

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda __11_18_2019

Monday, November 18, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 18, 2019 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - November 6, 2019

The minutes of the November 6, 2019 meeting are tabled to the December 2, 2019 APC meeting.

Documents: [Minutes tabled to December 2, 2019](#)

Review APC Rules & Procedures

CONSENT AGENDA

1911-DDP-28

Project Wholeheartedly

1820 Bastain Court

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests Detailed Development Plan review of a 89,500 Square Foot Industrial Facility on 20 acres +/- in the Project Wholeheartedly - Northpoint PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#)

1910-DDP-20

The Trails PUD Apartments

801 East 175th Street

Holladay Properties by Woolpert, Inc. requests Detailed Development Plan review for a Multi-Family Residential Building on 7.38 acres +/- in The Trails PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Building Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Indoor Amenity Plans](#)

1909-DDP-17

Grand Park Courtyard by Marriott

19299 Westmore Lane

CY Westfield, LLC by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 82,205 square foot hotel on 2.98 acres +/- in the Chatham Commons PUD District.

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

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

ITEMS OF BUSINESS

1910-PUD-33

Northpoint PUD Amendment I (Project 19/GFS)

Northwest corner of 196th Street and Grassy Branch Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Illustrative Landscape Plan \(updated 11/15 @ 4pm\)](#) | [Exhibit 5: Illustrative Character Exhibit](#) | [Exhibit 6: Wall Pack Specifications](#) | [Exhibit 7: Ordinance 19-57 - clean \(Exhibit C updated 11/15 @ 4pm\)](#) | [Exhibit 8: Ordinance 19-57 - redlined](#) | [Exhibit 9: Ordinance 17-51](#) | [Exhibit 10: Petitioners Narrative](#)

1911-ODP-21 & 1911-SPP-21

Chatham Hills, Section 7

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

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

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

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

1911-PUD-42

Westgate PUD Amendment

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

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

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

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

[Exhibit 4: Proposed Ordinance 19-56 \(Clean\)](#) | [Exhibit 5: Proposed Ordinance 19-56 \(Redline\)](#) | [Exhibit 6: Westgate Amenment Map](#) | [Exhibit 7: Westgate Amenities](#) | [Exhibit 8: Westgate Lot Layout](#) | [Exhibit 9: Neighborhood Meeting Summary \(10-24-19\)](#) | [Exhibit 10: Ord. 06-37 Exhibit 8 Redline](#) | [Exhibit 11: Public Comment](#) | [Petitioner's Presentation](#)

PUBLIC HEARING ITEMS

1912-PUD-46[PUBLIC HEARING]

Wheeler Landing PUD Amendment II

851 E. 181st Street

Westfield Washington Schools requests an amendment to the Architectural Standards of the Wheeler Landing PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 19-62](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Grand Park Sports Campus Concept](#)

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Petition Number: 1911-DDP-28
Project Name: Project Wholeheartedly - Northpoint
Subject Site Address: 1820 Bastian Court
Petitioner: Project Wholeheartedly by Northpoint Owners
Representative: Russell L. Brown; Clark, Quin, Moses, Scott & Grahm, LLP
Request: Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests Detailed Development Plan review of a 89,500 Square Foot Industrial Facility on 20 acres +/- in the Project Wholeheartedly - Northpoint PUD District.
Current Zoning: Northpoint PUD
US 31 Overlay
Current Land Use: Agricultural / Vacant
Approximate Acreage: 20 +/-
Staff Reviewer: Jonathan Dorsey, Associate 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.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the**

Public Works Department. The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
-

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

The plans comply.

- 5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.

- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 16) Location of all Floodplain areas within the boundaries of the property.
- 17) Names of legal ditches and streams on or adjacent to the site.
- 18) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 19) Identify buildings proposed for demolition.
- 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 22) Misc.

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

The plans comply.

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) 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.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

District Standards

The plans comply with Article 4.16 (GB District), Northpoint PUD District (Ord. 17-51, for Commerce Parke District) and Northpoint PUD Amendment II – Project Wholeheartedly (proposed Ord. 19-58) except for those items identified as outstanding below:

- 27) Minimum Lot Area: 1 acre
- 28) Minimum Lot Frontage: 70 feet
- 29) Minimum Lot Width at Setback Line: 100 feet
- 30) Minimum Parking Lot Setback: 20 feet from the property line abutting any street
- 31) Minimum Building Setback Lines:
- a) Front Yard: 30 feet
 - b) Side Yard: 10 feet
 - c) Rear Yard: 10 feet
 - d) U.S. Highway 31: 90 feet
- 32) Maximum gross square feet of retail: 65,000 gross square feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan:

- 33) Accessory use and Building Standards (Article 6.1):

- 34) Architectural Standards (Article 6.3)
- 36) Building Standards (Article 6.4)
- 37) Fence Standards (Article 6.5)
- 38) Height Standards (Article 6.6)
- 39) Home Business Standards (Article 6.7)
- 40) Landscaping Standards (Article 6.8)
- 41) Lighting Standards (Article 6.9)
- 42) Lot Standards (Article 6.10)
- 43) Outside Storage and Display (Article 6.12)
- 44) Outdoor Café and Eating Areas (Article 6.13)
- 45) Parking and Loading Standards (Article 6.14)
- 46) Performance Standards (Article 6.15)
- 47) Setback Standards (Article 6.16)
- 48) Sign Standards (Article 6.17)
- 49) Vision Clearance Standards (Article 6.19)
- 50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 51) Easement Standards (Article 8.3)
- 52) Monument and Marker Standards (Article 8.5)

- 53) Open Space and Amenity Standards (Article 8.6)
- 54) Pedestrian Network Standards (Article 8.7)
- 55) Storm Water Standards (Article 8.8)
- 56) Street and Right-of-Way Standards (Article 8.9)
- 57) Surety Standards (Article 8.12)
- 58) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

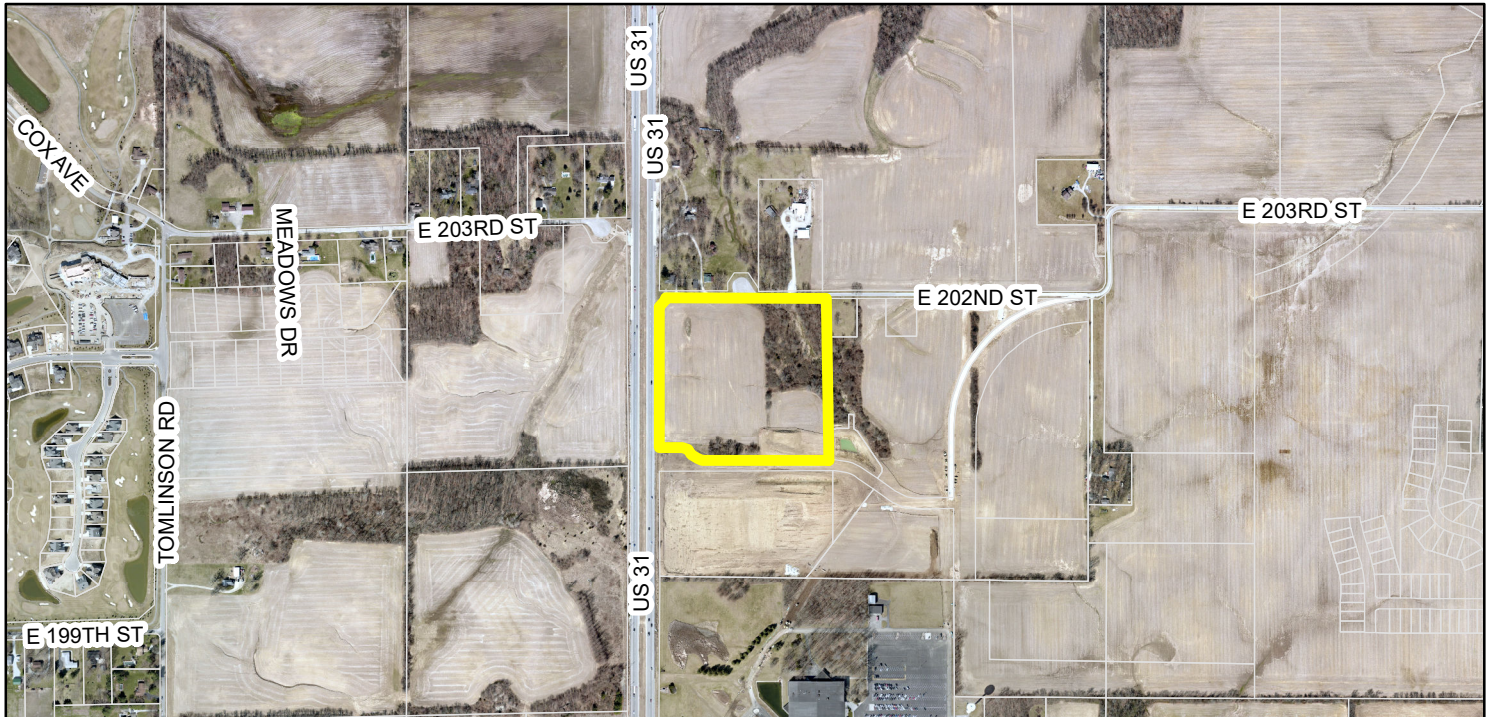
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (1911-DDP-28) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.



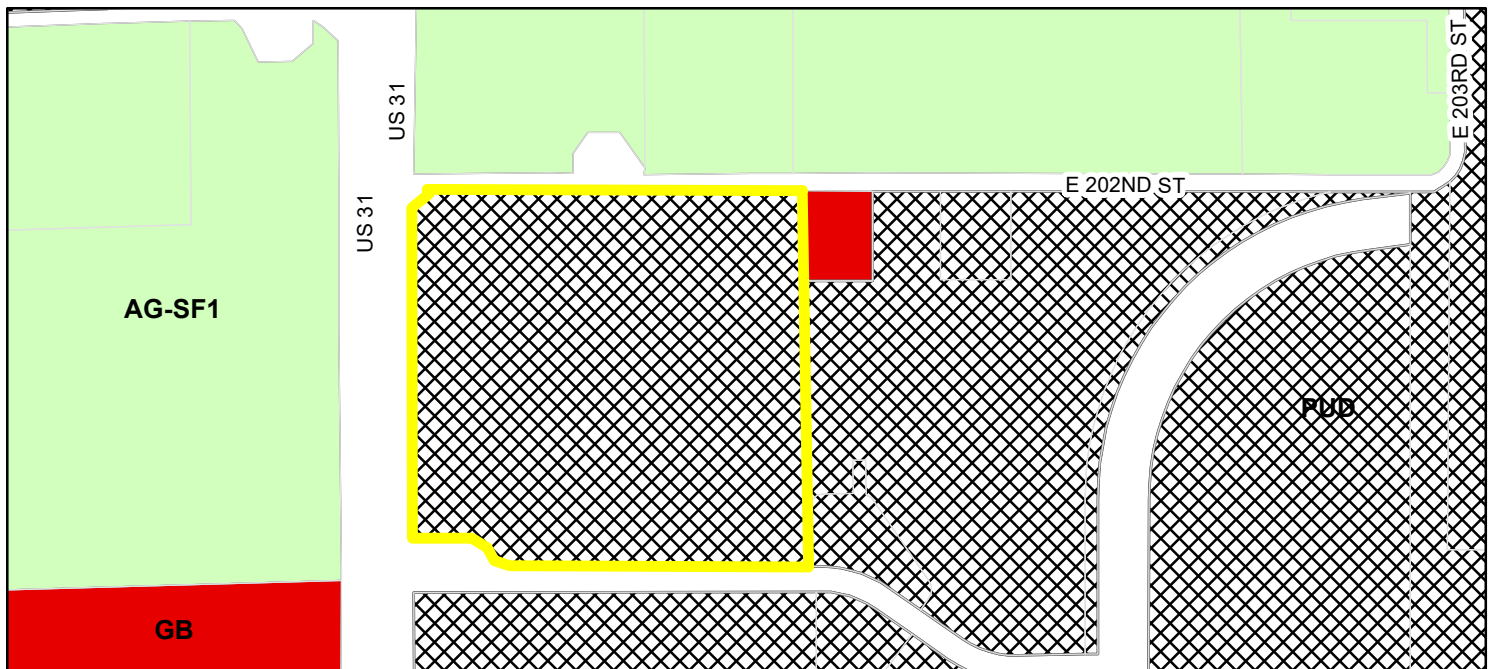
Property Location Map
Project Wholeheartedly
Detailed Development Plan
1911-DDP-28



Aerial Location Map



Zoning Map



- Parcel
- Zoning**
- Zoning - All**
- AG-SF1 (Agriculture - Single Family - 1)
 - GB (General Business)
 - PUD (Planned Unit Development)



Petition Number: 1910-DDP-20

Subject Site Address: 801 East 175th Street

Petitioner: Halladay Properties by Woolpert, Inc.

Request: Holladay Properties by Woolpert, Inc. requests Detailed Development Plan review for a Multi-Family Residential Building on 7.38 acres +/- in The Trails PUD District.

Current Zoning: The Trails PUD (Ord. 16-26) & The Trails PUD, Amendment III (Ord. 19-45)

Current Land Use: Vacant

Approximate Acreage: 7.38 acres +/-

Property History: 1608-PUD-13 The Trails PUD District
1706-ODP-06 Overall Development Plan
1706-SPP-06 Primary Plat
1706-SFP-06 Secondary Plat
1910-PUD-35 The Trails PUD District, Amendment III

Staff Reviewer: Daine Crabtree, Associate Planner

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

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

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 22) Accessory use and Building Standards (Article 6.1)
- 23) Building Standards (Article 6.4)
- 24) Fence Standards (Article 6.5)

Comment: Superseded by Ord. 19-45

- 25) Height Standards (Article 6.6)
- 26) Landscaping Standards (Article 6.8)

Comment: Superseded by Ord. 19-45

- a) General Screening Standards (Article 6.8(H))
- b) Detention and Retention Areas (Article 6.8(I))
- c) Minimum Lot Landscaping Requirements (Article 6.8(K))
- d) Foundation Plantings (Article 6.8(L)):
- e) External Street Frontage Landscaping
- f) Buffer Yard Requirements

- g) Interior Parking Area Landscaping
- h) Perimeter Parking Area Landscaping

27) Lighting Standards (Article 6.9)

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

28) Lot Standards (Article 6.10)

29) Outside Storage and Display (Article 6.12)

30) Outdoor Café and Eating Areas (Article 6.13)

31) Parking and Loading Standards (Article 6.14)

Comment: Automobile parking standards superseded by Ord. 19-45

32) Setback Standards (Article 6.16)

33) Sign Standards (Article 6.17)

34) Vision Clearance Standards (Article 6.19)

35) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

36) Easement Standards (Article 8.3)

37) Pedestrian Network Standards (Article 8.7)

38) Storm Water Standards (Article 8.8)

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

40) Surety Standards (Article 8.12)

41) Utility Standards (Article 8.13)

THE TRAILS PUD (ORD. 16-26) AND (ORD 19-45)

The plans comply.

****Note:** The Trails PUD District Standards default to the GB: General Business underlying zoning district.

42) Underlying Zoning: MF-2: Multi-Family Medium Density

43) Lot A

a) Maximum Density: Thirty (30) Dwelling Units per Acre

Comment: Density is 26.95 DU/Acre. Standard met.

b) Max Dwelling Units Per Structure: Three Hundred (300)

Comment: Building will contain 224 dwelling units.

c) Max Dwelling Units: Three Hundred (300)

d) Minimum Living Area: 650 Square Feet

Comment: Per Petitioner, the smallest dwelling unit will be 652 square feet, with an occurrence of eight (8) times throughout the 224 units.

e) Minimum Building Height: Three (3) Stories for All Buildings

f) Min. 4 Story: Twenty-five percent (25%) of total units

g) Max Building Height: Eighty (80) feet

h) Minimum Building Setback Lines

i) Front Yard: 0 feet

ii) Side Yard: 5 feet

iii) Rear Yard: 10 feet

i) Min Distance Between Buildings: 15 feet

44) Minimum Off-Street Parking: 1.5 Spaces per Dwelling Unit

Comment: Superseded by Ord. 19-45



- Comment:** Superseded by Ord. 19-45

- Comment: Superseded by Ord. 19-45**

- Comment: Superseded by Ord. 19-45**

59) Parking and Loading Standards (Section 9.4)

Comment: Superseded by Ord. 19-45

60) Open Space and Amenity Standards (Section 11.1)

61) Trail Access (Section 11.2)

62) Ord. 19-45 Specific Concept Plan

63) Ord. 19-45 Specific Character Exhibits

64) Ord. 19-45 Specific Landscape Plan

STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3)

Superseded by Ord. 19-45

65) Accessory Buildings

66) Building Height Requirements

67) Building Size Requirements

68) Architectural Design Requirements

a) General Design Theme

b) Building Elevations

i) Defined Base or Foundation

ii) Top formed by pitched Roof or Three-Dimensional Cornice

iii) Offsets of min. 4 feet every sixty (60) feet

iv) 360 degree Architecture

v) Openings

vi) Gutters and Downspouts

vii) Roofs

viii) Main Entrances

ix) Windows

x) Awnings

xi) Building Materials

xii) Mechanical Equipment

xiii) Walls and Fencing



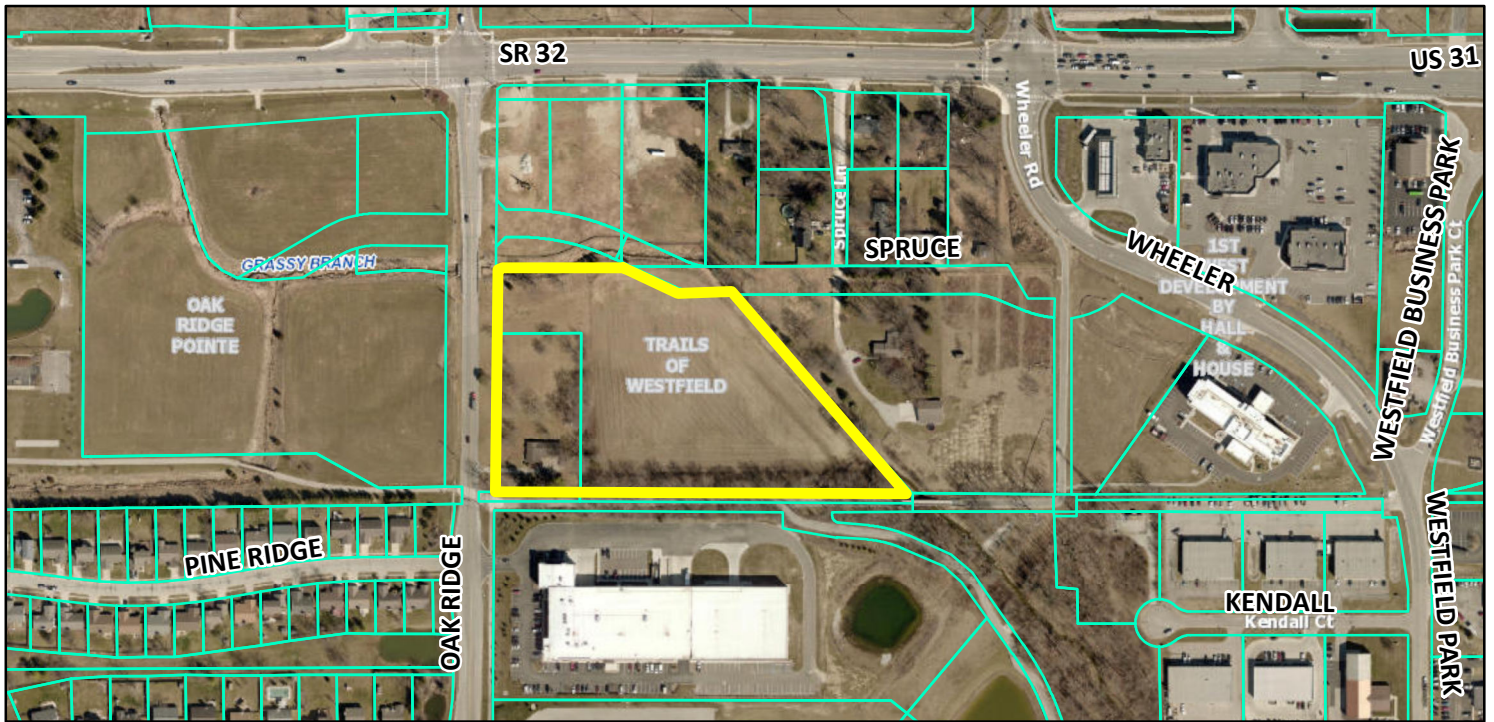
FLOODPLAIN OVERLAY DISTRICT (ARTICLE 5.5)

Comment: The petitioner is aware that the northeast corner of the building is located in the AE zone of the floodplain, but not the Floodway. The building finished floor elevation will be above the BFE. If the elevation is above the BFE and not located within the Floodway, the site is considered outside of the Special Flood Hazard Area (SFHA).

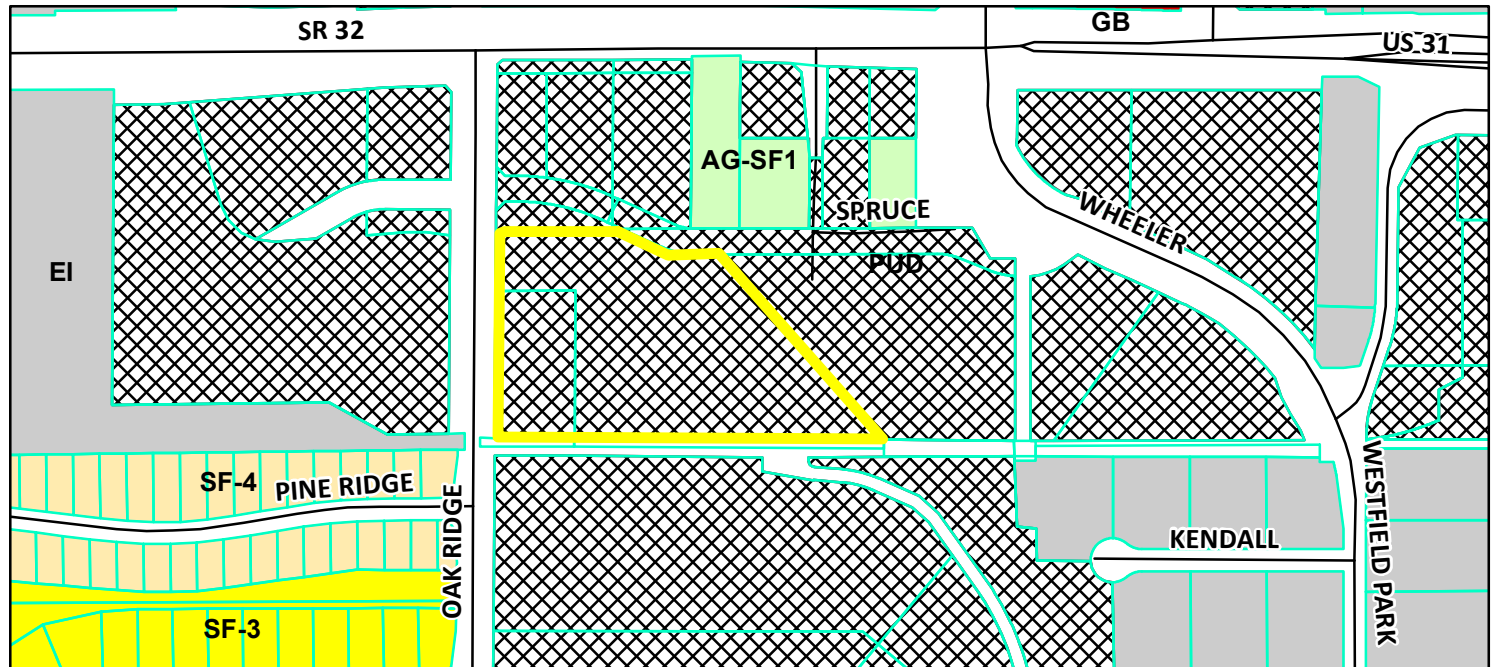
DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action:** Approve Detailed Development Plan 1910-DDP-20 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map



Zoning Map

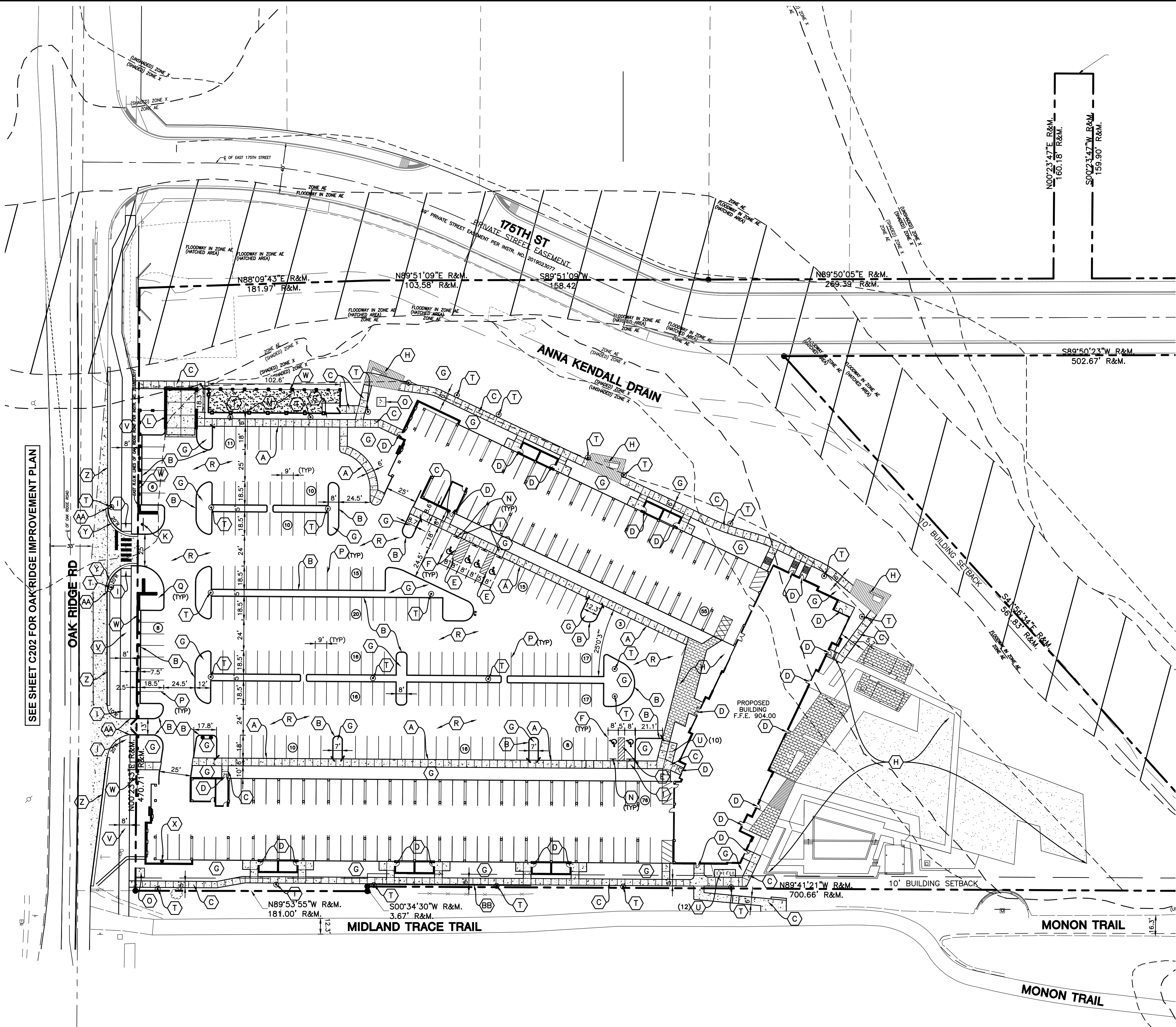


- Parcel
GIS DBO, PW, Streets
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - EI (Enclosed Industrial)
 - GB (General Business)
 - PUD (Planned Unit Development)
 - SF-3 (Single Family - 3)
 - SF-4 (Single Family - 4)

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Miles



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Last Saved By: Smith, 11/5/2019 3:11:39 PM
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LEGEND

SYMBOL	DESCRIPTION
A	INTEGRAL WALK & CURB (MIN. 5' WIDE)
B	6" STRAIGHT CURB
C	CONCRETE WALK
D	CONCRETE STOOP (5'x5' UNLESS OTHERWISE NOTED. DEFER TO ARCH. PLANS)
E	4" PAINTED BLUE PAVEMENT STRIPE AT 45° ANGLE, 2' O.C.
F	4" PAINTED BLUE PAVEMENT STRIPE
G	LANDSCAPED AREA
H	HARDSCAPE (BY OTHERS, SEE LANDSCAPE PLAN)
I	ACCESSIBLE RAMP
J	CROSSWALK
K	STOP SIGN (SEE WESTFIELD DETAIL 2500-015d ON SHEET C602)
L	COMPACTOR ENCLOSURE (BY OTHERS)
M	DOG PARK AREA
N	ACCESSIBLE PARKING SIGN
O	7'x7' CONCRETE TRANSFORMER PAD
P	4" PAINTED WHITE PAVEMENT STRIPE
Q	GUARD POST
R	REGULAR DUTY ASPHALT
S	CONCRETE CURB TAPER
T	LIGHT POLE
U	BICYCLE PARKING
V	8' ASPHALT TRAIL
W	SCREEN WALL (SEE LANDSCAPE PLAN)
X	ELECTRIC CAR CHARGING STATION WITH "ELECTRIC VEHICLE PARKING" SIGN
Y	6" TYPE II CURB WITH UNDERDRAIN (SEE WESTFIELD DETAIL 2500-008 ON SHEET C602)
Z	2' GRAVEL SHOULDER
AA	CURB END TAPER
BB	SEGMENTED CONCRETE RETAINING WALL
♿	ACCESSIBLE PARKING SYMBOL, THERMOPLASTIC
—/—	CURB TRANSITION
④	NUMBER OF PARKING SPACES

SITE DATA

ACREAGE	8.312 AC.
BUILDING COVERAGE	17%
IMPERVIOUS AREA	5.03 AC. (219,173 S.F.)
COVERAGE PERCENTAGE	61%
DWELLING UNITS	224
DWELLING UNIT DENSITY	26.95

PARKING DATA

PER PUD ORDINANCE 16-28	
PARKING SPACES REQUIRED	1.5 PER DWELLING UNIT (224 UNITS)
	336
PARKING SPACES PROVIDED	
GARAGES	125
STANDARD PARKING SPACES	1
ELECTRIC CAR CHARGING STATION SPACE	5
ADA PARKING SPACES	1
LOT	
STANDARD PARKING SPACES	192
ADA PARKING SPACES	6
TOTAL PARKING SPACES =	329

SITE NOTES

- ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB.
-ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT.
-ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB.
-ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
- ALL RADII IN PAVED AREAS & ON CURBS SHALL BE 5' UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
- ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- DISABLED RAMP AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODE WHICHEVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED. STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- ALL PAVEMENT PLACED WITHIN THE RIGHT-OF-WAY MUST COMPLY WITH THE APPROPRIATE CITY OF WESTFIELD PAVEMENT SECTION.
- UNDERDRAINS SHALL BE CONSTRUCTED UNDER ALL CURBS PER THE CITY OF WESTFIELD UNDERDRAIN DETAIL 2500-009 ON SHEET C603.



REVISION

DATE

No.

PROJECT No: 80086

DATE 10/31/19

DES. DR. CKD.

333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805



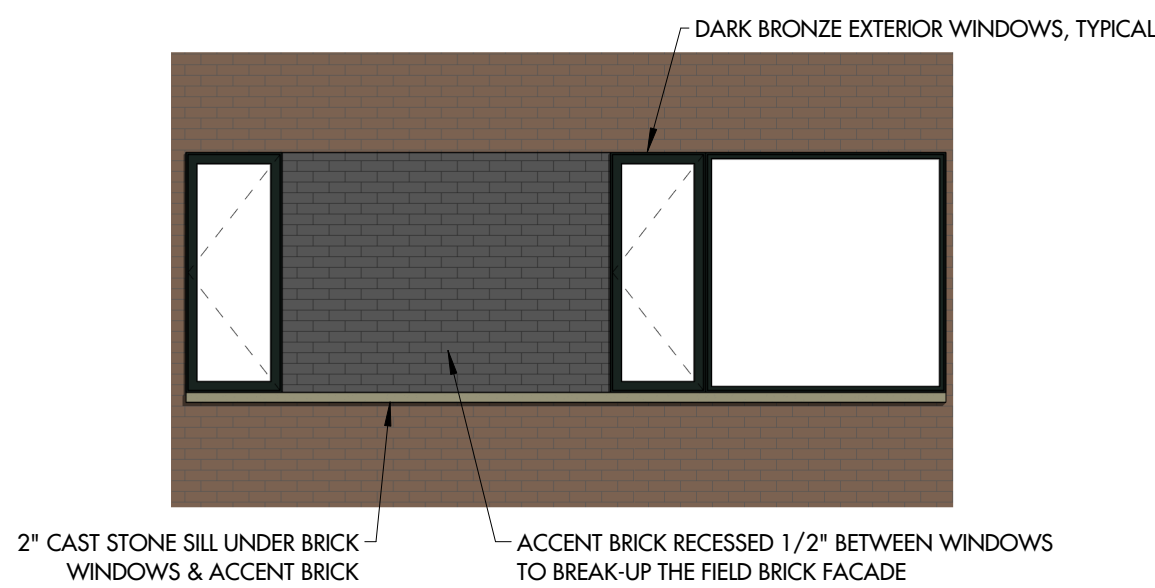
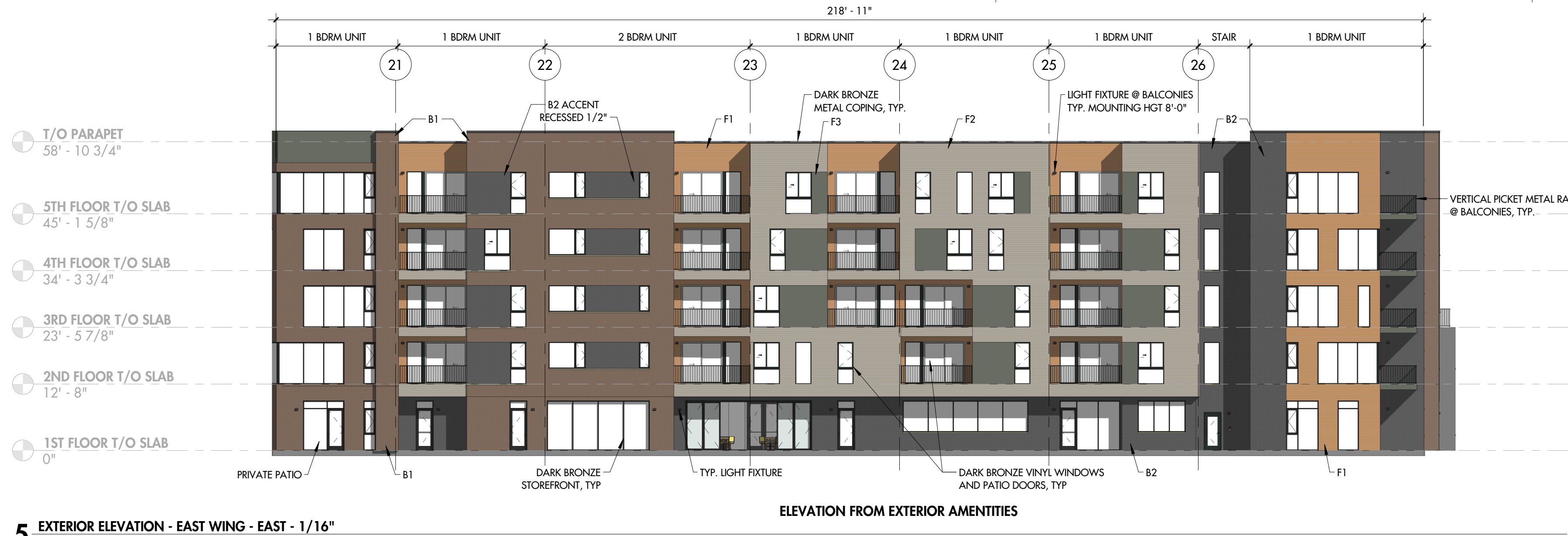
TRAILS OF WESTFIELD APARTMENTS

801 EAST 175TH STREET
WESTFIELD, INDIANA 46074

SITE PLAN

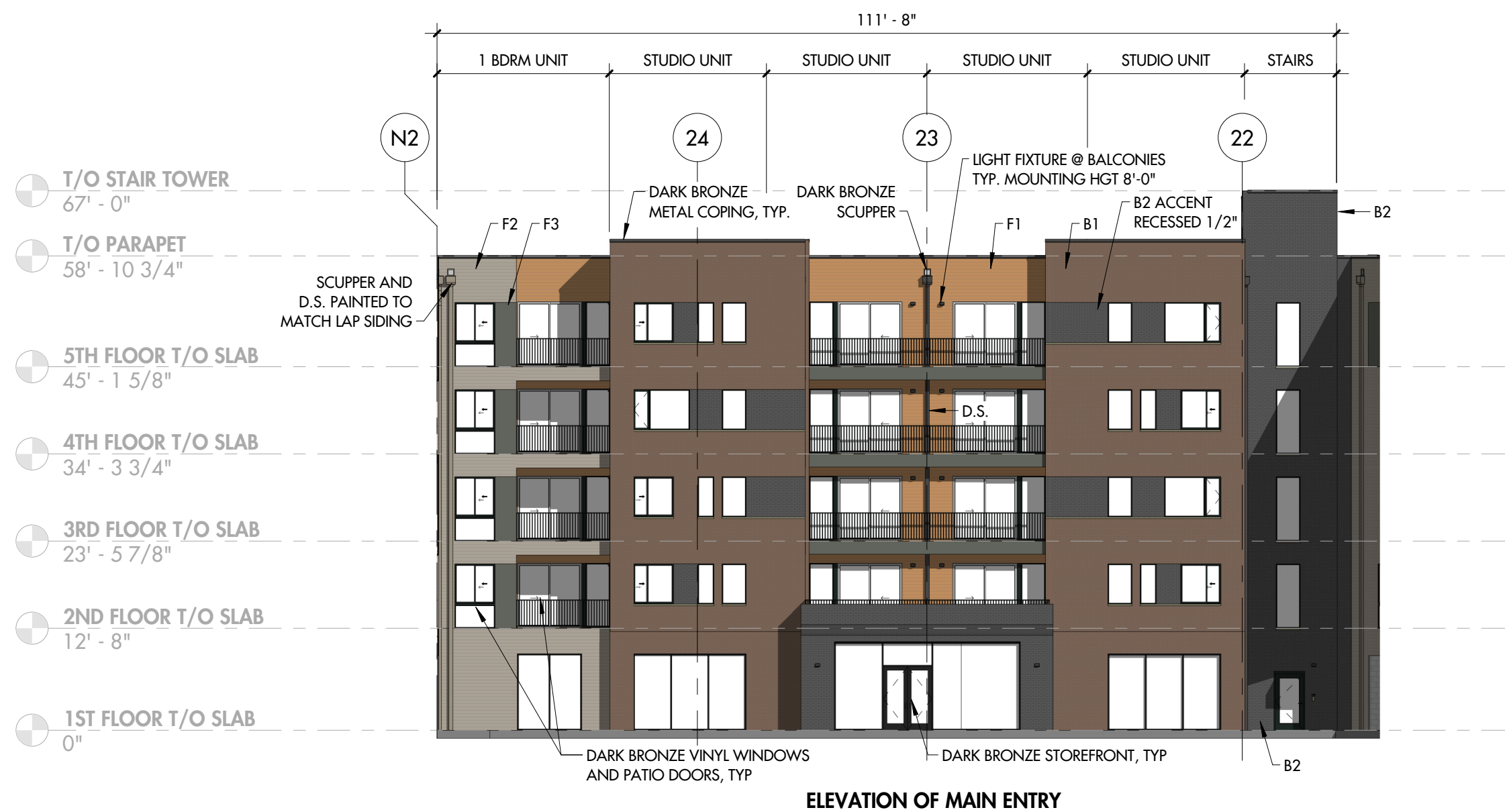
SHEET NO.

C201

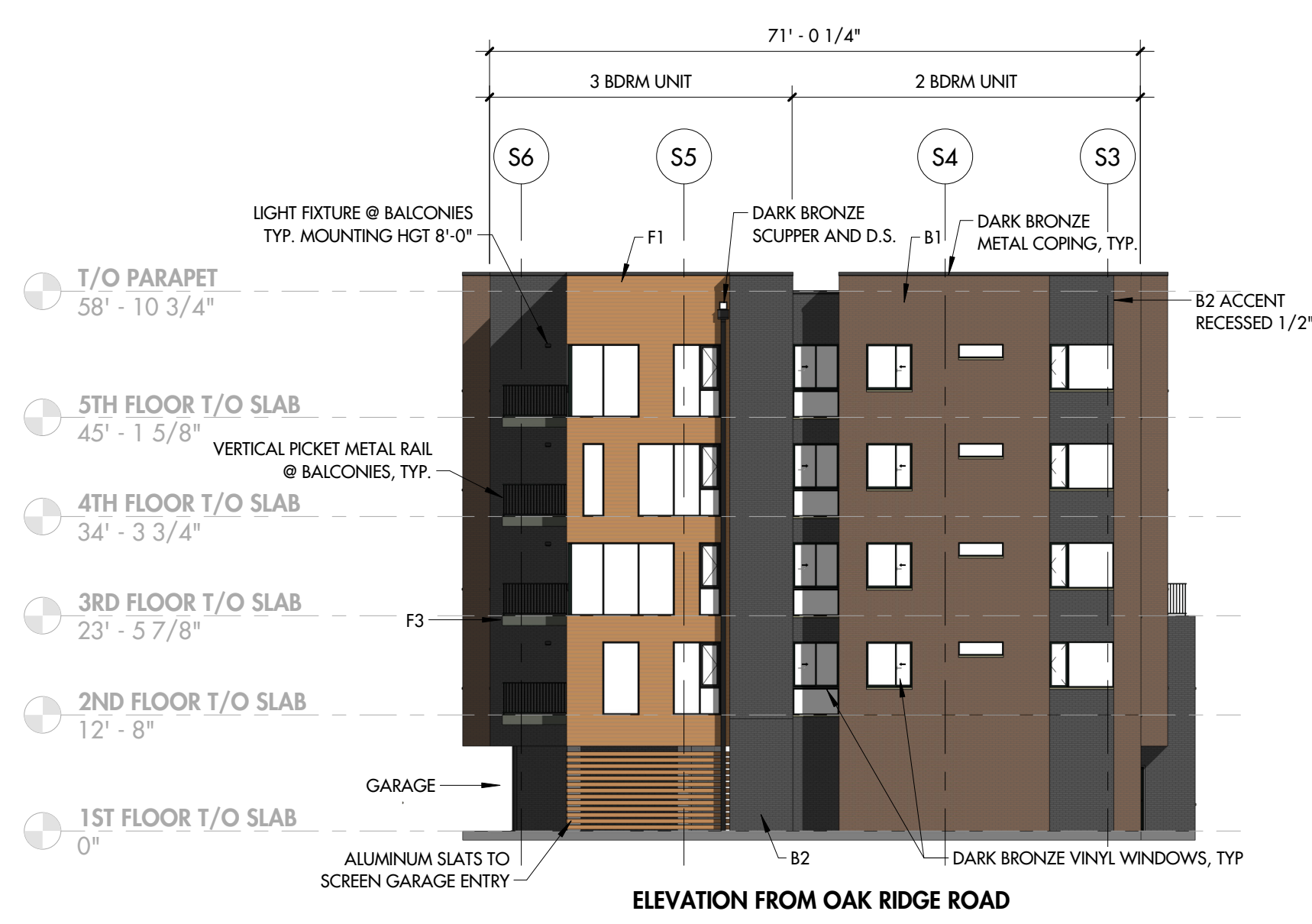


6 ENLARGED WINDOW DETAILING, TYPICAL
1/4\" = 1'-0\" REFERENCE: 2/A307

B1 - 37%
B2 - 23%
F1 - 17%
F2 - 20%
F3 - 3%
TOTAL BRICK = 60%
TOTAL FIBER CEMENT = 40%



B1 - 46%
B2 - 20%
F1 - 20%
F2 - 11%
F3 - 3%
TOTAL BRICK = 66%
TOTAL FIBER CEMENT = 34%



B1 - 48%
B2 - 27%
F1 - 24%
F2 - 0%
F3 - 1%
TOTAL BRICK = 75%
TOTAL FIBER CEMENT = 25%

4 EXTERIOR ELEVATION - EAST WING - WEST - 1/16\"
1/16\" = 1'-0\"

3 EXTERIOR ELEVATION - SOUTH WING - WEST - 1/16\"
1/16\" = 1'-0\"



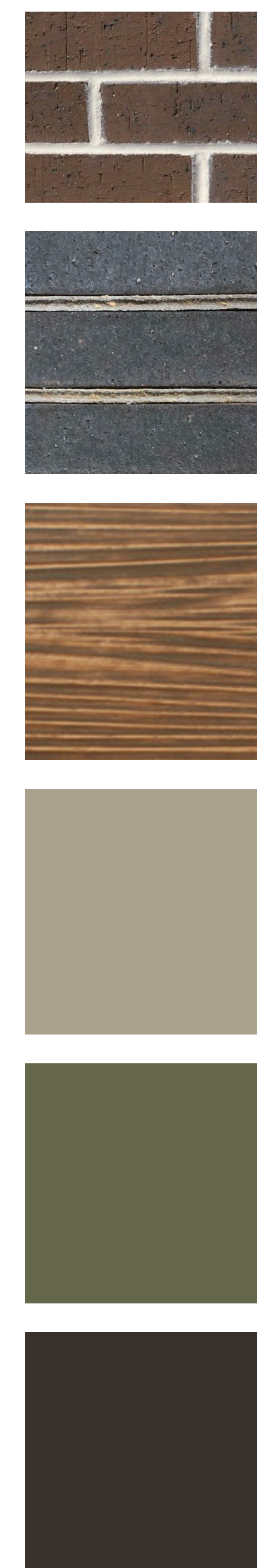
B1 - 44%
B2 - 16%
F1 - 21%
F2 - 14%
F3 - 3%
TOTAL BRICK = 60%
TOTAL FIBER CEMENT = 40%

2 EXTERIOR ELEVATION - SOUTH WING - NORTH - 1/16\"
1/16\" = 1'-0\"



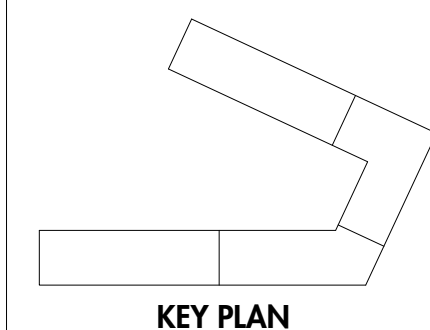
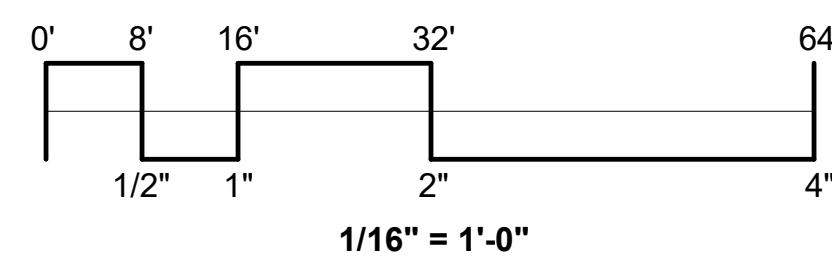
B1 - 51%
B2 - 13%
F1 - 14%
F2 - 18%
F3 - 4%
TOTAL BRICK = 64%
TOTAL FIBER CEMENT = 36%

1 EXTERIOR ELEVATION - SOUTH WING - SOUTH - 1/16\"
1/16\" = 1'-0\"



- FIELD BRICK (B1)**
MERIDIAN BRICK - SADDLE IRONSPOT (MODULAR)
OVERALL BUILDING PERCENTAGE: 40%
- ACCENT BRICK (B2)**
MERIDIAN BRICK - BLACK METALLIC (MODULAR)
OVERALL BUILDING PERCENTAGE: 22%
- FIBER CEMENT - WOOD STAINED LAP SIDING (F1)**
ALLURA - MAPLE
OVERALL BUILDING PERCENTAGE: 18%
- FIBER CEMENT - FIELD PAINTED LAP SIDING (F2)**
ALLURA (OR EQUAL) - SW7633 TONED TAUPE
OVERALL BUILDING PERCENTAGE: 17%
- FIBER CEMENT - FIELD PAINTED PANEL SIDING (F3)**
ALLURA (OR EQUAL) - SW6180 OAKMOSS
OVERALL BUILDING PERCENTAGE: 3%
- TRIM ACCENTS**
ALUMINUM STOREFRONT, VINYL WINDOWS, METAL COPINGS, DOWNSPOUTS, ETC: DARK BRONZE

BUILDING MATERIAL PALETTE



KEY PLAN

EXTERIOR COLORED ELEVATIONS

HOLIDAY PROPERTIES -
THE TRAILS
801 EAST 175th STREET
WESTFELD, IN 46074

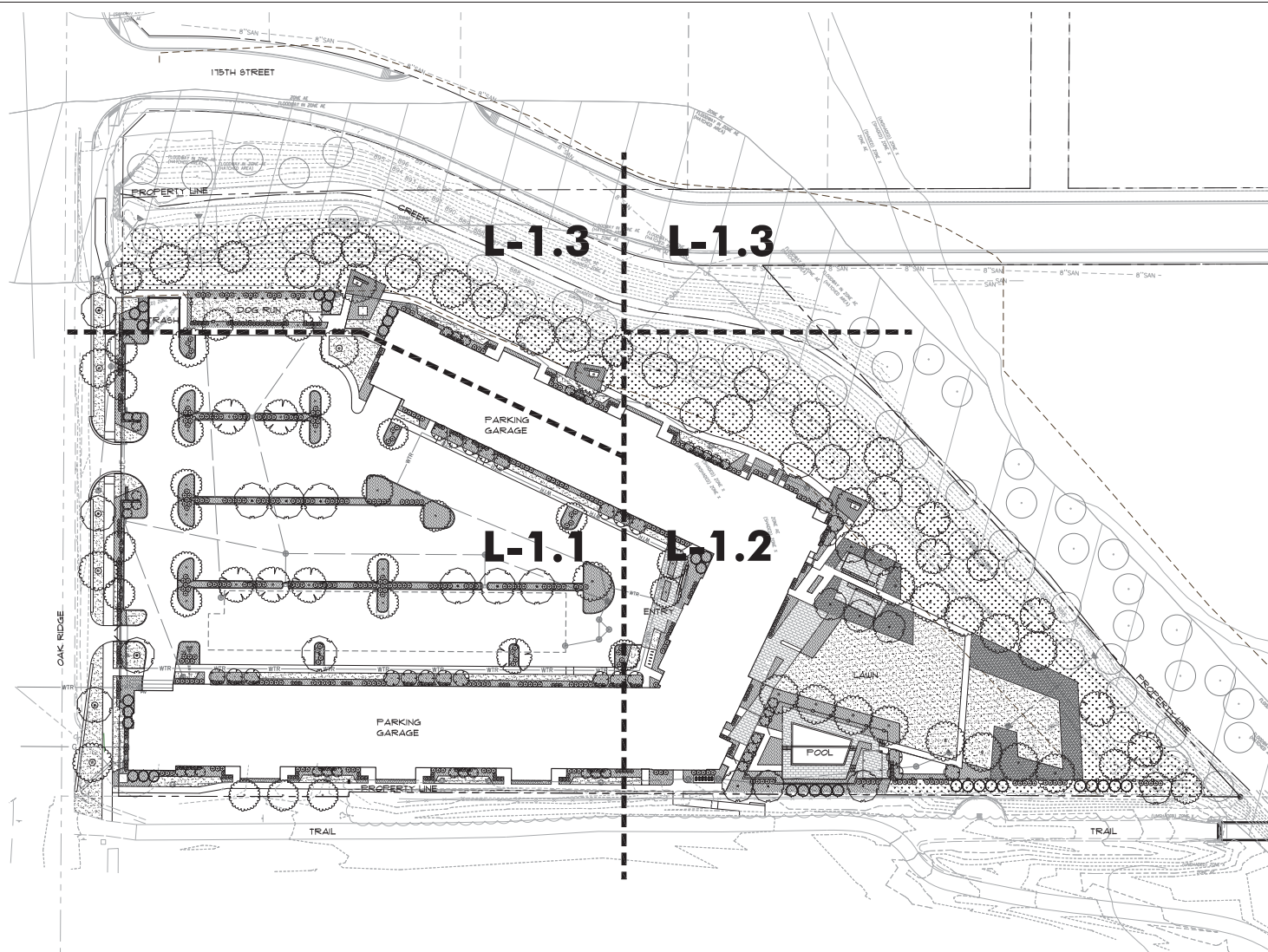
DRAWN: ERM
CHECKED: SBP

REVISION: _____ DATE: _____

City of Westfield TAC Filing-Rev 1
10/31/2019

A307

E:\Dropbox (Landstory)\Landstory (0)\V Drive\Projects\The Trails Westfield\CAD\Sheet\L-01--Landscape Plan.dwg Chris Moore Plot:10/30/2019 2:19 PM Save:10/30/2019 2:19 PM



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Indianapolis, Indiana 46203

317.951.0000 ext.
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Seal



Project
THE TRAILS OF WESTFIELD

Owner
HOLLADAY PROPERTIES
231 S. COLLEGE AVENUE SUITE 100
INDIANAPOLIS, IN 46202

Dates
October 30, 2019

Revisions
1
2
3

Project Manager
JG

Drawn
CM

Checked
JG

Project Number

Sheet Title

OVERALL SITE PLAN

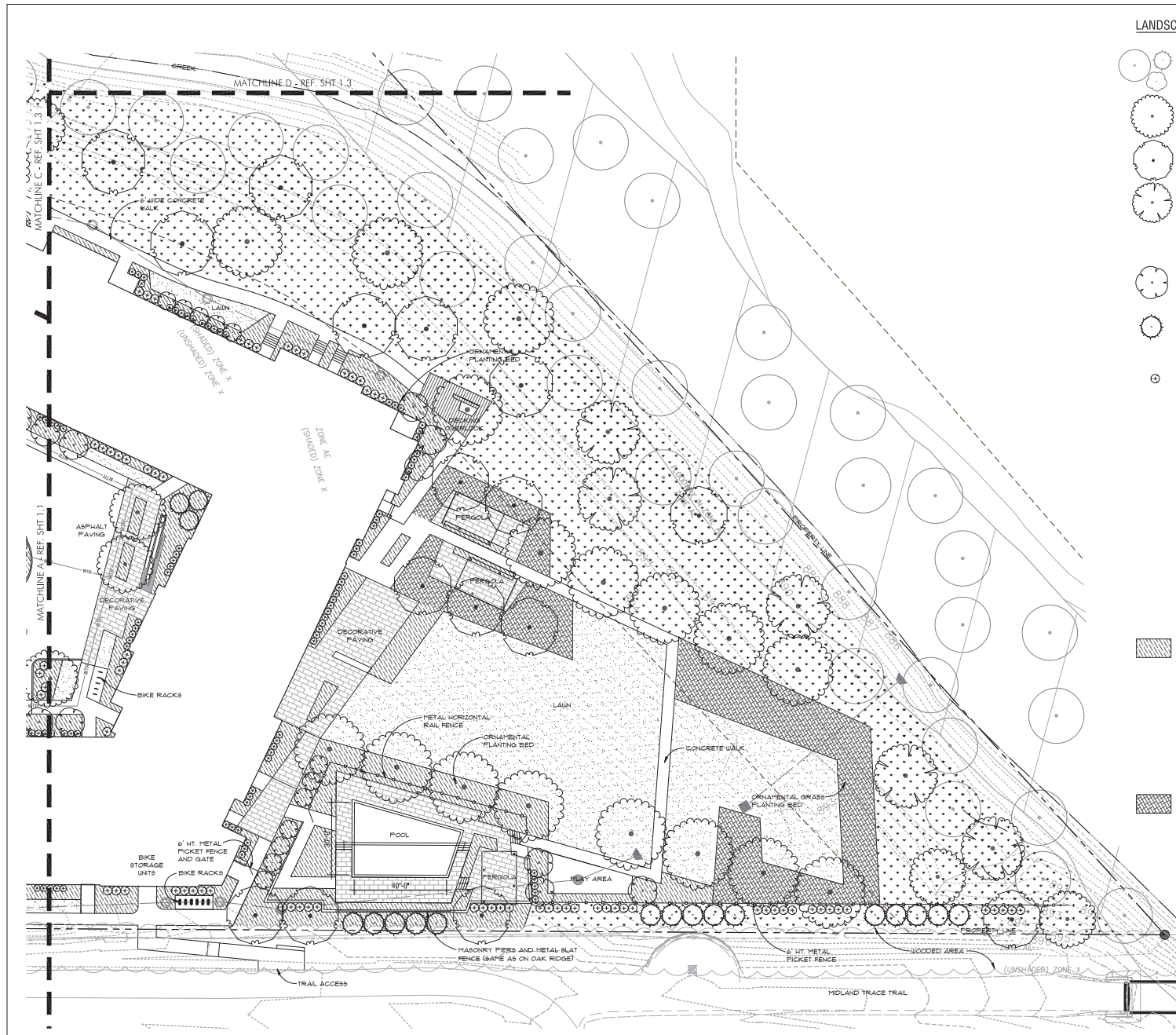
Sheet

L-1.0

SHRUB PLANTING		QTY (650)
	<i>Aronia arbutifolia</i> 'Brilliantissima'	3 gal. @ 60' o.c.
	<i>Cornus sericea</i> 'Arc Fire'	3 gal. @ 36" o.c.
	<i>Fothergilla gardenii</i>	3 gal. @ 24" o.c.
	<i>Hydrangea arborescens</i> 'Annabelle'	3 gal. @ 48" o.c.
	<i>Hydrangea quercifolia</i>	3 gal. @ 72" o.c.
	<i>Hydrangea quercifolia</i> 'Munchkin'	3 gal. @ 36" o.c.
	<i>Ilex glabra</i> 'Nordic'	3 gal. @ 36" o.c.
	<i>Ilex verticillata</i> 'Judy's Diamond'	3 gal. @ 72" o.c.
	<i>Leea verticillata</i> 'Nana'	3 gal. @ 24" o.c.
	<i>Physocarpus opulifolius</i> 'Henry's Garnet'	3 gal. @ 72" o.c.
	<i>Leea verticillata</i> 'Little Henry'	3 gal. @ 24" o.c.
	<i>Physocarpus opulifolius</i> 'Coppertina'	3 gal. @ 60" o.c.
	<i>Rhus aromatica</i> 'Gro-low'	3 gal. @ 36" o.c.
	<i>Rosa</i> 'Rasdusmy'	3 gal. @ 36" o.c.
	<i>Rosa</i> 'Radrazz'	3 gal. @ 36" o.c.
	<i>Sambucus nigra</i> 'Black Lace'	3 gal. @ 72" o.c.
	<i>Viburnum carlesii</i>	3 gal. @ 48" o.c.
	<i>Viburnum x juddii</i>	3 gal. @ 72" o.c.
	<i>Viburnum opulus</i> 'Nanum'	3 gal. @ 24" o.c.
	<i>Viburnum rhytidophyllum</i>	3 gal. @ 72" o.c.
	<i>Viburnum plicatum</i>	3 gal. @ 72" o.c.
PERENNIAL BED PLANTING		
	<i>Allium</i> sp.	1 gal. @ 15" o.c.
	<i>Carex pensylvanica</i>	1 gal. @ 12" o.c.
	<i>Cimicifuga racemosa</i>	1 gal. @ 24" o.c.
	<i>Dicentra canadensis</i>	1 gal. @ 15" o.c.
	<i>Echinacea</i> sp.	1 gal. @ 15" o.c.
	<i>Geranium maculatum</i>	1 gal. @ 15" o.c.
	<i>Hemerocallis</i> sp.	1 gal. @ 15" o.c.
	<i>Heuchera</i> sp.	1 gal. @ 15" o.c.
	<i>Hosta</i> sp.	1 gal. @ 24" o.c.
	<i>Iris virginica</i>	1 gal. @ 18" o.c.
	<i>Nepeta x faassenii</i> 'Walkers Low'	1 gal. @ 24" o.c.
	<i>Polygonatum odoratum</i>	1 gal. @ 15" o.c.
	<i>Tarella cordifolia</i> 'Sugar n Spice'	1 gal. @ 15" o.c.

Sheet

L-1.1



SHADE TREES

- Acer rubrum* / Red Maple
- Acer saccharum* / Sugar Maple
- Betula nigra* / River Birch
- Carpinus caroliniana* / Hornbeam
- Gleditsia tricanthes var inermis* / Honeylocust
- Gymnocladus dioica* / Kentucky Coffeetree
- Liriodendron tulipifera* / Tuliptree
- Liquidambar styraciflua* / Sweetgum
- Nyssa sylvatica* / Blackgum
- Platanus acerifolia* / Bloodgood® / Planetree
- Quercus alba* / White Oak
- Quercus palustris* / Pin Oak
- Quercus bicolor* / Swamp Oak
- Tilia americana* / Linden
- Ulmus americana* / Frontier® / Elm

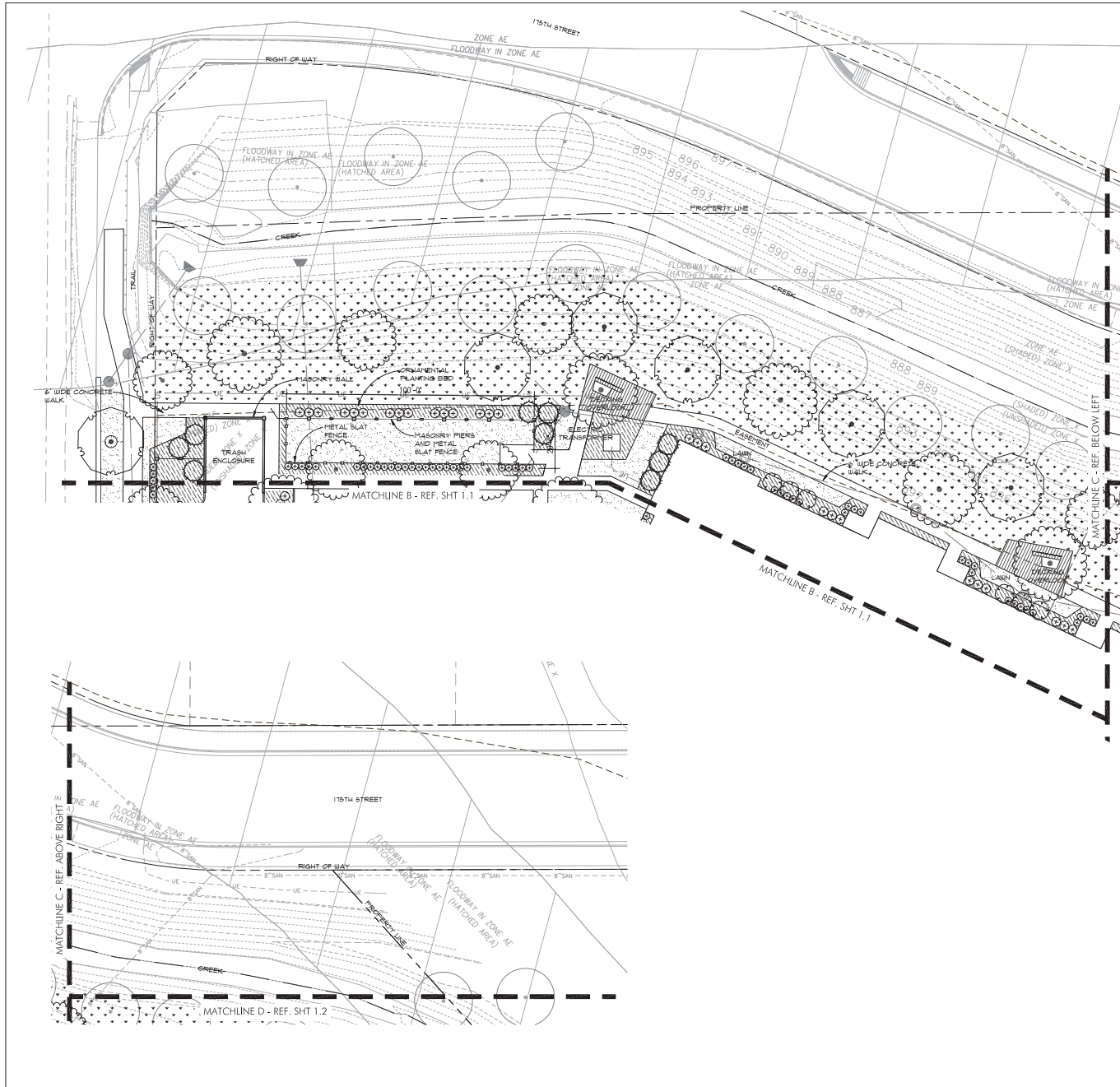
 *Cercis canadensis* / Redbud
Crataegus viridis 'Winter King' / Hawthorn
Juniperus chinensis / Juniper
 *Juniperus virginiana* / Eastern Red Cedar
Picea glauca 'Densata' / Spruce
Thuja occidentalis / Arborvitae
Tsuga canadensis / Hemlock

<i>Aronia arbutifolia</i> 'Brilliantissima'	3 gal. @ 60° c.
<i>Coma sericea</i> 'Artic Fire'	3 gal. @ 36° c.
<i>Fothergilla gardenii</i>	3 gal. @ 24° c.
<i>Hydrangea arborescens</i> 'Annabelle'	3 gal. @ 48° c.
<i>Hydrangea quercifolia</i>	3 gal. @ 72° c.
<i>Hydrangea quercifolia</i> 'Munchkin'	3 gal. @ 36° c.
<i>Ilex prabra</i> 'Norclic'	3 gal. @ 36° c.
<i>Ilex verticillata</i> 'Jim Dandy'	3 gal. @ 72° c.
<i>Ilex verticillata</i> 'Nana'	3 gal. @ 72° c.
<i>Ilex virginica</i> 'Henry's Garnet'	3 gal. @ 60° c.
<i>Itea virginica</i> 'Little Henry'	3 gal. @ 24° c.
<i>Physocarpus opulifolius</i> 'Coppertini'	3 gal. @ 60° c.
<i>Rhus aromatica</i> 'Gro-low'	3 gal. @ 36° c.
<i>Rosa</i> 'Radsuney'	3 gal. @ 36° c.
<i>Rosa</i> 'Radrazz'	3 gal. @ 36° c.
<i>Sambucus nigra</i> 'Black Lace'	3 gal. @ 72° c.
<i>Viburnum carlesii</i>	3 gal. @ 48° c.
<i>Viburnum x juddii</i>	3 gal. @ 72° c.
<i>Viburnum opulus</i> 'Nanum'	3 gal. @ 24° c.
<i>Viburnum rhytidophyllum</i>	3 gal. @ 72° c.
<i>Viburnum plicatum</i>	3 gal. @ 72° c.

	<i>Allium</i> sp.	1 gal @ 15° c.
	<i>Carex pensylvanica</i>	1 gal @ 12° c.
	<i>Cimicifuga racemosa</i>	1 gal @ 24° c.
	<i>Dicentra canadensis</i>	1 gal @ 15° c.
	<i>Echinacea</i> sp.	1 gal @ 15° c.
	<i>Geranium maculatum</i>	1 gal @ 15° c.
	<i>Hemerocallis</i> sp.	1 gal @ 15° c.
	<i>Heuchera</i> sp.	1 gal @ 15° c.
	<i>Hosta</i> sp.	1 gal @ 24° c.
	<i>Iris virginica</i>	1 gal @ 18° c.
	<i>Nepeta x hassleri</i> 'Walkers Low'	1 gal @ 24° c.
	<i>Polygonatum odoratum</i>	1 gal @ 15° c.
	<i>Tiarella cordifolia</i> 'Sugar n Spice'	1 gal @ 15° c.

<i>Miscanthus sinensis</i> var.	3 gal @ 30" o.c.
<i>Panicum virgatum</i> var.	3 gal @ 24" o.c.
<i>Schizachyrium scoparium</i>	3 gal @ 24" o.c.
<i>Sporobolus heterolepis</i>	3 gal @ 24" o.c.

 NATIVE PRAIRIE SEEDING



- Acer rubrum* / Red Maple
- Acer saccharum* / Sugar Maple
- Betula nigra* / River Birch
- Carpinus caroliniana* / Hornbeam
- Gleditsia tricanthos* var *inermis* / Honeylocust
- Gymnocladus dioica* / Kentucky Coffee tree
- Liriodendron tulipifera* / Tuliptree
- Liquidambar styraciflua* / Sweetgum
- Nyssa sylvatica* / Blackgum
- Platanus acerifolia* 'Bloodgood' / Planetree
- Quercus alba* / White Oak
- Quercus pallustris* / Pin Oak
- Quercus bicolor* / Swamp Oak
- Tilia americana* / Linden
- Ulmus americana* Frontier / Elm

QTY (163)

[illegible]

QTY (95)


 Amelanchier 'Autumn Brilliance' / Serviceberry
 Cercis canadensis / Redbud
 Crataegus viridis 'Winter King' / Hawthorn
 Juniperus chinensis / Juniper
 Juniperus virginiana / Eastern Red Cedar
 Picea glauca 'Densata' / Spruce
 Thuja occidentalis / Arborvitae
 Tsuga canadensis / Hemlock

6' ht.
6' ht.
6' ht.
6' ht.
6' ht.
6' ht.
6' ht.
6' ht.

QTY (650)

Arnoia arbutifolia 'Brilliantissima'	3 gal. @ 60° c
Corvus sericea Arica Fire	3 gal. @ 36° c
Fothergilla gardenensis	3 gal. @ 24° c
Hydrangea arborescens 'Annabelle'	3 gal. @ 48° c
Hydrangea quercifolia	3 gal. @ 72° c
Hydrangea quercifolia 'Munchkin'	3 gal. @ 36° c
Ilex grabra 'Nordic'	3 gal. @ 36° c
Ilex verticillata 'Jim Dandy'	3 gal. @ 72° c
Ilex verticillata 'Nana'	3 gal. @ 36° c
Ilex virginica 'Henry's Garnet'	3 gal. @ 60° c
Ilex virginica 'Little Henry'	3 gal. @ 24° c
Rhus aromatica 'Savillae'	3 gal. @ 36° c
Rhus aromatica 'Coppertina'	3 gal. @ 36° c
Rhus aromatica 'Glow-Row'	3 gal. @ 36° c
Rosa 'Radrazz'	3 gal. @ 36° c
Rosa 'Redstart'	3 gal. @ 36° c
Sambucus nigra 'Black Lace'	3 gal. @ 72° c
Viburnum carlesii	3 gal. @ 48° c
Viburnum x juddii	3 gal. @ 72° c
Viburnum opulus 'Nanum'	3 gal. @ 24° c
Viburnum rhytidophyllum	3 gal. @ 72° c
Viburnum plicatum	3 gal. @ 72° c



<i>Allium</i> sp.	1 gal @ 15° o.c.
<i>Carex pensylvanica</i>	1 gal @ 12° o.c.
<i>Cimicifuga racemosa</i>	1 gal @ 24° o.c.
<i>Dicentra canadensis</i>	1 gal @ 15° o.c.
<i>Echinacea</i> sp.	1 gal @ 15° o.c.
<i>Geranium maculatum</i>	1 gal @ 15° o.c.
<i>Hemerocallis</i> sp.	1 gal @ 15° o.c.
<i>Heuchera</i> sp.	1 gal @ 15° o.c.
<i>Hosta</i> sp.	1 gal @ 24° o.c.
<i>Iris virginica</i>	1 gal @ 18° o.c.
<i>Nepeta x faassonii</i> 'Walkers Low'	1 gal @ 24° o.c.
<i>Polygonatum odoratum</i>	1 gal @ 15° o.c.
<i>Tiarela cordifolia</i> 'Sugar n Spice'	1 gal @ 15° o.c.



<i>Panicum virgatum</i> var.	3 gal @ 24" o.c.
<i>Schizachyrium scoparium</i>	3 gal @ 24" o.c.
<i>Sporobolus heterolepis</i>	3 gal @ 24" o.c.

 NATIVE PRAIRIE SEEDING

0 10 20 40
SCALE: 1"=20'
NORTH

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Seal

APPROVAL PENDING -
NOT FOR CONSTRUCTION

Project
THE TRAILS OF WESTFIELD

Owner
HOLLADAY PROPERTIES
231 S. COLLEGE AVENUE SUITE 100
INDIANAPOLIS, IN 46202

Dates October 30, 2019

Revisions

1	
2	
3	

Project Manager JG

Drawn

Checked

Project Number

Sheet Title

PRELIMINARY

LANDSCAPE PLAN

Sheet

L-1.3

1 OVERALL AMENITY LOUNGE FLOOR PLAN



Petition Number: 1909-DDP-17

Project Name: Grand Park Courtyard by Marriott

Subject Site Address: 19299 Westmore Lane

Petitioner: CY Westfield, LLC

Representative: Kimley-Horn & Associates, Inc.

Request: Detailed Development Plan review of a 82,000 square foot hotel on 2.98 acres +/- in the Chatham Commons Planned Unit Development (PUD) District.

Current Zoning: Chatham Commons PUD

Current Land Use: Vacant

Approximate Acreage: 2.98 +/-

Property History: Chatham Commons PUD District (Ord. 17-03, 04/10/17)
Overall Development Plan & Primary Plat (1703-ODP-01 & 1703-SPP-01, 04/17/17)
Secondary Plat for Chatham Commons (09/05/17)

Staff Reviewer: Caleb Ernest, Associate 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.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
-

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

The plans comply.

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

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

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

The plans comply.

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

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

- 25) 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.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Chatham Commons PUD District (Ord. 17-03, Section 8 – General Regulations).

- 27) Minimum Lot Area: No Minimum
- 28) Minimum Lot Frontage: 80 feet
- 29) Minimum Building Setback Lines:
- a) Front Yard (shall be that of which is facing the public right of way at entrance):
 - i) US Highway 31: 30 feet
 - ii) 191st Street: 30 feet
 - iii) Internal to District: 15 feet
 - b) Side Yard: No Minimum
 - c) Rear Yard: No Minimum
- 30) Minimum Lot Width: No Minimum

31) Building Height:

a) District 1 Minimum Building Height:

- i) Four (4) stories; or
- ii) 60 feet (as measured from grade to the top of the roof).

32) Maximum Building Height (all districts): None, except that no structure taller than two (2) stories shall be constructed on Outlot 1 as identified on **Exhibit B** so long as adjacent property is used for single-family residential use.

33) Minimum Building Size:

a) District 1: 10,000 square-foot footprint

34) Maximum Building Size: 80,000 square-foot footprint per building occupant, except hotel or office uses which shall not have a maximum building size.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

35) Accessory use and Building Standards (Article 6.1):

a) Building Location (Chatham Commons PUD, Ord. 17-03, Article 9.1(B)):

- i) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.

b) Screening of Receptacles and Loading Areas:

- i) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- ii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

- iii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

36) Architectural Standards (Article 6.3)

- a) In addition to the Architectural Design Requirements of the 32 Overlay, Article 6.3(F) Architectural Standards; Business Districts shall apply, except as modified below.
- i) Article 6.3(F)(2) Building Materials and Article 5.3(K)(2)(k)(iii) Architectural Design Requirements: Building Materials: Shall not apply; rather the following shall apply: i. A minimum of sixty percent (60%) of each Building Facade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used, in accordance with paragraph (iii) below.
- ii) Each Building Facade shall utilize a minimum of three (3) different exterior building materials (excluding window, door and roofing materials).
- iii) If Architectural Insulated Panels are used as an exterior building material, then the following applies:
- (1) A minimum of thirty-three percent (33%) of each Building Facade, excluding windows and doors, shall be Masonry Materials.
- (2) No more than sixty-seven percent (67%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.
- (3) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, maybe covered with metal (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S, stucco, or vinyl exterior building materials.
- b) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:
- i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with *Article 6.8 Landscaping Standards*.
- ii) Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes.

iii) Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

iv) Building Elevations:

(1) Horizontal Design: All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding.

(2) Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

v) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

vi) Roof Design:

(1) Flat Roofs: Flat roofs shall comply with the following:

(a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding.

(b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

(c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

(d) Flat roofs shall be prohibited for one-story buildings in the LB: Local and Neighborhood Business District, unless otherwise approved by the Plan

Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area.

- (2) General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets.

vii) Main Entrances:

- (1) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole. The location, orientation, proportion and style of doors shall complement the style of the building.

viii) Windows:

- (1) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
- (2) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

ix) Awnings:

- (1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
- (2) Awnings shall be made of a non-reflective material.
- (3) All awnings shall be kept in good repair.
- (4) Metal or aluminum awnings are prohibited.

- (5) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

37) Building Standards (Article 6.4)

38) Fence Standards (Article 6.5)

a) Height Limitations:

- i) Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm or masonry wall must govern its total height to the limitations herein.
- ii) Fences located within a required Side or Rear Yard of a residential lot shall not exceed six (6) feet in height.
- iii) Fences located within a required or Established Front Yard of a residential lot shall not exceed forty-two (42) inches in height.
- iv) Open wire mesh fences surrounding tennis courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.
- v) Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.

vi) Fences for Agricultural Uses shall not be subject to height limitations.

b) Opaque Fences: Fences shall be installed so the finished side of the fence is facing outward (e.g., toward the Lot Line). Fences on a Lot Line in which two (2) or more Property Owners share in the expense of the fence shall not be subject to this provision.

c) Fence Standards (Article 6.25 of Ord. 17-03):

- i) All walls and fencing shall be architecturally compatible with the associated building(s).
- ii) For Day Care uses and businesses requiring a similar secured activity area, chain-link and other non-decorative shall be permitted.

39) Height Standards (Article 6.6)

40) Home Business Standards (Article 6.7)

41) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: installed plantings shall comply with the following:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) Minimum Lot Landscaping Requirements:

c) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) 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 (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

d) External Street Frontage Landscaping Requirements:

- i) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

e) Buffer Yard Requirements:

- i) Shall not apply; rather the following shall apply (Chatham Commons PUD, Ord. 17-03, Section 9.4):

- (1) A fifteen-foot (15) buffer shall be provided along the western property line of Outlot 1 as identified on *Exhibit B* so long as adjacent property is used for single-family residential use.
- (2) A six-foot wood fence (i.e. shadow box) and five (5) seven-foot Norway Spruce trees on each side of the fence shall be installed within the required buffer yard at the time of adjacent development. The fence shall be maintained by Developer.

f) Parking Area Landscaping:

- i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

- (2) Interior Parking Area Islands:

- (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

- (1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

(c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

42) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

43) Lot Standards (Article 6.10)

44) Outside Storage and Display (Article 6.12)

45) Outdoor Café and Eating Areas (Article 6.13)

- a) Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:
 - i) A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

46) Parking and Loading Standards (Article 6.14)

- a) Shall apply to the Real Estate, except as otherwise modified below (Chatham Commons PUD, Ord. 17-03, Section 9.6):
 - i) Artistic bicycle racks shall be credited towards the Chatham Commons PUD public art requirement (see Section 9.10)
 - ii) Section 9.10
 - (1) At least one (1) piece of public art is encouraged within the Chatham Commons PUD District. If public art is to be installed, then it shall be visually accessible to the public.

47) Performance Standards (Article 6.15)

48) Setback Standards (Article 6.16)

49) Sign Standards (Article 6.17)

50) Vision Clearance Standards (Article 6.19)

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

51) Yard Standards (Article 6.21)

52) Outdoor Public Space (Chatham Commons PUD, Ord. 17-03, Section 9.9):

- a) Plazas, courtyards, gardens, public squares, or similar outdoor usable public spaces shall be included within the Chatham Commons PUD District.

53) Public Art (Chatham Commons PUD, Ord. 17-03, Section 9.10):

- a) At least one (1) piece of public art is encouraged within the Chatham Commons PUD District. If public art is to be installed, then it shall be visually accessible to the public.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

- a) Cool Creek Trail (Section 11.1 - Ord. 17-03):
 - i) The Real Estate required to construct the Cool Creek Trail Corridor shall be dedicated to the City and the trail shall be constructed consistent with the Parks and Trails Master Plan and the City of Westfield Construction Standards and Specifications as approved by the Director of Public Works.

- 58) Storm Water Standards (Article 8.8)
 - 59) Street and Right-of-Way Standards (Article 8.9)
 - 60) Surety Standards (Article 8.12)
 - 61) Utility Standards (Article 8.13)
-

DEPARTMENT COMMENTS

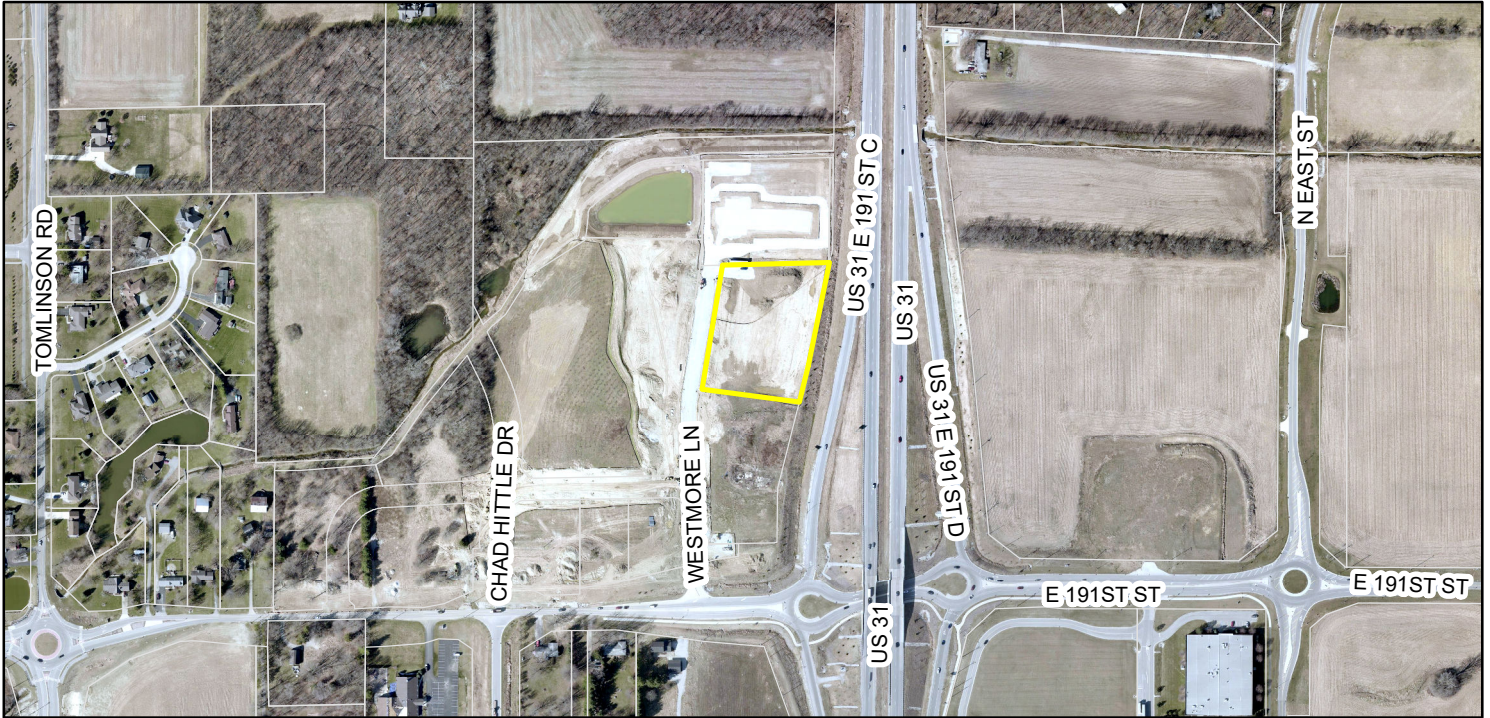
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (1909-DDP-17) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
- 3) **If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.**



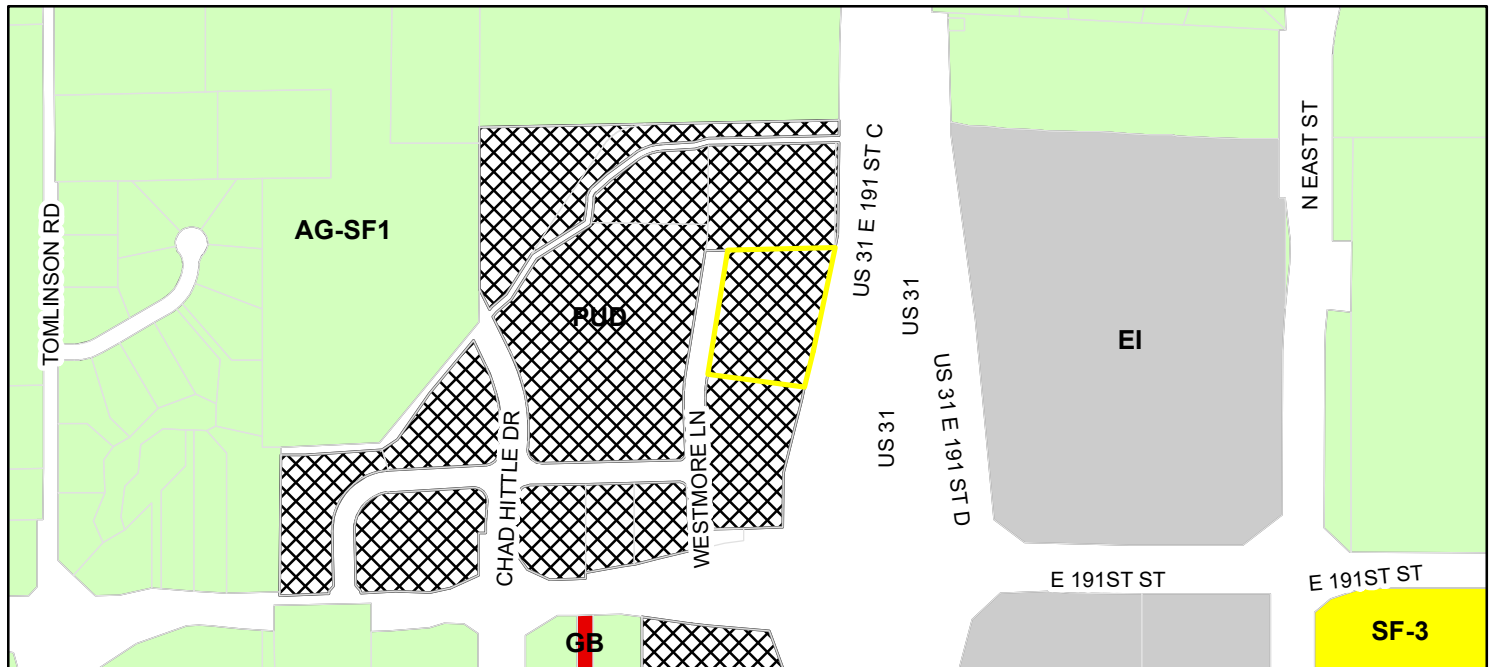
Property Location Map
Grand Park Courtyard by Marriott
Detailed Development Plan
1909-DDP-17



Aerial Location Map

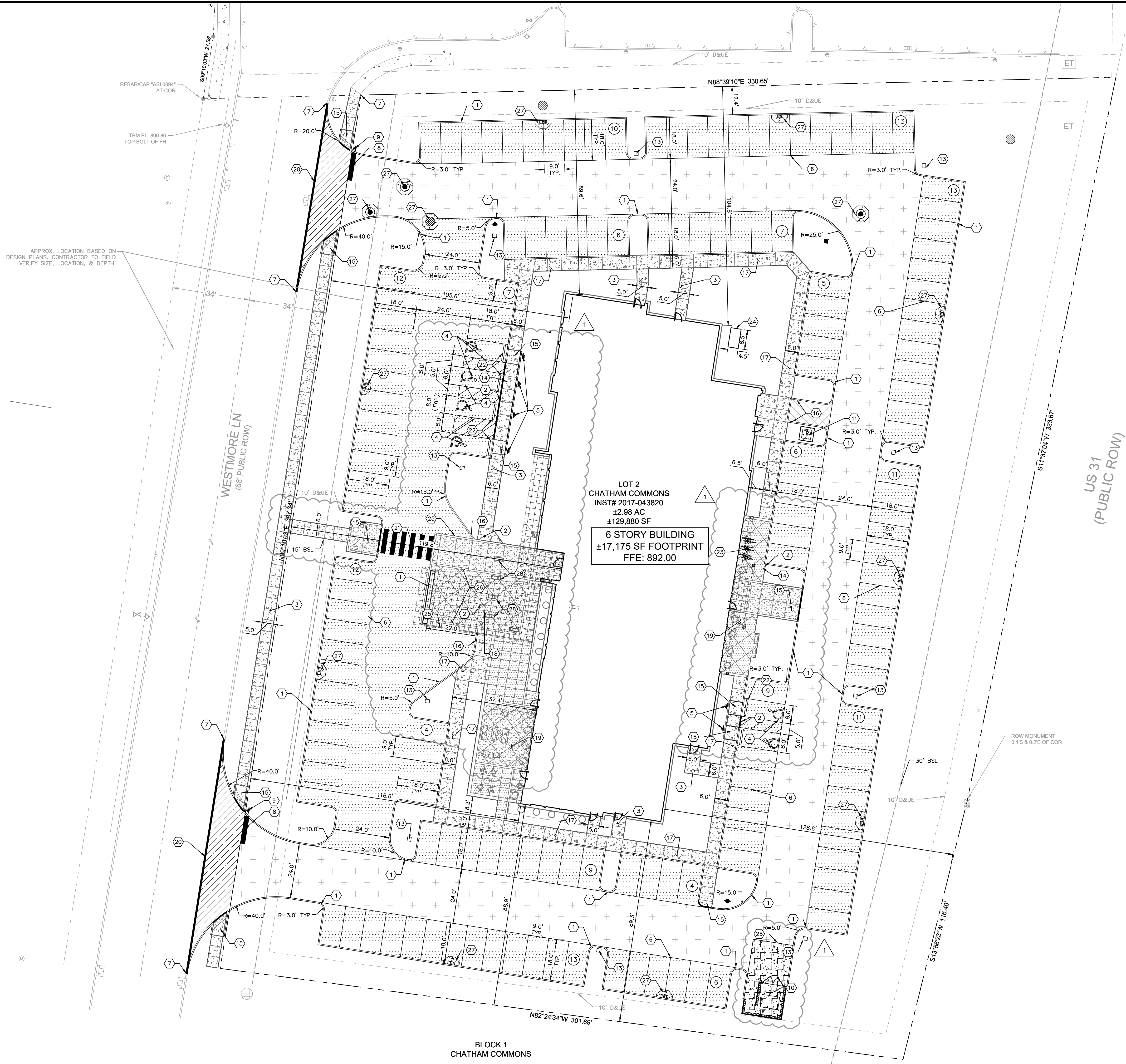


Zoning Map



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

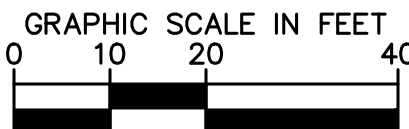
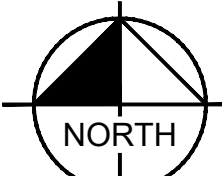
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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by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



Indiana Utilities Protection Service



before you dig



PAVING AND CURB LEGEND

- STANDARD DUTY 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
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- INDOT CLASS III CONCRETE APPROACH
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD CONCRETE CURB
- CONCRETE DEPRESSED CURB

PARKING SUMMARY

PARKING SPACES REQUIRED =	145
PARKING SPACES PROVIDED =	158
ACCESSIBLE PARKING SPACES REQUIRED =	6
ACCESSIBLE PARKING SPACES PROVIDED =	6
BICYCLE PARKING REQUIRED =	6
BICYCLE PARKING PROVIDED =	6

BENCHMARKS

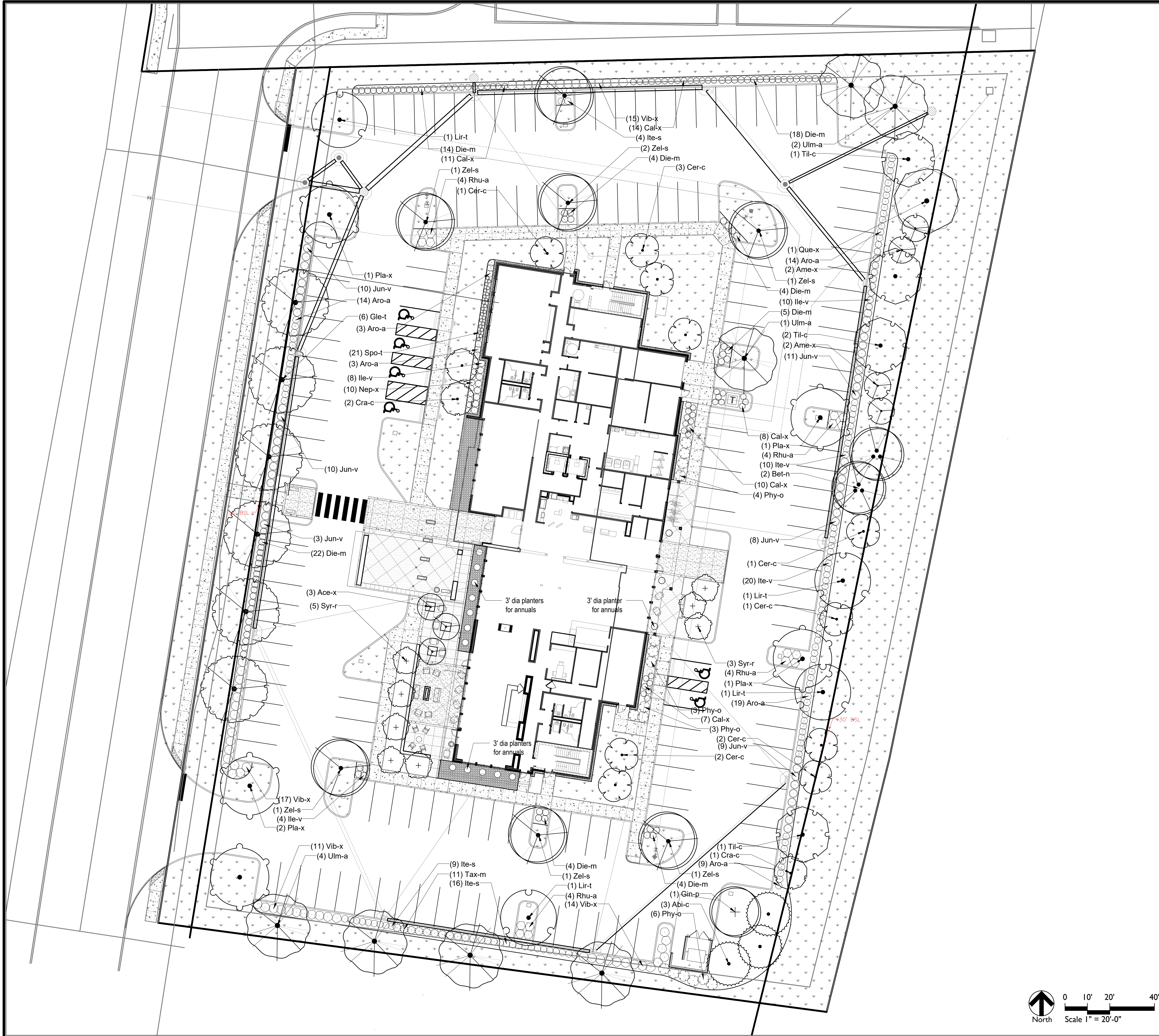
SITE BENCHMARKS:
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD 88
SBM #1 TOP BOLT OF FIRE HYDRANT, NE CORNER OF SITE
ELEVATION=890.86

KEY NOTES

- CONCRETE CURB
- DEPRESSED CURB
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
- MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- 2' WIDE TACTILE WARNING STRIP
- ACCESSIBLE RAMP (SEE DETAILS)
- 3-FT TRANSITION CURB
- INTEGRAL WALK & CURB (SEE DETAILS)
- PORTE COCHERE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- EXTERIOR PATIO (SEE ARCHITECTURAL PLANS FOR DETAILS)
- LIP GUTTER
- PAINTED CROSSWALK STRIPING (11' LONG, 4' O.C., 2' WIDE, WHITE)
- CONCRETE PARKING BUMPER (TYP.)
- 6 BICYCLE RACKS
- GENERATOR (SEE ARCHITECTURAL PLANS FOR DETAILS)
- ASPHALT/CONCRETE PAVEMENT INTERFACE
- DECORATIVE CONCRETE PAVEMENT
- CONCRETE COLLAR, TYP. (SEE DETAILS)
- LIMESTONE BARRIER BLOCK (SEE ARCHITECTURAL PLANS FOR DETAILS)
- # PARKING COUNT

NOTE: UTILITY CROSSINGS UNDER PAVEMENT
(JACK & BORE), AVOID OPEN CUTS.

DATE	11/12/19	DAM	NO
REVISIONS	NO	CITY COMMENTS	NO
DESIGNED BY: CVS	SCALE: AS NOTED	DRAWN BY: KAW	CHECKED BY: ART
APPROVED BY: ANDREW R. T. REGISTERED PROFESSIONAL ENGINEER			
KPM HOTEL GROUP			
SITE PLAN			
GRAND PARK COURTYARD BY MARRIOTT			
ORIGINAL ISSUE: 08/02/2019			
KHA PROJECT NO. 170131000			
SHEET NUMBER			
C3.0			



1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
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. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
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. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material. 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.
4. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. 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. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn. At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

SCSO

8831 Keystone Crossing, Indianapolis, IN 46240
317.465.7600 | context.net

context

DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317.465.6900 | www.context-design.com

PROJECT:

GRAND PARK
COURTYARD
by MARRIOTT

Project Info
WESTFIELD, IN

Scope Drawings:

These drawings indicate the general scope of the project in terms of architectural design, concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Revisions:

Issue Date	Drawn By	Checked By
9/23/19	JT	APP

Drawing Title:

LANDSCAPE
PLAN

Certified By:

Drawing Number:

L101

Project Number:

19009

MATERIALS KEY: X

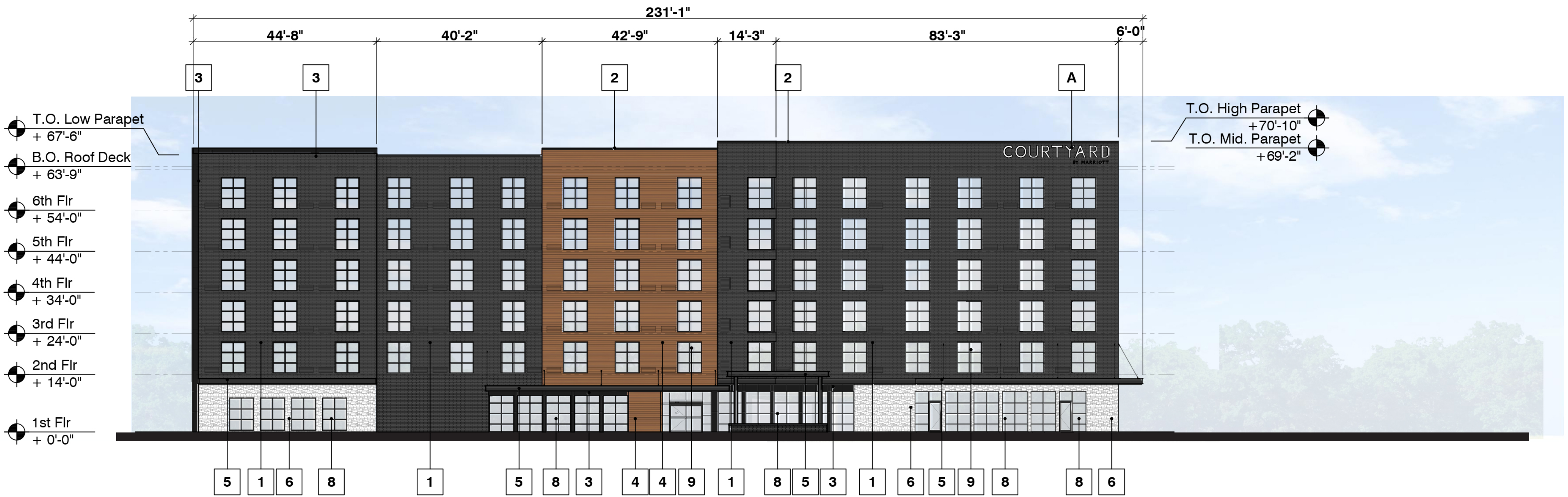
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- 2 Prefinished Aluminum Metal Coping - Black
- 3 Architectural Insulated Metal Panel System - Black
- 4 Architectural Insulated Metal Panel System - Wood
- 5 Fixed Metal Pre-Fabricated Canopy System - Black
- 6 Stone - White
- 7 Low-E Tinted Insulated Glazing - Clear
- 8 Thermally Broken Aluminum Storefront - Black
- 9 Aluminum Window System - Black

GENERAL NOTES: X

A Internally Illuminated Signage

SIGNAGE NOTES:

North Elevation: 51 SF
South Elevation: 51 SF
West Elevation: 51 SF

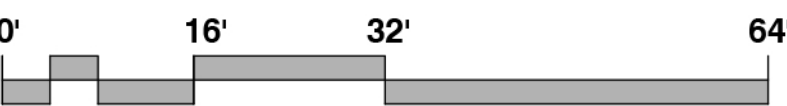


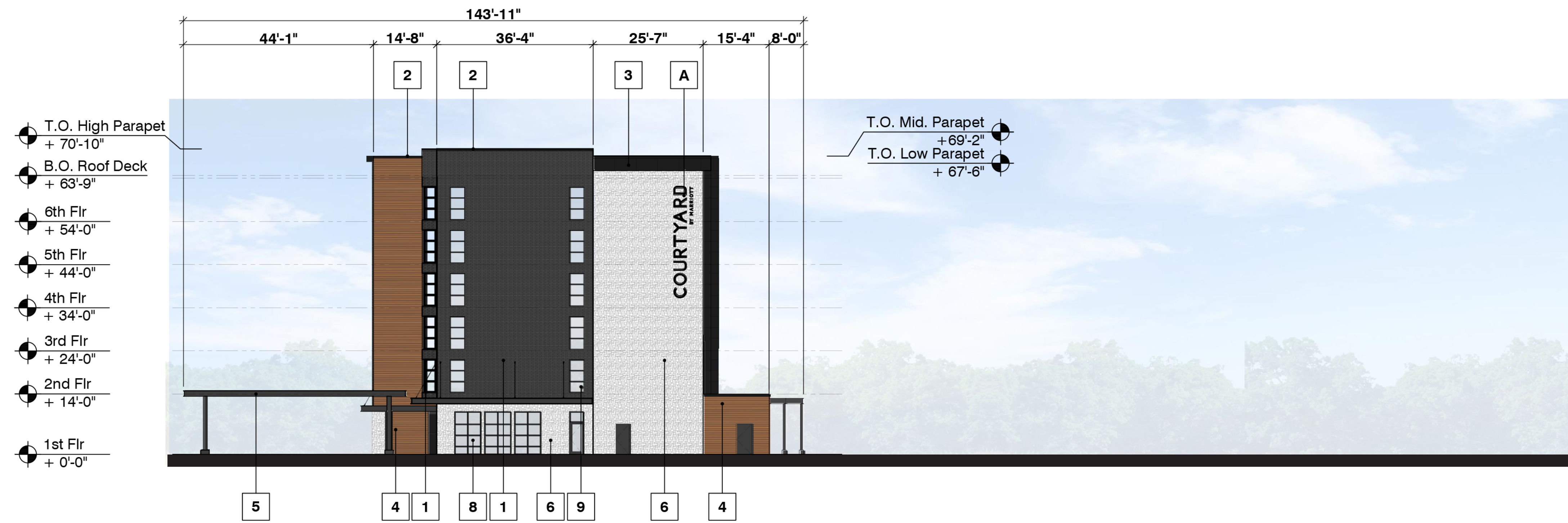
West Elevation



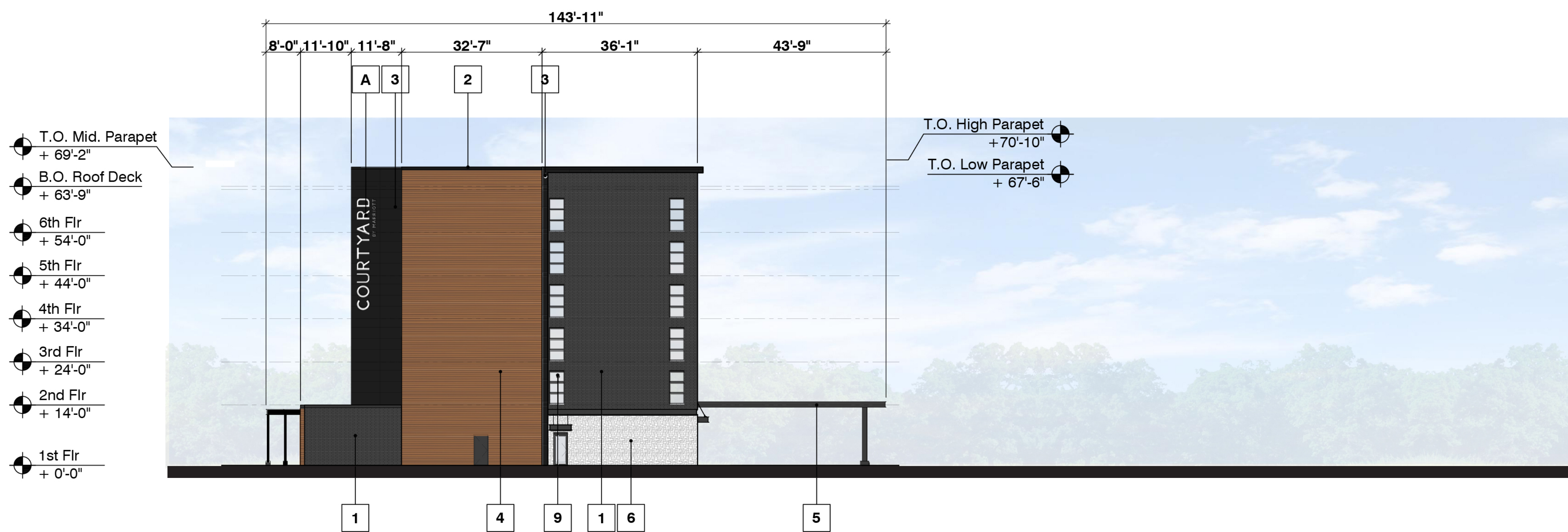
East Elevation

Exterior Elevations





South Elevation



North Elevation

MATERIALS KEY: ☒

- 1 Utility Brick - Black
- 2 Prefinished Aluminum Metal Coping - Black
- 3 Architectural Insulated Metal Panel System - Black
- 4 Architectural Insulated Metal Panel System - Wood
- 5 Fixed Metal Pre-Fabricated Canopy System - Black
- 6 Stone - White
- 7 Low-E Tinted Insulated Glazing - Clear
- 8 Thermally Broken Aluminum Storefront - Black
- 9 Aluminum Window System - Black

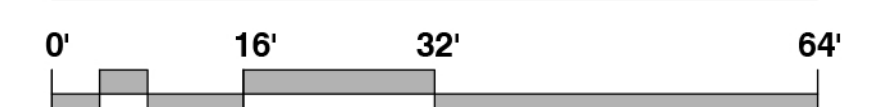
GENERAL NOTES: ☒

- A Internally Illuminated Signage

SIGNAGE NOTES:

North Elevation: 51 SF
South Elevation: 51 SF
West Elevation: 51 SF

Exterior Elevations





Petition Number: 1912-PUD-46

Project Name: Wheeler Landing PUD Amendment II

Subject Site Address: 851 E 181st Street (the "Property")

Petitioner: Westfield Washington Schools

Representative: CSO Architects

Request: Requests an amendment to the architectural standards of the Wheeler Landing PUD District.

Current Zoning: Wheeler Landing PUD District

Current Land Use: Industrial / Agriculture / Residential

Approximate Acreage: 9 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-62
4. Elevations
5. Grand Park Sports Campus Concept

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the November 11, 2019, City Council meeting. The petition will receive a public hearing at the November 18, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 851 E 181st Street (see **Exhibit 2**).

Property Description: The Property is currently zoned the Wheeler Landing PUD District (Ordinance 18-04). The Property has had one amendment to the Wheeler Landing PUD (Ordinance 19-37). The Property is currently going through a second PUD Amendment (Ordinance 19-62, *pending*).

Architectural Standards. The standards of the Wheeler Landing PUD Ordinance shall apply except as modified below:



- The building on Lot 1 of Exhibit A (Real Estate) shall be constructed in substantial compliance with Exhibit B (the Illustrative Character Exhibit).

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 5**).

In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A of the Family Sports Capital Addendum II.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 18, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.



4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the November 11, 2019, Council meeting.

DEPARTMENT COMMENTS

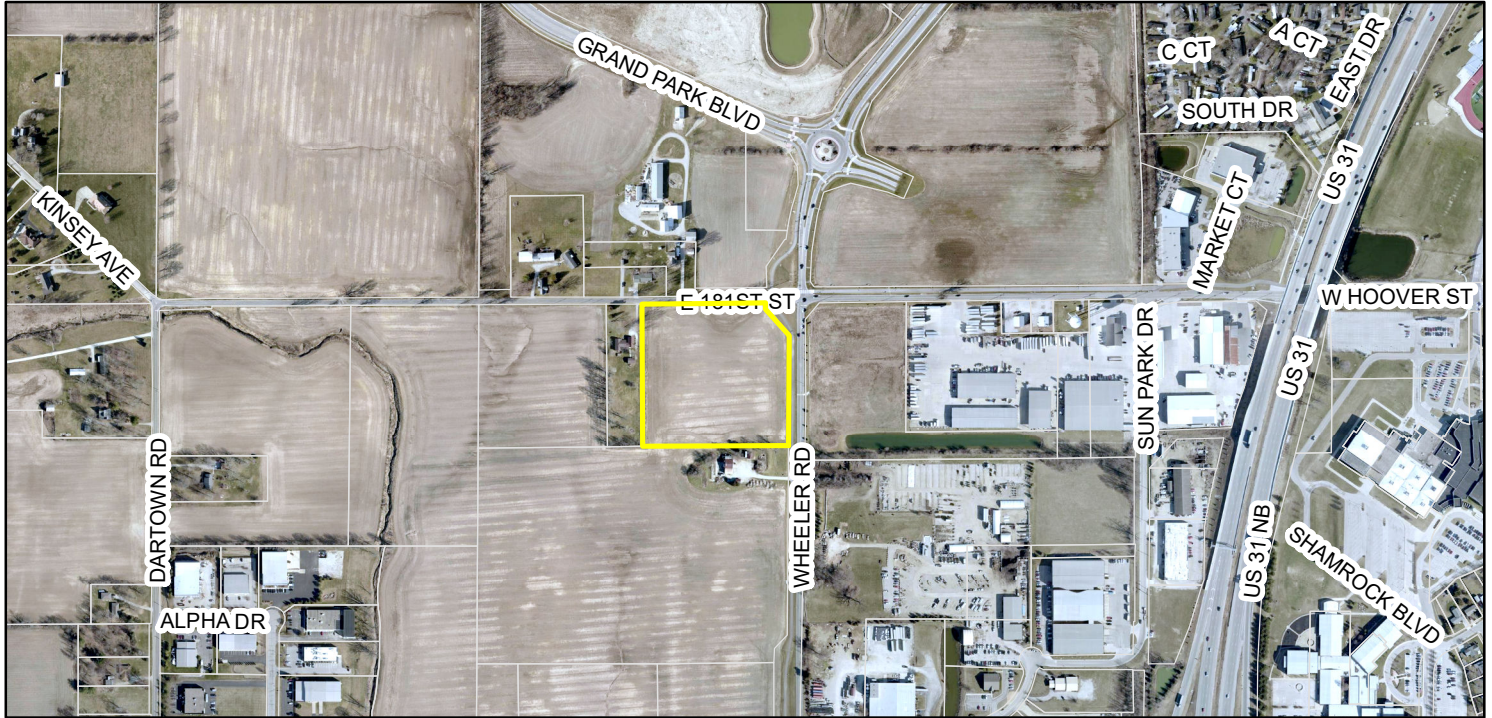
1. **Action:** Hold a public hearing at the November 18, 2019, Plan Commission Meeting.
2. **Recommendation:** Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the City Council with a recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



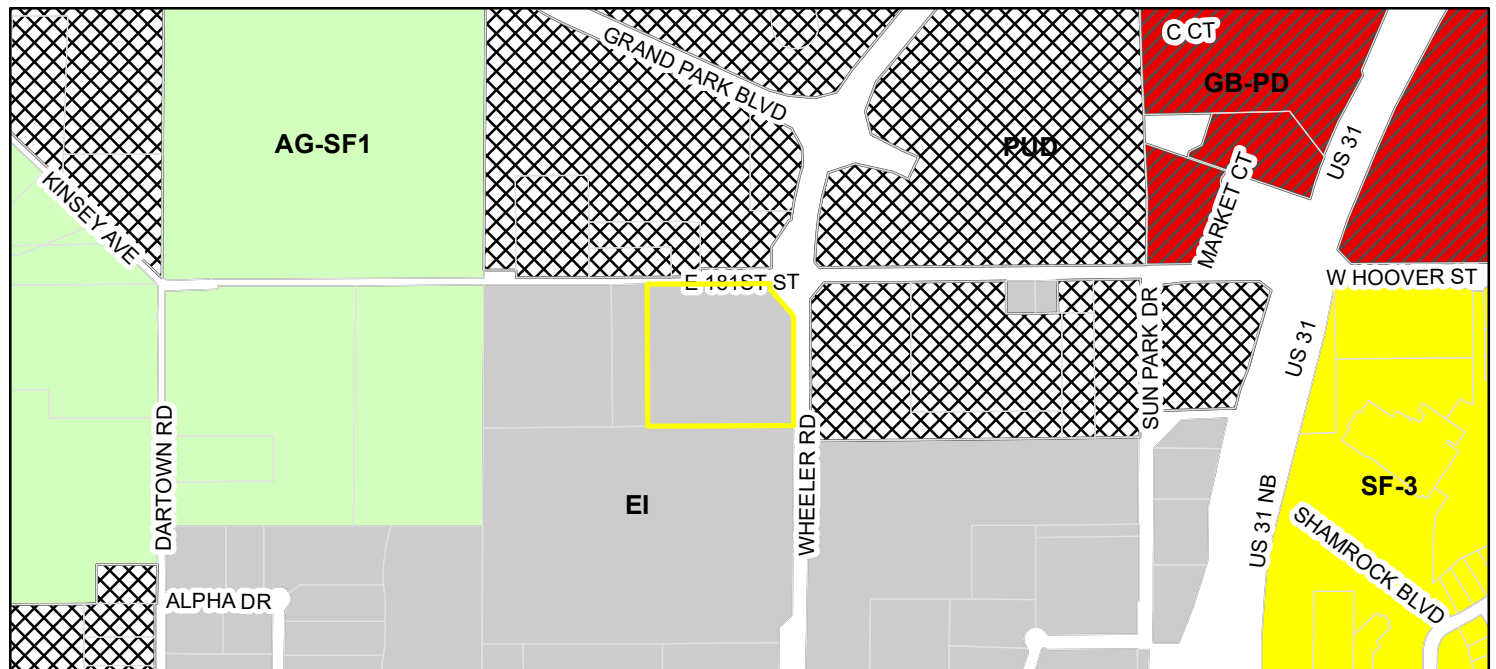
Property Location Map
Westfield Washington Schools Natatorium
Planned Unit Development
1912-PUD-46



Aerial Location Map



Zoning Map



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

ORDINANCE NUMBER 19-62

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

This is a n Ordinance Amendment (to be known as the “WHEELER LANDING PUD AMENDMENT II”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance 18-04 (the “Wheeler Landing PUD Ordinance”), on September 24th, 2018 as amended by Ordinance 19-37 (the “Wheeler Landing PUD Amendment I”), enacted by the Council on September 9th, 2019.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1912-PUD-46**), requesting an amendment to Wheeler Landing PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1912-PUD-46** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Wheeler Landing PUD ordinance, as applicable to the Real Estate. Development of Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance; and (iii) the provision of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Wheeler Landing PUD Ordinance, as amended.
- 1.2 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. Architectural Standards. The standards of *Wheeler Landing PUD Ordinance* shall apply to the development of the District, except as otherwise modified below.

- 3.1 *Architectural Standards*: The building on Lot 1 of Exhibit A (Real Estate) shall be constructed in substantial compliance with Exhibit B (the Illustrative Character Exhibit).

ALL OF WHICH IS ORDAINED/RESOLVED THIS 25th DAY OF November, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

I hereby certify that **ORDINANCE 19-62** was delivered to the Mayor of Westfield

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

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-62**

this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-62**

this _____ day of _____, 2019.

_____, Mayor

_____, Mayor

This document prepared by:

Brad Nobbe, Project Architect, CSO, 8831 Keystone Crossing, Indianapolis, IN 46240

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 the law:



SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

EXHIBIT A

REAL ESTATE (Legal Description)

A PART OF THE WEST HALF OF SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #970013 OF HAMILTON DESIGNS FOR PROJECT # 2018-358 ON FEB 27, 2019:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST STATE PLANE BEARING OBSERVED THIS SURVEY 135.65 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 11 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION ; SOUTH 41 DEGREES 52 MINUTES 12 SECONDS EAST 113.09 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS WEST 1257.40 FEET; THENCE SOUTH 45 DEGREES 19 MINUTES 40 SECONDS WEST 58.56 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 40 SECONDS WEST 58.20 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST 1222.98 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 20 MINUTES 15 SECONDS EAST 891.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 535.34 FEET TO THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 9441732 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 03 MINUTES 21 SECONDS EAST 655.39 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS EAST 511.12 FEET TO THE POINT OF BEGINNING; CONTAINING 36.00 ACRES, MORE OR LESS.

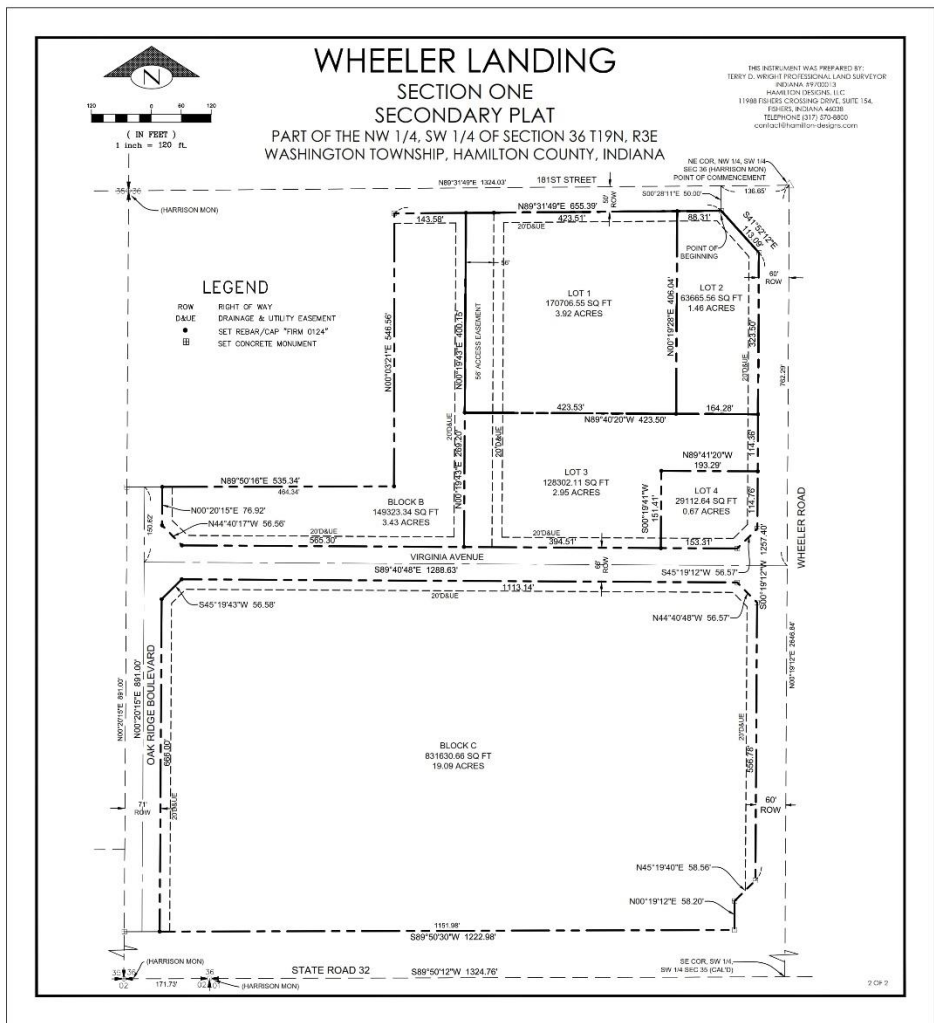
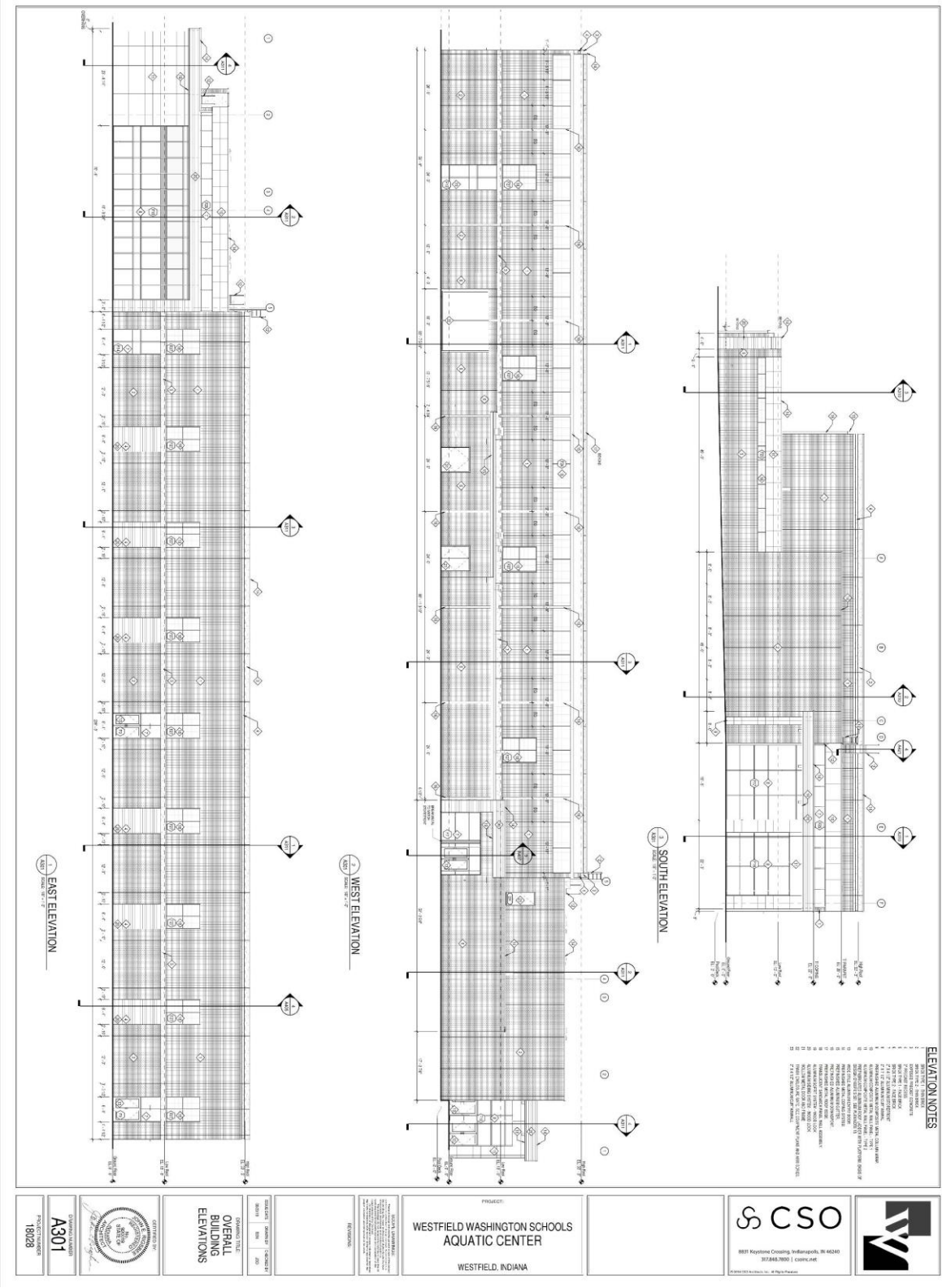
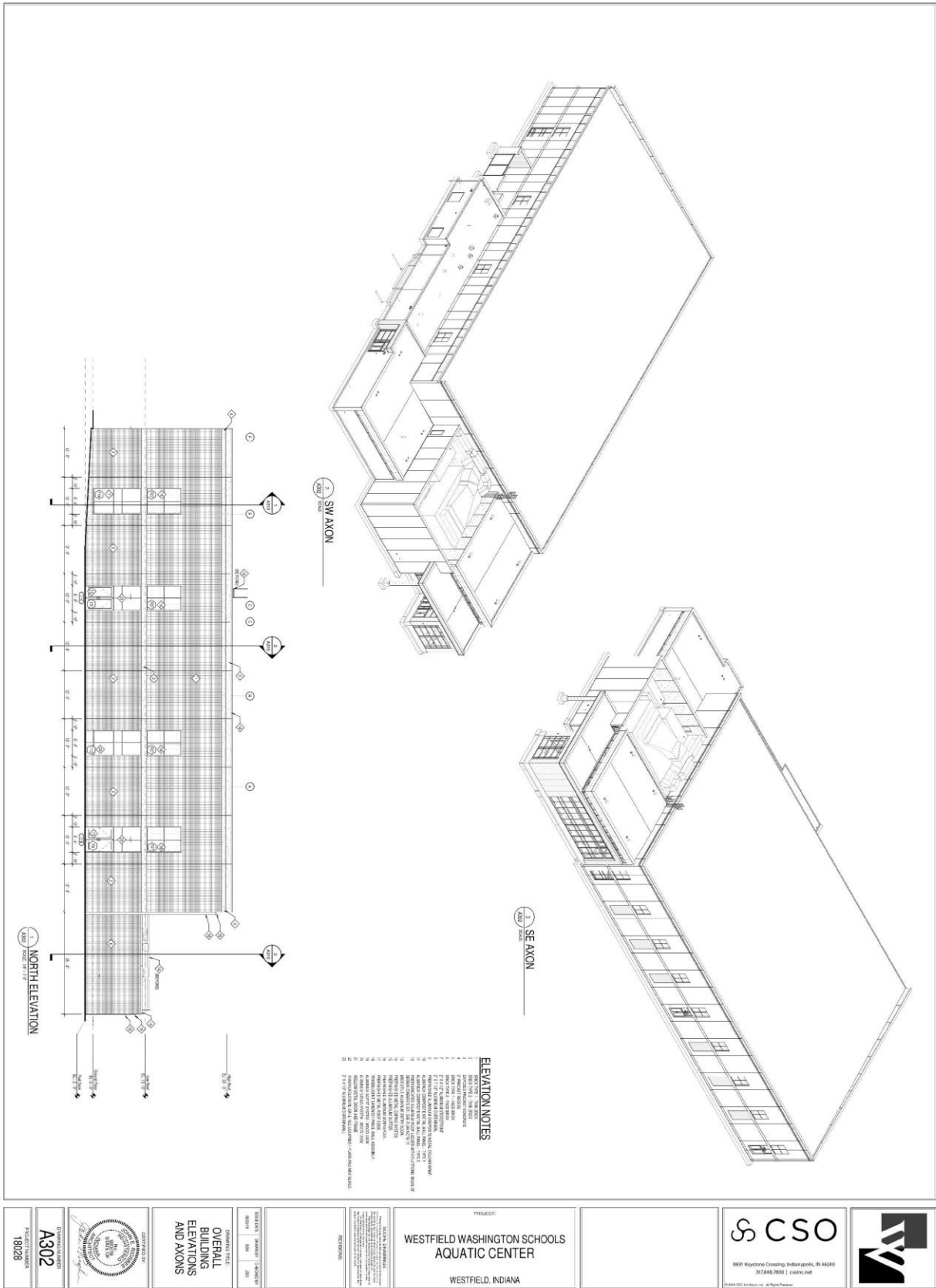
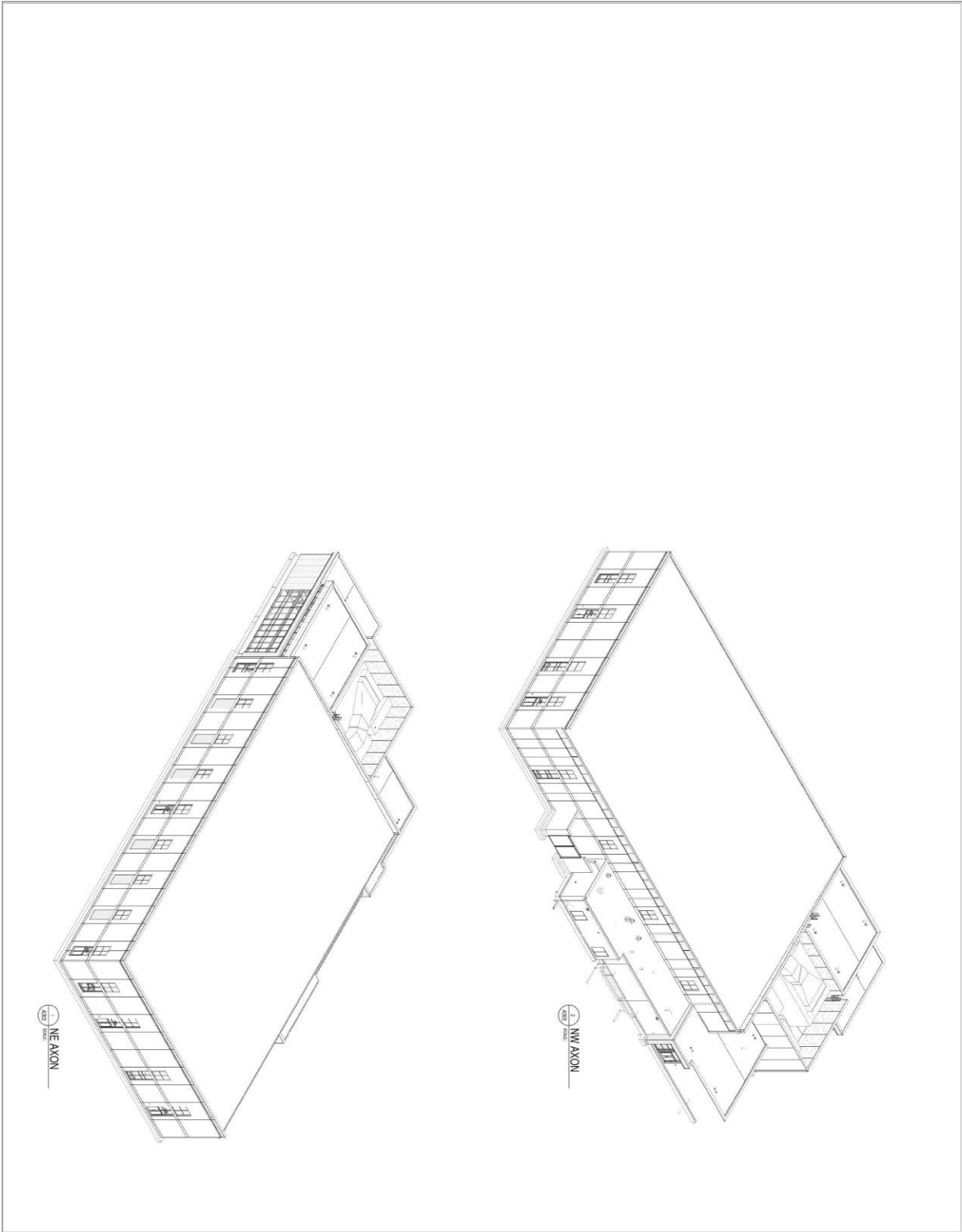


EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT



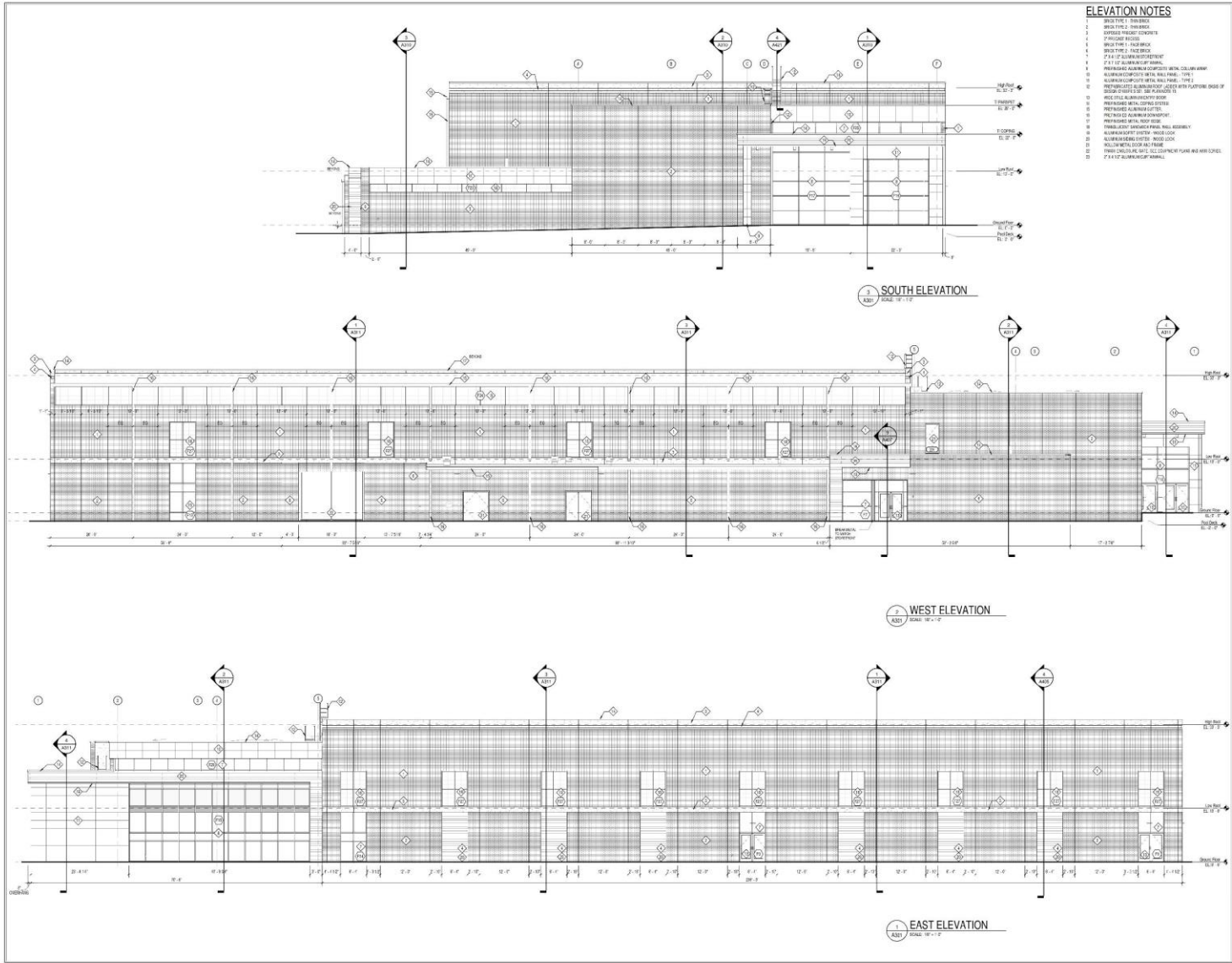




 18028 A303 PROFESSIONAL ENGINEER	OVERALL AXONS	DATE: 10/1/2018 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]	PROJECT: WESTFIELD WASHINGTON SCHOOLS AQUATIC CENTER WESTFIELD, INDIANA	CSO 8831 Keystone Crossing, Indianapolis, IN 46240 317.846.7000 csocro.net	
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EXHIBIT B
CHARACTER EXHIBIT





PROJECT:

WESTFIELD WASHINGTON SCHOOLS
AQUATIC CENTER

WESTFIELD, INDIANA

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	01/15/2021	JAD	ISSUED FOR PERMIT

DESIGNED BY: JAD

DRAWN BY: JAD

CHECKED BY: JAD

DRAWING TITLE:

OVERALL BUILDING ELEVATIONS

CERTIFIED BY:

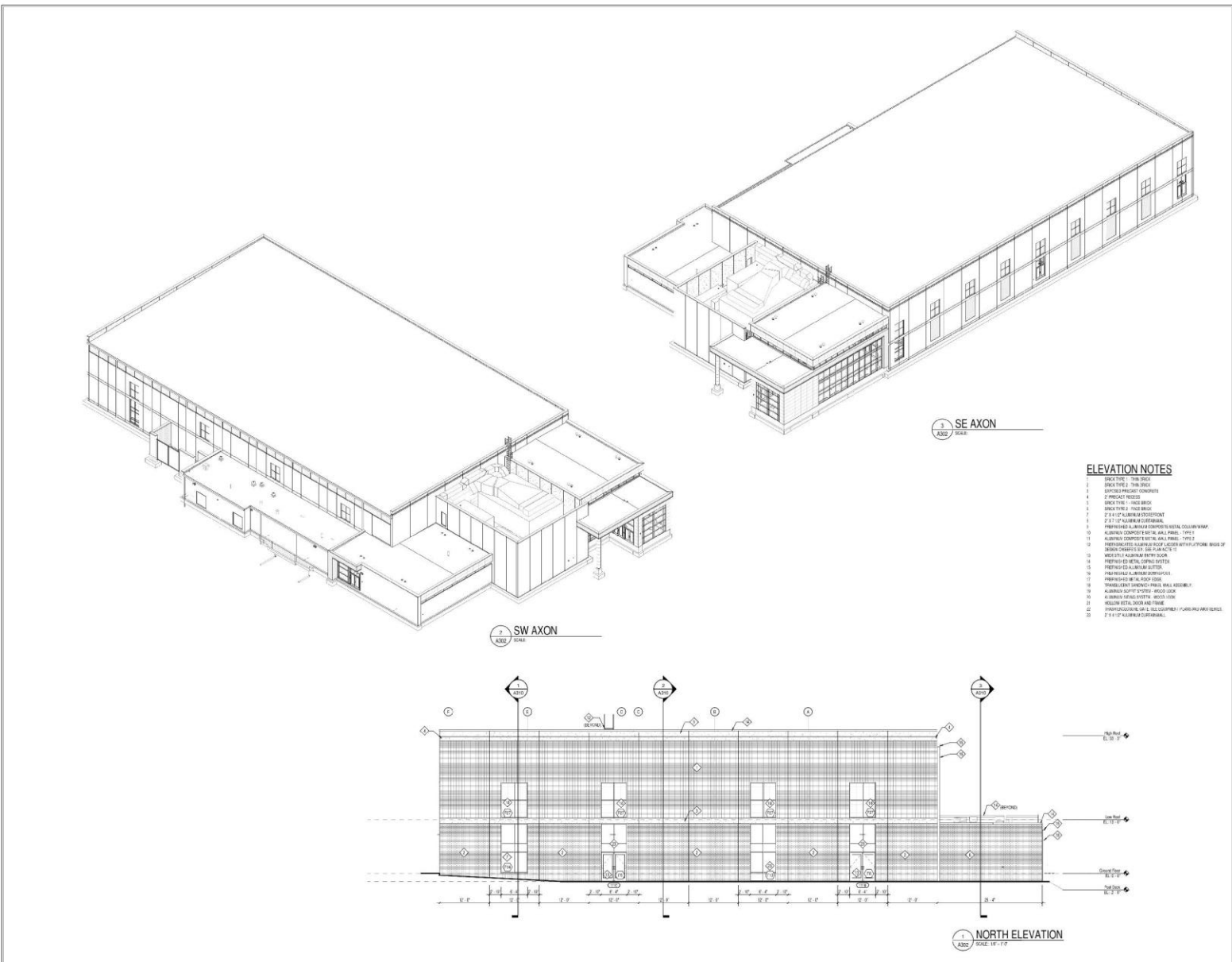
STATE OF INDIANA

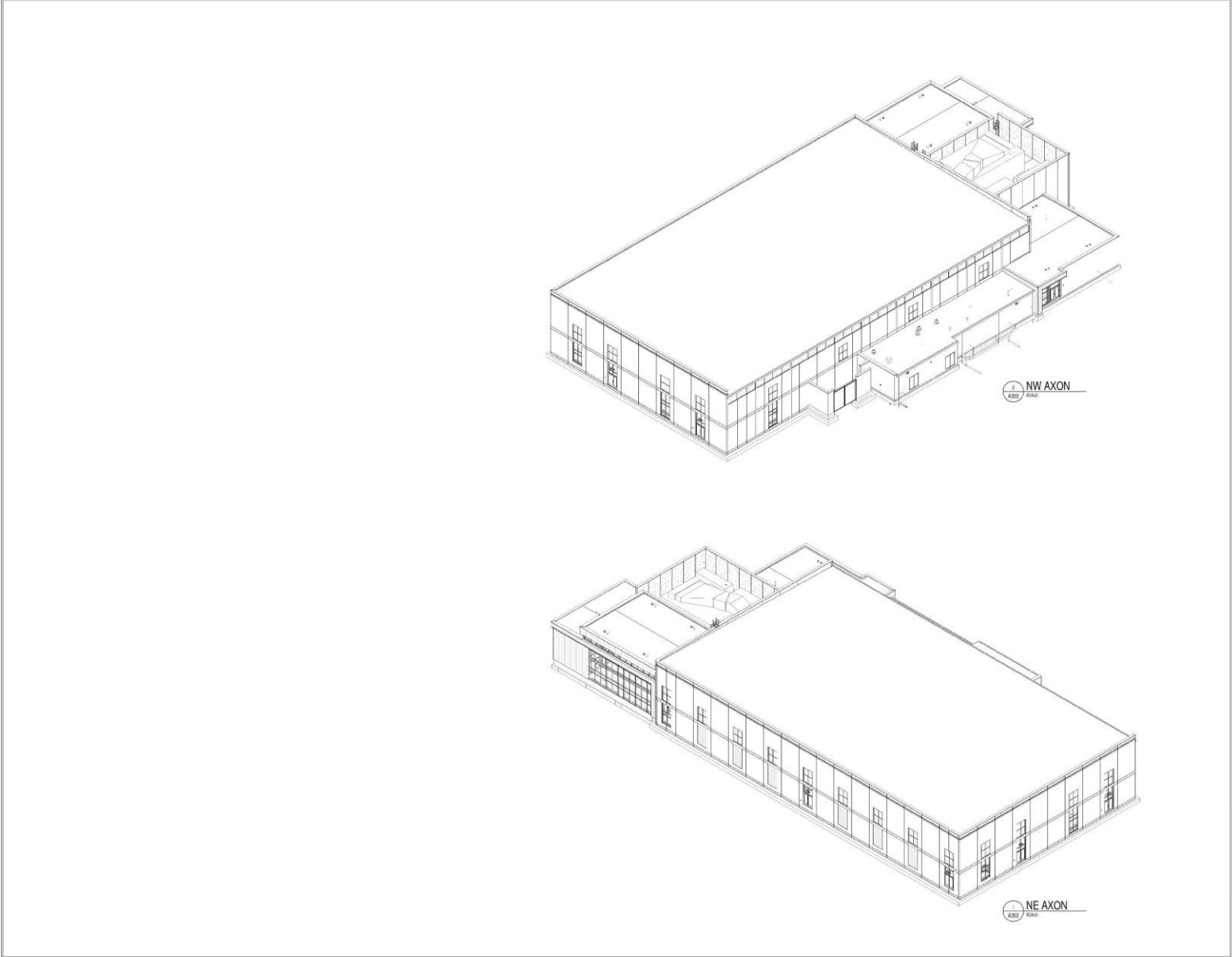
REGISTERED PROFESSIONAL ARCHITECT

18028

PROJECT NUMBER:

18028







CSO
8831 Kaysville Crossing, Indianapolis, IN 46240
317.648.7800 | cs@csoschools.org

PROJECT:
WESTFIELD WASHINGTON SCHOOLS
AQUATIC CENTER
WESTFIELD, INDIANA

SCAFFOLDING
The Scaffolding shall be erected and dismantled by a qualified person. The scaffolding shall be erected and dismantled by a qualified person. The scaffolding shall be erected and dismantled by a qualified person.

REVISIONS:

ISSUE DATE	ISSUE BY	CHANGED BY
08/28/18	SKM	JSD

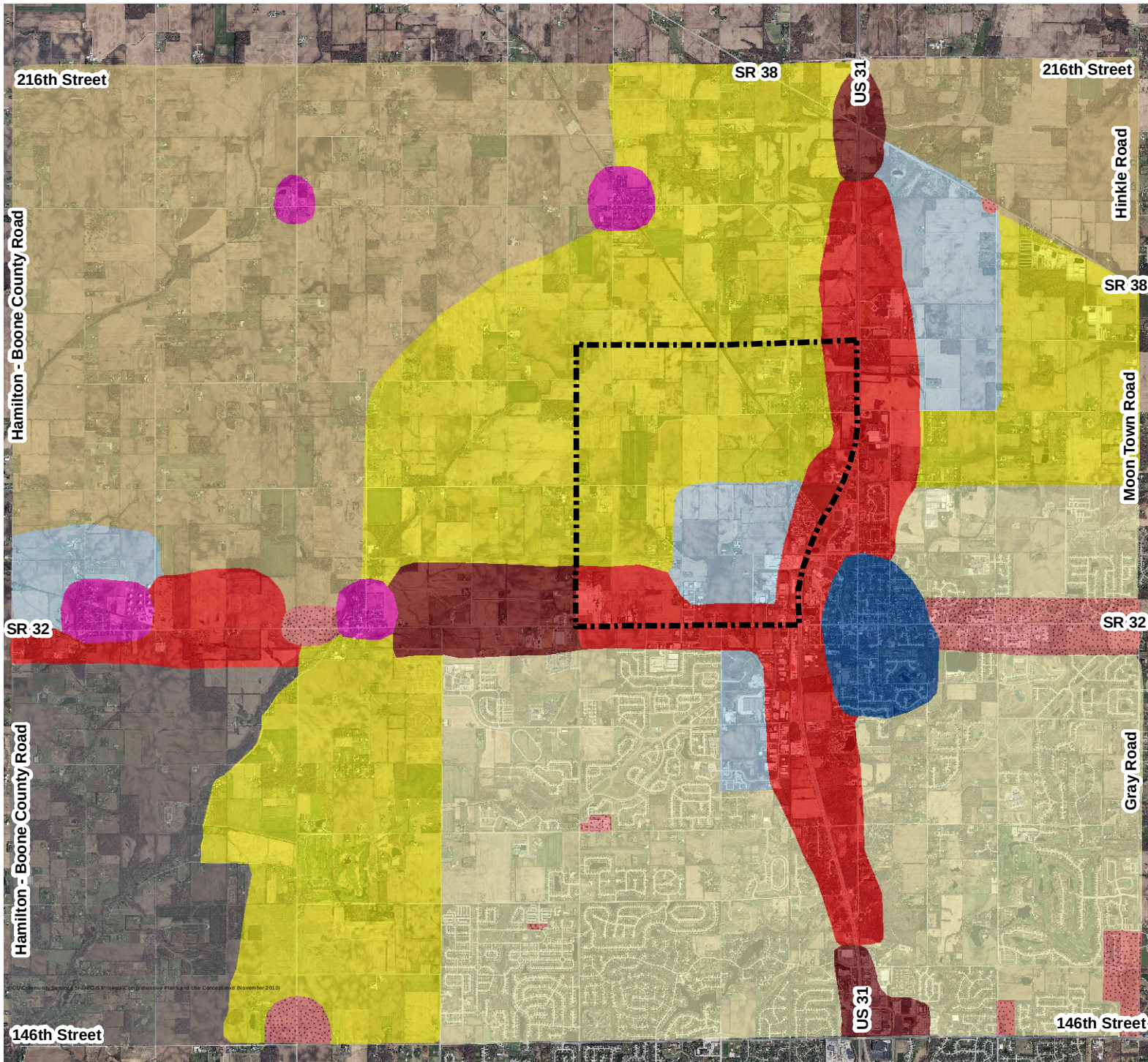
DRAWING TITLE:
OVERALL
AXONS

CERTIFIED BY:
JAMES E. STALLER
No. 12416
Professional Architect
Indiana

DRAWING NUMBER:
A303

PROJECT NUMBER:
18028





Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America



Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based designations.



Petition Number: 1911-PUD-42

Project Name: Westgate PUD Amendment

Subject Site Address: North and adjacent to 166th Street, east and adjacent to Towne Road and west of and adjacent to Eagletown Road (the "Property")

Petitioner: Lennar Homes of Indiana, Inc.

Representative: Nelson & Frankenberger, LLC

Request: Requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.

Current Zoning: Westgate PUD District

Current Land Use: Vacant / Residential / Agricultural

Approximate Acreage: 230 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 19-56 (Clean)
5. Proposed Ordinance 19-56 (Redline)
6. Westgate Amendment Map
7. Westgate Amenities
8. Westgate Lot Layout
9. Neighborhood Meeting Summary (10-24-19)
10. Ord. 06-37 Exhibit 8 Redline
11. Public Comment

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the October 14, 2019, City Council meeting. The petition held a neighborhood meeting on October 24, 2019, located at the City Services Building (see **Exhibit**

9). The petition received a public hearing at the November 6, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located north and adjacent to 166th Street, east and adjacent to Towne Road and west of and adjacent to Eagletown Road (see **Exhibit 2**).

Property Description: The Westgate PUD District ([Ord. 06-37](#), 0603-PUD-05) was approved at the September 14 City Council meeting. The Overall Development Plan (1901-ODP-02) and Primary Plat (1901-SPP-02) were approved at the February 19, 2019 Advisory Plan Commission meeting. The Property is currently in the process of an amendment to the Westgate PUD (Ordinance 19-56, *pending*).

Development Standards:

Residential Architectural Guidelines. Exhibit 8 of the Westgate PUD shall be replaced and superseded with the standards included in **Exhibit B** of the proposed Ordinance 19-56 (see **Exhibit 10**).

Amenities and Memberships. The Amenities and memberships, Section 2.7 of the Westgate PUD (Ord. 06-37) shall apply to the development of the Real Estate except as modified below:

- Amenities:
 - Pedestrian Bridge (including an island) as illustrated on Page 1 of **Exhibit C**, of the proposed Ordinance 19-56, shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD (Ord. 06-37).
 - A pocket park as illustrated on Page 2 of **Exhibit C**, of the proposed Ordinance 19-56, shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD, Ord. 06-37) and a swing set shall be provided within the pocket park.
 - Exhibit 15 of the Westgate PUD (Ord. 06-37) shall be replaced and superseded with the Playground Equipment illustrated on Page 3 of **Exhibit C** of the proposed Ordinance 19-56.

MODIFICATIONS SINCE PUBLIC HEARING

Since the November 6, 2019, public hearing, the Petitioner has revised the proposed ordinance to incorporate comments as a result of APC member comments. The following briefly highlights those revisions:



1. In Exhibit B of the proposed Ordinance 19-56, additional architectural standards were added for all townhome side elevations including windows and architectural treatments for gable ends.
2. In Exhibit B of the proposed Ordinance 19-56, masonry or 12 additional shrub requirements for side elevations of townhomes adjacent to public roadways were added as illustrated on Exhibit E.
3. In Exhibit B of the proposed Ordinance 19-56, a maximum of six (6) foot front garage offset for 50' front-loaded lots was added.
4. In Exhibit B of the proposed Ordinance 19-56, Exhibit E was added illustrating the applicability of the additional masonry standard.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, Institutional uses and Recreational uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was heard at the November 6, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the October 14, 2019, Council meeting.



DEPARTMENT COMMENTS

- 1. Action: If the APC is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 1911-PUD-42.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

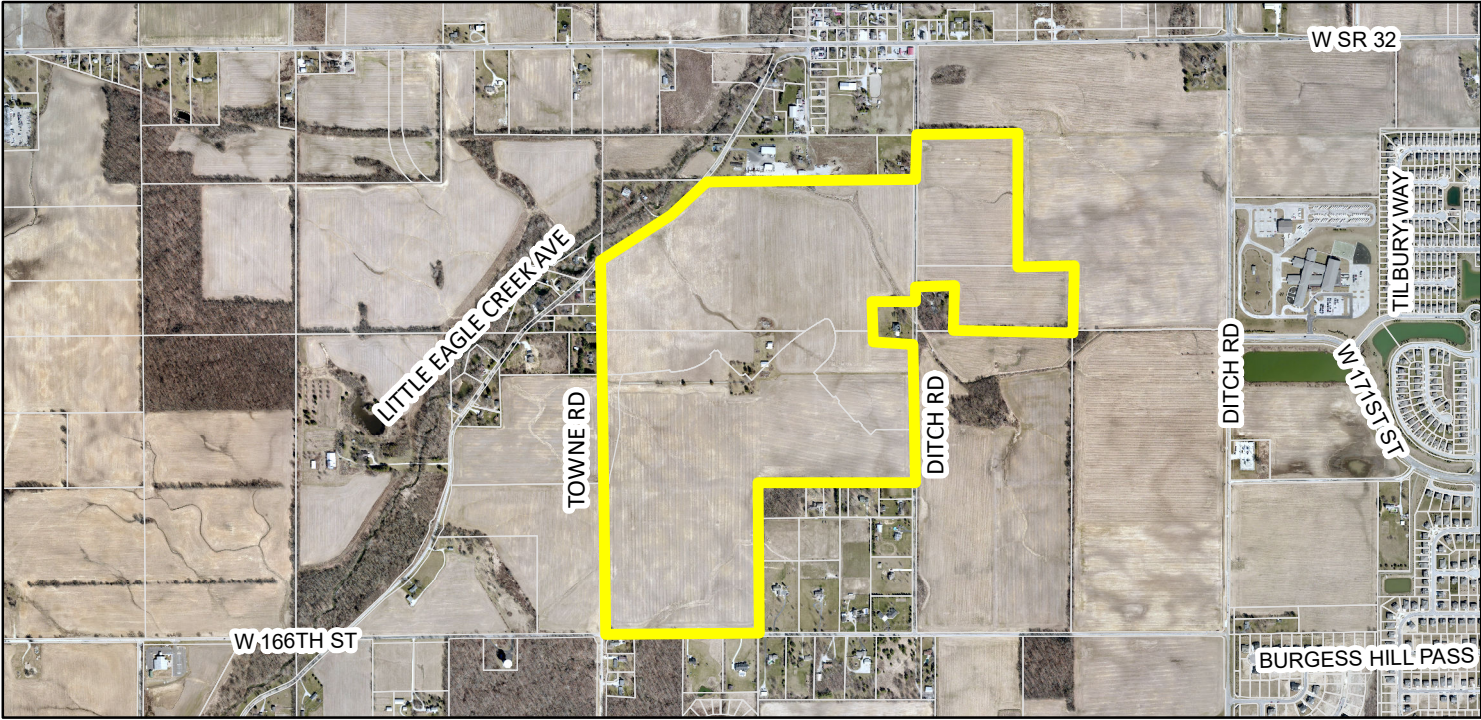


Property Location Map
Westgate PUD Amendment
Planned Unit Development
1911-PUD-42

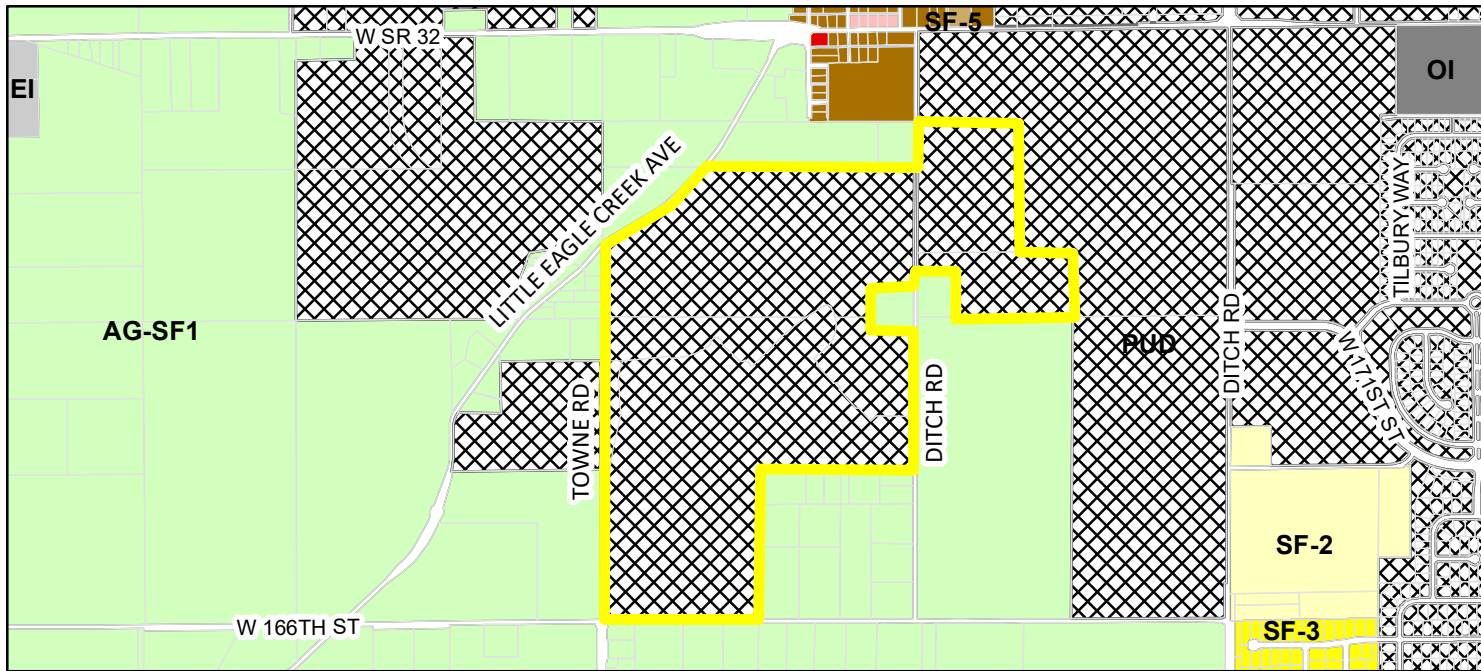


Aerial Location Map

Site



Zoning Map



Parcel	MF-1 (Multiple Family - 1)
Zoning - All	OI (Open Industrial)
Zoning	PUD (Planned Unit Development)
AG-SF1 (Agriculture - Single Family - 1)	SF-2 (Single Family - 2)
EI (Enclosed Industrial)	SF-3 (Single Family - 3)
GB (General Business)	SF-5 (Single Family - 5)
LB (Local Business)	



ORDINANCE NUMBER 19-56

WESTGATE PUD DISTRICT AMENDMENT I

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

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 06-37, the Westgate Planned Unit Development Ordinance on September 14, 2006 (the "Westgate PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1911-PUD-42**), requesting an amendment to the Unified Development Ordinance and the Westgate PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1911-PUD-42** to the Common Council with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

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

Ordinance.

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Westgate PUD and its Exhibits, and (iii) the provisions of the Unified Development Ordinance (the “UDO”), as amended by the Westgate PUD District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Westgate PUD, as amended.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Development Standards.** The Development Standards and Architectural Guidelines, Section 2.3 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

- 2.1 **Residential Architectural Guidelines.** Exhibit 8 of the Westgate PUD shall be replaced and superseded with the standards included in **Exhibit B** (Amended Exhibit 8 of the Westgate PUD).

Section 3. **Amenities and Memberships.** The Amenities and memberships, Section 2.7 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

- 3.1 **Amenities.**
 - A. Pedestrian Bridge (including an island) as illustrated on Page 1 of **Exhibit C** shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD.
 - B. A pocket park as illustrated on Page 2 of **Exhibit C** shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD) and a swing set shall be provided within the pocket park.
 - C. Exhibit 15 of the Westgate PUD shall be replaced and superseded with the Playground Equipment on illustrated on Page 3 of **Exhibit C**.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-56** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-56**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-56**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz
Nelson & Frankenberger, LLC
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Amended Exhibit 8 of the Westgate PUD (Residential Architectural Guidelines)
Exhibit C	Westgate Amenities
Exhibit D	Lot Map
Exhibit E	Townhome Lot Map

EXHIBIT A
REAL ESTATE

(Legal Description)

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST, NORTHWEST AND NORTHEAST QUARTERS, ALL IN SECTION 4, TOWNSHIP 18 NORTH, RANGE 03 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST (BEARINGS BASED UPON COORDINATES PROVIDED BY THE OFFICE OF THE HAMILTON COUNTY SURVEYOR) ALONG THE EAST LINE THEREOF A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED TO JERRY L. AND TARALENE McCOLGIN IN INSTRUMENT NUMBER 2000-021463 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE CONTINUING SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1,211.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 49 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,356.90 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,316.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,357.29 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,316.09 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED TO WESTFIELD WASHINGTON SCHOOL CORPORATION IN INSTRUMENT NUMBER 2007050872 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE LINES OF SAID LAND THE FOLLOWING 7 COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 20 MINUTES 14 SECONDS EAST 55.94 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 80 DEGREES 4 MINUTES 7 SECONDS EAST 4,000.00 FEET FROM SAID POINT;
- 2) THENCE NORTHERLY ALONG SAID CURVE 151.16 FEET TO A POINT ON SAID CURVE, SAID POINT BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 4,000.00 FEET FROM THE RADIUS POINT OF SAID CURVE;
- 3) THENCE NORTH 12 DEGREES 05 MINUTES 48 SECONDS EAST 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 500.00 FEET FROM SAID POINT;
- 4) THENCE NORTHERLY ALONG SAID CURVE 133.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 86 DEGREES 45 MINUTES 31 SECONDS EAST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

- 5) THENCE NORTH 03 DEGREES 14 MINUTES 29 SECONDS WEST 189.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 86 DEGREES 45 MINUTES 31 SECONDS EAST 500.00 FEET FROM SAID POINT;
- 6) THENCE NORTHERLY ALONG SAID CURVE 219.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 68 DEGREES 06 MINUTES 01 SECOND WEST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;
- 7) THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS WEST 172.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 4;

THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE 367.72 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 642.75 FEET TO A MAG NAIL IN THE APPROXIMATE CENTERLINE OF LITTLE EAGLE CREEK AVENUE; THENCE ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES AND DISTANCES:

- 1) NORTH 54 DEGREES 13 MINUTES 41 SECONDS EAST 174.87 FEET TO A MAG NAIL;
- 2) THENCE NORTH 59 DEGREES 30 MINUTES 51 SECONDS EAST 326.81 FEET TO A MAG NAIL;
- 3) THENCE NORTH 52 DEGREES 44 MINUTES 00 SECONDS EAST 271.97 FEET TO A MAG NAIL;
- 4) THENCE NORTH 44 DEGREES 56 MINUTES 33 SECONDS EAST 250.15 FEET TO A MAG NAIL;
- 5) THENCE NORTH 42 DEGREES 53 MINUTES 55 SECONDS EAST 90.07 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 89 DEGREES 47 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 1,835.31 FEET TO THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 390.86 FEET TO A POINT SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 792.00 FEET (DESCRIBED AS 48 RODS IN THE AFORMENTIONED INSTRUMENT NUMBER 2014059841); THENCE NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST ALONG THE CENTERLINE OF THE FORMER MIDLAND RAILROAD A DISTANCE OF 906.84 FEET (DESCRIBED AS 54 RODS, 24 LINKS IN SAID INSTRUMENT); THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 1,049.34 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 11.66 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2000-058404 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 97.40 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF

SAID LAND A DISTANCE OF 442.44 FEET TO THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH HALF A DISTANCE OF 561.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,034.59 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED TO ROBERT L. AND PENNY S. PERRY IN INSTRUMENT NUMBER 1988-05655 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LAND A DISTANCE OF 400.47 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 326.32 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 136.47 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED McCOLGIN LAND; THENCE SOUTH 89 DEGREES 47 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 380.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 06 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 370.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 47 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING, CONTAINING 229.896 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE

(Location Map)

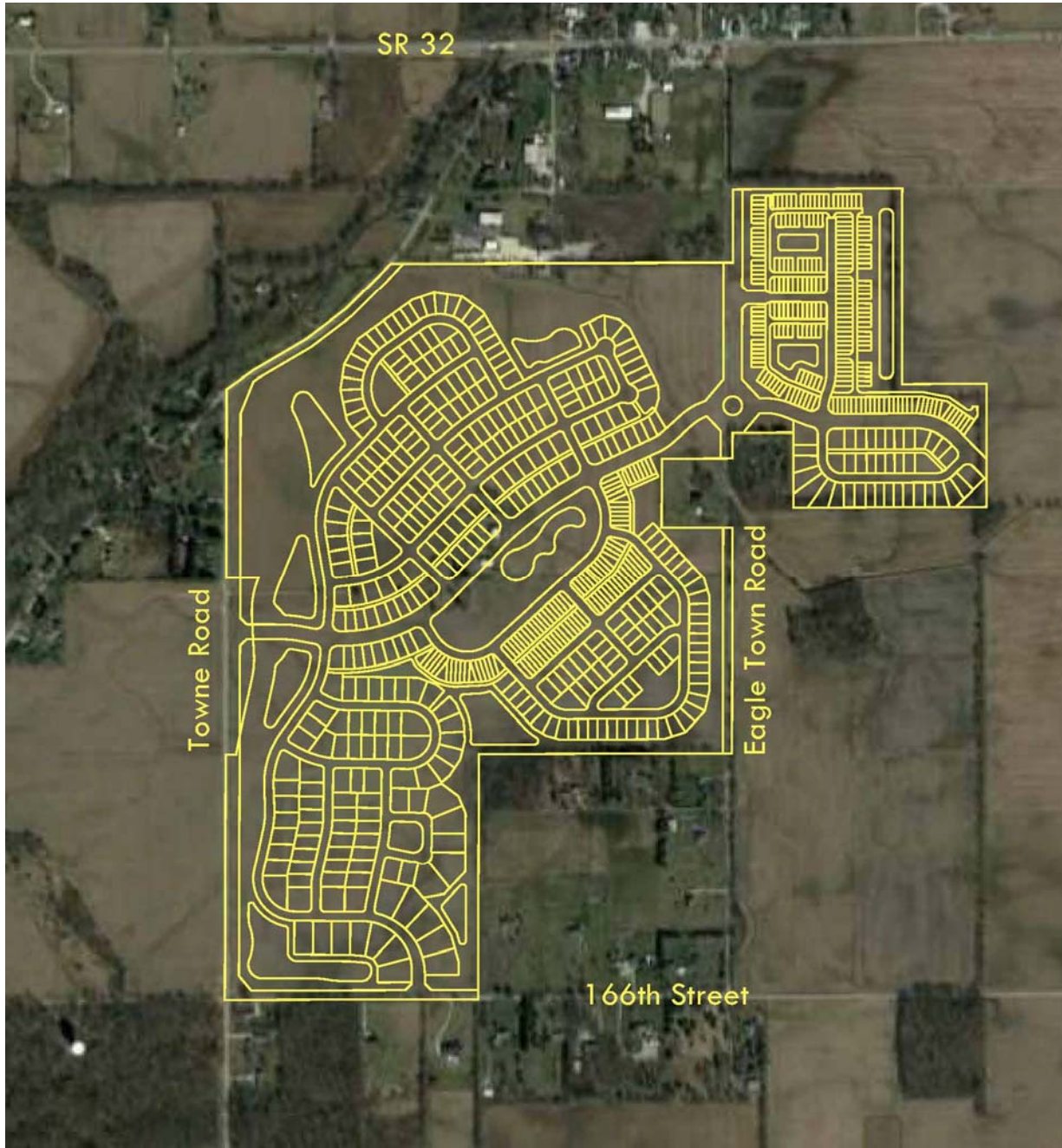


EXHIBIT B
AMENDED EXHIBIT 8 OF THE WESTGATE PUD

Residential Architectural Guidelines

A. All residential dwellings shall comply with the following standards:

(1) Exterior Surfaces:

- a. Brick, stone stucco, concrete fiber board siding and shakes are all permitted materials on front facades, as well as rear and side elevations.
- b. No vinyl or aluminum siding will be permitted on any elevation except for Attached Homes in the Villas Neighborhood on the east side of Eagletown Road as illustrated in **Exhibit D**, provided the vinyl siding is a minimum thickness of 0.044” and the following architectural elements are utilized:
 - i. The front elevation contains a minimum masonry (brick or stone) wainscot up to the sill of the lowest window on the front façade.
 - ii. The side elevation contains a minimum of three (3) windows.
 - iii. The side elevation shall contain either a hip roof design or architectural treatment (trim detail, a change in material pattern or color, etc.) on gable ends.
 - iv. Side elevations adjacent to a public roadway as illustrated in **Exhibit E** shall contain masonry (brick or stone) wainscot up to the bottom sill of the lowest window on the front façade.
 - v. Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches and shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679). All siding shall be Class I as listed in this standard. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet. Additionally, the selected materials shall preserve a wood grained finish in both the siding and the trim. On “gable end trusses” that are constructed out of two by four inch (2”x4”) dimensional lumber installed vertically at sixteen inch (16”) on center (or greater spacing) and where the vertical two by fours (2x4’s) are ten feet (10’) or greater in length, the builder shall install a “strongback” and/or T-brace on the attic side of the truss, approximately at mid span of these vertical two by fours (2x4’s) to serve as an added support mechanism to stop bowing of the vertical two by fours (2x4’s) and the siding attached to it.

(2) Roof Overhangs:

- a. Gables facing streets and roof soffits must be a minimum of 8” overhang.

- b. Rakes and eaves on sides and rear are permitted to be flush.

(3) Roof Slopes:

- a. All single-family detached residences shall have a minimum roof pitch of 6:12 on the primary structure.
- b. Multifamily attached residences are permitted to have a 5:12 pitch (as required due to depth of structure)

(4) Square Footage:

- a. All single-family residences shall be minimum of 1,500 square feet (see residential development standards chart, Exhibit 7 of the Westgate PUD).
- b. All attached residences shall be a minimum of 1,200 square feet (see residential development standards chart, Exhibit 7 of the Westgate PUD).

(5) Driveways:

- a. All driveways to be concrete

(6) Garages:

- a. 100' wide lots: side entry
- b. 85' wide lots: side entry
- c. 70' wide lots: front entry permitted
- d. 50' wide lots: rear entry and front entry permitted. Front-loaded garages shall not be located in front of either the main living area of the dwelling (or covered entry/porch per plan) by more than six (6) feet.
- e. 45' wide lots: rear entry
- f. Attached Residential: rear entry
- g. All single-family detached residences shall contain a decorative garage door with windows and brackets.

(7) Corner Lots:

- a. All single-family residences that are on corner lots identified on **Exhibit D** as "Corner Lots", shall have a masonry (brick or stone) wainscot wrap on the front, sides and rear of the home, up to the sill of the lowest first floor window.

(8) Front Elevation Variation:

- a. Front elevations on the same plan may not be duplicated for two home sites on each side of the residence on the same side of the street. Also, elevations for the same plan may not be duplicated for three houses across the street from the residence (Please refer to the illustration below)



(9) Additional Architectural Requirements:

- a. All lots identified on **Exhibit D** as “171st Street Frontage Lots” shall contain, at a minimum, a masonry (brick or stone) wainscot on the front elevation up to the sill of the lowest first floor window.
- b. All lots identified on **Exhibit D** as “Towne Road Frontage Lots” shall contain, at a minimum, masonry (brick or stone) on the first floor of the front elevation (minimum eight (8) feet).
- c. All lots identified on **Exhibit D** as “166th Street Lots” shall contain either one (1) four-foot (4’) deep offset, which is a minimum height equivalent of one-story (minimum height of eight (8) feet), or two (2) two-foot (2’) offsets which are a minimum height equivalent of one-story (minimum height of eight (8) feet).

B. Design Requirements:

- (1) All single-family detached residences shall have architectural styles that fall into one of the three listed categories.
- (2) Two (2) items from the list below must be included in addition to the required features, marked with an asterisk:

- a. TRADITIONAL (an illustrative elevation is attached as Exhibit A of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Roof features such as roof returns, dormers, revers gables, roof accent or covered entry
- * Architecturally enhanced trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
- * Higher pitched front gables facing street (typically 10:12 or 12:12) A lesser pitch is permitted if a higher pitch would interfere with a window or main roof structure.

Additional Elements (include at least two):

- Front porch
- Bay windows and/or turrets
- Panel or louvered shutters
- Concrete fiberboard siding or brick or mixed elevations
- Metal or shingle porch roofs, bays and roof returns
- Mixed materials on elevations (i.e. brick/stone/siding/stucco)

- b. TIMELESS GEORGIAN (an illustrative elevation is attached as Exhibit B of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Formalized elevation with symmetrical and some asymmetrical components
- * Classically enriched architectural detailing/trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
- * Higher pitched front gables facing street (typically 10:12 or 12:12)

Additional Elements (include at least two):

- Dormers
- Bay windows
- All brick elevations, all concrete fiber board siding elevations or mixed brick/siding elevations
- Porches, covered entry or flush entry with heavy pediment
- Palladian or Venetian style windows over entry
- Square or round columns on front porches
- Metal or shingle porch roofs, bays and roof returns
- Brick quoins and/or other brick detailing
- Dentil molding, crown molding, or other frieze trim
- Panel or louvered shutters

- c. CRAFTSMAN (an illustrative elevation is attached as Exhibit C of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Exposed structural detailing (i.e. gable brackets and/or other gable detailing features)
- * Lower pitched front gables facing street (typically 7:12 or greater than 9:12)

Additional Elements (include at least two):

- Brick detailing (i.e. soldier courses, headers courses, etc.)
- Board and baton or louvered shutters.
- Mixed material on elevations (i.e. brick/stone/siding/shakes/stucco)
- Tapered columns, box columns, and façade features
- Bay windows
- Front porch

C. Illustrative Elevations

- (1) Conceptual illustrative elevations of homes that could be built within Westgate are attached as Exhibit D of Exhibit 8 of the Westgate PUD.

EXHIBIT C
Page 1 of 3
(Westgate Amenities)

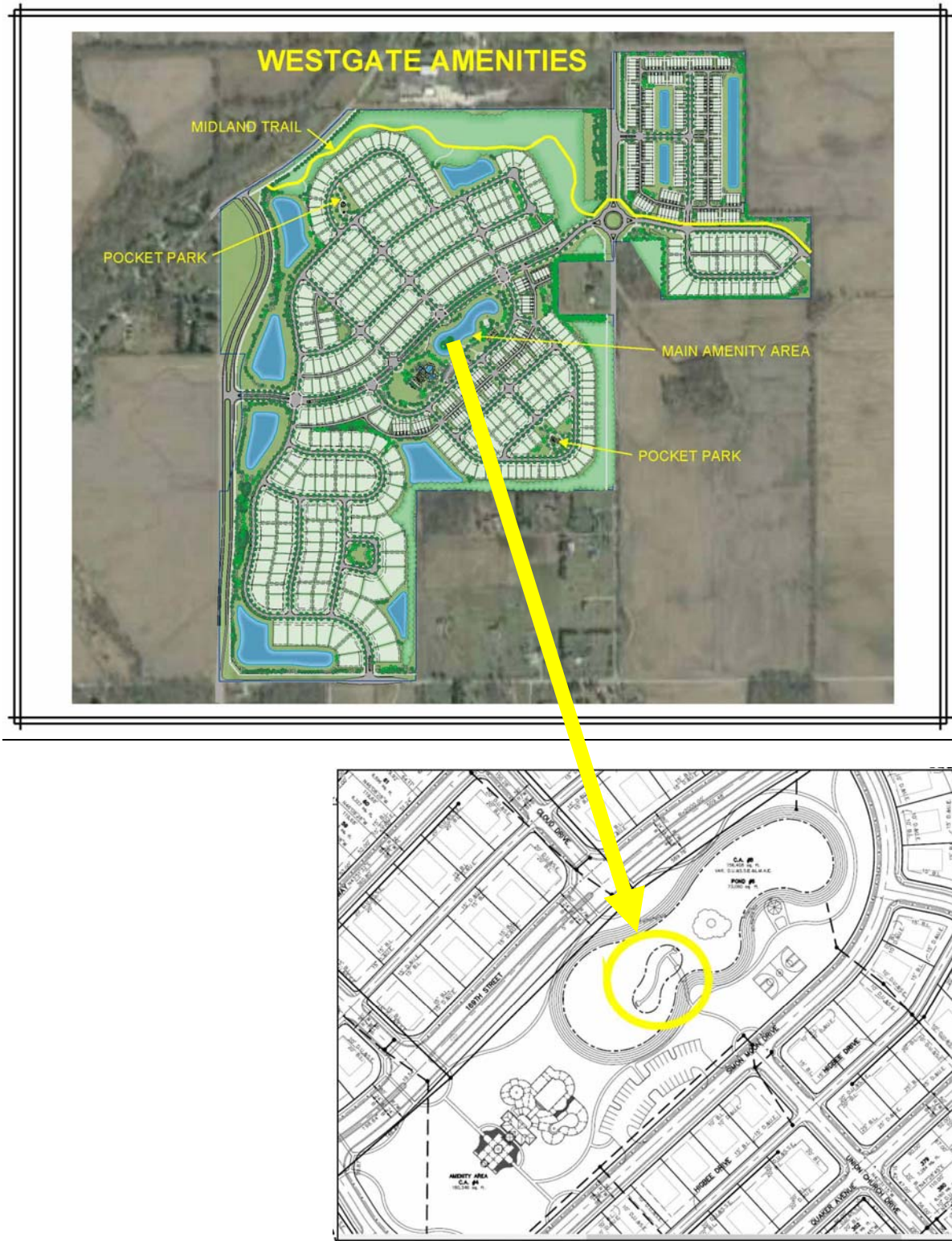


EXHIBIT C
Page 2 of 3
(Westgate Amenities)

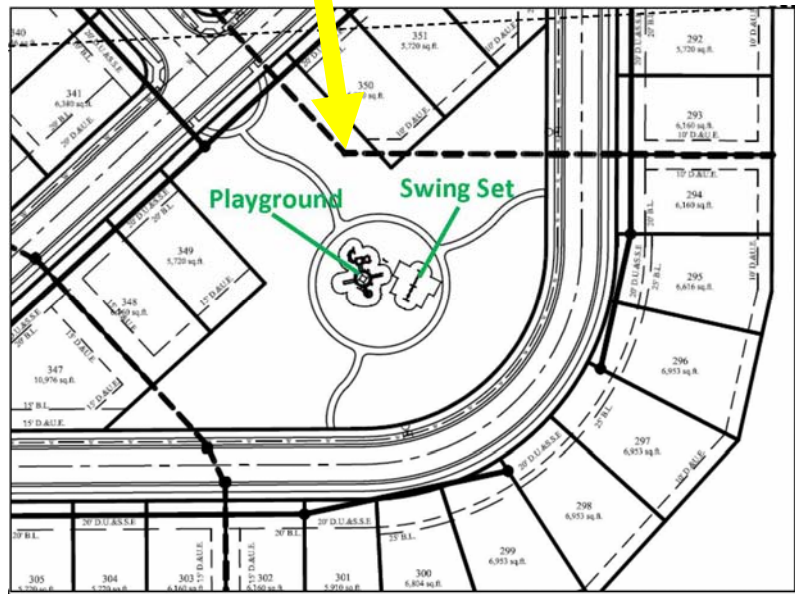


EXHIBIT C
Page 3 of 3
(Westgate Amenities)



EXHIBIT D

(Lot Map)



EXHIBIT E
(Townhome Lot Map)



 = Requires masonry (brick or stone) per Section A(1)(b) of Exhibit E.

ORDINANCE NUMBER 19-56

WESTGATE PUD DISTRICT AMENDMENT I

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

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 06-37, the Westgate Planned Unit Development Ordinance on September 14, 2006 (the "Westgate PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1911-PUD-42**), requesting an amendment to the Unified Development Ordinance and the Westgate PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1911-PUD-42** to the Common Council with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

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

Ordinance.

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Westgate PUD and its Exhibits, and (iii) the provisions of the Unified Development Ordinance (the “UDO”), as amended by the Westgate PUD District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Westgate PUD, as amended.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Development Standards.** The Development Standards and Architectural Guidelines, Section 2.3 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

- 2.1 **Residential Architectural Guidelines.** Exhibit 8 of the Westgate PUD shall be replaced and superseded with the standards included in **Exhibit B** (Amended Exhibit 8 of the Westgate PUD).

Section 3. **Amenities and Memberships.** The Amenities and memberships, Section 2.7 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

- 3.1 **Amenities.**
 - A. Pedestrian Bridge (including an island) as illustrated on Page 1 of **Exhibit C** shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD.
 - B. A pocket park as illustrated on Page 2 of **Exhibit C** shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD) and a swing set shall be provided within the pocket park.
 - C. Exhibit 15 of the Westgate PUD shall be replaced and superseded with the Playground Equipment on illustrated on Page 3 of **Exhibit C**.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-56** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-56**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-56**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz
Nelson & Frankenberger, LLC

550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description and Location Map)

Exhibit B Amended Exhibit 8 of the Westgate PUD
(Residential Architectural Guidelines)

Exhibit C Westgate Amenities

Exhibit D Lot Map

Exhibit E Townhome Lot Map

EXHIBIT A
REAL ESTATE

(Legal Description)

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST, NORTHWEST AND NORTHEAST QUARTERS, ALL IN SECTION 4, TOWNSHIP 18 NORTH, RANGE 03 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST (BEARINGS BASED UPON COORDINATES PROVIDED BY THE OFFICE OF THE HAMILTON COUNTY SURVEYOR) ALONG THE EAST LINE THEREOF A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED TO JERRY L. AND TARALENE McCOLGIN IN INSTRUMENT NUMBER 2000-021463 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE CONTINUING SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1,211.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 49 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,356.90 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,316.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,357.29 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,316.09 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED TO WESTFIELD WASHINGTON SCHOOL CORPORATION IN INSTRUMENT NUMBER 2007050872 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE LINES OF SAID LAND THE FOLLOWING 7 COURSES AND DISTANCES:

- 1) NORTH 89 DEGREES 20 MINUTES 14 SECONDS EAST 55.94 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 80 DEGREES 4 MINUTES 7 SECONDS EAST 4,000.00 FEET FROM SAID POINT;
- 2) THENCE NORTHERLY ALONG SAID CURVE 151.16 FEET TO A POINT ON SAID CURVE, SAID POINT BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 4,000.00 FEET FROM THE RADIUS POINT OF SAID CURVE;
- 3) THENCE NORTH 12 DEGREES 05 MINUTES 48 SECONDS EAST 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 500.00 FEET FROM SAID POINT;
- 4) THENCE NORTHERLY ALONG SAID CURVE 133.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 86 DEGREES 45 MINUTES 31

SECONDS EAST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

- 5) THENCE NORTH 03 DEGREES 14 MINUTES 29 SECONDS WEST 189.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 86 DEGREES 45 MINUTES 31 SECONDS EAST 500.00 FEET FROM SAID POINT;
- 6) THENCE NORTHERLY ALONG SAID CURVE 219.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 68 DEGREES 06 MINUTES 01 SECOND WEST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;
- 7) THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS WEST 172.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 4;

THENCE NORTH 00 DEGREES 11 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE 367.72 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 642.75 FEET TO A MAG NAIL IN THE APPROXIMATE CENTERLINE OF LITTLE EAGLE CREEK AVENUE; THENCE ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES AND DISTANCES:

- 1) NORTH 54 DEGREES 13 MINUTES 41 SECONDS EAST 174.87 FEET TO A MAG NAIL;
- 2) THENCE NORTH 59 DEGREES 30 MINUTES 51 SECONDS EAST 326.81 FEET TO A MAG NAIL;
- 3) THENCE NORTH 52 DEGREES 44 MINUTES 00 SECONDS EAST 271.97 FEET TO A MAG NAIL;
- 4) THENCE NORTH 44 DEGREES 56 MINUTES 33 SECONDS EAST 250.15 FEET TO A MAG NAIL;
- 5) THENCE NORTH 42 DEGREES 53 MINUTES 55 SECONDS EAST 90.07 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 89 DEGREES 47 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 1,835.31 FEET TO THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 390.86 FEET TO A POINT SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 792.00 FEET (DESCRIBED AS 48 RODS IN THE AFORMENTIONED INSTRUMENT NUMBER 2014059841); THENCE NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST ALONG THE CENTERLINE OF THE FORMER MIDLAND RAILROAD A DISTANCE OF 906.84 FEET (DESCRIBED AS 54 RODS, 24 LINKS IN SAID INSTRUMENT); THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 1,049.34 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 11.66 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2000-058404 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 43

SECONDS WEST A DISTANCE OF 97.40 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 442.44 FEET TO THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH HALF A DISTANCE OF 561.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,034.59 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED TO ROBERT L. AND PENNY S. PERRY IN INSTRUMENT NUMBER 1988-05655 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LAND A DISTANCE OF 400.47 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 326.32 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 136.47 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED McCOLGIN LAND; THENCE SOUTH 89 DEGREES 47 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 380.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 06 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 370.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 47 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING, CONTAINING 229.896 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE

(Location Map)

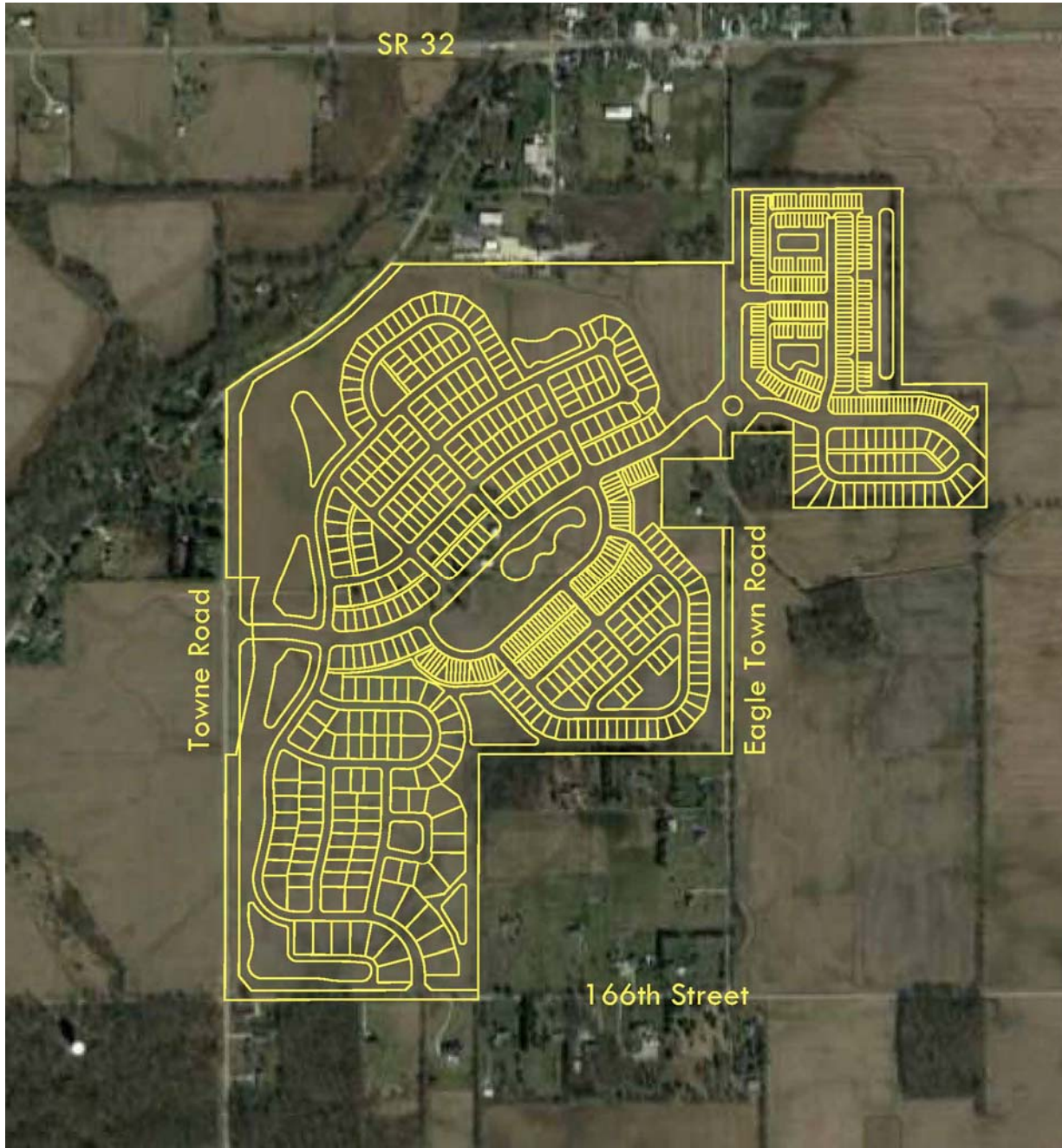


EXHIBIT B
AMENDED EXHIBIT 8 OF THE WESTGATE PUD

Residential Architectural Guidelines

A. All residential dwellings shall comply with the following standards:

(1) Exterior Surfaces:

- a. Brick, stone stucco, concrete fiber board siding and shakes are all permitted materials on front facades, as well as rear and side elevations.
- b. No vinyl or aluminum siding will be permitted on any elevation except for Attached Homes in the Villas Neighborhood on the east side of Eagletown Road as illustrated in **Exhibit D**, provided the vinyl siding is a minimum thickness of 0.044” and the ~~front elevation contains a minimum masonry (brick or stone) wainscot up to the sill of the lowest window on the front façade.~~ following architectural elements are utilized:
 - i. The front elevation contains a minimum masonry (brick or stone) wainscot up to the sill of the lowest window on the front façade.
 - ii. The side elevation contains a minimum of three (3) windows.
 - iii. The side elevation shall contain either a hip roof design or architectural treatment (trim detail, a change in material patter or color, etc.) on gable ends.
 - iv. Side elevations adjacent to a public roadway as illustrated in **Exhibit E** shall contain masonry (brick or stone) wainscot up to the bottom sill of the lowest window on the front façade.
 - v. Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches and shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679). All siding shall be Class I as listed in this standard. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet. Additionally, the selected materials shall preserve a wood grained finish in both the siding and the trim. On “gable end trusses” that are constructed out of two by four inch (2”x4”) dimensional lumber installed vertically at sixteen inch (16”) on center (or greater spacing) and where the vertical two by fours (2x4’s) are ten feet (10’) or greater in length, the builder shall install a “strongback” and/or T-brace on the attic side of the truss, approximately at mid span of these vertical two by fours (2x4’s) to serve as an added support mechanism to stop bowing of the vertical two by fours (2x4’s) and the siding attached to it.

(2) Roof Overhangs:

- a. Gables facing streets and roof soffits must be a minimum of 8" overhang.
- b. Rakes and eaves on sides and rear are permitted to be flush.

(3) Roof Slopes:

- a. All single-family detached residences shall have a minimum roof pitch of 6:12 on the primary structure.
- b. Multifamily attached residences are permitted to have a 5:12 pitch (as required due to depth of structure)

(4) Square Footage:

- a. All single-family residences shall be minimum of 1,500 square feet (see residential development standards chart, Exhibit 7 of the Westgate PUD).
- b. All attached residences shall be a minimum of 1,200 square feet (see residential development standards chart, Exhibit 7 of the Westgate PUD).

(5) Driveways:

- a. All driveways to be concrete

(6) Garages:

- a. 100' wide lots: side entry
- b. 85' wide lots: side entry
- c. 70' wide lots: front entry permitted
- d. 50' wide lots: rear entry and front entry permitted. **Front-loaded garages shall not be located in front of either the main living area of the dwelling (or covered entry/porch per plan) by more than six (6) feet.**
- e. 45' wide lots: rear entry
- f. Attached Residential: rear entry
- g. All single-family detached residences shall contain a decorative garage door with windows and brackets.

(7) Corner Lots:

- a. All single-family residences that are on corner lots identified on **Exhibit D** as "Corner Lots", shall have a masonry (brick or stone) wainscot wrap on the front, sides and rear of the home, up to the sill of the lowest first floor window.

(8) Front Elevation Variation:

- a. Front elevations on the same plan may not be duplicated for two home sites on each side of the residence on the same side of the street. Also, elevations for the same plan may not be duplicated for three houses across the street from the residence (Please refer to the illustration below)



(9) Additional Architectural Requirements:

- a. All lots identified on **Exhibit D** as “171st Street Frontage Lots” shall contain, at a minimum, a masonry (brick or stone) wainscot on the front elevation up to the sill of the lowest first floor window.
- b. All lots identified on **Exhibit D** as “Towne Road Frontage Lots” shall contain, at a minimum, masonry (brick or stone) on the first floor of the front elevation (minimum eight (8) feet).
- c. All lots identified on **Exhibit D** as “166th Street Lots” shall contain either one (1) four-foot (4’) deep offset, which is a minimum height equivalent of one-story (minimum height of eight (8) feet), or two (2) two-foot (2’) offsets which are a minimum height equivalent of one-story (minimum height of eight (8) feet).

B. Design Requirements:

- (1) All single-family detached residences shall have architectural styles that fall into one of the three listed categories.

- (2) Two (2) items from the list below must be included in addition to the required features, marked with an asterisk:

- a. TRADITIONAL (an illustrative elevation is attached as Exhibit A of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Roof features such as roof returns, dormers, revers gables, roof accent or covered entry
- * Architecturally enhanced trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
- * Higher pitched front gables facing street (typically 10:12 or 12:12) A lesser pitch is permitted if a higher pitch would interfere with a window or main roof structure.

Additional Elements (include at least two):

- Front porch
- Bay windows and/or turrets
- Panel or louvered shutters

- Concrete fiberboard siding or brick or mixed elevations
- Metal or shingle porch roofs, bays and roof returns
- Mixed materials on elevations (i.e. brick/stone/siding/stucco)

b. TIMELESS GEORGIAN (an illustrative elevation is attached as Exhibit B of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Formalized elevation with symmetrical and some asymmetrical components
- * Classically enriched architectural detailing/trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
- * Higher pitched front gables facing street (typically 10:12 or 12:12)

Additional Elements (include at least two):

- Dormers
- Bay windows
- All brick elevations, all concrete fiber board siding elevations or mixed brick/siding elevations
- Porches, covered entry or flush entry with heavy pediment
- Palladian or Venetian style windows over entry
- Square or round columns on front porches
- Metal or shingle porch roofs, bays and roof returns
- Brick quoins and/or other brick detailing
- Dentil molding, crown molding, or other frieze trim
- Panel or louvered shutters

c. CRAFTSMAN (an illustrative elevation is attached as Exhibit C of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Exposed structural detailing (i.e. gable brackets and/or other gable detailing features)
- * Lower pitched front gables facing street (typically 7:12 or greater than 9:12)

Additional Elements (include at least two):

- Brick detailing (i.e. soldier courses, headers courses, etc.)
- Board and baton or louvered shutters.
- Mixed material on elevations (i.e. brick/stone/siding/shakes/stucco)
- Tapered columns, box columns, and façade features
- Bay windows
- Front porch

C. Illustrative Elevations

- (1) Conceptual illustrative elevations of homes that could be built within Westgate are attached as Exhibit D of Exhibit 8 of the Westgate PUD.

EXHIBIT C
Page 1 of 3
(Westgate Amenities)

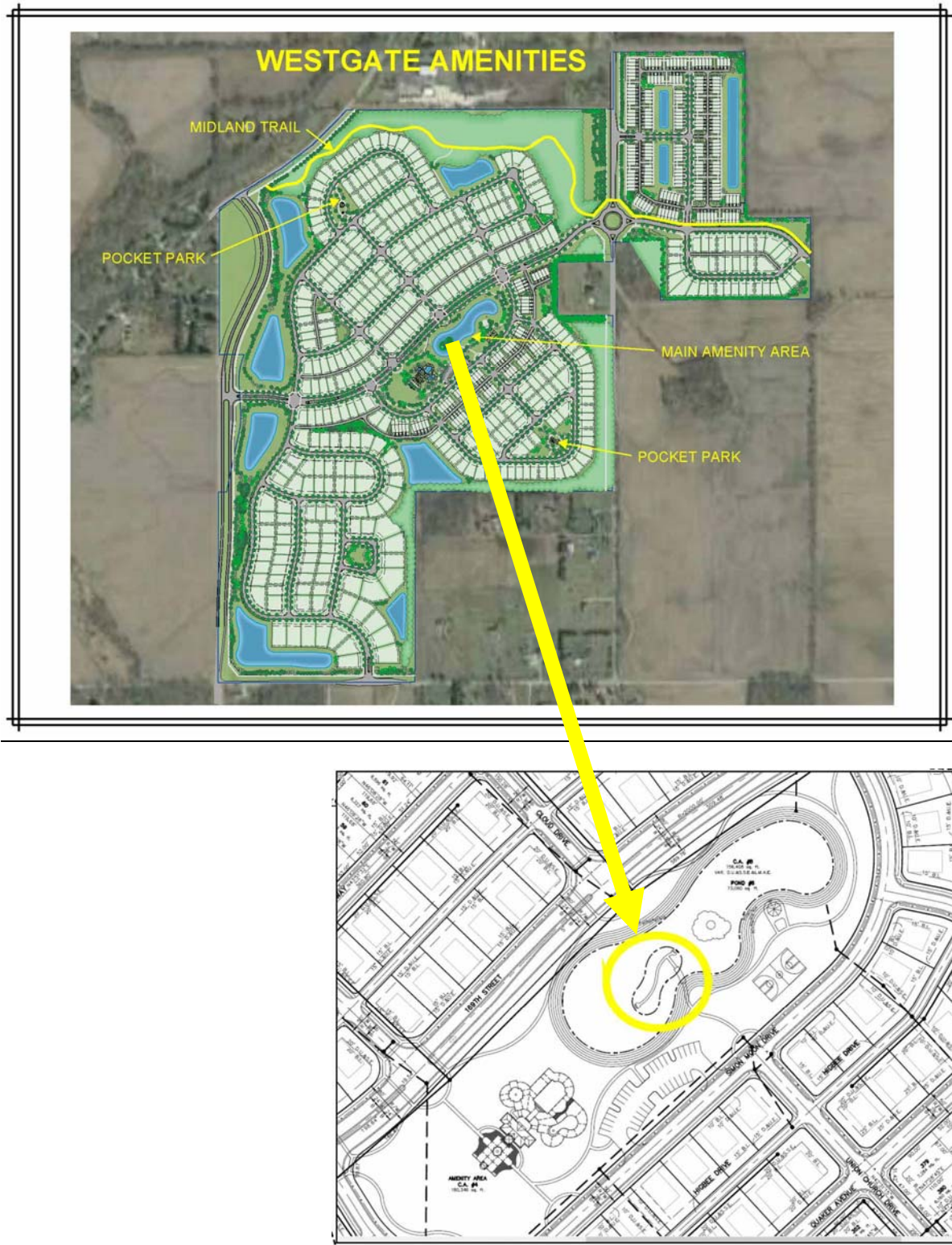


EXHIBIT C
Page 2 of 3
(Westgate Amenities)

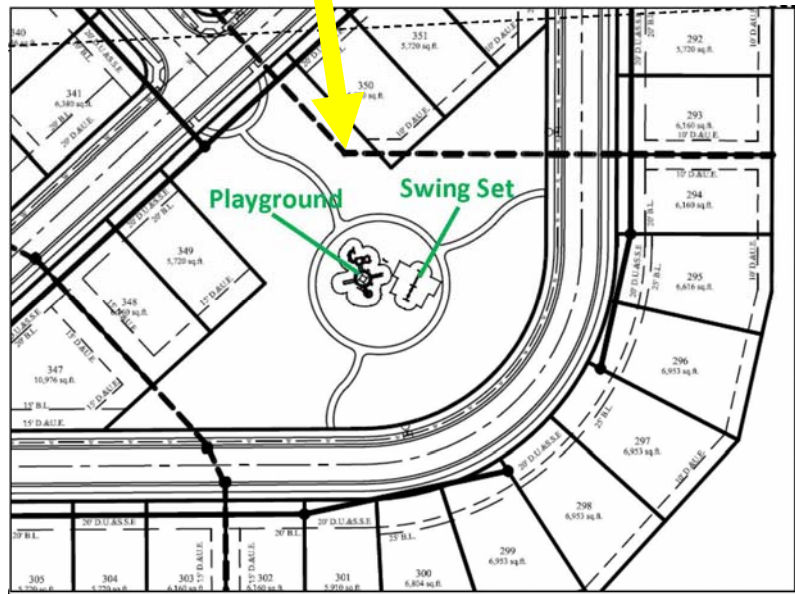


EXHIBIT C
Page 3 of 3
(Westgate Amenities)



EXHIBIT D

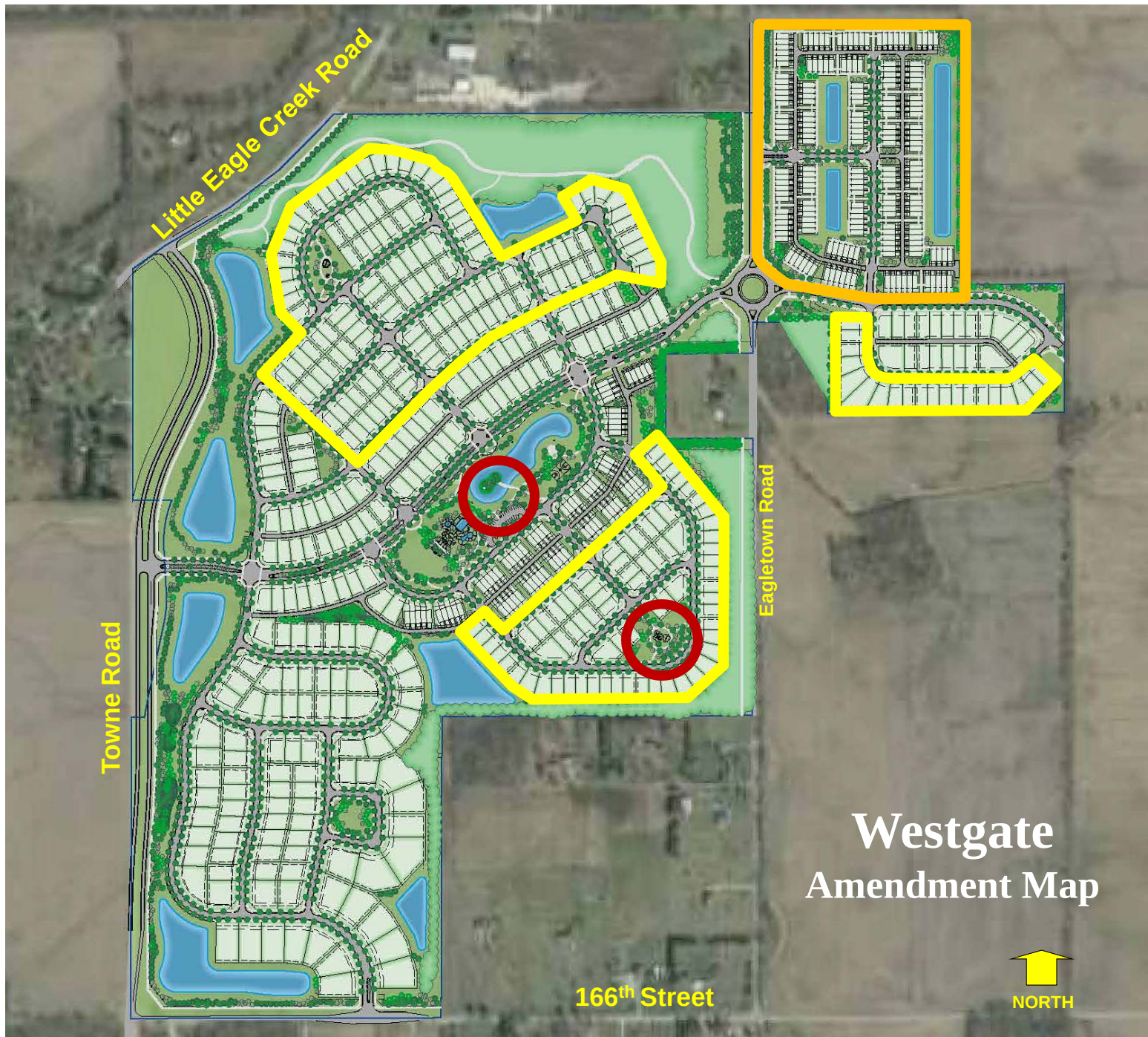
(Lot Map)



EXHIBIT E
(Townhome Lot Map)



 = Requires masonry (brick or stone) per Section A(1)(b) of Exhibit B.



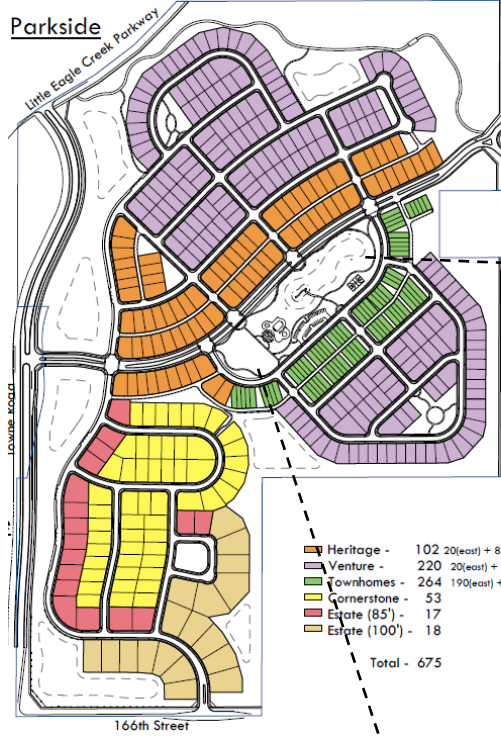
Westgate Amendment Map



WESTGATE AMENITIES



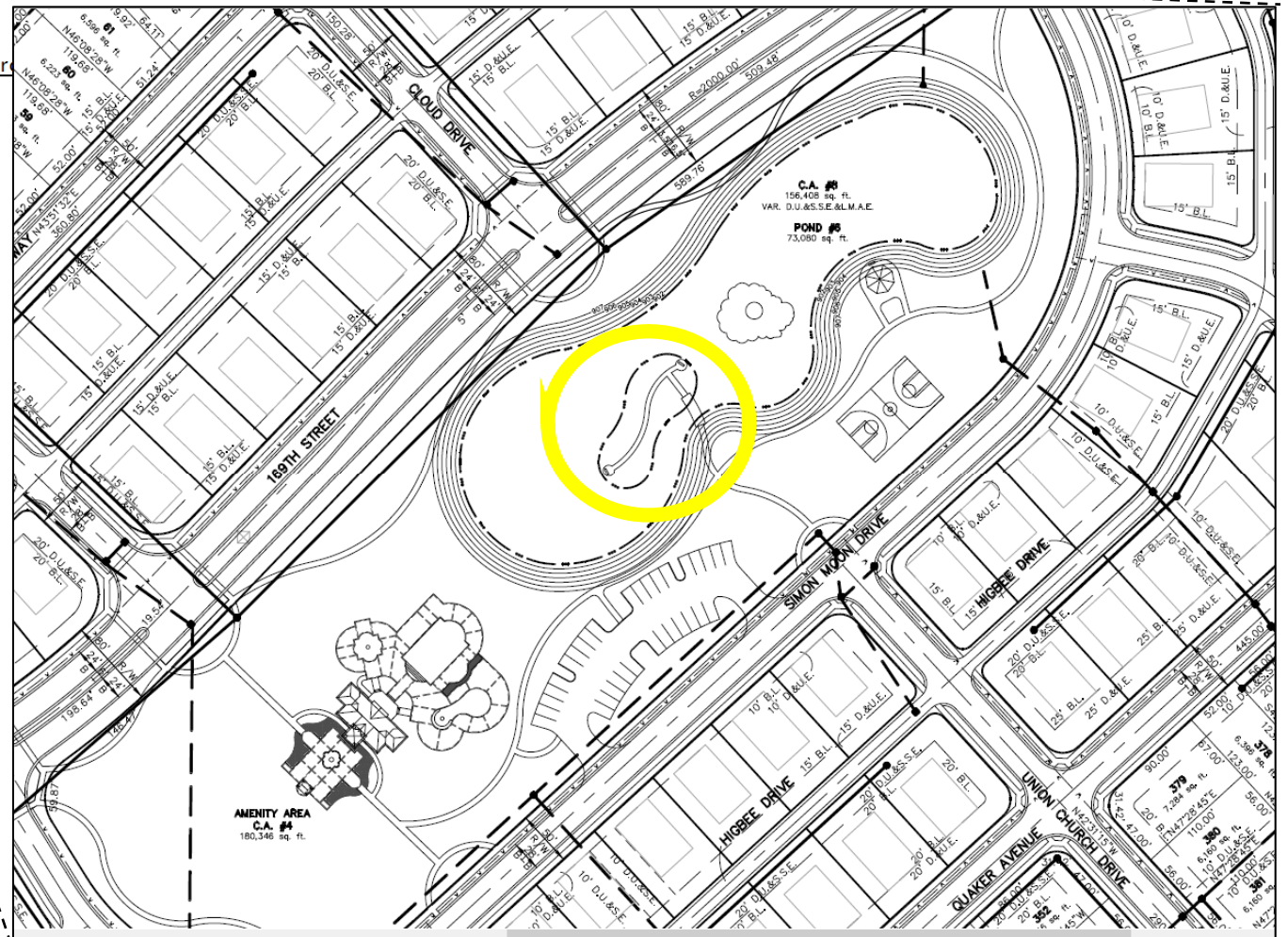
Parkside



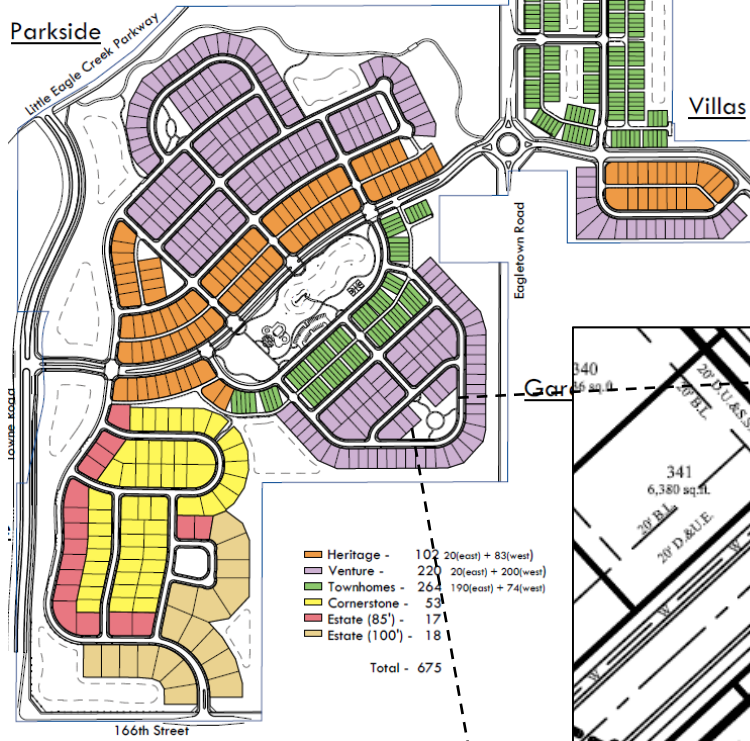
Villas



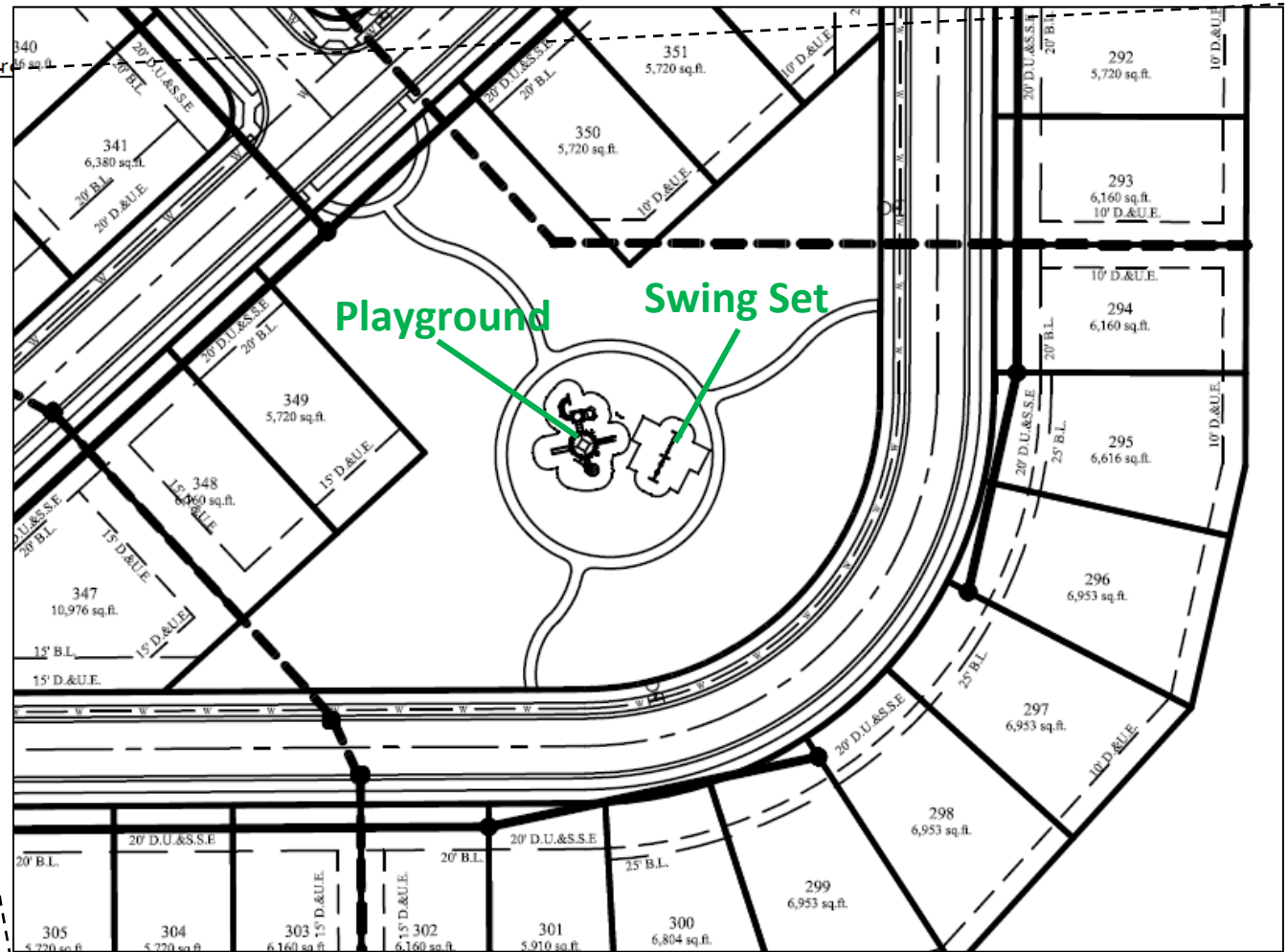
Previous Island Amenity Area



Parkside



Proposed Pocket Amenity Area

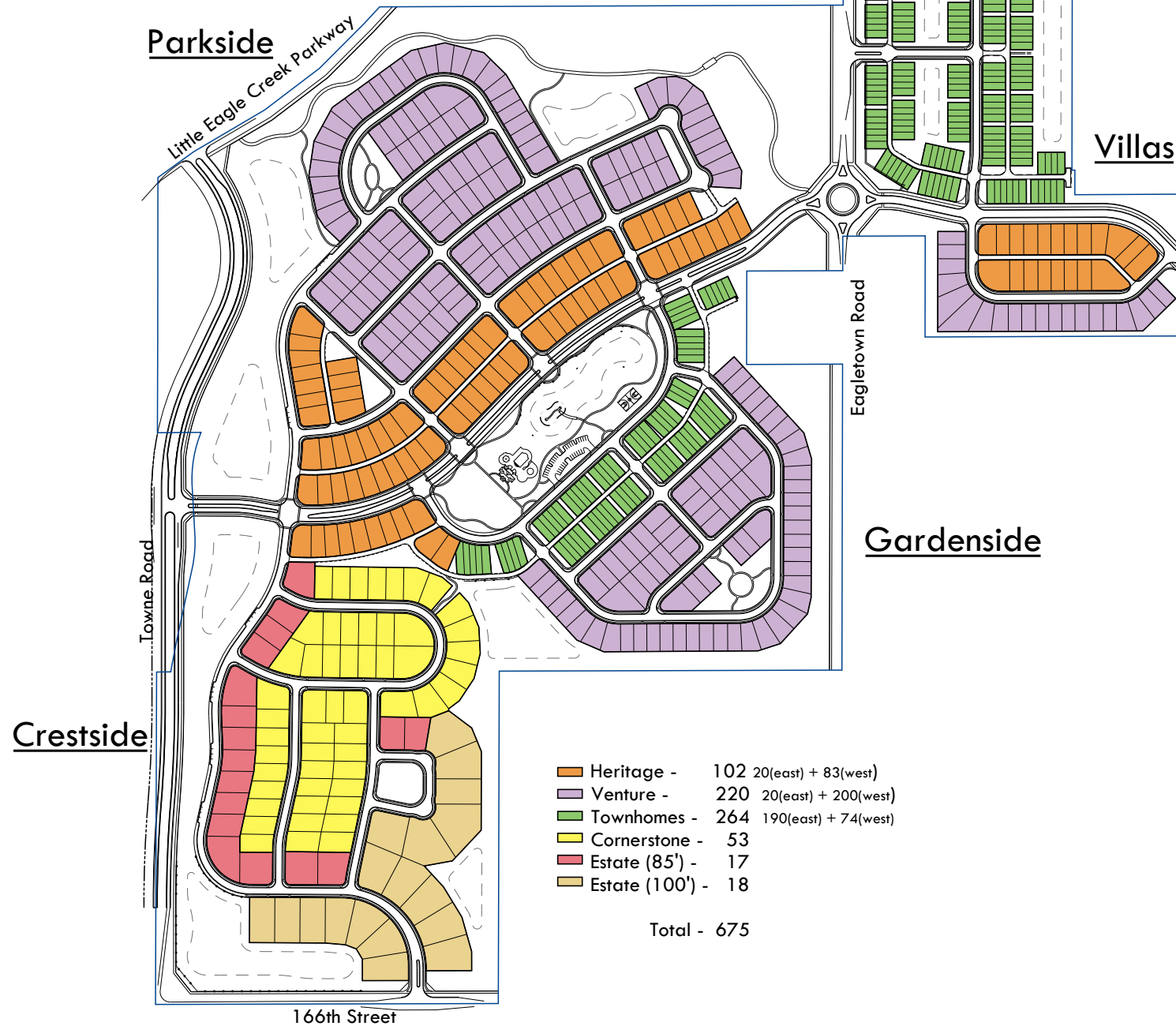


Playground Example



Westgate

Westfield, Indiana



Westgate Text Amendment Request **Neighborhood Meeting Summary**

Project: Proposed Westgate Text Amendment to PUD Ordinance

Docket Number: 1911–PUD-42

Date: October 24, 2019 at 6:30pm

Location: Westfield City Services Building, 2728 E. 171st Street, Westfield, IN 46074.

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankengerger, LLC
Keith Lash and Ty Rinehart, Lennar Homes of Indiana, Inc.
Chuck Lehman - City Council
Pam Howard – Community Development Department
See **Exhibit A: Sign-in Sheet**

Meeting began at 6:30pm. Jon Dobosiewicz (JD) provided an overview of the proposal (included in the attached meeting notice and summary of the amendment mailed to adjoiners).

Neighbor Comments and Questions:

1. Where will you get utilities from, size of pipe, where will electric come from, will there be natural gas lines?
 - a. **Response:** Water will come from 166th Street where there is an existing water main, sanitary sewer will come from west side of Little Eagle Creek Road where interceptor is located and proposed sanitary pipe will 12”, but Citizens may request a 15” pipe. The natural gas provider will bring there lines to the site for us to connect to.
2. Did you buy “Gordon’s” land?
 - a. **Response:** Lennar has real estate under contract with owner, which is the William Mclogin Trust.
3. What homes would have the vinyl as a siding material?
 - a. **Response:** Only on the attached townhome product east of Eageltown Road.
4. Will there be any apartments?

Response: No, apartments are not permitted in the Westgate PUD and we are not requesting permission for any apartments.
5. What are the home square footage requirements in the PUD?

Response: We are not seeking any changes to the required square footage of the homes as is set forth in the Westgate PUD. The PUD requires minimum square footage for townhomes of 1,200 square feet and single family homes, depending on the area, have minimums of 1,850 and 2,250 to 2,350.

6. Concern that road through the site will be used as a “cut through” and will there be any speed bumps on this road?

Response: Earlier this year the Plan Commission approved the amended plat for Westgate and the TAC agencies, including the Board of Works, has reviewed and approved the location of this road. Also, this road has been designed to curve through various portions of the site which has the effect of slowing down traffic and on street parking is also permitted, which has a traffic calming effect.

7. Are any improvements planned for Eagle Town Road?

Response: Our understanding is that the City has plans for a round-a-bout at 171st Street and there will be road widening at our neighborhood entrances on the perimeter streets.

8. Will any homes face Town Road?

Response: Yes, homes will face Town Road and under our requested Text Amendment these homes would have masonry/brick on 1st floor elevation.

9. What will the backs of homes look like?

Response: Some homes will be ranches, some will be 2 story homes and some will have patios.

10. How many different home plans are proposed?

Response: The community will have 4 different home series offered and within each series there may be up to 6 different floor plans with 3 to 5 different elevations per floor plan. There will be a lot of diversity and the Westgate PUD also includes anti-monotony requirements to prevent homes next to each other from appearing the same.

11. Drainage question, are there any plans to do any work in the creek?

Response: The Plan Commission earlier this year approved the Plat for Westgate so the drainage plan was reviewed by TAC and the Board of Public Works. Lennar continues to work with the Board of Public Works and County Surveyor on drainage design during the construction plan process. Currently, there are no plans for any drainage work in the area of the creek.

12. What are the setbacks from 166th Street and are any mounds proposed?

Response: Closest set back from centerline of 166th Street is about 80’ and furthest is about 150’. There are mounds proposed along Town Road, Little Eagle Creek Road and 166th Street and these mounds would be about 3’ in height and would undulate.

13. Will you work with surrounding homeowners on Stormwater?

Response: Lennar is required to work with the County Surveyor and meet all applicable drainage standards. In addition we understand that the Surveyor is review the area south and east of the development to best determine how that area ties into the new drainage nfastructure.

The meeting ended at approximately 7:15 p.m.

Neighborhood Meeting Sign In-Sheet

Zoning Proposal:

Westgate Text Amendment to PUD Ordinance

Petitioner:

Lennar Homes of Indiana, Inc.

Docket Number:

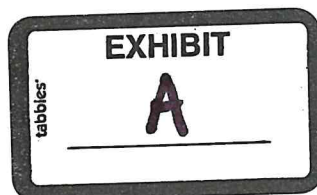
1911-PUD-42

Neighborhood Meeting:

Thursday, October 24, 2019 at 6:30 p.m.

Westfield City Services, 2728 E. 171st Street, Westfield, IN 46074.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. John & Laura Donaldson	16736 Eagletown Rd	317-445-4073	jolapher@aol.com
2. Sandee Enterprises, LLC	6459 Salem Dr., Fishers 46038		
3. DON + SUSAN DWIGANS	17338 Eagletown Rd	317-443-2093	donna.kmartin42@yahoo.com SDWIGANS@HOTMAIL
4. Jerry McColgin	17040 Eagletown Rd		jmcicolgin@gmail.com
5. Mike DiMascio	17028 Towne Rd	773.562.1156	mjdinascio5@gmail.com
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Attorneys at Law

550 Congressional Blvd., Suite 210, Carmel, Indiana 46032 317-844-0106



JAMES E. SHINAVER
LAWRENCE J. KEMPER *
JOHN B. FLATT
FREDRIC LAWRENCE
VALERIE L. MATHEIS**
JANE B. MERRILL – Of Counsel

JON C. DOBOSIEWICZ
Land Use Professional

*Also licensed in Kentucky
**Also licensed in Illinois

October 16, 2019

RE: Notice of Neighborhood Meeting
Proposed Text Amendment: Westgate PUD Ordinance
Applicant: Lennar Homes of Indiana, Inc.
Docket Number: 1911-PUD-42

Dear Neighbor:

I would like to invite you to a neighborhood meeting to review a text amendment proposal that will occur on **Thursday, October 24, 2019, at 6:30 p.m. at Westfield City Services, 2728 E. 171st Street, Westfield, IN 46074.**

The Applicant, Lennar Homes of Indiana, Inc. (“Lennar”), has filed an application seeking text amendment approval to the Westgate Planned Unit Development Ordinance 06-37 (“Westgate PUD”) pertaining to parcels of real estate consisting of approximately 230 acres which is generally located north of and adjacent to 166th Street, east of and adjacent to Towne Road and on both sides of Eagletown Road (the “Real Estate”). The Real Estate is shown on the enclosed site aerial exhibit.

The text amendment application filed by Lennar pertaining to the Westgate PUD seeks text amendments and additions to Exhibit 8 of the Westgate PUD pertaining to: (i) modifying the permitted exterior building materials for Attached Homes in the Villas section of Westgate; (ii) modifying roof slopes for single-family detached homes; (iii) adding a requirement for additional garage door treatment related to homes; and, (iv) adding additional architectural requirements for the treatment of corner lots and homes adjacent to perimeter roadways. Further, Lennar is seeking to modify Section 2.7 (A) of the Westgate PUD related to Amenities to delete the requirement for a Pedestrian Bridge (including an island) and to add to the list of required Amenities in Section 2.7 (A) of the Westgate PUD an additional pocket park with a Playground Area. Also enclosed with this Notice is a project description and exhibits that describe the request in greater detail.

Following the neighborhood meeting, a public hearing will occur before the Westfield-Washington Township Plan Commission on Wednesday, November 6, 2019, starting at 7:00 p.m. at Westfield City Hall, 130 Penn Street, Westfield, Indiana for which you will soon receive additional notice by regular mail. You are of course welcome to also attend this public hearing and any other hearings thereafter occurring.

We look forward to meeting with you and discussing our plans at the **neighborhood meeting scheduled for Thursday, October 24, 2019, at 6:30 p.m. at Westfield City Services, 2728 E. 171st Street, Westfield, IN 46074.**

In the interim, should you have any questions, please do not hesitate to contact me at (317) 844-0106 or by e-mail at jon@nf-law.com.

Very truly yours, Nelson & Frankengerger, LLC

A handwritten signature in black ink, appearing to read 'Jon Dobosiewicz'.

Jon Dobosiewicz, Land Use Professional

Westgate Amendment Summary

The Petitioner, Lennar Homes of Indiana, Inc (“Lennar”), is requesting an amendment of the Westgate PUD originally approved by the Town of Westfield on September 14, 2006. The community is located on the east side of Towne Road between 166th Street and Little Eagle Creek Avenue with 675 total homesites. The Petitioner is requesting an amendment to the approved PUD which the Petitioner believes will encourage architectural diversity and enhance the overall street scape within the community. The proposed amendment does not increase the subdivision density, alter minimum lot standards or modify the approved plat.

Proposed Additional Architectural Requirements

The architectural standards in the existing PUD do not require any masonry on the homes in Westgate, any rear architecture on homes backing to perimeter roadways or decorative garage doors. The Petitioner proposes Additional Architectural Requirements for all homes in Westgate as well as homes located on high visibility homesites which include and are illustrated on Exhibit 1;

1. All single family detached homes shall contain a decorative garage door with windows and brackets.
2. All homes on corner lots shall have a minimum of brick or stone wainscot on the front, sides and rear elevations.
3. All homes facing 171st Street shall have a minimum of brick or stone wainscot on the front elevation.
4. All homes facing Towne Road shall have a minimum of brick or stone on the first floor front elevation.
5. All homes backing to 166th Street shall have a minimum of either (i) one 4’ deep offset, or (ii) two 2’ offsets on the rear elevation.

Proposed Revisions to Architectural Standards

The Petitioner proposes the following revisions to the architectural standards

1. Roof pitch for single family detached homes shall be revised from a minimum of 7/12 to 6/12.

A 6/12 roof pitch is the most common standard within the homebuilding industry. An increased roof pitch of 7/12 results in increased cost for homeowners with very little perceived value or streetscape enhancement. The Petition believes the enhancement to the overall Westgate community associated with the Additional Architectural Requirements being proposed far exceed any perceived reduction in streetscape associated with a lesser roof pitch.

2. Townhomes in the Villas Neighborhood shall have a minimum of a brick or stone wainscot on the front elevation if vinyl siding with a minimum thickness of 0.044” is utilized.

The Petitioner desires to offer a variety of home styles and diverse options within the community which appeal to a broad segment of the market. This proposed requirement

will allow the Petitioner to offer attached homes at a more attainable value with lower exterior maintenance costs, while at the same time enhancing the architectural appeal of the elevations with the inclusion of a front elevation brick requirement.

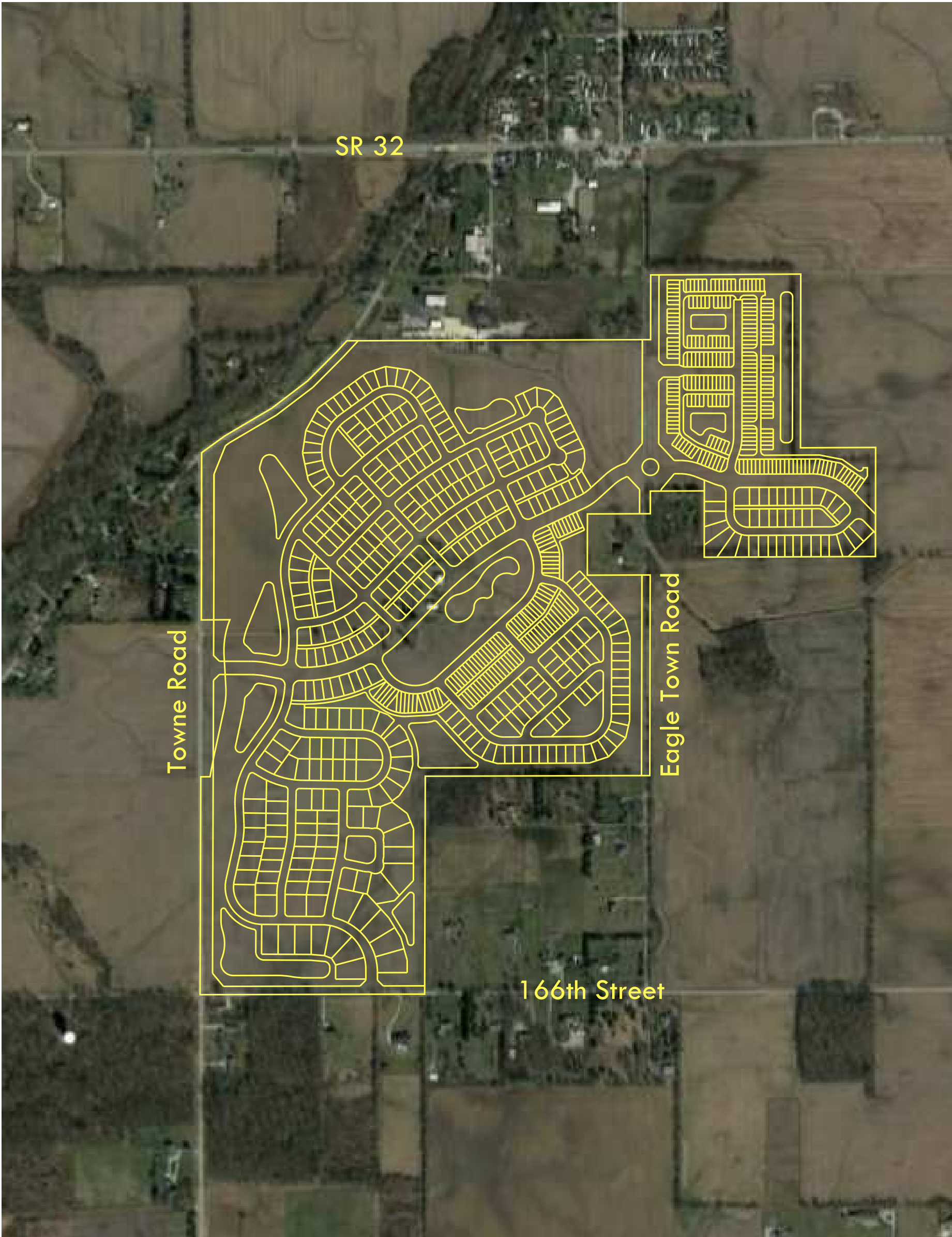
3. Garage placement for front entry garages on 50' wide lots are not required to be recessed a minimum of 10' from the primary front elevation or porch. The Petition believes the current requirement will result in a more monotonous streetscape with front porches extending forward of the garage resulting in a "snout" design for all homes. By removing this requirement, a more natural diverse anti-monotonous streetscape will be accomplished. The Petitioner believes this, along with the Additional Architectural Requirements, will enhance the overall aesthetic appeal of the Westgate community.

Proposed Revisions to Required Amenities

The Petitioner proposes the following revisions to the Amenities

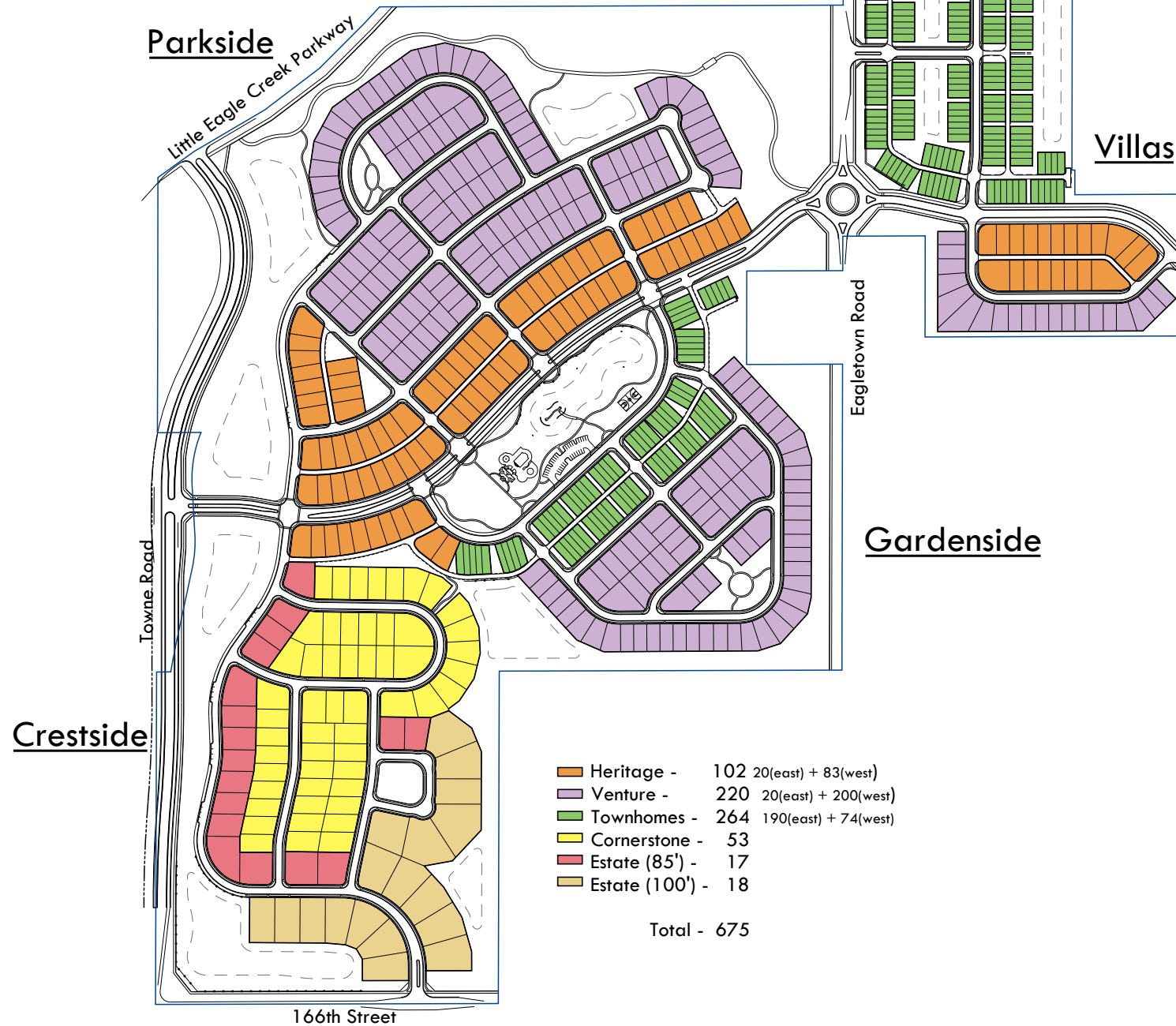
1. The pedestrian bridge and small "island" located in the central detention pond (Exhibit 2) shall be replaced with a second playground amenity/pocket park (Exhibit 3) in addition to the primary amenity area and playground amenity/pocket park required in the original ordinance.

The Petitioner believes the playground/pocket park will be more highly valued and utilized by the future residence than a pedestrian bridge and island which will be a liability and long term maintenance cost for the homeowners association. The additional playground/pocket park will also distribute amenities throughout the community in lieu of all of the amenities being located in a single central location.



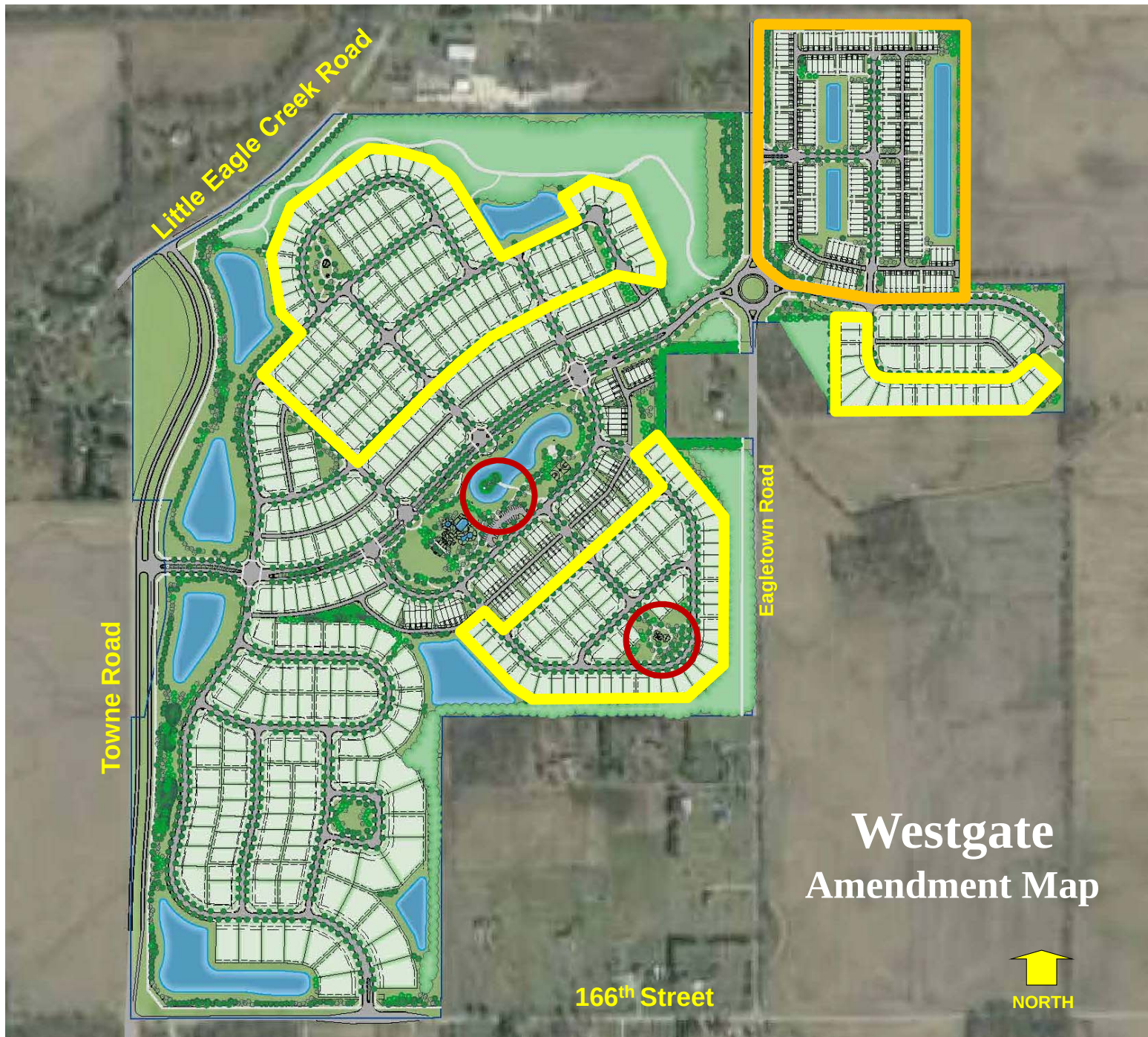
Westgate

Westfield, Indiana





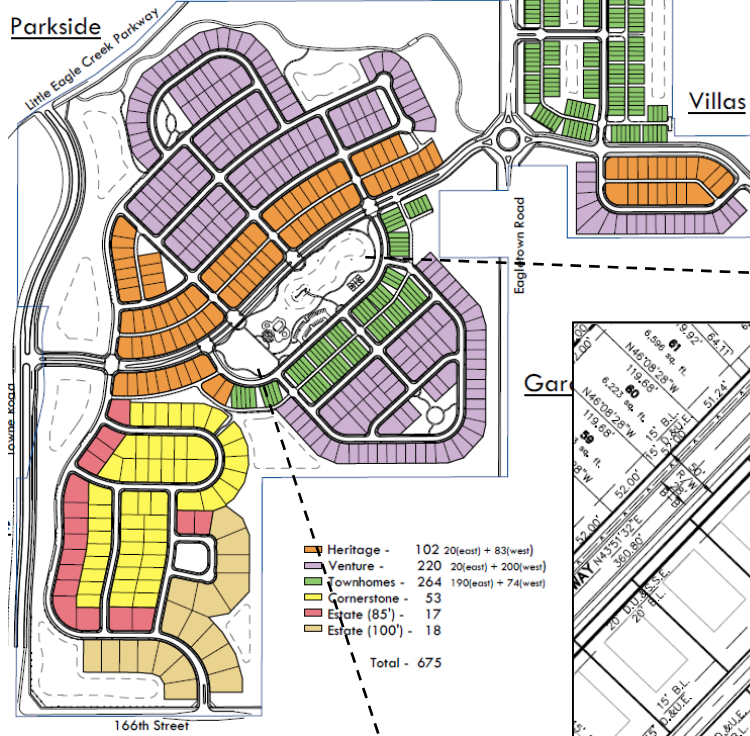
- = "Corner Lots" - Brick or stone masonry wainscot on front, side and rear elevation
- = "171st Street Frontage Lots" - Brick or stone masonry wainscot on front elevation
- = "Towne Road Frontage Lots" - Brick or stone on first floor of front elevation
- = "166th Street Lots" - Rear off set on rear elevation
- = "Villas Neighborhood" - Brick or stone masonry wainscot on front elevation, if vinyl siding utilized



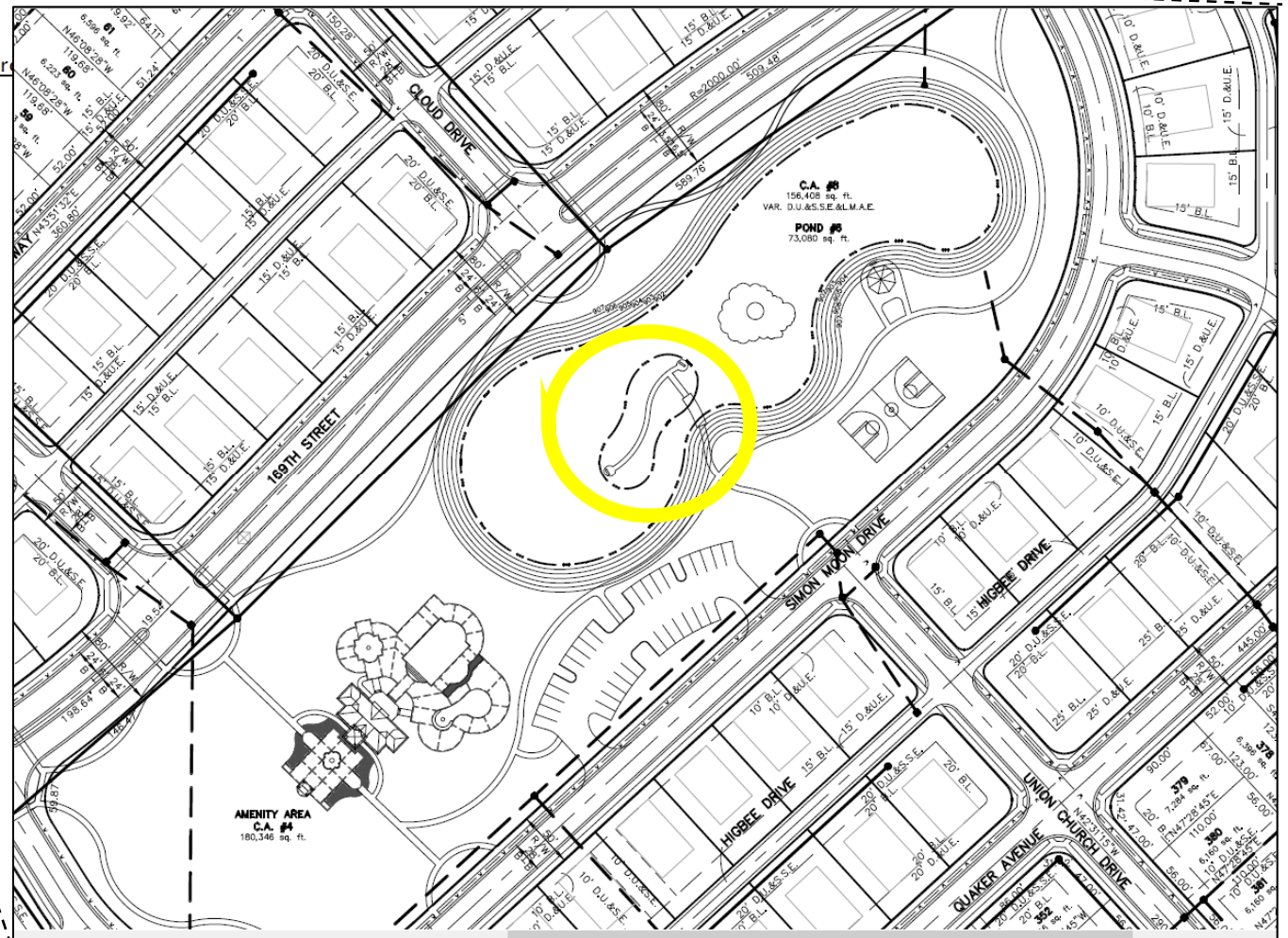
WESTGATE AMENITIES



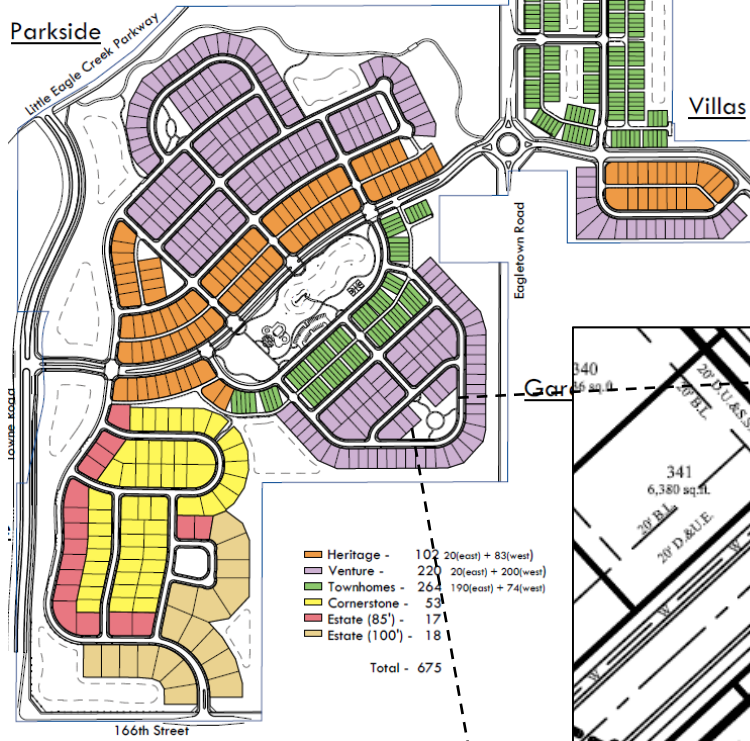
Parkside



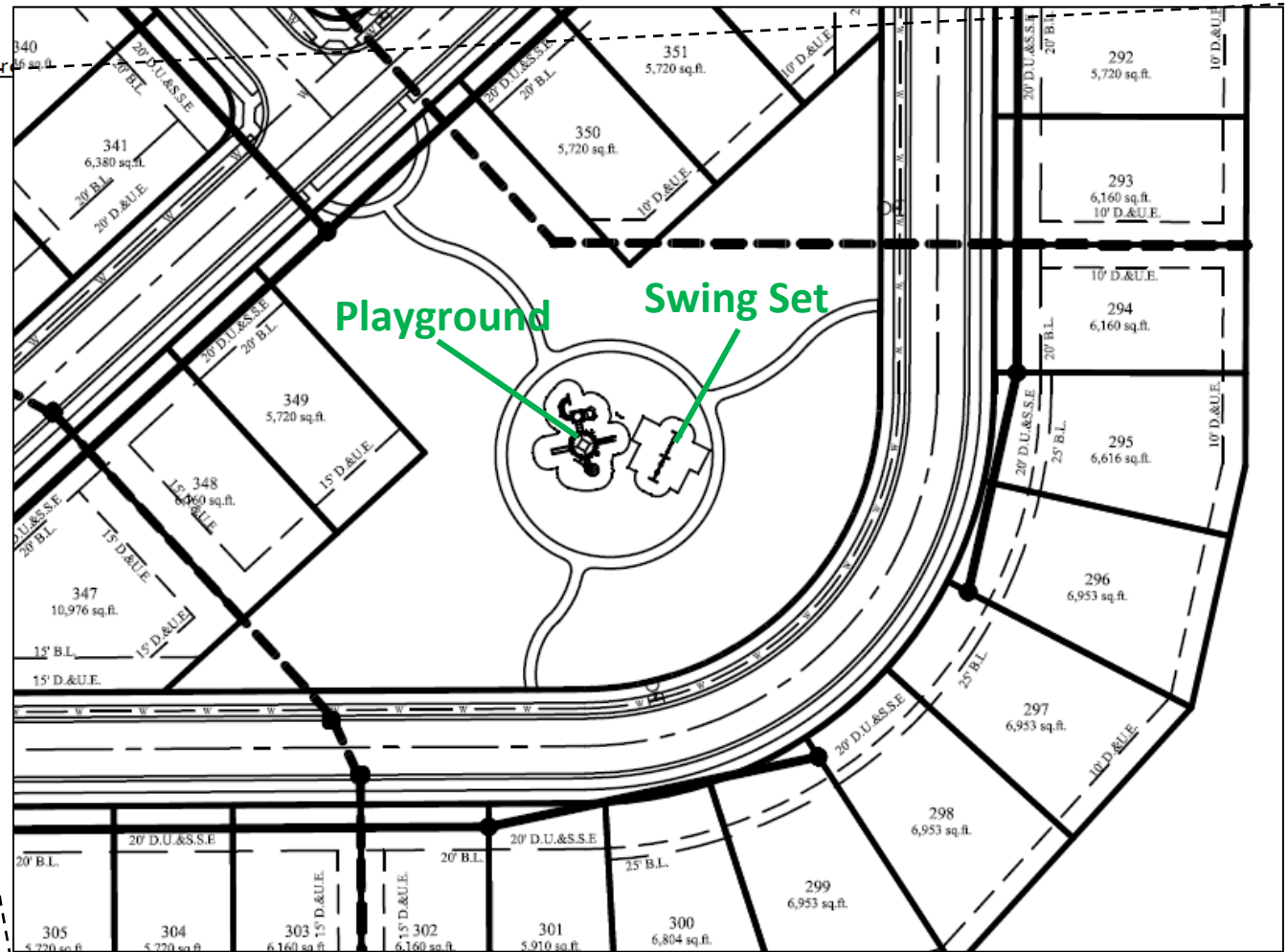
Previous Island Amenity Area



Parkside



Proposed Pocket Amenity Area



Playground Example



EXHIBIT B
AMENDED EXHIBIT 8 OF THE WESTGATE PUD

Residential Architectural Guidelines

A. All residential dwellings shall comply with the following standards:

(1) Exterior Surfaces:

- a. Brick, stone stucco, concrete fiber board siding and shakes are all permitted materials on front facades, as well as rear and side elevations.
- b. No vinyl or aluminum siding will be permitted on any elevation **except for Attached Homes in the Villas Neighborhood on the east side of Eagletown Road as illustrated in Exhibit D, provided the vinyl siding is a minimum thickness of 0.044" and the front elevation contains a minimum masonry (brick or stone) wainscot up to the sill of the lowest window on the front façade.**

(2) Roof Overhangs:

- a. Gables facing streets and roof soffits must be a minimum of 8" overhang.
- b. Rakes and eaves on sides and rear are permitted to be flush.

(3) Roof Slopes:

- a. All single-family **detached** residences shall have a minimum roof pitch of ~~7~~**6**:12 on the primary structure.
- b. Multifamily **attached** residences are permitted to have a 5:12 pitch (as required due to depth of structure)

(4) Square Footage:

- a. All single-family residences shall be minimum of 1,500 square feet (see residential development standards chart, Exhibit ~~"7"~~**7 of the Westgate PUD**).
- b. All attached residences shall be a minimum of 1,200 square feet (see residential development standards chart, Exhibit ~~"7"~~**7 of the Westgate PUD**).

(5) Driveways:

- a. All driveways to be concrete

(6) Garages:

- a. 100' wide lots: side entry
- b. 85' wide lots: side entry
- c. 70' wide lots: front entry permitted
- d. 50' wide lots: rear entry and front entry permitted, ~~but any front entry garage must be recessed a minimum of 10' from the primary front elevation or front porch~~
- e. 45' wide lots: rear entry
- f. Attached Residential: rear entry

- g. All single-family detached residences shall contain a decorative garage door with windows and brackets.

(7) Corner Lots:

- a. All single-family residences that are on corner lots ~~are to be identified on~~ **Exhibit D** as “Corner Lots”, shall have a ~~least one~~ masonry (brick or stone) wainscot wrap on the front, sides and rear of the ~~following features on the side elevation that faces home, up to the 2nd street (within the first 15’ sill of the structure):~~
 - ~~i. Wrap around porch~~
- ~~b. a. Bay windows or box bay~~ lowest first floor window.
 - ~~i. Brick fireplace chimney~~
 - ~~ii. Shutters~~

(8) Front Elevation Variation:

- a. Front elevations on the same plan may not be duplicated for two home sites on each side of the residence on the same side of the street. Also, elevations for the same plan may not be duplicated for three houses across the street from the residence (Please refer to the illustration below)



(9) Additional Architectural Requirements:

- a. All lots identified on **Exhibit D** as “171st Street Frontage Lots” shall contain, at a minimum, a masonry (brick or stone) wainscot on the front elevation up to the sill of the lowest first floor window.
- b. All lots identified on **Exhibit D** as “Towne Road Frontage Lots” shall contain, at a minimum, masonry (brick or stone) on the first floor of the front elevation (minimum eight (8) feet).
- c. All lots identified on **Exhibit D** as “166th Street Lots” shall contain either one (1) four-foot (4’) deep offset, which is a minimum height equivalent of one-story (minimum height of eight (8) feet), or two (2) two-foot (2’) offsets which are a minimum height equivalent of one-story (minimum height of eight (8) feet).

B. Design Requirements:

- (1) All single-family detached residences shall have architectural styles that fall into one of the three listed categories.

(±)(2) Two (2) items from the list below must be included in addition to the required features, marked with an asterisk:

- a. TRADITIONAL (an illustrative ~~levitation~~elevation is attached as Exhibit A of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Roof features such as roof returns, dormers, revers gables, roof accent or covered entry
- * Architecturally enhanced trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
- * Higher pitched front gables facing street (typically 10:12 or 12:12) A lesser pitch is permitted if a higher pitch would interfere with a window or main roof structure.

Additional Elements (include at least two):

- Front porch
- Bay windows and/or turrets
- Panel or louvered shutters
- Concrete fiberboard siding or brick or mixed elevations
- Metal or shingle porch roofs, bays and roof returns
- Mixed materials on elevations (i.e. brick/stone/siding/stucco)

- b. TIMELESS GEORGIAN (an illustrative elevation is attached as Exhibit B of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Formalized elevation with symmetrical and some asymmetrical components
- * Classically enriched architectural detailing/trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
- * Higher pitched front gables facing street (typically 10:12 or 12:12)

Additional Elements (include at least two):

- Dormers
- Bay windows
- All brick elevations, all concrete fiber board siding elevations or mixed brick/siding elevations
- Porches, covered entry or flush entry with heavy pediment
- Palladian or Venetian style windows over entry
- Square or round columns on front porches
- Metal or shingle porch roofs, bays and roof returns
- Brick quoins and/or other brick detailing
- Dentil molding, crown molding, or other frieze trim
- Panel or louvered shutters

- c. CRAFTSMAN (an illustrative levitation is attached as Exhibit C of Exhibit 8 of the Westgate PUD)

Required Elements:

- * Exposed structural detailing (i.e. gable brackets and/or other gable detailing features)
- * Lower pitched front gables facing street (typically 7:12 or greater than 9:12)

Additional Elements (include at least two):

- Brick detailing (i.e. soldier courses, headers courses, etc.)
- Board and baton or louvered shutters.
- Mixed material on elevations (i.e. brick/stone/siding/shakes/stucco)
- Tapered columns, box columns, and façade features
- Bay windows
- Front porch

C. Illustrative Elevations

- (1) Conceptual illustrative elevations of homes that could be built within Westgate are attached as Exhibit D of Exhibit 8 of the Westgate PUD.

WRITTEN PUBLIC COMMENTS

Docket Number: 1911-PUD-42
Petitioner: Lennar Homes of Indiana, Inc.
Request: Petitioner requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.

Enclosed Attachments:

November 06, 2019 Public Hearing

1. Hall, Stacy	2001 W 166 th St, Westfield	(11/06/19)
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I'm writing today to ask you to vote no on this development.

This development was approved over 10 years ago. Westfield today is a completely different city. I feel that the density of this project is too much for this area and the city at this time. Adding the additional homes when there are currently 1600-1800 lots available or in the works to be available is too much.

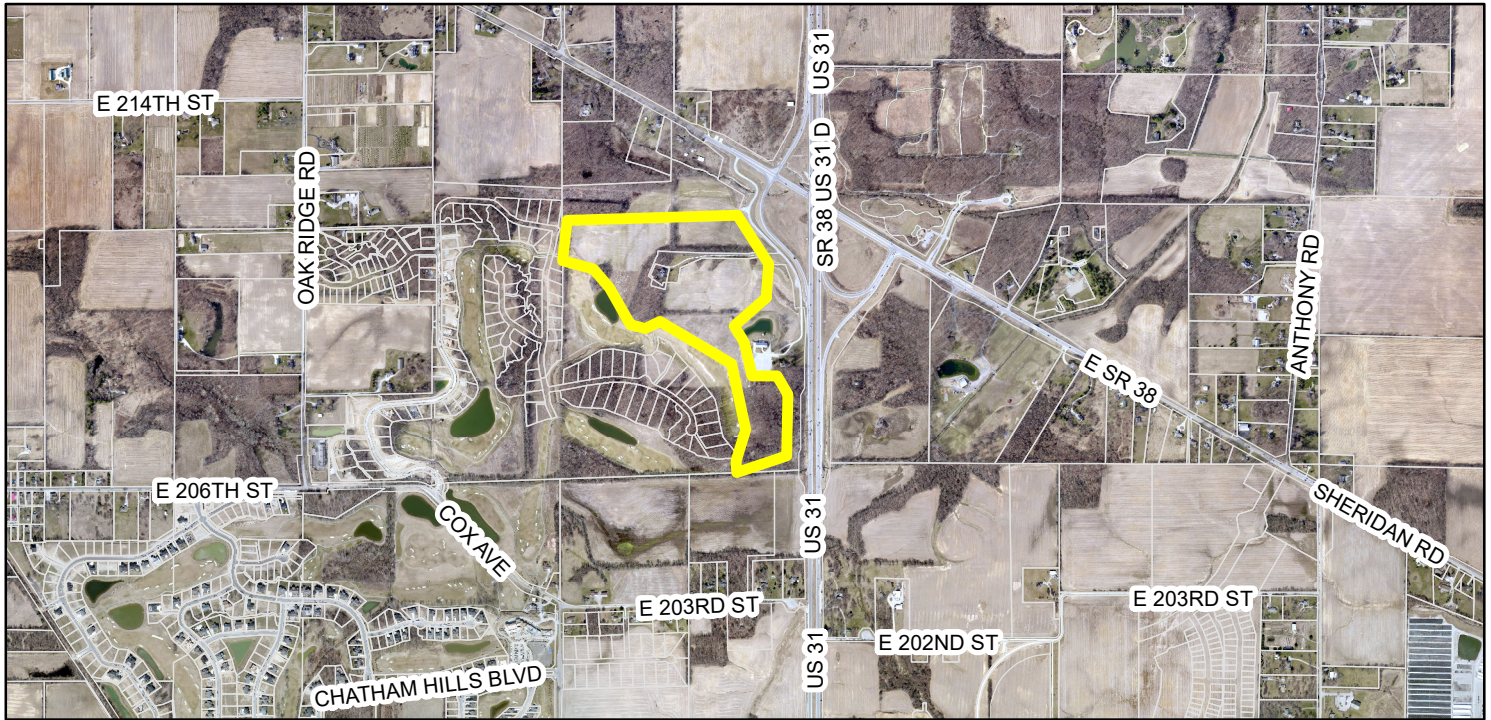
Thank you for your consideration
Stacy Hall
2001 W 166th st



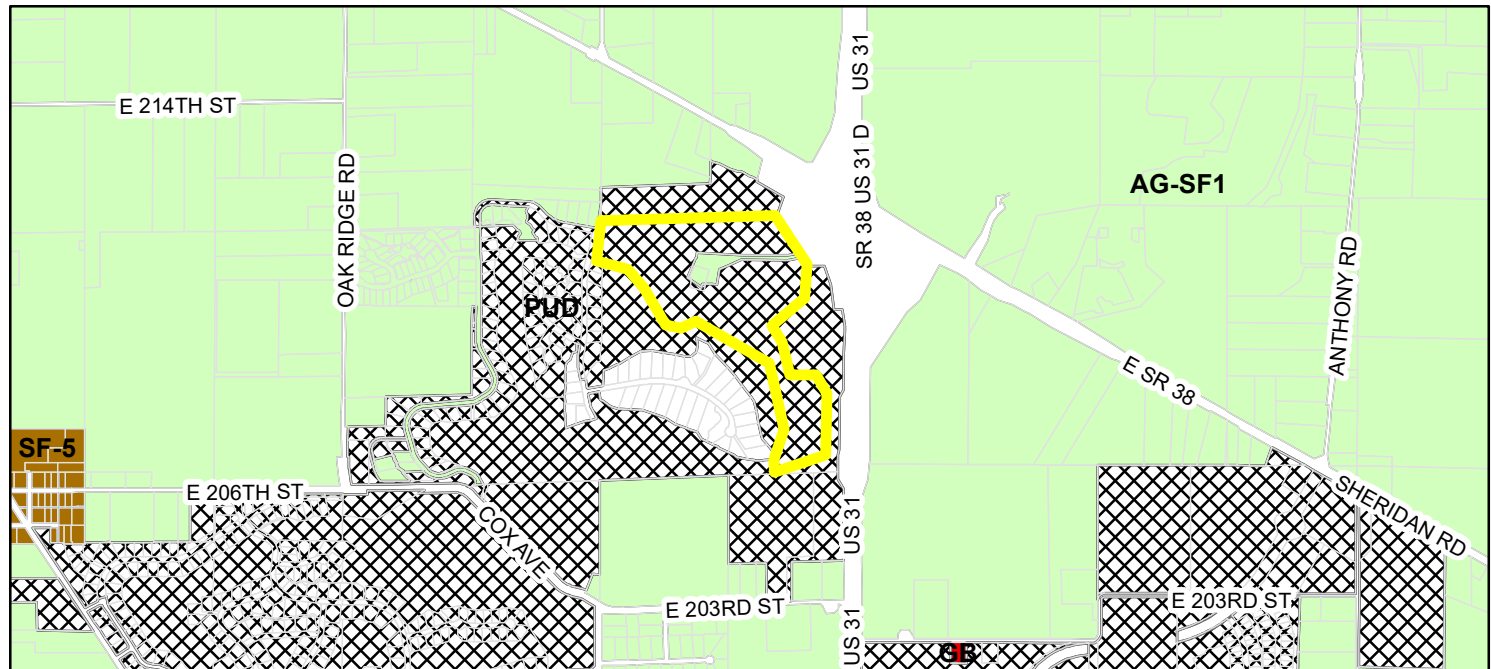
Property Location Map
Chatham Hills, Section 7
Overall Development Plan & Primary Plat
1911-ODP-21 & 1911-SPP-21



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | GB (General Business) |
| Zoning - All | PUD (Planned Unit Development) |
| Zoning | SF-5 (Single Family - 5) |
| AG-SF1 (Agriculture - Single Family - 1) | |



Petition Number: 1911-ODP-21 & 1911-SPP-21
Project Name: Chatham Hills, Section 7
Subject Site Address: East of the intersection of Chatham Ridge Blvd. and Promontory Lane and west of US 31
Petitioner: Chatham Hills, LLP
Representative: Cripe
Request: Overall Development Plan & Primary Plat review of 114 Single-Family detached lots on 172.687 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
Current Zoning: Chatham Hills PUD
Current Land Use: Residential
Approximate Acreage: 172.687 +/-
Property History: Chatham Hills PUD, Ordinance 13-24
Chatham Hills PUD Amendment, Ordinance 17-24
Chatham Hills PUD Amendment, Ordinance 19-11
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned Chatham Hills PUD District (Ordinances 13-24, 17-24 and 19-11).

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the October 22, 2019, Technical Advisory Committee meeting.

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its October 22, 2019, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 6, 2019, meeting.



REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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

The plans comply.

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



- 13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 15) Building setback lines. (Article 4.23 & Article 5.3(G))
- 16) Legend and notes.
- 17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 18) Other features or conditions which would affect the subdivision favorable or adversely.
- 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 20) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 22) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 23) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 24) Misc.



OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 25) Title, scale, north arrow and date.
- 26) Proposed name of the development.
- 27) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 28) Address and legal description of the property.
- 29) Boundary lines of the property including all dimensions.
- 30) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 31) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 32) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 36) Location and dimensions of all existing structures and paved areas.
- 37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 38) Location of all Floodplain areas within the boundaries of the property.



- 39) Names of legal ditches and streams on or adjacent to the site.
- 40) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 41) Identify buildings proposed for demolition.
- 42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 43) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance.

- 44) **Chatham Hills PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)
 - a) Permitted Uses within District I (Section 7)
 - i) Single-Family Residential
 - ii) Golf Course and Club Uses
 - b) Bulk and Density Standards (Section 9)
 - c) District Subarea 1-A
 - i) Minimum Lot Width – 120’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 15,000 SF
 - iv) Minimum Setbacks



1. Front—25'
 2. Side—8'
 3. Rear—30'
- v) Maximum Number of Dwelling Units in Subarea – 1,500
- d) District Subarea 1-B
- i) Minimum Lot Width – 120'
 - ii) Minimum Lot Frontage – 30'
 - iii) Minimum Lot Area – 15,000 SF
 - iv) Minimum Setbacks
 1. Front—25'
 2. Side—8'
 3. Rear—30'
- v) Maximum Number of Dwelling Units in Subarea – 1,500
- e) District Subarea 1- C
- i) Minimum Lot Width – 110'
 - ii) Minimum Lot Frontage – 30'
 - iii) Minimum Lot Area – 12,500 SF
 - iv) Minimum Setbacks
 1. Front—25'
 2. Side—8'



3. Rear—30'
- v) Maximum Number of Dwelling Units in Subarea – 1,500
- f) District Subarea 1-D
 - i) Minimum Lot Width – 105'
 - ii) Minimum Lot Frontage – 30'
 - iii) Minimum Lot Area – 12,500 SF
 - iv) Minimum Setbacks
 1. Front—25'
 2. Side—8'
 3. Rear—30'
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- g) District Subarea 1-E
 - i) Minimum Lot Width – 90'
 - ii) Minimum Lot Frontage – 30'
 - iii) Minimum Lot Area – 10,000 SF
 - iv) Minimum Setbacks
 1. Front—25'
 2. Side—8'
 3. Rear—25'
 - v) Maximum Number of Dwelling Units in Subarea – 1,500



h) District Subarea 1-F

- i) Minimum Lot Width – 80’
- ii) Minimum Lot Frontage – 25’
- iii) Minimum Lot Area – 10,000 SF
- iv) Minimum Setbacks

- 1. Front—25’
- 2. Side—8’
- 3. Rear—25’

v) Maximum Number of Dwelling Units in Subarea – 975

i) District Subarea 1-G (as amended by Ord. 19-11)

- i) Minimum Lot Width – 70’
- ii) Minimum Lot Frontage – 20’
- iii) Minimum Lot Area – 7,750 SF
- iv) Minimum Setbacks

- 1. Front—20’
- 2. Side—3’
- 3. Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 890

j) District Subarea 1-H

- i) Minimum Lot Width – 65’



- ii) Minimum Lot Frontage – 20’
- iii) Minimum Lot Area – 7,750 SF
- iv) Minimum Setbacks
 - 1. Front—20’
 - 2. Side—5’
 - 3. Rear—10’
- v) Maximum Number of Dwelling Units in Subarea – 600
- k) District Subarea 1-I
 - i) Minimum Lot Width – 60’
 - ii) Minimum Lot Frontage – 20’
 - iii) Minimum Lot Area – 7,500 SF
 - iv) Minimum Setbacks
 - 1. Front—20’
 - 2. Side—5’
 - 3. Rear—10’
 - v) Maximum Number of Dwelling Units in Subarea – 600
- l) Maximum Density (number of dwellings) in District I – 1,500



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

The plans comply.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 49) Architectural Standards (Article 6.3)
- 50) Building Standards (Article 6.4)
- 51) Fence Standards (Article 6.5)
- 52) Height Standards (Article 6.6)
- 53) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):



- a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):
 - i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.
 - ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
- b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):
- c) General Landscape Design Standards:
 - i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas:
 - i) Natural Appearance:
 - 1. Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - 2. Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - 3. Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - ii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.



e) Street Trees:

- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

f) Minimum Lot Landscaping Requirements

g) External Street Frontage Landscaping

- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
- ii) External Street Frontage Landscaping Requirements (Article 6.8(M)): Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall required along the entire External Street frontage. Meandering mounds are encouraged.

h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)

- i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.
- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

54) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article

6.9) with the following exceptions: (Section 14 Ord. 13-24).

- i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
- ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.
- iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
- iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.
- v) Real or faux gas lights may be used without shielding.
- vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

55) Lot Standards (Article 6.10)

56) Setback Standards (Article 6.16)

57) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:



- i) Forty (40) feet from intersections of Collectors, Private or Local Street.
- ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

58) Block Standards (Article 8.1)

59) Easement Standards (Article 8.3)

60) Monument and Marker Standards (Article 8.5)

61) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

62) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

63) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i)

provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).

- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).
- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

64) Storm Water Standards (Article 8.8)

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

66) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

67) Street Sign Standards (Article 8.11)



68) Surety Standards (Article 8.12)

69) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **Action: 1911-ODP-21 (Overall Development Plan) and 1911-SPP-21 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.

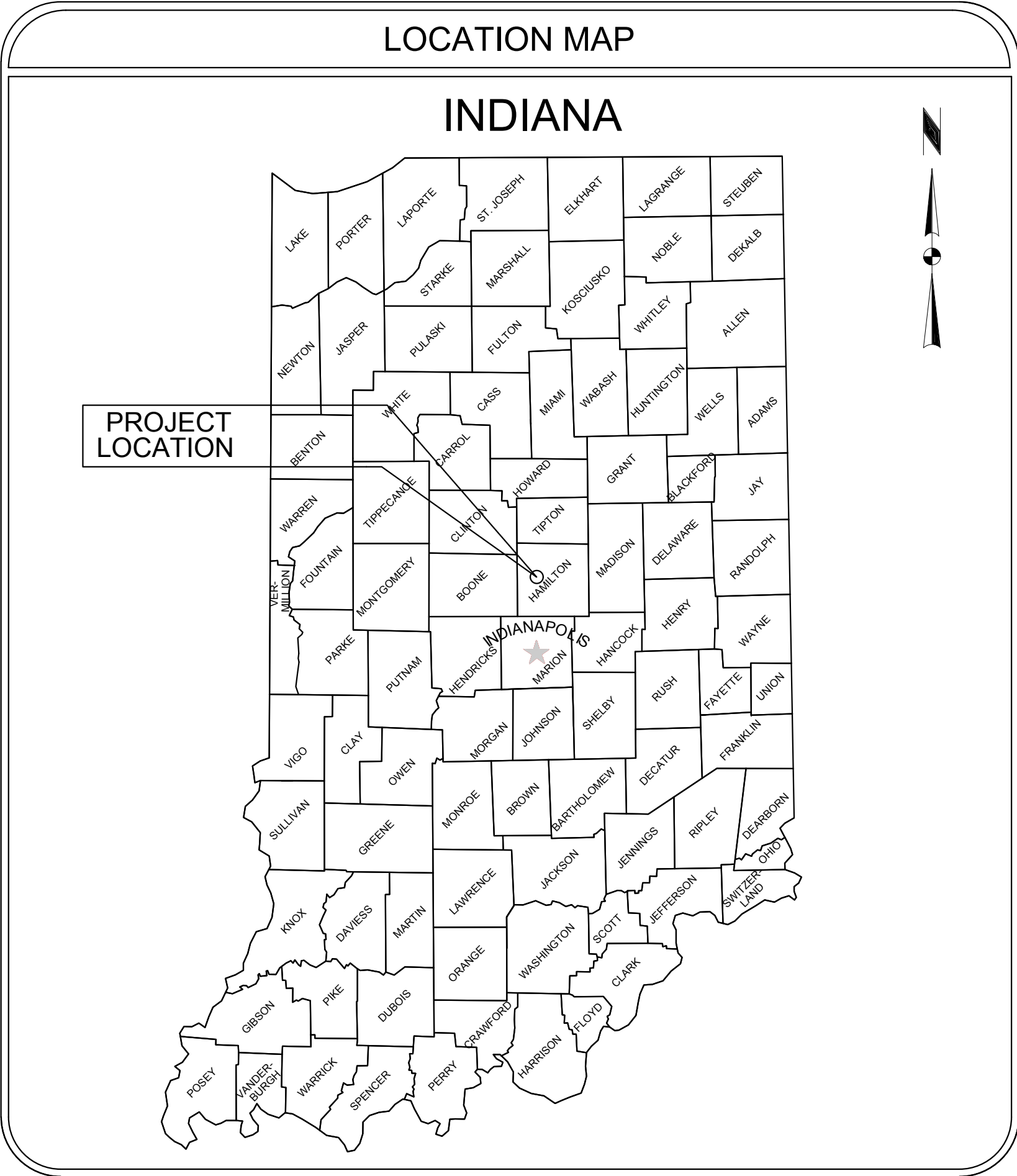
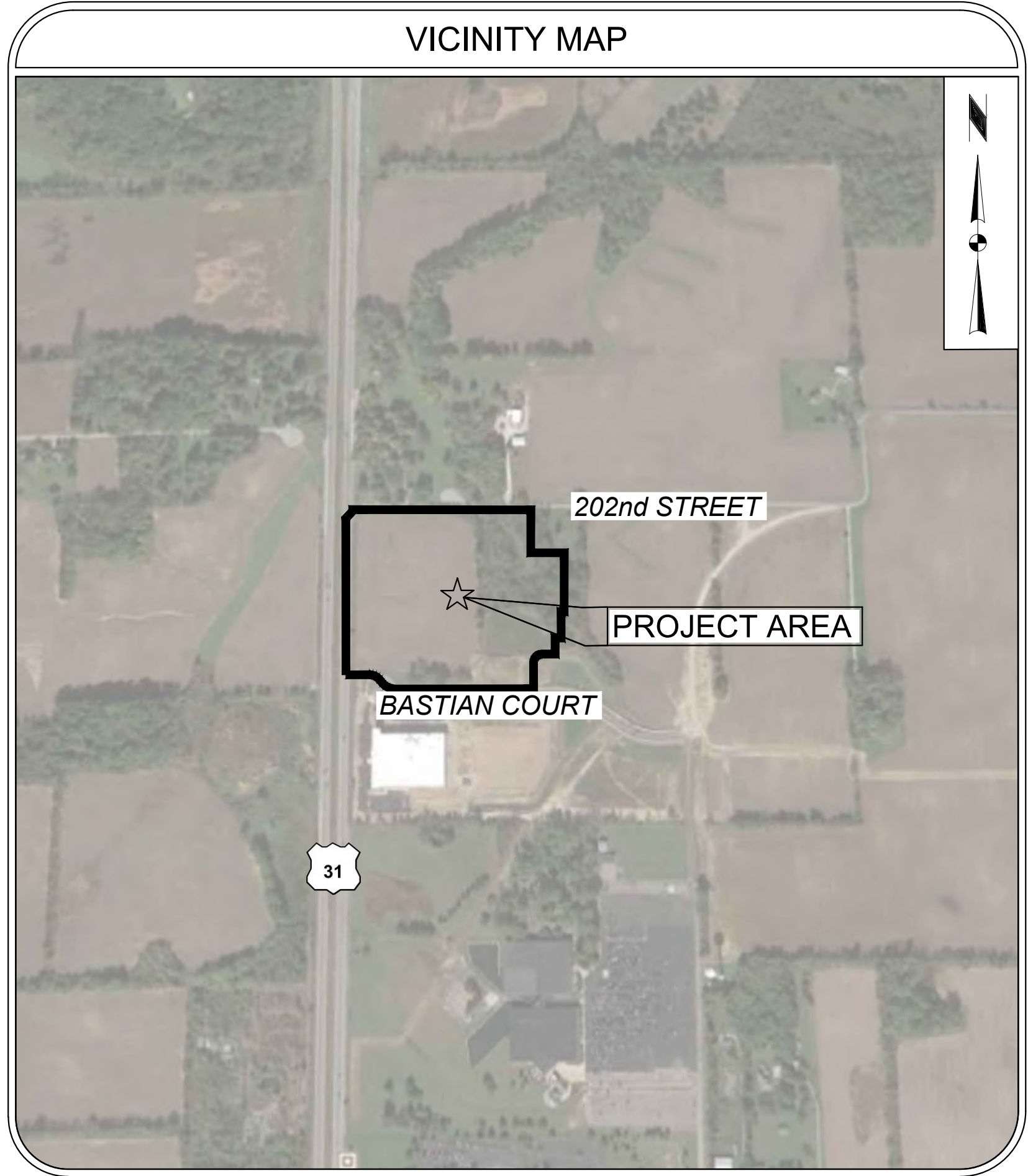


**The minutes of the November 6, 2019 meeting
will be available on the December 2, 2019 APC Agenda.**

Thank you.

PROJECT WHOLEHEARTEDLY

CITY OF WESTFIELD, INDIANA



SHEET INDEX

DRAWING No.	TITLE
C001	TITLE SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200 - C202	SITE LAYOUT PLAN
C300 - C302	SITE GRADING PLAN
C400 - C405	STORM SEWER PLAN AND PROFILE
C406	STORM SEWER STRUCTURE DATA TABLE
C500 - C502	SITE UTILITY PLAN
C503	LIFT STATION PLANS GENERAL NOTES
C504	LIFT STATION SITE PLAN
C505	LIFT STATION PLAN & PROFILE
C506	PUMP CURVE AND SYSTEM OPERATION
C507 - C509	ELECTRICAL DETAILS
C510	MECHANICAL DETAILS
C511 - C514	FORCE MAIN PLAN AND PROFILE
C515 - C517	SITE LIGHTING PLAN
C600 - C601	LANDSCAPE PLAN
C700 - C703	STORMWATER POLLUTION PREVENTION PLAN
C800 - C802	SPECIFICATIONS AND DETAILS

UTILITY CONTACTS

CITY OF WESTFIELD - PUBLIC WORKS/STORMWATER	ELECTRIC
JOHN RANKIN 2706 EAST 17th STREET WESTFIELD, INDIANA 46074 (317) 804-3147	DUKE ENERGY - NOBLESVILLE OFFICE BILL OLDHAM 100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46060 (317) 776-5331
CITY OF WESTFIELD - FIRE DEPARTMENT	AT&T
GARRY HARLING 17535 DARTOWN ROAD WESTFIELD, INDIANA 46074 (317) 804-3307	BRIAN WENTE 240 NORTH MERIDIAN STREET INDIANAPOLIS, INDIANA 46204 (317) 510-5440
CITY OF WESTFIELD - PARKS DEPARTMENT	INDIANA DEPARTMENT OF TRANSPORTATION
MELODY JONES 2729 EAST 17th STREET WESTFIELD, INDIANA 46074 (317) 804-3184	SANDRA LANDRUM 2152 WEST STATE ROAD 28 TIPTON, INDIANA 46072 (765) 675-7402 x 6
HAMILTON COUNTY SOIL AND WATER CONSERVATION	COMMUNICATIONS
GINGER DAVIS 1717 PLEASANT ST. SUITE 100 NOBLESVILLE, INDIANA 46060 (317) 773-2181	METRONET CHRIS BLUTO 330 EAST MAIN STREET WESTFIELD, INDIANA 46074 (317) 465-1046
HAMILTON COUNTY HEALTH DEPARTMENT	BUCKEYE PARTNERS, L.P.
LARRY BEARD 18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, INDIANA 46060 (317) 776-8500	KYLE SMITH 940 BUCKEYE ROAD LIMA, OHIO 45804 (419) 993-8008
HAMILTON COUNTY SURVEYOR'S OFFICE	CAS
SAMUEL CLARK ONE HAMILTON COUNTY SQUARE, SUITE 188 NOBLESVILLE, INDIANA 46060 (317) 776-8495	INDIANA GAS/VECTREN CHAD MILLER P.O. BOX 1700 NOBLESVILLE, INDIANA 46061 (317) 776-5550
HAMILTON COUNTY HIGHWAY DEPARTMENT	SANITARY SEWER AND WATER
DAVE LUCAS 1700 S. 10th STREET NOBLESVILLE, INDIANA 46060 (317) 773-7000	CITIZENS WESTFIELD MITCH HOUSE 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 (317) 917-5294

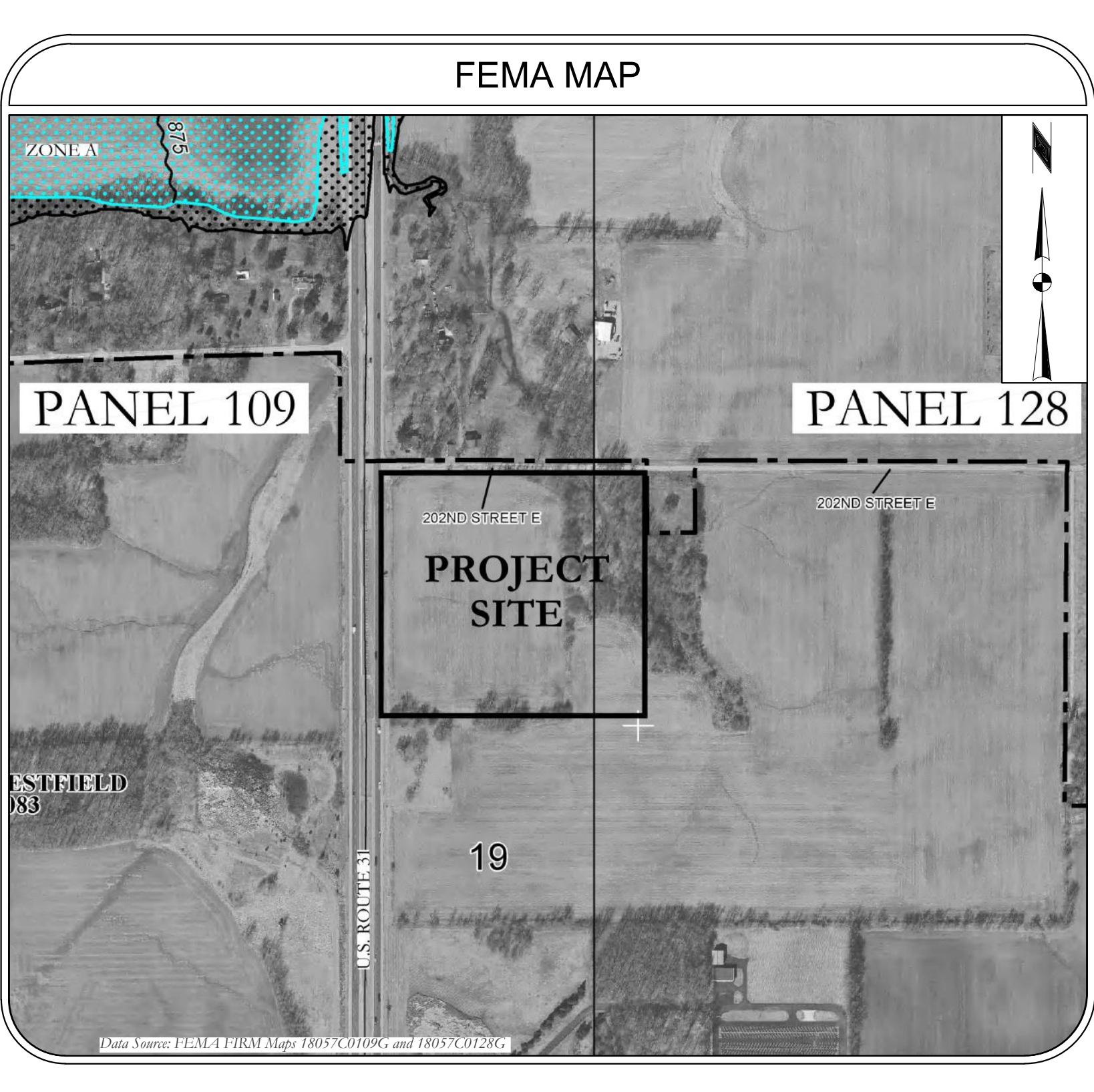
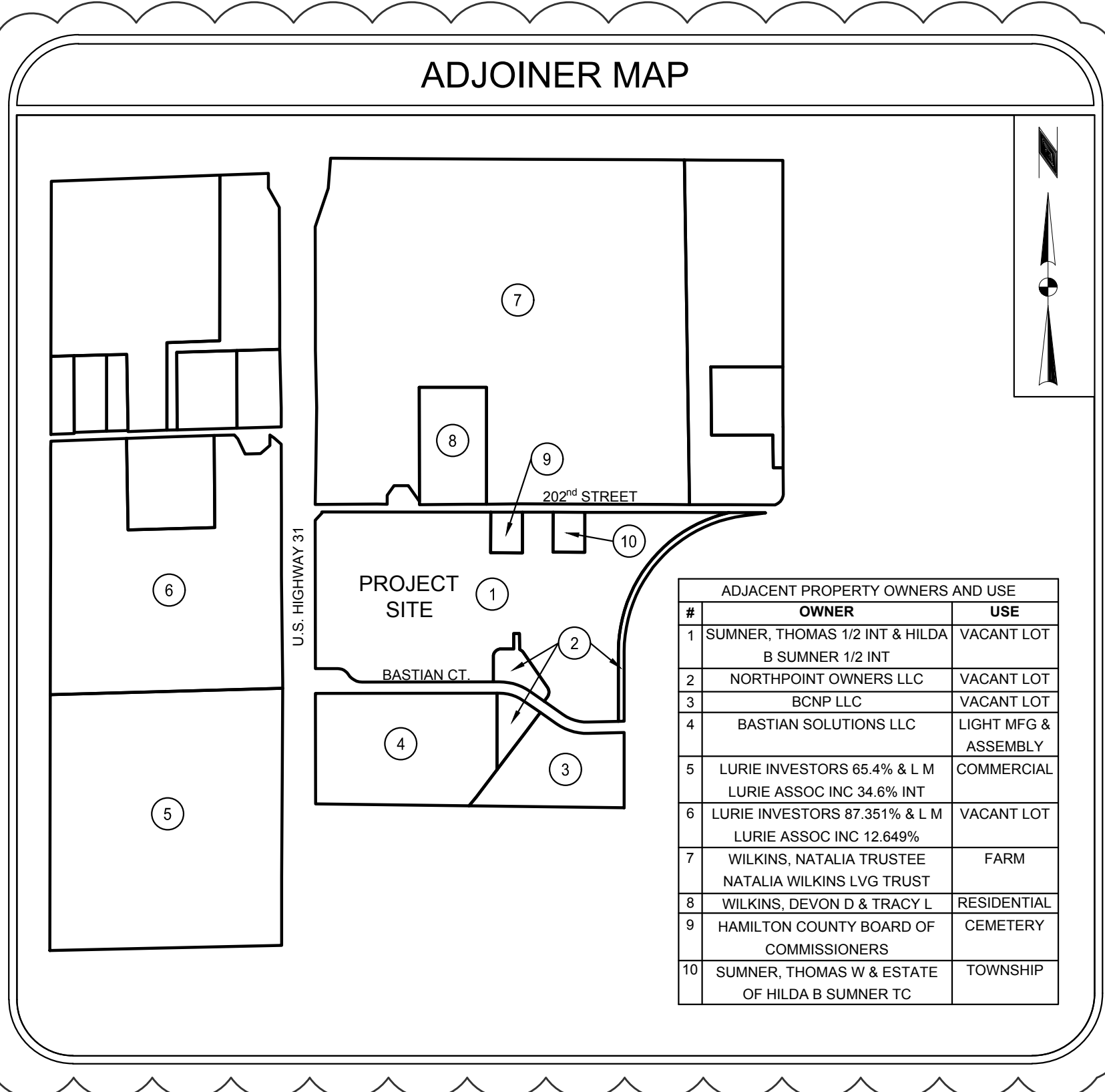
- NOTE:
- DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE HAMILTON COUNTY SURVEYOR'S OFFICE AND THE CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING ALL PROPERTY CORNERS AND BENCHMARKS OR RELOCATING ANY AND ALL BENCHMARKS IF NEEDED TO FACILITATE CONSTRUCTION.
 - ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS NOT INCLUDED IN THIS SET OF PLANS MAY BE REQUIRED.
https://www.westfield.in.gov/egov/apps/document/center.egov?view=browse&eGov_special=Clear+Search
 - THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

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

!! CAUTION !!

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

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



SITE DATA TABLE

SITE AREA:	20.00 ACRES
BUILDING AREA:	#89,500 SF (PHASE I) #53,500 SF (FUTURE)
SITE IMPERVIOUS AREA:	#5.9 ACRES
SITE ZONING:	
MINIMUM FRONT YARD:	90 FT
LOTS ABUTTING U.S. 31:	60 FT
ALL OTHER LOTS:	30 FT
MINIMUM SIDE YARD:	30 FT
NON-RESIDENTIAL:	105 FT
MAXIMUM BUILDING SETBACK:	20 FT
MINIMUM PARKING LOT SETBACK:	40 FT
LANDSCAPE BUFFER YARD:	40 FT
PARKING REQUIRED:	305 SPACES, 8 ADA SPACES
PARKING PROVIDED:	9' x 18'
PARKING DIMENSIONS:	1 SPACE/30 VEHICULAR SPACES
BIKE PARKING REQUIRED:	
STANDARD SPACES:	323
ADA SPACES:	8 TOTAL, 2 (VAN ACCESSIBLE)
TOTAL SPACES:	331
BIKE PARKING SPACES:	16

BENCHMARK DATA

TBM #1 CUT "X" ON NORTH BOLT OF FIRE HYDRANT ELEV. = 907.89
TBM #5 BARN NAIL IN NORTH FACE OF PWP#252-414 ELEV. = 894.12
TBM #6 BARN NAIL IN NORTH FACE OF PWP - NO # ELEV. = 896.43
TBM #8 CUT "X" ON ANCHOR BOLT EAST LEG OF HWY SIGN ELEV. = 899.80

LEGAL DESCRIPTION

LOT 5 OF SECONDARY REPLAT OF BLOCKS A & D - NORTHPOINT PHASE I, PER PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER XXXX-XXXX ON THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA.

PREPARED FOR:

ABBOTT
3885 Bohannon Drive
Menlo, CA 94025
Contact: Jesse McQuiston
Email: jesse.mcquiston@av.abbott.com

PREPARED BY:

CHRISTOPHER B. BURKE ENGINEERING, LLC
PNC Center, Suite 1368 South
115 West Washington Street
Indianapolis, Indiana 46204
Phone: (317) 266-8000

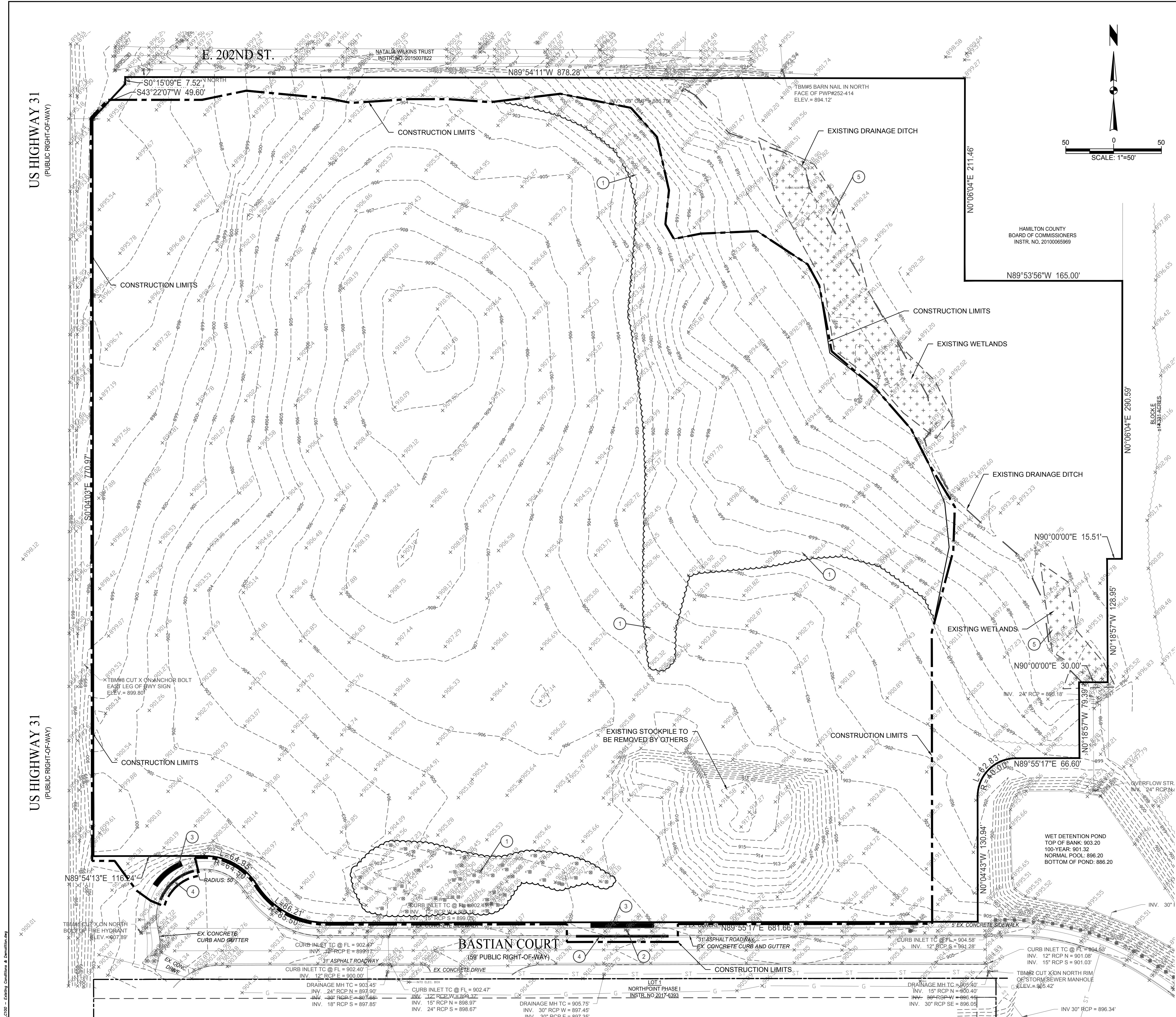
Contact: Andrew Miller
Email: amiller@cbbel-in.com
FAX: (317) 632-3306

CERTIFIED:

JENNIFER M. LESHNEY, P.E.
INDIANA REGISTRATION No. PE19500449
EXPIRATION DATE: 07/31/2020

PROJECT WHOLEHEARTEDLY
CITY OF WESTFIELD, INDIANA

October 2019
Project #19-0236.00000



- KEYNOTES**
- 1 REMOVE TREES
 - 2 EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED
 - 3 EXISTING CONCRETE SIDEWALK TO BE REMOVED
 - 4 EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
 - 5 PROTECT EXISTING WETLANDS THROUGHOUT CONSTRUCTION

- EXISTING LEGEND**
- GUARDRAIL
 - OVERHEAD ELECTRIC
 - STORM SEWER
 - UNDERGROUND ELECTRIC
 - UNDERGROUND WATER PIPE
 - FENCING
 - TREE LINE
 - RIPRAP
 - WETLAND
 - SIGN
 - MAG NAIL
 - GUY ANCHOR
 - UTILITY POLE
 - BENCHMARK
 - CONCRETE RIGHT-OF-WAY MARKER
 - DECIDUOUS TREE
 - REBAR
 - MONUMENT
 - POST
 - FIRE HYDRANT
 - FIRE VALVE SHUT OFF
 - MAILBOX
 - CURB INLET
 - TELEPHONE PEDESTAL
 - SQUARE CATCH BASIN
 - DRAINAGE MANHOLE

BENCHMARK DATA

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CUT "X" ON NORTH BOLT OF FIRE HYDRANT
ELEV. = 807.89'

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BARN NAIL IN NORTH FACE OF PWP#252-414
ELEV. = 894.12'

TBM #6
BARN NAIL IN NORTH FACE OF PWP - NO #
ELEV. = 896.43'

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CUT "X" ON ANCHOR BOLT EAST LEG OF HWY SIGN
ELEV. = 899.80'

LEGAL DESCRIPTION

LOT 5 OF SECONDARY REPLAT OF BLOCKS A & D - NORTHPOINT PHASE I, PER PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER XXXX-XXXX ON THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA.

SURVEYOR'S NOTE

SURVEY PREPARED BY SICA ENGINEERS & SURVEYORS ON JULY 29, 2019 AND CERTIFIED BY DANIEL G. KOVERT. LAST DAY OF FIELD WORK WAS JULY 25, 2019.

ALL ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM ESTABLISHED BY GPS OBSERVATION.

HORIZONTAL COORDINATES ARE INDIANA STATE PLANE EAST ZONE



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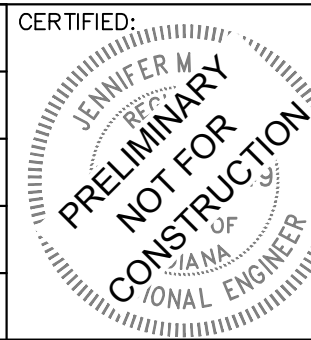
PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD.
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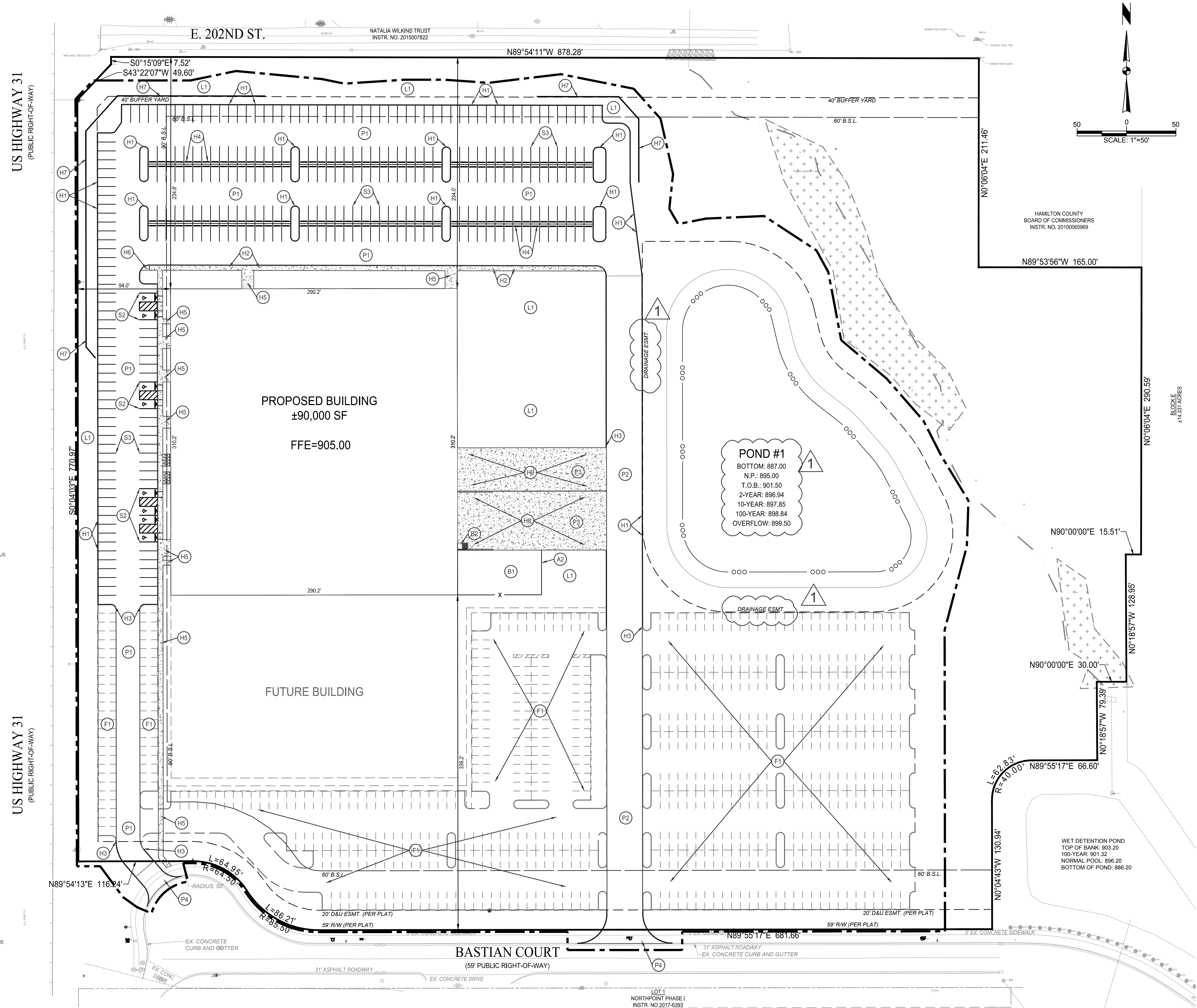
DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

SITE LAYOUT PLAN (OVERALL)

PROJECT NO.	19-0236 00000
SHEET	3 OF 42
DRAWING NO.	C200



KEYNOTES

PAVEMENT

- P1 LIGHT DUTY ASPHALT PAVING
- P2 HEAVY DUTY ASPHALT PAVING
- P3 HEAVY DUTY CONCRETE PAVING
- P4 INDOT CLASS III DRIVE APPROACH

HARDSCAPE

- H1 6" STANDING CURB
- H2 INTEGRAL WALK AND CURB
- H3 CURB TAPER WITHIN 3'
- H4 CONCRETE PARKING BARRIER
- H5 CONCRETE SIDEWALK
- H6 ADA ACCESSIBLE RAMP
- H7 RETAINING WALL. REFER TO GRADING
- H8 4' LOADING DOCK
- H9 AT GRADE LOADING DOCK

LANDSCAPE

- L1 LANDSCAPING/GREEN AREAS

BUILDING ACCESSORIES

- B1 UTILITY ENCLOSURE
- B2 CONCRETE STOOP
- B3 CONCRETE PATIO
- B4 CONCRETE LOADING DOCK

ACCESSORIES

- A1 BIKE RACK
- A2 FENCING

SIGNAGE & MARKINGS

- S1 ADA PARKING SIGN
- S2 ADA ACCESSIBLE PARKING SPACE
- S3 4" WHITE SOLID LINES

FUTURE

- F1 FUTURE PARKING

EXISTING LEGEND

- GUARDRAIL
- OVERHEAD ELECTRIC
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER PIPE
- FENCING
- TREE LINE
- RIPRAP
- WETLAND
- SIGN
- MAG NAIL
- GUY ANCHOR
- UTILITY POLE
- BENCHMARK
- CONCRETE RIGHT-OF-WAY MARKER
- DECIDUOUS TREE
- REBAR
- MONUMENT
- POST
- FIRE HYDRANT
- FIRE VALVE SHUT OFF
- MAILBOX
- CURB INLET
- TELEPHONE PEDESTAL
- SQUARE CATCH BASIN
- DRAINAGE MANHOLE

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 17 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 C800 SHEET SERIES FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA TABLE

SITE AREA:	20.00 ACRES
BUILDING AREA:	±90,000 SF (PHASE I) ±53,500 SF (FUTURE)
SITE IMPERVIOUS AREA:	±5.9 ACRES
SITE ZONING:	MINIMUM FRONT YARD: LOTS ABUTTING U.S. 31: 80 FT ALL OTHER LOTS: 60 FT MINIMUM SIDE YARD: NON-RESIDENTIAL: 30 FT MAXIMUM BUILDING SETBACK: 105 FT MINIMUM PARKING LOT SETBACK: 20 FT LANDSCAPE BUFFER YARD: 40 FT
PARKING REQUIRED:	PARKING REQUIRED: 305 SPACES, 8 ADA SPACES PARKING DIMENSIONS: 9' x 18' BIKE PARKING REQUIRED: 1 SPACE/30 VEHICULAR SPACES
PARKING PROVIDED:	STANDARD SPACES: 323 ADA SPACES: 8 TOTAL, 2 (VAN ACCESSIBLE) TOTAL SPACES: 331 BIKE PARKING SPACES: 16

ABBREVIATIONS

R/W	RIGHT OF WAY
B.S.L.	BUILDING SETBACK LINE
D&U ESMT.	EASEMENT
FFE	FINISH FLOOR ELEVATION

November 8, 2019
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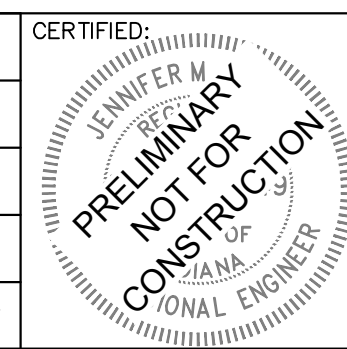


CHRISTOPHER B. BURKE ENGINEERING, LLC
PNC Center, Suite 1368 South
115 West Washington Street
Indianapolis, Indiana 46204
(317) 266-8000 FAX: (317) 632-3306

PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C200-C202 -Site Layout.dwg		

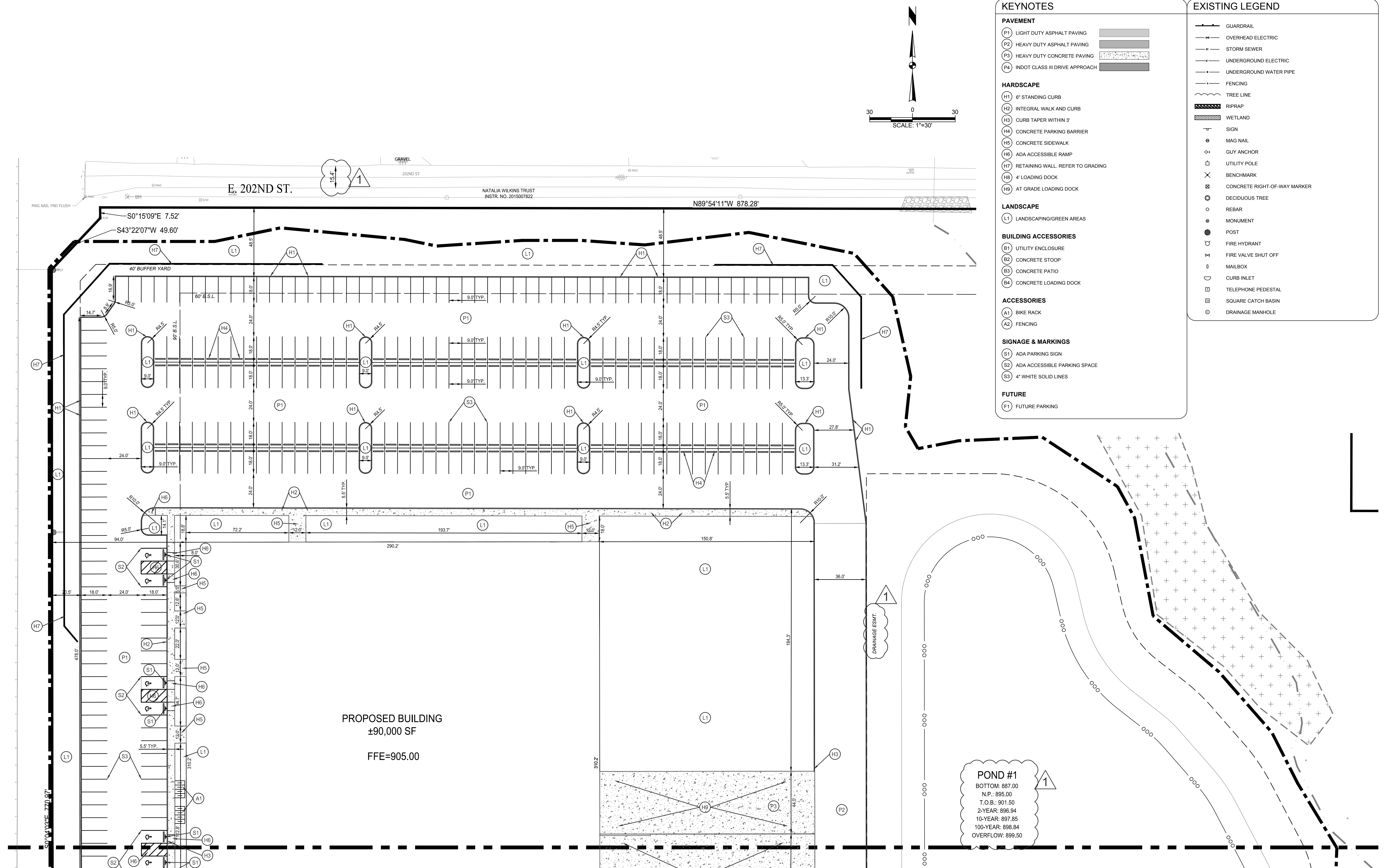
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DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

SITE LAYOUT PLAN

PROJECT NO.
19-0236.00000
SHEET 4 OF 42
DRAWING NO.
C201



November 8, 2019
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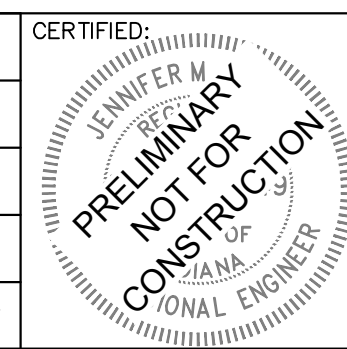


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PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236-00000\CAD\19023600000_C200-C202 -Site Layout.dwg		

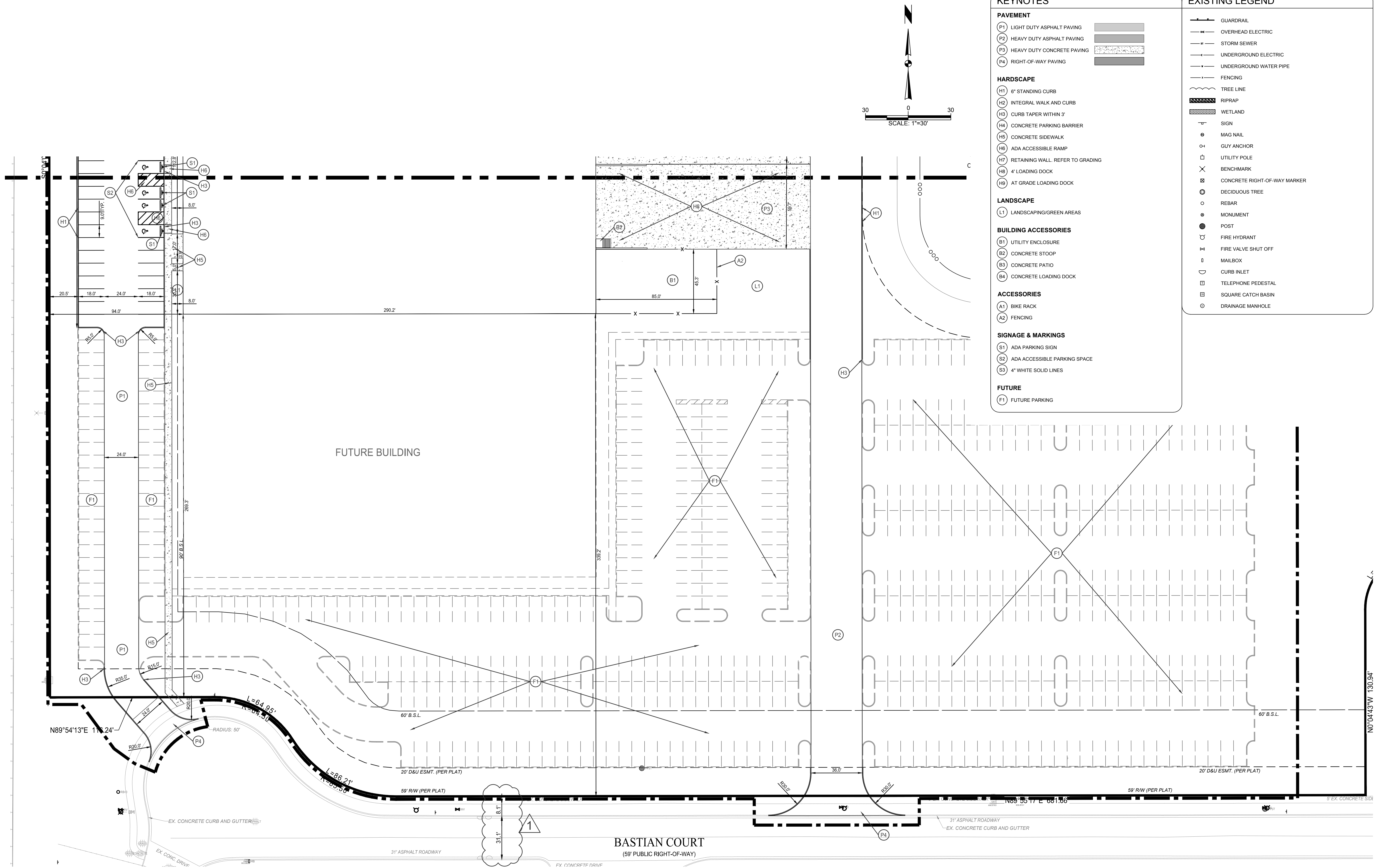
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DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019

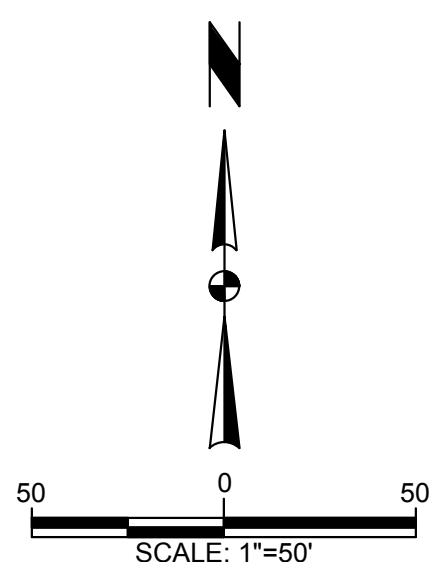


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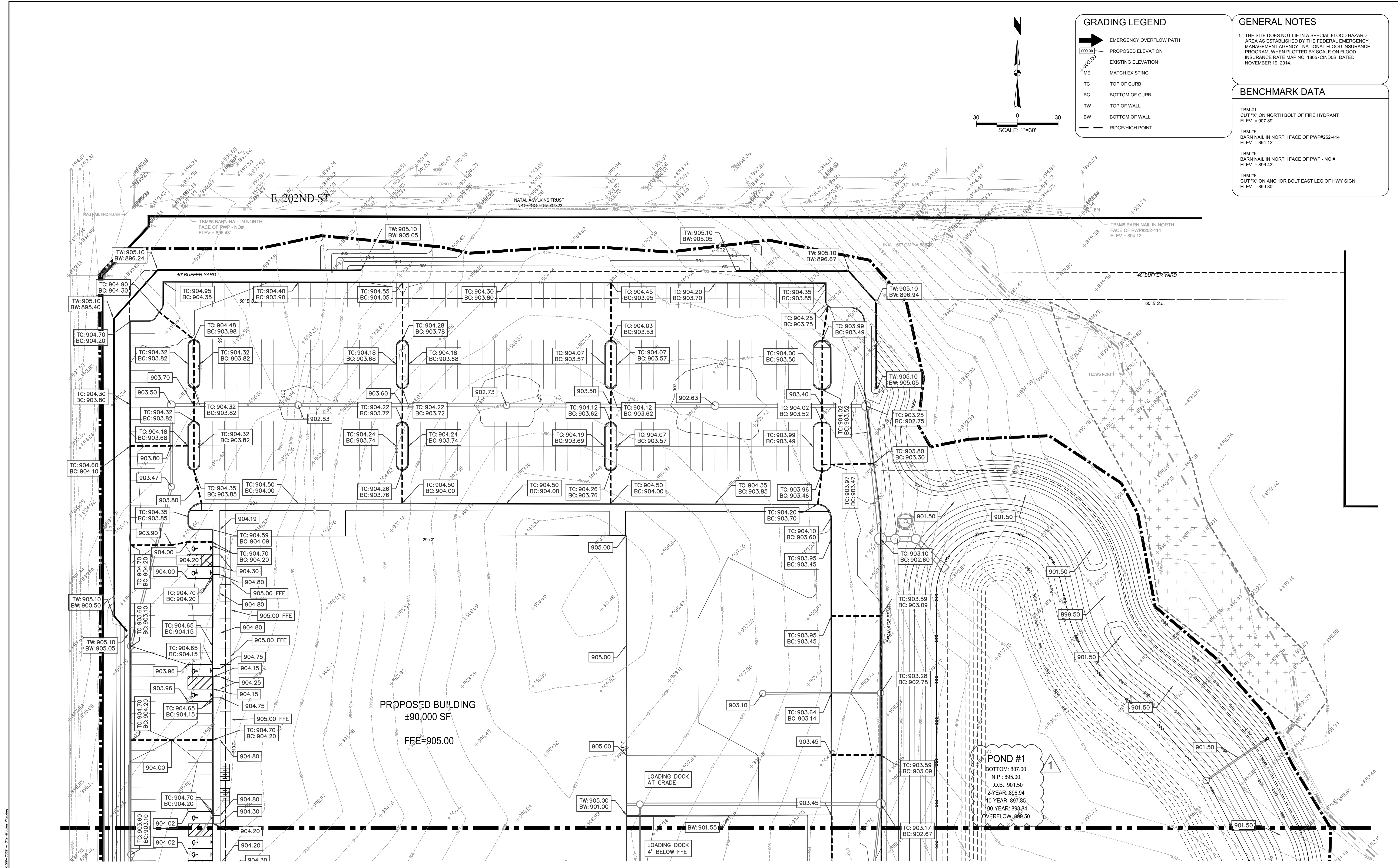
SITE LAYOUT PLAN

PROJECT NO.
19-0236.00000
SHEET 5 OF 42
DRAWING NO.
C202





PROJECT NO. 19-0236.00000		
SHEET	6	OF 42
DRAWING NO. C300		



GRADING LEGEND	
	EMERGENCY OVERFLOW PATH
	PROPOSED ELEVATION
	EXISTING ELEVATION
ME	MATCH EXISTING
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
	RIDGE/HIGH POINT

GENERAL NOTES	
1. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP NO. 18057CND08, DATED NOVEMBER 19, 2014.	
BENCHMARK DATA	
TBM #1	CUT "X" ON NORTH BOLT OF FIRE HYDRANT ELEV. = 907.89'
TBM #5	BARN NAIL IN NORTH FACE OF PWP#252-414 ELEV. = 894.12'
TBM #6	BARN NAIL IN NORTH FACE OF PWP - NO # ELEV. = 896.43'
TBM #8	CUT "X" ON ANCHOR BOLT EAST LEG OF HWY SIGN ELEV. = 899.80'

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PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C300-C302 - Site Grading Plan.dwg		

DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019

CERTIFIED:

PRELIMINARY
NOT FOR
CONSTRUCTION

TITLE:

SITE GRADING PLAN

PROJECT NO.
19-0236.00000

SHEET **7** OF 42

DRAWING NO.
C301

November 8, 2019
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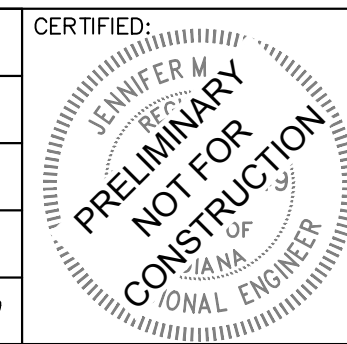
PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

NO.	DATE	NATURE OF REVISION	ATM
1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	
NO.	DATE	NATURE OF REVISION	ATM
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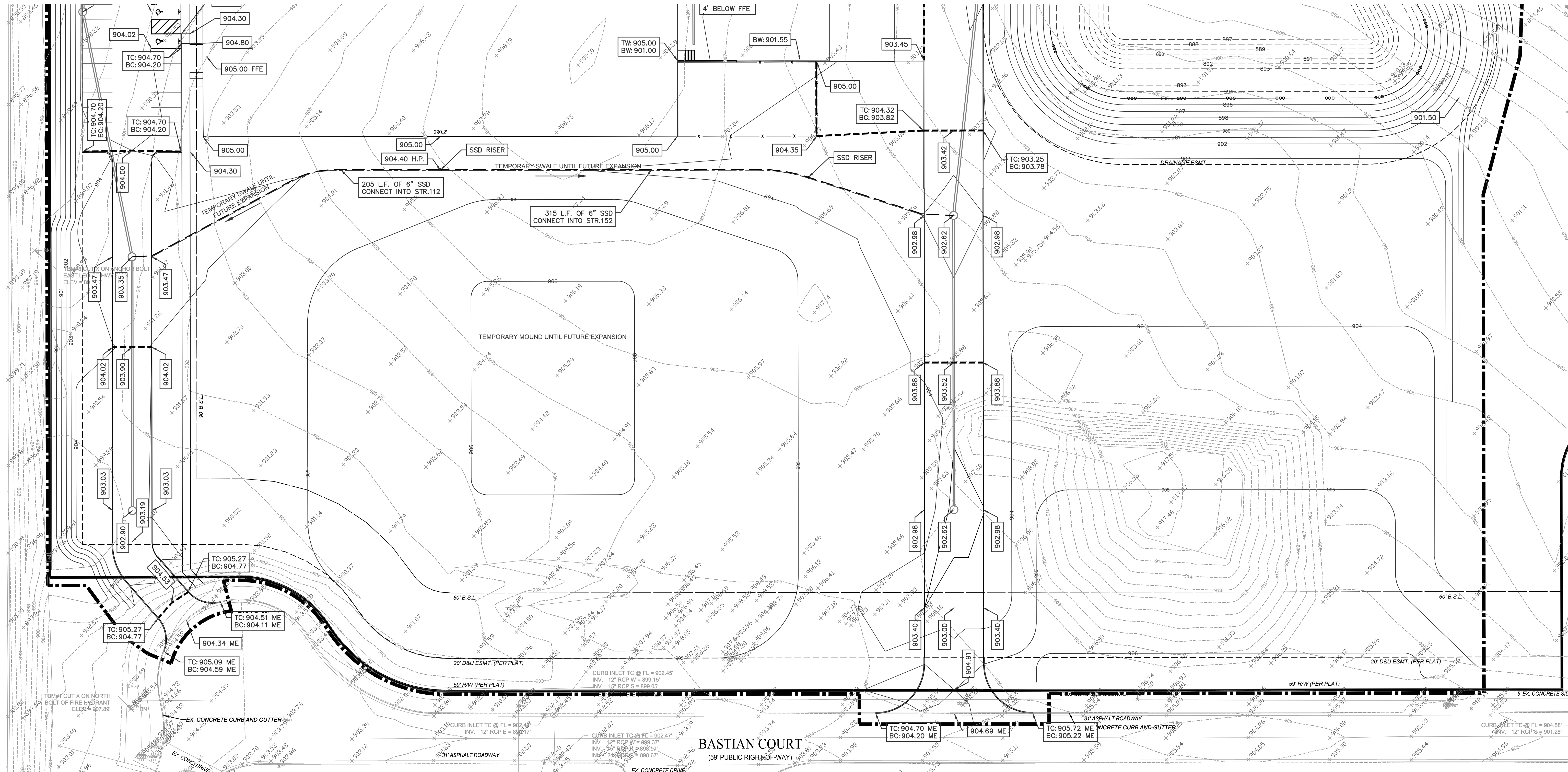
DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

SITE GRADING PLAN

PROJECT NO.
19-0236.00000
SHEET 8 OF 42
DRAWING NO.
C302



GRADING LEGEND

- EMERGENCY OVERFLOW PATH
- PROPOSED ELEVATION
- EXISTING ELEVATION
- ME MATCH EXISTING
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- RIDGE/HIGH POINT

GENERAL NOTES

- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP NO. 18057CND08, DATED NOVEMBER 19, 2014.

BENCHMARK DATA

- TBM #1
CUT "X" ON NORTH BOLT OF FIRE HYDRANT
ELEV. = 907.89'
- TBM #5
BARN NAIL IN NORTH FACE OF PWP#252-414
ELEV. = 894.12'
- TBM #6
BARN NAIL IN NORTH FACE OF PWP - NO #
ELEV. = 896.43'
- TBM #8
CUT "X" ON ANCHOR BOLT EAST LEG OF HWY SIGN
ELEV. = 899.80'

November 8, 2019
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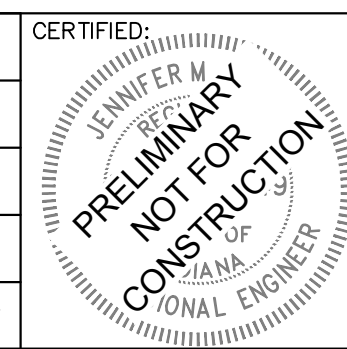


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PROJECT:
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WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD.
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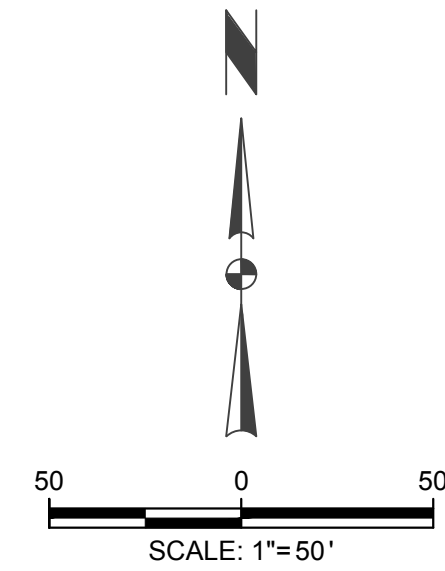
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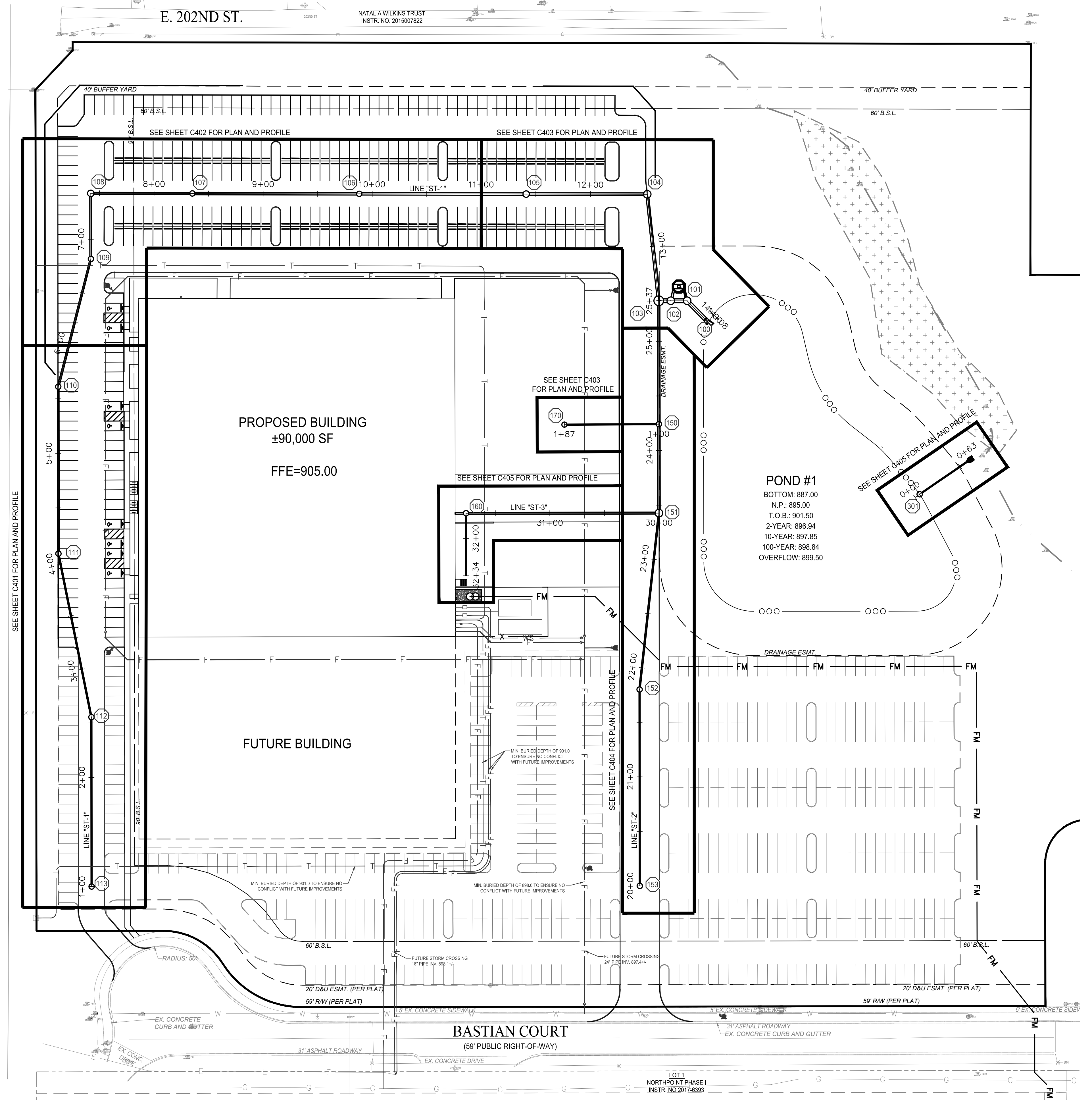
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STORM SEWER
LAYOUT**

PROJECT NO.
19-0236.00000
SHEET **9** OF 42
DRAWING NO.
C400



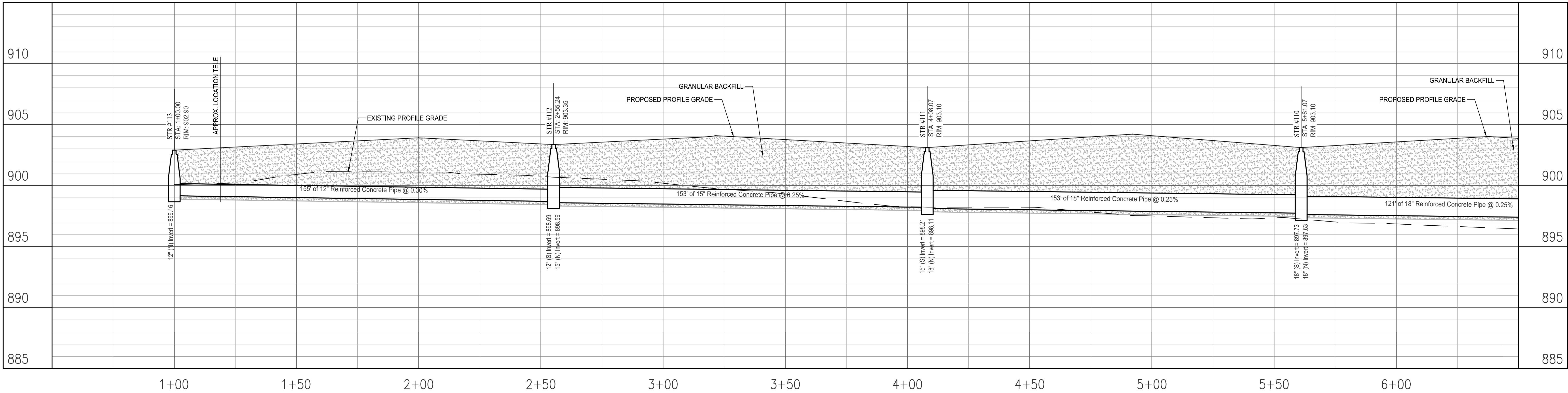
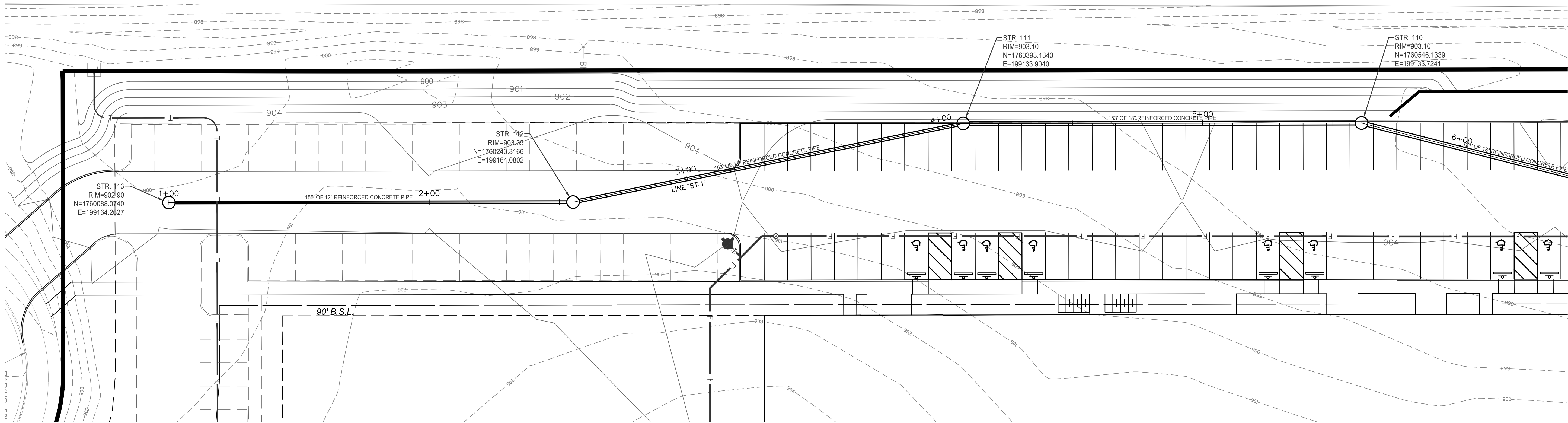
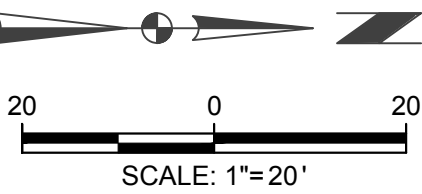
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PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
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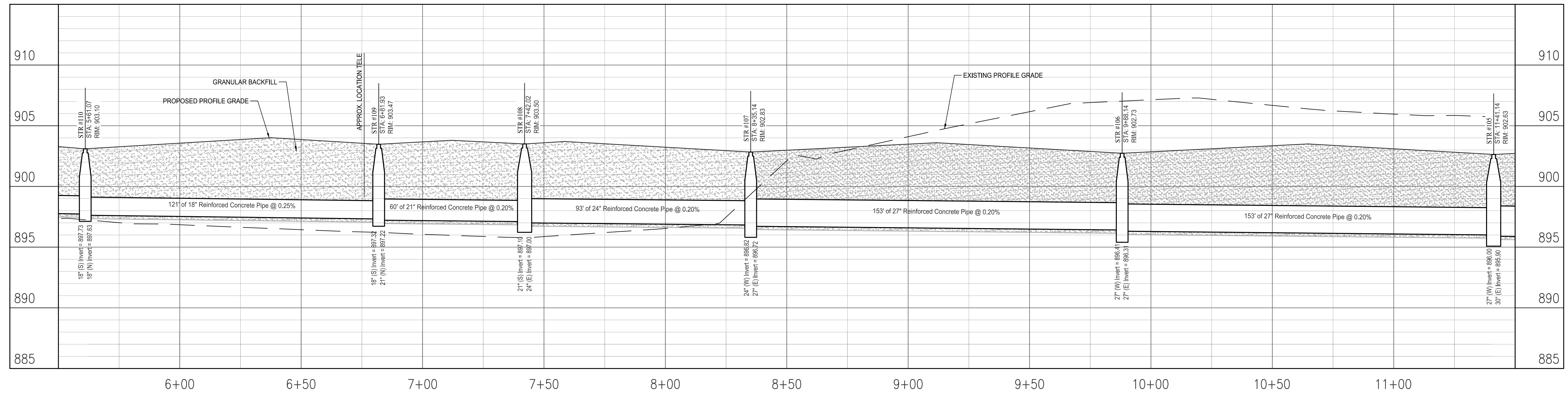
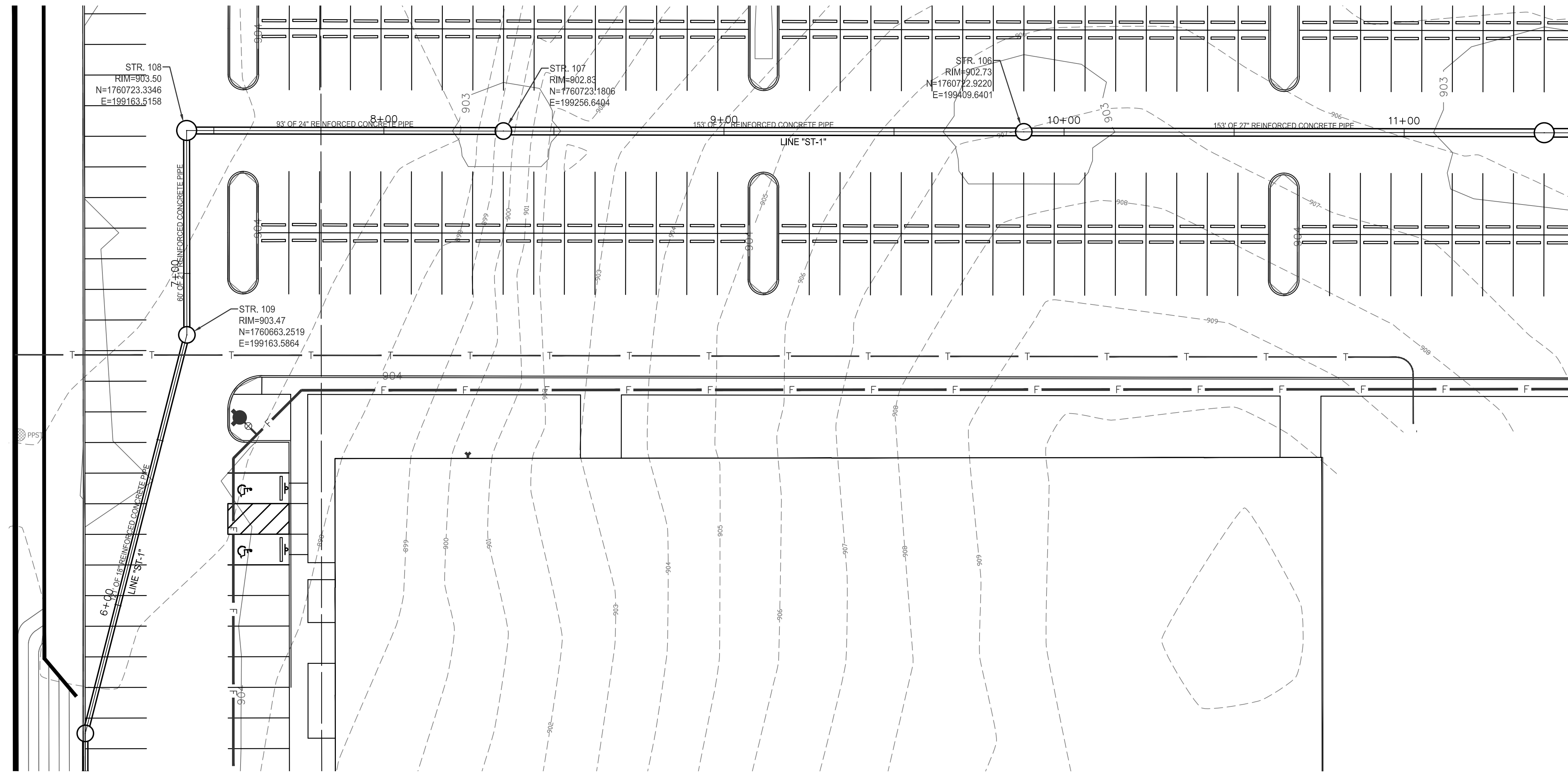
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CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

STORM SEWER - LINE "ST-1"
PLAN AND PROFILE
STA. 1+00 TO STA. 6+00

PROJECT NO.
19-0236.00000
SHEET 10 OF 42
DRAWING NO.
C401



November 8, 2019
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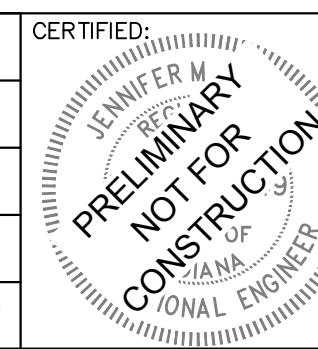


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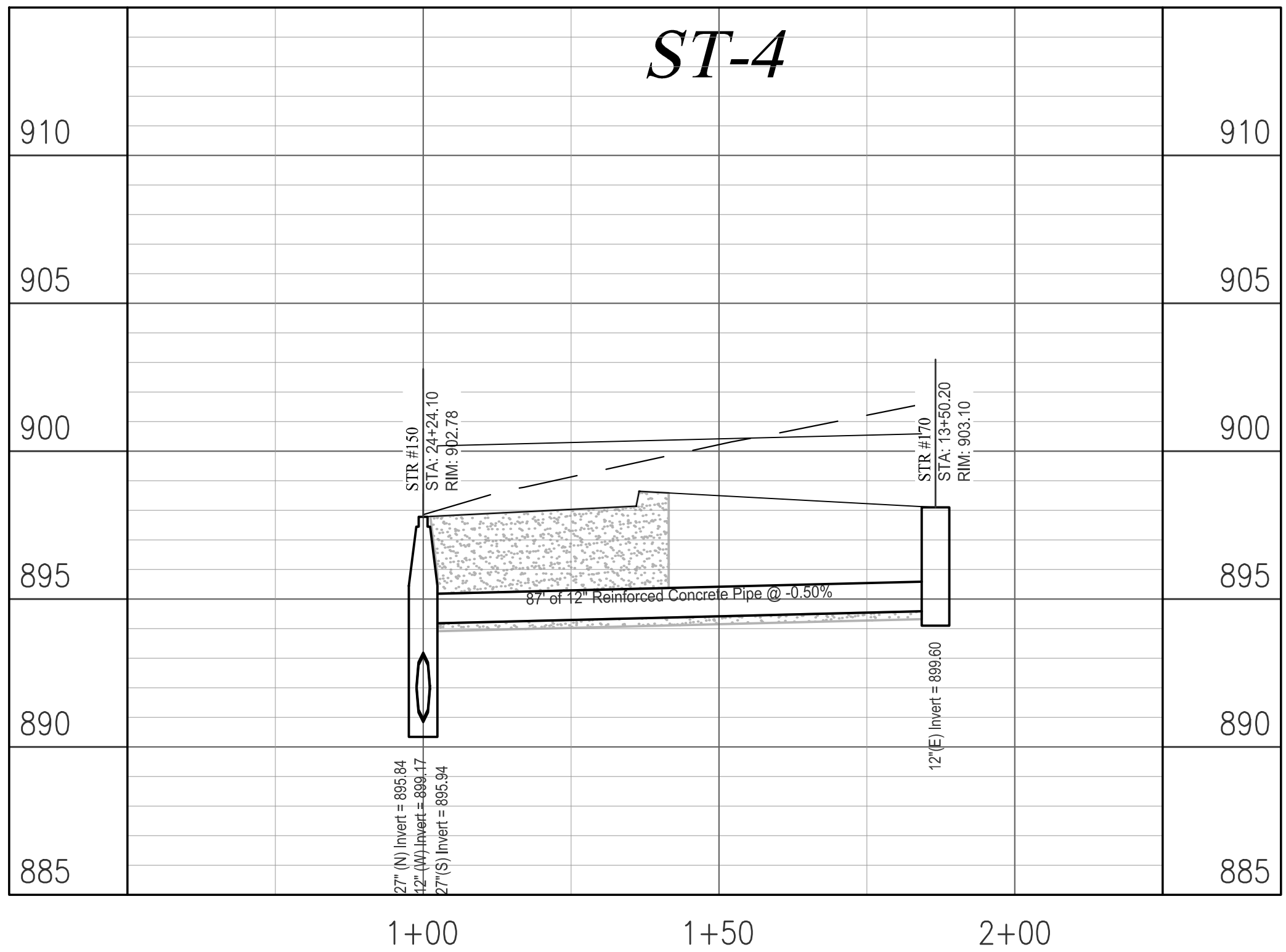
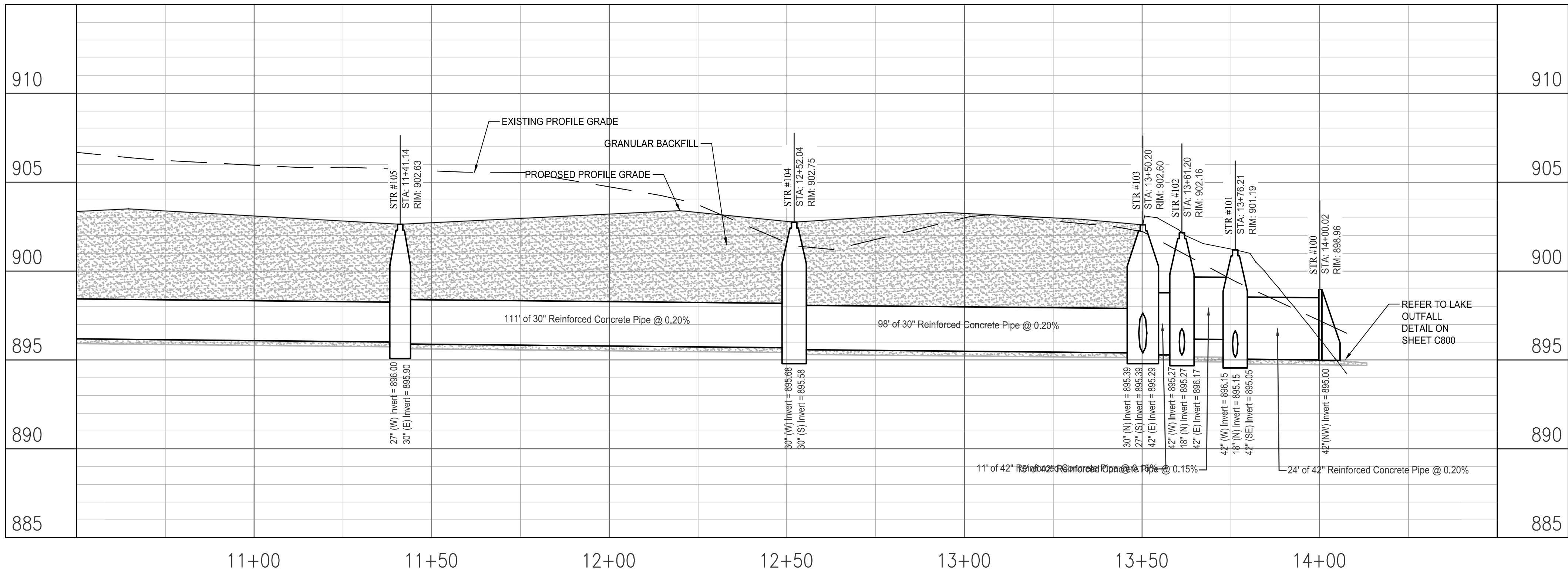
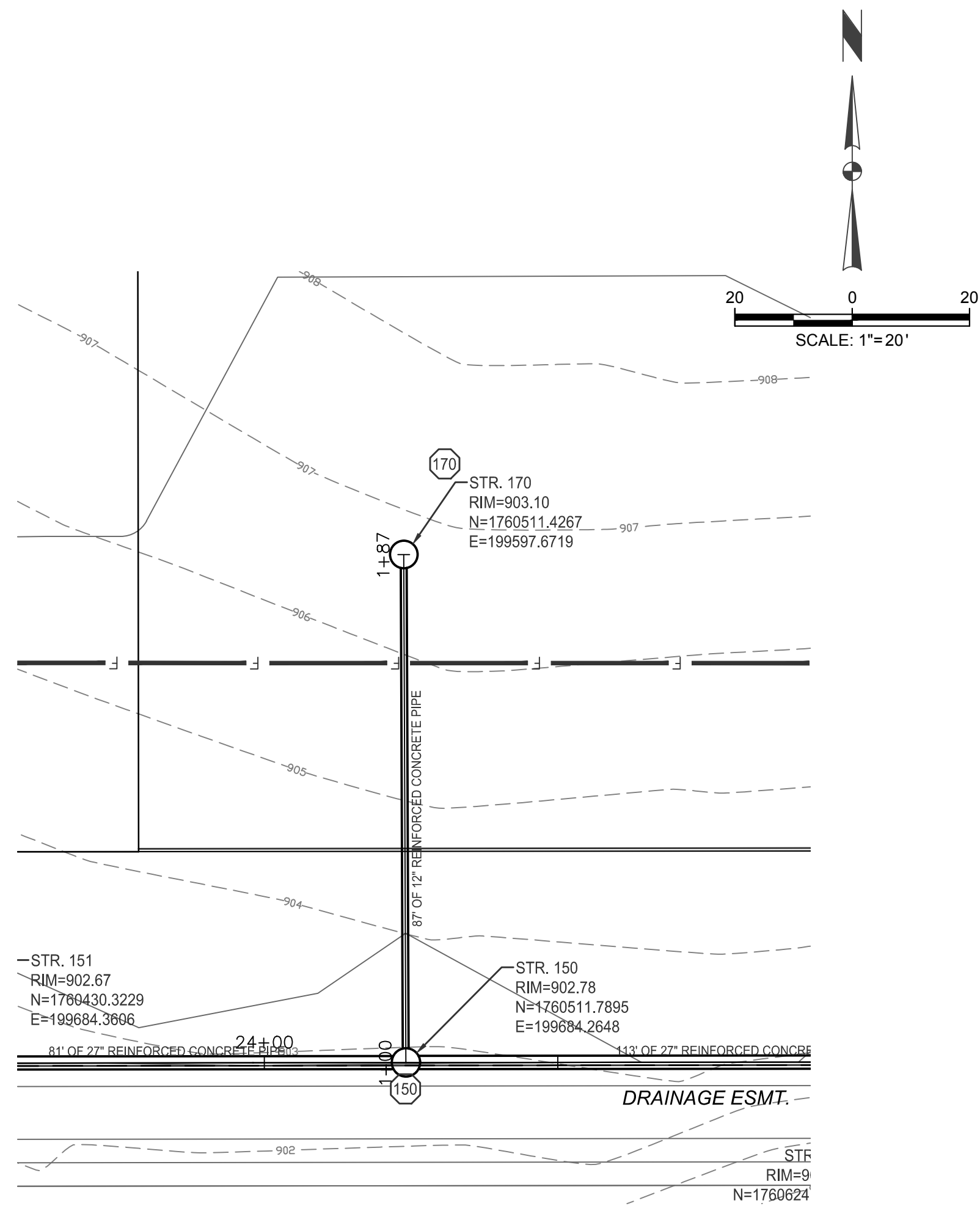
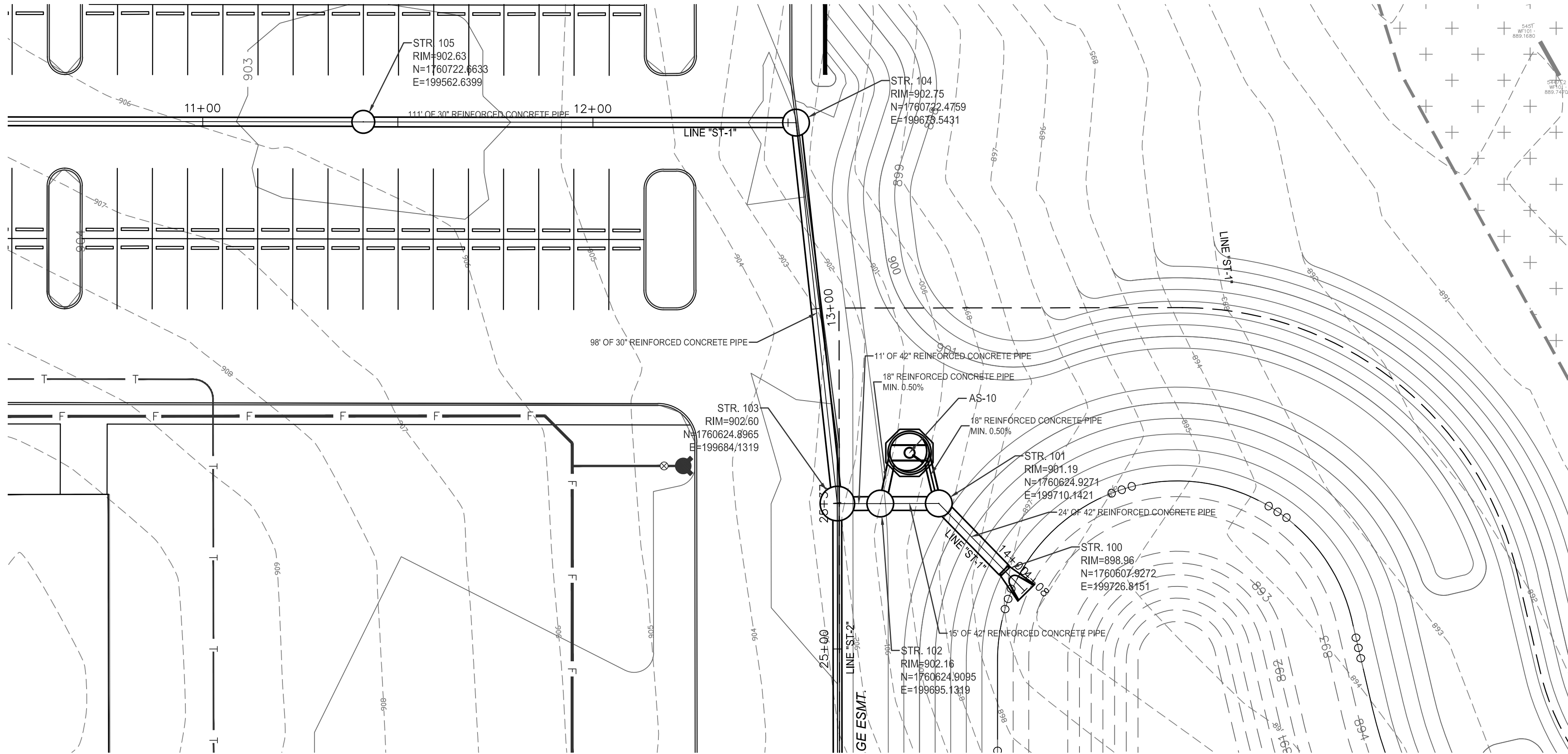
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DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:
STORM SEWER - LINE "ST-1"
PLAN AND PROFILE
STA. 6+00 TO STA. 11+00

PROJECT NO.
19-0236.00000
SHEET 11 OF 42
DRAWING NO.
C402



November 8, 2019
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PROJECT:

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WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
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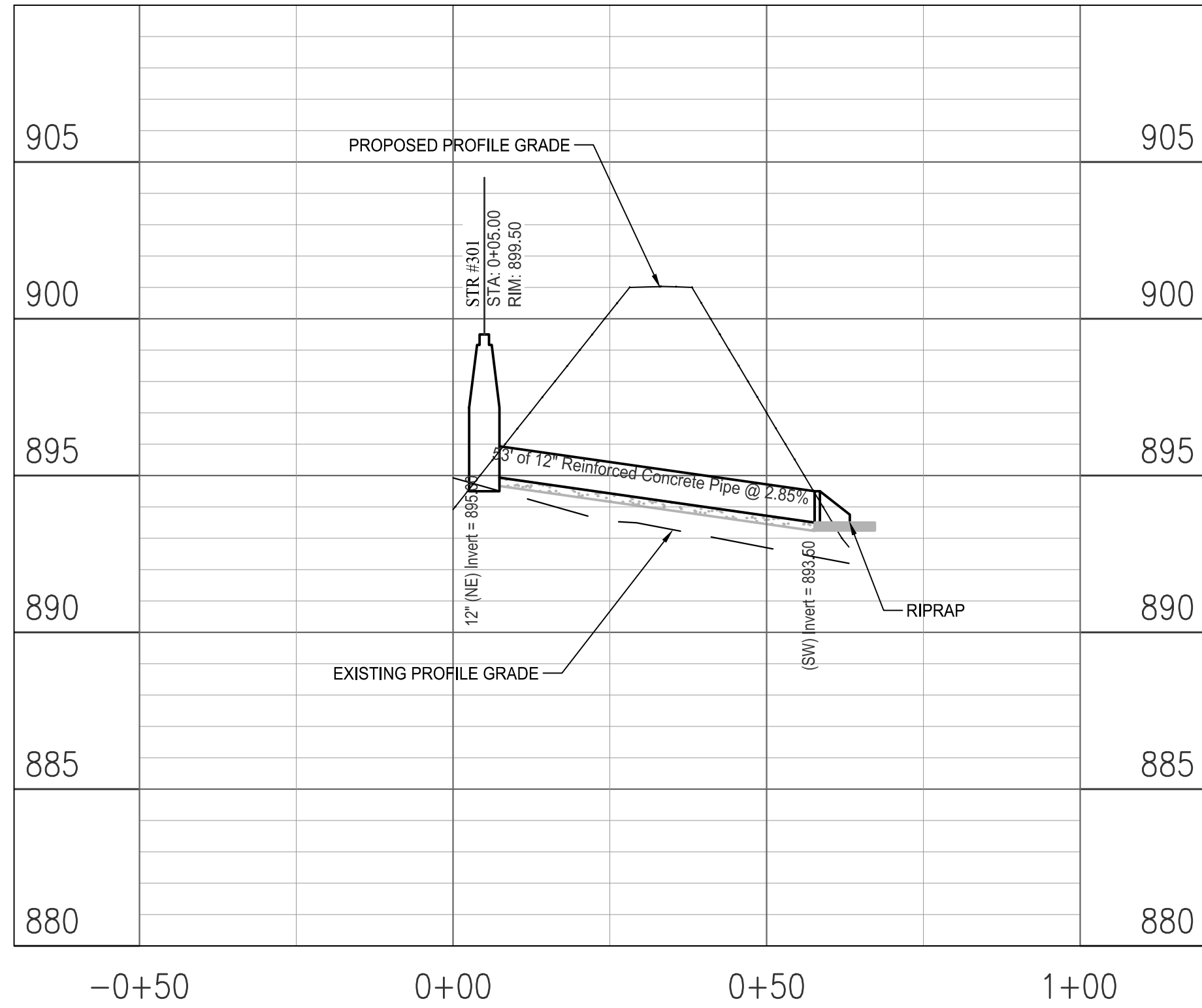
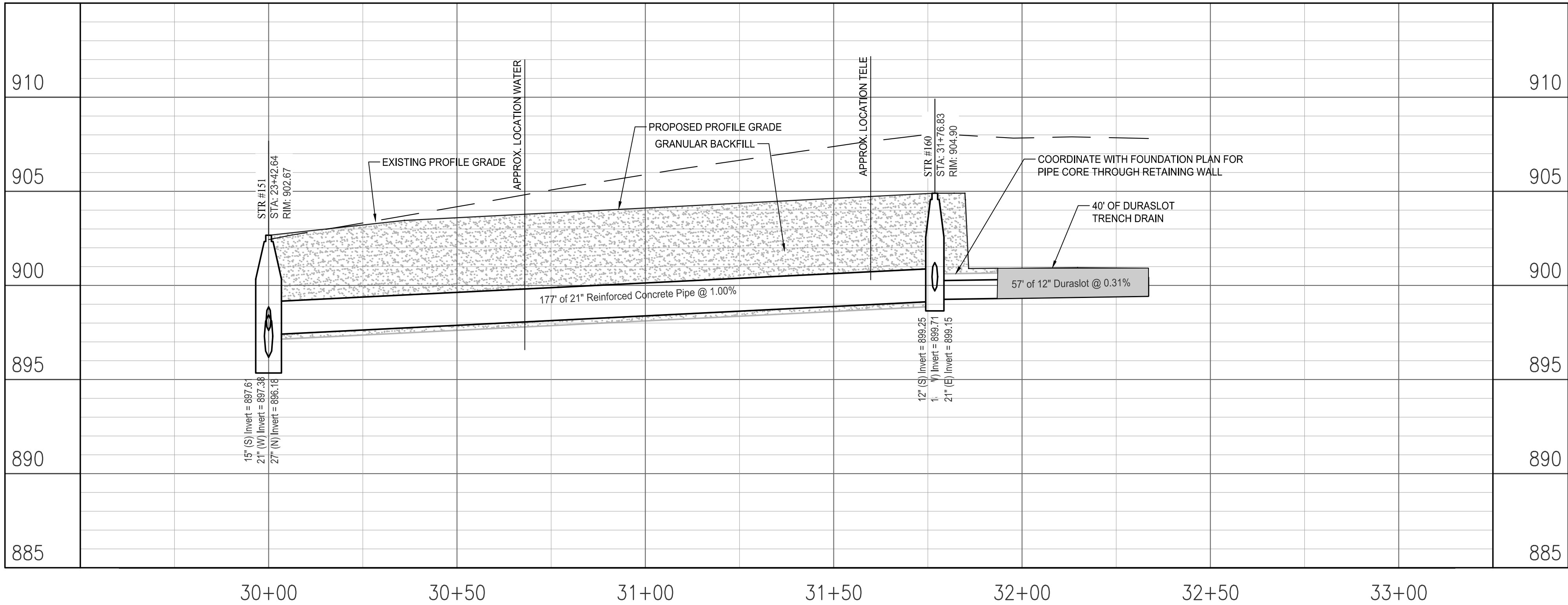
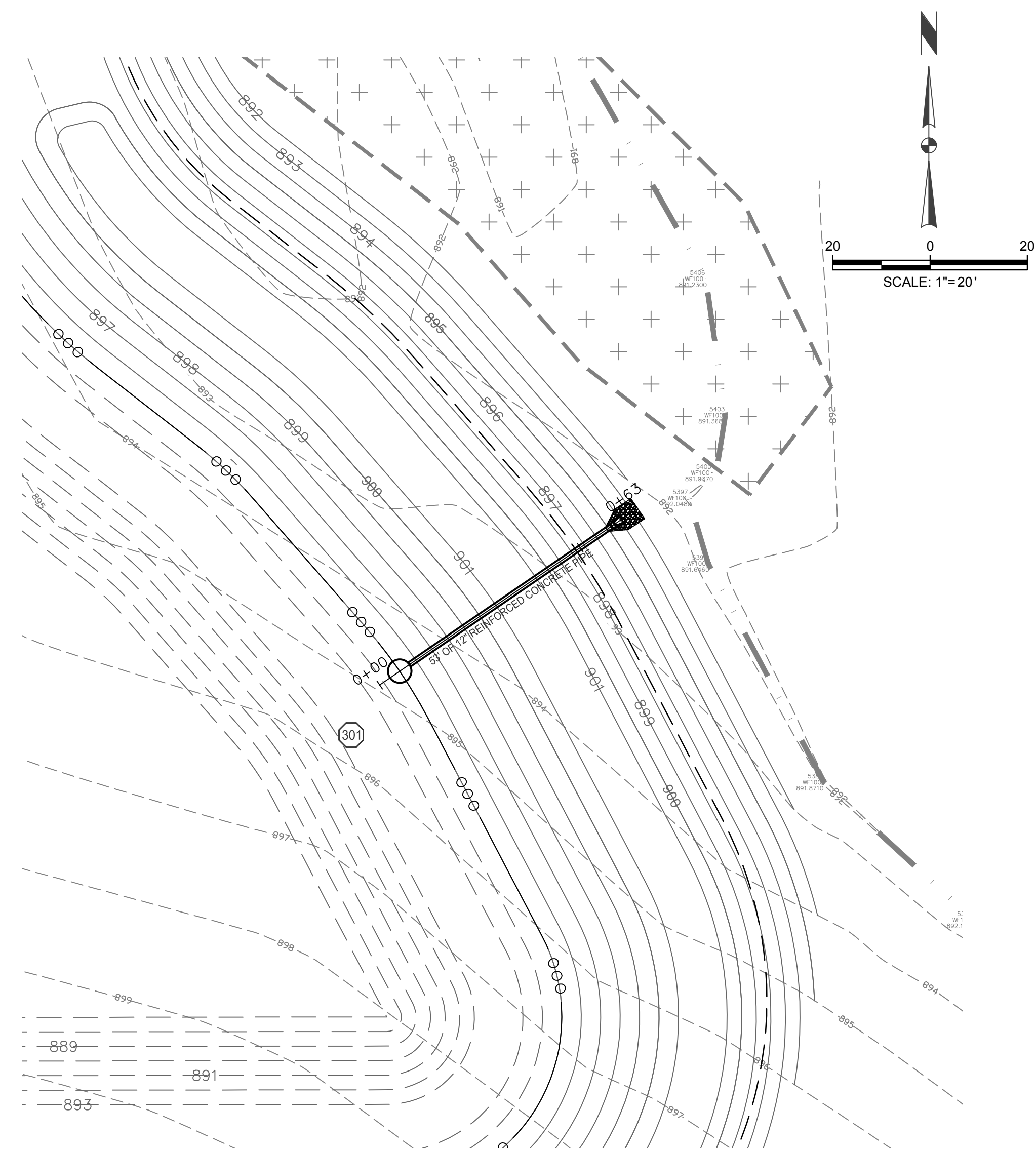
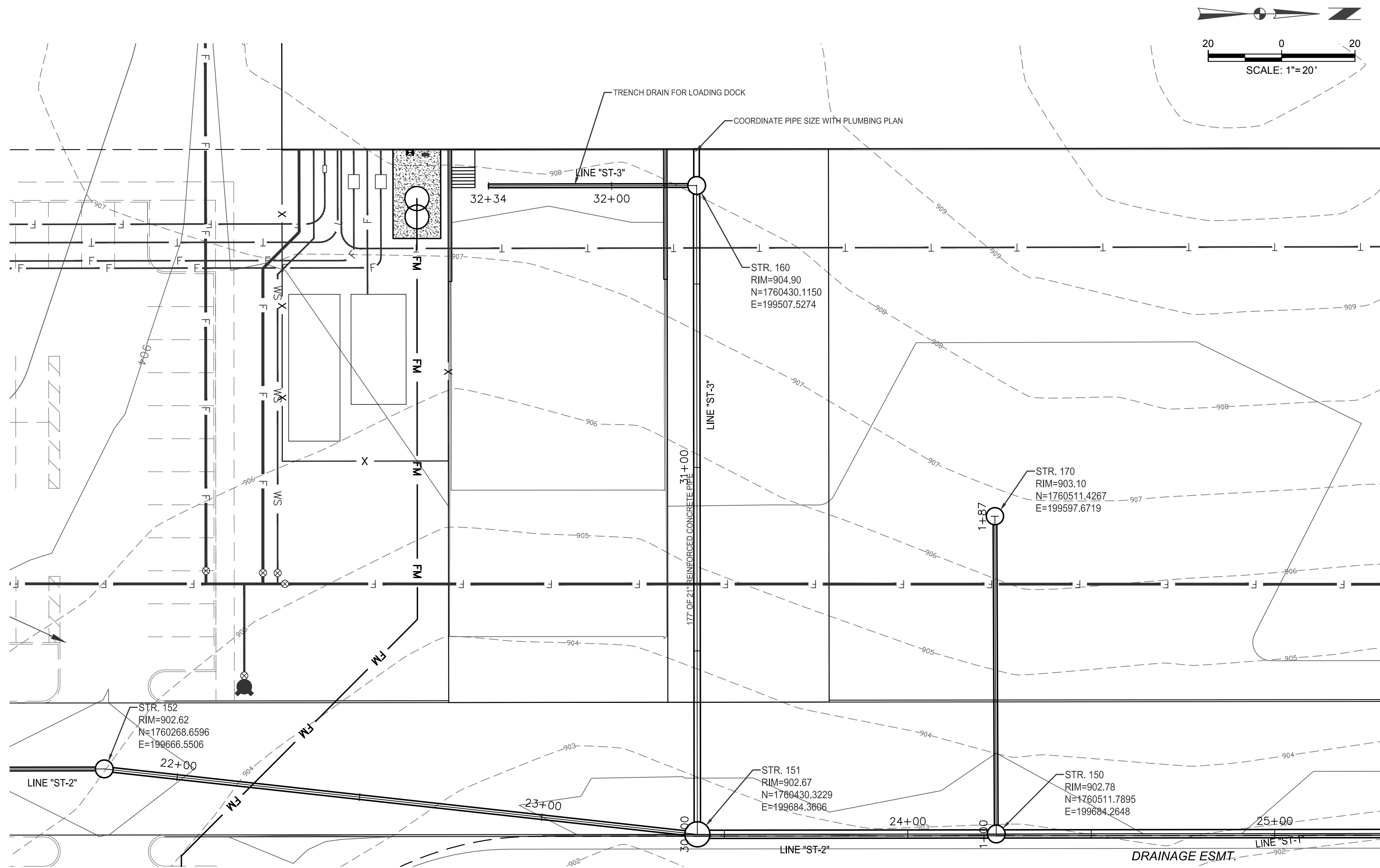
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CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

STORM SEWER - LINE "ST-1"
PLAN AND PROFILE
STA. 11+00 TO STA. 14+08

PROJECT NO.
19-0236.00000
SHEET 12 OF 42
DRAWING NO.
C403



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PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R: \2019\19-0236.00000\CAD\19023600000_C400-C405 - Storm Plan and Profile.dwg		

DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:
STORM SEWER - LINE "ST-3"
PLAN AND PROFILE
STA. 30+00 TO STA. 32+90

PROJECT NO.
19-0236.00000
SHEET 14 OF 42
DRAWING NO.
C405

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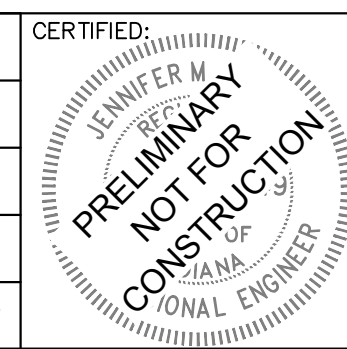
PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

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DSGN.		ATM
DWN.		ARP
CHKD.		JML
SCALE:	AS NOTED	
DATE:	11/8/2019	



TITLE:	
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STORM SEWER STRUCTURE DATA TABLE

PROJECT NO.			
19-0236.00000			
SHEET	15	OF	42
DRAWING NO.			
C406			



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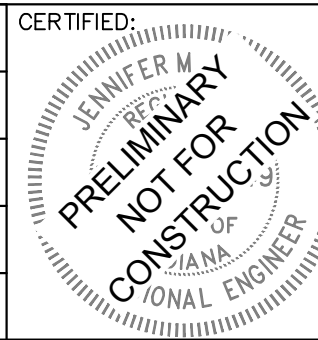
PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

NO.	DATE	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
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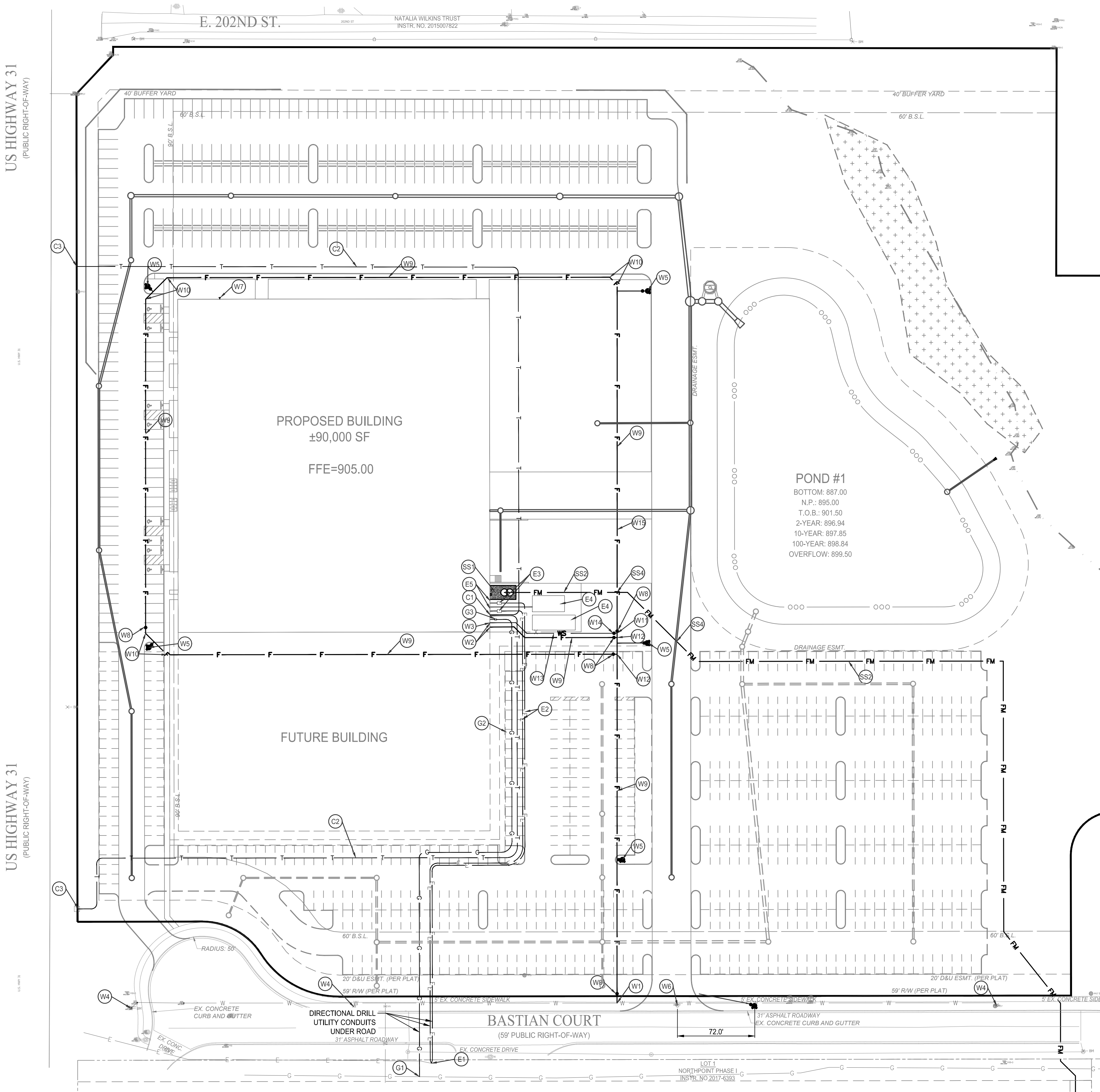
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CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

SITE UTILITY PLAN (OVERALL)

PROJECT NO.
19-0236.00000
SHEET 16 OF 42
DRAWING NO.
C500



UTILITY KEY NOTES

SANITARY SEWER NOTES

- SS1 CONNECT PROPOSED 6" SANITARY SEWER LATERAL TO PROPOSED LIFT STATION. COORDINATE CONNECTION WITH MEP. PROVIDE CLEANOUTS AS REQUIRED. SEE SHEET C503 FOR LIFT STATION DETAILS.
- SS2 PROPOSED 4" FORCE MAIN. SEE SHEETS C504-C507 FOR FORCE MAIN PLAN AND PROFILE.
- SS3 PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/WATER/STORM SEWER PIPES AND ALL OTHER PIPES. INSTALL CONCRETE CRADLE IF CLEARANCE IS LESS THAN 18"

WATER SERVICE NOTES:

- W1 COORDINATE AND CONNECT 8" FIRE SERVICE LINE TO EXISTING 16" WATER MAIN WITH 10" X 16" TAPPING SLEEVE AND VALVE.
- W2 COORDINATE CONNECTION OF DOMESTIC SERVICE LINE AND FIRE SERVICE LINE WITH PLUMBING DRAWINGS.
- W3 COORDINATE CONNECTION OF DOMESTIC METER LOCATION WITH LOCAL SERVICE PROVIDER. 1 1/2" WATER METER SET W/ BACKFLOW PREVENTION INSIDE THE BUILDING ANTICIPATED.
- W4 EXISTING FIRE HYDRANT.
- W5 PROPOSED FIRE HYDRANT ASSEMBLY.
- W6 RELOCATE EXISTING FIRE HYDRANT.
- W7 PROPOSED FIRE DEPARTMENT CONNECTION 5" STORZ SECURED WITH KNOX KEY.
- W8 PROPOSED 10" WATER VALVE.
- W9 PROPOSED 10" D.I. FIRE SERVICE LINE.
- W10 PROPOSED 10" 45° BEND.
- W11 PROPOSED 10" X 4" TEE.
- W12 PROPOSED 10" X 8" TEE.
- W13 PROPOSED 4" TYPE-K COPPER DOMESTIC SERVICE LINE.
- W14 PROPOSED 4" DOMESTIC SERVICE SHUT OFF VALVE.
- W15 PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND STORM PIPES.

ELECTRIC NOTES:

- E1 COORDINATE AND CONNECT BUILDING ELECTRICAL LINE FROM SERVICE DROP LOCATION TO TRANSFORMER. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED.
- E2 (2) - 4" EC CONDUITS TO BE INSTALLED WITH PULL STRINGS. 120/208V, 3 PHASE, 1200 AMP ELECTRIC REQUIRED.
- E3 PROPOSED TRANSFORMER PAD LOCATION. COORDINATE WITH UTILITY PROVIDER.
- E4 PROPOSED GENERATOR PAD LOCATION. COORDINATE WITH POWER COMPANY AND ELECTRICAL DRAWINGS.
- E5 BUILDING ELECTRICAL LINE POINT OF CONNECTION. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED.
- E6 PROPOSED CHILLER PAD LOCATION

COMMUNICATION NOTES:

- C1 COORDINATE AND CONNECT BUILDING COMMUNICATION SERVICE LINE(S) TO CONNECTION POINT AS SHOWN. ADJUST AS REQUIRED.
- C2 2 - 4" PVC CONDUIT FOR EACH DIVERSE COMMUNICATION PATHWAY
- C3 COORDINATE CONNECTION WITH SITE DRAWINGS AND SERVICE PROVIDER FOR RELOCATION OF PEDESTAL.

GAS SERVICE NOTES:

- G1 CONNECT PROPOSED 4" GAS SERVICE TO EXISTING GAS LINE. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER.
- G2 PROPOSED 4" GAS SERVICE.
- G3 PROPOSED GAS METER LOCATION. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER.

LEGEND

FM	PROPOSED FORCE MAIN
F	PROPOSED FIRE SERVICE
WS	PROPOSED DOMESTIC WATER SERVICE
G	PROPOSED GAS SERVICE
E	PROPOSED ELECTRIC SERVICE
T	PROPOSED COMMUNICATIONS SERVICE
HD	PROPOSED HYDRANT
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
E	EXISTING ELECTRIC
HD	EXISTING HYDRANT
PE	EXISTING COMMUNICATIONS PEDESTAL

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL CONTACT APPLICABLE STATE UNDERGROUND LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK AND SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES. PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITIES AND VERIFY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF ALL UTILITIES.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN STORM / SANITARY SEWER SYSTEMS AND DOMESTIC/FIRE LINE SERVICE. SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.
- CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWERS, WATER MAINS AND STORM SEWERS IS 18" OR LESS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- WHEN PERFORMING EXCAVATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
- COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
- ALL UTILITY STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
- PROVIDE THRUST BLOCKS FOR ALL WATER LINE BENDS AND TEES, INCLUDING TAP CONNECTION.
- CONTRACTOR SHALL COORDINATE WITH WATER COMPANY FOR DOMESTIC AND FIRE SERVICE. CONNECT TO BUILDING DOMESTIC AND FIRE LINE. COORDINATE WITH PLUMBING DRAWINGS.
- COORDINATE LOCATION OF ELECTRICAL AND COMMUNICATION LINES WITH LOCAL UTILITIES.
- COORDINATE LOCATION OF REQUIRED CONDUITS FOR ELECTRIC SERVICE, LIGHT POLES, COMMUNICATION SERVICE AND IRRIGATION SYSTEM.
- COORDINATE LOCATION AND SIZE OF GAS SERVICE CONNECTION AND INSTALLATION OF SERVICE LINE AND METER WITH GAS COMPANY.
- COORDINATE LOCATIONS AND CONNECTIONS OF BUILDING STORM LINES WITH PLUMBING DRAWINGS.
- FOLLOW ALL LOCAL AND STATE CODES IN REFERENCE TO DOMESTIC/FIRE LINE INSTALLATION AND STORM SEWER / SANITARY SEWER INSTALLATION.
- SANITARY SEWER LATERAL, WATER SERVICE, & ELECTRICAL/COMMUNICATION CONDUITS SHALL BE GRANULAR BACKFILL FOR ENTIRE RUN.
- ALL EXISTING MANHOLE AND CATCH BASIN GRATES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATIONS.

UTILITY KEY NOTES

SANITARY SEWER NOTES

- SS1 CONNECT PROPOSED 6" SANITARY SEWER LATERAL TO PROPOSED LIFT STATION. COORDINATE CONNECTION WITH MEP. PROVIDE CLEANOUTS AS REQUIRED. SEE SHEET C503 FOR LIFT STATION DETAILS.
- SS2 PROPOSED 4" FORCE MAIN. SEE SHEETS C504-C507 FOR FORCE MAIN PLAN AND PROFILE.
- SS3 PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/WATER/STORM SEWER PIPES AND ALL OTHER PIPES. INSTALL CONCRETE CRADLE IF CLEARANCE IS LESS THAN 18"
- WATER SERVICE NOTES:
- W1 COORDINATE AND CONNECT 8" FIRE SERVICE LINE TO EXISTING 16" WATER MAIN WITH 10" X 16" TAPPING SLEEVE AND VALVE.
- W2 COORDINATE CONNECTION OF DOMESTIC SERVICE LINE AND FIRE SERVICE LINE WITH PLUMBING DRAWINGS.

- W3 COORDINATE CONNECTION OF DOMESTIC METER LOCATION WITH LOCAL SERVICE PROVIDER. 1 1/2" WATER METER SET W/ BACKFLOW PREVENTION INSIDE THE BUILDING ANTICIPATED.
- W4 EXISTING FIRE HYDRANT.
- W5 PROPOSED FIRE HYDRANT ASSEMBLY.
- W6 RELOCATE EXISTING FIRE HYDRANT.
- W7 PROPOSED FIRE DEPARTMENT CONNECTION 5" STORZ SECURED WITH KNOX KEY.
- W8 PROPOSED 10" WATER VALVE.
- W9 PROPOSED 10" D.I. FIRE SERVICE LINE.
- W10 PROPOSED 10" 45° BEND.
- W11 PROPOSED 10"x4" TEE.

- W12 PROPOSED 10"x8" TEE.
- W13 PROPOSED 4" TYPE-K COPPER DOMESTIC SERVICE LINE.
- W14 PROPOSED 4" DOMESTIC SERVICE SHUT OFF VALVE.
- W15 PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND STORM PIPES.
- ELECTRIC NOTES:
- E1 COORDINATE AND CONNECT BUILDING ELECTRICAL LINE FROM SERVICE DROP LOCATION TO TRANSFORMER. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED.
- E2 (2) - 4" EC CONDUITS TO BE INSTALLED WITH PULL STRINGS. 120/208V, 3 PHASE, 1200 AMP ELECTRIC REQUIRED.
- E3 PROPOSED TRANSFORMER PAD LOCATION. COORDINATE WITH UTILITY PROVIDER.

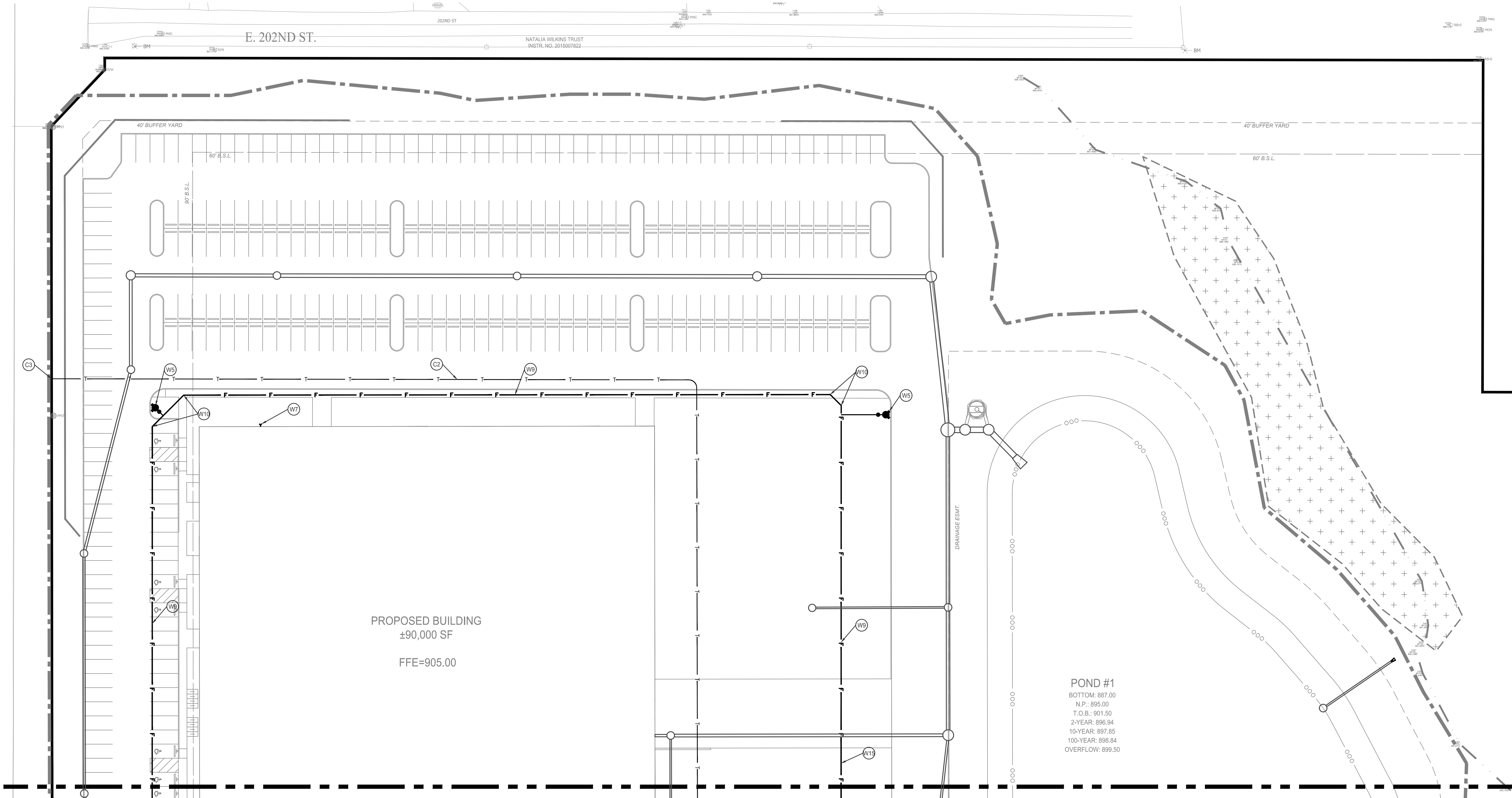
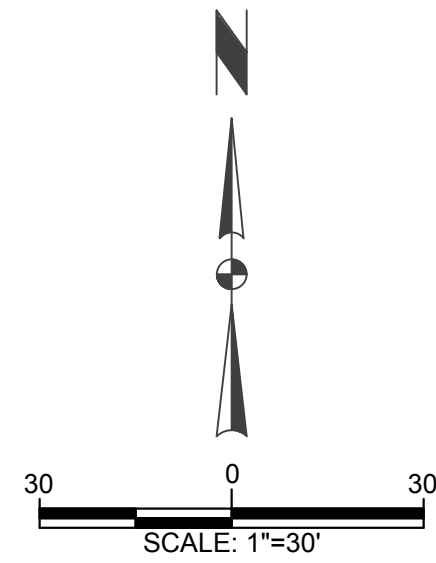
- E4 PROPOSED GENERATOR PAD LOCATION. COORDINATE WITH POWER COMPANY AND ELECTRICAL DRAWINGS.
- E5 BUILDING ELECTRICAL LINE POINT OF CONNECTION. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED.
- E6 PROPOSED CHILLER PAD LOCATION
- COMMUNICATION NOTES:
- C1 COORDINATE AND CONNECT BUILDING COMMUNICATION SERVICE LINE(S) TO CONNECTION POINT AS SHOWN. ADJUST AS REQUIRED.
- C2 2 - 4" PVC CONDUIT FOR EACH DIVERSE COMMUNICATION PATHWAY
- C3 COORDINATE CONNECTION WITH SITE DRAWINGS AND SERVICE PROVIDER FOR RELOCATION OF PEDESTAL.

GAS SERVICE NOTES:

- G1 CONNECT PROPOSED 4" GAS SERVICE TO EXISTING GAS LINE. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER.
- G2 PROPOSED 4" GAS SERVICE.
- G3 PROPOSED GAS METER LOCATION. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER.

LEGEND

- FM PROPOSED FORCE MAIN
- F PROPOSED FIRE SERVICE
- WS PROPOSED DOMESTIC WATER SERVICE
- G PROPOSED GAS SERVICE
- E PROPOSED ELECTRIC SERVICE
- T PROPOSED COMMUNICATIONS SERVICE
- PROPOSED HYDRANT
- W EXISTING WATER MAIN
- G EXISTING GAS MAIN
- E EXISTING ELECTRIC
- EXISTING HYDRANT
- EXISTING COMMUNICATIONS PEDESTAL



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PROJECT:

PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

NO.	DATE	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
1	11/7	NATURE OF REVISION	CHKD.
FILE NAME		R:\2019\19-0236.00000\CAD\19023600000_C500-C502 - Site Utility Plan.dwg	

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DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

SITE UTILITY PLAN

PROJECT NO.
19-0236.00000
SHEET 17 OF 42
DRAWING NO.
C501

UTILITY KEY NOTES

SANITARY SEWER NOTES

- SS1 CONNECT PROPOSED 6" SANITARY SEWER LATERAL TO PROPOSED LIFT STATION. COORDINATE CONNECTION WITH MEP. PROVIDE CLEANOUTS AS REQUIRED. SEE SHEET C503 FOR LIFT STATION DETAILS.
- SS2 PROPOSED 4" FORCE MAIN. SEE SHEETS C504-C507 FOR FORCE MAIN PLAN AND PROFILE.
- SS3 PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/WATER/STORM SEWER PIPES AND ALL OTHER PIPES. INSTALL CONCRETE CRADLE IF CLEARANCE IS LESS THAN 18"

WATER SERVICE NOTES:

- W1 COORDINATE AND CONNECT 8" FIRE SERVICE LINE TO EXISTING 16" WATER MAIN WITH 10" X 16" TAPPING SLEEVE AND VALVE.
- W2 COORDINATE CONNECTION OF DOMESTIC SERVICE LINE AND FIRE SERVICE LINE WITH PLUMBING DRAWINGS.

- W3 COORDINATE CONNECTION OF DOMESTIC METER LOCATION WITH LOCAL SERVICE PROVIDER. 1 1/2" WATER METER SET W/ BACKFLOW PREVENTION INSIDE THE BUILDING ANTICIPATED.
- W4 EXISTING FIRE HYDRANT.
- W5 PROPOSED FIRE HYDRANT ASSEMBLY.
- W6 RELOCATE EXISTING FIRE HYDRANT.
- W7 PROPOSED FIRE DEPARTMENT CONNECTION 5" STORZ SECURED WITH KNOX KEY.
- W8 PROPOSED 10" WATER VALVE.
- W9 PROPOSED 10" D.I. FIRE SERVICE LINE.
- W10 PROPOSED 10" 45° BEND.
- W11 PROPOSED 10"x4" TEE.

- W12 PROPOSED 10"x8" TEE.
- W13 PROPOSED 4" TYPE-K COPPER DOMESTIC SERVICE LINE.
- W14 PROPOSED 4" DOMESTIC SERVICE SHUT OFF VALVE.
- W15 PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND STORM PIPES.
- ELECTRIC NOTES:**
- E1 COORDINATE AND CONNECT BUILDING ELECTRICAL LINE FROM SERVICE DROP LOCATION TO TRANSFORMER. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED.
- E2 (2) - 4" EC CONDUITS TO BE INSTALLED WITH PULL STRINGS. 120/208V, 3 PHASE, 1200 AMP ELECTRIC REQUIRED.
- E3 PROPOSED TRANSFORMER PAD LOCATION. COORDINATE WITH UTILITY PROVIDER.

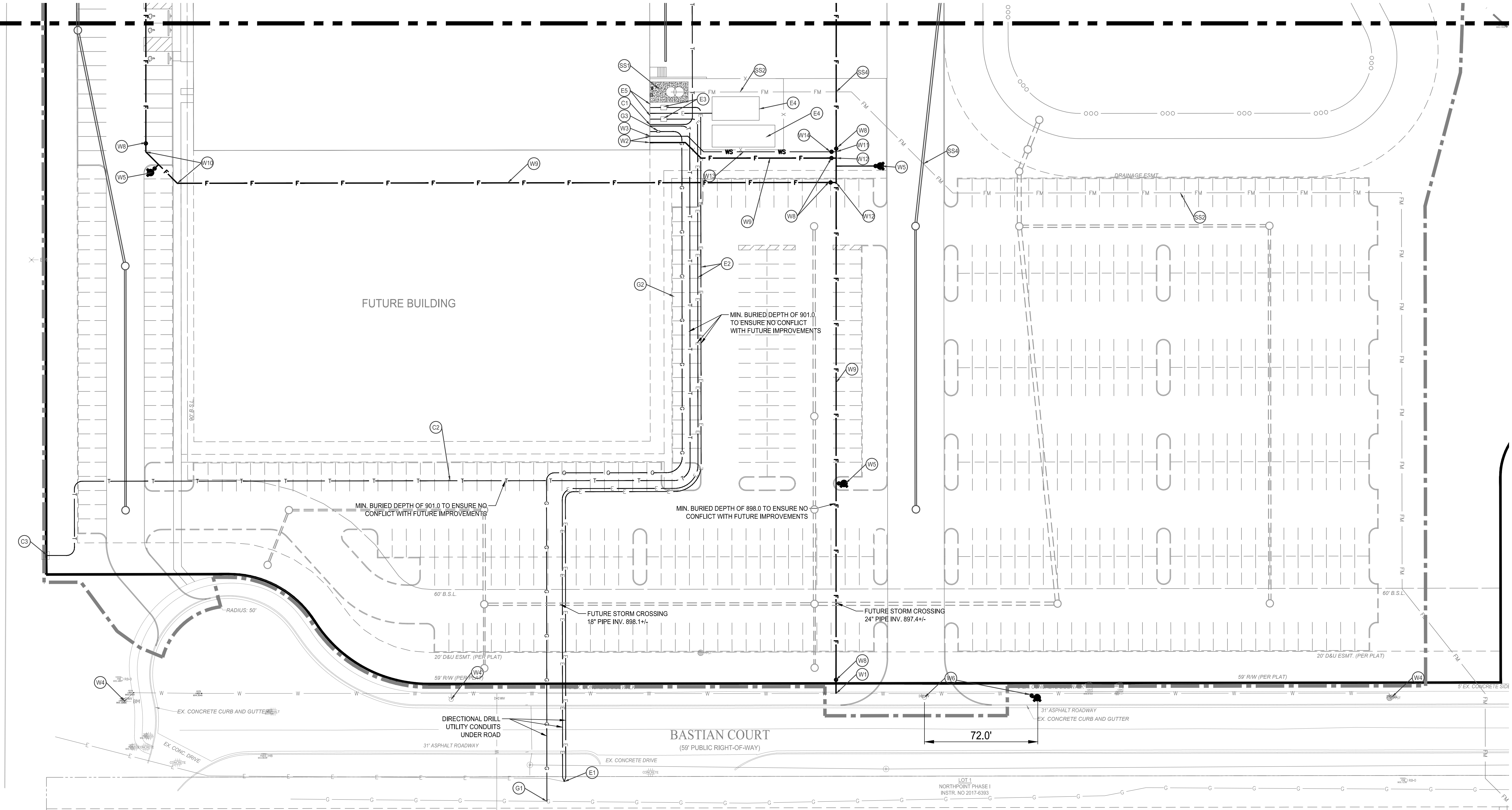
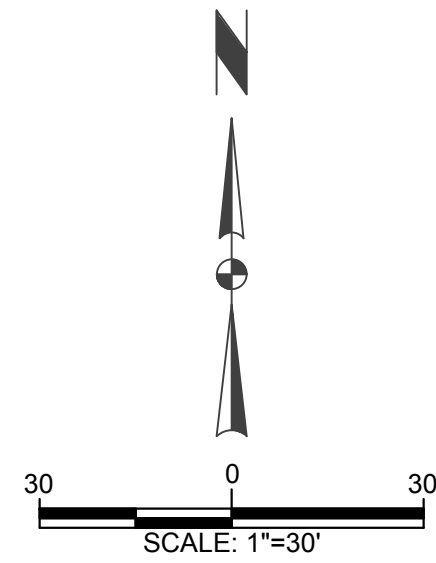
- E4 PROPOSED GENERATOR PAD LOCATION. COORDINATE WITH POWER COMPANY AND ELECTRICAL DRAWINGS.
- E5 BUILDING ELECTRICAL LINE POINT OF CONNECTION. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED.
- E6 PROPOSED CHILLER PAD LOCATION
- COMMUNICATION NOTES:**
- C1 COORDINATE AND CONNECT BUILDING COMMUNICATION SERVICE LINE(S) TO CONNECTION POINT AS SHOWN. ADJUST AS REQUIRED.
- C2 2 - 4" PVC CONDUIT FOR EACH DIVERSE COMMUNICATION PATHWAY
- C3 COORDINATE CONNECTION WITH SITE DRAWINGS AND SERVICE PROVIDER FOR RELOCATION OF PEDESTAL.

GAS SERVICE NOTES:

- G1 CONNECT PROPOSED 4" GAS SERVICE TO EXISTING GAS LINE. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER.
- G2 PROPOSED 4" GAS SERVICE.
- G3 PROPOSED GAS METER LOCATION. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER.

LEGEND

- FM PROPOSED FORCE MAIN
- F PROPOSED FIRE SERVICE
- WS PROPOSED DOMESTIC WATER SERVICE
- G PROPOSED GAS SERVICE
- E PROPOSED ELECTRIC SERVICE
- T PROPOSED COMMUNICATIONS SERVICE
- PROPOSED HYDRANT
- W EXISTING WATER MAIN
- G EXISTING GAS MAIN
- E EXISTING ELECTRIC
- EXISTING HYDRANT
- EXISTING COMMUNICATIONS PEDESTAL



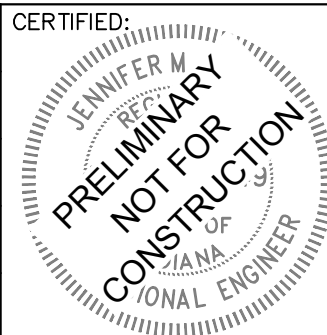
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PROJECT:

PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

NO.	DATE	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
1	11/7	NATURE OF REVISION	CHKD.
FILE NAME		R:\2019\19-0236.00000\CAD\19023600000_C500-C502 - Site Utility Plan.dwg	

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CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

SITE UTILITY PLAN

PROJECT NO.
19-0236.00000
SHEET 18 OF 42
DRAWING NO.
C502

MECHANICAL/ELECTRICAL GENERAL NOTES

1. THE OWNER SHALL BE NOTIFIED IN WRITING AT LEAST (3) FULL BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. UTILITIES EXIST IN THE AREA WHERE WORK IS PROPOSED. ACTUAL DEPTH OF UTILITIES ARE UNKNOWN. SHOULD ANY GIVEN UTILITY INTERFERE WITH THE PROPOSED WORK, PIPE ROUTING, ETC., THE CONTRACTOR SHALL, AT NO EXTRA COST TO THE CITY, RESOLVE ANY AND ALL INTERFERENCE PROBLEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AS REQUIRED.
3. ALL UTILITY COMPANIES SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION.
4. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LINE AND GRADES SHOWN ON THE CONTRACT DRAWINGS. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE OWNERS REPRESENTATIVE PRIOR TO PERFORMING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AS REQUIRED.
5. ALL ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS ARE BASED ON ESTABLISHED DATUM AT EACH SITE UNLESS OTHERWISE SPECIFIED.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS, OR AS INDICATED, WHICH ARE HEREBY MADE A PART HEREOF:
- A. "STANDARD SPECIFICATIONS" AS PREPARED BY INDOT
 - B. INDIANA ADMINISTRATIVE CODE
 - C. "RECOMMENDED STANDARDS FOR WPSTE WATER FACILITIES," AS PREPARED BY GREAT LAKES - UPPER MISSISSIPPI RIVER BOARD.
 - D. OWNER MUNICIPAL CODES
 - E. NATIONAL ELECTRIC CODE
 - F. CONSTRUCTION SPECIFICATION INSTITUTE (CSI)

WHERE CONTRADICTIONS OCCUR BETWEEN THE ABOVE LISTED SPECIFICATION, CODES AND/OR CONTRACT DOCUMENTS, THE MORE STRINGENT SHALL APPLY.

7. THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW ALL DETAILS OF WORK TO BE PERFORMED OR EQUIPMENT TO BE SUPPLIED. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ILLUSTRATE THE CONCEPTUAL DESIGN AND LAYOUT. THE CONTRACTOR SHALL BE KNOWLEDGEABLE AND REGULARLY ENGAGED IN THE TYPE OF WORK DESCRIBED BY THESE CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR UNDERSTANDING THEIR INTENT. ANY WORK TO BE PERFORMED OR ITEM OF EQUIPMENT TO BE SUPPLIED WHICH IS NOT SPECIFICALLY CALLED FOR BY THESE CONTRACT DOCUMENTS BUT WHICH IS NECESSARY TO PROVIDE A COMPLETE AND SUCCESSFUL WORKING SYSTEM SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND TO APPRAISE HIMSELF/HERSELF OF ALL EXISTING CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS THE TOTAL COST FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED DUE TO THE CONTRACTOR'S FAILURE TO UNDERSTAND THE SCOPE OF WORK.
9. APPROXIMATE 100 YEAR FLOOD ELEVATION, IF APPLICABLE, IN THE AREA OF CONCERN IS SHOWN ON THE SITE PLANS.
10. IT SHALL BE NECESSARY TO PERFORM WORK ADJACENT TO EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR EXISTING UTILITIES IN CONFORMANCE WITH THE AFFECTED UTILITY COMPANY'S REQUIREMENTS AS MAY BE REQUIRED TO PERFORM THE WORK OF THIS CONTRACT.
11. THE WORK PERFORMED UNDER THIS CONTRACT SHALL IN NO WAY INTERFERE WITH THE NORMAL OPERATION OF ANY EXISTING UTILITY SERVICE. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ITEMS OF EQUIPMENT REQUIRED TO MAINTAIN SUCH NORMAL OPERATION AT NO ADDITIONAL COST TO THE OWNER. THE COST ASSOCIATED FOR THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.
12. ORIENTATION OF PIPING, CONDUITS, EQUIPMENT, ETC., MAY VARY. CONTRACTOR TO COORDINATE SAME WITH THE OWNERS REPRESENTATIVE.
13. ANY AND ALL DEWATERING REQUIRED TO KEEP UTILITY EXCAVATIONS DRY AS WELL AS BRACING AND SHORING EXCAVATED WALLS DURING UTILITY OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPLIANCE WITH THE ABOVE WILL BE INCIDENTAL TO THE UTILITY INSTALLATIONS.
14. SOIL EROSION PROTECTION SHALL BE IN ACCORDANCE WITH INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL DISTURBED AREAS SHALL BE FINE GRADED, TOP SOIL RESTORED (MIN. 4 INCHES), AND SOD APPLIED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS AND TECHNIQUES OF CONSTRUCTION. THE CITY'S OR ENGINEER'S REVIEW OF SAME DOES NOT RELIEVE CONTRACTOR OF THIS RESPONSIBILITY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY AND JOB SITE SAFETY.
16. LIMITS OF CONSTRUCTION SHALL BE SUBJECT TO OWNER AND CITY'S APPROVAL AND SHALL NOT IMPACT EXISTING ROADWAY PAVEMENT EXCEPT WHERE IMPROVEMENTS ARE SHOWN BY DRAWINGS. LIMITS OF CONSTRUCTION (OTHER THAN ACROSS ROADWAY PAVEMENT) SHALL BE FENCED OFF WITH 6' CHAIN LINK FENCE, SUBJECT TO THE OWNER AND CITY'S APPROVAL.
17. ANY AND ALL BY-PASS PUMPING AS MAY BE REQUIRED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (SEE SECTION 33 43 00 OF THE TECHNICAL SPECIFICATIONS).
18. ALL EQUIPMENT AND MATERIALS PROVIDED SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS.
19. THE CONTRACTOR SHALL COORDINATE WITH THE CITY, WITHIN SPECIFIED TIMEFRAMES, AS REQUIRED PRIOR TO PERFORMING ANY WORK RELATED TO THIS CONTRACT.
20. ALL WATER REQUIRED BY THE CONTRACTOR FOR THE PROJECT CONSTRUCTION, FILLING, TESTING AND LANDSCAPING SHALL BE COORDINATED WITH THE CITY. WATER USAGE AND METERING EQUIPMENT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL SUBMIT FOR REVIEW DIMENSIONED OUTLINE SHOP DRAWINGS SHOWING THE GENERAL ARRANGEMENT OF THE EQUIPMENT TO BE FURNISHED, AND ITEMS TO BE INSTALLED. AS A MINIMUM FOUR COPIES OF ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW.
2. BEFORE PROCEEDING WITH MANUFACTURE OF THE EQUIPMENT, THE CONTRACTOR SHALL SUBMIT FOR REVIEW GENERAL ASSEMBLY SHOP DRAWINGS, SUBASSEMBLY SHOP DRAWINGS, DETAIL SHOP DRAWINGS, CALCULATIONS, DESIGN DATA, CATALOG CUTS AND SIMILAR ENGINEERING DOCUMENTS REQUIRED TO DEMONSTRATE FULLY THAT ALL PARTS WILL CONFORM TO THE PROVISIONS AND INTENT OF THE DRAWINGS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF THEIR INSTALLATION, OPERATION, AND MAINTENANCE. THESE SHOP DRAWINGS SHALL SHOW ALL NECESSARY DIMENSIONS AND FABRICATION DETAILS, INCLUDING THE DESIGN OF WELDED AND BOLTED JOINT CONNECTIONS, TOLERANCES ON FITS AND CLEARANCES, AND ALL FIELD JOINTS AND SUBASSEMBLIES IN WHICH THE CONTRACTOR PROPOSES TO SHIP THE EQUIPMENT. DESIGN CRITERIA, CALCULATIONS, AND DETAILED SPECIFICATIONS, SHALL BE SUBMITTED FOR THE DESIGN OF ALL MAJOR COMPONENTS AND FOR OTHER FEATURES OR DETAILS WHEN REQUESTED BY THE CITY.
3. ALL SUBMITTALS BY THE CONTRACTOR SHALL BE CERTIFIED BY THE RESPECTIVE EQUIPMENT MANUFACTURER.
4. THE CONTRACTOR SHALL SUBMIT COMPLETE FULL-LINE WIRING DIAGRAMS COVERING ALL EQUIPMENT FURNISHED. THE CONTRACTOR SHALL FURNISH SHOP DRAWINGS OF SWITCH DEVELOPMENTS FOR ALL INSTRUMENT SWIT CONTROL AND INTERNAL CONNECTION DIAGRAMS FOR ALL INSTRUMENTS, RELAYS, REGULATORS, ETC.
5. SHOP DRAWINGS SHALL INCLUDE ELECTRICAL DEVICES, ACCESSORIES AND WIRING FURNISHED AS COMPONENT PARTS OF MECHANICAL EQUIPMENT AND SHALL SHOW ARRANGEMENT AND DIMENSIONS.
6. THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL WORK AREAS, INDICATING SOLUTIONS TO SPACE PROBLEMS AND COORDINATION WITH REQUIREMENTS OF EXISTING CONDITIONS.
7. PRIOR TO FINAL INSPECTION PROVIDE THREE DUPLICATE LOOSE LEAF THREE RING BOUND COPIES OF OPERATIONS AND MAINTENANCE MANUALS AND ONE DIGITAL COPY ON USB FLASH DRIVE IN DURABLE COVERS OF THE FOLLOWING ITEMS ORGANIZED AND TAB INDEXED IN ACCORDANCE WITH THE SPECIFICATIONS FORMAT AS FOLLOWS:
- A. MAINTENANCE AND OPERATING INSTRUCTIONS AS PUBLISHED BY THE MATERIAL SUPPLIERS AND/OR EQUIPMENT MANUFACTURERS.
 - B. SPECIFIED EQUIPMENT GUARANTEES AND WARRANTIES.
 - C. EMERGENCY INSTRUCTIONS.
 - D. WIRING DIAGRAMS.
 - E. SHOP DRAWINGS AND PRODUCT DATA.
 - F. INSPECTION PROCEDURES AND SERVICE RECOMMENDATIONS.
 - G. ASSEMBLY DRAWINGS AND PARTS LISTS WITH IDENTIFICATION SYMBOLS OR PART NUMBERS FOR ALL REPLACEABLE PARTS AND ASSEMBLIES.
 - H. TEST REPORTS.

EXCAVATION AND BACKFILL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ AND UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
2. THE CONTRACTOR SHALL EXAMINE THE CONTRACT DRAWINGS THOROUGHLY PRIOR TO BEGAVATION AND SHALING AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT ONCE OF ANY DISCREPANCIES.
3. ALL WORK AREAS SHALL BE PROPERLY DEWATERED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, TRAFFIC, AND FROST.
4. THE EXCAVATION FOR STRUCTURE AND/OR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING STRUCTURE/PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY EXCAVATIONS/TRENCHES SHALL BE PROVIDED BY THE CONTRACTOR AND THE COST OF SUCH SHALL BE INCLUDED IN THE PRICES BID FOR THE VARIOUS ITEMS TO WHICH THEY PERTAIN.
5. DETAILED DRAWINGS FOR ANY SHEETING AND BRACING SHALL BE PROVIDED FOR REVIEW TO THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION OF THE METHOD. A TRENCH BOX SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES, AND BE UTILIZED IN ACCORDANCE WITH OSHA STANDARDS.
6. SUITABLE EXCAVATED MATERIALS SUBJECT TO THE REVIEW OF THE OWNER'S REPRESENTATIVE MAY BE USED TO BACKFILL THE EXCAVATED AREAS OF THE SITE UNLESS SHOWN OTHERWISE.
7. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED BY THE CITY, OWNER OR OWNER'S REPRESENTATIVE.
8. TRENCH BACKFILL SHALL BE PROVIDED FOR THE FULL DEPTH ABOVE PIPELINES UNDER PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL CONSIST OF A GRANULAR MATERIAL MEETING INDOT #8 GRANULAR STRUCTURE BACKFALL. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS / STANDARD PROVISIONS / STANDARD DETAILS, AND SHALL EXTEND A MINIMUM OF TWO FEET ON EITHER SIDE OF THE PIPE CENTERLINE, OR AS OTHERWISE SHOWN OR SPECIFIED HEREIN.
9. BACKFILL IN PIPE TRENCHES IN OPEN AREAS AND LANDSCAPED AREAS SHALL CONSIST OF INDOT #8 GRANULAR STRUCTURE BACKFILL FOR BEDDING, HAUNCHING, AND INITIAL BACKFILL; THEN SUITABLE EXCAVATED MATERIALS PLACED IN LIFTS NOT EXCEEDING 12 INCHES (IN ACCORDANCE WITH OWNER STANDARD DETAILS) AND COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DENSITY OBTAINABLE PER ASTM D 1557 FOR FINAL BACKFILL.
10. THE CONTRACTOR SHALL REMOVE ALL EXCESS UTILITY SPOIL. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
11. ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416 AND OWNER SPECIAL PROVISION SECTION 202. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THESE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE OR LOCAL TIPPING FEES. THE FORMS SIGNED OFF BY THE PROFESSIONAL ENGINEER TO BE PROVIDED BY THE CONTRACTOR.
12. NO EXCAVATIONS SHALL BE LEFT OPEN OVERNIGHT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COVER OPEN EXCAVATIONS WITH STEEL SHEET PLATES. THE COST OF THIS PROCEDURE SHALL BE INCIDENTAL TO THE WORK IN WHICH IT PERTAINS.

RECORD DRAWINGS & UTILITY NOTES

1. CERTAIN INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM DRAWINGS OF RECORD. CONTRACTOR SHALL VERIFY SUCH INFORMATION PRIOR TO ACTUAL START OF WORK. WHERE DISCREPANCIES ARE DISCOVERED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE BY THE CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES SHALL RESULT IN THE CONTRACTOR BEARING THE FULL BURDEN OF ALL RISKS/COSTS ATTRIBUTED TO THE DISCOVERED DISCREPANCY.
2. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE DRAWINGS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
3. THE EXISTING BURIED UTILITY LINES, PUBLIC AND PRIVATE, ARE SHOWN ON THE DRAWINGS ACCORDING TO INFORMATION AVAILABLE FROM RECORDS. THE LOCATION AND DEPTH OF EXISTING BURIED UTILITY LINES SHOWN ON THE DRAWINGS IS THEREFORE APPROXIMATE AND MAY VARY FROM FIELD CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF BURIED UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES TO MARK THE LOCATION OF BURIED UTILITIES IN THE FIELD BEFORE BEGINNING EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES AND SHALL REPAIR ANY UTILITY LINES HE DAMAGES AT HIS OWN EXPENSE.
4. BEFORE INSTALLING ANY BURIED PIPE, THE CONTRACTOR SHALL CAREFULLY UNCOVER ALL EXISTING BURIED UTILITY LINES WHICH CROSS NEW CONSTRUCTION SO HE CAN DETERMINE THEIR EXACT LOCATION AND DEPTH. IF EXISTING BURIED UTILITY LINES ARE ENCOUNTERED THAT CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE SO THAT THE CONFLICT MAY BE RESOLVED.

SUBSURFACE OPERATION PLAN

1. BEFORE COMMENCING ACTIVITY AT THE SITE THE CONTRACTOR SHALL PREPARE AN "OPERATION PLAN AND NARRATIVE SHOWING THE SEQUENCE OF OPERATION AND TIMING THAT IS PROPOSED FOR THE SUBSURFACE WORK. THE OPERATION PLAN SHALL BE EXCLUSIVE OF ALL OTHER PLANS AND SCHEDULES REQUIRED UNDER THE CONTRACT. THE PLAN SHALL SHOW IN PLAN AND PROFILE SUPPLEMENTED BY SKETCHES, TEXT AND BAR DIAGRAMS THE EXTENT AND SEQUENCE OF WORK REQUIRED FOR THE SUBSURFACE CONSTRUCTION. THE PLAN SHALL SHOW ALL EXCAVATION, SHEETING, PROTECTION, DEWATERING PROCEDURES, BYPASS PUMPING, UTILITIES SUPPORT, DRAINS AND ALL OTHER FEATURES REQUIRED TO PERFORM THE SUBSURFACE OPERATION. THE PLAN SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REVIEW. INSOFAR AS POSSIBLE ALL INFORMATION SHALL BE SHOWN ON THE PLAN FOR CONVENIENCE OF INTERPRETATION UNDER FIELD CONDITIONS. THE PLAN SHALL BE SEALED BY AN INDIANA REGISTERED STRUCTURAL ENGINEER.
2. ALL SHEETING/SHORING AND EARTH RETENTION/PROTECTION OF THE EXCAVATIONS AROUND THE PROJECT WORK SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT DRAWINGS AND DESIGN COMPUTATIONS, PREPARED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, FOR THE PROPOSED RETENTION SYSTEM.

FINAL ACCEPTANCE AND INSPECTION

1. UPON COMPLETION OF ALL SPECIFIED WORK AND THE INSTALLATION OF EQUIPMENT, THE CONTRACTOR SHALL PERFORM FIELD TESTS OF THE EQUIPMENT TO VERIFY THAT THE INSTALLATION PERFORMS SATISFACTORILY. ACCEPTANCE TESTS CONDUCTED ON THE COMPLETED INSTALLATION WILL BE WITNESSED AND SUBJECT TO THE APPROVAL OF THE OWNER. NO SEPARATE PAYMENT WILL BE MADE FOR FINAL TESTING. THE COST OF FINAL TEST SHALL BE CONSIDERED INCIDENTAL TO THE WORK. AS MINIMUM TESTING SHALL INCLUDE BUT NOT BE LIMITED TO OPERATIONAL TESTING OF ALL DEVICES AND EQUIPMENT. EQUIPMENT SUPPLIERS SHALL PROVIDE FACTORY TRAINED PERSONAL FOR FINAL CHECK-OUT, START UP AND TESTING. PRIOR TO SUCH FINAL TESTING ALL PIPING SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH INDUSTRY STANDARDS.
2. WHEN ALL THE WORK AS SHOWN ON THE DRAWINGS AND INCLUDED IN THE SPECIFICATIONS HAS BEEN COMPLETED AND THE EQUIPMENT HAS BEEN INSTALLED, TESTED, PLACED INTO OPERATION, AND SUBSEQUENTLY HAS SATISFACTORILY OPERATED FOR 14 DAYS, A THOROUGH INSPECTION OF THE EQUIPMENT WILL BE MADE BY THE OWNER IN THE COMPANY OF THE CONTRACTOR, AND IF THE WORK IS FOUND TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS, THE WORK WILL BE FORMALLY ACCEPTED AND THE CONTRACTOR SO NOTIFIED AS TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NOTIFICATION OF FINAL ACCEPTANCE WILL BE IN WRITING.
3. SHOULD ANY WORK BE FOUND TO BE INADEQUATE, FAULTY, OR OTHERWISE NOT IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT SUCH WORK AT HIS/ HER OWN EXPENSE, PRIOR TO FINAL ACCEPTANCE.
4. THE PERIOD OF EQUIPMENT AND WORKMANSHIP GUARANTEES SHALL COMMENCE IMMEDIATELY AFTER FINAL ACCEPTANCE OF THE WORK. UPON BEING NOTIFIED OF THE FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUPPLY TO THE OWNER, A CERTIFICATE OG GUARANTEE WHICH SHALL GUARANTEE ALL EQUIPMENT AND WORKMANSHIP UNDER THE CONTRACTOR'S SCOPE OF WORK FOR A PERIOD OF ONE YEAR.
5. WHERE APPLICABLE, CONTRACTOR SHALL TEST EACH PUMP IN PLACE TO VERIFY PERFORMANCE WITH SPECIFIED CAPACITY, FLOW METER AND PRESSURE GAUGE (WHERE APPLICABLE) SHALL BE USED TO MEASURE GALLONS PER MINUTE PUMPED.
6. WHERE APPLICABLE, GENERATORS AND TRANSFER SWITCHES SHALL BE FIELD TESTED UNDER ACTUAL OPERATING CONDITIONS.
7. WHERE APPLICABLE, GENERATORS SHALL BE TESTED AT FULL LOAD FOR A MINIMUM OF 2 HOURS.
8. UPON RECEIVING FINAL PAYMENT, THE PERIOD OF THE WARRANTY OF THE WORK SHALL BE ENFORCED AS STATED WITHIN THE TERMS OF THE CONTRACT BOND.

MECHANICAL / ELECTRICAL LEGEND

- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING VALVE BOX
- TEMPORARY CHAIN LINK FENCE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING FORCEMAIN
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATION LINE
- EXISTING ELECTRICAL LINE
- EXISTING TREE TO BE REMOVED
- PROPOSED VALVE BOX
- PROPOSED GATE VALVE IN VAULT
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED SOIL BORING
- PUMP CONTROLLER ENCLOSURE
- DOOR SWING
- POLYMER CONCRETE HANDHOLE
- BOLLARD
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- PROPOSED SILT FENCE
- PROPOSED TOE DRAIN
- PROPOSED ELECTRIC LINE
- PROPOSED FIBER OPTIC LINE
- FLOODWAY BOUNDARY LINE
- FLOODPLAIN BOUNDARY LINE

	CHRISTOPHER B. BURKE ENGINEERING, LLC PNC Center, Suite 1368 South 115 West Washington Street Indianapolis, Indiana 46204 (317) 266-8000 FAX: (317) 632-3306	PROJECT: PROJECT WHOLEHEARTEDLY WESTFIELD, INDIANA						OSGN.	KB		CERTIFIED ENGINEER PRELIMINARY NOT FOR CONSTRUCTION SEAL PROFESSIONAL ENGINEER	TITLE:	PROJECT NO. 19-0236.00000
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THE SANITARY LIFT STATION WILL PUMP BUILDING SANITARY SEWAGE COLLECTED TO AN EXISTING MANHOLE TO FLOW BY GRAVITY (SEE LIFT STATION SITE PLAN).

THE SYSTEM OPERATION WILL BE BY MEANS OF A PUMP CONTROLLER, LEVEL MANAGEMENT SYSTEM, AND PLC TO ENERGIZE PUMPS BASED ON INCOMING FLOW AND PUMPS RUN TIMES. THE PLC SHALL ALTERNATE PUMPS WITH THE SHORTEST RUN TIMES FIRST UPON EACH "ON" CYCLE.

THE LEVEL MANAGEMENT SYSTEM SHALL CONSIST OF A WATER LEVEL TRANSDUCER AS THE PRIMARY WATER LEVEL SENSOR, AND FLOAT SWITCHES AS A BACK-UP. PUMPS SHALL BE ENERGIZED AND DE-ENERGIZED AT SET POINT ELEVATIONS LISTED IN THE BELOW NOTES AND TABLES.

TRANSDUCER (PRIMARY) LEVEL MANAGEMENT:

A WATER LEVEL TRANSDUCER SHALL MEASURE THE WATER LEVELS WITHIN THE WET WELL STRUCTURE, SO THAT AS THE WATER LEVEL RISES WITHIN THE STRUCTURE, REACHING THE "LEAD PUMP ON" ELEVATION, THE CONTROLLER SHALL ENERGIZE AND START THE LEAD PUMP. ONCE THE PUMP LEVELS LOWERS BACK DOWN TO THE "PUMP OFF" ELEVATION, THE LEAD PUMP SHALL BE DE-ENERGIZED. THE ALTERNATING RELAY SHALL SEND A SIGNAL UPON STOPPING SO THAT THE LAG PUMP WILL START ON THE NEXT OPERATION. IF THE WATER LEVEL CONTINUES TO RISE WITHIN THE WET WELL TO REACH THE "LAG PUMP ON" ELEVATION, THE LAG PUMP SHALL BE ENERGIZED. A HIGH WATER LEVEL ALARM SHALL BE SENT TO THE OWNER, INDICATING THAT THERE IS A HIGH WATER LEVEL IN WET WELL. THE LEAD PUMP SHALL FAIL FOR ANY REASON, THEN THE LAG PUMP SHALL BE ENERGIZED, AND AN ALARM SHALL BE SENT TO THE OWNER.

IF WHILE THE PUMPS ARE OPERATING THE WATER LEVEL DROPS BELOW THE "PUMP OFF" ELEVATION TO THE "LOW WATER LEVEL ALARM" ELEVATION, A LOW WATER LEVEL ALARM SHALL BE SENT TO THE OWNER.

FLOAT SWITCH (BACK-UP) LEVEL MANAGEMENT:

IF THE TRANSDUCER FAILS TO ACTIVATE THE LEAD PUMP UPON WATER LEVELS RISING WITHIN THE WET WELL STRUCTURE, AND THE WATER LEVEL REACHES THE "HIGH WATER LEVEL ALARM" FLOAT SWITCH, THE CONTROLLER SHALL ENERGIZE THE LEAD PUMP AND THE CONTROLLER SHALL SEND AN ALARM MESSAGE TO THE OWNER, INDICATING THAT THERE IS A HIGH WATER LEVEL IN THE WET WELL. ONCE THE WATER WITHIN THE WET WELL LOWERS DOWN TO THE "PUMP OFF" FLOAT SWITCH, THE LEAD PUMP SHALL BE DE-ENERGIZED.

IF WHILE THE PUMPS ARE OPERATING THE WATER LEVEL DROPS BELOW THE "PUMP OFF" ELEVATION TO THE "LOW WATER LEVEL ALARM" FLOAT SWITCH, A LOW WATER LEVEL ALARM SHALL BE SENT TO THE OWNER.

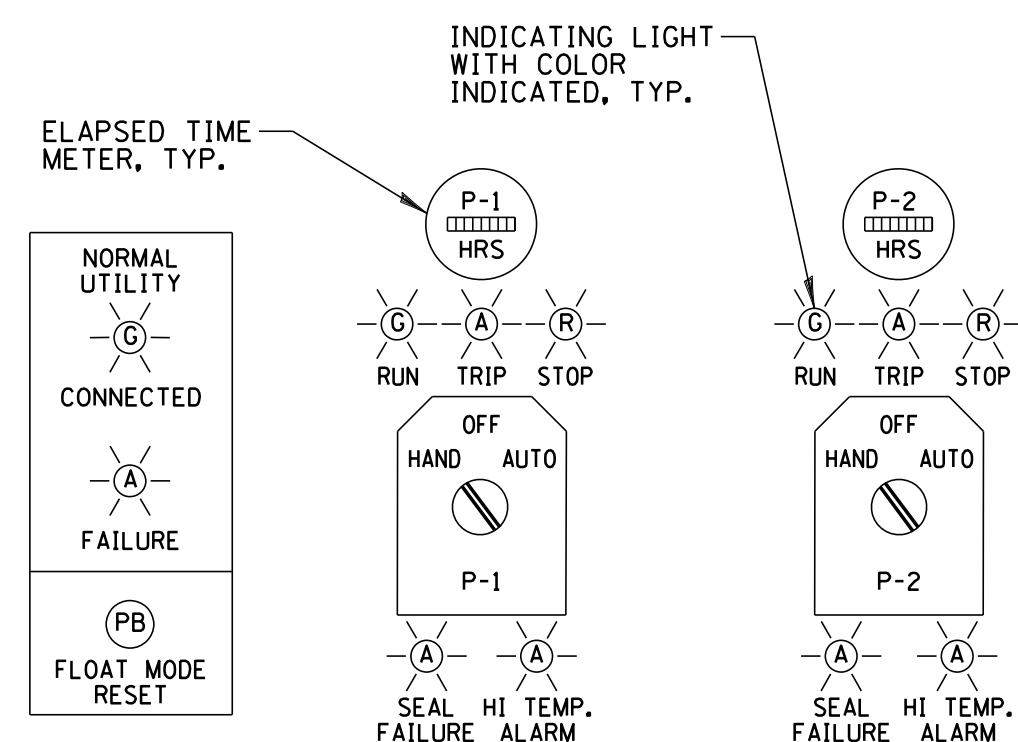
The graph plots Total Dynamic Head (ft) on the y-axis (0 to 100) against Flow (gpm) on the x-axis (0 to 300). Two black curves represent the 'One Main Pump' performance: the upper curve is the 'Max. TDH' and the lower curve is the 'Min. TDH'. A green curve represents the 'Proposed Pump Curve'. The intersection of the 'Proposed Pump Curve' and the 'One Main Pump (Max. TDH)' curve is labeled 'DUTY POINT A' at approximately 150 gpm and 30 ft TDH. The intersection of the 'Proposed Pump Curve' and the 'One Main Pump (Min. TDH)' curve is labeled 'DUTY POINT B' at approximately 150 gpm and 28 ft TDH.

Flow (gpm)	One Main Pump (Min. TDH) (ft)	One Main Pump (Max. TDH) (ft)	Proposed Pump Curve (ft)
0	~4	~5	~40
50	~8	~10	~37
100	~15	~18	~34
150	~28	~30	~30
200	~40	~45	~26
250	~55	~60	~22
300	~70	~75	~19

OPERATING CONDITIONS:
DUTY POINT A: 150 GPM @ 30 FT. TDH
DUTY POINT B: 155 GPM @ 29.5 FT. TDH

TRANSDUCER ALARM ACTIVATION SCHEDULE	
ELEVATION	ALARM DESCRIPTION
896.5	HIGH-WATER LEVEL ALARM (LAG PUMP ON)
896.0	PUMP ON
894.5	PUMP OFF
893.5	LOW-WATER LEVEL ALARM

FLOAT ALARM ACTIVATION SCHEDULE	
ELEVATION	ALARM DESCRIPTION
896.5	HIGH-WATER LEVEL ALARM (LEAD PUMP ON)
894.5	PUMP OFF
893.5	LOW-WATER LEVEL ALARM



NOTES:

1. INDICATING LIGHTS SHALL BE LED WITH PUSH-TO-TEST FEATURE.

N.T.S.

DATA INPUT SCHEDULE

1. NORMAL UTILITY _____
2. NORMAL UTILITY FAILURE _____
3. LOSS OF POWER TO PLC _____

- PUMP P-1
- 1. PUMP RUN _____
 - 2. PUMP AUTO _____
 - 3. PUMP SEAL FAIL _____
 - 4. PUMP THERMAL FAULT _____
 - 5. PUMP FAILURE _____

- PUMP P-2
1. PUMP RUN _____
 2. PUMP AUTO _____
 3. PUMP SEAL FAIL _____
 4. PUMP THERMAL FAULT _____
 5. PUMP FAILURE _____

- TRANSDUCER/FLOATS
1. WET WELL LEVEL (TRA
 2. LOW WATER LEVEL
 3. PUMP OFF _____
 4. HIGH-WATER LEVEL/LA

Diagram illustrating the connection of PLC inputs and outputs. The PLC is shown as a central vertical line. On the left, there are 10 horizontal lines representing input channels, with the top 5 lines having arrows pointing right towards the PLC. On the right, there are 10 horizontal lines representing output channels, with the top 5 lines having arrows pointing left towards the PLC.

GELLED BATTERY BACKUP

DATA OUTPUT SCHEDULE

- 1. PLC FAILURE
- 2. AVERAGE PUMP RATE
- 3. SPARE

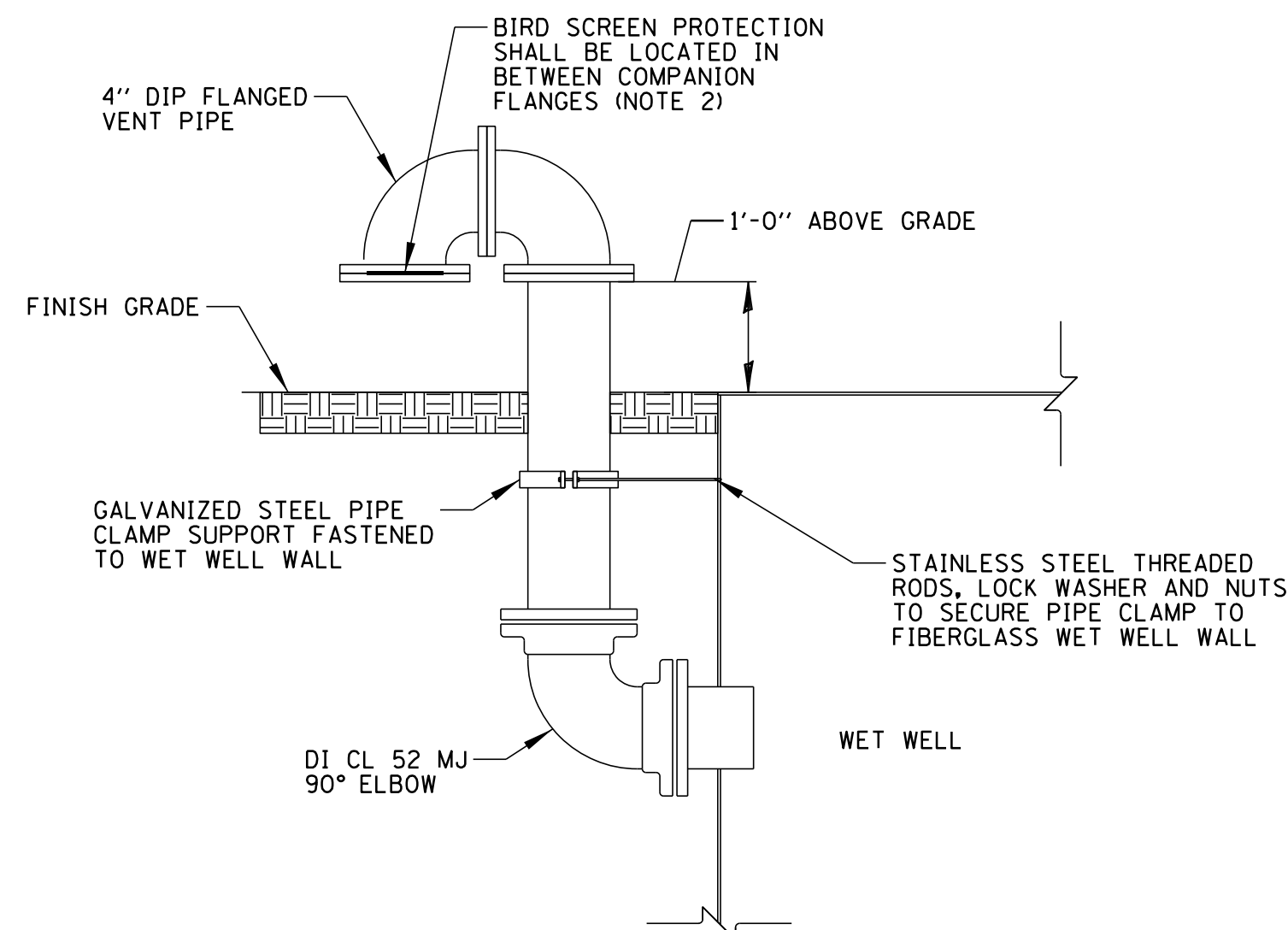
- PUMP P-1
- 1. PUMP RUN TIMES
 - 2. PUMP SEAL FAILURE
 - 3. PUMP THERMAL FAILURE
 - 4. PUMP FAILURE

- PUMP P-2
- 1. PUMP RUN TIMES
 - 2. PUMP SEAL FAILURE
 - 3. PUMP THERMAL FAILURE
 - 4. PUMP FAILURE

NOTES:

1. SEE CONTRACT SPECIFICATIONS FOR ADDITIONAL SCADA SYSTEM INPUTS AND OUTPUTS.

N.T.S.



N.T.S.

NOTES:

1. VENT PIPE SHALL BE PAINTED WITH TNAMEC 73 ENDURA-SHIELD IN EVERGREEN (98GN).
2. SCREEN SHALL CONSIST OF STAINLESS STEEL, TYPE 304, 0.5" x 0.5" WOVEN OPEN SQUARE WIRE MESH, 0.063" THICK (MCNICHOLS ITEM 3805064810, OR EQUAL)
3. PIPE CLAMP SUPPORT, THREADED ROD, ELBOW AND ALL NECESSARY HARDWARE SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE DIP PUMP DISCHARGE PIPE AND FITTINGS PAY ITEM.

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PROJECT:

WESTFIELD, INDIANA

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DSGN.	KB	
DWN.	ROB	
CHKD.	JPC	
SCALE:	N.T.S.	
DATE:	----	

CERTIFIED:

TITLE:

PUMP CURVE AND SYSTEM OPERATION

PROJECT NO.	
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19-0236 00000

SHEET 22 OF 42

DRAWING NO.

C506

EQUIPMENT NOTES:

- PROJECT:

WESTFIELD, INDIANA

DSGN.	KB	
DWN.	ROB	
CHKD.	JPC	
SCALE:	N.T.S.	
DATE:	---	

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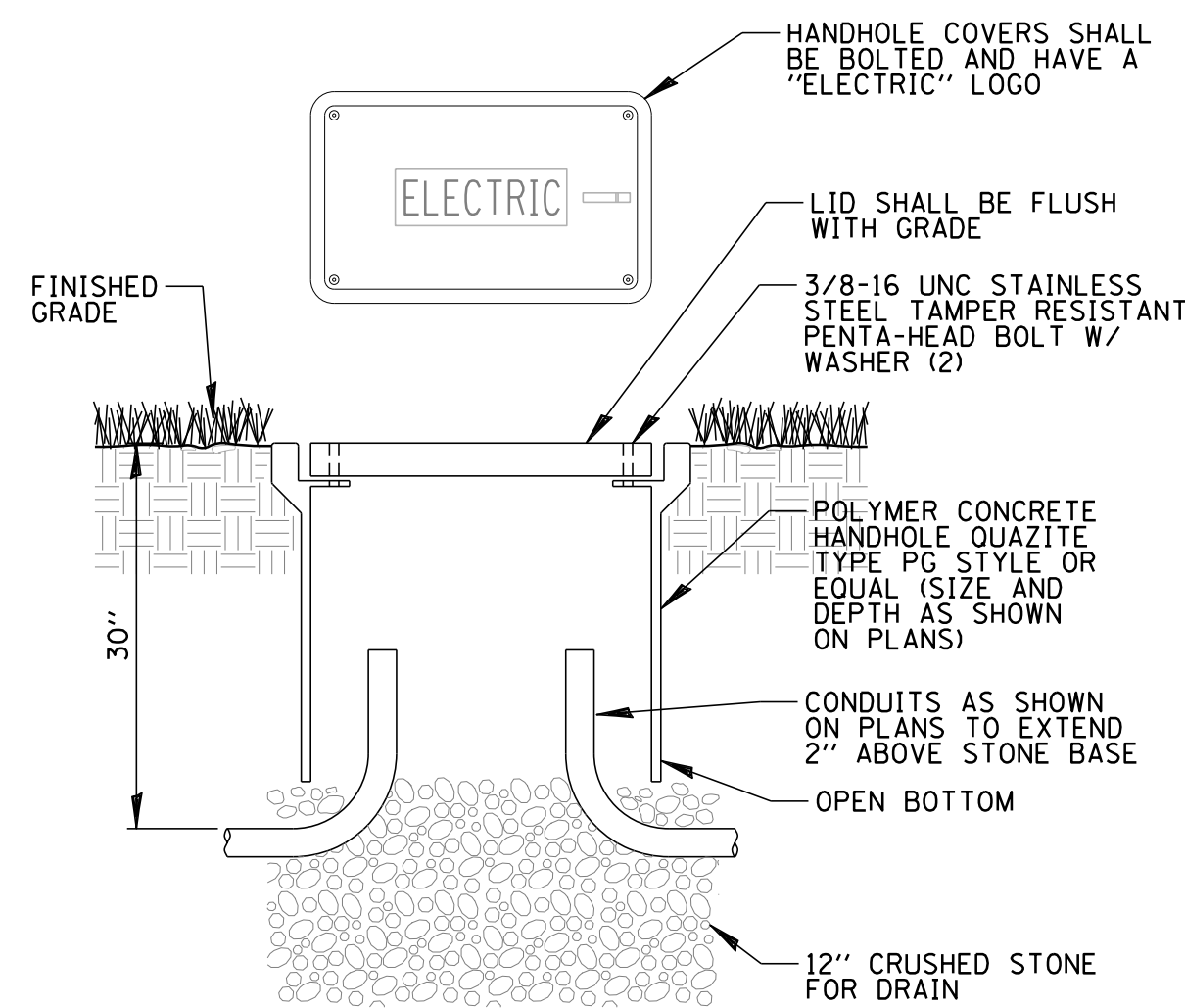
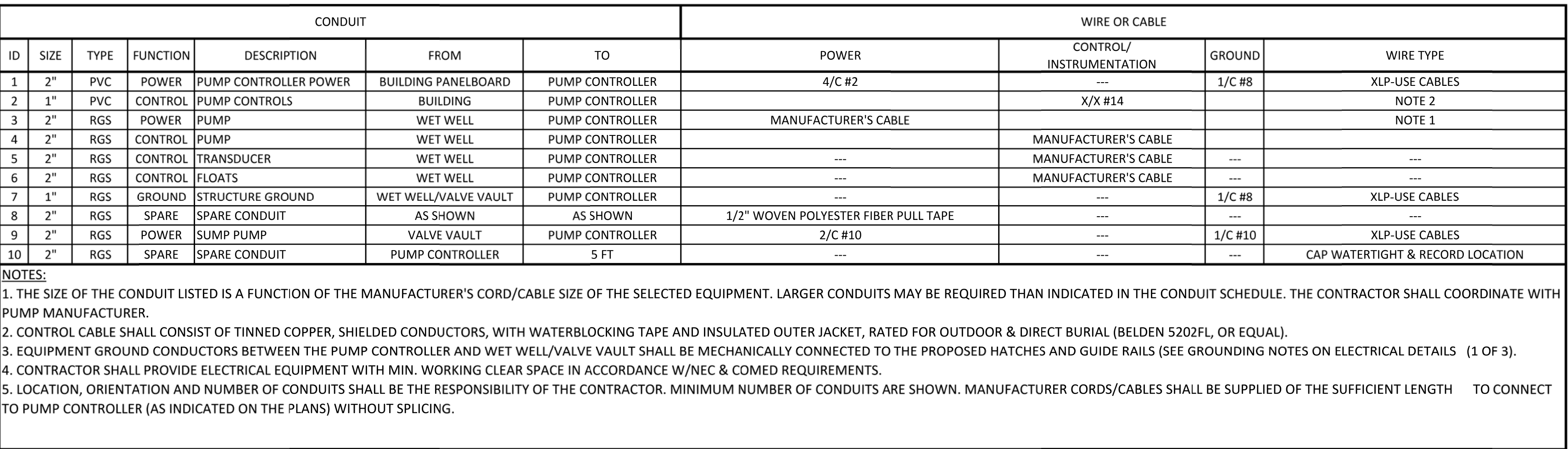
(M)	LOCAL UTILITY METER		TRANSFORMER (POWER)		FUSED DISCONNECT
(HP)	MOTOR W/ HP INDICATED		INDICATING LIGHT (WITH COLOR INDICATED)		MECHANICAL INTERLOCK
(SP)	SURGE PROTECTION		NORMALLY OPEN CONTACTOR		FUSE
(MS)	MOTOR STARTER		NORMALLY CLOSED CONTACTOR		SWITCH
	POWER DISTRIBUTION/ TERMINAL BLOCK		LIGHT		DISCONNECT DEVICE
	100 (OR) 15 AT		MOLDED CASE CIRCUIT BREAKER (UPPER NUMBER INDICATES FRAME SIZE) (LOWER NUMBER INDICATES TRIP SETTING) (M-INDICATES MOTOR CIRCUIT PROTECTED)		THERMAL MAGNETIC OVERLOAD DEVICE
					GROUND

FVNR - FULL VOLTAGE NON-REVERSING	GND - GROUND	PB - PUSH BUTTON
SSRVS - SOLID STATE REDUCED VOLTAGE MOTOR STARTER	NEUT - NEUTRAL	JB - JUNCTION BOX
VFD - VARIABLE FREQUENCY DRIVE	HOA - HAND-OFF-AUTO SELECTOR SWITCH	GEN - GENERATOR
ATS - AUTOMATIC TRANSFER SWITCH	ETM - ELAPSED TIME METER	CB - CIRCUIT BREAKER
MTS - MANUAL TRANSFER SWITCH	ATL - ACROSS THE LINE	CT - CURRENT TRANSFORMER
PC - PHOTOCELL	OIU - OPERATOR INTERFACE UNIT	IT - INSTANTANEOUS TRIP
UPS - UNINTERRUPTIBLE POWER SUPPLY		

- POWER/CONTROL CABLES INTEGRALLY WIRED AND PROVIDED WITH RESPECTIVE PUMPING UNITS, AND/OR FLOATS/TRANSDUCERS. CONTRACTOR TO COORDINATE. CABLE LENGTHS TO BE PROVIDED AS REQUIRED. CABLE LENGTHS SHALL BE CONTINUOUS AND UNSPLICED.
2. PROVIDE SEPARATE CONDUITS FOR CABLING AS NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL NECESSARY COORDINATION FOR THE REQUIRED ELECTRICAL SERVICE.
4. EXACT LOCATION OF EMBEDDED AND/OR BURIED CONDUITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR SUBJECT TO THE REVIEW OF THE OWNER'S REPRESENTATIVE. ACTUAL NUMBER OF CONDUITS SHALL BE AS REQUIRED.
5. TRIP RATINGS SHOWN OR SPECIFIED ARE FOR MOTOR HORSEPOWERS ANTICIPATED. SELECTED EQUIPMENT HORSEPOWER MAY BE LARGER OR SMALLER THAN INDICATED. CONTRACTOR SHALL PROVIDE THE NECESSARY TRIP RATINGS AS REQUIRED BY N.E.C. FOR THE ACTUAL EQUIPMENT PROVIDED.
6. EQUIPMENT PADS SHALL BE FLUSH WITH FINISH GRADE, SEE SHEET #EDFDR PAD DETAILS.
7. GROUND RODS SHALL BE USED FOR GROUNDING; MINIMUM SIZE SHALL BE 5/8" INCH DIA., 10 FEET LONG. INSTALLATION AND GROUND RESISTANCE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND MEET OWNER APPROVAL. SEE GROUNDING NOTES FOR ADDITIONAL DETAILS.
8. TIME DELAY RELAYS AND MOTOR STARTERS FOR EACH PUMP SHALL BE PROVIDED WITH A (0-60 SECOND) ADJUSTABLE TIME DELAY RELAY. RELAYS SHALL BE ADJUSTABLE IN 5 SECOND INTERVALS.
9. THE CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE ALL ELECTRICAL DEVICES, CONDUIT AND WIRING AND CONTROLS AS REQUIRED FOR THE UNATTENDED AND AUTOMATIC OPERATION OF THE LIFT STATION, AS SPECIFIED.
10. GFCI PROTECTION SHALL BE PROVIDED FOR ALL POWER RECEPTACLES.
11. RECORD DRAWINGS SHALL BE PROVIDED BY CONTRACTOR INCLUDING EXISTING FIELD CONDITIONS AND DESIGN MODIFICATIONS MADE DURING CONSTRUCTION.
12. INSTALLATION SHALL COMPLY WITH NATIONAL ELECTRICAL CODE REQUIREMENT FOR CLASS 1, DIVISION 1, GROUP D.
13. PROVIDE 3-PHASE POWER MONITOR AS PART OF THE PUMP CONTROLLER TO DROP PUMPS UPON LOSS OF ANY PHASE LEG FROM IPL AND/ OR GENERATOR. PHASE LOSS SHALL BE TIED INTO THE SCADA SYSTEM TO ALERT THE VILLAGE OF POWER LOSS.
14. UPON USE OF STANDBY GENERATOR OR OTHER RE-START OF LIFT STATION, PUMPS SHALL BE STARTED ONE AT A TIME WITH A 0-30 SECOND TIME DELAY BETWEEN EACH START.
15. ALL WIRES SHALL BE TAGGED AT EVERY TERMINATION POINT USING OIL AND WATERPROOF TAGS WITH LEGIBLE MARKINGS. SHORT WIRE LENGTHS (LESS THAN 8") WHERE THE ENTIRE CONDUCTOR IS VISIBLE MAY BE TAGGED AT JUST ONE END. WIRE TAG NUMBERS SHALL BE AS INDICATED ON THE DRAWINGS.
16. DO NOT ROUTE ANY COMMUNICATION CABLES IN WIRE WAYS WITH 120V AC WIRING. ALL THESE CABLES AWAY FROM 120V AC WIRING. WHERE 120V AC WIRING CONDUIT MUST BE CROSSED, DO SO AT RIGHT ANGLES AND PROVIDE AT LEAST 1" SEPARATION.
17. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) AND LABELED.
18. DO NOT ROUTE ANY COMMUNICATION CABLES IN WIRE WAYS WITH 120V AC WIRING. ALL THESE CABLES AWAY FROM 120V AC WIRING. WHERE 120V AC WIRING CONDUIT MUST BE CROSSED, DO SO AT RIGHT ANGLES AND PROVIDE AT LEAST 1" SEPARATION.
19. DUPLEX RECEPTACLES LOCATED IN UNDERGROUND STRUCTURES SHALL BE PROVIDED LABEL TO INDICATE THAT THE RECEPTACLE IS "PROTECTED BY GFCI CIRCUIT BREAKER IN THE PUMP CONTROLLER ENCLOSURE. THE LABEL SHALL CONSIST OF PHENOLIC PLASTIC PLATE WITH BEVELED EDGES, A RED BACKGROUND AND WHITE LETTERING ENGRAVED.
20. ALL ONSITE ELECTRODES (GROUND RODS, REINFORCEMENT & METAL PIPING IN ACCORDANCE WITH NEC) SHALL BE CONNECTED TOGETHER TO FORM A GROUNDING ELECTRODE SYSTEM.

1. FURNISH AND INSTALL A GROUND FIELD AS SHOWN ON THE DRAWINGS. GROUNDING CONDUCTOR SHALL BE INSTALLED 1-FT. MINIMUM BELOW GROUND.
2. GROUND ALL EXPOSED METAL WORK SUCH AS: HATCHES, METAL CABINETS AND EQUIPMENT FRAMES, ETC. CONNECTIONS TO HATCHES, AND OTHER METAL WORK SHALL BE FUSION WELDED. CONNECTIONS TO THE GALVANIZED EQUIPMENT AND TO EQUIPMENT WHICH MAY BE REMOVED FOR MAINTENANCE SHALL BE MADE WITH BOLTED CLAMP TYPE CONNECTIONS OF SOLID COPPER, WELDED TO THE GROUNDING CONNECTOR.
3. UNLESS OTHERWISE INDICATED, THE MINIMUM SIZE OF SYSTEM GROUNDING CONDUCTOR SHALL BE NO. 6 AWG.
4. EACH CONDUIT RUN SHALL BE GROUNDED TO THE COMMON GROUNDING BUS IN THE PANEL WHERE IT ORIGINATES. THE MINIMUM SIZE OF GROUNDING CONDUCTOR SHALL BE PER 2011 NEC SECTION 250.122 OR AS OTHERWISE SHOWN ON THE DRAWINGS.
5. GROUNDING RODS SHALL BE COPPERWELD, MINIMUM 5/8-IN. DIAMETER X 10-FT. LONG. CABLE-TO-CABLE AND CABLE-TO-GROUND ROD CONNECTIONS SHALL BE MADE BY THE FUSION WELDING PROCESS.

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NOTES:

1. NO SPLICES SHALL BE ALLOWED IN HANDHOLES.
2. POLYMER CONCRETE HANDHOLE AND LID SHALL BE GRAY.
3. BOX & LID SHALL MEET/EXCEED ANSI TIER 15 LOADING REQUIREMENTS, AND BE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/SC77 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY", AND THE PROVISIONS OF PARAGRAPHS 5.2.3 AND 5.2.4 OF WESTERN UNDERGROUND COMMITTEE GUIDE 3.6.

POLYMER CONCRETE HANDHOLE

ELECTRICAL DETAILS (2 OF 3)

EG GR



UNISTRUT SUPPORT DETAIL

ALUMINUM NEMA 3R PUMP CONTROLLER ENCLOSURE W/ MOUNTING BRACKET, GASKETED DOOR, AND DOOR HANDLE WITH PAD LOCKABLE PROVISIONS (JUNCTION BOX SHALL BE AS COMPACT AS POSSIBLE) (SEE NOTE 3), TYP.

CORD GRIP CONNECTOR: WATERTIGHT/OIL TIGHT (O-Z/GEONEY "GRIP-TITE" TYPE SR, OR EQUAL); TYP. EACH CABLE.

36"Hx24"Wx16"D CONDUIT CABINET (NOTE 1)

36"

EXPOSED CABLES SHALL BE PROVIDED WITH RESISTANT INSULATION XLP-TYPE USE OR APPROVED EQUAL), TYP.

TOP OF CONDUITS

DOOR HANDLE, TYP. (SEE NOTE 3)

PROVIDE RGS CONDUITS W/ METAL INSULATING GROUNDING BUSHING AND FLEXIBLE CONDUIT SEALING COMPOUND, TYP. EACH CONDUIT

RGS CONDUIT TO WET WELL/VALVE VAULT

CONDUITS TO BUILDING (SEE LIFT STATION SITE PLAN)

PROVIDE EACH RGS CONDUIT WITH METAL INSULATING GROUNDING BUSHING AND FLEXIBLE CONDUIT SEALING COMPOUND, TYP. EACH CONDUIT

RGS CONDUIT TO ELECTRIC ROOM

PIANO HINGE (FULL LENGTH), TYP.

SINGLE, CONTINUOUS, UNSPLICED COPPER BONDING CONDUCTOR SHALL BE CONNECTED TO EACH GROUND LUG/GROUND BUSHING & TERMINATE ON GROUND TERMINAL BLOCK IN JUNCTION BOX. ENCLOSURE SHALL BE BONDED (SEE SHEET #EDF0R SIZE OF GND CONDUCTOR)

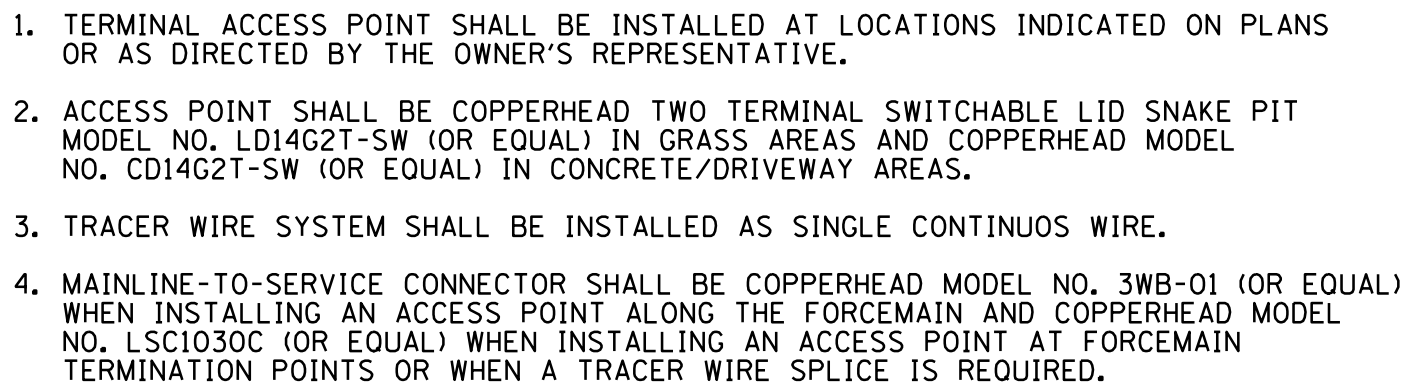
FASTEN CONDUIT CABINET TO CONCRETE PAD W/ S.S. ANCHORS & BOLTS TO PROVIDE BOTTOM CLOSURE AND TO PREVENT BIRD/RODENT ENTRY

TOP OF CONCRETE EQUIPMENT PAD

1. HINGED CABLE PROTECTION COVER SHALL BE 1/4 GA. TYPE 304 FLATTENED STAINLESS STEEL WITH A DIAMOND PATTERN, 75% OPEN AREA AND CLOSED (BOND) EDGE CONFIGURATION, FORMED TO MATCH DEPTH OF THE JUNCTION BOX (WIDTH AS REQUIRED).
2. EXPANDED METAL CABLE PROTECTOR SHALL BE PROVIDED WITH A SOLID BACK PLATE, PROVISIONS FOR UNISTRUT SUPPORT AND REINFORCED DOUBLE STAINLESS STEEL PLATES FOR PAD MOUNTING. CONTRACTOR SHALL SEAL AROUND EXPANDED METAL CABLE PROTECTOR TO PREVENT BIRD/RODENT ENTRY.
3. TOP ENCLOSURE (JUNCTION BOX) SHALL BE PROVIDED WITH 3 POINT LATCHING MECHANISM WITH NYLON ROLLERS AT TOP AND BOTTOM. BOTH JUNCTION BOX AND CONDUIT CABINET SHALL BE PROVIDED WITH A STAINLESS STEEL DOOR HANDLE WITH PADLOCK PROVISIONS.
4. CONDUIT CABINET SHALL BE AS MANUFACTURED BY EXCEL LTD, INC., GRAYSLAKE, IL. OR J&A SHEET METAL, INC., CHICAGO, IL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED SIZE AND NUMBER OF TERMINAL BLOCKS, CORD GRIPS, CONDUITS, ETC. NECESSARY FOR PROPOSED DESIGN. THE ABOVE DETAIL IS SCHEMATIC IN NATURE AND DOES NOT DETAIL EXACT QUANTITIES AND SIZES OF PUMP POWER AND CONTROL CABLES AND CONDUITS (SEE CONDUIT AND CABLE PLAN).
6. ALL ENCLOSURES, CONDUITS & EQUIPMENT SHALL BE BONDED WITH NEC COMPLIANT STRIPING (250.122).

N.T.S.

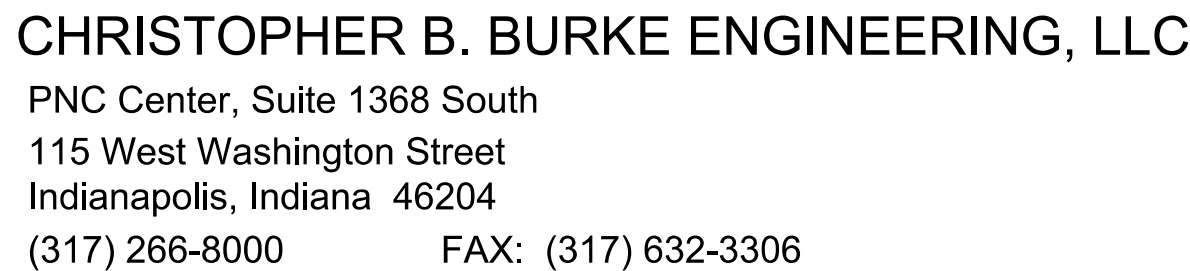
1. EQUIPMENT GROUNDING CONDUCTOR SHALL NOT BE CUT.



N.T.S.

N.T.S.

N.T.S.

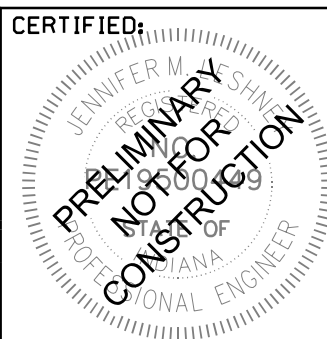


PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

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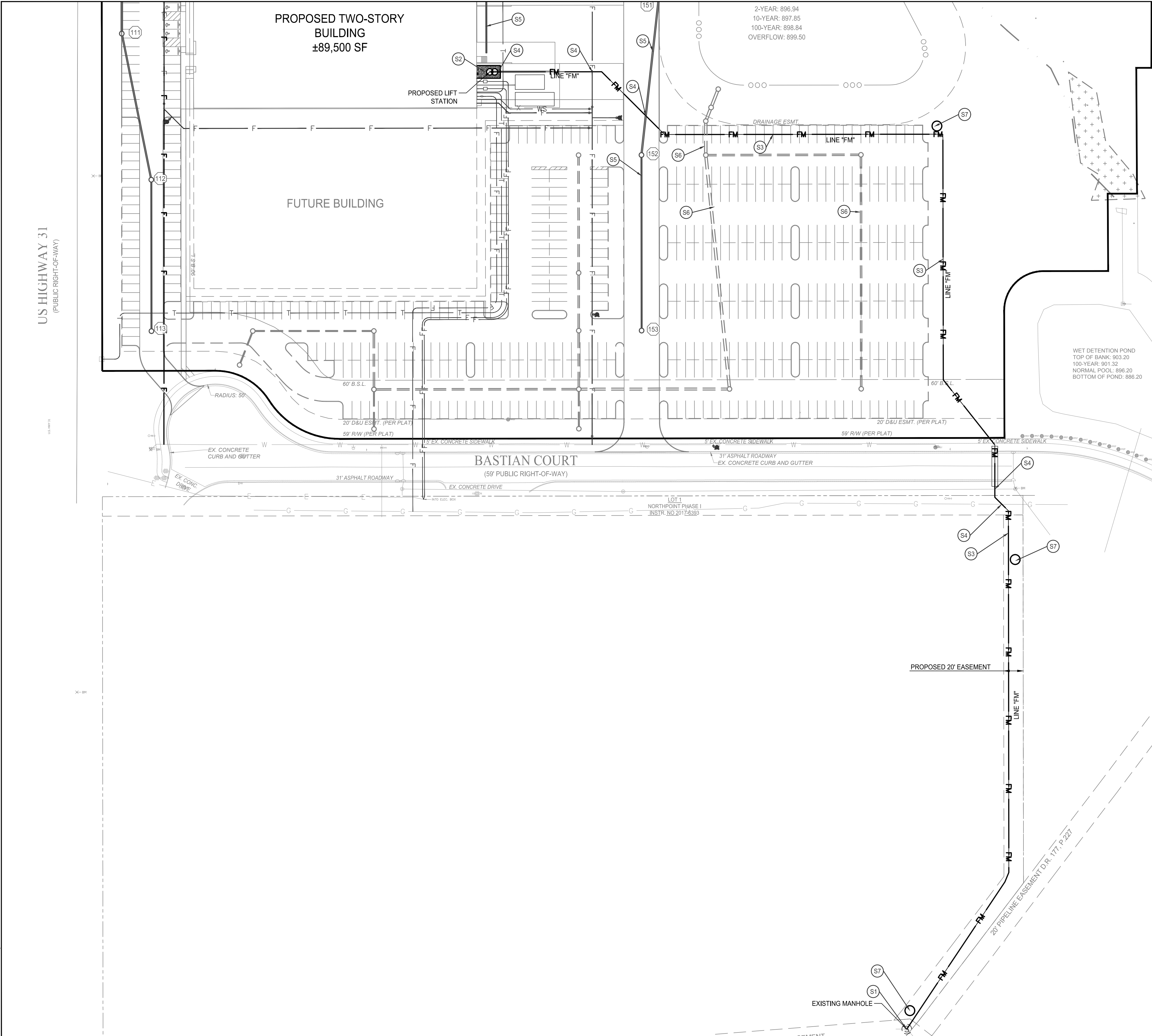


ELECTRICAL DETAILS (3 OF 3)

SHEET	25	OF	42
DRAWING NO.			

C509

November 8, 2019
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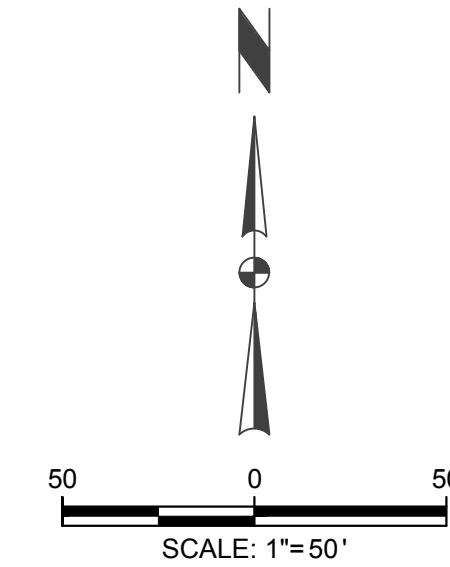


KEYNOTES

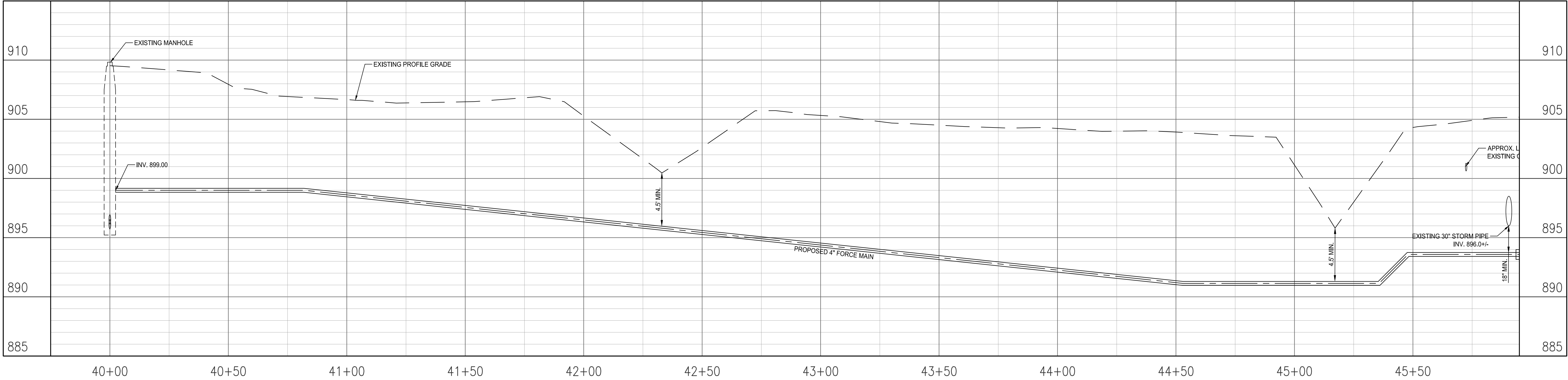
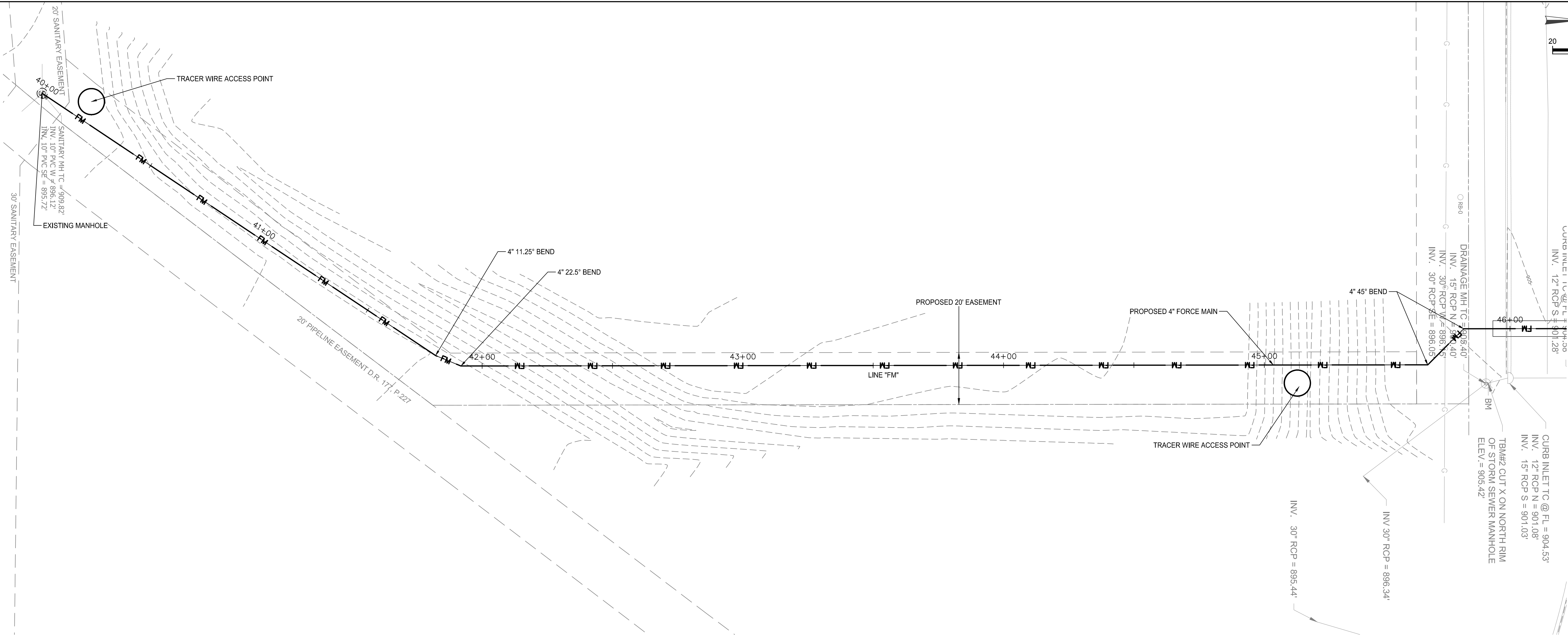
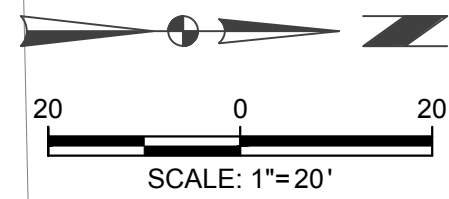
- (S1) CONNECT INTO EXISTING LIFT STATION
- (S2) PROPOSED LIFT STATION
- (S3) PROPOSED FORCEMAIN TO BE HORIZONTALLY DIRECTIONALLY DRILLED. A MINIMUM OF 4.5' OF COVER IS TO BE MAINTAINED ALONG ROUTE
- (S4) MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS ALONG FORCEMAIN ROUTE
- (S5) PROPOSED STORM SEWER
- (S6) FUTURE STORM SEWER
- (S7) TRACER WIRE ACCESS POINT

EXISTING LEGEND

- GUARDRAIL
- OVERHEAD ELECTRIC
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER PIPE
- FENCING
- TREE LINE
- RIPRAP
- WETLAND
- SIGN
- MAG NAIL
- GUY ANCHOR
- UTILITY POLE
- BENCHMARK
- CONCRETE RIGHT-OF-WAY MARKER
- DECIDUOUS TREE
- REBAR
- MONUMENT
- POST
- FIRE HYDRANT
- FIRE VALVE SHUT OFF
- MAILBOX
- CURB INLET
- TELEPHONE PEDESTAL
- SQUARE CATCH BASIN
- DRAINAGE MANHOLE



	CHRISTOPHER B. BURKE ENGINEERING, LLC PNC Center, Suite 1368 South 115 West Washington Street Indianapolis, Indiana 46204 (317) 266-8000 FAX: (317) 632-3306	PROJECT: PROJECT WHOLEHEARTEDLY WESTFIELD, INDIANA	<table><tr><th>NO.</th><th>DATE</th><th>NATURE OF REVISION</th><th>ATM</th></tr><tr><td>1</td><td>11/7</td><td>TAC COMMENTS - OCT 4TH SUBMITTAL</td><td>ATM</td></tr><tr><td colspan="3">FILE NAME</td><td>CHKD.</td></tr><tr><td colspan="3">R: \2019\19-0236.00000\CAD\19023600000_C511-C514 - Force Main Plan and Profile.dwg</td><td>DATE:</td></tr></table>	NO.	DATE	NATURE OF REVISION	ATM	1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM	FILE NAME			CHKD.	R: \2019\19-0236.00000\CAD\19023600000_C511-C514 - Force Main Plan and Profile.dwg			DATE:	<table><tr><td>DSGN.</td><td>ATM</td></tr><tr><td>DWN.</td><td>ARP</td></tr><tr><td>CHKD.</td><td>JML</td></tr><tr><td>SCALE:</td><td>AS NOTED</td></tr><tr><td>DATE:</td><td>11/8/2019</td></tr></table>	DSGN.	ATM	DWN.	ARP	CHKD.	JML	SCALE:	AS NOTED	DATE:	11/8/2019		CERTIFIED: JENNIFER M. BURKE STATE OF INDIANA PROFESSIONAL ENGINEER	TITLE: OVERVIEW FORCE MAIN LAYOUT	PROJECT NO. 19-0236.00000 SHEET 27 OF 42 DRAWING NO. C511
				NO.	DATE	NATURE OF REVISION	ATM																											
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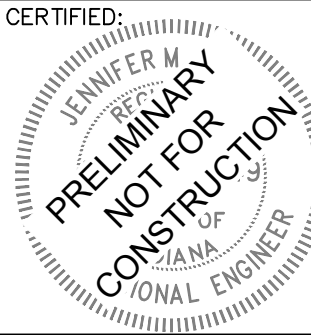


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WESTFIELD, INDIANA

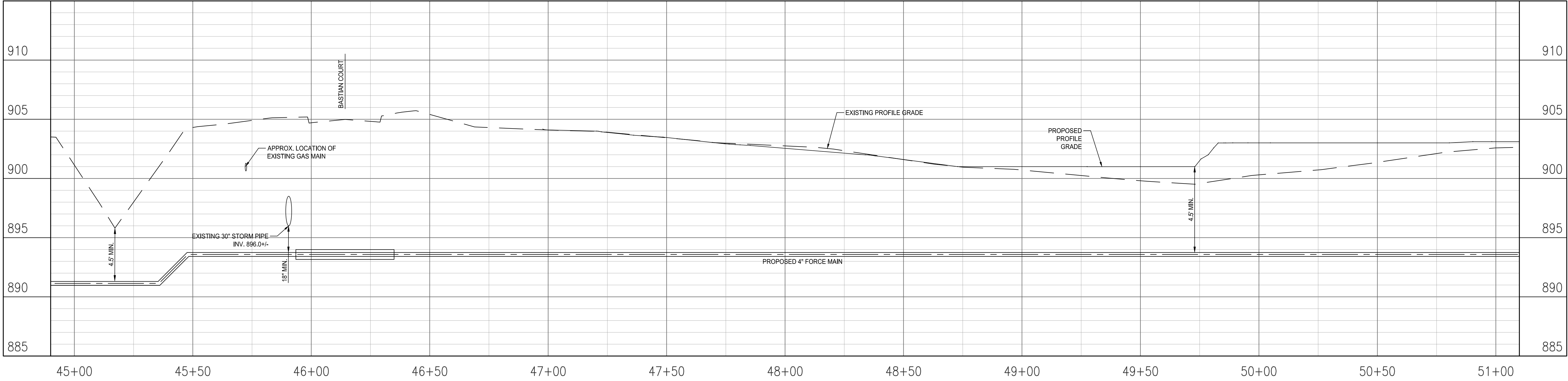
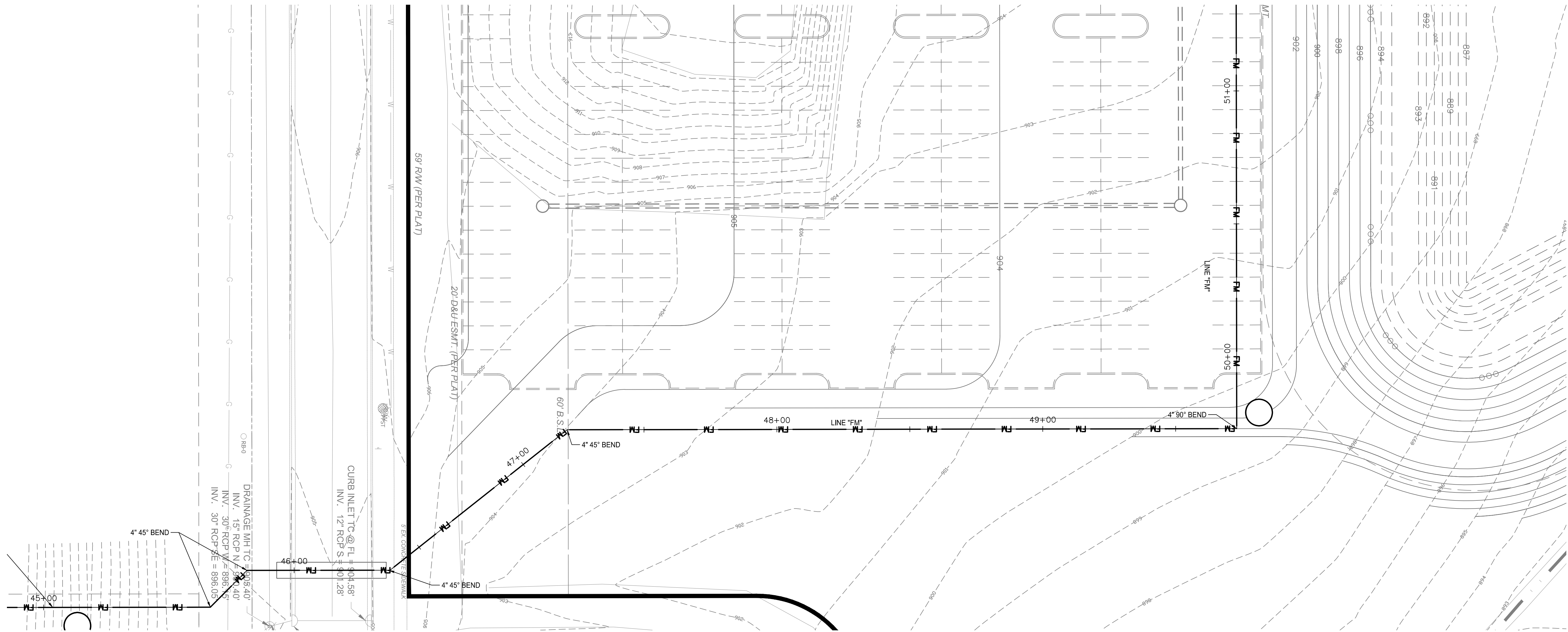
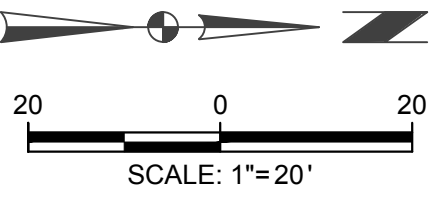
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FORCE MAIN - LINE "FM"
PLAN AND PROFILE
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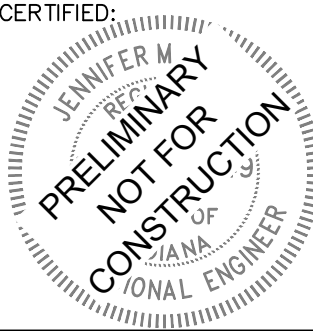
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19-0236.00000
SHEET 28 OF 42
DRAWING NO.
C512



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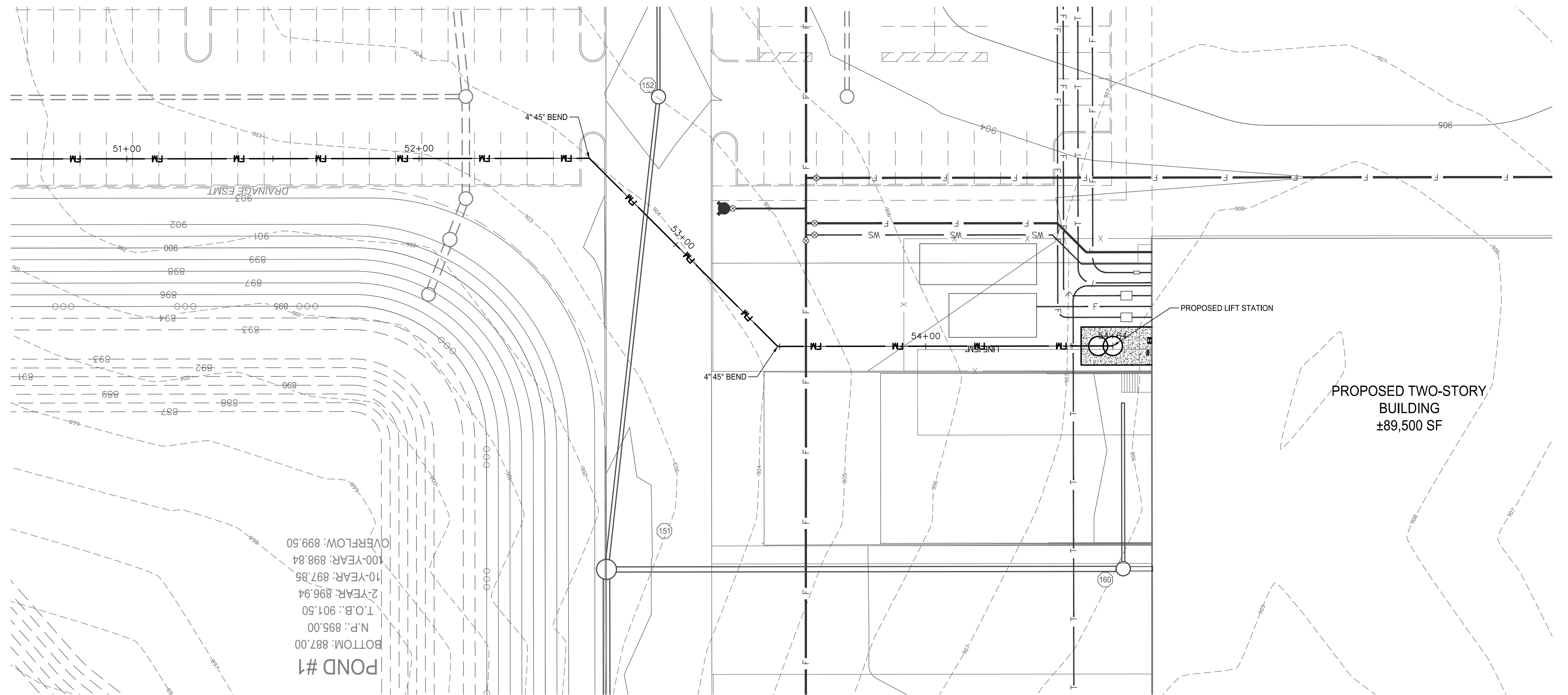
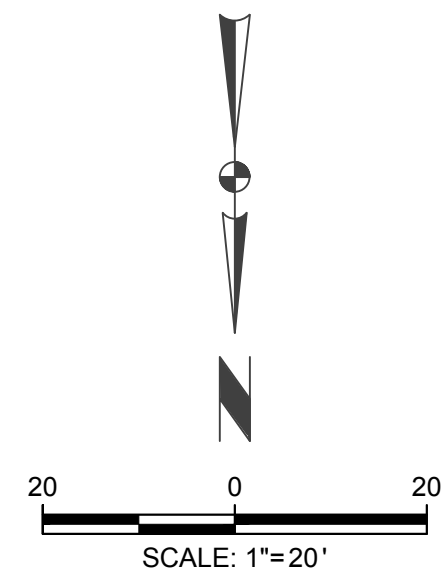
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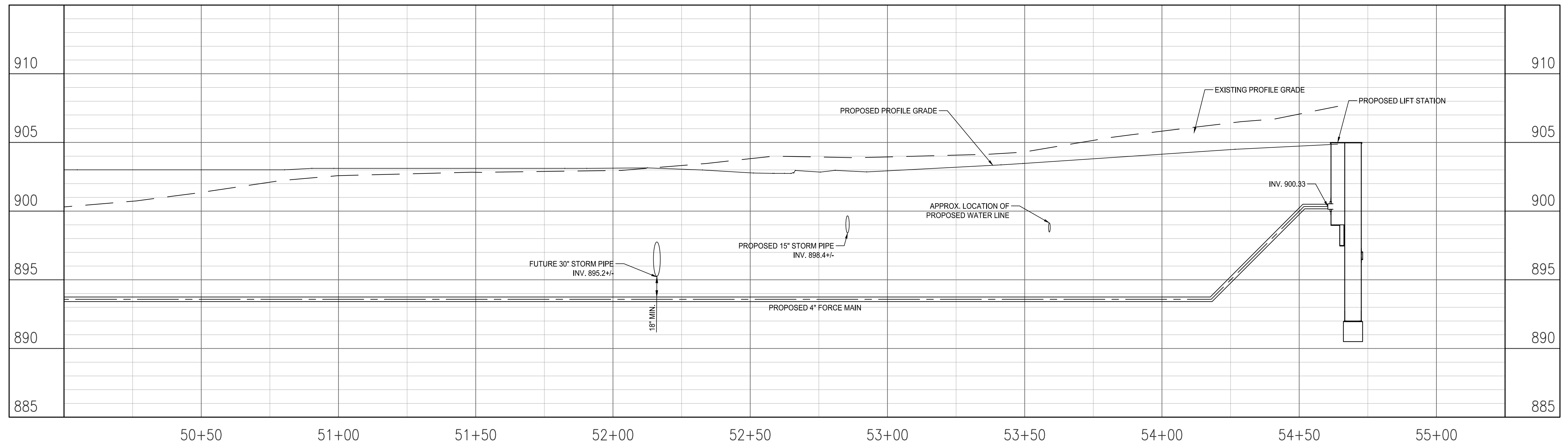


TITLE:
**FORCE MAIN - LINE "FM"
PLAN AND PROFILE
STA. 45+00 TO STA. 50+00**

PROJECT NO.
19-0236.00000
SHEET 29 OF 42
DRAWING NO.
C513



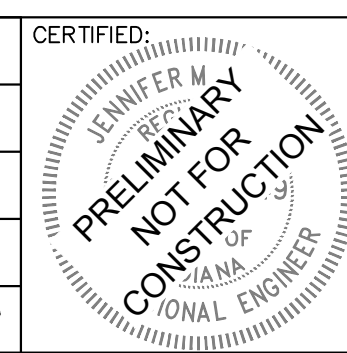
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N.P.: 895.00
T.O.B.: 901.50
2-YEAR: 896.94
10-YEAR: 897.85
100-YEAR: 898.84
OVERFLOW: 899.50



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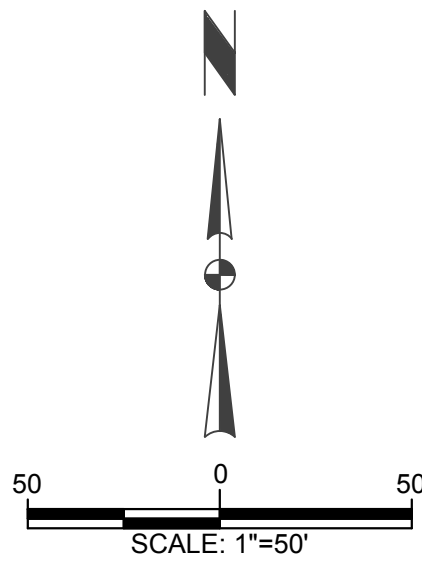
PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

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NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C511-C514 - Force Main Plan and Profile.dwg		
DSGN.	ATM	SCALE:	AS NOTED
DWN.	ARP	DATE:	11/8/2019
CHKD.	JML		



TITLE:
**FORCE MAIN - LINE "FM"
PLAN AND PROFILE
STA. 50+00 TO STA. 54+00**

PROJECT NO.
19-0236.00000
SHEET 30 OF 42
DRAWING NO.
C514



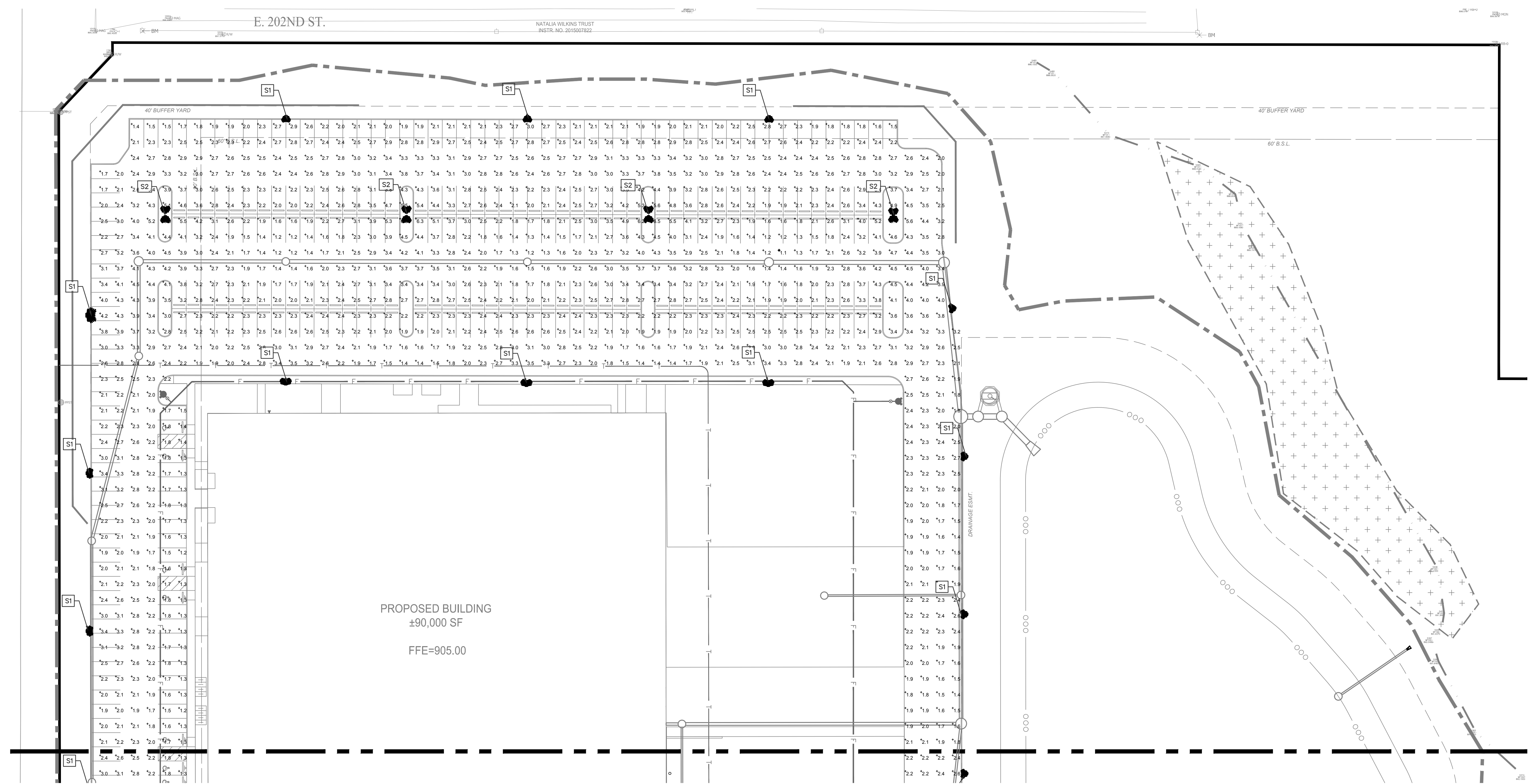
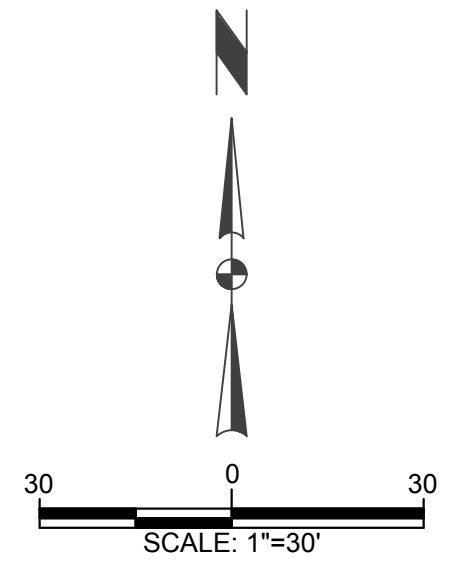
SITE LIGHTING FIXTURE SCHEDULE										
TYPE	DESCRIPTION	MOUNTING	LAMPS				VOLT	MANUFACTURERS	WATT	NOTES
			TYPE	COLOR	DELIVERED LUMENS	LUMENS / WATTS				
S1	Pole Mount Light: WET LOCATION, LED MODULE AND DIMMABLE LED DRIVER, 5" DIAMETER ROUND TAPERED ONE-PIECE EXTRUDED ALUMINUM SHAFT, 30' LONG, GASKETED HAND HOLE, GROUND LUG, GALVANIZED ANCHOR BOLTS, AND NUT COVERS, VIBRATION DAMPER, EPA 6.3 AT 100 MPH, TWO TENONS AT 180 DEGREE, BRACKET, DARK BRONZE FINISH. Factory built-in combination Occupancy and day light (Photo) sensor with hi/low control, (adjustable range), set at 30% when no motion detected and 100% when motion is detected. Set time delay at 16 minute.	POLE MOUNT - 30'	LED	4000K, >80 CRI	____ LUMENS PER HEAD		208	LITHONIA LIGHTING DSX1 SERIES		
S2	Pole Mount Light with Dual Head: WET LOCATION, LED MODULE AND DIMMABLE LED DRIVER, 5" DIAMETER ROUND TAPERED ONE-PIECE EXTRUDED ALUMINUM SHAFT, 30' LONG, GASKETED HAND HOLE, GROUND LUG, GALVANIZED ANCHOR BOLTS, AND NUT COVERS, VIBRATION DAMPER, EPA 6.3 AT 100 MPH, TWO TENONS AT 180 DEGREE, BRACKET, DARK BRONZE FINISH. Factory built-in combination Occupancy and day light (Photo) sensor with hi/low control, (adjustable range), set at 30% when no motion detected and 100% when motion is detected. Set time delay at 16 minute.	DUAL FIXTURE ON POLE MOUNT - 30', 180 DEGREE	LED	4000K, >80 CRI	____ LUMENS PER HEAD		208	LITHONIA LIGHTING DSX1 SERIES		
NOTES: 1. Provide factory install outdoor type combination occupancy and day light (Photo) sensor and remote control. Program for photo and motion sensor. 2. Provide multiple fixtures at pole. Provide factory install outdoor type combination occupancy and day light (Photo) sensor and remote control. Program for photo and motion sensor. 3. Fixture control by Built-In combination Occupancy and day light (photo) Sensor. Program for photo and motion sensor.										

CERTIFIED:



JENNIFER M. REYNOLDS
PRELIMINARY
NOT FOR CONSTRUCTION
OF INDIANA
PROFESSIONAL ENGINEER

TITLE: SITE LIGHTING PLAN (OVERALL)	PROJECT NO. 19-0236.00000		
	SHEET	31	OF 42
	DRAWING NO. C515		



November 8, 2019
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PROJECT:
PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

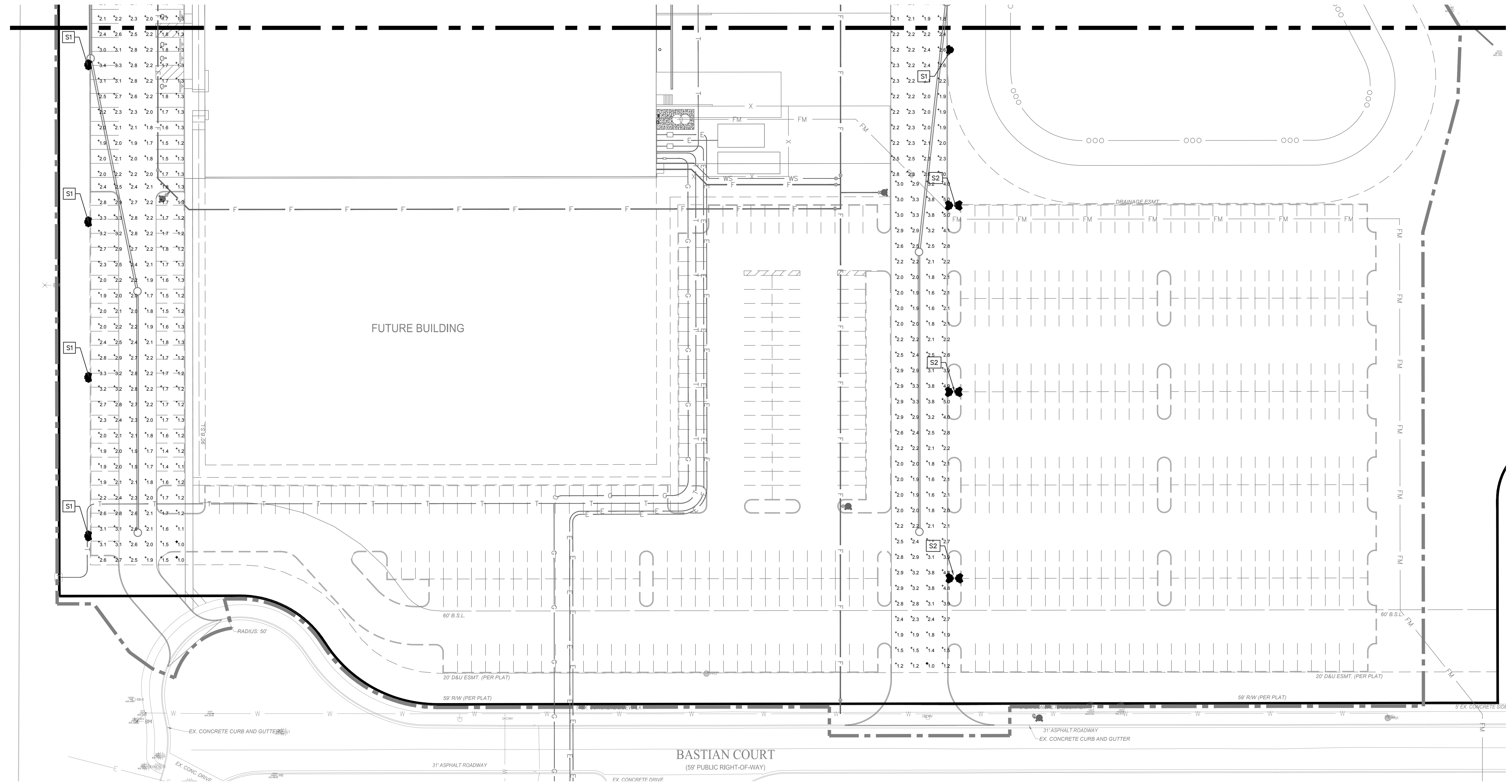
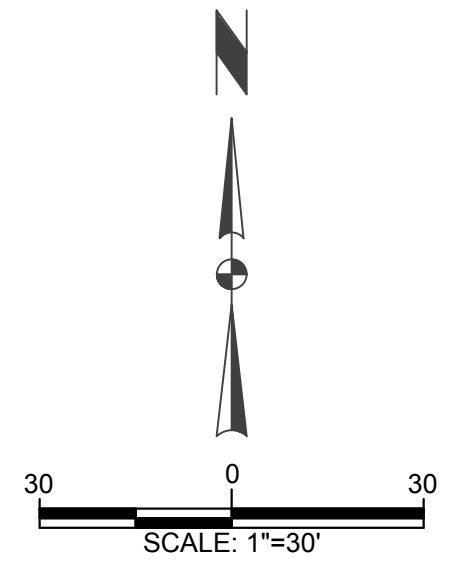
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FILE NAME		R:\2019\19-0236.00000\CAD\19023600000_C516-C517 - Site Lighting Plan.dwg			

DSGN.		ATM
DWN.		ARP
CHKD.		JML
SCALE:	AS NOTED	
DATE:	11/8/2019	



TITLE:
SITE LIGHTING PLAN

PROJECT NO.
19-0236.00000
SHEET 32 OF 42
DRAWING NO.
C516



November 8, 2019
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PROJECT:
PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD.
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DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:	SITE LIGHTING PLAN
PROJECT NO.	19-0236.00000
SHEET	33 OF 42
DRAWING NO.	C517

November 14, 2019
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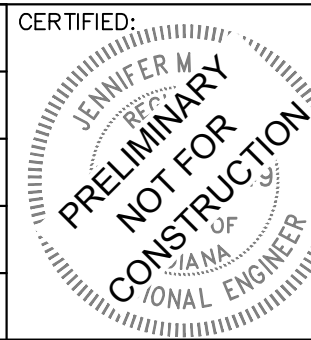
PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

NO.	DATE	NATURE OF REVISION	ATM
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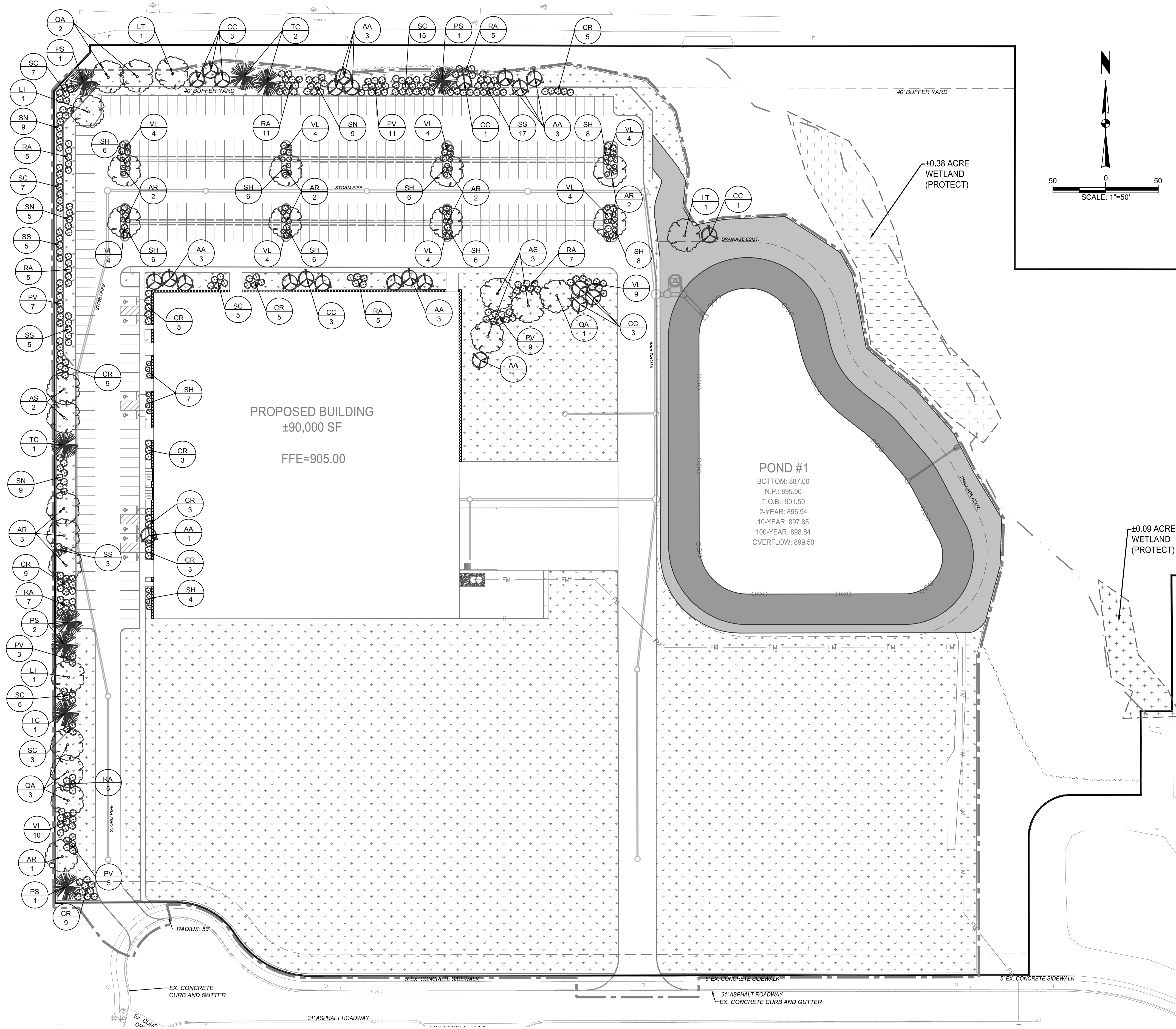
DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/14/2019



TITLE:

LANDSCAPE PLAN

PROJECT NO.
19-0236.00000
SHEET 34 OF 42
DRAWING NO.
C600



GENERAL NOTES

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

PLANT SCHEDULE

PLAN KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES						
AR	12	ACER RUBRUM	RED MAPLE	2" CAL.	B&B	AS SHOWN
AS	5	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B&B	AS SHOWN
LT	4	LIRIODENDROM TULIPIFERA	TULIP	2" CAL.	B&B	AS SHOWN
QA	6	QUERCUS ALBA	WHITE OAK	2" CAL.	B&B	AS SHOWN
EVERGREEN TREES						
PS	5	PINUS STROBUS	WHITE PINE	6-8" HT.	B&B	AS SHOWN
TC	4	TSUGA CANADENSIS	EASTERN HEMLOCK	6-8" HT.	B&B	AS SHOWN
ORNAMENTAL TREES						
AA	14	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	MULTI-STEM	15 GAL.	AS SHOWN
CC	11	CERCIS CANADENSIS	EASTERN REDBUD	MULTI-STEM	15 GAL.	AS SHOWN
SHRUBS						
CR	51	CORNUS RACEMOSA	GREY DOGWOOD	18-24"	3 GAL.	4' O.C.
RA	50	RHUS AROMATIC	FRAGRANT SUMAC	18-24"	3 GAL.	4' O.C.
SC	43	SAMBUCUS CANADENSIS	ELDERBERRY	18-24"	3 GAL.	4' O.C.
VL	51	VIBURNUM LENTAGO	NANNYBERRY	18-24"	3 GAL.	4' O.C.
GRASSES						
PV	35	PANICUM VIRGATUM	SWITCH GRASS	18-24"	3 GAL.	4' O.C.
SH	63	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12"	1 GAL.	2' O.C.
SN	32	SORGHASTRUM NUTANS	INDIAN GRASS	18-24"	3 GAL.	4' O.C.
SS	30	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	18-24"	3 GAL.	4' O.C.

LEGEND

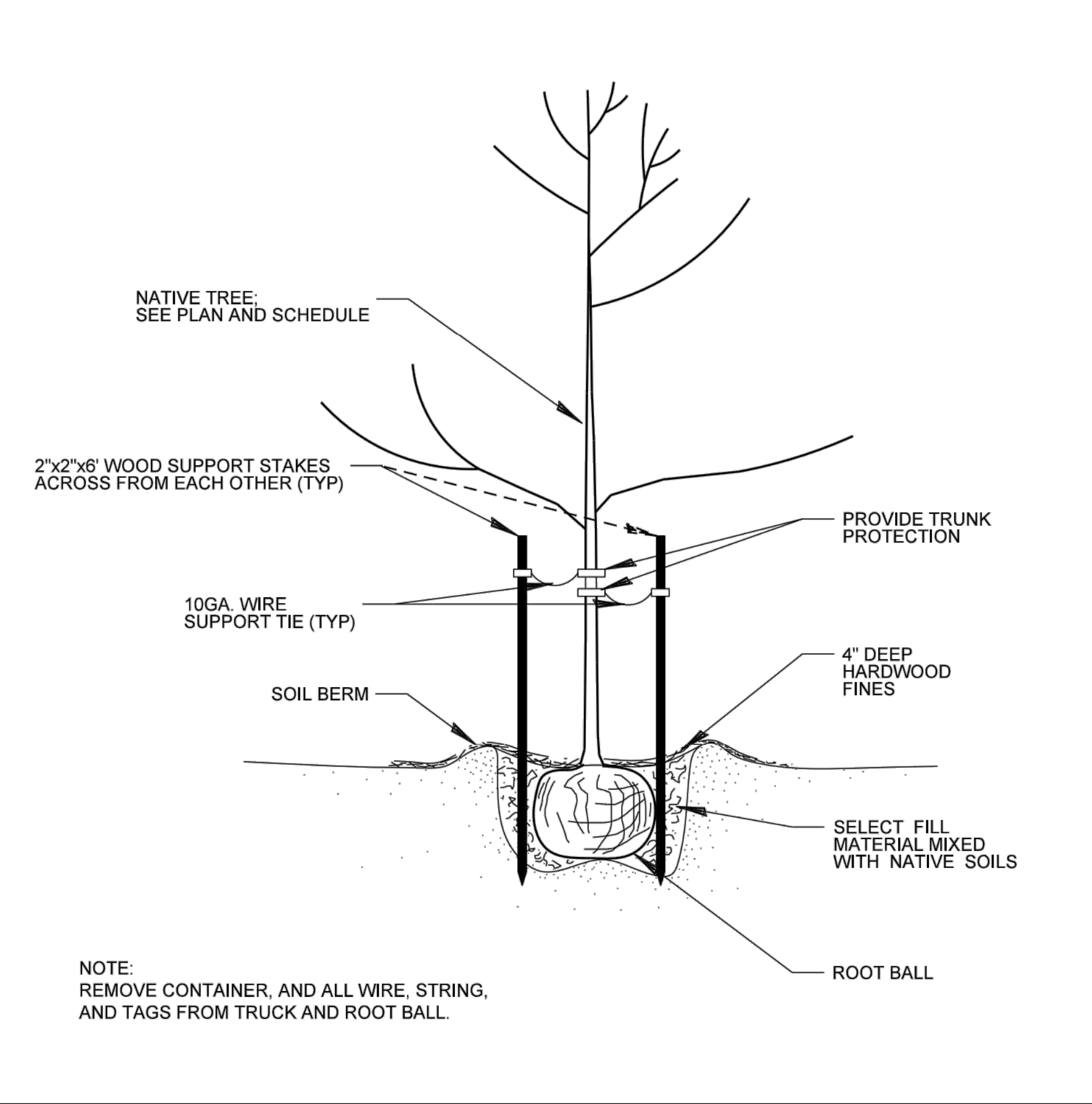
	DECIDUOUS TREE		ORNAMENTAL TREE		TURF SEED MIX
	EVERGREEN TREE		PLAN KEY QUANTITY		EMERGENT WETLAND WATER QUALITY SEED MIX
	SHRUB		PRESERVE EXISTING TREES		MESIC PRAIRIE WATER QUALITY SEED MIX
			MAINTENANCE STRIP		

WATER QUALITY SEEDING SCHEDULE FOR POND SEEDING

Emergent Wetland Water Quality Seed Mix		
Common Name	Scientific Name	Ounces/Acre
Graminoids :		
Frank's Sedge	<i>Carex frankii</i>	4
Short's Sedge	<i>Carex shortiana</i>	2
Fox Sedge	<i>Carex vulpinoidea</i>	4
Riverbank Wild Rye	<i>Elymus riparius</i>	12
Virginia Wild Rye	<i>Elymus virginicus</i>	64
Fowl Manna Grass	<i>Glyceria striata</i>	2
Rice Cut Grass	<i>Leersia oryzoides</i>	2
Switchgrass	<i>Panicum virgatum</i>	2
Prairie Cordgrass	<i>Spartina pectinata</i>	4
Forbs:		
Water Plantain	<i>Alisma subcordatum</i>	1
Swamp Milkweed	<i>Asclepias incarnata</i>	2
Swamp Aster	<i>Aster puniceus</i>	1
False Aster	<i>Bottonia latissuama</i>	1
Wild Senna	<i>Cassia hebecarpa</i>	2
Spotted Joe-Pye Weed	<i>Eupatorium maculatum</i>	2
Boneset	<i>Eupatorium perfoliatum</i>	1
Autumn Sneezeweed	<i>Helenium autumnale</i>	1
Water Horehound	<i>Lycopus americanus</i>	1
Monkeyflower	<i>Mimulus ringens</i>	1
Foxglove Penstemon	<i>Penstemon digitalis</i>	1
Cupplant	<i>Silphium perfoliatum</i>	3
Late Goldenrod	<i>Solidago gigantea</i>	1
Riddell's Goldenrod	<i>Solidago riddellii</i>	1
Blue Vervain	<i>Verbena hastata</i>	2
Smooth Ironweed	<i>Vernonia fasciculata</i>	2
Temporary Cover:		Pounds/Acre
Seed Oats	<i>Avena sativa</i>	64
Annual Rye Grass	<i>Lolium multiflorum</i>	19
		75

Mesic Prairie Water Quality Seed Mix		
Common Name	Scientific Name	Ounces/Acre
Graminoids :		
Big Bluestem	<i>Andropogon gerardii</i>	16
Canada Wild Rye	<i>Elymus canadensis</i>	32
Virginia Wild Rye	<i>Elymus virginicus</i>	12
Switchgrass	<i>Panicum virgatum</i>	4
Little Bluestem	<i>Scirpachyrium scoparium</i>	32
Indian Grass	<i>Sorghastrum nutans</i>	16
Forbs:		
Smooth Aster	<i>Aster laevis</i>	1
New England Aster	<i>Aster novae-angliae</i>	2
White False Indigo	<i>Baptisia leucantha</i>	2
Wild Senna	<i>Cassia hebecarpa</i>	2
Tall Coreopsis	<i>Coreopsis tripteris</i>	2
Purple Coneflower	<i>Echinacea purpurea</i>	4
Rattlesnake Master	<i>Eryngium yuccifolium</i>	3
Sawtooth Sunflower	<i>Helianthus grosseserratus</i>	1
Western Sunflower	<i>Helianthus occidentalis</i>	1
False Sunflower	<i>Heliopsis helianthoides</i>	3
Prairie Blazing Star	<i>Liatris pycnostachya</i>	1
Bergamot	<i>Monarda fistulosa</i>	0.5
Foxglove Beardtongue	<i>Pentstemon digitalis</i>	0.5
Purple Prairie Clover	<i>Petalostemum virginianum</i>	1
Prairie Cinquefoil	<i>Potentilla arguta</i>	1
Mountain Mint	<i>Pycnanthemum virginianum</i>	0.5
Yellow Coneflower	<i>Ratibida pinnata</i>	4
Black-Eyed Susan	<i>Rudbeckia hirta</i>	4
Sweet Black-Eyed Susan	<i>Rudbeckia submentosa</i>	3
Rosinweed	<i>Silphium integrifolium</i>	2
Compass Plant	<i>Silphium laciniatum</i>	2
Prairie Dock	<i>Silphium terebinthinaceum</i>	2
Stiff Goldenrod	<i>Solidago rigida</i>	2
Riddell's Goldenrod	<i>Solidago riddellii</i>	1
Tall Ironweed	<i>Vernonia altissima</i>	2
Culver's Root	<i>Veronicastrum virginicum</i>	0.5
Temporary Cover:		Pounds/Acre
Seed Oats	<i>Avena sativa</i>	64
Annual Rye Grass	<i>Lolium multiflorum</i>	15
		79

TREE PLANTING DETAIL



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PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

1	11/7	TAC COMMENTS — OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_c600 - Landscape Plan.dwg		

DSGN.		ATM
DWN.		ARP
CHKD.		JML
SCALE:	AS NOTED	
DATE:	11/8/20	

CERTIFIED:



JENNIFER M. REA
PRELIMINARY
NOT FOR CONSTRUCTION
OF INDIANA
PROFESSIONAL ENGINEER

TITLE:

LANDSCAPE PLAN DETAILS

PROJECT NO.
19-0236.00000

SHEET	35	OF	42
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DRAWING NO.
C601



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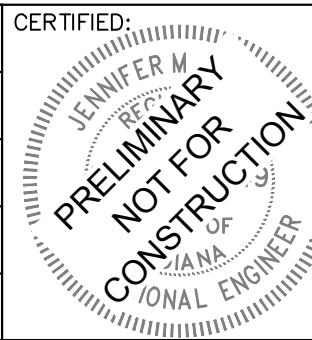
PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

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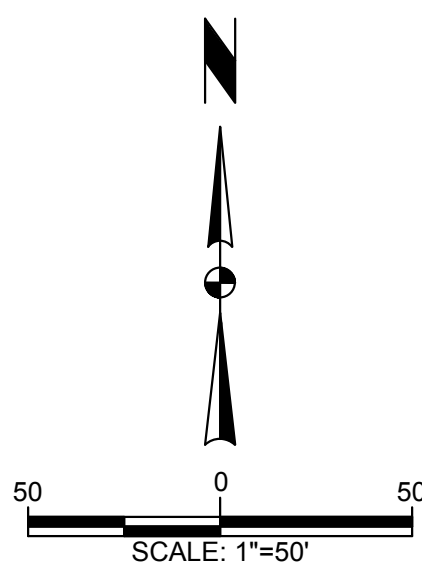
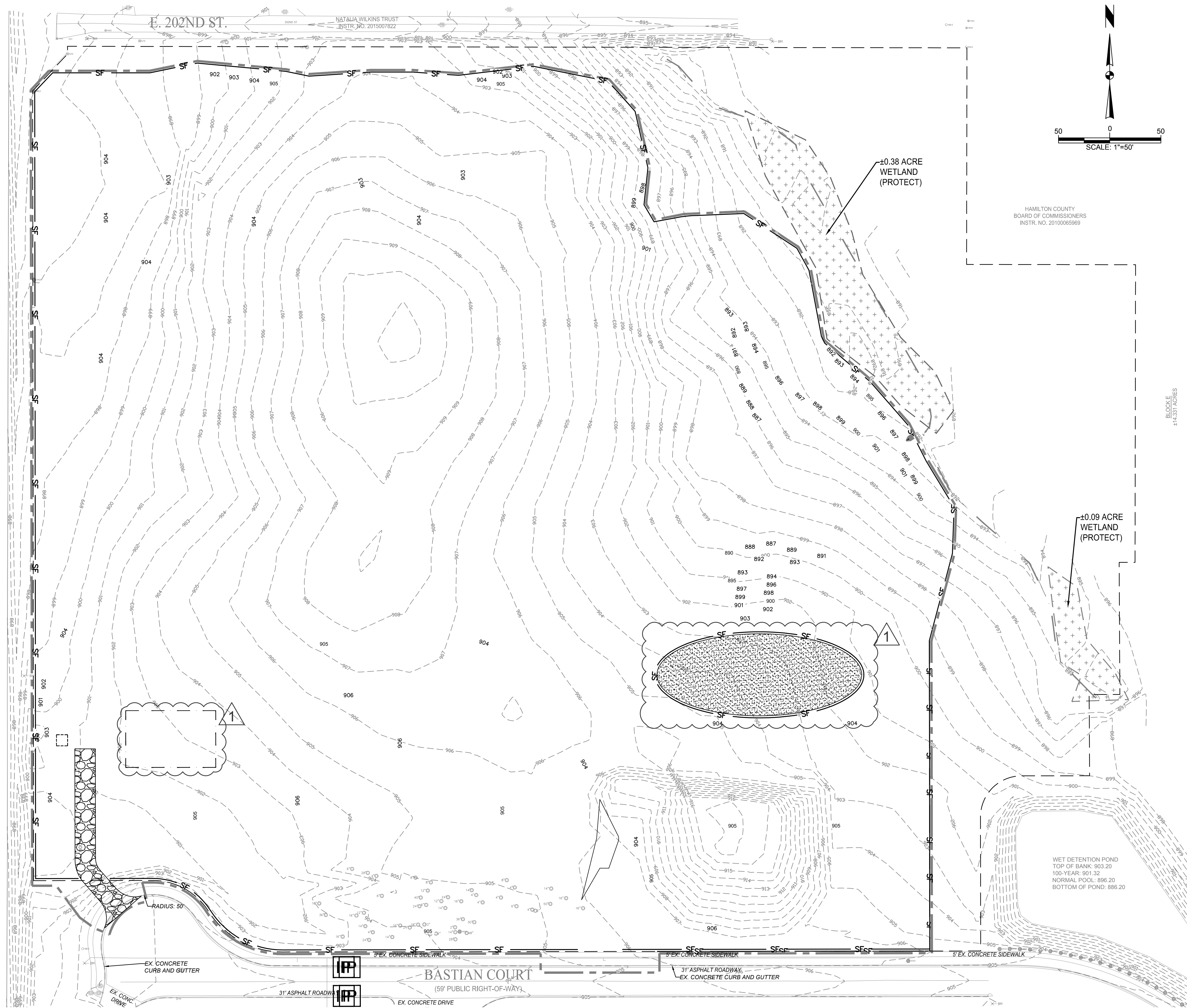
TITLE:

STORMWATER POLLUTION PREVENTION PLAN PHASE I

PROJECT NO.
19-0236.00000
SHEET 36 OF 42
DRAWING NO.
C700

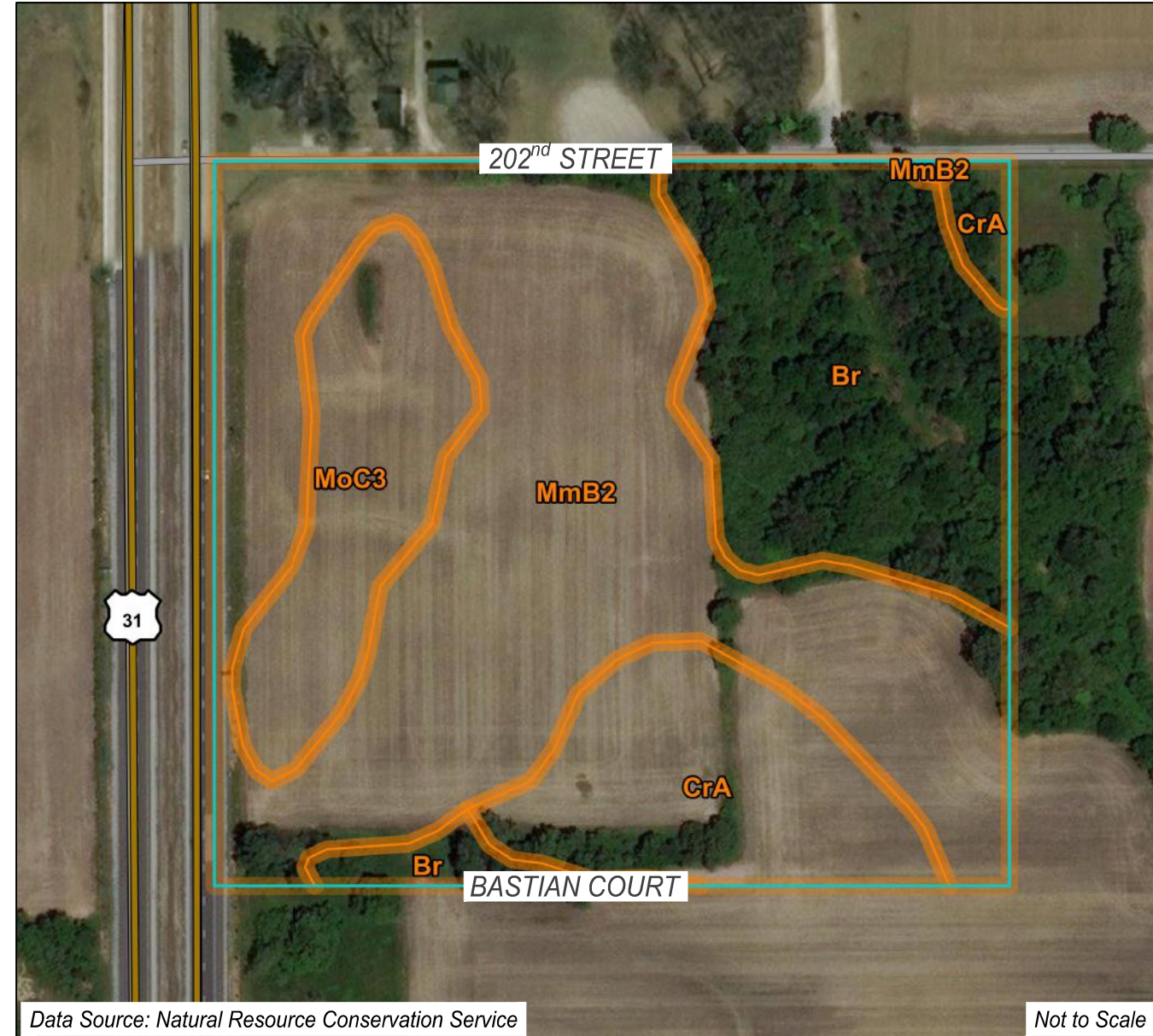
US HIGHWAY 31
(PUBLIC RIGHT-OF-WAY)

US HIGHWAY 31
(PUBLIC RIGHT-OF-WAY)



HAMILTON COUNTY
BOARD OF COMMISSIONERS
INSTR. NO. 2010065969

BLOCK E
±14.331 ACRES



Data Source: Natural Resource Conservation Service

Not to Scale

SOIL DESCRIPTIONS

Br - BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES

THIS SOIL MAP UNIT OCCURS IN BROAD DEPRESSIONS, SWALES, AND NARROW DRAINAGEWAYS ON TILL PLAINS. THIS POORLY DRAINED SOIL HAS A MODERATE PERMEABILITY AND A MODERATE SHRINK-SWELL POTENTIAL. THE SURFACE RUNOFF IS NEGLIGIBLE. ORGANIC MATTER CONTENT AND AVAILABLE WATER CAPACITY ARE BOTH HIGH. THE POTENTIAL FOR CORROSION IS HIGH FOR STEEL AND LOW FOR CONCRETE.

BROOKSTON SILTY CLAY LOAM IS LIMITED FOR SHALLOW EXCAVATIONS AND FOR USE AS EMBANKMENTS, DIKES, AND LEVEES DUE TO WETNESS. IT IS FAVORABLE FOR USE IN POND RESERVOIR AREAS. THE FEATURES AFFECTING DRAINAGE ARE FLOODING AND FROST ACTION. BROOKSTON SOILS ARE RATED AS A POOR SOURCE FOR TOPSOIL DUE TO WETNESS.

CrA - CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES

THIS SOIL MAP UNIT OCCURS ON SLIGHT RISES ON BROAD, UNDULATING TILL PLAINS. THIS SOMEWHAT POORLY DRAINED SOIL HAS A SLOW PERMEABILITY AND LOW TO MODERATE SHRINK-SWELL POTENTIAL. THE SURFACE RUNOFF IS SLOW. ORGANIC MATTER CONTENT IS MODERATE. THE AVAILABLE WATER CAPACITY IS HIGH. THE POTENTIAL FOR CORROSION IS HIGH FOR STEEL AND LOW TO MODERATE FOR CONCRETE.

CROSBY SILT LOAM IS LIMITED FOR SHALLOW EXCAVATIONS DUE TO WETNESS. IT IS ALSO LIMITED FOR USE AS EMBANKMENTS, DIKES, AND LEVEES DUE TO PIPING AND WETNESS. IT IS FAVORABLE FOR USE IN POND RESERVOIR AREAS. THE FEATURE AFFECTING DRAINAGE IS SLOW PERCOLATION. CROSBY SOILS ARE RATED AS A FAIR SOURCE FOR TOPSOIL.

MmB2 - MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

THIS SOIL MAP UNIT OCCURS ON RISES ON TILL PLAINS AND ALONG DRAINAGEWAYS AND STREAMS. THIS WELL DRAINED SOIL HAS A MODERATELY SLOW TO MODERATE PERMEABILITY AND LOW TO MODERATE SHRINK-SWELL POTENTIAL. THE SURFACE RUNOFF IS MEDIUM. ORGANIC MATTER CONTENT IS MODERATE. THE AVAILABLE WATER CAPACITY IS HIGH. THE POTENTIAL FOR CORROSION IS LOW TO MODERATE FOR BOTH STEEL AND CONCRETE.

MIAMI SILT LOAM IS SOMEWHAT LIMITED FOR SHALLOW EXCAVATIONS FOR BEING TOO CLAYEY. IT IS FAVORABLE FOR USE AS EMBANKMENTS, DIKES, AND LEVEES AND IN POND RESERVOIR AREAS. MIAMI SILT LOAM IS RATED AS A FAIR SOURCE FOR TOPSOIL.

MoC3 - MIAMI CLAY LOAM, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED

THIS SOIL MAP UNIT OCCURS ON KNOBS AND BREAKS ALONG STREAMS AND DRAINAGEWAYS ON UPLANDS. THIS WELL DRAINED SOIL HAS A MODERATELY SLOW TO MODERATE PERMEABILITY AND LOW TO MODERATE SHRINK-SWELL POTENTIAL. THE SURFACE RUNOFF IS MEDIUM. ORGANIC MATTER CONTENT IS LOW. THE AVAILABLE WATER CAPACITY IS MODERATE. THE POTENTIAL FOR CORROSION IS LOW TO MODERATE FOR BOTH STEEL AND CONCRETE.

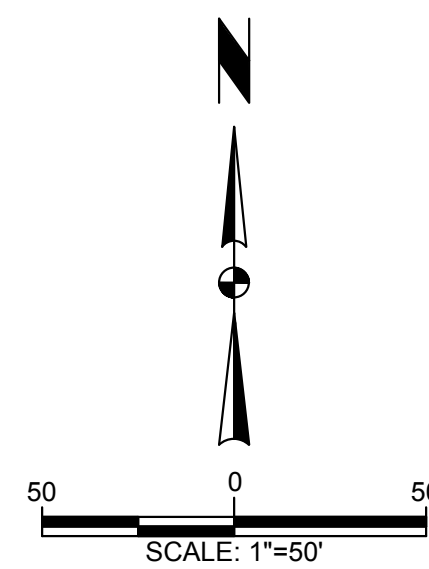
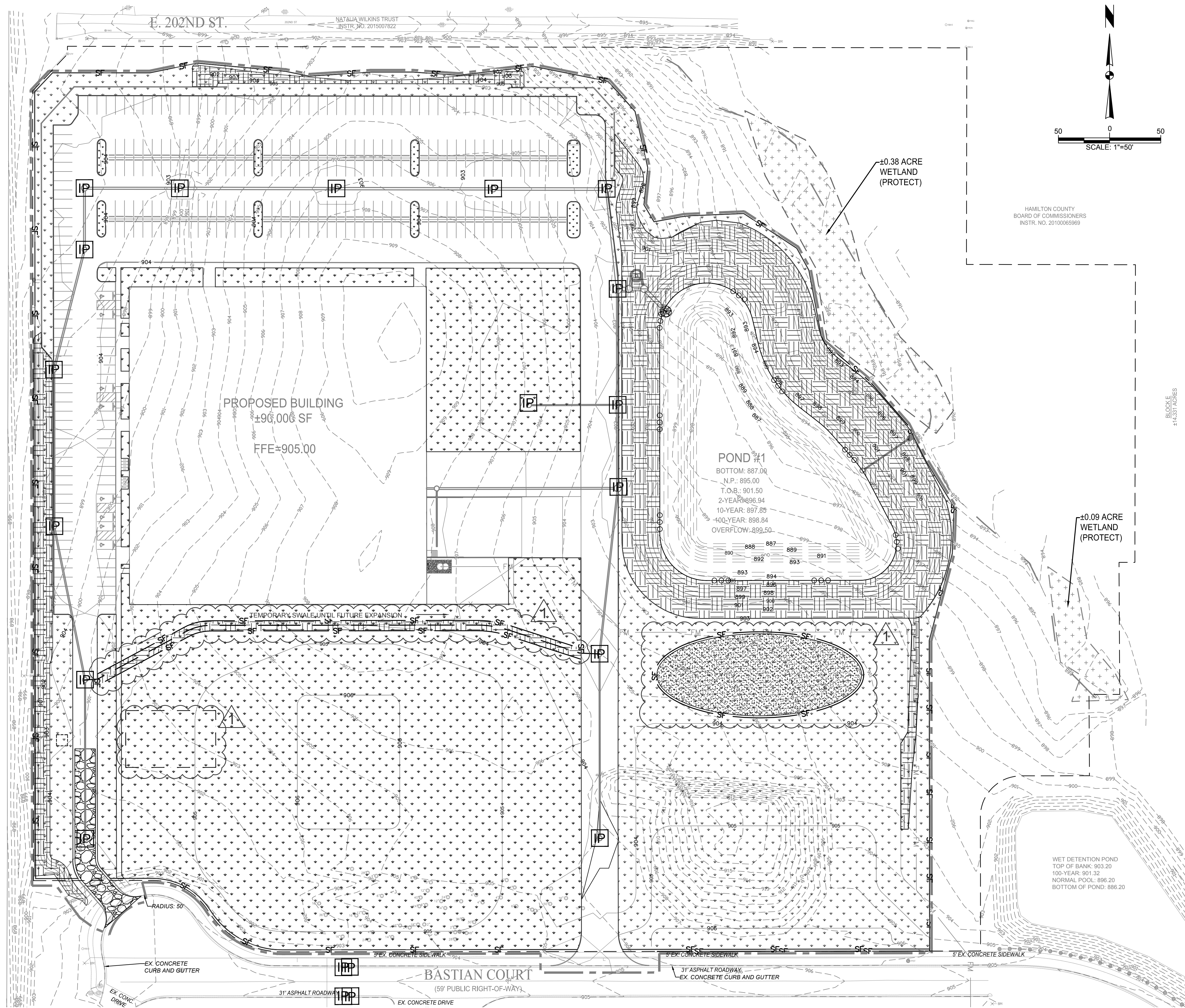
MIAMI CLAY LOAM IS SOMEWHAT LIMITED FOR SHALLOW EXCAVATIONS DUE TO SLOPE AND BEING TOO CLAYEY. IT IS FAVORABLE FOR USE AS EMBANKMENTS, DIKES, AND LEVEES. IT IS NOT FAVORABLE FOR USE IN POND RESERVOIR AREAS DUE TO SLOPE. MIAMI CLAY LOAM IS RATED AS A FAIR SOURCE FOR TOPSOIL FOR BEING TOO CLAYEY.

LEGEND

---	CONSTRUCTION LIMITS
---	SILT FENCE
[Pattern]	EROSION CONTROL MAT AND SEEDING (REFER TO LANDSCAPE PLAN FOR SEEDING DETAIL)
[Pattern]	TEMPORARY CONSTRUCTION DRIVE
[Pattern]	TURF SEED MIX
[IP]	INLET PROTECTION
[Pattern]	OUTLET PROTECTION
[Pattern]	CONCRETE WASHOUT
[Pattern]	SOIL STOCKPILE AREA (TEMPORARY SEEDING REQUIRED)
[Pattern]	STAGING AREA

US HIGHWAY 31
(PUBLIC RIGHT-OF-WAY)

US HIGHWAY 31
(PUBLIC RIGHT-OF-WAY)



HAMILTON COUNTY
BOARD OF COMMISSIONERS
INSTR. NO. 2010065969

BLOCK 1
14.331 ACRES

LEGEND

- CONSTRUCTION LIMITS
- SILT FENCE
- [Pattern] EROSION CONTROL MAT AND SEEDING
(REFER TO LANDSCAPE PLAN FOR SEEDING DETAIL)
- [Pattern] TEMPORARY CONSTRUCTION DRIVE
- [Pattern] TURF SEED MIX
- [IP] INLET PROTECTION
- [Symbol] OUTLET PROTECTION
- [Symbol] CONCRETE WASHOUT
- [Symbol] SOIL STOCKPILE AREA (TEMPORARY SEEDING REQUIRED)
- [Symbol] STAGING AREA

NOTE:

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE WESTFIELD PUBLIC WORKS DEPARTMENT INSPECTOR.

November 8, 2019
C:\Users\jburke\OneDrive\Documents\190236\00000_C700-C702 - SWPPP.dwg



CHRISTOPHER B. BURKE ENGINEERING, LLC
PNC Center, Suite 1368 South
115 West Washington Street
Indianapolis, Indiana 46204
(317) 266-8000 FAX: (317) 632-3306

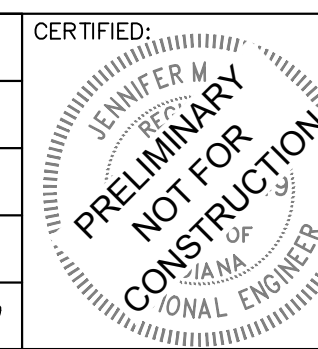
PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

NO.	DATE	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
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FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C700-C702 - SWPPP.dwg		

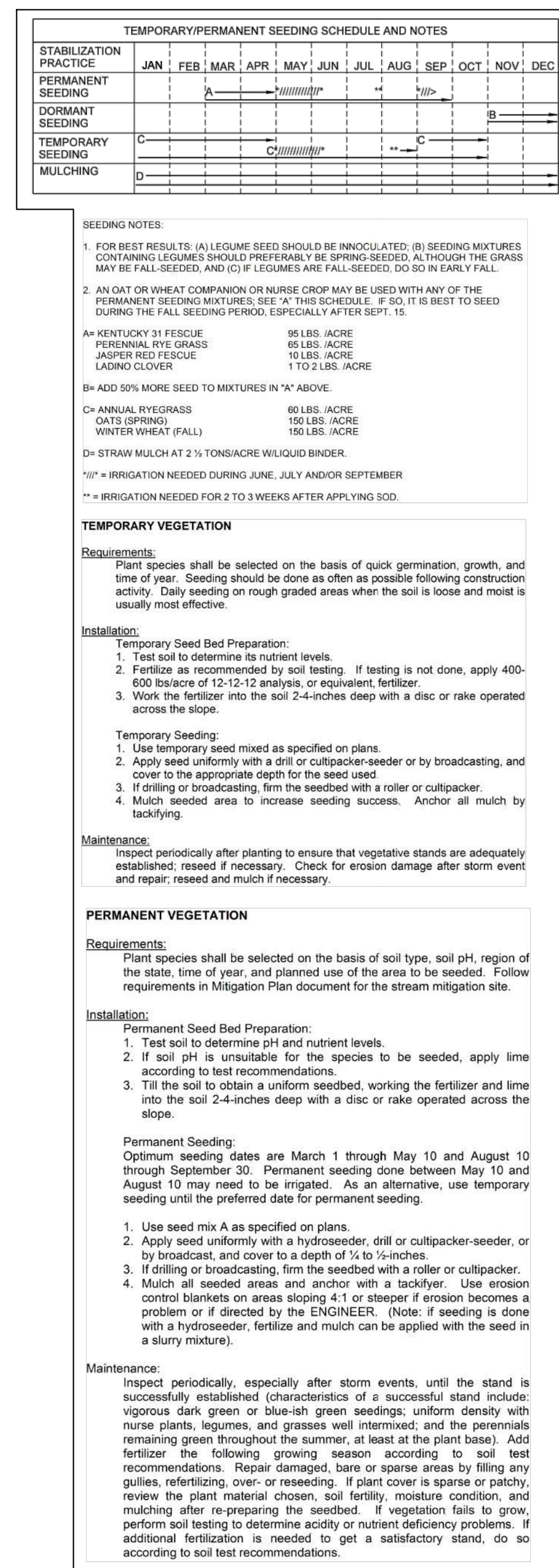
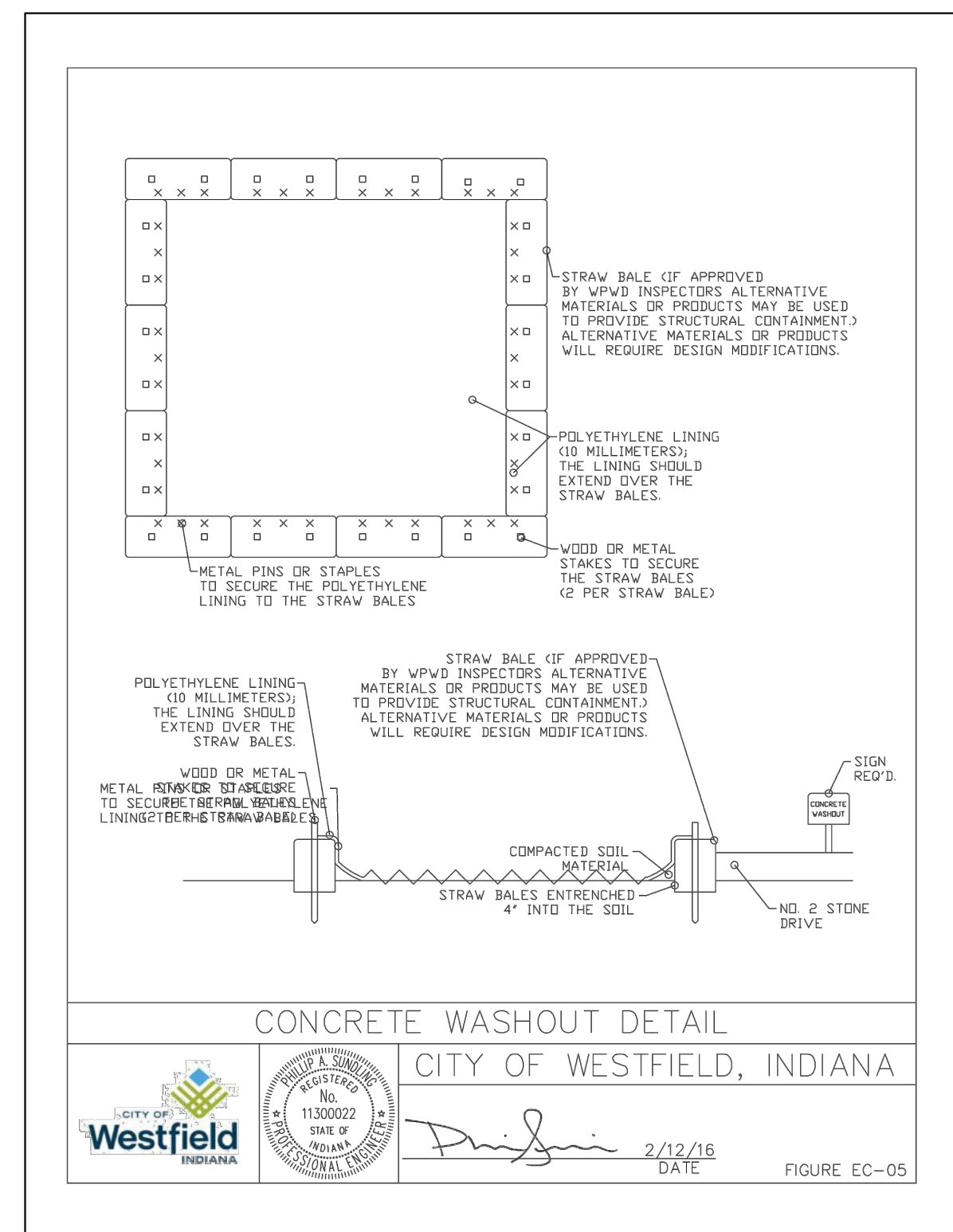
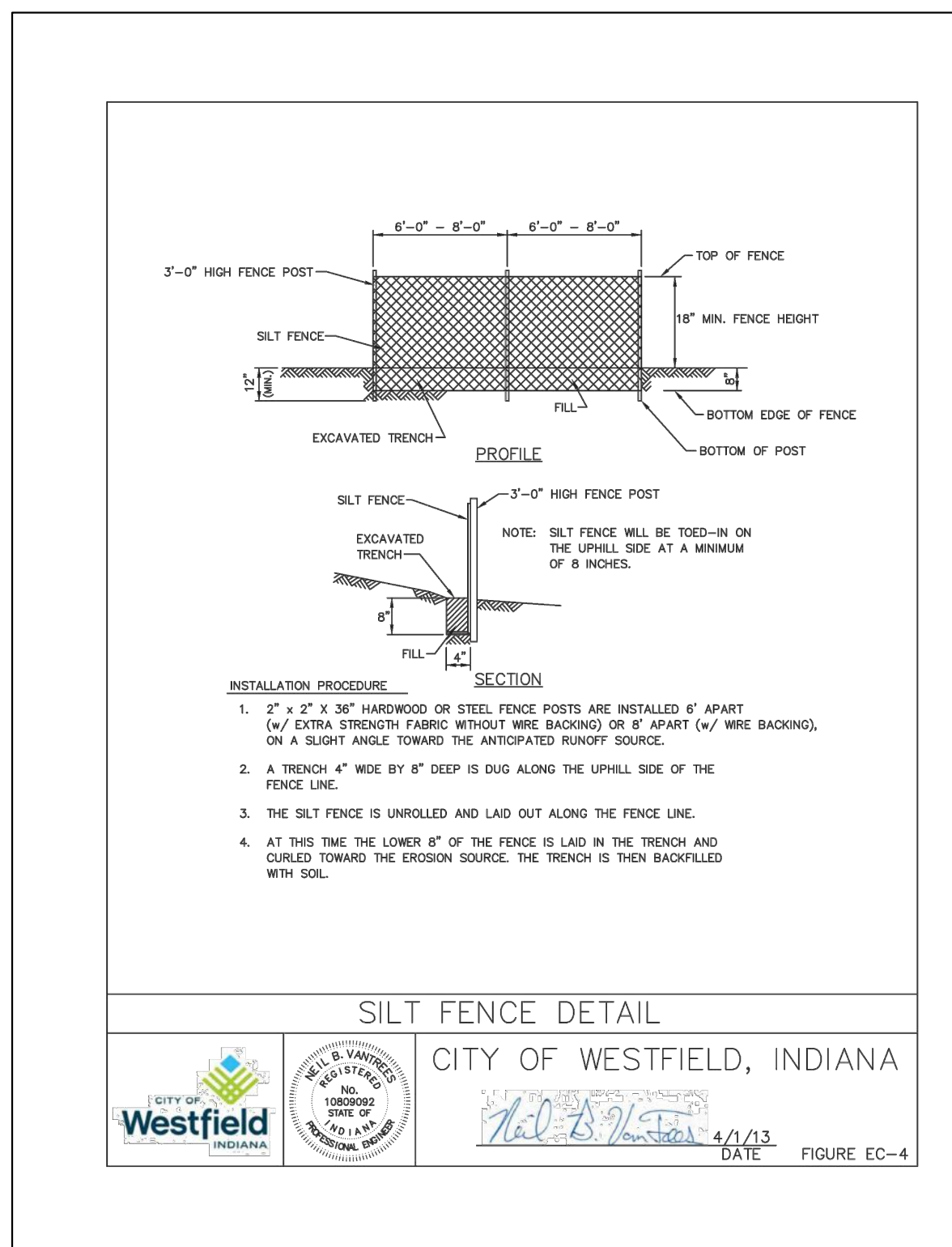
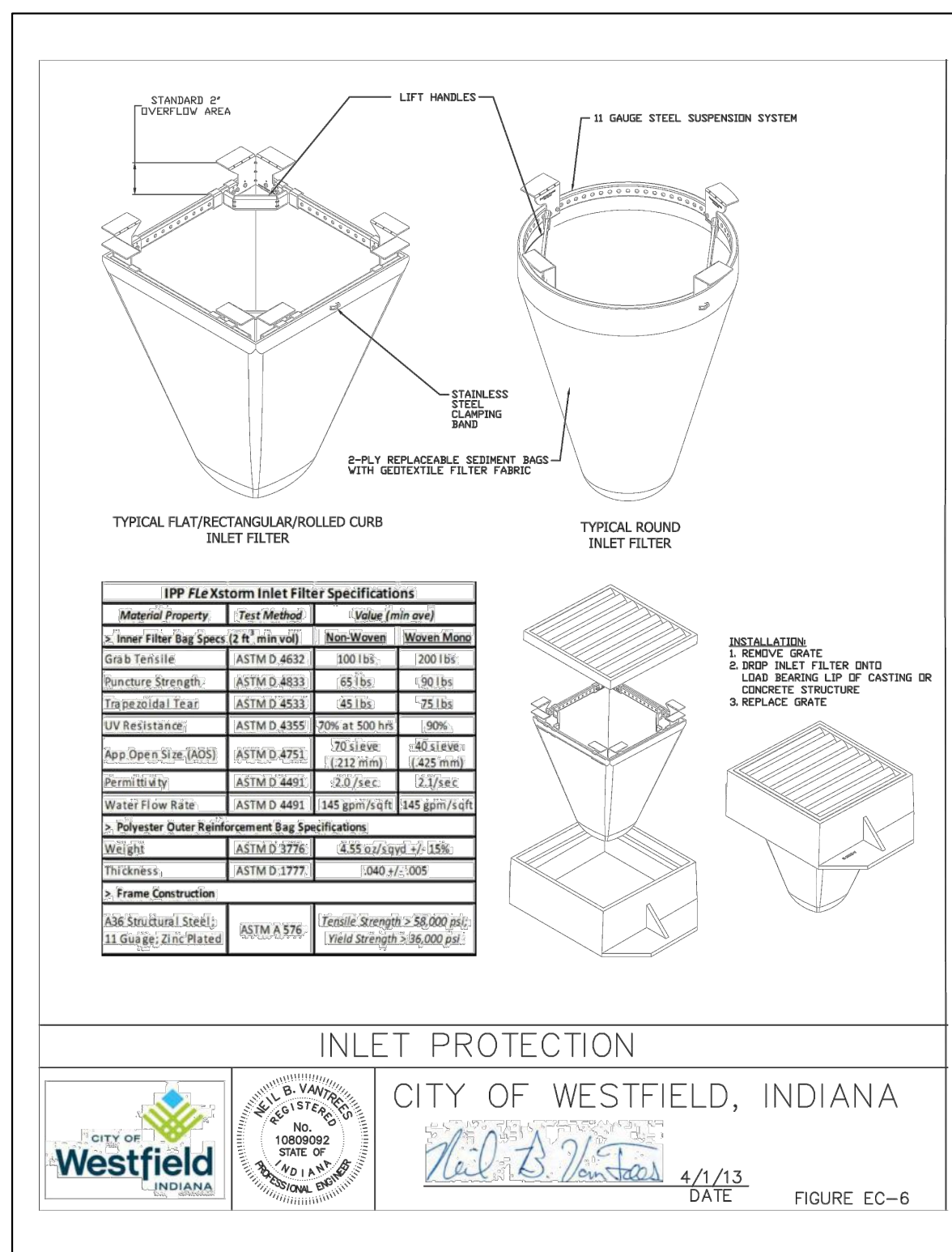
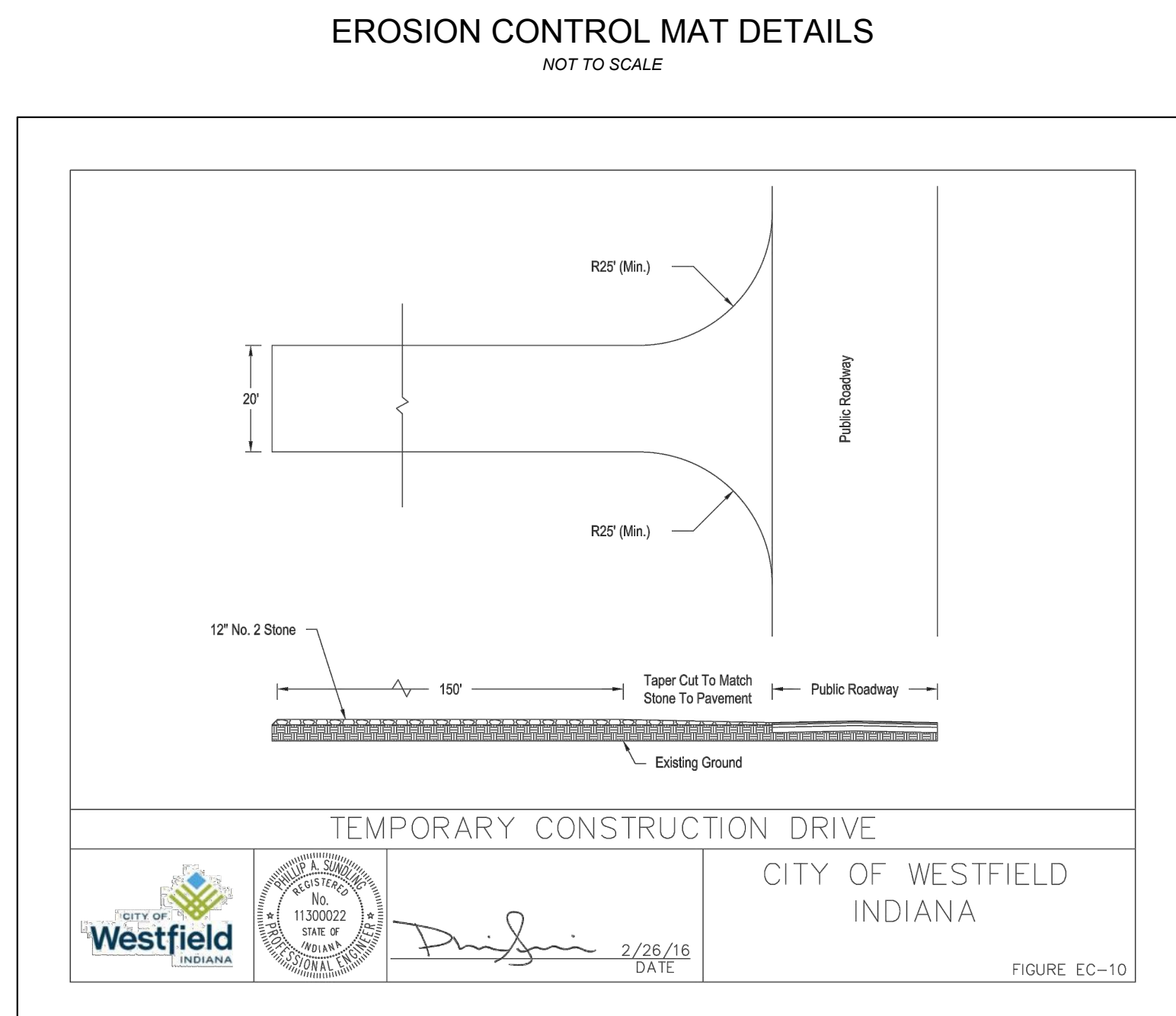
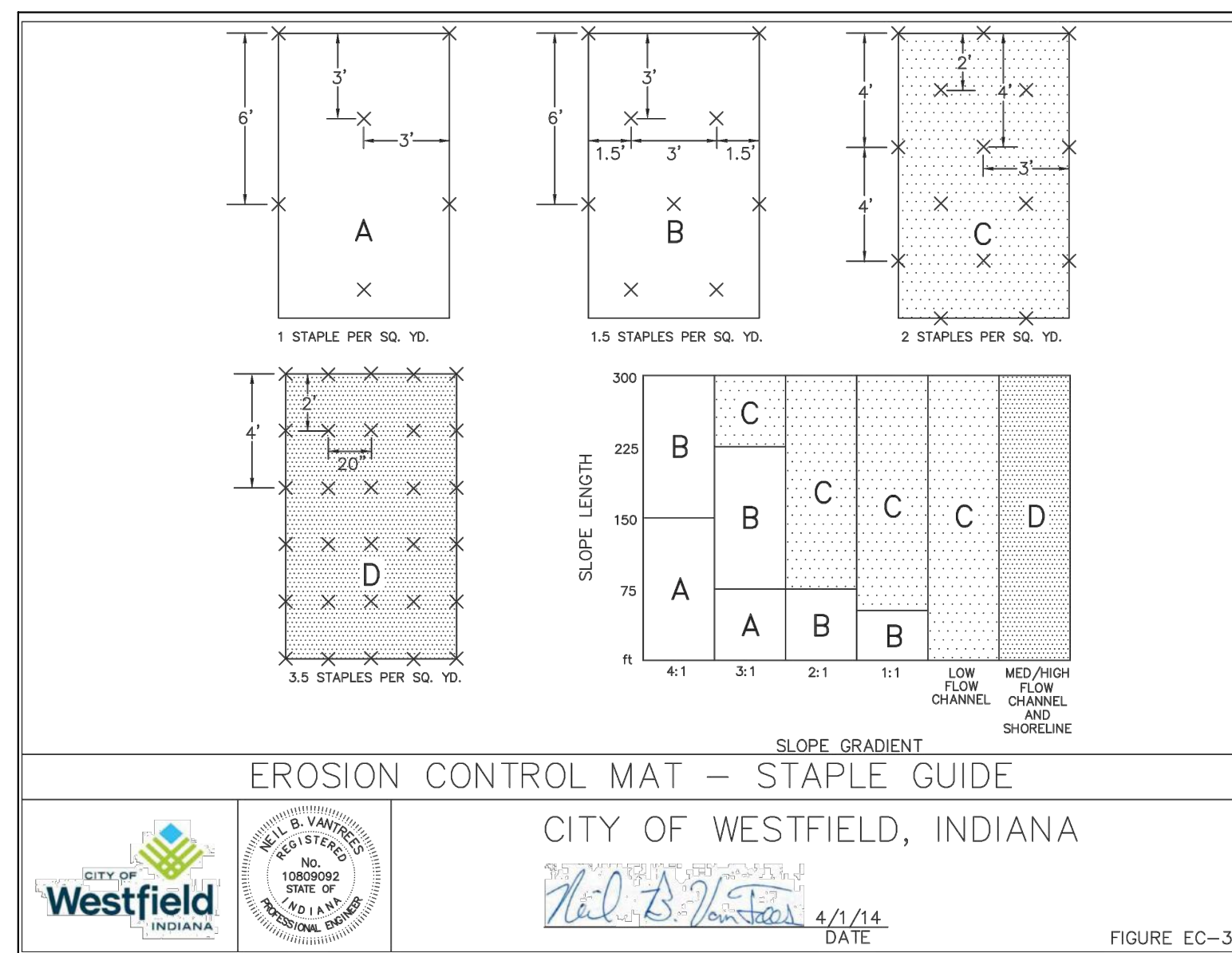
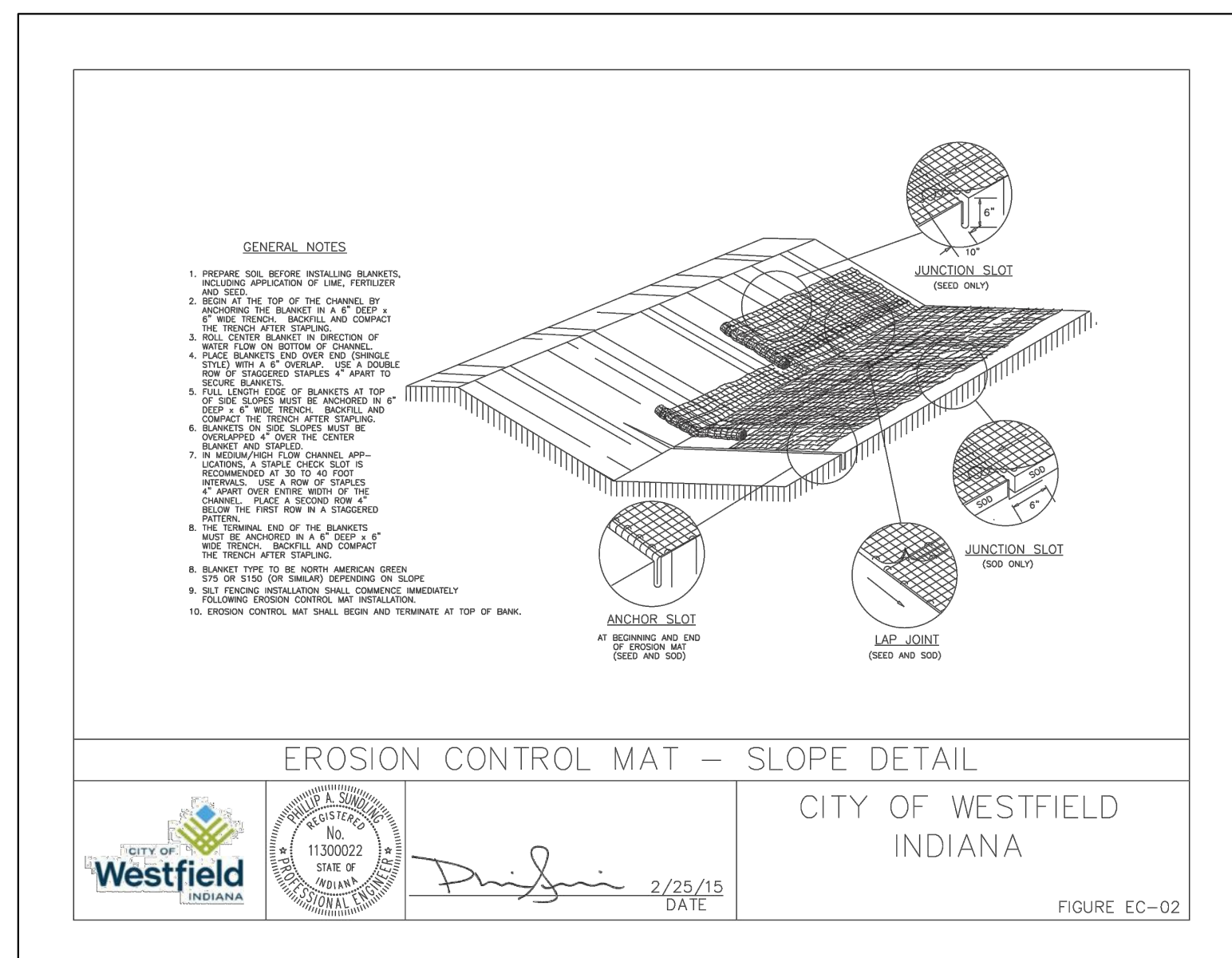
DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

STORMWATER POLLUTION
PREVENTION PLAN PHASE II

PROJECT NO.
19-0236.00000
SHEET 37 OF 42
DRAWING NO.
C701

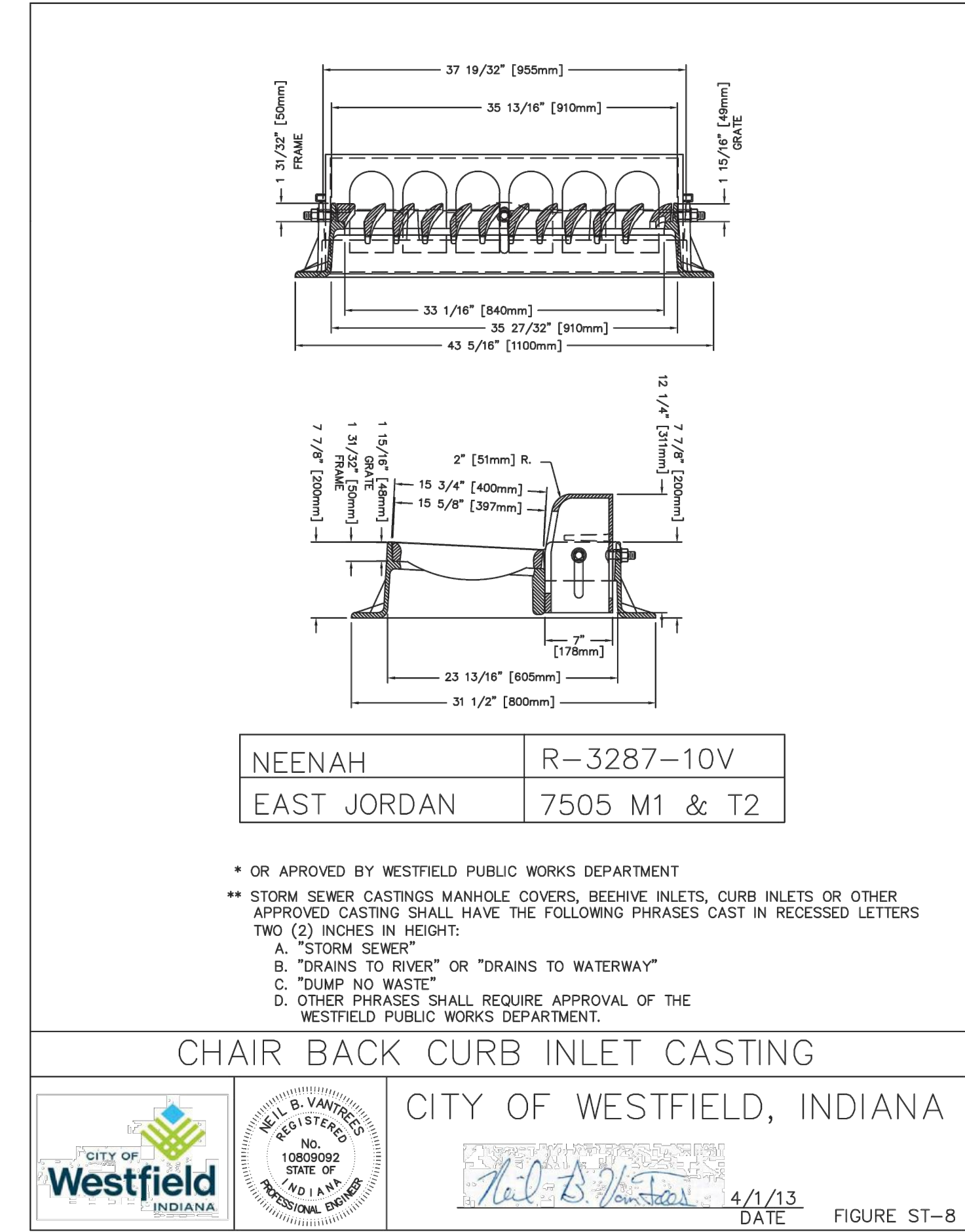
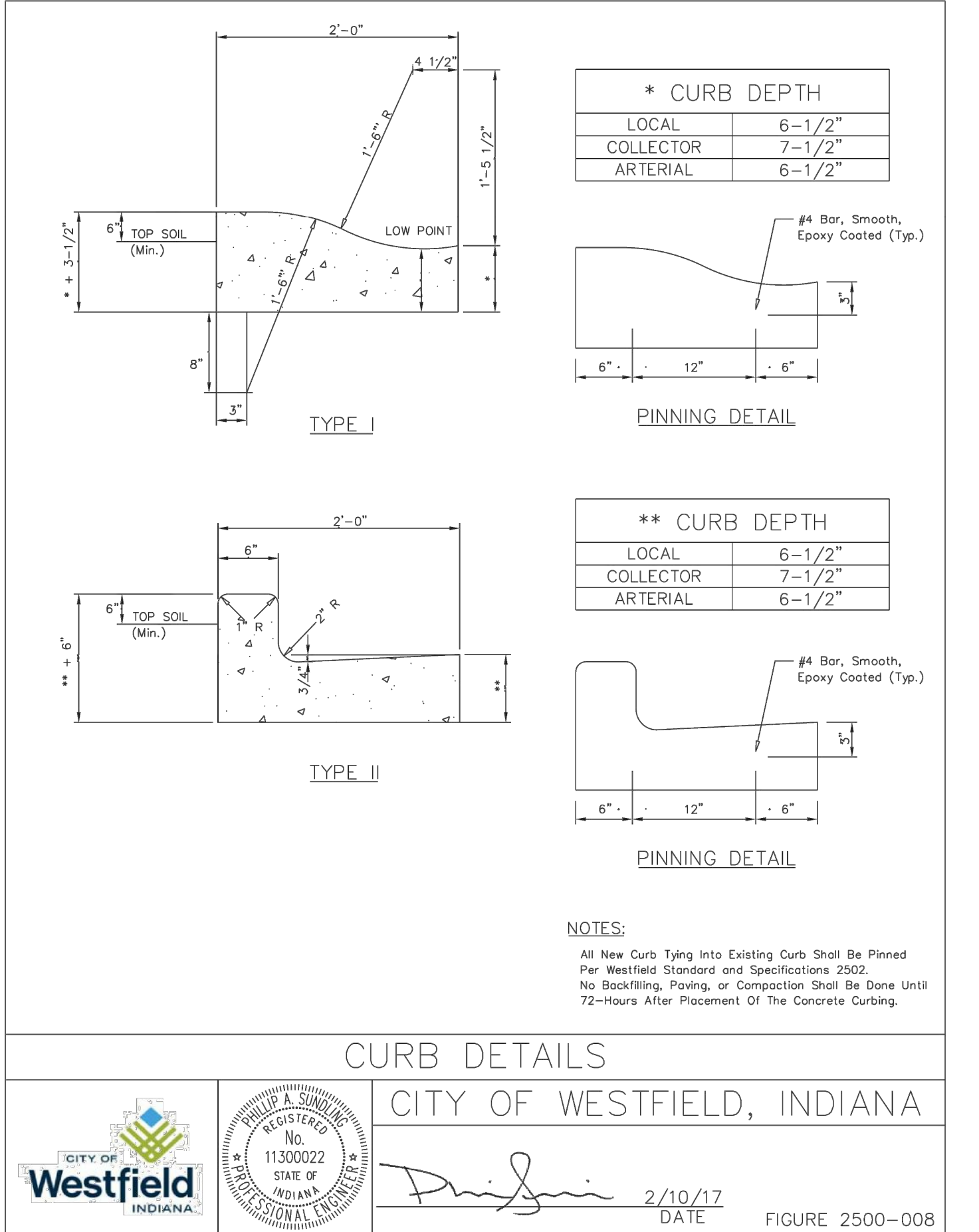
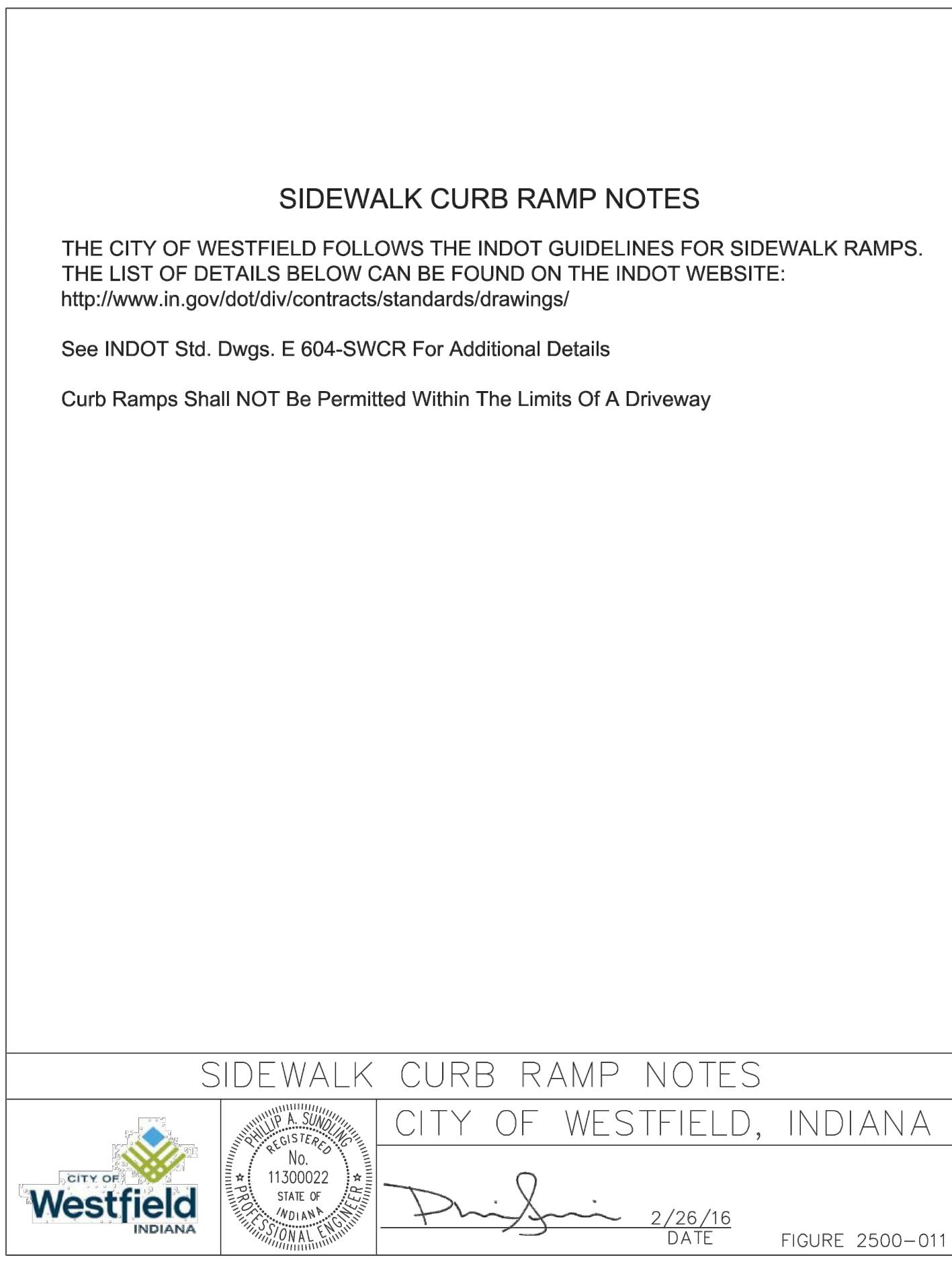
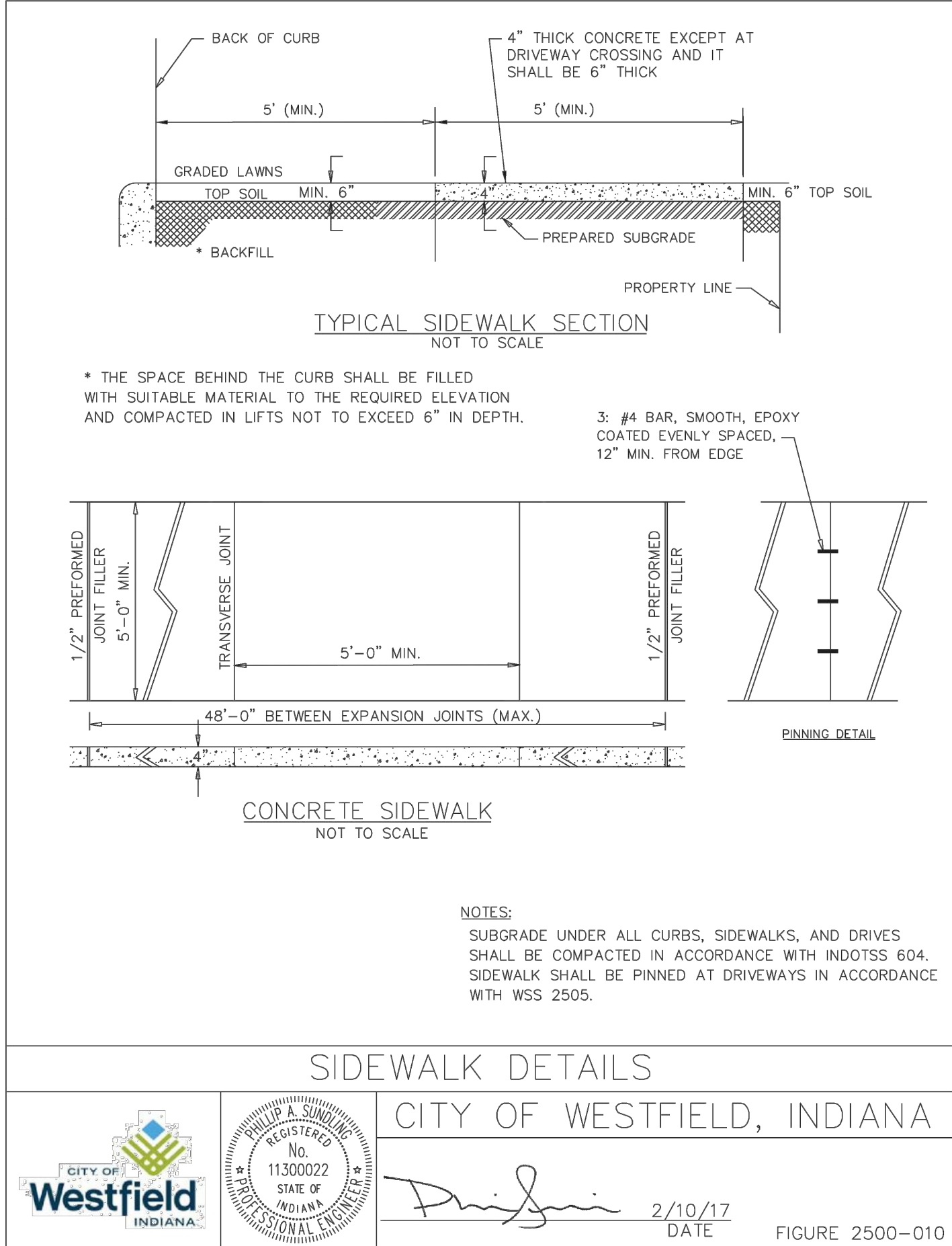
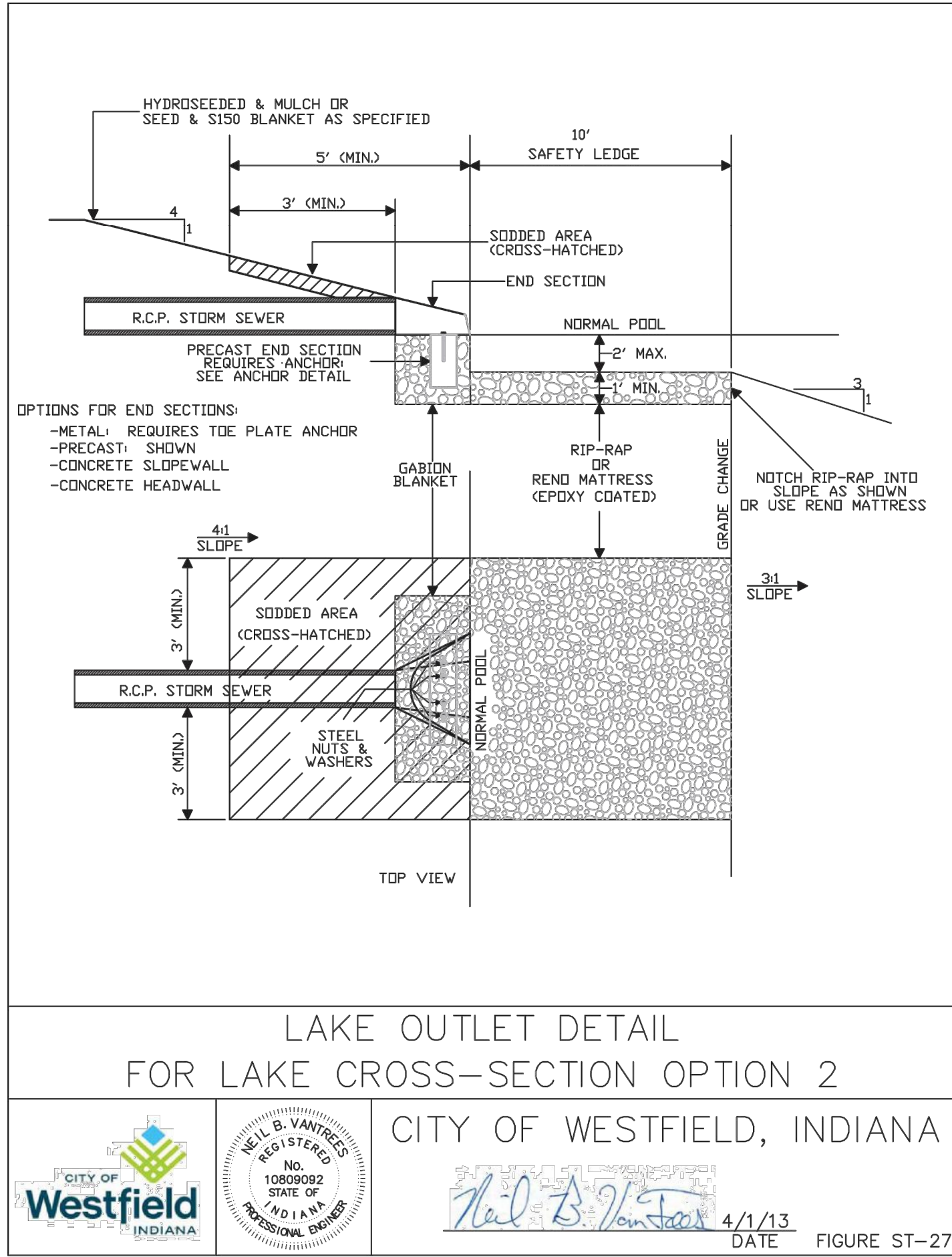
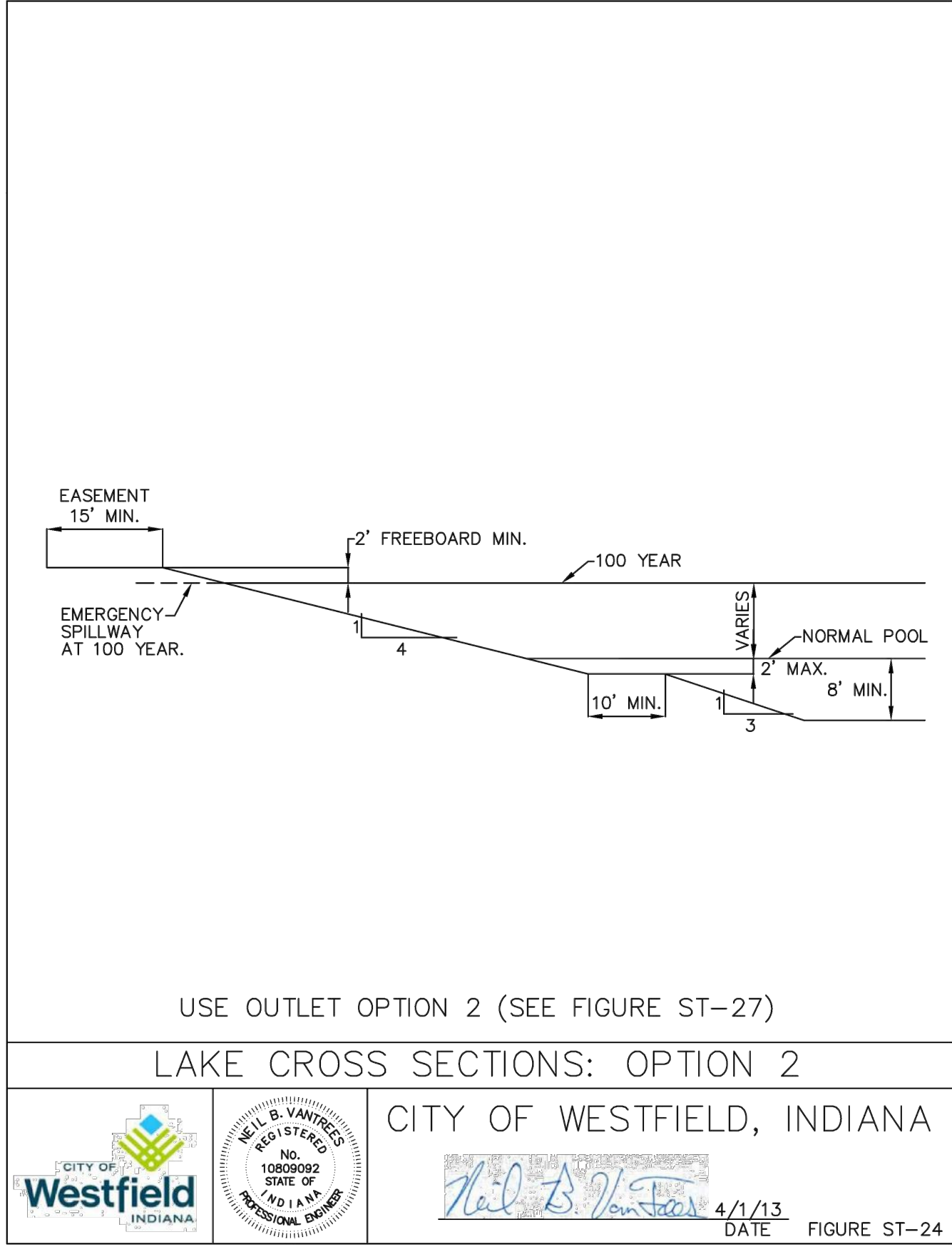


EARTHWORK SPECIFICATIONS

1. SCOPE OF WORK
- 1.A. EXTENT: THE WORK REQUIRED UNDER THIS SECTION CONSISTS OF ALL EXCAVATING, FILLING, ROUGH GRADING AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
- 1.A.1. IN GENERAL THE ITEMS OF WORK TO BE PERFORMED UNDER THIS SECTION SHALL INCLUDE CLEARING AND GRUBBING, REMOVAL OF TREES AND STUMPS (WHERE REQUIRED), PROTECTION OF TREES TO REMAIN, STRIPPING AND STORAGE OF TOPSOIL, FILL, COMPACTION AND ROUGH GRADING OF ENTIRE SITE AS INDICATED ON THE DRAWINGS.
- 1.A.2. EXCAVATED MATERIAL THAT IS SUITABLE MAY BE USED FOR FILLS. ALL UNSUITABLE MATERIALS AND ALL SURPLUS EXCAVATED MATERIAL NOT REQUIRED SHALL BE REMOVED FROM THE SITE. THE LOCATION OF DUMP AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 1.A.3. PROVIDE AND PLACE ANY ADDITIONAL FILL MATERIAL FROM OFF THE SITE AS MAY BE NECESSARY TO PRODUCE THE GRADES REQUIRED. FILL OBTAINED FROM OFF SITE SHALL BE OF KIND AND QUALITY AS SPECIFIED TO FILLS HEREIN AND THE SOURCE APPROVED BY THE ENGINEER AND OWNER.
- 1.A.4. THE CONTRACTOR SHALL ACCEPT THE SITE AS HE FINDS IT AND SHALL REMOVE ALL TRASH, RUBBISH AND DEBRIS FROM THE SITE PRIOR TO STARTING EXCAVATION.
- 1.B. WORK INCLUDED: THE FOLLOWING ITEMS OF RELATED WORK ARE SPECIFIED AND INCLUDED IN OTHER SECTIONS OF THESE SPECIFICATIONS.
- 1.B.1. EXCAVATION, GRADING AND BACKFILLING FOR UTILITY LINES.
- 1.B.2. STORM DRAINAGE SYSTEMS.
- 1.B.3. SANITARY SEWER SYSTEMS.
- 1.B.4. WATER SUPPLY SYSTEMS.
- 1.B.5. DRIVES AND PAVING.
2. BENCHMARKS
- 2.A. MAINTAIN CAREFULLY ALL BENCHMARKS, MONUMENTS AND OTHER REFERENCE POINTS, IF DISTURBED OR DESTROYED REPLACE AS DIRECTED BY ENGINEER.
3. PROTECTION OF TREES
- 3.A. GENERAL PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TOPS, TRUNKS AND ROOTS OF EXISTING TREES ON THE PROJECT SITE THAT ARE TO REMAIN. EXISTING TREES SUBJECT TO CONSTRUCTION DAMAGE SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED, DO NOT STOCKPILE WITHIN BRANCH SPREAD. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS AND COVER SCARS WITH TREE PAINT.
4. REMOVAL OF TREES
- 4.A. REMOVE ALL TREES AND STUMPS FROM AREA TO BE OCCUPIED BY ROAD AND SURFACED AREAS. REMOVAL OF TREES OUTSIDE THESE AREAS SHALL ONLY BE DONE AS NOTED ON DRAWINGS OR APPROVED BY THE OWNER.
- 4.B. ALL BRUSH, STUMPS, WOOD AND OTHER REFUSE FROM THE TREES SHALL BE REMOVED FROM SITE OR BURNED WITH PROPER PERMITS (WHERE APPLICABLE).
5. STRIPPING OF TOPSOIL
- 5.A. REMOVE TOPSOIL TO A DEPTH OF 6 INCHES (OR MORE IF REQUIRED) FROM THE AREAS TO BE OCCUPIED BY ROADS, WALKS, BUILDINGS, AND PARKING AREAS. PILE AND STORE TOPSOIL AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL, DEBRIS AND STONES.
6. SITE GRADING
- 6.A. GRADES: DO ALL CUTTING, FILLING, COMPACTING OF FILLS AND ROUGH GRADING REQUIRED TO BRING ENTIRE PROJECT AREA TO SUBGRADE AS SHOWN ON THE DRAWINGS. UNDERCUT OPEN AREAS 4 INCHES FOR TOPSOIL.
- 6.B. ROUGH GRADING: THE TOLERANCE FOR PAVED AREAS SHALL NOT EXCEED 0.10 FEET ABOVE ESTABLISHED SUBGRADE. ALL OTHER AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS THE ESTABLISHED GRADE. PROVIDE ROUNDING AT TOP AND BOTTOM OF BANKS AND OTHER BREAKS IN GRADE. ALL OPEN AREAS SHALL BE GRADED A MINIMUM OF 0.5% AND A MAXIMUM OF 3:1 SLOPE.
- 6.C. SUBGRADE SHALL BE PROFFROLLED WITH SUITABLE EQUIPMENT AND ALL SPONGY AND OTHERWISE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- 6.D. SUBGRADE FOR STREETS AND PAVED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR.
- 6.E. SEE PROJECT MANUAL AND SOILS REPORT FOR REQUIREMENTS REGARDING UNDERCUTTING AND SUBGRADE PREPARATION FOR PAVEMENT.
- 6.F. ALL FILL MATERIAL SHALL BE FORMED FROM SOIL FREE OF DELETERIOUS MATERIAL. PRIOR TO PLACEMENT OF FILL, A SAMPLE OF THE PROPOSED MATERIAL SHALL BE SUBMITTED TO THE SOILS ENGINEER FOR APPROVAL. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" IN LOOSE THICKNESS AND SHALL BE SPREAD AND COMPACTED AT THE PROPER MOISTURE CONTENT.
- 6.G. ALL FILL MATERIAL IN AREAS OUTSIDE OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED LIGHTLY WITH EACH LIFT AND PROTECTED FORM EROSION. AREAS OF BUILDING CONSTRUCTION SHALL HAVE SUITABLE FILL MATERIAL PLACED AND COMPACTED IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORT (MINIMUM 95% MODIFIED PROCTOR).
7. DISPOSITION OF UTILITIES
- 7.A. RULES AND REGULATIONS GOVERNING THE RESPECTIVE UTILITIES SHALL BE OBSERVED IN EXECUTING ALL WORK UNDER THIS SECTION.
- 7.B. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF THE WORK. IT SHALL ALSO BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNERS OR THE ENGINEERS OF ANY CHANGES, ERRORS OR OMISSIONS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMES.
- 7.C. WHERE ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE ADVISED BEFORE WORK IS CONTINUED.
- 7.D. INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REPORTED TO THE ENGINEER. THEY SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE ENGINEER.
8. SEEDING PREPARATION
- 8.A. SOLVE ANY SURFACE OR SUBSURFACE DRAINAGE PROBLEMS AND CONSTRUCT PERMANENT EROSION CONTROL STRUCTURES.
- 8.B. REMOVE ALL ROCKS, ROOTS OR OTHER MATERIALS THAT MAY INTERFERE WITH SEEDBED PREPARATION.
- 8.C. PERFORM THE MAJOR FILLING SHAPING AND SMOOTHING OF GULLED OR SEVERELY ERODED AREAS.

UTILITY SPECIFICATIONS REFERENCE TABLE

TITLE DESCRIPTION	SOURCE DESCRIPTION
SECTION 00300 GENERAL REQUIREMENTS	CITY OF WESTFIELD
SECTION 02222 UTILITY CONSTRUCTION	CITY OF WESTFIELD
SECTION 02500 PAVING AND SURFACING	CITY OF WESTFIELD
SECTION 03400 STORM SEWERS AND CULVERTS	CITY OF WESTFIELD
SECTION 03500 INSTALLATION OF STORMWATER FACILITIES	CITY OF WESTFIELD
CHAPTER 300 MATERIALS	CITIZENS ENERGY GROUP
CHAPTER 400 INSTALLATION	CITIZENS ENERGY GROUP
CHAPTER 600 TESTING	CITIZENS ENERGY GROUP
SECTION 8.0 MATERIAL REQUIREMENTS FOR SERVICE LINES	CITIZENS ENERGY GROUP
SECTION 9.0 INSTALLATION REQUIREMENTS FOR WATER MAINS AND SERVICE LINES	CITIZENS ENERGY GROUP
APPENDIX E CONSTRUCTION TESTING METHODS	CITIZENS ENERGY GROUP



CHRISTOPHER B. BURKE ENGINEERING, LLC
PNC Center, Suite 1368 South
115 West Washington Street
Indianapolis, Indiana 46204
(317) 266-8000 FAX: (317) 632-3306

PROJECT:

PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

1	11/7	TAC COMMENTS - OCT 4TH SUBMITTAL	ATM
NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C800 - SPEC - Site specs.dwg		

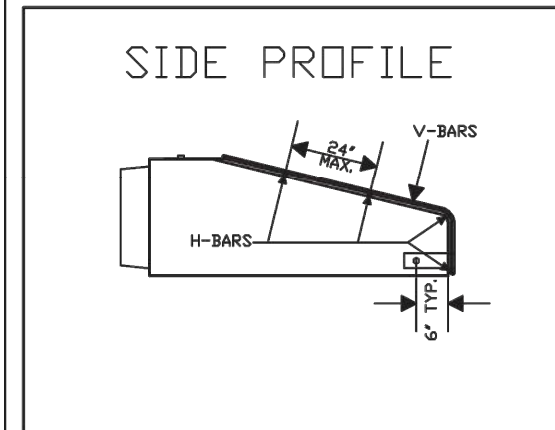
DSGN.	ATM
DWN.	ARP
CHKD.	JML
SCALE:	AS NOTED
DATE:	11/8/2019



TITLE:

SPECIFICATIONS
AND DETAILS

PROJECT NO.
19-0236.00000
SHEET 40 OF 42
DRAWING NO.
C800



Apron Size	V-bar Size	No. of H-bars	H-bar Size	Bolt Dia.	"A" Dim.
Inches	Inches	Req'd	Inches	Inches	Inches
18	1/2	3	5/8	1/2	5
24	5/8	4	3/4	1/2	7
30	5/8	4	3/4	1/2	7 1/2
36	3/4	4	1	1/2	10 1/2
42	3/4	4	1	3/4	11
48	3/4	4	1 1/2 pipe	3/4	12
54	3/4	4	1 1/2 pipe	3/4	12
60	3/4	5	1 1/2 pipe	3/4	14
72	3/4	5	1 1/2 pipe	3/4	14
84	3/4	6	1 1/2 pipe	3/4	15

Round pipe aprons	12	15	18	21	24	27	30	36	42	48	54	60	66	72	84	90
Size	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2
No. of H-bars	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
H-bar Size	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8
Bolt Dia.	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2
"A" Dim.	4	4 1/2	4 1/2	5	5	5 1/2	5 1/2	8	8	8	8	8	8	9	10	14

- NOTES:
1. BARS & PLATES ARE HOT-ROLLED STEEL.
 2. BARS, PLATES, & PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
 3. BOLTS ARE GALVANIZED
 4. NO REBAR THROUGH PIPES WILL BE ALLOWED
 5. DEBRIS GUARD SHALL BE REMOVABLE

DEBRIS GUARD

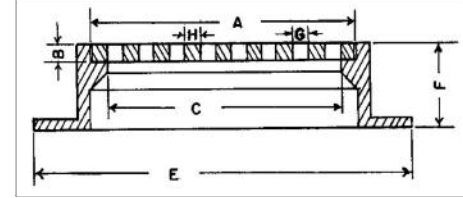
CITY OF WESTFIELD, INDIANA

4/1/13 DATE
FIGURE ST-29

R-3404 to R-3405 Series Gutter Inlet Frame, Grate

Heavy Duty

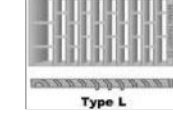
CATALOG NUMBER	GRATE TYPE	SO. FT. PER SET	WEIR PERIMETER LINEAL FEET
R-3404	H	14	72
R-3405	H	14	72
R-3405-A	H	13	60
R-3405-B	H	13	60
R-3405-C	L	14	80
R-3405-D	H	33	19
R-3405-E	H	33	19



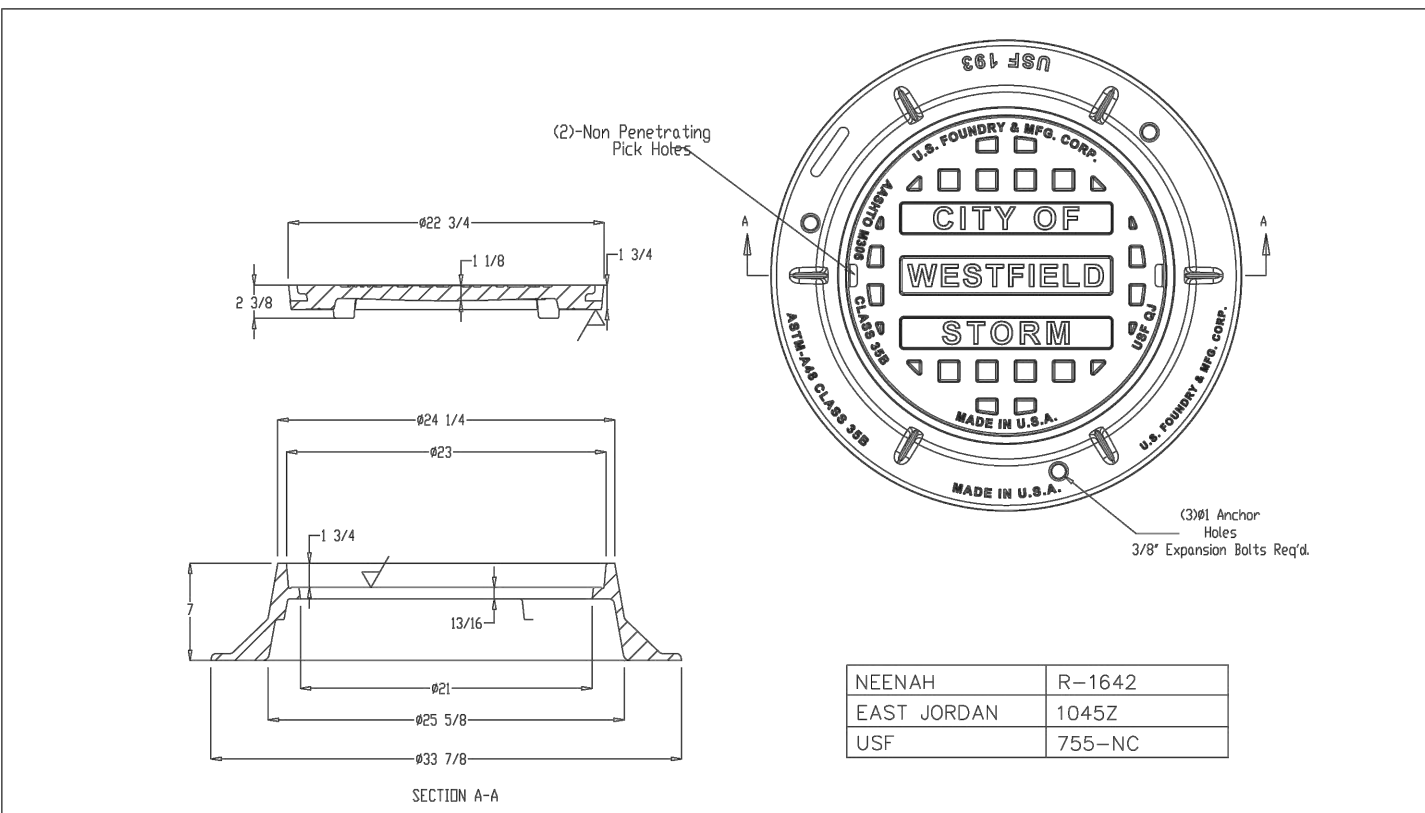
Catalog No.	A	B	C	E	F	G	H
R-3404	21 1/2 x 21 1/2	1 1/2	20 1/8 x 20 1/8	30 5/8 x 30 5/8	5 1/8	2 x 2	15 1/8
R-3405	23 5/8 x 23 5/8	1 1/2	22 x 22	32 3/4 x 32 3/4	6	2 1/8 x 2 1/8	1
R-3405-A	23 7/8 x 23 7/8	2	22 x 22	32 1/8 x 32 1/8	6 1/8	2 1/4 x 2 1/4	1 7/16
R-3405-B	23 7/8 x 23 7/8	2	22 x 22	32 1/8 x 32 1/8	6 1/8	2 1/4 x 2 1/4	1 7/16
R-3405-C	29 3/4 x 29 3/4	1 7/16	28 1/2 x 28 1/2	34 3/4 x 38	6	3 3/4 x 3 3/4	1 1/16
R-3405-D	29 3/4 x 29 3/4	1 7/16	28 1/2 x 28 1/2	38 x 38	6	3 3/4 x 3 3/4	1 1/16

** Also available grate Type L.

+ Same as R-3405-D except base flange on 3 sides only.

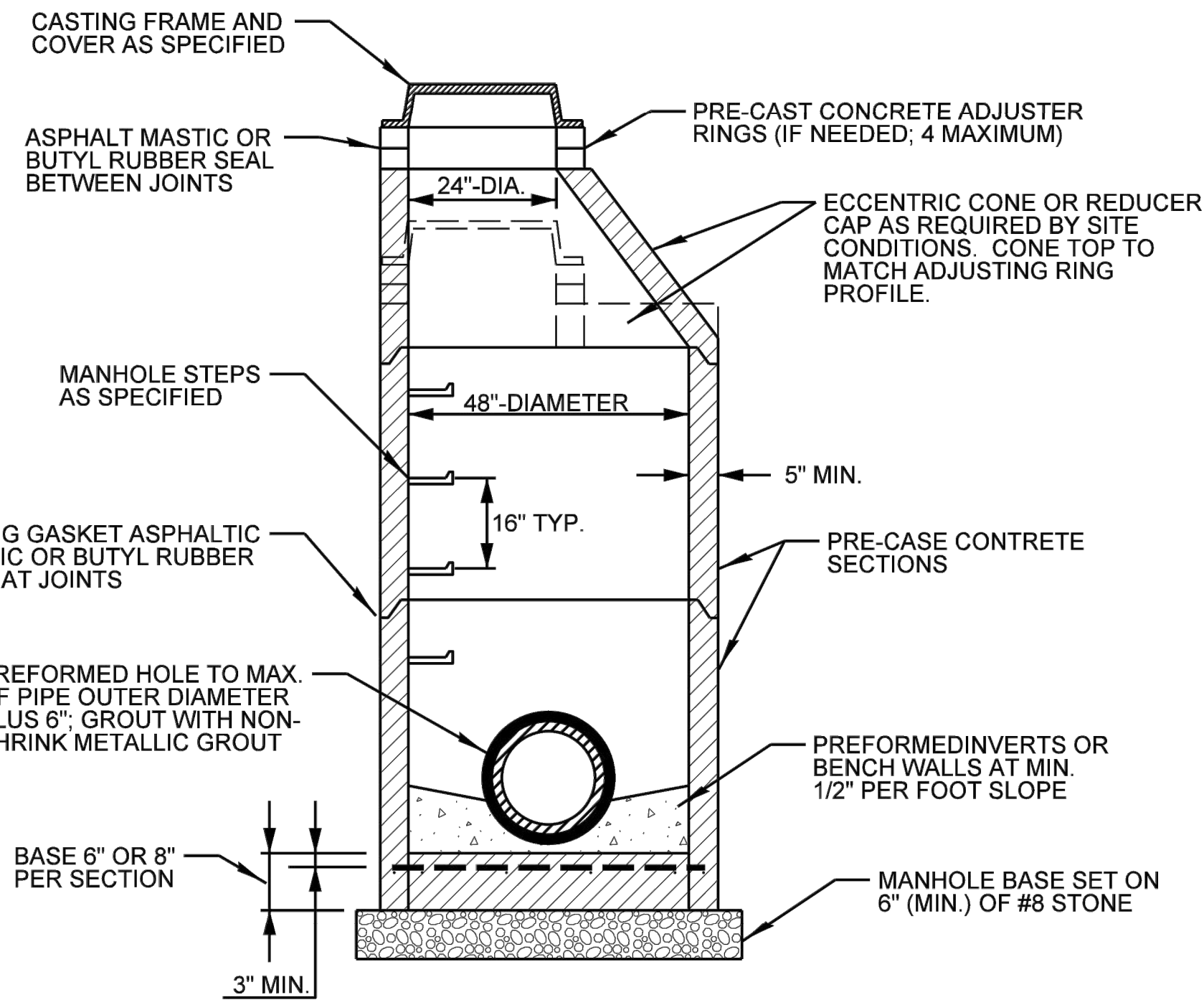


STORM INLET CASTING NOT TO SCALE



MANHOLE SOLID LID CASTING DETAIL

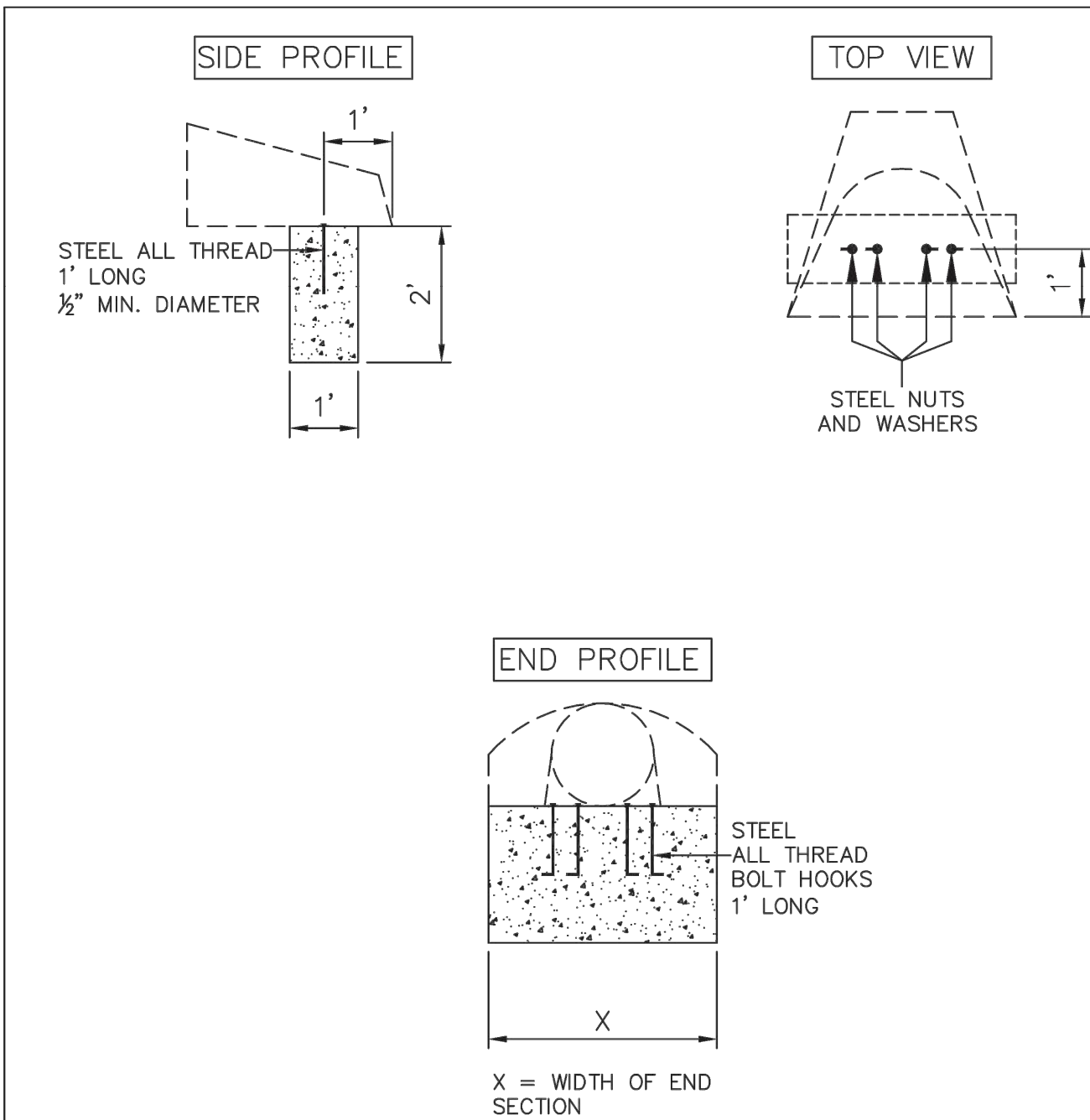
CITY OF WESTFIELD, INDIANA
2/26/16 DATE
FIGURE ST-07



NOTE: MANHOLE SHALL CONFORM TO ASTM C478.

STANDARD STORM MANHOLE

NOT TO SCALE
DETAIL SOURCE: CITY OF INDIANAPOLIS

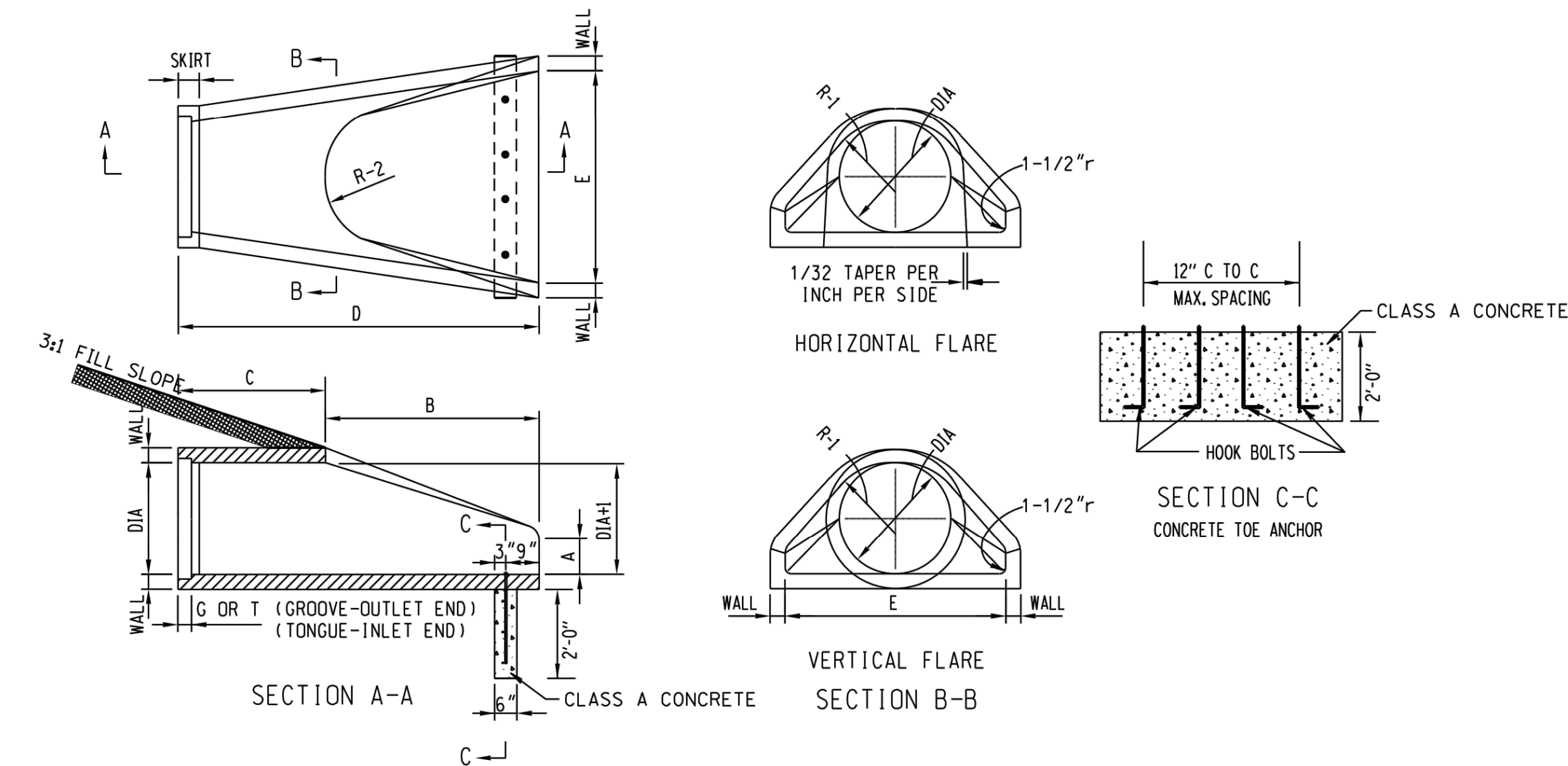


ALLTHREAD SPACING TO BE TWO PER FOOT
EX: 12" END SECTION = 2 ALLTHREAD
24" END SECTION = 4 ALLTHREAD

ANCHOR FOR CONCRETE END SECTIONS

CITY OF WESTFIELD, INDIANA

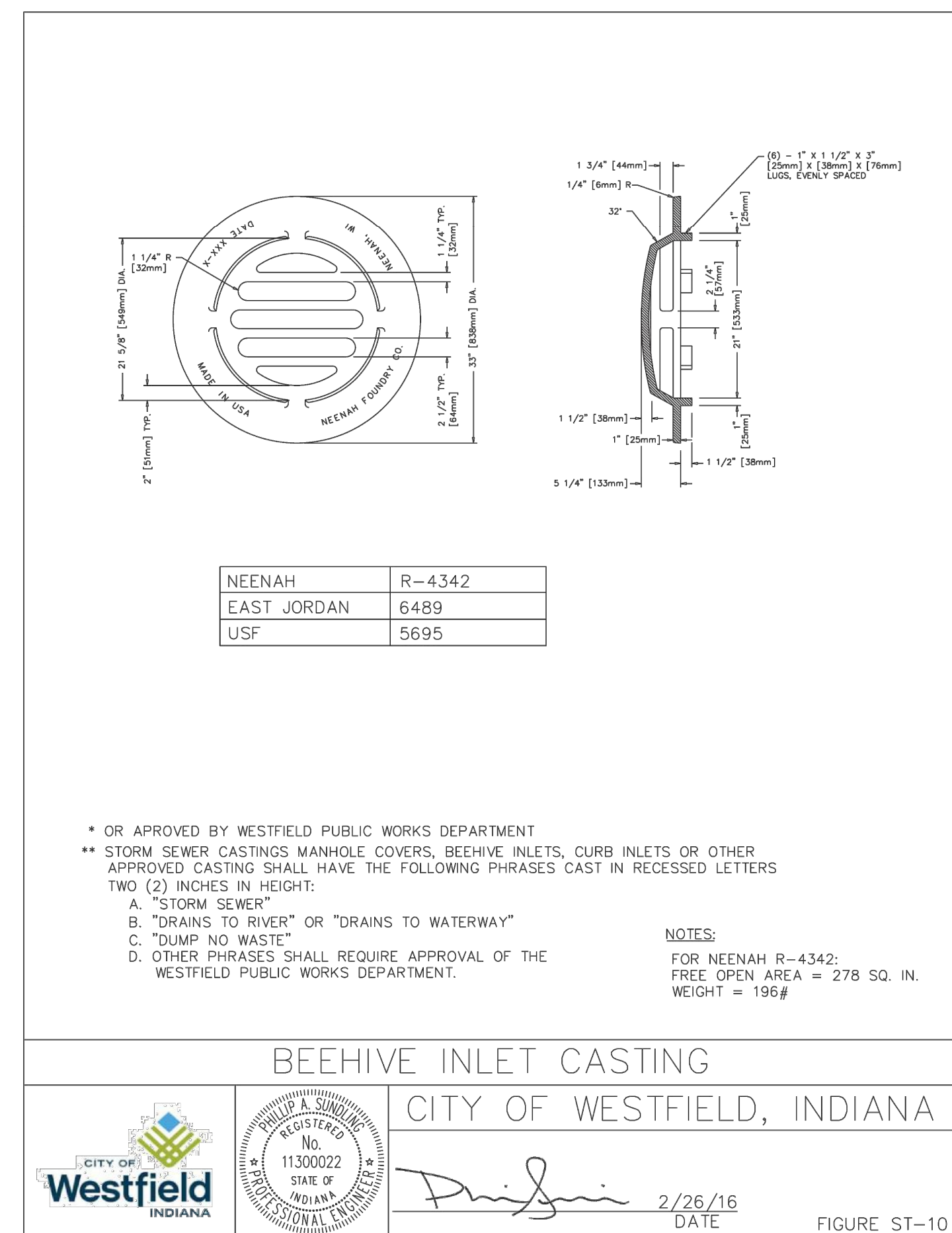
4/1/13 DATE
FIGURE ST-30



DIA.	WALL	G or T	WT.	SEC	A	B	C	D	E	DIA+1	R-1	R-2	SKIRT
12	2	1 1/2	530	4	24	48 7/8	72 7/8	24	13	10 1/16	9	3 1/2	
15	2 1/4	2	740	6	27	46	73	30	16	12 1/2	11	3 1/2	
18	2 1/2	2 1/2	990	9	27	46	73	36	19	15 1/2	12	4	
24	3	2 1/2	1520	9 1/2	43 1/2	30	73 1/2	48	25	16 11/16	14	4 1/2	
36	4	3 1/2	4100	15	63	34 3/4	97 3/4	72	37	24 1/16	20	5 1/2	

NOTES: 1. MANUFACTURE OF END SECTION SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.

PRECAST CONCRETE END SECTION DETAIL N.T.S.



NEENAH	R-4342
EAST JORDAN	6489
USF	5695

- * OR APPROVED BY WESTFIELD PUBLIC WORKS DEPARTMENT
** STORM SEWER CASTINGS MANHOLE COVERS, BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT:
A. "STORM SEWER"
B. "DRAINS TO RIVER" OR "DRAINS TO WATERWAY"
C. "DUMP NO WASTE"
D. OTHER PHRASES SHALL REQUIRE APPROVAL OF THE WESTFIELD PUBLIC WORKS DEPARTMENT.

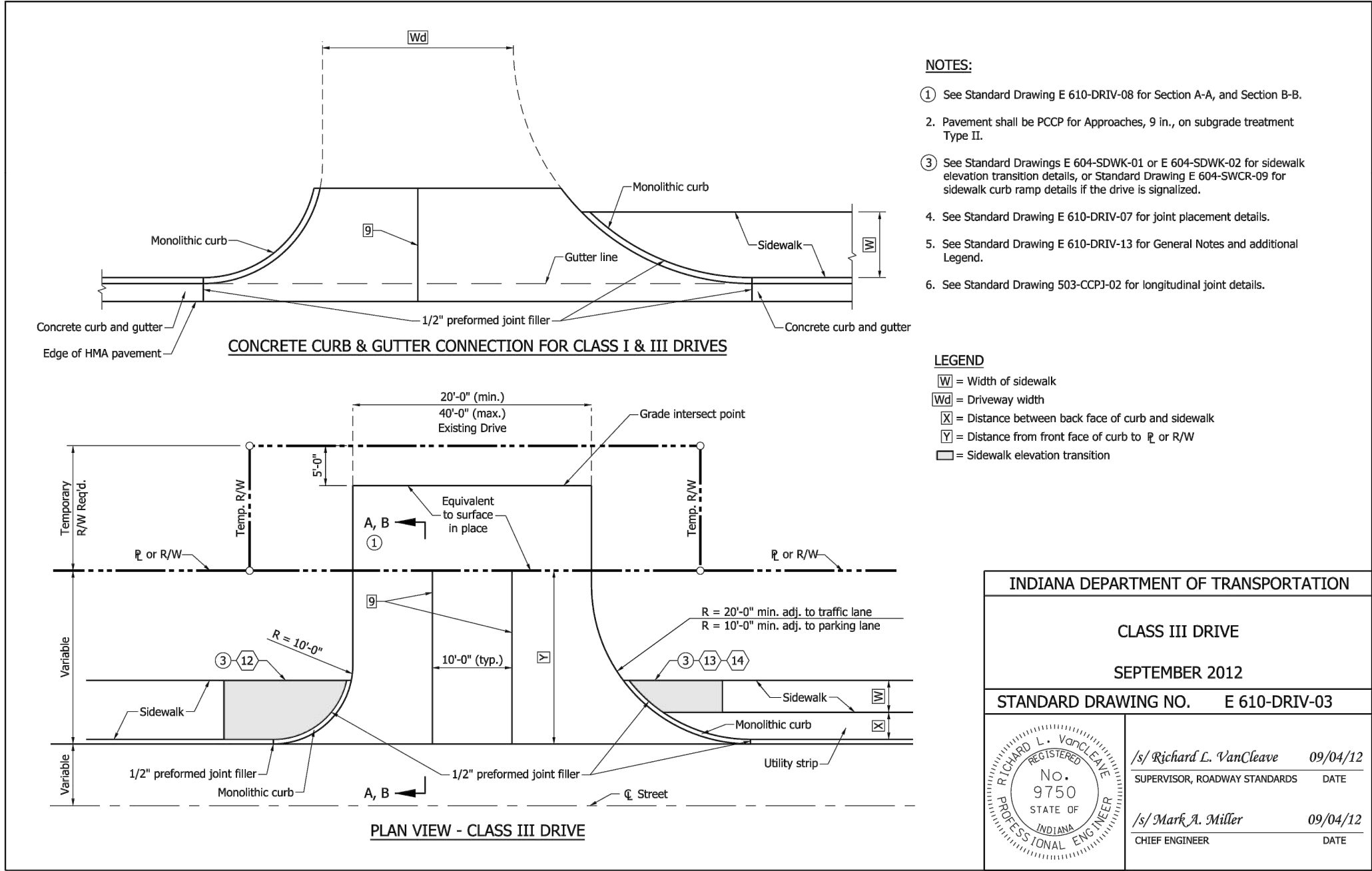
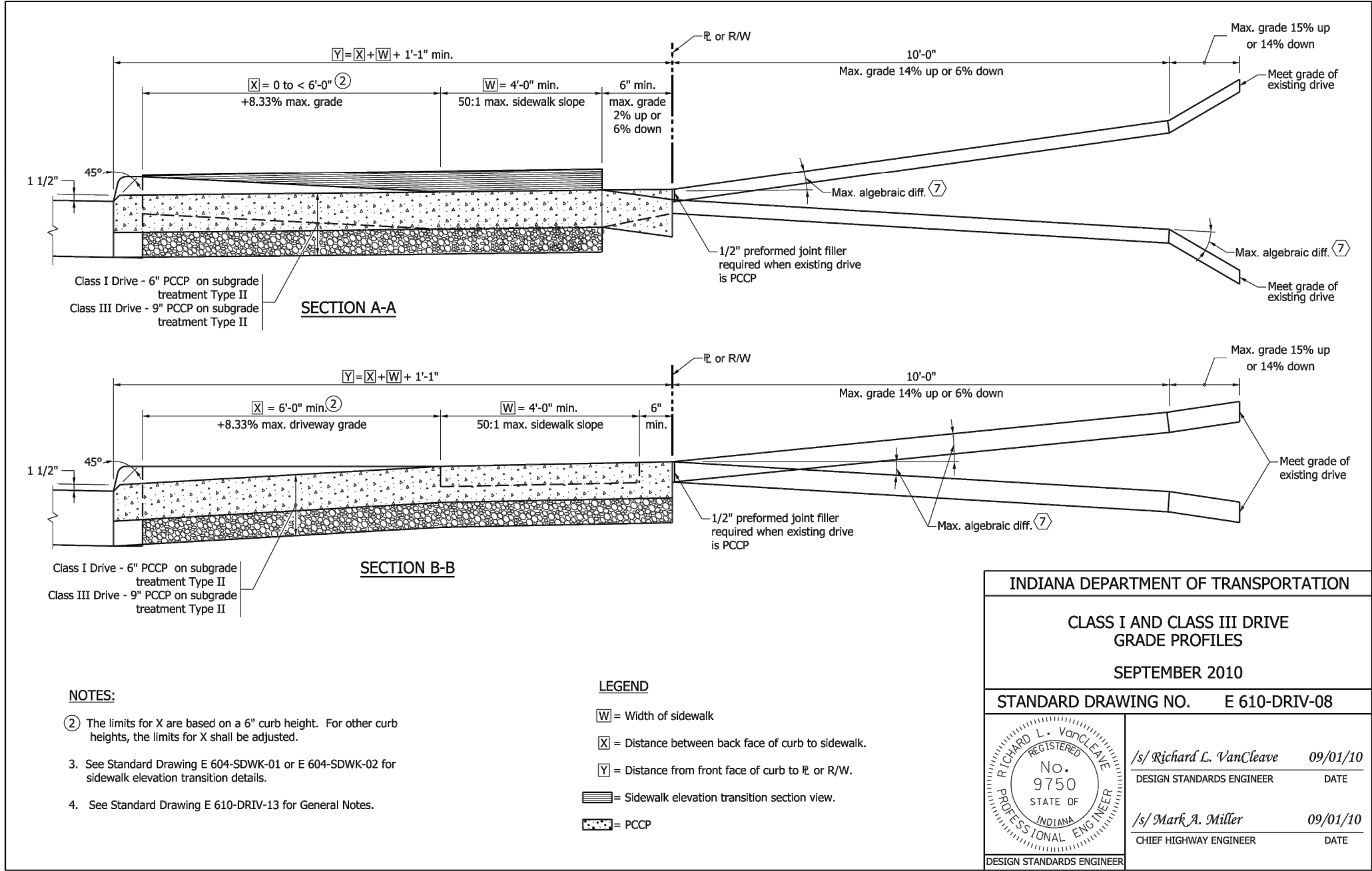
NOTES:
FOR NEENAH R-4342:
FREE OPEN AREA = 278 SQ. IN.
WEIGHT = 196#

BEEHIVE INLET CASTING

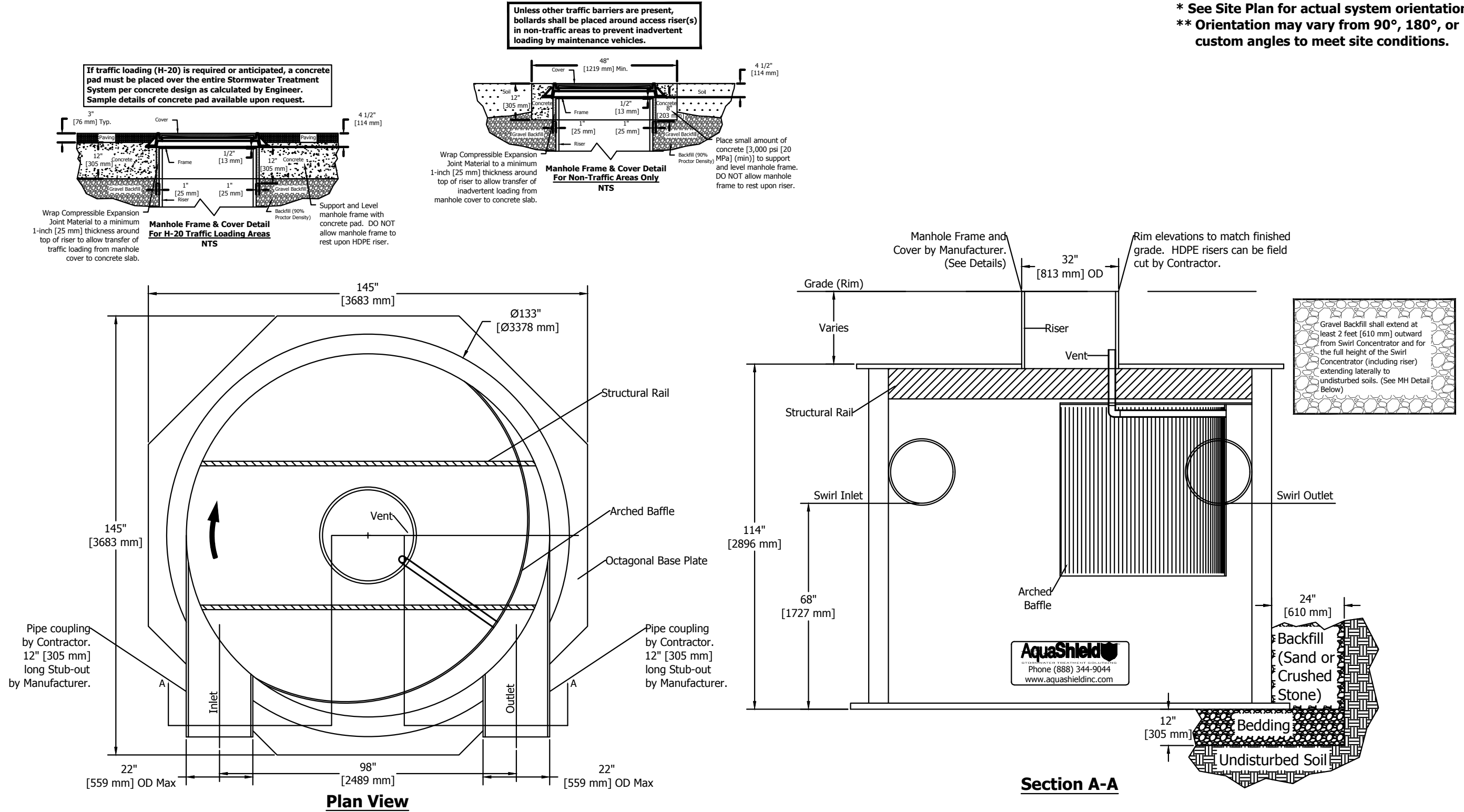
CITY OF WESTFIELD, INDIANA

2/26/16 DATE
FIGURE ST-10

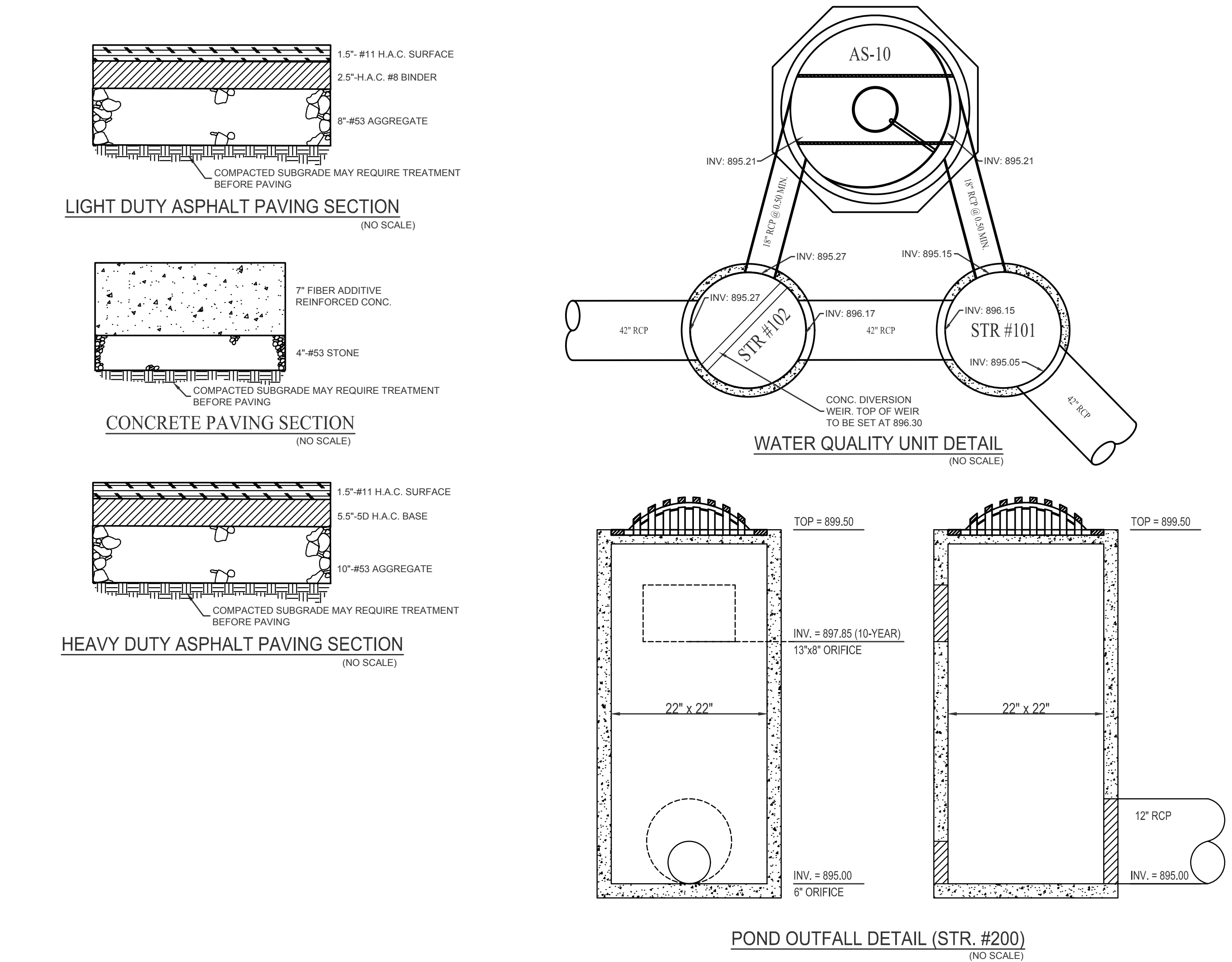
TITLE:



Aqua-Swirl High Density Polyethylene (HDPE) Stormwater Treatment System



Aqua-Swirl Concentrator Model AS-10 Horseshoe HDPE Standard Detail





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 18, 2019
1910-PUD-33
Exhibit 1

Docket Number: 1910-PUD-33 (Ordinance No. 19-57)
Petitioner: Project 19 / GFS
Representative: Russell Brown of Clark, Quinn, Moses, Scott & Grahn, LLP
Request: An amendment to the Northpoint PUD District to accommodate a new distribution facility.
Current Zoning: Northpoint PUD District
Current Land Use: Undeveloped
Acreage: 81.86 acres +/-
Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Landscape Plan
5. Illustrative Character Exhibit
6. Wall Pack Specifications (Lighting Plan)
7. Proposed Ord. 19-57 (Northpoint PUD Amendment I)—clean
8. Proposed Ord. 19-57—redlined (text only)
9. Ordinance 17-51 (Northpoint PUD)
10. Project Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the October 14, 2019, City Council meeting. The petition received a public hearing at the November 6, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: This subject property is 81.86 acres +/- in size and is located at the northwest corner of 196th Street and Grassy Branch Road (the “Property”) (see **Exhibit 2**). Adjacent properties to east and west are zoned AG-SF1, properties to the south are zoned SF2, and properties to the north are the residential area of the Northpoint PUD being developed as the Coventry subdivision.

Property History: The petitioner is requesting an amendment to the Northpoint PUD District (the “Original PUD”). The current version of the Original PUD was adopted at the August 13, 2018,

City Council meeting. The Property was included on a Primary Plat and Overall Development Plan which were approved at the November 19, 2018, APC meeting.

REQUESTED MODIFICATIONS

Concept Plan: The PUD Amendment includes a Concept Plan (see **Exhibit 3**) and requires that the Property be developed in substantial compliance with said Concept Plan.

Permitted Uses: The Proposed Amendment defaults of the Permitted Uses of the Original Ordinance with the exception of elaborating on permitted Accessory Uses to include vehicle maintenance and fueling areas if associated with a warehouse over 475,000 sf.

Development Standards: As proposed, the PUD Amendment would default to the Development Standards set forth in the Original PUD and UDO with the following modifications:

Accessory Use and Building Standards: The PUD Amendment defaults to UDO Article 6.1 with the exception of permitting a trash compactor within the Established Front Yard of 196th Street, provided it is landscaped in compliance with the Illustrative Landscape Plan (see **Exhibit 4**).

Architectural Standards: The Proposed Amendment modifies the Architectural Standards of the Original PUD and UDO. Modifications include permitted overhead doors on facades which face 196th Street or Grassy Branch Road, permitting materials in substantial compliance with the Illustrative Character Exhibit (see **Exhibit 5**), exempting the screening of rooftop equipment if the total height is less than seventy (70) feet, and exempting the property from the architectural lighting fixture requirement of the Original PUD and instead requiring lighting is substantial conformance with the Wall Pack Specifications Exhibit (see **Exhibit 6**). The petitioner has provided an image of a rooftop mechanical unit which the Proposed Amendment would permit without screening.



Landscaping Standards: As written, the PUD Amendment defaults to the standards of the Original PUD and UDO, with some modification. An Illustrative Landscape Plan is included and replaces the UDO and Original PUD's requirements for External Street Frontage Landscaping, Foundation Plantings, Parking Area Landscaping, Minimum Lot Landscaping, and Buffer Yard Landscaping. We anticipate having a revised Illustrative Landscape Plan on Friday, November 15 which will include additional buffer yard plantings. Once received, the new exhibit will be uploaded along with the date and time it was updated.

Lighting Standards: The Proposed Amendment defaults to the standards of UDO Article 6.9 with two modifications. The first modification is increasing the maximum light pole height to forty (40) feet from the twenty-five (25) feet permitted by the UDO. The second modification would exempt the Property from the UDO standard which requires that parking area lighting be dimmed by a minimum of thirty percent (30%) no later than 11pm.

Outdoor Storage and Display: As proposed, the PUD Amendment Defaults to the standards of the Original PUD and UDO with the exception of modifying the fencing requirements. The Proposed Amendment permits vinyl chain link fencing with an anti-climbing measure along the south, east, and west property lines; the Original Ordinance requires an opaque wood privacy fence. Additionally, the PUD Amendment proposes opaque or privacy fencing along the north property line, and allow the director to approve the material.

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has made two modifications to the proposed ordinance since the November 6, 2019, public hearing. The first change exempts the Property from the required buffer yard landscaping of the Original PUD and instead requires substantial compliance with the Illustrative Landscape Plan. The second change exempts the Property from the UDO standard that requires parking area lighting to be dimmed by at least thirty percent (30%) no later than 11pm. A redlined version of the ordinance has been provided as **Exhibit 7**.

COMPREHENSIVE PLAN

Comprehensive Plan: The Northpoint PUD falls within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Grassy Branch Road; (ii) Collector: 196th Street; and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 6, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the October 14, 2019, Council meeting.

DEPARTMENT COMMENTS

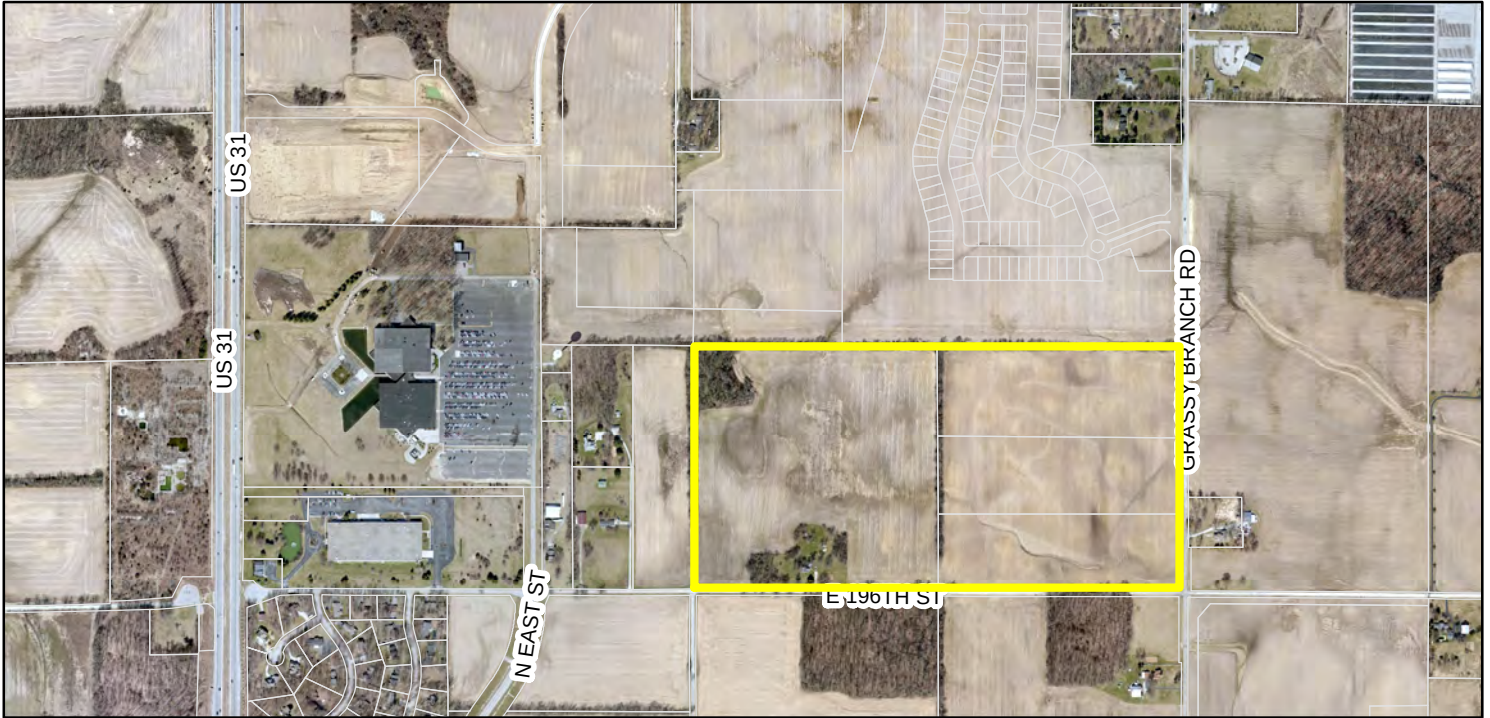
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).



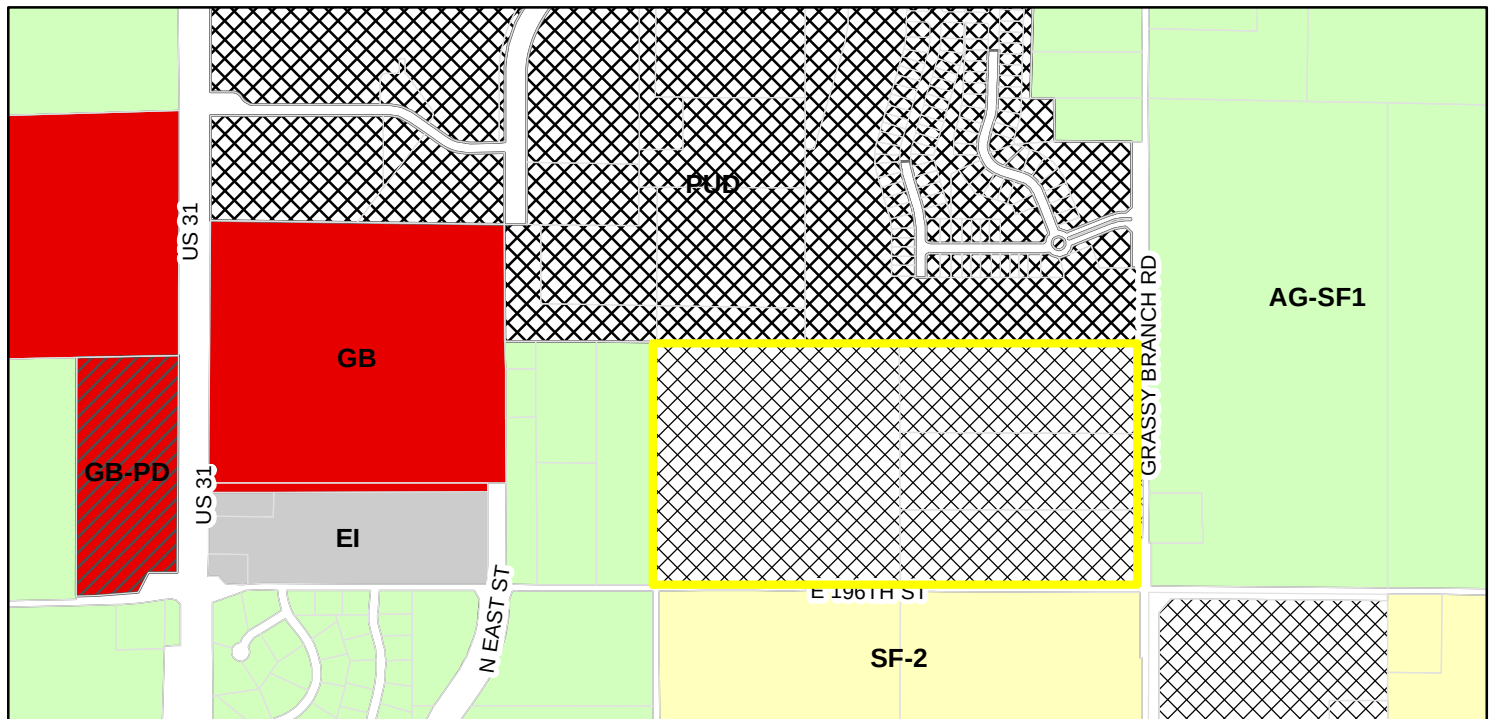
Property Location Map
Northpoint PUD Amendment II (Project 19/GFS)
1910-PUD-33 & 1910-DDP-25



Aerial Location Map



Zoning Map



Zoning

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

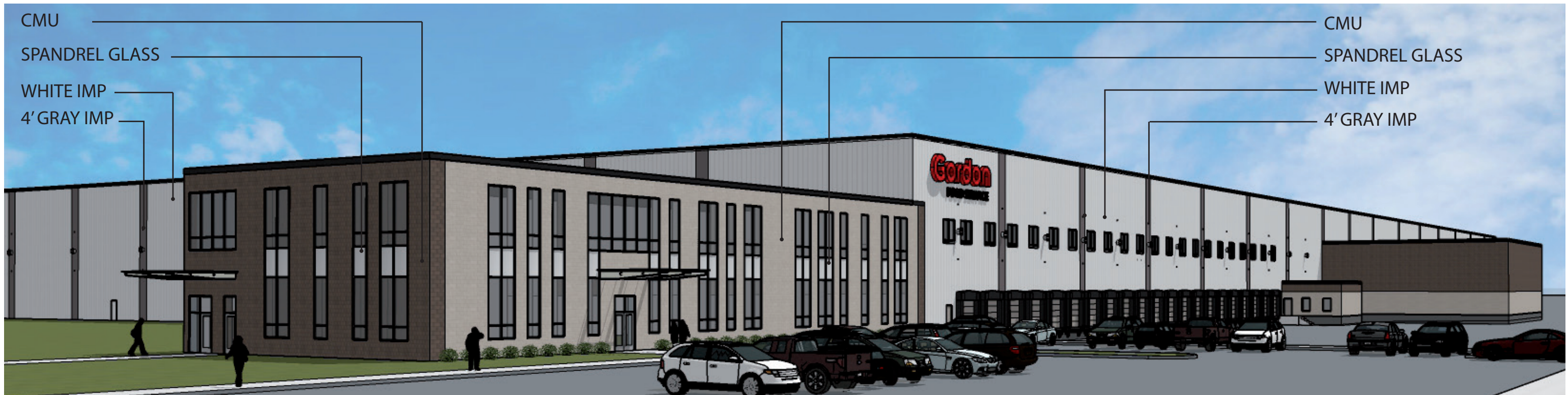
- GB-PD (General Business - Planned Development)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)



SOUTH ELEVATION

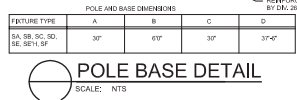


EAST ELEVATION



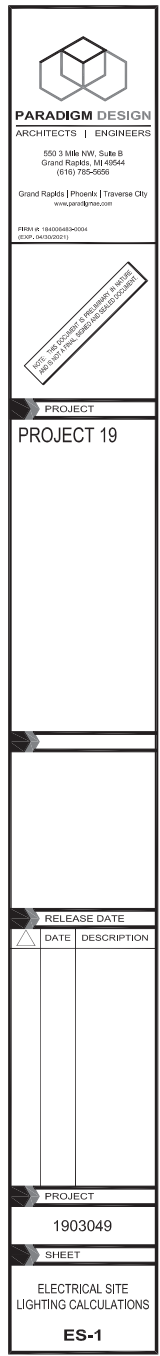
SOUTHWEST PERSPECTIVE

DISTRIBUTION CENTER
10.30.2019



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	17.6 fc	1.0 fc	17.6:1	2.4:1

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



ORDINANCE NUMBER 19-57

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE NORTHPOINT PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 17-51 AND THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Northpoint Planned Unit Development District being that of Ordinance 17-51 ("Northpoint Ordinance") the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Northpoint Ordinance on August 14, 2018, recorded as Instrument 2018038572 in the Office of the Recorder of Hamilton County;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1910-PUD-33**), requesting an amendment to the Northpoint Ordinance and the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1910-PUD-33** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; 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.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance of the Northpoint Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B.**
- 2.2. Illustrative Landscape Exhibit: the landscaping plan, attached hereto as **Exhibit C.**

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit D.** is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Permitted Uses. The Permitted Uses of Section 5.1(B) of Northpoint Ordinance shall apply to the development of the District, except that Section 5.1(B)(4) shall be amended as follows:

Accessory Buildings and uses customarily incidental to any of the permitted uses, including but not limited to a vehicle maintenance facility and wash bay and a fuel island shall be permitted when constructed in conjunction with a warehousing or distribution facility of at least 475,000 square feet.

Section 5. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

- 5.1 Article 6.1 (Accessory Use and Building Standards) of the UDO: Shall apply

except as follows:

A. Screening of Receptacles and Loading Area.

- i. A trash compactor shall be allowed between the façade orientated towards 196th Street so long as landscaping is installed in accordance with Exhibit C hereto.

5.2 Article 6.3 (Architectural Standards) of the UDO and Section 7.1(C) of the Northpoint Ordinance: Shall apply, except as follows:

A. Primary Facades.

- i. 196th Street. Facades oriented towards 196th Street shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.
- ii. Grassy Branch Road. Facades oriented towards Grassy Branch Road, which are located more than four hundred (400) feet from the right of way, shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.
- iii. Overhead doors shall be permitted on Facades which meet the criteria provided in this section.

B. Façade Materials. Facades as identified in Section 4.1(A) of this Amendment shall be constructed substantially in conformance with the Illustrative Character Exhibit attached hereto as **Exhibit B**.

C. Roof Design. The screening requirements of Section 7.1(C)(2)(b) of the Northpoint Ordinance shall not apply to rooftop equipment which is less than seventy (70) feet in overall height.

D. Building Lighting. Section 7.1(C)(4)(a)(vi) shall not apply to the Real Estate. Wall packs located on facades oriented towards 196th Street or Grassy Branch Road shall be installed in substantial conformance with the specifications provided in **Exhibit E** hereto.

5.3 Article 6.8 (Landscaping Standards) of the UDO and Section 7.3 of the Northpoint Ordinance: Shall apply, except as follows:

- A. Required landscaping on the Real Estate and located in the required setbacks for 196th Street and Grassy Branch shall be installed substantially in conformance with the Illustrative Landscaping Exhibit attached hereto as **Exhibit C**. Landscaping installed in substantial conformance with **Exhibit C** hereto, shall meet the obligations of providing appropriate screening from 196th Street and Grassy Branch Road as required in Section 7.5(B) of the

Northpoint Ordinance.

~~B.~~ Landscaping installed in substantial conformance with **Exhibit C** hereto, shall meet the obligations of providing Section 6.8(L) Foundation Plantings, Section 6.8(O) Parking Area Landscaping and Section 6.8(K) Minimum Lot Landscaping Requirements, which shall not otherwise be applicable to the Real Estate.

~~B.~~ C. Landscaping installed in the northern and western buffer yards in conformance with **Exhibit C** hereto shall meet the obligations of buffer yard landscaping and the material requirements included in Section 7.5(C) shall not otherwise be applicable to the Real Estate for the northern or western buffer yards.

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5.4 Article 6.9 (Lighting Standards) of the UDO: Shall apply except as follows:

A. The maximum light pole height shall be forty (40) feet.

B. Section 6.9(b)(iv) shall not apply in regards to the reduction or elimination of lighting after 11:00 P.M.

~~A.~~

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5.5 Article 6.12(D) (Outdoor Storage and Display) of the UDO and Section 7.4(A) of the Northpoint Ordinance: Shall apply, except as follows:

A. The fencing on the west, south and east property lines shall vinyl chain link fencing with an anti-climbing measure and shall comply with the height limitations included in Article 6.5(C)(5). Fencing near the controlled access points shall be decorative in nature.

B. Fencing on the north property lines shall be either opaque fencing or privacy fencing of a material to be reasonably approved by the Director.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-57** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-57**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-57**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
IN 46204



ORDINANCE NUMBER 17-51

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT (n/k/a NORTHPOINT)
BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT
ORDINANCE**

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

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or 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 Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Council subsequently adopted Ordinance No. 16-35, the Aurora Planned Unit Development Ordinance on January 9, 2017 (the "First Amendment"), which repealed and superseded the Original PUD Ordinance;

WHEREAS, the Council also subsequently on October 23, 2017, adopted Ordinance No. 17-30, an amendment to the First Amendment (the "Second Amendment")

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 1801-PUD-03**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the First Amendment, Second Amendment and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1801-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (eight (8) in favor zero (0) against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

COPY

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance, the First Amendment and Second Amendment.
- 1.2 This Planned Unit Development shall hereinafter be referred to as Northpoint PUD.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
- 2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
- 2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base

- coat, and an attractive and durable finish coat.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.
- 2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

Section 3. **Concept Plan**. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 The approximate size of each District is as follows. The size of the Commerce Parke or The Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below ninety one (91) acres total. The total acreage comprising The Townes and the Villas may increase, so long as the number of residences or the ratio of Single-family Dwellings to acres does not exceed the provisions of Section 3.3 hereof.

<u>District</u>	<u>Area</u>
Business Parke	20 Acres
Commerce Parke	303 Acres
The Shoppes	17 Acres

The Townes	68 Acres
<u>The Villas</u>	<u>23 Acres</u>
Total acreage	431 Acres

- 3.3 The total of residential units on the Real Estate shall not exceed two hundred fifty (250).

The actual number of detached Single-family Dwellings shall be governed by the number of acres dedicated to detached Single-family Dwellings as governed by the following charts:

<u>Minimum Acreage</u>	<u>Maximum Units</u>
61 Acres	180 units
71 Acres	205 units
81 Acres	225 units
91 Acres	250 units

- 3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

- 3.5 Any drive entry for the Commerce Parke District located east of Grassy Branch Road shall be located at or north of 203rd Street.

Section 4. Underlying Zoning District(s).

- 4.1 The Underlying Zoning District of each District shall be:

Business Parke	GB;
Commerce Parke	EI;
The Shoppes	LB;
The Townes	SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and
The Villas	SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings)

(the "Underlying Zoning District").

- 4.2 Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 Only the uses identified below shall be permitted in the various Districts.

Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. General Business and Enclosed Industrial Uses so long as an office use associated therewith composes the façade which fronts on U.S. Highway 31.
5. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones;; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural

- steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
 4. Accessory buildings and uses customarily incidental to any of the permitted uses.
- C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.
- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
1. Townhomes.
 2. Multi-story condominium;
 3. Public Parks.
 4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
 6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
 2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

A. Lot Standards for Business Parke:

1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
2. Maximum Building Setback Line:
 - a. Lots abutting U.S. Highway 31 - 105 feet
3. Minimum Front Yard:
 - a. Lots abutting U.S. Highway 31 – 90 feet
 - b. All other lots - 60 feet
4. Minimum Side Yard.
 - a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
5. Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet
6. Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
8. Minimum Gross Floor Area.
 - a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet

Maximum gross square feet of retail per a single building in District 3:	65,000 gross square feet
Minimum Building Setback from Grassy Branch Road south of 203 rd Street (East of Grassy Branch))	100 feet

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet.
2. Bulk and Density Standards.
 - a. Setbacks.
 - i. Front - 50 feet
 - ii. Side - 10 feet
 - iii. Rear - 20 feet
 - b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet
9. Minimum lot frontage on road for permitted Single-family dwellings – 40'
10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'

11. Minimum Lot Width for permitted Single-family dwellings – 50'
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.
 - a. Two-unit single family attached - 15'
 - b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet
 - b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40'.
9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'
10. Minimum Lot Width for permitted Single-family Dwellings – 60'
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet.

Section 7. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards:

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke),

Exhibit I (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards for Business Parke.

1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.
2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone, brick or architectural pre-cast (panels or detailing).
3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.
4. The building shall not be constructed entirely of a metal and glass curtain wall.
5. Concrete block is not allowed as an exterior finish material.
6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.
2. Roof Design.
 - a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
 - b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
 - c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - d. Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38 or 196th Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any

references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front facade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.

ii. A building shall have two (2) windows on each of the two (2) side facades.

iii. Building shall have three (3) windows per unit on the rear facade of the structure.

iv. A double window will count as two (2) windows.

v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

d. Garages shall be attached to the primary structure.

e. Garage doors shall not be oriented towards East Street.

f. Carports shall be prohibited.

g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

- i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

- a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
- d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

- ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
- iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.
- e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:
 - i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.
 - ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half ($\frac{1}{2}$) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
- f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

- i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
- ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

- i. Each unit shall have a minimum of three (3) windows on each facade.
- ii. A double window will count as two (2) windows.
- iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the

treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

- c. Garage doors shall not be oriented towards East Street
- d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
- e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
- f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.
- i. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as **Exhibit G**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family Dwellings

- a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
- c. Garage elevations shall include a variety of design elements to

vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31
 - i. Primary Façade: Thirty-eight (38) feet and/or the appearance of three (3) occupiable floors through the use of architectural features
 - ii. All other Facades: Thirty (30) feet
- b. All other lots - Thirty (30) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1: Forty five (45) feet.
- b. District 2: Forty five (45) feet, except any structure whose lot fronts on 196th Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.
- c. District 3: Thirty five (35) feet.
- 2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.
- 3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

- 1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

- 1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
- 2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

- 1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

- A. Article 6.8 N of the UDO shall be replaced by this section.
- B. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches

tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:

1. No buffer yards shall be required:
 - a. internal to the Northpoint PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum of 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.
 - c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:
 - d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard. If the Heitman property is no longer utilized as a residential use, the requirements of this Section 7.3(C)(2)(d) shall no longer apply to the Heitman property.
 - e. The buffer yard shall be landscaped per this Ordinance.
3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:

4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. In the areas as shown on Buffer Plan, Exhibit “D” a forty foot (40') buffer yard shall be required and shall be improved as follows:
 - i. The buffer yard shall have a six foot (6') mound.
 - ii. Shall be landscaped per this Ordinance.
 - iii. Evergreen trees shall be planted on or near the top of the mound.
 - b. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.
 - D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
 - E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
 - F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
 - G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
 - H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
4. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

1. Loading and Unloading Areas.
 - a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.
 - b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.
2. For buildings fronting on US Highway 31, no more than two (2) rows of parking (composed of a single drive aisle with angled or perpendicular parking on both sides accessible from such drive aisle) shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

The following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.7, Pedestrian Network Standards, shall apply except as follows:

A. The Shoppes:

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight

(8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

c. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

d. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. Amenities. In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.

B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and the Villas.

C. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

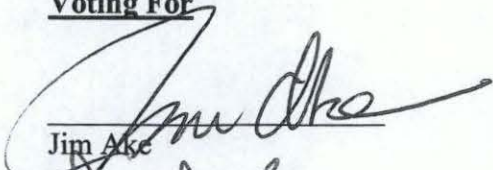
ALL OF WHICH IS ORDAINED/RESOLVED THIS 13 DAY OF Aug, 2018.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

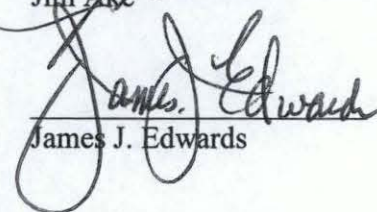
Abstain



Jim Ake

Jim Ake

Jim Ake



James J. Edwards

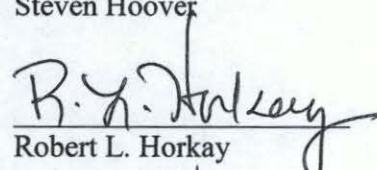
James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

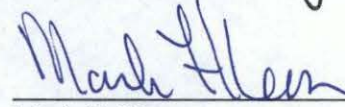
Steven Hoover



Robert L. Horkay

Robert L. Horkay

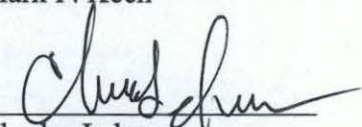
Robert L. Horkay



Mark F. Keen

Mark F. Keen

Mark F. Keen



Charles Lehman

Charles Lehman

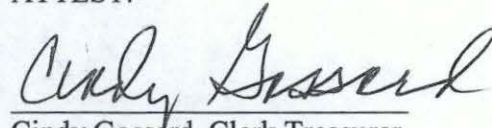
Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

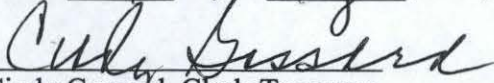
ATTEST:



Cindy Gossard, Clerk Treasurer

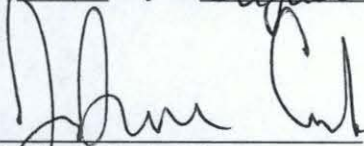
I hereby certify that **ORDINANCE 17-51** was delivered to the Mayor of Westfield

on the 14 day of Aug, 2018, at 9:30A m.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-51**

this 14 day of August, 2018.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-51**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT "C" AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1)THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00

MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OF LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; HENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 838.78 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 838.78 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PART OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 A DISTANCE OF 90.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 285.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 238.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL WITH SAID WEST LINE 285.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON SAID NORTH LINE 147.25 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE THEREOF 1811.0 FEET TO THE TRUE BEGINNING POINT OF THE REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ON THE EAST LINE OF SAID QUARTER 20.02 FEET TO THE NORTHEAST CORNER OF FORTY-SEVEN AND THREE-FOURTHS ACRES OFF THE SOUTH SIDE OF SAID NORTHWEST QUARTER AS DESCRIBED IN AN ADMINISTRATOR'S DEED RECORDED IN DEED RECORD 329, PAGE 919 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID REAL ESTATE 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER, 20 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF 202ND STREET; THENCE EASTERLY ON SAID SOUTH LINE 90.75 FEET TO THE TRUE BEGINNING POINT.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE

EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES, MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF (5½) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH 9 3/4

RODS; EAST 10 RODS; NORTH 9 3/4 RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF (81 ½) ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 406.68 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS EAST 16.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRASSY BRANCH ROAD AND THE EAST LINE OF THE 0.072 ACRE PROPERTY (PARCEL 14A, CODE 4162) OWNED BY STATE OF INDIANA AS RECORDED IN, INST. NO. 2006-041657, DATED: JULY 20, 2006 IN SAID RECORDERS OFFICE; THENCE NORTH 29 DEGREES 40 MINUTES 08 SECONDS EAST 101.82 FEET ALONG SAID EAST LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 38; THENCE ALONG THE LINES OF SAID SOUTHWESTERLY RIGHT-OF-WAY, BY THE NEXT TWO (2) COURSES: (1) THENCE SOUTH 60 DEGREES 41 MINUTES 09 SECONDS EAST 615.03 FEET; (2) SOUTH 60 DEGREES 52 MINUTES 35 SECONDS EAST 345.98 FEET TO THE EAST LINE OF THE 3.040 ACRE PROPERTY OWNED BY ALICE E. DREXLER ET AL, AS RECORDED IN INST. NO. 2007-063319, DATED: NOVEMBER 9, 2007 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST 1,306.76 FEET TO THE EAST PROLONGATION OF THE NORTH LINE OF THE 9.15 ACRE PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF WESTFIELD, INC., AS RECORDED IN INST. NO. 2005-068167, DATED: OCTOBER 17, 2005 IN SAID RECORDERS OFFICE; THENCE NORTH 88 DEGREES 51 MINUTES 00 SECONDS WEST 289.89 FEET ALONG THE EAST PROLONGATION OF SAID NORTH LINE, THE NORTH LINE AND THE WEST PROLONGATION OF SAID NORTH LINE TO THE NORTH PROLONGATION OF THE EAST LINE OF THE THREE (3) ACRE PROPERTY OWNED BY WILLIAM R. STUBBS AS RECORDED IN, INST. NO. 2003-028318, DATED: MARCH 24, 2003 IN SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST 0.75 FEET ALONG SAID NORTH PROLONGATION OF THE EAST LINE TO THE NORTH LINE OF SAID THREE (3) ACRE PROPERTY; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS WEST 240.38 FEET ALONG SAID NORTH LINE TO THE SOUTH LINE OF SAID 3.040 ACRE PROPERTY; THENCE NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST 361.62 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST 1,669.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.920 ACRES, MORE OR LESS.

AND ALSO

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANG 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 48 MINUTES 08 SECONDS WEST (ASSUMED BEARING) 2,671.48 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST 1,338.82 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS EAST 2,671.17 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST 1,338.82 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE PLACE OF BEGINNING, CONTAINING 82.102 ACRES, MORE OR LESS

EXHIBIT B
CONCEPT PLAN

EXHIBIT B-1 ZONING BUBBLE PLAN



STOEPPELWERTH
PLANNERS & ARCHITECTS
1000 N. 10th St., Suite 200
Tulsa, Oklahoma 74103
Phone: 918.442.1234
www.stoeppelwerth.com

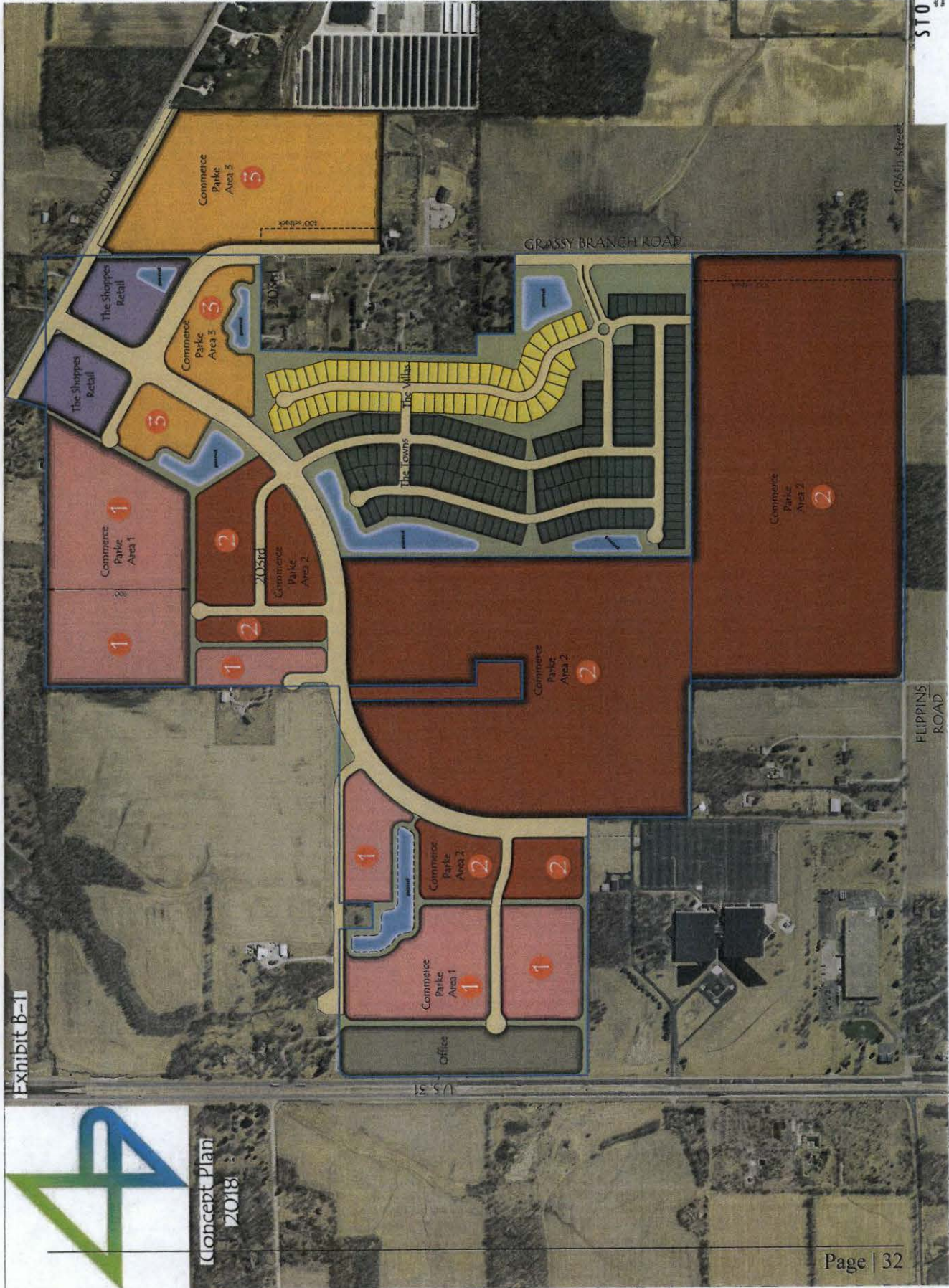


Exhibit B-1



Concept Plan
2018

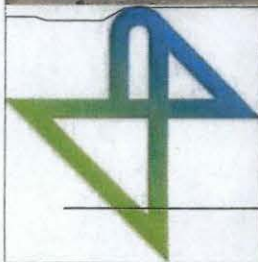
EXHIBIT B-2 CONCEPT PLAN



STOEPPELWERTH
 7905 East 10600 Street
 Suite 117-100
 Denver, CO 80231
 Phone: 303.755.3333
 Fax: 303.755.3334
 www.stoeppelwerth.com



Exhibit B-2



Concept Plan
2018

EXHIBIT C
PEDESTRIAN NETWORK

EXHIBIT C PEDESTRIAN NETWORK



STOEPPELWERTH
 2005 East 100th Street
 Suite 111, Omaha, NE 68114
 Phone: 402.491.1111
 www.stoeppelwerth.com

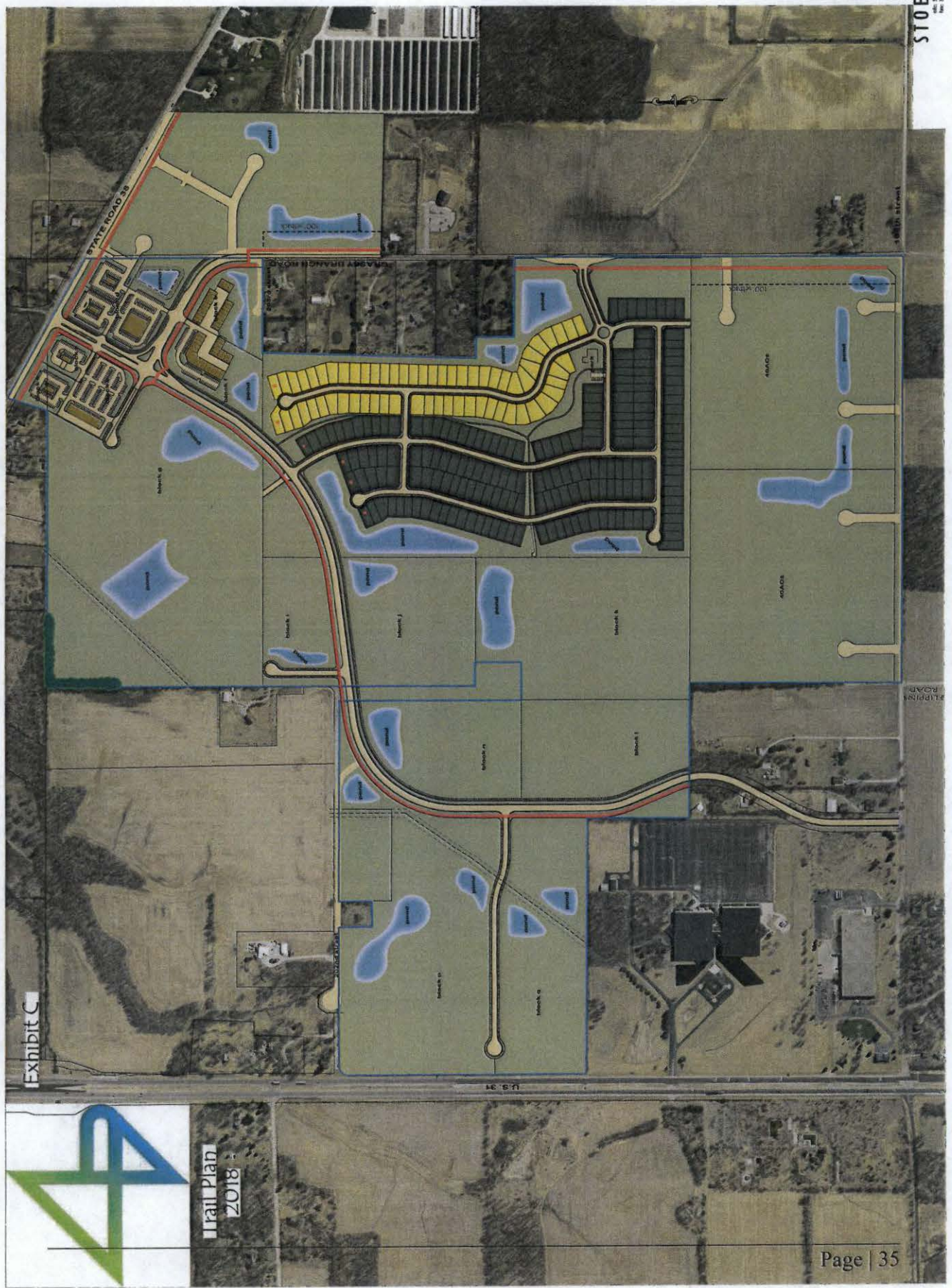
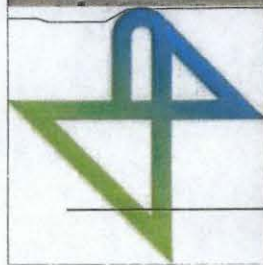


Exhibit C



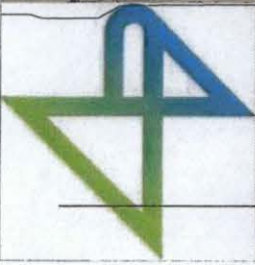
Trail Plan
2018

EXHIBIT D
BUFFER PLAN

EXHIBIT D BUFFER PLAN



STOEPPELWERTH
7000 East 10th Street
Fishers, Indiana 46038-2005
Tel: 317.446.0392
Fax: 317.446.0442
www.stoeppelwerth.com



**Buffer Plan
2018**

EXHIBIT E
TOWNES CHARACTER EXHIBIT

CALATLANTIC HOMESSM
Stratford



CALATLANTIC HOMESSM
McKinley



CALATLANTIC HOMESSM
Providence



CALATLANTIC HOMESSM
Jackson



CALATLANTIC HOMES™
Wilmington



CALATLANTIC HOMES™
McHenry



EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS

EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



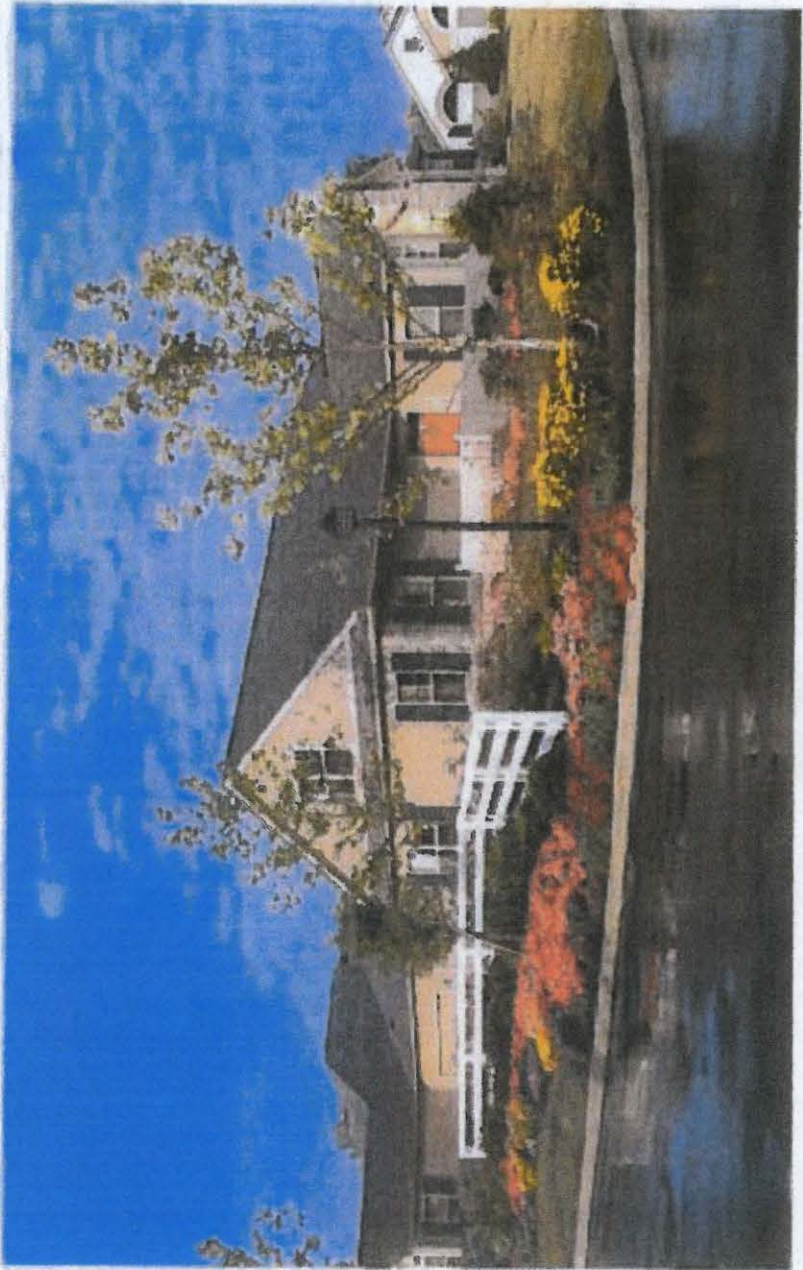
**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

EXHIBIT G
VILLAS CHARACTER EXHIBIT

Wilmington



CLASSIC



CRAFTSMAN



TRADITIONAL

Chesapeake



CLASSIC



CRAFTSMAN



TRADITIONAL

McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

Potomac

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

Hatteras



CLASSIC



CRAFTSMAN



TRADITIONAL

EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT

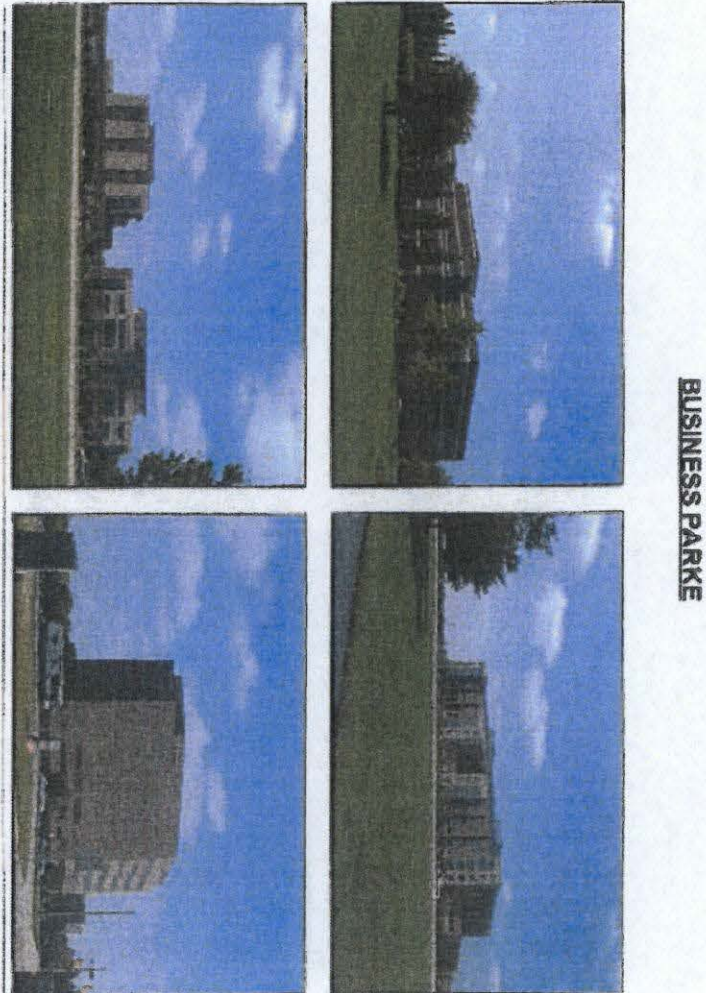


EXHIBIT I

COMMERCE PARKE CHARACTER EXHIBIT

AREA 1

COMMERCE PARKE



ENCLOSED OFFICE WAREHOUSE





DESIGN



COMMERCE PARKE



AREA 2



**GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND**



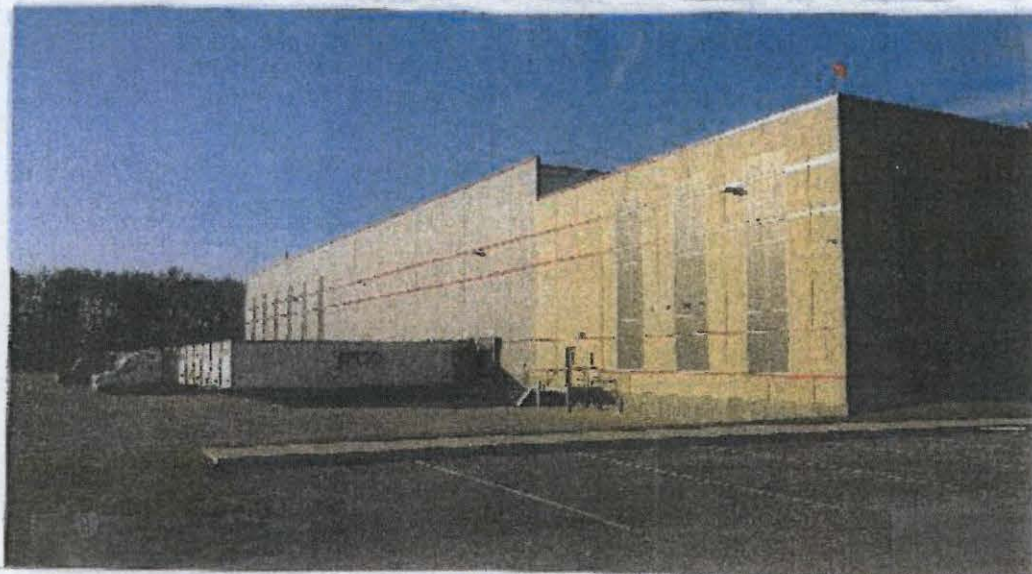
COMMERCE PARKE



AREA 2



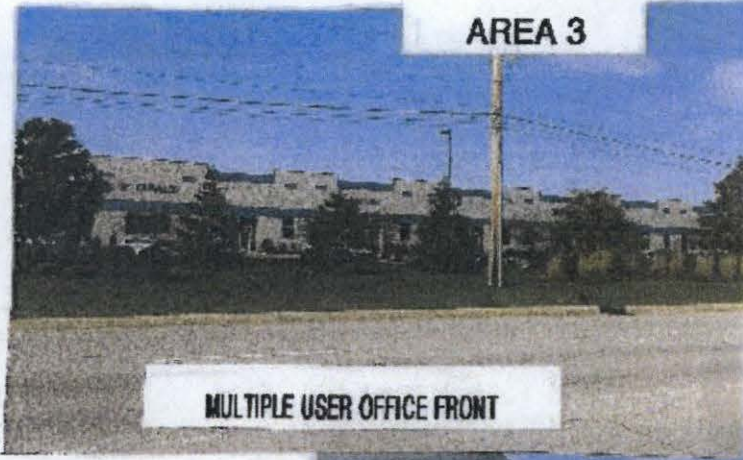
FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

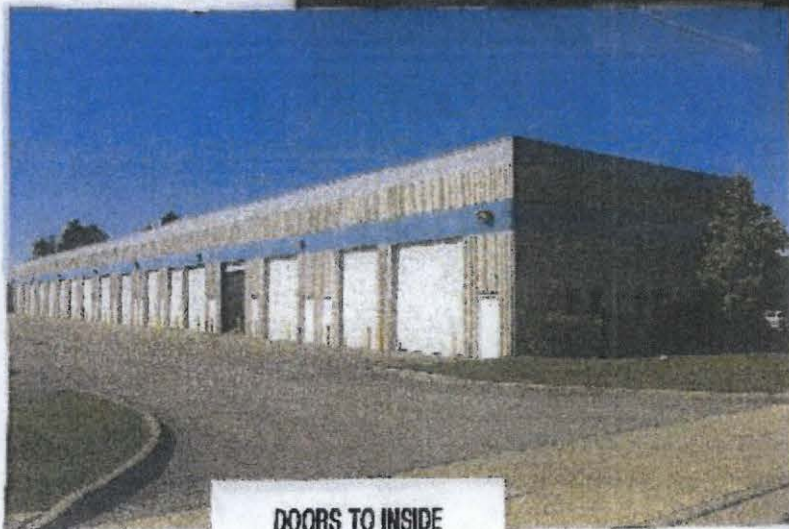
Aurora

AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

EXHIBIT J

THE SHOPPES CHARACTER EXHIBIT



CHANGE OF ZONING APPLICATION

(PLANNED UNIT DEVELOPMENT)

NARRATIVE STATEMENT

Northpoint PUD Amendment

80 acres located at the NW Corner of Grassy Branch Road and 196th Street

The requested PUD amendment is made for the purpose of allowing 80 acres located within the Northpoint PUD to be utilized by a single user. The proposed modifications will meet the spirit and intent of the Northpoint PUD, which seeks to provide adequate separation between structures used for disparate purposes, while reflecting the realities of needs for a large scale distribution facility on the property.

The proposed modification will allow for changes to façade materials and façade usage along 196th Street and Grassy Brach Road. These modifications are appropriate given the large building setbacks to the primary structure from both 196th Street (greater than 200 feet to primary structure) and Grassy Branch (greater than 400 feet to primary structure) and the landscaping proposed for the frontage along 196th Street and Grassy Branch. The PUD amendment provides for modifications to rooftop screening requirements for mechanical equipment exceeding a certain height. The nature of the proposed user requires some mechanical equipment of an atypical size. To provide for requisite screening would require movement of the mechanical equipment closer to residential uses or would require screening which exceeds the maximum height for the PUD. The enhanced landscaping and significant setbacks from the right of way will compensate for the requested amendment. The amendment will also allow for an increase height for lighting facilities located on the property which is necessary to allow for adequate maneuverability on site and to decrease the required number of lighting facilities on the property. All foot-candle and shielding requirements will be maintained.

MUNICIPALITY:



2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

DEVELOPER:

CHATHAM HILLS LLP
1100 CHATHAM HILLS BLVD,
WESTFIELD, IN 46074

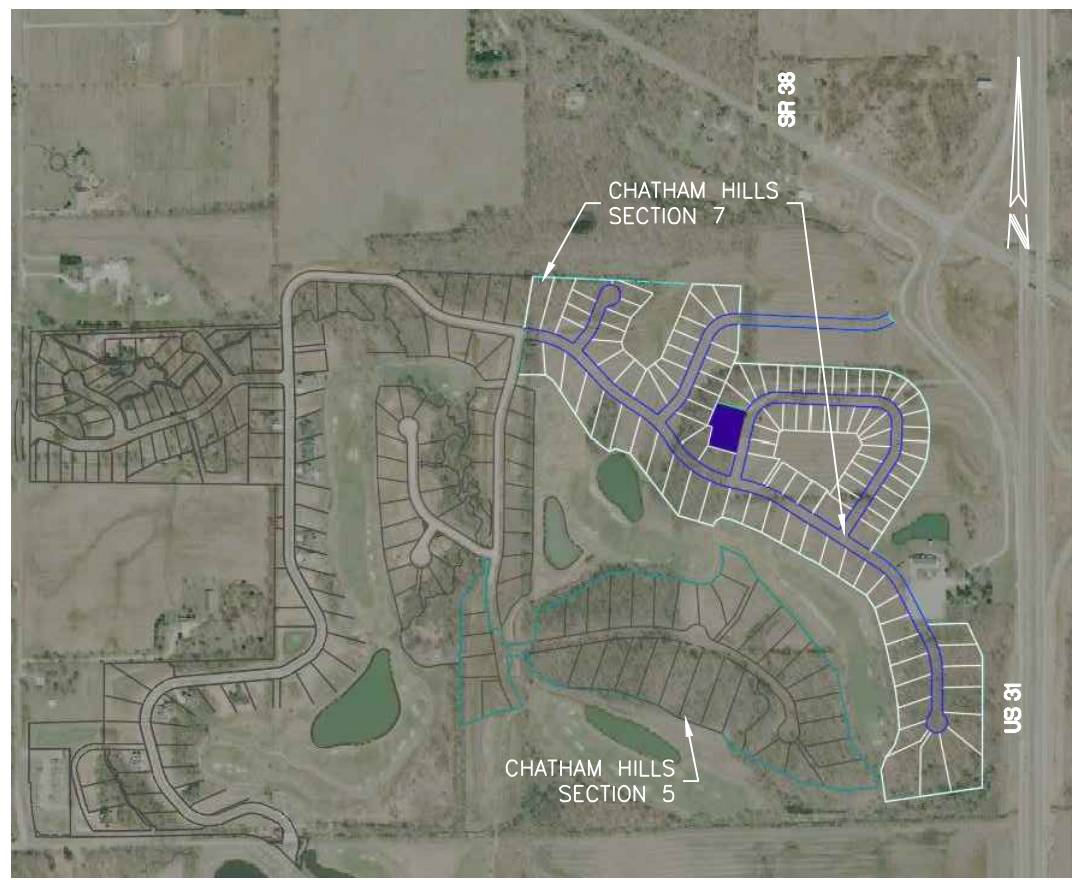
CONTACT: PHIL SUNDING, PE
EMAIL: phil.sunding@henkeddevelopment.com

ENGINEER/SURVEYOR:

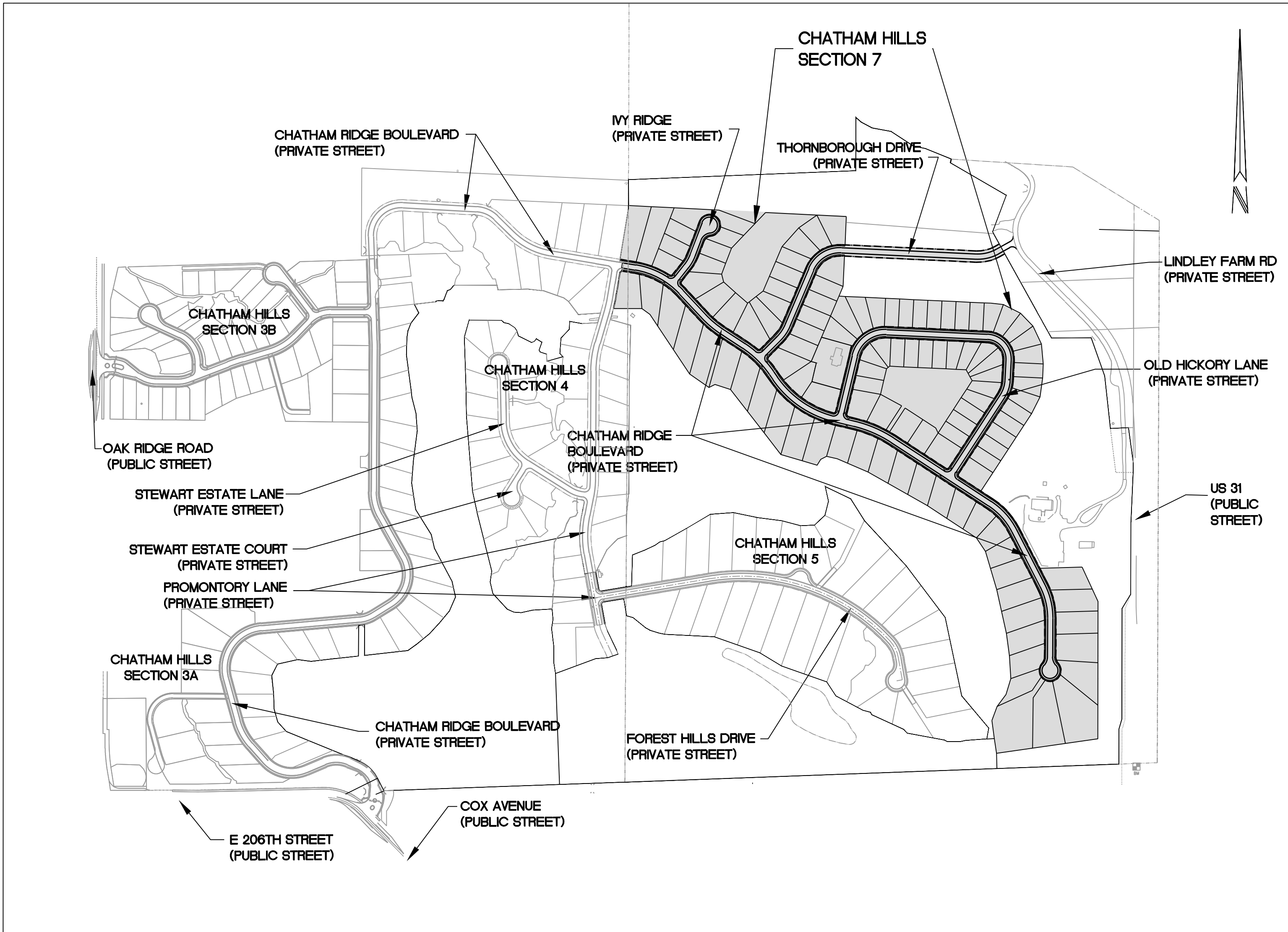


3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777

VICINITY MAP:



CHATHAM HILLS - SECTION 7 PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN



LOCATION PLAN
SCALE : 1" = 400'

DEVELOPMENT STANDARDS MATRIX											
District	Minimum Lot			Minimum Setbacks			Max Building Height	Max # of Dwelling Units In Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear			Shade Trees	Ornamental Evergreens	Shrubs
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1
1-I	60'	20'	7,500	20'	5'	10'	10'	35'	600	2	1

PROJECT DATA:

TOTAL ACREAGE - 172.687 ACRES
BLOCKS/OPEN SPACE ACREAGE - 117.154 ACRES
SECTION 7 ACREAGE - 55.533 ACRES (LOTS AND POND COMMON AREA)
OPEN SPACE - 50+/- ACRES (GOLF COURSE)
OF LOTS - 114
DENSITY - 0.66 LOTS/ACRE
ROADWAY LENGTH PRIVATE - 6953 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET INDEX:

SHEET	DESCRIPTION
C001	COVER SHEET
C002	LEGAL DESCRIPTION
C100	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P105	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D105	DEVELOPMENT PLAN
L101-L105	LANDSCAPE PLAN

HEMP DESIGNS

SHEET	DESCRIPTION
L106	LANDSCAPE PLAN
L107	LANDSCAPE PLAN

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
PUBLIC WORKS - CITY OF WESTFIELD JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD GARRY HARLING	317-804-3307
SURVEYOR - HAMILTON COUNTY	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY DAVE LUCAS	317-773-7770
GAS - VECTREN CHAD MILLER	317-776-5550
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T BRIAN WENTE	317-610-5440
SANITARY SEWER AND WATER-CITIZENS ENERGY GROUP/CWA AUTHORITY, INC 2150 DR. MARTIN LUTHER KING JR ST INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351

CAUTION

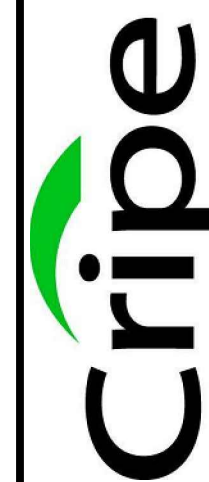
LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIFE TEAM:

PROJECT MANAGER: CHRIS WISEMAN, PE 317-706-6429
PROJECT ENGINEER: JARED SVADLI, EI 317-706-6394
PROJECT ENGINEER: SUSAN NORRIS, EI 317-706-6347
CAD DESIGNER: CHRIS WELLS 317-706-6391

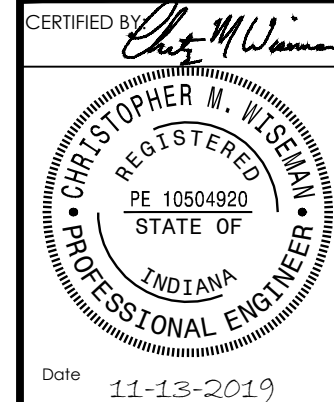
AS REQUIRED - INTERIORS
CIVIL ENGINEERING
SURVEY - 3D LASER SCANNING
ENERGY FACILITIES
ELECTRICAL
REAL ESTATE SERVICES

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz



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COVER SHEET
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074



Drawn By: C. WELLS
Checked By: J. SVADLI, EI / S. NORRIS, EI
Scale: 1"=N/A
Sheet: C001
Date: 11-13-19
Project Number: 170504-20210

C:\2017\170504\20210\Cad\Engr\PPs & DPs\C002_Legal Description.dwg, November 14, 2019 4:11 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.

CHATHAM HILLS SECTION 7 PERIMETER DESCRIPTION

Part of Block 1 of Chatham Hills – Section 5, recorded as Instrument No. 2019004833 [Plat Cabinet 5, Slide 938], Instrument Number 2018007076 and Instrument Number 2017015127, all recorded in the Office of the Recorder of Hamilton County, Indiana, being a part of the Northeast Quarter, the Southeast Quarter, the Southwest Quarter, and the Northwest Quarter of Section 13, Township 19 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 13; thence North 00 degrees 12 minutes 16 seconds East (Grid Bearing based upon Indiana State Plane Coordinate System – East Zone, NAD 83) 191.38 feet along the West line of said Northeast Quarter to a Northeast corner of Lot L22 in Chatham Hills – Section 4, as per secondary plat thereof, recorded as Instrument Number 2018007808 in Plat Cabinet 5, Slide 804 in said Recorder's Office and the Point of Beginning; thence continuing North 00 degrees 12 minutes 16 seconds East along said West line 147.70 feet to the Northwest corner of the land as described in Instrument Number 2018007076, recorded in said Recorder's Office [the following eight (8) courses are along the northerly perimeter boundary of said land]; (1) thence North 87 degrees 46 minutes 26 seconds East 1128.44 feet; (2) thence North 00 degrees 12 minutes 16 seconds East 264.74 feet to the center of Lindley Ditch; (3) thence South 49 degrees 24 minutes 39 seconds East 34.98 feet along the center of Lindley Ditch; (4) thence South 61 degrees 18 minutes 20 seconds East 61.39 feet along the center of said Ditch; (5) thence South 79 degrees 39 minutes 01 seconds East 96.78 feet along the center of said Ditch; (6) thence South 56 degrees 40 minutes 13 seconds East 131.15 feet along the center of said Ditch; (7) thence South 77 degrees 59 minutes 08 seconds East 63.11 feet along the center of said Ditch; (8) thence South 67 degrees 34 minutes 41 seconds East 137.82 feet along the center of said Ditch to the Northwest corner on the western right of way of U.S. 31 as described in Instrument Number 2010069599 in said Recorder's Office [the following four (4) courses are along said western right of way lines]; (1) thence South 14 degrees 53 minutes 40 seconds West 18.67 feet; (2) thence South 59 degrees 46 minutes 53 seconds East 321.09 feet; (3) thence South 20 degrees 40 minutes 28 seconds West 192.83 feet; (4) South 28 degrees 59 minutes 50 seconds East 11.12 feet along said right of way line to the North line of the Southeast Quarter of said Section 13 and a Northeast corner of Block 1 of said Chatham Hills – Section 5 [the following 192 courses are along said Block 1]; (1) thence South 29 degrees 00 minutes 03 seconds East 592.46 feet (2) thence North 89 degrees 59 minutes 22 seconds East 197.53 feet; (3) thence South 19 degrees 21 minutes 26 seconds East 201.44 feet; (4) thence South 06 degrees 15 minutes 11 seconds East 260.67 feet; (5) thence North 87 degrees 46 minutes 19 seconds East 89.70 feet; (6) thence South 07 degrees 49 minutes 34 seconds East 174.34 feet; (7) thence South 00 degrees 03 minutes 18 seconds West 49.92 feet; (8) thence South 02 degrees 44 minutes 15 seconds West 246.03 feet; (9) thence South 00 degrees 06 minutes 25 seconds West 359.27 feet; (10) thence South 31 degrees 15 minutes 28 seconds West 81.78 feet; (11) thence South 00 degrees 07 minutes 19 seconds West 550.00 feet; (12) thence South 16 degrees 49 minutes 16 seconds West 52.20 feet; (13) thence South 00 degrees 08 minutes 25 seconds West 173.18 feet to the South line of the Southeast Quarter of said Section 13; (14) thence South 87 degrees 54 minutes 03 seconds West 2454.17 feet along said South line to the Southeast corner of the Southwest Quarter of said Section 13; (15) thence South 87 degrees 57 minutes 56 seconds West 1197.88 feet along the South line of said Southwest Quarter to a non–tangent curve to the left having a radius 44.00 feet, the radius point of which bears South 66 degrees 20 minutes 30 seconds West; (16) thence Northwesterly along said curve 2.15 feet to a point which bears North 63 degrees 32 minutes 58 seconds East from said radius point; (17) North 26 degrees 27 minutes 11 seconds West 67.41 feet to a non–tangent curve to the left having a radius of 178.00 feet, the radius point of which bears South 63 degrees 32 minutes 54 seconds West (18) thence Northwesterly along said curve 123.35 feet to a point which bears North 23 degrees 50 minutes 34 seconds East from said radius point; (19) thence North 66 degrees 09 minutes 26 seconds West 49.16 feet to a non–tangent curve to the left having a radius of 178.00 feet, the radius point of which bears South 23 degrees 50 minutes 32 seconds West (20) thence Northwesterly along said curve 33.33 feet to a point which bears North 13 degrees 06 minutes 52 seconds East from said radius point; (21) North 67 degrees 44 minutes 05 seconds West 312.40 feet; (22) thence North 41 degrees 58 minutes 08 seconds West 63.69 feet; (23) thence North 15 degrees 08 minutes 28 seconds West 67.33 feet; (24) thence North 02 degrees 06 minutes 46 seconds West 72.83 feet; (25) thence North 05 degrees 38 minutes 15 seconds West 93.75 feet; (26) thence North 27 degrees 15 minutes 17 seconds East 63.32 feet; (27) thence North 77 degrees 35 minutes 43 seconds East 103.54 feet; (28) thence South 81 degrees 57 minutes 15 seconds East 64.13 feet; (29) thence North 83 degrees 35 minutes 07 seconds East 120.54 feet; (30) thence North 83 degrees 44 minutes 09 seconds East 117.55 feet; (31) thence North 00 degrees 16 minutes 24 seconds East 152.23 feet; (32) thence North 84 degrees 58 minutes 15 seconds East 8.18 feet to a tangent curve to the left having a radius of 182.00 feet, the radius point of which bears North 05 degrees 01 minutes 45 seconds West; (33) thence Easterly along said curve 22.13 feet to a point which bears South 11 degrees 59 minutes 42 seconds East from said radius point; (34) thence South 00 degrees 16 minutes 24 seconds West 152.89 feet; (35) thence North 83 degrees 39 minutes 21 seconds East 216.62 feet; (36) thence North 54 degrees 35 minutes 43 seconds East 49.92 feet; (37) thence North 50 degrees 54 minutes 50 seconds East 85.20 feet; (38) thence North 42 degrees 33 minutes 21 seconds East 71.61 feet; (39) thence North 40 degrees 04 minutes 43 seconds East 78.64 feet; (40) thence North 23 degrees 34 minutes 28 seconds East 76.50 feet; (41) thence North 12 degrees 01 minutes 30 seconds West 78.85 feet; (42) thence North 27 degrees 57 minutes 41 seconds West 188.03 feet; (43) thence North 13 degrees 07 minutes 16 seconds West 68.08 feet; (44) thence North 31 degrees 34 minutes 49 seconds West 147.53 feet; (45) thence North 08 degrees 33 minutes 34 seconds West 134.16 feet; (46) thence North 04 degrees 25 minutes 07 seconds East 119.21 feet; (47) thence North 07 degrees 35 minutes 29 seconds East 138.25 feet; (48) thence North 03 degrees 53 minutes 28 seconds West 87.00 feet; (49) thence North 14 degrees 02 minutes 00 seconds West 85.59 feet; (50) thence North 05 degrees 26 minutes 08 seconds West 22.86 feet; (51) thence North 07 degrees 39 minutes 53 seconds West 112.17 feet; (52) thence North 07 degrees 17 minutes 14 seconds West 77.48 feet; (53) thence North 02 degrees 00 minutes 37 seconds East 88.07 feet; (54) thence North 08 degrees 58 minutes 46 seconds East 31.31 feet; (55) thence North 21 degrees 18 minutes 45 seconds East 41.06 feet; (56) thence North 38 degrees 02 minutes 21 seconds East 62.38 feet; (57) thence North 26 degrees 43 minutes 42 seconds West 49.21 feet; (58) thence North 83 degrees 43 minutes 57 seconds East 106.03 feet; (59) thence North 42 degrees 12 minutes 32 seconds East 2.38 feet; (60) thence North 62 degrees 04 minutes 26 seconds East 6.08 feet; (61) thence North 78 degrees 16 minutes 22 seconds East 9.39 feet; (62) thence South 82 degrees 50 minutes 37 seconds East 8.89 feet; (63) thence South 82 degrees 38 minutes 28 seconds East 5.82 feet; (64) thence North 86 degrees 20 minutes 27 seconds East 6.56 feet; (65) thence North 41 degrees 00 minutes 42 seconds East 2.78 feet; (66) thence North 27 degrees 45 minutes 12 seconds East 5.68 feet; (67) thence North 21 degrees 41 minutes 53 seconds East 33.49 feet; (68) thence North 21 degrees 50 minutes 53 seconds East 14.02 feet; (69) thence North 71 degrees 21 minutes 09 seconds East 13.42 feet; (70) thence North 45 degrees 07 minutes 27 seconds East 13.47 feet; (71) thence North 31 degrees 19 minutes 13 seconds East 8.05 feet; (72) thence North 52 degrees 43 minutes 13 seconds East 8.78 feet; (73) South 89 degrees 52 minutes 17 seconds East 212.20 feet; (74) thence South 12 degrees 48 minutes 17 seconds East 22.31 feet; (75) thence North 88 degrees 49 minutes 39 seconds East 151.56 feet; (76) thence South 83 degrees 30 minutes 41 seconds East 78.48 feet; (77) thence South 70 degrees 20 minutes 52 seconds East 104.20 feet; (78) thence South 52 degrees 31 minutes 32 seconds East 29.31 feet; (79) thence South 37 degrees 06 minutes 20 seconds East 80.18 feet; (80) thence North 86 degrees 32 minutes 02 seconds East 110.00 feet to the West line of Promontory Lane; (81) thence South 16 degrees 11 minutes 40 seconds West along said West line 49.67 feet; (82) thence South 86 degrees 50 minutes 45 seconds West 79.98 feet; (83) thence North 79 degrees 11 minutes 34 seconds West 60.22 feet; (84) thence South 02 degrees 20 minutes 47 seconds West 39.53 feet; (85) thence South 43 degrees 55 minutes 34 seconds West 60.34 feet; (86) thence South 04 degrees 11 minutes 19 seconds West 76.41 feet; (87) thence South 42 degrees 51 minutes 09 seconds East 23.36 feet; (88) thence South 74 degrees 29 minutes 03 seconds West 82.98 feet; (89) thence North 02 degrees 46 minutes 32 seconds West 35.49 feet; (90) thence North 71 degrees 51 minutes 55 seconds West 33.03 feet; (91) thence North 31 degrees 54 minutes 37 seconds West 11.45 feet; (92) thence North 20 degrees 29 minutes 10 second East 41.44 feet; (93) thence North 57 degrees 15 minutes 24 seconds West 32.63 feet; (94) thence South 37 degrees 53 minutes 21 seconds West 16.68 feet; (95) thence South 70 degrees 35 minutes 48 seconds West 15.17 feet; (96) thence North 63 degrees 19 minutes 09 seconds West 73.30 feet; (97) North 14 degree 49 minutes 49 seconds West 24.80 feet; (98) thence North 33 degrees 58 minutes 17 seconds West 19.53 feet; (99) thence North 57 degrees 08 minutes 48 seconds West 35.24 feet; (100) thence North 75 degrees 21 minutes 53 seconds West 25.59 feet; (101) thence North 46 degrees 23 minutes 47 seconds West 16.15 feet; (102) thence North 89 degrees 52 minutes 17 seconds West 160.81 feet; (103) thence South 15 degrees 38 minutes 51 seconds West 85.66 feet; (104) thence South 01 degrees 33 minutes 27 seconds East 262.32 feet; (105) thence South 01 degrees 14 minutes 44 seconds East 125.44 feet; (106) thence South 04 degrees 32 minutes 32 seconds East 377.39 feet; (107) thence South 11 degrees 45 minutes 32 seconds East 110.48 feet; (108) thence South 14 degrees 07 minutes 38 seconds East 301.53 feet; (109) thence South 09 degrees 03 minutes 50 seconds West 53.00 feet; (110) thence South 13 degrees 06 minutes 16 seconds East 58.94 feet; (111) thence South 42 degrees 17 minutes 33 seconds East 105.25 feet; (112) thence South 65 degrees 37 minutes 30 seconds East 35.84 feet; (113) thence South 84 degrees 27 minutes 45 seconds East 35.83 feet; (114) thence North 77 degrees 38 minutes 48 seconds East 62.43 feet; (115) thence North 87 degrees 07 minutes 53 seconds East 94.55 feet to a point on the West Lot line of Lot N4 in said Chatham Hills – Section 5; (116) thence South 03 degrees 58 minutes 35 seconds East 53.61 feet; (117) thence South 08 degrees 24 minutes 48 seconds West 42.50 feet; (118) thence South 07 degrees 03 minutes 30 seconds East 40.00 feet; (119) thence South 06 degrees 31 minutes 07 seconds East 52.37 feet; (120) thence South 00 degrees 29 minutes 29 seconds West 76.73 feet; (121) thence South 08 degrees 55 minutes 39 seconds East 56.75 feet; (122) thence North 69 degrees 37 minutes 40 seconds East 214.35 feet; (123) thence North 86 degrees 32 minutes 39 seconds East 57.12 feet; (124) thence North 70 degrees 57 minutes 29 seconds East 56.00 feet to a non–tangent curve to the left having a radius of 188.00 feet, the radius point of which bears South 70 degrees 57 minutes 26 seconds West; (125) thence northwesterly along said curve, an arc distance of 20.24 feet to a point which bears North 64 degrees 47 minutes 19 seconds East from said radius point; (126) thence North 25 degrees 12 minutes 41 seconds West 108.69 feet to a curve to the right having a radius of 132.00 feet, the radius point of which bears North 64 degrees 57 minutes 19 seconds East (127) thence northwesterly along said curve, an arc distance of 34.75 feet to a point which bears South 79 degrees 52 minutes 22 seconds West from said radius point; (128) thence North 10 degrees 07 minutes 38 seconds West 97.13 feet to a curve to the right having a radius of 11.00 feet, the radius point of which bears North 79 degrees 52 minutes 22 seconds East; (129) thence northwesterly along said curve, an arc distance of 17.40 feet to a point which bears North 09 degrees 28 minutes 31 seconds West from said radius point; (130) thence North 80 degrees 31 minutes 29 seconds East 102.04 feet; (131) thence South 08 degrees 47 minutes 25 seconds East 85.75 feet; (132) thence South 74 degrees 07 minutes 58 seconds East 35.06 feet; (133) thence South 50 degrees 42 minutes 19 seconds East 77.86 feet; (134) thence South 60 degrees 39 minutes 27 seconds East 25.75 feet; (135) thence South 72 degrees 10 minutes 18 seconds East 42.66 feet; (136) thence South 76 degrees 18 minutes 55 seconds East 31.39 feet; (137) thence South 87 degrees 03 minutes 05 seconds East 250.39 feet; (138) thence South 70 degrees 29 minutes 27 seconds East 240.00 feet; (139) thence South 58 degrees 43 minutes 21 seconds East 122.58 feet; (140) thence South 70 degrees 29 minutes 27 seconds East 240.00 feet; (141) thence South 32 degrees 59 minutes 11 seconds East 82.35 feet; (142) thence South 61 degrees 57 minutes 22 seconds East 150.54 feet; (143) thence South 74 degrees 02 minutes 38 seconds East 41.10 feet; (144) thence South 26 degrees 34 minutes 18 seconds East 12.19 feet; (145) thence South 65 degrees 13 minutes 29 seconds East 175.97 feet; (146) thence South 42 degrees 33 minutes 50 seconds East 24.40 feet; (147) thence South 79 degrees 12 minutes 20 seconds East 189.17 feet; (148) thence South 64 degrees 28 minutes 04 seconds East 14.25 feet; (149) thence North 89 degrees 59 minutes 59 seconds East 65.63 feet; (150) thence North 78 degrees 41 minutes 22 seconds East 29.85 feet; (151) thence North 86 degrees 25 minutes 25 seconds East 101.81 feet; (152) thence North 10 degrees 10 minutes 41 seconds East 54.97 feet; (153) thence North 39 degrees 48 minutes 57 seconds West 210.23 feet; (154) thence North 11 degrees 49 minutes 02 seconds West 395.74 feet; (155) thence North 37 degrees 02 minutes 11 seconds West 320.65 feet; (156) thence North 42 degrees 36 minutes 38 seconds West 307.79 feet; (157) thence North 32 degrees 06 minutes 35 seconds West 126.55 feet; (158) thence North 64 degrees 19 minutes 09 seconds West 140.84 feet; (159) thence South 12 degrees 28 minutes 05 seconds East 75.81 feet; (160) thence South 14 degrees 39 minutes 24 seconds West 71.71 feet; (161) thence South 47 degrees 14 minutes 27 seconds West 70.71 feet; (162) thence South 87 degrees 12 minutes 16 seconds West 70.31 feet; (163) thence North 74 degrees 46 minutes 13 seconds West 92.19 feet; (164) thence North 82 degrees 15 minutes 23 seconds West 128.70 feet; (165) thence North 78 degrees 21 minutes 17 seconds West 116.66 feet; (166) thence South 86 degrees 24 minutes 31 seconds West 115.54 feet; (167) thence South 59 degrees 14 minutes 14 seconds West 136.70 feet; (168) thence South 60 degrees 42 minutes 00 seconds West 127.63 feet; (169) thence South 76 degrees 17 minutes 38 seconds West 22.12 feet; (170) thence South 55 degrees 24 minutes 08 seconds West 31.76 feet; (171) thence South 65 degrees 40 minutes 19 seconds West 59.44 feet; (172) thence South 68 degrees 32 minutes 13 seconds West 60.82 feet; (173) thence South 01 degrees 57 minutes 44 seconds West 154.58 feet; (174) thence South 80 degrees 31 minutes 29 seconds West 150.77 feet to a curve to the right having a radius of 11.00 feet, the radius point of which bears North 09 degrees 28 minutes 31 seconds West; (175) thence northwesterly along said curve, an arc distance of 17.15 feet to a point which bears South 79 degrees 52 minutes 22 seconds West from said radius point; (176) thence North 10 degrees 07 minutes 38 seconds West 87.33 feet to the southerly corner of Lot L13 in said Chatham Hills – Section 4; (177) thence North 26 degrees 39 minutes 32 seconds East 123.03 feet; (178) thence North 44 degrees 39 minutes 39 seconds East 76.75 feet; (179) thence North 70 degrees 01 minutes 39 seconds East 45.35 feet; (180) thence North 00 degrees 21 minutes 35 seconds East 103.94 feet; (181) thence North 05 degrees 56 minutes 12 seconds East 103.37 feet; (182) thence North 00 degrees 21 minutes 27 seconds East 564.66 feet; (183) thence North 01 degrees 20 minutes 06 seconds East 126.84 feet; (184) thence North 01 degrees 28 minutes 43 seconds East 145.81 feet; (185) thence North 73 degrees 48 minutes 20 seconds West 105.36 feet; (186) thence North 16 degrees 11 minutes 40 seconds East 41.58 feet to a curve to the left having a radius of 528.00 feet, the radius point of which bears North 73 degrees 48 minutes 20 seconds West; (187) thence northeasterly along said curve, an arc distance of 61.45 feet to a point which bears South 80 degrees 28 minutes 24 seconds East from said radius point; (188) thence North 09 degrees 31 minutes 36 seconds East 133.17 feet to a curve to the right having a radius of 11.00 feet, the radius point of which bears South 80 degrees 28 minutes 24 seconds East; (189) thence northeasterly along said curve, an arc distance of 17.28 feet to a point which bears North 09 degrees 31 minutes 36 seconds East from said radius point; (190) thence North 09 degrees 31 minutes 36 seconds East 42.00 feet; (191) thence North 80 degrees 28 minutes 24 seconds West 21.91 feet; (192) thence North 09 degrees 31 minutes 36 seconds East 266.01 feet to the POINT OF BEGINNING, containing 173.318 acres, more or less.

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LEGAL DESCRIPTION

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CHATHAM HILLS LLP

1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY



REGISTERED PROFESSIONAL ENGINEER

PE 10504920

STATE OF INDIANA

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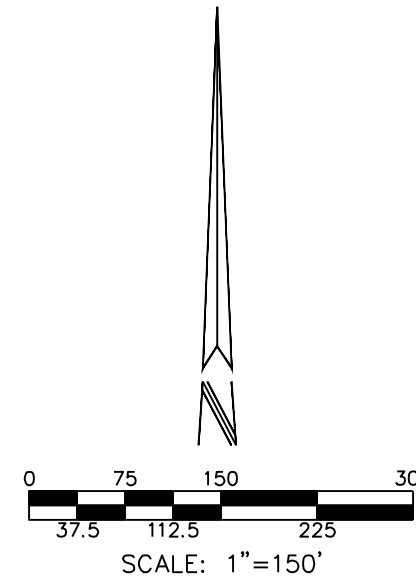
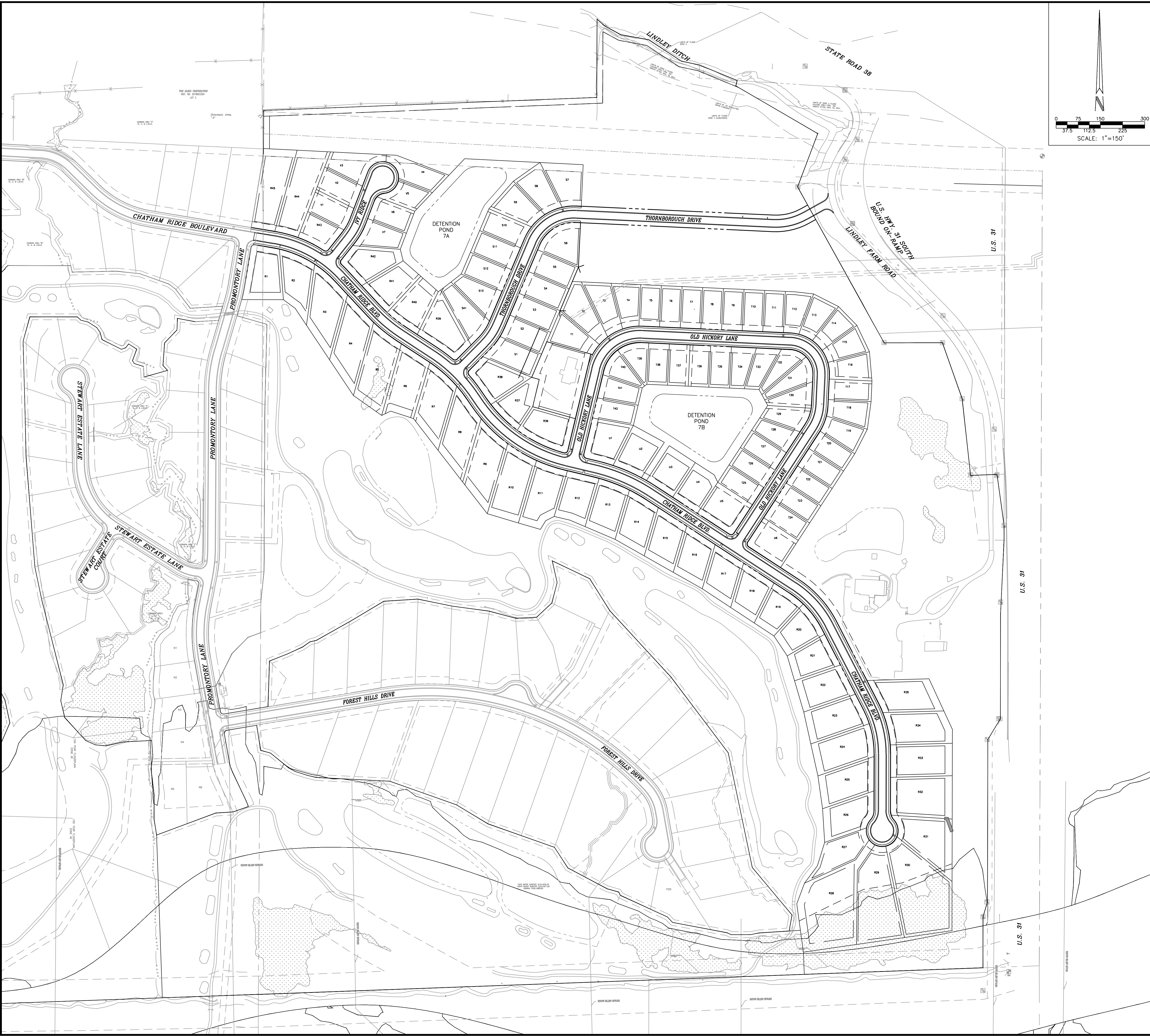
Date

11-13-19

Project Number

170504-20210

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SITE PLAN LEGEND

LOT LINE
EASEMENT LINE
RIGHT-OF-WAY
SETBACK LINE
CENTERLINE STREET
EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL

R18 LOT NUMBER
ACCESSIBLE RAMP
STREET SIGN
DISTRICT SUBAREA

P.S.D.&U.E.
D.&U.E.
U.E.
C.E.
A.E.
B.S.L.
S.Y.S.L.

PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
DRAINAGE AND UTILITY EASEMENT
UTILITY EASEMENT
CONSERVATION EASEMENT
ACCESS EASEMENT
BUILDING SETBACK LINE
SIDE YARD SETBACK LINE

WETLAND AREA

COMMON AREA "A"
56' P.S. & D. & U.E.

28' PRIVATE STREET
12' 12'
ROLL CURB ROLL CURB
DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, PERFORATED DRAIN TILE
DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, NON-PERFORATED DRAIN TILE

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

PRIVATE STREET TYPICAL SECTION
NO SCALE

PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, PROMONTORY LANE, STREET A, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00	261.41	256.78	S 61°45'05" E	37°26'38"
C2	428.00	165.37	164.34	S 69°24'16" E	22°08'17"
C3	372.00	243.11	238.81	S 61°45'05" E	37°26'38"
C4	428.00	13.95	13.95	S 43°57'49" E	1°52'05"
C5	25.00	36.34	33.22	N 80°01'27" E	83°16'52"
C6	25.00	36.34	33.22	N 03°15'25" W	83°16'52"
C7	200.00	61.22	60.99	N 28°36'49" E	17°32'23"
C8	172.00	52.65	52.45	S 28°36'49" W	17°32'23"
C9	228.00	69.80	69.52	N 28°36'49" E	17°32'23"
C10	500.00	119.94	119.65	N 49°54'06" W	13°44'39"
C11	472.00	113.22	112.95	N 49°54'06" W	13°44'39"
C12	528.00	126.66	126.35	S 49°54'06" E	13°44'39"
C13	500.00	194.22	193.00	N 45°38'45" W	22°15'20"
C14	528.00	52.73	52.71	S 53°54'45" E	54°32'07"
C15	472.00	183.34	182.19	N 45°38'45" W	22°15'20"
C16	528.00	51.00	50.98	N 37°17'06" W	53°02'25"
C17	25.00	36.79	33.56	N 86°47'06" E	84°19'37"
C18	25.00	36.95	33.67	S 02°17'05" W	84°40'25"
C19	200.00	75.52	75.08	S 33°48'13" W	21°38'10"
C20	172.00	64.95	64.57	S 33°48'13" W	21°38'10"
C21	228.00	86.10	85.59	S 33°48'13" W	21°38'10"
C22	155.00	188.45	177.08	S 57°48'58" E	69°39'40"
C23	172.00	154.41	145.07	N 57°48'58" E	69°39'40"
C24	183.00	222.49	209.04	N 57°48'58" E	69°39'40"
C25	200.00	110.47	109.07	N 76°49'22" E	31°38'50"
C26	165.07	93.03	91.80	S 77°10'09" W	32°17'22"
C27	228.00	125.94	124.34	N 76°49'22" E	31°38'50"
C28	500.00	366.98	358.80	N 53°32'40" W	42°03'10"
C29	472.00	315.58	308.73	S 53°40'19" E	38°18'29"
C30	528.00	387.53	378.89	S 53°32'40" E	42°03'10"
C31	25.00	40.90	36.49	S 60°18'06" W	93°44'41"
C36	25.00	39.27	35.36	N 31°34'15" W	90°00'00"
C37	155.00	214.30	197.64	S 53°02'16" W	79°13'02"
C38	183.00	253.02	233.34	N 53°02'16" E	79°13'02"
C39	127.00	175.59	161.94	S 53°02'16" W	79°13'02"
C40	110.00	172.79	155.56	S 42°21'13" E	90°00'00"
C41	82.00	128.81	115.97	S 42°21'13" E	90°00'00"
C42	138.00	216.77	195.16	S 42°21'13" E	90°00'00"
C43	155.00	82.41	81.44	S 17°52'39" W	30°27'43"
C44	127.00	67.52	66.73	N 17°52'39" E	30°27'43"
C45	183.00	97.29	96.15	S 17°52'39" W	30°27'43"
C46	350.00	181.27	179.25	S 42°03'15" E	29°40'28"
C47	391.50	195.36	193.34	S 41°46'04" E	28°35'27"
C48	322.00	166.77	164.91	N 42°03'15" W	29°40'28"
C49	350.00	167.00	165.42	S 13°32'51" E	27°20'20"
C50	378.00	180.36	178.66	S 13°32'51" E	27°20'20"
C51	322.00	153.64	152.19	S 13°32'51" E	27°20'20"
C52	48.00	35.05	34.27	N 21°02'17" E	41°49'57"
C53	48.00	35.05	34.27	N 20°47'40" W	41°49'57"
C54	54.00	188.37	106.38	S 57°58'35" E	199°51'42"
C55	54.00	229.46	91.86	S 37°25'52" E	243°27'39"
C56	40.00	44.30	42.07	N 42°34'25" E	63°27'59"
C57	25.00	39.27	35.36	N 78°06'31" E	90°00'00"
C58	25.00	39.27	35.36	N 11°53'29" W	90°00'00"
C59	600.00	206.08	205.07	N 66°43'52" W	19°40'46"
C60	572.00	196.46	195.50	N 66°43'52" W	19°40'46"
C61	628.00	215.70	214.64	S 66°43'52" E	19°40'46"
C62	44.00	2.14	2.14	S 25°03'16" E	247°33"
C63	178.00	123.35	120.90	S 46°18'18" E	39°42'11"
C64	178.00	33.33	33.28	N 71°31'18" W	10°43'41"
C65	182.00	22.13	22.11	N 81°29'17" E	65°7'57"
C66	188.00	20.24	20.23	N 22°07'36" W	6°10'10"
C67	132.00	34.75	34.65	S 17°40'09" E	15°05'02"
C68	11.00	17.40	15.64	N 35°11'55" E	90°39'08"
C69	11.00	17.15	15.47	S 54°48'05" E	89°20'52"
C70	528.00	61.45	61.41	S 12°51'38" W	6°40'04"
C71	11.00	17.28	15.56	N 54°31'36" E	89°59'54"

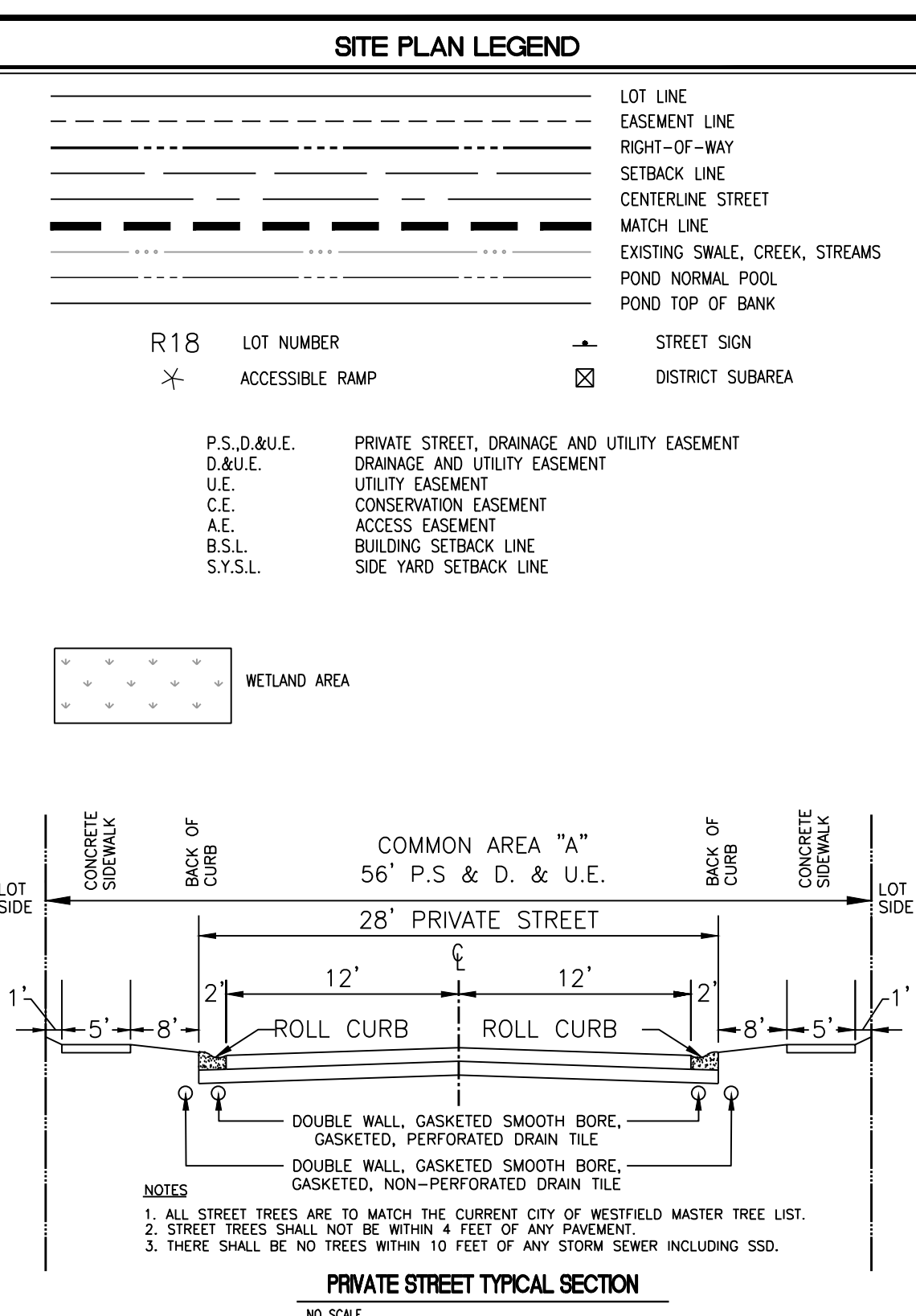
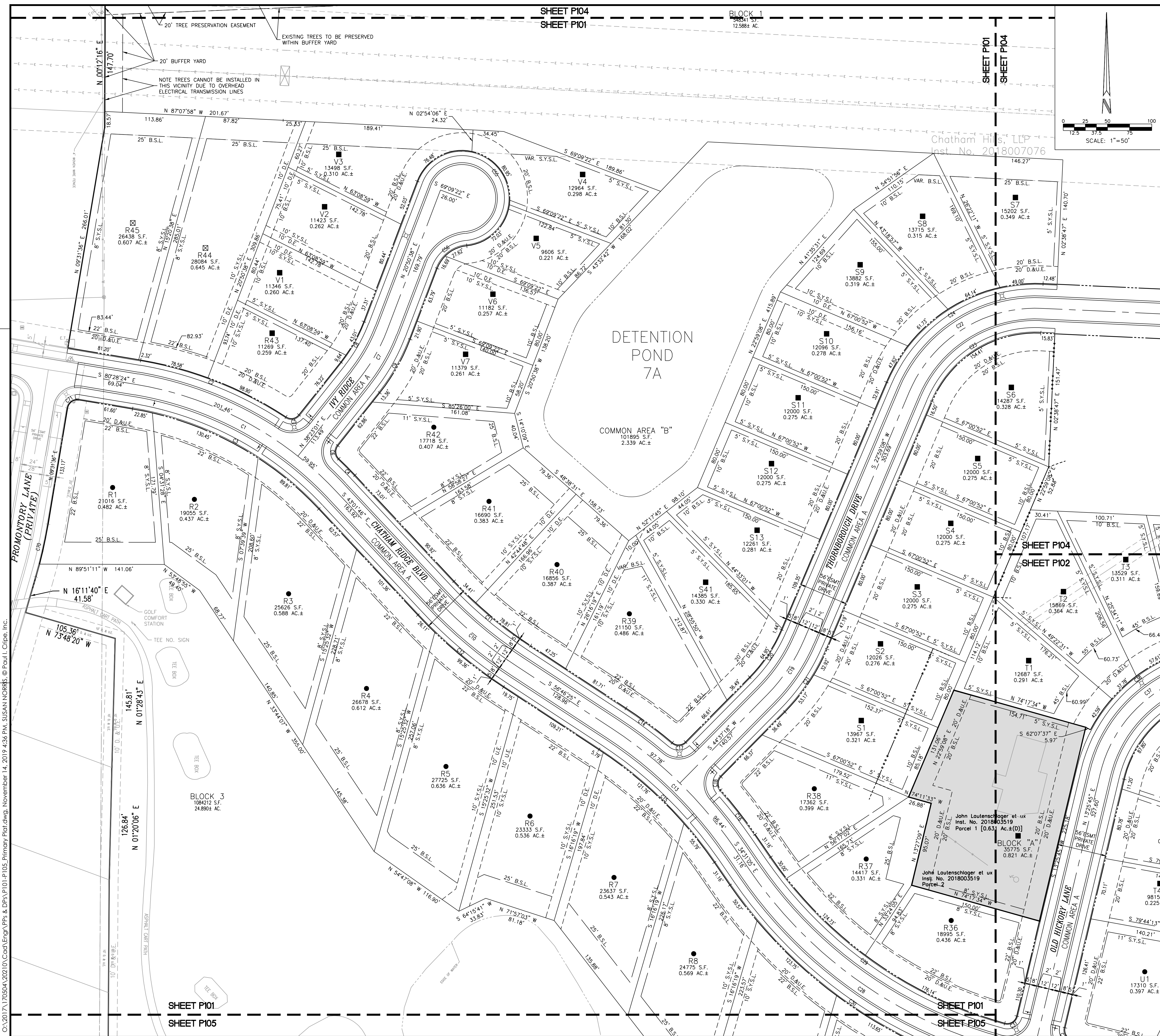
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SEC. 4
SEC. 5

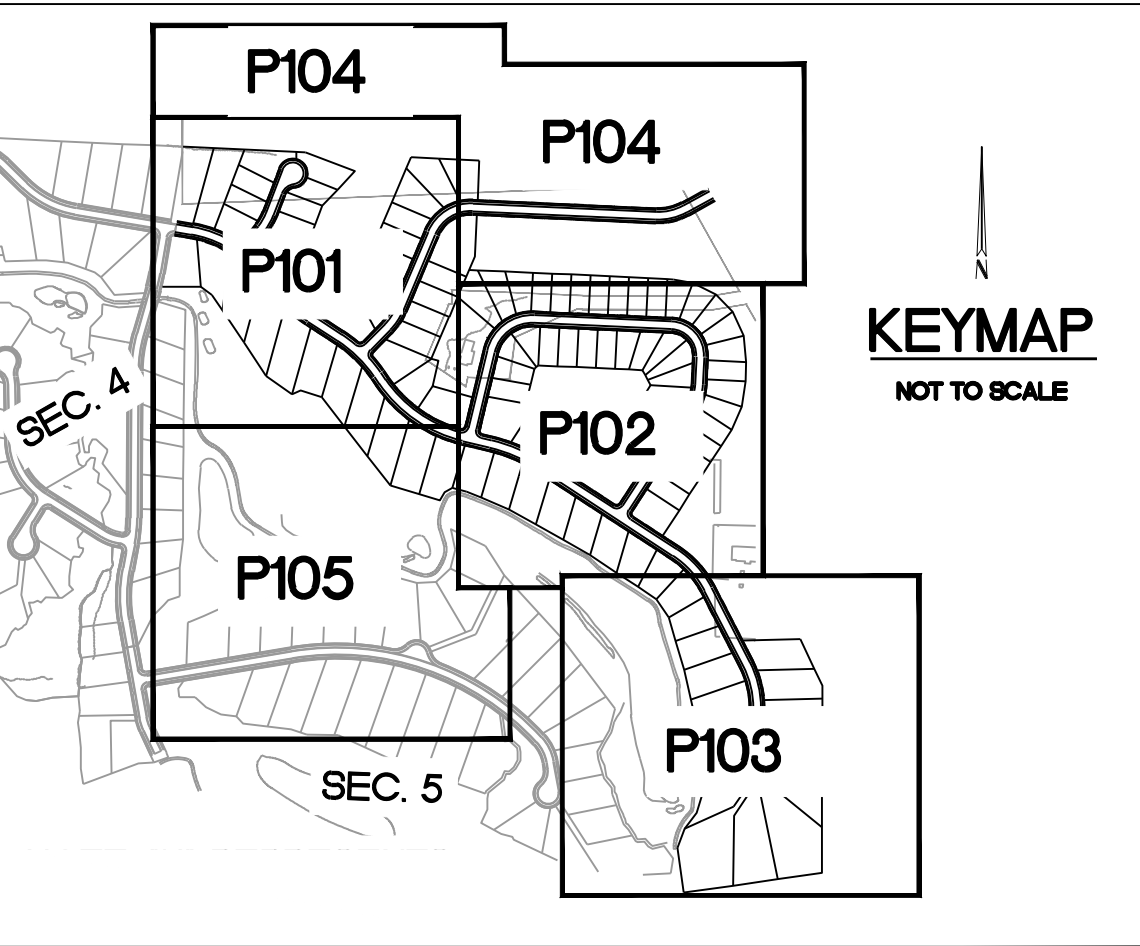
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CHRISTOPHER W. WISEMAN
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10554920
STATE OF INDIANA
Date: 11-13-2019

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No.	Description

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No.	Description

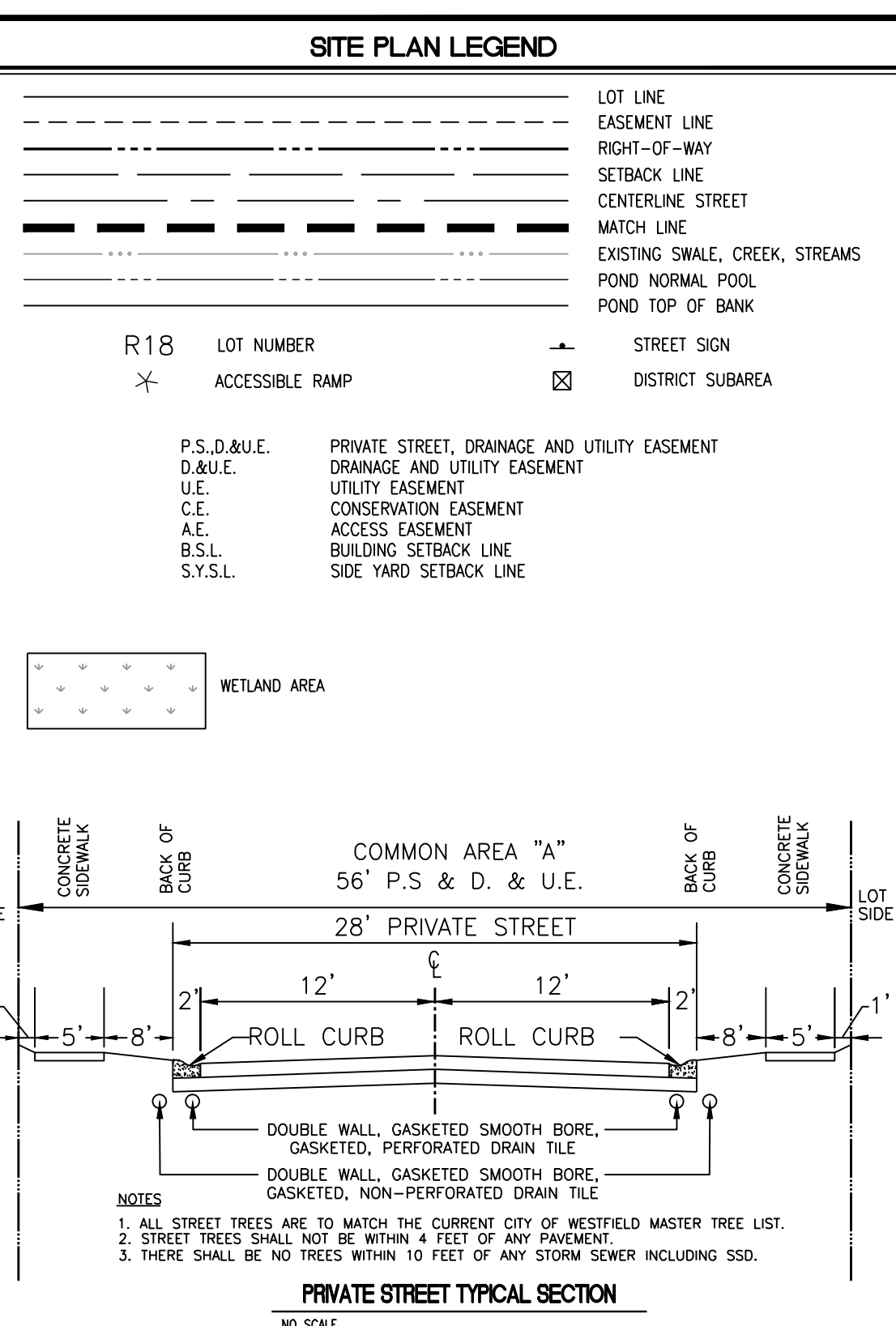
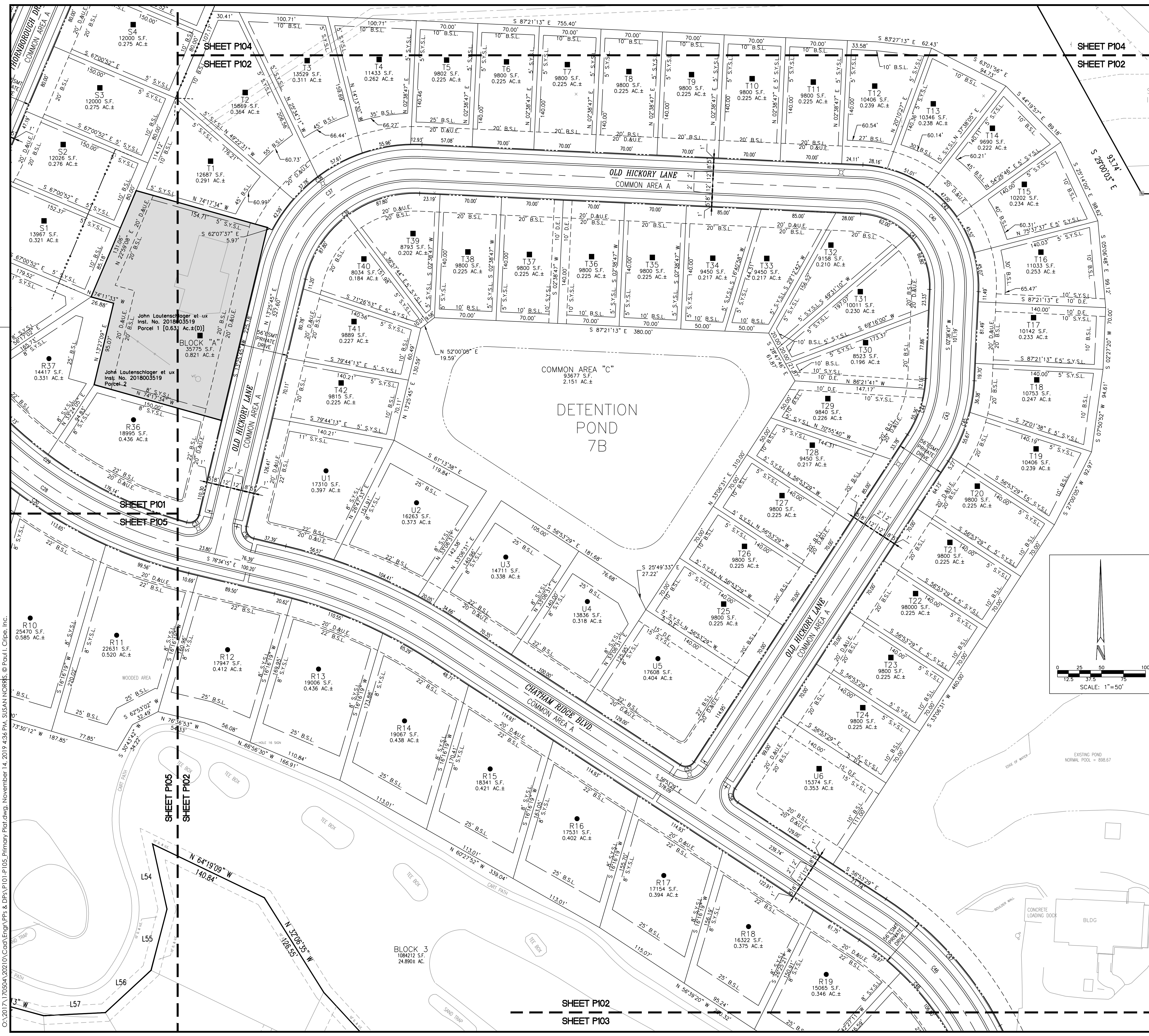
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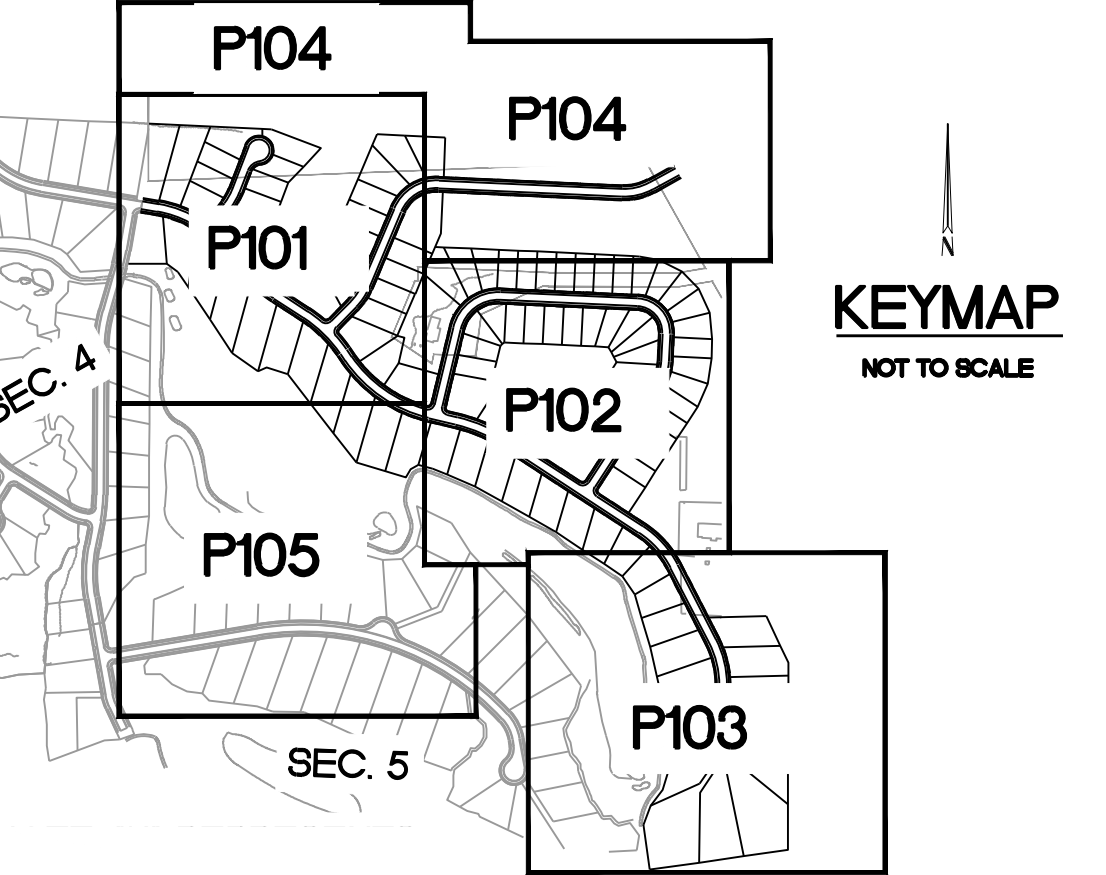
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CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Christopher M. Weisman*
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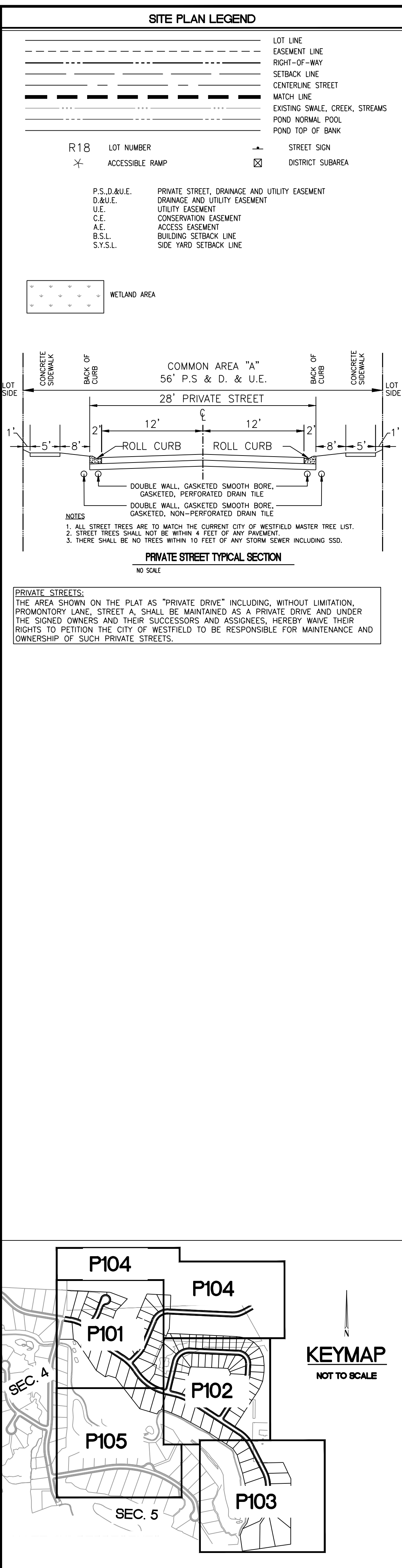
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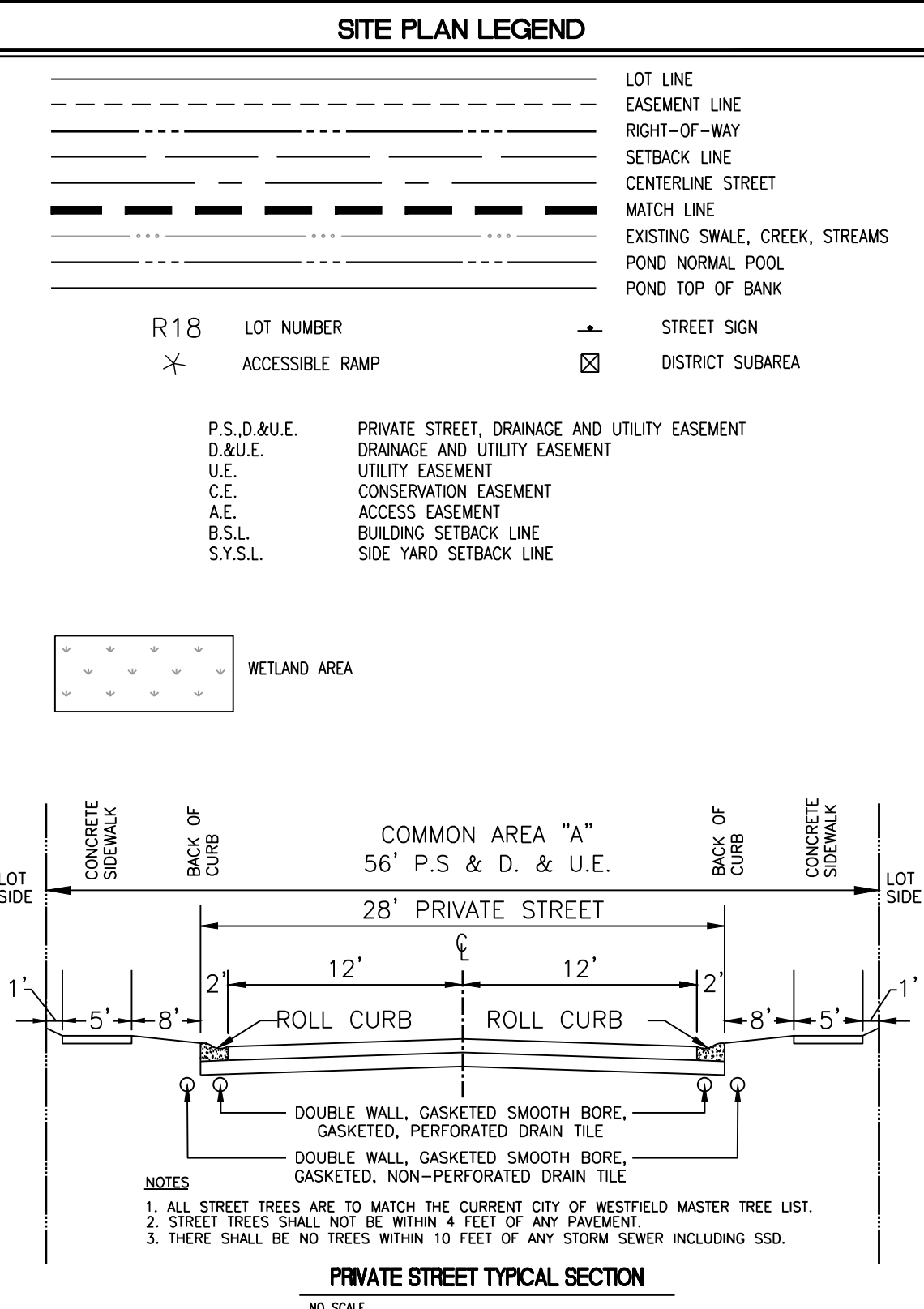
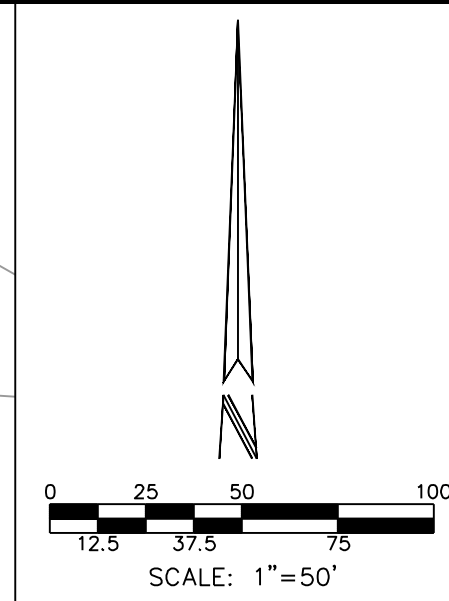
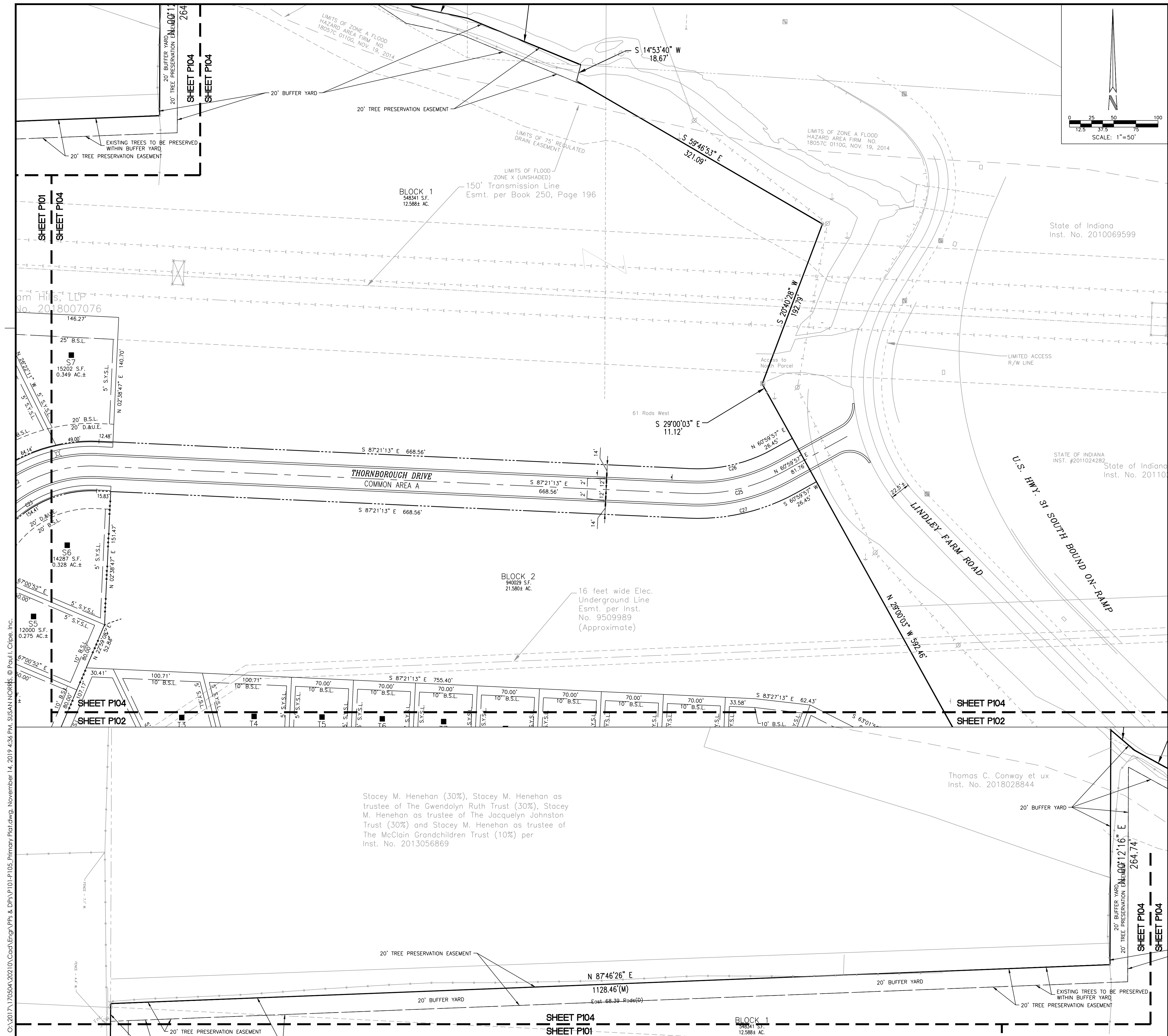
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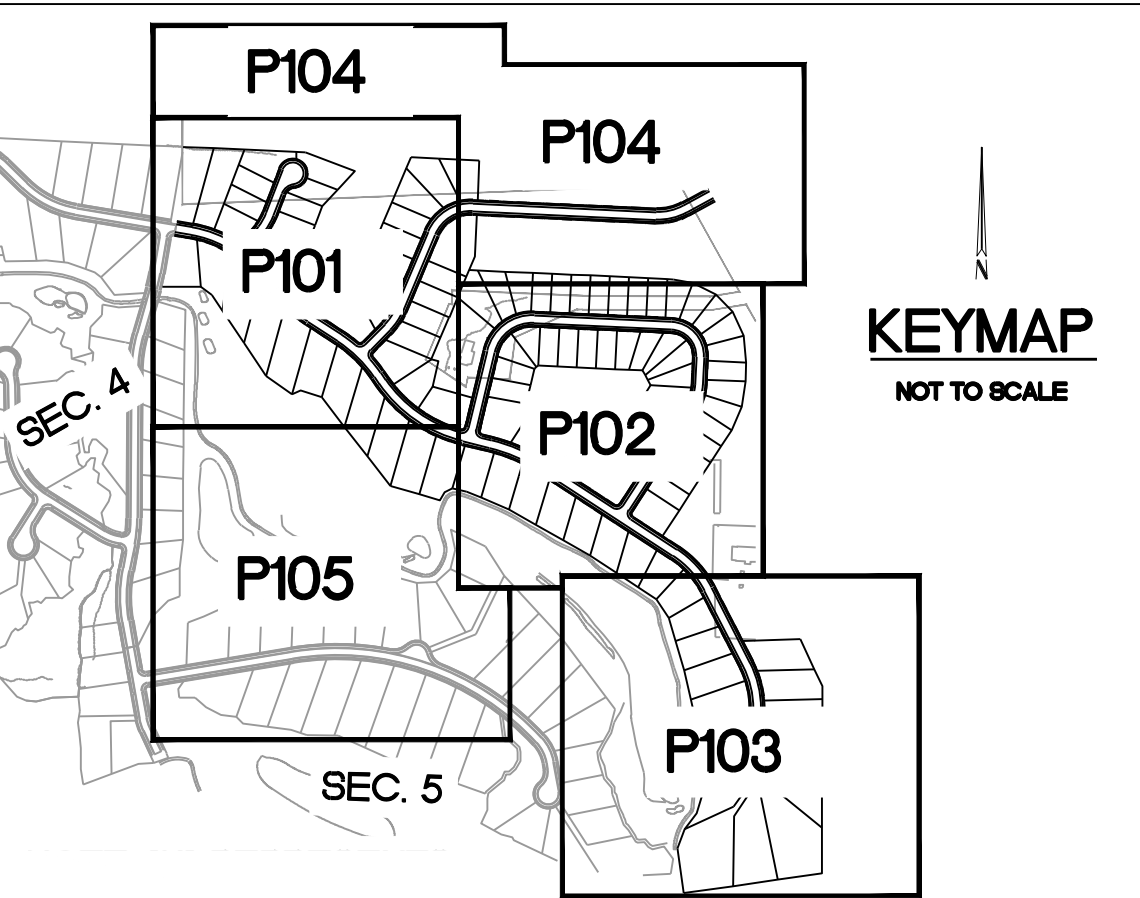
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Checked by: J. SWALD, EI / S. MORRIS, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1"= 50'
Sheet: P102
Date: 11-13-19
Project Number: 170504-20210

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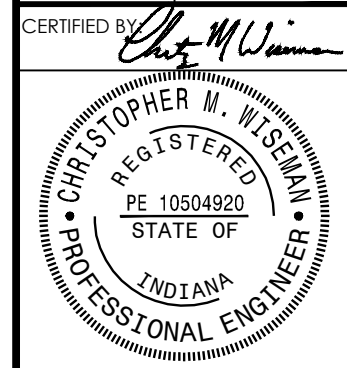
PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, PROMONTORY LANE, STREET A, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

[illegible]

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
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PRIMARY PLAT
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074



811	1-800-382-5544
FOR CALLS IN INDIANA	CALL TOLL FREE
Drawn By: C. WELLS	
Checked By: J. SVALDI, EI / S. NORRIS, EI	
Quality Assurance: C. WISEMAN, PE	

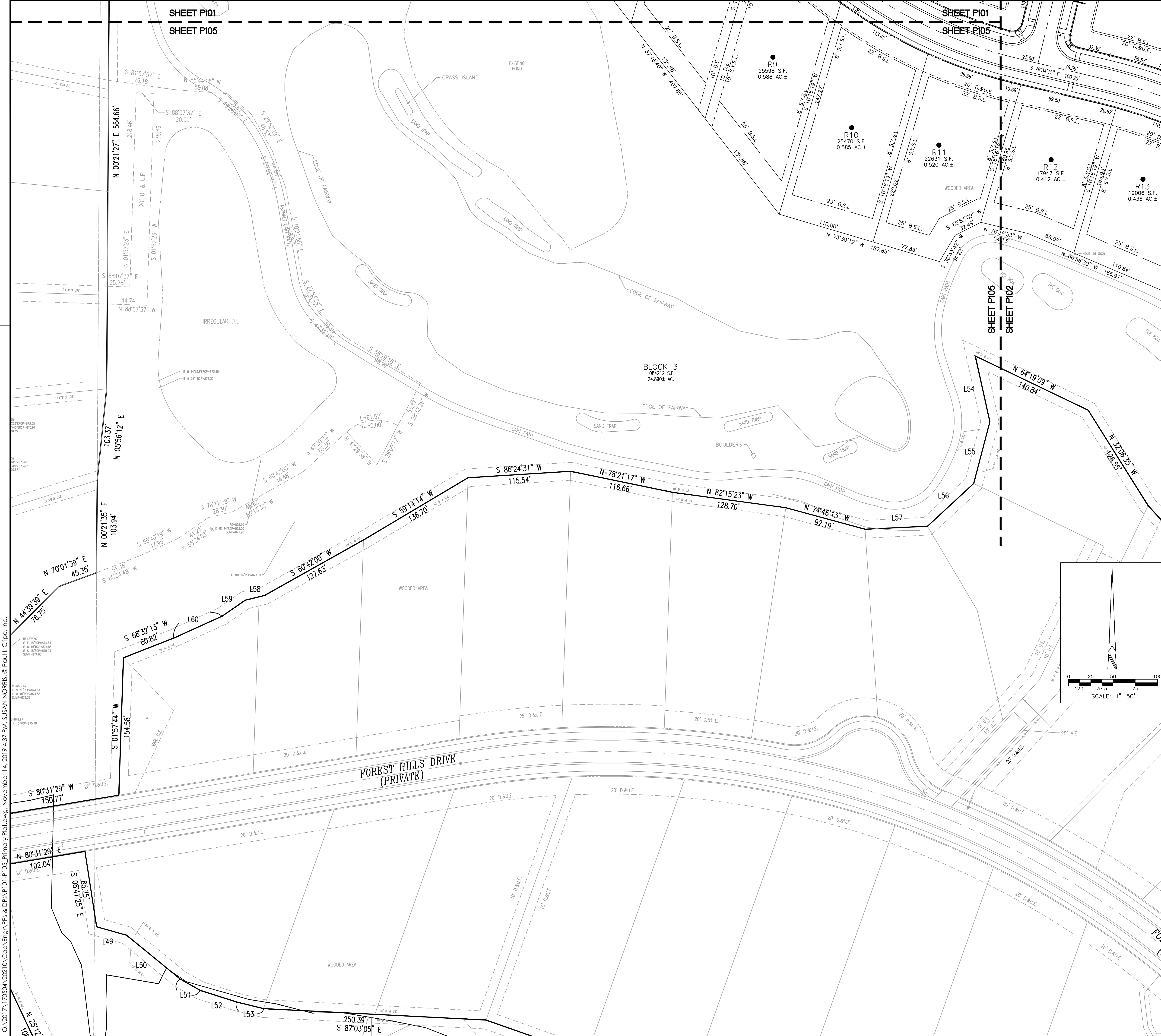
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Sheet **P104**

Date 11-13-19

Project Number 170504-20210

C:\2017\70504\20210\Coord\Engr\PPs & DPs\P101-P105_Primary Plat.dwg, November 14, 2019 4:37 PM, SUSAN NORRIS © Paul J. Cripe, Inc.



SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	POND TOP OF BANK
	STREET SIGN
	DISTRICT SUBAREA

PRIVATE STREET TYPICAL SECTION

NO SCALE

PRIVATE STREETS:
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KEYMAP
NOT TO SCALE

The keymap shows a grid of sheets. Sheet P105 is highlighted in the center, surrounded by sheets P101, P102, P103, and P104. The sheets are arranged in a 3x3 grid, with P105 in the middle. The grid is labeled 'SEC. 4' and 'SEC. 5'.

REVISIONS

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ARCHITECTURE & INTERIORS
CIVIL ENGINEERING
SURVEY & 3D LASER SCANNING
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PRIMARY PLAT
CHATHAM HILLS - SECTION 7
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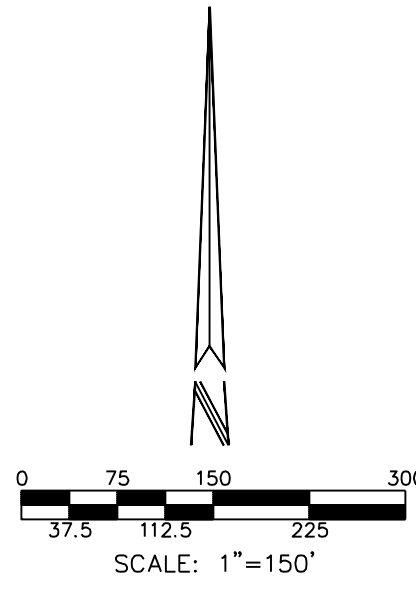
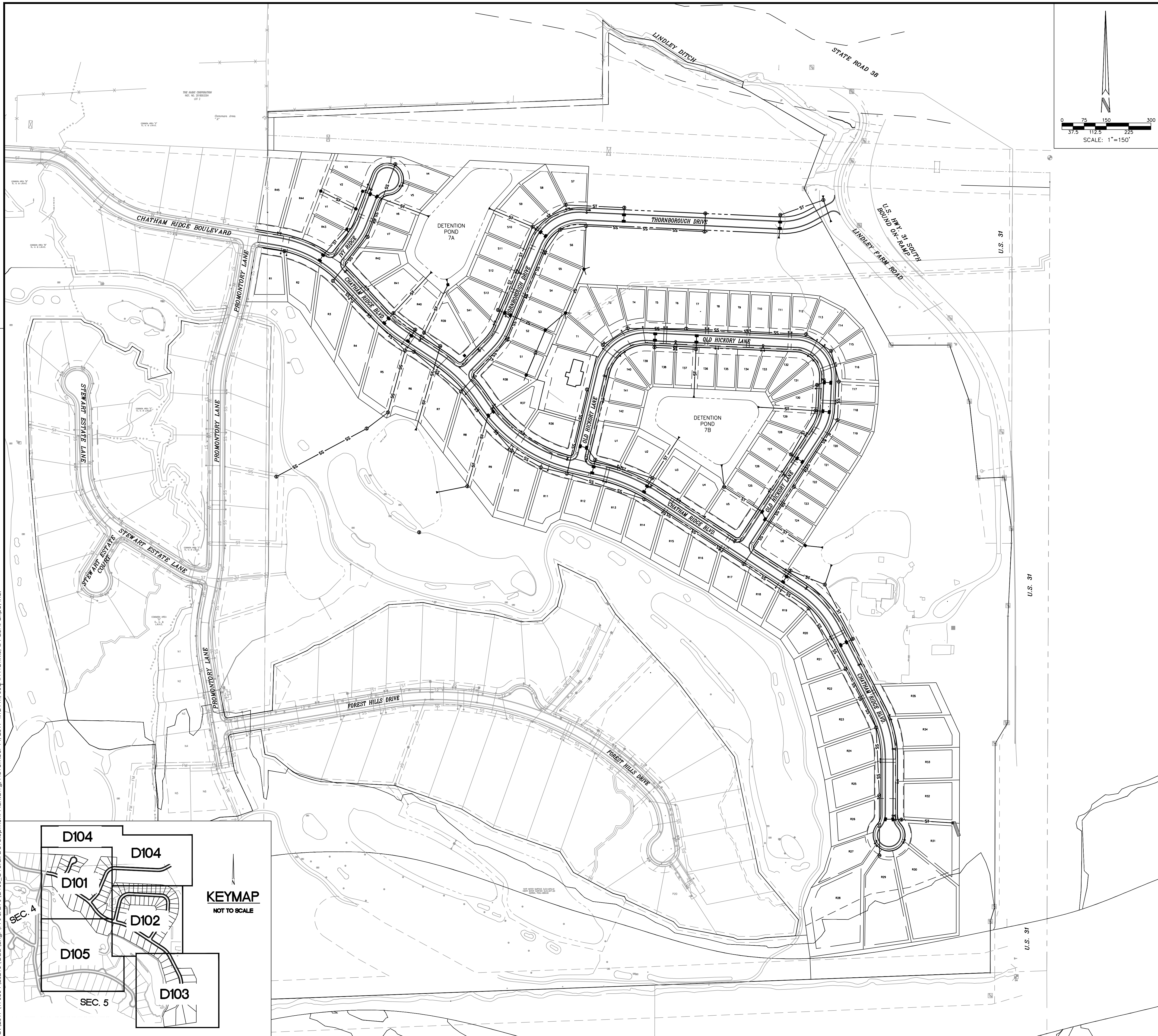
CERTIFIED BY

REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date 11-13-2019

Indiananaguy
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FOR CALLS IN INDIANA CALL YOUR TIRE

Drawn By: C. WELLS
Checked By: J. SVALDI, EI / S. NORRIS, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 50'
Sheet **P105**
Date 11-13-19
Project Number 170504-20210

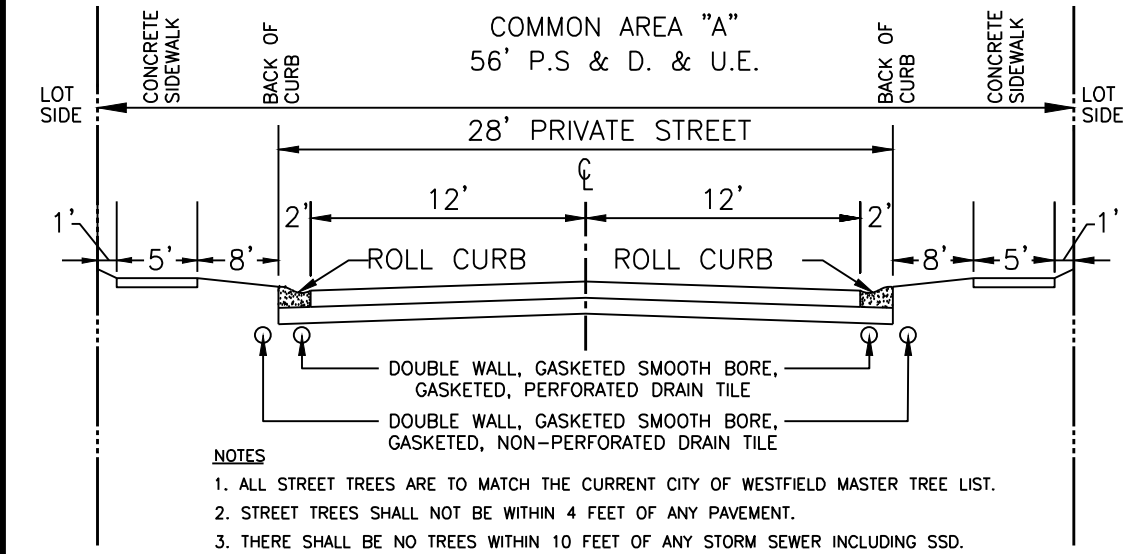
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DEVELOPMENT STANDARDS MATRIX												
District	Minimum Lot Area	Minimum Setbacks	Minimum Lot Frontage	Minimum Lot Depth	Minimum Lot Width	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Lot Width	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
1-C	120'	30'	15,000	25'	8'	30'	15'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	15'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	30'	15'	45'	1,500	4	2	4
1-F	80'	25'	10,000	20'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,500	20'	5'	10'	10'	35'	400	2	1	4
1-H	65'	20'	7,500	20'	5'	10'	10'	35'	400	2	1	4
1-I	60'	20'	7,500	20'	5'	10'	10'	35'	400	2	1	4

SITE PLAN LEGEND												
---	LOT LINE											
---	EASEMENT LINE											
---	RIGHT-OF-WAY											
---	SETBACK LINE											
---	CENTERLINE STREET											
---	EXISTING SWALE, CREEK, STREAMS											
---	POND NORMAL POOL											
---	POND TOP OF BANK											

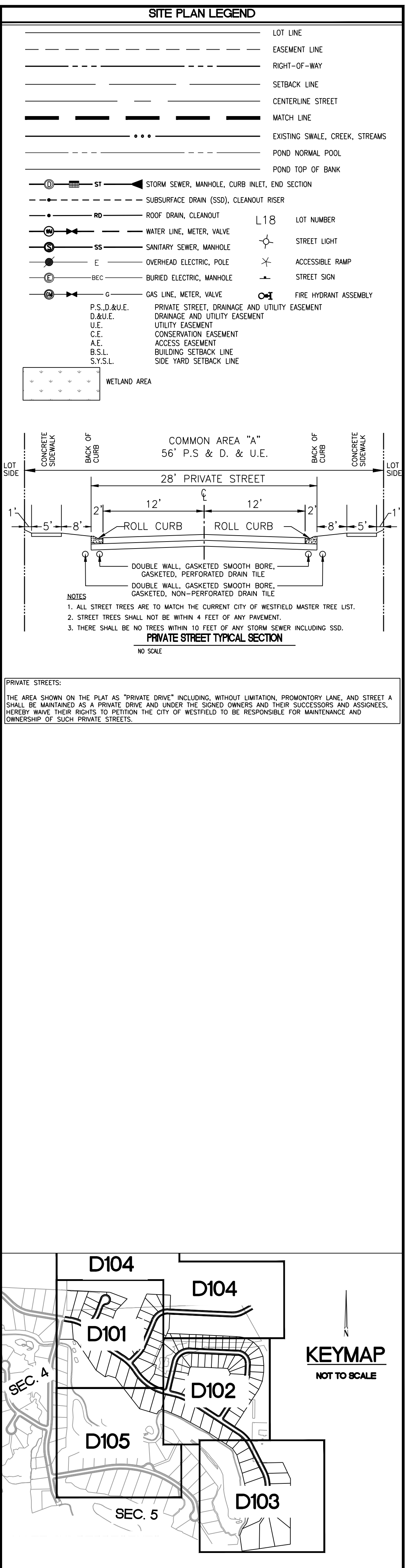
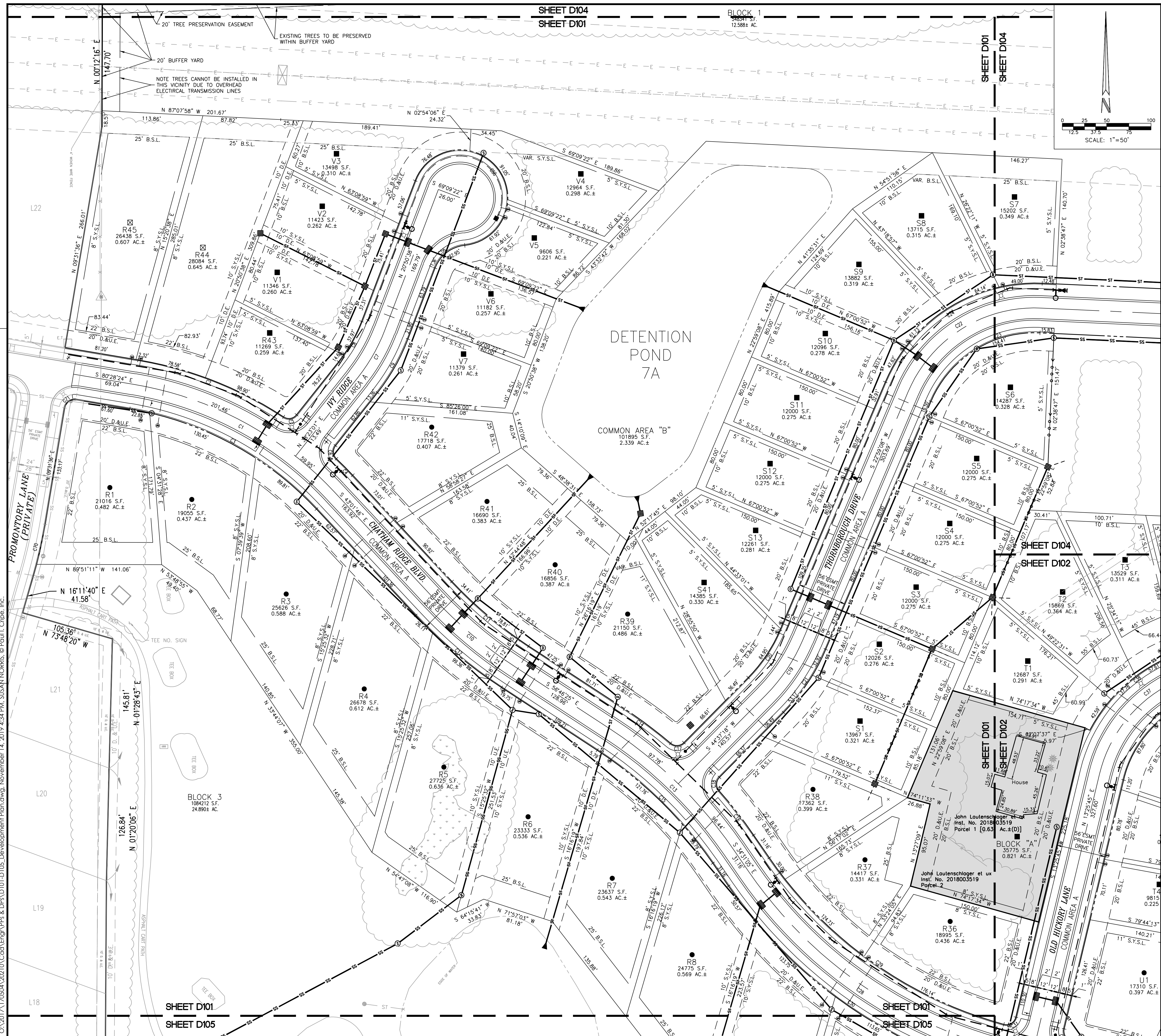
ST	STORM SEWER, MANHOLE, CURB INLET, END SECTION	R18	LOT NUMBER
SS	SANITARY SEWER, MANHOLE	SL	STREET LIGHT
W	WATER LINE, METER, VALVE	AR	ACCESSIBLE RAMP
SS	SANITARY SEWER, MANHOLE	SS	STREET SIGN
E	OVERHEAD ELECTRIC, POLE	HA	FIRE HYDRANT ASSEMBLY
BEC	BURIED ELECTRIC, MANHOLE	WA	WETLAND AREA
G	GAS LINE, METER, VALVE		



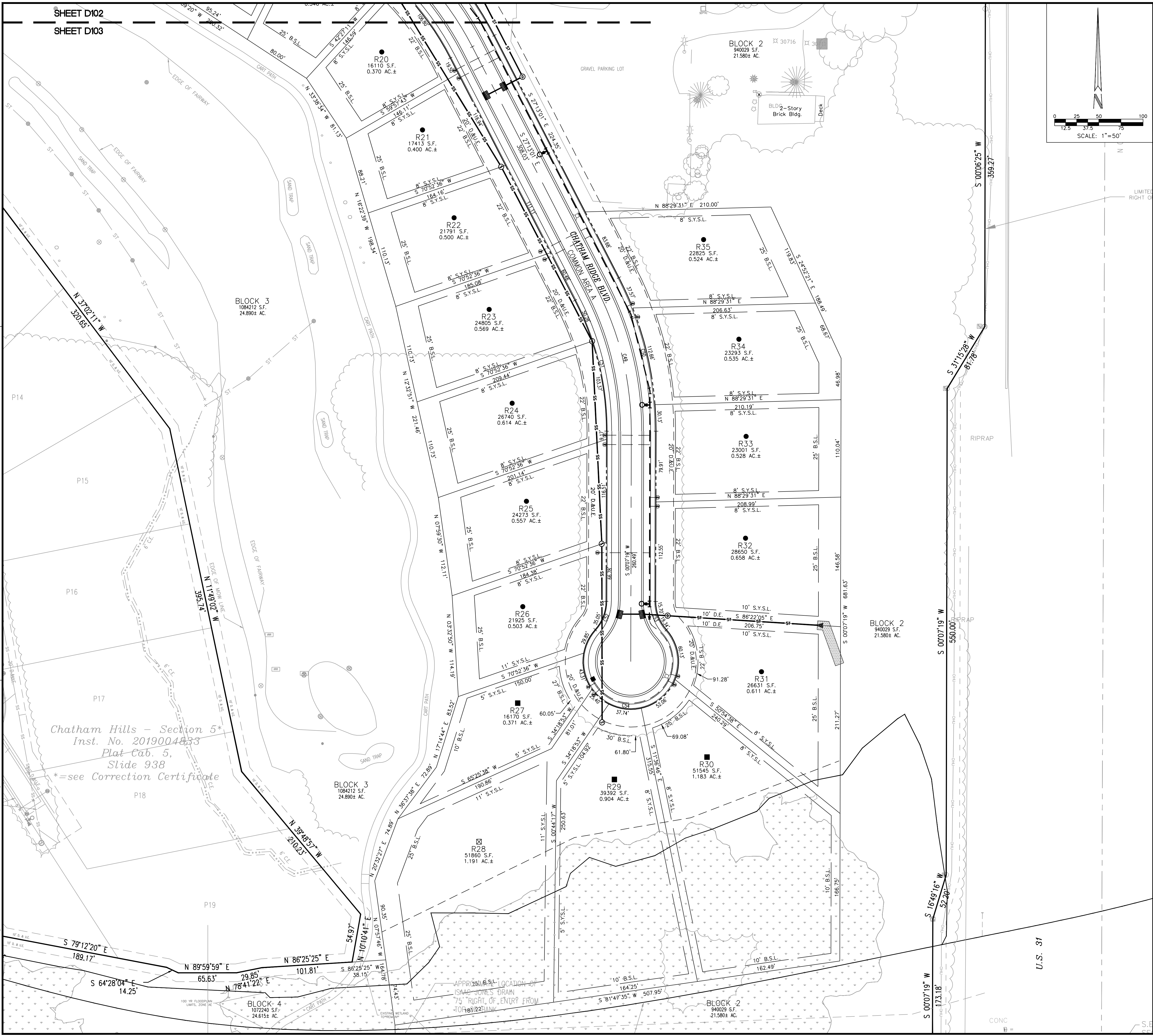
NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PRIVATE STREETS:
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CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	400.00'	261.41'	256.78'	S 61°45'05" E	37°26'38"	
C2	428.00'	165.37'	164.34'	S 69°24'18" E	27°08'17"	
C3	372.00'	243.11'	238.81'	S 61°45'05" E	37°26'38"	
C4	428.00'	13.95'	13.95'	S 43°57'49" E	1°52'05"	
C5	25.00'	36.34'	33.22'	N 80°01'27" E	83°16'52"	
C6	25.00'	36.34'	33.22'	N 03°15'25" W	83°16'52"	
C7	200.00'	61.22'	60.99"	N 29°36'49" E	17°32'23"	
C8	172.00'	52.65'	52.45'	S 29°36'49" W	17°32'23"	
C9	228.00'	69.89'	69.52'	N 29°36'49" E	17°32'23"	
C10	500.00'	119.94'	119.65'	N 49°54'06" W	13°44'39"	
C11	472.00'	113.22'	112.95'	N 49°54'06" W	13°44'39"	
C12	528.00'	126.66'	126.35'	S 49°54'06" E	13°44'39"	
C13	500.00'	194.22'	193.00'	N 45°38'45" W	22°15'20"	
C14	528.00'	52.73'	52.71"	S 53°45'45" E	5°43'20"	
C15	472.00'	183.34'	182.19"	N 45°38'45" W	22°15'20"	
C16	528.00'	51.00'	50.98"	N 37°17'06" W	5°32'02"	
C17	25.00'	36.79"	33.36"	N 86°47'56" E	84°19'37"	
C18	25.00'	36.95"	33.56"	S 22°05'57" W	84°20'25"	
C19	200.00'	75.52'	75.08"	S 33°48'13" W	21°38'10"	
C20	172.00'	64.95"	64.57"	S 33°48'13" W	21°38'10"	
C21	228.00'	86.10"	85.58"	S 33°48'13" W	21°38'10"	
C22	155.00'	188.45"	177.06"	N 57°48'58" E	69°39'40"	
C23	127.00'	154.41"	145.07"	N 57°48'58" E	69°39'40"	
C24	183.00'	222.49"	209.04"	N 57°48'58" E	69°39'40"	
C25	200.00'	110.47"	109.07"	N 76°49'22" E	31°38'50"	
C26	165.07'	93.03"	91.80"	S 77°10'09" W	32°17'22"	
C27	228.00'	125.94"	124.34"	N 76°49'22" E	31°38'50"	
C28	500.00'	366.98"	358.80"	N 55°32'40" W	42°03'10"	
C29	472.00'	315.58"	309.73"	S 53°40'19" E	38°18'29"	
C30	528.00'	387.53"	378.89"	S 55°32'40" E	42°03'10"	
C31	25.00'	40.90"	36.49"	S 60°18'06" W	9°34'41"	
C32	25.00'	39.27"	35.36"	N 31°34'15" W	9°00'00"	
C33	155.00'	214.30"	207.64"	S 53°40'19" E	38°18'29"	
C38	183.00'	253.02"	233.34"	N 53°02'16" E	79°13'02"	
C39	127.00'	175.59"	161.94"	S 53°02'16" W	79°13'02"	
C40	110.00'	172.79"	155.56"	S 42°21'13" E	90°00'00"	
C41	82.00'	128.81"	115.97"	S 42°21'13" E	90°00'00"	
C42	138.00'	216.77"	195.16"	S 42°21'13" E	90°00'00"	
C43	155.00'	82.41"	81.44"	S 17°52'39" E	30°27'43"	
C44	127.00'	67.52"	66.73"	N 17°52'39" E	30°27'43"	
C45	183.00'	97.29"	96.15"	S 17°52'39" E	30°27'43"	
C46	350.00'	181.27"	179.25"	S 42°03'15" E	29°40'28"	
C47	391.00'	195.36"	193.34"	S 41°46'04" E	28°35'27"	
C48	322.00'	166.77"	164.91"	N 42°03'15" W	29°40'28"	
C49	350.00'	167.00"	165.42"	S 13°32'51" E	27°20'20"	
C50	378.00'	180.36"	178.66"	S 13°32'51" E	27°20'20"	
C51	322.00'	153.64"	152.19"	S 13°32'51" E	27°20'20"	
C52	460.00'	35.05"	34.27"	S 42°03'15" E	41°49'57"	
C53	482.00'	35.05"	34.27"	N 20°47'40" E	41°49'57"	
C54	54.00'	188.37"	106.38"	S 57°58'35" E	19°55'142"	
C55	54.00'	229.46"	91.86"	S 37°25'32" E	24°32'79"	
C56	40.00'	44.30"	42.07"	N 52°34'28" E	63°27'39"	
C57	25.00'	39.27"	35.36"	N 78°06'31" E	90°00'00"	
C58	25.00'	39.27"	35.36"	N 115°52'9" W	90°00'00"	
C59	600.00'	206.08"	205.07"	N 86°43'52" W	19°40'46"	
C60	672.00'	196.46"	195.50"	N 86°43'52" W	19°40'46"	
C61	628.00'	215.70"	214.64"	S 66°43'52" E	19°40'46"	
C62	44.00'	2.14"	2.14"	S 25°03'16" E	2°47'33"	
C63	178.00'	123.35"	120.80"	S 46°18'16" E	39°42'21"	
C64	178.00'	33.33"	33.28"	N 71°31'18" W	10°43'41"	
C65	182.00'	22.13"	22.11"	N 81°29'17" E	6°57'17"	
C66	188.00'	20.24"	20.23"	N 22°07'36" W	5°10'50"	
C67	332.00'	34.75"	34.68"	S 17°40'02" E	15°02'02"	
C68	11.00'	17.40"	15.64"	N 35°11'55" E	90°39'08"	
C69	11.00'	17.15"	15.47"	S 54°48'05" E	89°20'52"	
C70	528.00'	61.45"	61.41"	S 12°51'38" W	6°40'04"	
C71	11.00'	17.28"	15.56"	N 54°31'36" E	89°59'54"	



CR:201717050A, 20210105, Cadd/Engr/VPs & DPs/D101-D105, Development Planning, November 14, 2019 4:34 PM, SUSAN NORRIS, © Paul J. Cripe, Inc.



SITE PLAN LEGEND

---	LOT LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	SETBACK LINE
---	CENTERLINE STREET
---	MATCH LINE
---	EXISTING SWALE, CREEK, STREAMS
---	POND NORMAL POOL
---	POND TOP OF BANK
---	STORM SEWER, MANHOLE, CURB INLET, END SECTION
---	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
---	ROOF DRAIN, CLEANOUT
---	WATER LINE, METER, VALVE
---	SANITARY SEWER, MANHOLE
---	OVERHEAD ELECTRIC, POLE
---	BURIED ELECTRIC, MANHOLE
---	GAS LINE, METER, VALVE
---	P.S.D.&U.E. DRAINAGE AND UTILITY EASEMENT
---	UTILITY EASEMENT
---	CONSERVATION EASEMENT
---	ACCESS EASEMENT
---	BUILDING SETBACK LINE
---	SIDE YARD SETBACK LINE
---	WETLAND AREA

NOTES

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PRIVATE STREET TYPICAL SECTION

NO SOLE

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KEYMAP

NOT TO SCALE

SEC. 4

SEC. 5

D101

D102

D103

D104

D105

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DEVELOPMENT PLAN

CHATHAM HILLS - SECTION 7

CHATHAM HILLS LLP

1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Christopher M. Weisman*

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF INDIANA

Date: 11-13-2019

Indiananaguy

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811

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FOR CALLS IN INDIANA CALL 811

FOR CALLS OUT OF INDIANA CALL 1-800-382-5544

Owner By: **C. WELLS**

Checked By: **J. SVALDI, EIT / S. NORRIS, EIT**

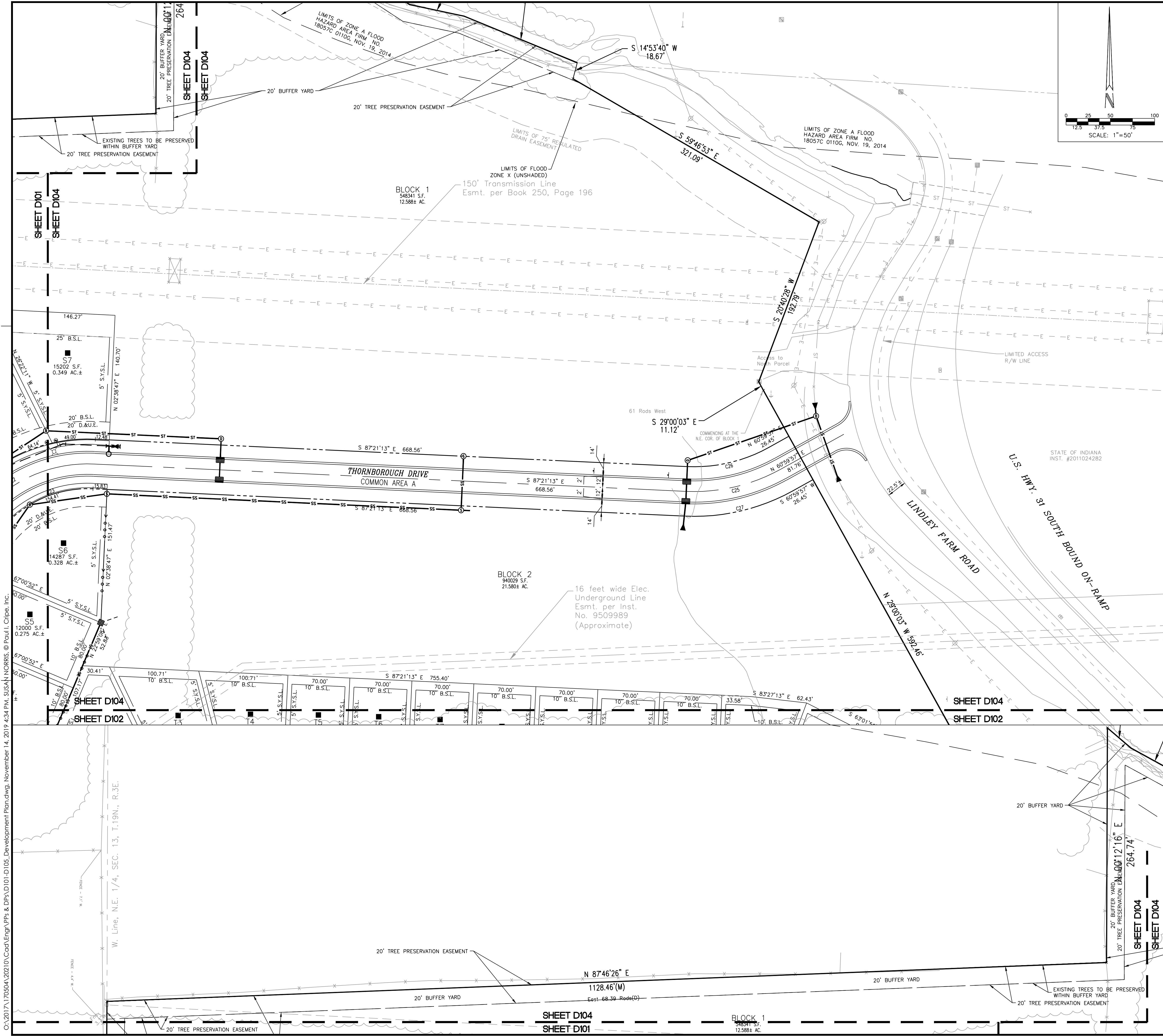
Quality Assurance: **C. WISEMAN, PE**

Scale: 1" = 50'

Sheet: **D103**

Date: 11-13-19

Project Number: 170504-20210



SITE PLAN LEGEND

LOT LINE	LOT NUMBER
EASEMENT LINE	STREET LIGHT
RIGHT-OF-WAY	ACCESSIBLE RAMP
SETBACK LINE	STREET SIGN
CENTERLINE STREET	FIRE HYDRANT ASSEMBLY
MATCH LINE	
EXISTING SWALE, CREEK, STREAMS	
POND NORMAL POOL	
POND TOP OF BANK	
STORM SEWER, MANHOLE, CURB INLET, END SECTION	
SUBSURFACE DRAIN (SSD), CLEAOUT RISER	
WATER LINE, METER, VALVE	
SANITARY SEWER, MANHOLE	
OVERHEAD ELECTRIC, POLE	
BURIED ELECTRIC, MANHOLE	
GAS LINE, METER, VALVE	
PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT	
UTILITY EASEMENT	
CONSERVATION EASEMENT	
ACCESS EASEMENT	
BUILDING SETBACK LINE	
SIDE YARD SETBACK LINE	

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KEYMAP

NOT TO SCALE

SEC. 4

SEC. 5

D104

D101

D102

D103

D105

DEVELOPMENT PLAN

CHATHAM HILLS - SECTION 7

CHATHAM HILLS LLP

1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

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CERTIFIED BY

CHRISTOPHER M. WELLS

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF INDIANA

Date: 11-13-2019

INDIANA 811

FOR CALLS IN INDIANA CALL 811

1-800-382-5544

CALL YOUR CITY

Know what's below. Call before you dig.

Drawn By: **C. WELLS**

Checked By: **J. SWALDI, EIT / S. NORRIS, EIT**

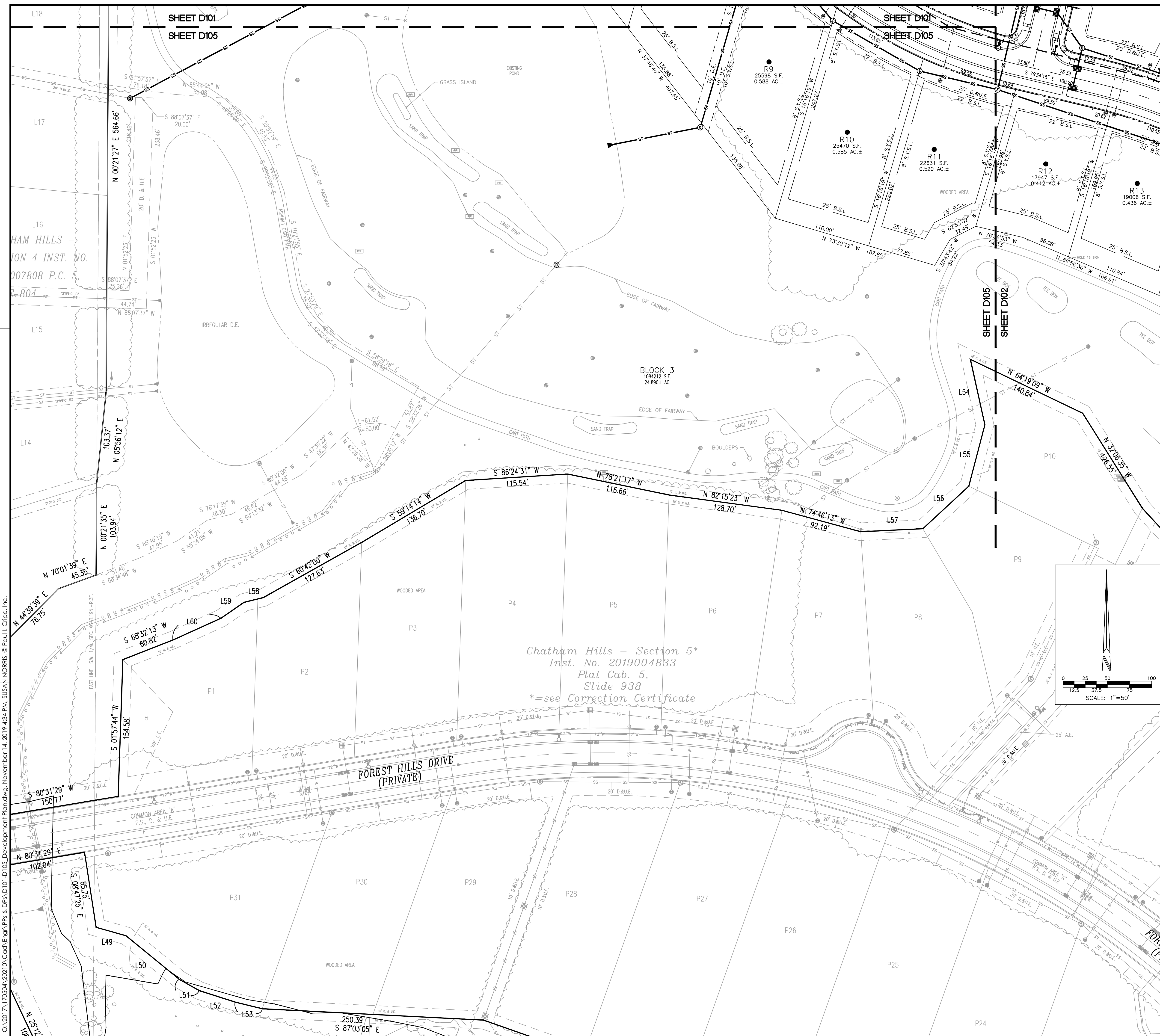
Quality Assurance: **C. WISEMAN, PE**

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Sheet: **D104**

Date: 11-13-19

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BURIED ELECTRIC, MANHOLE	
GAS LINE, METER, VALVE	
P.S.D.&U.E.	
D.&U.E.	
U.E.	
C.E.	
A.E.	
B.S.L.	
S.Y.S.L.	
PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT	
DRAINAGE AND UTILITY EASEMENT	
UTILITY EASEMENT	
CONSERVATION EASEMENT	
ACCESS EASEMENT	
BUILDING SETBACK LINE	
SIDE YARD SETBACK LINE	
WETLAND AREA	

COMMON AREA "A"
56' P.S. & D. & U.E.

PRIVATE STREET TYPICAL SECTION

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KEYMAP
NOT TO SCALE

SEC. 4

SEC. 5

D104

D101

D102

D105

D103

DEVELOPMENT PLAN
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

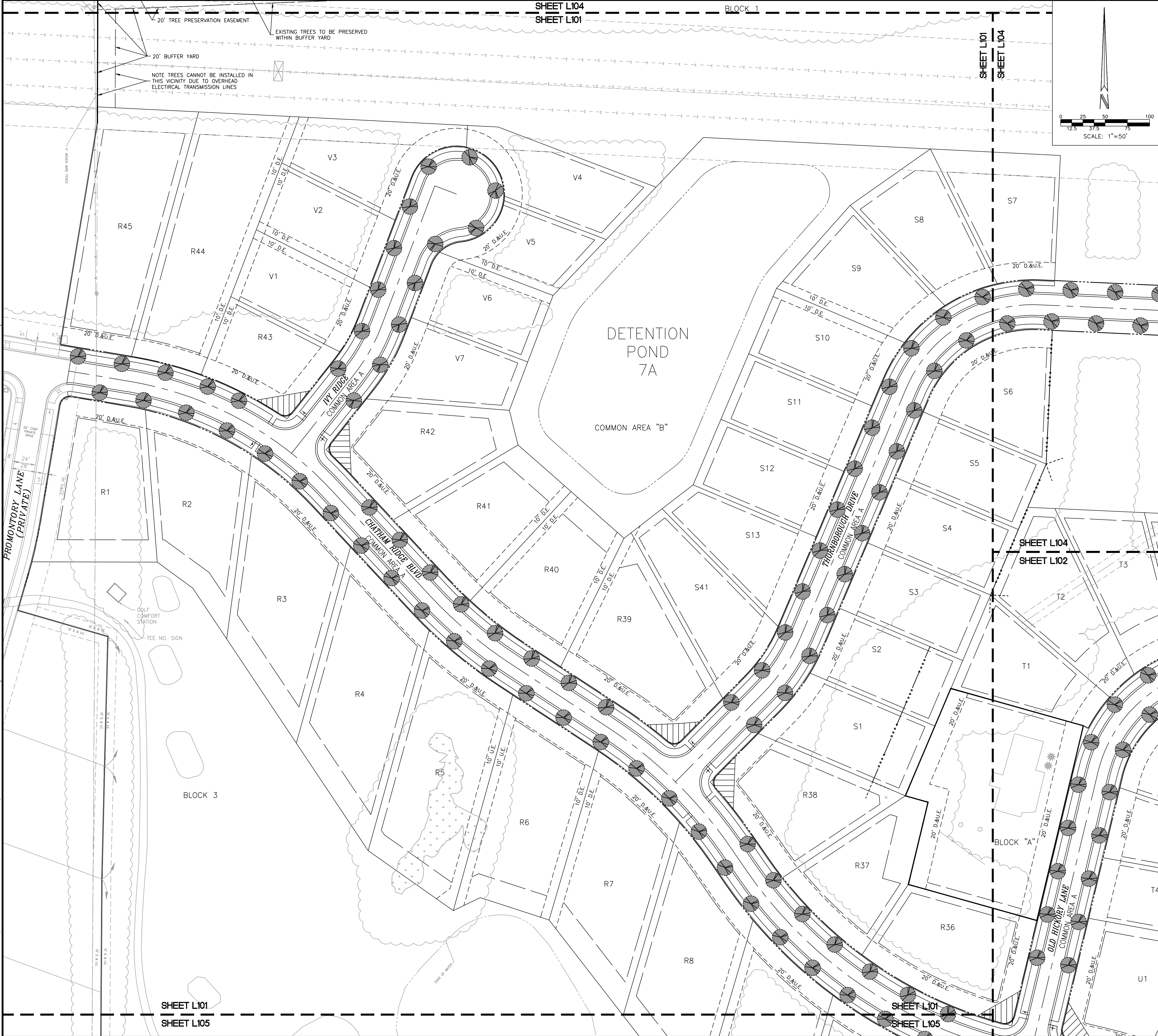
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CHRISTOPHER M. WEISMAN
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date: 11-13-2019

INDIANA 811
FOR CALLS IN INDIANA
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CALL YOUR CITY

C. WELLS
Checked By:
J. SWALDI, EIT / S. NORRIS, EIT
Quality Assurance:
C. WEISMAN, PE

Sheet
D105
Date: 11-13-19
Project Number: 170504-20210



SITE PLAN LEGEND

---	LOT LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
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---	MATCH LINE
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---	ROOF DRAIN, CLEANOUT
---	WATER LINE, METER, VALVE
---	SANITARY SEWER, MANHOLE
---	OVERHEAD ELECTRIC, POLE
---	BURIED ELECTRIC, MANHOLE
---	GAS LINE, METER, VALVE
L18	LOT NUMBER
---	STREET LIGHT
---	ACCESSIBLE RAMP
---	STREET SIGN
---	FIRE HYDRANT ASSEMBLY
---	P.S.D.&U.E. DRAINAGE AND UTILITY EASEMENT
---	U.E. UTILITY EASEMENT
---	C.E. CONSERVATION EASEMENT
---	A.E. ACCESS EASEMENT
---	B.S.L. BUILDING SETBACK LINE
---	S.Y.S.L. SIDE YARD SETBACK LINE
---	LINE OF SIGHT TRIANGLE
---	PROPOSED TREE
---	WETLAND AREA

STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAB'	FT. MCNAB HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDETSTIA TRIACANTHOS 'INERMIS SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
OI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TI	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

- STREET TREE LOCATION AND CRITERIA:**
1. ALL STREET TREES ARE TO BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN TEN (10) FEET OF THE STREET ROW LINE AS PER THE WESTFIELD UDO.
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 3. STREET TREES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS SHOWN, WITH ADJUSTMENTS FOR INDIVIDUAL DRIVEWAYS ON A PER LOT BASIS.
 4. ALL REQUIRED UTILITY LINE OFFSETS SHALL BE ADHERED TO UNLESS OTHERWISE ALLOWED BY THE PRESIDING UTILITY COMPANY.
 5. ALL TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 6. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 7. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- PRIVATE STREETS:**
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, PROMONTORY LANE AND STREET A, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

KEYMAP
NOT TO SCALE

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
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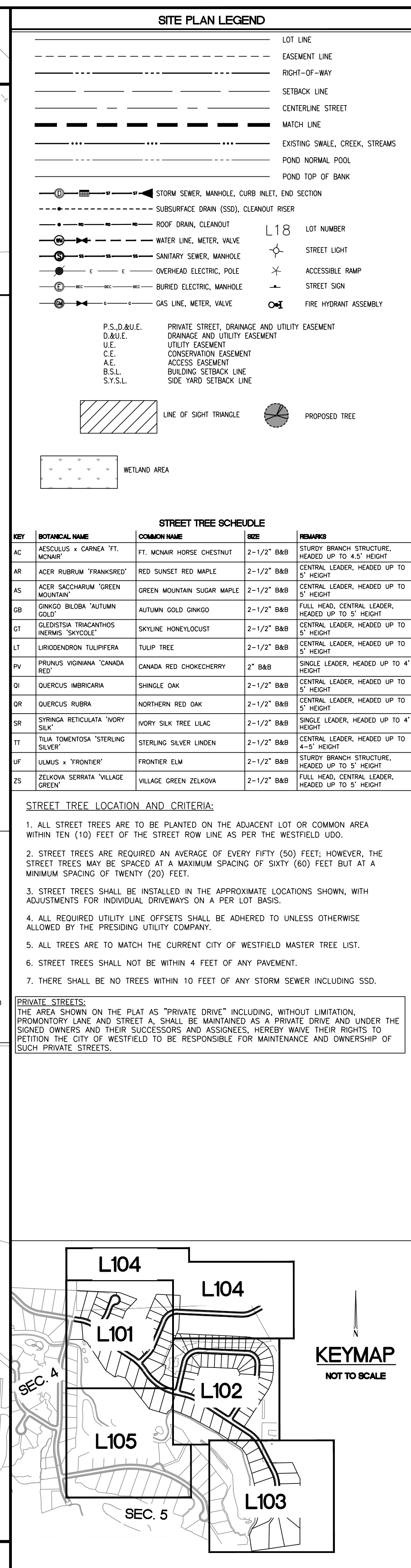
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LANDSCAPE PLAN
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

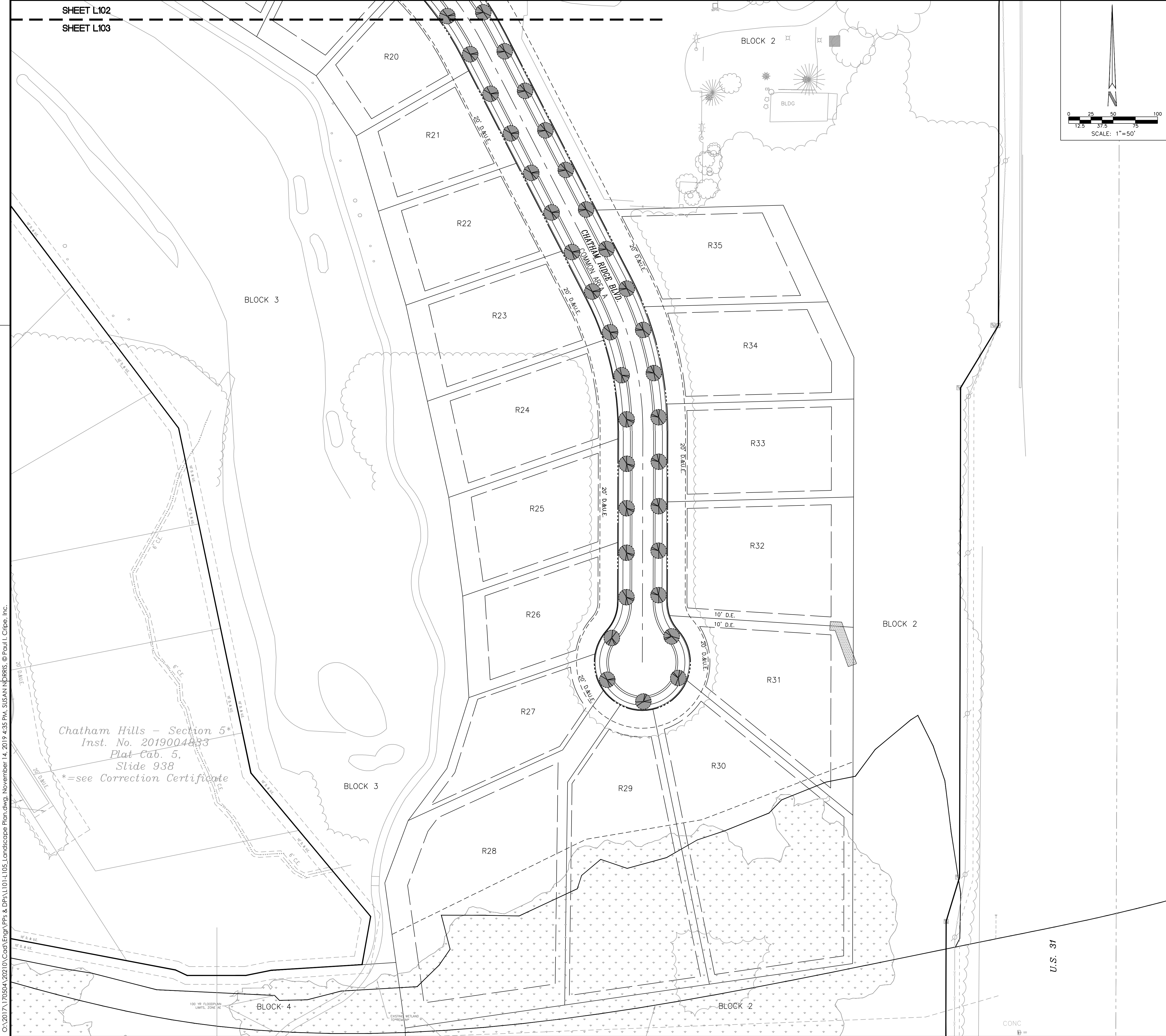
CERTIFIED BY: *Christopher M. Weisman*
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date: 11-13-2019

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Checked By: J. SVALDI, EIT / S. NORRIS, EIT
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 50'
Sheet: L101
Date: 11-13-19
Project Number: 170504-20210



Business		Project		Description		Date		Notes	
Account	Job	Project	Job	Description	Date	Notes	Project	Job	Notes
CRIBE ARCHITECTURE + INTERIORS SURVEY + 3D LASER SCANNING EMBROID + FACILITIES CONSTRUCTION REAL ESTATE SERVICES 3939 PRIORITY WAY SOUTH DRIVE, SUITE 200 INDIANAPOLIS, INDIANA 46240 (317) 844-6777 www.cripe.biz									
CRIBE LANDSCAPE PLAN CHATHAM HILLS - SECTION 7 CHATHAM HILLS LLP 1100 CHATHAM HILL BLVD WESTFIELD, IN 46074									
CERTIFIED BY: <i>Chris M. Wiseman</i>  Date: 11-13-2019  811 FOR CALL BEFORE YOU DIG C. WELLS Drawn By: J. SWALLOE / S. NORRIS, EIT Checked By: C. WISEMAN, PE Quality Assurance: Scale: 1" = 50' Sheet: L102 Date: 11-13-19 Project Number: 170504-2021									



SITE PLAN LEGEND

---	LOT LINE
- - - -	EASEMENT LINE
- - - -	RIGHT-OF-WAY
- - - -	SETBACK LINE
- - - -	CENTERLINE STREET
- - - -	MATCH LINE
- - - -	EXISTING SWALE, CREEK, STREAMS
- - - -	POND NORMAL POOL
- - - -	POND TOP OF BANK
---(1)---	STORM SEWER, MANHOLE, CURB INLET, END SECTION
---(2)---	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
---(3)---	ROOF DRAIN, CLEANOUT
---(4)---	WATER LINE, METER, VALVE
---(5)---	SANITARY SEWER, MANHOLE
---(6)---	OVERHEAD ELECTRIC, POLE
---(7)---	BURIED ELECTRIC, MANHOLE
---(8)---	GAS LINE, METER, VALVE
---	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
---	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
---	UTILITY EASEMENT
---	CONSERVATION EASEMENT
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---	LOT NUMBER
---	STREET LIGHT
---	ACCESSIBLE RAMP
---	STREET SIGN
---	FIRE HYDRANT ASSEMBLY
---	LINE OF SIGHT TRIANGLE
---	PROPOSED TREE
---	WETLAND AREA

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MONAR'	FT. MONAR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDETZIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TI	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

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KEYMAP

NOT TO SCALE

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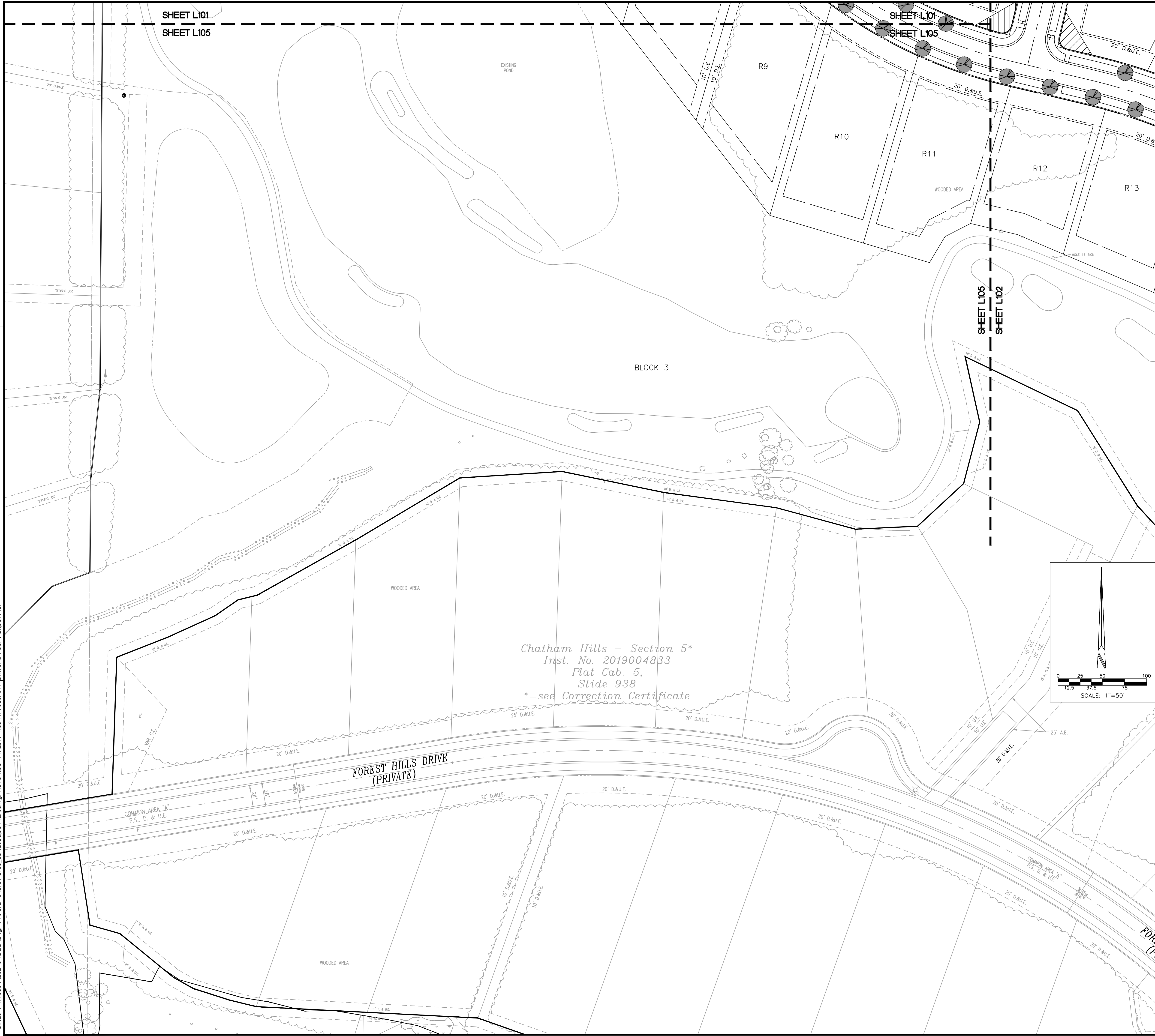
LANDSCAPE PLAN
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Christopher M. Weisman*
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date: 11-13-2019

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Quality Assurance: C. WISEMAN, PE
Scale: 1" = 50'
Sheet: L103
Date: 11-13-19
Project Number: 170504-202101

CA:2017\170504\20210\CoastalEngr\PPs & DPs\L101-L105 Landscape Plan.dwg, November 14, 2019 4:35 PM, SUSAN HERRIS, © Paul I. Cripe, Inc.



SITE PLAN LEGEND

---	LOT LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	SETBACK LINE
---	CENTERLINE STREET
---	MATCH LINE
---	EXISTING SWALE, CREEK, STREAMS
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---	LINE OF SIGHT TRIANGLE
---	PROPOSED TREE
---	WETLAND AREA

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
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AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEISTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOCHECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
OI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TI	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

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KEYMAP

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1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Christopher M. Weisman*
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date: 11-13-2019

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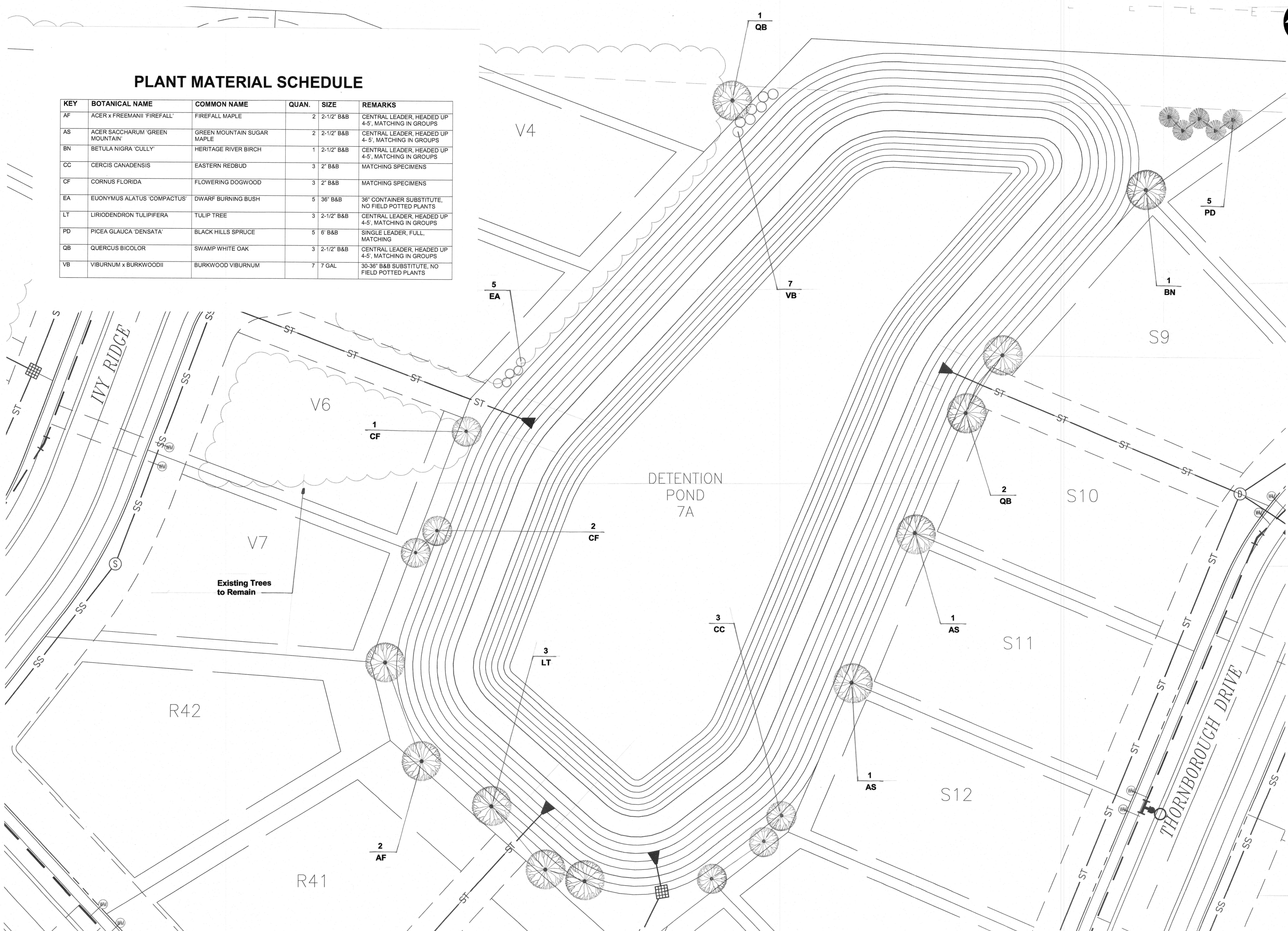
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CHECKED BY:
J. SVALDI, EI / S. NORRIS, EI
QUALITY ASSURANCE:
C. WISEMAN, PE
Scale: 1"= 50'

Sheet: **L105**
Date: 11-13-19
Project Number: 170504-20210

PLANT MATERIAL SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	2	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	1	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	3	2" B&B	MATCHING SPECIMENS
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	3	2" B&B	MATCHING SPECIMENS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	36" B&B	36" CONTAINER SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5	6" B&B	SINGLE LEADER, FULL, MATCHING
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	7	7 GAL	30-36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS

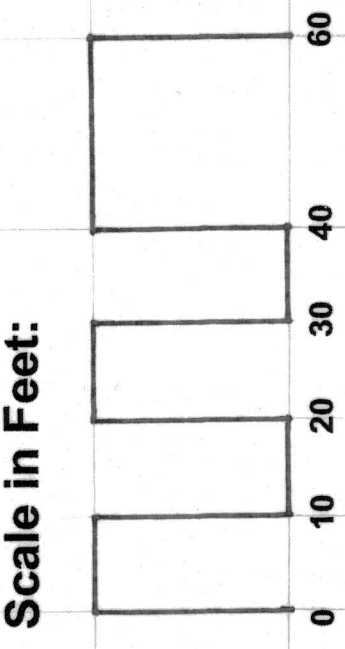


PLANT MATERIAL SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	5	2-1/2' B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3	2-1/2' B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	3	2-1/2' B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2" B&B	MATCHING SPECIMENS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	36" B&B	36" CONTAINER SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	5	7 GAL	30-36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	6	7 GAL	30-36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS

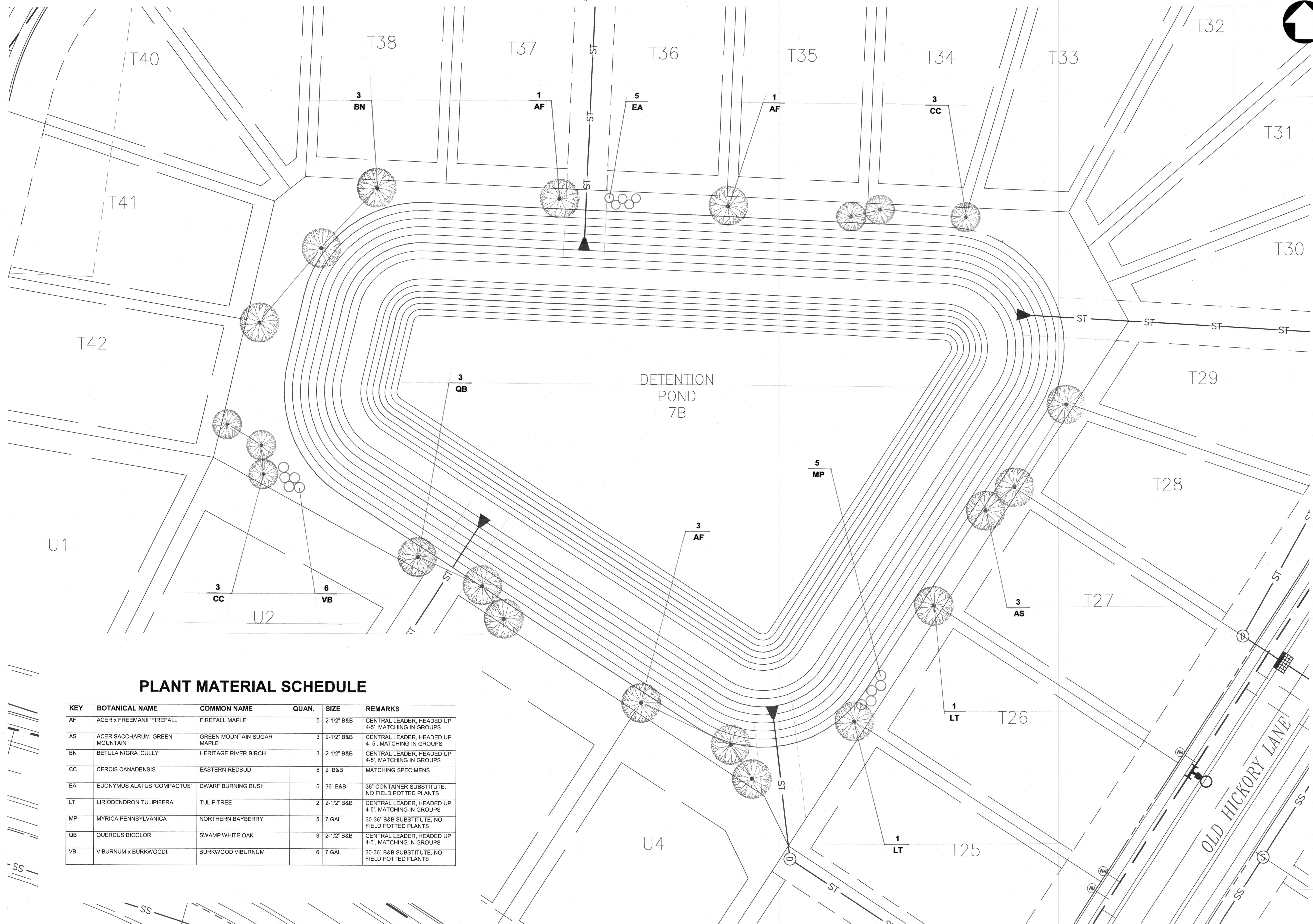
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Westfield, Indiana

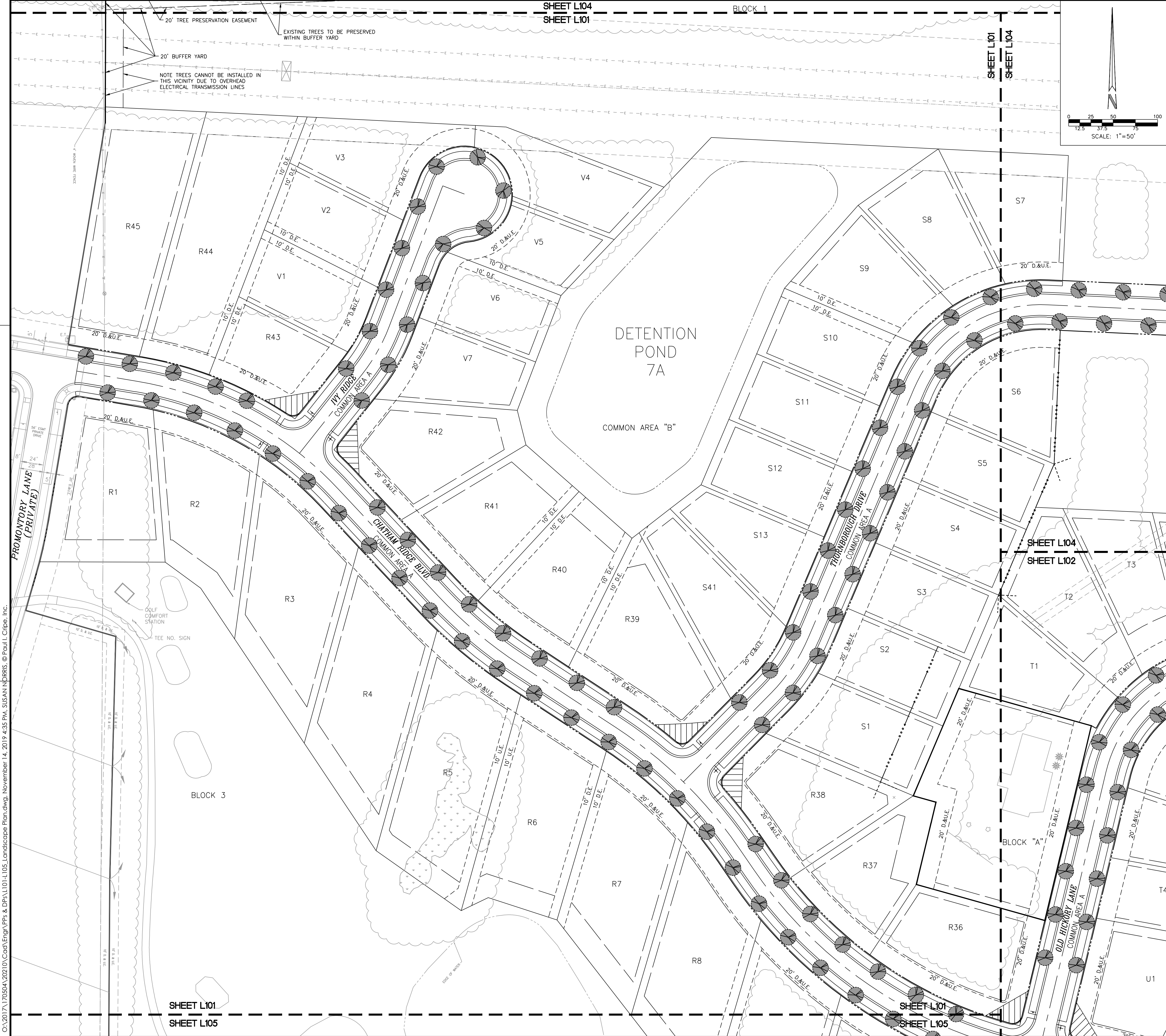
Landscape Plan
Section 7B Pond



November 13, 2019

North





SITE PLAN LEGEND

LOT LINE	LOT NUMBER
EASEMENT LINE	STREET LIGHT
RIGHT-OF-WAY	ACCESSIBLE RAMP
SETBACK LINE	STREET SIGN
CENTERLINE STREET	FIRE HYDRANT ASSEMBLY
MATCH LINE	
EXISTING SWALE, CREEK, STREAMS	
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P.S.D.&U.E. D.&U.E. U.E. C.E. A.E. B.S.L. S.Y.S.L.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT DRAINAGE AND UTILITY EASEMENT UTILITY EASEMENT CONSERVATION EASEMENT ACCESS EASEMENT BUILDING SETBACK LINE SIDE YARD SETBACK LINE
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STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAB'	FT. MCNAB HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
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GB	GINOGO BLOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDETSTIA TRIACANTHOS 'INERMIS SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
OI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TI	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

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KEYMAP
NOT TO SCALE

SEC. 4
SEC. 5

L104
L101
L102
L105
L103

LANDSCAPE PLAN
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

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REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date: 11-13-2019

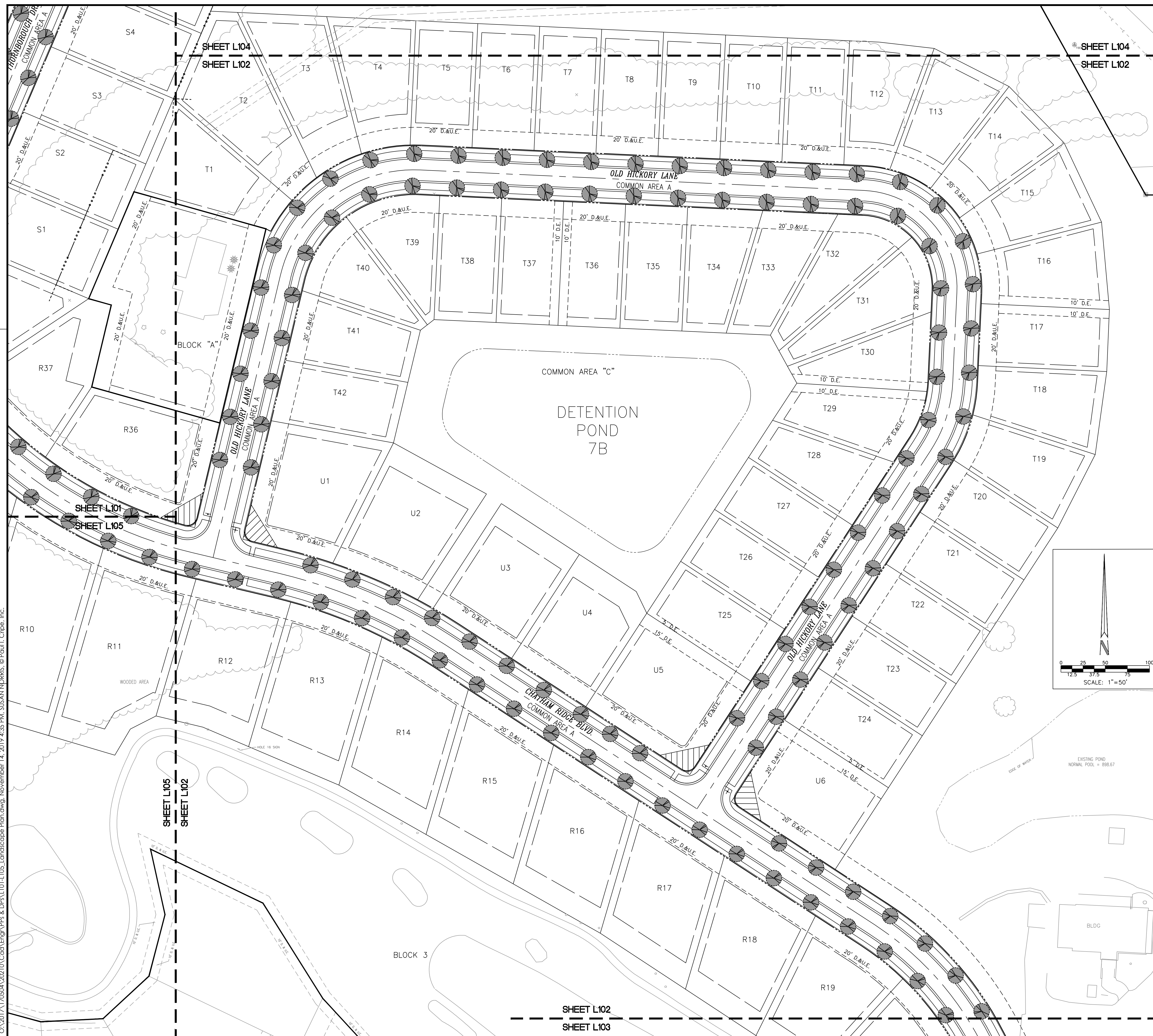
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Checked By:
J. SVALDI, EI / S. NORRIS, EI
Quality Assurance:
C. WISEMAN, PE
Scale: 1" = 50'

Sheet
L101
Date: 11-13-19
Project Number: 170504-20210



SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	POND TOP OF BANK
	STORM SEWER, MANHOLE, CURB INLET, END SECTION
	SUBSURFACE DRAIN (SSD), CLEANTOUT RISER
	ROOF DRAIN, CLEANOUT
	WATER LINE, METER, VALVE
	SANITARY SEWER, MANHOLE
	OVERHEAD ELECTRIC, POLE
	BURIED ELECTRIC, MANHOLE
	GAZ LINE, METER, VALVE

P.S.D.&U.E.
D.&U.E.
U.E.
C.E.
A.E.
B.S.L.
S.Y.S.L.

PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
DRAINAGE AND UTILITY EASEMENT
UTILITY EASEMENT
CONSERVATION EASEMENT
ACCESS EASEMENT
BUILDING SETBACK LINE
SIDE YARD SETBACK LINE

LINE OF SIGHT TRIANGLE

WETLAND AREA

LOT NUMBER

STREET LIGHT

ACCESSIBLE RAMP

STREET SIGN

FIRE HYDRANT ASSEMBLY

PROPOSED TREE

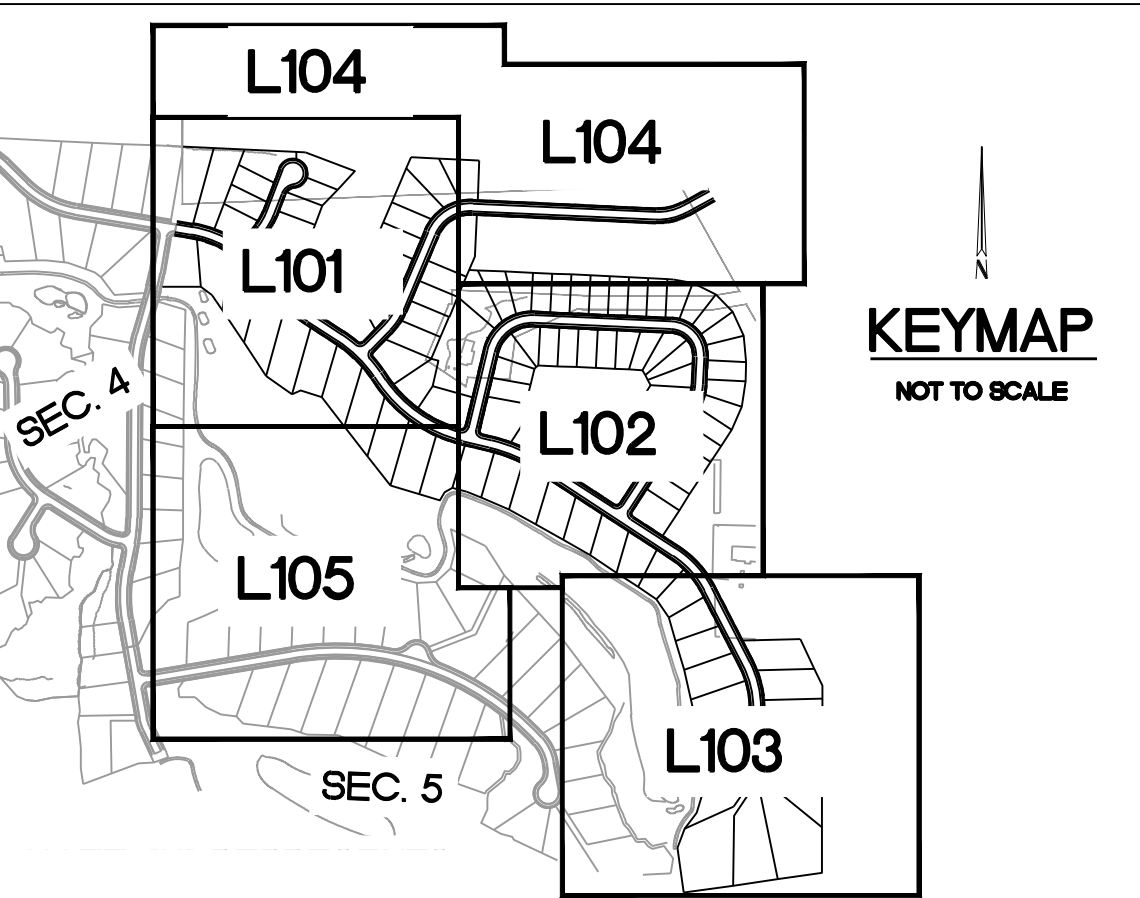
STREET TREE SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
AC	ACESSULUS + CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT	
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT	
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT	
GB	GINGKO BILoba 'AUTUMN GOLD'	GREEN GOLD GINGKO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT	
GT	GLEDITSIA TRICANTHOS 'NEMINUS SYRIACE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT	
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT	
QJ	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT	
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT	
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT	
TF	TRILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4.5' HEIGHT	
UF	ULMUS 'V. FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT	
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT	

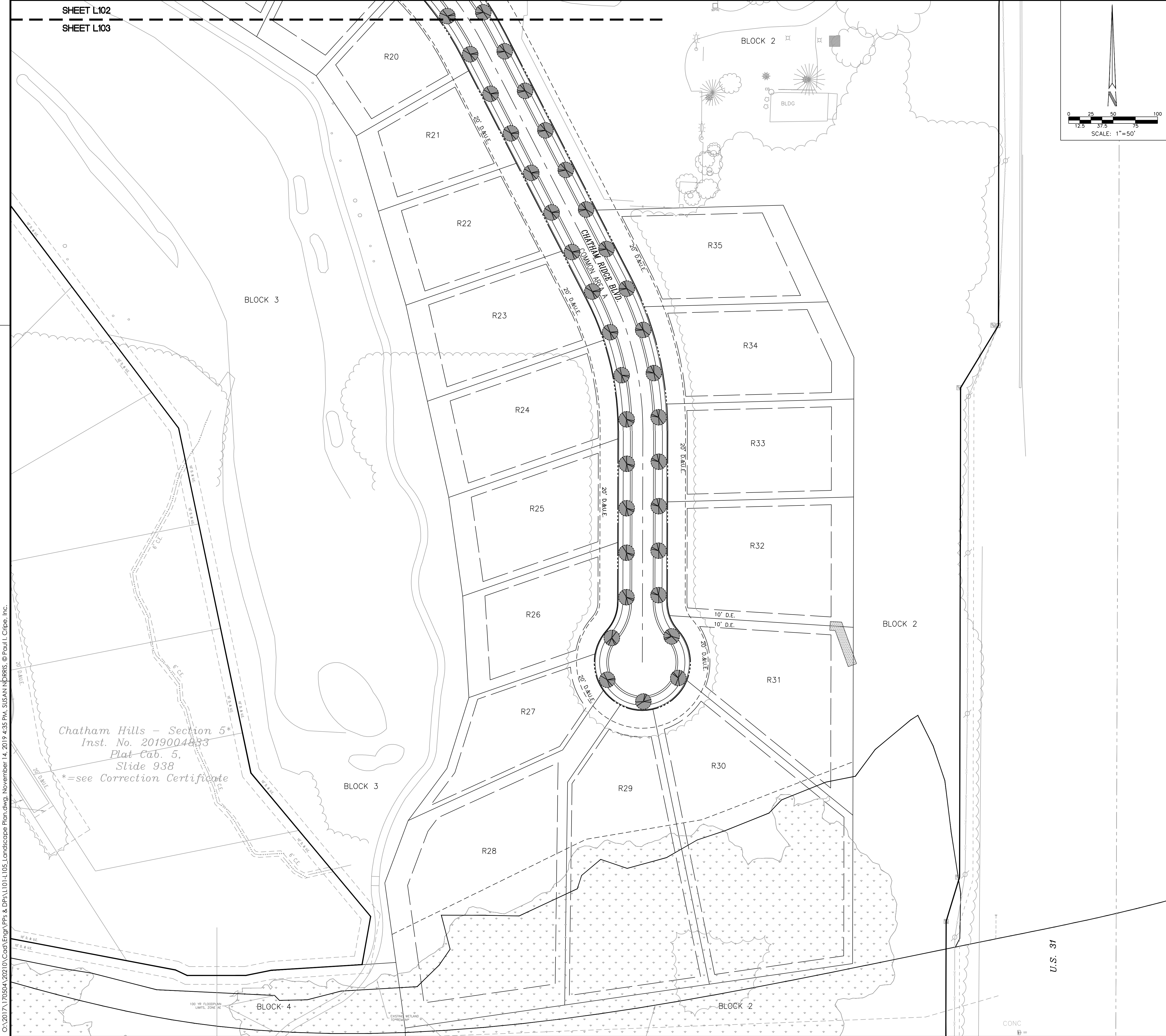
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SITE PLAN LEGEND

---	LOT LINE
- - - -	EASEMENT LINE
- - - -	RIGHT-OF-WAY
- - - -	SETBACK LINE
- - - -	CENTERLINE STREET
- - - -	MATCH LINE
- - - -	EXISTING SWALE, CREEK, STREAMS
- - - -	POND NORMAL POOL
- - - -	POND TOP OF BANK
---(1)---	STORM SEWER, MANHOLE, CURB INLET, END SECTION
---(2)---	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
---(3)---	ROOF DRAIN, CLEANOUT
---(4)---	WATER LINE, METER, VALVE
---(5)---	SANITARY SEWER, MANHOLE
---(6)---	OVERHEAD ELECTRIC, POLE
---(7)---	BURIED ELECTRIC, MANHOLE
---(8)---	GAS LINE, METER, VALVE
---	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
---	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
---	UTILITY EASEMENT
---	CONSERVATION EASEMENT
---	ACCESS EASEMENT
---	BUILDING SETBACK LINE
---	SIDE YARD SETBACK LINE
---	LOT NUMBER
---	STREET LIGHT
---	ACCESSIBLE RAMP
---	STREET SIGN
---	FIRE HYDRANT ASSEMBLY
---	LINE OF SIGHT TRIANGLE
---	PROPOSED TREE
---	WETLAND AREA

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAB'	FT. MCNAB HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
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QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
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SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TI	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
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ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

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KEYMAP

NOT TO SCALE

Chatham Hills - Section 5*
Inst. No. 2019004833
Plat Cab. 5,
Slide 938
*=see Correction Certificate

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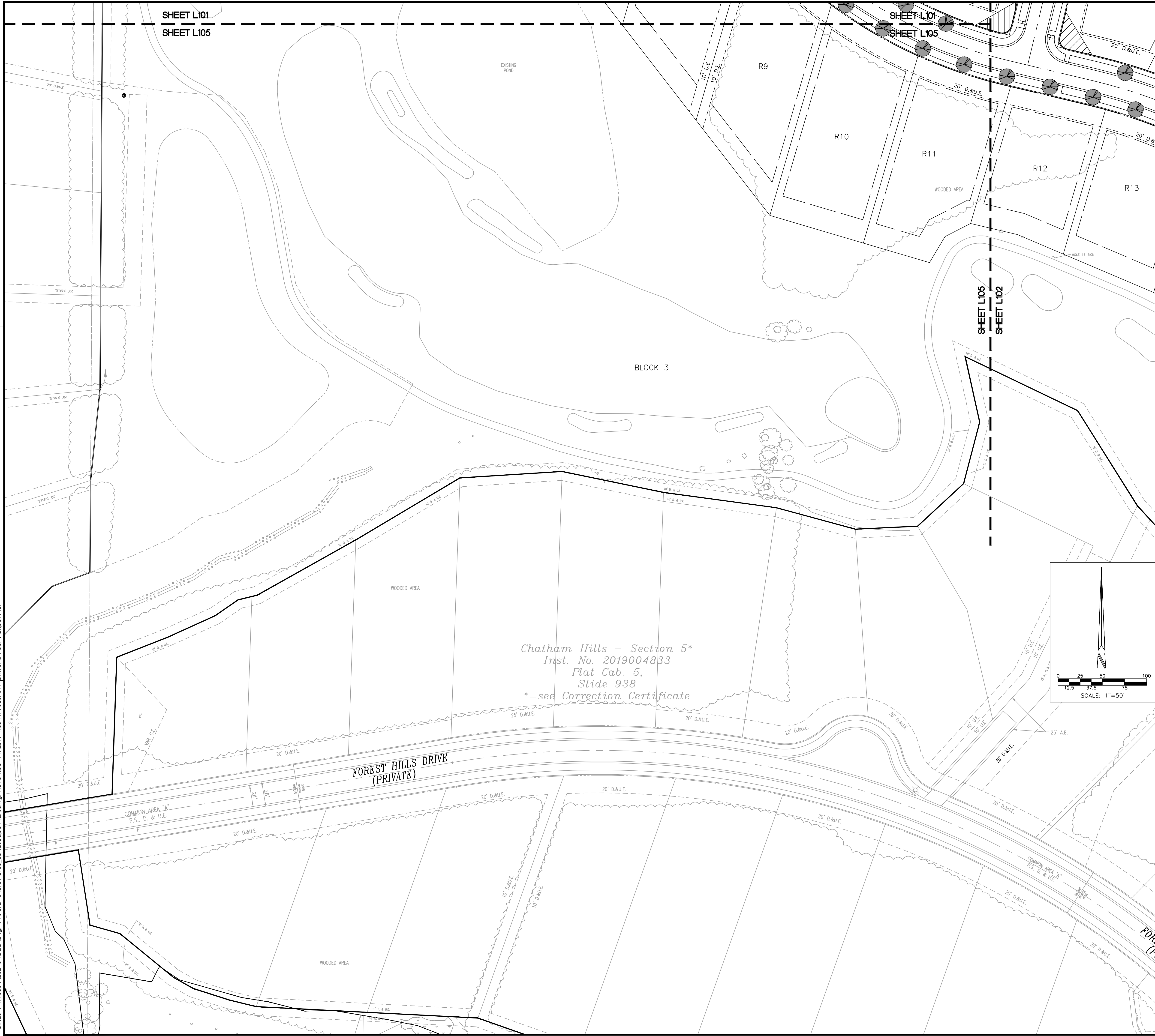
CERTIFIED BY: *Christopher M. Weisman*
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date: 11-13-2019

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QUALITY ASSURANCE:
C. WISEMAN, PE
Scale: 1" = 50'

Sheet: **L103**
Date: 11-13-19
Project Number: 170504-20210

CA:2017\170504\20210\CoastalEngr\PPs & DPs\L101-L105 Landscape Plan.dwg, November 14, 2019 4:35 PM, SUSAN HERRIS, © Paul I. Cripe, Inc.



SITE PLAN LEGEND

---	LOT LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY
---	SETBACK LINE
---	CENTERLINE STREET
---	MATCH LINE
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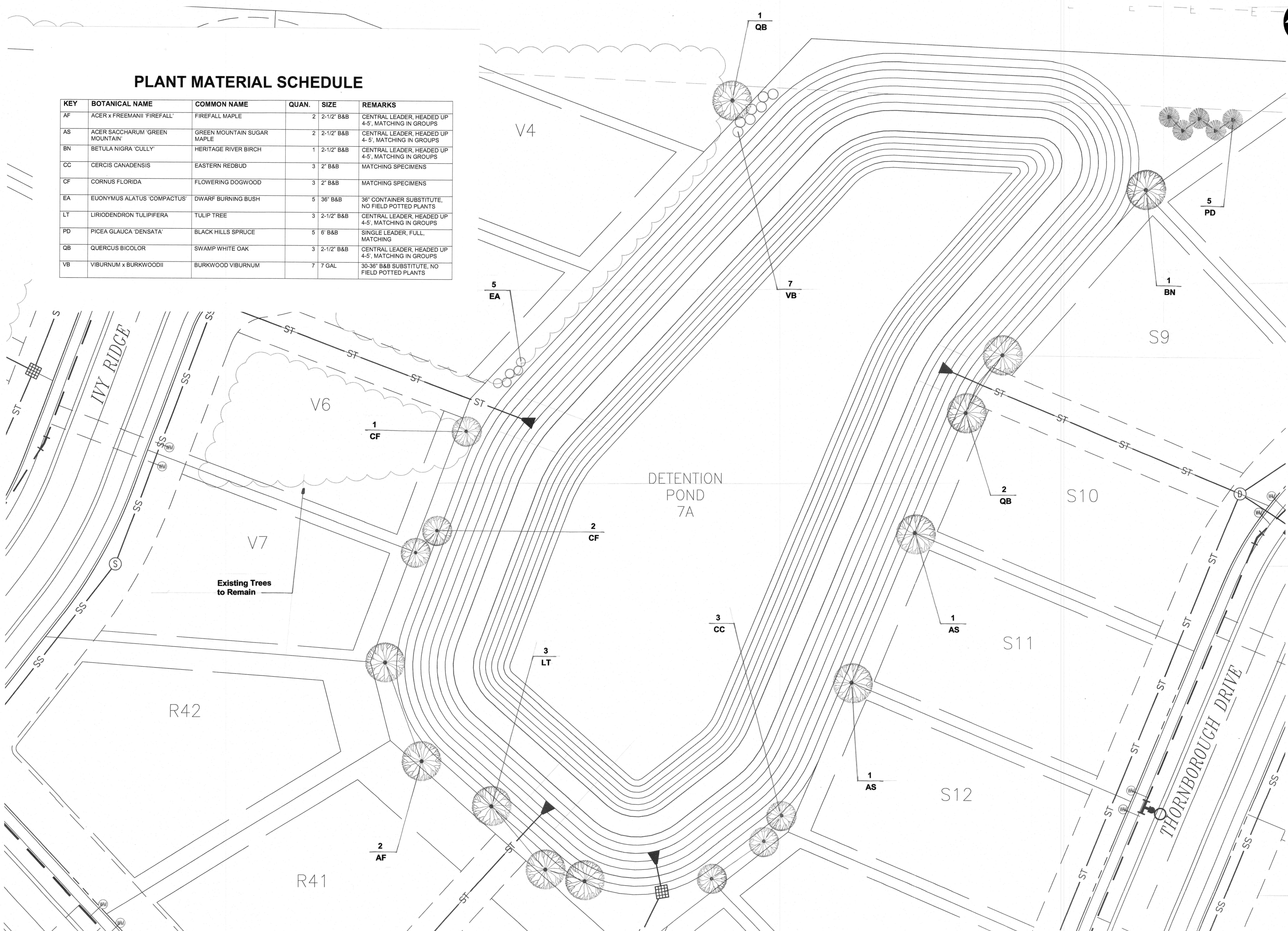
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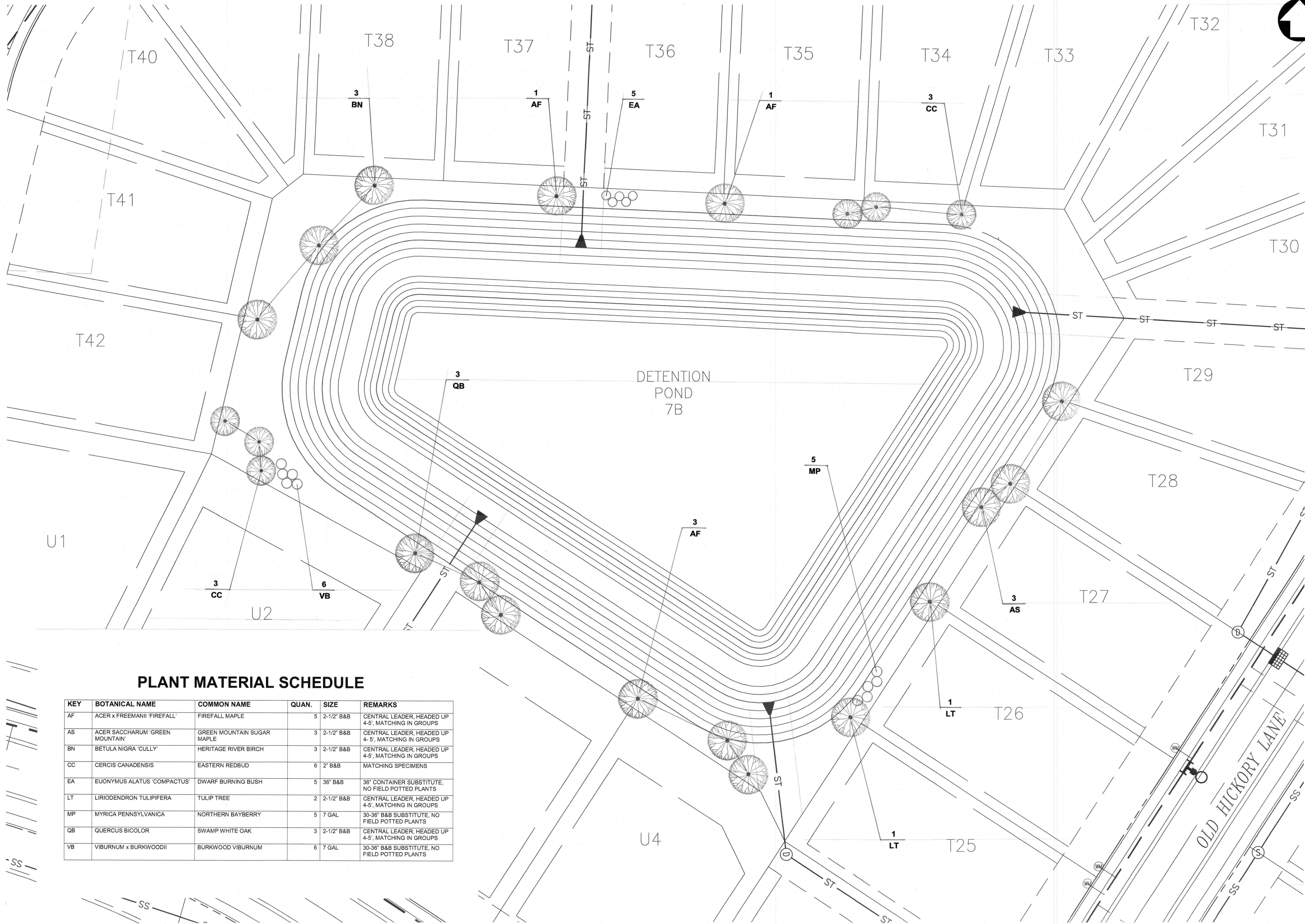
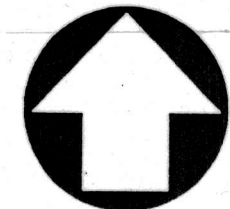
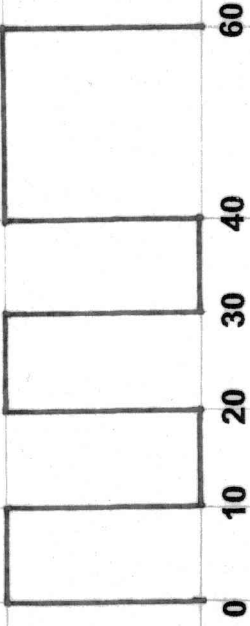
PLANT MATERIAL SCHEDULE

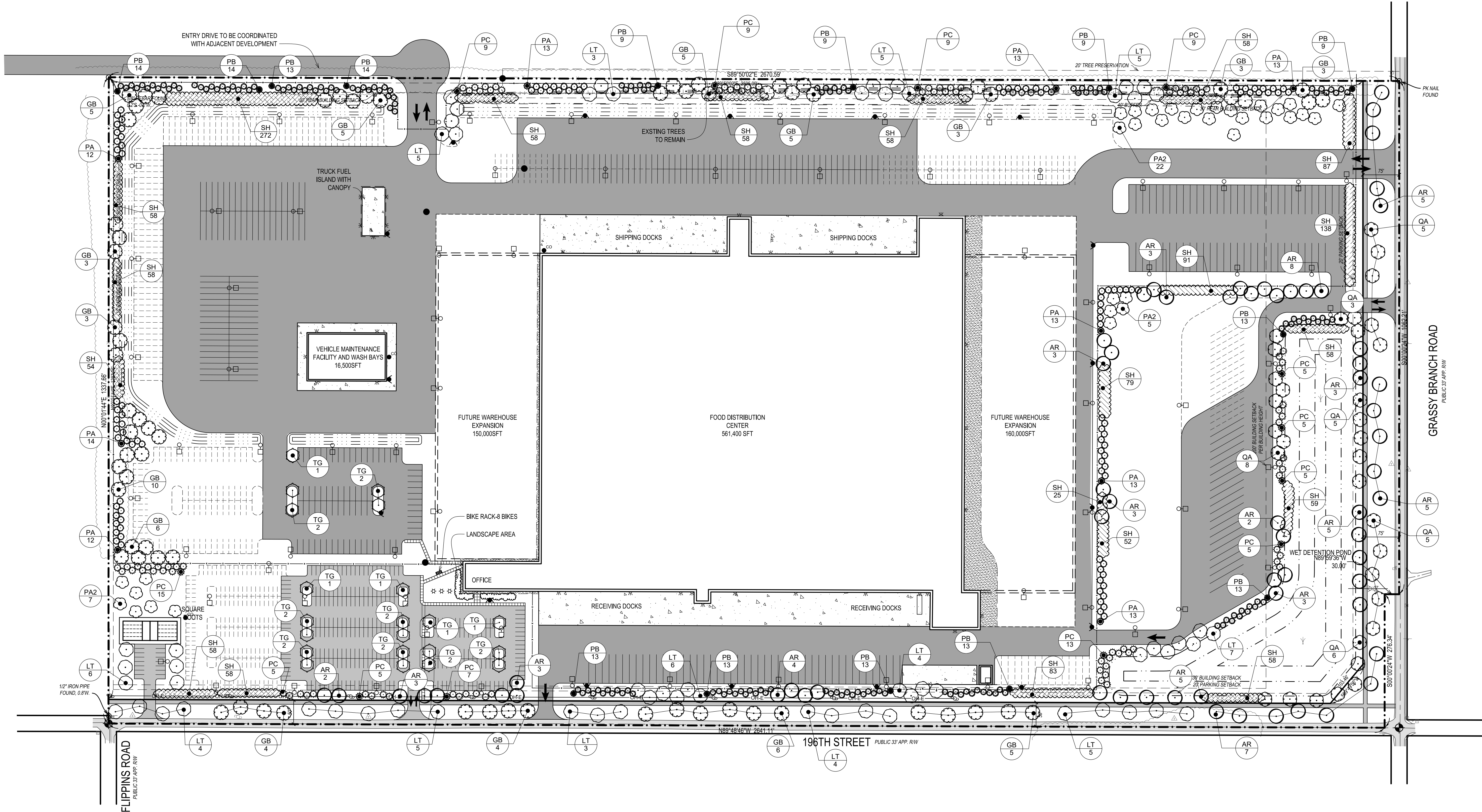
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	2	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	1	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	3	2" B&B	MATCHING SPECIMENS
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	3	2" B&B	MATCHING SPECIMENS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	36" B&B	36" CONTAINER SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5	6" B&B	SINGLE LEADER, FULL, MATCHING
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	7	7 GAL	30-36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS



PLANT MATERIAL SCHEDULE

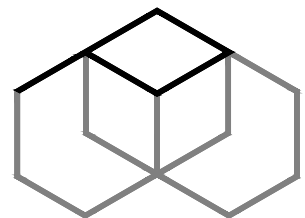
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	5	2-1/2' B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3	2-1/2' B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	3	2-1/2' B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2" B&B	MATCHING SPECIMENS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	36" B&B	36" CONTAINER SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	5	7 GAL	30-36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP 4-5', MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	6	7 GAL	30-36" B&B SUBSTITUTE, NO FIELD POTTED PLANTS





PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
AR	Acer rubrum	Red Maple	3" Cal.	B&B	64	
GB	Ginkgo biloba	Maidenhair Tree	3" Cal.	B&B	70	
LT	Liriodendron tulipifera	Tulip Tree	3" Cal.	B&B	62	
PA2	Platanus x acerfolia	London planetree	2.5" Cal.	B&B	34	
QA	Quercus alba	White Oak	3" Cal.	B&B	33	
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" Cal.	B&B	21	
EVERGREEN	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
PA	Picea abies	Norway Spruce	6-7' Ht	B&B	116	
PB	Picea glauca densata	Black Hills Spruce	7 FT.	B&B	167	
PC	Picea pungens	Colorado Spruce	6-7' Ht	B&B	101	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SH	VARIES	VARIES	5 gal.	Pot	60" o.c.	1,520



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550 3 Mile NW, Suite B
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(616) 785-5656

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www.paradigmase.com

FIRM #: 164006453-0004
(EXP. 04/30/2021)

NOTE: THIS DOCUMENT IS PRELIMINARY IN NATURE
AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION
08-30-19	DEVELOPMENT PLAN
09-30-19	RFP
11-04-19	TAC REVISIONS

PROJECT

1903049

SHEET

LANDSCAPE PLAN

L-101

ORDINANCE NUMBER 19-57

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE NORTHPOINT PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 17-51 AND THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Northpoint Planned Unit Development District being that of Ordinance 17-51 ("Northpoint Ordinance") the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Northpoint Ordinance on August 14, 2018, recorded as Instrument 2018038572 in the Office of the Recorder of Hamilton County;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1910-PUD-33**), requesting an amendment to the Northpoint Ordinance and the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1910-PUD-33** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; 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.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance of the Northpoint Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B.**
- 2.2. Illustrative Landscape Exhibit: the landscaping plan, attached hereto as **Exhibit C.**

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit D.**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Permitted Uses. The Permitted Uses of Section 5.1(B) of Northpoint Ordinance shall apply to the development of the District, except that Section 5.1(B)(4) shall be amended as follows:

Accessory Buildings and uses customarily incidental to any of the permitted uses, including but not limited to a vehicle maintenance facility and wash bay and a fuel island shall be permitted when constructed in conjunction with a warehousing or distribution facility of at least 475,000 square feet.

Section 5. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

5.1 Article 6.1 (Accessory Use and Building Standards) of the UDO: Shall apply except as follows:

A. Screening of Receptacles and Loading Area.

- i. A trash compactor shall be allowed between the façade orientated towards 196th Street so long as landscaping is installed in accordance with Exhibit C hereto.

5.2 Article 6.3 (Architectural Standards) of the UDO and Section 7.1(C) of the Northpoint Ordinance: Shall apply, except as follows:

A. Primary Facades.

- i. 196th Street. Facades oriented towards 196th Street shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.
- ii. Grassy Branch Road. Facades oriented towards Grassy Branch Road, which are located more than four hundred (400) feet from the right of way, shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.
- iii. Overhead doors shall be permitted on Facades which meet the criteria provided in this section.

B. Façade Materials. Facades as identified in Section 4.1(A) of this Amendment shall be constructed substantially in conformance with the Illustrative Character Exhibit attached hereto as **Exhibit B**.

C. Roof Design. The screening requirements of Section 7.1(C)(2)(b) of the Northpoint Ordinance shall not apply to rooftop equipment which is less than seventy (70) feet in overall height.

D. Building Lighting. Section 7.1(C)(4)(a)(vi) shall not apply to the Real Estate. Wall packs located on facades oriented towards 196th Street or Grassy Branch Road shall be installed in substantial conformance with the specifications provided in **Exhibit E** hereto.

5.3 Article 6.8 (Landscaping Standards) of the UDO and Section 7.3 of the Northpoint Ordinance: Shall apply, except as follows:

A. Required landscaping on the Real Estate and located in the required

setbacks for 196th Street and Grassy Branch shall be installed substantially in conformance with the Illustrative Landscaping Exhibit attached hereto as **Exhibit C**. Landscaping installed in substantial conformance with **Exhibit C** hereto, shall meet the obligations of providing appropriate screening from 196th Street and Grassy Branch Road as required in Section 7.5(B) of the Northpoint Ordinance.

- B. Landscaping installed in substantial conformance with **Exhibit C** hereto, shall meet the obligations of providing Section 6.8(L) Foundation Plantings, Section 6.8(O) Parking Area Landscaping and Section 6.8(K) Minimum Lot Landscaping Requirements, which shall not otherwise be applicable to the Real Estate.
- C. Landscaping installed in the northern and western buffer yards in conformance with **Exhibit C** hereto shall meet the obligations of buffer yard landscaping and the material requirements included in Section 7.5(C) shall not otherwise be applicable to the Real Estate for the northern or western buffer yards.

5.4 Article 6.9 (Lighting Standards) of the UDO: Shall apply except as follows:

- A. The maximum light pole height shall be forty (40) feet.
- B. Section 6.9(b)(iv) shall not apply in regards to the reduction or elimination of lighting after 11:00 P.M.

5.5 Article 6.12(D) (Outdoor Storage and Display) of the UDO and Section 7.4(A) of the Northpoint Ordinance: Shall apply, except as follows:

- A. The fencing on the west, south and east property lines shall vinyl chain link fencing with an anti-climbing measure and shall comply with the height limitations included in Article 6.5(C)(5). Fencing near the controlled access points shall be decorative in nature.
- B. Fencing on the north property lines shall be either opaque fencing or privacy fencing of a material to be reasonably approved by the Director.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-57** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-57**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-57**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Illustrative Character Exhibit
Exhibit C	Illustrative Landscape Plan
Exhibit D	Concept Plan
Exhibit E	Wall pack specifications

DRAFT

EXHIBIT A
REAL ESTATE

DRAFT

Exhibit A

LEGAL DESCRIPTION:

(WARRANTY DEED INST. NO. 88-011769)

PARCEL 1

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, EXCEPT: 25.264 ACRES OFF OF THE SOUTH SIDE THEREOF, CONTAINING AFTER SAID EXEMPTION 14.736 ACRES, MORE OR LESS.

PARCEL 2

12.632 ACRES IN EVEN WIDTH OFF OF THE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, EXCEPT: 12.632 ACRES OFF OF THE SOUTH SIDE THEREOF. (THIS 12.632 ACRES EXCEPTION BECOMES THE SECOND EXCEPTION OFF OF THE ABOVE DESCRIBED QUARTER QUARTER SECTION.)

PARCEL 3

12.632 ACRES IN EVEN WIDTH OFF OF THE SOUTH SIDE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA.

PARCEL 4

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, CONTAINING 40 ACRES, MORE OR LESS,

EXCEPT,

WARRANTY DEED (INST. NO. 2018-006274) RIGHT-OF-WAY TAKE - PROJ. 1500430, PARCEL 5

APART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST AND A PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT NUMBER 8811769 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DEPICTED BY THE ATTACHED PLAT MARKED EXHIBIT "B", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION DESIGNATED "41 023" ON SAID PLAT AND SOUTHEAST CORNER OF THE GRANTOR'S LAND; THENCE ON AND ALONG THE SOUTH LINE OF SAID SECTION AND GRANTOR'S LAND NORTH 89 DEGREES 50 MINUTES 08 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017010477 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 30.00 FEET TO POINT "611" ON SAID PLAT; THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 276.34 FEET TO POINT "614" ON SAID PLAT; THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 30.00 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE ON AND ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST 276.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.190 ACRES (8,291.43 SQUARE FEET), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.063 ACRES (2728.81 SQUARE FEET), MORE OR LESS,

THE ABOVE-DESCRIBED REAL ESTATE (PARCELS 1, 2, 3 AND 4 WITH THE EXCEPTION) WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
OVERALL PARCEL

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST (ASSUMED BEARING) 30.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF A 0.190 ACRE PARCEL OWNED BY CITY OF WESTFIELD AS RECORDED IN INSTRUMENT NO. 2018-006274 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 2,641.11 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS EAST 1,337.66 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 50 MINUTES 02 SECONDS EAST 2,670.59 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 1,062.21 FEET; ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF SAID 0.190 ACRE PARCEL; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID PARCEL: (1) NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 30.00 FEET; (2) SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 276.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 81.857 ACRES, MORE OR LESS.

EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT

DRAFT



SOUTH ELEVATION



EAST ELEVATION

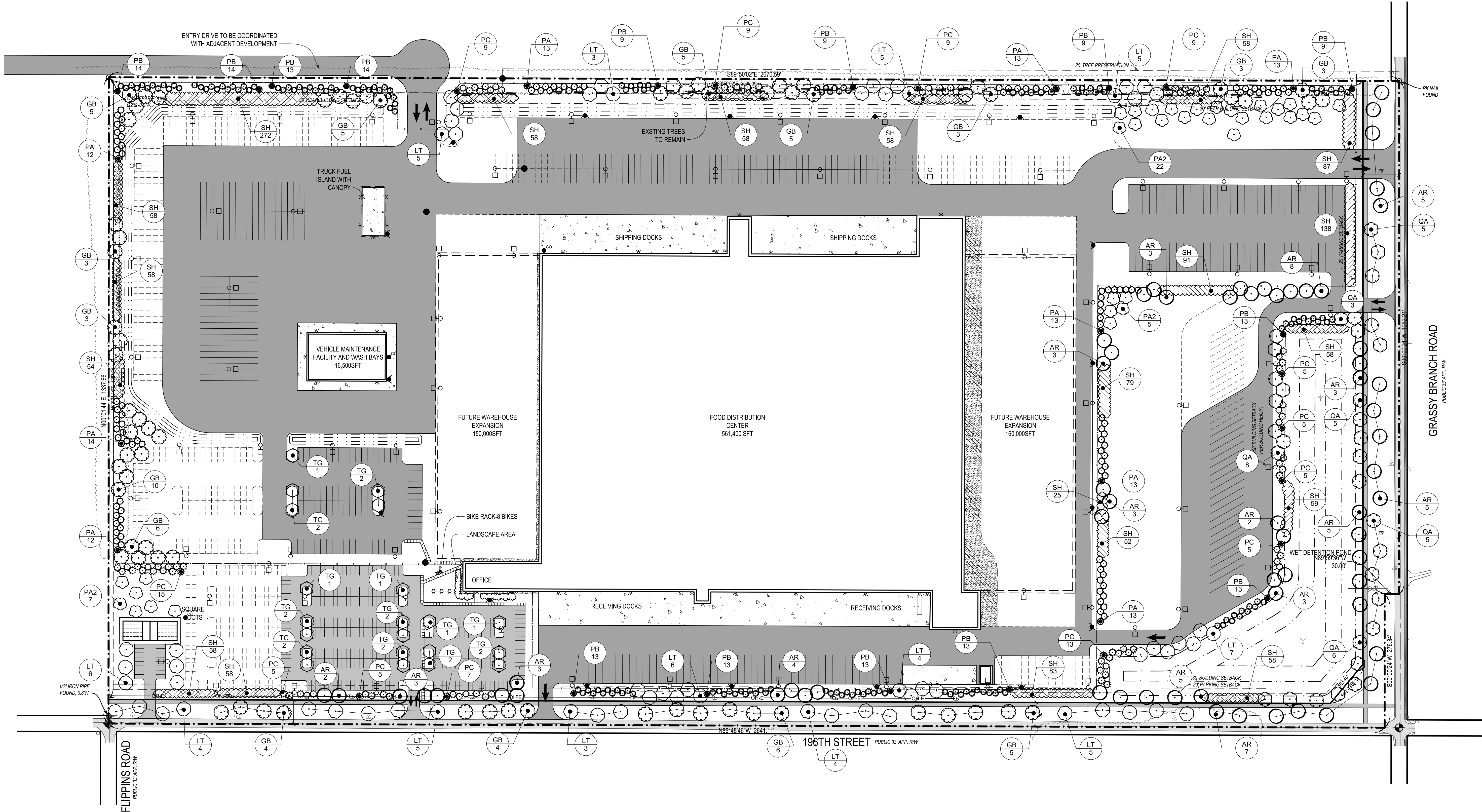


SOUTHWEST PERSPECTIVE

DISTRIBUTION CENTER
10.30.2019

EXHIBIT C
ILLUSTRATIVE LANDSCAPE PLAN

DRAFT

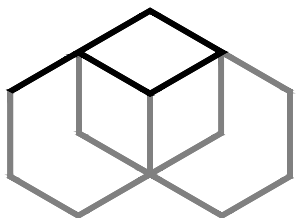
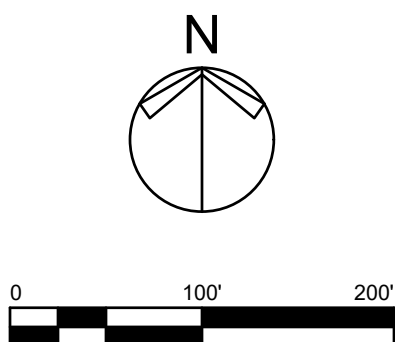


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
AR	Acer rubrum	Red Maple	3" Cal.	B&B	64	
GB	Ginkgo biloba	Maidenhair Tree	3" Cal.	B&B	70	
LT	Liriodendron tulipifera	Tulip Tree	3" Cal.	B&B	62	
PA2	Platanus x acerfolia	London planetree	2.5" Cal.	B&B	34	
QA	Quercus alba	White Oak	3" Cal.	B&B	33	
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" Cal.	B&B	21	
EVERGREEN	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
PA	Picea abies	Norway Spruce	6-7' Ht	B&B	116	
PB	Picea glauca densata	Black Hills Spruce	7 FT.	B&B	167	
PC	Picea pungens	Colorado Spruce	6-7' Ht	B&B	101	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SH	VARIES	VARIES	5 gal.	Pot	60" o.c.	1,520

NOT FOR CONSTRUCTION

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



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FIRM #: 164006453-0004
(EXP. 04/30/2021)

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION
08-30-19	DEVELOPMENT PLAN
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11-04-19	TAC REVISIONS

PROJECT

1903049

SHEET

LANDSCAPE PLAN

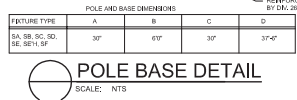
L-101

EXHIBIT D
CONCEPT PLAN

DRAFT

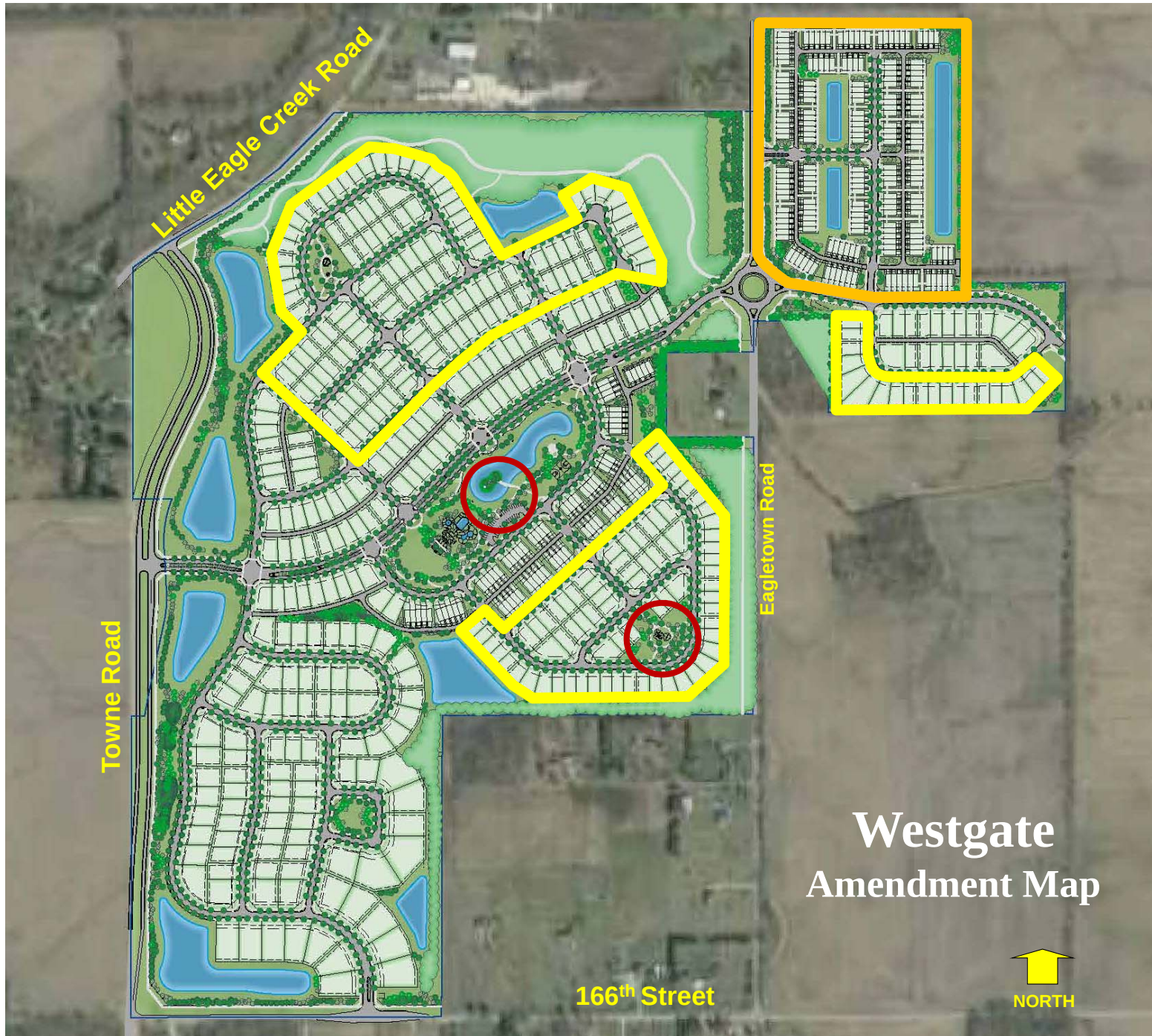
EXHIBIT E
WALL PACK SPECIFICATIONS

DRAFT



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	17.6 fc	1.0 fc	17.6:1	2.4:1

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.





- = "Corner Lots" - Brick or stone masonry wainscot on front, side and rear elevation
- = "171st Street Frontage Lots" - Brick or stone masonry wainscot on front elevation
- = "Towne Road Frontage Lots" - Brick or stone on first floor of front elevation
- = "166th Street Lots" - Rear off set on rear elevation
- = "Villas Neighborhood" - Brick or stone masonry wainscot on front elevation, if vinyl siding utilized

EXHIBIT E

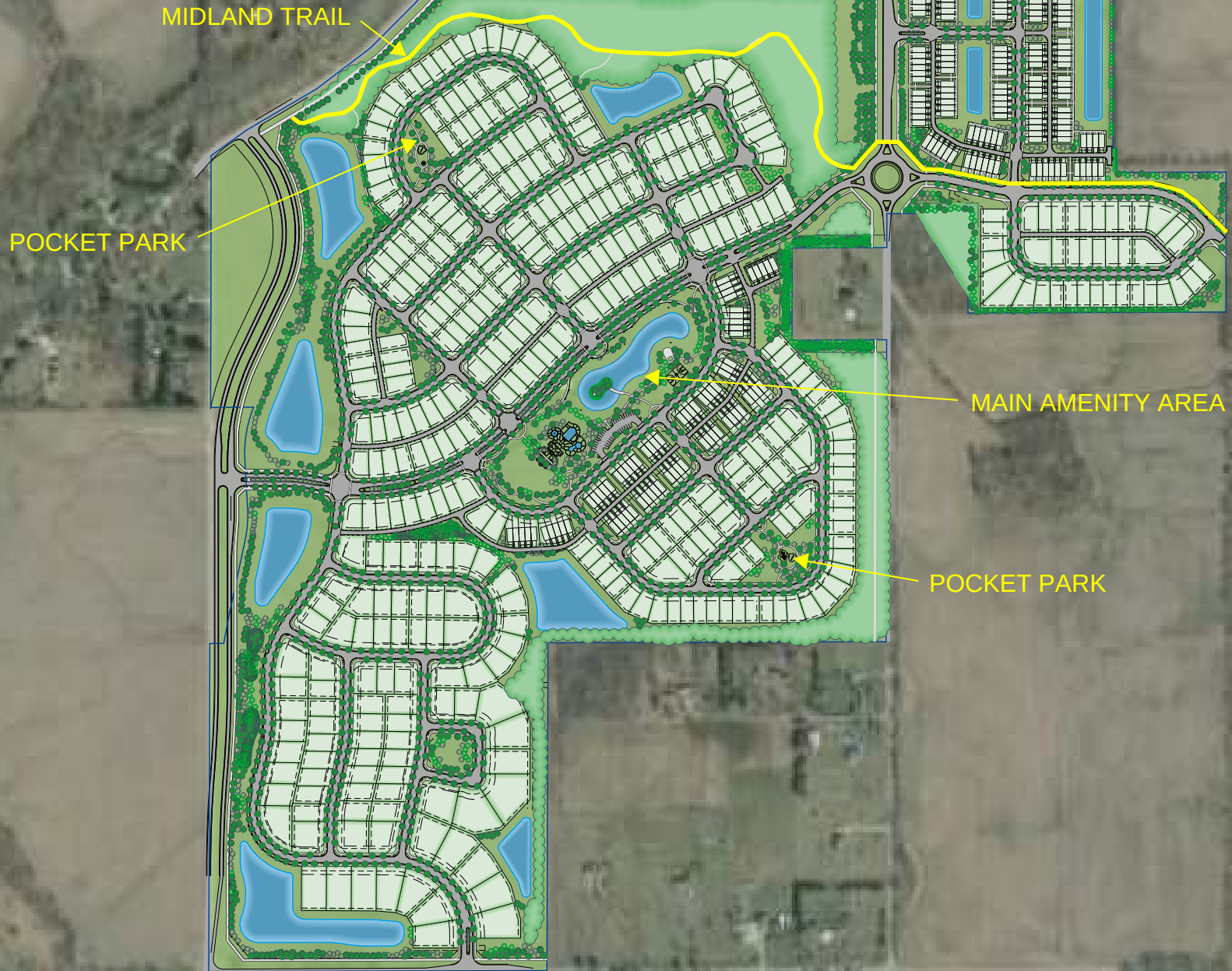
(Townhome Lot Map)



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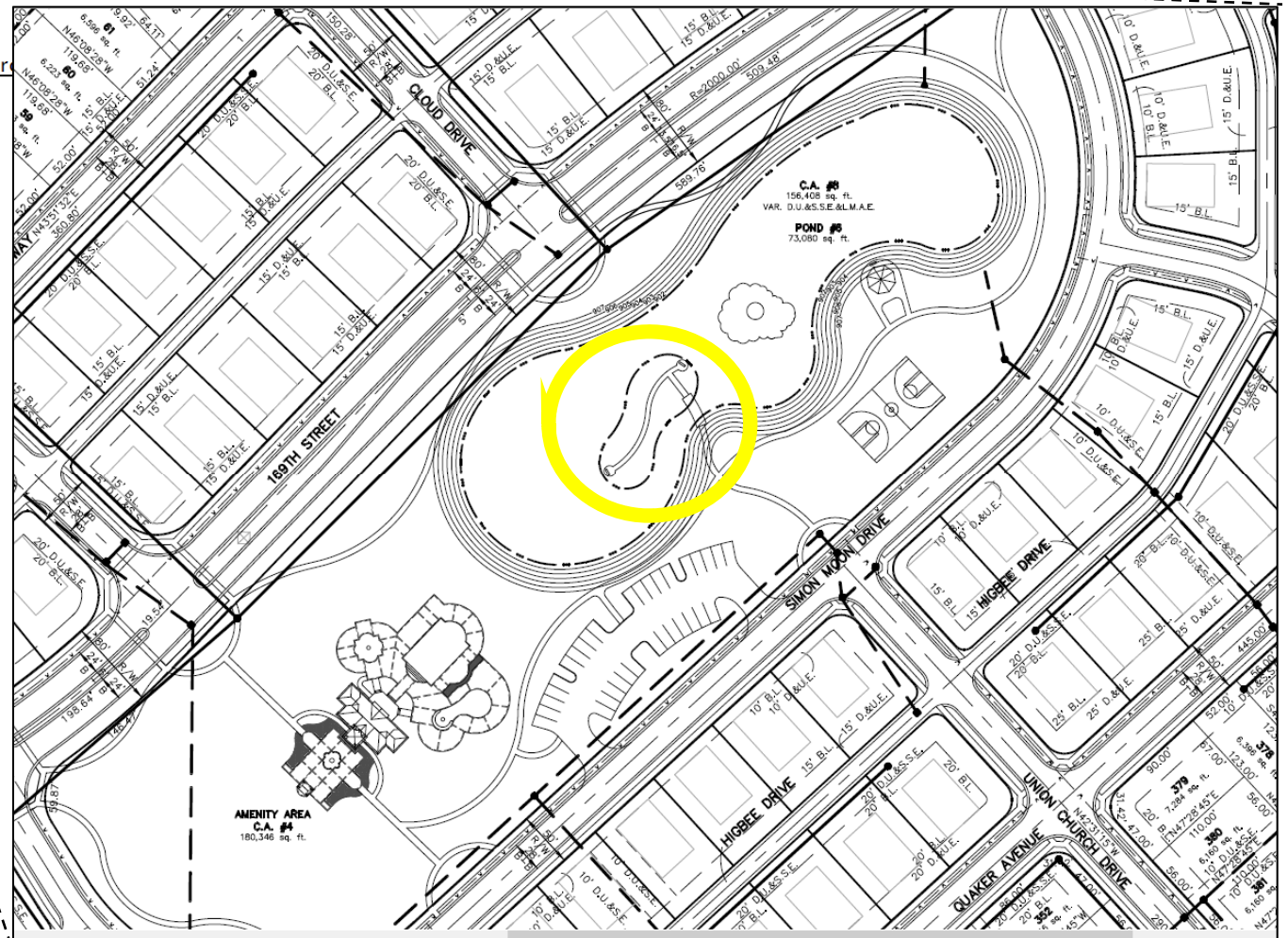
Requires masonry (brick or stone) per Section A(1)(b) of Exhibit B.

WESTGATE AMENITIES



Parkside

Total - 675



Westgate

Westfield, Indiana

