



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_04_16_2018

Monday, April 16, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, April 16, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - April 2, 2018

Documents: [APC Minutes - April 2, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No items for approval.

ITEMS OF BUSINESS

1804-ODP-05 & 1804-SPP-05

Northwind Subdivision

Northeast Corner of 161st Street and Towne Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 87 single-family residential lots on 55.5 acres +/- within the Westchester PUD District.

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

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

Westchester Subdivision

East of Towne Road and South of 156th Street

East of Towne Road and South of 156th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 169 single-family residential lots on 98.9 acres +/- within the Westchester PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Overall Development Plan & Primary Plat](#) | [Exhibit 5: Landscaping Plan](#) | [Exhibit 6: Westchester Presentation Exhibit](#)

PUBLIC HEARING ITEMS

1805-PUD-10 [PUBLIC HEARING]

Junction PUD Amendment

17600 Shamrock Boulevard

Riverview Health requests an amendment to the Junction PUD District to modify the sign standards.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 18-12](#) | [Exhibit 4: Illustrative Character Exhibit](#)

1804-ZOA-01 [PUBLIC HEARING]

Unified Development Ordinance Amendment

The City of Westfield requests approval of an ordinance to amend various standards within Article 6.17 (Sign Standards) of the Westfield-Washington Township Unified Development Ordinance.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Ordinance 18-08](#)

CONTINUED ITEMS

1803-ODP-03 & 1803-SPP-03 [CONTINUED]

Springmill Trails

Northwest Corner of State Road 32 and Dartown Road

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

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

1801-PUD-01 [CONTINUED]

Davis PUD

West side of Ditch Road between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres

**+/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)**

1706-ODP-05 & 1706-SPP-05 [CONTINUED]

Birdies

632 East State Road 32

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Minutes of the April 2, 2018 APC Meeting*Presented for approval: April 16, 2018*

Page 1 of 3

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 19, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Robert Smith, and Scott Willis.

Members Absent: Dave Schmitz and Chris Woodard

City Staff Present: Matt Skelton, Director; Matt Pleasant, Associate Planner; Caleb Ernest, Associate Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES:

Motion: Approve March 19, 2018 Meeting Minutes as presented.

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

REVIEW OF RULES AND PROCEDURES

Pleasant reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS**1804-DDP-10****Urban Vines Parking Lot Expansion**

303 East 161st Street

Urban Vines, LLC requests Detailed Development Plan review for an additional 52 parking spaces on a 5 acre +/- lot in the AG-SF1: Agriculture / Single-Family Rural District

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

Motion: Approve Consent Agenda Items as presented.

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

PUBLIC HEARING ITEMS**1804-ODP-05 &****1804-SPP-05**

[PUBLIC HEARING]

Northwind Subdivision

Northeast Corner of 161st Street and Towne Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 87 single-family residential lots on 55.5 acres +/- within the Westchester PUD District.

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

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

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Minutes of the April 2, 2018 APC Meeting*Presented for approval: April 16, 2018*

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**1804-ODP-06 &
1804-SPP-06**
[PUBLIC HEARING]

Westchester Subdivision*East of Towne Road and South of 156th Street*

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 169 single-family residential lots on 98.9 acres +/- within the Westchester PUD District.

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

Pleasant overviewed the Northwind petition: request for an Overall Development Plan and Primary Plat review of 87 single-family residential lots on 55.5 acres +/- within the Westchester PUD District.

Ernest overviewed the Westchester petition: request for an Overall Development Plan and Primary Plat review of 169 single-family residential lots on 98.9 acres +/- within the Westchester PUD District.

Jon Dobosiewicz presented an overview and summary of both the Westchester and Northwind projects.

Combined Public Hearing for 1804-ODP-05 & 1804-SPP-05(Northwind) & 1804-ODP-06 & 1804-SPP-06 (Westchester) opened at 7:11 p.m.

No public comments.

Combined Public Hearing for 1804-ODP-05 & 1804-SPP-05(Northwind) & 1804-ODP-06 & 1804-SPP-06 (Westchester) closed at 7:12 p.m.

Smith asked about buffering, pipeline easements and greenspace.

Dobosiewicz buffer standards are shown on plans and are almost complete.

Pipeline easement is part of the calculation for greenspace and that the central park area of approximately five acres will have ponds and paths and illustrations will be shown at next meeting. No recreational use on the easement, but a path will run along it and cross over the easement.

Kelleher thanked the petitioner for working with the neighbors.

CONTINUED ITEMS

1801-PUD-01
[CONTINUED]

Davis PUD*West side of Ditch Road between 156th Street and 161st Street*

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.

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

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Minutes of the April 2, 2018 APC Meeting*Presented for approval: April 16, 2018*

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**1803-ODP-03 &
1803-SPP-03**
[CONTINUED]

Springmill Trails*Northwest Corner of SR 32 and Ditch Road*

Weihe Engineers requests Primary Plat and Overall Development Plan review of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

**1706-ODP-05 &
1706-SPP-05**
[CONTINUED]

Birdies*632 East State Road 32*

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Horkay. Motion passed. Vote: 7-0.

The meeting adjourned at 7:18 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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community@westfield.in.gov



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 16, 2018
1804-ODP-06 & 1804-SPP-06

Petition Number: 1804-ODP-06 & 1804-SPP-06
Project Name: Westchester (the “Property”)
Subject Site Address: East of Towne Road and South of 156th Street
Petitioner: Platinum Properties Management Company, LLC
Representative: Nelson & Frankenberger, LLC
Request: Overall Development Plan and Primary Plat review of 169 lots of Area A Southwind subdivision within 98.985 acres +/- included in the Westchester Planned Unit Development (PUD) District.
Current Zoning: Westchester PUD District
Current Land Use: Vacant
Approximate Acreage: 98.985 acres +/-
Property History: 1712-PUD-24 (Westchester PUD Ord. 17-46) (01/08/18)
1804-ODP-05 Area B Northwind subdivision (*pending*)
1804-SPP-05 Area B Northwind subdivision (*pending*)
Exhibits:
1. Staff Report
2. Location Map
3. Site Plan
4. Overall Development Plan and Primary Plat
5. Landscaping Plan
Staff Reviewer: Caleb Ernest, Associate Planner

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 March 20, 2018, meeting. This petition received a public hearing at the Plan Commission’s April 2, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 98.985 acres +/- and is east of Towne Road, south of 156th Street and north of 151st Street (see **Exhibit 2**). The Property is currently zoned the Westchester PUD District established by [Ordinance 17-46](#). Adjacent properties to the north are



zoned the Westchester PUD. Adjacent properties to the south are zoned AG-SF1: Agriculture / Single-Family Rural District and the Liberty Ridge PUD. Adjacent properties to the east are zoned AG-SF1: Agriculture / Single-Family Rural District and the Harmony PUD and adjacent properties to the west are zoned AG-SF1: Agriculture / Single-Family Rural District.

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

The plans comply.

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



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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.



- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



WESTCHESTER PUD STANDARDS (Westchester PUD: Ordinance 17-46)

The plans comply with Chapter 4.7 of the UDO and Ordinance 17-46: Westchester PUD.

SECTION 3 – Concept Plan.

39) The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area A.

- a) Perimeter Lots along Towne Road: All Dwellings on lots adjacent to the subject External Street (within 100' of the right of way of Towne Road) shall be designed so the Front Building Façade is oriented toward the External Street ("Towne Road Lots").
- b) Perimeter Lots along 151st and 156th Street: A minimum of sixteen (16) Dwellings, approximately eighty percent (80%) of all Dwellings within Area A, on lots adjacent to the subject External Streets (within 100' of the right of way of 151st Street or 156th Street) shall be designed so the Front Building Façade is oriented toward the External Street ("151st/156th Street Lots").

SECTION 5 – Permitted Uses.

40) Area A.

- a) The total number of Dwellings permitted in Area A shall not exceed one hundred and seventy (170) Single-family Dwellings.

SECTION 6 – General Regulations.

41) Minimum Lot Area: 9,000 SF

42) Minimum Lot Frontage: 40'

43) Minimum Building Setback Lines:

- a) Front Yard: 20'
- b) Side Yard:
 - i) Minimum separation between dwellings: 0' (10')
- c) Rear Yard: 25'



- 44) Minimum Lot Width: 70'
- 45) Maximum Building Height: 2 ½ stories
- 46) Minimum Living Area (Total):
- a) One Story Dwellings: 1,800 SF
 - b) Two Story Dwelling: 2,200 SF
 - c) Story and one-half Dwellings: 2,000 SF
- 47) The minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all street segments. The random Front Yard Building Setback as required by this Section 6.1(C) shall be illustrated on the Primary and Secondary Plat.

SECTION 7 – Development Standards.

- 48) Article 6.8 Landscaping Standards: Shall apply, except as modified or enhanced below.
- a) Area A: In addition to Article 6.8 Landscaping Standards the Buffer Yards shall be as generally illustrated on **Exhibit I** (Buffer Yard – Character Exhibits).
 - b) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
 - i) All Lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

SECTION 8 – Infrastructure Standards.

- 49) Street Centerline Radius: The minimum street centerline radius shall be fifty (50) feet.

SECTION 9 – Design Standards.

- 50) The Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified below.
- a) Area A – Minimum Open Space: Area A shall include a minimum of thirty percent (30%) Open Space.



- b) Area A – Large Playground. One large playground, a Character Exhibit of which is illustrated on **Exhibit G**, at least 5,000 square feet in area shall be provided in Area A as generally illustrated on the Concept Plan. The square feet required is of the total play area, including safe fall zones. Play equipment should include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:
- c) The play elements shall include at least the following numbers and types:
 - i) Six (6) swings,
 - ii) Three (3) detached/freestanding play elements,
 - iii) Three (3) sliding elements,
 - iv) Six (6) climbing elements,
 - v) One (1) overhead element,
 - vi) Panels featuring play elements, and
 - vii) Decks, bridges, tunnels as required to attach various play elements to each other.

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

The plans comply.

- 51) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 52) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 53) 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.
- 54) 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.

55) Accessory Use and Building Standards (Article 6.1)

56) Architectural Standards (Article 6.3)

57) Building Standards (Article 6.4)

58) Fence Standards (Article 6.5)

59) Height Standards (Article 6.6)

60) Landscaping Standards (Article 6.8)

a) Street Trees:

i) Spacing:

(1) 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.

b) Minimum Lot Landscaping Requirements:

c) External Street Frontage Landscaping Requirements:



d) Buffer Yard Requirements:

61) Lighting Standards (Article 6.9)

62) Lot Standards (Article 6.10)

63) Outside Storage and Display (Article 6.12)

64) Parking and Loading Standards (Article 6.14)

65) Performance Standards (Article 6.15)

66) Setback Standards (Article 6.16)

67) Sign Standards (Article 6.17)

68) Vision Clearance Standards (Article 6.19)

a) Vision Clearance: 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.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

69) Block Standards (Article 8.1)

70) Easement Standards (Article 8.3)

71) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.



72) Open Space and Amenity Standards (Article 8.6)

- a) Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.

73) Pedestrian Network Standards (Article 8.7)

74) Storm Water Standards (Article 8.8)

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

76) Street Light Standards (Article 8.10)

77) Street Sign Standards (Article 8.11)

78) Surety Standards (Article 8.12)

79) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

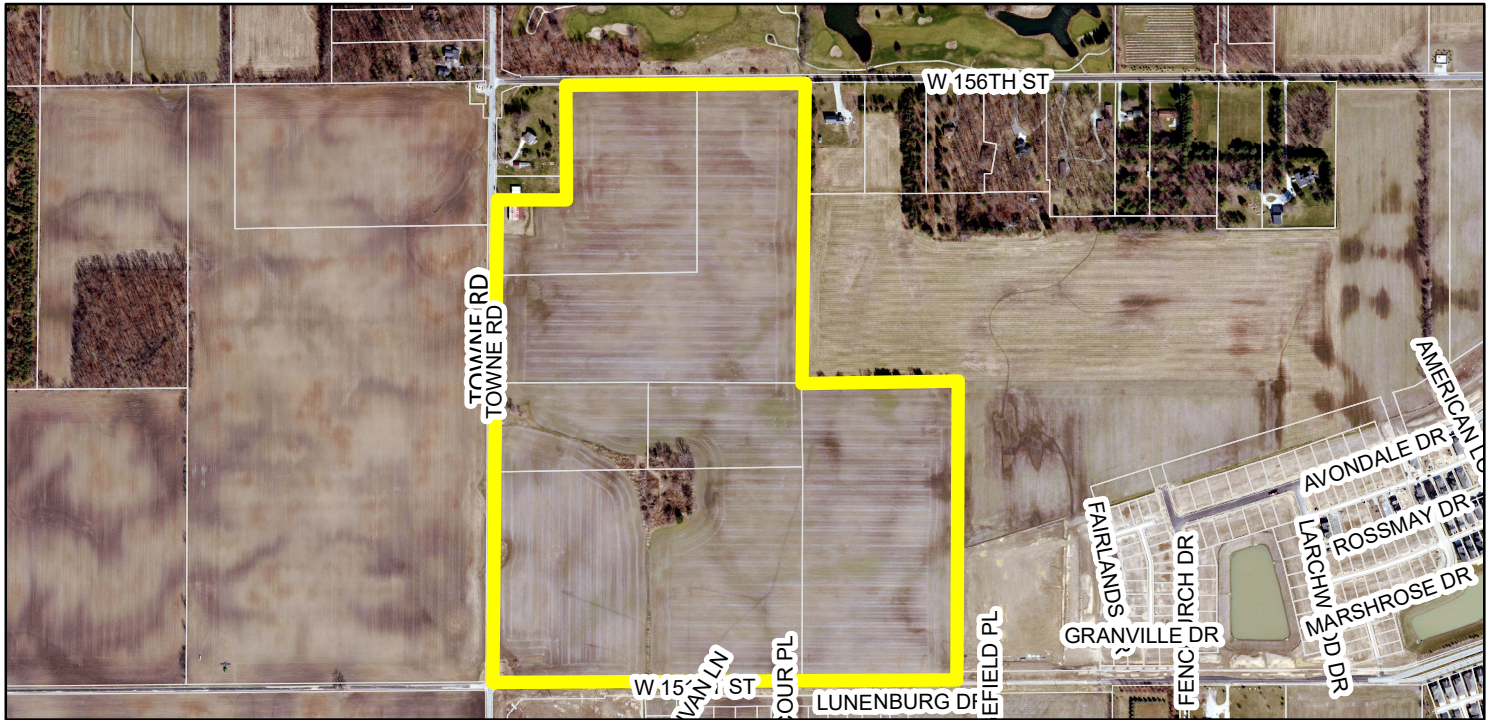
- 1) **Action: 1804-ODP-06 (Overall Development Plan) & 1804-SPP-06 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following conditions:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



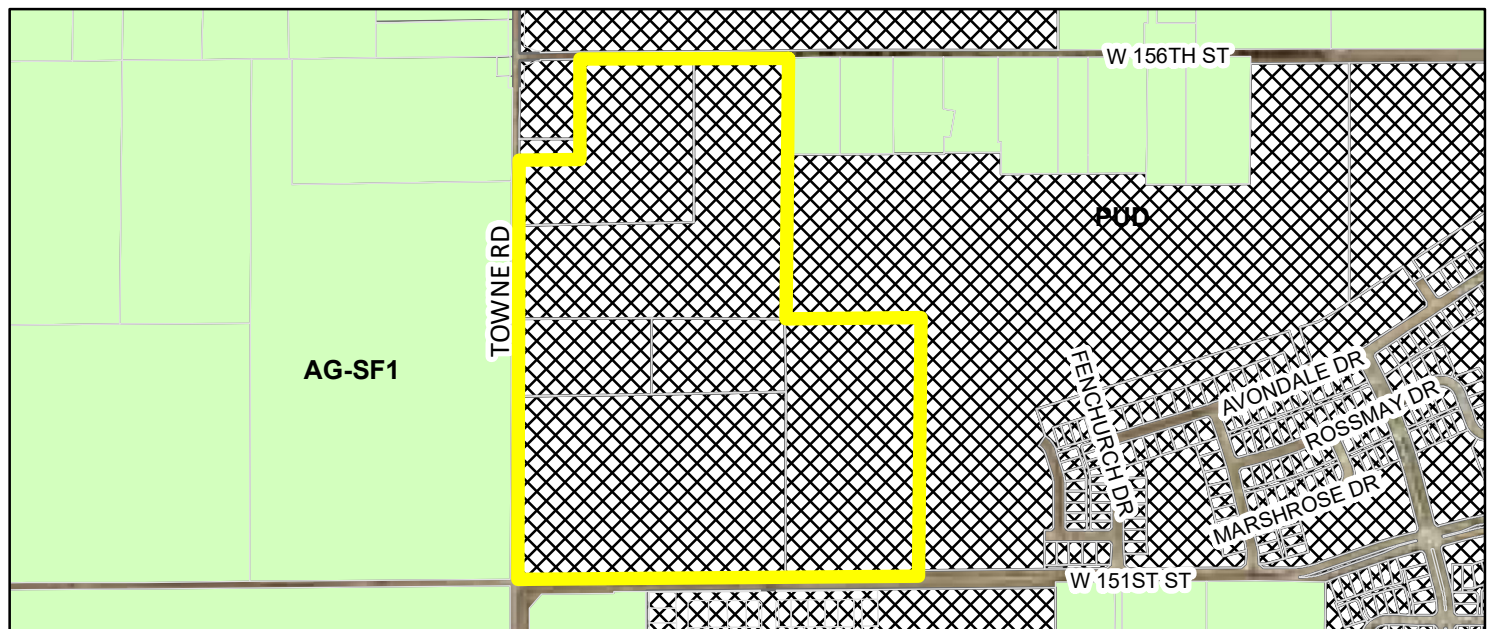
Property Location Map
Westchester
Overall Development Plan & Primary Plat
1804-ODP-06 & 1804-SPP-06



Aerial Location Map



Zoning Map



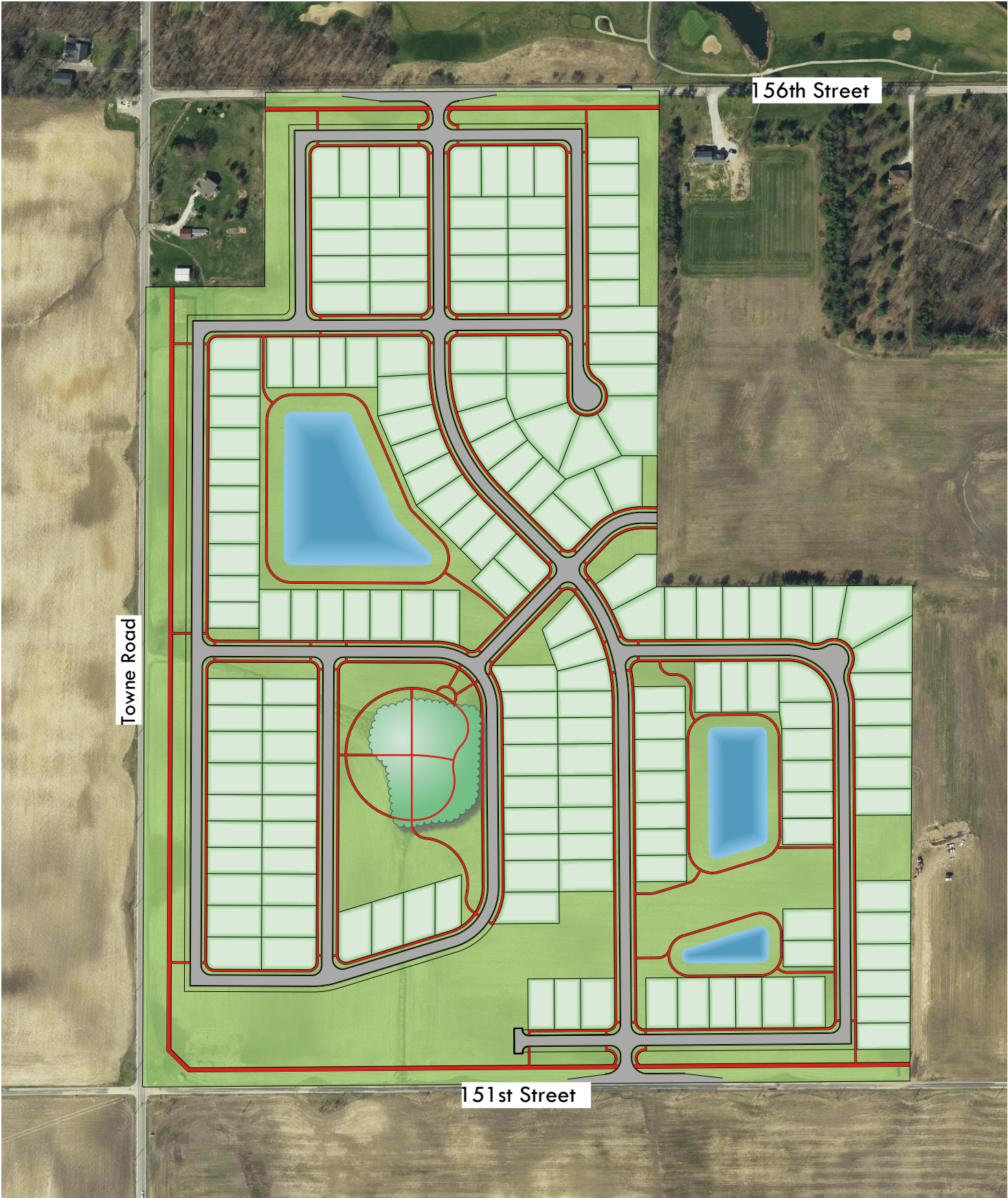
Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

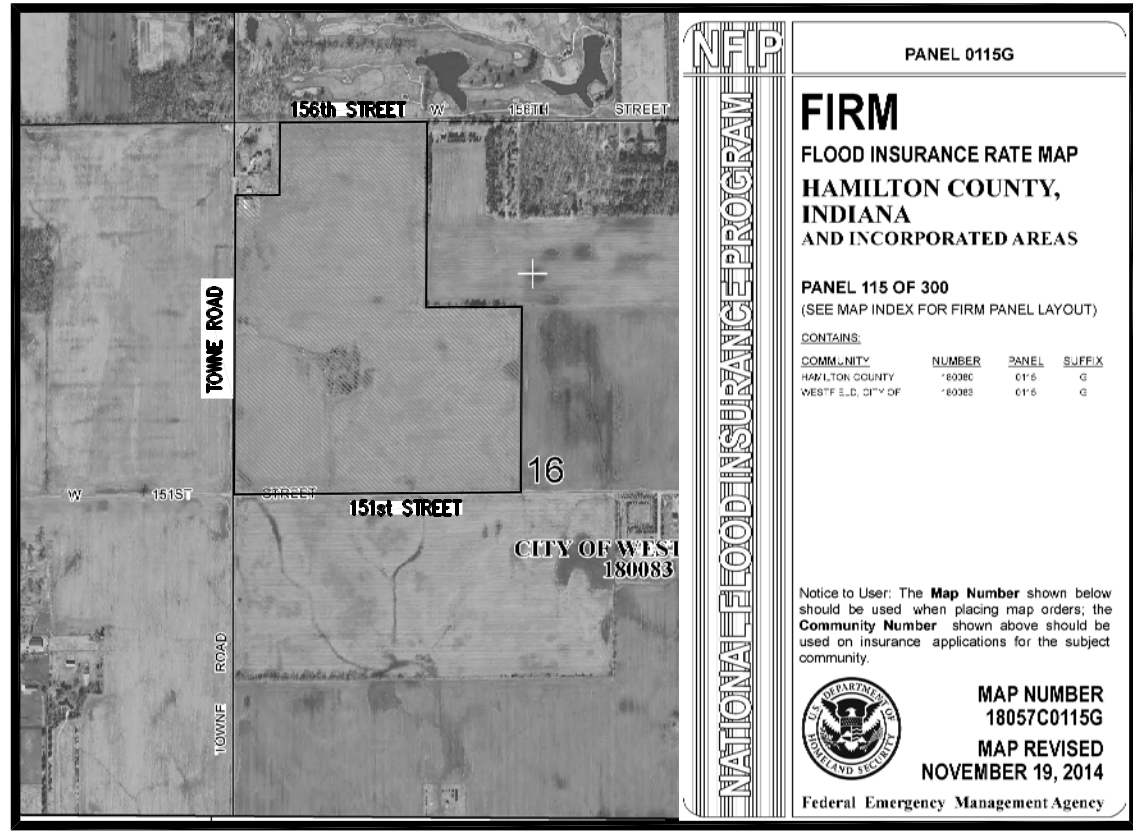
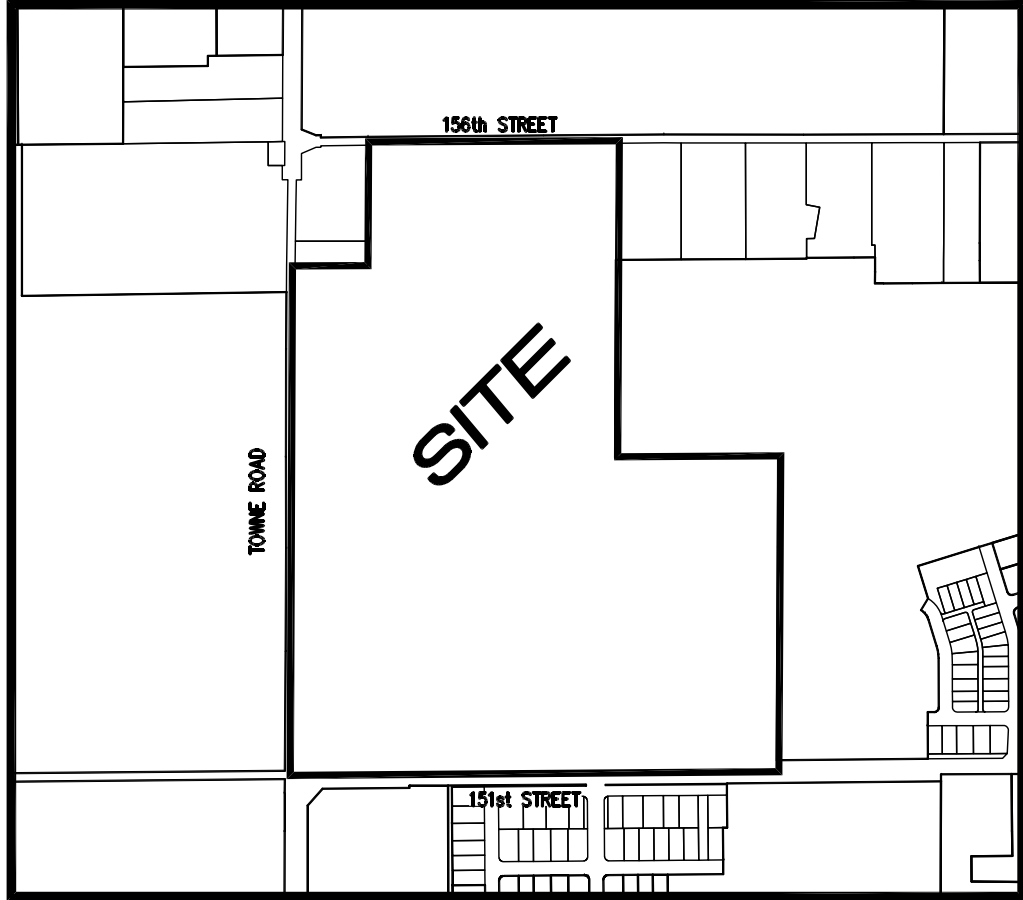
PUD (Planned Unit Development)



THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

CURRENT LANDOWNER:
BCE ASSOCIATES IV, LLC
PO BOX 280
ZIONSVILLE, IN 46077



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0115G DATED
NOVEMBER 19, 2014

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C101-C110	PRIMARY PLAT / DEVELOPMENT PLAN
L1.0-L1.5	LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTION
ALL	REVISE PER TAC COMMNETS 4/4/18 GDK

Part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows:

Beginning at the Southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 27 seconds East along the West line thereof 2,122.82 feet; thence North 89 degrees 43 minutes 41 seconds East 315.00 feet; thence North 00 degrees 14 minutes 27 seconds East 515.00 feet to a point on the north line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along said north line 1,044.79 feet to the Northeast corner of the Northwest Quarter of said Quarter Section; thence South 00 degrees 17 minutes 57 seconds West 1,316.87 feet to the Northwest corner of the Southeast Quarter of said Quarter Section; thence North 89 degrees 38 minutes 28 seconds East 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 00 degrees 19 minutes 43 Seconds West 1m315.85 feet to the Southeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 89 degrees 33 minutes 16 seconds West along the south line of said Quarter Section 2,035.71 feet to the place of beginning, containing 98.985 acres, more or less.

GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1" = 200 FT



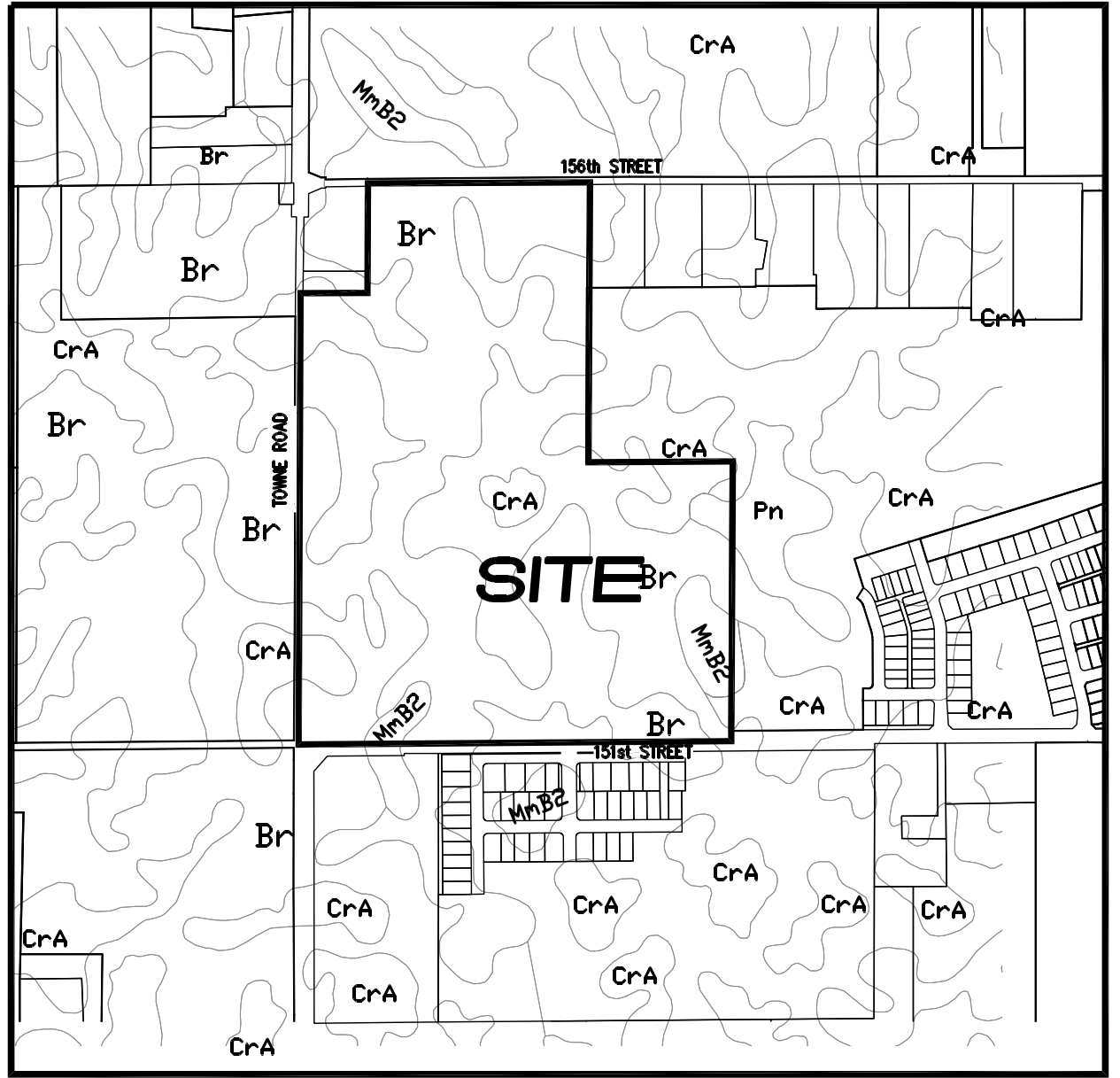
Schreiber, Mary J. Trustee Timothy J. Murphy
ZONED: AG SFI
PARCEL #08-09-16-00-00-008.000

Central Christian Church of Carmel Indiana
ZONED: AG SFI
PARCEL #08-09-16-00-00-016.000

LIBERTY RIDGE
SECTION 16
ZONED: PUD

Catalytic Homes of Indiana Inc
ZONED: PUD
PARCEL #08-09-16-00-00-018.000

PRIMARY PLAT / DEVELOPMENT PLAN for WESTCHESTER WESTFIELD, INDIANA PUD ZONING



SOILS MAP
SCALE: 1"=800'
Br / CrA / MmB2

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	390.33'	500.00'	205.72'	S22°38'09"E	380.49'	44°43'41"
C2	122.06'	150.00'	64.63'	S66°59'18"W	118.72'	46°37'19"
C3	253.44'	500.00'	129.50'	N30°28'45"W	250.73'	29°02'30"
C4	135.37'	500.00'	68.10'	N8°12'07"W	134.96'	15°30'46"
C5	117.81'	150.00'	62.13'	N67°51'32"W	114.81'	45°00'00"
C6	117.81'	150.00'	62.13'	N22°51'32"W	114.81'	45°00'00"
C7	113.72'	150.00'	59.75'	N68°02'27"W	111.01'	43°26'11"
C8	120.11'	150.00'	63.48'	N23°23'03"W	116.92'	45°52'38"
C9	192.28'	150.00'	111.90'	N36°16'40"E	179.38'	73°26'47"
C10	21.99'	200.00'	11.00'	N76°09'01"E	21.98'	6°17'55"
C11	38.19'	200.00'	19.15'	N84°46'13"E	38.13'	10°56'29"
C12	49.93'	20.00'	59.83'	S18°12'44"W	37.94'	143°01'54"
C13	49.93'	20.00'	59.83'	N18°45'22"W	37.94'	143°01'54"
C14	31.42'	20.00'	20.00'	N44°43'41"E	28.28'	90°00'00"
C15	31.42'	20.00'	20.00'	S45°16'19"E	28.28'	90°00'00"
C16	31.42'	20.00'	20.00'	N44°43'41"E	28.28'	90°00'00"
C17	31.42'	20.00'	20.00'	S45°16'19"E	28.28'	90°00'00"
C18	31.42'	20.00'	20.00'	S44°43'41"W	28.28'	90°00'00"
C19	31.42'	20.00'	20.00'	N45°16'19"W	28.28'	90°00'00"
C20	31.42'	20.00'	20.00'	S44°43'41"W	28.28'	90°00'00"
C21	31.42'	20.00'	20.00'	N45°16'19"W	28.28'	90°00'00"
C22	31.42'	20.00'	20.00'	S44°43'41"W	28.28'	90°00'00"
C23	4.27'	50.00'	2.14'	N2°43'10"W	4.27'	4°53'43"
C24	46.41'	50.00'	25.03'	N31°45'21"W	44.76'	53°10'38"
C25	54.73'	54.00'	29.98'	N29°18'29"W	52.42'	58°04'21"
C26	56.70'	54.00'	31.28'	N29°48'26"E	54.13'	60°09'30"
C27	47.93'	54.00'	25.67'	N85°18'54"E	46.37'	50°51'26"
C28	47.93'	54.00'	25.67'	S43°49'41"E	46.37'	50°51'26"
C29	17.08'	54.00'	8.61'	S9°20'08"E	17.01'	18°07'39"
C30	31.42'	20.00'	20.00'	S45°16'19"E	28.28'	90°00'00"
C31	31.42'	20.00'	20.00'	N44°43'41"E	28.28'	90°00'00"
C32	31.42'	20.00'	20.00'	S45°16'19"E	28.28'	90°00'00"
C33	31.24'	20.00'	19.82'	N44°59'04"E	28.16'	89°29'14"
C34	31.42'	20.00'	20.00'	N44°45'33"W	28.28'	90°00'00"
C35	26.40'	20.00'	15.52'	S81°29'39"W	24.53'	75°38'01"
C36	30.95'	20.00'	19.54'	S0°39'41"E	27.96'	88°40'38"
C37	31.88'	20.00'	20.47'	S89°20'19"W	28.61'	91°19'22"
C38	29.19'	20.00'	17.89'	N1°51'58"E	26.67'	83°37'19"
C39	34.13'	20.00'	22.92'	S87°25'44"E	30.14'	97°47'15"
C40	24.59'	20.00'	14.12'	N55°08'17"W	23.07'	70°26'30"
C41	34.52'	20.00'	23.37'	N40°11'39"E	30.39'	98°53'37"
C42	60.20'	179.50'	30.39'	N80°45'02"W	59.92'	19°12'59"
C43	10.21'	50.00'	5.12'	N76°59'39"W	10.20'	11°42'13"
C44	31.61'	50.00'	16.35'	S79°02'29"W	31.09'	36°13'30"
C45	36.97'	54.00'	19.24'	S80°32'27"W	36.25'	39°13'25"
C46	47.93'	54.00'	25.67'	N54°25'08"W	46.37'	50°51'26"
C48	12.82'	50.00'	6.44'	N21°00'38"E	12.78'	14°41'08"
C49	29.01'	50.00'	14.93'	N2°57'14"W	28.60'	33°14'36"
C50	42.52'	179.50'	21.36'	N12°47'23"W	42.42'	13°34'18"
C51	17.68'	179.50'	8.85'	N3°10'53"W	17.68'	5°38'42"
C52	31.39'	20.00'	19.97'	S44°35'52"W	28.26'	89°54'48"
C53	31.42'	20.00'	20.00'	N45°26'44"W	28.28'	90°00'00"
C54	31.42'	20.00'	20.00'	S44°33'16"W	28.28'	90°00'00"
C55	48.37'	20.00'	52.88'	S21°09'46"E	37.41'	138°33'56"
C56	48.37'	20.00'	52.88'	N20°16'19"E	37.41'	138°33'54"
C57	31.42'	20.00'	20.00'	N44°45'33"W	28.28'	90°00'00"
C58	31.42'	20.00'	20.00'	S45°14'27"W	28.28'	90°00'00"
C59	37.43'	20.00'	27.15'	N53°22'45"W	32.20'	107°14'24"
C60	31.42'	20.00'	20.00'	N45°14'27"E	28.28'	90°00'00"
C61	31.42'	20.00'	20.00'	S44°45'33"E	28.28'	90°00'00"
C62	31.42'	20.00'	20.00'	N45°14'27"E	28.28'	90°00'00"
C63	54.05'	54.00'	29.53'	N0°19'07"W	51.82'	57°20'37"

TOTAL SITE = 98.985Ac±

TOTAL LOTS = 169
DENSITY = 1.71 u/a

TOTAL COMMON AREA= 29.732Ac.±
(30.0% req'd per PUD)

NOTE:

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

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING 12" WATER MAIN ALONG 151st STREET / 156th STREET / TOWNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT MOST OF THE REDUCED FLOWS OF THIS SITE. THE SOUTHER PORTION WILL DRAIN TO AN EXISTING 18" RCP IN LIBERTY RIDGE.
EXISTING 10" SANITARY ALONG 151st STREET AND 156th STREET WAS DESIGNED TO ACCEPT THIS SITE.

STREET DATA

STREET A	880.43 L.F.
STREET B	999.82 L.F.
STREET C	570.50 L.F.
STREET D	2,790.64 L.F.
STREET E	647.86 L.F.
STREET F	746.68 L.F.
STREET G	1,485.63 L.F.
STREET H	870.16 L.F.
STREET I	1,735.89 L.F.
STREET J	1,006.10 L.F.
STREET K	190.00 L.F.
STREET L	504.00 L.F.
STREET M	504.00 L.F.
STREET N	734.00 L.F.
TOTAL	13,665.71 L.F.

D. D. OLMSTEAD
DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

3/02/18
DATE



PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



IUPPS Dig Safely.
Indiana Underground Plant Protection Service



Know what's below.
Call before you dig.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

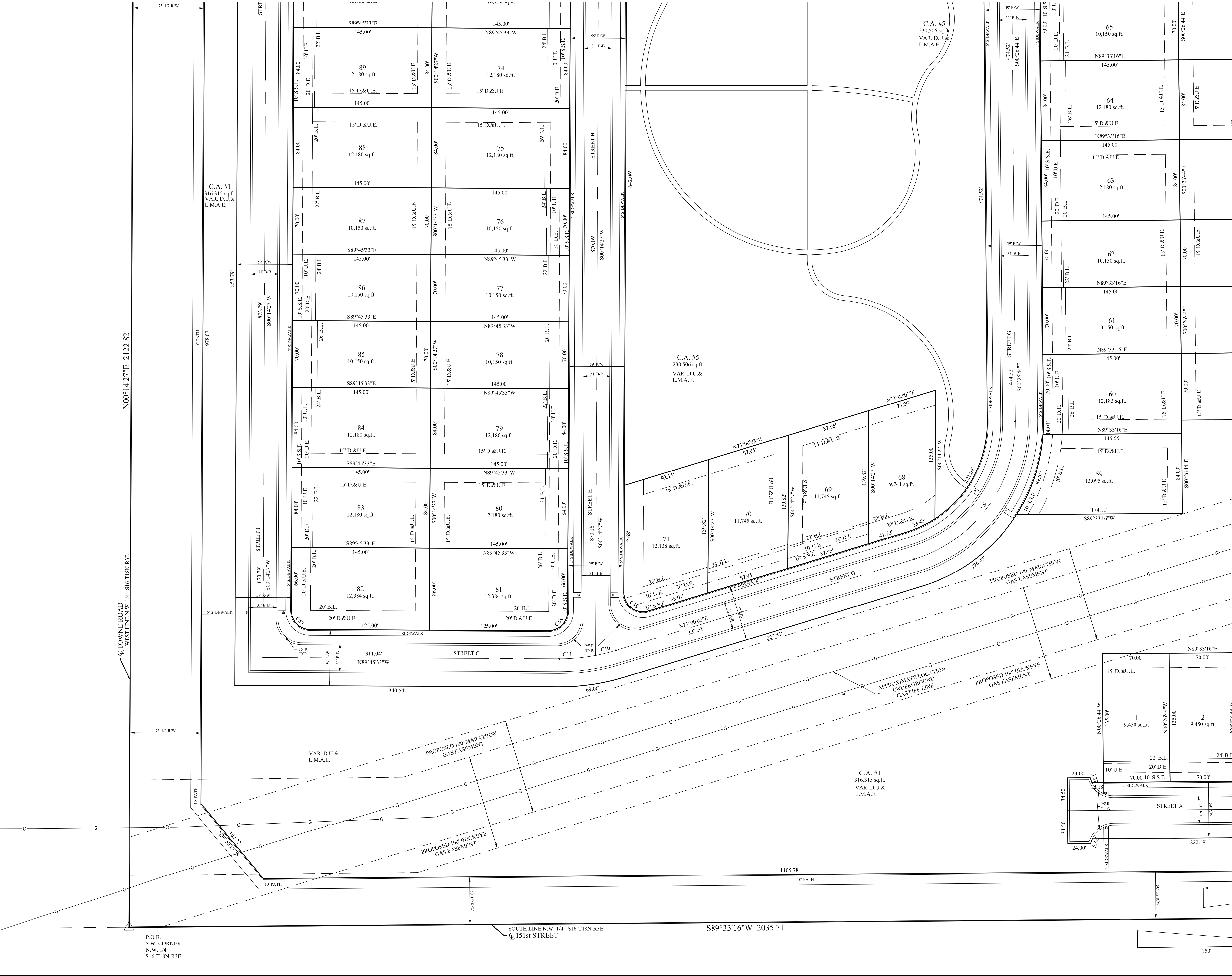
THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 330
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

PRIMARY PLAT

ZONING PUD

SHEET 103



LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- T.O.B.E. TOP OF BANK EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

TOTAL SITE = 98.985Ac±

TOTAL LOTS - 169
DENISTY - 1.71 u/a

TOTAL COMMON AREA= 29.732Ac±
(30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Rear Yard Setback - 25' min.

NOTE:

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

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING 12" WATER MAIN ALONG 151st STREET / 156th STREET / TOWNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT MOST OF THE REDUCED FLOWS OF THIS SITE. THE SOUTHER PORTION WILL DRAIN TO AN EXISTING 18" RCP IN LIBERTY RIDGE.
EXISTING 10" SANITARY ALONG 151st STREET AND 156th STREET WAS DESIGNED TO ACCEPT THIS SITE.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		CERTIFIED: 03/02/18 D. D. Olmstead	
STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2405 Phone: (317) 849-5935 Fax: (317) 849-5942			PRIMARY PLAT		WESTCHESTER	
PREPARED FOR:			SECTION: 9		TOWNSHIP: 18N	
DRAWN BY: GDK			CHECKED BY: GDK		RANGE: R3E	
SHEET NO.			C101		WASHINGTON TOWNSHIP	
BY: GDK			REVISE PER TAC COMMENTS		DATE	
REVISIONS			44/18		DATE	

THIS INSTRUMENT PREPARED FOR
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

SHEET 104



30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

TOTAL LOTS - 169
DENISTY - 1.71 u/a

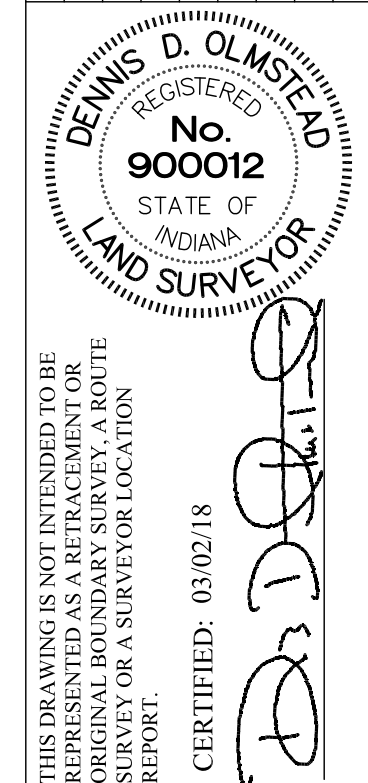
ZONING PUD AREA A
LOT STANDARDS:
 Minimum Lot Area - 9,000 sq.ft.
 Minimum Lot Frontage - 40'

NOTE:

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

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL 8".

EXISTING 12" WWER MAIN ALONG 151st STREET / 156th STREET / TOWNNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT MOST OF THE REDUCED FLOWS OF THIS SITE. THE SOUTHER PORTION WILL DRAIN TO AN EXISTING 18" RCP IN LIBERTY RIDGE.
EXISTING 10" SANITARY ALONG 151st STREET AND 156th STREET WAS DESIGNED TO ACCEPT THIS SITE.

[illegible]

STOEPPELWERTH

ALWAYS ON.

7965 East 100th Street, Fishers, IN 46038-2505
 Phone: (317) 849-5935 Fax: (317) 849-5942

SECTION: 9		TOWNSHIP: 18N		RANGE: 3E	
DRAWN BY: GDK		CHECKED BY: GDK			
SHEET NO. C102					
S & A JOB NO. 81125PULWES					

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLAMSEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 330
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

PRIMARY PLAT

ZONING PUD

SHEET 103

SHEET 101

SHEET 104

LEGEND

- 30 LOT NUMBER
S.S.E. SANITARY SEWER EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
T.O.B.E. TOP OF BANK EASEMENT
B.L. BUILDING LINE
C.A. COMMON AREA
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP

TOTAL SITE = 98.985Ac±

TOTAL LOTS - 169
DENSITY - 1.71 u/a

TOTAL COMMON AREA= 29.732Ac±
(30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Rear Yard Setback - 25' min.

NOTE:

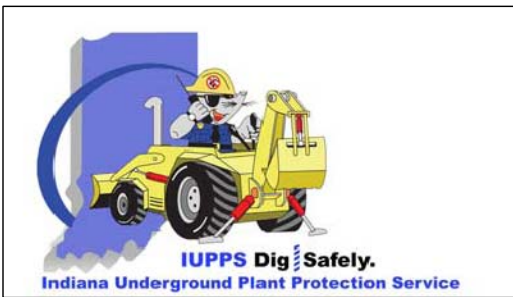
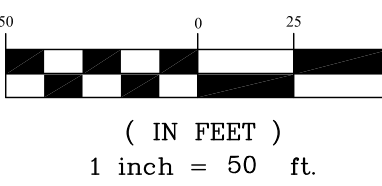
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL 8".

EXISTING 12" WATER MAIN ALONG 151st STREET / 156th STREET / TOWNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT MOST OF THE REDUCED FLOWS OF THIS SITE. THE SOUTHER PORTION WILL DRAIN TO AN EXISTING 18" RCP IN LIBERTY RIDGE.
EXISTING 10" SANITARY ALONG 151st STREET AND 156th STREET WAS DESIGNED TO ACCEPT THIS SITE.

GRAPHIC SCALE



Know what's below.
Call before you dig.

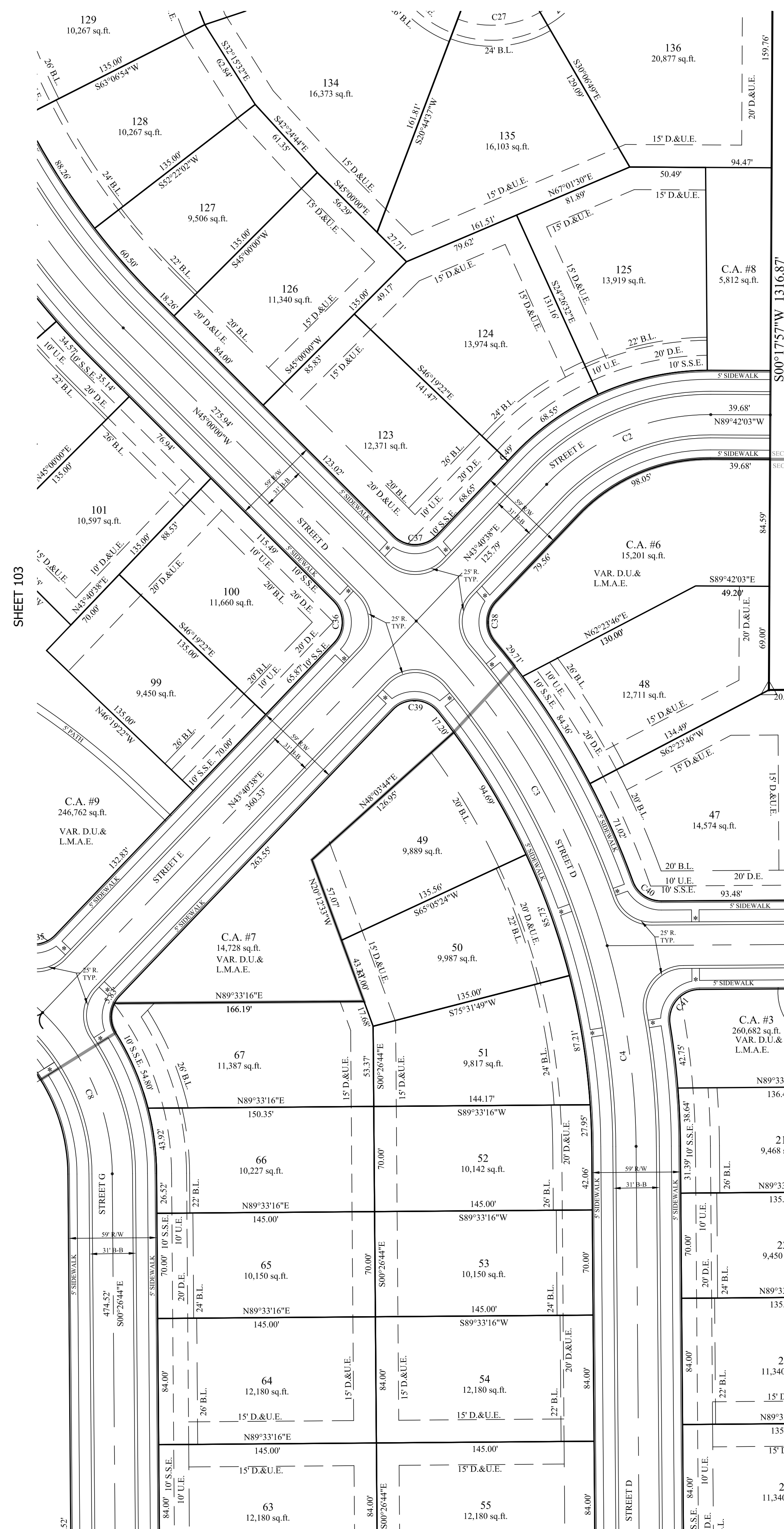
SECTION 2			SECTION 1		
9			18N		
R3E			R3E		
DRAWN BY: GDK			CHECKED BY: GDK		
SHEET NO.			C103		
TOWNSHIP			WASHINGTON TOWNSHIP		
COUNTY			HAMILTON CO., INDIANA		
PREPARED FOR:			WESTCHESTER		
DATE			4/4/18		
BY			GDK		
REVISIONS			REVISE PER TAC COMMENTS		
DATE			4/4/18		

THIS DRAWING IS NOT INTENDED TO BE A LEGAL DOCUMENT. IT IS THE PROPERTY OF DENNIS D. OLAMSEAD, REGISTERED LAND SURVEYOR, STATE OF INDIANA, No. 900012. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE IS AT THE USER'S RISK. CERTIFIED: 03/02/18

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

THIS INSTRUMENT PREPARED FOR
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

SHEET 105



SHEET 102

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

TOTAL LOTS - 169
DENISTY - 1.71 u/a

TOTAL COMMON AREA= 29.732Ac.±
(30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation

Rear Yard Setback - 25' min.

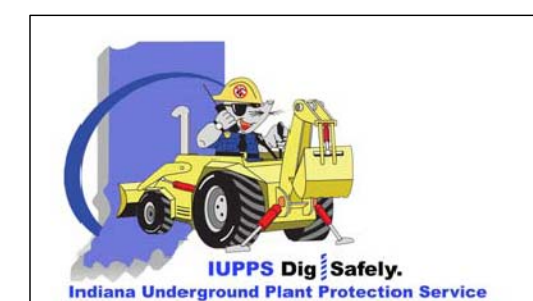
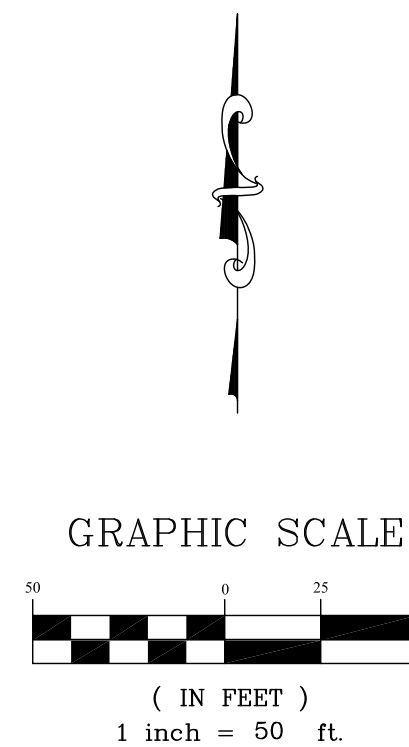
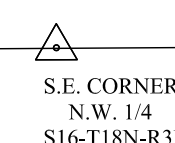
NOTE:

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

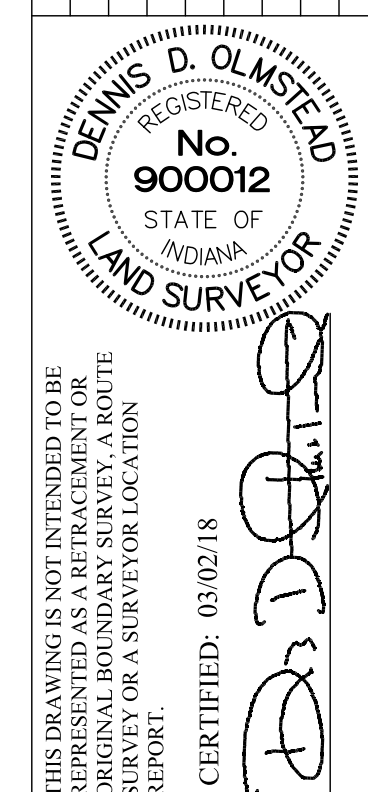
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PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL 8".

EXISTING 12" WATER MAIN ALONG 151st STREET / 156th STREET / TOWNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT MOST OF THE REDUCED FLOWS OF THIS SITE. THE SOUTHER PORTION WILL DRAIN TO AN EXISTING 18" RCP IN LIBERTY RIDGE.
EXISTING 10" SANITARY ALONG 151st STREET AND 156th STREET WAS DESIGNED TO ACCEPT THIS SITE.



**Know what's below.
Call before you dig.**

[illegible]

STOEPFELWERTH

SECTION: 9		TOWNSHIP: 18N		RANGE: R3E	
DRAWN BY: GDK		CHECKED BY: GDK			
SHEET NO. C104					
S & A JOIND 81125PULWES					

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46033
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 330
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

PRIMARY PLAT

ZONING PUD

N.W. CORNER
N.W. 1/4
S16-T18N-R3E

LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| T.O.B.E. | TOP OF BANK EASEMENT |
| B.L. | BUILDING LINE |
| C.A. | COMMON AREA |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |

TOTAL SITE = 98,985A±

TOTAL LOTS - 169
DENSITY - 1.71 u/a

TOTAL COMMON AREA = 29,732A±
(30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'
Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.
Side Yard Setback - 0' min. / 10' separation
Rear Yard Setback - 25' min.

NOTE:

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

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING 12" WATER MAIN ALONG 151st STREET / 156th STREET / TOWNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT MOST OF THE REDUCED FLOWS OF THIS SITE. THE SOUTHER PORTION WILL DRAIN TO AN EXISTING 18" RCP IN LIBERTY RIDGE.
EXISTING 10" SANITARY ALONG 151st STREET AND 156th STREET WAS DESIGNED TO ACCEPT THIS SITE.

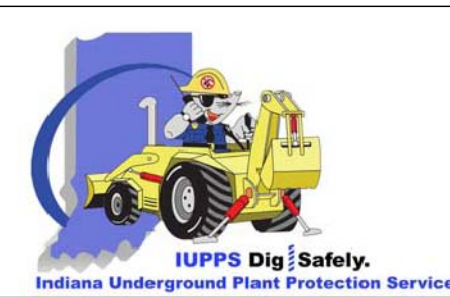
N89°43'41"E 315.00'

N00°14'27"E 515.00'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.



SHEET 103

SHEET 104

SECTION: 9			TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: GDK			CHECKED BY: GDK	SHEET NO.
PREPARED FOR: WESTCHESTER			WASHINGTON TOWNSHIP	
HAMILTON CO., INDIANA			HAMILTON CO., INDIANA	
PRIMARY PLAT			WESTCHESTER	
C105			C105	
S & A JOURNAL			81125PULWES	
REVISIONS			BY	
DATE			4/4/18	
REVISE PER TAC COMMENTS			GDK	
BY			DATE	

THIS DRAWING IS NOT INTENDED TO BE A LEGAL SURVEY. IT IS A PRELIMINARY SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 03/02/18

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

DENNIS D. OLMEAD

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMPSTEAD
STOPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11500 NORTH MERIDIAN STREET
SUITE 330
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

SHEET 108

LEGEND

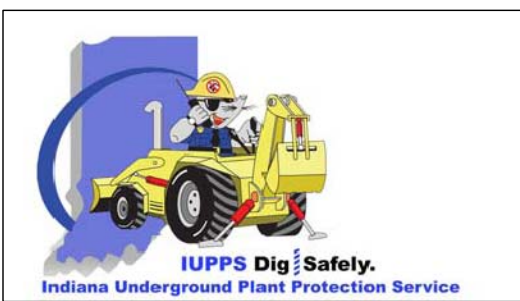
- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- T.O.B.E. TOP OF BANK EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

LEGEND

- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE, MANHOLE
- SANITARY CLEANOUT
- STORM SEWER LINE, MANHOLE & END SECTION
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED S&A FIRM #0008
- SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE T.V. POLE
- CABLE T.V. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



DEVELOPMENT PLAN

WESTCHESTER

HAMILTON CO., INDIANA

PREPARED FOR:

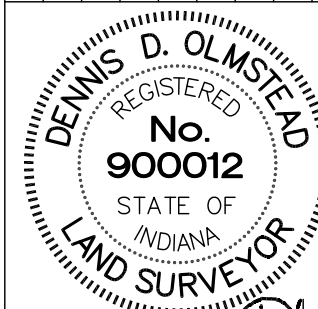
SECTION: 9 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK

SHEET NO.

C106

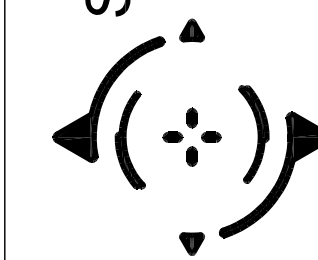
S & A FIRM
81125PULWES

THIS DRAWING IS NOT INTENDED TO BE
A FINAL SURVEY. IT IS A PRELIMINARY
SURVEY OR A SURVEYOR LOCATION
REPORT.



CERTIFIED: 03/02/18

STOPPELWERTH
ALWAYS ON.



7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5955 Fax: (317) 849-5942

BY: GDK
REVISE PER TAC COMMENTS
DATE: 4/4/18

REVISIONS

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

LEGEND

— S30 —	EXISTING CONTOUR	⊙	TELEPHONE POLE
— W —	EXISTING WATER LINE	⊙	TELEPHONE PEDESTAL
— S.S.E. —	PROPOSED SANITARY SEWER	⊙	TELEPHONE MANHOLE
— S.S.E. —	PROPOSED STORM SEWER	⊙	CABLE T.V. POLE
— W —	PROPOSED WATER LINE	⊙	CABLE T.V. PEDESTAL
— F —	FLOW LINE	⊙	TRAFFIC SIGNAL POLE
— B.E. —	BURIED ELECTRIC LINE	⊙	TRAFFIC MANHOLE
— O.E. —	OVERHEAD ELECTRIC LINES	⊙	TRAFFIC CONTROL BOX
— B.T. —	BURIED TELEPHONE LINE	⊙	GAS VALVE
— T. —	TELEPHONE LINE	⊙	GAS METER
— B.C. —	BURIED CABLE T.V. LINE	⊙	WATER METER
— C. —	CABLE T.V. LINE	⊙	WATER VALVE
— G. —	GAS LINE	⊙	FIRE HYDRANT
— W. —	WATER LINE	⊙	MAILBOX
— S.S.E. —	SANITARY SEWER LINE: MANHOLE	⊙	
— S.S.E. —	SANITARY CLEANOUT	⊙	
— S.S.E. —	STORM SEWER LINE: MANHOLE & END SECTION	⊙	
— S.S.E. —	CURB INLET	⊙	
— S.S.E. —	BEEHIVE OR ROUND INLET	⊙	
— S.S.E. —	SQUARE FLAT INLET	⊙	
— S.S.E. —	FENCE LINE	⊙	
— S.S.E. —	SET NAIL - UNLESS OTHERWISE NOTED	⊙	
— S.S.E. —	SET CAPPED REBAR STAMPED S&A FIRM #0008	⊙	
— S.S.E. —	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008	⊙	
— S.S.E. —	HAMILTON COUNTY SURVEYOR	⊙	
— S.S.E. —	MEASURED	⊙	
— S.S.E. —	RECORDED	⊙	
— S.S.E. —	NO ACCESS EASEMENT	⊙	
— S.S.E. —	POWER POLE	⊙	
— S.S.E. —	LIGHT POLE	⊙	
— S.S.E. —	ELECT. TRANSFORMER	⊙	
— S.S.E. —	ELECT. PEDESTAL	⊙	
— S.S.E. —	ELECT. METER	⊙	
— S.S.E. —	GUY WIRE	⊙	

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

DEVELOPMENT PLAN

WESTCHESTER

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION	TOWNSHIP	RANGE
9	18N	R3E
DRAWN BY:	CHECKED BY:	
GDK	GDK	

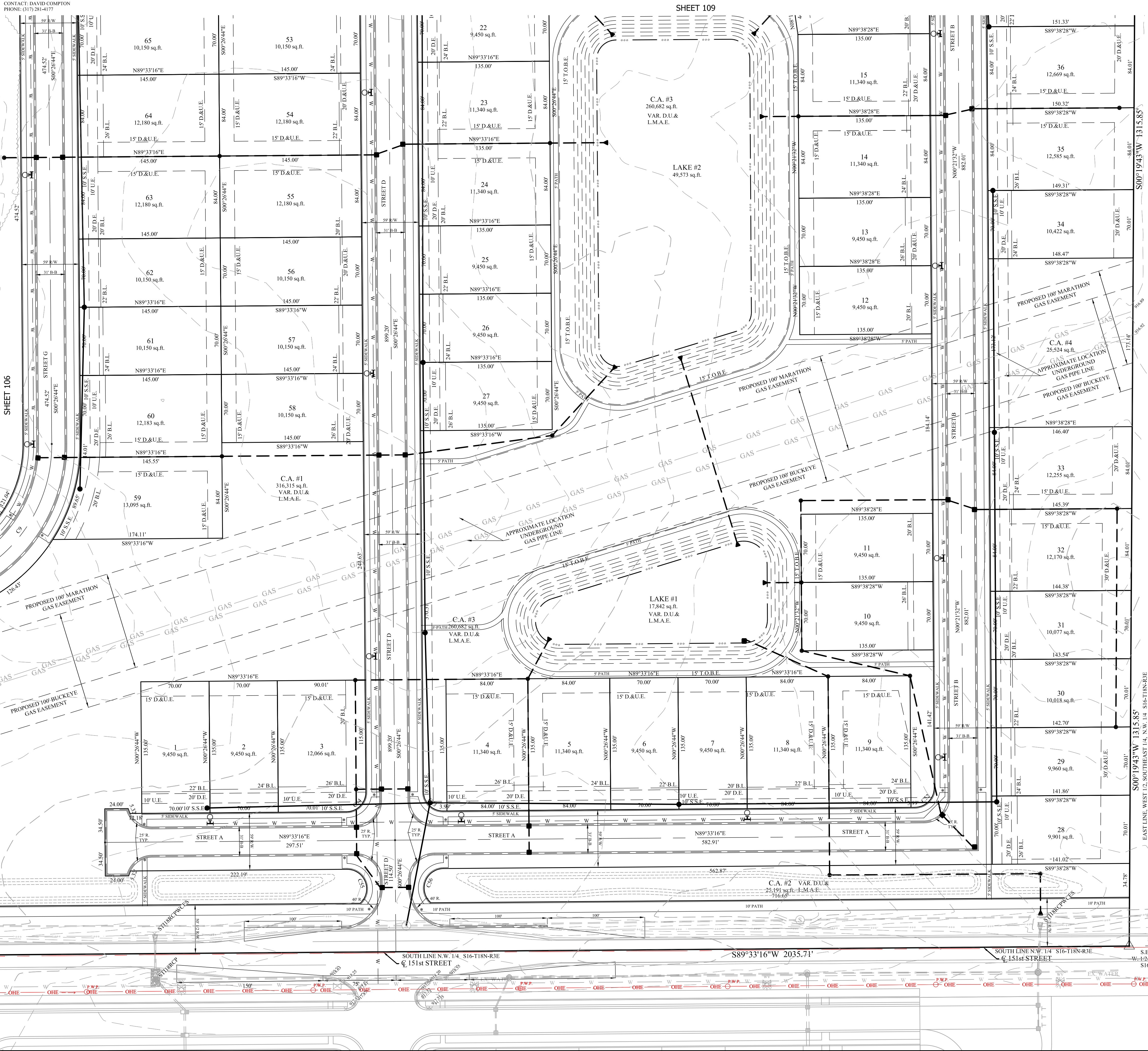
SHEET NO.

C107

S & A JORDN
81125PULWES

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177



THIS DRAWING IS NOT INTENDED TO BE
A SUBSTITUTE FOR A PROFESSIONAL
SURVEY OR A SURVEYOR LOCATION
REPORT.

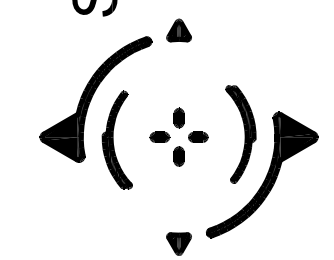


CERTIFIED: 03/02/18

STOEPPELWERTH

ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942



WASHINGTON TOWNSHIP

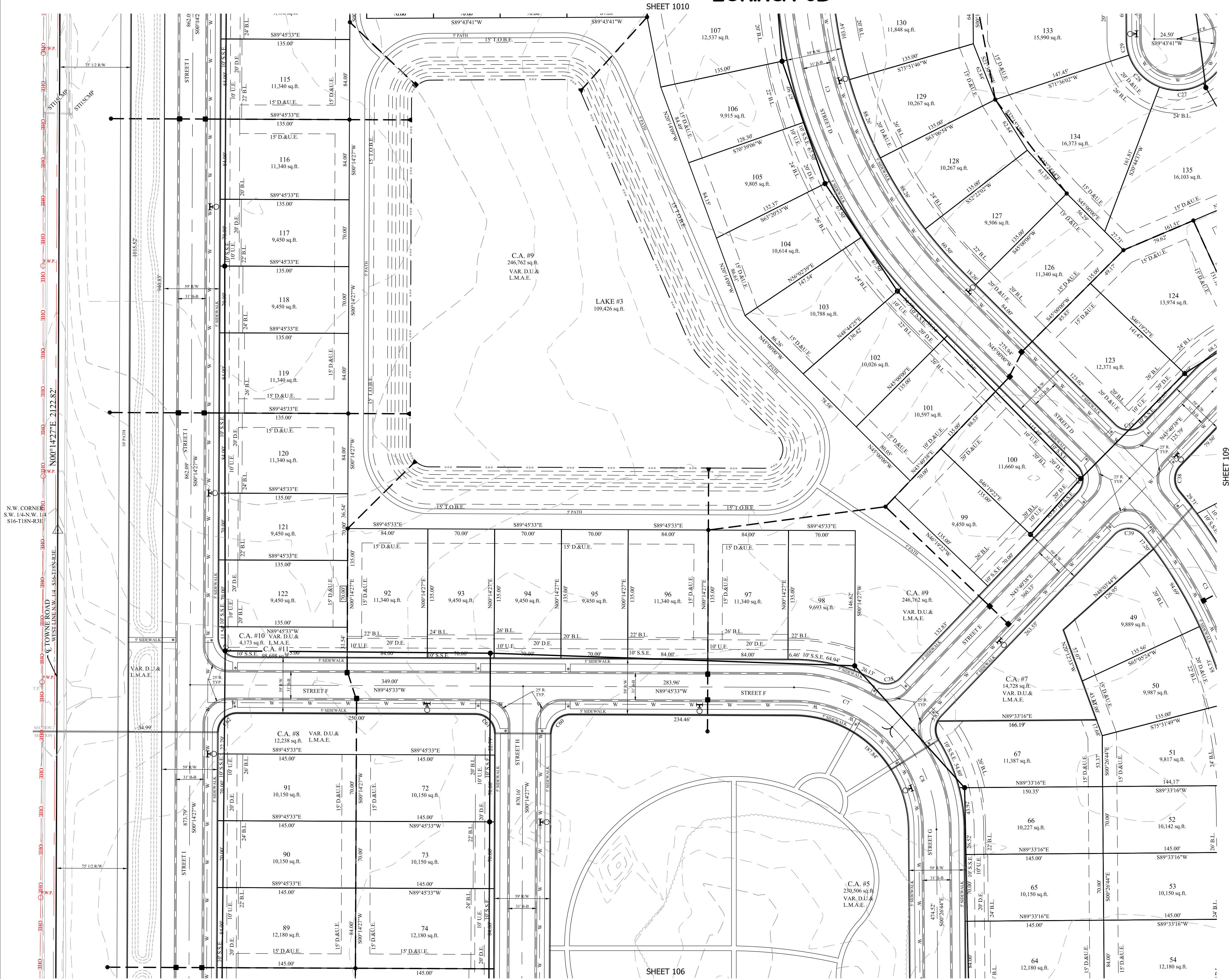
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMPSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 330
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD



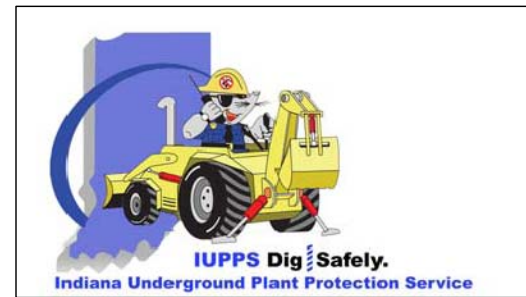
LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- T.O.B.E. TOP OF BANK EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

LEGEND

- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE, MANHOLE
- SANITARY CLEANOUT
- STORM SEWER LINE, MANHOLE & END SECTION
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED S&A FIRM #0008
- SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE T.V. POLE
- CABLE T.V. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE
AN ORIGINAL BOUNDARY SURVEY. A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 03/02/18

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
WESTCHESTER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 9 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO. C108
S&A JORDN
81125PULWES

PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 330
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 330
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD

SHEET 110

LEGEND

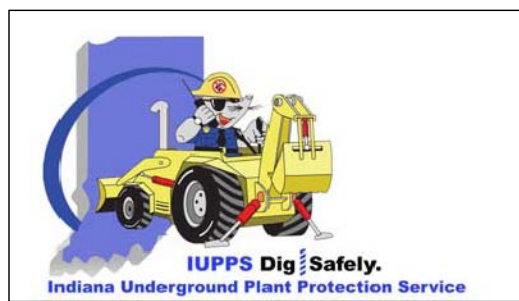
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| T.O.B.E. | TOP OF BANK EASEMENT |
| B.L. | BUILDING LINE |
| C.A. | COMMON AREA |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |

LEGEND

- | | | | |
|-----|--|---|---------------------|
| 830 | EXISTING CONTOUR | ○ | TELEPHONE POLE |
| W | EXISTING WATER LINE | ○ | TELEPHONE PEDESTAL |
| —●— | PROPOSED SANITARY SEWER | ○ | TELEPHONE MANHOLE |
| —●— | PROPOSED STORM SEWER | ○ | CABLE T.V. POLE |
| W | PROPOSED WATER LINE | ○ | CABLE T.V. PEDESTAL |
| —●— | FLOW LINE | ○ | TRAFFIC SIGNAL POLE |
| —●— | BURIED ELECTRIC LINE | ○ | TRAFFIC MANHOLE |
| —●— | OVERHEAD ELECTRIC LINES | ○ | TRAFFIC CONTROL BOX |
| —●— | BURIED TELEPHONE LINE | ○ | GAS VALVE |
| —●— | TELEPHONE LINE | ○ | GAS METER |
| —●— | BURIED CABLE T.V. LINE | ○ | WATER METER |
| —●— | CABLE T.V. LINE | ○ | WATER VALVE |
| —●— | GAS LINE | ○ | FIRE HYDRANT |
| —●— | WATER LINE | ○ | MAILBOX |
| —●— | SANITARY SEWER LINE; MANHOLE | ○ | |
| —●— | SANITARY CLEANOUT | ○ | |
| —●— | STORM SEWER LINE; MANHOLE & END SECTION | ○ | |
| —●— | CURB INLET | ○ | |
| —●— | BEEHIVE OR ROUND INLET | ○ | |
| —●— | SQUARE FLAT INLET | ○ | |
| —●— | FENCE LINE | ○ | |
| —●— | SET NAIL - UNLESS OTHERWISE NOTED | ○ | |
| —●— | SET CAPPED REBAR STAMPED S&A FIRM #0008 | ○ | |
| —●— | SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008 | ○ | |
| —●— | HAMILTON COUNTY SURVEYOR | ○ | |
| —●— | MEASURED | ○ | |
| —●— | RECORDED | ○ | |
| —●— | NO ACCESS EASEMENT | ○ | |
| —●— | POWER POLE | ○ | |
| —●— | LIGHT POLE | ○ | |
| —●— | ELECT. TRANSFORMER | ○ | |
| —●— | ELECT. PEDESTAL | ○ | |
| —●— | ELECT. METER | ○ | |
| —●— | GLY WIRE | ○ | |

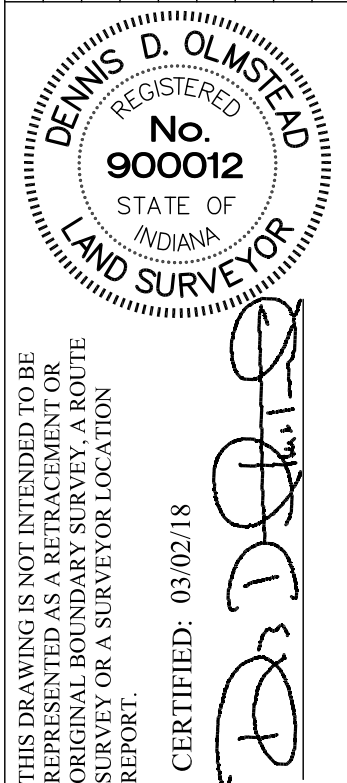
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

SECTION	TOWNSHIP	RANGE
9	18N	R3E
DRAWN BY:	GDK	CHECKED BY: GDK
SHEET NO.	C109	
DATE	4/4/18	BY
REVISIONS	REVISE PER TAC COMMENTS	



STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
WESTCHESTER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 9 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO. C109

S & A JOURNAL
81125PULWES

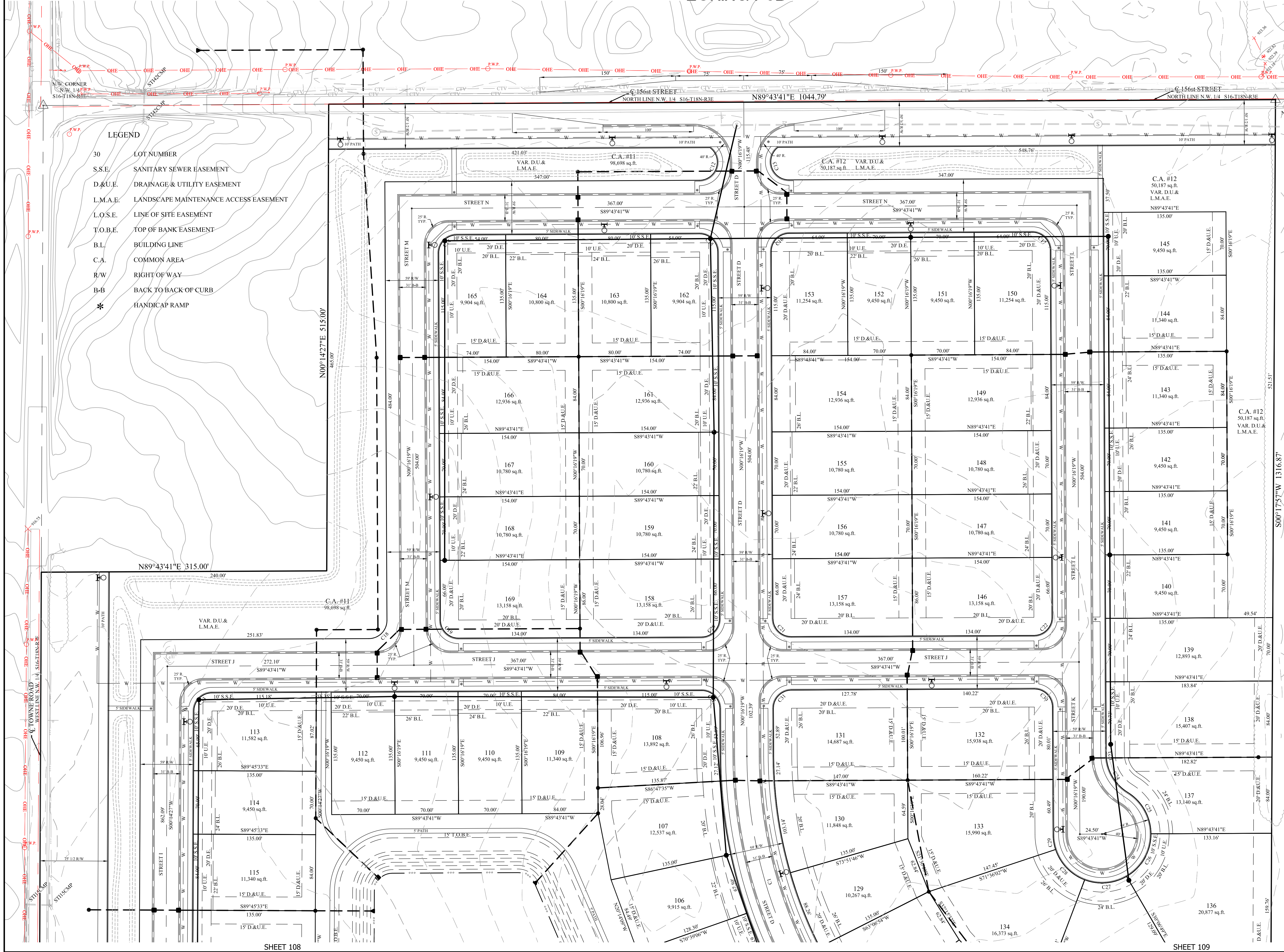
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLAMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 330
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD



LEGEND

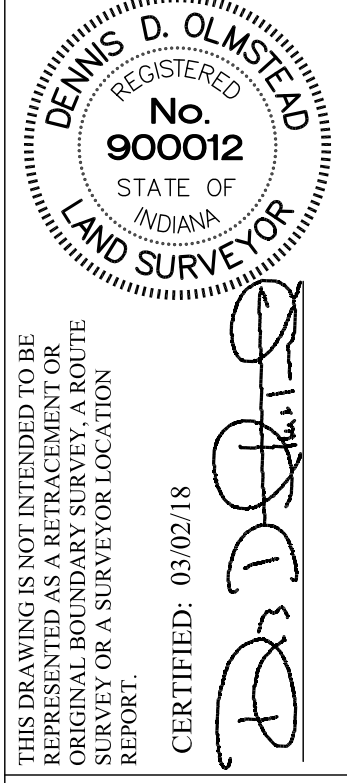
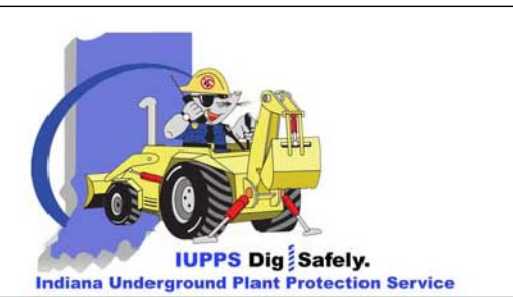
- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- T.O.B.E. TOP OF BANK EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

- LEGEND
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE: MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE: MANHOLE & END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED S&A FIRM #008
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM #008
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDESTAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



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A FINAL BOUNDARY SURVEY. A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 03/02/18
D.D.O.

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
WESTCHESTER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 9 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO.
C110
S & A JORDN
81125PULWES

LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
3. STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:
- | | |
|-----------------|-----------------------|
| TOTAL QUANTITY: | NAME: |
| 97..... | FREEMANS MAPLE |
| 97..... | IMPERIAL HONEY LOCUST |
| 98..... | TULIP TREE |
| 98..... | ZELKOVA GREEN VASE |

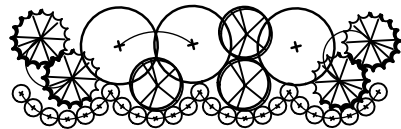
ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:



4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET

3' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA

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

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

MINIMUM LOT LANDSCAPING REQUIREMENT:

YARD AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS CHART (MINIMUM LOT LANDSCAPING REQUIREMENTS):

LAND USE	PLANT MATERIAL		
	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
SINGLE-FAMILY RESIDENTIAL (per LOT over 8,000 Sq.Ft.)	2	1	10

* AT A MINIMUM, THE LOT'S ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDD.

LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB - 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- EXISTING NATURAL AREA TO BE PROTECTED AND UNDISTURBED (1.87 ACRES)
- PERENNIAL PLANTINGS
- PLAYGROUND AREA MINIMUM 5,000 S.F.



OPEN SPACE/ COMMON AREA LANDSCAPING REQUIREMENT:

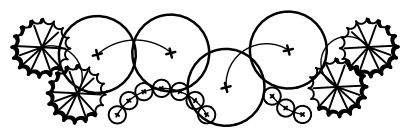
	OPEN SPACE/COMMON AREA PROVIDED	EXTERNAL STREET FRONTAGE PROVIDED
SHADE TREE	23	136
ORNAMENTAL TREE	30	136
EVERGREEN TREE	20	181
TOTAL PROVIDED	73	453

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

PROJECT OPEN SPACE / COMMON AREA = 29.6 ACRES

TREE REQUIREMENT = 29.6 AC * 10 TREES = 296 (526 PROVIDED)

DAVIS RESIDENCE LANDSCAPE BUFFER REQUIREMENT:



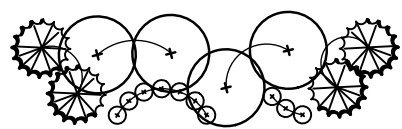
4 SHADE TREES, 4 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET

4'-5' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA.

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

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

ESSEX RESIDENCE LANDSCAPE BUFFER REQUIREMENT:

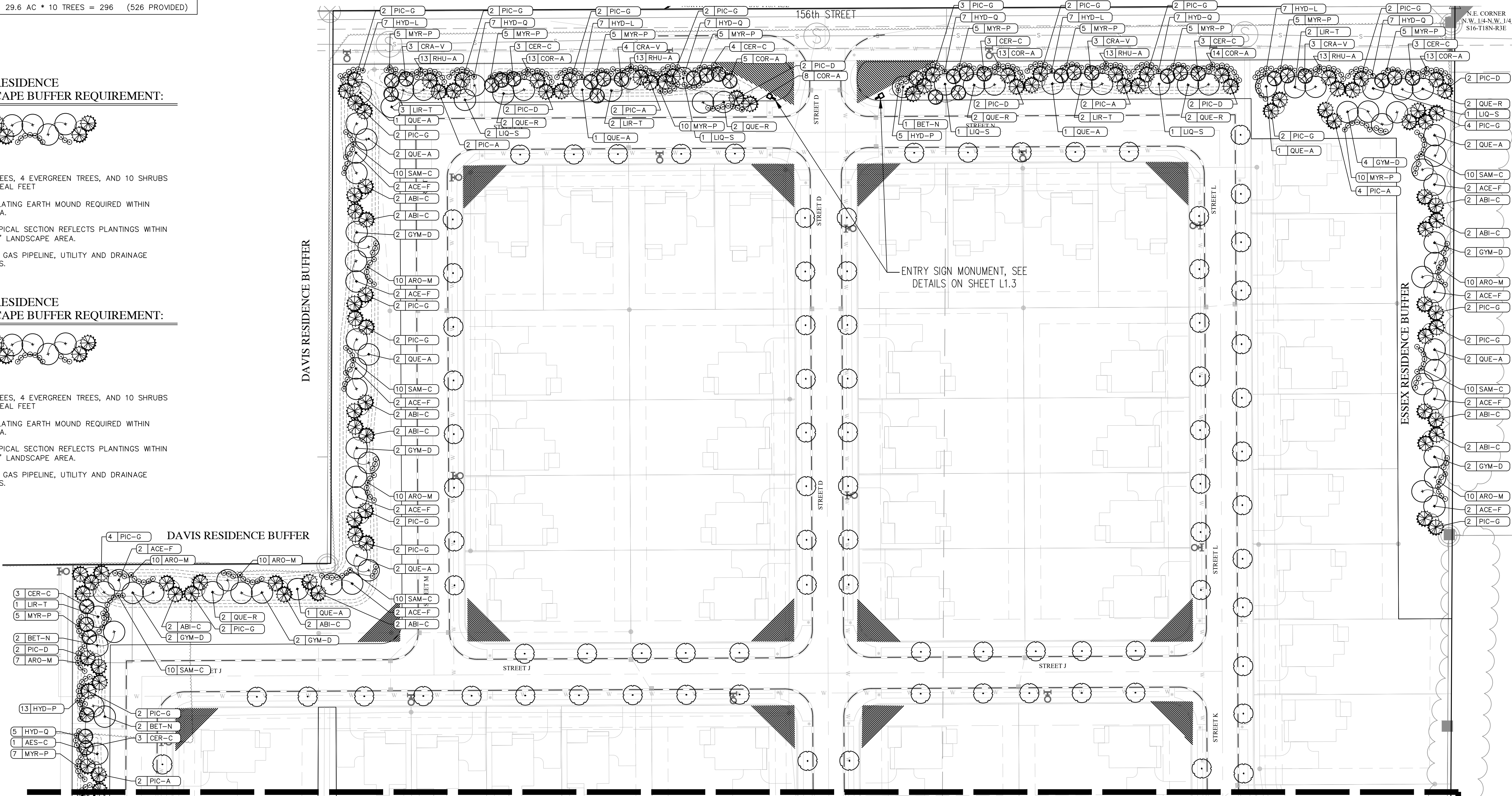


4 SHADE TREES, 4 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET

4'-8' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA.

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

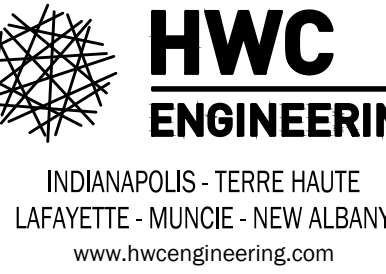
SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.



FOR CONTINUATION SEE SHEET L1.1

REVISIONS

DATE	DESCRIPTION	BY



WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY CP	JOB NUMBER 2018-045
CHECKED BY KL	
DATE APRIL 5, 2018	
SCALE AS SHOWN	
SHEET	

L1.0
LANDSCAPE PLAN

File Name: W:\Pulte Homes\2018-045 Pulte - Westchester\Design\CAD\18045-A Landscape Plan.dwg, Layout: L1.1 By: CPUCKETT Plot Date: Apr 05, 2018 Plot Time: 12:38pm

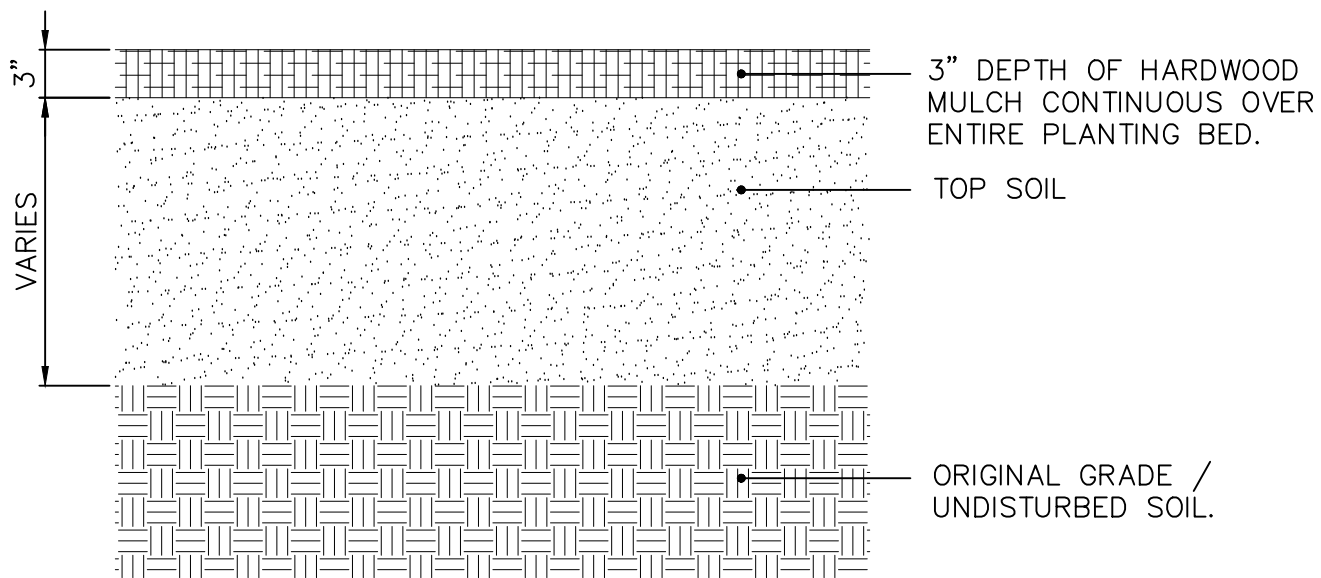
LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
- STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY:	NAME:
97.....	FREEMANS MAPLE
97.....	IMPERIAL HONEY LOCUST
98.....	TULIP TREE
98.....	ZELKOVA GREEN VASE

GENERAL LANDSCAPE NOTES:

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



TOP SOIL REQUIREMENTS

NOT TO SCALE

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

TOWNE ROAD - WEST STREET FRONTAGE (ESTIMATED 1,810FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	73	82
3 SHADE	55	62
3 ORNAMENTAL	55	60
25 SHRUBS	453	493
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

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

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

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- # | XXX

QUANTITY KEY

SHADE TREE

EVERGREEN TREE

ORNAMENTAL TREE

SHRUB - 18" TALL (MIN)

ORNAMENTAL GRASS

STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE

INTERSECTION SIGHT TRIANGLE

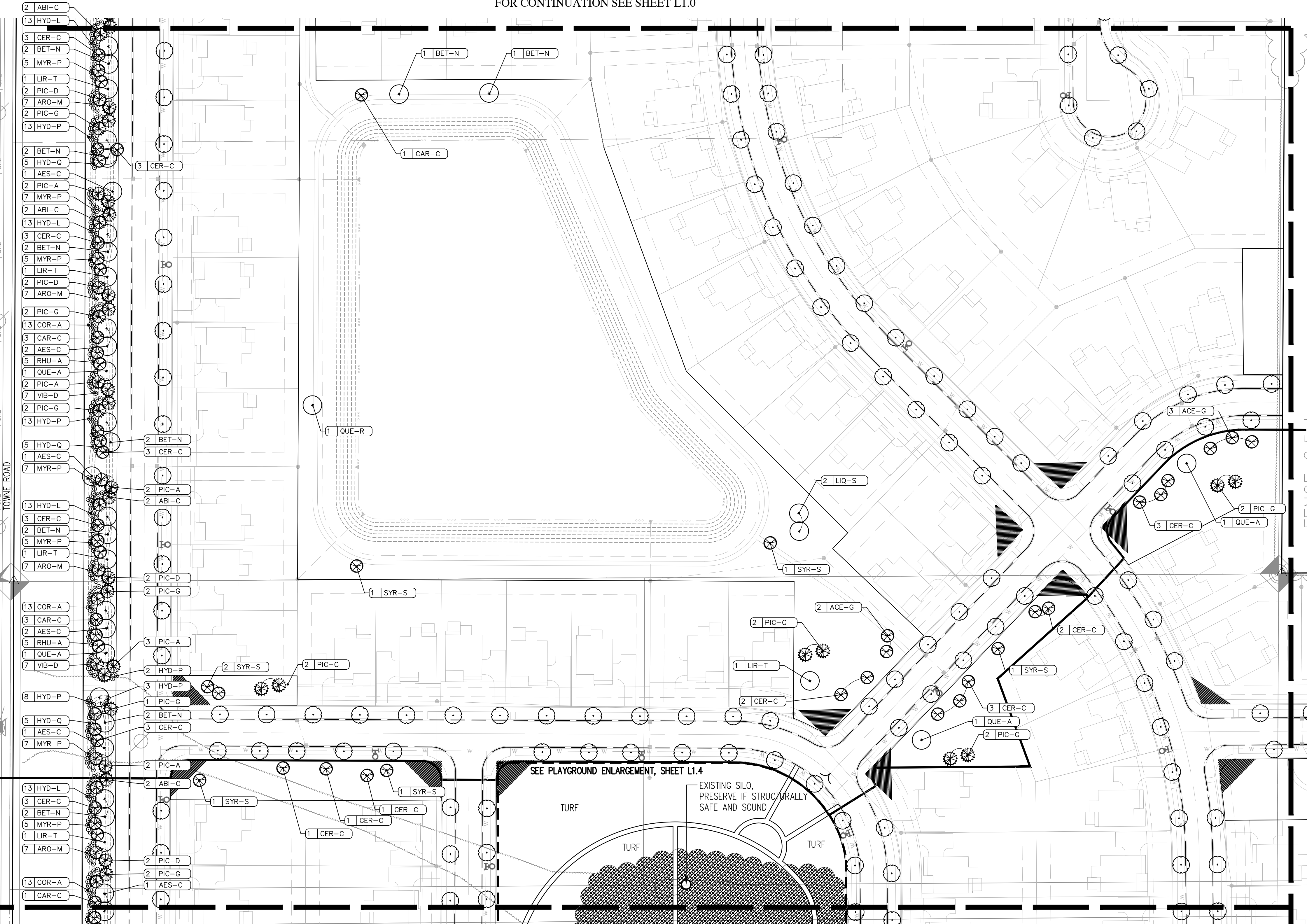
EXISTING NATURAL AREA TO BE PROTECTED AND UNDISTURBED (1.87 ACRES)

PERENNIAL PLANTINGS

PLAYGROUND AREA MINIMUM 5,000 S.F.

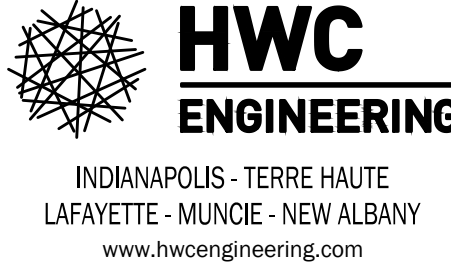


FOR CONTINUATION SEE SHEET L1.0



FOR CONTINUATION SEE SHEET L1.2

REVISIONS		
DATE	DESCRIPTION	BY



WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY CP	JOB NUMBER 2018-045
CHECKED BY KL	
DATE APRIL 5, 2018	
SCALE AS SHOWN	
SHEET	

L1.1
LANDSCAPE PLAN

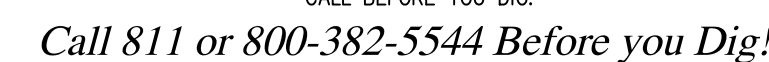
1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
3. STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

<u>TOTAL QUANTITY:</u>	<u>NAME:</u>
97.....	FREEMANS MAPLE
97.....	IMPERIAL HONEY LOCUS
98.....	TULIP TREE
98.....	ZELKOVA GREEN VASE

151ST STREET – WEST STREET FRONTAGE (ESTIMATED 1,060FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	43	43
3 SHADE		32
3 ORNAMENTAL	32	32
25 SHRUBS	265	265
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

SEE SHEET L1.3 FOR
LANDSCAPE GENERAL NOTES &
MASTER PLANTING SCHEDULE.

 QUANTITY KEY
 SHADE TREE
 EVERGREEN TREE
 ORNAMENTAL TREE
 SHRUB - 18" TALL (MIN)
 ORNAMENTAL GRASS
 STREET TREE (50' O.C. AVERAGE)

 PLAYGROUND AREA
MINIMUM 5,000 S.F.

0' 60' 120' 180'
(IN FEET)

FOR CONTINUATION SEE SHEET L1.3

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY CP
CHECKED BY KL
DATE APRIL 5, 201
SCALE AS SHOWN
SHEET

JOB NUMBER

L1.2

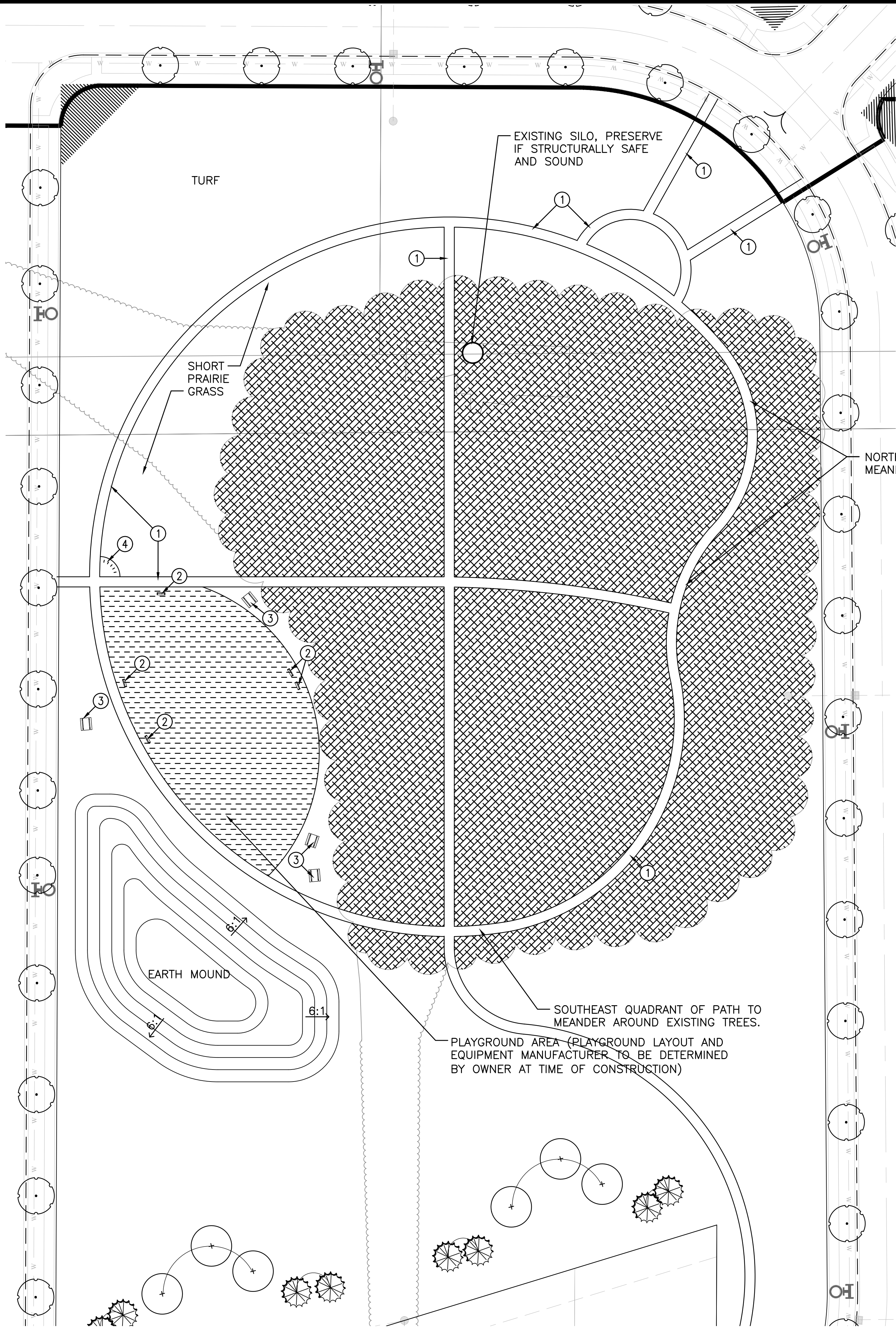
LANDSCAPE PLAN

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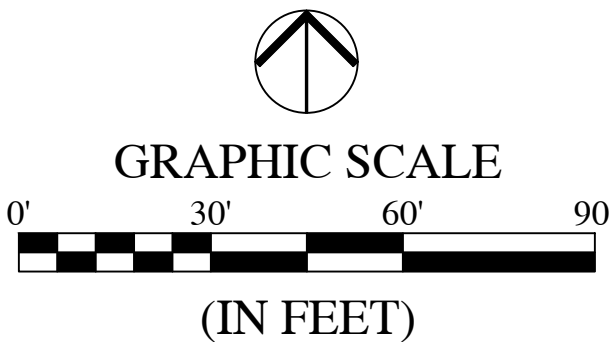
© 2017

Plot Date: Apr 05, 2018 Plot Time: 12:38pm File Name: W:\Pulte Homes\2018-045 Pulte- Westchester\Design\CAD\18045-A\Landscape Plan.dwg, Layout: L1.4 By: CRUCKETT



PLAYGROUND AREA NOTES:

1. PLAYGROUND PROVIDED SHALL BE MINIMUM 5,000 SQUARE FEET IN AREA. THE SQUARE FEET REQUIRED IS OF THE TOTAL PLAY AREA, INCLUDING SAFE FALL ZONES.
2. PLAYGROUND AND EQUIPMENT SHALL COMPLY WITH ALL A.D.A. REGULATIONS.
3. PLAYGROUND EQUIPMENT SHALL BE INSTALLED WITHIN A DESIGNATED AREA MULCHED WITH A.D.A. AND C.P.S.C. APPROVED SAFETY SURFACING.
4. PLAYGROUND EQUIPMENT SHALL INCLUDE AT LEAST THE FOLLOWING NUMBERS AND TYPES:
 - 4.1. SIX (6) SWINGS,
 - 4.2. THREE (3) DETACHED/FREESTANDING PLAY ELEMENTS,
 - 4.3. THREE (3) SLIDING ELEMENTS,
 - 4.4. SIX (6) CLIMBING ELEMENTS,
 - 4.5. ONE (1) OVERHEAD ELEMENT,
 - 4.6. PANELS FEATURING PLAY ELEMENTS, AND
 - 4.7. DECKS, BRIDGES, TUNNELS AS REQUIRED TO ATTACH VARIOUS PLAY EQUIPMENT TO EACH OTHER.



LEGEND:

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

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

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

- QUANTITY KEY
- SHADE TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUB - 18" TALL (MIN)
 - ORNAMENTAL GRASS
 - STREET TREE (50' O.C. AVERAGE)

- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
 - EXISTING NATURAL AREA TO BE PROTECTED AND UNDISTURBED (1.87 ACRES)
 - PERENNIAL PLANTINGS
 - PLAYGROUND AREA MINIMUM 5,000 S.F.

KEYNOTES:

KEY	DESCRIPTION
*1	5' PATH
2	BENCH, TYP. (PRODUCT TYPE TO BE DETERMINED BY OWNER)
3	PICNIC TABLE, TYP. (PRODUCT TYPE TO BE DETERMINED BY OWNER)
4	BIKE RACK, TYP. (PRODUCT TYPE TO BE DETERMINED BY OWNER)

* NOTE: 5' PATH TO FOLLOW EXISTING GRADE. PATH NOT TO EXCEED 5% HORIZONTAL SLOPE AND 2% CROSS SLOPE.

REVISIONS

DATE	DESCRIPTION	BY



WESTCHESTER
CITY OF WESTFIELD, INDIANA
PLAYGROUND ENLARGEMENT PLAN

PRELIMINARY

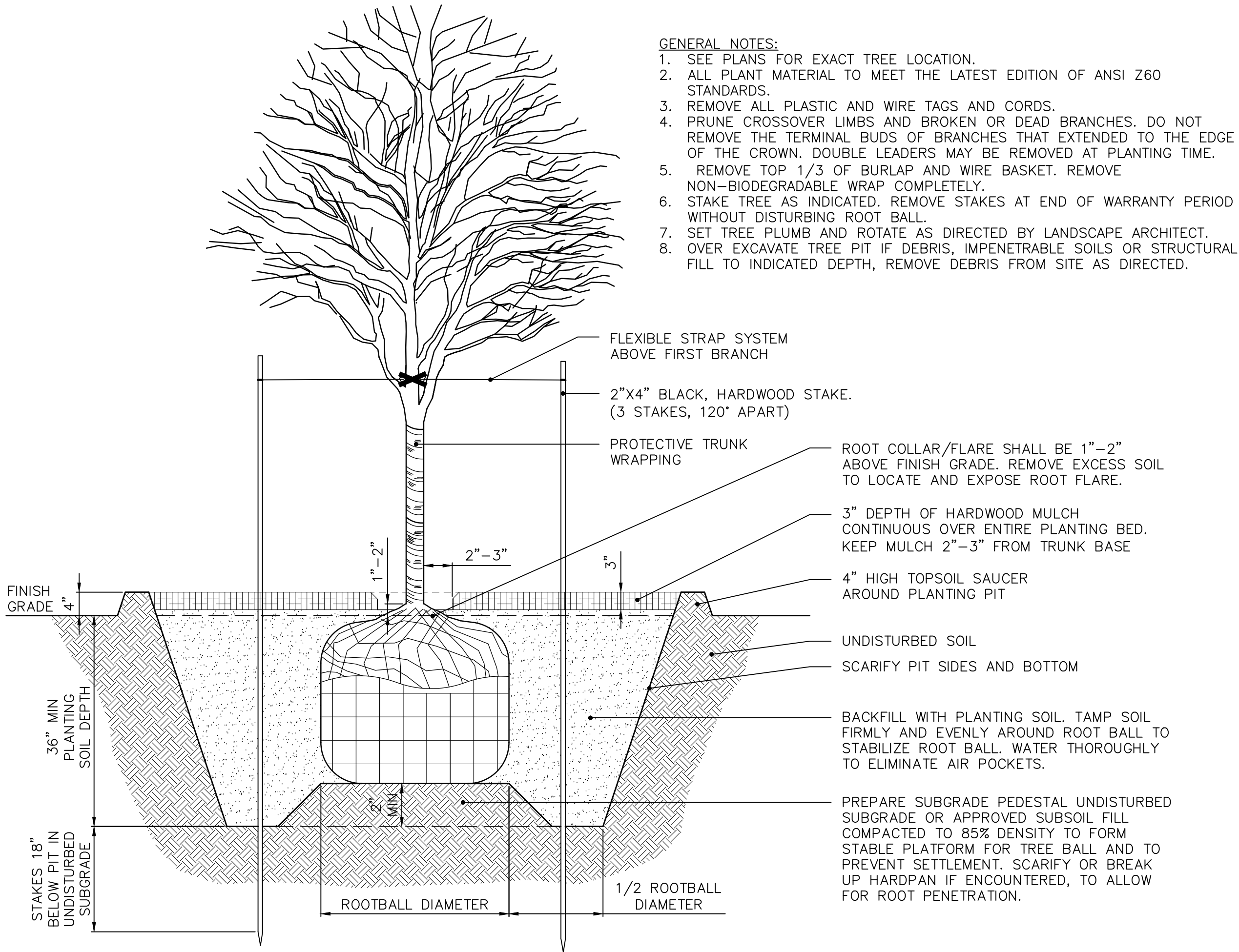
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CHECKED BY KL	
DATE APRIL 5, 2018	
SCALE AS SHOWN	
SHEET	

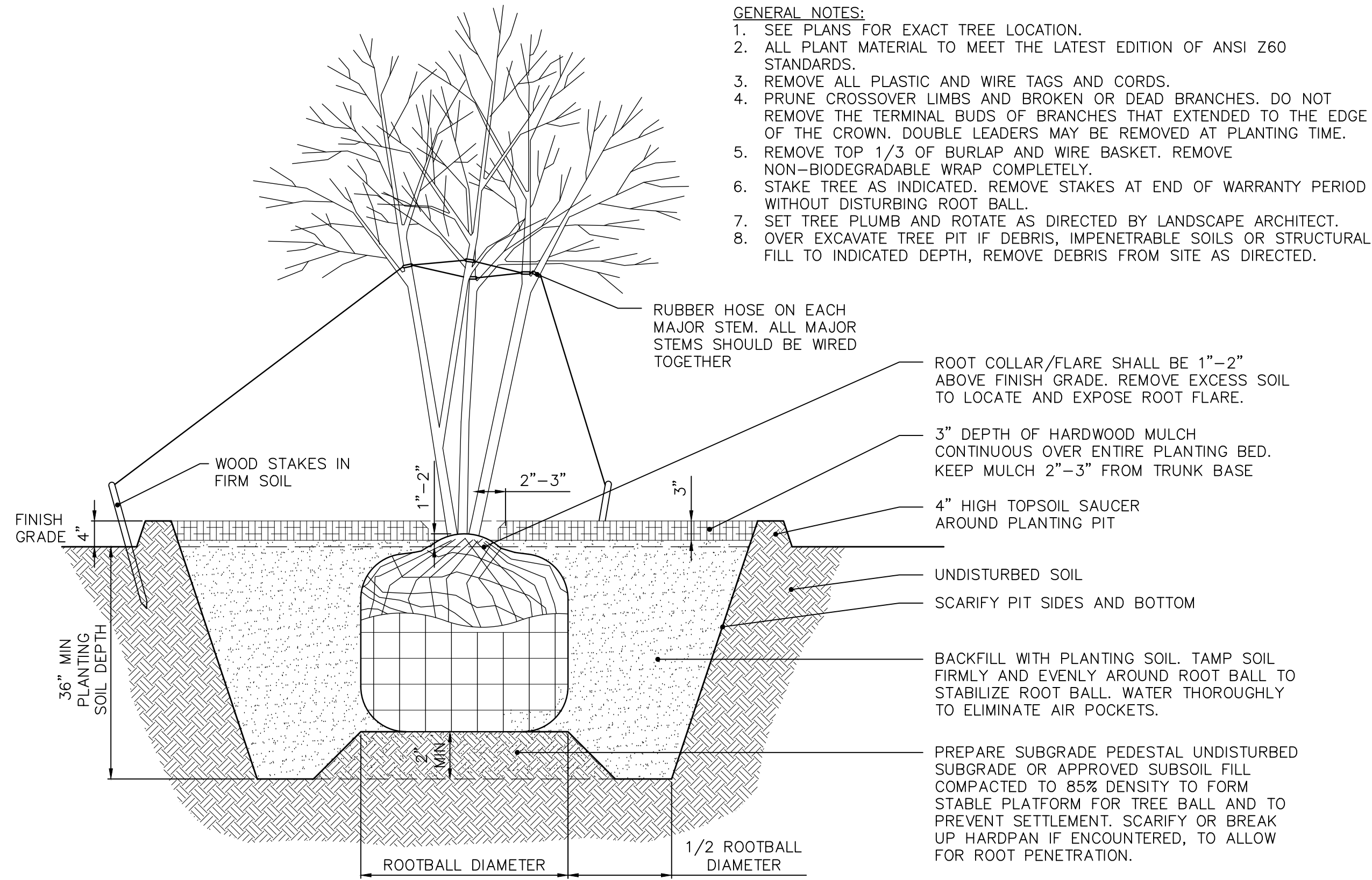
L1.4

PLAYGROUND
ENLARGEMENT PLAN

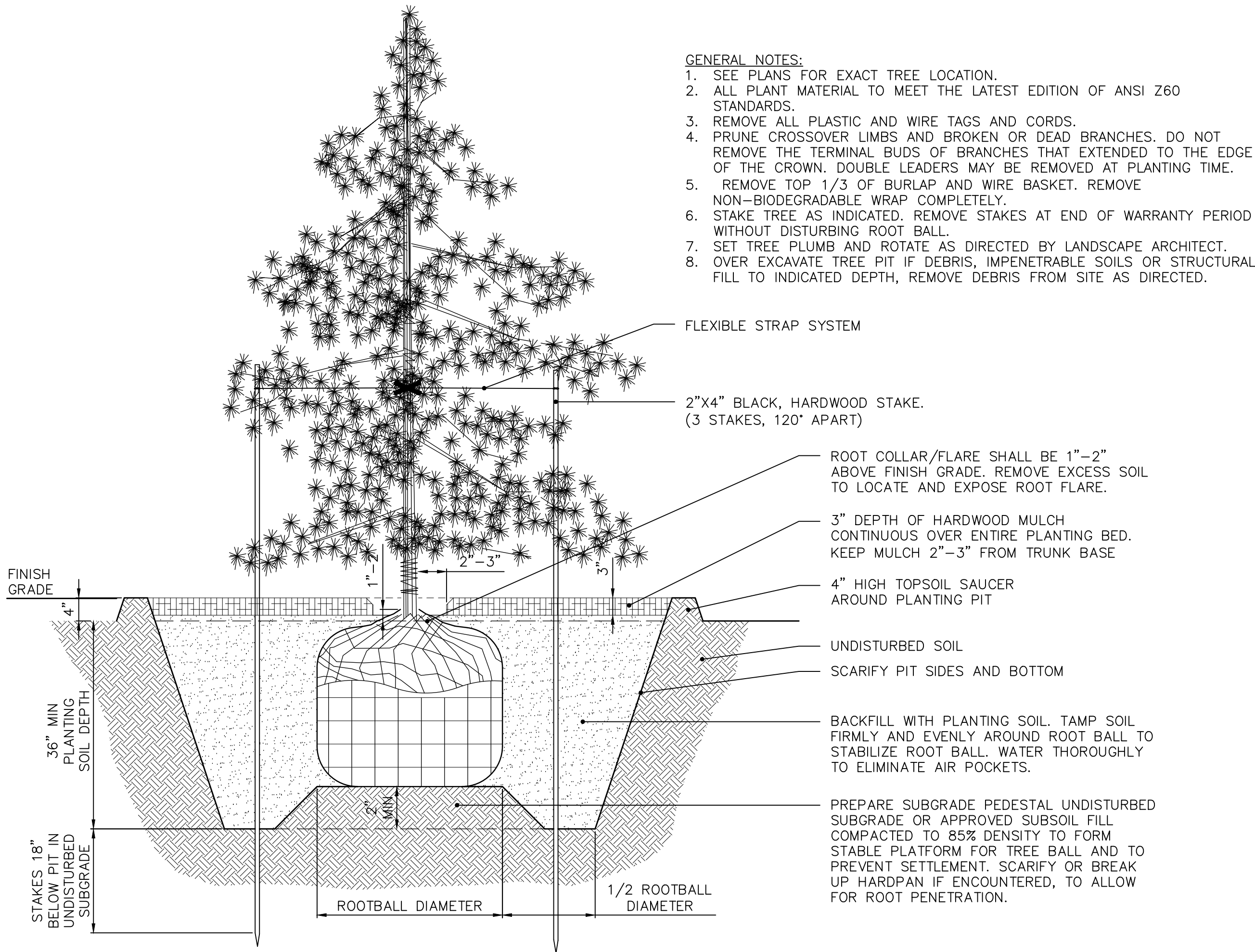
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Plot Date: Apr 05, 2018
Plot Time: 12:38pm
By: CRUCKETT



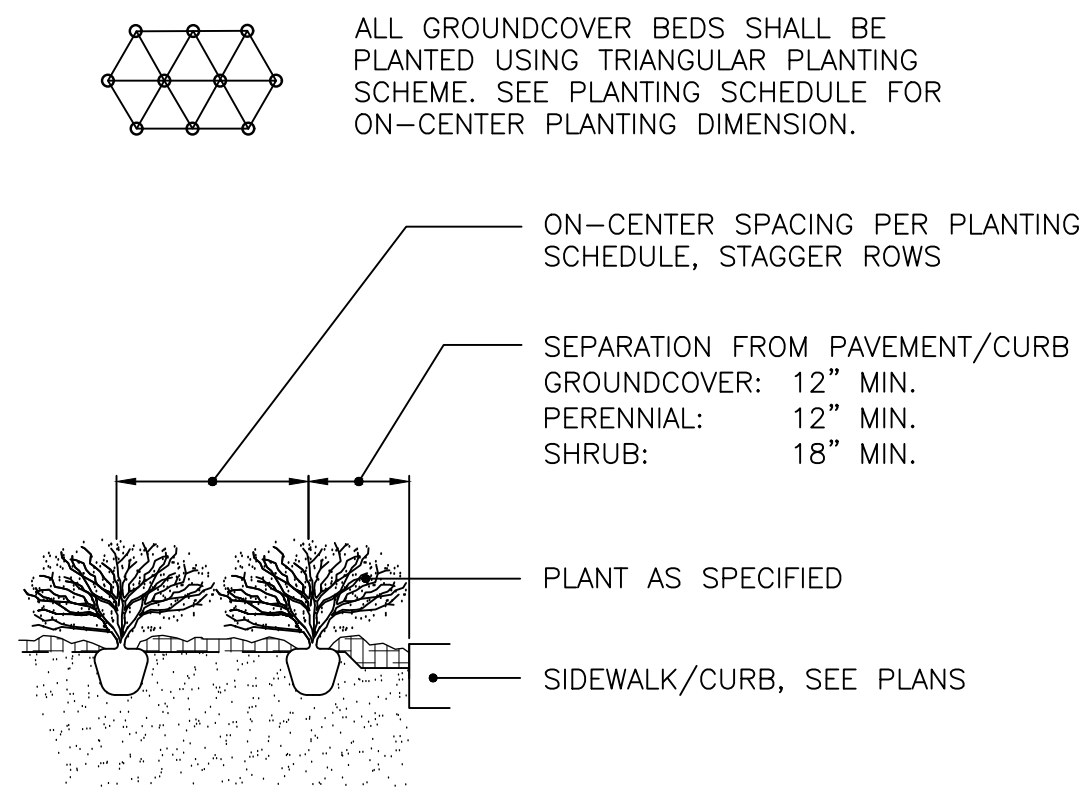
1 SINGLE STEM TREE PLANTING
NOT TO SCALE



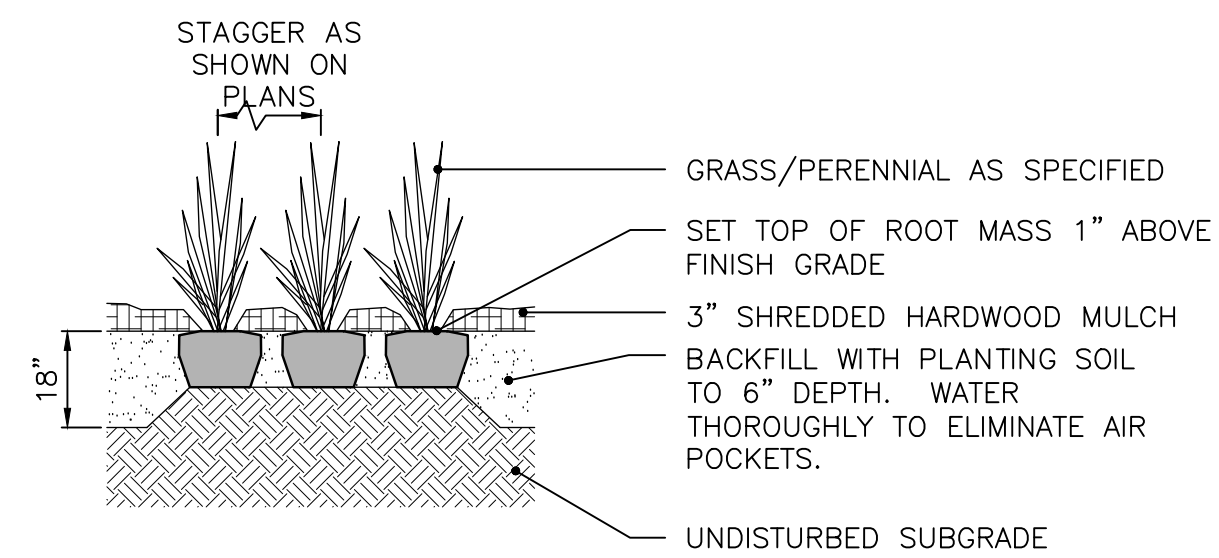
3 MULTI-STEM TREE PLANTING
NOT TO SCALE



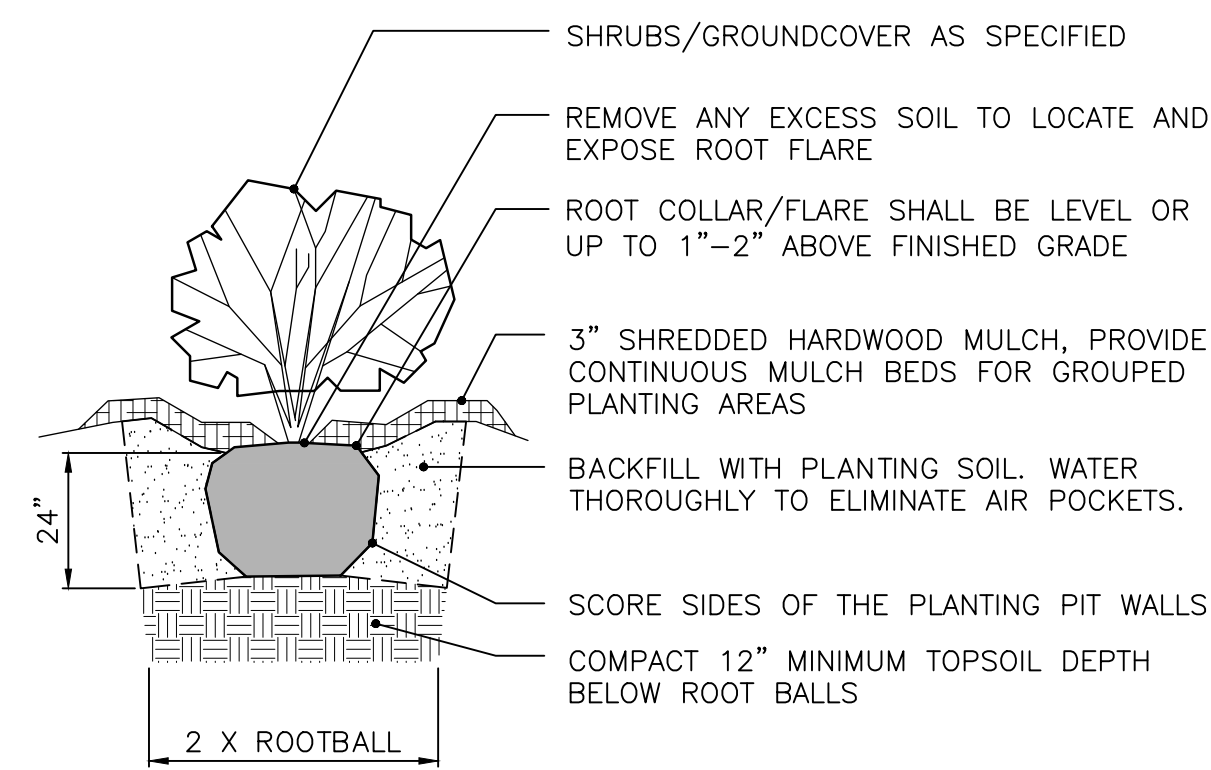
2 EVERGREEN TREE PLANTING
NOT TO SCALE



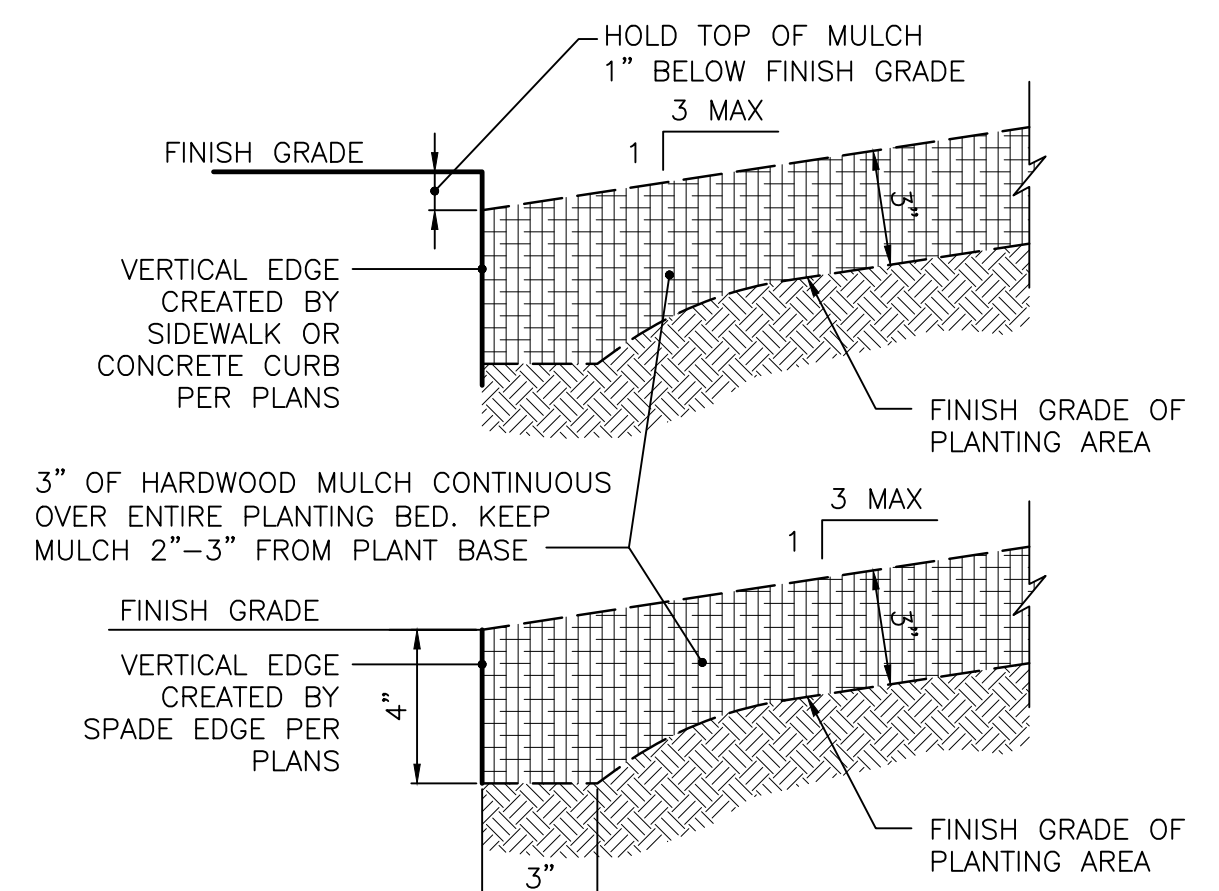
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE

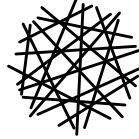


5 SHRUBS AND GROUNDCOVER
NOT TO SCALE



7 PLANTING BED PERIMETER
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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

WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY CP	JOB NUMBER 2018-045
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DATE APRIL 5, 2018	
SCALE AS SHOWN	
SHEET	
L1.5	
LANDSCAPE DETAILS	



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 16, 2018
1804-ODP-05 & 1804-SPP-05

Petition Number: 1804-ODP-05 & 1804-SPP-05

Subject Site Address: Northeast corner of Towne Road and 161st Street

Petitioner: Platinum Properties Management Company, LLC

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan and Primary Plat review of 87 lots of Area B Northwind subdivision within 55.5 acres +/- included in the Westchester Planned Unit Development (PUD) District.

Current Zoning: Westchester PUD District

Current Land Use: Recreational / Vacant / Agricultural

Approximate Acreage: 55.5 acres+/-

Property History: 1712-PUD-24 (Westchester PUD Ord. 17-46) (01/08/18)
1804-ODP-06 Area A Westchester subdivision (*pending*)
1804-SPP-06 Area A Westchester subdivision (*pending*)

Exhibits:

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

Staff Reviewer: Matt Pleasant, Associate Planner

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, and variances associated with the site, and any commitments associated with the site.

BACKGROUND

The Property is zoned as the Westchester Planned Unit Development District established by [Ordinance 17-46](#). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The petition was reviewed by the Technical Advisory Committee at its March 20, 2018, meeting. This petition is held its required public hearing at the [April 2, 2018, Plan Commission meeting](#) and received no comments.



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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

Development Plans comply.

- 20) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 21) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 22) 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.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO) and Ordinance 17-46: Westchester PUD.

The plans comply.

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



- 24) 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.
- 25) Address and legal description of the property.
- 26) Boundary lines of the property including all dimensions.
- 27) 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.
- 28) 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.
- 29) 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.
- 30) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 31) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 32) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 33) Location and dimensions of all existing structures and paved areas.
- 34) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 35) Location of all Floodplain areas within the boundaries of the property.
- 36) Names of legal ditches and streams on or adjacent to the site.
- 37) 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.
- 38) Identify buildings proposed for demolition.
- 39) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 40) 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).



41) Concept Plan

- a) The area and configuration of Area B, as illustrated on the District Map, may be enlarged or reduced up to six (6) acres (approx. 10%) to accommodate final engineering as illustrated on a Primary Plat; provided, however, that the maximum number of Dwellings specified in Section 5 below shall remain unaffected.

DISTRICT STANDARDS (Chapter 4 of the UDO)

The plans comply with Chapter 4.7 of the UDO and Ordinance 17-46: Westchester PUD (Section 6).

42) Minimum Lot Area: 7,200sqft

43) Minimum Lot Frontage: 35'

44) Minimum Building Setback Lines:

- a) Front Yard: 20'
 - i) Shall be randomly set and vary by six (6) feet in two (2) foot increments (20'-26') along all street segments. The random Setback required by Section 6.1(C) shall be illustrated on the Primary and Secondary Plat.
- b) Side Yard: 0'
 - i) Minimum Separation Between Dwellings: 10'

c) Rear Yard: 20'

45) Minimum Lot Width: 60'

46) Maximum Building Height: 2 ½ Stories

47) Minimum Living Area (Ground Floor):

- a) Single Story: 1,600sqft
- b) Two-Story: 2,000sqft
- c) 1 ½ Story: 2,000sqft

48) Area B Maximum Density: 170 Single-Family Dwellings

- a) Northwind: 87 Dwellings
- b) Pending Area B Subdivision: 83 Maximum (*filing at a later date*)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO and Ordinance 17-46: Westchester PUD.

49) Architectural Standards

- a) Building Materials



- b) Exterior Trim Materials
- c) Windows
- d) Minimum Overhangs
- e) Roof Pitches
- f) Shingles
- g) Garages
- h) Side Building Façades with Gable
- i) Area B Additional Standards
 - i) All Dwellings (where the Lot abuts a Common Area or Area C), regardless of their location shall be constructed in compliance with the Rear/Side Building Façade Enhancements required per Article 6.3(C)(1)(b) of the UDO applicable to Façades oriented towards a Collector Street.
 - ii) Masonry Materials a minimum of thirty-six (36) inches in height shall be required on all Façades of Dwellings on Lots within one-hundred (100) feet of Towne Road.

50) Landscaping Standards (Article 6.8 of UDO and Section 7 of PUD)

- a) Detention and Retention Areas
- b) Street Trees
- c) Lot Landscaping Requirements
 - i) All Lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.
 - ii) The Lot's Established Front yard shall be sodded and the remainder of the lot shall be seeded.
- d) External Street Frontage Landscaping Requirements
- e) Buffer Yard Requirements (north Perimeter)

51) Lighting Standards

52) Lot Standards

53) Setback Standards

54) Sign Standards

55) Vision Clearance Standards



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO and Ordinance 17-46: Westchester PUD Sections 8 and 9.

56) Block Standards (Article 8.1)

57) Easement Standards (Article 8.3)

58) Monument and Marker Standards (Article 8.5)

59) Open Space and Amenity Standards (Article 8.6 and Section 9 of PUD)

a) Area B and Area C Minimum Open Space Requirement

- i) Area B and Area C shall be exempt from the minimum open space requirements of Article 8.6(B)(1). Area C includes the existing Golf Course as depicted on the Concept Plan and shall provide the required open space for Area B and Area C.

60) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

61) Storm Water Standards (Article 8.8)

62) Street and Right-of-Way Standards (Article 8.9 and 8.1 of PUD)

a) Minimum street centerline radius shall be fifty (50) feet.

63) Street Light Standards (Article 8.10)

64) Street Sign Standards (Article 8.11)

65) Surety Standards (Article 8.12)

66) Utility Standards (Article 8.13)

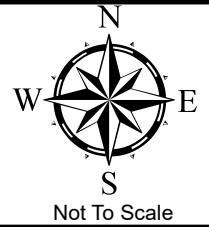
DEPARTMENT COMMENTS

1) **ACTION: Approve 1804-ODP-05 and 1804-SPP-05.**

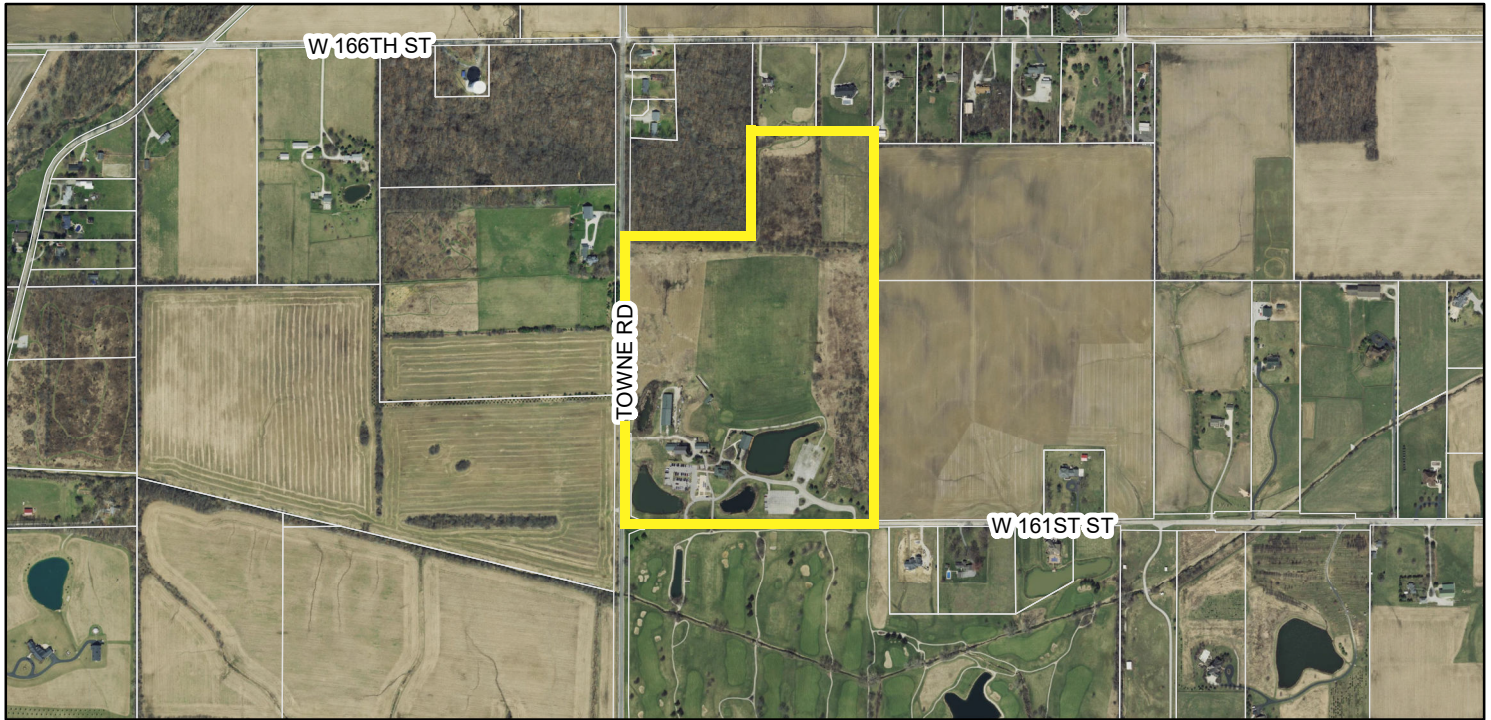
2) If any Plan Commission member has questions prior to the Plan Commission meeting, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.



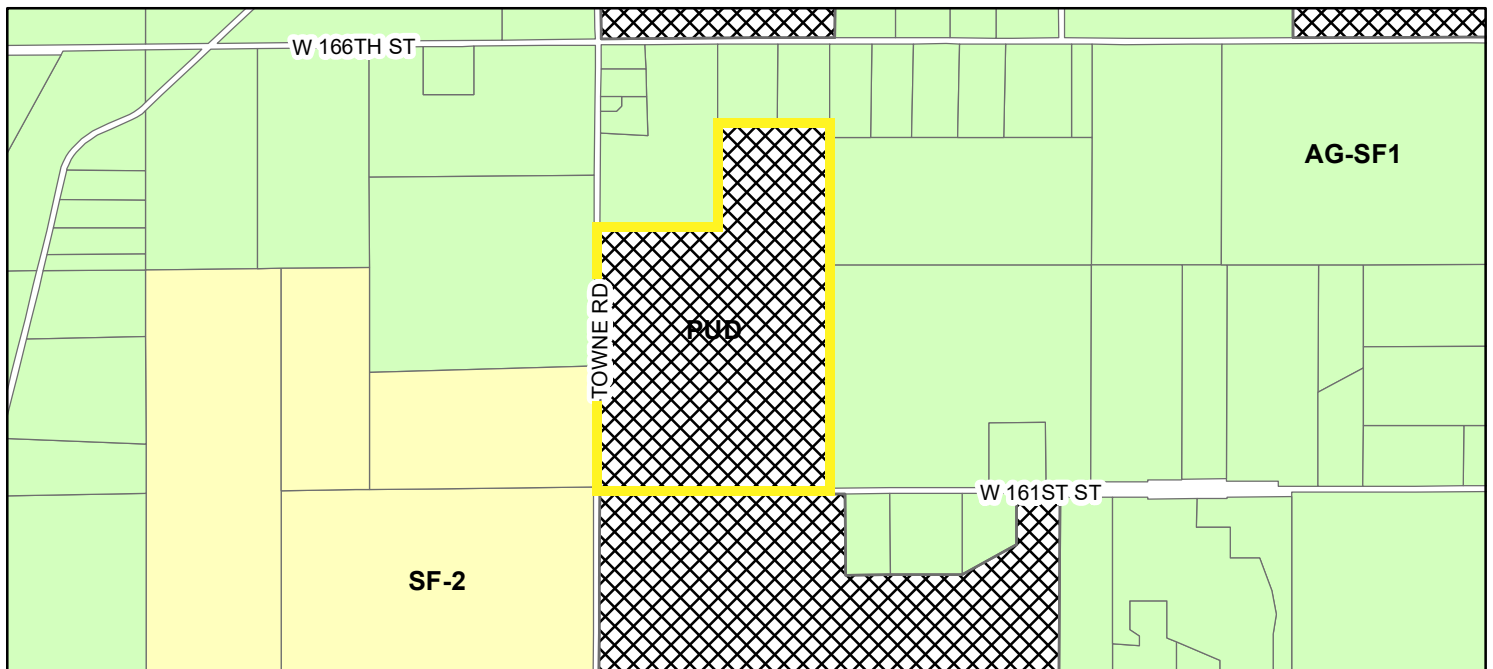
Property Location Map
1804-ODP-05 & 1804-SPP-05
Northwind



Aerial Location Map



Zoning Map



Legend

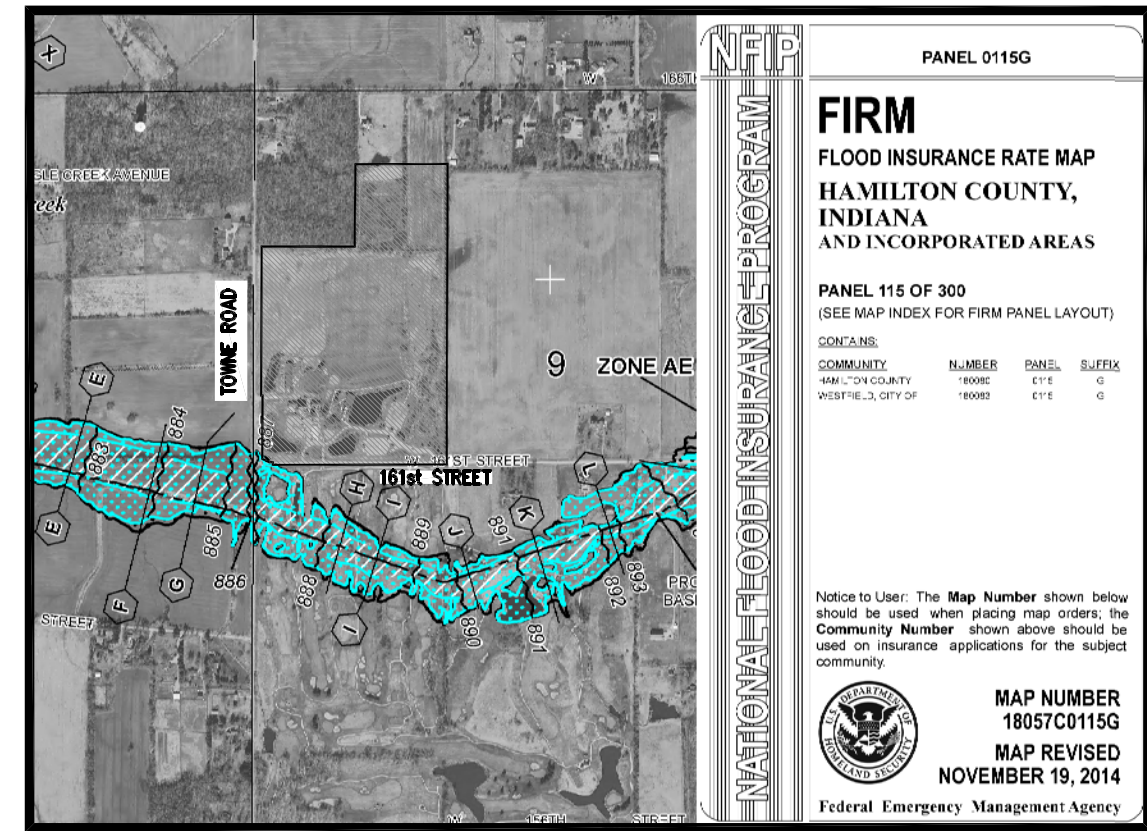
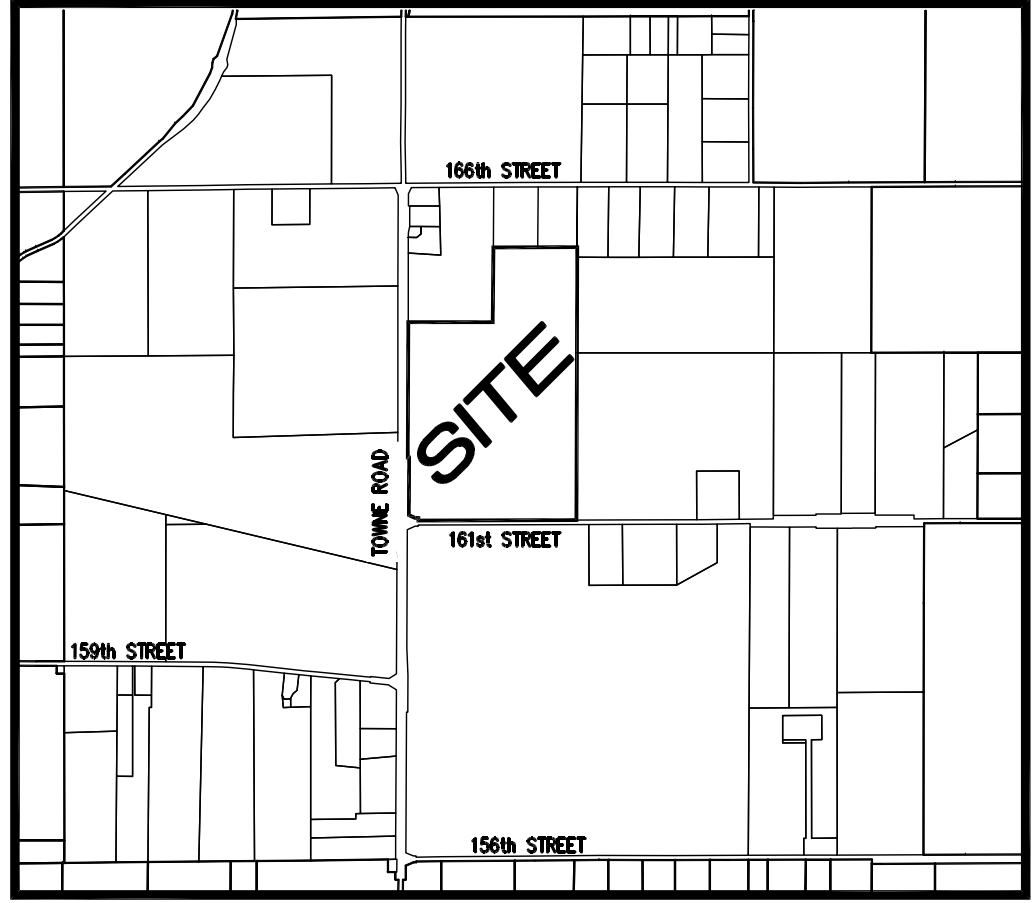
-  AG-SF1 (Agriculture - Single Family - 1)
-  SF-2 (Single Family - 2)
-  PUD (Planned Unit Development)

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL ROUX
PHONE: (317) 863-2053

CURRENT LANDOWNER:
BENT TREE GOLF CLUB, INC.
234 FRANKLIN ROAD
INDIANAPOLIS, IN 46219

PRIMARY PLAT / DEVELOPMENT PLAN for NORTHWIND WESTFIELD, INDIANA PUD ZONING



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0115G DATED
NOVEMBER 19, 2014

INDEX		
SHT.	DESCRIPTION	
C001	COVER SHEET	
C101-C107	PRIMARY PLAT / DEVELOPMENT PLAN	
C900-904	LANDSCAPE PLAN	

REVISIONS		
SHT.	DESCRIPTION	
ALL	REVISE PER TAC COMMENTS 4/5/18 GDK	

Part of the Northwest Quarter and the Southwest Quarter of Section 9, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 9; thence North 89 degrees 49 minutes 39 seconds East (assumed bearing) 125.22 feet along the South line thereof to the POINT OF BEGINNING of this description, said point along being a point on a 4.231 acre parcel of land owned by City of Westfield, Indiana [Project No. 1400864, Parcel #5, Right-of-way take] as recorded in Inst. No. 2017-015828, in the Office of the Recorder, Hamilton County, Indiana, the following six (6) courses are along the East lines of said 4.231 acre parcel: (1) North 00 degrees 09 minutes 48 seconds West 19.75 feet; (2) South 89 degrees 50 minutes 12 seconds West 25.00 feet; (3) North 65 degrees 31 minutes 11 seconds West 54.67 feet; (4) North 00 degrees 11 minutes 40 seconds East 450.00 feet; (5) North 89 degrees 48 minutes 20 seconds West 10.00 feet; (6) North 00 degrees 11 minutes 40 seconds East 1,057.13 feet; thence North 89 degrees 59 minutes 45 seconds East 660.59 feet; thence North 00 degrees 27 minutes 15 seconds East 584.49 feet to the Southwest corner of the 3.996 acre parcel of land owned by Todd D. Severson et ux as recorded in Inst. No. 2011-029579; in said Recorder's Office; thence North 89 degrees 50 minutes 59 seconds East 654.57 feet along the South line of said 3.996 acre parcel and the prolongation of said South line to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West 2,132.01 feet along said East line to the South Line of said Northwest Quarter; thence South 89 degrees 49 minutes 39 seconds West 1,233.90 feet along said South line to the place of beginning, containing 55.503 acres, more or less.

Armstrong, Lisabeth S & Thomas M
ZONED: AG SF1

Armstrong, Thomas M & Lisabeth D
ZONED: AG SF1

BENT CREEK SECTION 1
ZONED: SF-2

Todd D. Severson et ux
ZONED: AG SF1
Inst. No. 2011-029579

Gary L. Watkins et ux
ZONED: AG SF1
Inst. No. 2011-43234

Aurthur R. Gibson Jr., et ux
ZONED: AG SF1
Inst. No. 2000-012057

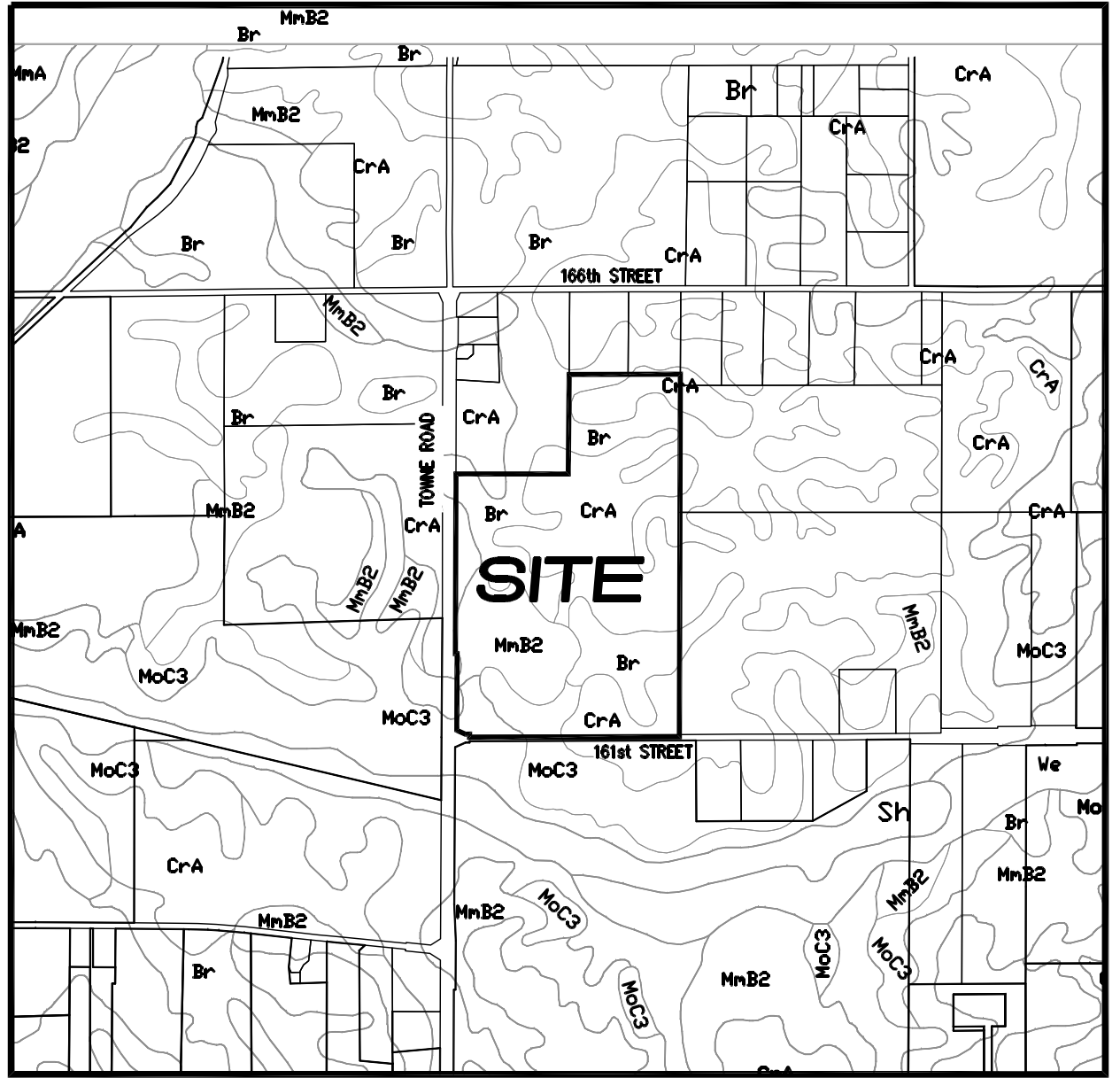
Sarah Jane Brigham
ZONED: AG SF1
Inst. No. 909647425

Now or Formerly
Thomas P. Murphy
ZONED: AG SF1
Inst. No. 9909901082

Now or Formerly
Thomas P. Murphy
ZONED: AG SF1
Inst. No. 9909901082

BENT TREE GOLF CLUB, INC.
ZONED: PUD
Inst. No. 2011-005626

Kaylor, Michael B & Katherine E
ZONED: AG SF1



SOILS MAP
SCALE: 1"=1000'
Br / CrA / MoC3

TOTAL SITE = 55.503
RESIDENTIAL ACREAGE - 29.963
GOLF COURSE ACREAGE (BLOCKS A-C) - 25.540

TOTAL LOTS - 87
DENSITY (of residential acreage) - 2.90 u/a

TOTAL COMMON AREA (C.A. 1-4) = 2.78AC.±

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 7,200 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Rear Yard Setback - 20' min.

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

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

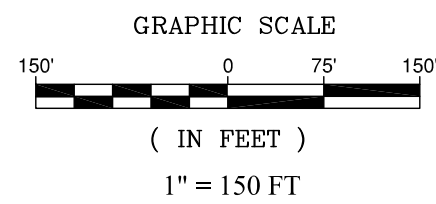
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-30".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING 12" WATER MAIN ALONG TOWNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.
EXISTING 10" SANITARY ALONG 161st STREET WAS DESIGNED TO ACCEPT THIS SITE.

STREET DATA

STREET A	1,935.20 L.F.
STREET B	456.73 L.F.
STREET C	301.53 L.F.
STREET D	269.44 L.F.
STREET E	1,269.04 L.F.
TOTAL	4,231.94 L.F.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	43.03'	150.00'	21.66'	N8°23'27"W	42.88'	16°26'11"
C2	74.49'	200.00'	37.68'	S5°56'21"E	74.06'	21°20'23"
C3	119.64'	500.00'	60.11'	S11°35'07"W	119.35'	13°42'34"
C4	239.20'	300.00'	126.36'	N4°24'06"W	232.91'	45°41'00"
C5	86.11'	180.00'	43.90'	S13°32'18"E	85.29'	27°24'35"
C6	78.26'	50.00'	49.72'	S45°00'29"W	70.51'	89°40'59"
C7	78.82'	50.00'	50.28'	N44°59'31"W	70.91'	90°19'01"
C8	67.50'	150.00'	34.33'	S77°16'31"W	66.93'	25°46'58"
C9	235.62'	150.00'	150.00'	S45°12'15"E	212.13'	90°00'00"
C10	89.47'	1000.00'	44.77'	N2°21'33"W	89.44'	5°07'35"
C11	368.72'	1500.00'	185.30'	N2°07'11"W	367.79'	14°05'03"
C12	78.17'	500.00'	39.17'	S4°40'59"E	78.09'	8°57'28"
C13	28.69'	100.00'	14.44'	N8°23'27"W	28.59'	16°26'11"
C14	48.91'	170.50'	24.62'	S8°23'27"E	48.74'	16°26'11"
C15	31.98'	20.00'	20.58'	N18°34'13"E	28.68'	91°37'37"
C16	38.35'	20.00'	28.49'	N60°39'34"W	32.74'	109°51'30"
C17	31.42'	20.00'	20.00'	N44°50'00"W	28.28'	90°00'00"
C18	31.42'	20.00'	20.00'	S45°10'00"W	28.28'	90°00'00"
C19	36.00'	50.00'	18.82'	S19°14'19"E	35.23'	41°15'01"
C20	29.47'	54.00'	15.11'	S24°13'42"E	29.11'	31°16'15"
C21	49.34'	54.00'	26.54'	S17°34'52"W	47.64'	52°20'51"
C22	87.39'	54.00'	56.63'	N89°52'51"W	78.16'	92°43'43"
C23	66.84'	54.00'	38.46'	N8°03'33"W	62.65'	70°54'53"
C24	12.26'	54.00'	6.16'	N33°54'08"E	12.23'	13°00'30"
C25	34.32'	50.00'	17.87'	N20°44'36"E	33.65'	39°19'33"



PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



Know what's below.
Call before you dig.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
STOEPEL WERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

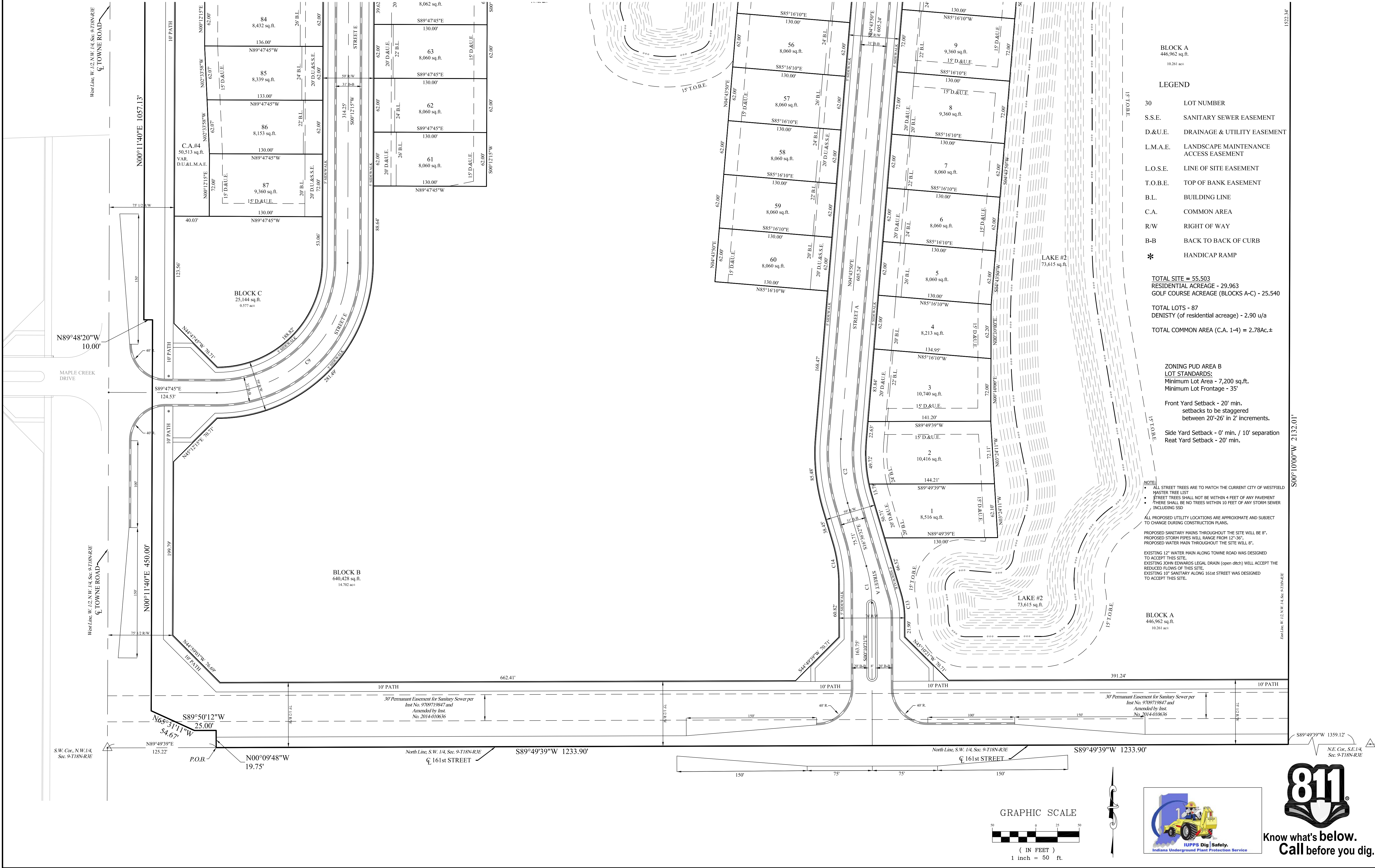
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

NORTHWIND

PRIMARY PLAT

ZONING PUD

SHEET 102



SECTION: 9			TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: GDK	CHECKED BY: GDK	SHEET NO.		
PREPARED FOR:			WASHINGTON TOWNSHIP	
PRIMARY PLAT			HAMILTON CO., INDIANA	
NORTHWIND				
C101			S & A JORDNO	
81125PLA-WGC				
REVISE PER TAC COMMENTS			DATE	BY
			04/05/18	GDK
				BY

THIS DRAWING IS NOT INTENDED TO BE
A SUBSTITUTE FOR AN ORIGINAL SURVEY
OR A SURVEYOR LOCATION REPORT.

DENNIS D. OLMESTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 03/02/18

STOEPEL WERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

STOEPEL WERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

811
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IUPPS Dig Safely.
Indiana Underground Plank Protection Service

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DENNIS D. OLMEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

NORTHWIND

PRIMARY PLAT

ZONING PUD

LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- T.O.B.E. TOP OF BANK EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

TOTAL SITE = 55.503
RESIDENTIAL ACREAGE - 29.963
GOLF COURSE ACREAGE (BLOCKS A-C) - 25.540

TOTAL LOTS - 87
DENISTY (of residential acreage) - 2.90 u/a

TOTAL COMMON AREA (C.A. 1-4) = 2.78Ac.±

ZONING PUD AREA B

LOT STANDARDS:

Minimum Lot Area - 7,200 sq.ft.

Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Reat Yard Setback - 20' min.

NOTE:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
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PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

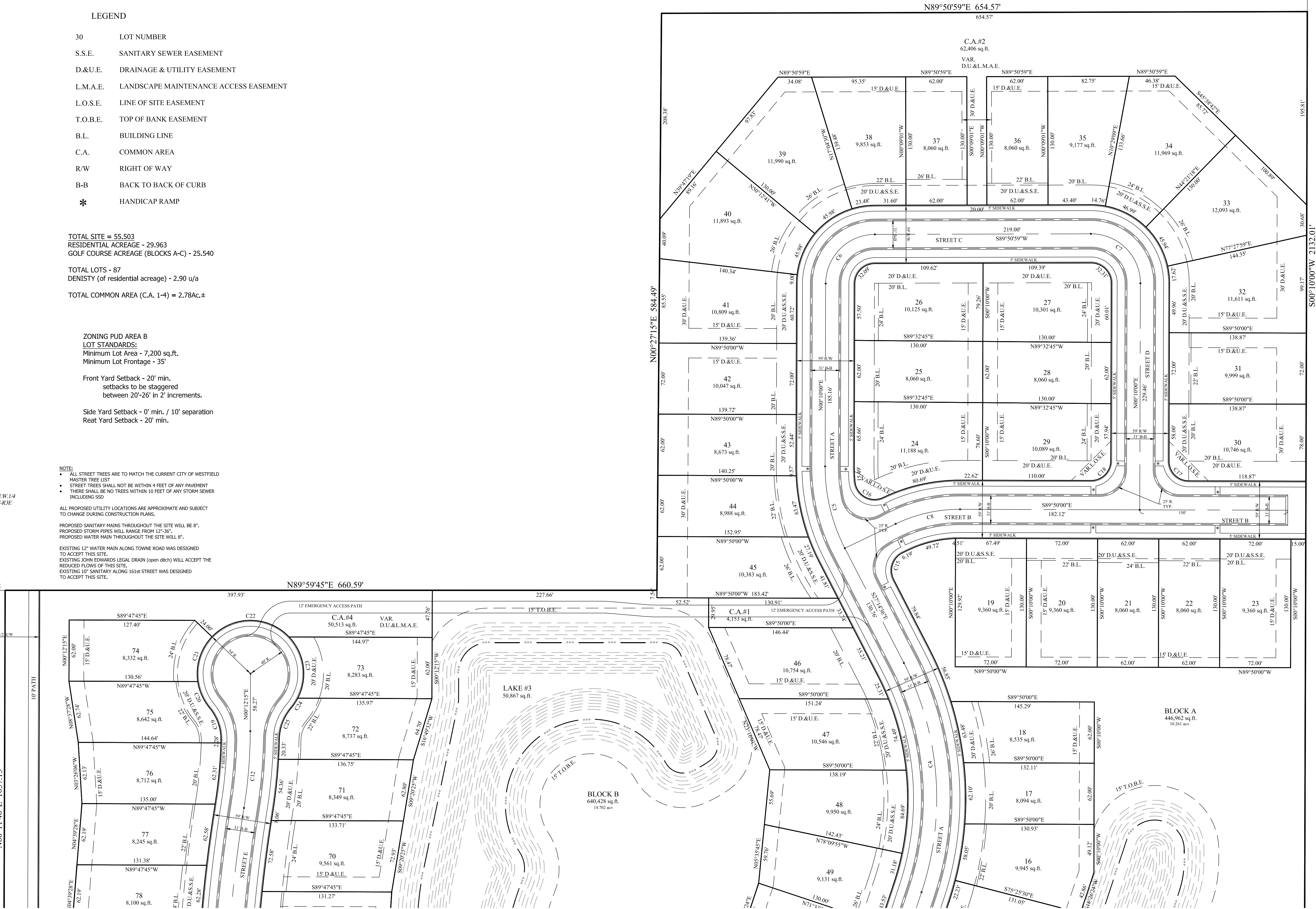
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EXISTING 10" SANITARY ALONG 161st STREET WAS DESIGNED TO ACCEPT THIS SITE.

West Line W. 1/2 N.W. 1/4 Sec. 27 T18N R3E

N.W. Cor., N.W. 1/4
Sec. 9-T18N-R3E

West Line W. 1/2 N.W. 1/4 Sec. 6 T18N R3E

N00°1140'E 1057.13'



SHEET 102



SECTION: 9			TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: GDK			CHECKED BY: GDK	
SHEET NO. C103				
S & A FORM NO. 81125PLA-WGC				
PREPARED FOR: PRIMARY PLAT			TOWNSHIP: WASHINGTON TOWNSHIP	
NORTHWIND			HAMILTON CO., INDIANA	
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.				
CERTIFIED: 03/02/18				
DENNIS D. OLMEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR				
STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2405 Phone: (317) 849-5935 Fax: (317) 849-5942				
REVISE PER TAC COMMENTS			BY: GDK	
DATE: 04/05/18			REVISIONS:	

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIXOUX
PHONE: (317) 863-2053

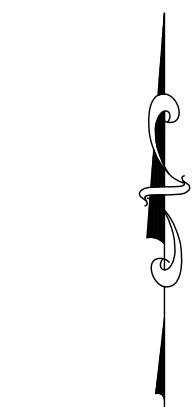
NORTHWIND DEVELOPMENT PLAN ZONING PUD

SHEET 105

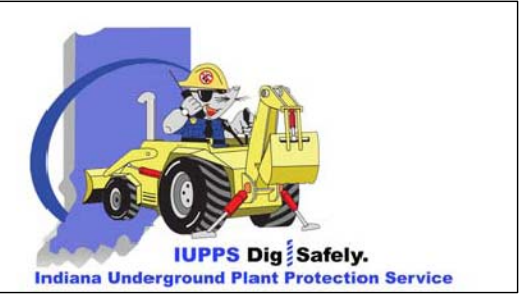
LEGEND

30	LOT NUMBER	T.O.B.E.	TOP OF BANK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT	B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT	C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT	R/W	RIGHT OF WAY
L.O.S.E.	LINE OF SITE EASEMENT	B-B	BACK TO BACK OF CURB
		*	HANDICAP RAMP

LEGEND	
	830 EXISTING CONTOUR
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	FLOW LINE
	BURIED ELECTRIC LINE
	OVERHEAD ELECTRIC LINES
	BURIED TELEPHONE LINE
	TELEPHONE LINE
	BURIED CABLE T.V. LINE
	CABLE T.V. LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE: MANHOLE
	SANITARY CLEANOUT
	STORM SEWER LINE: MANHOLE
	4 END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
	HAMILTON COUNTY SURVEYOR MEASURED
	RECORDED
	NO ACCESS EASEMENT
	POWER POLE
	LIGHT POLE
	ELECT. TRANSFORMER
	ELECT. PEDOSTAL
	ELECT. METER
	GUY WIRE
	TELEPHONE POLE
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	CABLE T.V. POLE
	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
	TRAFFIC MANHOLE
	TRAFFIC CONTROL BOX
	GAS VALVE
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	MAILBOX



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



Know what's below.
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THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 03/02/18

Dennis D. Olmstead
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

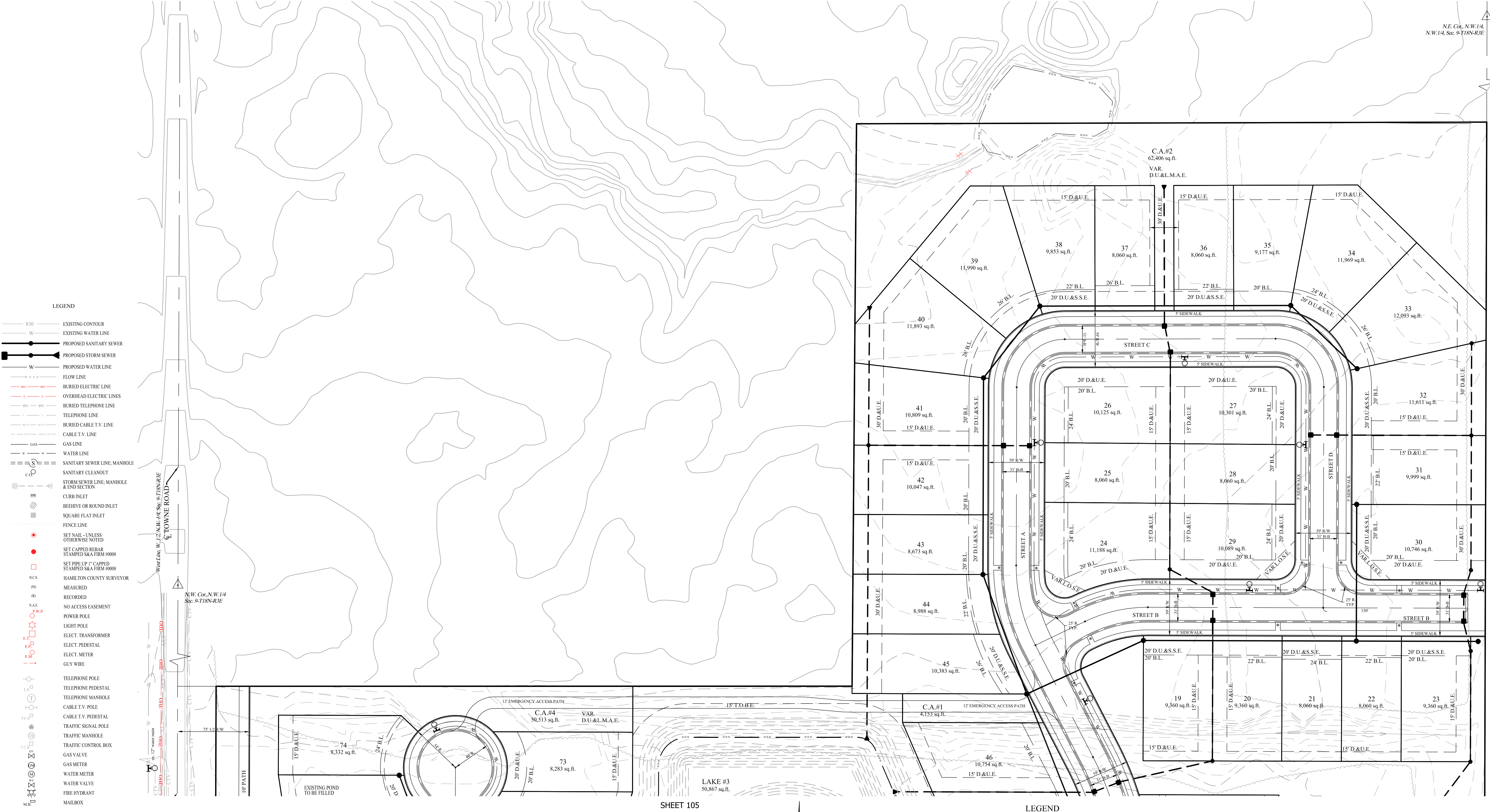
DEVELOPMENT PLAN
NORTHWIND
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 9 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO.
C104
S & A FORM NO. 81125PLA-WGC

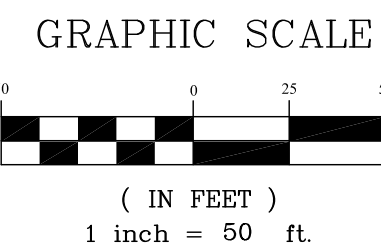
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

NORTHWIND DEVELOPMENT PLAN ZONING PUD



SHEET 105



Know what's below.
Call before you dig.

SECTION: 9			TOWNSHIP: 18N			RANGE: R3E		
DRAWN BY: GDK			CHECKED BY: GDK			SHEET NO.		
C106			S & A FIRM NO. 81125PLA-WGC			DATE: 04/05/18		
BY: GDK			REVISE PER TAC COMMENTS			REVISIONS		

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 03/02/18

DENNIS D. OLNSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.

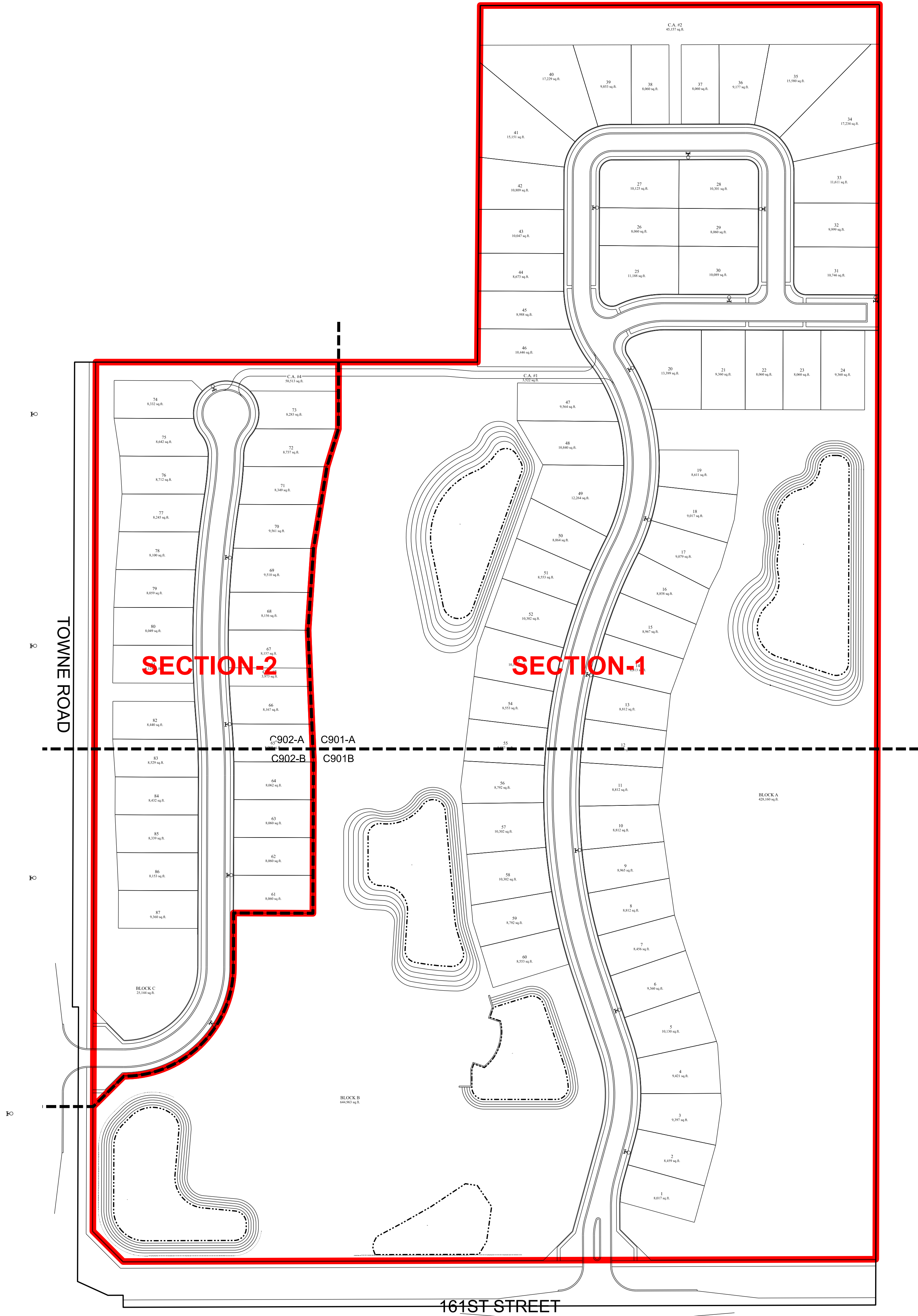
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

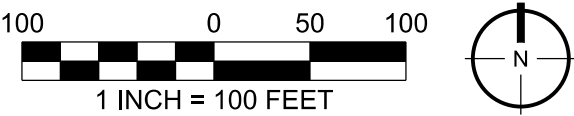
NORTHWIND

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

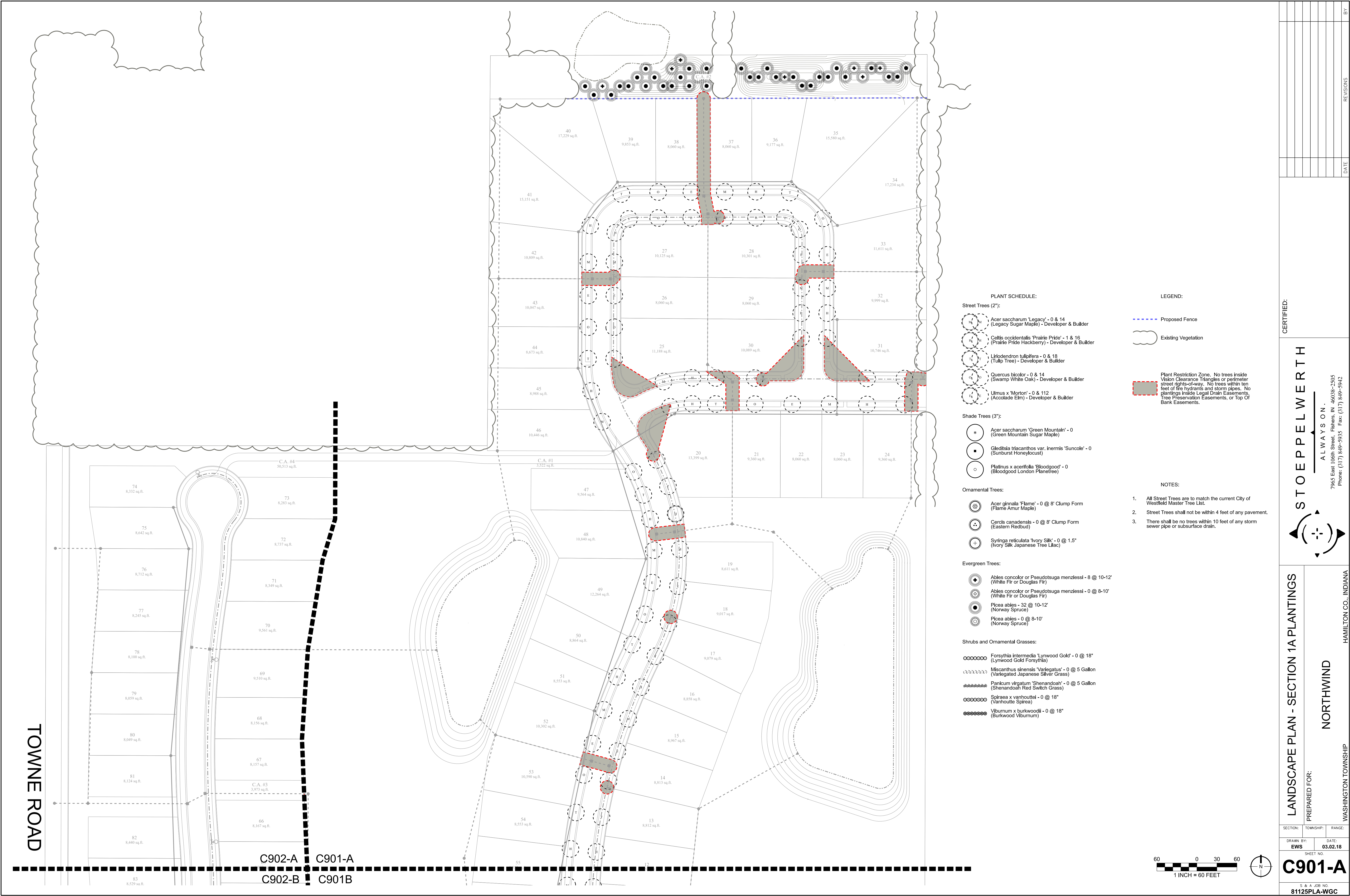


SHEET SCHEDULE:	
C900:	Cover Sheet
C901-A:	Section 1 Area A Planting Plan
C901-B:	Section 1 Area B Planting Plan
C902-A:	Section 2 Area A Planting Plan
C902-B:	Section 2 Area B Planting Plan
C903:	Planting Details
C904:	Lighting Plan

- NOTES:
- All proposed plantings shall comply with Section 7.2 of the Westchester PUD Ordinance 17-46 with varying modifications to Street Frontage and Buffer plantings per Section 1.4 of Zoning Commitments that reflect agreements made between the Developer and adjoining land owners (i.e. Armstrong along the Towne Road Frontage and Severson and Watkins along the northern Buffer).
 - All proposed plantings shall comply with Article 6.8.G.4 (Placement Standards) of the Westfield UDO. Consequently, proposed tree locations may need to be adjusted in the field.
 - Plans and Details for proposed development signs and other structural entry features shall be submitted for approval prior to filing of the Secondary Plat.



LANDSCAPE PLAN - COVER SHEET			WASHINGTON TOWNSHIP			HAMILTON CO., INDIANA		
PREPARED FOR:			NORTHWIND					
SECTION:			TOWNSHIP:			RANGE:		
DRAWN BY:			DATE:			SHEET NO.		
EWS			03.02.18			C900		
S & A JOB NO.			81125PLA-WGC					
CERTIFIED:						STOEPPELWERTH		
						ALWAYS ON.		
						7965 East 106th Street, Fishers, IN 46038-2505		
						Phone: (317) 849-5935 Fax: (317) 849-5942		
						REVISIONS		
						DATE		
						BY		



CERTIFIED:

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN - SECTION 1A PLANTINGS

PREPARED FOR:

WASHINGTON TOWNSHIP

SECTION:

TOWNSHIP:

RANGE:

DRAWN BY:

EWS

DATE:

03.02.18

SHEET NO.

C901-A

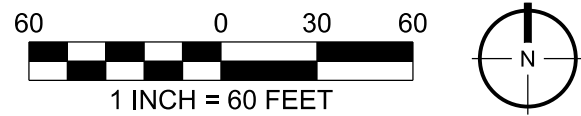
S & A JOB NO.

81125PLA-WGC

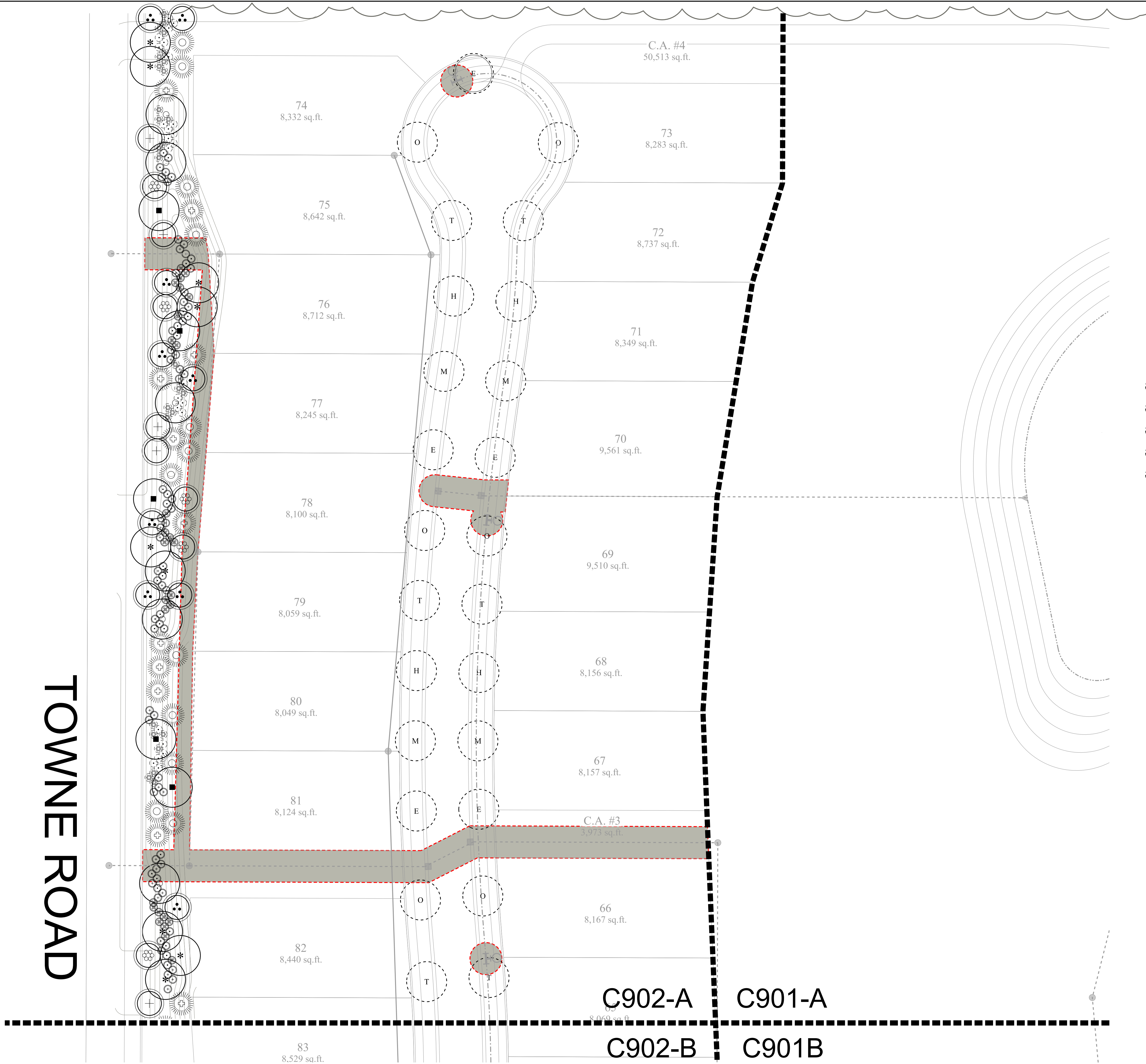
REVISIONS

DATE

BY

[illegible][illegible]

TOWNE ROAD



PLANT SCHEDULE:

Street Trees (2"):

- Acer saccharum 'Legacy' - 0 & 4 (Legacy Sugar Maple) - Developer & Builder
- Celtis occidentalis 'Prairie Pride' - 0 & 4 (Prairie Pride Hackberry) - Developer & Builder
- Liriodendron tulipifera - 0 & 4 (Tulip Tree) - Developer & Builder
- Quercus bicolor - 0 & 46 (Swamp White Oak) - Developer & Builder
- Ulmus x 'Morton' - 1 & 4 (Accolade Elm) - Developer & Builder

Shade Trees (3"):

- Acer saccharum 'Green Mountain' - 9 (Green Mountain Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 5 (Sunburst Honeylocust)
- Platanus x acerifolia 'Bloodgood' - 5 (Bloodgood London Planetree)

Ornamental Trees:

- Acer ginnala 'Flame' - 5 @ 8' Clump Form (Flame Amur Maple)
- Cercis canadensis - 9 @ 8' Clump Form (Eastern Redbud)
- Syringa reticulata 'Ivory Silk' - 5 @ 1.5" (Ivory Silk Japanese Tree Lilac)

Evergreen Trees:

- Abies concolor or Pseudotsuga menziesii - 0 @ 10-12' (White Fir or Douglas Fir)
- Abies concolor or Pseudotsuga menziesii - 11 @ 8-10' (White Fir or Douglas Fir)
- Picea abies - 0 @ 10-12' (Norway Spruce)
- Picea abies - 12 @ 8-10' (Norway Spruce)

Shrubs and Ornamental Grasses:

- Forsythia intermedia 'Lynwood Gold' - 36 @ 18" (Lynwood Gold Forsythia)
- Miscanthus sinensis 'Variegatus' - 25 @ 5 Gallon (Variegated Japanese Silver Grass)
- Panicum virgatum 'Shenandoah' - 28 @ 5 Gallon (Shenandoah Red Switch Grass)
- Spiraea x vanhouttei - 41 @ 18" (Vanhouttei Spirea)
- Viburnum x burkwoodii - 27 @ 18" (Burkwood Viburnum)

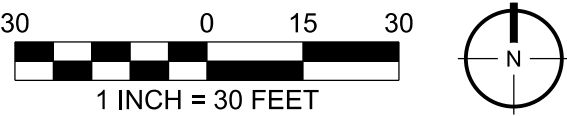
LEGEND:

- Proposed Fence
- Existing Vegetation

Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

- All Street Trees are to match the current City of Westfield Master Tree List.
- Street Trees shall not be within 4 feet of any pavement.
- There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.



CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

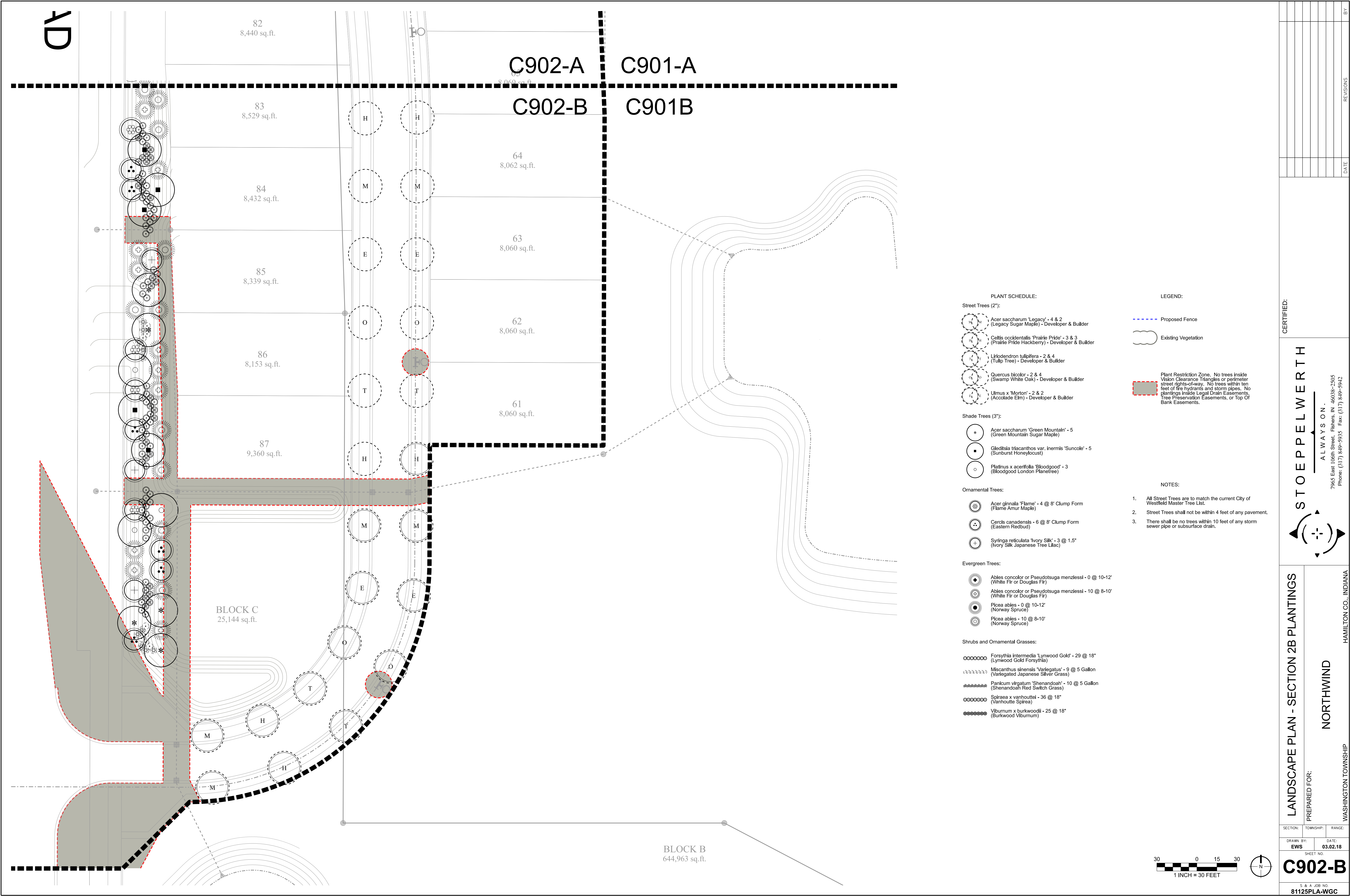
LANDSCAPE PLAN - SECTION 2A PLANTINGS

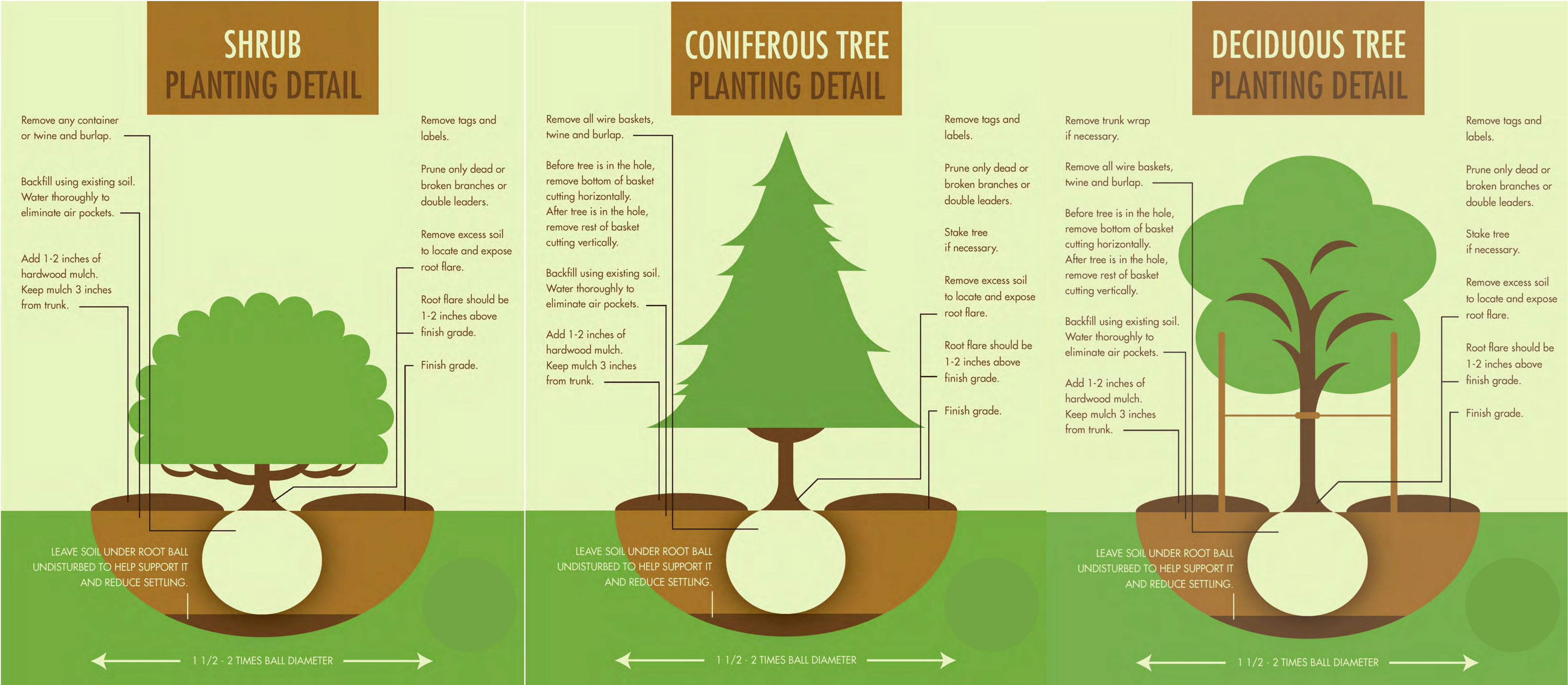
PREPARED FOR:

NORTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
DRAWN BY:	DATE:	
EWS	03.02.18	
SHEET NO.		
C902-A		
S & A JOB NO.		
81125PLA-WGC		





SECTION: TOWNSHIP: RANGE:

DRAWN BY: EWS DATE: 03.02.18

SHEET NO. C903

S & A JOB NO. 81125PLA-WGC

LANDSCAPE PLAN - DETAILS

PREPARED FOR: NORTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

CERTIFIED: STOEPPELWERTH

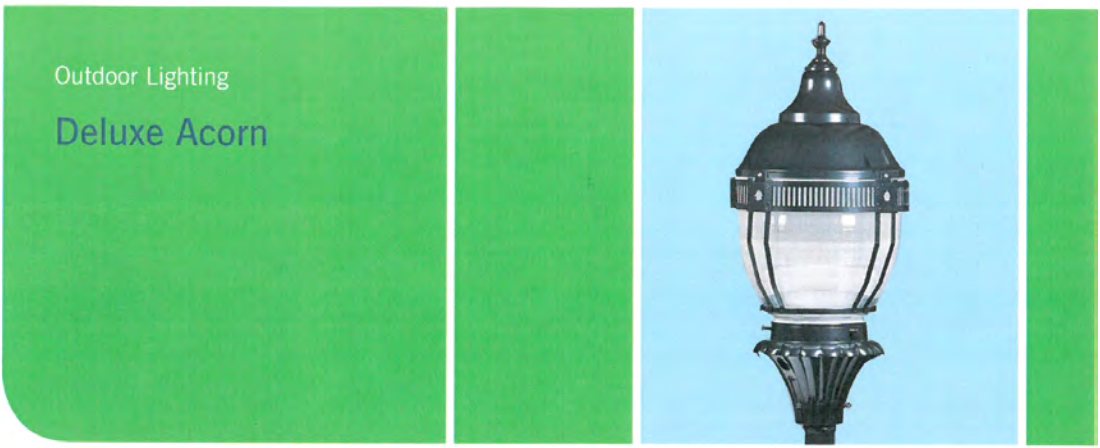
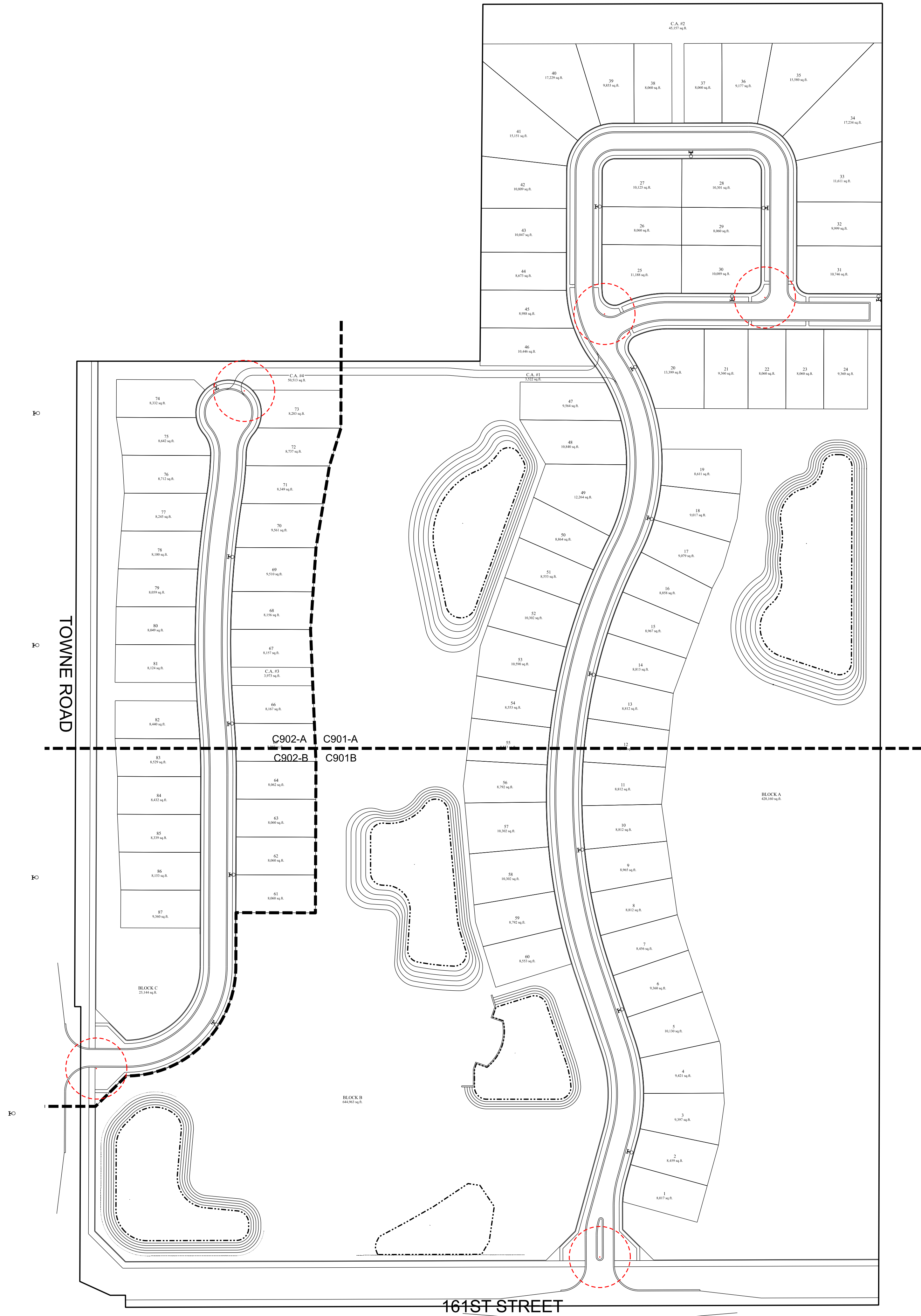
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

REVISIONS

DATE

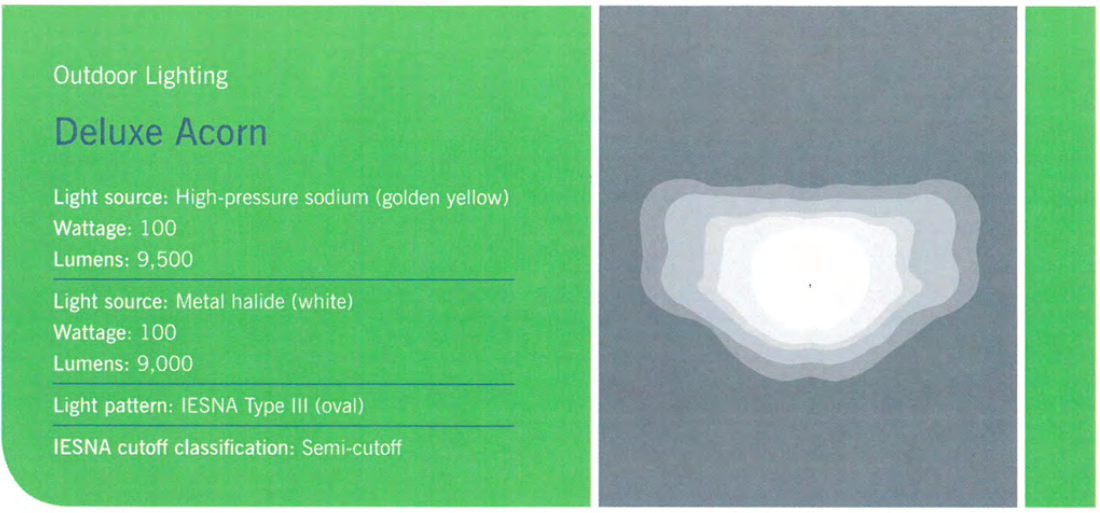
BY



Outdoor Lighting
Deluxe Acorn

The Deluxe Acorn is a graceful Victorian-style fixture that enhances the character and prestige of streetscapes, greenways and pedestrian areas. This fixture limits unwanted "uplight" and will complement any neighborhood or park with its classic, elegant design.

High-pressure sodium	100 watts
Metal halide	100 watts
Mounting height	12'
Colors	Black Green
Poles	Style A, B, C, E, F



Outdoor Lighting
Deluxe Acorn

Light source: High-pressure sodium (golden yellow)
Wattage: 100
Lumens: 9,500
Light source: Metal halide (white)
Wattage: 100
Lumens: 9,000
Light pattern: IESNA Type III (oval)
IESNA cutoff classification: Semi-cutoff



Pole Style E

Round, fluted, straight upper shaft with a larger lower shaft and a round, smooth base.

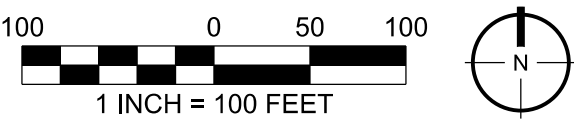
- Mounting Height: 12'
- Material: Aluminum
- Color: Black, green



LOCATION OF PROPOSED LIGHT

NOTES:

- Between intersections street lighting shall be accomplished via dusk-to-dawn coach lights at each garage as required per Section 7.1.H.ii of the Westchester PUD Ordinance 17-46.



CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

STREET LIGHTING PLAN

PREPARED FOR:

NORTHWIND

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
DRAWN BY:	DATE:	
EWS	03.02.18	
SHEET NO.		
C904		
S & A JOB NO.		
81125PLA-WGC		

10.28.18

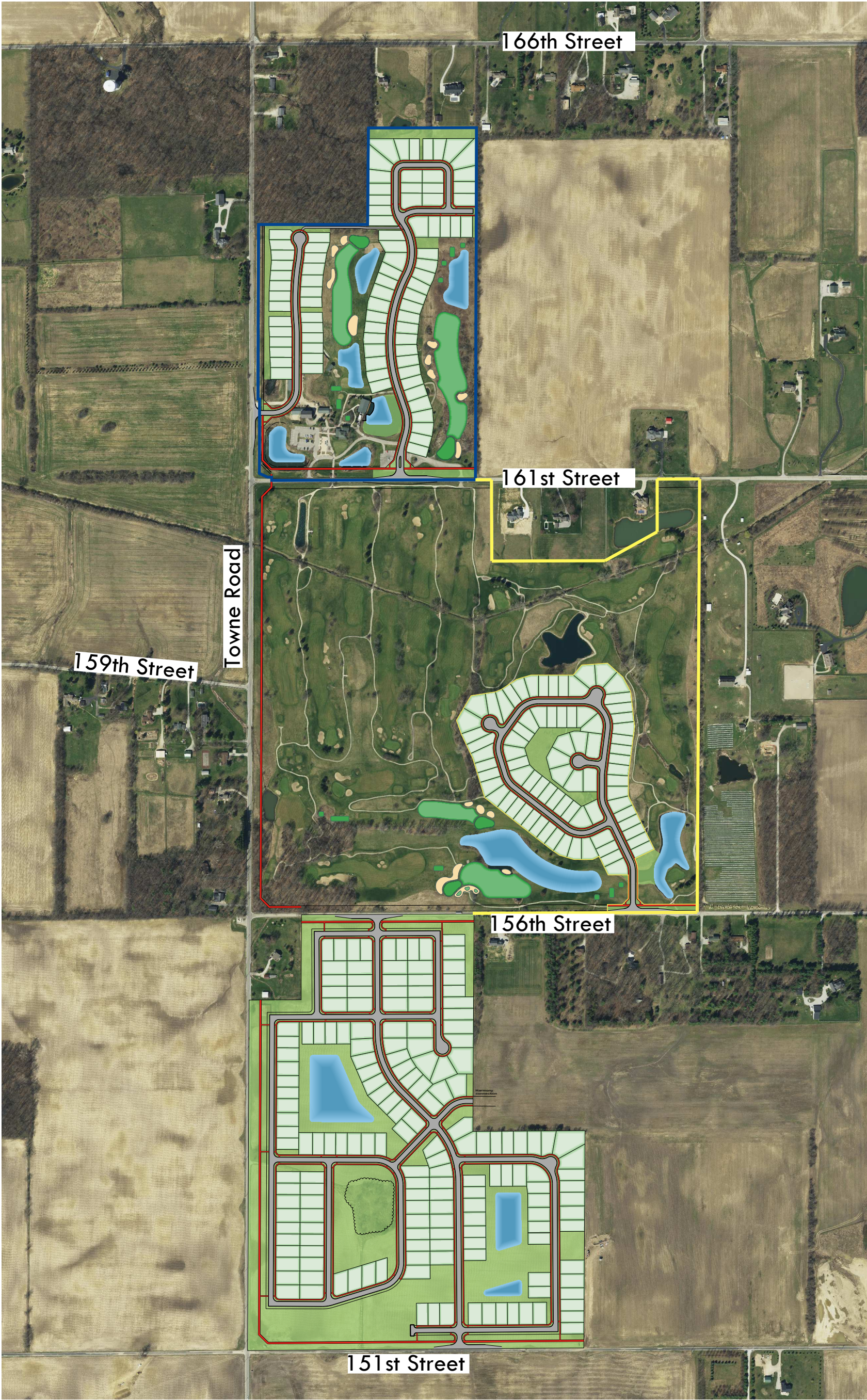
Added Street Light At End of Cul-de-Sac Per Westfield Comment.

EWS

DATE

REVISIONS

BY





Property Location Map
Junction PUD Amendment II
Planned Unit Development
1805-PUD-10



Aerial Location Map



Zoning Map



Zoning - All

Zoning

EI (Enclosed Industrial)

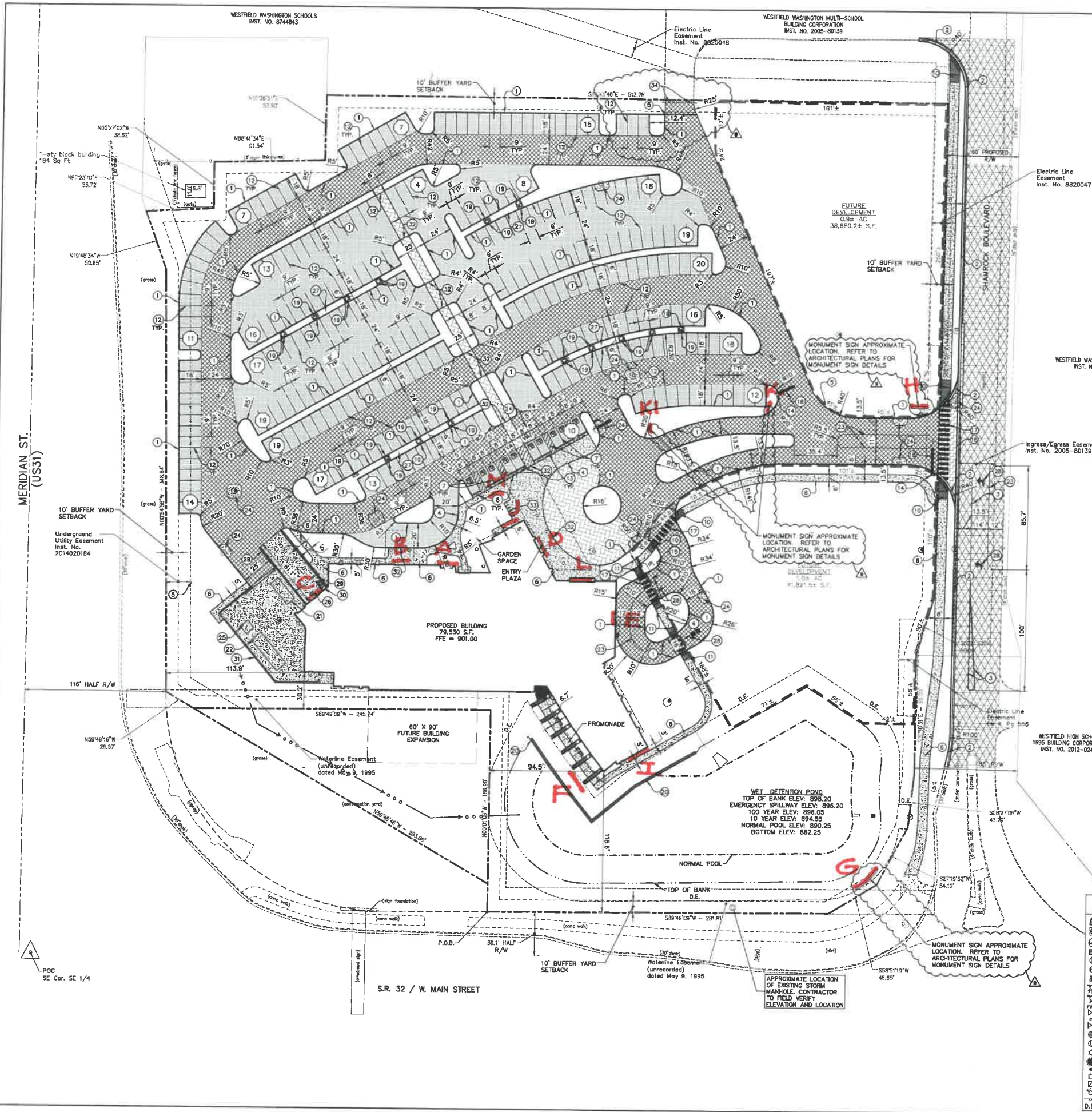
GB (General Business)

LB (Local Business)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

PLOT DATE: 09/10/2017 4:48 PM
PLOT SCALE: 1/8" = 1'-0"



SITE DATA TABLE	
SITE ZONING:	PUD
PROJECT AREA:	8.48± ACRES
NET FLOOR AREA:	79,530 SF
PARKING (4,1000 SF):	319
SITE IMPERVIOUS AREA:	± ACRES
STANDARD PARKING (9x18):	286
ADA ACCESSIBLE PARKING PROVIDED (8x16):	10
(INCLUDES 2 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	296



- ### SHEET KEYNOTES
- 6" CONCRETE CURB
 - 6" COMBINED CONCRETE CURB & GUTTER
 - 4" DOUBLE YELLOW PAINT LINE
 - COMBINED CONCRETE CURB AND WALK
 - CURB TAPER
 - CONCRETE SIDEWALK
 - ADA PARKING SPACE (4" BLUE PAINT STRIPE)
 - POLE MOUNTED ADA ACCESSIBLE PARKING SIGN (VAN ACCESSIBLE AS NOTED)
 - SIDEWALK CURB RAMP TYPE 'A'
 - SIDEWALK CURB RAMP TYPE 'U'
 - SIDEWALK CURB RAMP TYPE 'C'
 - PARKING SPACE (4" WHITE PAINT STRIPE)
 - PRECAST CONCRETE WHEEL STOPS
 - STOP SIGN
 - DO NOT ENTER SIGN
 - DEPRESSED CONCRETE CURB
 - 24" PEDESTRIAN CROSSWALK, WHITE, PAINT
 - 24" STOP BAR, WHITE, PAINT LINE
 - 3' CURB CUT
 - RETAINING WALL (DESIGN/BUILD BASED ON ARCHITECTURAL PLAN LAYOUT AND SECTION)
 - TRASH COMPACTOR
 - CONCRETE PAD FOR GENERATOR (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
 - 4" PAINT LINE, WHITE
 - CONCRETE COLLAR
 - TRANSFORMER PAD
 - DEPRESSED LOADING DOCK
 - BIOSWALE (REFER TO LANDSCAPE PLANS FOR DETAILS)
 - DIRECTIONAL ARROW, WHITE, PAINTED
 - TRUCK DOCK RETAINING WALL (REFER TO STRUCTURAL PLANS FOR DETAILS)
 - DOCK STAIRS (REFER TO STRUCTURAL/ARCHITECTURAL PLANS FOR DETAILS)
 - SCREEN WALL (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
 - REFER TO GRADING PLAN FOR FLUSH WALK LIMITS
 - BICYCLE RACK (REFER TO LANDSCAPE PLANS FOR DETAILS)
 - ACCESS SWING GATE (SEE DETAIL, SHEET C602)

SITE LEGEND

[Pattern]	LIGHT DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	LOCAL STREET RIGHT OF WAY PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	DECORATIVE PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)
[Pattern]	1/2" MILL & 1/2" RESURFACE (COST TO BE DEDUCTED FROM IMPACT FEES)
[Symbol]	ADA ACCESSIBLE PARKING SPACE
[Symbol]	PARKING STALL COUNT

NOTE:
REFER TO LANDSCAPE ARCHITECTURE PLANS FOR DETAILS OF HARDSCAPE DESIGN.

GENERAL NOTES

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
- THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOODPLAIN PER FEMA MAP PANEL 1805700120G FOR HAMILTON COUNTY INDIANA, LAST REVISED NOVEMBER 19, 2014.
- SITE IS CURRENTLY UNDER CONSTRUCTION FOR MASS GRADING AND UTILITY INFRASTRUCTURE. REFER TO MASS GRADING PLAN FOR DETAILS. MASS GRADING AND UTILITIES SHOWN AS EXISTING TOPOGRAPHY COULD VARY BASED ON ACTUAL CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL FEATURES PRIOR TO ORDERING MATERIALS.

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 -

EXISTING LEGEND

[Symbol]	BEHIND THE CURB INLET	[Symbol]	SANITARY MANHOLE
[Symbol]	BEEHIVE INLET	[Symbol]	STAND PIPE
[Symbol]	BUSH	[Symbol]	SPIGOT
[Symbol]	CURB INLET	[Symbol]	TELEPHONE MANHOLE
[Symbol]	DRAINAGE MANHOLE	[Symbol]	TELEPHONE MANHOLE
[Symbol]	ELECTRIC HANDHOLE	[Symbol]	TELEPHONE PEDISTAL
[Symbol]	ELECTRIC METER BOX	[Symbol]	TRANSFORMER
[Symbol]	FIRE HYDRANT	[Symbol]	TREE
[Symbol]	FIRE PLUG	[Symbol]	TRAFFIC HANDHOLE
[Symbol]	FIRE VALVE SHUT OFF	[Symbol]	WELL
[Symbol]	GAS VALVE	[Symbol]	WATER VALVE
[Symbol]	INLET	[Symbol]	BURIED ELECTRIC LINE
[Symbol]	LD	[Symbol]	BURIED GAS LINE
[Symbol]	LIGHT POLE	[Symbol]	BURIED TELEPHONE LINE
[Symbol]	POST	[Symbol]	BURIED UNKNOWN UTILITY
[Symbol]	POWER POLE	[Symbol]	BURIED WATER LINE
[Symbol]	RIGHT OF WAY MONUMENT	[Symbol]	TOP OF RIM ELEVATION
[Symbol]	SPRINKLER CONTROL VALVE	[Symbol]	INVERT ELEVATION
[Symbol]	SIGN	[Symbol]	PLASTIC PIPE
[Symbol]	DRAINAGE EASEMENT	[Symbol]	REINFORCED CONCRETE PIPE
		[Symbol]	CORRUGATED PLASTIC PIPE

17600 SHAMROCK BLVD
WESTFIELD, IN 46074

7260 Shadeland Station | Indianapolis, Indiana 46266
TEL: 317.547.6880 | FAX: 317.544.0276
www.structurepoint.com

AMERICAN
STRUCTUREPOINT
INC.

REGISTERED PROFESSIONAL ENGINEER
No. 11500408
STATE OF INDIANA
Tanner Winkler

CERTIFIED BY

ISSUANCE INDEX

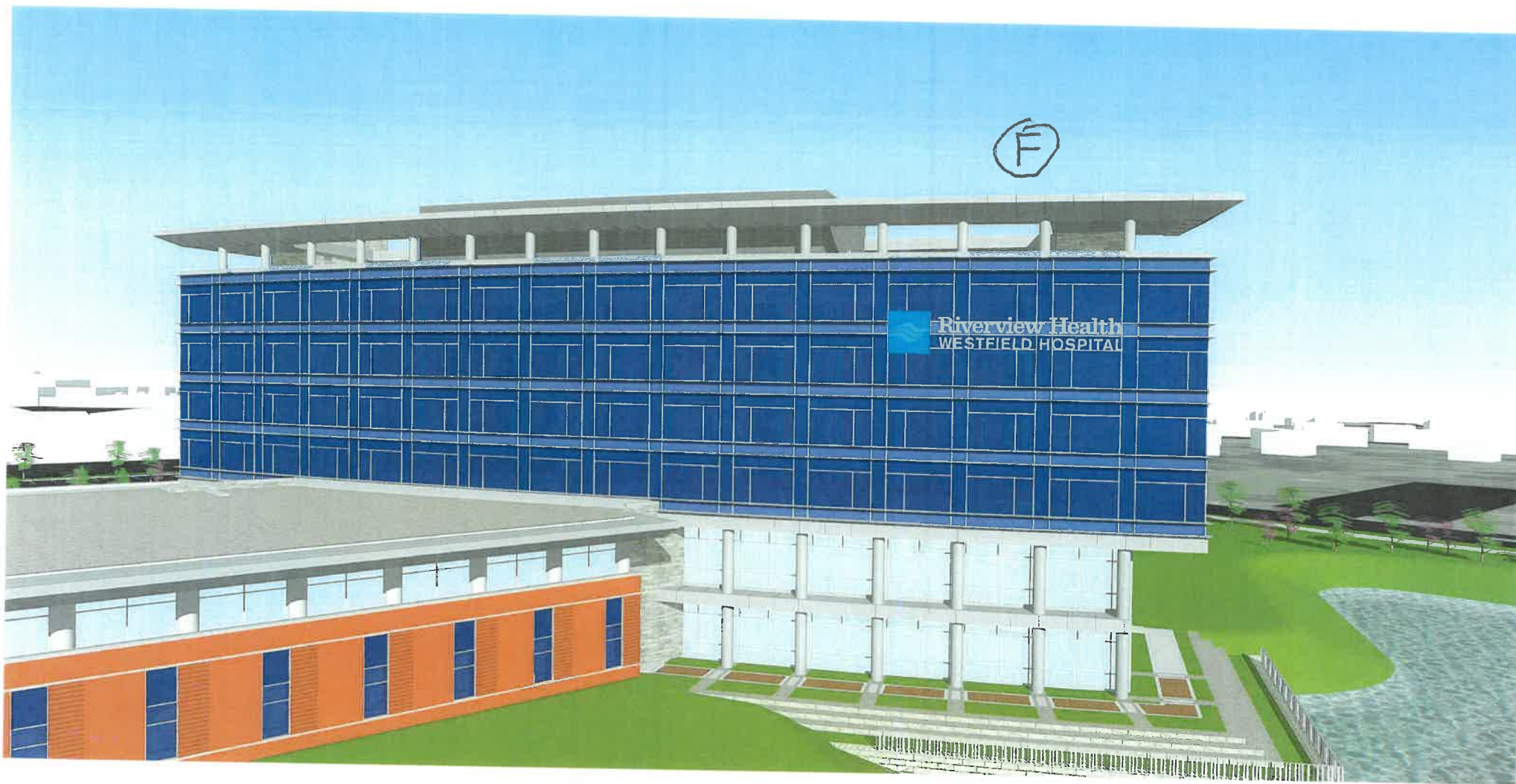
DATE:	JULY 14, 2017
PROJECT PHASE:	INDIANA STATE DEPARTMENT OF HEALTH SUBMISSION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	REVIEW COMMENTS	03/11/16
2	BP2 - SITE PACKAGE	05/13/16
3	GRADING REVISIONS	06/09/16
4	CITIZENS COMMENTS	06/19/16
5	AS/PR	07/26/16
6	BP1 PR4	08/16/16
7	BP2 PR1	04/14/17
8	BP5	05/12/17
9	BP5-PR1	08/16/17

Project Number 2015.00843

SITE PLAN

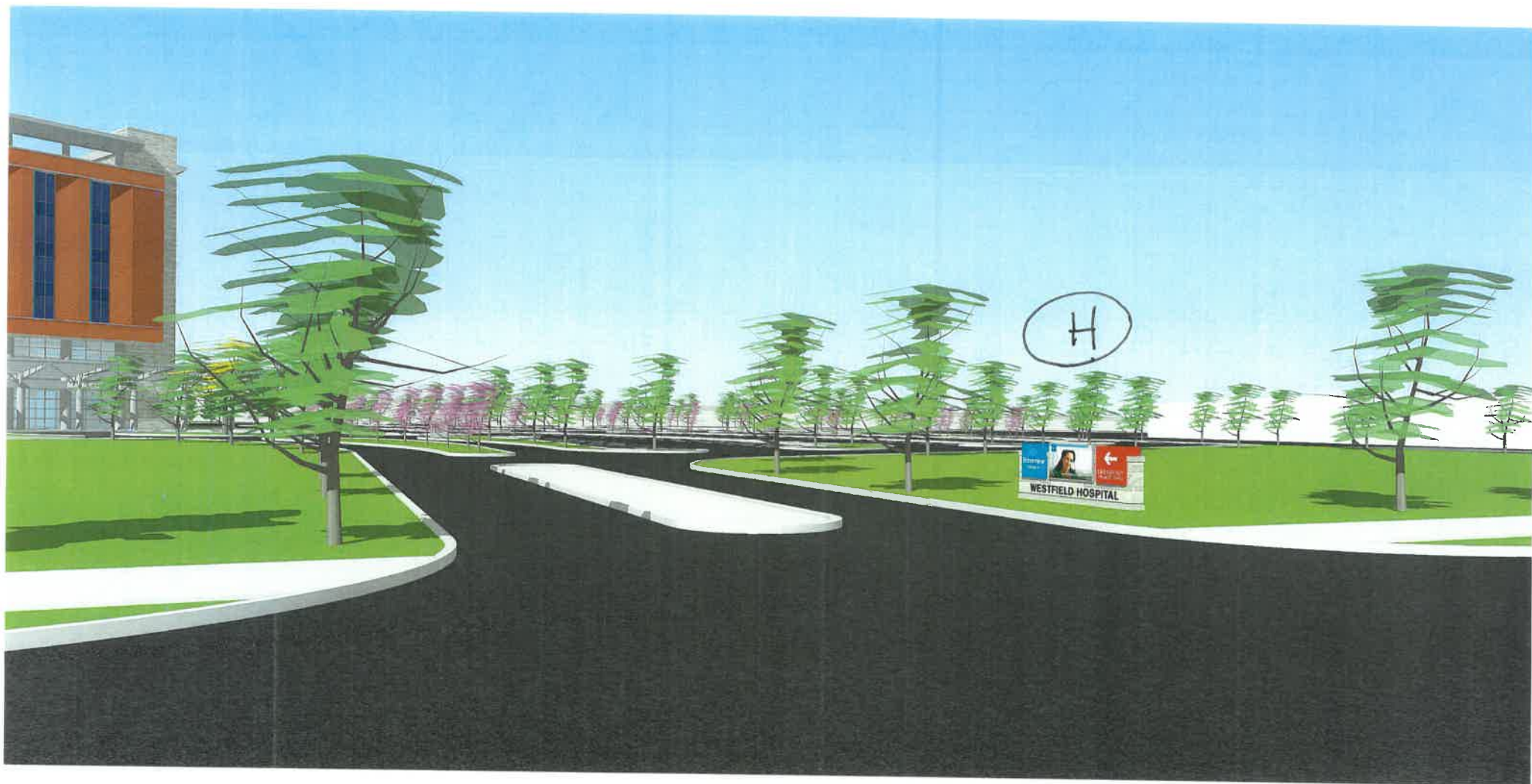
C200













(K)



J









①

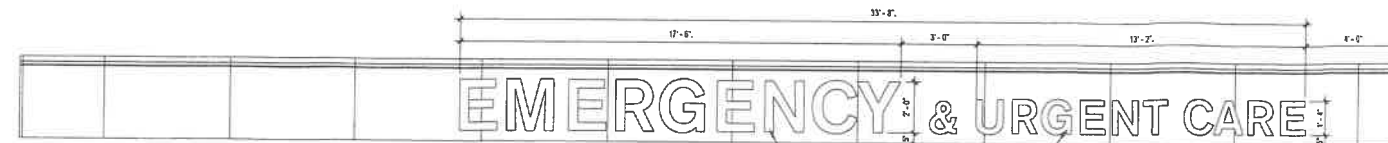


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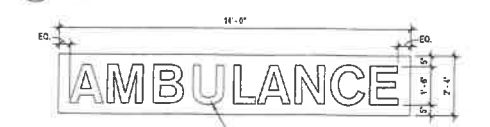
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C

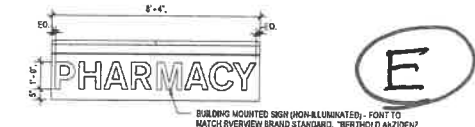
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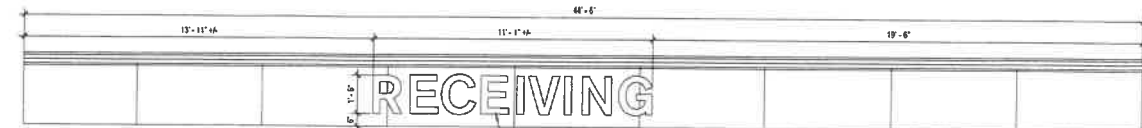
5 ER AND URGENT CARE
3/8" = 1'-0"



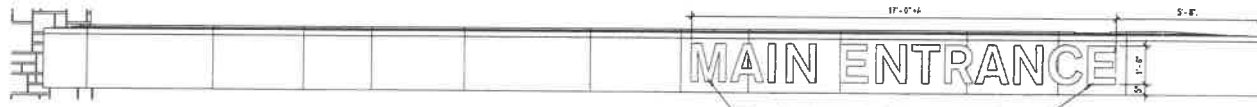
3 AMBULANCE SIGN
3/8" = 1'-0"



4 PHARMACY
3/8" = 1'-0"



2 RECEIVING
3/8" = 1'-0"



1 MAIN ENTRANCE
3/8" = 1'-0"



RIVERVIEW HEALTH -
WESTFIELD OUTPATIENT
CARE CENTER

17600 SHAMROCK BLVD.
WESTFIELD, IN 46074



CERTIFIED BY

ISSUANCE INDEX	
DATE:	June 03, 2016
PROJECT PHASE:	
BID PACKAGE 3 -	STRUCTURAL/CORE & SHELL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
20	BP3 - FR10	06/12/17

Project Number 2015.00843

SIGNAGE ELEVATIONS

A206

**RIVERVIEW
WESTFIELD
HOSPITAL**

17600 SHAMROCK BLVD
WESTFIELD, INDIANA

RENDERING NUMBER:

0218-0210

SCALE:

1/4" = 1' - 0"

SALES REP:

STEVE McVICKER

DATE:

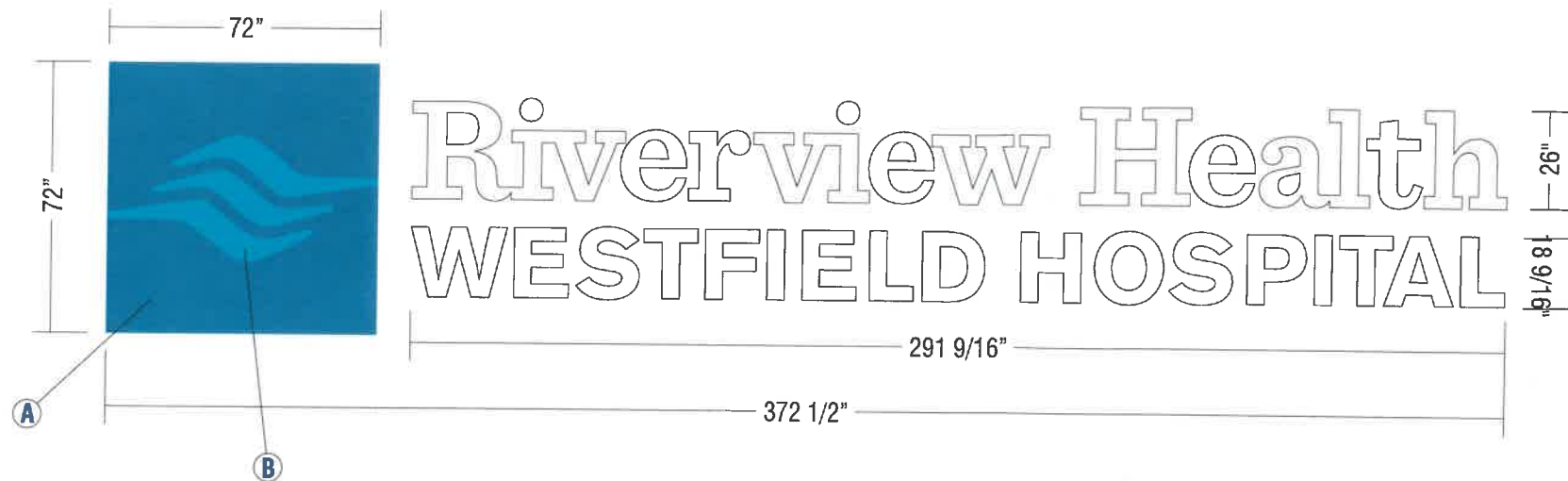
02/27/2018

REVISIONS:

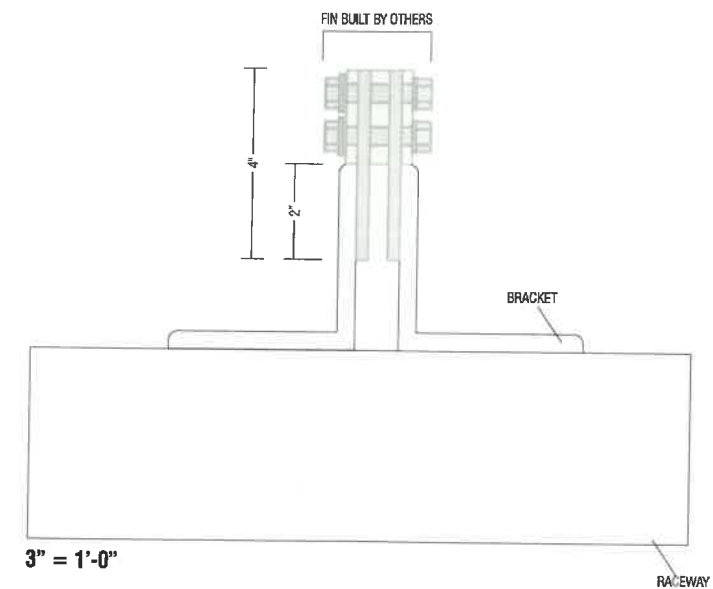
- 1)
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)
- 8)
- 9)
- 10)

DESIGNER:

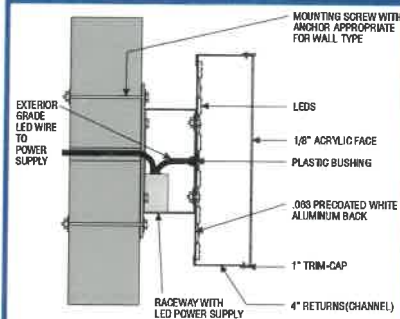
NK



F



**CHANNEL LETTERS
INTERNALLY ILLUMINATED
WITH LEDS ON RACEWAY**



CROSS SECTION

COLOR SPECS

- A 651-052 AZURE BLUE
- B 651-056 ICE BLUE

- C
- D
- E
- F
- G
- H
- I
- J

186.26 SQ FT

**FABRICATE AND INSTALL 1 SET OF INTERNALLY
ILLUMINATED FACE-LIT CHANNEL LETTERS &
LOGO ON RACEWAY**

FACES - 1/8" 2447 WHITE ACRYLIC FOR LETTERS/
3/16" WHITE POLYCARBONATE FOR LOGO

VINYL - MATCH SPECS

RETURNS - 4" WHITE

TRIM CAPS - 1" WHITE

BACKS - .063 ALUMINUM

LEDS - WHITE

RACEWAY - 4" X 4" PAINTED BRUSHED ALUMINUM SILVER

INSTALLATION - MOUNTED TO CURVED RACEWAY AND
SECURED TO MOUNTING BRACKETS FOR CURTAINWALL
SYSTEM

WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED

**THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS
OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL
CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.**



1/16" = 1'-0"

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL
PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSE AS POSSIBLE.

Sign Craft

8816 CORPORATION DR. INDIANAPOLIS, IN 46256 317.842.8664 signcraftind.com



RIVERVIEW HEALTH -
WESTFIELD OUTPATIENT
CARE CENTER

17600 SHAMROCK BLVD.
WESTFIELD, IN 46074



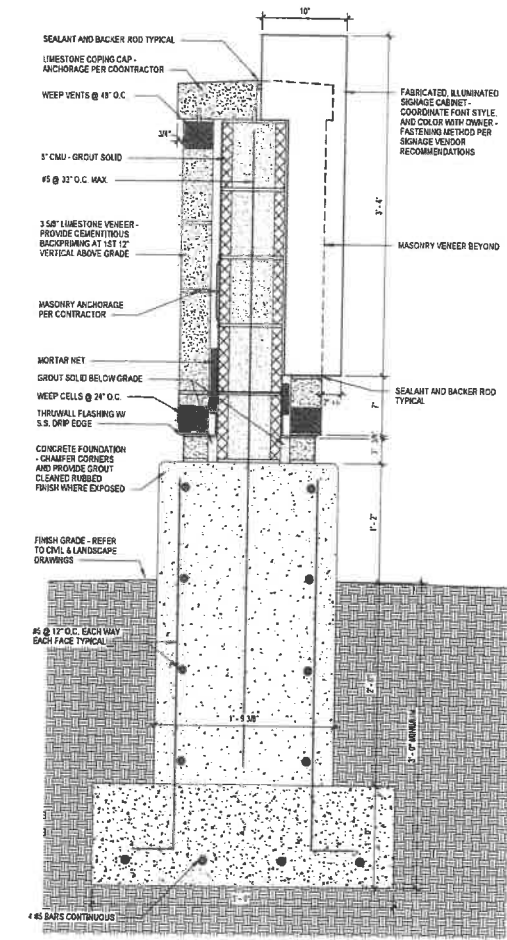
CERTIFIED BY

ISSUANCE INDEX		
DATE:	August 15, 2017	
PROJECT PHASE:	BID PACKAGE 5 - LANDSCAPE	

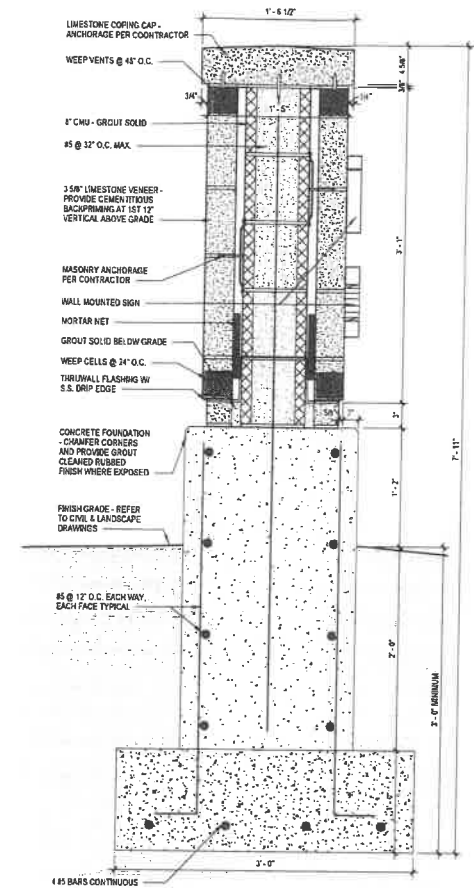
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
27	BPS - PR1	08/18/2017

Project Number 2015.00843
MONUMENT SIGNAGE

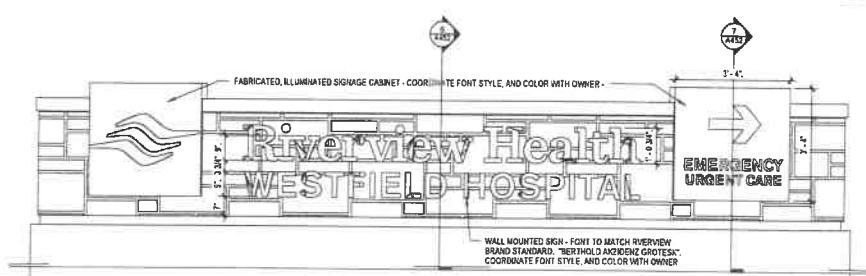
A452



7 SECTION
1 1/2\"/>



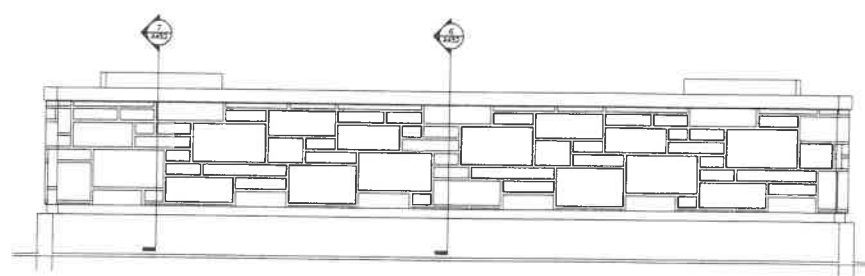
6 SECTION
1 1/2\"/>



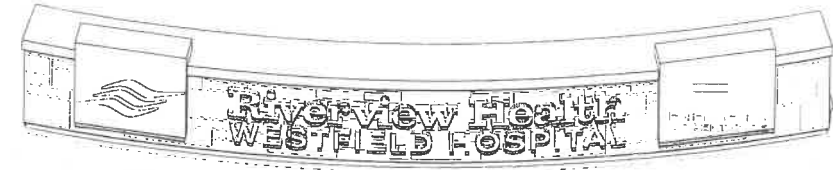
5 ELEVATION-FRONT
1/2\"/>



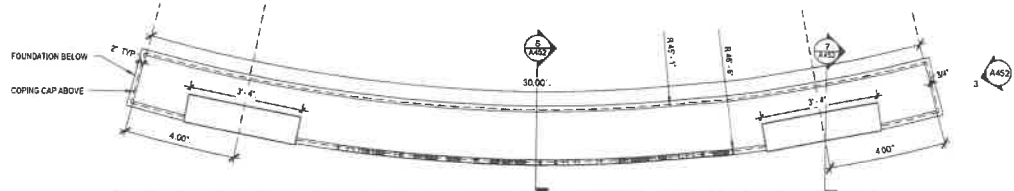
3 ELEVATION-SIDE
1/2\"/>



2 ELEVATION-REAR
1/2\"/>

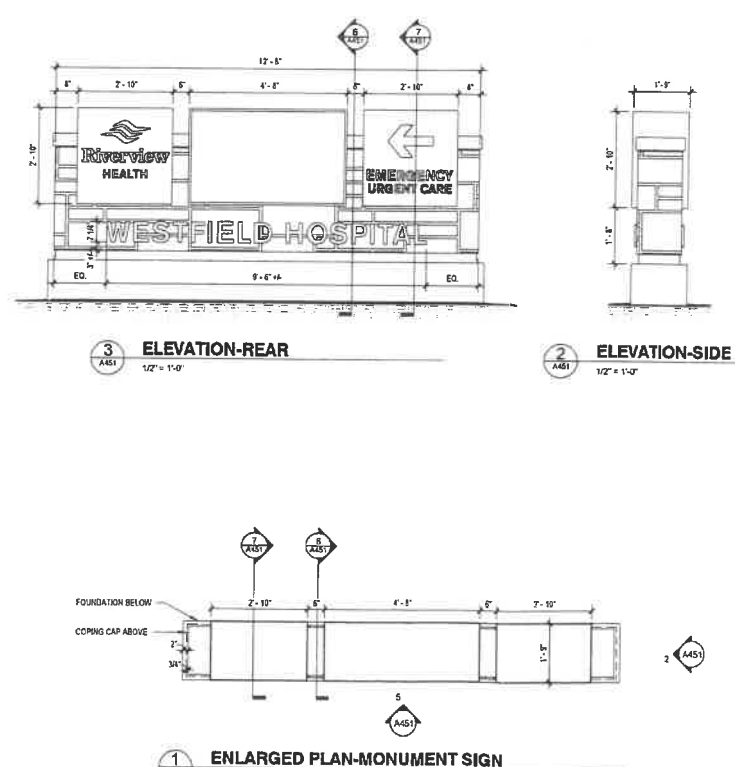
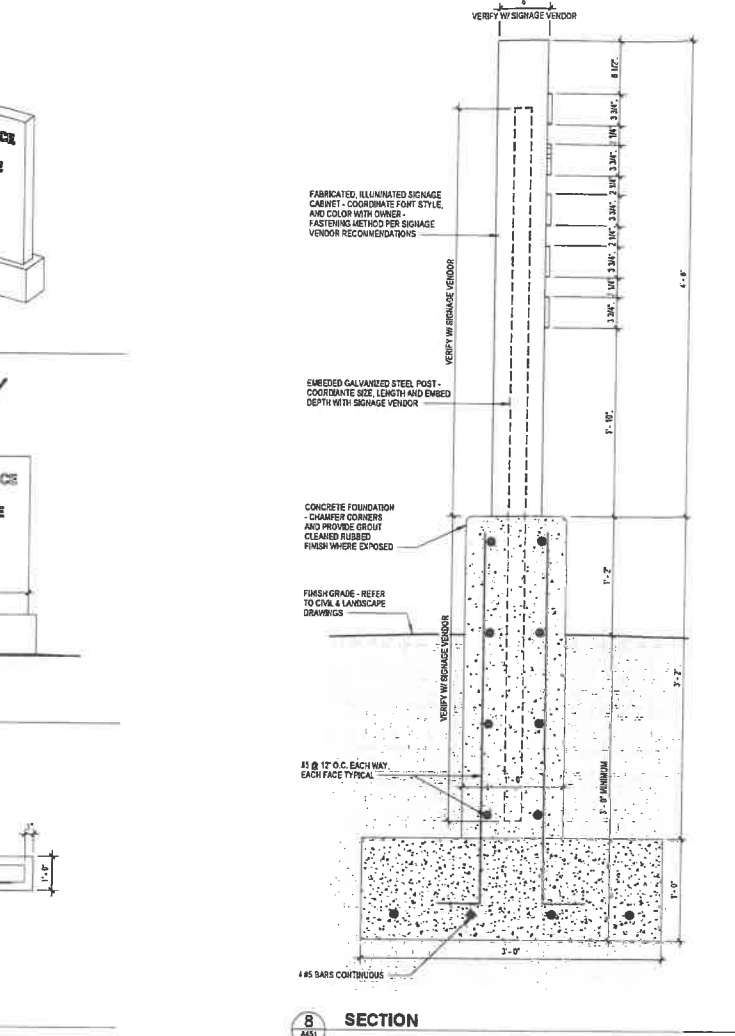
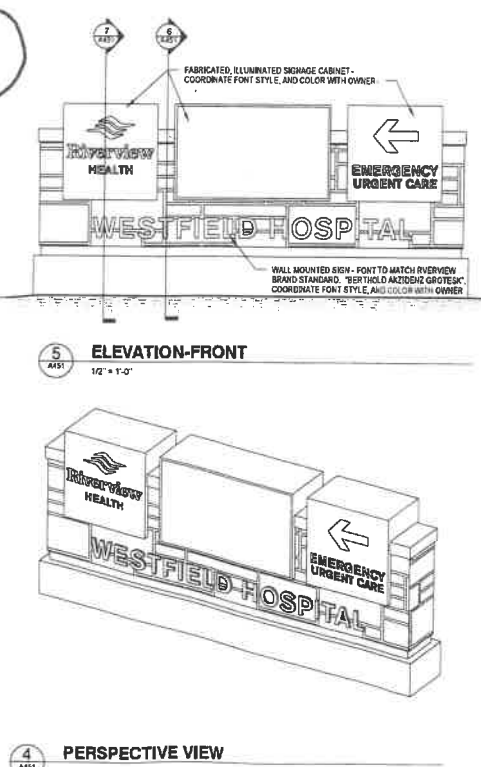
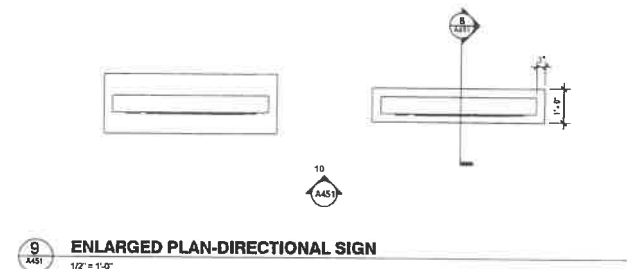
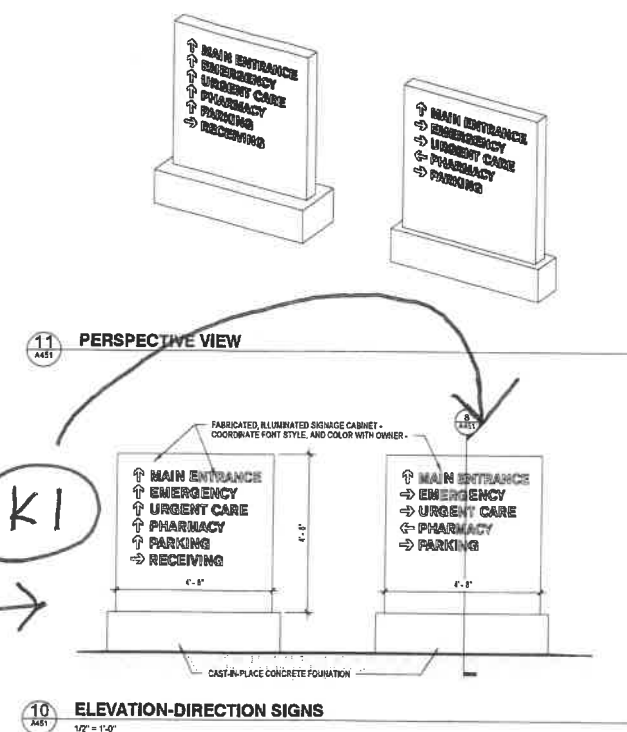
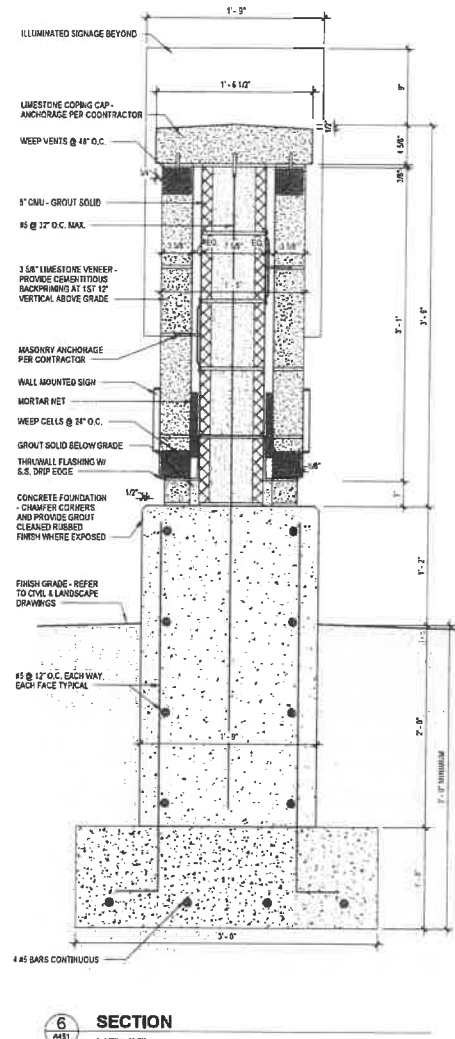
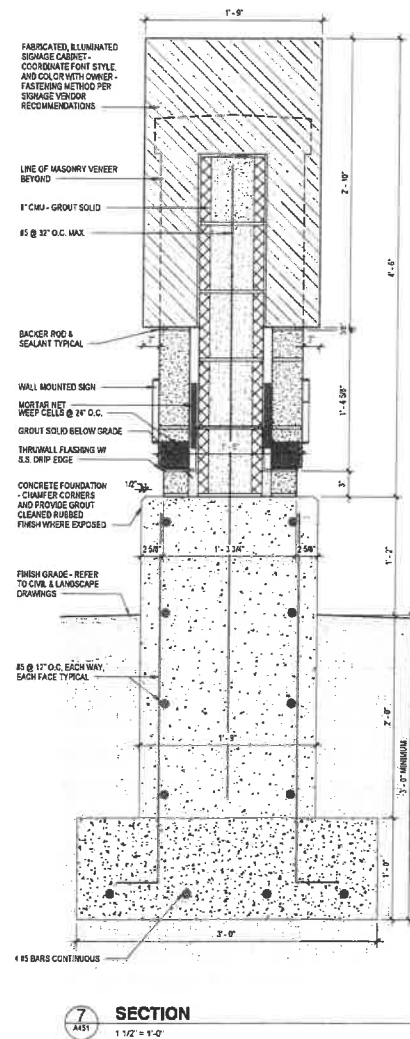


4 PERSPECTIVE VIEW
A452



1 MONUMENT SIGNAGE-CURVED
1/2\"/>

9/18/2017 11:30:38 AM



RIVERVIEW HEALTH - WESTFIELD OUTPATIENT CARE CENTER

17600 SHAMROCK BLVD.
WESTFIELD, IN 46074



CERTIFIED BY

ISSUANCE INDEX		
DATE:	August 15, 2017	
PROJECT PHASE:	BID PACKAGE 5 - LANDSCAPE	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
27	BP5 - PR1	08/18/2017

Project Number 2015.00843
MONUMENT SIGNAGE

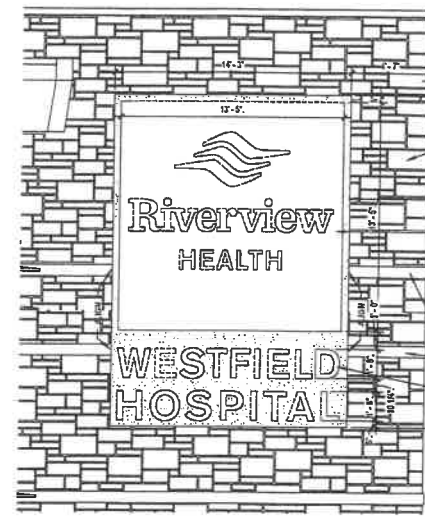
A451

KEYED ELEVATION NOTES (NOTED WITH 1A)

- 1A TERRA COTTA RAINSCREEN - B.O.D. TERRAZZO PTERAX KS18
- 1B TERRA COTTA RAINSCREEN WEATHERED REVEALS - B.O.D. TERRAZZO PTERAX KS18 - SEE DET. ON A204
- 2 LIMESTONE VENEER MATCH PATTERN ON SHEET A205
- 3 PREFINISHED ALUMINUM CURTAINWALL SYSTEM - B.O.D. KAWNEER 1800UT
- 4 PREFINISHED ALUMINUM CURTAINWALL ENTRY SYSTEM - B.O.D. KAWNEER 1800UT
- 5 PREFINISHED ALUMINUM STOREFRONT SYSTEM - B.O.D. KAWNEER 1800UT
- 6 PREFINISHED ALUMINUM STOREFRONT ENTRY SYSTEM - B.O.D. KAWNEER 1800UT
- 7 INSULATED HOLLOW METAL DOOR AND FRAME
- 8 PENTHOUSE METAL PANEL - B.O.D. FIRESTONE UR PRO OMEGA
- 9 PREFINISHED METAL COLUMN COVER - B.O.D. SOBOTEC SL2000
- 10 PREFINISHED METAL WALL PANEL SYSTEM - B.O.D. SOBOTEC SL2000
- 11 INSULATED OVERHEAD COLLING DOOR
- 12 PREFINISHED ALUMINUM CANOPY W/ TRANSLUCENT ROOF CLADDING - B.O.D. KAWNEER 1800UT
- 13 PREFINISHED METAL PARAPET CORING
- 14 PREFINISHED ALUMINUM CURTAINWALL MULLION EXTENSION (B.O.D. KAWNEER MODEL # 841-090)
- 15 WALL MOUNTED SIGN FEATURE - REF TO A205
- 16 INSULATED SILVER SPANDREL GLAZING
- 17 INSULATED BLUE SPANDREL GLAZING
- 18 INSULATED CLEAR GLAZING
- 19 INSULATED CLEAR GLAZING
- 20 GENERATOR
- 21 TRANSFORMER & SWITCHGEAR
- 22 LED STRIP LIGHTING - COORD W/ ELECTRICAL DWGS
- 23 PREFINISHED GRANITE STOP
- 24 EXTERIOR LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
- 25 LIMESTONE ACCENT BAND
- 26 TERRA COTTA ACCENT BAND (COLOR, TC)
- 27 NOT USED
- 28 BUILDING GATE TO MATCH METAL FENCING - B.O.D. BASTELLE CUSTOM SYSTEM REFER TO DETAILS ON A204 SHEETS
- 29 DRIVE THROUGH PHARMACY WINDOW
- 30 UNUSED
- 31 UNUSED
- 32 UNUSED
- 33 UNUSED
- 34 UNUSED
- 35 SOLIDPREFINISHED CONDUCTOR BOX & ALUMINUM DOWNSPOUT W/ SPLASH LOCK
- 36 STRUCTURAL STEEL CANOPY-REF SHEET A413
- 37 BLUE TINTED GLAZING
- 38 GROUND FACE STARTER COURSE
- 39 LIMESTONE VENEER - 10X24 RUNNING BOND
- 40 CAST IN PLACE CONCRETE - GROUT-CLEANED RUBBED FINISH
- 41 REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR FINAL GRADING AND FRESH MATERIALS
- 42 WALL MOUNTED STEEL LADDER (2'-4" WIDE, PAINT)
- 43 NATURAL STONE WINDOW SILL-HEADER - SEE DETAILS
- 44 PREFINISHED METAL LOUVER COORDINATE W/ MECH. DRAWINGS CONTROL JOINT IN STONE VENEER - ALIGN WITH CONTROL JOINT IN MASONRY BACK-UP WHERE APPLICABLE
- 45 EXTERIOR BUILDING MOUNTED SIGNAGE-BY OWNER - AT SIGNAGE LOCATIONS, PROVIDE 6" FIRE RETARDANT TREATED PL WOOD SHEATHING IN LIEU OF EXTERIOR GYPSUM
- 46 STONE RELIEF JOINT
- 47 PREFINISHED ALUMINUM GUTTER & DOWNSPOUT W/ CONCRETE SPLASH-LOCK
- 48 MANUFACTURED RAMP, LANDING AND RAILING SYSTEM FROM SURFACE OF ROOF TO HOLLOW METAL DOOR THRESHOLD (B.O.D. EZ-ACCESS, TITAN CODE COMPLIANT RAMP)
- 49 DOCK LEVELER, SLAMPER, SEAL & RESTRAINT
- 50 CAST IN PLACE CONCRETE STAIRS & STEEL RAILING-SEE 71A42
- 51 TERRA COTTA HORIZONTAL SILL-HEAD
- 52 CONCRETE BOLLARD - W/ POLY SLEEVE - SEE DETAIL, 51A42
- 53 PREFINISHED ALUMINUM ENTRANCE CANOPY

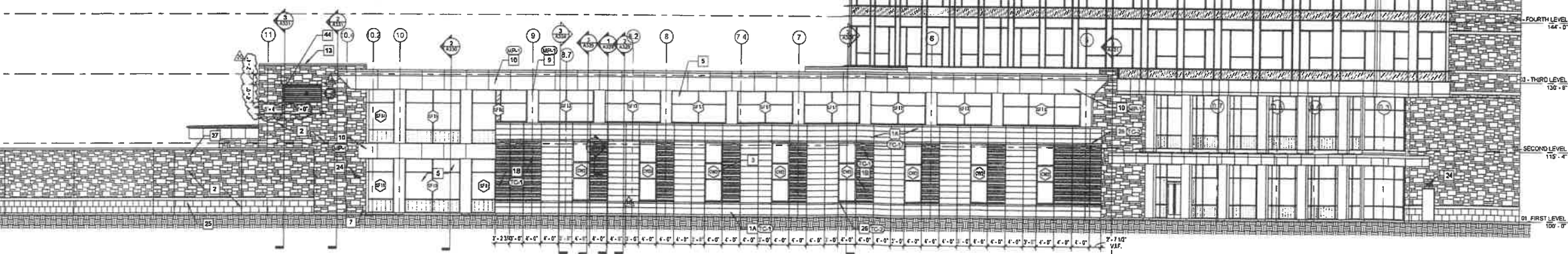
KEYED ELEVATION MATERIAL NOTES (NOTED WITH 2A)

- MP-1 METAL PANEL-BRIGHT SILVER METALLIC
- MP-2 METAL PANEL-SWIRL RESONANT BLUE
- TC-1 BOO 01-TERRAZZO, ROUGE RED
- TC-2 BOO 01-TERRAZZO, LIGHT GRAY

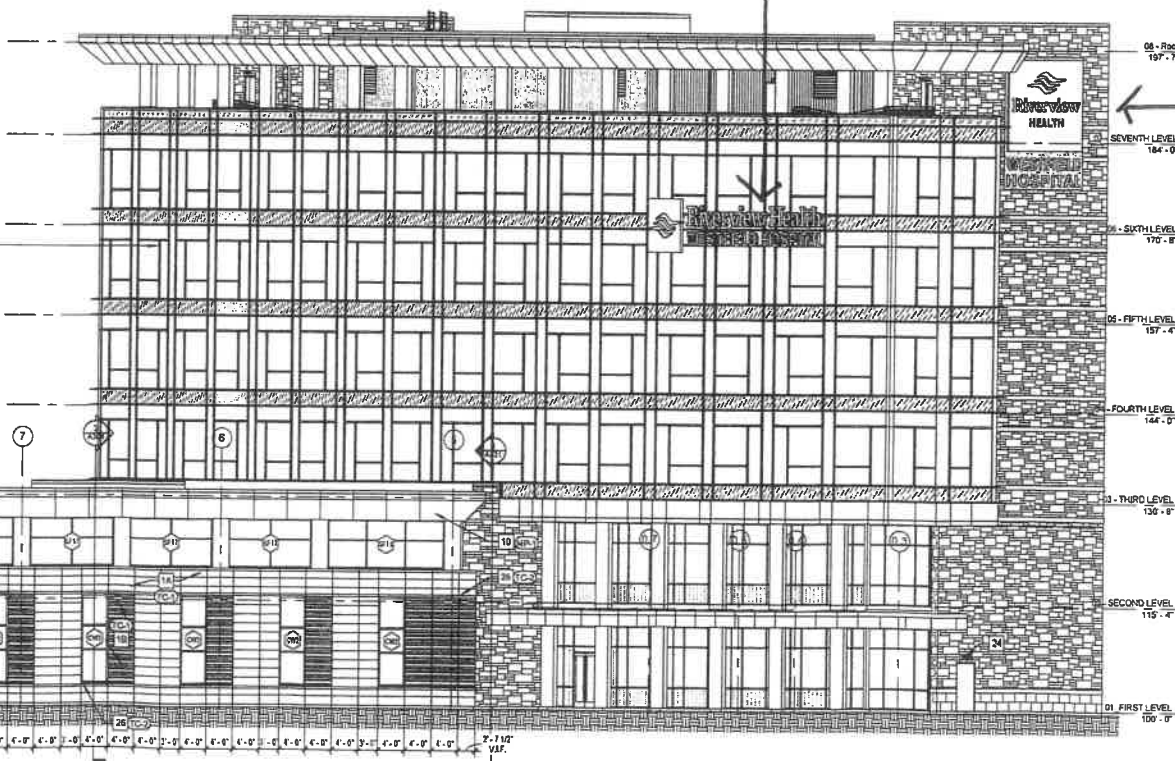


TOWER SIGN ELEVATION
1/4" = 1'-0"

SOUTHEAST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"



RIVERVIEW HEALTH - WESTFIELD OUTPATIENT CARE CENTER

17600 SHAMROCK BLVD.
WESTFIELD, IN 46074



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ISSUANCE INDEX	
DATE:	June 03, 2016
PROJECT PHASE:	BID PACKAGE 3 - STRUCTURAL/CORE & SHELL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
15	BP3-ASI 6	10/20/2016
18	BP3-PR 8	03/27/2017
20	BP3-PR10	08/12/17

Project Number 2015.00843

EXTERIOR ELEVATIONS

A204



RIVERVIEW HEALTH -
WESTFIELD OUTPATIENT
CARE CENTER

17600 SHAMROCK BLVD.
WESTFIELD, IN 46074



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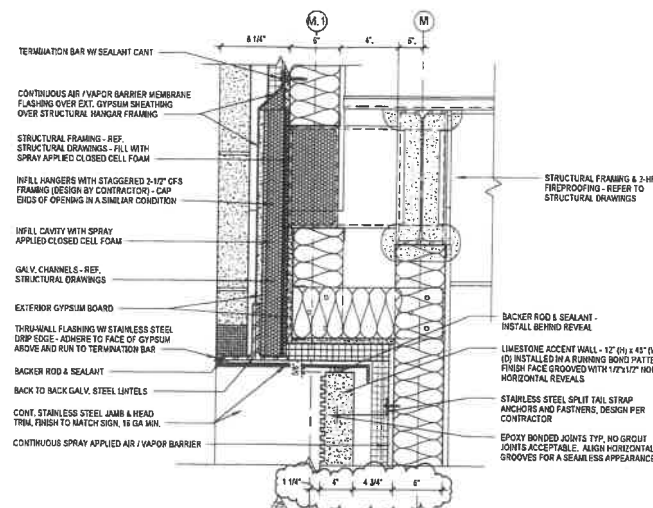
ISSUANCE INDEX		
DATE:	June 03, 2016	
PROJECT PHASE:	BID PACKAGE 3 -	
	STRUCTURAL/CORE & SHELL	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
17	BP3-PR 8	02/06/2017
20	BP3 - PR10	06/12/17
25	BP3 - PR10 R.1	08/10/17

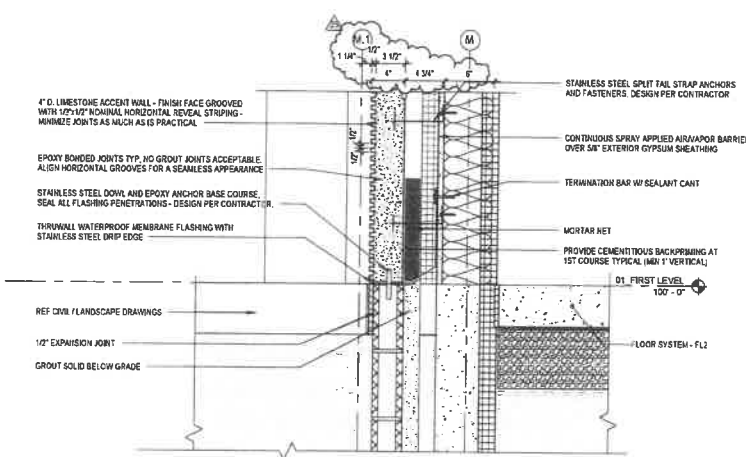
Project Number 2015.00843

SIGN FEATURE
DETAILS

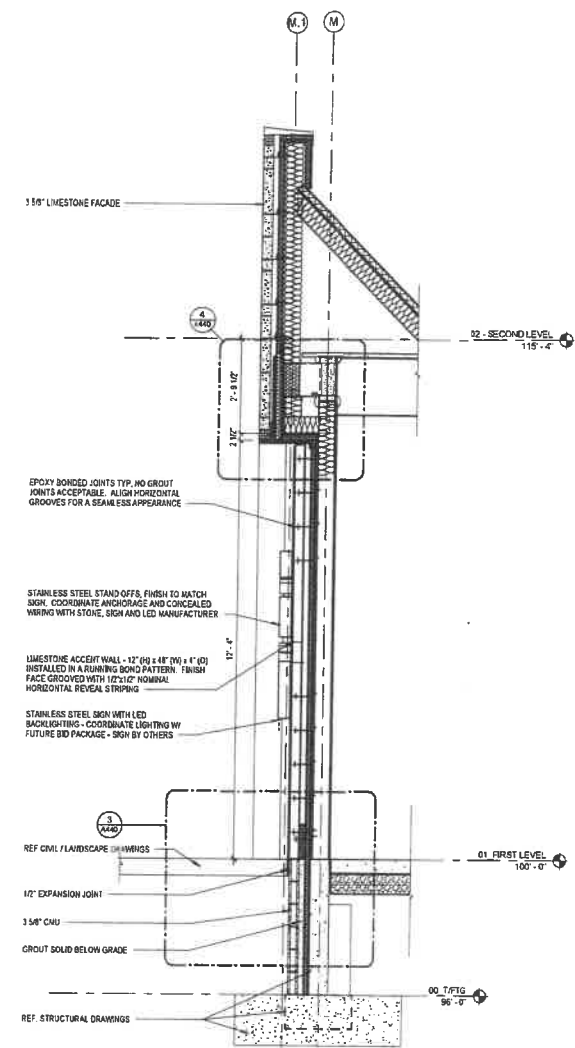
A440



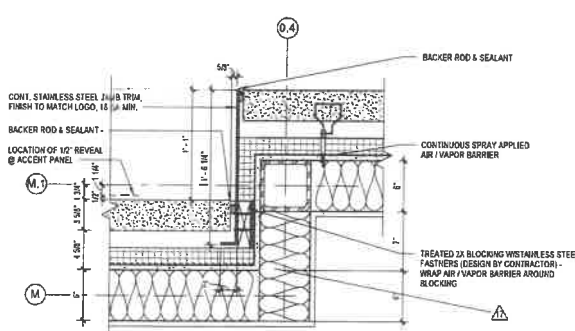
4 SECTION AT SIGN - HEAD DETAIL
1 1/2\"/>



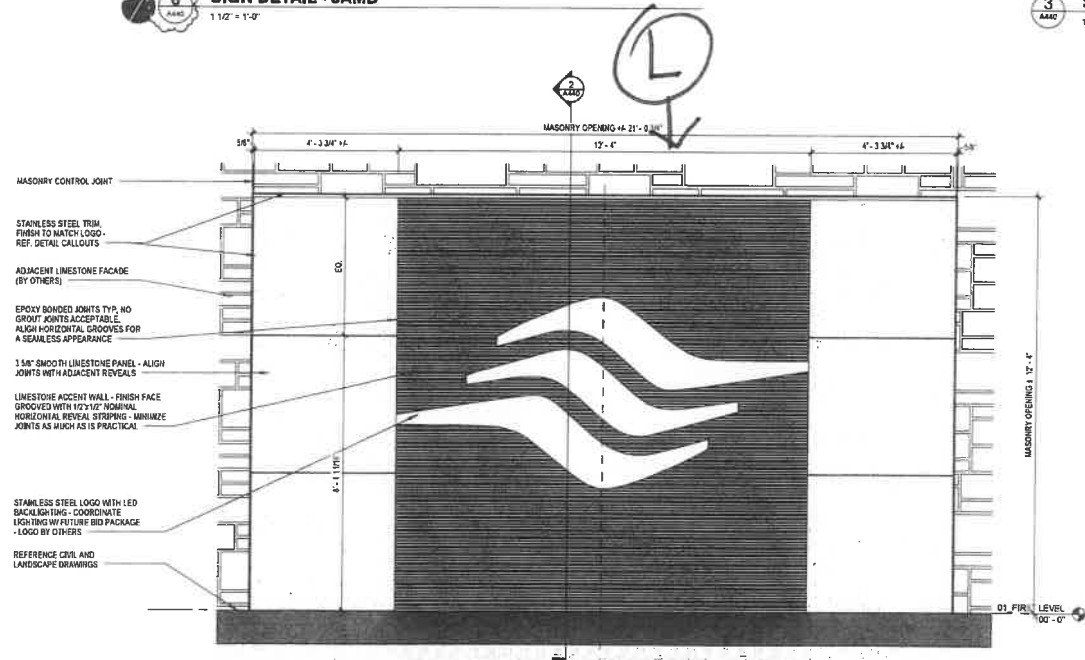
3 SECTION DETAIL
1 1/2\"/>



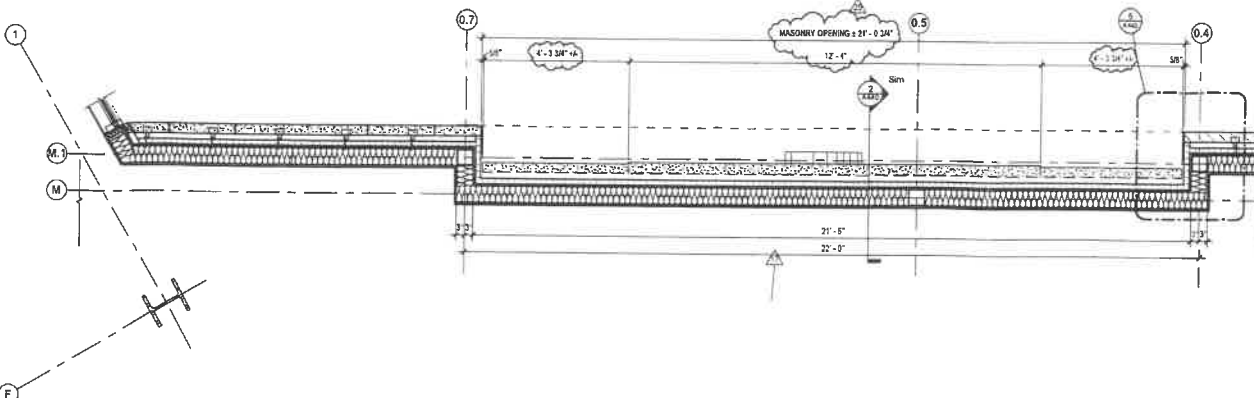
2 SECTION AT SIGN
1/2\"/>



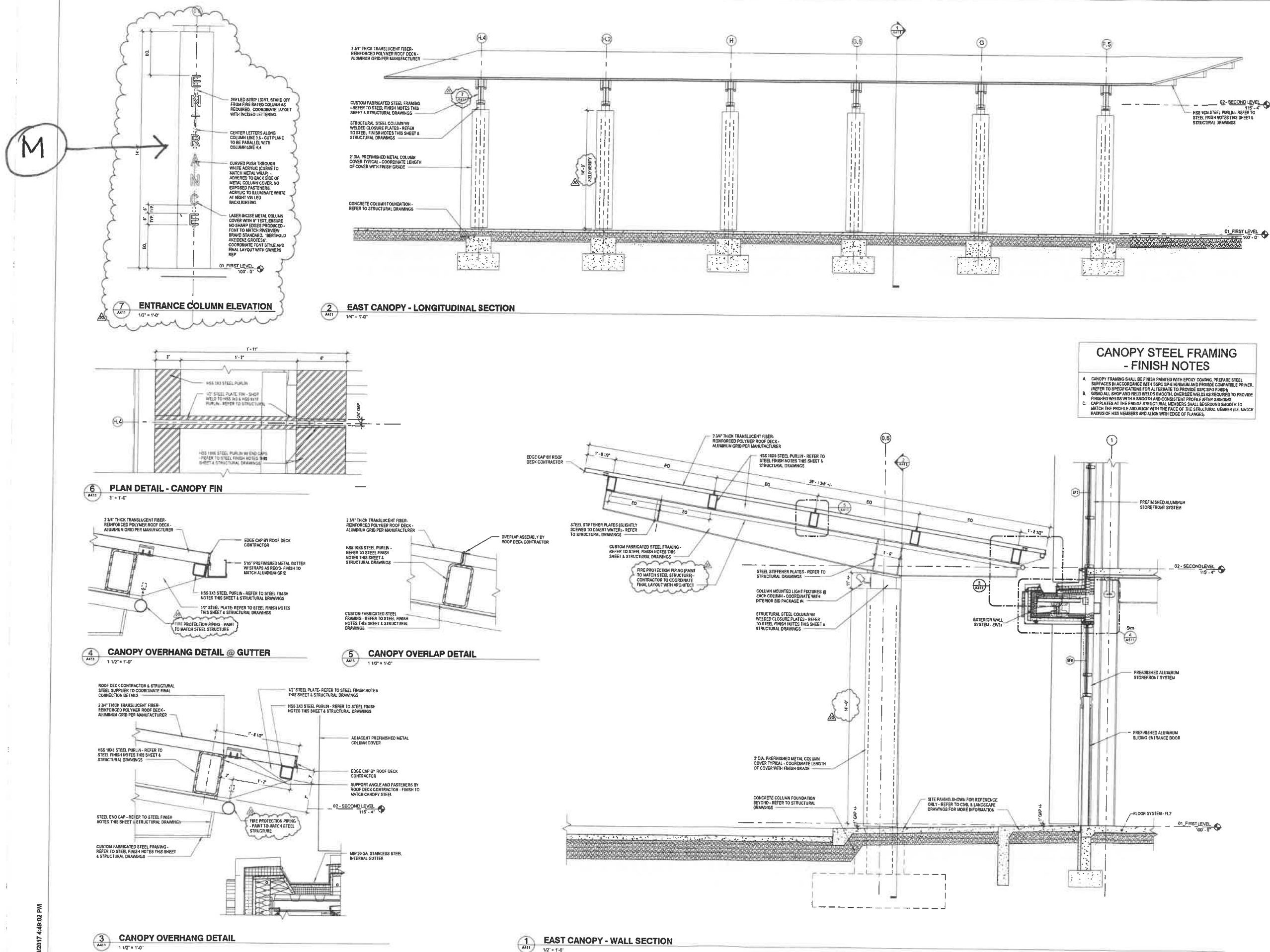
6 SIGN DETAIL - JAMB
1 1/2\"/>



5 SIGN ELEVATION
1/2\"/>



1 ENLARGED PLAN - SIGN
1/2\"/>



RIVERVIEW HEALTH - WESTFIELD OUTPATIENT CARE CENTER

17600 SHAMROCK BLVD.
WESTFIELD, IN 46074



CERTIFIED BY

ISSUANCE INDEX		
DATE:	June 03, 2016	
PROJECT PHASE:	BID PACKAGE 3 - STRUCTURAL/CORE & SHELL	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
2	BP3 - Addendum 1	6/14/16
20	BP3 - PR10	08/12/17

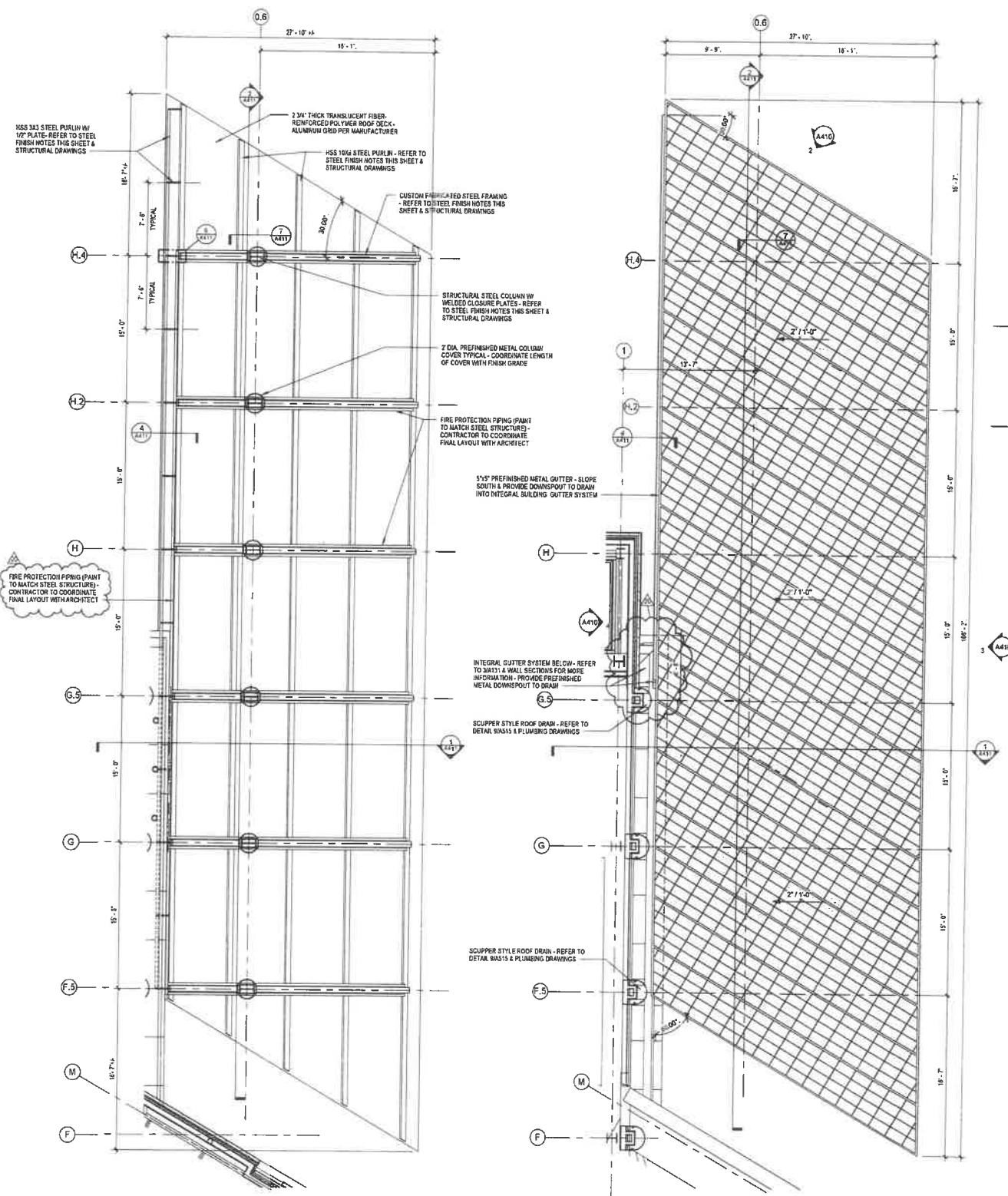
Project Number 2015.00843

MAIN ENTRY CANOPY SECTIONS, DETAILS

A411

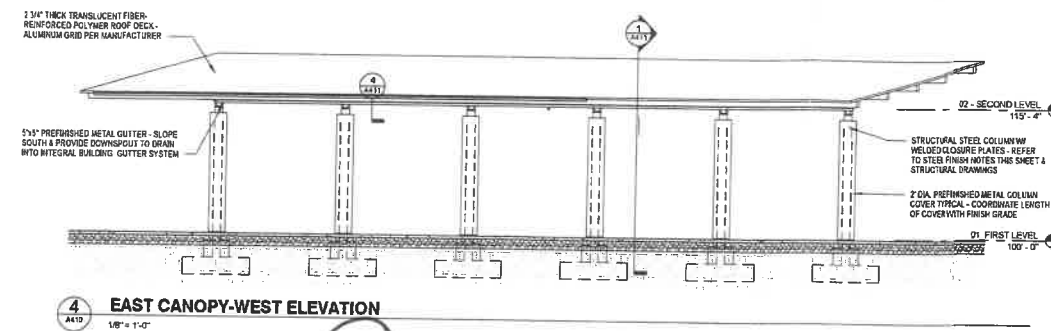
CANOPY STEEL FRAMING - FINISH NOTES

- CANOPY FRAMING SHALL BE FINISH PAINTED WITH EPOXY COATING. PREPARE STEEL SURFACES IN ACCORDANCE WITH SSPC SP-6 MINIMUM AND PROVIDE COMPATIBLE PRIMER. REFER TO SPECIFICATIONS FOR ALTERNATE TO PROVIDE SSPC SP-11 FINISH.
- GROUND ALL SHOP AND FIELD WELDS SMOOTH. OVERSIZE WELDS AS REQUIRED TO PROVIDE FINISHED WELDS WITH A SMOOTH AND CONSISTENT PROFILE AFTER GRINDING.
- CAP PLATES AT THE END OF STRUCTURAL MEMBERS SHALL BE GRINDING SMOOTH TO MATCH THE PROFILE AND ALIGN WITH THE FACE OF THE STRUCTURAL MEMBER (I.E. MATCH RADII OF HSS MEMBERS AND ALIGN WITH EDGE OF FLANGES).

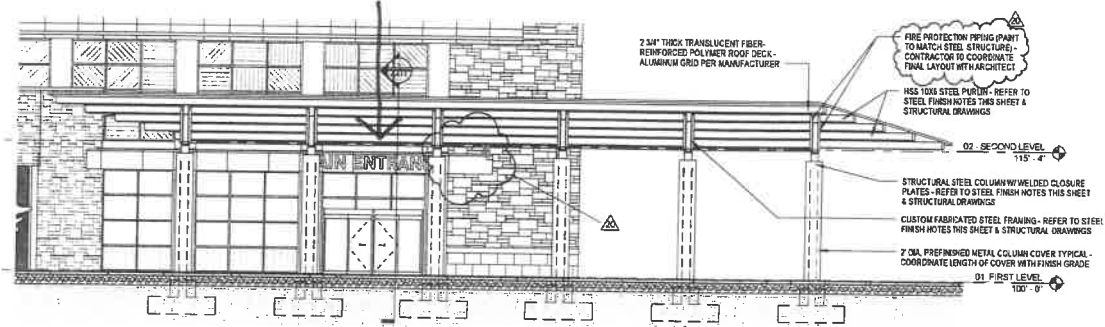


6 EAST CANOPY REFLECTED CEILING PLAN
3/16" = 1'-0"

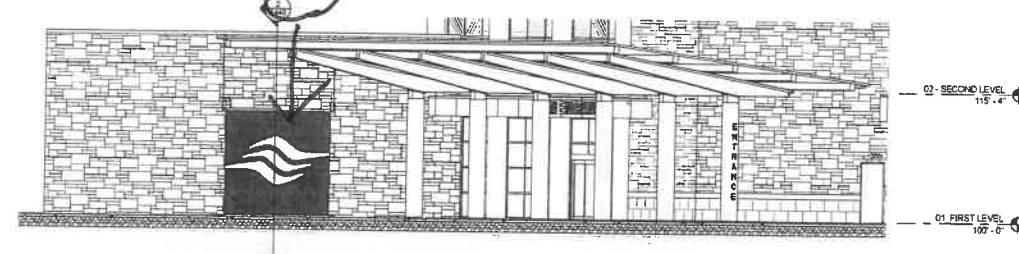
5 EAST CANOPY ROOF PLAN
3/16" = 1'-0"



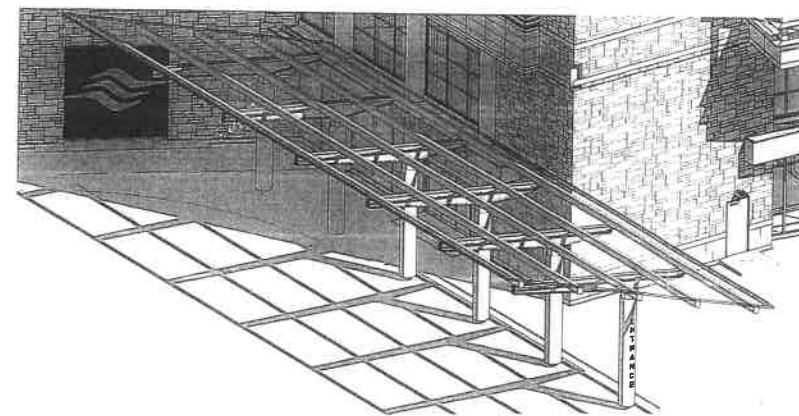
4 EAST CANOPY-WEST ELEVATION
1/8" = 1'-0"



3 EAST CANOPY-EAST ELEVATION
1/8" = 1'-0"



2 EAST CANOPY-NORTH ELEVATION
1/8" = 1'-0"



1 PERSPECTIVE - EAST CANOPY
1/8" = 1'-0"



RIVERVIEW HEALTH -
WESTFIELD OUTPATIENT
CARE CENTER

17600 SHAMROCK BLVD.
WESTFIELD, IN 46074



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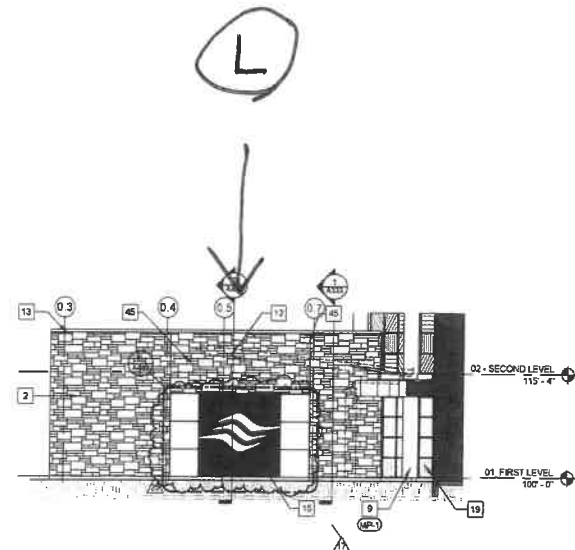
ISSUANCE INDEX		
DATE:	June 03, 2016	
PROJECT PHASE:	BID PACKAGE 3 -	
	STRUCTURAL/CORE & SHELL	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
2	BP3 - Addendum 1	6/14/16
20	BP3 - PR10	06/12/17

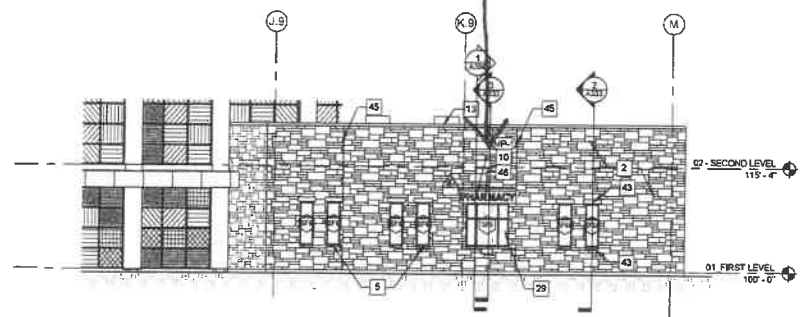
Project Number 2015.00843

MAIN ENTRY CANOPY
PLANS, ELEVATIONS

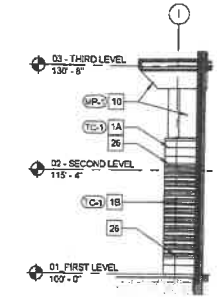
A410

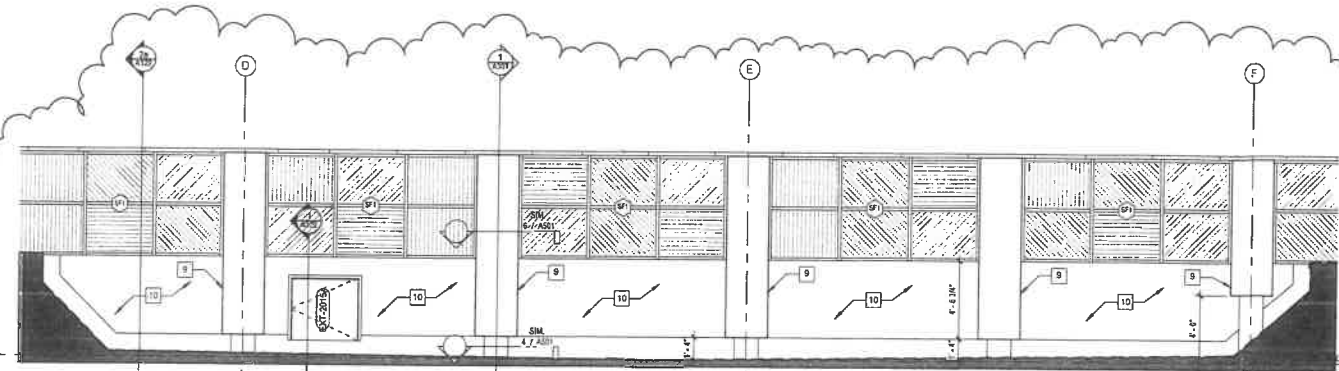


3 NORTHEAST PHARMACY ELEVATION
1" = 10'-0"

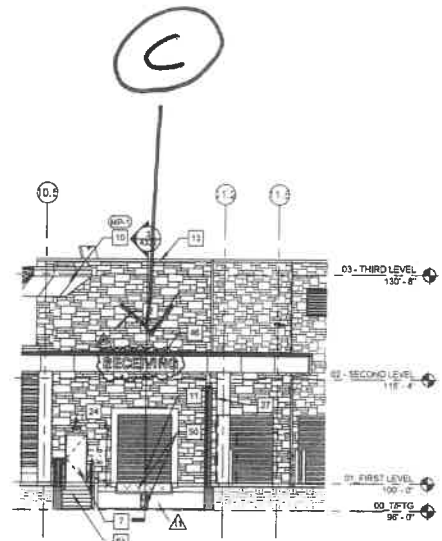


2 SOUTHEAST PHARMACY ELEVATION
1" = 10'-0"

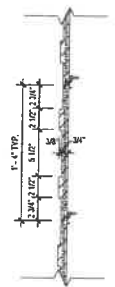




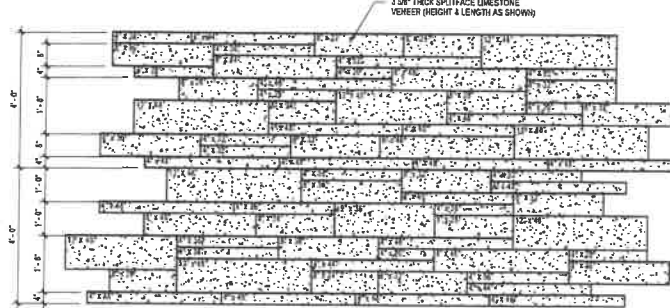
8 PHARMACY ROOF ELEVATION
1/8" = 1'-0"



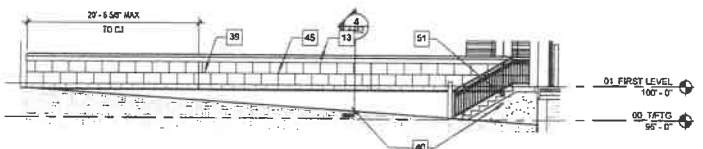
12 WEST-LOADING DOCK
1" = 10'-0"



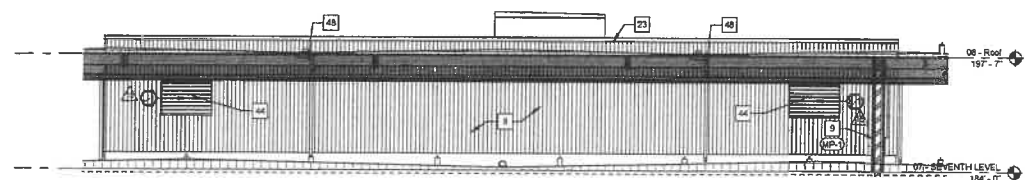
9 TERRA COTTA PANELS W/REVEALS
1 1/2" = 1'-0"



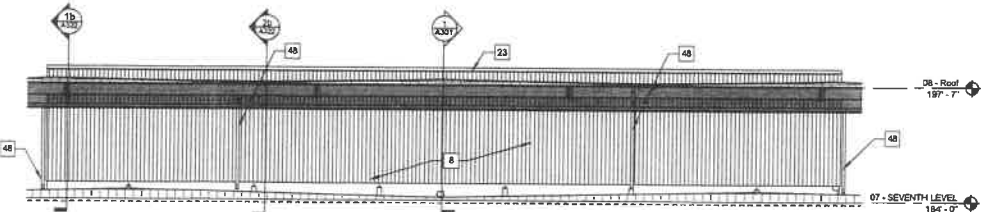
7 TYPICAL LIMESTONE VENEER PATTERN
1 1/2" = 1'-0"



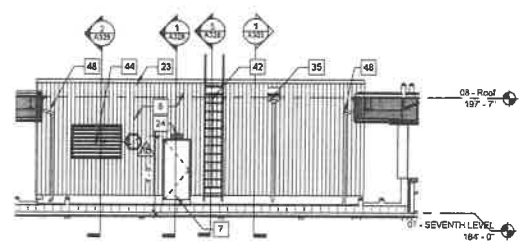
11 LOADING DOCK-SOUTH
1 1/2" = 1'-0"



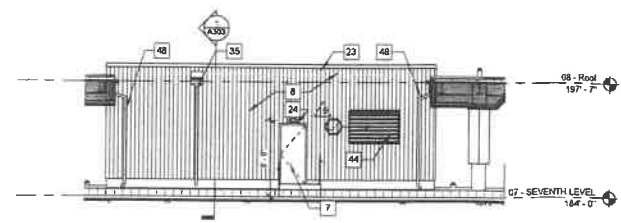
6 ELEVATION-PENTHOUSE WEST
1/8" = 1'-0"



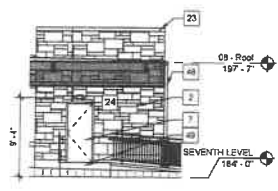
5 ELEVATION-PENTHOUSE EAST
1/8" = 1'-0"



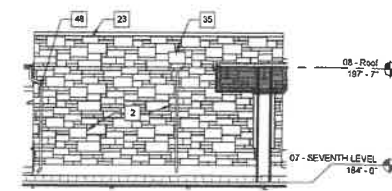
4 ELEVATION-PENTHOUSE NORTH
1/8" = 1'-0"



3 ELEVATION-PENTHOUSE SOUTH
1/8" = 1'-0"



2 ELEVATION-STAIR TOWER N-WEST
1/8" = 1'-0"



1 ELEVATION-STAIR TOWER N-SOUTH
1/8" = 1'-0"

KEYED ELEVATION NOTES (NOTED WITH [A])

- 1A TERRA COTTA RAINSCREEN - B.O.D. TERREAL PITERAK XS18
- 1B TERRA COTTA RAINSCREEN WESTRUED REVEALS - B.O.D. TERREAL PITERAK XS18 - SEE DT1 ON A205
- 2 LIMESTONE VENEER MATCH PATTERN ON SHEET A205
- 3 PREFINISHED ALUMINUM CURTAINWALL SYSTEM - B.O.D. KAWNEER 1600UT
- 4 PREFINISHED ALUMINUM CURTAINWALL ENTRY SYSTEM - B.O.D. KAWNEER 1600UT
- 5 PREFINISHED ALUMINUM STOREFRONT SYSTEM - B.O.D. KAWNEER 60UT
- 6 PREFINISHED ALUMINUM STOREFRONT ENTRY SYSTEM - B.O.D. KAWNEER 60UT
- 7 INSULATED HOLLOW METAL DOOR AND FRAME
- 8 PENTHOUSE METAL PANEL - B.O.D. PRESTONE, UR PRO OMEGA
- 9 PREFINISHED METAL COLUMN COVER - B.O.D. ICBOOTEC SL2000
- 10 PREFINISHED METAL WALL PANEL SYSTEM - B.O.D. SOBOTEC SL2000
- 11 INSULATED OVERHEAD COILING DOOR
- 12 PREFINISHED ALUMINUM CANOPY W/ TRANSLUCENT ROOF CLADDING - B.O.D. KALWALL CLADDING
- 13 PREFINISHED METAL PARAPET CORING
- 14 PREFINISHED ALUMINUM CURTAINWALL MULLION EXTENSION (B.O.D. KAWNEER MODEL # 841-690)
- 15 WALL MOUNTED SIGN FEATURE - REF TO A440S
- 17 INSULATED SILVER SPANDREL GLAZING
- 18 INSULATED BLUE SPANDREL GLAZING
- 19 INSULATED CLEAR GLAZING
- 20 GENERATOR
- 21 TRANSFORMER & SWITCHGEAR
- 22 LED STRIP LIGHTING - COORD W/ ELECTRICAL DWGS
- 23 PREFINISHED GRAVEL STOP
- 24 EXTERIOR LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
- 25 LIMESTONE ACCENT BAND
- 26 TERRA COTTA ACCENT BAND (COLOR TC2)
- 27 NOT USED
- 28 SLIDING GATES TO MATCH METAL FENCING - B.O.D. BASTEL CUSTOM SYSTEM-REFER TO DETAILS ON A460 SHEETS
- 29 DRIVE THROUGH PHARMACY WINDOW
- 30 UNUSED
- 31 UNUSED
- 32 UNUSED
- 33 UNUSED
- 34 UNUSED
- 35 SCUPPER, PREFINISHED CONDUCTOR BOX & ALUMINUM DOWNSPOUT W/ SPLASHBLOCK
- 36 STRUCTURAL STEEL CANOPY-REF SHEET A411
- 37 BLUE TINTED GLAZING
- 38 GROUND FACE STARTER COURSE
- 39 LIMESTONE VENEER - 1500A RUNNING BAND
- 40 CAST IN PLACE CONCRETE - GROUT-CLEANED RUBBED FINISH
- 41 REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR FINAL GRADING AND FINISH MATERIALS
- 42 WALL MOUNTED STEEL LADDER (2'-4" WIDE, PAINT)
- 43 NATURAL STONE WINDOW SILLHEADER - SEE DETAILS
- 44 PREFINISHED METAL LOUVER COORDINATE W/ MECH. DRAWINGS
- 45 CONTROL JOINT IN STONE VENEER - ALIGN WITH CONTROL JOINT IN MASONRY BACK-UP WHERE APPLICABLE
- 46 EXTERIOR BUILDING MOUNTED SIGNAGE BY OWNER - AT SIGNAGE LOCATIONS, PROVIDE 5/8" FIRE RETARDANT TREATED PLYWOOD SHEATHING IN LIEU OF EXTERIOR GYPSUM.
- 47 STONE RELIEF JOINT
- 48 PREFINISHED ALUMINUM GUTTER & DOWNSPOUT W/ CONCRETE SPLASHBLOCK
- 49 MANUFACTURED RAMP, LANDING AND RAILING SYSTEM FROM SURFACE OF ROOF TO HOLLOW METAL DOOR THRESHOLD (B.O.D. EZ-ACCESS, "TITAN CODE COMPLIANT RAMP")
- 50 DOCK LEVELER, RAMPER, SEAL & RESTRAINT
- 51 CAST IN PLACE CONCRETE STAIRS & STEEL RAILING-SEE 71A462
- 52 TERRA COTTA HORIZONTAL SILLHEAD
- 53 CONCRETE BOLLARD - W/ POLY SLEEVE, SEE DETAIL 6/A462

KEYED ELEVATION MATERIAL NOTES (NOTED WITH [MP])

- MP-1 METAL PANEL-BRIGHT SILVER METALLIC
MP-2 METAL PANEL-SWISS4 RESONANT BLUE
TC-1 BOO 01-TERRAL HOUSE RED
TC-2 BOO 01-TERRAL LIGHT GRAY



RIVERVIEW HEALTH - WESTFIELD OUTPATIENT CARE CENTER

17600 SHAMROCK BLVD.
WESTFIELD, IN 46074



CERTIFIED BY

ISSUANCE INDEX		
DATE:	June 03, 2016	
PROJECT PHASE:	BID PACKAGE 3 - STRUCTURAL/CORE & SHELL	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
11	BP3 PR2	09/01/2016
15	BP3- ASI 6	10/20/2016
20	BP3 - PR1D	05/12/17

Project Number 2015.00843

EXTERIOR MISC ELEVATIONS

A205



Petition Number: 1805-PUD-10 (Ordinance No. 18-12)

Project Name: Junction PUD Amendment II

Subject Site Address: 17600 Shamrock Blvd (the "Property")

Petitioner: Riverview Health

Representative: Kristen Sprague of Sign Craft Industries

Request: Requests a zoning review to modify sign standards to the Junction Planned Unit Development (PUD) District.

Current Zoning: Junction PUD District

Current Land Use: Under Construction

Approximate Acreage: 8.50 acres +/-

Property History: 1406-PUD-09 Junction PUD Ord. 14-22 (07/14/2014)
(The "Original PUD Ordinance")
1512-PUD-26 Junction PUD Amendment Ord. 15-41 (12/14/2015)

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 18-12
4. Illustrative Character Exhibits

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

This petition was introduced at the April 9, 2018, City Council meeting. The petition will receive a public hearing at the April 16, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 17600 Shamrock Blvd on the northeast corner of US 31 and State Road 32 (see **Exhibit 2**).

Property History: The Original PUD Ordinance (Ord. 14-22) was adopted by the City Council in July 2014. The first amendment (Ord. 15-41) to the Junction PUD was adopted in December

2015. The first amendment (Ord. 15-41) amended the Original PUD Ordinance by updating the concept plan, and illustrative character exhibits, and modifying the development standards.

Sign Standards: The proposed PUD ordinance (Ord. 18-12) is proposing to install signage in compliance with the Illustrative Character Exhibits (see **Exhibit 4**). All other signs not referenced in Proposed Ordinance 18-12 (see **Exhibit 3**) are applicable to the Junction PUD Ordinance (Ord. 14-22 and 15-41) and the UDO Sign Standards (Chapter 6.17) and are only included as reference (see **Exhibit 4**).

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 February 5, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the January 8, 2018, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 16, 2018, Plan Commission meeting.
2. **Recommendation:**

Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.

3. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Caleb Ernest at 317.519.8630 or cerneest@westfield.in.gov.

ORDINANCE NUMBER 18-12

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 14-22, The Junction Planned Unit Development District (the "Junction PUD Ordinance") on July 14, 2014;

WHEREAS, the Council subsequently adopted Ordinance No. 15-41, the Junction PUD Amendment on December 14, 2015;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered **Petition No. 1805-PUD-10** (the "Petition"), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A**, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the **Petition No. 1805-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (xx-xx) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018; and

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Junction 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 Junction PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the

provisions of this Ordinance and its exhibits, (ii) The Junction PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or The Junction 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 Junction 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 Junction PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Development Standards.**

Sign Standards. Signage shall be installed in compliance with the Illustrative Character Exhibit, attached hereto and incorporated herein as **Exhibit B.**

This amendment only applies to the following signs, as labeled and identified in **Exhibit B:**

- A. Sign H, Entrance Sign
- B. Sign I, Wall Sign
- C. Sign J, Wall Sign
- D. Sign K, Circulation Sign
- E. Sign K1, Circulation Sign
- F. Sign M, Under Canopy Sign

All other signs depicted in **Exhibit B** are already permitted by Ordinance 14-22, Ordinance 15-41, and the Unified Development Ordinance and are included in **Exhibit B** for reference only.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-12** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-12**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-12**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

This document prepared by: Caleb Ernest

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION; 2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS. EXCEPTING THEREFORM EXISTING AND PROPOSED RIGHT-OF-WAY FOR MAIN STREET AND SHAMROCK BOULEVARD FOR A NET ACREAGE OF 8.49 ACRES MORE OR LESS.

EXHIBIT B

ILLUSTRATIVE CHARACTER EXHIBIT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 16, 2018
1804-ZOA-01
Exhibit 1

Docket Number: 1804-ZOA-01 (Ordinance No. 18-08)

Petitioner: City of Westfield

Request: Approval of an ordinance to amend various standards within Article 6.17 (Sign Standards) of the Westfield-Washington Township Unified Development Ordinance.

Exhibits:

1. Staff Report
2. Ordinance 18-08

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This ordinance was introduced at the March 12, 2018, City Council meeting. The ordinance is scheduled for a public hearing at the April 16, 2018, Advisory Plan Commission (the "Plan Commission") meeting. Subject to the public hearing, the petition is scheduled for Plan Commission action on April 16, 2018.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was originally adopted in September 2014. Since then, three (3) amendment ordinances have been adopted (November 2014, May 2015 and April 2017). This amendment would modify various standards within Article 6.17, Sign Standards of the UDO in order to comply with recent State decisions regarding signage regulation.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states 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.

PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 16, 2018, Plan Commission meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing (1804-ZOA-01 / Ord. 18-08).
2. **Action:** Subject to public hearing comments, forward a favorable recommendation to the City Council.
3. If any Plan Commission member has questions prior to the meeting, then please contact Matt Skelton at 317.508.6288 or mshelton@westfield.in.gov.

ORDINANCE 18-08

ORDINANCE OF THE CITY OF WESTFIELD TO AMEND THE WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, The City of Westfield, (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); and,

WHEREAS, the Council from time to time may find it necessary to amend previously adopted ordinances to assure that the desired purposes are carried out as contemplated by the Council; and,

WHEREAS, it has come to the attention of the Council that certain amendments are prudent and necessary to the Westfield Unified Development Ordinance (“UDO”).

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Common Council meeting in session as follows:

- Section 1.** The Council now finds that certain portions of the UDO require amendment.
- Section 2.** The UDO shall be amended pursuant to those changes outlined in Exhibit “A”, attached hereto and incorporated by reference herein.
- Section 3.** This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Council, its publication in accordance with law and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby ordered amended or repealed. All acts taken pursuant to the adoption of this Ordinance are hereby ratified.

ALL OF WHICH IS ORDAINED THIS _____DAY OF _____2018.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ 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 Spoljaric	_____ Cindy Spoljaric	_____ Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 18-08 was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 18-08

this _____ day of _____,
2018.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 18-08

this _____ day of _____,
2018.

J. Andrew Cook, Mayor

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

EXHIBIT A

Unified Development Ordinance Amendments

1. Modify UDO 6.17.B to read as follows:

Applicability: This Article shall apply to all Signs **in all zoning districts in Washington Township, Hamilton County, Indiana**, including but not limited to changes in Sign Copy. **However, the owner of any sign that is otherwise allowed by this ordinance may substitute non-commercial copy in place of any other commercial or noncommercial copy without the issuance of a permit.**

2. Modify UDO 6.17.C to read as follows:

Permits: A sign permit shall be required for all signs ~~(including but not limited to changes in Sign Copy)~~ **unless otherwise permitted under other applicable law or** unless otherwise exempted herein. The Director shall have the authority to review and decide upon sign permit applications. See *Article 10.10 Sign Permits*. If the proposed sign plan is in compliance with the requirements of this Ordinance, then a sign permit shall be issued.

3. Change title of UDO 6.17.D to read as follows:

~~Exceptions~~ **Exemptions:** ~~Exceptions~~ **Exemptions to** from the standards of this Article and sign permit requirement shall include:

4. Delete UDO 6.17.D.1:

~~All regulatory, informational, identification, or directional signs required by law or government entity.~~

5. Delete UDO 6.17.D.2:

~~Temporary signs advertising events put on by public entities (e.g., City or Township) and school districts.~~

6. Delete UDO 6.17.D.4:

~~Permanent drive-thru menu boards where drive-thru uses are permitted.~~

7. Delete UDO 6.17.D.5:

~~Historic site makers or plaques, flags of government, gravestones, and address numbers.~~

8. Delete UDO 6.17.D.7:

~~Structures and/or containers intended for separate use such as phone booths, waste management containers, and point-of-purchase advertising displays.~~

9. Modify UDO 6.17.D.9 to read as follows:

~~Private Non-commercial informational Signs such as "no trespass," "private," "sale," etc.~~ **Signs which do not advertise products, goods, business services, or identify businesses, and which are not permanently affixed to the ground nor to any surface and which do not exceed four (4) square feet in surface area. The owner of any sign that is otherwise allowed herein may substitute non-commercial copy in place of any other commercial or noncommercial copy without the issuance of any permit.**

10. Delete UDO 6.17.D.10:

~~Political Signs, which do not impair lines of sight for vehicles or pedestrians.~~

11. Delete UDO 6.17.D.11:

~~Seasonal decorations within the appropriate holiday season or civic festival season and that does not include commercial advertising or business information.~~

12. Modify UDO 6.17.D.12 to read as follows:

~~Signs~~ **Text or logos not exceeding three (3) inches in height**, appearing on gasoline pumps ~~and or~~ automatic teller machines (ATM) ~~, including credit card information, fuel information, and bank network information is exempted. The business name or logo is permitted if less than three (3) inches in height.~~

13. Modify UDO 6.17.F.7 to read as follows:

~~Identification with the City: Title signs shall~~ **Signs located at the entrances of developments are encouraged to** include, as an integral part of the sign design, the words "of Westfield" following any designation of an industrial park, office park, multi-family development, Subdivision or Nonresidential Center name and alike. The size of the words "of Westfield" ~~shall~~ **are encouraged to** be a minimum of fifty percent (50%) of the size of the development's name on the Sign and shall not count toward the Sign's otherwise permitted Sign Area. Where "of Westfield" is ~~required~~ **used** on a Sign, then the design and material used to include this wording ~~shall~~ **is encouraged** to be the same as the other lettering on the sign. ~~¶ The objective of this paragraph may also be achieved~~

if the word "Westfield" is already part of the development's name on the Sign, then there shall be no requirement for the location of the words "of Westfield" on the Sign.

14. Modify UDO 6.17.F.8 to read as follows:

Identification with Grand Park: ~~Signs that~~ **If signs** include identification with the Grand ParkTM **trademark** shall only be permitted with the written approval and authorization by the City and if permitted, **the use of such trademark** shall not count toward the Sign's otherwise permitted Sign Area.

15. Add new provisions pertaining to election signs at UDO 6.17.K.9 to read as follows:

Election Signs: Election Signs shall be permitted as follows and in accordance with the provisions of IC 36-1-3-11:

- a. A sign permit shall not be required for Election Signs.
- b. Election Signs shall not exceed thirty-two (32) square feet in area.
- c. Election Signs shall only be displayed during the period of time beginning sixty (60) calendar days before an election (as referenced in IC 36-1-3-11) and ending at the beginning of the sixth (6th) calendar day after an election.
- d. Election Signs shall not be installed or erected in a manner that impairs lines of sight for vehicles or pedestrians.

16. Modify the definition of "Sign, Election" under UDO 12.1 to read as follows:

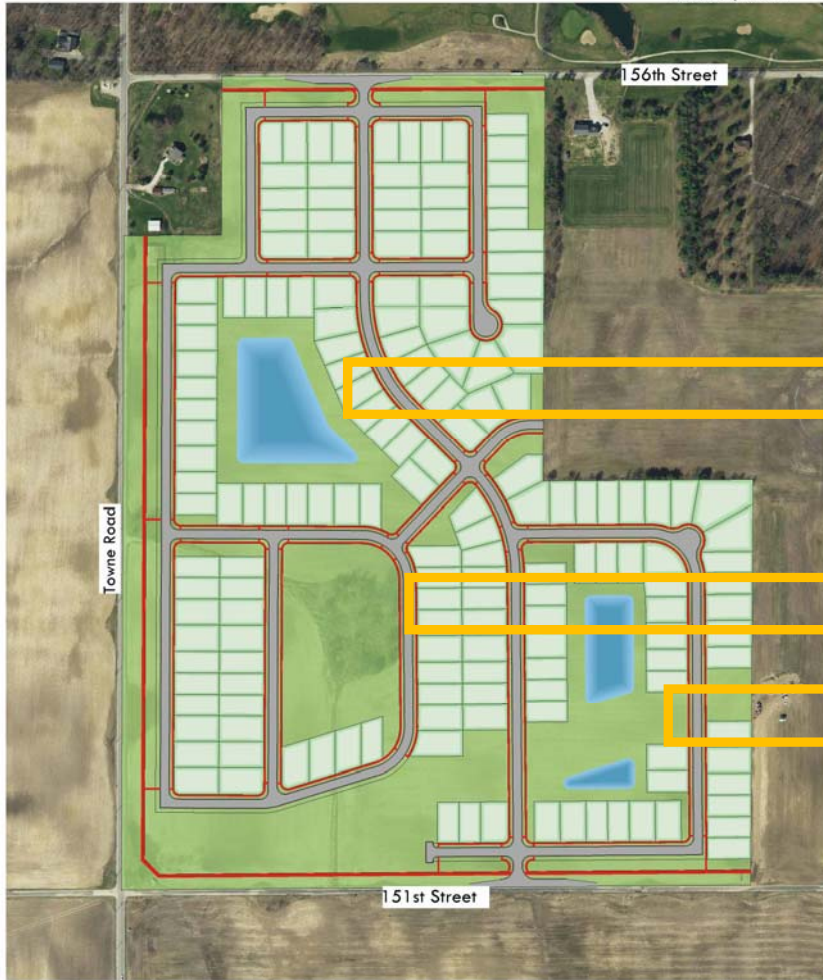
~~Sign, Election: A Temporary Sign announcing or supporting candidates or issues in connection with any election or referendum.~~

Sign, Election: A type of Temporary Sign defined in Indiana Code 36-1-3-11.

Concept Plan

Westchester

Westchester PUD
Westfield, Indiana



Concept Plan

Westchester

Westchester PUD
Westfield, Indiana

