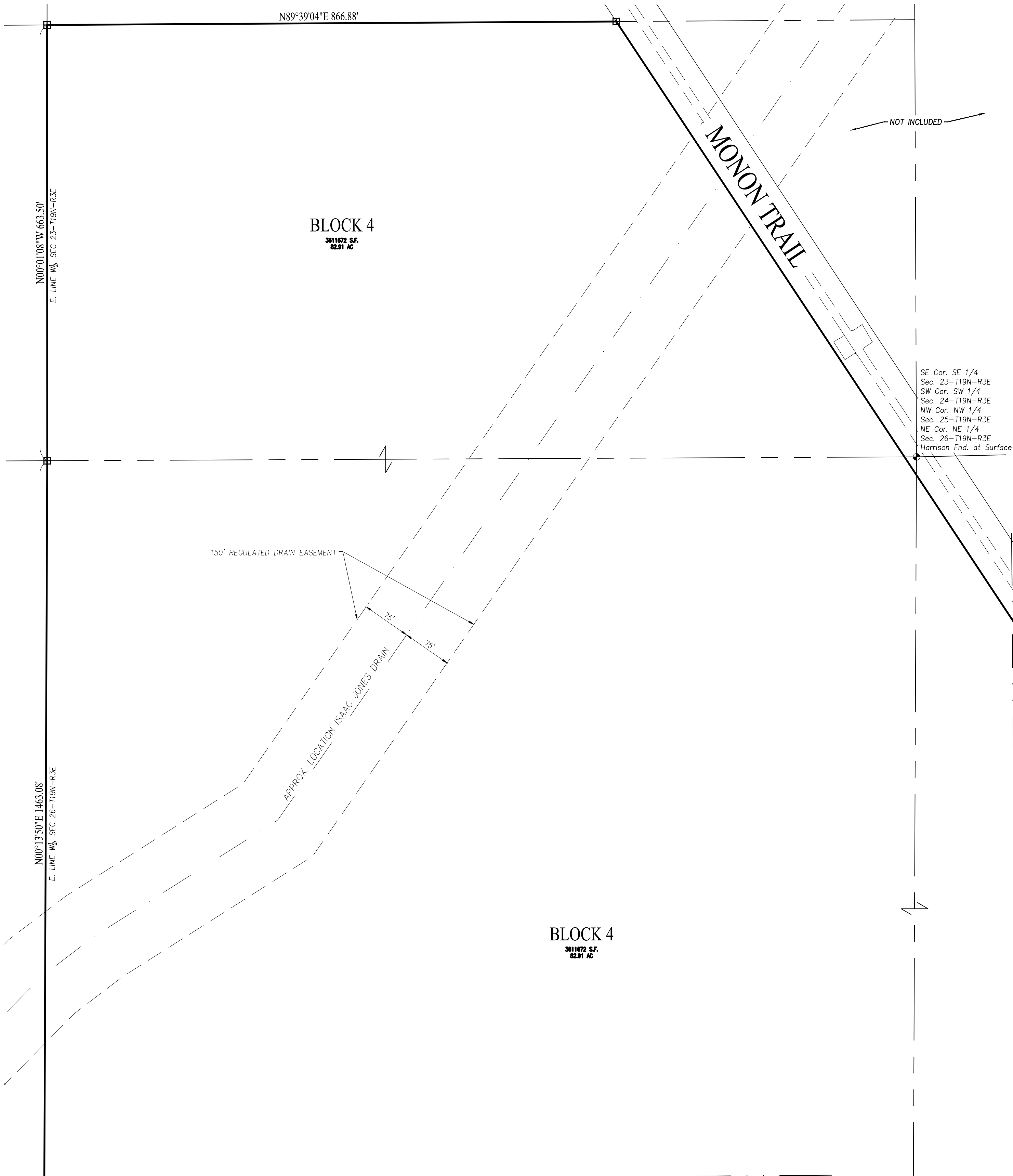
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MATCHLINE - SEE SHEET 4

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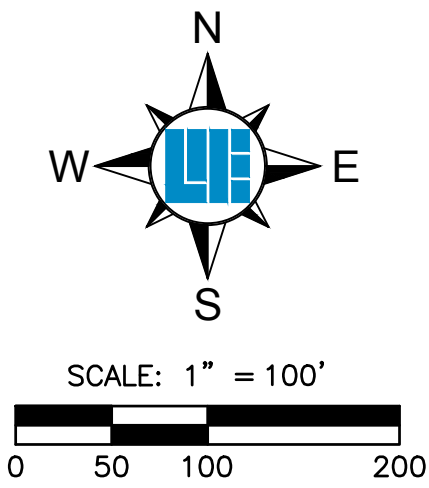
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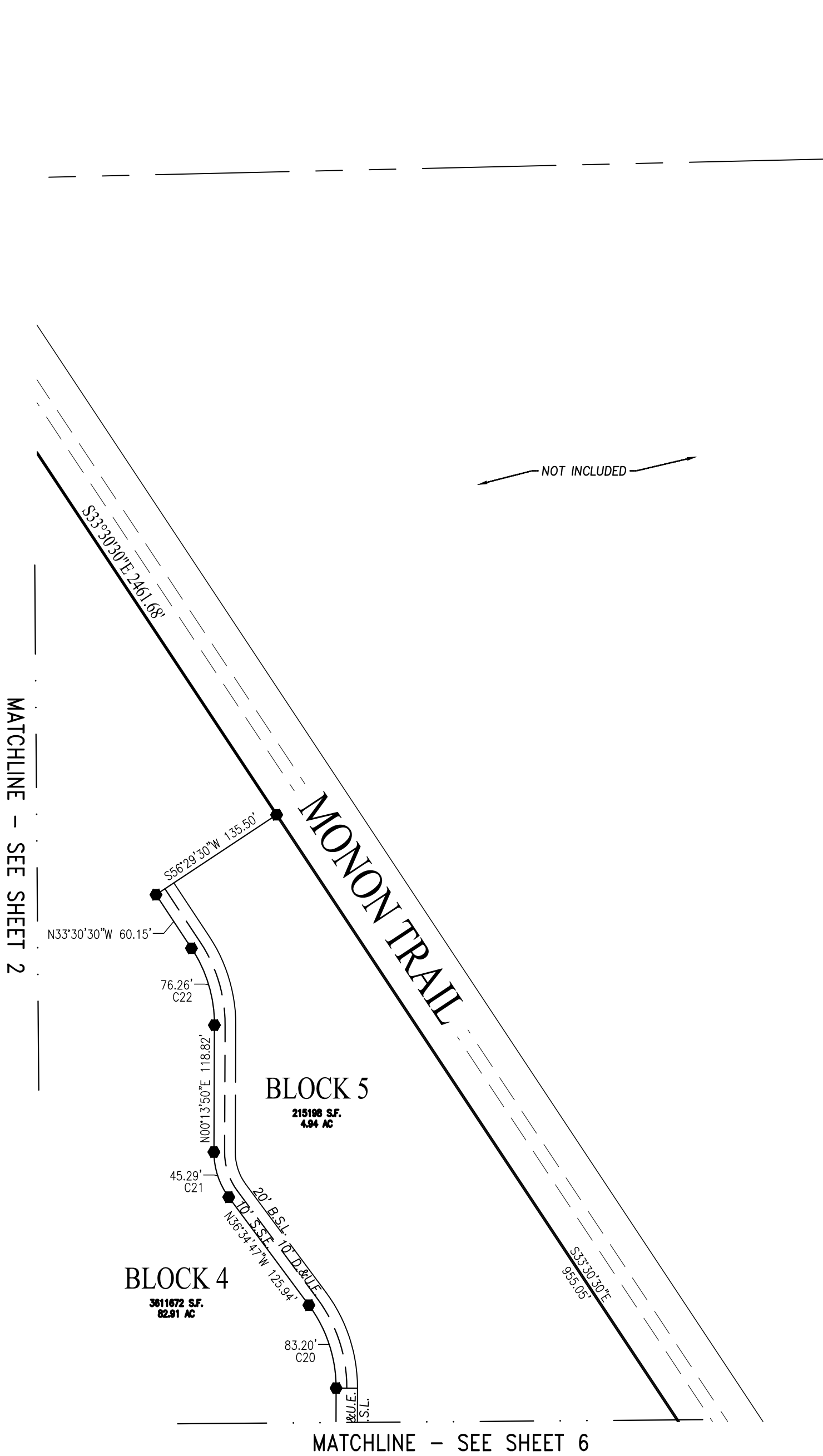
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WOODS ROBINSON
BRIGGS PUD
SECONDARY PLAT

PRT. SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

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 - REBAR FOUND
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- R.D.E. – Regulated Drain Easement.
- B.S.L. – Building Setback Line
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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	152.15'	300.00'	29°03'29"	N15°45'36"W	150.52'
C2	38.85'	250.00'	8°54'16"	N25°50'12"W	38.81'
C3	37.73'	100.00'	21°36'54"	N79°25'23"E	37.50'
C4	94.31'	250.00'	21°36'54"	N10°34'37"W	93.75'
C5	168.63'	332.50'	29°03'29"	N15°45'35"W	166.83'
C6	34.54'	87.50'	22°37'07"	S18°58'51"E	34.32'
C7	37.20'	94.54'	22°32'40"	N18°56'38"W	36.96'
C8	40.06'	94.54'	24°16'49"	N42°30'07"W	39.77'
C9	83.80'	87.50'	54°52'21"	S27°12'21"E	80.63'
C10	44.53'	286.00'	8°55'16"	N04°13'48"W	44.49'
C11	34.53'	20.00'	98°55'16"	S40°46'12"W	30.40'
C12	29.03'	20.00'	83°10'01"	S48°11'10"E	26.55'
C13	38.96'	94.54'	23°36'48"	S18°24'34"E	38.69'
C14	37.20'	94.54'	22°32'40"	S41°38'02"E	36.96'
C15	34.54'	87.50'	22°37'02"	N41°35'51"W	34.32'
C16	135.66'	267.50'	29°03'29"	N15°45'36"W	134.22'
C17	181.13'	444.08'	23°22'11"	N88°51'37"W	179.88'
C18	22.60'	30.50'	42°27'49"	S21°00'05"E	22.09'
C19	22.60'	30.50'	42°27'49"	N21°27'44"E	22.09'
C20	83.20'	129.50'	36°48'37"	N18°10'29"W	81.77'
C21	45.29'	70.50'	36°48'37"	N18°10'29"W	44.52'
C22	76.26'	129.50'	33°44'20"	N16°38'20"W	75.16'
C23	28.59'	30.50'	53°42'35"	S26°37'28"E	27.56'
C24	61.20'	151.54'	23°08'16"	S41°54'37"E	60.78'
C25	59.67'	151.54'	22°33'38"	S18°57'07"E	59.29'
C26	12.04'	30.50'	22°37'02"	S18°58'44"E	11.96'
C27	43.61'	389.50'	6°24'52"	S27°04'54"E	43.58'
C28	51.57'	44.00'	67°09'02"	S57°26'59"E	48.67'
C29	96.60'	61.50'	90°00'00"	N44°43'21"E	86.97'
C30	96.06'	61.50'	89°29'31"	N45°01'25"W	86.59'
C31	65.19'	41.50'	90°00'00"	S45°13'50"W	58.69'

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SOURCE OF TITLE:
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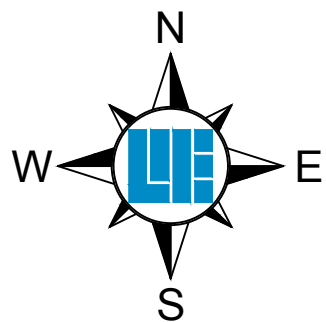
This instrument prepared for:

CND WOODS ROBINSON, LLC
MICHAEL LUEDKE – DIVISION PRESIDENT
ADDRESS
LOCATION
PHONE:

This instrument prepared by: ANDREW D. BAXTER

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SCALE: 1" = 100'

0 50 100 200

WOODS ROBINSON BRIGGS PUD SECONDARY PLAT

PRT. SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

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- REBAR FOUND

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MATCHLINE - SEE SHEET 2

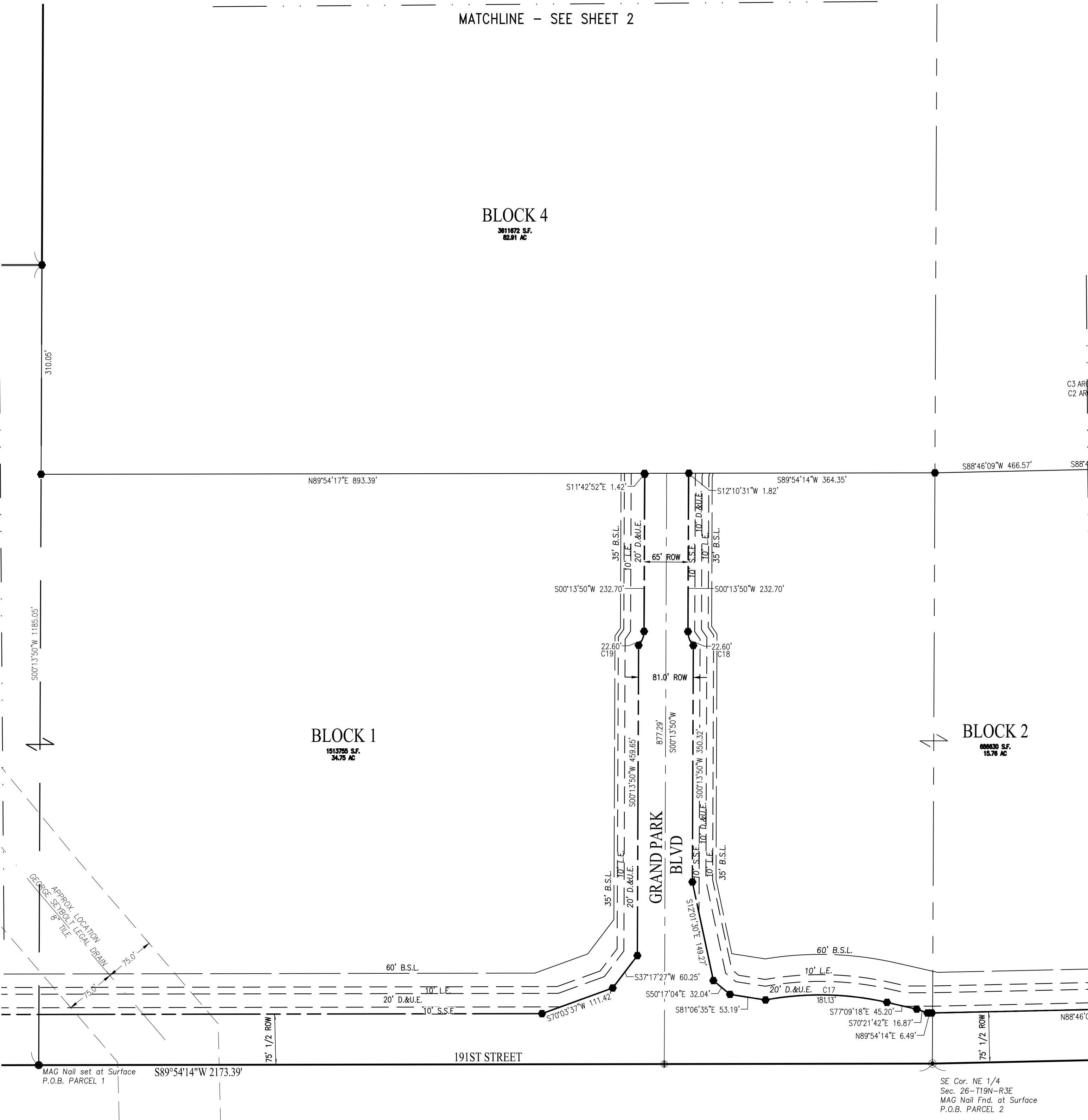
BLOCK 4
3611672 S.F.
82.91 AC

BLOCK 1
1513796 S.F.
34.76 AC

BLOCK 2
666630 S.F.
15.76 AC

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 6



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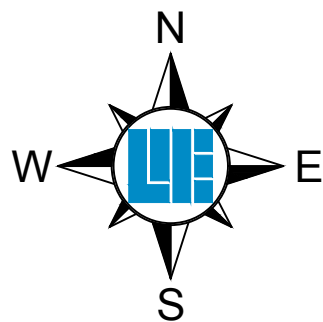
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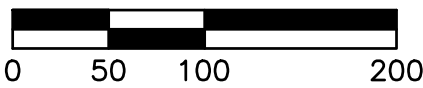
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER



SCALE: 1" = 100'



WOODS ROBINSON BRIGGS PUD SECONDARY PLAT

PRT. SEC. 23, 25, & 26-T19N-R3E
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ROW - Right-of-Way

N.R. - Non-Radial

MATCHLINE - SEE SHEET 1

NOT INCLUDED

N89°54'14"E 661.74'

310.05'

N00°13'27"E 723.04'
W. LINE E₂, W₂, SEC 26-T19N-R3E

APPROX. LOCATION
GEORGE SEYBOLT LEGAL DRAIN
8" TILE

BLOCK 1
151375 SF.
34.75 AC

N89°54'14"E 188.57'

N00°13'27"E 462.01'

387.01'

60' B.S.L.

20' D.&U.E.

10' S.S.E.

S89°54'14"W 1594.98'

191ST STREET

N89°54'13"E 850.18'

SW Cor. NE 1/4
Sec. 26-T19N-R3E
MAG Nail Fnd. at Surface

MAG
P.O.E

MATCHLINE - SEE SHEET 4

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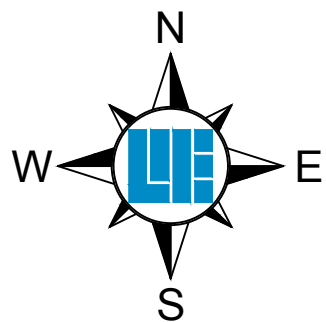
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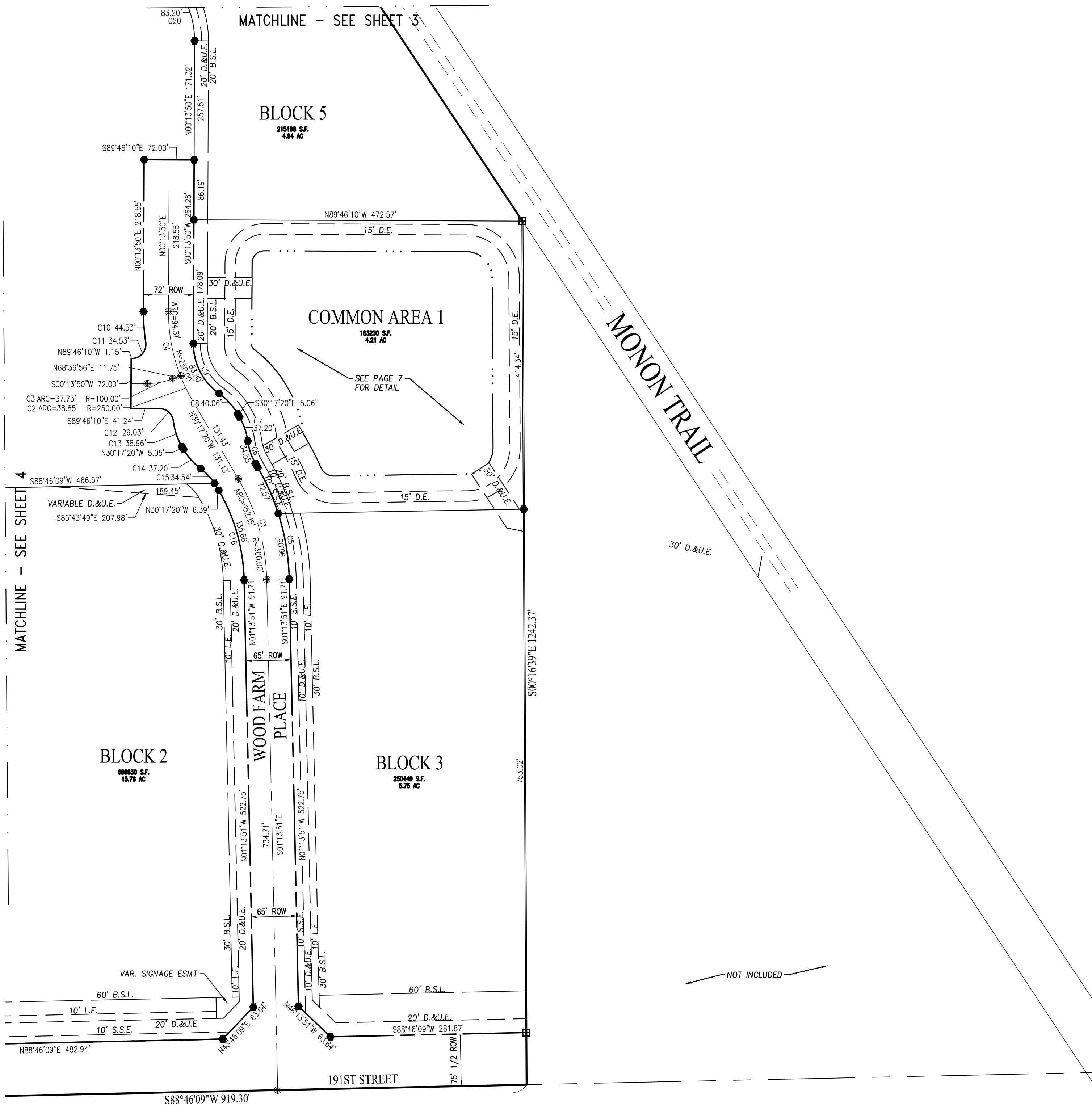
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WOODS ROBINSON
BRIGGS PUD
SECONDARY PLAT

PRT. SEC. 23, 25, & 26-T19N-R3E
WASHINGTON TWP., HAMILTON CO., IN

LAND DESCRIPTION

PARCEL 1

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BASED UPON A RETRACEMENT SURVEY OF THE LANDS OF MARI S. BRIGGS, TRUSTEE OF THE VIOLET V. SHOEMAKER LAND TRUST DATED FEBRUARY 11, 1992 AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 9214003 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, COMPLETED APRIL 13, 2020 BY WEIHE ENGINEERS, INC. AS PROJECT NO. W200155 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION, BEING SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST (BEARINGS ARE DERIVED FROM COORDINATES BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 (2011) EPOCH 2010.0) 1323.22 FEET (AS MEASURED ALONG THE SOUTH LINE OF SAID QUARTER SECTION); THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 850.18 FEET TO A POINT 188.57 FEET WEST OF THE SOUTHWEST CORNER OF THE EAST HALF OF SAID HALF QUARTER SECTION; THENCE PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF SAID WEST HALF QUARTER SECTION NORTH 00 DEGREE 13 MINUTES 27 SECONDS EAST 462.01 FEET; THENCE PARALLEL WITH AFORESaid SOUTH LINE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 188.57 FEET TO THE WEST LINE OF THE EAST HALF OF SAID WEST HALF; THENCE ALONG SAID WEST LINE NORTH 00 DEGREE 13 MINUTES 27 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER OF 18 ACRES OFF THE ENTIRE SOUTH END OF SAID HALF HALF QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID 18 ACRES NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO THE NORTHEAST CORNER OF SAID 18 ACRES; THENCE ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER SOUTH 00 DEGREE 13 MINUTES 50 SECONDS WEST 1185.05 FEET TO THE PLACE OF BEGINNING, CONTAINING 20.00ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY .

PARCEL 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, PART OF THE NORTHWEST QUARTER OF SECTION 25, AND PART OF THE NORTHEAST QUARTER OF SECTION 26 ALL IN TOWNSHIP 19 NORTH, RANGE 3 EAST HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST (BEARINGS ARE DERIVED FROM COORDINATES BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 (2011) EPOCH 2010.0) A DISTANCE OF 1323.22 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID HALF QUARTER NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 2648.13 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER SECTION NORTH 00 DEGREES 01 MINUTE 08 SECONDS WEST 663.50 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID HALF QUARTER QUARTER SECTION NORTH 89 DEGREES 39 MINUTES 04 SECONDS EAST 866.88 FEET TO THE WESTERLY LINE OF THE LANDS OF THE CITY OF WESTFIELD (FORMER MONON RAILROAD); THENCE ALONG SAID WESTERLY LINE SOUTH 33 DEGREES 30 MINUTES 30 SECONDS EAST 2461.68 FEET TO THE EAST NORTHEAST CORNER OF THE LANDS OF THE WOOD FAMILY FARM OF HAMILTON COUNTY, LLC AS DESCRIBED IN INSTRUMENT NO. 2015012811; THENCE EAST LINE OF WOOD SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST 1242.37 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 46 MINUTES 09 SECONDS WEST 919.30 FEET TO THE PLACE OF BEGINNING, CONTAINING 137.53 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, ANDREW D. BAXTER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THIS PLAT IS BASED ON A SURVEY PREPARED BY WEIHE ENGINEERS, INC. RECORDED AS INSTRUMENT NO. ?????????? IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

DATED: _____

ANDREW D. BAXTER, REGISTERED LAND SURVEYOR NO. 20400029
STATE OF INDIANA

THIS INSTRUMENT WAS PREPARED BY: ANDREW D. BAXTER, WEIHE ENGINEERS, INC.

“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” ANDREW D. BAXTER

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT AND THE ACCEPTANCE OF ANY PUBLIC RIGHTS-OF-WAY DEDICATED HEREIN IS HEREBY APPROVED ON THE _____ DAY OF _____, _____ BY THE DIRECTOR OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF WESTFIELD, INDIANA, ON BEHALF OF THE BOARD OF PUBLIC WORKS AND SAFETY, PURSUANT TO RESOLUTION 15-120 ENACTED BY THE BOARD OF PUBLIC WORKS AND SAFETY ON AUGUST 26, 2015, AND ARTICLE 7.4(B) OF THE UNIFIED DEVELOPMENT ORDINANCE.

JOHN NAIL, DIRECTOR
PUBLIC WORKS DEPARTMENT

COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY IC 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD AS FOLLOWS:
APPROVAL DELEGATED TO THE ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF WESTFIELD, INDIANA BY WESTFIELD ORDINANCE 11-06, ENACTED BY THE WESTFIELD CITY COUNCIL ON MARCH 14, 2011.

APPROVED BY THE WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT ON THE ____ DAY OF _____, 20__.

KEVIN TODD, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

DEED OF DEDICATION -

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION CONSISTS OF 5 BLOCKS AND 1 COMMON AREA AND SHALL BE KNOWN AND DESIGNATED AS WOODS ROBINSON BRIGGS PUD SECONDARY PLAT, AN ADDITION TO CITY OF WESTFIELD, INDIANA. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED UNLESS OTHERWISE PERMITTED BY APPLICABLE ZONING ORDINANCES AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "LANDSCAPING, DRAINAGE AND UTILITY EASEMENT", "SEWER, DRAINAGE, LANDSCAPING AND UTILITY EASEMENT" ARE RESERVED FOR THE USE OF UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY OF WESTFIELD OR SUCCESSORS IN THE CITY'S INTEREST FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND WATER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "DRAINAGE EASEMENT", "LANDSCAPING, DRAINAGE AND UTILITY EASEMENT", "SEWER, DRAINAGE, LANDSCAPING AND UTILITY EASEMENT" AND "REGULATED DRAIN EASEMENT" ARE ALSO GRANTED TO AND ENFORCEABLE BY THE LOT OWNERS AND GOVERNMENTAL ENTITIES INCLUDING THE HAMILTON COUNTY DRAINAGE BOARD. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE OWNERS OF THE LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESSED OUR HANDS AND SEALS THIS _____ DAY OF _____, _____.

JOE MORRIS
TITLE:
WOOD FAMILY FARM OF HAMILTON COUNTY LLC

STATE OF _____)
)SS:
_____ COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, _____.

WRITTEN SIGNATURE: _____, NOTARY PUBLIC
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____
MY COUNTY OF RESIDENCE: _____

MICHAEL LUEDKE
TITLE: DIVISION PRESIDENT
CND WOODS ROBINSON LLC

STATE OF _____)
)SS:
_____ COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, _____.

WRITTEN SIGNATURE: _____, NOTARY PUBLIC
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____
MY COUNTY OF RESIDENCE: _____

R. BIRCH DALTON
TITLE: MEMBER
191ST STREET LAND ACQUISITION LLC

STATE OF _____)
)SS:
_____ COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, _____.

WRITTEN SIGNATURE: _____, NOTARY PUBLIC
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____
MY COUNTY OF RESIDENCE: _____

This instrument prepared for:

CND WOODS ROBINSON, LLC
MICHAEL LUEDKE – DIVISION PRESIDENT
ADDRESS
LOCATION
PHONE:

This instrument prepared by: ANDREW D. BAXTER



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

C:\Users\j\Documents\Projects\Woods_Robinson_PUD\WOODS_ROB_PUD_2022.dwg
DATE: 07/26/2022, 11:37am
DRAWN BY: j
CHECKED BY: j



November 21, 2022

Subject: Woods Robinson Briggs Fountain Location

To: APC Members

Mayor
Andy Cook

City Council
Joe Edwards
Scott Willis
Jake Gilbert
Scott Frei
Mike Johns
Cindy L. Spoljaric
Troy Patton

Clerk Treasurer
Cindy J. Gossard

As you are aware, the original concept plan for the Woods Robinson Briggs PUD included a fountain feature within the median area of the entrance roadway. After discussions with the Developer, our Engineering Department had some safety concerns about this concept.

Fountains tend to be gathering places. By placing a fountain feature within the median of the roadway, pedestrians may be tempted to cross traffic in order to interact with the water feature. The Engineering Department's preference would be to locate the fountain feature in a visible location where pedestrians can more easily gather without crossing lanes of traffic.

If the fountain is to remain within the median of the roadway then we will need to look closely and thoughtfully at crosswalk signage, roadway separation, and other factors to ensure a high level of safety is being provided.

Please give me a call at 317-430-6750 or email me at jnail@westfield.in.gov if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Johnathon Nail".

Johnathon Nail, PE
Director of Public Works
City of Westfield

Public Works Department

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

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

ORDINANCE 22-19

Woods - Robinson - Briggs PUD Amendment II

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 21-10, The Woods-Robinson-Briggs Planned Unit Development on March 22, 2021;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**2207-PUD-XX**), requesting (i) an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibits A** (the “Gerth Property”) and **Exhibit B** (the “Original Woods-Robinson-Briggs PUD Real Estate”), and (ii) an amendment to the District and Concept Plans of the Woods-Robinson-Briggs PUD Ordinance;

WHEREAS, the Commission forwarded Petition No. **2207-PUD-XX** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (**X-X**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2022; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Gerth Property into the **Woods-Robinson-Briggs Planned Unit Development District** (the "District").
- 1.2 This Ordinance shall also amend the Woods Robinson Briggs PUD Ordinance as applicable to the Original Woods Robinson Briggs PUD Real Estate.
- 1.3 Development of the Gerth Property and the Original Woods-Robinson-Briggs PUD Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, the Woods-Robinson-Briggs PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("Chapter") and Article ("Article") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the (i) Unified Development Ordinance and (ii) the Woods-Robinson-Briggs PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Gerth Property and the Original Woods Robinson Briggs PUD Ordinance and shall be superseded by the terms of this Ordinance.

Section 2. District Area Assignment

- 2.1 The Gerth Property is hereby assigned to District 1/the Commercial District, as originally set forth in Ordinance 21-10 (the "Assigned Area"). The standards of the Woods-Robinson-Briggs PUD Ordinance applicable to the Assigned Area shall apply to the development of the Gerth Property.
- 2.2 The District Plan attached hereto and incorporated herein by reference as **Exhibit C** (the "District Plan") hereby amends the Woods Robinson Briggs PUD District Plan.

Section 3. Water Feature

- 3.1 A Water Feature, as originally required in Article 8.1 of Ord. 21-10, shall still be required. However, the Water Feature may not contain a fountain, and the size, scale, and features of the Water Feature shall be amended so that substantial compliance shall be required with what is shown on the revised Concept Plan (see **Exhibit D**).

In addition, Character Exhibits of fountain Water Features in Ord. 21-10 shall not apply. Instead, new Character Exhibits of a linear waterfall have been added (see **Exhibit E**) for which substantial compliance must be achieved.

Section 4. District 2: Park/Trail Head District

- 4.1 Article 8.2 of Ordinance 21-10, “District 2 Park/Trail Head District” shall be replaced with following:

The Park District (a minimum of 3 acres in size up to a maximum of 5 acres) is to be a donation or designated conservatory by Wood Family Farm of Hamilton County, LLC or a successor in interest (the “Owner”) with respect to the Park District. The Park District shall be developed as a nature-focused park/recreation area available to the general public (the "Park"). The Park District shall serve as a trail head of the Monon Trail. The following standards shall apply to District 2:

1. Open-sided shelters shall be permitted.
2. Enclosed buildings for park-related activities and/or facilities such as restrooms, maintenance, and similar other uses deemed appropriate for a passive activity park as determined by the Director of Community Development, shall be permitted.
3. Park amenities shall include the following:
 - a. Lighting and safety features as may be reasonably required for a dusk-to-dawn community park;
 - b. Exercise stations;
 - c. Lawn area for recreational play such as frisbee, croquet, corn hole, etc;
 - d. Sculptured walking areas;
 - e. Crushed stone trails similar to Cool Creek connecting features within the Park; and
 - f. Other similar amenities and features commonly related to a passive park use as determined by the Director of the Community Development Department
4. An application for Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate. The park amenities listed above shall be installed within District 2 within one year of the aforementioned Detailed Development application submittal unless The Director of the Community Development Department approves an extension due to unforeseen circumstances.

3.2 Development of District 2, the Park District, shall be in substantial compliance with **Exhibit F**, the Park Plan, as determined by the Director of Community Development.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2022.**

**WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify **ORDINANCE 22-19** was delivered to the Mayor of Westfield on the _____ day of _____, 2021.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 22-19
this _____ day of _____, 2022.

I hereby VETO ORDINANCE 22-19
this _____ day of _____, 2022.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
GERTH PROPERTY LEGAL DESCRIPTION

~~Acreage 4.54 Section 25, Township 19, Range 3~~

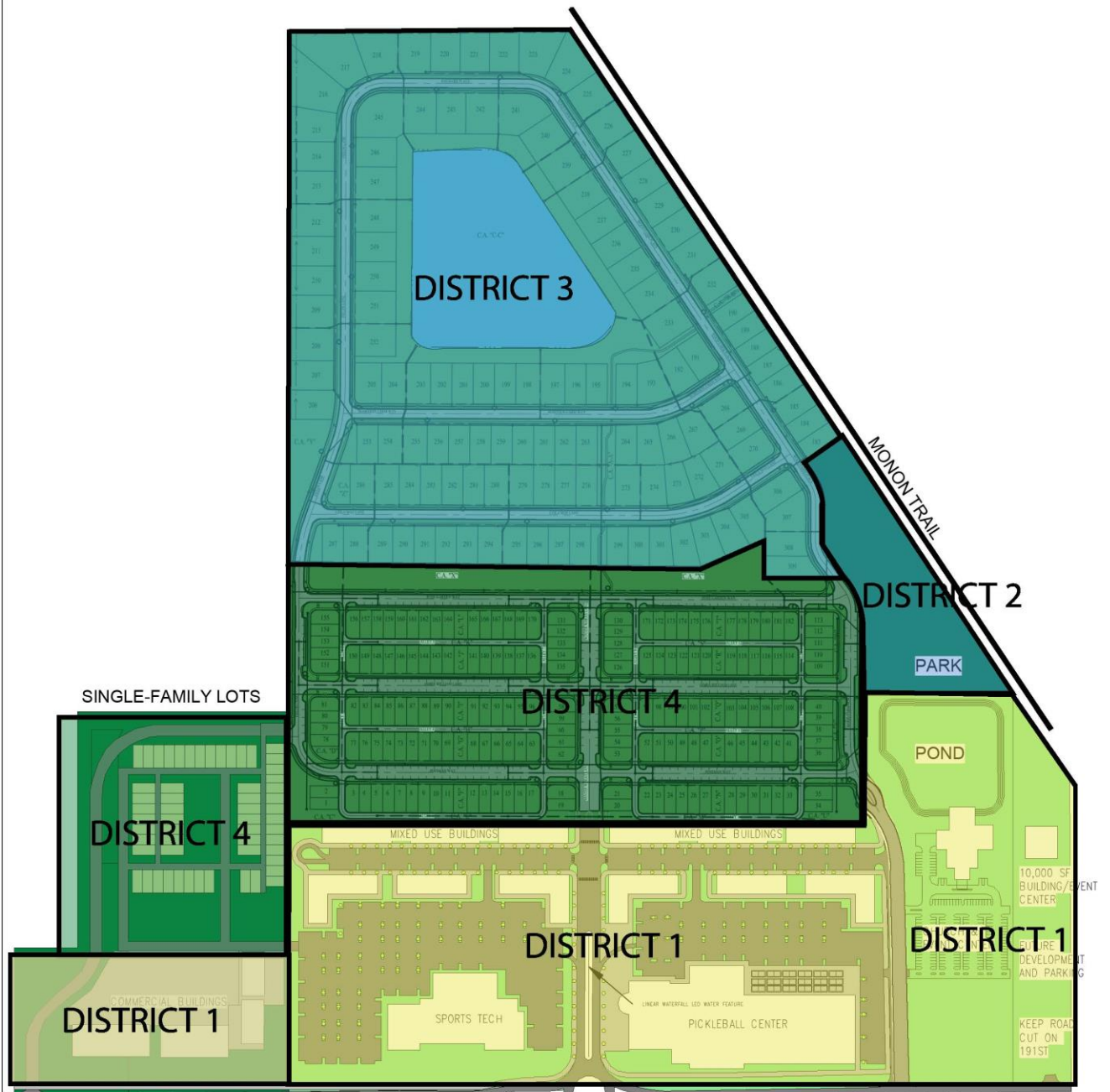
NEED ACTUAL METES AND BOUNDS LEGAL DESCRIPTION

EXHIBIT B
ORIGINAL WOODS-ROBINSON-BRIGGS PUD LEGAL DESCRIPTION (sans GERTH
PROPERTY)

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

EXHIBIT C
REVISED DISTRICT PLAN



① WOODS/ROBINSON/BRIGGS PUD DISTRICT PLAN
 1" = 400'-0"

WOODS ROBINSON
PUD 191ST



EXHIBIT D
REVISED CONCEPT PLAN



① WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN
1" = 400'-0"

WOODS ROBINSON PUD 191ST



EXHIBIT E
LINEAR WATERFALL EXHIBITS

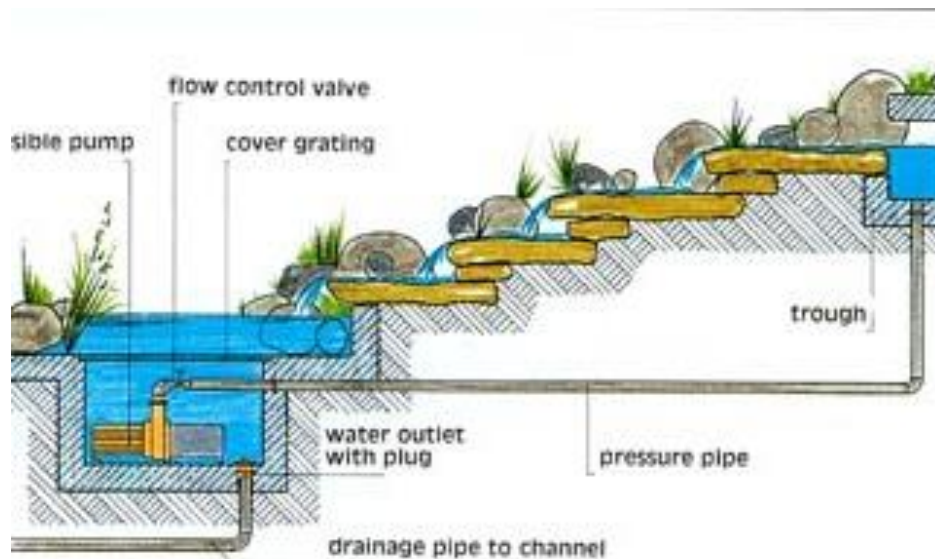


EXHIBIT F PARK PLAN

