CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_11_06_2019

Wednesday, November 06, 2019 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**
MEETING DATE: **Wednesday, November 06, 2019 at 07:00 PM**
MEETING PLACE: **Westfield City Hall, 130 Penn Street, Westfield, IN 46074**

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - October 21, 2019
Documents: APC Minutes - October 21, 2019

Review APC Rules & Procedures

CONSENT AGENDA 1

1906-DDP-10
Grand Junction Plaza
Southwest corner of Union Street and Jersey Street
The City of Westfield requests Detailed Development Plan approval of the Grand Junction Plaza on approximately 12.52 acres +/- in the Grand Junction Plaza PUD District
(Planner: Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan

1910-DDP-24
Westfield Veterinary Center
18160 Wheeler Road
Detailed Development Plan review of a 12,000 square foot veterinary clinic on a 1 acre +/- in the Grand Park Village PUD District (amendment pending).
(Planner: Corey Harris - CHarris@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan

1910-DDP-25
Options Charter School
3500 East State Road 32
Options Charter School by Fritz Engineering Services, LLC requests Detailed Development Plan review for a 15,990 square foot school on 3.0 acres +/- in the Oak Manor North III PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations and Renderings | Exhibit 5: Landscape Plan

ITEMS OF BUSINESS

1910-PUD-34
Chatham Hills PUD Amendment VII
Southwest Corner of US 31 and 203rd Street
Chatham Hills, LLP by Henke Development Group requests an amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Imagery | Exhibit 5: Ordinance 19-51 clean (updated 11/5) | Exhibit 6: Ordinance 19-51 redlined | Exhibit 7: Petitioners Narrative | Exhibit 8: Neighbor Meeting Summary 9-24-19 | Exhibit 9: Neighbor Meeting Summary 9-25-19 | Exhibit 10: Preservation Areas (added 11/5) | Exhibit 11: Public Comment (updated 11/6 @9:20am)

1910-PUD-36
Claiborne Farms by Del Webb PUD
West and adjacent to Towne Road, and North and adjacent to 146th Street
Del Webb by Nelson & Frankenberger, LLC requests a change of zoning for approximately 245 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.
(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 19-46 | Exhibit 4: Ordinance Redline | Exhibit 5: Concept Plan | Exhibit 6: Character Exhibits | Exhibit 7: Neighborhood Meeting Summary | Exhibit 8: Public Comments | Exhibit 9: Presentation Material

1910-PUD-37
Dartown Crossing PUD Amendment I
North and adjacent to State Road 32, West and adjacent to Dartown Road
MR3 Development, LLC by Nelson & Frankenberger, LLC requests an amendment to incorporate an additional 9 acres +/- to the Dartown Crossing PUD District and establish standards for the new acreage.

(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 19-47 | Exhibit 4: Ordinance Redline | Exhibit 5: Concept Plan | Exhibit 6: Character Exhibits | Exhibit 7: Neighbor Meeting Summary | Exhibit 8: Building Comparison

1910-PUD-39
Maple Knoll PUD Amendment IV
17145 Spring Mill Road
Meijer by Woolpert, Inc. requests an amendment to the Maple Knoll PUD District modifying the sign standards and architectural standards for the Meijer's property.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 19-50 (Clean) | Exhibit 4: Proposed Ordinance 19-50 (Redline) | Exhibit 5: Neighborhood Meeting Summary (10-3-19) | Exhibit 6: Public Comment | Exhibit 7: Updated Sign Standards Comparison | Petitioner Exhibit

1910-PUD-40
Grand Park Village PUD Amendment III
18160 Wheeler Road
RWE Management Company requests an amendment to the Grand Park Village PUD District to allow a veterinary clinic with outdoor runs.
(Planner: Corey Harris - CHarris@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 19-49 | Exhibit 4: Grand Park Village PUD District (Ord. 12-46) | Exhibit 5: Neighborhood Meeting Summary | Exhibit 6: Character Exhibits

1910-ODP-17 & 1910-SPP-17
Grand Park Village Sec. 6
18160 Wheeler Road
Chatham Hills, LLP by Henke Development Group, LLC requests Overall Development Plan and Primary Plat approval of 4 Lots on 37.366 acres +/- in the Grand Park Village PUD District.
(Planner: Corey Harris - CHarris@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan & Primary Plat | Exhibit 4: Grand Park Village PUD (Ord. 12-46) | Exhibit 5: Character Exhibits

PUBLIC HEARING ITEMS

1911-ODP-20 & 1911-SPP-20[PUBLIC HEARING]
Sanders Glen
334 South Cherry Street
American Eagle Life Care by Church, Church, Hittle + Antrim requests Overall Development Plan and Primary Plat approval of two (2) commercial lots on 10.29 acres +/- in the MF-2: Multi-Family Medium Density District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan | Exhibit 4: Primary Plat

1911-ODP-21 & 1911-SPP-21[PUBLIC HEARING]
Chatham Hills, Section 7
East of the intersection of Chatham Ridge Blvd. and Promontory Lane and west of US 31
Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 114 lots on 172.687 acres +/- in the Chatham Hills PUD District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan & Primary Plat

1910-PUD-33[PUBLIC HEARING]
Northpoint PUD Amendment I (Project 19/GFS)
Northwest corner of 196th Street and Grassy Branch Road
Project 19 by Clark, Quinn, Moses, Scott & Grahn, LLP requests an amendment to the Northpoint PUD District to accommodate a new distribution facility.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Illustrative Landscape Plan (updated 11/4 @5pm) | Exhibit 5: Illustrative Character Exhibit (updated 11/4 @5pm) | Exhibit 6: Wall Pack Specifications | Exhibit 7: Ordinance 19-57 clean (exhibits updated 11/4 @5pm) | Exhibit 8: Ordinance 19-57 redlined | Exhibit 9: Ordinance 17-51 | Exhibit 10: Petitioners Narrative

1911-PUD-41[PUBLIC HEARING]
Northpoint PUD Amendment II (Project Wholeheartedly)
1820 Bastain Court
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for approximately 20 acres +/- in the Northpoint PUD District to the Project Wholeheartedly - Northpoint PUD District.
(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 19-58 | Exhibit 4: Concept Plan | Exhibit 5: Character Exhibits

1911-PUD-42[PUBLIC HEARING]
Westgate PUD Amendment
North and adjacent to 166th Street, east and adjacent to Towne Road and west of and adjacent to Eagletown Road
Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.
(Planner: Caleb Ernest - CErnest@westfield.in.gov
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Proposed Ordinance 19-56 | Exhibit 5: Westgate Amendment Map | Exhibit 6: Westgate Amenities | Exhibit 7: Westgate Lot Layout | Exhibit 8: Neighborhood Meeting Summary (10-24-19) | Exhibit 9: Ord. 06-37 Exhibit 8 Redline | Exhibit 10: Public Comment | Petitioner's Presentation

1911-PUD-43[PUBLIC HEARING]
Spring Mill Station SWC PUD Amendment I
Southwest of the intersection of 161st Street and Spring Mill Road
Spring Mill Station Residential LLC requests an amendment to the Architectural Standards of the Spring Mill Station SWC PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Character Exhibit | Exhibit 4: Ordinance 19-59 | Exhibit 5: Ordinance 17-41 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Spring Mill Station Addendum | Exhibit 8: SMSTG Letter of Support

CONSENT AGENDA 2

1908-DDP-15
Spring Mill Station SWC Flats
Southwest of the intersection of 161st Street and Spring Mill Road
CRG Residential, LLC requests Detailed Development Plan approval for 12 Multi-Family Residential buildings and 1 clubhouse on 16.62 acres in the Spring Mill Station SWC PUD District (amendment pending).
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan | Exhibit 6: SMSTG Letter of Support

MISCELLANEOUS ITEMS

General Public Comments
Documents: General Public Comments

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

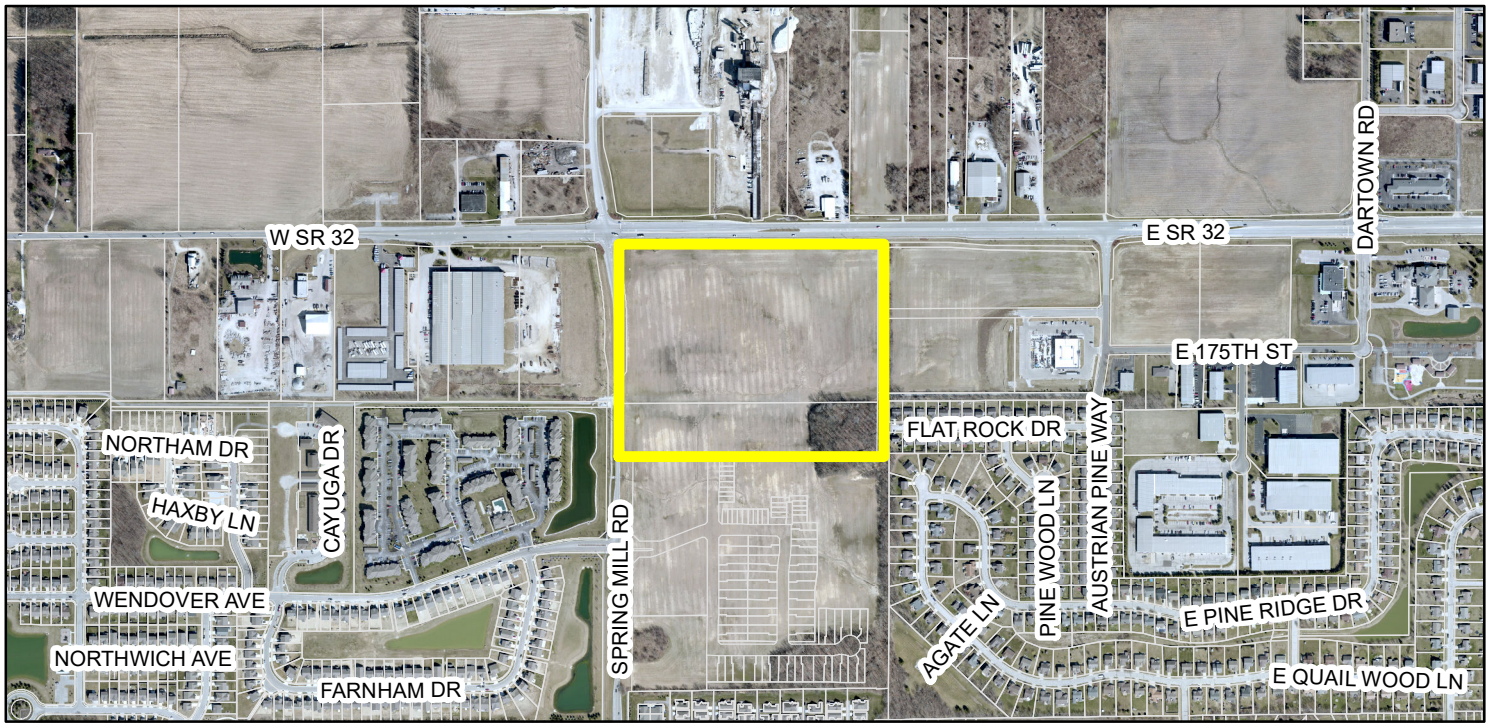
Community Development Department

ADJOURNMENT

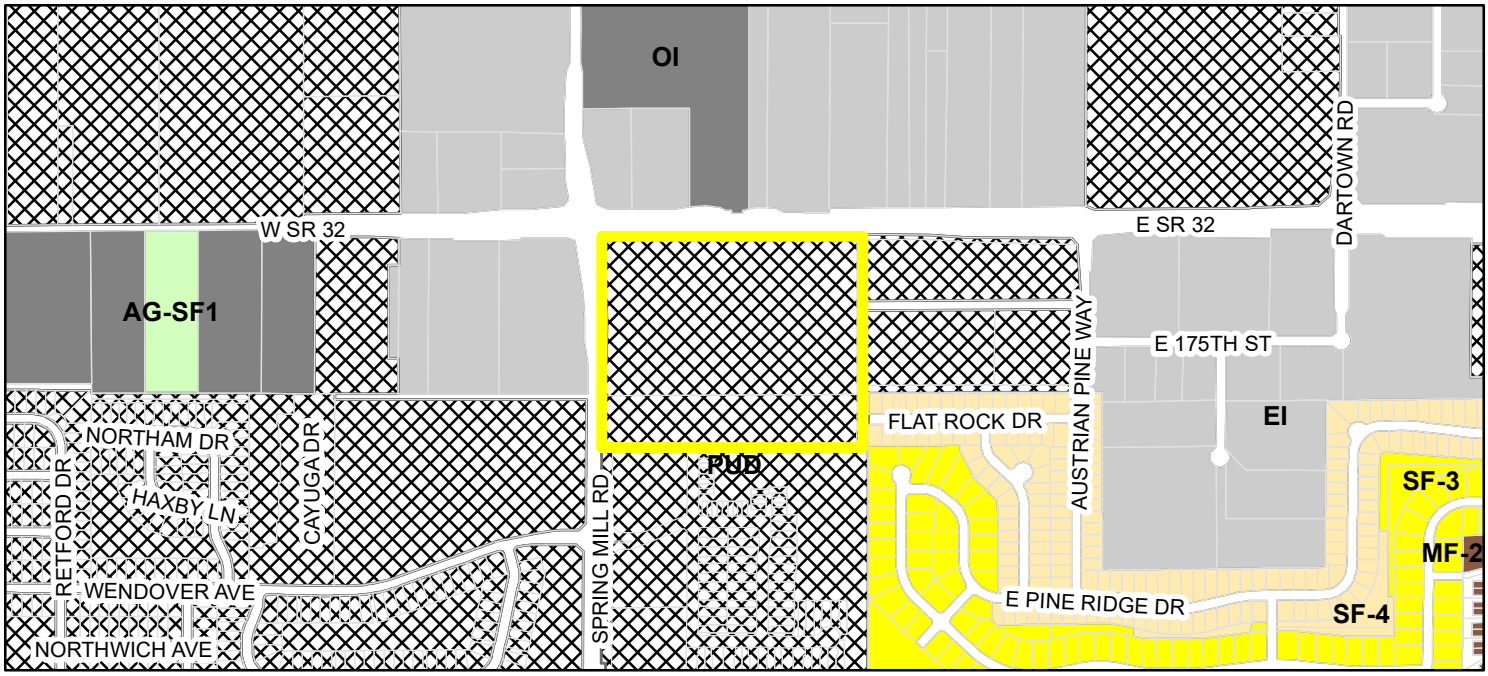
Property Location Map
Maple Knoll PUD Amend. IV (Meijer)
Planned Unit Development
1910-PUD-39

Not To Scale

Aerial Location Map



Zoning Map



Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)

ORDINANCE NUMBER 19-50

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

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 (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. 04-02, Maple Knoll Planned Unit Development District on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered **Petition No. 1910-PUD-39** (the "Petition"), requesting an amendment to the Unified Development Ordinance 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. 1910-PUD-39** 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 the Indiana Code § 36-7-4-1505; and

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

WHEREAS, the Common Council is subject to the provisions of the 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 Maple Knoll PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance

1.1 This Ordinance shall amend the Maple Knoll 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 Maple Knoll 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, or expressly made in applicable by this Ordinance or the Maple Knoll 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 Maple Knoll 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. Development Standards

Exterior Materials and Colors. For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the construction and building finishes shall substantially comply with the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD, Ordinance 04-02; except as modified below:

The permitted exterior building materials, identified in **Exhibit B**, shall only apply to the Meijer owned Main Store (Lot 1) and Gas Station (Lot 2) (Exhibit A, Legal Description) and shall be:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

For the purpose of this PUD amendment and complying with the State Highway 32 Overlay District (UDO Article 5.3), pre-cast wall panels with Brick imprint shall qualify as a Masonry Material.

Facades, Fenestration and Standards

For the Meijer Main Store (Lot 1) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(c) shall not apply for the South, East and West elevations.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(d) shall not apply for the South, East and West elevations.

For the Meijer Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

Outdoor Sales Screening

For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 6.12(C) shall be replaced and superseded with the below standards:
    - The screening requirements of the Meijer Garden Center is met by the proposed West elevation, as provided on Exhibit B.
    - Outdoor Sales are permitted, as depicted on Exhibit D.

Section 3. Development Standards

Sign Standards. Exhibit C shall replace and supersede the Maple Knoll PUD Sign Standards (Ord. 04-02, Exhibit 18) for only the Meijer Main Store (Lot 1) and Gas Station (Lot 2) (**Exhibit A,** Legal Description). Signs shall be installed in substantial compliance with the Signage Exhibits, attached hereto and incorporated herein as **Exhibit C**. Signs identified below shall be permitted in addition to the allotted Sign Area permitted in UDO Article 6.17:

A. Sign B5, Meijer Front Wall Sign
B. Sign C5, Meijer Side Wall Sign
C. Sign D2, Spring Mill Road Development Sign
D. Sign D3, Convenience Store Express/Wall Sign

ALL OF WHICH IS HEREBY ORDAINED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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 J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 19-50 was delivered to the Mayor of Westfield on the _____ day of_____, 2019, at _____ __m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
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: Jon Sheidler

Prepared by: Jon Sheidler

EXHIBITS

EXHIBIT A Real Estate – Legal Description

EXHIBIT B Building Elevations and Materials Exhibits

EXHIBIT C Signage Exhibits

EXHIBIT D Outdoor Sales Areas

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 PER THE HAMILTON COUNTY SURVEYORS OFFICE CORNER RECORD NUMBER 18030303; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 875.59 FEET TO THE NORTHWEST CORNER OF TRACT 1 PER THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2006-00045611 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1329.18 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF TRACT 2 PER SAID WARRANTY DEED;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, CONTINUING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 28.50 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS EAST, ALONG A LINE 28.50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 5.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PINE RIDGE SECTION FIVE, RECORDED AS INSTRUMENT NUMBER 9921163 IN PLAT CABINET 2, SLIDE 247 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 31.50 FEET TO THE NORTHWEST CORNER OF SAID PINE RIDGE SECTION FIVE;
THENCE SOUTH 00 DEGREES 01 MINUTE 58 SECONDS WEST, ALONG THE WEST LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 276.49 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1390.20 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 271.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.66 ACRES, MORE OR LESS.
THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

PARCEL 2.1

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 1,329.40 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING,

EXCEPT THOSE PARTS THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

CONTAINING 24.14 NET ACRES, MORE OR LESS.

PARCEL 2.2

AND, A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 28.50 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 28.50 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING;

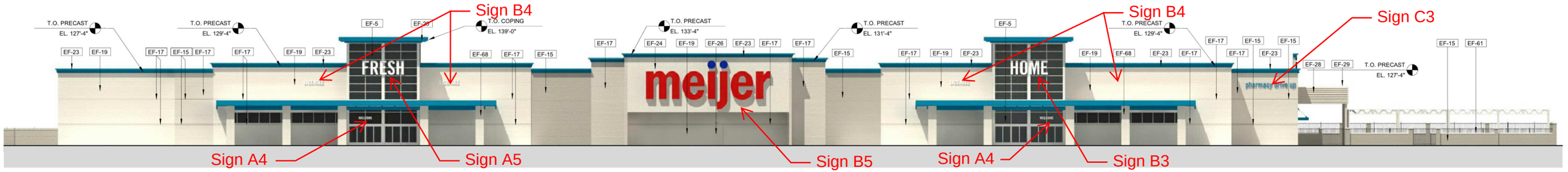
EXCEPT THAT PART THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

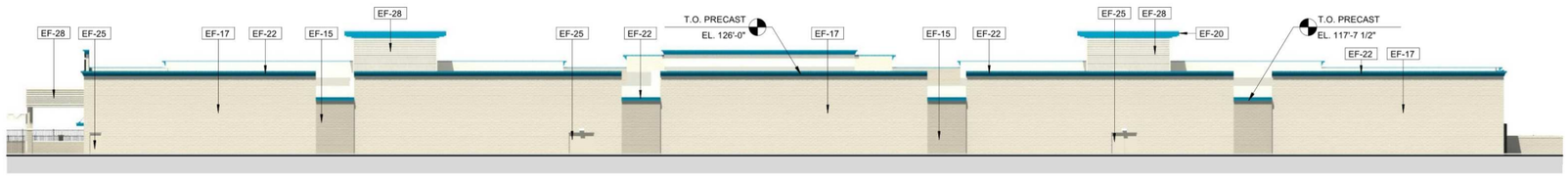
CONTAINING 0.51 NET ACRES, MORE OR LESS.

Woolpert, Inc.
333 N Alabama Street, Suite 00
Indianapolis, IN 46204
317.299.7500

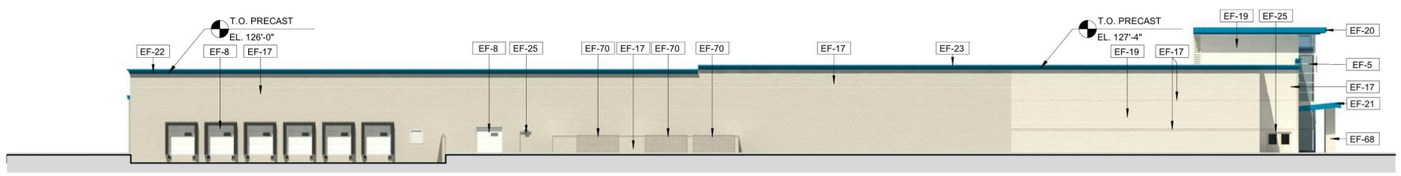
EXHIBIT B



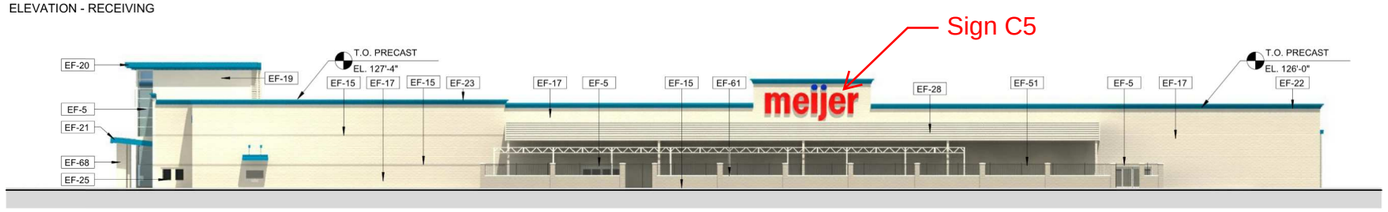
ELEVATION - FRONT



ELEVATION - BACK



ELEVATION - RECEIVING



ELEVATION-GARDEN CENTER

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	–	CLEAR ANODIZED ALUMINUM
EF-8	SECTIONAL OVERHEAD DOORS	–	WHITE
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-16	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-17	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-24	EXTERIOR INSULATED FINISH SYSTEM	–	SW 7641 COLONNADE GRAY
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7640 FAWN BRINDLE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-28	METAL PANELS	PAC-CLAD	GRANITE
EF-29	SHEET METAL FLASHING AND TRIM	PAC-CLAD	GRANITE
EF-51	DECORATIVE ALUMINUM FENCE	–	BLACK
EF-61	CAST STONE CAP	–	NATURAL
EF-66	UTILITY THIN BRICK	DUTCH GRAY VELOUR	(TO MATCH) SW 7640 FAWN BRINDLE
EF-68	4" UTILITY BRICK	GLEN-GERY	(TO MATCH) SW 7640 FAWN BRINDLE
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD

meijer

WESTFIELD, INDIANA

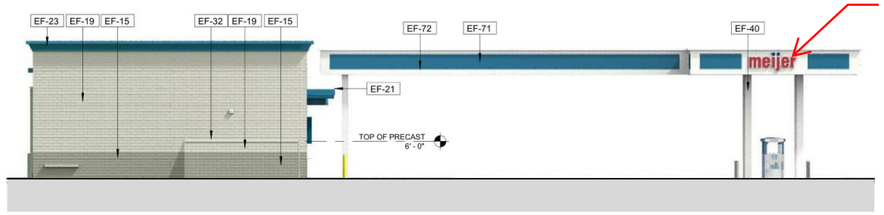
W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

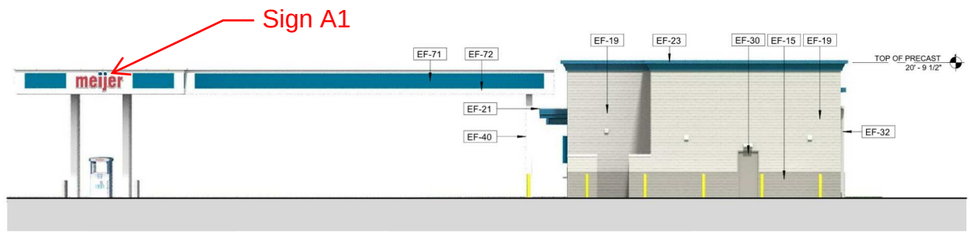
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

10/16/2019

SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-14	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-15	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-18	INSULATED PRECAST CONCRETE WALL - SMOOTH FACE FINISH	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-19	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED / USE SHERWIN WILLIAMS SW 7641 CRUSHED ICE FOR MORTAR JOINT	SHERWIN WILLIAMS	SW 7641 COLONNADE GRAY
EF-20	METAL ACCENT TRELLIS	PAC-CLAD	INTERSTATE BLUE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	INTERSTATE BLUE
EF-22	SHEET METAL FLASHING AND TRIM - ROOF EDGE FLASHING	PAC-CLAD	INTERSTATE BLUE
EF-23	DECORATIVE CORNICE	PAC-CLAD	INTERSTATE BLUE
EF-30	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7046 ANONYMOUS
EF-32	SHEET METAL FLASHING AND TRIM - COPINGS, GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE
EF-40	FUEL ISLAND CANOPY COLUMNS	ALPOLIC	COW WHITE
EF-62	INSULATED PANELS	ALPOLIC	CAG GREY
EF-70	WOOD FENCE	PPG PROLUXE	RUBBOL SOLID STAIN - BEACHWOOD
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	3M	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	ALPOLIC	COW WHITE
EF-73	FUEL ISLAND CANOPY PERIMETER EYEBROW LIGHTING	LED SHIELDED DOWNLIGHTING	COW WHITE

meijer

WESTFIELD, INDIANA

W. 176TH ST. (SR 32) & SPRINGMILL RD.
WASHINGTON TWP., HAMILTON COUNTY 46074

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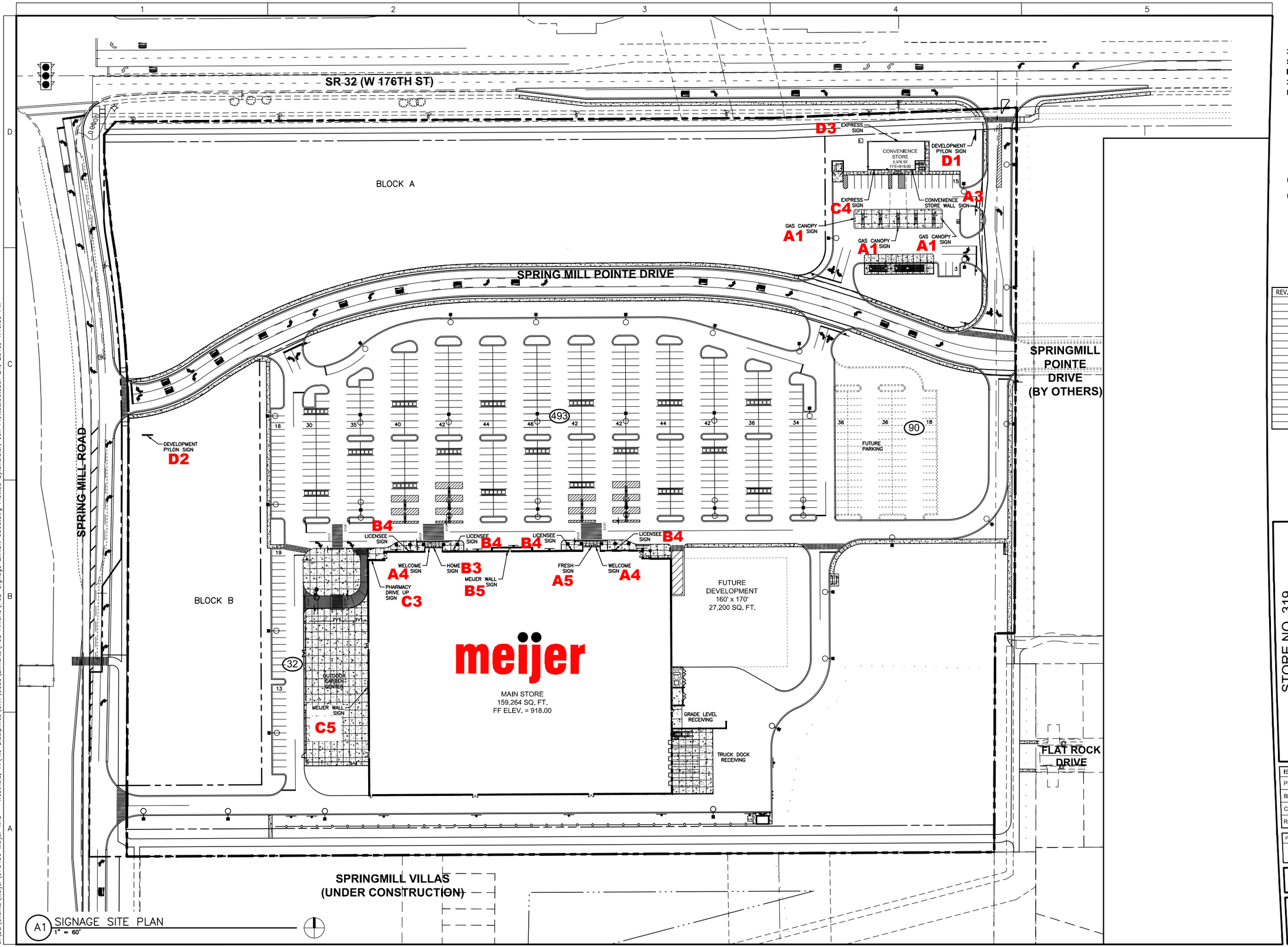
BERGMANN
ARCHITECTS ENGINEERS PLANNERS

10/16/2019

EXHIBIT C



A1 SIGNAGE SITE PLAN
1" = 60'

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

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

10/23/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SIGNAGE SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C500

Layout Tab Name: C500, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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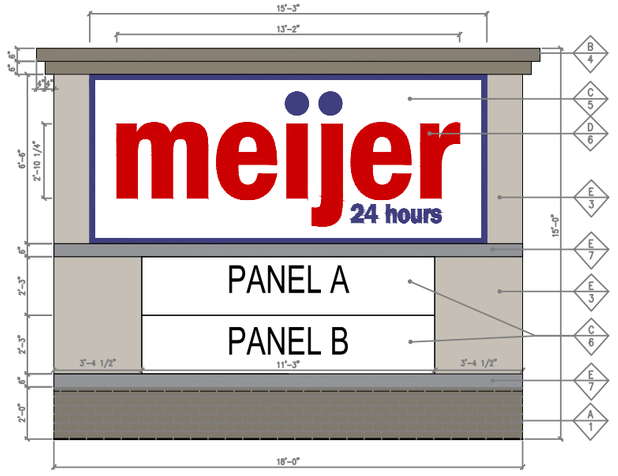
D1 DEVELOPMENT PYLON SIGN (SR 32)
NTS 249.1 SF.

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	99.1 SQ. FT.
PRICE BOX	30 SQ. FT.
PANEL A	30 SQ. FT.
PANEL B	30 SQ. FT.
PANEL C	30 SQ. FT.
PANEL D	30 SQ. FT.
TOTAL	249.1 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY



D2 DEVELOPMENT PYLON SIGN (SPRING MILL RD.)
NTS 149.7 SF.

SIGNAGE SQUARE FOOTAGE

SIGN	SQUARE FOOTAGE
MEIJER	99.1 SQ. FT.
PANEL A	25.3 SQ. FT.
PANEL B	25.3 SQ. FT.
TOTAL	149.7 SQ. FT.

FINISH SCHEDULE

	FINISH MATERIAL
A	FULL UTILITY BRICK W/ 1/3 RUNNING BOARD
B	PRE-FINISHED SHEET METAL
C	ALUMINUM CABINET
D	MEIJER LOGO - PUSH THRU LETTERS
E	METAL PANELS
F	PRECAST CONCRETE TRIM
	FINISH COLOR
1	BRICK TO MATCH SHERWIN WILLIAMS - SW 7046 - ANONYMOUS
2	PAINTED SHERWIN WILLIAMS - SW 7640 FAWN BRINDLE
3	PAINTED SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY
4	PAC-CLAD - GRANITE
5	WHITE
6	INTERNALLY ILLUMINATED (DOUBLE SIDED)
7	LIGHT GRAY

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meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

10/14/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SITE SIGNAGE DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C501

Layout Tab Name: C503, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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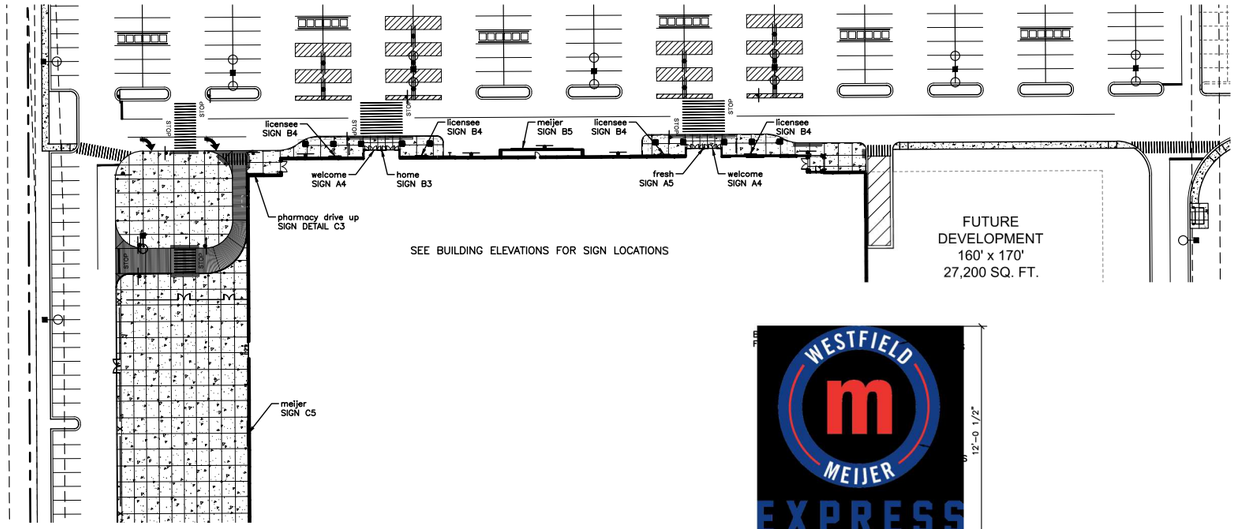
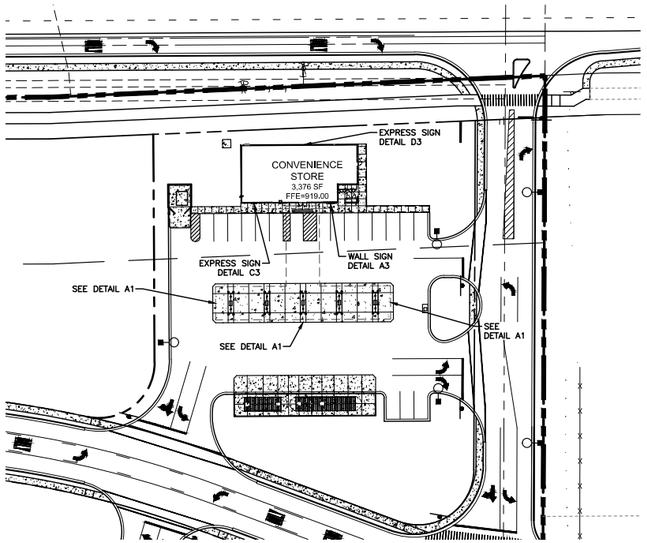
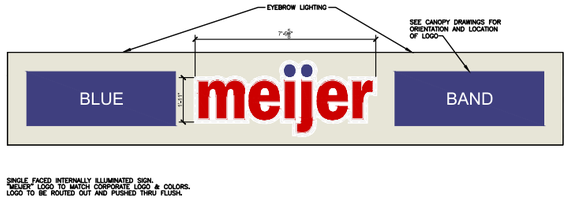


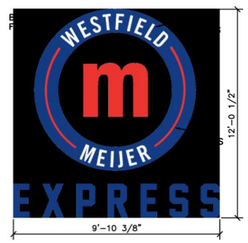
FRONT EXTERIOR SIGNAGE PLAN – DS1.5 PROTOTYPE STORE
1" = 50'



EXTERIOR SIGNAGE PLAN – CONVENIENCE STORE
1" = 50'



A1 GAS CANOPY SIGN LAYOUT (3 SIDES OF CANOPY)
NTS 16.7 SF. EACH



D3 EXPRESS SIGN
NTS 118.8 SF.

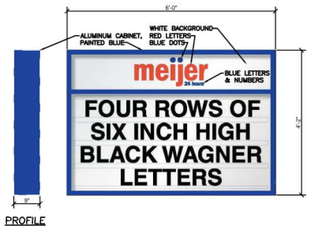
pharmacy drive up WALL LETTERS COLOR • WHITE OR BLUE

NON-ILLUMINATED 1"
DEEP EXTERIOR QUALITY
FOAM LETTERS.

C3 PHARMACY DRIVE UP SIGN
NTS 27.8SF.

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

B3 HOME SIGN
NTS 66.5 SF.



A3 CONVENIENCE STORE WALL SIGN
NTS 25.0 SF.

C4 EXPRESS SIGN
NTS 28.7 SF.

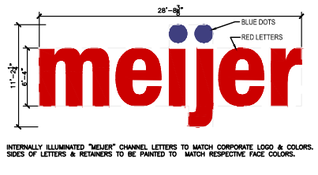
ACTUAL GEOMETRY OF LICENSEE SIGN TO MATCH RETAILERS
CORPORATE LOGO, INTERNALLY ILLUMINATED

B4 LICENSEE SIGN
NTS 20.0 SF.

SURFACE APPLIED WHITE
WINDOW VINYL.

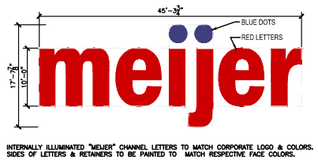
WHITE VINYL

A4 WELCOME SIGN
NTS 4.1 SF. EACH



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

C5 MEIJER WALL SIGN
NTS 200.0 SF



INTERNALLY ILLUMINATED "MEIJER" CHANNEL LETTERS TO MATCH CORPORATE LOGO & COLORS.
SIDES OF LETTERS & RETAINERS TO BE PAINTED TO MATCH RESPECTIVE FACE COLORS.

B5 MEIJER WALL SIGN
NTS 498.6 SF

5" DEEP INTERNALLY ILLUMINATED WITH WHITE LED'S.
SIDES OF LETTERS PAINTED WHITE.

A5 FRESH SIGN
NTS 74.6 SF.

SITE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
D1	1	DEVELOPMENT SIGN	
		LOGO	99,1
		PRICE BOX	30,0
		PANEL A	30,0
		PANEL B	30,0
		PANEL C	30,0
		PANEL D	30,0
		TOTAL	249,1
D2	1	DEVELOPMENT SIGN	
		LOGO	99,1
		PANEL A	25,3
		PANEL B	25,3
		TOTAL	149,7

CONVENIENCE STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A1	3	Canopy Logo (16.7sf. ea.)	50.1
A3	1	Convenience Store Wall Sign	25.0
C4	1	Express Sign	28.7
D3	1	Express Sign	118.8
		Total	222.6

STORE SIGNAGE

DETAIL	NO.	DESCRIPTION	SQUARE FEET
A4	2	welcome (4.1 sf. ea.)	8.2
A5	1	fresh	74.6
B5	1	meijer	498.6
B3	1	home	66.5
B4	3	Licensee (20.0 sf. ea.)	60.0
C3	1	pharmacy drive up	27.8
C5	1	meijer	200.0
		Total	935.7

GRAND TOTAL SIGNAGE: 1,557.1 SQUARE FEET

WOOLPERT
ARCHITECTURE | ENGINEERING | BUSINESS
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

10/23/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

EXTERIOR SIGNAGE PLAN
& DETAILS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C502

Layout Tab Name: C502, Images: GasWallSign.jpg; Main Store Pylon Section.jpg; Monument Section.jpg; WESTFIELD@4x (1).png; . Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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EXHIBIT D

SR-32 (W 176TH ST)

BLOCK A

CONVENIENCE STORE
3,376 SF
FFE=919.00

OUTDOOR SALES AREA

SPRING MILL POINTE DRIVE

SPRINGMILL POINTE DRIVE (BY OTHERS)

SPRING MILL ROAD

FUTURE PARKING

BLOCK B

OUTDOOR SALES AREA

OUTDOOR SALES AREA

FUTURE DEVELOPMENT
160' x 170'
27,200 SQ. FT.

meijer

MAIN STORE
159,264 SQ. FT.
FF ELEV. = 918.00

OUTDOOR GARDEN CENTER

GRADE LEVEL RECEIVING

TRUCK DOCK RECEIVING

FLAT ROCK DRIVE

SPRINGMILL VILLAS
(UNDER CONSTRUCTION)

A1 SIGNAGE SITE PLAN
1" = 60'

WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

meijer
2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

REV.	DATE	DESCRIPTION

CITY REVIEW
10/23/19

STORE NO. 319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER

JOB NO.
075430

C200

Layout Tab Name: C500, Images: , Xrefs: 75430-x.dwg; 75430-p.dwg; P-BLDG MAIN.dwg; P-BLDG CS.dwg; 75430TBLK.dwg
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ORDINANCE NUMBER 19-50

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

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 (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. 04-02, Maple Knoll Planned Unit Development District on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered **Petition No. 1910-PUD-39** (the "Petition"), requesting an amendment to the Unified Development Ordinance 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. 1910-PUD-39** 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 the Indiana Code § 36-7-4-1505; and

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

WHEREAS, the Common Council is subject to the provisions of the 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 Maple Knoll PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance

1.1 This Ordinance shall amend the Maple Knoll 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 Maple Knoll 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, or expressly made in applicable by this Ordinance or the Maple Knoll 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 Maple Knoll 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. Development Standards

Exterior Materials and Colors. For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the construction and building finishes shall substantially comply with the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD, Ordinance 04-02; except as modified below:

The permitted exterior building materials, identified in **Exhibit B**, shall only apply to the Meijer owned Main Store (Lot 1) and Gas Station (Lot 2) (Exhibit A, Legal Description) and shall be:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

For the purpose of this PUD amendment and complying with the State Highway 32 Overlay District (UDO Article 5.3), pre-cast wall panels with Brick imprint shall qualify as a Masonry Material.

Facades, Fenestration and Standards

For the Meijer Main Store (Lot 1) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(c) shall not apply for the South, East and West elevations.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(d) shall not apply for the South, East and West elevations.

For the Meijer Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 5.3(J)(2) sections a-d and h shall not apply. Instead, the elevations as presented in Exhibit B shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

Outdoor Sales Screening

For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only (**Exhibit A**, Legal Description), the following shall apply:

- UDO Chapter 6.12(C) shall be replaced and superseded with the below standards:
  - The screening requirements of the Meijer Garden Center is met by the proposed West elevation, as provided on Exhibit B.
  - Outdoor Sales are permitted, as depicted on Exhibit D.

Section 3. Development Standards

Sign Standards. Exhibit C shall replace and supersede the Maple Knoll PUD Sign Standards (Ord. 04-02, Exhibit 18) for only the Meijer Main Store (Lot 1) and Gas Station (Lot 2) (**Exhibit A,** Legal Description). Signs shall be installed in substantial compliance with the Signage Exhibits, attached hereto and incorporated herein as **Exhibit C**. Signs identified below shall be permitted in addition to the allotted Sign Area permitted in UDO Article 6.17:

A. Sign B5, Meijer Front Wall Sign
B. Sign C5, Meijer Side Wall Sign
C. Sign D2, Spring Mill Road Development Sign
D. Sign D3, Convenience Store Express/Wall Sign

ALL OF WHICH IS HEREBY ORDAINED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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 J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 19-50 was delivered to the Mayor of Westfield on the _____ day of_____, 2019, at _____ __m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-50**

this _____ day of _____, 2019.

_____
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~~ Jon Sheidler

Prepared by: ~~Caleb Ernest~~ Jon Sheidler

EXHIBITS

EXHIBIT A Real Estate – Legal Description

EXHIBIT B Building Elevations and Materials Exhibits

EXHIBIT C Signage Exhibits

EXHIBIT D Outdoor Sales Areas

Maple Knoll PUD Amendment IV (Meijer) Neighborhood Meeting
10/03 6:30 pm

Public in attendance: 0
Councilmembers in attendance: 2

Begin at 6:30
Questions began by councilmembers about the project.

Q: Will the colors and materials on the building look like the renderings?

A: The blue stands out more on the renderings, it won't be that blue, lighter most likely.

Q: You said there were other Meijer stores using this brick example? Where are they located?

A: There are similar stores in size, this is a new design that Meijer is rolling out and the brick example is most similar to the Meijer on Keystone. (Pictures were shown of the Meijer on Keystone). This store doesn't have the same architecture the one in Westfield will have. The one in Westfield has a cornice and new design of entryways than the one on Keystone.

Q: What are the areas for future development on the site plan?

A: Along State Road 32 there are about three (3) to four (4) outlots proposed and along Spring Mill Road there are about two (2) outlots. We are showing them as Blocks on the site plan so when the individual user comes in they can adjust their outlot to accommodate their size of the store.

Q: How big is this Meijer store? How does it compare to other Meijers?

A: This one is about 160,000 square feet. Other Meijer stores have a smaller footprint actually, one example shrinks the width but not the depth.

Q: How will the Garden Center be screened?

A: It will be screened according to the UDO requirements. A seven (7) foot tall wall with Masonry Materials.

Q: How much signage is being asked for? Concerned about all the signage shown on the plans and what is allowed versus what is being proposed.

A: Staff has provided an exhibit that will be on the agenda showing a table that compares the signage permitted in the UDO and the signage proposed in the PUD amendment. Staff described the differences in the proposal compared to what is permitted in the UDO.

Q: The gas station architecture is what I'm most concerned about. Surely that does not meet the US 32 overlay standards?

A: The gas station is currently going through staff review and has been commented on in the report. Staff is working with the architect to address these comments.

Q: Concern about stacking on State Road 32 if there is going to be a left turn into the property.

A: We have performed a complete traffic study which actually shows that traffic will flow better with left turn access from 32 instead of everyone coming in off of Spring Mill or to the east of the site on Spring Mill Pointe Road. We wanted to put a light in at that intersection on 32 but I believe Council did not want that? (Confirmed). There is a marked median currently that shows left and right turn access on SR 32 and even for right in and out there is plenty of room to see traffic coming and have time to turn. Confident that this cut on 32 will work and have INDOT's support as well.

Q: Will there be a way to restrict the possibility of someone turning left coming out of the Meijer site on 32?

A: (Drew on site plan proposed barrier). Will have a long raised island that curves to right, following turning movement preventing a left turn.

7:13 end

WRITTEN PUBLIC COMMENTS

Docket Number: 1910-PUD-39

Petitioner: Woolpert, Inc.

Request: Petitioner requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the sign standards and architectural standards for the Meijer's property.

Enclosed Attachments:

October 07, 2019 Plan Commission Meeting

1. Wheeler, Andy (09/23/19)

Caleb,
I received notice regarding the Meijer project. I believe this is cause 1909-ODP-14 & 1909-SPP-14. I am asking that the City take great care in the layout of this project since it incorporates land directly south of the airport and is included in the airport environ. The issues that I have include the finished building height with regards to runway approach and departure slopes, the height of any parking lot lighting, and the placement of their retention pond. If it is wet retention then it will attract water fowl which could be a concern with aircraft. However, if it is either dry (detention?) or placed south of their building it would minimize this concern.

I appreciate your time in considering these items.

Thanks again

Andy Wheeler
awheeler@indianabrick.com
317-846-6060

Permitted Signage		
	Unified Development Ordinance (UDO)	**Proposed Maple Knoll PUD Amendment**
General Sign Area:		
Per Nonresidential Use	Max: 500 SF	Meijer Store: 955.7 SF
	Min: 25 SF	Gas Station: 222.6 SF
		Nonresidential Center Signs: 398.8 SF
		Total: 1,577.1 SF
Nonresidential Center Signs:		
Monument Signs for Nonresidential Centers total SF of all buildings greater than 100,000 SF	One (1) Monument Sign	Two (2) Monument Signs
	Max. 25 ft. tall	Sign D1 - 25 ft. tall
	Max. 250 SF of Sign Area per face	Sign D2 - 15 ft. tall
		Sign D1 - 249.1 SF
		Sign D2 - 149.7 SF
Outlot Signage:		
Permitted 1 SF of Sign Area for 1 LF of building fronting on a Public Right-of-way	Meijer Store: 445.5 SF	Meijer Store: 955.7 SF
	Gas Station: 126.43 SF	Gas Station: 222.6 SF

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

BACKGROUND

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

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

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.
The petition was reviewed by the Technical Advisory Committee at its October 22, 2019, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 6, 2019, meeting.

REVIEW COMMENTS

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

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

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

5) Proposed name of subdivision.

6) Names and addresses of the owner, owners, land surveyor or land planner.

7) Title, scale, north arrow and date.

8) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

   Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

9) Easements (locations, widths and purposes). (Article 8.3)

   Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

10) Statement concerning the location and approximate size or capacity of utilities to be installed.

11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

15) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

16) Legend and notes.

17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

18) Other features or conditions which would affect the subdivision favorable or adversely.

19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

20) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

Comment: The Petitioner is coordinating with HCSO to address outstanding issues.

22) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

23) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

24) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

25) Title, scale, north arrow and date.

26) Proposed name of the development.

27) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

28) Address and legal description of the property.

29) Boundary lines of the property including all dimensions.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

30) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

31) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

32) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

36) Location and dimensions of all existing structures and paved areas.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

38) Location of all Floodplain areas within the boundaries of the property.

39) Names of legal ditches and streams on or adjacent to the site.

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

41) Identify buildings proposed for demolition.

42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) **and the** Chatham Hills PUD Ordinance**, except for those items identified as outstanding below.**

44) **Chatham Hills PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)

a) Permitted Uses within District I (Section 7)

i) Single-Family Residential

ii) Golf Course and Club Uses

b) Bulk and Density Standards (Section 9)

c) District Subarea 1-A

i) Minimum Lot Width – 120’

ii) Minimum Lot Frontage – 30’

iii) Minimum Lot Area – 15,000 SF

iv) Minimum Setbacks

1. Front—25’

2. Side—8’

3. Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

d) District Subarea 1-B

i) Minimum Lot Width – 120’

ii) Minimum Lot Frontage – 30’

iii) Minimum Lot Area – 15,000 SF

iv) Minimum Setbacks

1. Front—25’

2. Side—8’

3. Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

e) District Subarea 1- C

i) Minimum Lot Width – 110’

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

ii) Minimum Lot Frontage – 30’

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

iii) Minimum Lot Area – 12,500 SF

iv) Minimum Setbacks

1. Front—25’
2. Side—8’
3. Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

f) District Subarea 1-D

i) Minimum Lot Width – 105’

ii) Minimum Lot Frontage – 30’

iii) Minimum Lot Area – 12,500 SF

iv) Minimum Setbacks

1. Front—25’
2. Side—8’
3. Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

g) District Subarea 1-E

i) Minimum Lot Width – 90’

ii) Minimum Lot Frontage – 30’

iii) Minimum Lot Area – 10,000 SF

iv) Minimum Setbacks

1. Front—25’
2. Side—8’
3. Rear—25’

v) Maximum Number of Dwelling Units in Subarea – 1,500

h) District Subarea 1-F

i) Minimum Lot Width – 80’

ii) Minimum Lot Frontage – 25’

iii) Minimum Lot Area – 10,000 SF

iv) Minimum Setbacks

1. Front—25’
2. Side—8’
3. Rear—25’

v) Maximum Number of Dwelling Units in Subarea – 975

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

i) Minimum Lot Width – 70’

ii) Minimum Lot Frontage – 20’

iii) Minimum Lot Area – 7,750 SF

iv) Minimum Setbacks

1. Front—20’
2. Side—3’

3. Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 890

j) District Subarea 1-H

i) Minimum Lot Width – 65’

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

ii) Minimum Lot Frontage – 20’

iii) Minimum Lot Area – 7,750 SF

iv) Minimum Setbacks

1. Front—20’

2. Side—5’

3. Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 600

k) District Subarea 1-I

i) Minimum Lot Width – 60’

ii) Minimum Lot Frontage – 20’

iii) Minimum Lot Area – 7,500 SF

iv) Minimum Setbacks

1. Front—20’

2. Side—5’

3. Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 600

l) Maximum Density (number of dwellings) in District I – 1,500

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

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

45) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

46) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

47) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

49) Architectural Standards (Article 6.3)

50) Building Standards (Article 6.4)

51) Fence Standards (Article 6.5)

52) Height Standards (Article 6.6)

53) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):

i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.

ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):

c) General Landscape Design Standards:

i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

i) Natural Appearance:

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

   Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

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

e) Street Trees:

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

f) Minimum Lot Landscaping Requirements

g) External Street Frontage Landscaping

i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.

ii) External Street Frontage Landscaping Requirements (Article 6.8(M)): Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3)

ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall required along the entire External Street frontage. Meandering mounds are encouraged.

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

i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.

ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.

iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

54) Lighting Standards (Article 6.9)

a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).

i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.

ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.

iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding

shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

v) Real or faux gas lights may be used without shielding.

vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

55) Lot Standards (Article 6.10)

56) Setback Standards (Article 6.16)

57) Vision Clearance Standards (Article 6.19)

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

i) Forty (40) feet from intersections of Collectors, Private or Local Street.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

58) Block Standards (Article 8.1)

59) Easement Standards (Article 8.3)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

60) Monument and Marker Standards (Article 8.5)

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

a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.

b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

62) Infrastructure Standards (Section 20 of PUD Ordinance)

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

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

63) Pedestrian Network Standards (Article 8.7)

a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii)

provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

64) Storm Water Standards (Article 8.8)

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

66) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.

b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

67) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

68) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

69) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

DEPARTMENT COMMENTS

1) **Action: Hold a public hearing at the November 6, 2019, Plan Commission meeting.**

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

3) 3) 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.

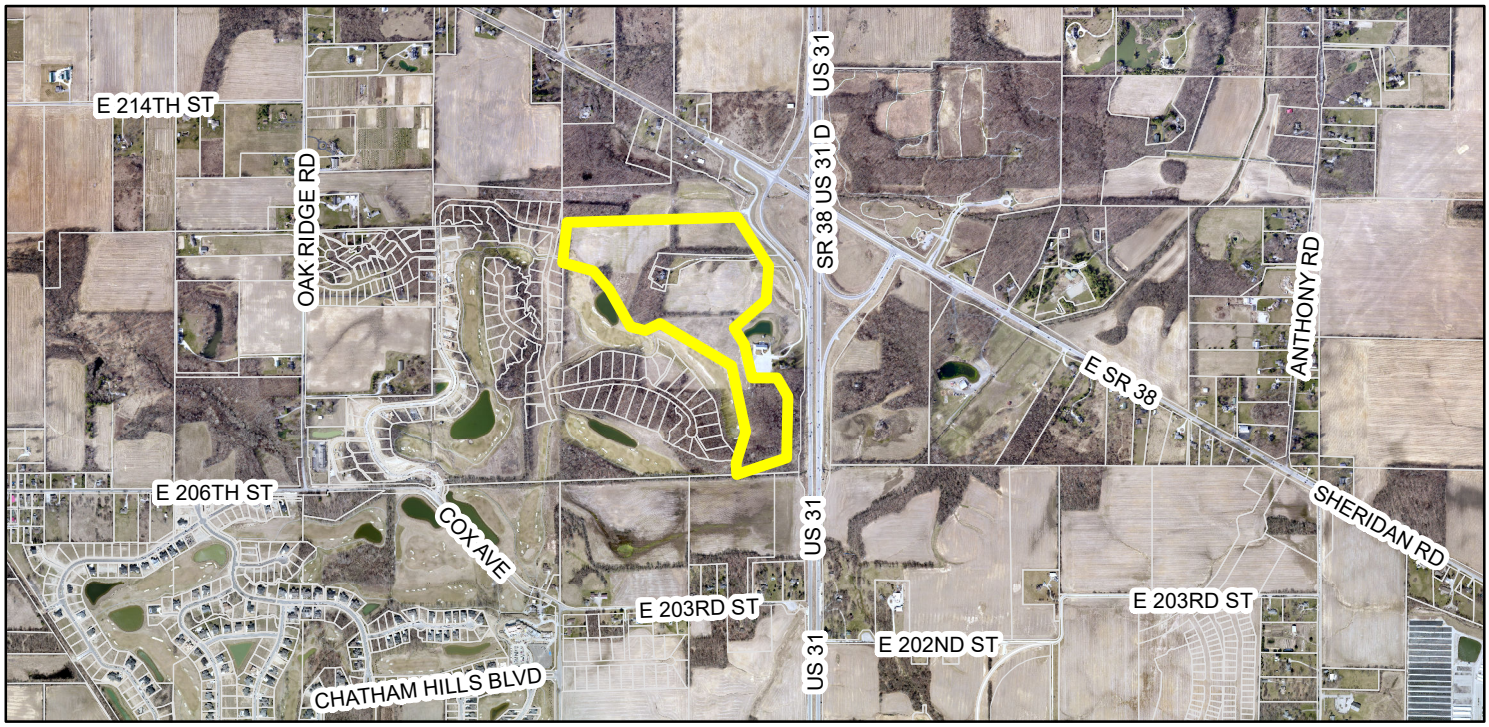
CITY OF Westfield INDIANA

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

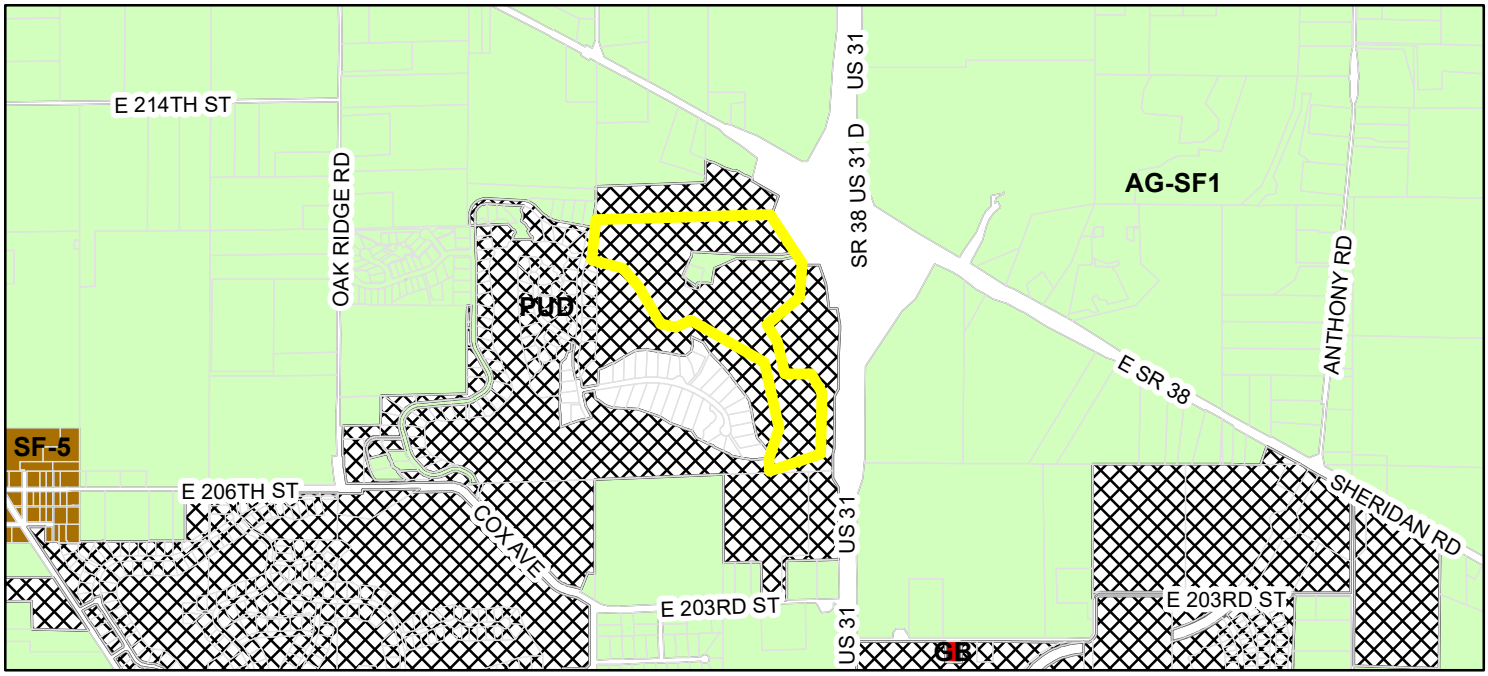
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

PUD (Planned Unit Development)

SF-5 (Single Family - 5)

MUNICIPALITY:

CITY OF Westfield INDIANA

2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

DEVELOPER:

CHATHAM HILLS LLP
1100 CHATHAM HILLS BLVD,
WESTFIELD, IN 46074

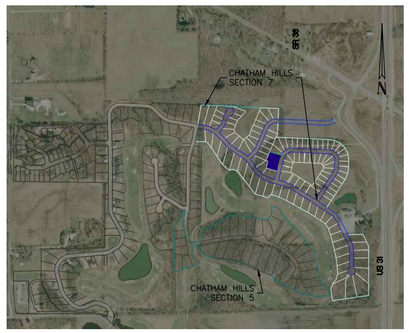
CONTACT: PHIL SUNDING, PE
EMAIL: phil.sunding@henkedevelopment.com

ENGINEER/SURVEYOR:

Cripe®

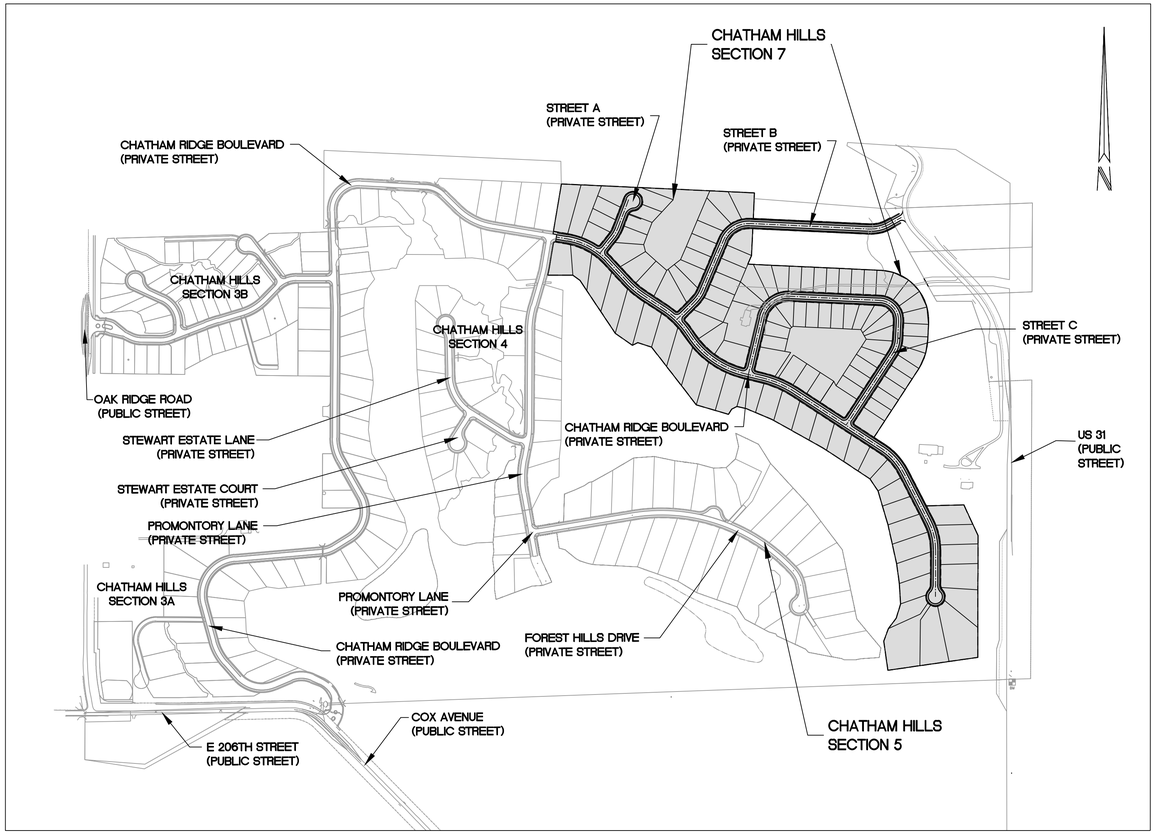
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777

VICINITY MAP:



Chatham Hills
WESTFIELD

CHATHAM HILLS - SECTION 7
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN



LOCATION PLAN
SCALE : 1" = 400'

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimim Lot			Minimum Setbacks				Max Building Height (ft.)	Max # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
I-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
I-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
I-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
I-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
I-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

PROJECT DATA:

TOTAL ACREAGE – 172.687 ACRES
BLOCKS/OPEN SPACE ACREAGE – 117.154 ACRES
SECTION 7 ACREAGE – 55.533 ACRES (LOTS AND POND COMMON AREA)
OPEN SPACE – 50+/- ACRES (GOLF COURSE)
OF LOTS – 114
DENSITY – 0.66 LOTS/ACRE
ROADWAY LENGTH PRIVATE – 6953 LF
ZONING – CHATHAM HILLS PUD
SCHOOL SYSTEM – WESTFIELD SCHOOLS

SHEET INDEX:

SHEET	DESCRIPTION
C001	COVER SHEET
C002	LEGAL DESCRIPTION
C100	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P105	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D105	DEVELOPMENT PLAN
L101-L105	LANDSCAPE PLAN

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVEIW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
PUBLIC WORKS - CITY OF WESTFIELD	
JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD	
GARRY HARLING	317-804-3307
SURVEYOR - HAMILTON COUNTY	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY	
DAVE LUCAS	317-773-7770
GAS - VECTREN	
CHAD MILLER	317-776-5550
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE	
BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE	
EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T	
BRIAN WENTE	317-610-5440
SANITARY SEWER AND WATER-CITIZENS ENERGY GROUP/CWA AUTHORITY, INC	
2150 DR. MARTIN LUTHER KING JR ST	
INDIANAPOLIS, IN 46202	
BRAD HOSTETLER	317-927-4351

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIPE TEAM:

PROJECT MANAGER	CHRIS WISEMAN, PE	cwiseman@cripe.biz	317-706-6429
PROJECT ENGINEER	JARED SVALDI, EI	jsvaldi@cripe.biz	317-706-6394
CAD DESIGNER	CHRIS WELLS	cwells@cripe.biz	317-706-6391

Revisions

Mark	Date	Description

ARCHITECTURE + INTERIORS
ENGINEERING + CIVIL
SURVEY + 3D LASER SCANNING
ENERGY + FACILITIES
EQUIPMENT PLANNING
REAL ESTATE SERVICES

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INDIANAPOLIS, INDIANA 46240
(317) 844-6777
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COVER SHEET
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: Christopher M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 10-04-2019

Indiana 811
Know what's below. Call before you dig.

811 FOR CALLS IN INDIANA — 1-800-382-5544 (Non-TRS)

Drawn By: C. WELLS
Checked By: J. SVALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" N/A
Sheet: C001
Date: 10-04-19
Project Number: 170504-20210

G:\2017\170504A\20210\Cad\Engr\CD\C001_Cover Sheet.dwg, October 4, 2019 1:36 PM, CHRIS WELLS, © Paul I. Cripe, Inc.

CHATHAM HILLS SECTION 7 PERIMETER DESCRIPTION

Part of Block 1 of Chatham Hills – Section 5, recorded as Instrument No. 2019004833 [Plat Cabinet 5, Slide 938], Instrument Number 2018007076 and Instrument Number 2017015127, all recorded in the Office of the Recorder of Hamilton County, Indiana, being a part of the Northeast Quarter, the Southeast Quarter, the Southwest Quarter, and the Northwest Quarter of Section 13, Township 19 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 13; thence North 00 degrees 12 minutes 16 seconds East (Grid Bearing based upon Indiana State Plane Coordinate System – East Zone, NAD 83) 191.38 feet along the West line of said Northeast Quarter to a Northeast corner of Lot L22 in Chatham Hills – Section 4, as per secondary plat thereof, recorded as Instrument Number 2018007808 in Plat Cabinet 5, Slide 804 in said Recorder's Office and the Point of Beginning; thence continuing North 00 degrees 12 minutes 16 seconds East along said West line 147.70 feet to the Northwest corner of the land as described in Instrument Number 2018007076, recorded in said Recorder's Office [the following eight (8) courses are along the northerly perimeter boundary of said land]; (1) thence North 87 degrees 46 minutes 26 seconds East 1128.44 feet; (2) thence North 00 degrees 12 minutes 16 seconds East 264.74 feet to the center of Lindley Ditch; (3) thence South 49 degrees 24 minutes 39 seconds East 34.98 feet along the center of Lindley Ditch; (4) thence South 61 degrees 18 minutes 20 seconds East 61.39 feet along the center of said Ditch; (5) thence South 79 degrees 39 minutes 01 seconds East 96.78 feet along the center of said Ditch; (6) thence South 56 degrees 40 minutes 13 seconds East 131.15 feet along the center of said Ditch; (7) thence South 77 degrees 59 minutes 08 seconds East 63.11 feet along the center of said Ditch; (8) thence South 67 degrees 34 minutes 41 seconds East 137.82 feet along the center of said Ditch to the Northwest corner on the western right of way of U.S. 31 as described in Instrument Number 2010069599 in said Recorder's Office [the following four (4) courses are along said western right of way lines]; (1) thence South 14 degrees 53 minutes 40 seconds West 18.67 feet; (2) thence South 59 degrees 46 minutes 53 seconds East 321.09 feet; (3) thence South 20 degrees 40 minutes 28 seconds West 192.83 feet; (4) South 28 degrees 59 minutes 50 seconds East 11.12 feet along said right of way line to the North line of the Southeast Quarter of said Section 13 and a Northeast corner of Block 1 of said Chatham Hills – Section 5 [the following 192 courses are along said Block 1]; (1) thence South 29 degrees 00 minutes 03 seconds East 592.46 feet (2) thence North 89 degrees 59 minutes 22 seconds East 197.53 feet; (3) thence South 19 degrees 21 minutes 26 seconds East 201.44 feet; (4) thence South 06 degrees 15 minutes 11 seconds East 260.67 feet; (5) thence North 87 degrees 46 minutes 19 seconds East 89.70 feet; (6) thence South 07 degrees 49 minutes 34 seconds East 174.34 feet; (7) thence South 00 degrees 03 minutes 18 seconds West 49.92 feet; (8) thence South 02 degrees 44 minutes 15 seconds West 246.03 feet; (9) thence South 00 degrees 06 minutes 25 seconds West 359.27 feet; (10) thence South 31 degrees 15 minutes 28 seconds West 81.78 feet; (11) thence South 00 degrees 07 minutes 19 seconds West 550.00 feet; (12) thence South 16 degrees 49 minutes 16 seconds West 52.20 feet; (13) thence South 00 degrees 08 minutes 25 seconds West 173.18 feet to the South line of the Southeast Quarter of said Section 13; (14) thence South 87 degrees 54 minutes 03 seconds West 2454.17 feet along said South line to the Southeast corner of the Southwest Quarter of said Section 13; (15) thence South 87 degrees 57 minutes 56 seconds West 1197.88 feet along the South line of said Southwest Quarter to a non–tangent curve to the left having a radius 44.00 feet, the radius point of which bears South 66 degrees 20 minutes 30 seconds West; (16) thence Northwesterly along said curve 2.15 feet to a point which bears North 63 degrees 32 minutes 58 seconds East from said radius point; (17) North 26 degrees 27 minutes 11 seconds West 67.41 feet to a non–tangent curve to the left having a radius of 178.00 feet, the radius point of which bears South 63 degrees 32 minutes 54 seconds West (18) thence Northwesterly along said curve 123.35 feet to a point which bears North 23 degrees 50 minutes 34 seconds East from said radius point; (19) thence North 66 degrees 09 minutes 26 seconds West 49.16 feet to a non–tangent curve to the left having a radius of 178.00 feet, the radius point of which bears South 23 degrees 50 minutes 32 seconds West (20) thence Northwesterly along said curve 33.33 feet to a point which bears North 13 degrees 06 minutes 52 seconds East from said radius point; (21) North 67 degrees 44 minutes 05 seconds West 312.40 feet; (22) thence North 41 degrees 58 minutes 08 seconds West 63.69 feet; (23) thence North 15 degrees 08 minutes 28 seconds West 67.33 feet; (24) thence North 02 degrees 06 minutes 46 seconds West 72.83 feet; (25) thence North 05 degrees 38 minutes 15 seconds West 93.75 feet; (26) thence North 27 degrees 15 minutes 17 seconds East 63.32 feet; (27) thence North 77 degrees 35 minutes 43 seconds East 103.54 feet; (28) thence South 81 degrees 57 minutes 15 seconds East 64.13 feet; (29) thence North 83 degrees 35 minutes 07 seconds East 120.54 feet; (30) thence North 83 degrees 44 minutes 09 seconds East 117.55 feet; (31) thence North 00 degrees 16 minutes 24 seconds East 152.23 feet; (32) thence North 84 degrees 58 minutes 15 seconds East 8.18 feet to a tangent curve to the left having a radius of 182.00 feet, the radius point of which bears North 05 degrees 01 minutes 45 seconds West; (33) thence Easterly along said curve 22.13 feet to a point which bears South 11 degrees 59 minutes 42 seconds East from said radius point; (34) thence South 00 degrees 16 minutes 24 seconds West 152.89 feet; (35) thence North 83 degrees 39 minutes 21 seconds East 216.62 feet; (36) thence North 54 degrees 35 minutes 43 seconds East 49.92 feet; (37) thence North 50 degrees 54 minutes 50 seconds East 85.20 feet; (38) thence North 42 degrees 33 minutes 21 seconds East 71.61 feet; (39) thence North 40 degrees 04 minutes 43 seconds East 78.64 feet; (40) thence North 23 degrees 34 minutes 28 seconds East 76.50 feet; (41) thence North 12 degrees 01 minutes 30 seconds West 78.85 feet; (42) thence North 27 degrees 57 minutes 41 seconds West 188.03 feet; (43) thence North 13 degrees 07 minutes 16 seconds West 68.08 feet; (44) thence North 31 degrees 34 minutes 49 seconds West 147.53 feet; (45) thence North 08 degrees 33 minutes 34 seconds West 134.16 feet; (46) thence North 04 degrees 25 minutes 07 seconds East 119.21 feet; (47) thence North 07 degrees 35 minutes 29 seconds East 138.25 feet; (48) thence North 03 degrees 53 minutes 28 seconds West 87.00 feet; (49) thence North 14 degrees 02 minutes 00 seconds West 85.59 feet; (50) thence North 05 degrees 26 minutes 08 seconds West 22.86 feet; (51) thence North 07 degrees 39 minutes 53 seconds West 112.17 feet; (52) thence North 07 degrees 17 minutes 14 seconds West 77.48 feet; (53) thence North 02 degrees 00 minutes 37 seconds East 88.07 feet; (54) thence North 08 degrees 58 minutes 46 seconds East 31.31 feet; (55) thence North 21 degrees 18 minutes 45 seconds East 41.06 feet; (56) thence North 38 degrees 02 minutes 21 seconds East 62.38 feet; (57) thence North 26 degrees 43 minutes 42 seconds West 49.21 feet; (58) thence North 83 degrees 43 minutes 57 seconds East 106.03 feet; (59) thence North 42 degrees 12 minutes 32 seconds East 2.38 feet; (60) thence North 62 degrees 04 minutes 26 seconds East 6.08 feet; (61) thence North 78 degrees 16 minutes 22 seconds East 9.39 feet; (62) thence South 82 degrees 50 minutes 37 seconds East 8.89 feet; (63) thence South 82 degrees 38 minutes 28 seconds East 5.82 feet; (64) thence North 86 degrees 20 minutes 27 seconds East 6.56 feet; (65) thence North 41 degrees 00 minutes 42 seconds East 2.78 feet; (66) thence North 27 degrees 45 minutes 12 seconds East 5.68 feet; (67) thence North 21 degrees 41 minutes 53 seconds East 33.49 feet; (68) thence North 21 degrees 50 minutes 53 seconds East 14.02 feet; (69) thence North 71 degrees 21 minutes 09 seconds East 13.42 feet; (70) thence North 45 degrees 07 minutes 27 seconds East 13.47 feet; (71) thence North 31 degrees 19 minutes 13 seconds East 8.05 feet; (72) thence North 52 degrees 43 minutes 13 seconds East 8.78 feet; (73) South 89 degrees 52 minutes 17 seconds East 212.20 feet; (74) thence South 12 degrees 48 minutes 17 seconds East 22.31 feet; (75) thence North 88 degrees 49 minutes 39 seconds East 151.56 feet; (76) thence South 83 degrees 30 minutes 41 seconds East 78.48 feet; (77) thence South 70 degrees 20 minutes 52 seconds East 104.20 feet; (78) thence South 52 degrees 31 minutes 32 seconds East 29.31 feet; (79) thence South 37 degrees 06 minutes 20 seconds East 80.18 feet; (80) thence North 86 degrees 32 minutes 02 seconds East 110.00 feet to the West line of Promontory Lane; (81) thence South 16 degrees 11 minutes 40 seconds West along said West line 49.67 feet; (82) thence South 86 degrees 50 minutes 45 seconds West 79.98 feet; (83) thence North 79 degrees 11 minutes 34 seconds West 60.22 feet; (84) thence South 02 degrees 20 minutes 47 seconds West 39.53 feet; (85) thence South 43 degrees 55 minutes 34 seconds West 60.34 feet; (86) thence South 04 degrees 11 minutes 19 seconds West 76.41 feet; (87) thence South 42 degrees 51 minutes 09 seconds East 23.36 feet; (88) thence South 74 degrees 29 minutes 03 seconds West 82.98 feet; (89) thence North 02 degrees 46 minutes 32 seconds West 35.49 feet; (90) thence North 71 degrees 51 minutes 55 seconds West 33.03 feet; (91) thence North 31 degrees 54 minutes 37 seconds West 11.45 feet; (92) thence North 20 degrees 29 minutes 10 second East 41.44 feet; (93) thence North 57 degrees 15 minutes 24 seconds West 32.63 feet; (94) thence South 37 degrees 53 minutes 21 seconds West 16.68 feet; (95) thence South 70 degrees 35 minutes 48 seconds West 15.17 feet; (96) thence North 63 degrees 19 minutes 09 seconds West 73.30 feet; (97) North 14 degree 49 minutes 49 seconds West 24.80 feet; (98) thence North 33 degrees 58 minutes 17 seconds West 19.53 feet; (99) thence North 57 degrees 08 minutes 48 seconds West 35.24 feet; (100) thence North 75 degrees 21 minutes 53 seconds West 25.59 feet; (101) thence North 46 degrees 23 minutes 47 seconds West 16.15 feet; (102) thence North 89 degrees 52 minutes 17 seconds West 160.81 feet; (103) thence South 15 degrees 38 minutes 51 seconds West 85.66 feet; (104) thence South 01 degrees 33 minutes 27 seconds East 262.32 feet; (105) thence South 01 degrees 14 minutes 44 seconds East 125.44 feet; (106) thence South 04 degrees 32 minutes 32 seconds East 377.39 feet; (107) thence South 11 degrees 45 minutes 32 seconds East 110.48 feet; (108) thence South 14 degrees 07 minutes 38 seconds East 301.53 feet; (109) thence South 09 degrees 03 minutes 50 seconds West 53.00 feet; (110) thence South 13 degrees 06 minutes 16 seconds East 58.94 feet; (111) thence South 42 degrees 17 minutes 33 seconds East 105.25 feet; (112) thence South 65 degrees 37 minutes 30 seconds East 35.84 feet; (113) thence South 84 degrees 27 minutes 45 seconds East 35.83 feet; (114) thence North 77 degrees 38 minutes 48 seconds East 62.43 feet; (115) thence North 87 degrees 07 minutes 53 seconds East 94.55 feet to a point on the West Lot line of Lot N4 in said Chatham Hills – Section 5; (116) thence South 03 degrees 58 minutes 35 seconds East 53.61 feet; (117) thence South 08 degrees 24 minutes 48 seconds West 42.50 feet; (118) thence South 07 degrees 03 minutes 30 seconds East 40.00 feet; (119) thence South 06 degrees 31 minutes 07 seconds East 52.37 feet; (120) thence South 00 degrees 29 minutes 29 seconds West 76.73 feet; (121) thence South 08 degrees 55 minutes 39 seconds East 56.75 feet; (122) thence North 69 degrees 37 minutes 40 seconds East 214.35 feet; (123) thence North 86 degrees 32 minutes 39 seconds East 57.12 feet; (124) thence North 70 degrees 57 minutes 29 seconds East 56.00 feet to a non–tangent curve to the left having a radius of 188.00 feet, the radius point of which bears South 70 degrees 57 minutes 26 seconds West; (125) thence northwesterly along said curve, an arc distance of 20.24 feet to a point which bears North 64 degrees 47 minutes 19 seconds East from said radius point; (126) thence North 25 degrees 12 minutes 41 seconds West 108.69 feet to a curve to the right having a radius of 132.00 feet, the radius point of which bears North 64 degrees 57 minutes 19 seconds East (127) thence northwesterly along said curve, an arc distance of 34.75 feet to a point which bears South 79 degrees 52 minutes 22 seconds West from said radius point; (128) thence North 10 degrees 07 minutes 38 seconds West 97.13 feet to a curve to the right having a radius of 11.00 feet, the radius point of which bears North 79 degrees 52 minutes 22 seconds East; (129) thence northwesterly along said curve, an arc distance of 17.40 feet to a point which bears North 09 degrees 28 minutes 31 seconds West from said radius point; (130) thence North 80 degrees 31 minutes 29 seconds East 102.04 feet; (131) thence South 08 degrees 47 minutes 25 seconds East 85.75 feet; (132) thence South 74 degrees 07 minutes 58 seconds East 35.06 feet; (133) thence South 50 degrees 42 minutes 19 seconds East 77.86 feet; (134) thence South 60 degrees 39 minutes 27 seconds East 25.75 feet; (135) thence South 72 degrees 10 minutes 18 seconds East 42.66 feet; (136) thence South 76 degrees 18 minutes 55 seconds East 31.39 feet; (137) thence South 87 degrees 03 minutes 05 seconds East 250.39 feet; (138) thence South 70 degrees 29 minutes 27 seconds East 240.00 feet; (139) thence South 58 degrees 43 minutes 21 seconds East 122.58 feet; (140) thence South 70 degrees 29 minutes 27 seconds East 240.00 feet; (141) thence South 32 degrees 59 minutes 11 seconds East 82.35 feet; (142) thence South 61 degrees 57 minutes 22 seconds East 150.54 feet; (143) thence South 74 degrees 02 minutes 38 seconds East 41.10 feet; (144) thence South 26 degrees 34 minutes 18 seconds East 12.19 feet; (145) thence South 65 degrees 13 minutes 29 seconds East 175.97 feet; (146) thence South 42 degrees 33 minutes 50 seconds East 24.40 feet; (147) thence South 79 degrees 12 minutes 20 seconds East 189.17 feet; (148) thence South 64 degrees 28 minutes 04 seconds East 14.25 feet; (149) thence North 89 degrees 59 minutes 59 seconds East 65.63 feet; (150) thence North 78 degrees 41 minutes 22 seconds East 29.85 feet; (151) thence North 86 degrees 25 minutes 25 seconds East 101.81 feet; (152) thence North 10 degrees 10 minutes 41 seconds East 54.97 feet; (153) thence North 39 degrees 48 minutes 57 seconds West 210.23 feet; (154) thence North 11 degrees 49 minutes 02 seconds West 395.74 feet; (155) thence North 37 degrees 02 minutes 11 seconds West 320.65 feet; (156) thence North 42 degrees 36 minutes 38 seconds West 307.79 feet; (157) thence North 32 degrees 06 minutes 35 seconds West 126.55 feet; (158) thence North 64 degrees 19 minutes 09 seconds West 140.84 feet; (159) thence South 12 degrees 28 minutes 05 seconds East 75.81 feet; (160) thence South 14 degrees 39 minutes 24 seconds West 71.71 feet; (161) thence South 47 degrees 14 minutes 27 seconds West 70.71 feet; (162) thence South 87 degrees 12 minutes 16 seconds West 70.31 feet; (163) thence North 74 degrees 46 minutes 13 seconds West 92.19 feet; (164) thence North 82 degrees 15 minutes 23 seconds West 128.70 feet; (165) thence North 78 degrees 21 minutes 17 seconds West 116.66 feet; (166) thence South 86 degrees 24 minutes 31 seconds West 115.54 feet; (167) thence South 59 degrees 14 minutes 14 seconds West 136.70 feet; (168) thence South 60 degrees 42 minutes 00 seconds West 127.63 feet; (169) thence South 76 degrees 17 minutes 38 seconds West 22.12 feet; (170) thence South 55 degrees 24 minutes 08 seconds West 31.76 feet; (171) thence South 65 degrees 40 minutes 19 seconds West 59.44 feet; (172) thence South 68 degrees 32 minutes 13 seconds West 60.82 feet; (173) thence South 01 degrees 57 minutes 44 seconds West 154.58 feet; (174) thence South 80 degrees 31 minutes 29 seconds West 150.77 feet to a curve to the right having a radius of 11.00 feet, the radius point of which bears North 09 degrees 28 minutes 31 seconds West; (175) thence northwesterly along said curve, an arc distance of 17.15 feet to a point which bears South 79 degrees 52 minutes 22 seconds West from said radius point; (176) thence North 10 degrees 07 minutes 38 seconds West 87.33 feet to the southerly corner of Lot L13 in said Chatham Hills – Section 4; (177) thence North 26 degrees 39 minutes 32 seconds East 123.03 feet; (178) thence North 44 degrees 39 minutes 39 seconds East 76.75 feet; (179) thence North 70 degrees 01 minutes 39 seconds East 45.35 feet; (180) thence North 00 degrees 21 minutes 35 seconds East 103.94 feet; (181) thence North 05 degrees 56 minutes 12 seconds East 103.37 feet; (182) thence North 00 degrees 21 minutes 27 seconds East 564.66 feet; (183) thence North 01 degrees 20 minutes 06 seconds East 126.84 feet; (184) thence North 01 degrees 28 minutes 43 seconds East 145.81 feet; (185) thence North 73 degrees 48 minutes 20 seconds West 105.36 feet; (186) thence North 16 degrees 11 minutes 40 seconds East 41.58 feet to a curve to the left having a radius of 528.00 feet, the radius point of which bears North 73 degrees 48 minutes 20 seconds West; (187) thence northeasterly along said curve, an arc distance of 61.45 feet to a point which bears South 80 degrees 28 minutes 24 seconds East from said radius point; (188) thence North 09 degrees 31 minutes 36 seconds East 133.17 feet to a curve to the right having a radius of 11.00 feet, the radius point of which bears South 80 degrees 28 minutes 24 seconds East; (189) thence northeasterly along said curve, an arc distance of 17.28 feet to a point which bears North 09 degrees 31 minutes 36 seconds East from said radius point; (190) thence North 09 degrees 31 minutes 36 seconds East 42.00 feet; (191) thence North 80 degrees 28 minutes 24 seconds West 21.91 feet; (192) thence North 09 degrees 31 minutes 36 seconds East 266.01 feet to the POINT OF BEGINNING, containing 173.318 acres, more or less.

C:\2017\170504\20210\Cad\Engr\CDs\C002_Legal Description.dwg, October 4, 2019 1:36 PM, CHRIS WELLS, © Paul | Cripe, Inc.

Revisions
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1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY
CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER
Date 10-04-2019

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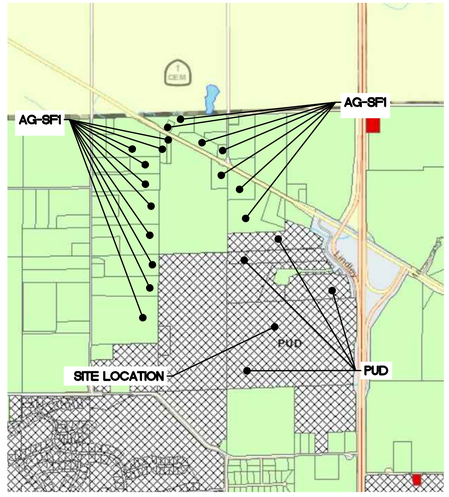
1-800-382-5544 (CALL 2 DAYS PRIOR)

Drawn By: C. WELLS
Checked By: J. SVALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = XX'
Sheet: C002
Date: 10-04-19
Project Number: 170504-20210

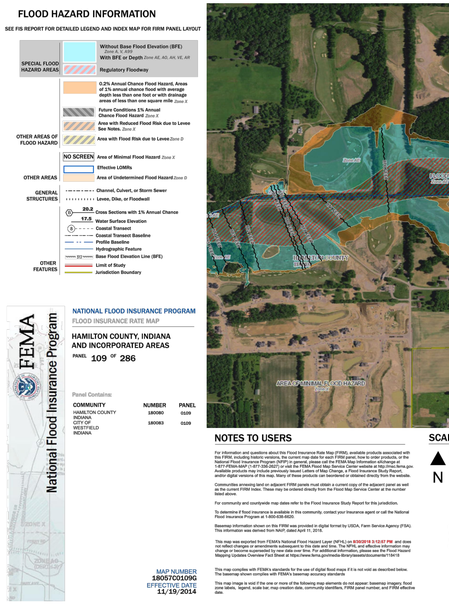


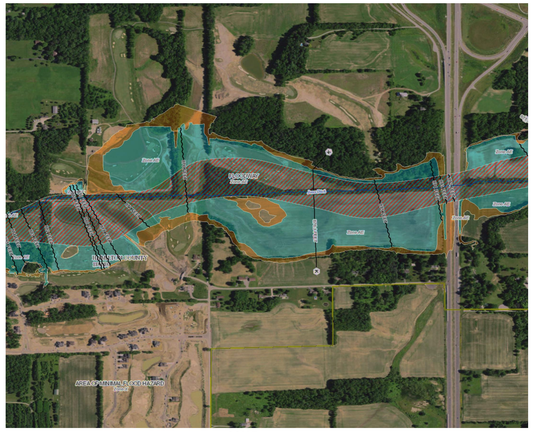
CURRENT ZONING MAP

SCALE: NOT TO SCALE

PER HAMILTON COUNTY SURVEYOR'S OFFICE

1. THE PROPOSED PROJECT DOES NOT FALL IN A WESTFIELD WELL HEAD PROTECTION ZONE.
2. THE PROPOSED PROJECT FALLS IN THE ISAAC JONES REGULATED DRAIN WATERSHED.

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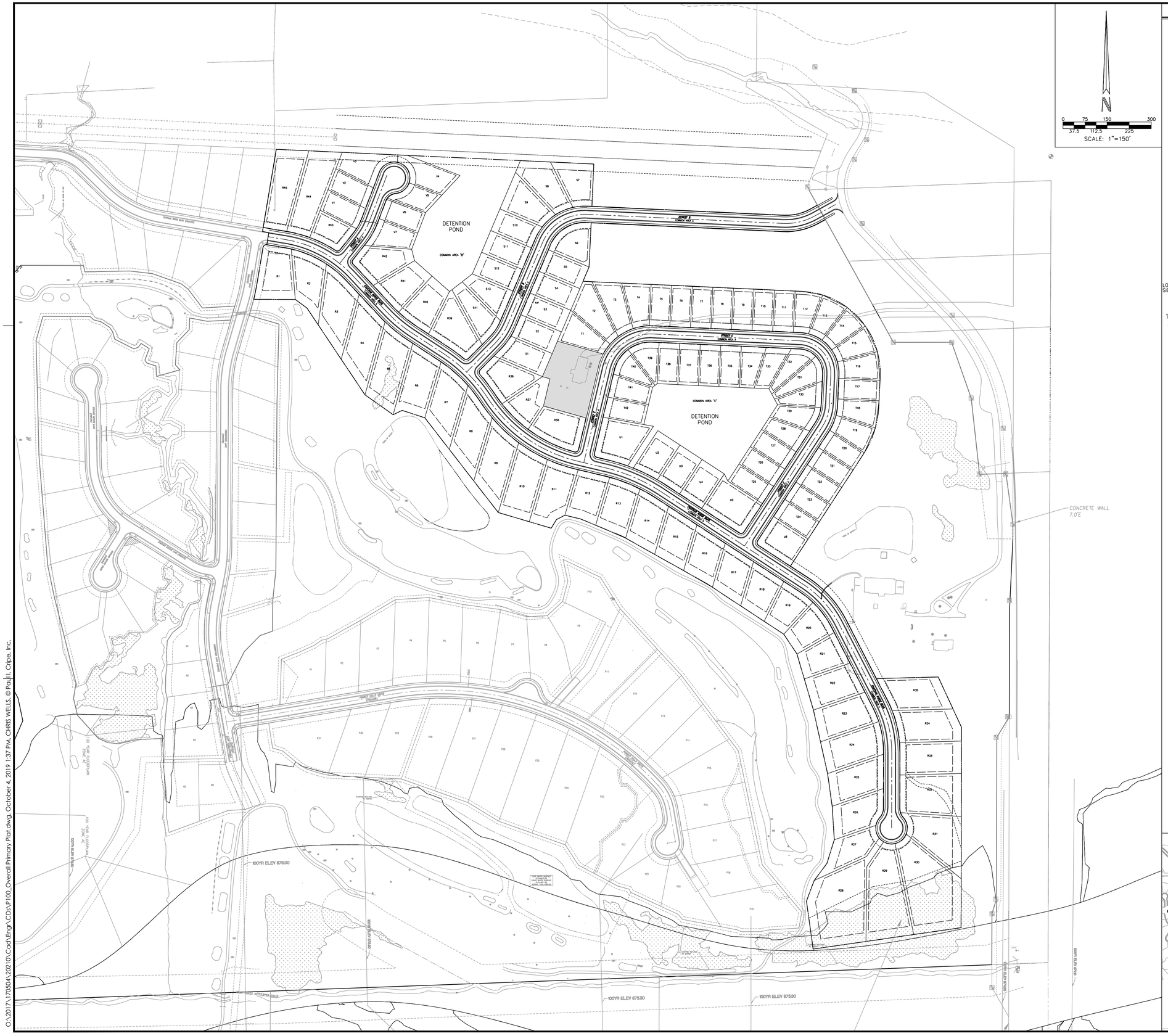
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COMMON AREA "WJ"
COMMON AREA "WK"
COMMON AREA "WL"
COMMON

DETENTION POND

COMMON AREA "B"
95264 S.F.
2.187 AC.±

STREET A
COMMON AREA A

CHATHAM RIDGE BLVD
COMMON AREA A

STREET B
COMMON AREA A

STREET C
COMMON AREA A

SHEET C101
SHEET C104
SHEET C102
SHEET C101
SHEET C102
SHEET C101
SHEET C105
SHEET C101
SHEET C105

HOLE #15

L18 L19 L20 L21 L22

R1 21016 S.F. 0.482 AC.±
R2 19055 S.F. 0.437 AC.±
R3 25626 S.F. 0.588 AC.±
R4 26678 S.F. 0.612 AC.±
R5 27725 S.F. 0.636 AC.±
R6 23333 S.F. 0.536 AC.±
R7 23637 S.F. 0.543 AC.±
R8 24775 S.F. 0.569 AC.±
R36 18995 S.F. 0.436 AC.±
R37 14417 S.F. 0.331 AC.±
R38 17362 S.F. 0.399 AC.±
R39 21150 S.F. 0.486 AC.±
R40 16856 S.F. 0.387 AC.±
R41 16690 S.F. 0.383 AC.±
R42 17718 S.F. 0.407 AC.±
R43 11959 S.F. 0.275 AC.±
R44 32828 S.F. 0.643 AC.±
R45 26298 S.F. 0.604 AC.±

V1 10656 S.F. 0.245 AC.±
V2 10709 S.F. 0.246 AC.±
V3 14224 S.F. 0.327 AC.±
V4 14231 S.F. 0.327 AC.±
V5 9209 S.F. 0.211 AC.±
V6 10494 S.F. 0.241 AC.±
V7 11379 S.F. 0.261 AC.±

S1 13967 S.F. 0.321 AC.±
S2 12026 S.F. 0.276 AC.±
S3 12000 S.F. 0.275 AC.±
S4 12000 S.F. 0.275 AC.±
S5 12000 S.F. 0.275 AC.±
S6 14287 S.F. 0.328 AC.±
S7 15661 S.F. 0.360 AC.±
S8 18319 S.F. 0.421 AC.±
S9 16580 S.F. 0.381 AC.±
S10 12096 S.F. 0.278 AC.±
S11 12000 S.F. 0.275 AC.±
S12 12000 S.F. 0.275 AC.±
S13 12261 S.F. 0.281 AC.±
S41 14385 S.F. 0.330 AC.±

T1 12687 S.F. 0.291 AC.±
T2 15869 S.F. 0.364 AC.±
T3 13529 S.F. 0.311 AC.±
T4 9815 S.F. 0.225 AC.±
U1 20935 S.F. 0.481 AC.±

56' ESMT PRIVATE DRIVE
PROMONTORY LANE (PRIVATE)
ELECTRIC TRANSFORMER TOWER
4' WOVEN WIRE FENCE
6"x6" WOOD FENCE POST 1.6' N. & 2.9' W.
GOLF COMFORT STATION
TEE NO. SIGN
TEE BOX
ASPHALT CART PATH
EDGE OF WATER

S87°21'08"E 110.80'
S87°21'08"E 113.21'
S87°21'08"E 189.42'
S87°21'08"E 32.61'
S69°09'25"E 191.92'
S69°09'22"E 110.44'
N42°54'16"E 91.71'
N87°21'08"W 101.88'
S87°21'08"E 147.82'
N09°31'16"E 268.45'
N10°29'08"E 284.19'
N07°59'39"E 208.60'
S89°51'11"E 141.06'
S63°08'59"E 142.78'
S63°08'59"E 142.78'
S63°08'59"E 138.59'
S69°09'22"E 138.40'
S65°26'00"E 161.08'
N14°10'09"W 40.04'
S48°38'31"E 79.36'
S55°17'45"W 10.00'
N52°17'45"E 44.05'
N22°39'08"E 42.74'
N22°39'08"E 135.64'
N22°39'08"E 80.00'
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N22°39'08"E 80.00'
S22°39'08"W 80.00'
S22°39'08"W 80.00'
S22°39'08"W 80.00'
S22°39'08"W 172.30'
N02°38'47"E 144.15'
N02°38'47"E 151.47'
S87°21'13"E 30.41'
S87°21'13"E 100.71'
S74°11'33"E 154.71'
S74°11'33"E 26.88'
S74°17'34"E 160.00'
S79°44'1 174.05'
S13°27'09"W 95.07'
S89°51'11"E 141.06'
S53°48'55"E 49.40'
S53°41'32"E 68.78'
S53°44'48"E 140.84'
S53°44'41"E 145.38'
S24°47'08"E 116.90'
S64°15'41"E 33.83'
S71°57'03"E 81.18'
S37°46'40"E 135.98'

SITE PLAN LEGEND

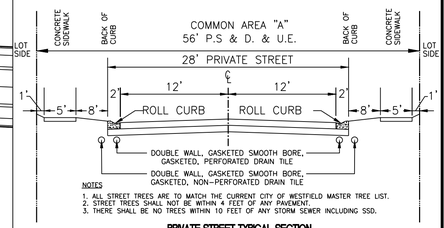
- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- POND TOP OF BANK

L18 LOT NUMBER
STREET SIGN
ACCESSIBLE RAMP
DISTRICT SUBAREA

P.S.,D.&U.E. PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
D.&U.E. DRAINAGE AND UTILITY EASEMENT
U.E. UTILITY EASEMENT
C.E. CONSERVATION EASEMENT
A.E. ACCESS EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE

WETLAND AREA
100 YEAR FLOODPLAIN ZONE AE
FLOODPLAIN ZONE X
FLOODWAY ZONE AE

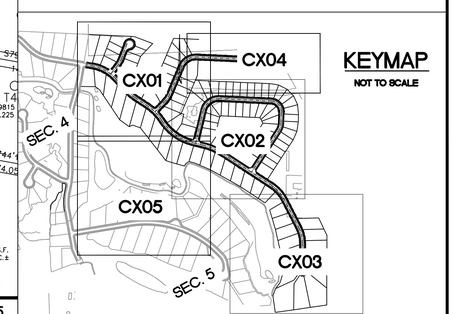
0 25 50 100
12.5 37.5 75
SCALE: 1"=50'



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

PRIVATE STREET TYPICAL SECTION
NO SCALE

PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, PROMONTORY LANE, STREET A, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



KEYMAP
NOT TO SCALE

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Revisions
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(317) 844-6777
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PRIMARY PLAT
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY
CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER
Date 10-04-2019

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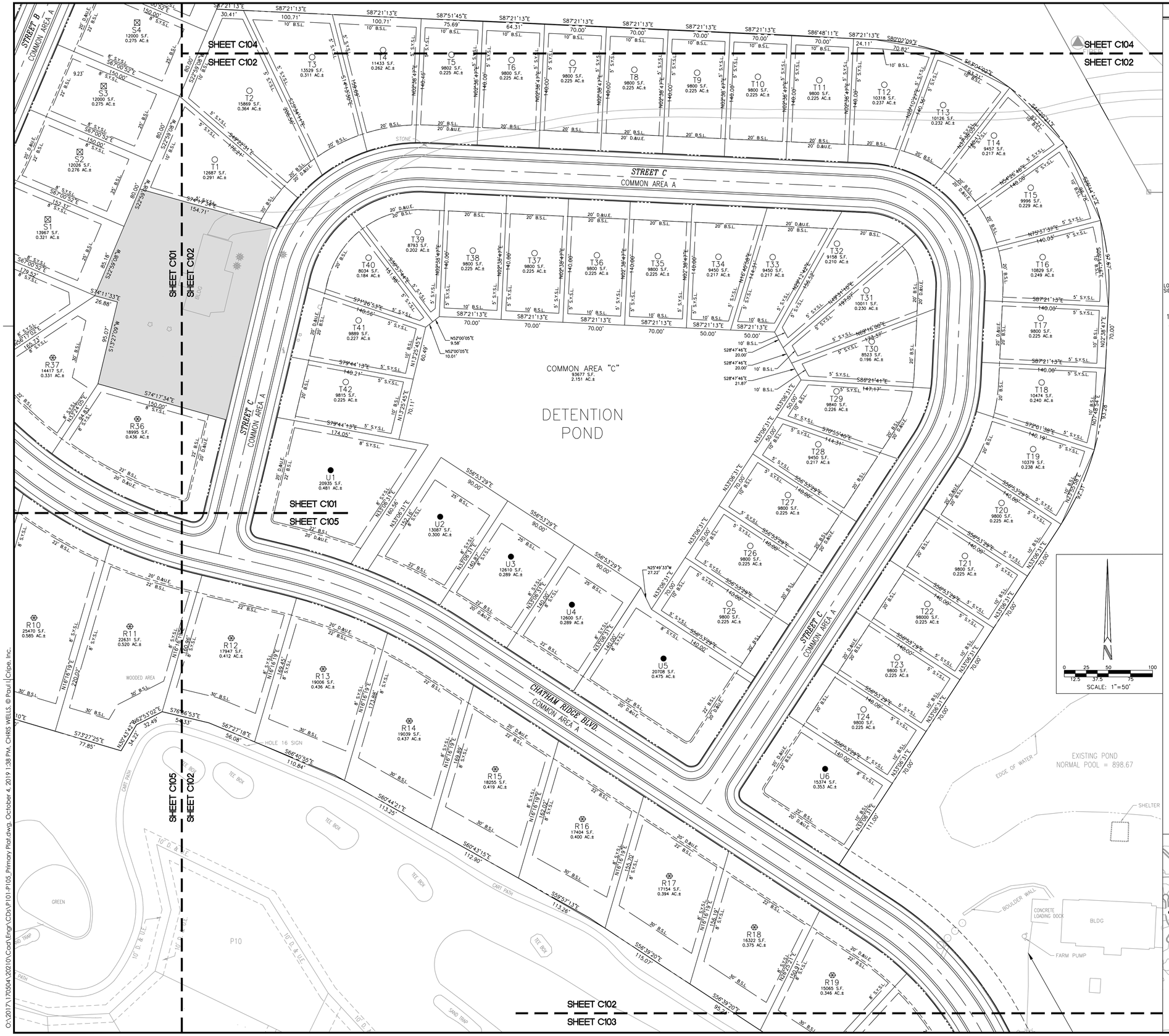
Drawn By: C. WELLS
Checked By: J. SVALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = XX'
Sheet P101
Date 10-04-19
Project Number 170504-20210



SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
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- CENTERLINE STREET
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- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- POND TOP OF BANK

L18 LOT NUMBER

ACCESSIBLE RAMP

STREET SIGN

DISTRICT SUBAREA

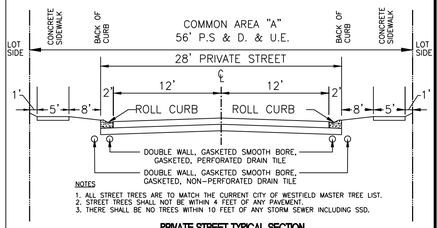
P.S.,D.&U.E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE

WETLAND AREA

100 YEAR FLOODPLAIN ZONE AE

FLOODPLAIN ZONE X

FLOODWAY ZONE AE



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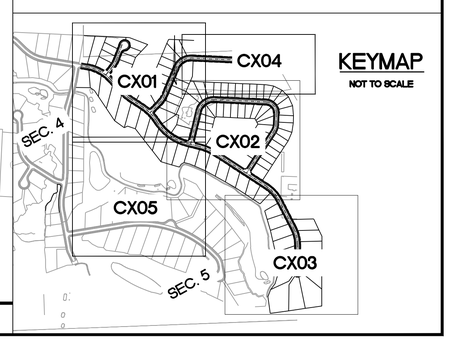

KEYMAP
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Revisions	Mark	Date	Description
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PRIMARY PLAT
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: Christopher M. Wiseman
CHRISTOPHER M. WISEMAN REGISTERED PROFESSIONAL ENGINEER PE 10504920 STATE OF INDIANA
Date 10-04-2019

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Drawn By: C. WELLS
Checked By: J. SVALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = XX'
Sheet P102
Date 10-04-19
Project Number 170504-20210

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SHEET C102
SHEET C103

NOTE PARKING LOT WILL NEED RECONSTRUCTED

HOLE #16

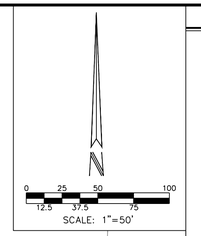
CHATHAM RIDGE BLVD.
COMMON AREA A

R20 18110 S.F. 0.370 AC.±
R21 17413 S.F. 0.400 AC.±
R22 21791 S.F. 0.500 AC.±
R23 24805 S.F. 0.569 AC.±
R24 26740 S.F. 0.614 AC.±
R25 24273 S.F. 0.557 AC.±
R26 21925 S.F. 0.503 AC.±
R27 18145 S.F. 0.417 AC.±
R28 53588 S.F. 01.230 AC.±
R29 42076 S.F. 0.966 AC.±
R30 51545 S.F. 01.183 AC.±
R31 26631 S.F. 0.611 AC.±
R32 28625 S.F. 0.657 AC.±
R33 22982 S.F. 0.528 AC.±
R34 25430 S.F. 0.584 AC.±
R35 33562 S.F. 0.770 AC.±

ASPHALT PARKING LOT
BLDG
EDGE OF FAIRWAY
SAND TRAP
CART PATH
OUT OF BOUNDS MARKER
EDGE OF MOW LINE
GREEN
WOOD BRIDGE
FLOODWAY FRINGE (100-YEAR)
100 YR FLOODPLAIN LIMITS, ZONE AE
RIPRAP
LIMITED ACCESS R/W LINE
CONC

P14 P15 P16 P17 P18 P19

N42°27'14"E 146.58'
S35°39'20"E 95.27'
80.00'
S35°39'20"E
S33°38'34"E 81.13'
S16°22'39"E 80.21'
S16°22'39"E 110.13'
S12°32'51"E 110.13'
S07°59'30"E 112.11'
S05°32'30"E 114.19'
N17°14'44"E 83.52'
N36°17'38"E 74.89'
N20°32'27"E 74.89'
S07°57'45"E 164.78'
S07°57'45"E 164.78'
N81°47'35"E 181.22'
N81°47'35"E 164.25'
N81°47'35"E 162.49'
N88°29'31"E 210.00' 8' S.Y.S.L.
S12°52'21"E 119.93'
S12°52'21"E 68.67'
N00°07'39"E 46.98'
N88°29'31"E 206.63' 8' S.Y.S.L.
N88°29'31"E 210.19' 8' S.Y.S.L.
N00°20'20"E 110.04'
N88°29'31"E 208.99' 8' S.Y.S.L.
N00°10'48"E 146.59'
S86°22'05"E 206.76' 8' S.Y.S.L.
N00°03'19"E 211.27'
N70°52'36"E 184.16' 8' S.Y.S.L.
N70°52'36"E 185.09' 8' S.Y.S.L.
N70°52'36"E 209.44' 8' S.Y.S.L.
N70°52'36"E 201.14' 8' S.Y.S.L.
N70°52'36"E 184.38' 8' S.Y.S.L.
N70°52'36"E 150.00' 8' S.Y.S.L.
N24°18'53"E 76.00'
N24°18'53"E 100.03'
N65°25'38"E 195.70' 8' S.Y.S.L.
S11°35'47"E 112.45' 8' S.Y.S.L.
N09°44'17"E 245.45' 8' S.Y.S.L.
S00°04'38"E 240.20' 8' S.Y.S.L.
N65°57'49"E 146.59' 8' S.Y.S.L.
N89°57'47"E 146.59' 8' S.Y.S.L.



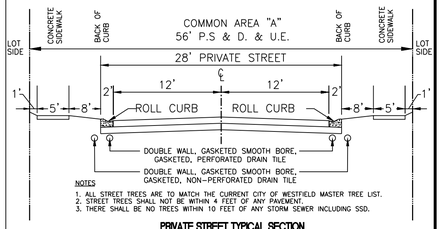
SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- POND TOP OF BANK

L18 LOT NUMBER
ACCESSIBLE RAMP
STREET SIGN
DISTRICT SUBAREA

P.S.,D.&U.E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE

WETLAND AREA
100 YEAR FLOODPLAIN ZONE AE
FLOODPLAIN ZONE X
FLOODWAY ZONE AE



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NO SCALE

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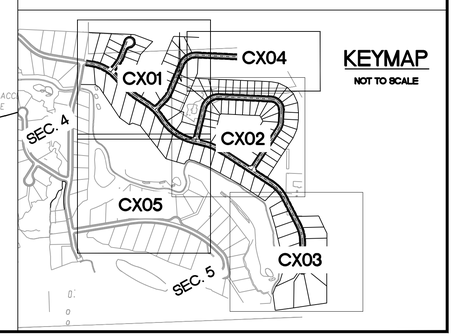

KEYMAP
NOT TO SCALE

ARCHITECTURE + INTERIORS
PLANNING + ZONING
SURVEY + 3D LASER SCANNING
ENERGY + FACILITIES
CONSTRUCTION MANAGEMENT
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PRIMARY PLAT
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: Chris M Wiseman

CHRISTOPHER M. WISEMAN — REGISTERED — PE 10504920 — STATE OF INDIANA — PROFESSIONAL ENGINEER

Date 10-04-2019

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Checked By: J. SYALOLEI
Quality Assurance: C. WISEMAN, PE
Scale: 1"= XX'
Sheet P103
Date 10-04-19
Project Number 170504-20210

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ATION OF
EY DITCH
OF ENTRY
OF BANK

LIMITS OF FLOOD
ZONE X (UNSHADED)

SCALE: 1"=50'

STATE OF INDIANA
INST. #2010069599

STATE OF INDIANA
INST. #2011024282

LIMITED ACCESS
R/W LINE

ASPHALT
22.5'±

FIBER

SHEET C101
SHEET C104

SHEET C104
SHEET C102

SHEET C101
SHEET C102

S87°21'08"E
147.82'

S7
15661 S.F.
0.360 AC.±

S6
14287 S.F.
0.328 AC.±

S5
12000 S.F.
0.275 AC.±

T1
12687 S.F.
0.291 AC.±

T2
15869 S.F.
0.364 AC.±

T3
13529 S.F.
0.311 AC.±

T4
11433 S.F.
0.262 AC.±

T5
9802 S.F.
0.225 AC.±

T6
9800 S.F.
0.225 AC.±

T7
9800 S.F.
0.225 AC.±

T8
9800 S.F.
0.225 AC.±

T9
9800 S.F.
0.225 AC.±

T10
9800 S.F.
0.225 AC.±

T11
9800 S.F.
0.225 AC.±

T12
10318 S.F.
0.237 AC.±

T13
10126 S.F.
0.232 AC.±

T14
9457 S.F.
0.217 AC.±

T15
9996 S.F.
0.229 AC.±

T16
10829 S.F.
0.249 AC.±

T17
9800 S.F.
0.225 AC.±

T30
8523 S.F.
0.196 AC.±

T31
10011 S.F.
0.230 AC.±

T32
9158 S.F.
0.210 AC.±

T33
9450 S.F.
0.217 AC.±

T34
9450 S.F.
0.217 AC.±

T35
9800 S.F.
0.225 AC.±

T36
9800 S.F.
0.225 AC.±

T37
9800 S.F.
0.225 AC.±

T38
9800 S.F.
0.225 AC.±

T39
8793 S.F.
0.202 AC.±

T40
8034 S.F.
0.184 AC.±

T41
9889 S.F.
0.227 AC.±

STREET B
COMMON AREA A

STREET C
COMMON AREA A

COMMON AREA "C"
93677 S.F.

BLDG

STONE

SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- POND TOP OF BANK

L18 LOT NUMBER

ACCESSIBLE RAMP

STREET SIGN

DISTRICT SUBAREA

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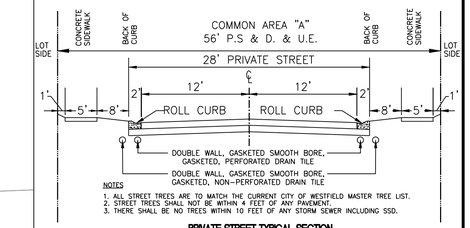
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE

WETLAND AREA

100 YEAR FLOODPLAIN ZONE AE

FLOODPLAIN ZONE X

FLOODWAY ZONE AE



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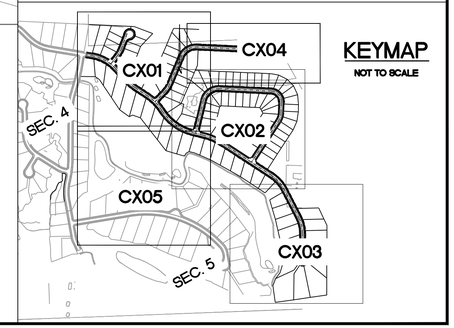

KEYMAP
NOT TO SCALE

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ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
SURVEY + 3D LASER SCANNING
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WESTFIELD, IN 46074

CERTIFIED BY

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 10-04-2019

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Checked By: J. SVALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = XX'
Sheet P104
Date 10-04-19
Project Number 170504-20210

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SHEET C101
SHEET C105

SHEET C101
SHEET C105

SHEET C105
SHEET C102

L18 L17 L16 L15 L14 L13

EXISTING POND

GRASS ISLAND

SAND TRAP

EDGE OF FAIRWAY

ASPHALT CART PATH

20' D.&U.E.

30' B.S.L.

8' S.Y.S.L.

S37°46'40"E 135.88'

S37°44'40"E 135.88'

R9 25588 S.F. 0.588 AC.±

R10 25470 S.F. 0.585 AC.±

R11 22631 S.F. 0.520 AC.±

R12 17947 S.F. 0.412 AC.±

R13 19006 S.F. 0.436 AC.±

N16°16'19"E 242.27'

N16°16'19"E 220.02'

N16°16'19"E 169.45'

WOODED AREA

S73°32'10"E 110.00'

S73°27'25"E 77.85'

N30°41'42"E 34.22'

N62°53'02"E 32.49'

S76°56'53"E 54.33'

S67°27'18"E 56.08'

S68°40'55"E 110.84'

HOLE 16 SIGN

TEE BOX

GREEN

BOULDERS

OUT OF BOUNDS MARKER

CART PATH

10' D. & U.E.

P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P25 P26 P27 P28 P29 P30 P31

C.E.

WDE. C.E.

25' D.&U.E.

FOREST HILLS DRIVE (PRIVATE)

25' A.E.

10' U.E.

0 25 50 100
12.5 37.5 75
SCALE: 1"=50'

SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
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- POND NORMAL POOL
- POND TOP OF BANK

L18 LOT NUMBER

STREET SIGN

ACCESSIBLE RAMP

DISTRICT SUBAREA

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D.&U.E.	DRAINAGE AND UTILITY EASEMENT
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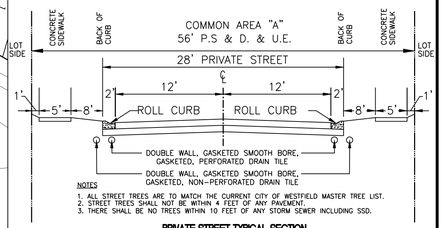
C.E.	CONSERVATION EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE

WETLAND AREA

100 YEAR FLOODPLAIN ZONE AE

FLOODPLAIN ZONE X

FLOODWAY ZONE AE



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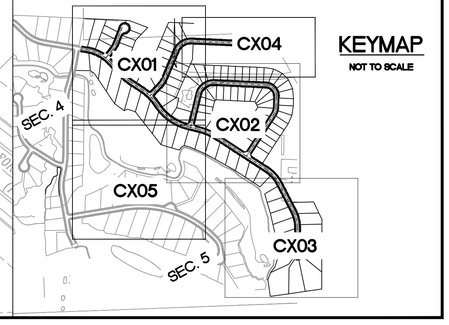

KEYMAP
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CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: Christopher M. Wiseman

CHRISTOPHER M. WISEMAN REGISTERED PE 10504920 STATE OF INDIANA PROFESSIONAL ENGINEER

Date 10-04-2019

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Checked By:	J. SWALDI, EI
Quality Assurance:	C. WISEMAN, PE
Scale:	1" = XX'
Sheet	P105
Date	10-04-19
Project Number	170504-20210

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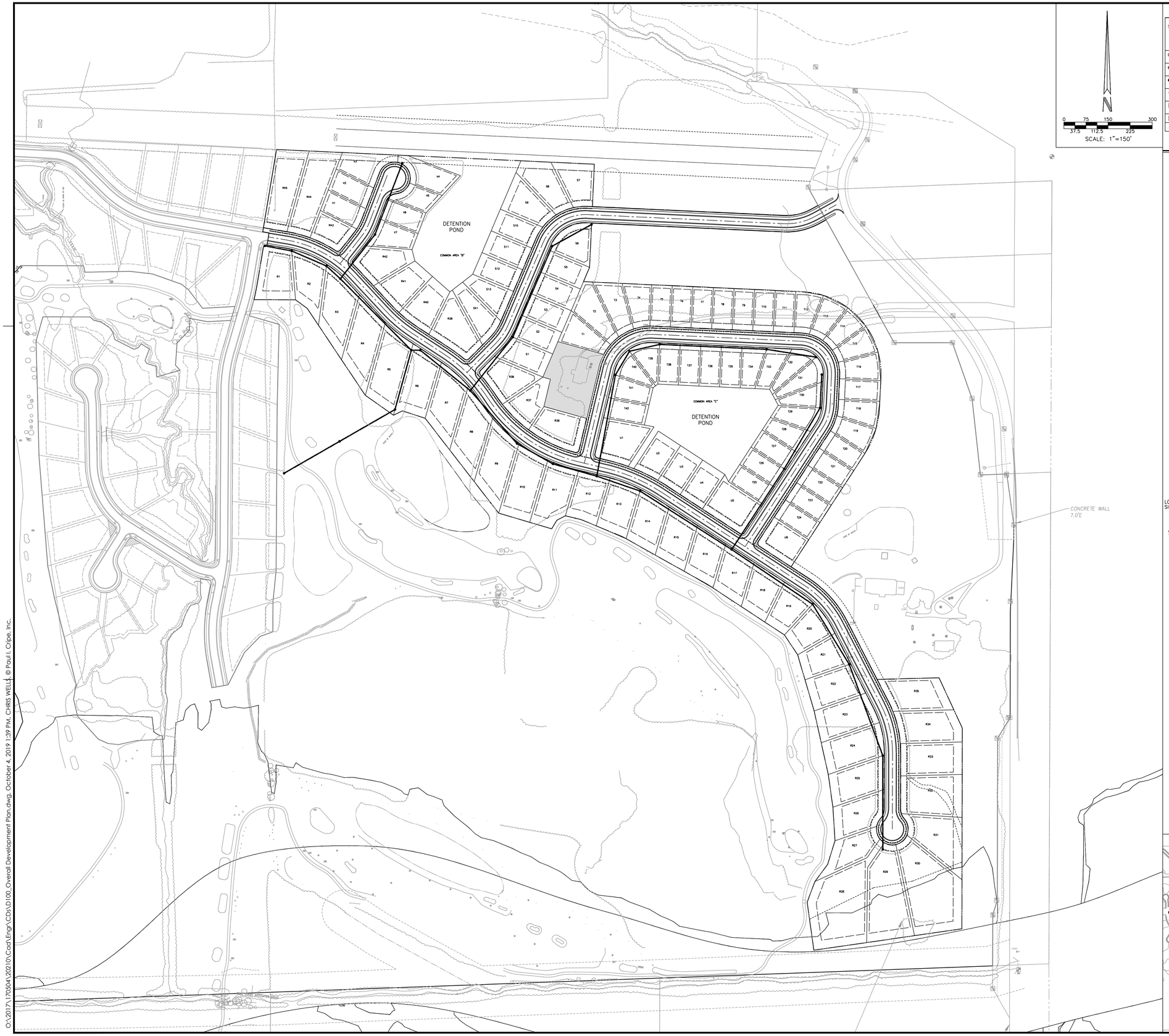


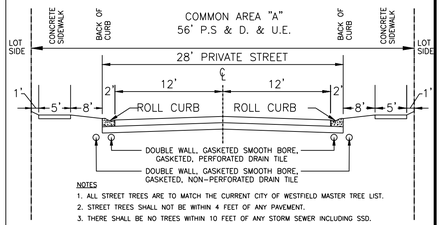
0 75 150 300
37.5 112.5 225
SCALE: 1"=150'

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks				Max Building Height (ft.)	Max # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
I-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
I-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
I-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
I-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
I-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- SECTION 4 BOUNDARY LIMITS
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- POND TOP OF BANK
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SUBSURFACE DRAIN (SSD), CLEANOUT RISER
- ROOF DRAIN, CLEANOUT
- WATER LINE, METER, VALVE
- SANITARY SEWER, MANHOLE
- OVERHEAD ELECTRIC, POLE
- BURIED ELECTRIC, MANHOLE
- GAS LINE, METER, VALVE
- L18 LOT NUMBER
- STREET LIGHT
- ACCESSIBLE RAMP
- STREET SIGN
- FIRE HYDRANT ASSEMBLY
- WETLAND AREA
- 100 YEAR FLOODPLAIN ZONE AE
- FLOODPLAIN ZONE X
- FLOODWAY ZONE AE



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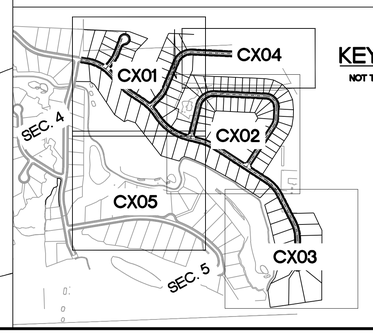

KEYMAP
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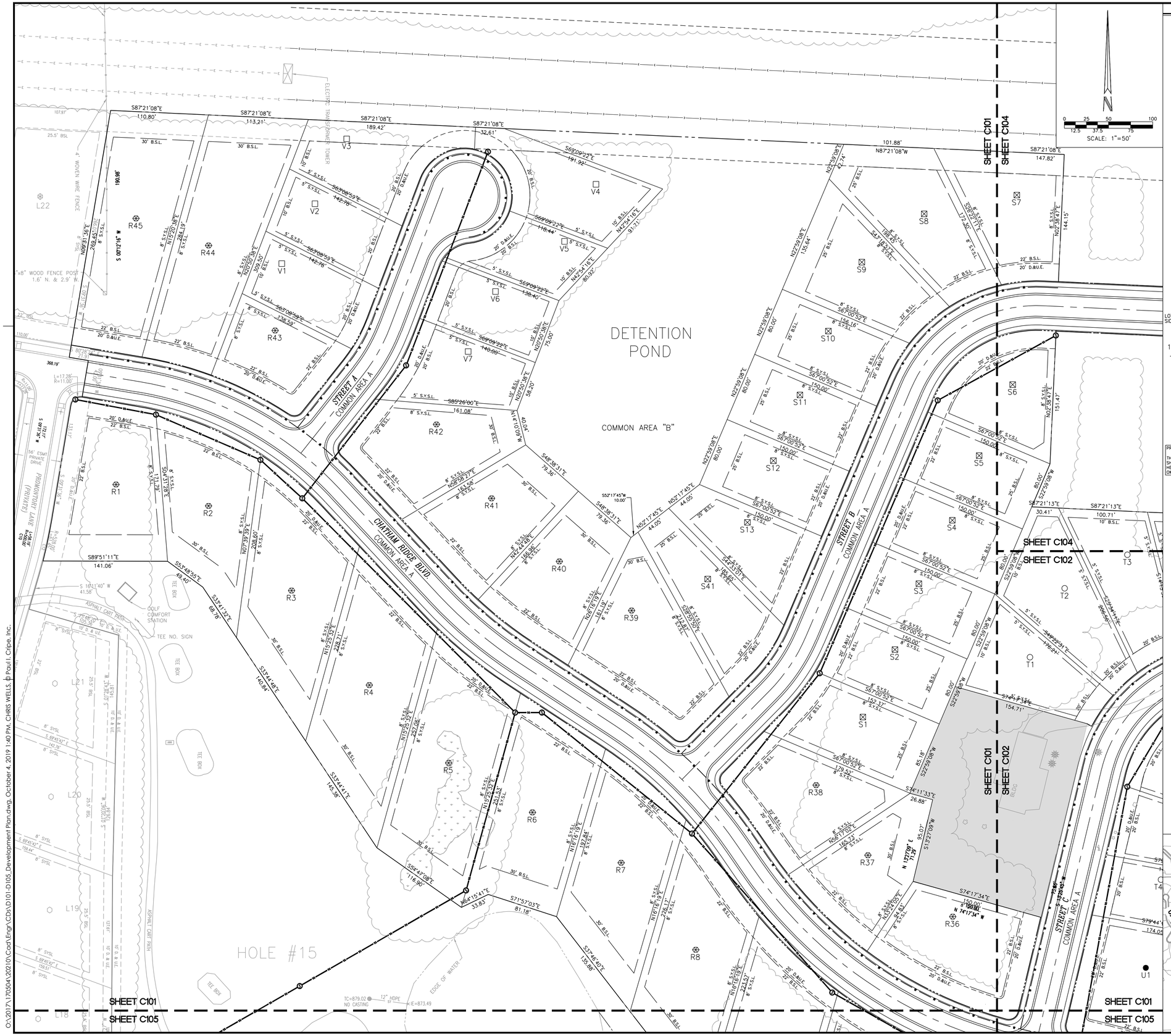
Project Number: 170504-20210

O:\2017\170504\20210\Corp\Engr\CDs\D100_Overall Development Plan.dwg, October 4, 2019 1:39 PM, CHRIS WELLS, © Paul I. Cripe, Inc.



SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
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- STREET LIGHT
- ACCESSIBLE RAMP
- STREET SIGN
- FIRE HYDRANT ASSEMBLY

P.S.,D.&U.E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
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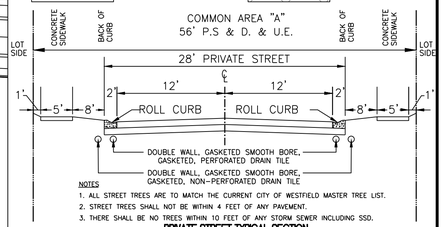
- WETLAND AREA
- 100 YEAR FLOODPLAIN ZONE AE
- FLOODPLAIN ZONE X
- FLOODWAY ZONE AE



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NO SCALE

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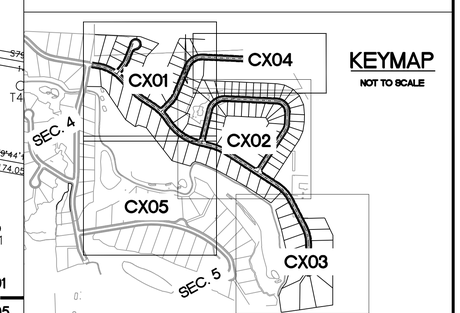

KEYMAP
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CIVIL + SITE DESIGN
SURVEY + 3D LASER SCANNING
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	Mark	Date	Description
	Mark	Date	Description

DEVELOPMENT PLAN
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CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 10-04-2019

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Checked By: J. SVALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = XX'
Sheet D101
Date 10-04-19
Project Number 170504-20210

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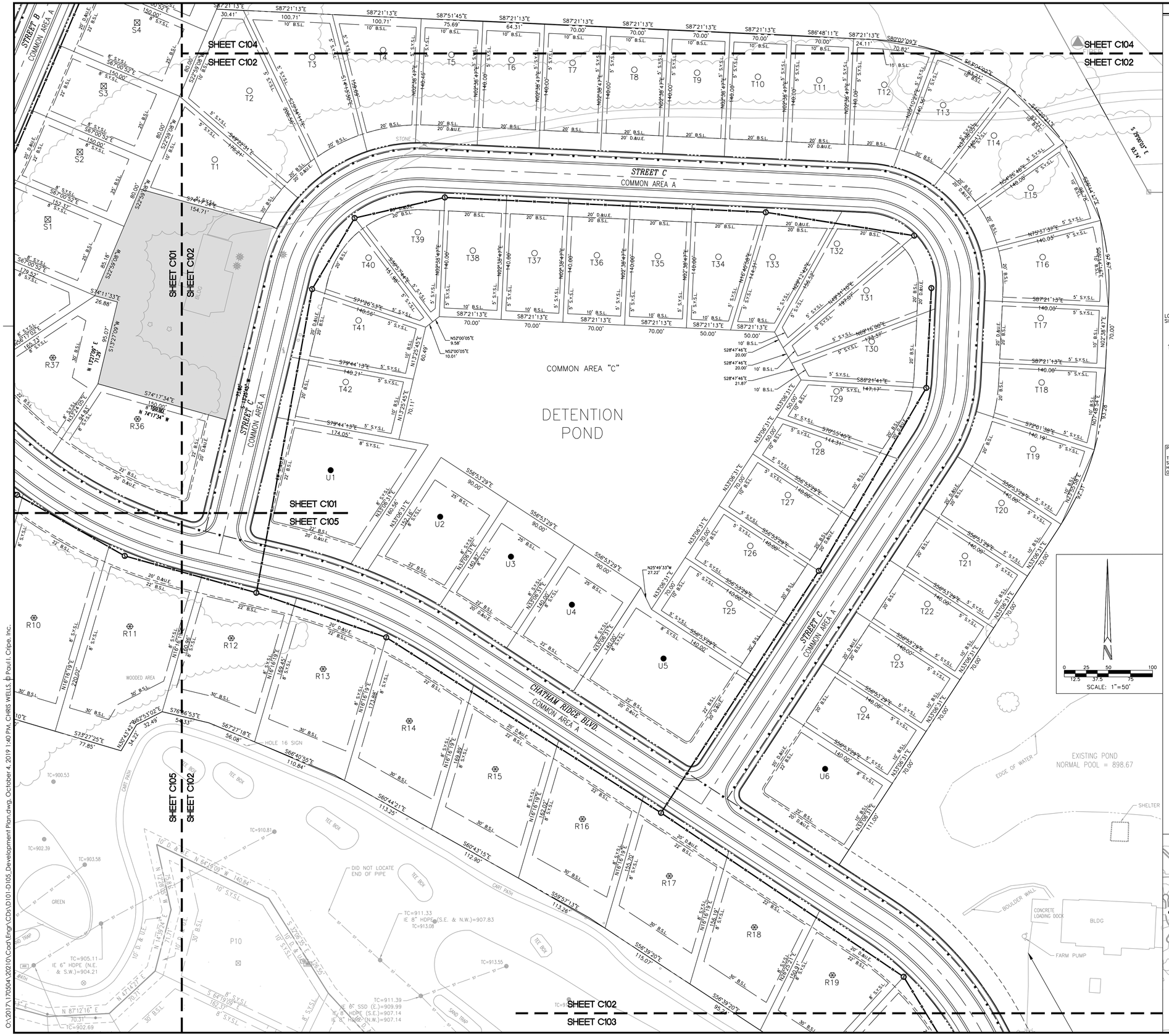

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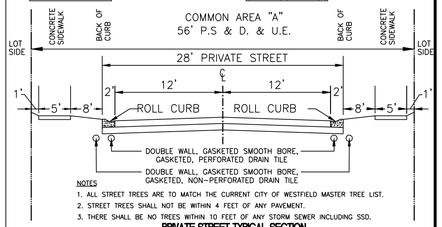
FLOODPLAIN ZONE X — FLOODWAY ZONE AE



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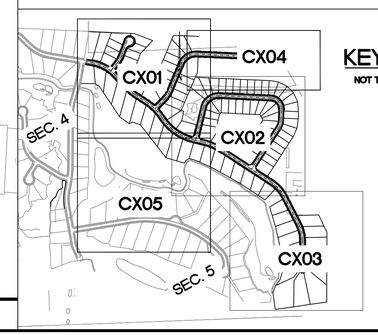

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1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: Christopher M. Wiseman

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Date 10-04-2019

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Checked By: J. SVALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = XX

Sheet D102
Date 10-04-19
Project Number 170504-20210

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SHEET C102
SHEET C103

NOTE PARKING LOT WILL NEED RECONSTRUCTED

CHATHAM RIDGE BLVD
COMMON AREA A

HOLE #16

R20 R21 R22 R23 R24 R25 R26 R27 R28 R29 R30 R31 R32 R33 R34 R35

P14 P15 P16 P17 P18 P19

ASPHALT PARKING LOT

BLDG

CART PATH

EDGE OF FAIRWAY

SAND TRAP

OUT OF BOUNDS MARKER

GREEN

WOOD BRIDGE

RIPRAP

CONC

LIMITED ACCESS R/W LINE

STATE OF IN INST. #2012

100 YR FLOODPLAIN LIMITS, ZONE AE

"EXISTING WETLAND" TO REMAIN

FLOODWAY FRINGE (100-YEAR)

0 25 50 100
12.5 37.5 75
SCALE: 1"=50'

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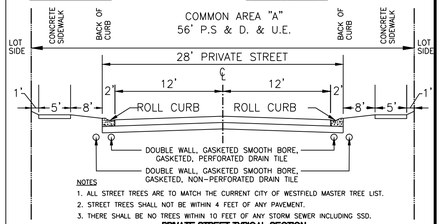

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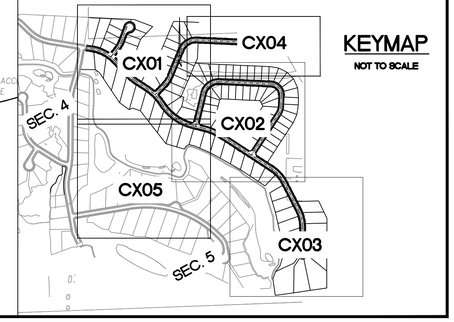

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Scale: 1" = XX'
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Date: 10-04-19
Project Number: 170504-20210

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ATION OF
EY DITCH
OF ENTRY
OF BANK

LIMITS OF FLOOD
ZONE X (UNSHADED)

STATE OF INDIANA
INST. #2010069599

LIMITED ACCESS
R/W LINE

ASPHALT
22.5'±

FIBER

STATE OF INDIANA
INST. #2011024282

SHEET C101
SHEET C104

S87°21'08"E
147.82'

S7
S6
S5

8' S.Y.S.L.
S22°39'08"W
151.47'
N02°38'47"E
144.15'
22' B.S.L.
20' D.&U.E.
S67°00'05"E
150.00'
S22°39'08"W
80.00'
25' B.S.L.
S87°21'13"E
30.41'

STREET B
COMMON AREA A

5' ZONING E

SHEET C104
SHEET C102

S87°21'13"E 100.71' 10' B.S.L.
S87°51'45"E 75.69' 10' B.S.L.
S87°21'13"E 64.31' 10' B.S.L.
S87°21'13"E 70.00' 10' B.S.L.
S87°21'13"E 70.00' 10' B.S.L.
S87°21'13"E 70.00' 10' B.S.L.
S87°21'13"E 70.00' 10' B.S.L.
S86°48'11"E 70.00' 10' B.S.L.
S87°21'13"E 24.11'
S80°02'09"E 70.82'
10' B.S.L.

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T30 T31 T32 T33 T34 T35 T36 T37 T38 T39 T40 T41

N02°38'47"E 140.46'
N02°38'47"E 140.00'
S22°39'08"W 80.00'
S22°39'08"W 206.60'
S67°44'13"E 154.71'
S79°44'13"E 140.21'
N13°25'45"E 60.49'
N52°00'05"E 9.58'
N52°00'05"E 10.01'
S65°27'44"E 151.38'
S71°26'53"E 140.56'
N16°49'08"E 145.32'
N69°17'49"E 135.32'
N49°33'19"E 137.01'
N69°16'09"E 132.37'
N75°57'37"E 140.05'
S87°21'13"E 140.00'
N02°38'47"E 70.00'
S28°47'46"E 20.00'
N75°57'37"E 140.03'
S87°21'13"E 140.00'
N02°38'47"E 49.45'
S 25°00'00" E 93.74'
197.53'
N 89°59'22" E
445.61'

COMMON AREA "C"

SHEET C101
SHEET C102

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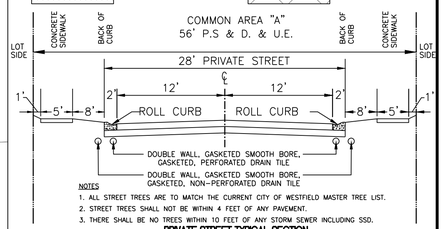

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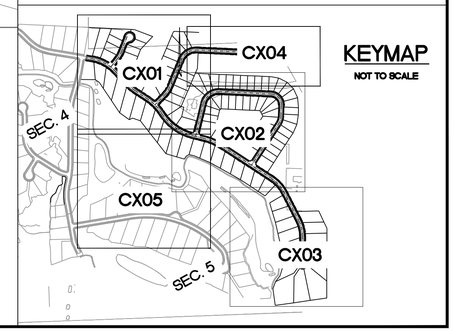

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0 25 50 100
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SHEET C101
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SHEET C102

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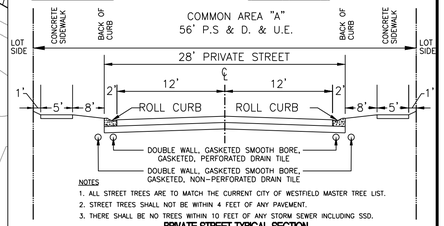

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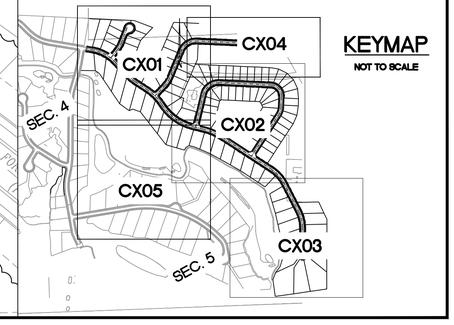

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Checked By:	J. SWALDI, EI
Quality Assurance:	C. WISEMAN, PE
Scale:	1" = XX'
Sheet	D105
Date	10-04-19
Project Number	170504-20210

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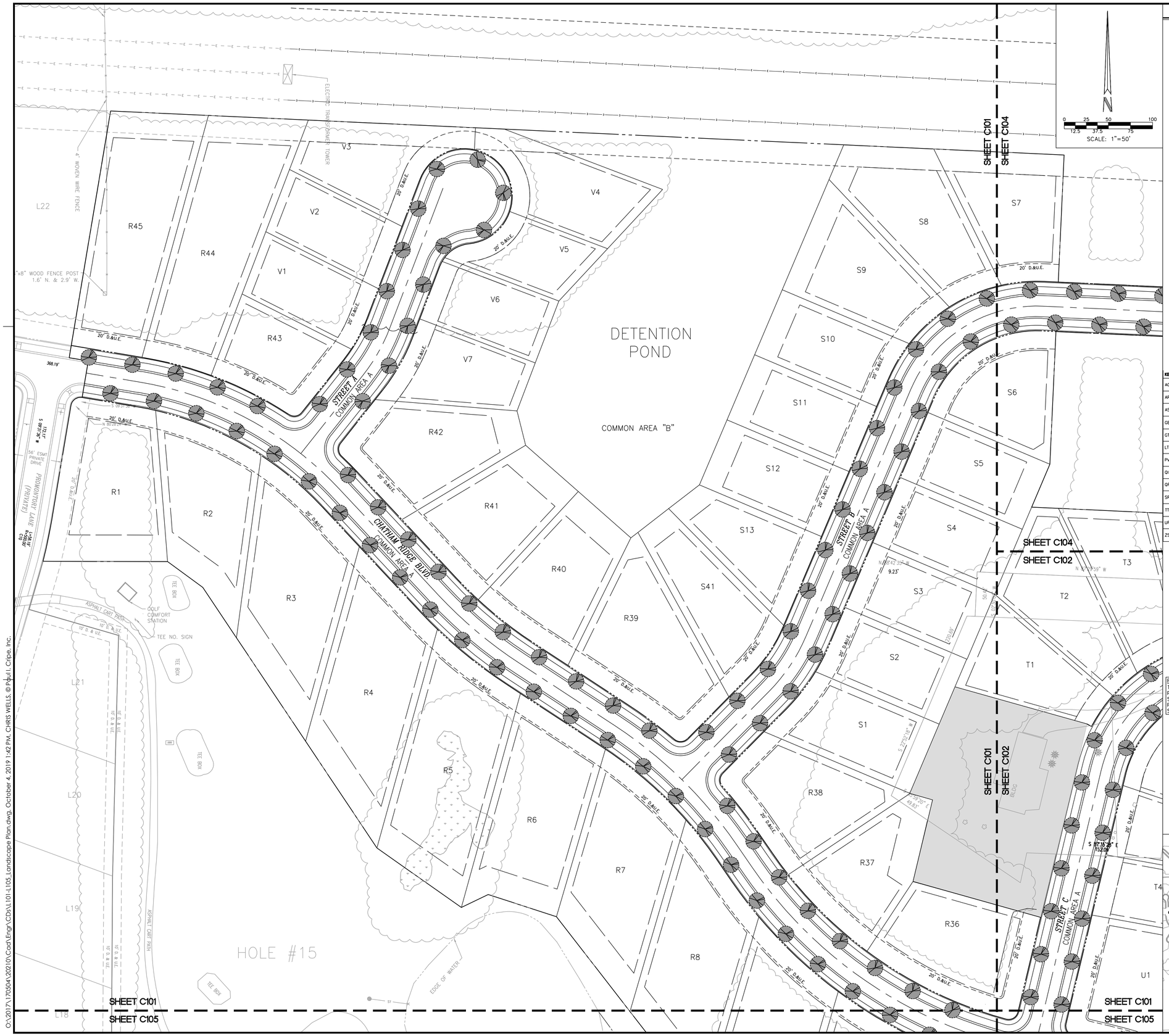

SITE PLAN LEGEND

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- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
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- LINE OF SIGHT TRIANGLE
- PROPOSED TREE
- WETLAND AREA
- 100 YEAR FLOODPLAIN ZONE AE
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STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
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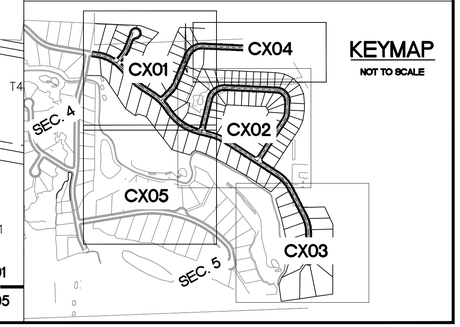

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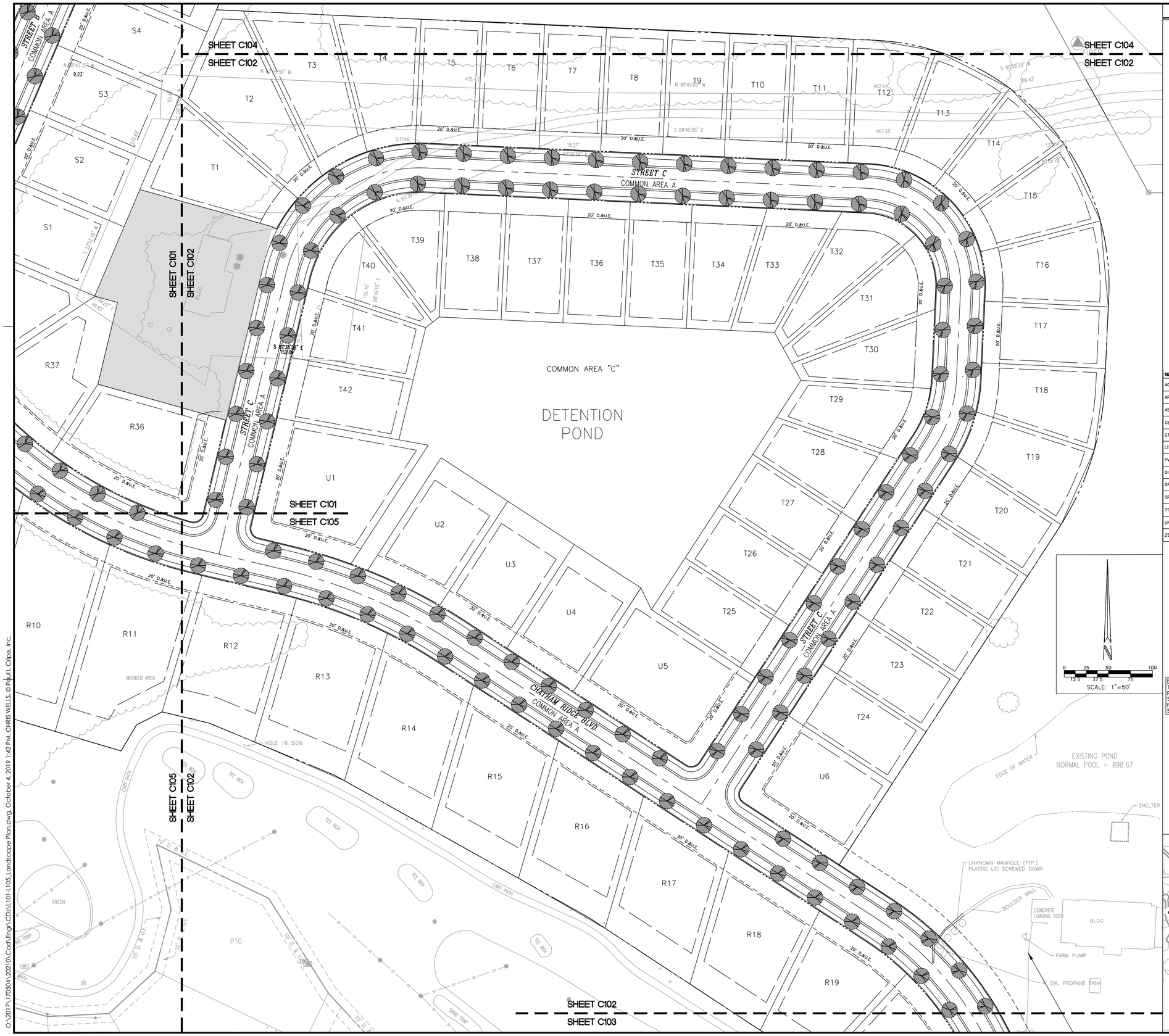

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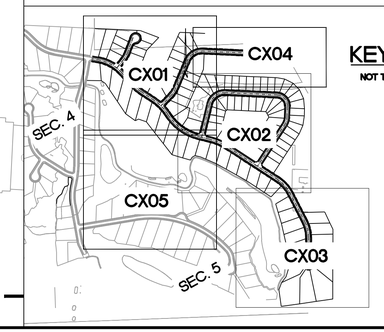

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CERTIFIED BY: Christopher M. Wiseman

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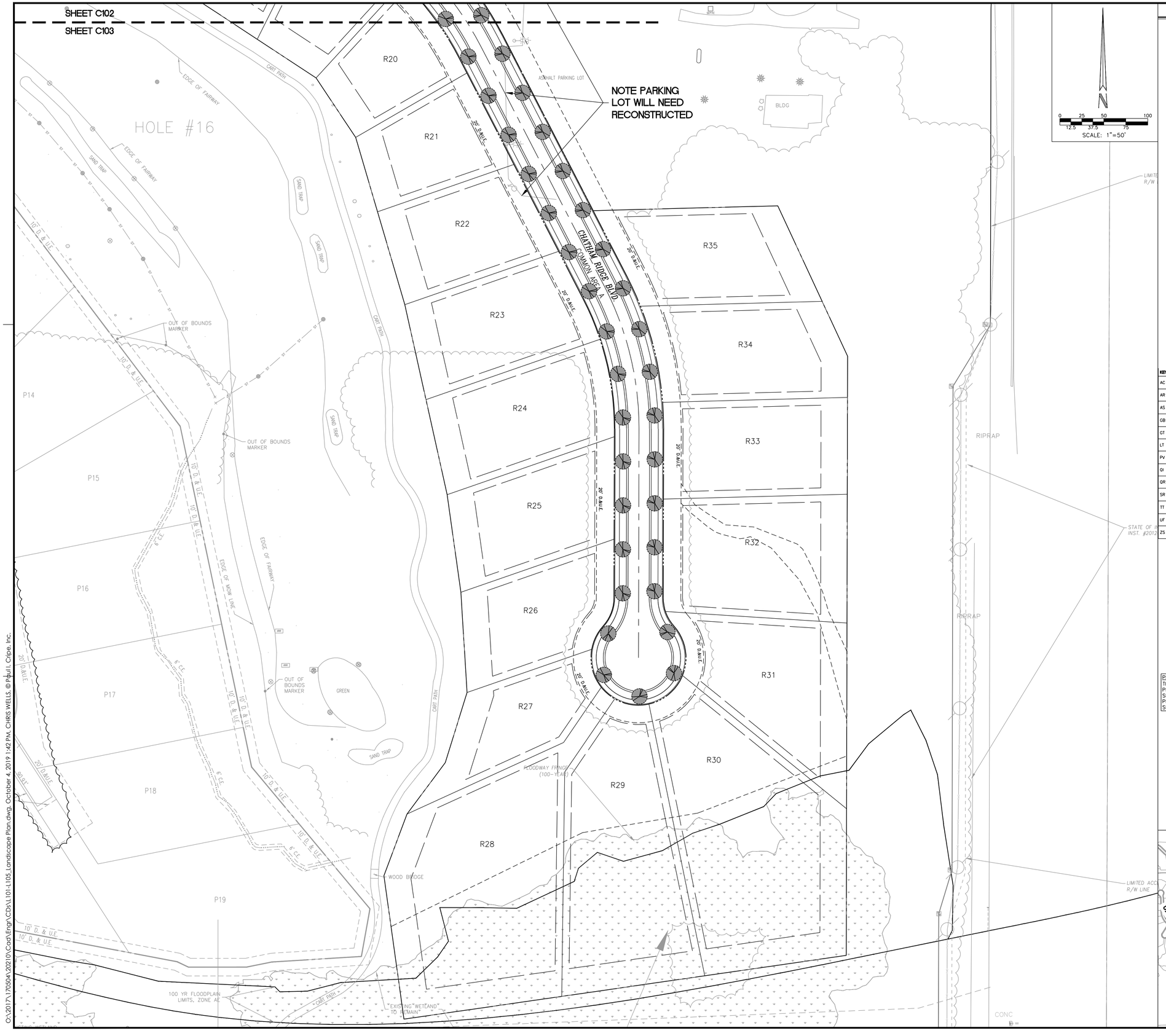

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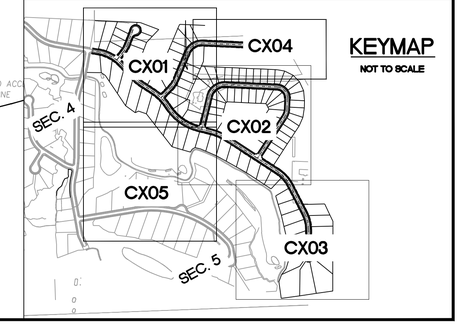

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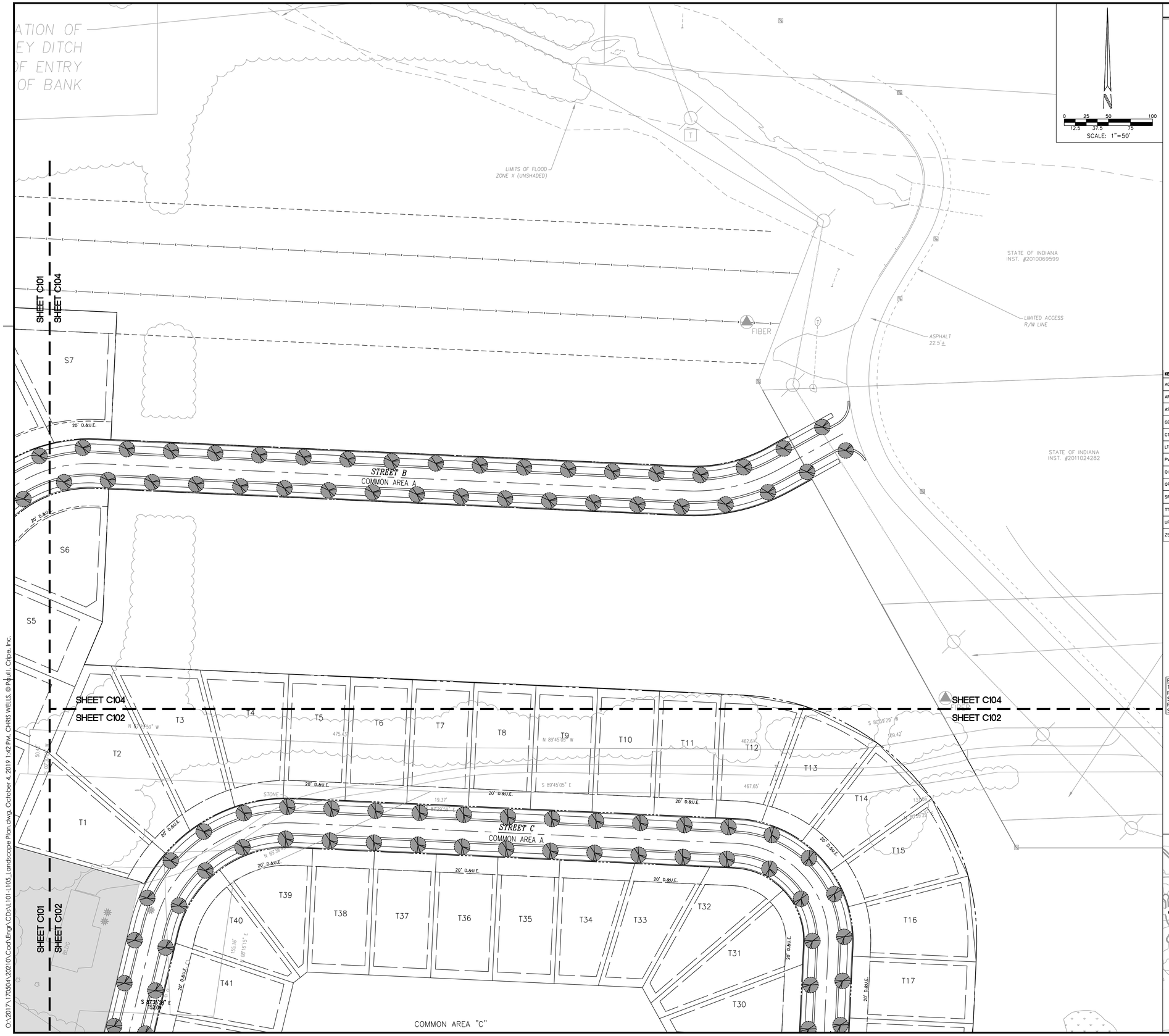

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TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

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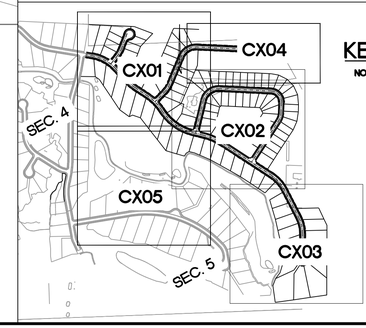

KEYMAP
NOT TO SCALE

Revisions							
Mark	Date	Description	Mark	Date	Description		

ARCHITECTURE + INTERIORS
CIVIL + SURVEYING
SURVEY + 3D LASER SCANNING
ENERGY + FACILITIES
CONSTRUCTION MANAGEMENT
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LANDSCAPE PLAN
CHATHAM HILLS - SECTION 7

CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 10-04-2019

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Drawn By: C. WELLS
Checked By: J. SYALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = XX'
Sheet L104
Date 10-04-19
Project Number 170504-20210

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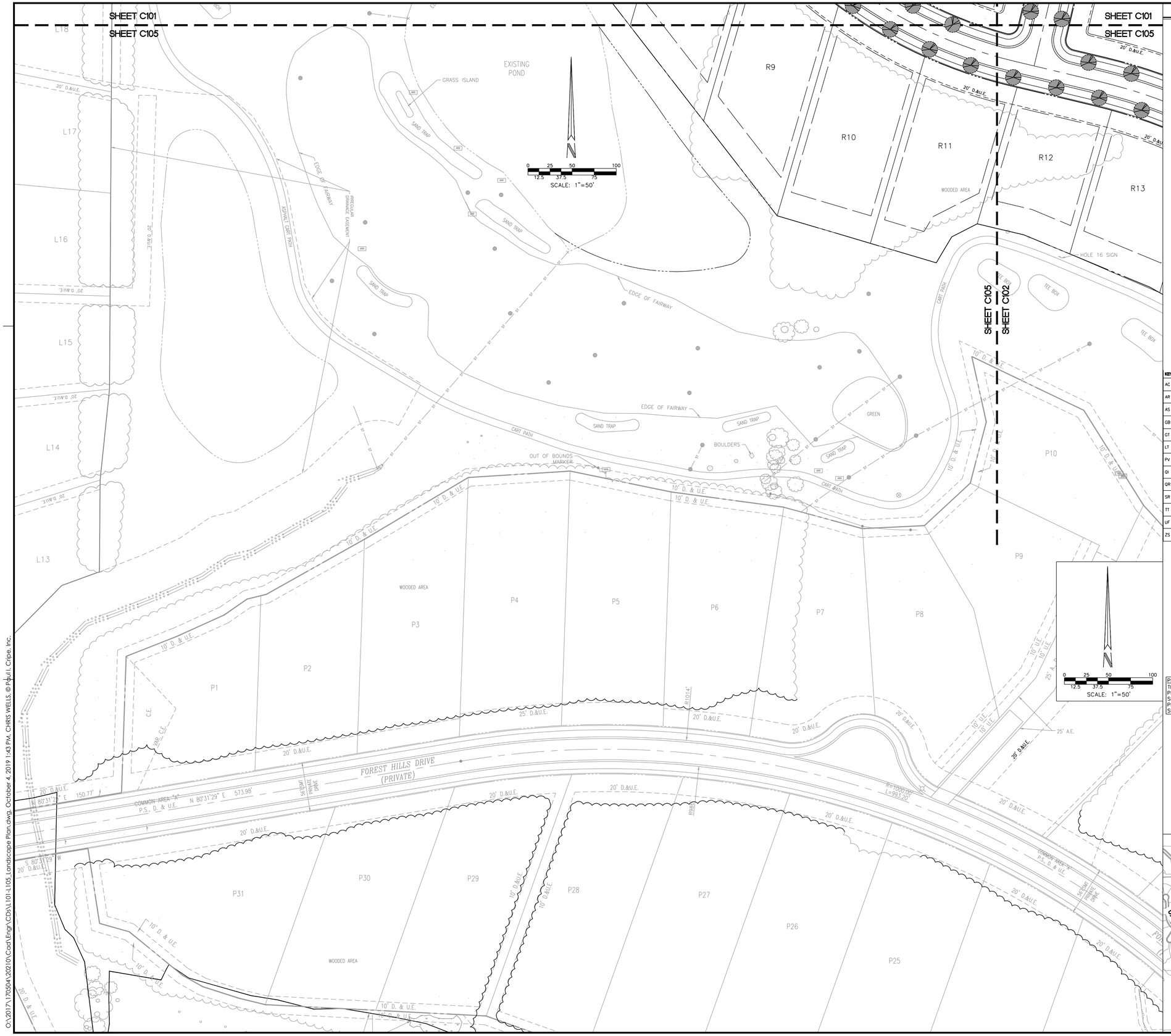

SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- POND TOP OF BANK
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SUBSURFACE DRAIN (SSD), CLEANOUT RISER
- ROOF DRAIN, CLEANOUT
- WATER LINE, METER, VALVE
- SANITARY SEWER, MANHOLE
- OVERHEAD ELECTRIC, POLE
- BURIED ELECTRIC, MANHOLE
- GAS LINE, METER, VALVE
- L18 LOT NUMBER
- STREET LIGHT
- ACCESSIBLE RAMP
- STREET SIGN
- FIRE HYDRANT ASSEMBLY

P.S.,D.&U.E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE

- LINE OF SIGHT TRIANGLE
- PROPOSED TREE
- WETLAND AREA
- 100 YEAR FLOODPLAIN ZONE AE
- FLOODPLAIN ZONE X
- FLOODWAY ZONE AE

STREET TREE SCHEUDLE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDISTSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
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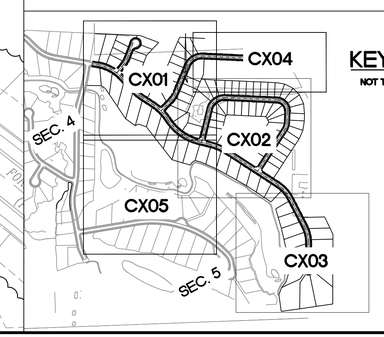

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Revisions							
Mark	Date	Description		Mark	Date	Description	

LANDSCAPE PLAN
CHATHAM HILLS - SECTION 7
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY:

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 10-04-2019

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Drawn By: C. WELLS
Checked By: J. SVALDI, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1"= XX'
Sheet L105
Date 10-04-19
Project Number 170504-20210

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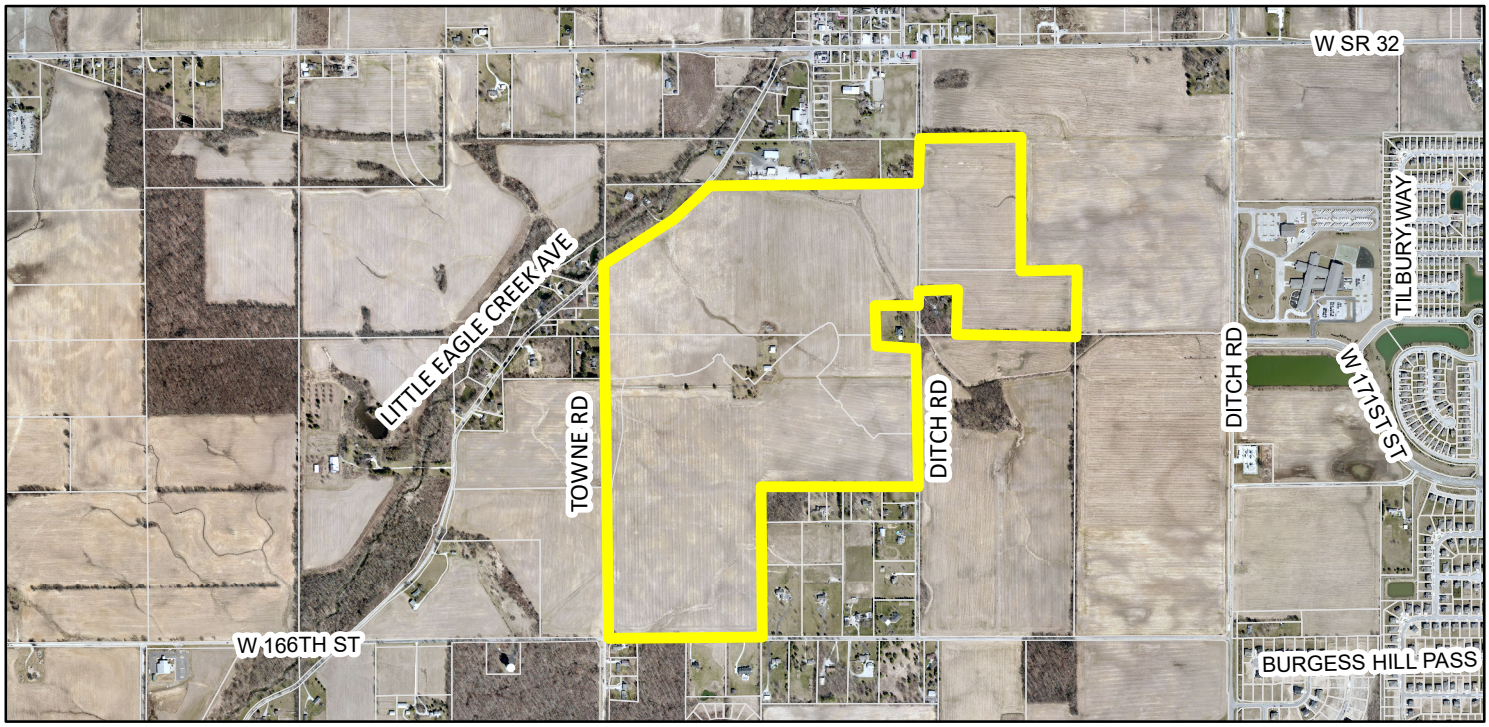
CITY OF Westfield INDIANA

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

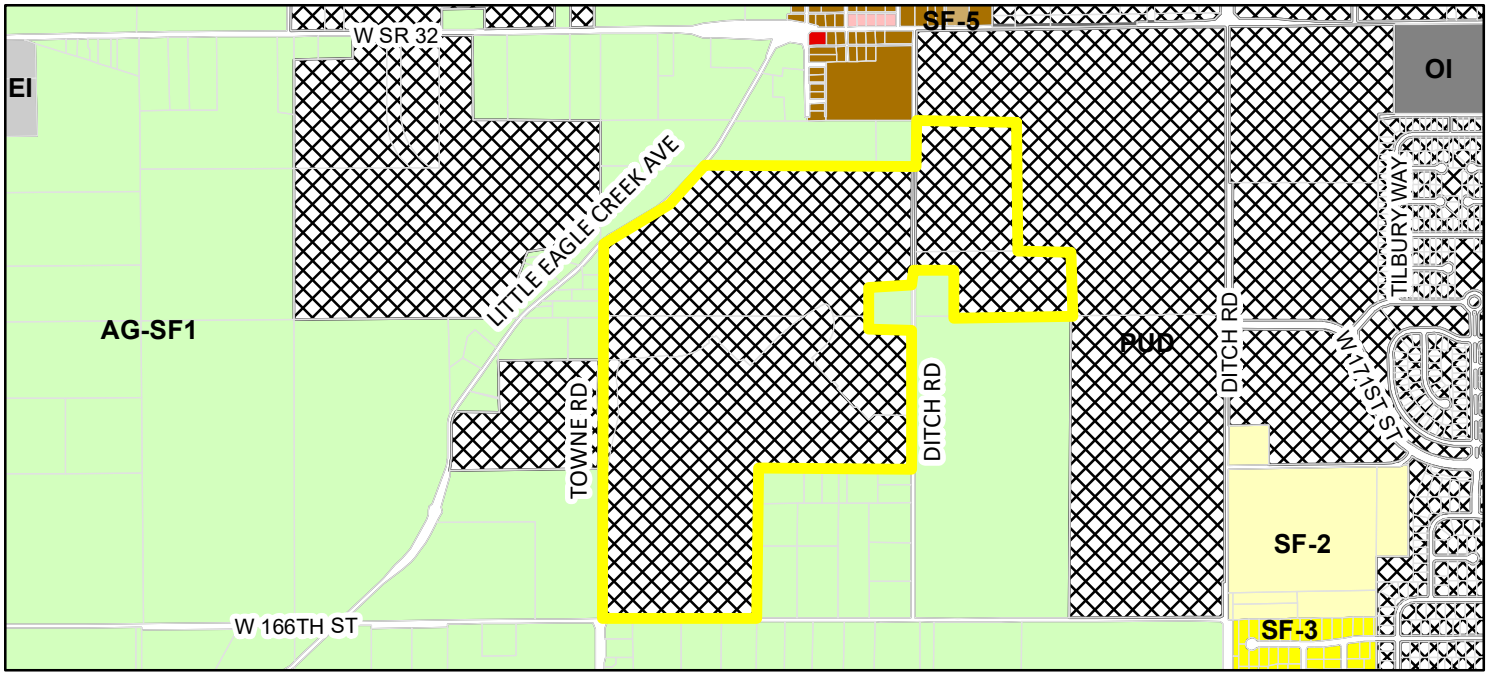
N W E S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

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

ORDINANCE NUMBER 19-56

WESTGATE PUD DISTRICT AMENDMENT I

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

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

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

Ordinance.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Westgate PUD and its Exhibits, and (iii) the provisions of the Unified Development Ordinance (the "UDO"), as amended by the Westgate PUD District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Westgate PUD, as amended.

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

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

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

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

3.1 Amenities.

A. Pedestrian Bridge (including an island) as illustrated on Page 1 of **Exhibit C** shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD.

B. A pocket park as illustrated on Page 2 of **Exhibit C** shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD) and a swing set shall be provided within the pocket park.

C. Exhibit 15 of the Westgate PUD shall be replaced and superseded with the Playground Equipment on illustrated on Page 3 of **Exhibit C**.

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

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-56** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-56** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-56** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description and Location Map)

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

Exhibit C Westgate Amenities

Exhibit D Lot Map

EXHIBIT A
REAL ESTATE

(Legal Description)

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

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

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

1) NORTH 89 DEGREES 20 MINUTES 14 SECONDS EAST 55.94 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 80 DEGREES 4 MINUTES 7 SECONDS EAST 4,000.00 FEET FROM SAID POINT;

2) THENCE NORTHERLY ALONG SAID CURVE 151.16 FEET TO A POINT ON SAID CURVE, SAID POINT BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 4,000.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

3) THENCE NORTH 12 DEGREES 05 MINUTES 48 SECONDS EAST 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 77 DEGREES 54 MINUTES 12 SECONDS WEST 500.00 FEET FROM SAID POINT;

4) THENCE NORTHERLY ALONG SAID CURVE 133.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 86 DEGREES 45 MINUTES 31 SECONDS EAST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

5) THENCE NORTH 03 DEGREES 14 MINUTES 29 SECONDS WEST 189.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 86 DEGREES 45 MINUTES 31 SECONDS EAST 500.00 FEET FROM SAID POINT;

6) THENCE NORTHERLY ALONG SAID CURVE 219.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 68 DEGREES 06 MINUTES 01 SECOND WEST 500.00 FEET FROM THE RADIUS POINT OF SAID CURVE;

7) THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS WEST 172.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE AFOREMEMENTIONED SECTION 4;

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

1) NORTH 54 DEGREES 13 MINUTES 41 SECONDS EAST 174.87 FEET TO A MAG NAIL;

2) THENCE NORTH 59 DEGREES 30 MINUTES 51 SECONDS EAST 326.81 FEET TO A MAG NAIL;

3) THENCE NORTH 52 DEGREES 44 MINUTES 00 SECONDS EAST 271.97 FEET TO A MAG NAIL;

4) THENCE NORTH 44 DEGREES 56 MINUTES 33 SECONDS EAST 250.15 FEET TO A MAG NAIL;

5) THENCE NORTH 42 DEGREES 53 MINUTES 55 SECONDS EAST 90.07 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION;

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

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

EXHIBIT A
REAL ESTATE

(Location Map)

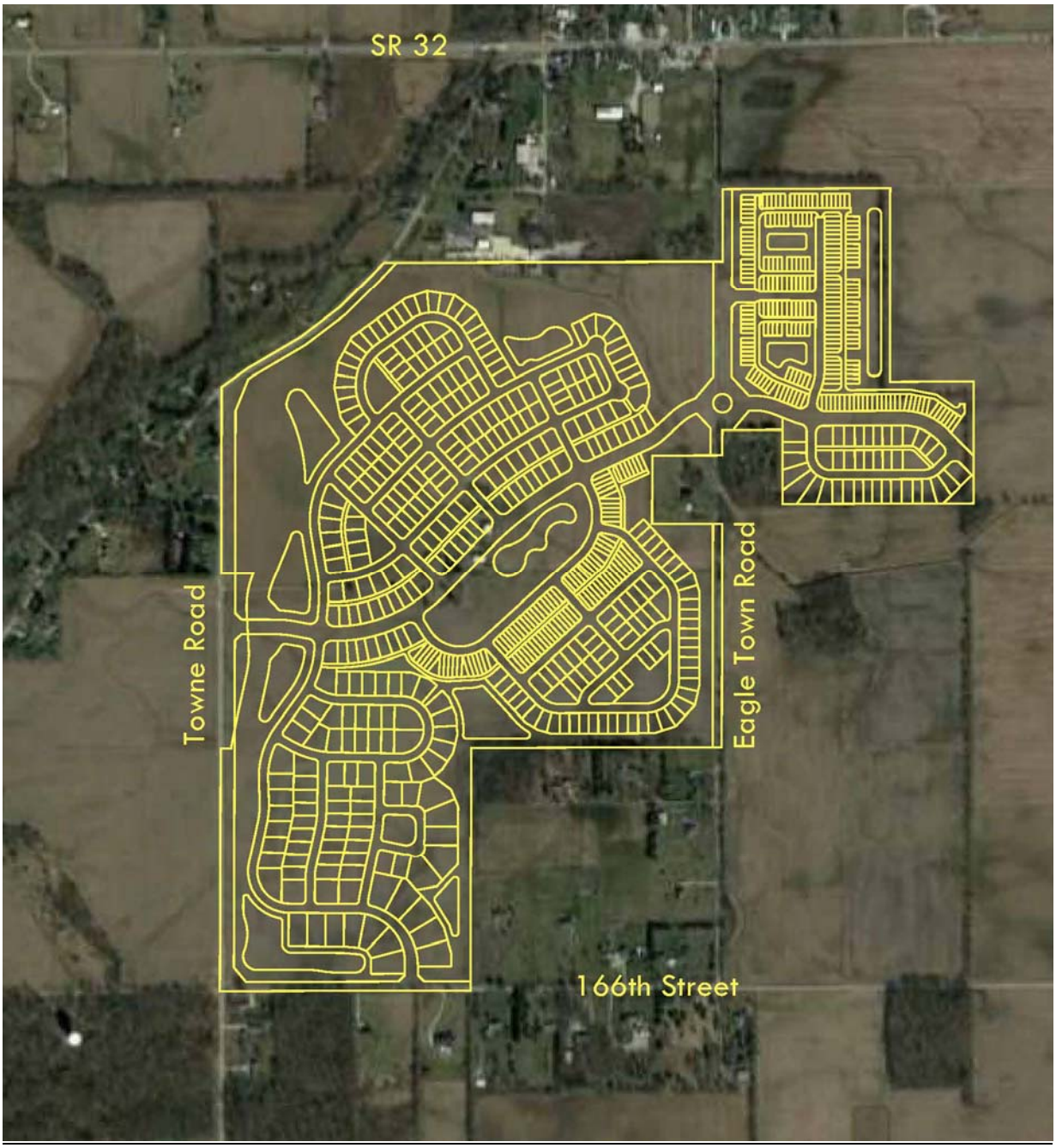


EXHIBIT B
AMENDED EXHIBIT 8 OF THE WESTGATE PUD

Residential Architectural Guidelines

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

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

(2) Roof Overhangs:
   a. Gables facing streets and roof soffits must be a minimum of 8" overhang.
   b. Rakes and eaves on sides and rear are permitted to be flush.

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

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

(5) Driveways:
   a. All driveways to be concrete

(6) Garages:
   a. 100' wide lots: side entry
   b. 85' wide lots: side entry
   c. 70' wide lots: front entry permitted
   d. 50' wide lots: rear entry and front entry permitted
   e. 45' wide lots: rear entry
   f. Attached Residential: rear entry

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

(7) Corner Lots:

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

(8) Front Elevation Variation:

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

(9) Additional Architectural Requirements:

a. All lots identified on **Exhibit D** as "171st Street Frontage Lots" shall contain, at a minimum, a masonry (brick or stone) wainscot on the front elevation up to the sill of the lowest first floor window.

b. All lots identified on **Exhibit D** as "Towne Road Frontage Lots" shall contain, at a minimum, masonry (brick or stone) on the first floor of the front elevation (minimum eight (8) feet).

c. All lots identified on **Exhibit D** as "166th Street Lots" shall contain either one (1) four-foot (4') deep offset, which is a minimum height equivalent of one-story (minimum height of eight (8) feet), or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story (minimum height of eight (8) feet).

B. Design Requirements:

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

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

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

Required Elements:

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

Additional Elements (include at least two):

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

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

Required Elements:

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

Additional Elements (include at least two):

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

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

Required Elements:

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

Additional Elements (include at least two):

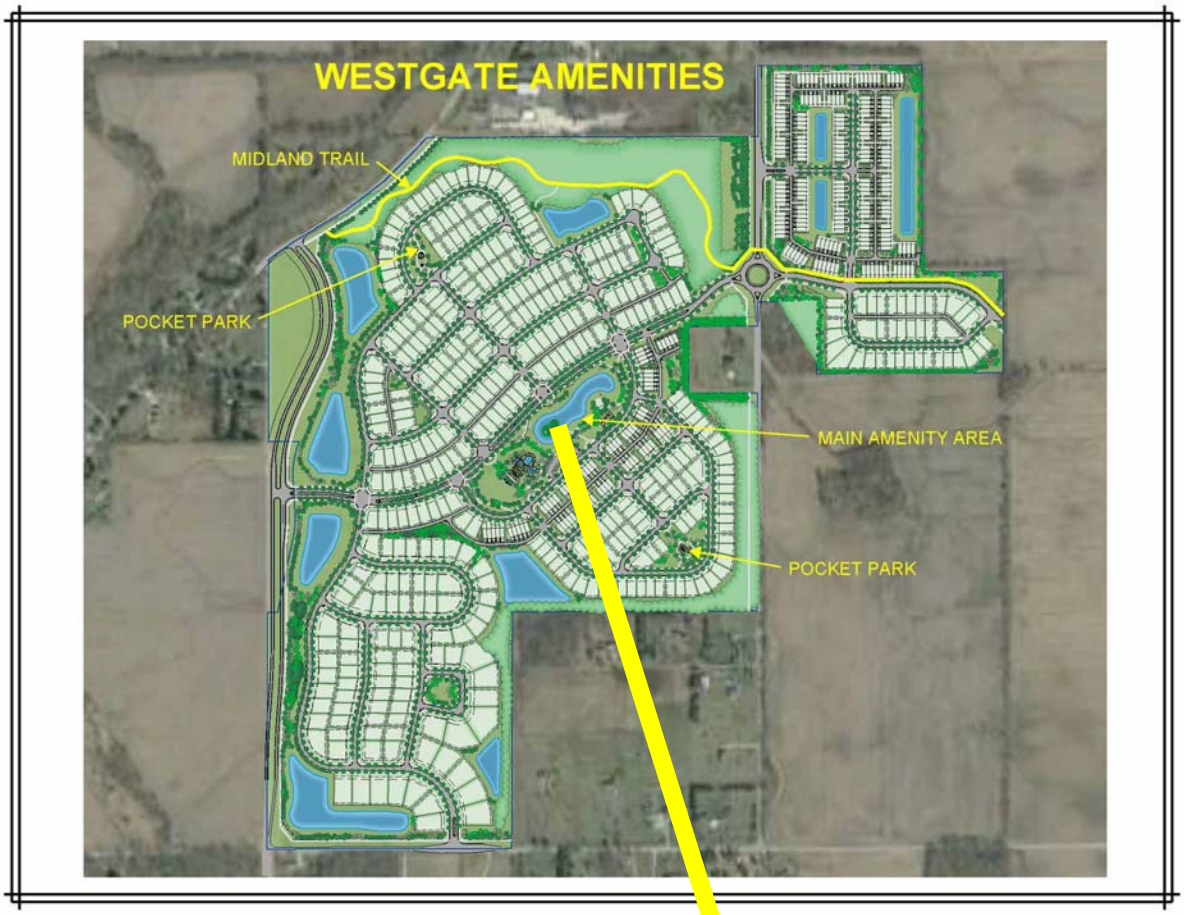
- Brick detailing (i.e. soldier courses, headers courses, etc.)

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

C. Illustrative Elevations

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

EXHIBIT C
Page 1 of 3
(Westgate Amenities)



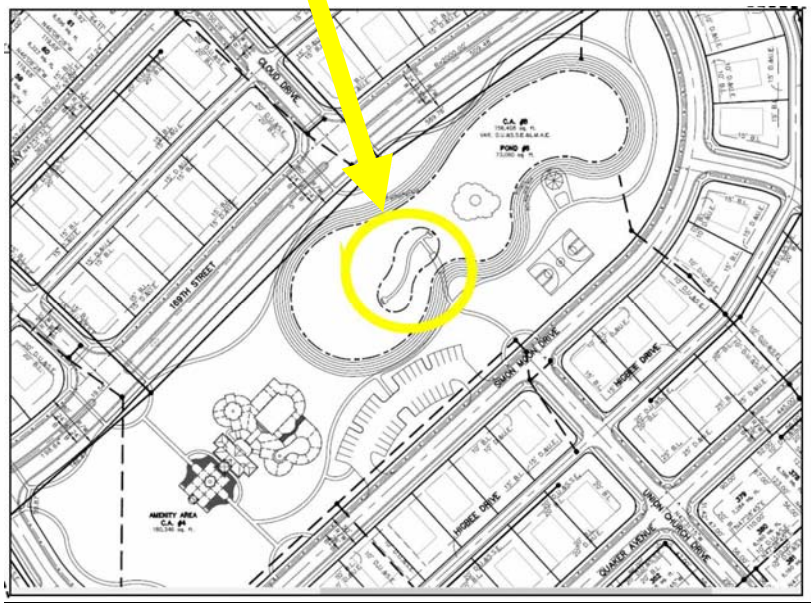


EXHIBIT C
Page 2 of 3
(Westgate Amenities)

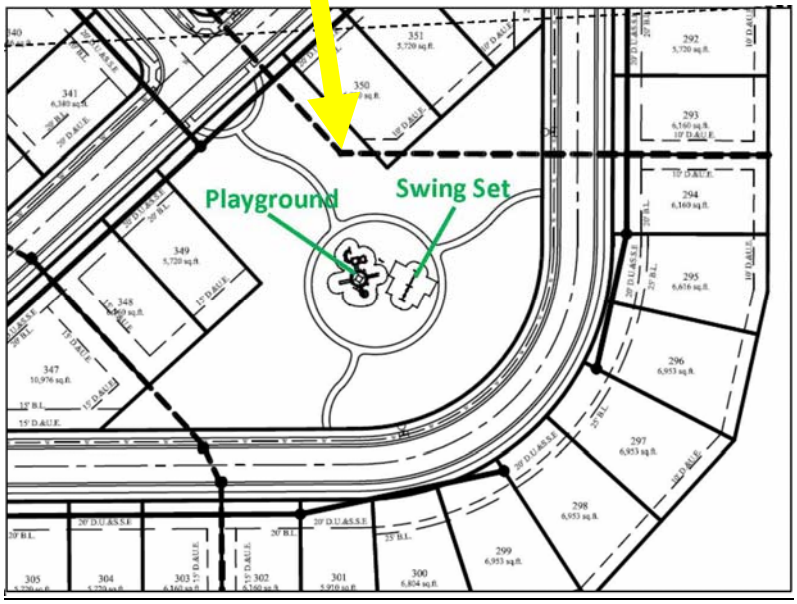


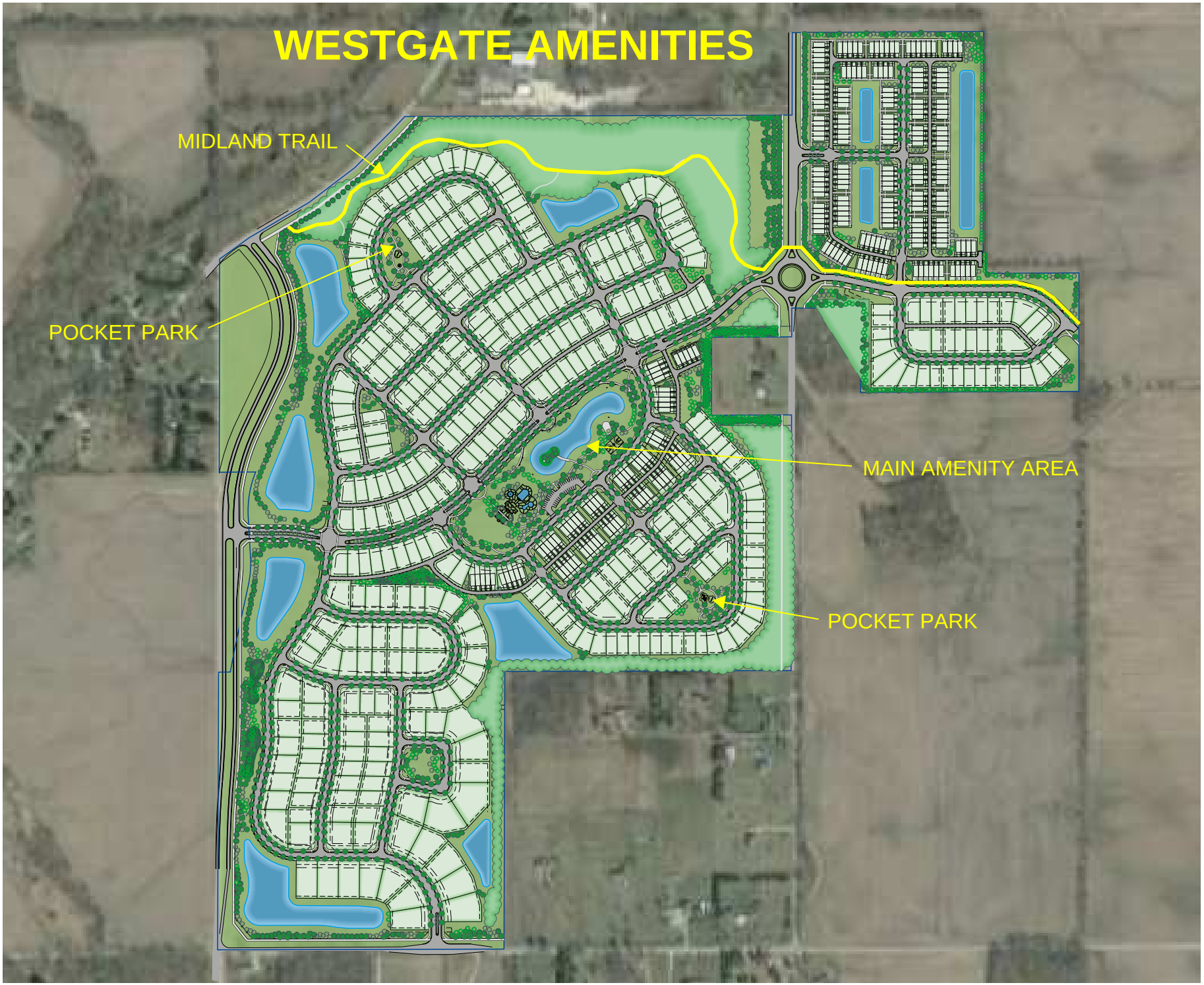
EXHIBIT C
Page 3 of 3
(Westgate Amenities)

EXHIBIT D

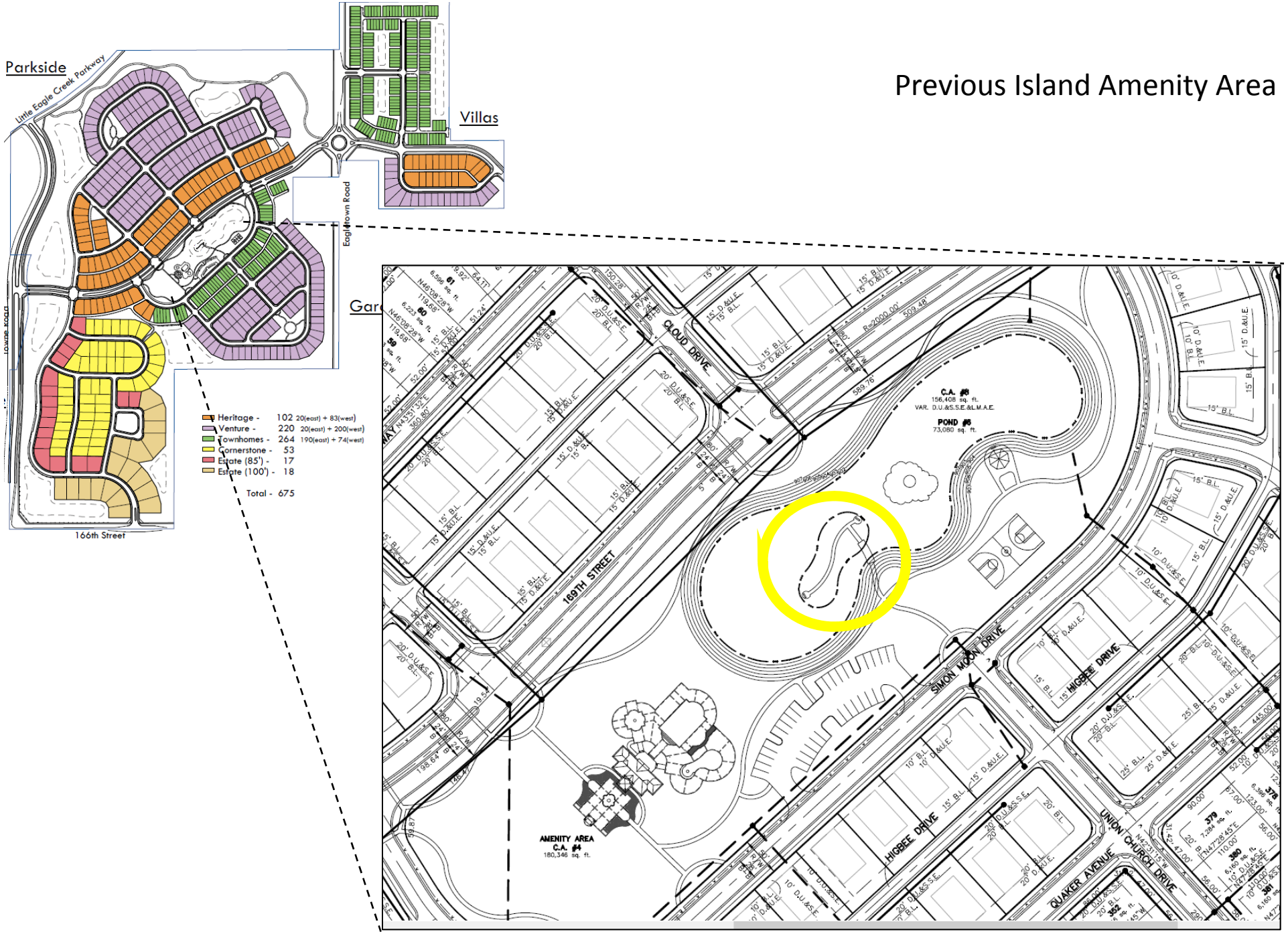
(Lot Map)

Little Eagle Creek Road
Towne Road
Eagletown Road
166th Street
Westgate
Amendment Map
NORTH

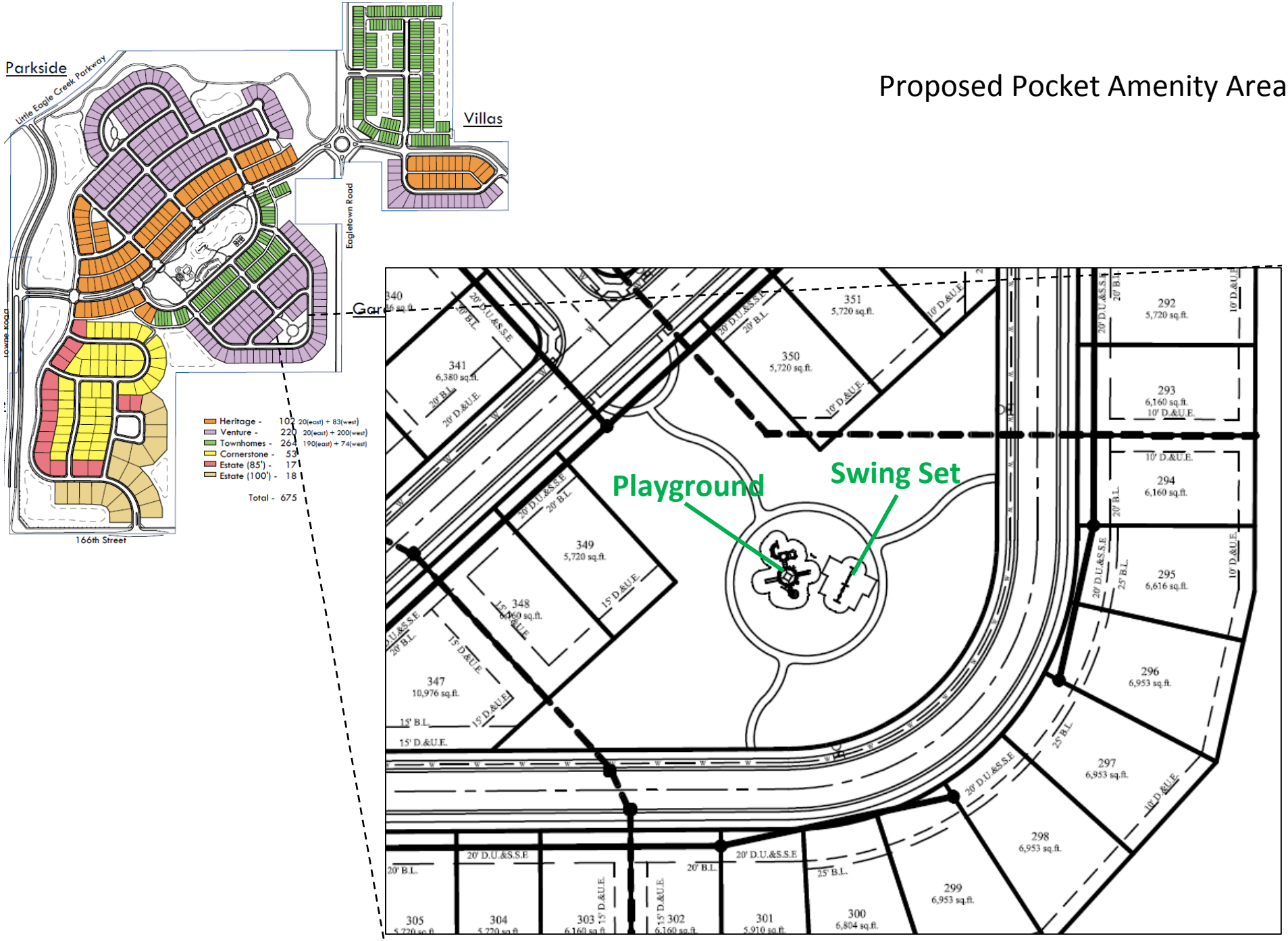
WESTGATE AMENITIES



Previous Island Amenity Area



Proposed Pocket Amenity Area



Playground Example

Westgate

Westfield, Indiana

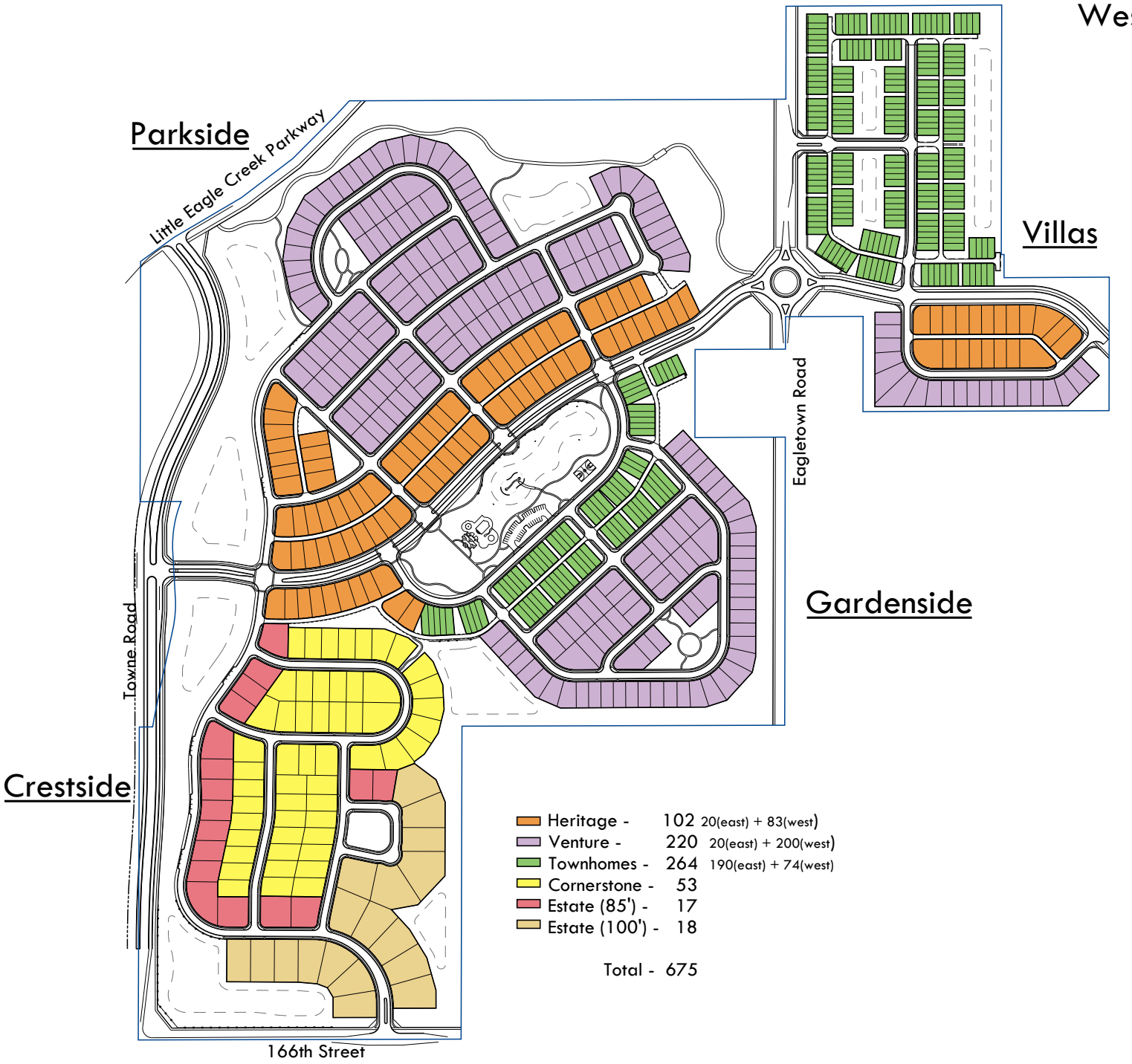


EXHIBIT B
AMENDED EXHIBIT 8 OF THE WESTGATE PUD

Residential Architectural Guidelines

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

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

(2) Roof Overhangs:
   a. Gables facing streets and roof soffits must be a minimum of 8" overhang.
   b. Rakes and eaves on sides and rear are permitted to be flush.

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

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

(5) Driveways:
   a. All driveways to be concrete

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

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

(7) Corner Lots:

~~a.~~ All single-family residences that are on corner lots ~~are to~~ identified on **Exhibit D** as "Corner Lots", shall have a ~~least one~~masonry (brick or stone) wainscot wrap on the front, sides and rear of the ~~following features on the side elevation that faces~~ home, up to the ~~2nd street (within the first 15'~~sill of the ~~structure):~~

~~i. Wrap-around porch~~

~~b.~~a. ~~Bay windows or box-bay~~lowest first floor window.

~~i. Brick fireplace chimney~~

~~ii. Shutters~~

(8) Front Elevation Variation:

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

(9) Additional Architectural Requirements:

a. All lots identified on **Exhibit D** as "171st Street Frontage Lots" shall contain, at a minimum, a masonry (brick or stone) wainscot on the front elevation up to the sill of the lowest first floor window.

b. All lots identified on **Exhibit D** as "Towne Road Frontage Lots" shall contain, at a minimum, masonry (brick or stone) on the first floor of the front elevation (minimum eight (8) feet).

c. All lots identified on **Exhibit D** as "166th Street Lots" shall contain either one (1) four-foot (4') deep offset, which is a minimum height equivalent of one-story (minimum height of eight (8) feet), or two (2) two-foot (2') offsets which are a minimum height equivalent of one-story (minimum height of eight (8) feet).

B. Design Requirements:

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

~~(1)~~(2) Two (2) items from the list below must be included in addition to the required features, marked with an asterisk:

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

Required Elements:

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

Additional Elements (include at least two):

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

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

Required Elements:

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

Additional Elements (include at least two):

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

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

Required Elements:

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

Additional Elements (include at least two):

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

C. Illustrative Elevations

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

Petition Number:	1910-PUD-39
Project Name:	Maple Knoll PUD Amendment IV (Meijer)
Subject Site Address:	17145 Spring Mill Road (the "Property")
Petitioner:	Woolpert, Inc.
Representative:	Meijer
Request:	Requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the sign standards and architectural standards for the Meijer's property.
Current Zoning:	Maple Knoll PUD District
Current Land Use:	Vacant
Approximate Acreage:	33.35 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-50 (Clean) 4. Proposed Ordinance 19-50 (Redline) 5. Neighborhood Meeting Summary (10-3-19) 6. Public Comment 7. Updated Sign Standards Comparison
Staff Reviewer:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the September 9, 2019, City Council meeting. The petitioner held a neighborhood meeting at City Hall on October 3, 2019 (see **Exhibit 5**). The petition received a public hearing at the October 7, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 17145 Spring Mill Road (see **Exhibit 2**).

Property Description: The Overall Development Plan (1909-ODP-14) and Primary Plat (1909-SPP-14) were approved at the September 16, 2019 Advisory Plan Commission meeting. The Property is currently in the process of an amendment to the Maple Knoll PUD (Ordinance 19-50, *pending*).

Development Standards:

Exterior Materials and Colors: The permitted exterior building materials, identified in **Exhibit B** of the proposed ordinance (Ordinance 19-50), shall only apply to the Meijer and Gas Station Lots of the Property, shall substantially comply with the Design intent of Exhibit 13, Section 3 of the Maple Knoll PUD and shall consist of the below materials:

- Pre-cast wall panels with Brick imprint
- Glass with Aluminum Framing
- Painted Metal fascia, trims and copings
- Ornamental aluminum fencing

For the purpose of this PUD amendment and complying with the State Highway 32 Overlay District (UDO Article 5.3), pre-cast wall panels with Brick imprint shall qualify as a Masonry Material.

***Note:** All other architectural requirements of the Unified Development Ordinance (UDO) and the Maple Knoll PUD are still applicable to this amendment.*

Facades, Fenestration and Standards:

For the Meijer Main Store (Lot 1) only, the following shall apply:

- UDO Chapter 5.3(J)(2) section a-d and h shall not apply. Instead, the elevations in **Exhibit B** of the proposed ordinance (Ordinance 19-50) shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(c) shall not apply for the south, east and west elevations.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(d) shall not apply for the south, east and west elevations.

For the Meijer Gas Station (Lot 2) only, the following shall apply:

- UDO Chapter 5.3(J)(2) section a-d and h shall not apply. Instead, the elevations in **Exhibit B** of the proposed ordinance (Ordinance 19-50) shall meet the building Façade intent of the UDO.
- Maple Knoll PUD, Ord. 04-02, Exhibit 13, Section II(4)(b) shall not apply.

Outdoor Sales Screening:

For the Meijer Main Store (Lot 1) and Gas Station (Lot 2) only, the following shall apply:

- UDO Chapter 6.12(C) shall be replaced and superseded with the below standards:
  - The screening requirements of the Meijer Garden Center is met by the proposed west elevation, provided on **Exhibit B** of the proposed ordinance (Ordinance 19-50).
  - Outdoor Sales are permitted, depicted on **Exhibit D** of the proposed ordinance (Ordinance 19-50).

Sign Standards: **Exhibit C** of the proposed ordinance (Ordinance 19-50) shall replace and supersede the Maple Knoll PUD Sign Standards for only the Meijer and Gas Station Lots of the Property. Signs shall be installed in substantial compliance with **Exhibit C** (Ordinance 19-50) of the proposed ordinance. Signs identified below shall be permitted in addition to the allotted Sign Area permitted by the UDO:

- Sign B5, Meijer Front Wall Sign
- Sign C5, Meijer Side Wall Sign
- Sign D2, Spring Mill Road Development Sign
- Sign D3, Convenience Store Express/Wall Sign

PROJECT UPDATE

Since the public hearing on October 7, 2019, the petitioner made several modifications to the PUD Ordinance addressing Plan Commission and Staff's comments. The list below highlights the changes that have been made (also, see **Exhibit 4** for redline version of the proposed ordinance):

1. The Façades, Fenestrations and Standards of the UDO (5.3(J)(2)) and Maple Knoll PUD (Exhibit 13, Section II(4)(b)) have been modified to provide relief from Architectural Design Requirements.
2. Sign D3, Convenience Store Express/Wall Sign, has been added to the additional signage requested (see **Exhibit C** of proposed ordinance 19-50 and **Exhibit 7**).
3. Sign D2, Development Sign (Spring Mill Rd), has revised its height from twenty-five (25) feet to fifteen (15) feet. The proposed sign area has been revised from approximately two-hundred and nineteen (219) square feet to approximately one-hundred and fifty (150) square feet.

SIGNAGE COMPARISON

Please see **Exhibit 7** for a table showing the comparison between the signage permitted in the UDO and in the proposed PUD amendment (Ordinance 19-50).

COMPREHENSIVE PLAN

The majority of the Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

The remainder of the Property falls within the Suburban Residential land use are of the Comprehensive Plan. Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area.

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. The Comprehensive Plan was adopted after the Maple Knoll PUD was adopted, therefore, the Maple Knoll PUD contemplated the area east of Spring Mill Road as Mixed Use and Employment uses.

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 October 7, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 9, 2019, Council meeting.

DEPARTMENT COMMENTS

1. Action: If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1910-PUD-39.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

Docket Number:	1910-PUD-37 (Ordinance No. 19-47)
Petitioner:	MR3 Development, LLC by Nelson & Frankenberger
Request:	An amendment to the Dartown Crossing Planned Unit Development (PUD) District to permit the use of a Kennel, modify development standards and to add a Site Plan and Character Exhibits.
Current Zoning:	Dartown Crossing PUD (Ord. 17-13 "the Original PUD Ordinance" as amended)
Current Land Use:	Vacant / Agricultural
Acreage:	45.77 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed PUD Amendment (Ord. 19-47) 4. Ordinance Redline 5. Concept Plan 6. Character Exhibits 7. Neighbor Meeting Summary 8. Presentation Material
Staff Reviewer:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

This petition was introduced at the September 9, 2019, City Council meeting. The petition received a public hearing at the October 7, 2019, Advisory Plan Commission (the "APC") meeting. A neighborhood meeting was held on September 25, 2019.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Dartown Crossing PUD, which is approximately 45.77 acres +/- in size, located north and adjacent to State Road 32 and West and adjacent to Dartown Road (see **Exhibit 2**) (the "Property").

Properties to the north are zoned AG-SF1: Agricultural / Single-Family Rural; EI: Enclosed Industial to the east, to the south, and to the west. Additionally, Maple Knoll PUD is zoned southeast from the Property.

ZONING REQUEST

Permitted Uses: The petitioner requests this PUD Amendment to allow Kennel to the list of Permitted Uses. The Outside Storage standards of the UDO shall apply. A Kennel Location Plan (see **Exhibit 4**) is made a part of the PUD indicating the extent to where the Kennel may be located on the Property.

Site Plan and Character Exhibits: The PUD amendment also adds a Site Plan (see **Exhibit 4**) for development and Character Exhibits (see **Exhibit 5**) of the Kennel.

General Regulations: The PUD Amendment proposes to modify the Minimum Gross Floor Area to be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

The PUD Amendment proposed to modify the Building Elevations that Article 5.3(J)(2)(b) is modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet and eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The "Character Exhibit" (**Exhibit 5**) is hereby incorporated.

Development Standards: The PUD Amendment proposes to modify architectural standards of Dartown Crossing PUD Ordinance 17-13 to permit a kennel in substantial compliance with the Kennel Character Exhibit.

The PUD Amendment proposes to modify the Foundation Planting requirements and External Street Frontage Landscaping Requirements to establish conditions which UDO requirements do not apply.

The PUD Amendment proposes to modify Signage Standards to allow for two (2) Monument Signs (center only), a Feature Sign, and permit five (5) Monument Signs for Outlots and permit identification of multiple tenants per sign. Locations and examples of these signs are within **Exhibit 5** Character Exhibits.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the "Employment Corridor" land use classification. This Property is also included in an area that was further studied in the Family Sports Capital of America Addendum.

As a part of The Family Sports Capital of America Vision, as stated in the Addendum, "…it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus." It then goes on to list a variety of contemplated uses which include retail, office, and hospitality uses.

Three goals are listed within the Addendum: 1) Provide intergeneration health, recreation and sporting opportunities within the City and provide facilities for state regional and national tournaments; 2) Cooperate with the Hamilton County Convention and Visitor's Bureau to make Westfield the "Family Sports Capital of America"—a regional and national destination for sporting events and tournaments for all ages; and 3) Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 7, 2019 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Staff recommends forwarding a recommendation to City Council for 1910-PUD-37 (Ord. 19-47).**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.

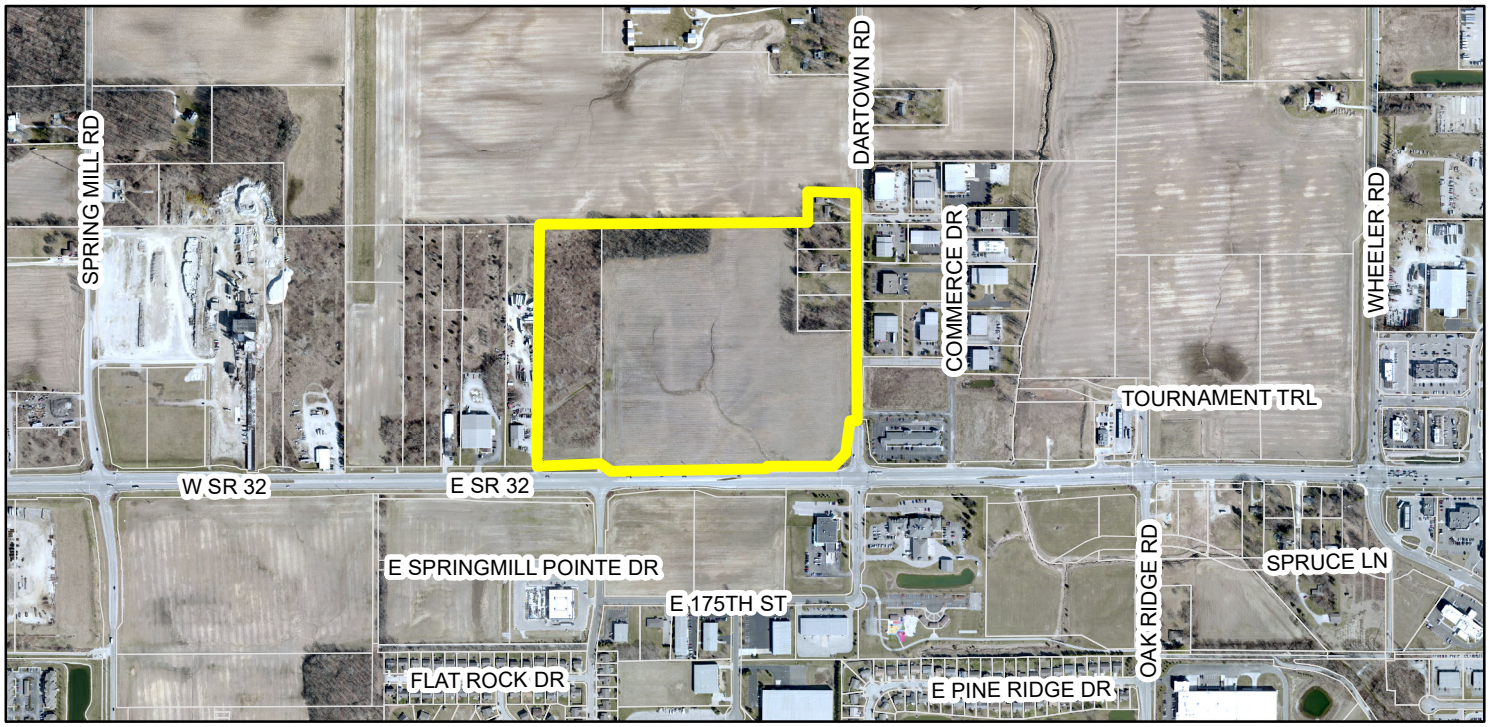
CITY OF Westfield INDIANA

Property Location Map
Dartown Crossing Amend. I
Planned Unit Development
1910-PUD-37

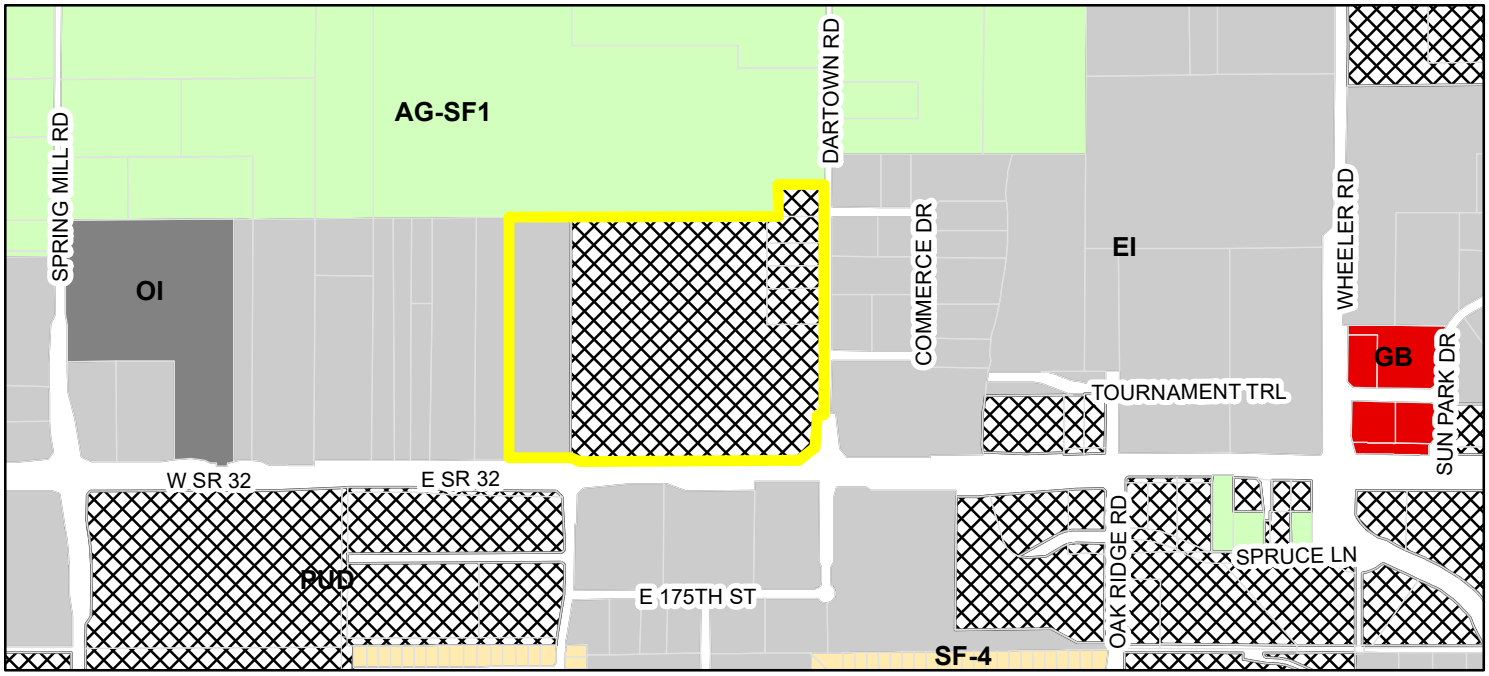
N W E S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-4 (Single Family - 4)

ORDINANCE NUMBER 19-47

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 17-13 (the "Dartown Crossing PUD Ordinance"), on May 22, 2017;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1910-PUD-37**), requesting (i) 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 (ii) an amendment to the Concept Plan of the Dartown Crossing PUD Ordinance;

WHEREAS, the Commission forwarded **Petition No**. **1910-PUD-37** to the Common Council with a _____ recommendation **(-)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the "**Dartown Crossing PUD District"** (the

"District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Dartown Crossing PUD Ordinance, and (iii) the provisions of the Unified Development Ordinance (the "UDO"), 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 Dartown Crossing PUD Ordinance, as amended.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance 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. District Area Assignment.

2.1 The Real Estate is hereby assigned to the "Area III" and "Area I" of the Dartown Crossing PUD Ordinance (the "Assigned Area"). The standards of the Dartown Crossing PUD Ordinance applicable to the Assigned Area shall apply to the development of the Real Estate except as modified by this Ordinance.

2.2 The Concept Plan attached hereto and incorporated herein by reference as **Exhibit B** hereby amends the Dartown Crossing PUD Concept Plan.

Section 3. Permitted Uses. All uses permitted in the Dartown Crossing PUD, shall be permitted except as modified below:

3.1 Additional Uses: The following additional uses shall be permitted in Area III:

A. Kennel

3.2 Prohibited Uses: The following additional uses shall be explicitly prohibited in the District:

A. Heliport

Section 4. Overlay Districts. The standards of Dartown Crossing PUD Ordinance 17-13 and Article 5.3 State Highway 32 Overlay District (the "32 Overlay") shall apply to the District except as modified below:

A. Article 5.3(I) Building Height Standards: Shall apply except as modified below:

i. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

B. Article 5.3(J)(2) Building Elevations: Shall apply except as modified below:

i. Article 5.3(J)(2)(b) shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The "Character Exhibit", attached hereto as **Exhibit F** is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby provide examples of a specific design elements that comply with this Ordinance provision.

ii. The offsets requirements as described in Article 5.3(J)(2)(b) shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.

Section 5. **Development Standards.** The standards of Dartown Crossing PUD Ordinance 17-13 shall apply to the development of the District except as otherwise modified below:

5.1 Kennel. The standards of Dartown Crossing PUD Ordinance shall apply except as modified below:

A. One (1) Kennel shall be permitted in the District in the area depicted on **Exhibit C**.

B. Architectural Standards: A Kennel shall be in substantial compliance with Kennel Character Exhibit attached hereto as **Exhibit D**. Although the Kennel Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of a

Kennel permitted to be constructed. If a provision of the 32 Overlay, as modified herein, is in conflict with the Kennel Character Exhibit, then the Kennel Character Exhibit shall control.

5.2 Section 8.2 of Ordinance 17-13 and Article 6.8 Landscape Standards: Shall apply to the District except as modified below:

A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a Drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement. The Foundation Plantings requirement shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; however, the Trail Corridor requirements of the 32 Overlay shall apply along State Highway 32.

C. Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

5.3 Article 6.17 Sign Standards: Shall apply to the District except as modified below:

A. Character Illustrations: The "Signage Character Illustrations" attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended design of ground mounted signs to be constructed in the District. It is not the intent to limit the material and design shown in the Signage Character Exhibit, but to establish a common design theme including the application of a combination of materials required for all ground mounted signs within the District.

B. Sign Locations: Ground mounted signs shall be located as generally shown on Page 3 of 3 of **Exhibit E**.

C. Nonresidential Center Signs (UDO Article 6.17(J)). Shall apply; however, the District shall be permitted (i) one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(iii) along the State Highway 32, and (ii) one (1) Monument Sign (Center Only) in accordance with Article

6.17(J)(2)(a)(ii) along Dartown Road. The use of individual panels shall be limited to tenants located in Area II and Area III of the District.

D. Feature Sign. The District shall be permitted one (1) sign which shall be limited to a maximum Sign Height of seven (7) feet, six (6) inches, maximum Sign Area of forty (40) square feet which shall identify the Nonresidential Center and shall not contain tenant information. The character of the Feature Sign is illustrated on Page 2 of 3 of **Exhibit E**.

E. Outlot Signage (UDO Article 6.17(J)(8)(a). Shall apply; however, six (6) Monument Signs shall be permitted as generally shown on Page 3 of 3 of **Exhibit E**. These Monument Signs shall be regulated by the standards in Article 6.17(H)(2) and shall permit identification of more than one (1) tenant.

[Remainder of page intentionally left blank]

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-47** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-47** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-47** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Kennel Location

Exhibit D Kennel Character Exhibit

Exhibit E Signage Character Illustrations

Exhibit F Building Elevation Character Illustrations

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

Legal Description

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 328.72 FEET ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 1,319.58 FEET PARALLEL WITH THE EAST LINE OF A 3.00 ACRE TRACT OF LAND (IRON PIN FOUND AT THE NORTHEAST CORNER AND ROAD NAIL FOUND AT THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT OF LAND) DESCRIBED IN INSTRUMENT #1206 AND RECORDED IN DEED RECORD 283 PAGE 469 IN THE RECORDS OF HAMILTON COUNTY, INDIANA TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS EAST 328.29 FEET ON AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER TO ITS NORTHEAST CORNER; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 1,318.91 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 9.95 ACRES, MORE OR LESS.

EXCEPT: A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 165.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST 264.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 264.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

PARCEL 2: A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS

WEST (ASSUMED BEARING) 165.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST 264.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH00 DEGREES 04 MINUTES 05 SECONDS WEST 264.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

EXCEPTING FROM THE ABOVE 2 PARCELS THAT PART DEEDED TO THE STATE OF INDIANA BY WARRANTY DEED DATED AUGUST 2, 2007 AS INSTRUMENT 2007061522 AND DESCRIBED ON EXHIBIT "A" THEREIN, AS FOLLOWS:

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 24 MINUTES 28 SECONDS EAST 25.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION (SAID CORNER BEING DESIGNATED 22 ON SAID EXHIBIT "B"), WHICH POINT OF BEGINNING IS ON THE NORTH BOUNDARY OF S.R. 32; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 328.72 FEET ALONG THE BOUNDARY OF SAID S.R. 32 TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 23 MINUTES 55 SECONDS EAST 58.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 328.73 FEET TO THE POINT DESIGNATED 6049 ON SAID EXHIBIT "B" ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 24 MINUTES 28 SECONDS WEST 58.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.438 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 3 of 3)

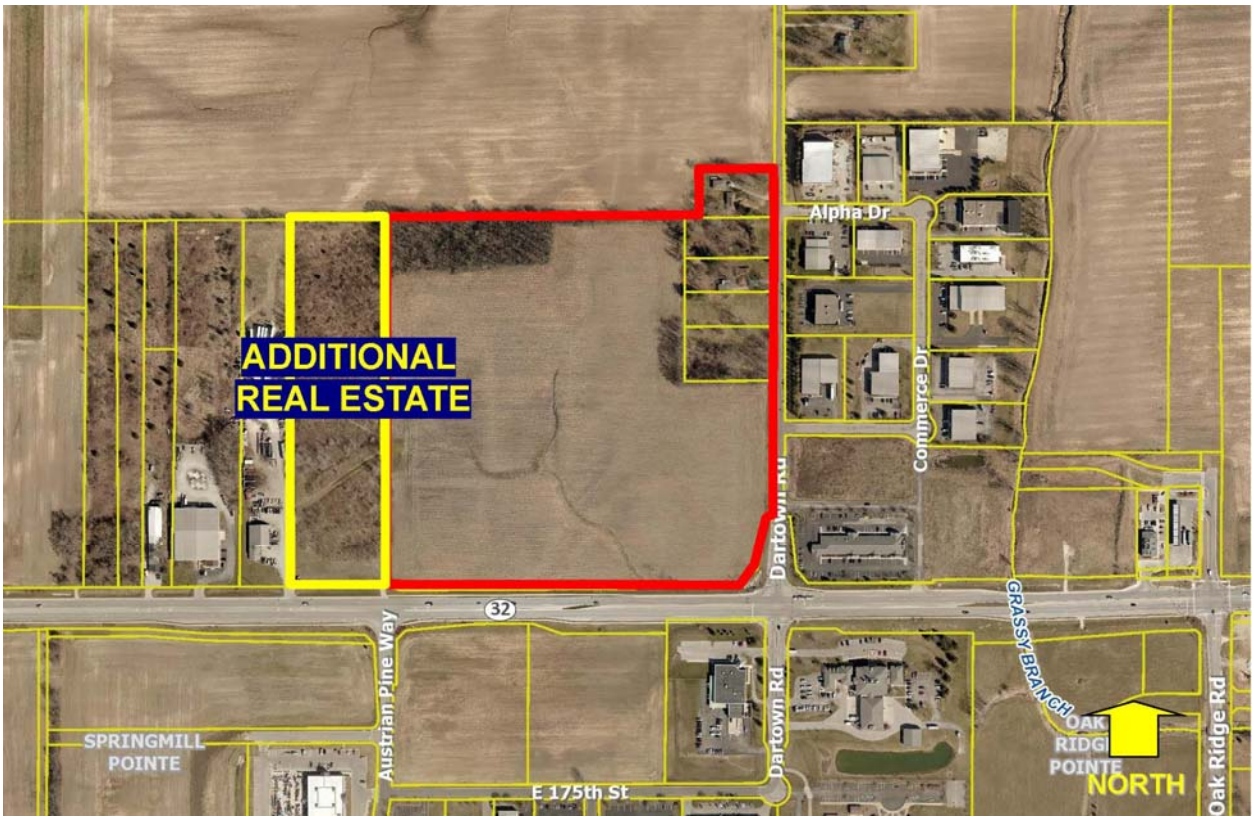
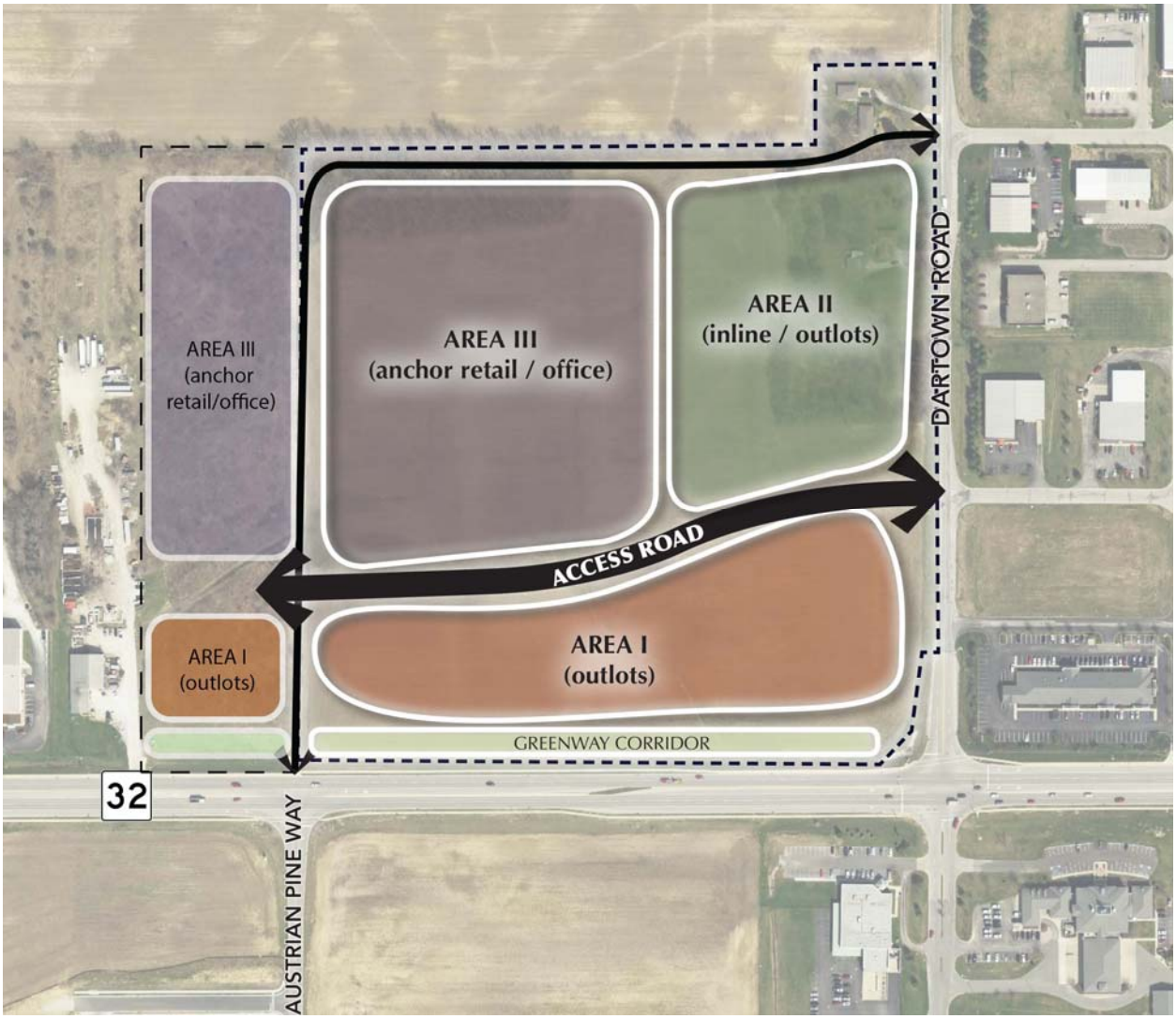


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 1910-PUD-37.

EXHIBIT C
KENNEL LOCATION
(Page 1 of 1)

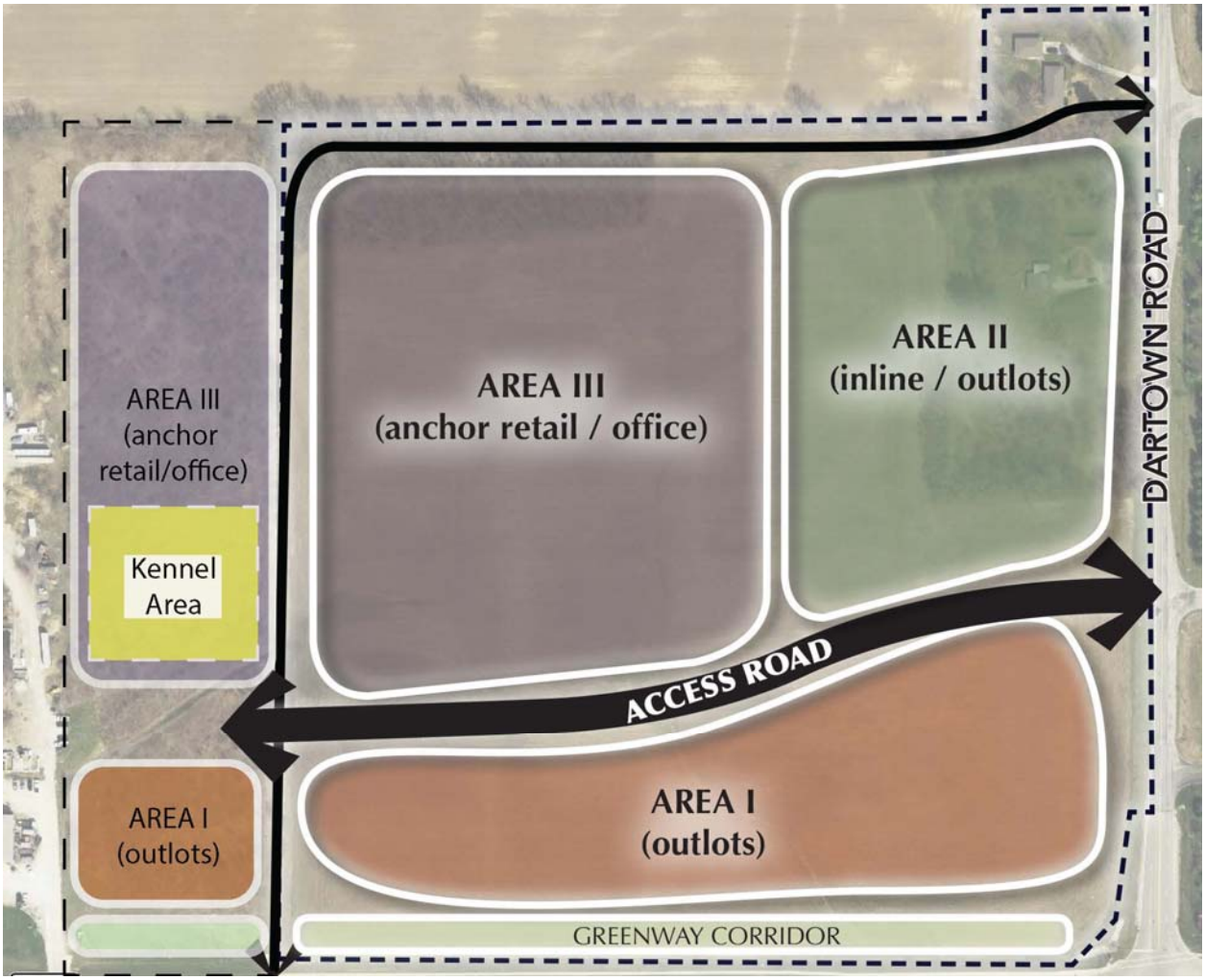
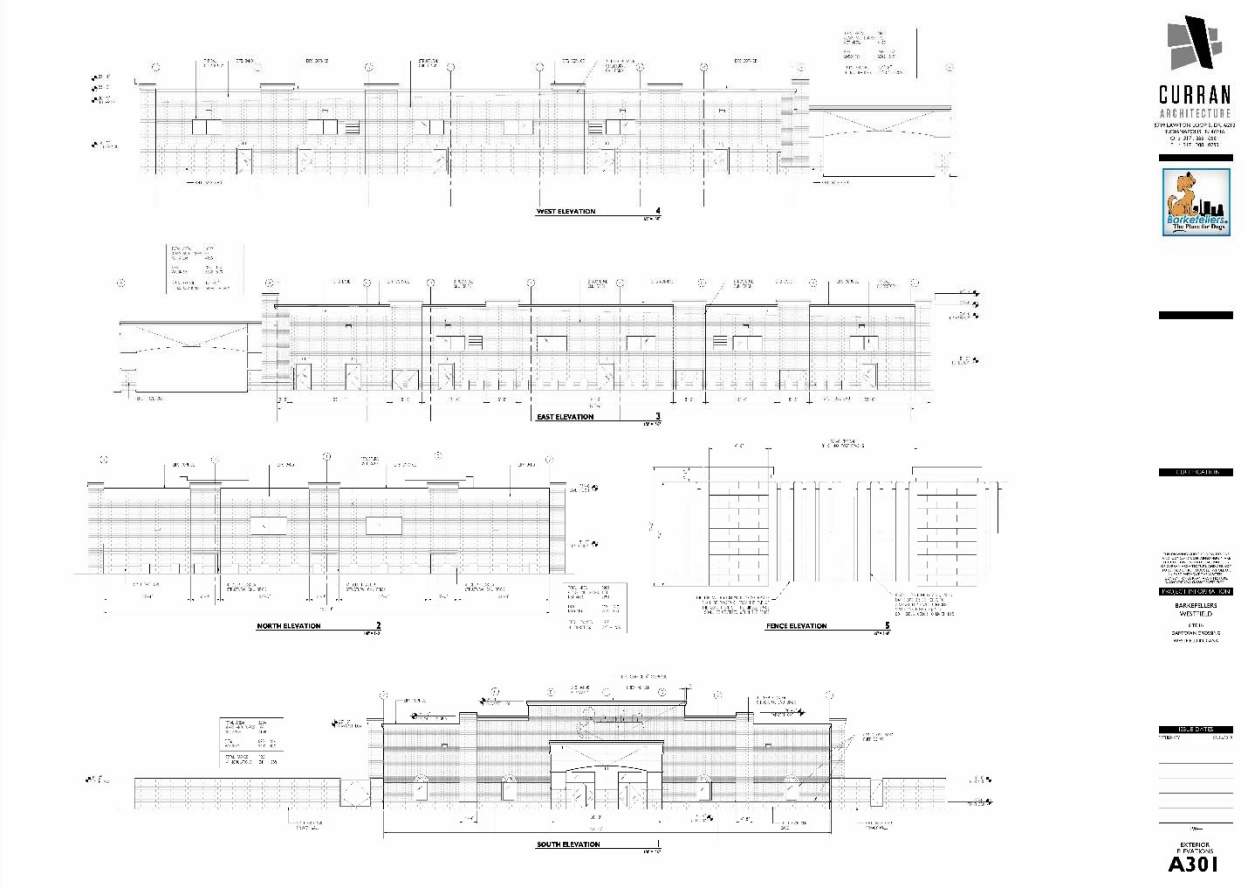


EXHIBIT D
KENNEL CHARACTER EXHIBIT
(Page 1 of 2)



Note: Digital copies of the Kennel Character Exhibit are on file with the Department of Community Development under Docket Number 1910-PUD-37.

EXHIBIT D
KENNEL CHARACTER EXHIBIT
(Page 2 of 2)

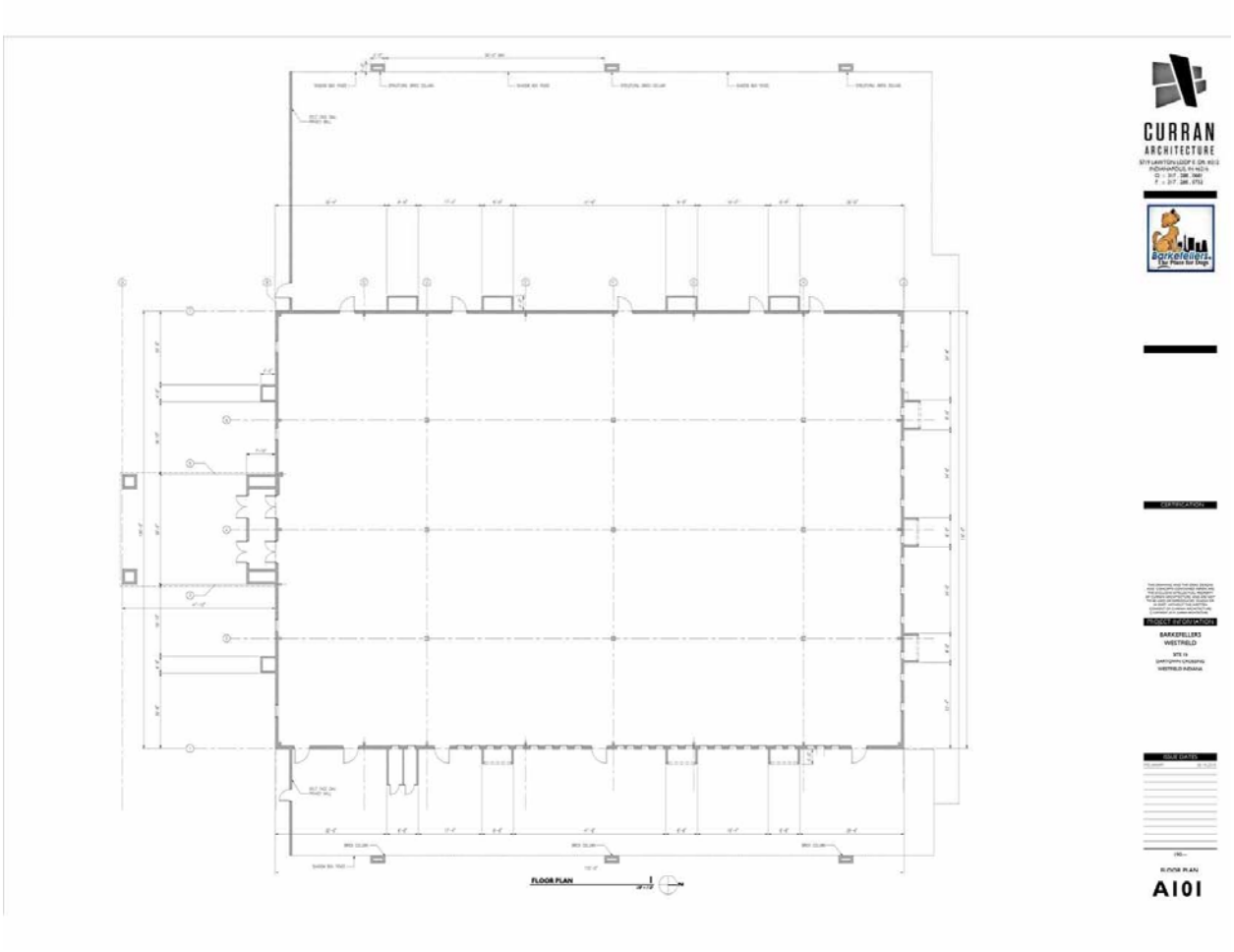


EXHIBIT E
Signage Character Illustrations
(Page 1 of 3)

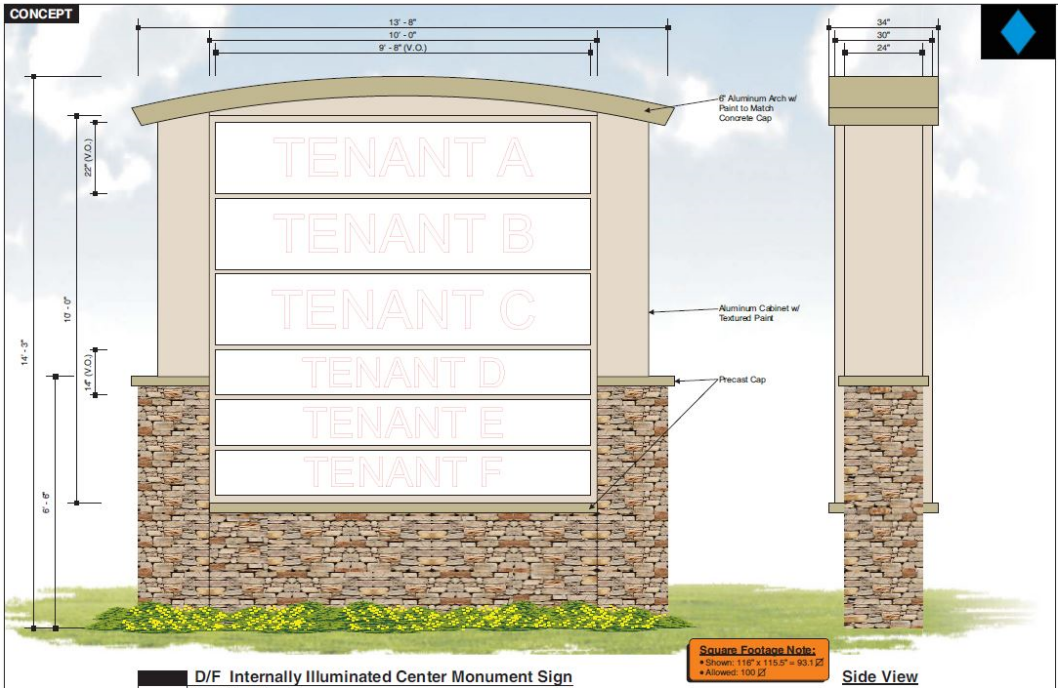


EXHIBIT E
Signage Character Illustrations
(Page 2 of 3)

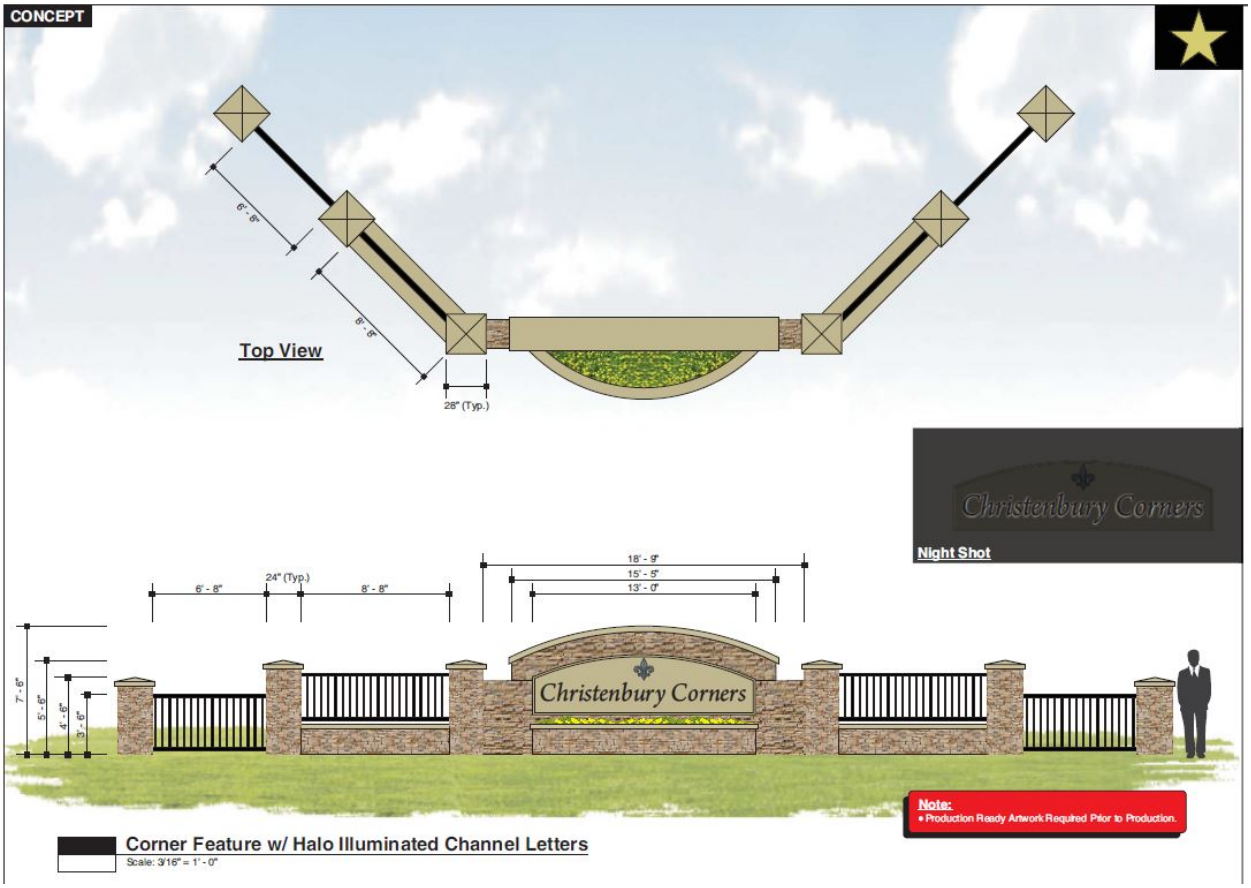


EXHIBIT E
Signage Character Illustrations
(Page 3 of 3)

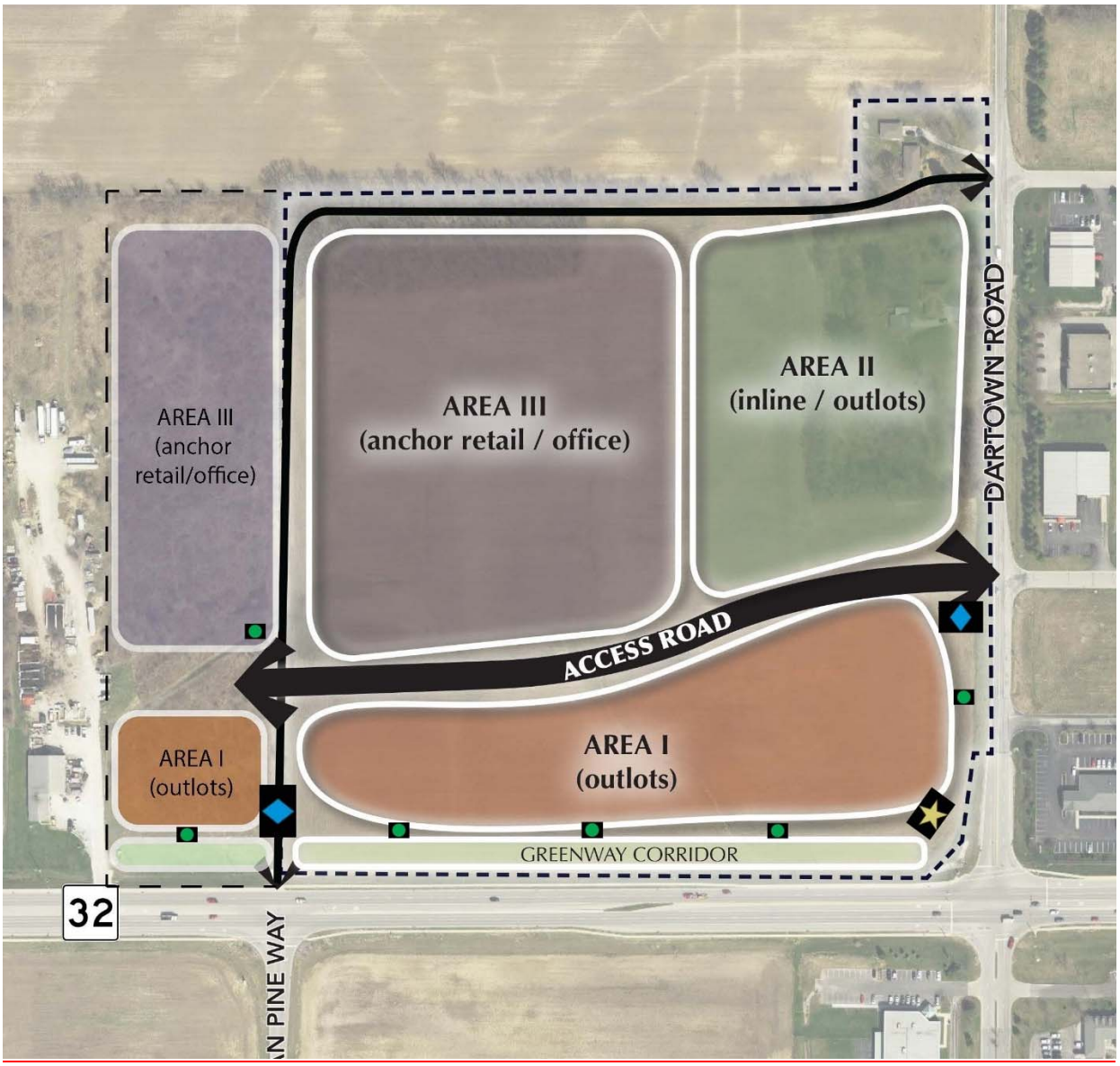


EXHIBIT F
Building Elevation Illustrations
(Page 1 of 2)

EXHIBIT F
Building Elevation Illustrations
(Page 2 of 2)

ORDINANCE NUMBER 19-47

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 17-13 (the "Dartown Crossing PUD Ordinance"), on May 22, 2017;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1910-PUD-37**), requesting (i) 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 (ii) an amendment to the Concept Plan of the Dartown Crossing PUD Ordinance;

WHEREAS, the Commission forwarded **Petition No**. **1910-PUD-37** to the Common Council with a _____ recommendation **(-)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the "**Dartown Crossing PUD District"** (the

"District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Dartown Crossing PUD Ordinance, and (iii) the provisions of the Unified Development Ordinance (the "UDO"), 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 Dartown Crossing PUD Ordinance, as amended.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance 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. District Area Assignment.

2.1 The Real Estate is hereby assigned to the "Area III" and "Area I" of the Dartown Crossing PUD Ordinance (the "Assigned Area"). The standards of the Dartown Crossing PUD Ordinance applicable to the Assigned Area shall apply to the development of the Real Estate except as modified by this Ordinance.

2.2 The Concept Plan attached hereto and incorporated herein by reference as **Exhibit B** hereby amends the Dartown Crossing PUD Concept Plan.

Section 3. Permitted Uses. All uses permitted in the Dartown Crossing PUD, shall be permitted except as modified below:

3.1 Additional Uses: The following additional uses shall be permitted in Area III:

A. Kennel

3.2 Prohibited Uses: The following additional uses shall be explicitly prohibited in the District:

A. Heliport

Section 4. Overlay Districts. The standards of Dartown Crossing PUD Ordinance 17-13 and Article 5.3 State Highway 32 Overlay District (the "32 Overlay") shall apply to the District except as modified below:

A. Article 5.3(I) Building Height Standards: Shall apply except as modified below:

i. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

B. Article 5.3(J)(2) Building Elevations: Shall apply except as modified below:

i. Article 5.3(J)(2)(b) shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The "Character Exhibit", attached hereto as **Exhibit F** is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby provide examples of a specific design elements that comply with this Ordinance provision.

ii. The offsets requirements as described in Article 5.3(J)(2)(b) shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.

Section 5. **Development Standards.** The standards of Dartown Crossing PUD Ordinance 17-13 shall apply to the development of the District except as otherwise modified below:

5.1 Kennel. The standards of Dartown Crossing PUD Ordinance shall apply except as modified below:

A. One (1) Kennel shall be permitted in the District in the area depicted on **Exhibit C**.

~~B. Architectural Standards. The Kennel shall be substantially compliant with~~

~~the Kennel Architectural Illustrations as depicted on **Exhibit D**.~~

B. Architectural Standards: A Kennel shall be in substantial compliance with Kennel Character Exhibit attached hereto as **Exhibit D**. Although the Kennel Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of a Kennel permitted to be constructed. If a provision of the 32 Overlay, as modified herein, is in conflict with the Kennel Character Exhibit, then the Kennel Character Exhibit shall control.

5.2 Section 8.2 of Ordinance 17-13 and Article 6.8 Landscape Standards: Shall apply to the District except as modified below:

A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a Drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement. The Foundation Plantings requirement shall not apply to the rear façade of buildings within two-hundred (200) feet of the north property line.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; however, the Trail Corridor requirements of the 32 Overlay shall apply along State Highway 32.

C. Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

5.3 Article 6.17 Sign Standards: Shall apply to the District except as modified below:

A. Character Illustrations: The "Signage Character Illustrations" attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended design of ground mounted signs to be constructed in the District. It is not the intent to limit the material and design shown in the Signage Character Exhibit, but to establish a common design theme including the application of a combination of materials required for

all ground mounted signs within the District.

B. Sign Locations: Ground mounted signs shall be located as generally shown on Page 3 of 3 of **Exhibit E**.

C. Nonresidential Center Signs (UDO Article 6.17(J)). Shall apply; however, the District shall be permitted (i) one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(iii) along the State Highway 32, and (ii) one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(ii) along Dartown Road. The use of individual panels shall be limited to tenants located in Area II and Area III of the District.

D. Feature Sign. The District shall be permitted one (1) sign which shall be limited to a maximum Sign Height of seven (7) feet, six (6) inches, maximum Sign Area of forty (40) square feet which shall identify the Nonresidential Center and shall not contain tenant information. The character of the Feature Sign is illustrated on Page 2 of 3 of **Exhibit E**.

E. Outlot Signage (UDO Article 6.17(J)(8)(a). Shall apply; however, six (6) Monument Signs shall be permitted as generally shown on Page 3 of 3 of **Exhibit E**. These Monument Signs shall be regulated by the standards in Article 6.17(H)(2) and shall permit identification of more than one (1) tenant.

[Remainder of page intentionally left blank]

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-47** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-47** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-47** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

Compare Result 1

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Kennel Location
Exhibit D	Kennel ~~Architectural Illustrations~~Character Exhibit
Exhibit E	Signage Character Illustrations
Exhibit F	Building Elevation Character Illustrations

Compare Result 1

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

Legal Description

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 328.72 FEET ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 1,319.58 FEET PARALLEL WITH THE EAST LINE OF A 3.00 ACRE TRACT OF LAND (IRON PIN FOUND AT THE NORTHEAST CORNER AND ROAD NAIL FOUND AT THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT OF LAND) DESCRIBED IN INSTRUMENT #1206 AND RECORDED IN DEED RECORD 283 PAGE 469 IN THE RECORDS OF HAMILTON COUNTY, INDIANA TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS EAST 328.29 FEET ON AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER TO ITS NORTHEAST CORNER; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 1,318.91 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 9.95 ACRES, MORE OR LESS.

EXCEPT: A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS WEST (ASSUMED BEARING) 165.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST 264.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 264.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

PARCEL 2: A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS

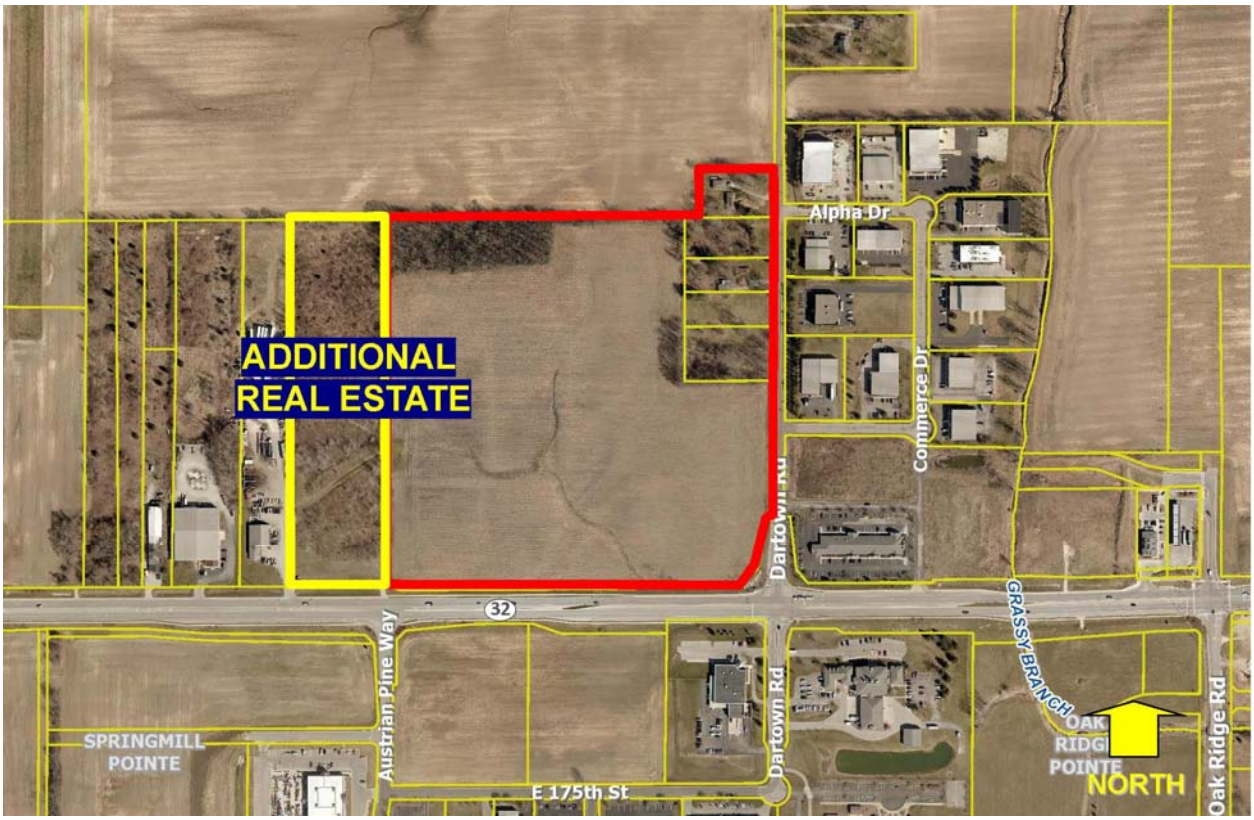
Compare Result 1

WEST (ASSUMED BEARING) 165.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST 264.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 49 SECONDS EAST 165.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH00 DEGREES 04 MINUTES 05 SECONDS WEST 264.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE, MORE OR LESS.

EXCEPTING FROM THE ABOVE 2 PARCELS THAT PART DEEDED TO THE STATE OF INDIANA BY WARRANTY DEED DATED AUGUST 2, 2007 AS INSTRUMENT 2007061522 AND DESCRIBED ON EXHIBIT "A" THEREIN, AS FOLLOWS:

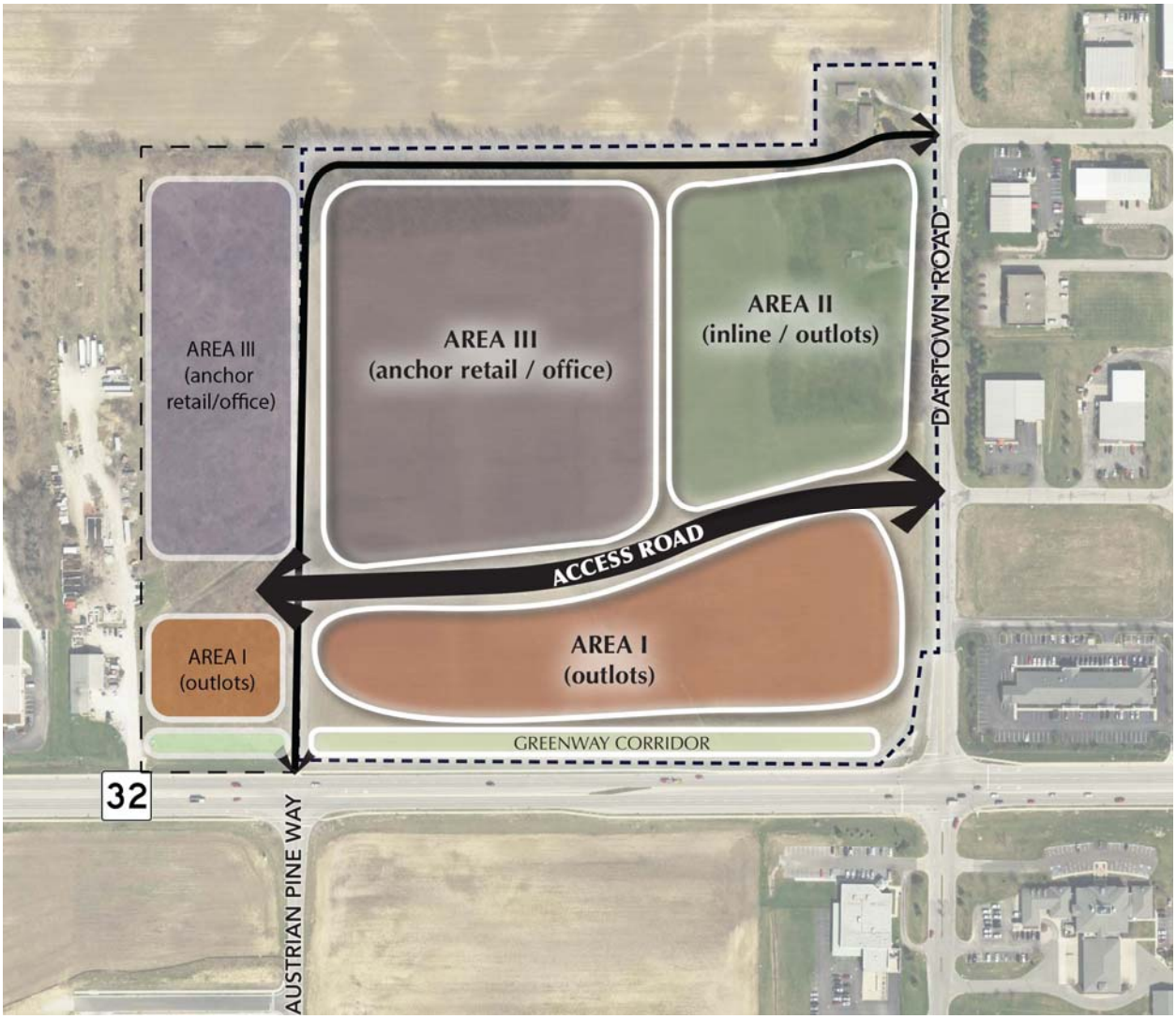
A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 24 MINUTES 28 SECONDS EAST 25.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION (SAID CORNER BEING DESIGNATED 22 ON SAID EXHIBIT "B"), WHICH POINT OF BEGINNING IS ON THE NORTH BOUNDARY OF S.R. 32; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 328.72 FEET ALONG THE BOUNDARY OF SAID S.R. 32 TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 23 MINUTES 55 SECONDS EAST 58.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 328.73 FEET TO THE POINT DESIGNATED 6049 ON SAID EXHIBIT "B" ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 24 MINUTES 28 SECONDS WEST 58.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.438 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 3 of 3)



Compare Result 1

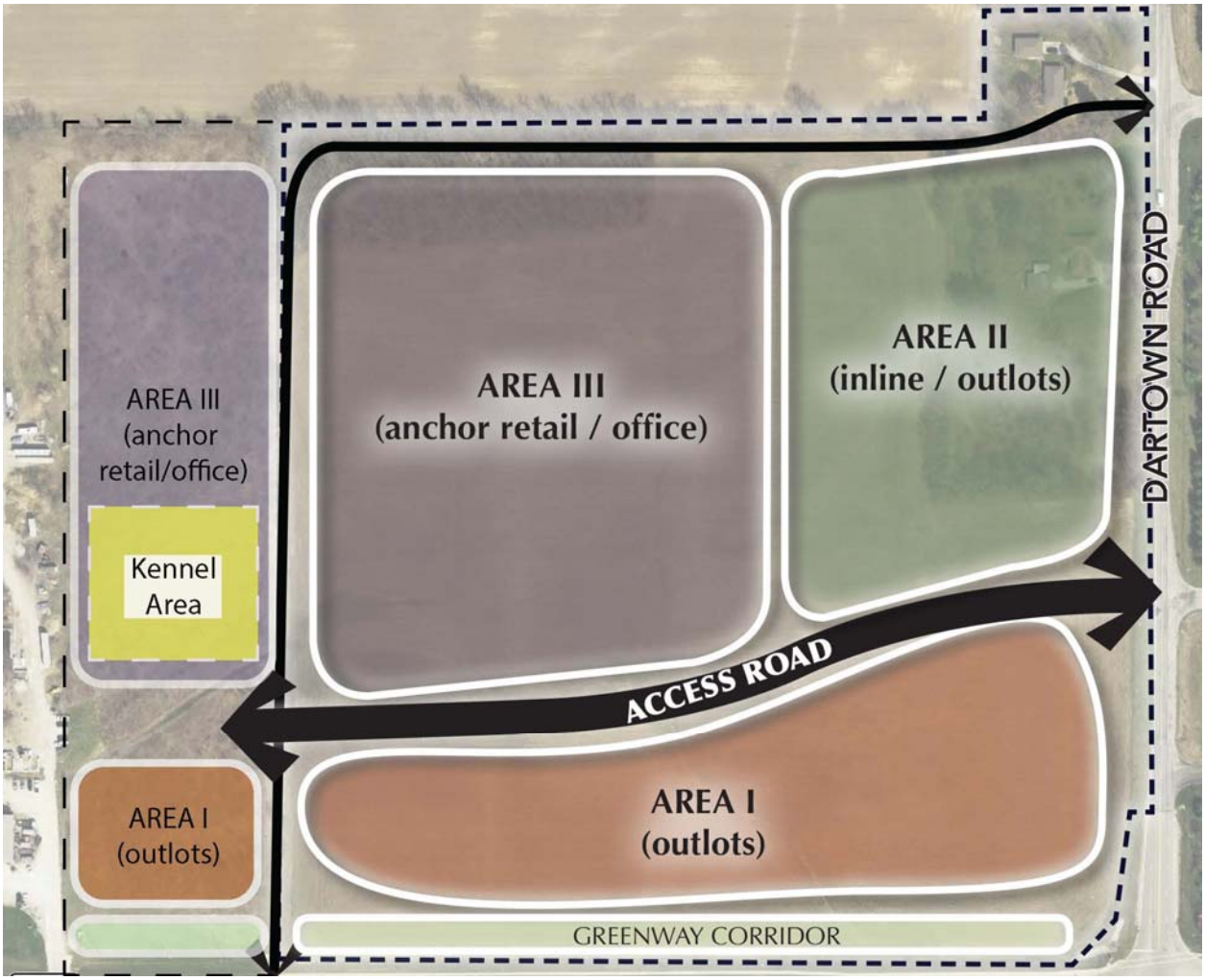
EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 1910-PUD-37.

Compare Result 1

EXHIBIT C
KENNEL LOCATION
(Page 1 of 1)

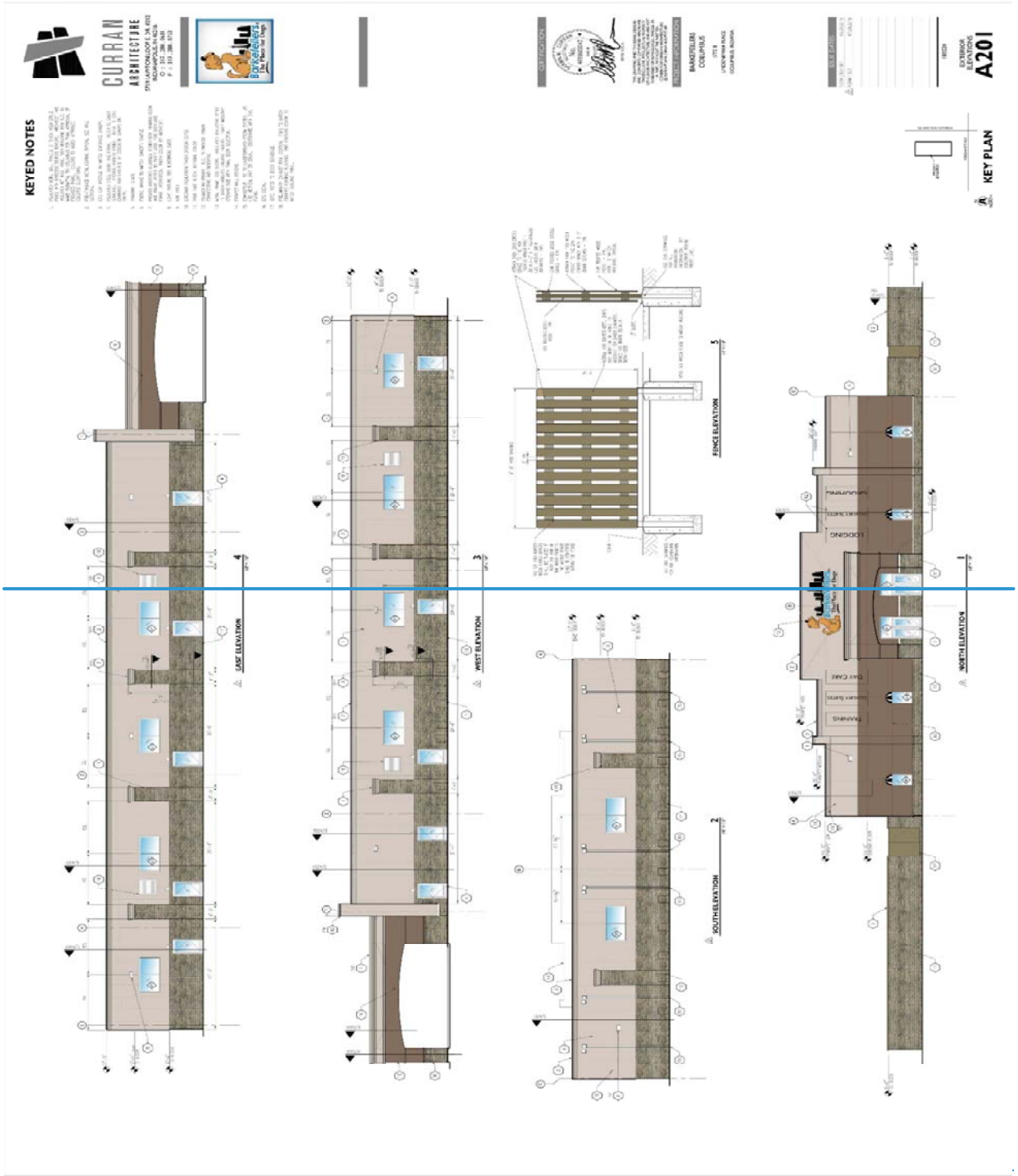


Compare Result 1

EXHIBIT D

KENNEL ~~ARCHITECTURE ILLUSTRATIONS~~CHARACTER EXHIBIT

(Page 1 of 2)



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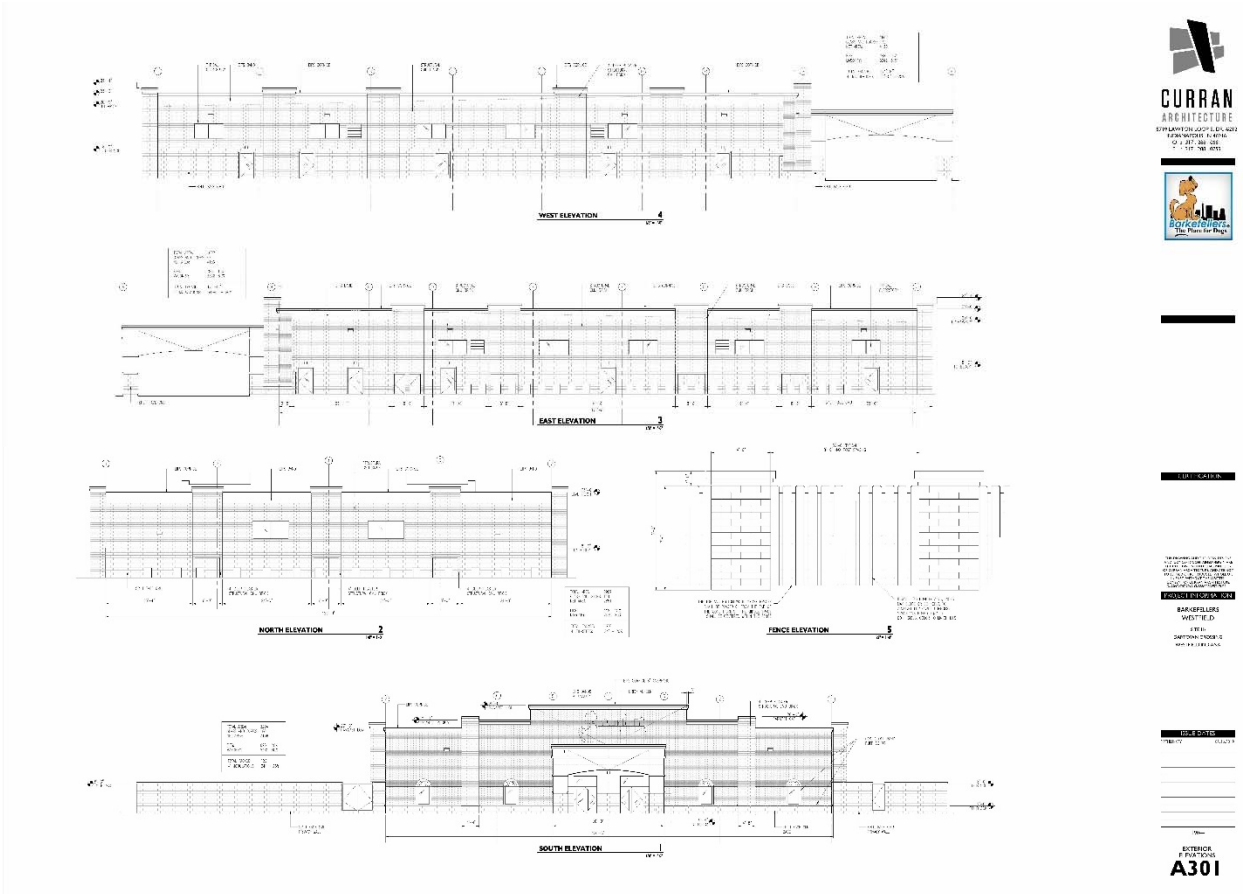


Note: Digital copies of the Kennel Character Exhibit are on file with the Department of Community Development under Docket Number 1910-PUD-37.

Compare Result 1

EXHIBIT D

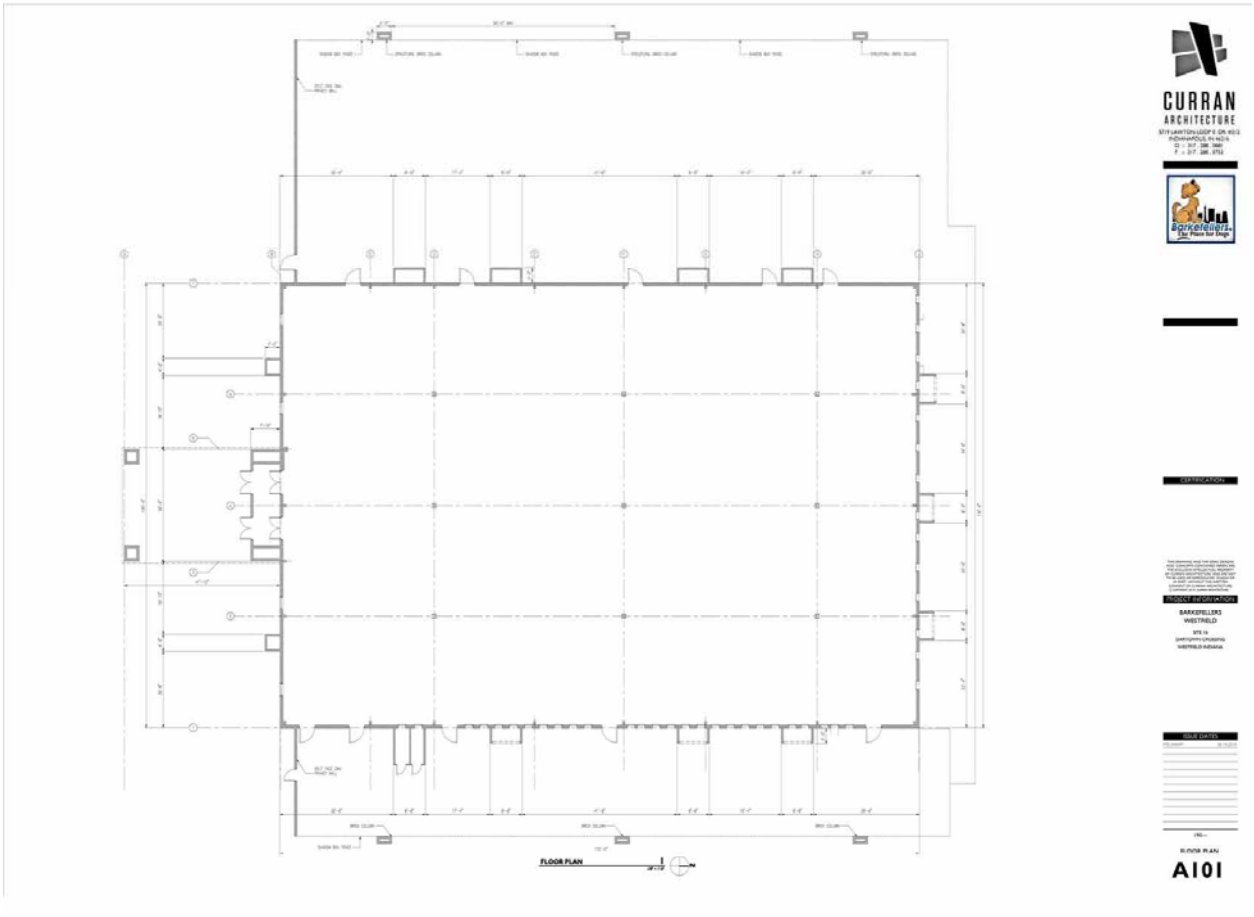
KENNEL ~~ARCHITECTURE ILLUSTRATIONS~~CHARACTER EXHIBIT

(Page 2 of 2)

VIEW LOOKING NORTH EAST

Compare Result 1

VIEW LOOKING NORTH WEST 3



Compare Result 1

EXHIBIT E
Signage Character Illustrations
(Page 1 of 3)

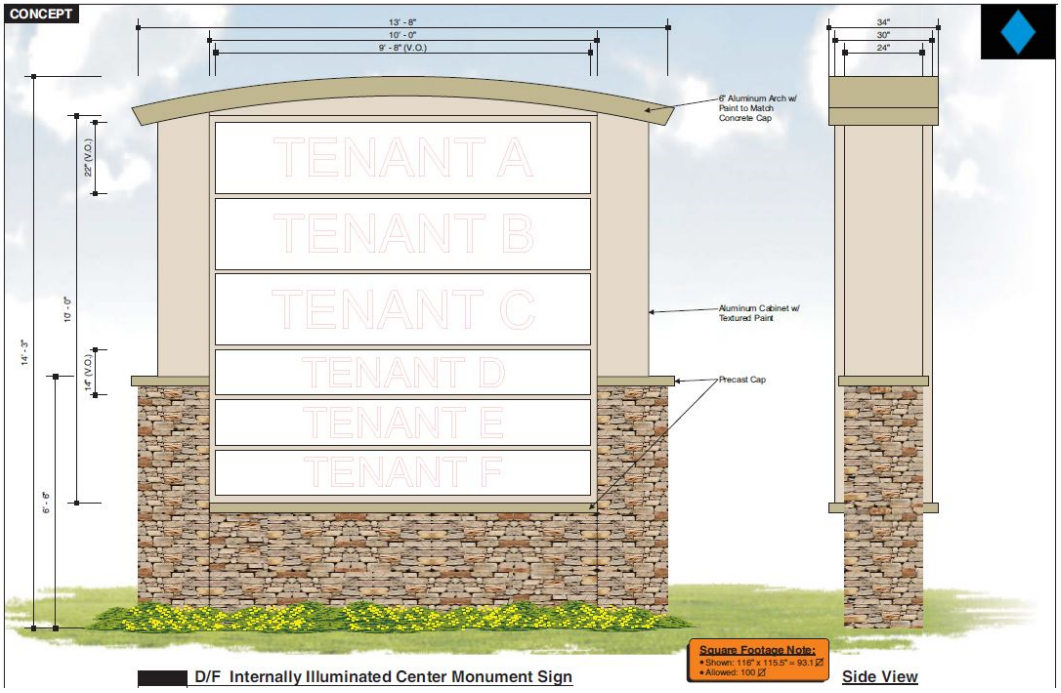


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EXHIBIT E
Signage Character Illustrations
(Page 2 of 3)

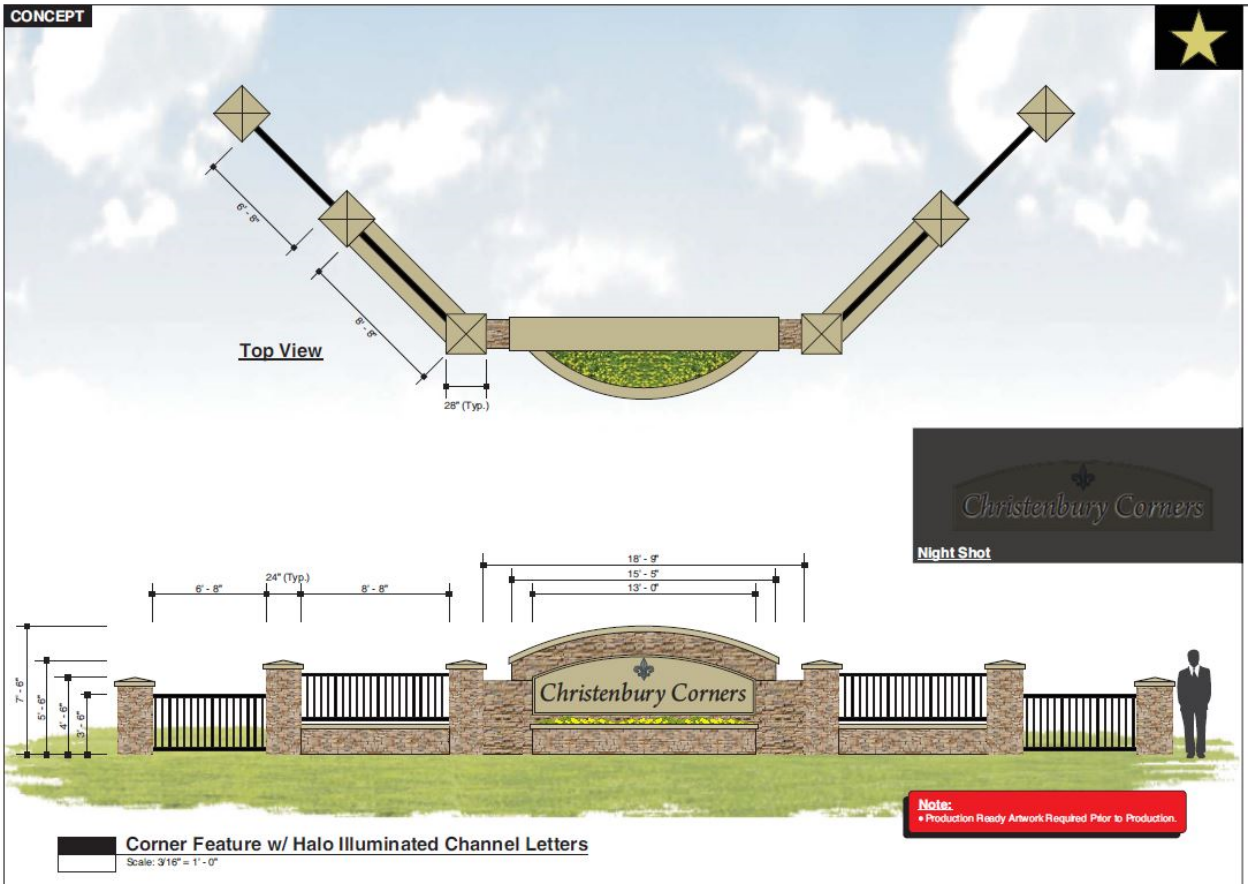

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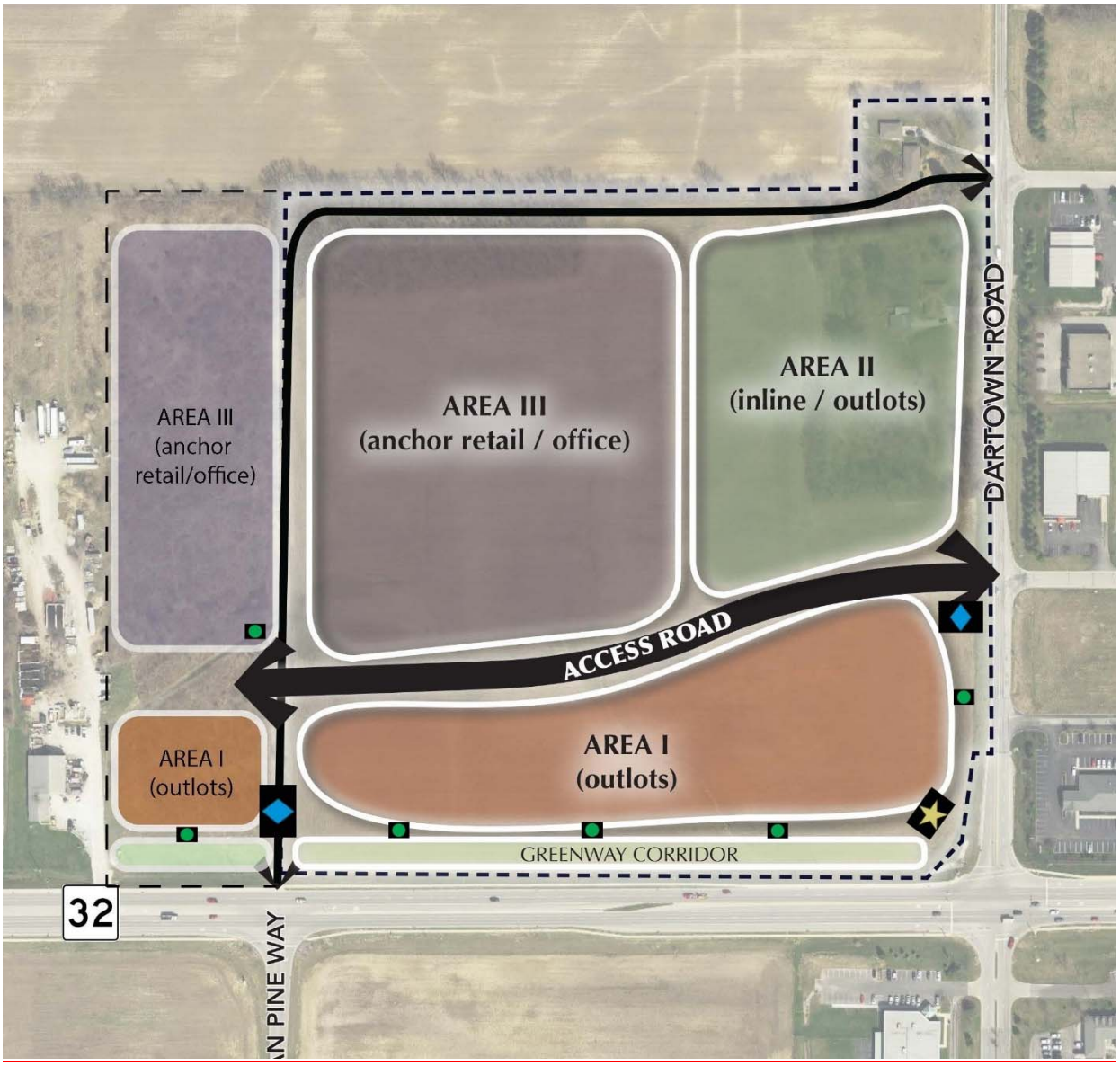
EXHIBIT E
Signage Character Illustrations
(Page 3 of 3)



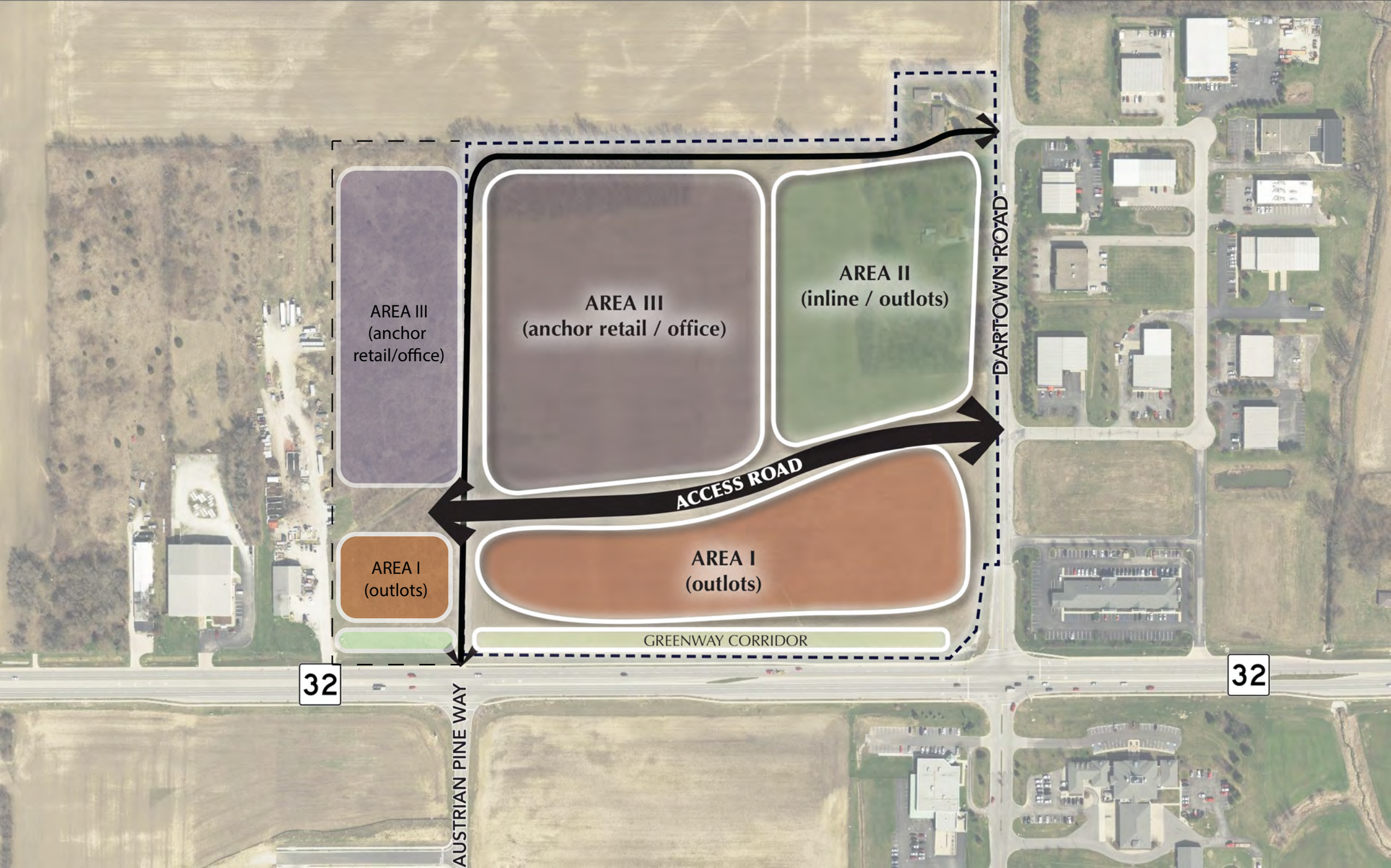
Compare Result 1

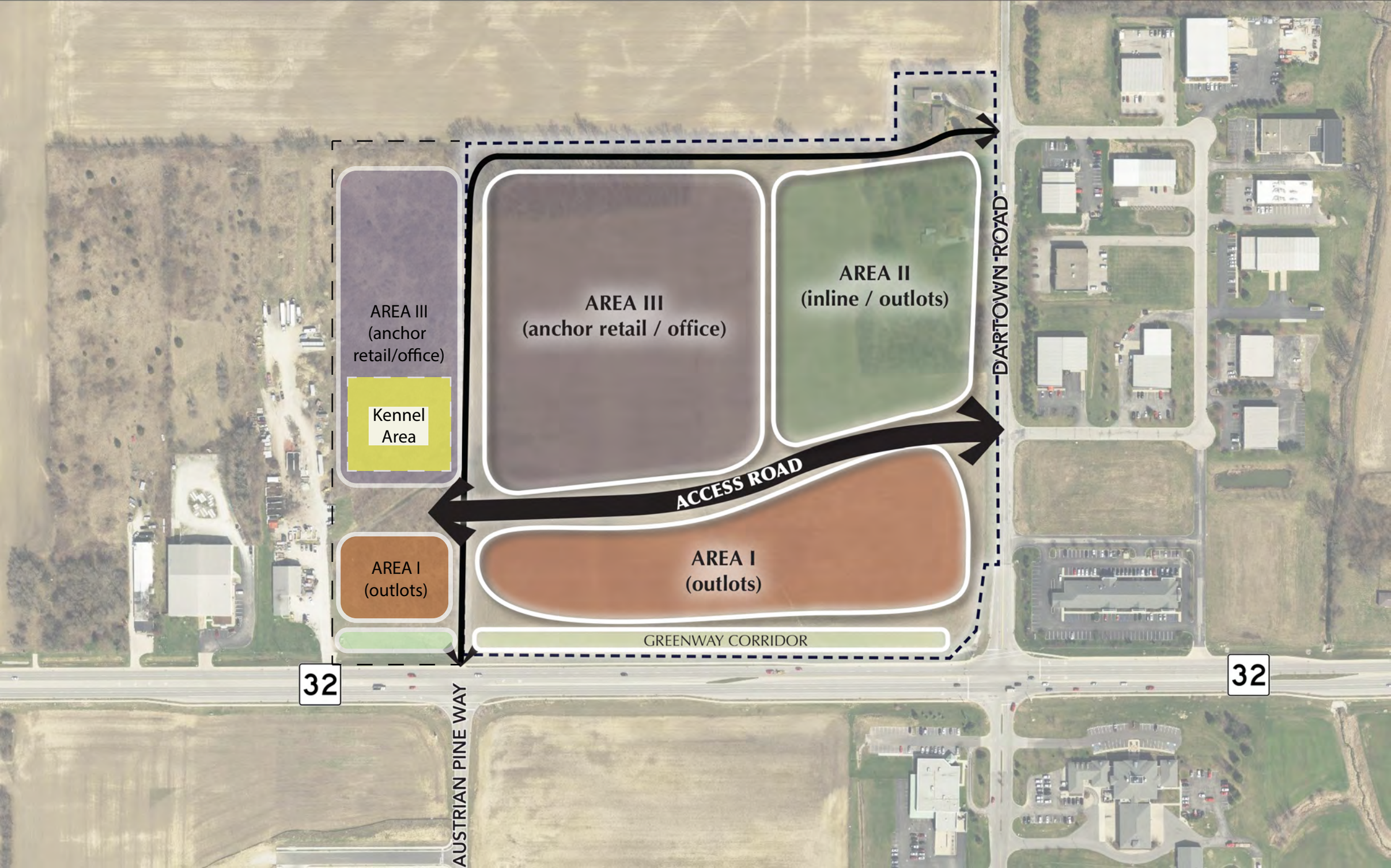
EXHIBIT F
Building Elevation Illustrations
(Page 1 of 2)

Compare Result 1

EXHIBIT F
Building Elevation Illustrations
(Page 2 of 2)

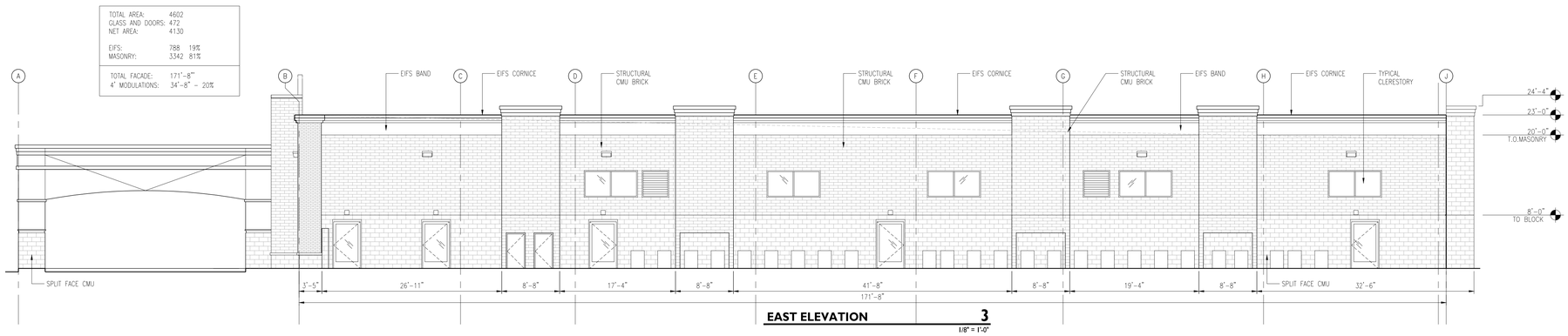
Compare Result 1


AREA III
(anchor
retail/office)
AREA III
(anchor retail / office)
AREA II
(inline / outlots)
DARTOWN ROAD
ACCESS ROAD
AREA I
(outlots)
AREA I
(outlots)
GREENWAY CORRIDOR
32
32
AUSTRIAN PINE WAY


AREA III
(anchor
retail/office)
Kennel
Area
AREA III
(anchor retail / office)
AREA II
(inline / outlots)
ACCESS ROAD
AREA I
(outlots)
AREA I
(outlots)
GREENWAY CORRIDOR
DARTOWN ROAD
32
32
AUSTRIAN PINE WAY

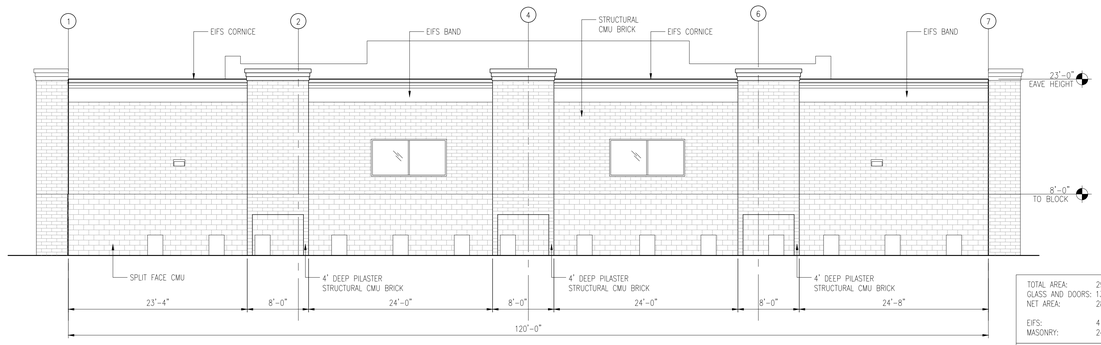
WEST ELEVATION 4

1/8" = 1'-0"



EAST ELEVATION 3

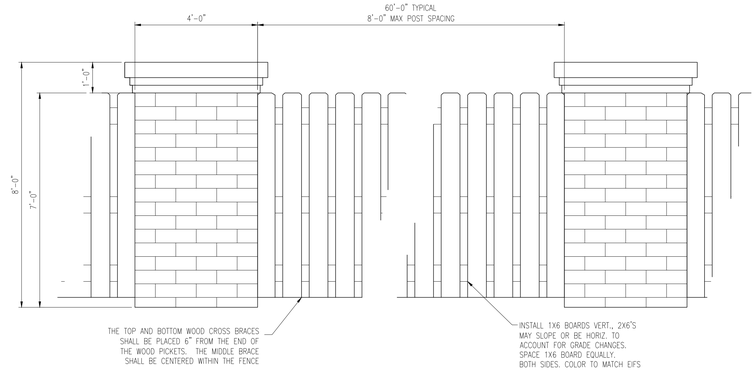
1/8" = 1'-0"



TOTAL AREA:	2989	
GLASS AND DOORS:	138	
NET AREA:	2851	
EIFS:	412	15%
MASONRY:	2439	85%
TOTAL FACADE:	120'	
4' PILASTERS:	24' - 20%	

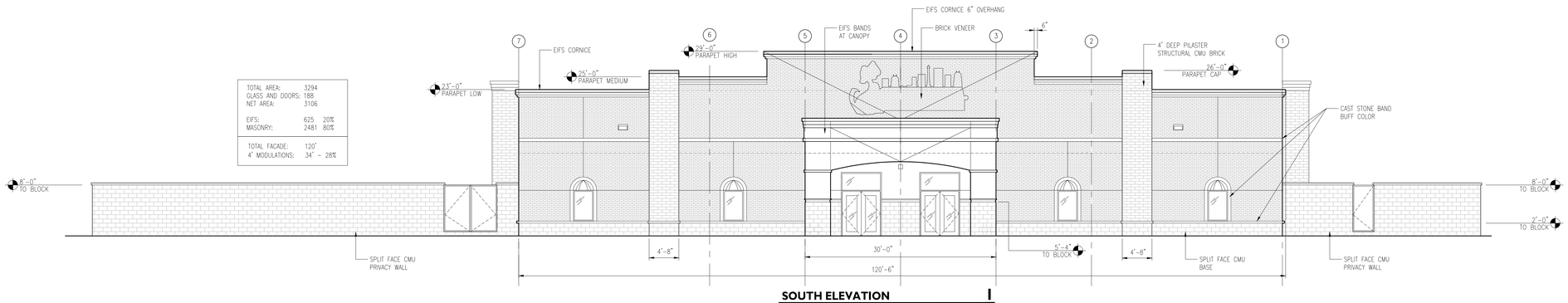
NORTH ELEVATION 2

1/8" = 1'-0"



FENCE ELEVATION 5

1/2" = 1'-0"



SOUTH ELEVATION 1

1/8" = 1'-0"

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

Barkefellers®
The Place for Dogs

CERTIFICATION

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PROJECT INFORMATION

BARKEFELLERS
WESTFIELD

SITE 1b
DARTOWN CROSSING
WESTFIELD INDIANA

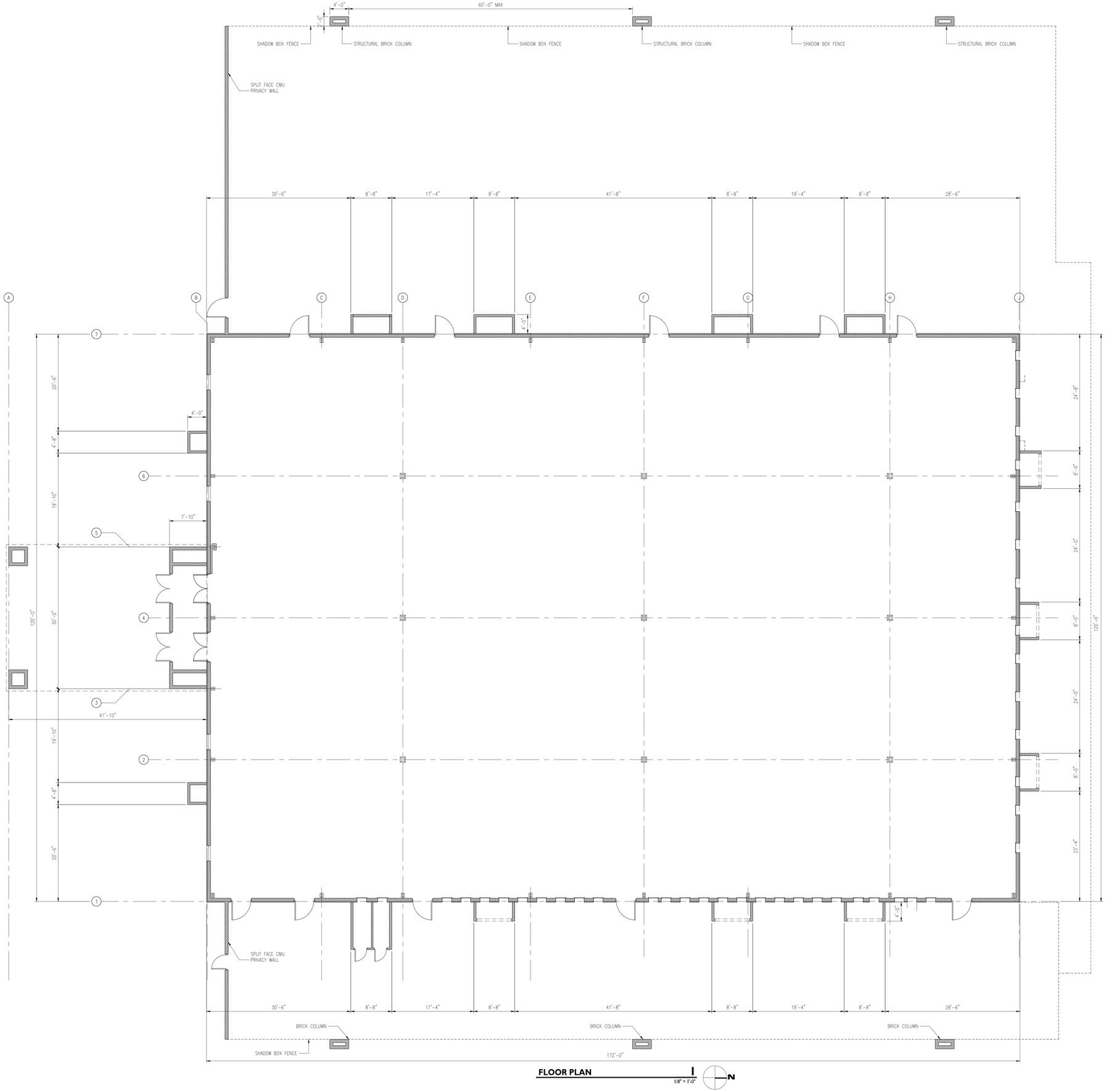
ISSUE DATES

PRELIMINARY	09.16.2019

190---

EXTERIOR ELEVATIONS

A301



FLOOR PLAN I
1/8" = 1'-0"

N

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

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PROJECT INFORMATION

BARKEFELLERS
WESTFIELD

SITE 1b
DARTOWN CROSSING
WESTFIELD INDIANA

ISSUE DATES

PRELIMINARY	09.16.2019

190---

FLOOR PLAN

A101

EXHIBIT E
Signage Character Illustrations
(Page 1 of 3)

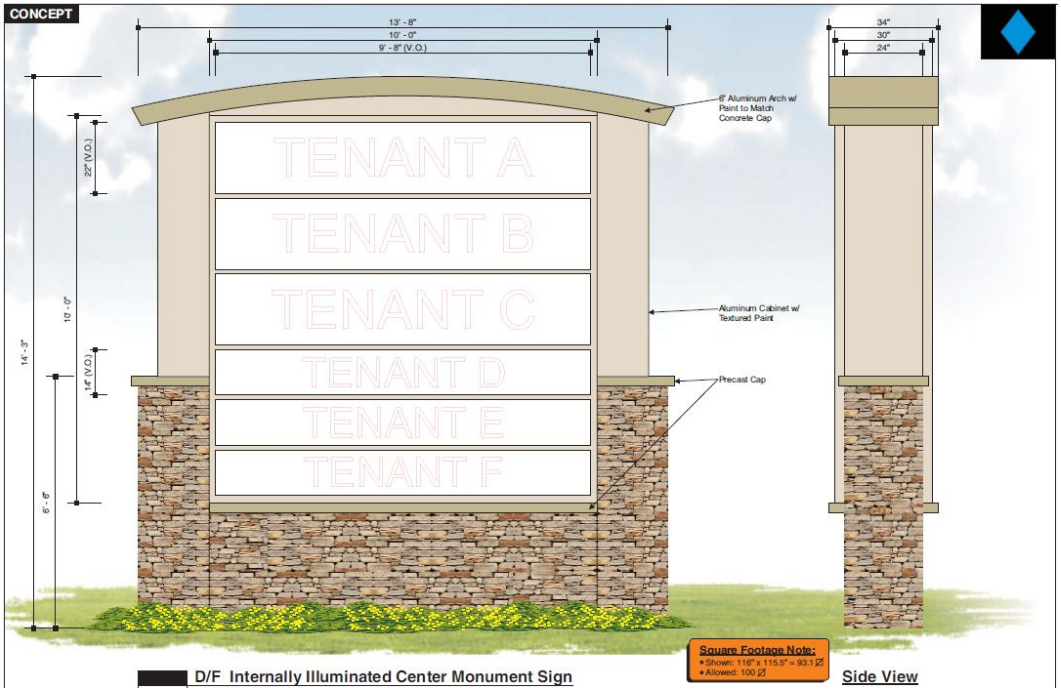

EXHIBIT E
Signage Character Illustrations
(Page 2 of 3)

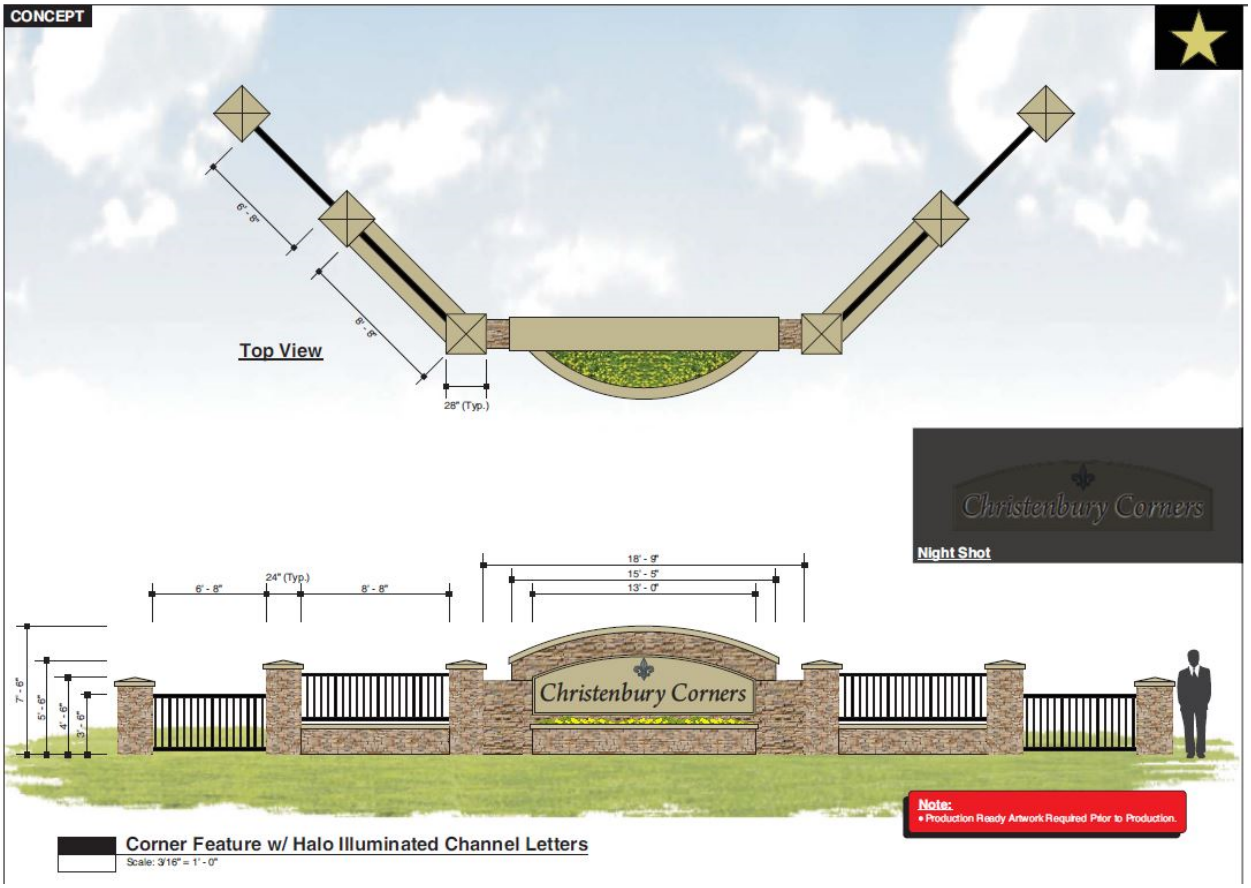

EXHIBIT E
Signage Character Illustrations
(Page 3 of 3)

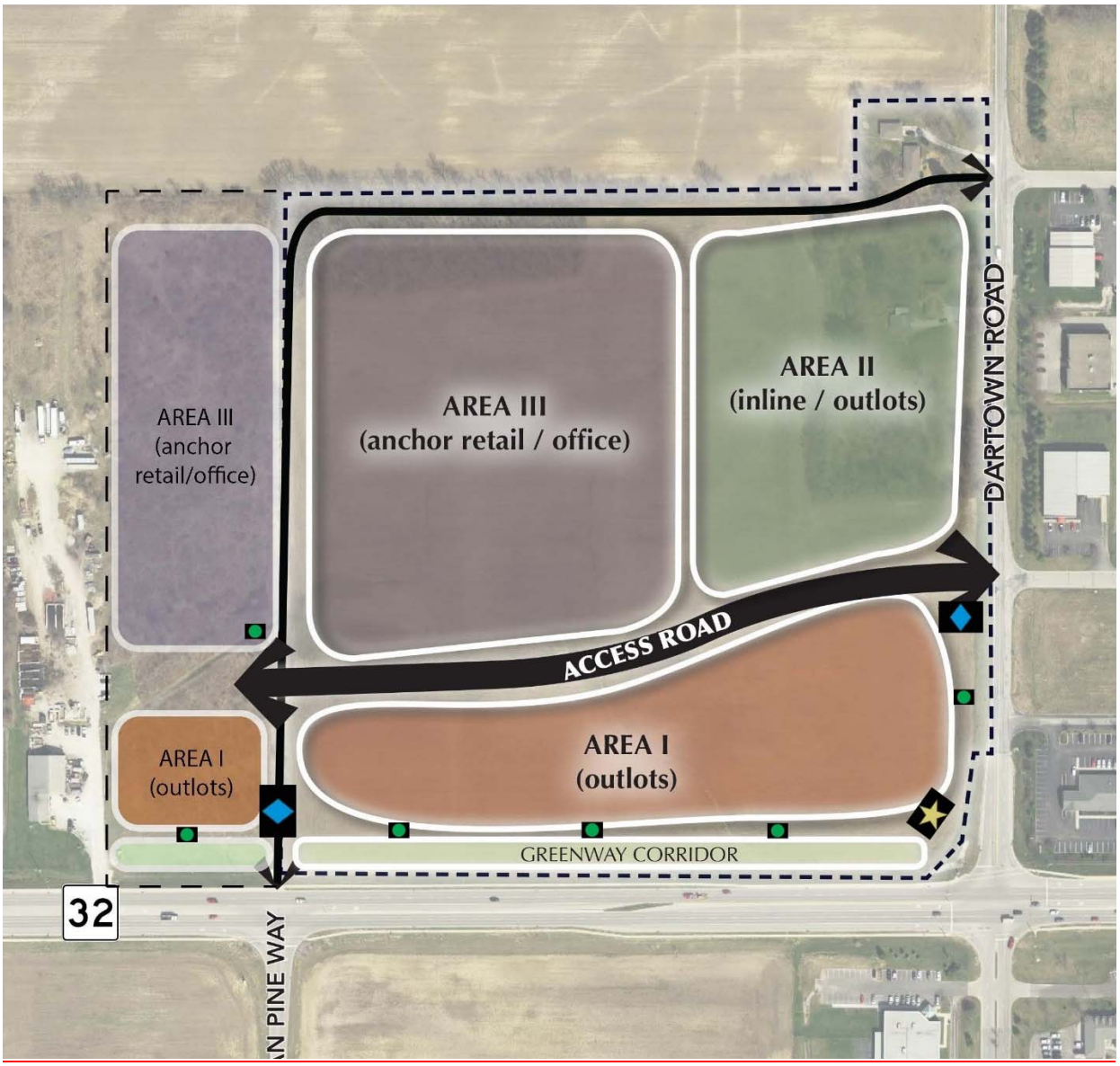

EXHIBIT F
Building Elevation Illustrations
(Page 1 of 2)

EXHIBIT F
Building Elevation Illustrations
(Page 2 of 2)

Dartown Crossing PUD Amendment I PUD Ordinance
Neighborhood Meeting Summary

Project: **Proposed Dartown Crossing PUD Amendment I**

Docket Number: **1910-PUD-37**

Date: **September 25, 2019 at 6:30pm**

Location: **Westfield City Hall, Westfield, Indiana.**

Attendees: **Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger**

Andrew Molnar, MR3 Development, LLC (Applicant)

Rick Coffey, President/Owner of Barkefellers

Travis and Nicole Thompson, Proposed Franchisee/Operator of Barkefellers of Westfield

Joe Edwards – City Council

Corey Harris – Planning Staff

See Exhibit A: Sign-in Sheet

See Exhibit B: Letters from Surrounding Business Owners Pertaining to Barkefellers South Facility.

The neighborhood meeting began at 6:30 pm.

A. Jon Dobosiewicz provided an explanation of the zoning request that addressed the following:

1. The current Dartown PUD real estate consists of approximately 40 acres and there is an additional 9.5 acre parcel west of and adjacent to the Dartown PUD real estate that is currently zoned Enclosed Industrial that the Applicant desires to add into the Dartown PUD with an underlying zoning classification of General Business

2. Additionally, it was explained that the request was also seeking other amendments to certain development and architectural standards in the Dartown PUD which amendments would be similar to the standards that have been approved by the City Council for other parcels along this segment of SR 32 over the past few years, as well as a request to allow a dog day care use as a permitted use on a specific location of the real estate and amending some of the signage provisions for the Dartown PUD.

B. Rick Coffey, President of Barkefellers, provided a summary of the Barkefellers doggie day care operation and answered questions asked by the only attendees at the meeting, which included the following:

1. Barkerfellers currently operates 3 dog day care facilities in Indianapolis and a 4th facility was recently approved in Columbus, Indiana. The recently approved Columbus facility is located on a commercial outlot in close proximity to Burger King and Texas Roadhouse restaurants, a hotel and a Menards.

2. Regarding how Barkefellers addresses noise, Mr. Coffey explained that if a pet becomes overly curious they may begin to make excessive noise. If this occurs, the pet is removed from the outdoor play area. Further, the facility has fencing that is designed to remove distractions in order to reduce a pet's curiosity. These fences prevent the pets from seeing or interacting with outside movement. Also, all pets are managed by the day care attendant whose job is to make sure there is playful interaction, much like a child daycare. No 2 pets dogs from different families are ever together without supervision. Again, if a pet does continue to make excessive noise, they are removed from the outdoor area and put inside. Outside visitors/or pet parents are not permitted in the play areas or in vision of the groups of pets playing. The day care attendant interacts with the group and keeps them mentally focused on games like fetch, follow the leader, etc.

3. Regarding how Barkefellers addresses odors, Mr. Coffey explained that any urine in the outside play areas is released into perforated Astro Turf into a bed of gravel. Any pet stool is immediately picked up by the day care attendants. These outside play areas are sanitized at least once a week, the Astro Turf field is saturated and cleaned by hospital grade disinfectants. Also, the concrete potty areas and outdoor runs are picked up constantly and sanitized daily.

4. Regarding the types of services that Barkefellers offers, Mr. Coffey explained that 5 services are provided including lodging, day care, grooming, training, and activities for dogs that stay overnight. The hours of operation are Monday through Friday, 6:30 am to 7pm and Saturday and Sunday from 8am to 6pm. When Barkefellers opens a new facility, it typically starts with about 15-20 staff members and eventually it may grow to 50 part time employees. Pets brought in for day care in the morning are staged in the indoor play areas until approximately 9am to 10am. Then, weather permitting (not too hot or too cold), the pets are taken outside for some play time. All pets are in their suites and our business shuts down by 7:00 pm during the week and by 6:00 pm on the weekends.

5. Mr. Coffey provided to Jim and Ann Sawyer, the only surrounding neighbors who attended the Neighborhood meeting, letters from surrounding business owners within approximately 50 yards of the Barkefellers South facility (8808 Madison Avenue. Indianapolis, 46227) demonstrating those surrounding neighbors satisfaction with how Barkefellers operated their facility. Copies of these letters are attached as Exhibit B.

C. Neighbor Comments:

Jim and Ann Sawyer ("Sawyers") own the property located at 120 E. SR 32, which is immediately west of and adjacent to the subject parcel. The Sawyers were the only surrounding landowners who attended the neighborhood meeting. The Sawyers asked questions pertaining to the proposed Barkefellers operation, including: hours of operation; services offered; manner in which odors and noise was addressed; the City of Westfield's noise ordinance; number of potential employees; and, if additional trees and/or shrubs could be planted along the western perimeter of the Barkefellers site adjacent to the Sawyer's property. Mr. Coffey's responses to the Sawyer's questions are contained in paragraph B above.

The meeting ended at approximately 7:30 pm.

Neighborhood Meeting Sign In-Sheet

Zoning Proposal: **Dartown Crossing PUD Amendment I PUD Ordinance**

Petitioner: **MR3 Development, LLC**

Docket Number: **1910-PUD-37 (Ordinance No. 19-47)**

Neighborhood Meeting: **Wednesday, September 25, 2019 at 6:30 p.m.**
Westfield City Hall, 130 Penn Street, Westfield, IN 46074.

	NAME	ADDRESS	PHONE	EMAIL
1.	Jim Sawyer	13233 Six Points Rd. Carmel, IN	317-432-2426 (c)	asawyer711@gmail.com
2.	Ann Sawyer			
3.				
4.				
5.				
6.				
7.				
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12.				
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14.				
15.				
16.				
17.				
18.				
19.				

Laurel Lake apartments

April 10, 2012

To whom it may concern.
Barkefellers has been a great addition to our community and we have not received any complaints as far as disturbance. Barkefellers has assisted in the beautification project involving our community and created a lasting friendship with several surrounding business's. Previously the building that Barkefellers occupies stood vacant for a 1 ½ reducing property values.

Needless to say Barkefellers has been a Wonderful addition to the community! Everyone needs to experience a little k-9 PLEASURE!

Thank You Barkefellers for all you do for Laurel Lake Apartments!

J. January
Assistant Manager

2220 E. Stop 13 Road | Indianapolis, Indiana 46227
317.881.6557 | Fax: 317.881.0477
www.LaurelLakeApts.com

EXHIBIT
B

To whom it may concern,

I would like to that this opportunity to thank the owner and staff at the Barkefellers in Greenwood. I have been the general manager of the Wendy's in front of this business for the last 2 years. Their staff has been an asset to our business and sales.

Their building and grounds are well kept. The landscaping is structured to meet all others that are in our community as well as the building itself.

We have not had any problems with customer complaints with the sounds that may come from the animals that are kept at their location. There also have no problem with any odors that occurs with pets as well.

Almost everyone that uses this location comes to our location to eat after drop offs of their pets which makes this our asset to our business. Their customers that come in speak very highly of this business as well. I have had people state how nice they are to them and their pets.

Their employees are very friendly to their customers. Their uniforms are neat and clean when they come into our location.

Anyone that would have the opportunity to have them in their area would benefit from their business as we have.

Thank you for our time,
Debbie Atkinson, General Manager

TRIDENT FOODS, LTD. / 6409 CASTLEWAY COURT, INDIANAPOLIS, IN 46250 / 317-594-3471 / FAX 317-594-3479

LOWE'S
Home Improvement Warehouse

To whom it may concern:

April 5, 2012

Subject: Barkefellers
8808 Madison Ave
Indianapolis, IN 46227

Since Barkefellers has opened next door to our location, we have never had any problems related to them. To my knowledge we have had no complaints from any customers and I have no knowledge of any other business in our area having any problems with Barkefellers. Our employees have used their services and have nothing but positive comments about the service they received for their pets. Any questions regarding this communuication can be directed to the undersigned at 317 881-0050.

Liz Lee
Store Manager
Lowe's, Store 0442

8850 S. Madison Ave. Indianapolis, IN 46227 Phone: 317-881-0050 Fax: 317-881-8810

INDIANA ENDODONTICS

James Malooley, Jr., D.D.S.
Douglas Ramsey, D.D.S.

Practice Limited to Endodontics

SPECIALIST MEMBERS

Telephone: (317) 882-2882

8782 Madison Avenue, Indianapolis IN 46227

April 2, 2012

Petition 2010-ZON-015
David Hittle Division of Planning
City of Indianapolis

To Whom It May Concern:

RE: Critique of adjacent property, "Barkafellars"

The physical appearance has improved.

1. Repaved parking lot.
2. New exterior paint-tastefully appointed.
3. Signage is attractive.
4. The interior of the building has drastically improved in appearance.

The Sensory perception is acceptable.

1. No smell of pet odors.
2. No visual pet excretions apparent.
3. Barking is heard only when outside of our office building.

The management attitude is pleasant.

Sincerely,

James Malooley Jr., DDS

Indiana Endodontics
8782 Madison Ave
Indianapolis, IN 46227

Petition Number:	1911-PUD-41
Project Name:	Northpoint PUD Amendment II, Project Wholeheartedly
Subject Site Address:	1820 Bastian Court (the "Property")
Petitioner:	Project Wholeheartedly by Northpoint Owners LLC (the "Petitioner")
Representative:	Russell L. Brown; Clark, Quinn, Moses, Scott & Grahn, LLP
Request:	Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for approximately 20 acres +/- in the Northpoint PUD District to the Project Wholeheartedly - Northpoint PUD District.
Current Zoning:	Northpoint PUD
Current Land Use:	Agricultural / Vacant
Approximate Acreage:	20 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-58 4. Concept Plan 5. Character Exhibits 6. Presentation Slides
Staff Reviewer:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the October 28, 2019, City Council meeting. The petition will receive a public hearing at the November 6, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 1820 Bastian Court (see **Exhibit 2**). The Property is currently zoned Northpoint PUD (Ord. 17-51). Properties to the north AG-SF1: Agricultural / Single-Family Rural District. Properties to the east and south are within the Northpoint PUD District.

Project Description: The Petitioner is requesting a change of zoning to the amend the Northpoint PUD (Ordinance 17-51) that would allow for an industrial site as presented within the Character Exhibits (**Exhibit 5**).

Permitted Uses: The proposed PUD Ordinance defaults to the Permitted Uses of the Northpoint PUD.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply except as modified to allow the construction of a building in substantial compliance to the Character Exhibit on the real estate.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Landscaping Standards: Shall not apply, but rather landscaping is to be installed in substantial compliance to the Landscape Exhibit.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 will be held on the November 6, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the October 28, 2019, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the November 6, 2019, Plan Commission meeting.**

2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.

CITY OF Westfield INDIANA

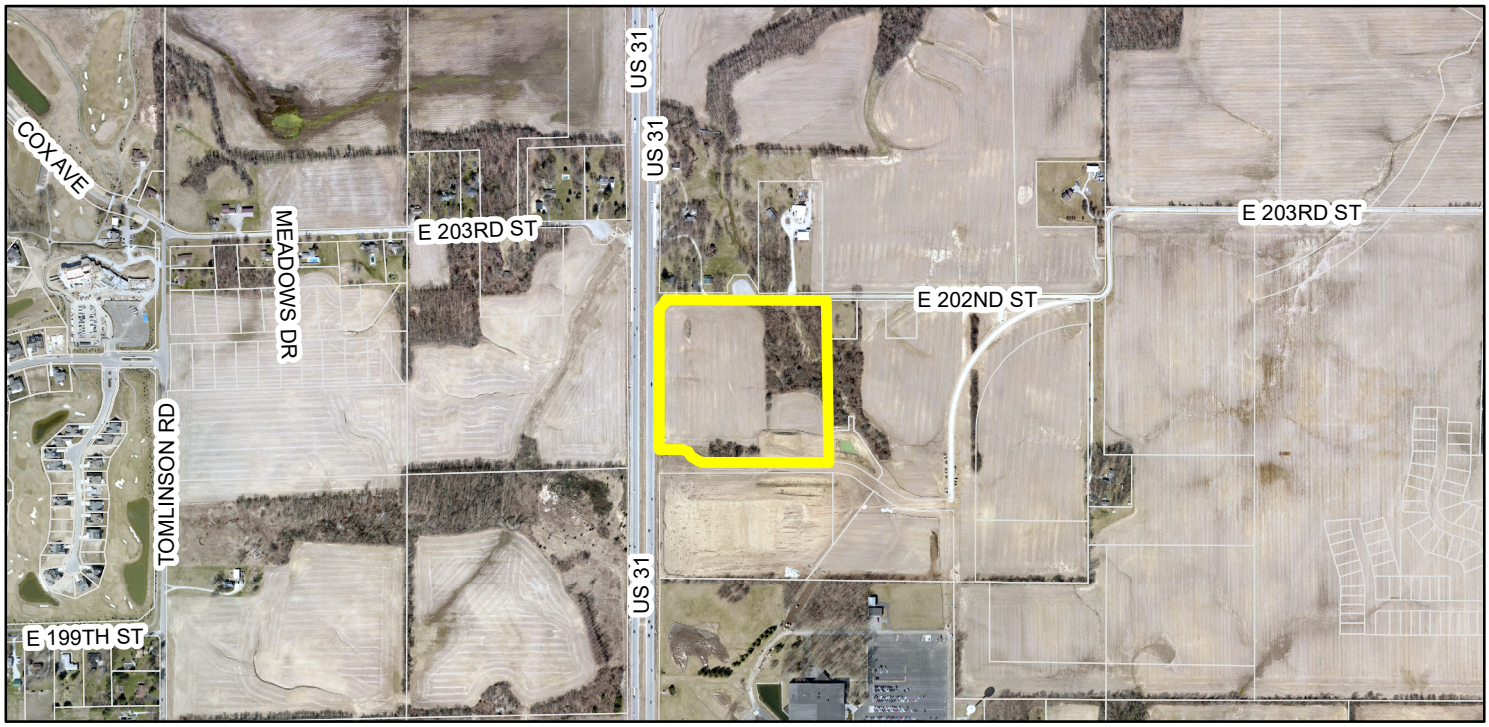
Property Location Map
Northpoint PUD Amendment II
Ordinance 19-58
1911-PUD-41

N W E S

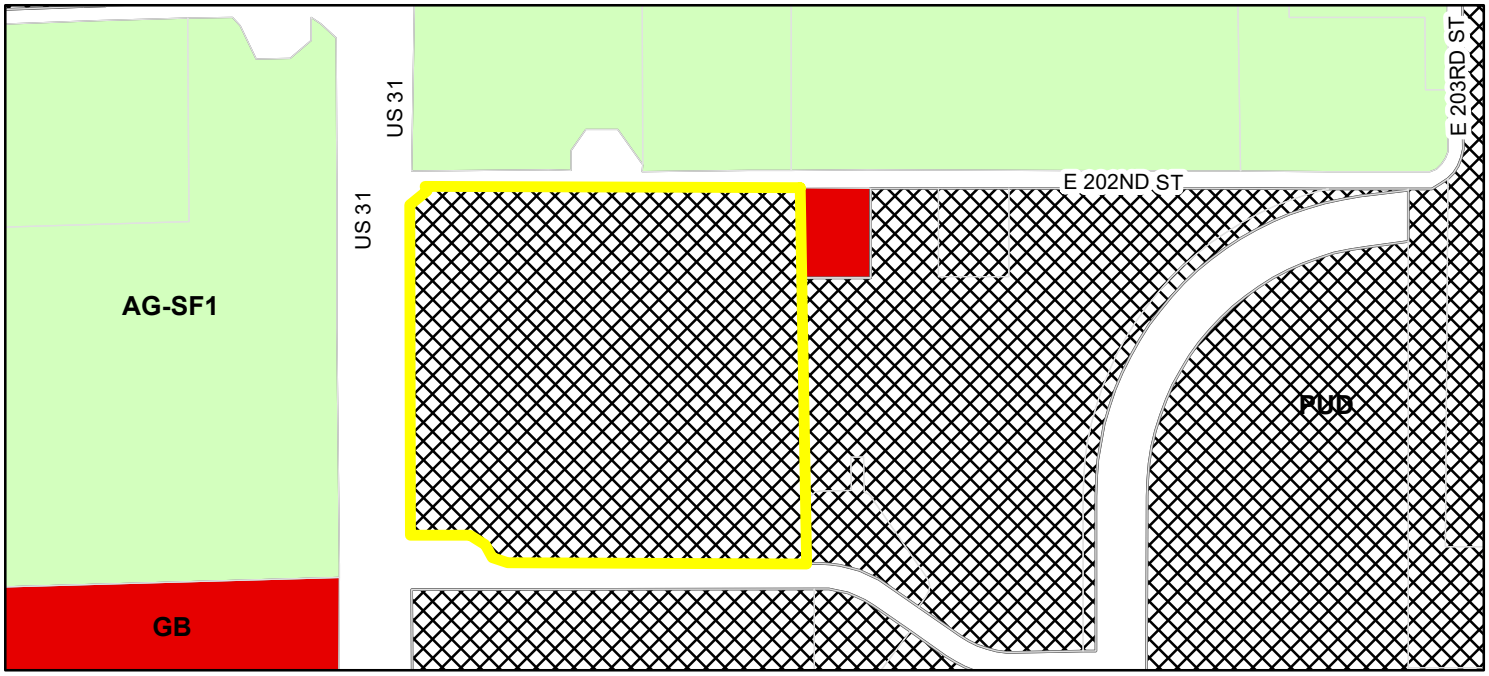
Not To Scale

Aerial Location Map

Site



Zoning Map

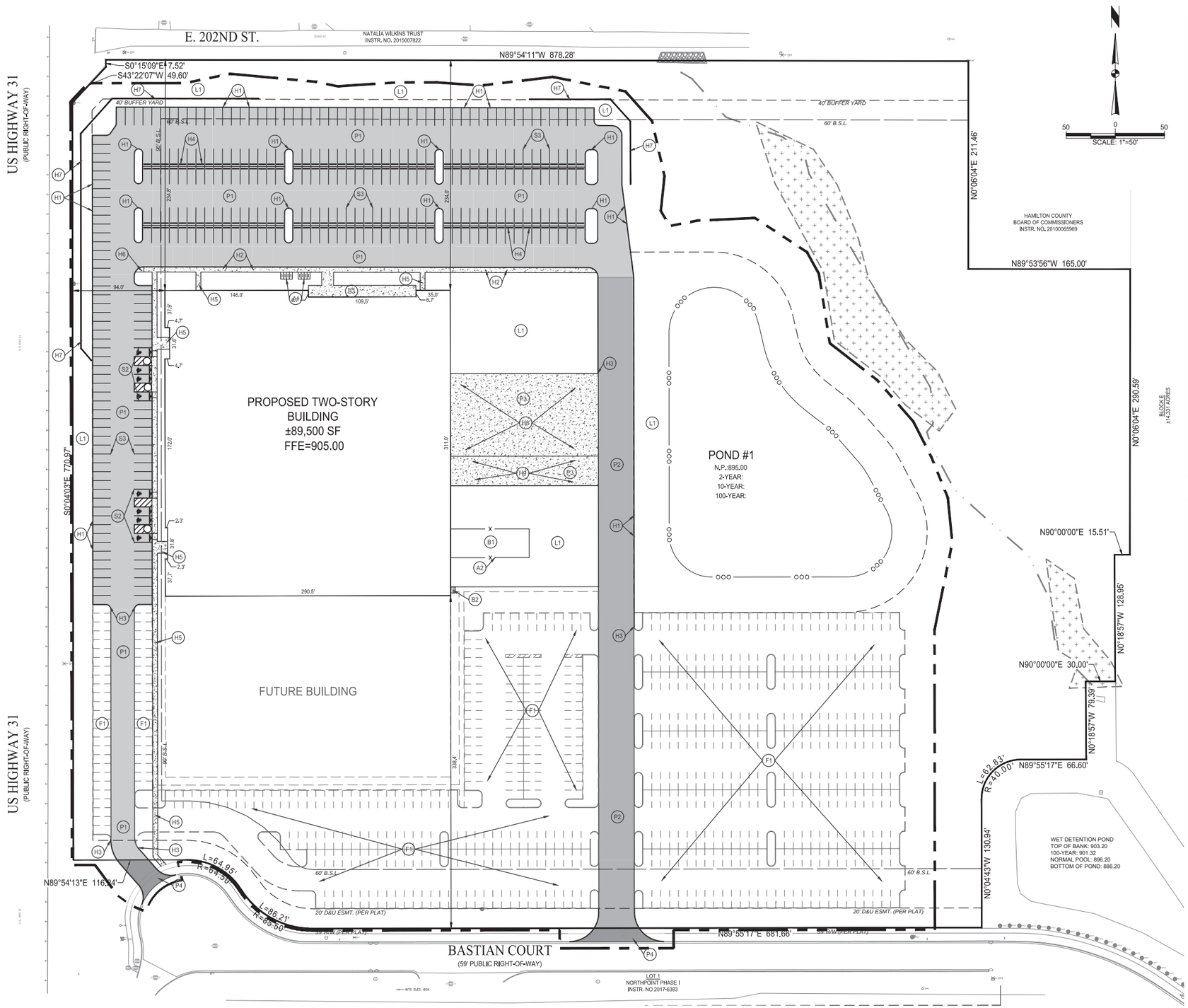


Parcel

Zoning - All

Zoning

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



KEYNOTES

PAVEMENT

- P1 LIGHT DUTY ASPHALT PAVING
- P2 HEAVY DUTY ASPHALT PAVING
- P3 HEAVY DUTY CONCRETE PAVING
- P4 RIGHT-OF-WAY PAVING

HARDSCAPE

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

LANDSCAPE

- L1 LANDSCAPING/GREEN AREAS

BUILDING ACCESSORIES

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

ACCESSORIES

- A1 BIKE RACK
- A2 FENCING

SIGNAGE & MARKINGS

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

FUTURE

- F1 FUTURE PARKING

EXISTING LEGEND

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

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION, ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO C800 SHEET SERIES FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA TABLE

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

ABBREVIATIONS

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

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

PROJECT: PROJECT WHOLEHEARTEDLY

WESTFIELD, INDIANA

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME		R:\2019\19-0236.00000\CAD\19023600000_C200-C202 -Site Layout.dwg	

DSGN.		---
DWN.		ARP
CHKD.		---
SCALE:		AS NOTED
DATE:		10/3/2019

CERTIFIED: JENNIFER M. [illegible] PRELIMINARY NOT FOR CONSTRUCTION INDIANA PROFESSIONAL ENGINEER

TITLE: SITE LAYOUT PLAN (OVERALL)

PROJECT NO. 19-0236.00000
SHEET 3 OF ---
DRAWING NO. C200

EXHIBIT C

Printed: Jun 10, 2020
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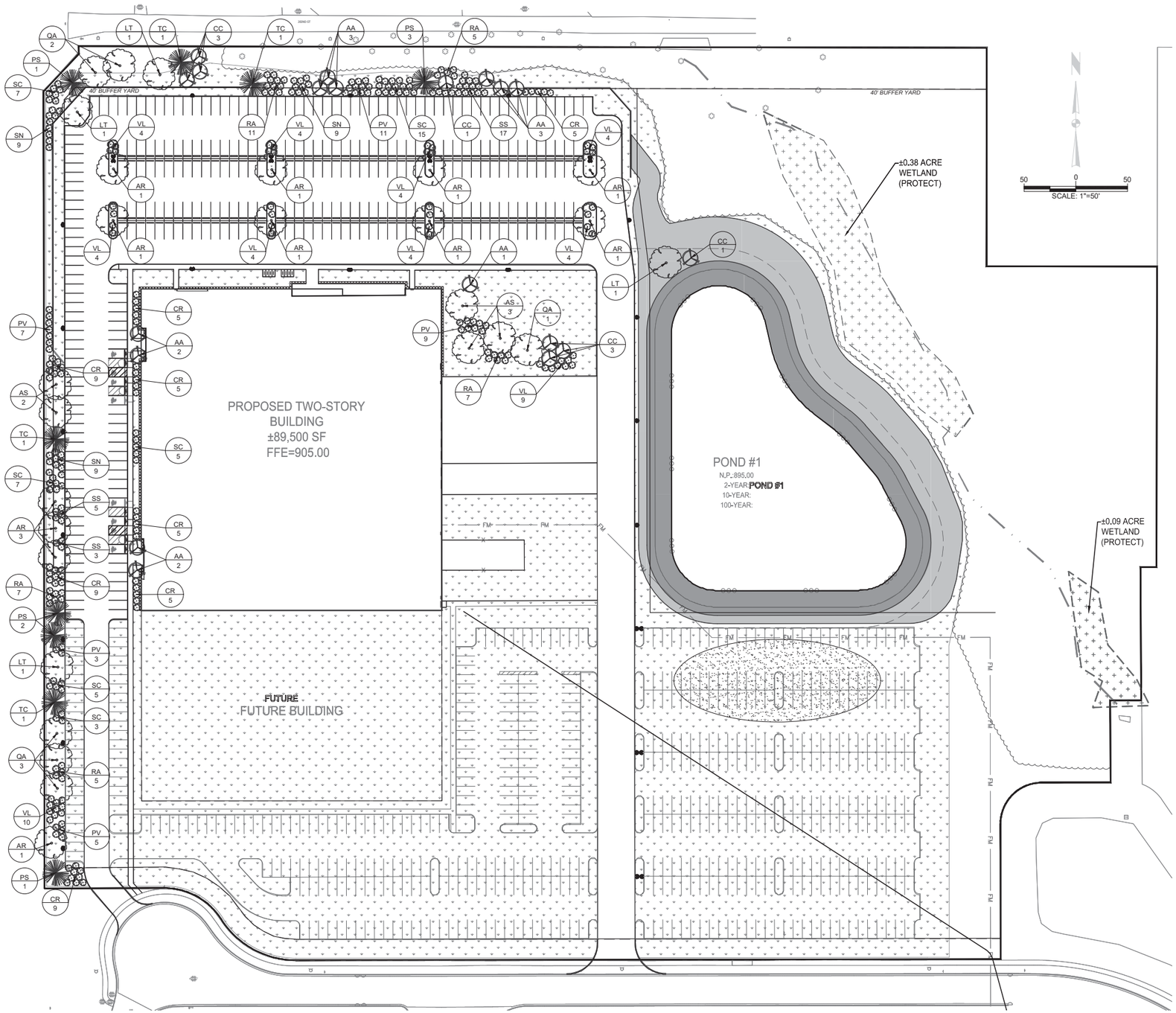


GENERAL NOTES

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

PLANT SCHEDULE

PLAN KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES						
AR	12	ACER RUBRUM	RED MAPLE	2" CAL.	B&B	AS SHOWN
AS	5	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B&B	AS SHOWN
LT	4	LIRIODENDROM TULIPIFERA	TULIP	2" CAL.	B&B	AS SHOWN
QA	6	QUERCUS ALBA	WHITE OAK	2" CAL.	B&B	AS SHOWN
EVERGREEN TREES						
PS	5	PINUS STROBUS	WHITE PINE	6-8" HT.	B&B	AS SHOWN
TC	4	TSUGA CANADENSIS	EASTERN HEMLOCK	6-8" HT.	B&B	AS SHOWN
ORNAMENTAL TREES						
AA	11	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	MULTI-STEM	15 GAL.	AS SHOWN
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	MULTI-STEM	15 GAL.	AS SHOWN
SHRUBS						
CR	52	CORNUS RACEMOSA	GREY DOGWOOD	18-24"	3 GAL.	4' O.C.
PV	35	PANICUM VIRGATUM	SWITCH GRASS	18-24"	3 GAL.	4' O.C.
RA	35	RHUS AROMATIC	FRAGRANT SUMAC	18-24"	3 GAL.	4' O.C.
SC	42	SAMBUCUS CANADENSIS	ELDERBERRY	18-24"	3 GAL.	4' O.C.
SN	27	SORGHASTRUM NUTANS	INDIAN GRASS	18-24"	3 GAL.	4' O.C.
SS	25	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	18-24"	3 GAL.	4' O.C.
VL	51	VIBURNUM LENTAGO	NANNYBERRY	18-24"	3 GAL.	4' O.C.
GROUNDCOVER						
SH	52	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12"	1 GAL.	2' O.C.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
CH 6.8 SEC I: DETENTION AND RETENTION AREAS		
REPLICATES THE NATURAL FORM	MIN. LOT REQUIREMENTS (K)	MIN. LOT REQUIREMENTS (K)
WETLANDS/ AQUATIC VEGETATION SHOULD BE UTILIZED	NOT SPECIFIED	EMERGENT WETLAND AND MESIC PRAIRIE WATER QUALITY
CH 6.8 SEC K: MINIMUM LOT LANDSCAPING REQUIREMENTS		
INDUSTRIAL USES (PER ACRE) INTERIOR	5 SHADE TREES, 5 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS	5 SHADE TREES, 5 ORNAMENTAL TREES, 25 SHRUBS
CH 6.8 SEC L: FOUNDATION PLANTINGS		
INTERMITTENTLY EVERY 40 FEET AGAINST LONG EXPANSES	1 SHRUB OR ORNAMENTAL TREE/ 12 FEET	25 SHRUBS, 4 ORNAMENTAL TREES
CH 6.8 SEC M: EXTERNAL STREET FRONTAGE		
MINIMAL DEPTH OF 10 FEET ABUTTING EXTERNAL STREET ALONG NON-RESIDENTIAL DEVELOPMENT	3 SHADE TREES, 2 ORNAMENTAL TREES, AND 23 SHRUBS/100 FEET	4 SHADE TREES, 4 EVERGREEN TREES, 10 ORNAMENTAL TREES, 89 SHRUBS
UNDULATING MOUNDS	3 FOOT TALL MOUNDS	3 - 7 FOOT RETAINING WALL
CH 6.8 SEC O: PARKING LANDSCAPING - INTERIOR PARKING ISLANDS		
INTERIOR PARKING ISLANDS COMPLETELY VEGETATED	1 TREE, 4 SHRUBS, AND GROUNDCOVER/ISLAND	8 TREES, 32 SHRUBS, 52 GROUNDCOVER
CH 6.8 SEC O: PARKING LANDSCAPING - PERIMETER PARKING		
REQUIRED FOR 10 OR MORE PERIMETER PARKING SPACES; LANDSCAPING MAY BE CLUSTERED	1 TREE/30 FEET AND 1 SHRUB/30 FEET OF PARKING AREA LENGTH	15 TREES, 96 SHRUBS

LEGEND

DECIDUOUS TREE
EVERGREEN TREE
ORNAMENTAL TREE
SHRUB
MAINTENANCE STRIP
PRESERVE EXISTING TREES
TURF SEED MIX
EMERGENT WELAND WATER QUALITY SEED MIX
MESIC PRAIRIE WATER QUALITY SEED MIX

BURKE

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

PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_-0600 - Landscape Plan.dwg		

DSGN.		SLM
DWN.		ARP
CHKD.		---
SCALE:		AS NOTED
DATE:		10/3/2019

CERTIFIED: JENNIFER M. BOLDA, REGISTERED LANDSCAPE ARCHITECT, STATE OF INDIANA, PRELIMINARY NOT FOR CONSTRUCTION, PROFESSIONAL ENGINEER

TITLE:
LANDSCAPE PLAN

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

EXHIBIT D

D:\2019\19-0236.00000\CAD\19023600000_-0600 - Landscape Plan.dwg, 10/3/2019 8:39:56 AM, Jennifer Bolda

Westfield–Washington Township Advisory Plan Commission
Minutes of the October 21, 2019 APC Meeting

Presented for approval: November 6, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 21, 2019 scheduled for 7:00 p.m. at 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, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All present.

City Staff Present: Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES
Motion: Approve October 7, 2019 meeting minutes with correction.
Motion: Willis; Second: Horkay. Motion passed. Vote: 9-0.

REVIEW OF RULES AND PROCEDURES
Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS
No Consent Agenda Items

ITEMS OF BUSINESS

1908-PUD-20 **Legacy Oaks PUD (formerly The Landings at Village Farms)**
14851 Oak Ridge Road
Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Legacy Oaks PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a change in zoning. He stated that significant changes had been made to the PUD and said that since the public hearing the Department had received eight additional public comments.

Jon Dobosiewicz of Nelson and Frankenberger, representing the petitioner, said that since the August 5, 2019 meeting the petitioner reviewed all comments and held two focus groups that were positive and productive. He stated that Pulte was very appreciative of the public's input. He then gave a presentation highlighting the revisions along with several others that have been made to this proposal including but are not limited to: 1) removal of the entirety of the commercial area, 2) an additional proposed use of a public park for the area south of the pipeline, which is known as Area B, 3) the number of residential lots has been reduced from 94 to a maximum of 67, 4) Minimum Lot size for those residential lots has increased from 6,000 to 10,000 square feet, 5) and minimum square footage for homes has increased from 1,600 to 2,300 square feet. He said a public park

has been added to the plan and that Pulte's Home Product Series had been changed to reflect the desires stated in public comments.

Smith asked what would happen if a park was not developed as a part of this project.

Dobosiewicz replied the area could accommodate a maximum of three additional homes.

Dobosiewicz would like the recommendation to the City Council include a change in language regarding parking area "change shall include parking area and benches..." to "may include parking area and shall include benches..."

Kelleher that the preserved tree lines had been discussed, but were not addressed in PUD. She asked it that point id is a commitment.

Dobosiewicz replied that nothing in the landscape provisions are addressed in the PUD.

Woodard asked if additional trees could be added to rear yards of lots 20-43.

Dobosiewicz replied yes.

Kelleher asked if the tree line along the northeast was on their property.

Dobosiewicz replied the tree line straddles property line and a survey was conducted.

Dave Compton, with Pulte, said there is a commitment to saving trees.

Woodard asked if street trees would be required on both frontages of corner lots.

Compton said they would work with staff on the placement of the trees in regard to the layout of the lots/homes.

Motion: Forward 1908-PUD-20 to the City Council with a favorable recommendation with the following conditions:

- Change in language regarding parking area: "change shall include parking area and benches..." to "may include parking area and shall include benches..."
- One addition tree be placed in rear yard of lots 20-43.

Motion: Woodard; Second: Willis. Motion passed. Vote: 9-0.

1910-PUD-35 **The Trails PUD Amendment III**

801 E. 175th Street

Holladay Properties by Woolpert, Inc. requests an amendment to The Trails PUD District, specific to Lot 4, on 7.38 acres +/- to add an additional Concept Plan and Character Exhibit.

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

Crabtree overviewed this request for an amendment. He said the only changes since the Public Hearing were revisions to the building elevations more clearly showing the screening of the first-floor parking that exists under the building as well as additional Character Exhibits detailing the patio garden areas and the parking garage screening.

Willis said he was warming up to this concept and likes some of the features. He said it is a good design for the location.

Hoover thanked petitioner for modifying the screening for parking garage. He said it is a good project with a great location.

Woodard asked about mechanical screening.

Crabtree replied the required screening will comply with the UDO standards.

Schmitz asked about visibility from Monon Bridge.

Crabtree replied the screening will be located in the middle of the rooftop and further set back.

Woodard asked about visibility from the Hampton Inn Hotel.

The Petitioner responded that they will provide sight line exhibit with the Detailed Development Plan.

Motion: Forward 1910-PUD-35 to the City Council with a favorable recommendation.
Motion: Smith; Second: Maue. Motion passed. Vote: 9-0.

1910-PUD-32 **Village Park Plaza II PUD**
Northeast Corner of US 31 and 146th Street
Washington Prime Group by Onpointe Land Matters, LLC requests a change in zoning of 32.7 acres +/- from the SB-PD: Special Business / Planned Development District to the Village Park Plaza PUD II District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Howard overviewed this request for a change in zoning.

No Commission comments.

Motion: Forward 1910-PUD-32 to the City Council with a favorable recommendation.
Motion: Willis; Second: Horkay. Motion passed. Vote: 9-0.

1910-ODP-19 **Village Park Plaza II Plat**
1910-SPP-19 *Northeast Corner of US 31 and 146th Street*
Washington Prime Group by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 8 Lots on 32.7 acres +/- in the Village Park Plaza II PUD District (pending).
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Kelleher asked for explanation of the waiver within the proposal.

Jesse Pohlman, with Onpointe Land Matter representing the petitioner, explained that the waiver has to do with concrete monument markers and that the waiver would allow an exception for not using concrete.

Motion: Approve 1910-ODP-19 & 1910-SPP-19, with the associated request for a waiver from UDO Article 8.5, and following staff conditions:

- Approval of 1910-ODP-19 & 1910-SPP-19 is contingent upon the approval of the Village Park Plaza II PUD Ordinance (Ordinance 19-48) by the City Council.
- All necessary approval be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to approval of a Secondary Plat.

Motion: Graham; Second: Woodard. Motion passed. Vote: 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

1910-PUD-34 **Chatham Hills PUD Amendment VII**

Southwest Corner of US 31 and 203rd Street

Chatham Hills, LLP by Henke Development Group requests an amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.

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

1910-PUD-36 **Claiborne Farms by Del Webb PUD**

West and adjacent to Towne Road, and North and adjacent to 146th Street

Del Webb by Nelson & Frankenberger, LLC requests a change of zoning for approximately 245 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.

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

1910-PUD-37 **Dartown Crossing PUD Amendment I**

North and adjacent to State Road 32, West and adjacent to Dartown Road

MR3 Development, LLC by Nelson & Frankenberger, LLC requests an amendment to incorporate an additional 9 acres +/- to the Dartown Crossing PUD District and establish standards for the new acreage.

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

1910-PUD-39 **Maple Knoll PUD Amendment IV**

17145 Spring Mill Road

Meijer by Woolpert, Inc. requests an amendment to the Maple Knoll PUD District modifying the sign standards and architectural standards for the Meijer's property.

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

1910-PUD-40 **Grand Park Village PUD Amendment III**

18160 Wheeler Road

RWE Management Company requests an amendment to the Grand Park Village PUD District to allow a veterinary clinic with outdoor play areas.

(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

1910-ODP-17
1910-SPP-17 **Grand Park Village Sec. 6**

18160 Wheeler Road

Chatham Hills, LLP by Henke Development Group, LLC requests Overall Development Plan and Primary Plat review of 4 Lots on 37.366 acres +/- in the Grand Park Village PUD District.

(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting
Motion: Graham; Second: Kelleher. Motion passed. Vote: 9-0
Meeting adjourned at 7:40 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

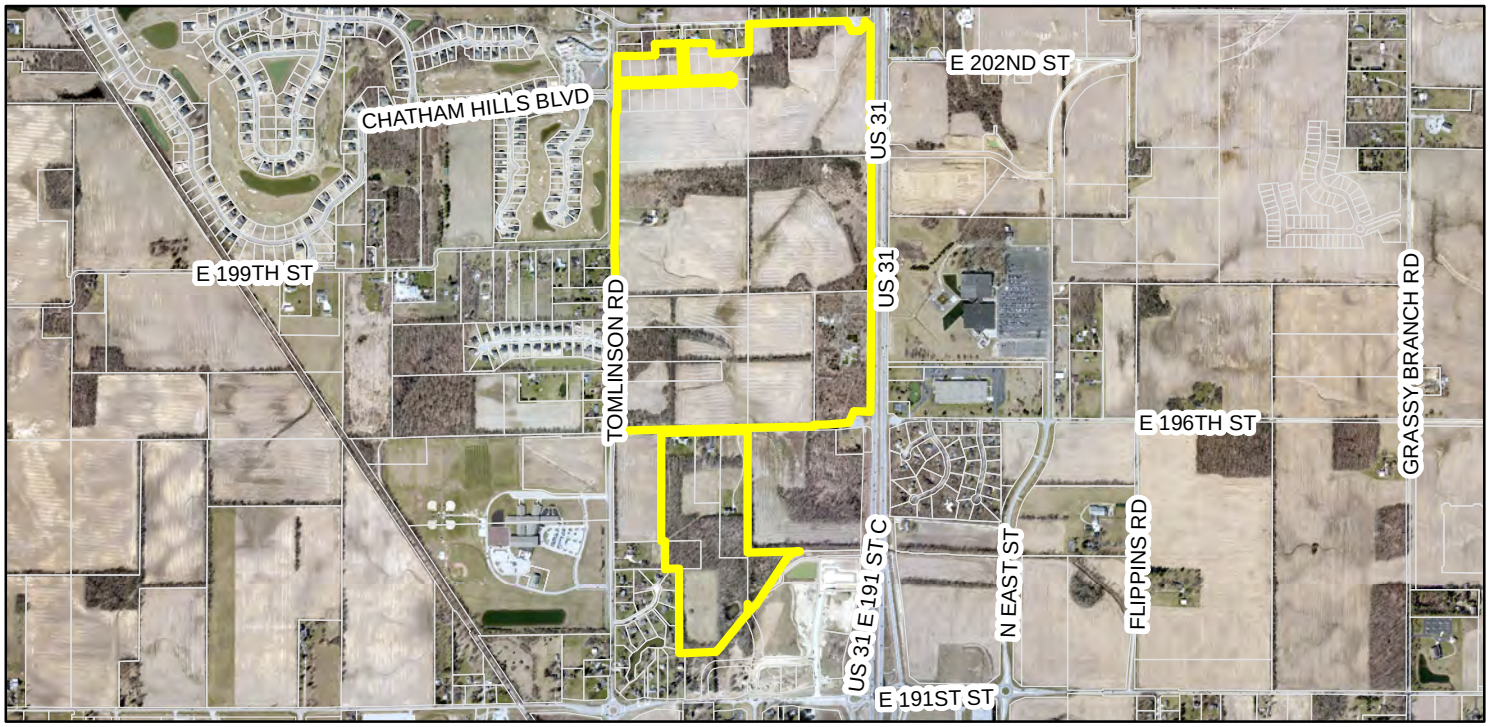
_____
Kevin M. Todd, Secretary

Property Location Map
Chatham Hills PUD Amendment VII
1910-PUD-34

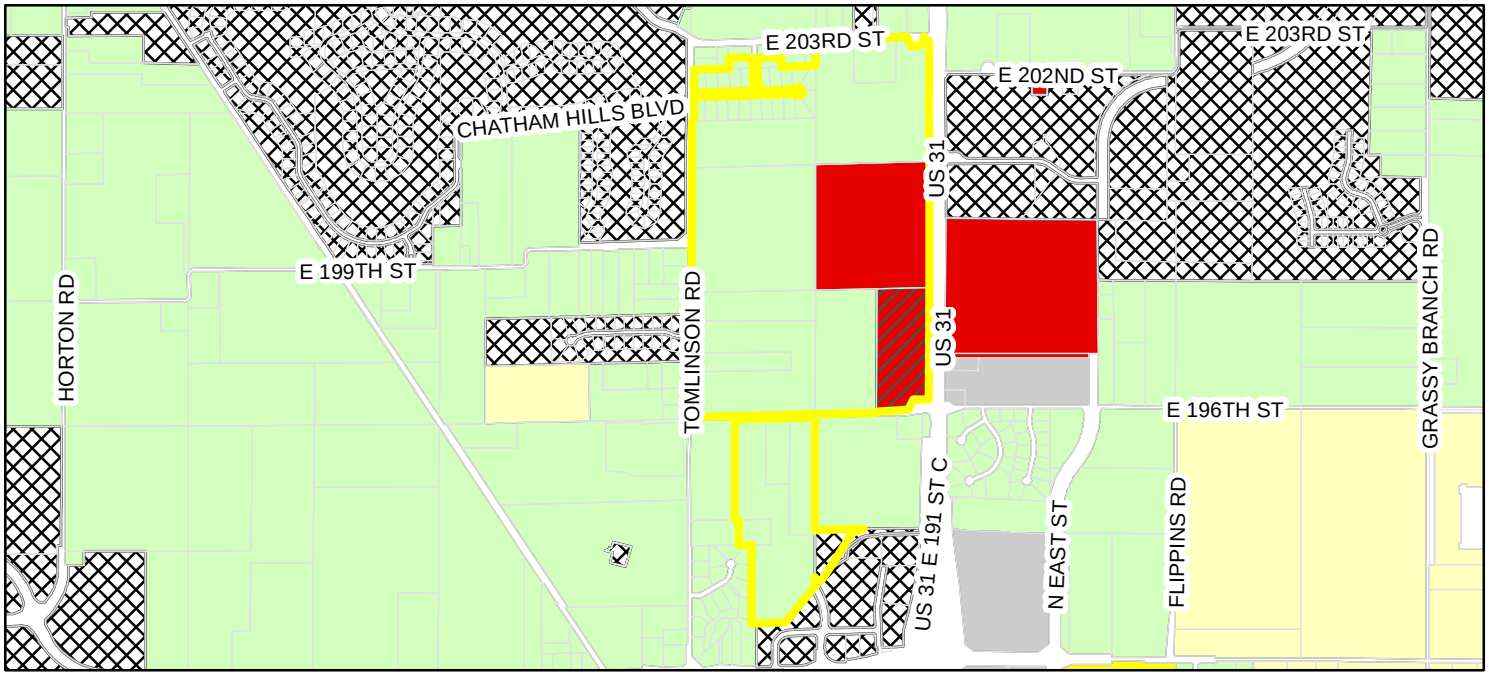
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

U.S. Highway 31

Campus Office Subdistrict

8 Acre Lake

Single Family Subdistrict

Frontage Road

Chad Hittle Drive

196th Street

Existing Chatham Commons

Village Subdistrict

12 Acre Lake

203rd Street

Single Family Subdistrict

Round-A-Bout

Southern Subdistrict

Frontage Road

191st Street

Chad Hittle Drive

Chatham Hills Boulevard

Nature Trail

Single Family Subdistrict

Single Family Subdistrict

Southern Subdistrict

Single Family Subdistrict

Single Family Subdistrict

Tomlinson Road

Chatham Clubhouse

Preservation Area

September 29, 2019

Exhibit B
Concept Plan

Chatham Hills

WESTFIELD

Single Family Subdistrict

Exhibit C-1
Character Imagery

Chatham Hills
WESTFIELD

Village Center Subdistrict

Exhibit C-2
Character Imagery

Chatham Hills
WESTFIELD

Campus Office Subdistrict

Southern Subdistrict

Exhibit C-3
Character Imagery

Chatham Hills
WESTFIELD

ORDINANCE NUMBER 19-XX

Chatham Hills PUD District Amendment VII

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

This is an Ordinance to amend the 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 Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017, and (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019, and (v) Ordinance 19-11, enacted by the City Council on June 10, 2019 (collectively, the "Chatham Hills Planned Unit Development);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-34**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1909-PUD-34** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Chatham Hills Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Chatham Hills Planned Unit Development, Ordinance 13-24, and (iii) 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 Chatham Hills Planned Unit Development.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

2.1 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.

2.2 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway or Arterial. For purposes of this Ordinance, a Primary Street shall include US Highway 31 and Chad Hittle Boulevard, as generally identified and labeled on the Concept Plan.

2.3 Street, Secondary: An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include 196th Street, 203rd Street, Tomlinson Road, Chatham Hills Boulevard and those Streets identified and labeled as Secondary Streets on the Concept Plan.

~~2.3~~2.4 Neighborhood, Existing: Shall include the following single family residential neighborhoods: Bokeelia.

Formatted: No underline

Section 3. **Concept Plan.** The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the "Underlying Zoning District"):

4.1 District III (the "Single Family Subdistrict): SF-4: Single-Family District

4.2 District IV (the "Village Center Subdistrict"): GB: General Business District

4.3 District V (the "Campus Office Subdistrict"): GO: General Office District

4.4 District VI (the "Southern Subdistrict"): GB: General Business District

Section 5. **Permitted Uses.** The following uses shall be permitted within each Subdistrict, as set forth below:

5.1 Single Family Subdistrict:

A. All uses permitted in District I of the Chatham Hills PUD

B. All uses permitted in the SFA: Single-Family Attached District.

C. Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

5.2 Village Center Subdistrict:

A. All uses permitted in the GB: General Business District.

B. All uses permitted in the SFA: Single-Family Attached District.

C. Dwelling, Townhouse.

D. Assisted Living Facility.

E. Nursing Home.

F. Hospice.

G. Bed and Breakfast (B&B).

H. Amusement Parks.

I. Park, Private or Public.

5.3 Campus Office Subdistrict:

A. All uses permitted in the GO: General Office District.

B. All uses permitted in the GB: General Business District.

C. Engineering, Research and Testing Laboratories.

D. Assisted Living Facility.

E. Nursing Home.

F. Hospice.

G. School, Professional Trade or Business.

H. Dwelling, Multi-Family.

5.4 Southern Subdistrict:

A. All uses permitted in the GB: General Business District.

B. All uses permitted in the SF-4: Single-Family High-Density District.

C. All uses permitted in the SFA: Single-Family Attached District.

D. Dwelling, Multi-Family. This shall only be allowable north of the Bokeelia subdivision.

E. Assisted Living Facility.

F. Nursing Home.

G. Hospice.

H. Educational Institution, With Dormitory Accommodations.

I. School, Professional Trade or Business.

5.5 Prohibited Uses: The following use(s) shall be explicitly prohibited within all Districts:

A. Special Exception Uses, except as otherwise permitted herein.

B. Adult Entertainment Establishment.

C. Helipad

Section 6. Overlay Districts.

6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

6.2 State Highway 32 Overlay District: Article 5.3(~~J~~K) State Highway 32 Overlay District; Architectural Design Requirements (the "32 Overlay") shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall only apply to the Chad Hittle right-of-way line.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Minimum Lot Area: All Districts: No minimum

~~7.2 Minimum Tract Requirement: All Districts: No minimum~~

~~7.3~~7.2 Minimum Lot Frontage: All Districts: No minimum; however, all Lots shall have vehicular access to a Street or Alley (e.g., via a shared

ingress/egress easement).

~~7.4~~7.3 Minimum Lot Width:

A. Single Family Subdistrict: 50 feet for Detached, 24 feet for Attached
B. Village Center Subdistrict: No minimum
C. Campus Office Subdistrict: No minimum
D. Southern Subdistrict: No minimum

~~7.5~~7.4 Maximum Lot Coverage: No maximum

~~7.6~~7.5 Minimum Front Yard Building Setback Lines:

A. US Highway 31: 30 feet
B. Tomlinson Road: 30 feet
C. Chad Hittle Boulevard:
   i. Single Family Subdistrict: 10 feet
   ii. Village Center Subdistrict: No minimum
   iii. Campus Office Subdistrict: 10 feet
   iv. Southern Subdistrict: No minimum
D. 196th Street: 20 feet
E. 203rd Street: 20 feet
F. All Other Streets (e.g., internal): 10 feet

7.6 District Perimeter Setback Not Abutting Street:

A. Single Family Subdistrict: 20 feet
B. Village Center Subdistrict: 20 feet
C. Campus Office Subdistrict: 20 feet or match preservation area widths, whichever is greater
D. Southern Subdistrict: 20 feet

~~7.7 All Districts: 20 feet~~

~~7.8~~7.7 Minimum Internal Side Yard Setback Lines:

A. Single Family Subdistrict: 5 feet
B. Village Center Subdistrict: 5 feet; 20 feet abutting a residential district
C. All Other Subdistricts: 20 feet

~~7.9 Minimum Building Height: The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:~~

~~A. Campus Office Subdistrict: 30 feet or Two Stories, whichever is less~~

~~7.10~~7.8 Maximum Building Height: The Maximum Building Height of each

Subdistrict's Underlying Zoning District shall apply, except as set forth below:

A. Single Family Subdistrict: 45 feet (Three Stories) for Attached, otherwise no maximum

B. Village Center Subdistrict: No maximum

C. Campus Office Subdistrict: For Dwelling, Multi-Family: 70 feet or Four Stories, whichever is less. For all other uses: No maximum

D. Southern Subdistrict: 45 feet or Three Stories, whichever is less~~No maximum~~

~~7.11~~7.9 Maximum Number of Dwelling Units:

A. Single Family Subdistrict:

i. The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 or Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.

B. Village Center Subdistrict:

i. The maximum number of Single Family Attached Dwellings within this Subdistrict shall not exceed three hundred (300).

C. Campus Office Subdistrict:

i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

D. Southern Subdistrict:

i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

~~7.12~~7.10 Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

Section 8. **Development Standards.** The standards of the Chatham Hills Planned Unit Development as defined in Ordinance 13-24 and subsequent associated amendments shall apply to the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.

A. Character Imagery Exhibit: The "Character Imagery", attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Imagery

Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

B. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

i. All homes facing Chatham Hills Boulevard in this Subdistrict, north of the Village Subdistrict, shall incorporate at least one of the following design elements, any of which shall face Chatham Hills Boulevard:

a. Front Porch

b. Perennial Flower Boxes

c. Porch Swing

d. Hanging Flowers

C. Village Center Subdistrict: The 32 Overlay shall not apply to the Village Center Subdistrict. Rather, the following standards shall apply within this subdistrict:

i. Primary entrances shall include either porticos or recessed entrances along with lighting and landscaping. Weather protection shall not be required at entrances. Doors and entryways shall follow a traditional storefront design (recessed or raised) and shall be compatible with the architectural style of the Building.

ii. Drive-throughs for uses such as financial institutions, coffee shops, or pharmacies shall be permitted only if the drive-through is: (i) not otherwise visible from a Primary Street unless screened; and, (ii) designed to minimize any negative impact on vehicular and pedestrian circulation. Screening shall include either:

a. Grade changes. Grade changes may serve as screening of drive-through functions when the site is located below grade and not visible from the adjacent street.

b. Landscaping. A landscape area adjacent to the street right of way in the front and/or street side yard or in the form of an island adjacent to the drive-through shall be installed. The landscape area shall be planted with enough evergreen shrubs and/or native grasses to form a low continuous visual screen at least 3 feet in height after the first growing season.

c. Walls. A solid masonry wall 3 feet in height, with evergreen

shrubs and/or native grasses planted on the street side of the wall to form a low continuous visual screen at least 3 feet in height after the first growing season. Masonry walls shall have openings as necessary to provide pedestrian access to the site.

d. Berms. A series of berms planted with offset rows of evergreen shrubs and/or native grasses to form a low continuous visual screen at least 3 feet in height after the first growing season.

iii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iv. No maximum area of Masonry Materials or Fiber Cement Siding shall govern for each Building Façade (exclusive of windows and doors).

v. Playgrounds, amphitheaters, and other parklike amenities and support structures shall be permitted and shall utilize building materials that complement the surrounding development.

vi. For single family uses, The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

D. Campus Office Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:

i. Each Building Façade shall utilize more than one (1) building material.

ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

E. Southern Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:

i. Each Building Façade shall utilize more than one (1) building material.

ii. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All other walls and fencing shall be architecturally compatible with the associated building(s).

B. Wrought iron, wooden, stone or brick fences, no taller than thirty (30) inches, shall be permitted in an Established Front Yard to further define the streetscape.

8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

A. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

i. For all Single-Family Detached Dwellings in this Subdistrict, a minimum of three (3) street trees shall be required. Typical spacing shall be 10’ from lot line and 20’ spacing between trees.

B. All Other Districts:

i. Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.

ii. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall

not apply in the Village Center Subdistrict.

iii. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.

iv. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.

v. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.

a. Village Center Subdistrict. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within the Village Center; rather, an emphasis on Perimeter Parking Area Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.

vi. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

C. Village Center. The following landscaping criteria shall also apply within the Village Center.

i. Specific number of plantings, types of plantings and location of plantings shall not apply.

ii. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.

iii. Street trees are encouraged within the Right-of-way along Chad Hittle Boulevard and all streets that abut the Village Center to enhance the pedestrian scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements and approval by the Department of Public Works.

D. Preservation Areas. Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan ("Tree Preservation Area") and more particularly described in the attached **Exhibit D,** the "Preservation Areas".

A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting ("Tree Preservation Easement"). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.

E. Buffer Yard Requirements (Article 6.8(N)): Shall apply, except as otherwise modified below.

i. Buffer yards shall not be required between Subdistricts and shall not be required adjacent to Development Amenities, except as otherwise required herein.

ii. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.

iii. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. No mounding shall be required.

iv. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences.

8.5 Lighting Standards: Shall apply, except as follows.

A. Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.

B. Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.

C. Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.

D. Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00 p.m.

E. Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

8.6 Article 6.12 Outdoor Storage and Display: Shall apply, except as follows.

A. Outside Sales Display: Shall be permitted only in the Village Center Subdistrict.

8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.

A. Village Center. On-street parking is contemplated within the Village Center Subdistrict; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.

i. Golf cart parking is permitted, and each space constructed shall count toward the Require Spaces noted in Article 6.14(G)(11) up to a maximum of 50% of the Required Spaces.

ii. On-street parking, subject to approval by the Department of Public Works, shall count toward the Required Spaces noted in Article 6.14(G)(11).

8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

A. Article 6.17(J)(8) Outlot Signage shall not apply; rather, each Building Façade shall be permitted two (2) square feet of sign area for each one (1) lineal foot of Building Façade. Sign area allocation may be divided between Wall, Awning, Projecting, and Under Canopy or related areas.

B. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs; Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

~~B.~~

8.9 Article 6.18 Temporary Use and Event Standards; Shall apply to all subdistricts. Additionally, the following modifications shall apply to the Village Center Subdistrict only:

A. Permits:

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i. An annual Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for recurring events which do not utilize tents or other temporary structures.

ii. A separate Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for every event utilizing tents or other temporary structures.

iii. A Temporary Use and Event Permit, as issued by the City of Westfield Community Development Department, shall not be required for a one-time event that does not utilize a tent or other temporary structure.

iv. The standards of this section do not exempt the owner from any permits or inspections required by other departments.

B. Section 34-51: Environment; Nuisances; Noise; Prohibitions, of the Code of Ordinance, of Westfield, Indiana shall be replaced with the following:

i. The decibel level shall not exceed ninety (90) decibels when measured from a point six (6) feet outside the property line.

~~8.9 Noise and Event Standards: Concerts and events in the Village Center shall not require permitting. Additionally, for concerts music and noise shall be kept to a level that is at a level of one hundred (100) decibels or less when measured six (6) feet from the nearest single family residence on a dB(A) meter.~~

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~~**Section 9. Infrastructure Standards.** The District's infrastructure shall comply with the Chatham Hills Planned Unit Development Ordinance and associated amendments, the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.~~

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~~9.1 The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.~~

Section ~~9~~10. Design Standards. The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate unless otherwise modified by this Ordinance.

9.1 The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.

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Section 101. Vacation of Rights of Way. Public Rights-of-Way located within the Real Estate that may be the subject of a secondary plat approval shall be vacated pending review and approval by the Department of Public Works in accordance with all local and state laws.

Section 112. Annexation. The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-XX**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-XX**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Boulevard
Westfield, IN 46074

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: Phil A. Sundling

Chatham Hills PUD – Amendment VII

Narrative Statement

Henke Development Group LLC, on behalf of Chatham Hills LLP, is requesting a change of zoning to add roughly 252 acres of property to the existing Chatham Hills PUD. The property is generally located west of US 31, east of Tomlinson Road and south of 203rd Street. The planned use is a continuation of single-family detached homes as well as additional mixed-use development including townhomes, apartments and commercial along US 31 and along Chad Hittle Boulevard. Nestled in the epicenter of the Village will be an outdoor adventure playground coupled with two massive 8-acre and 12-acres recreational lakes. An amphitheater venue will overlook the southern lake, where families can enjoy many evenings of music, games and fun.

Memorandum

Date: September 29, 2019

To: Pam Howard, Senior Planner

Economic and Community Development Department

From: Phil A. Sundling, P.E.

Henke Development Group, LLC

1100 Chatham Hills Blvd., Westfield, IN 46074

Re: Chatham Hills PUD Amendment VII (1909-PUD-34)

Summary of Open House for Neighbors (9-24-19)

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Chatham Hills, LLP along with Henke Development Group, LLC hosted an open house for adjoining property owners on Tuesday, September 24, 2019, at the Chatham Hills Clubhouse (1100 Chatham Hills Blvd., Washington Township, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:02 p.m.

Petitioner representatives included Steve Henke, Phil Sundling and Doug Fleenor(Henke Development Group).

Attendees included fifteen (15) adjacent property owners in addition to Pam Howard with the City of Westfield Planning Department. No Council members were in attendance.

After introductions and an overview of the property and proposed change of zoning, discussion included the following: widening of Tomlinson Road (Steve suggested to reach out to Jeremy Lollar with the City of Westfield), townhomes along Tomlinson Road (Steve committed to modify and remove this as one of the allowable uses along Tomlinson Road), a bridge over Tomlinson Road connecting the original ground to this newly-added ground (Steve stated that we are exploring this as an option at this point), maximum building heights of the apartments along US 31 near 203rd Street (Steve stated we'd explore adding maximum height provisions which were implemented in the latest draft), amenities in this newly-added ground (Steve stated that the Village area will have additional amenities that will supplement and compliment the main Clubhouse). After general discussion, the open house concluded around 7:00 p.m.

Memorandum

Date: September 29, 2019

To: Pam Howard, Senior Planner

Economic and Community Development Department

From: Phil A. Sundling, P.E.

Henke Development Group, LLC

1100 Chatham Hills Blvd., Westfield, IN 46074

Re: Chatham Hills PUD Amendment VII (1909-PUD-34)

Summary of Open House for Neighbors (9-25-19)

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Chatham Hills, LLP along with Henke Development Group, LLC hosted an open house for adjoining property owners on Wednesday, September 25, 2019, at the Chatham Hills Clubhouse (1100 Chatham Hills Blvd., Washington Township, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:04 p.m.

Petitioner representatives included Steve Henke, Phil Sundling and Doug Fleenor(Henke Development Group).

Attendees included twenty-four (24) adjacent property owners in addition to Pam Howard with the City of Westfield Planning Department as well as one (1) Council member (Joe Edwards).

After introductions and an overview of the property and proposed change of zoning, discussion included the following: price of single family homes across from the Windsor development ($600k-$900), preservation of trees along 203rd Street, Tomlinson and along the boundary of Bokeelia neighborhood (Steve committed to adding preservation easements in these areas), timing of development (next summer), lighting standards (Steve committed to incorporate what was incorporated for the Midtown PUD), safety concerns along and widening of Tomlinson Road (Steve suggested to reach out to Jeremy Lollar with the City of Westfield), maximum building heights (Steve committed to setting a maximum height for the apartments near 203rd Street), public or private Village (public), intersection of future Chad Hittle Drive and 203rd Street (Steve agreed with neighbors that the connection of Chad Hittle to 203rd is not desired, agreed to dedicated the R/W to appease the City but will commit, if allowable by the Public Works Department, to not build the connection through the development process), private utility connections (Steve suggested to reach out to Citizens Energy Group). After general discussion, the open house concluded around 7:15 p.m.

Docket Number:	1911-PUD-43 (Ordinance No. 19-59)
Petitioner:	Spring Mill Station Residential, LLC
Representative:	David George
Request:	An amendment to the architectural standards of the Spring Mill Station SWC PUD.
Current Zoning:	Spring Mill Station SWC PUD District
Current Land Use:	Undeveloped
Acreage:	16.24 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Residential Character Exhibit 4. Proposed Ord. 19-59 (Spring Mill Station SWC PUD Amendment) 5. Ordinance 17-41 (Spring Mill Station SWC PUD) 6. Project Narrative 7. Spring Mill Station Addendum 8. SMSTG Letter of Support
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the October 28, 2019, City Council meeting. The petition will receive a public hearing at the November 6, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner met with the Spring Mill Station Task Group on August 6, 2019. A letter of Support has been included as **Exhibit 8**.

PROJECT OVERVIEW

Location: This subject property is 16.24 acres +/- in size and is located at southwest of the intersection of 161st Street and Spring Mill Road (see **Exhibit 2**). Adjacent properties to south are residential in use, the property to the west contains Shamrock Springs Elementary, and the properties to the north and are commercial areas of the Spring Mill Station SWC PUD District.

Property History: The petitioner is requesting an amendment to the multi-family area of the Spring Mill Station SWC PUD District (the "PUD"). The current version of the PUD was adopted at the March 26, 2018, City Council meeting.

Development Standards: As proposed, the PUD amendment would default to the Development Standards set forth in the PUD and UDO with the exception of exempting the property from the architectural standards of UDO Article 3.6(E). Instead, the Proposed Amendment includes a Character Exhibit and requires substantial compliance with that exhibit.

COMPREHENSIVE PLAN

The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the "Addendum") to the Comprehensive Plan. The area is envisioned to develop as a "neighborhood hub" with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The Southwest corner was "not envisioned to develop entirely as neighborhood commercial and would most likely include a large residential or medical component." Multi-family housing in the form of apartments, townhomes, and condominiums are contemplated as a land use, intermixed with other approved uses and as a transition from more intense uses. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure that the proposed changes meet the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

The complete Spring Mill Station Addendum has been included with this report for reference (see **Exhibit 7**).

PROCEDURAL

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

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

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

Council Introduction: The petition was introduced at the October 28, 2019, Council meeting.

DEPARTMENT COMMENTS

1. **Suspension of Mailed Notice Rule: It has come to our attention that the petitioner failed to send the mailed notice 10 days prior to the hearing, as required by the APC Rules of Procedure (the "Rules"). The notices were instead postmarked 8 days prior to the hearing. Mailed notice is a local requirement and not required by state statute. All other forms of notice were met in compliance with the Rules. In order to hold a public hearing, the Plan Commission will need to vote to suspend the mailed notice requirement for this petition.**
2. **Public Hearing: Hold a public hearing at the November 6, 2019, Plan Commission meeting.**
3. **Action: If the Plan Commission is satisfied with the petition, the department recommends forwarding a favorable recommendation to the city council.**
4. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

Property Location Map
Spring Mill Station SWC PUD Amendment I
1911-PUD-43

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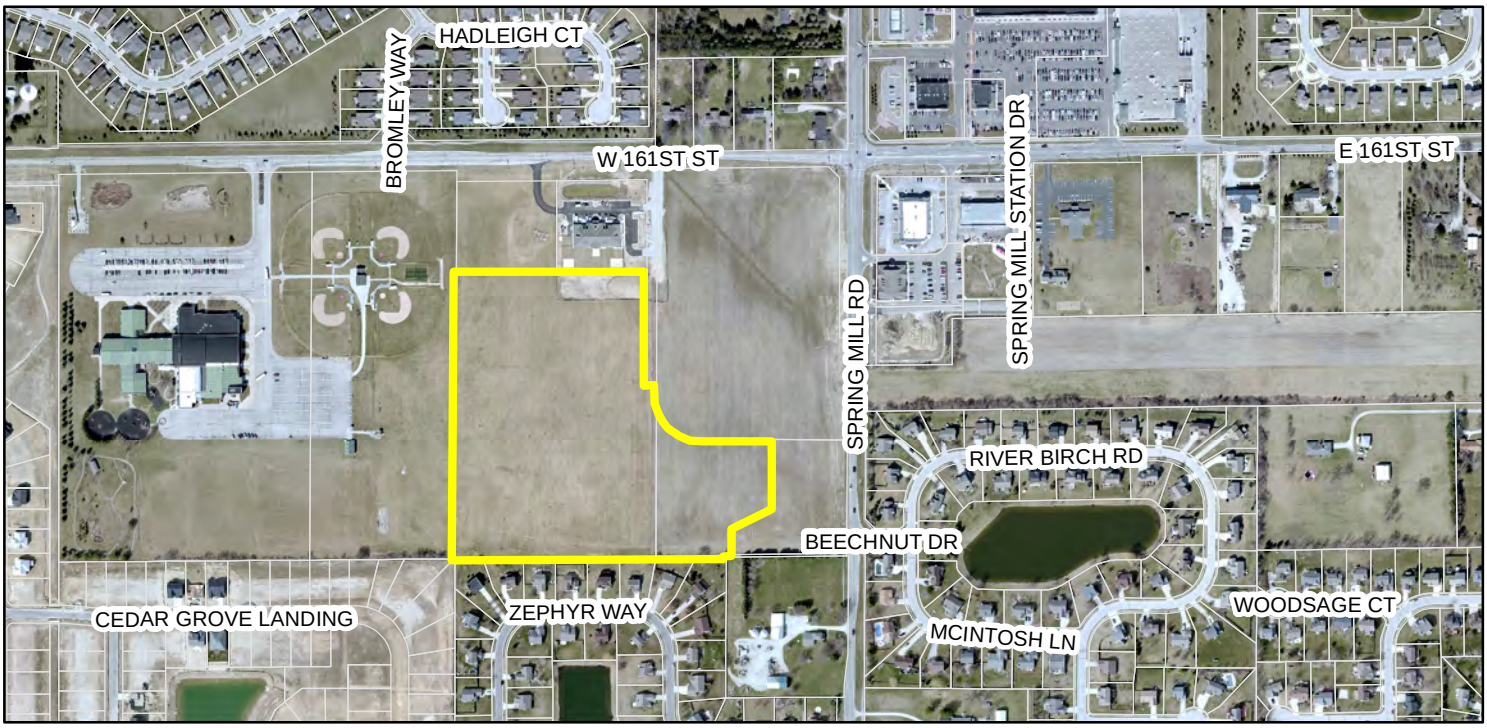
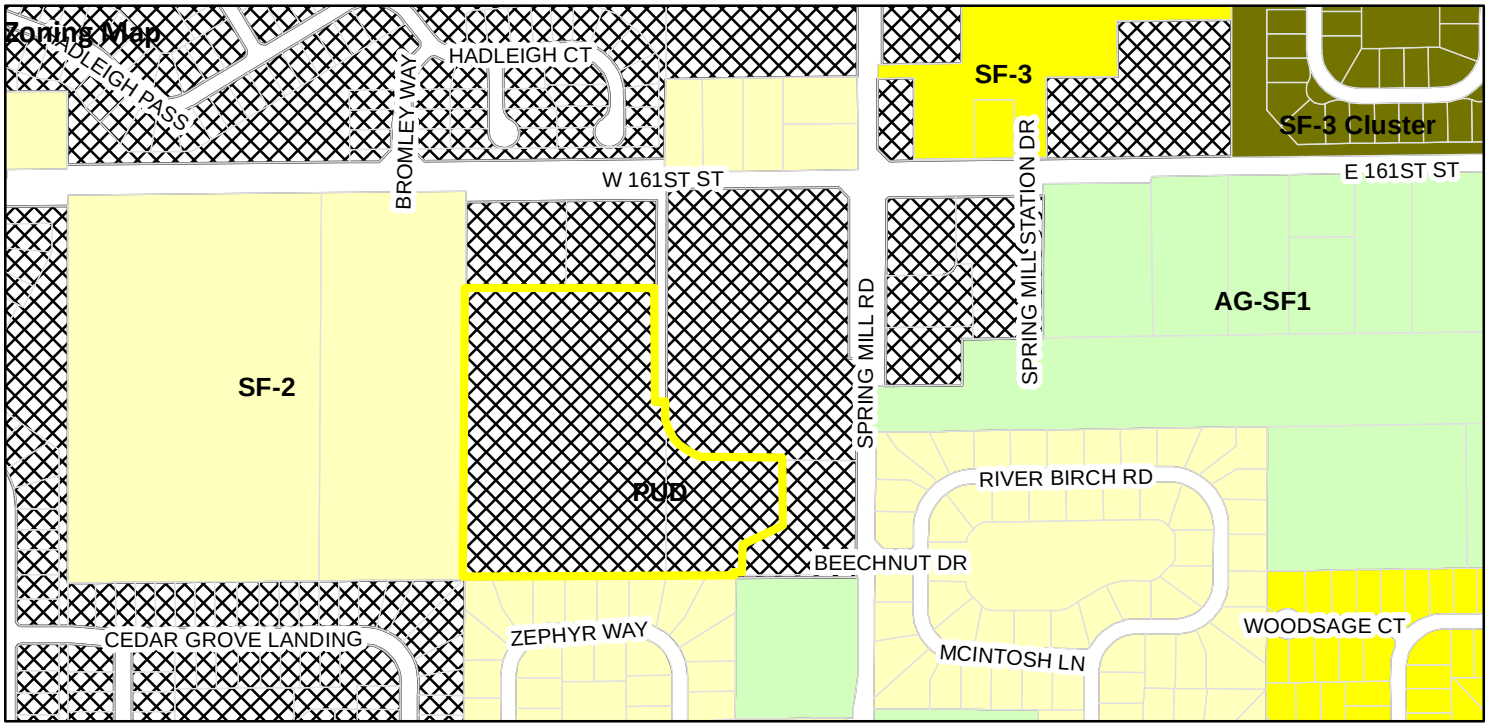
Not To Scale

Aerial Location Map

Site

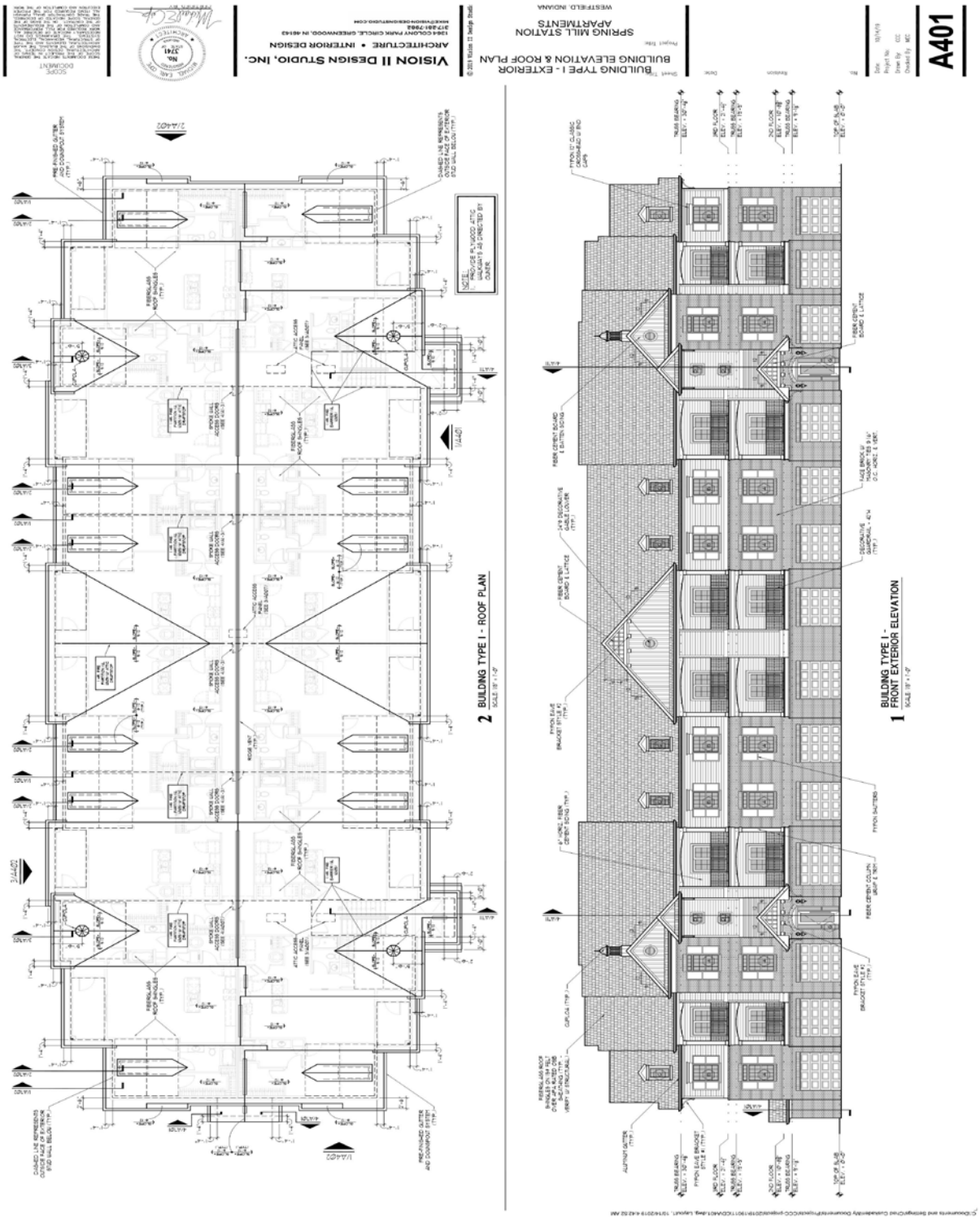




Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster

EXHIBIT B
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



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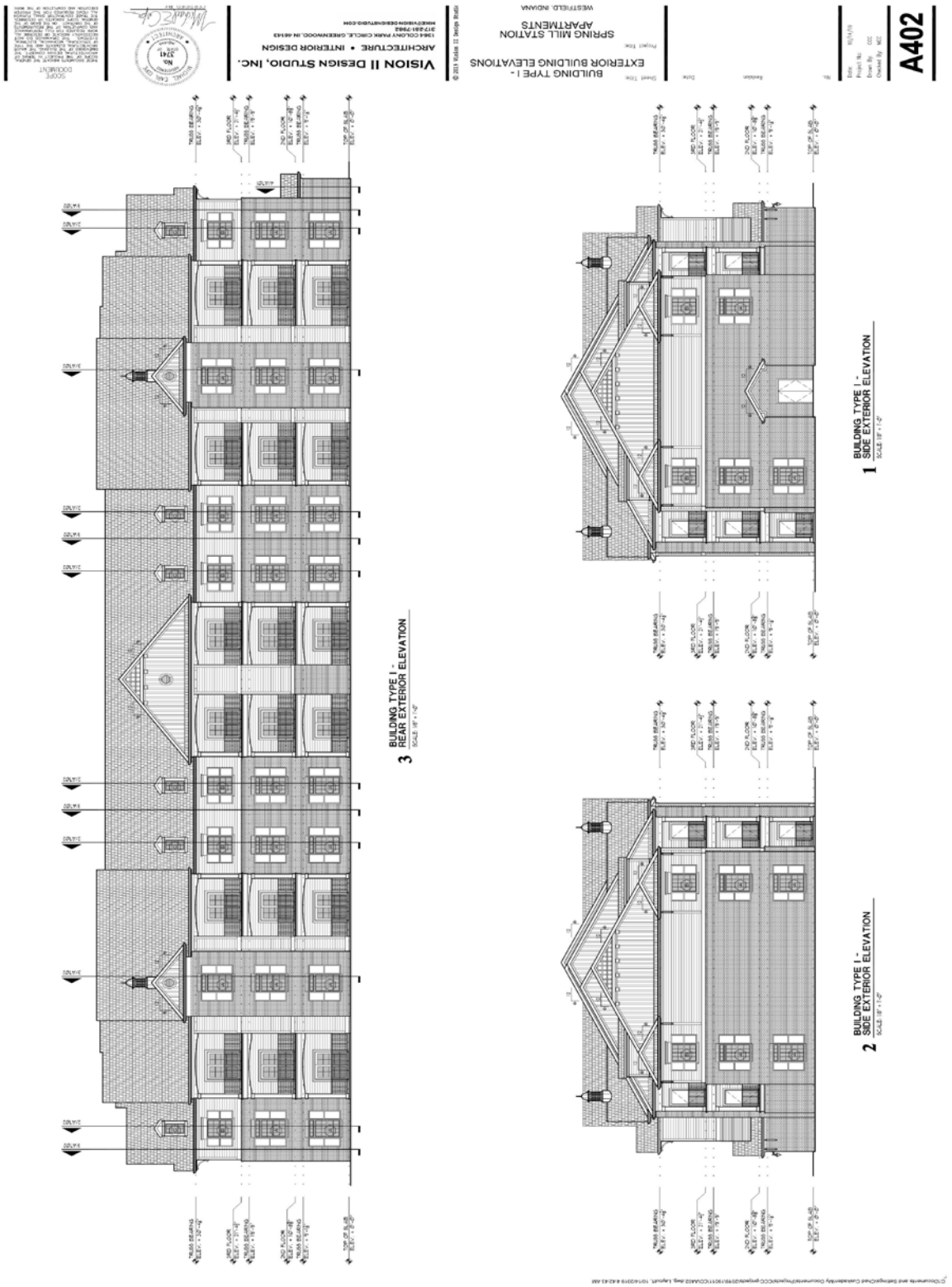

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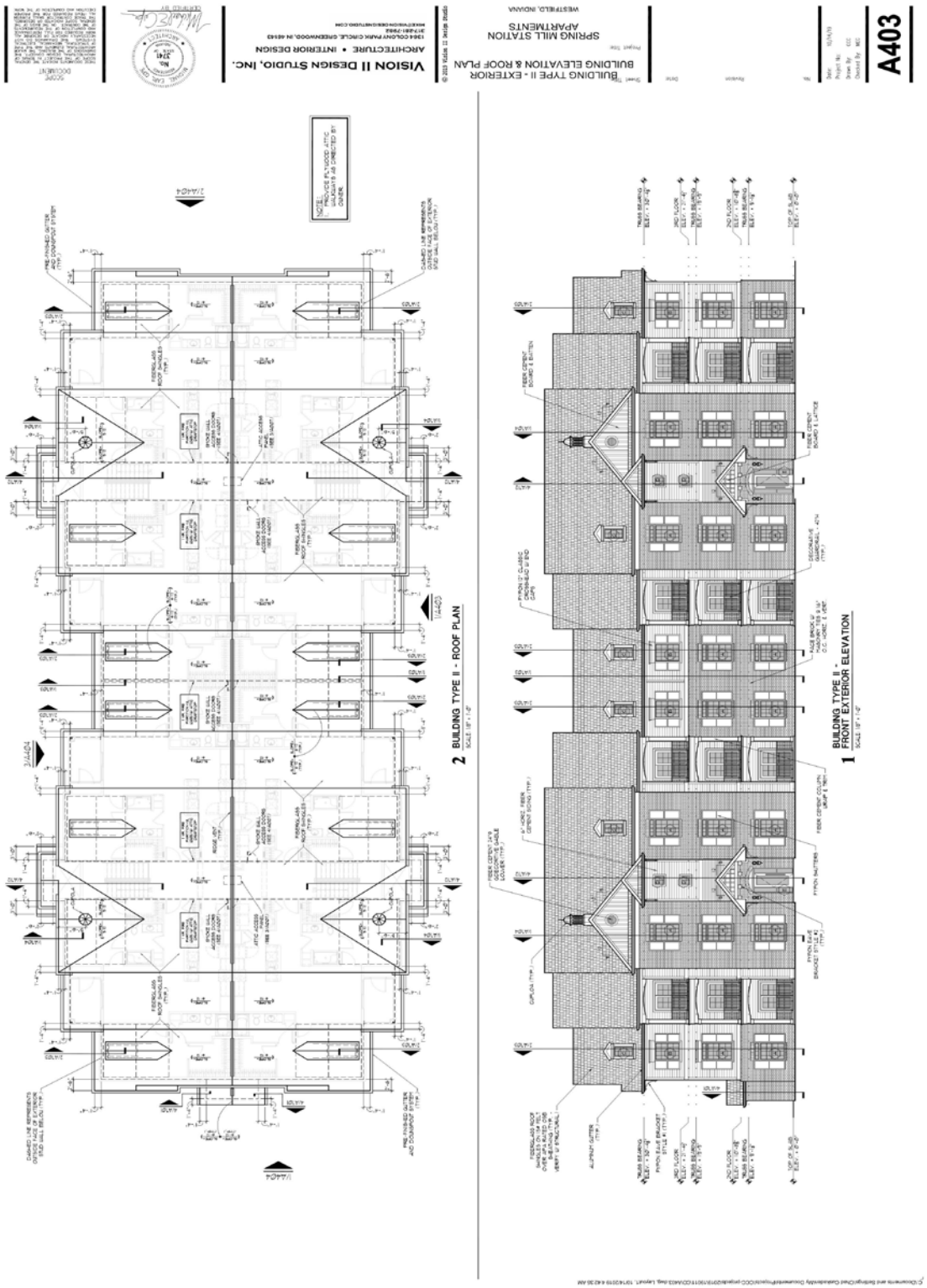

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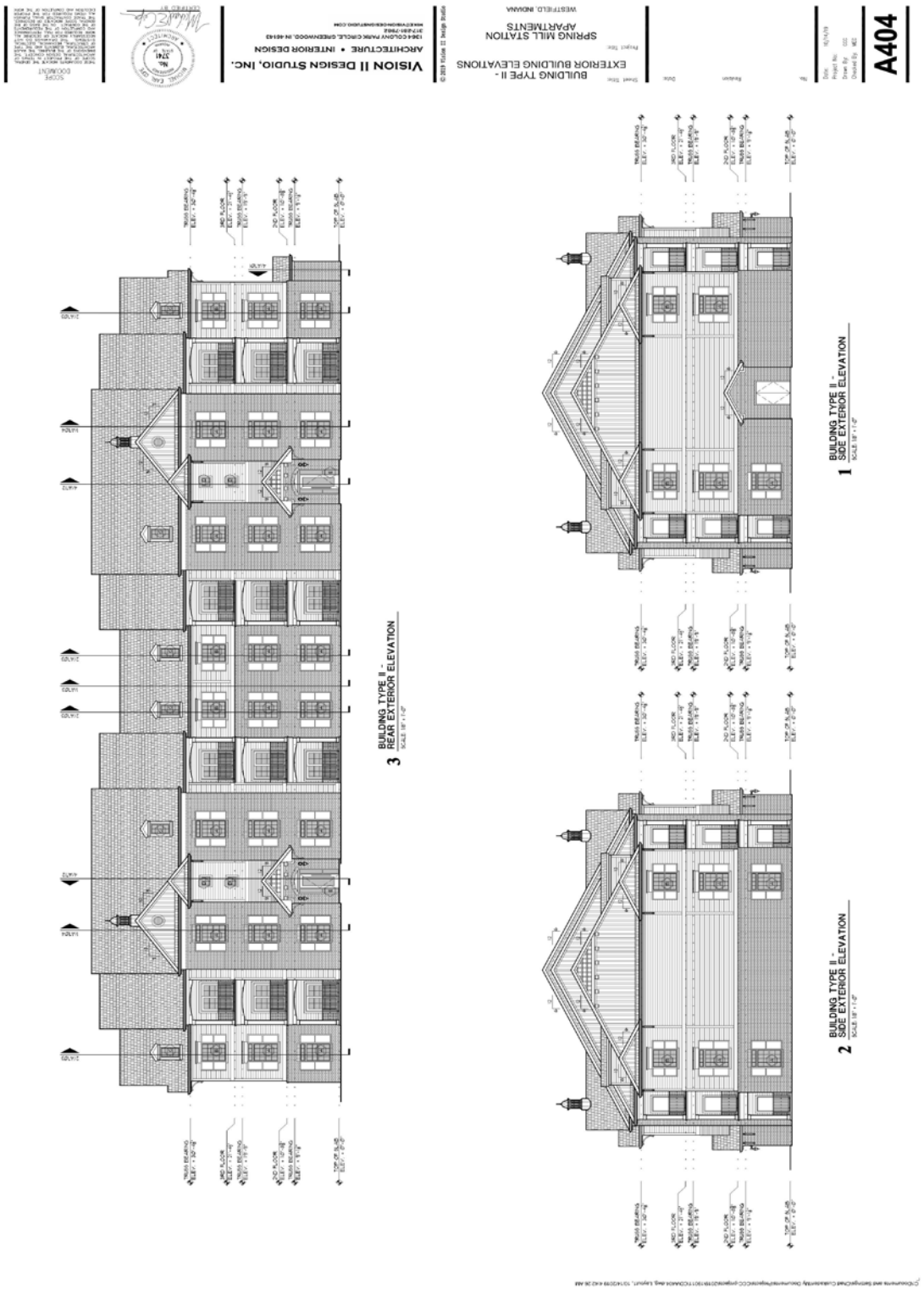

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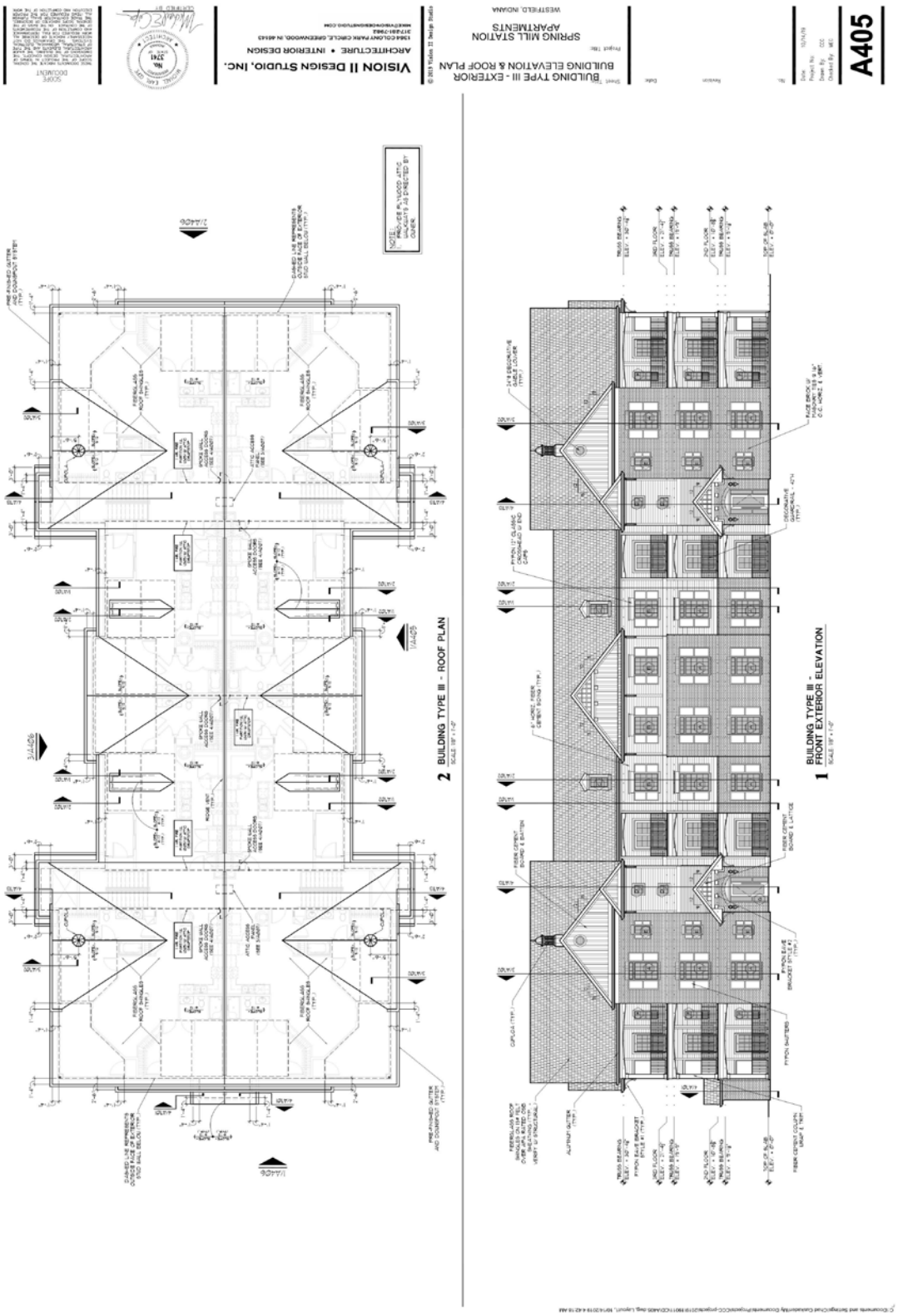

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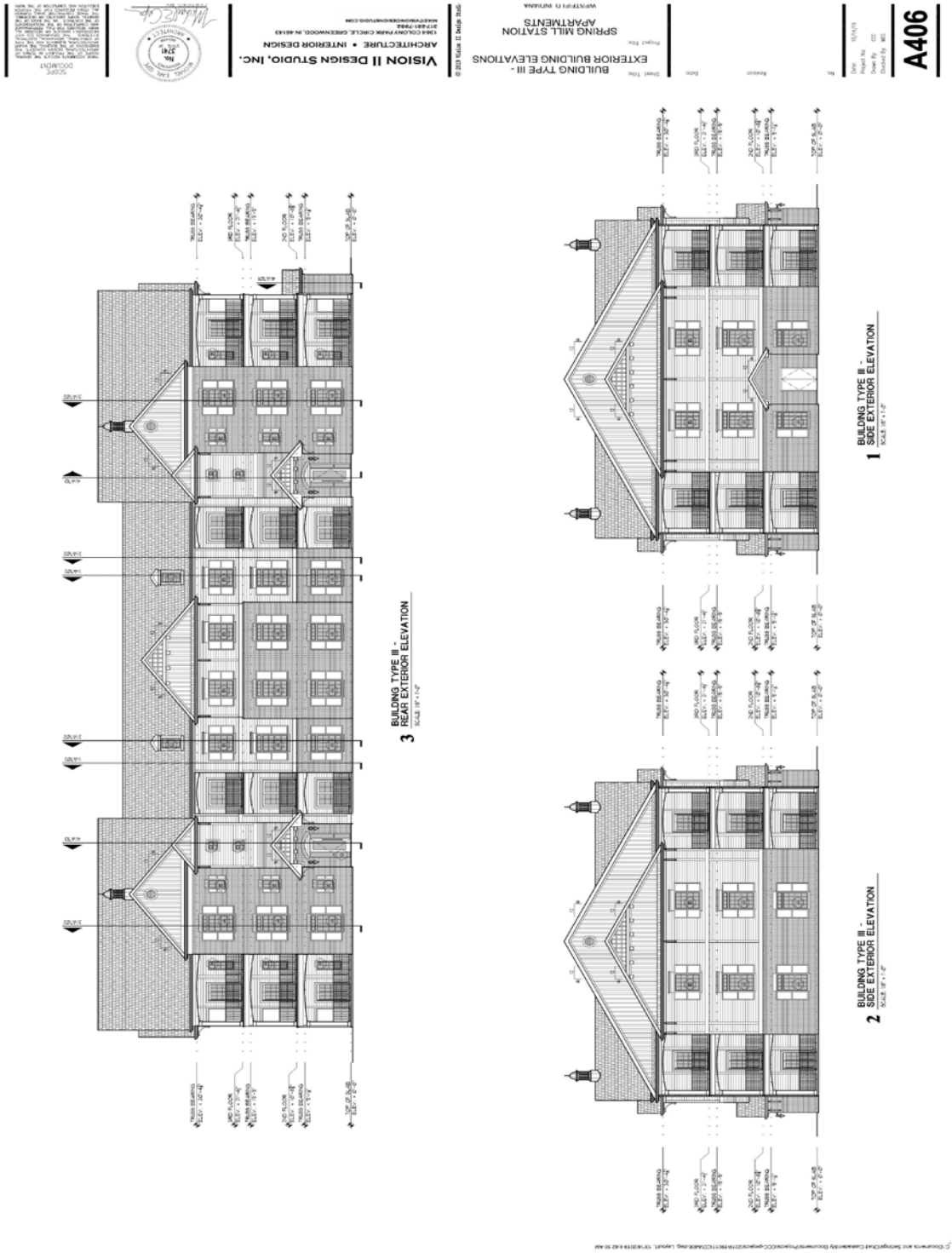

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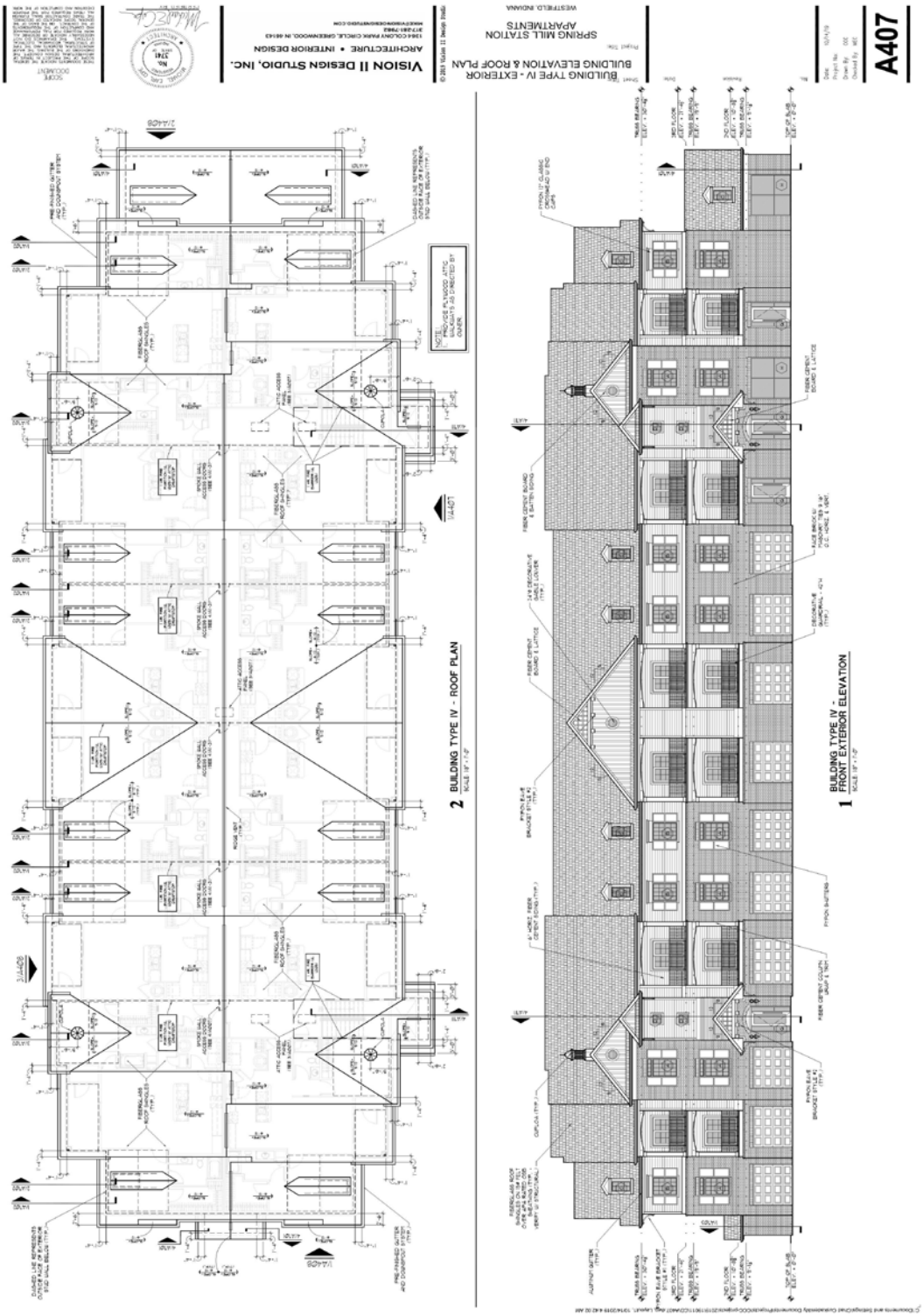
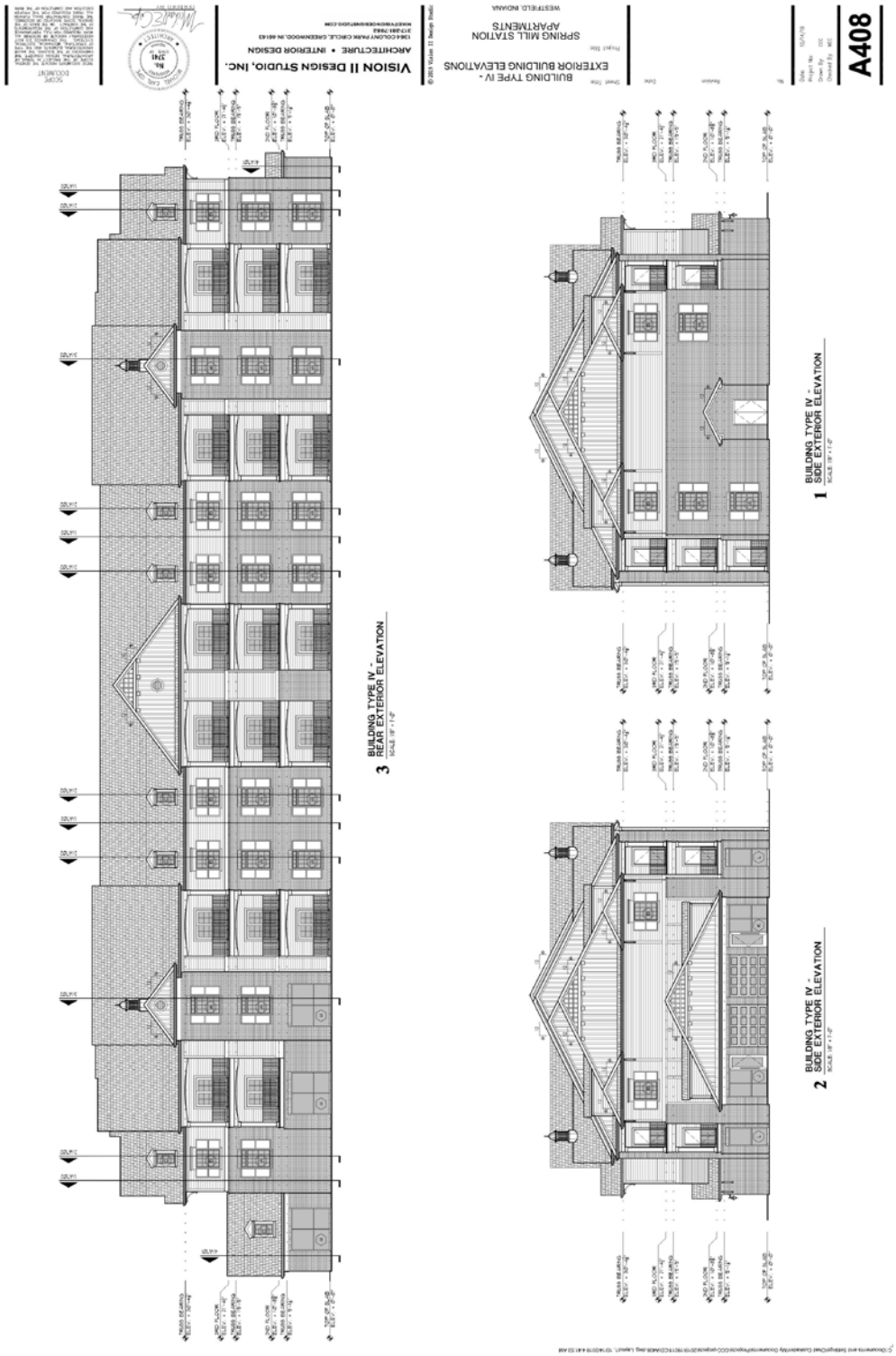


EXHIBIT B
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



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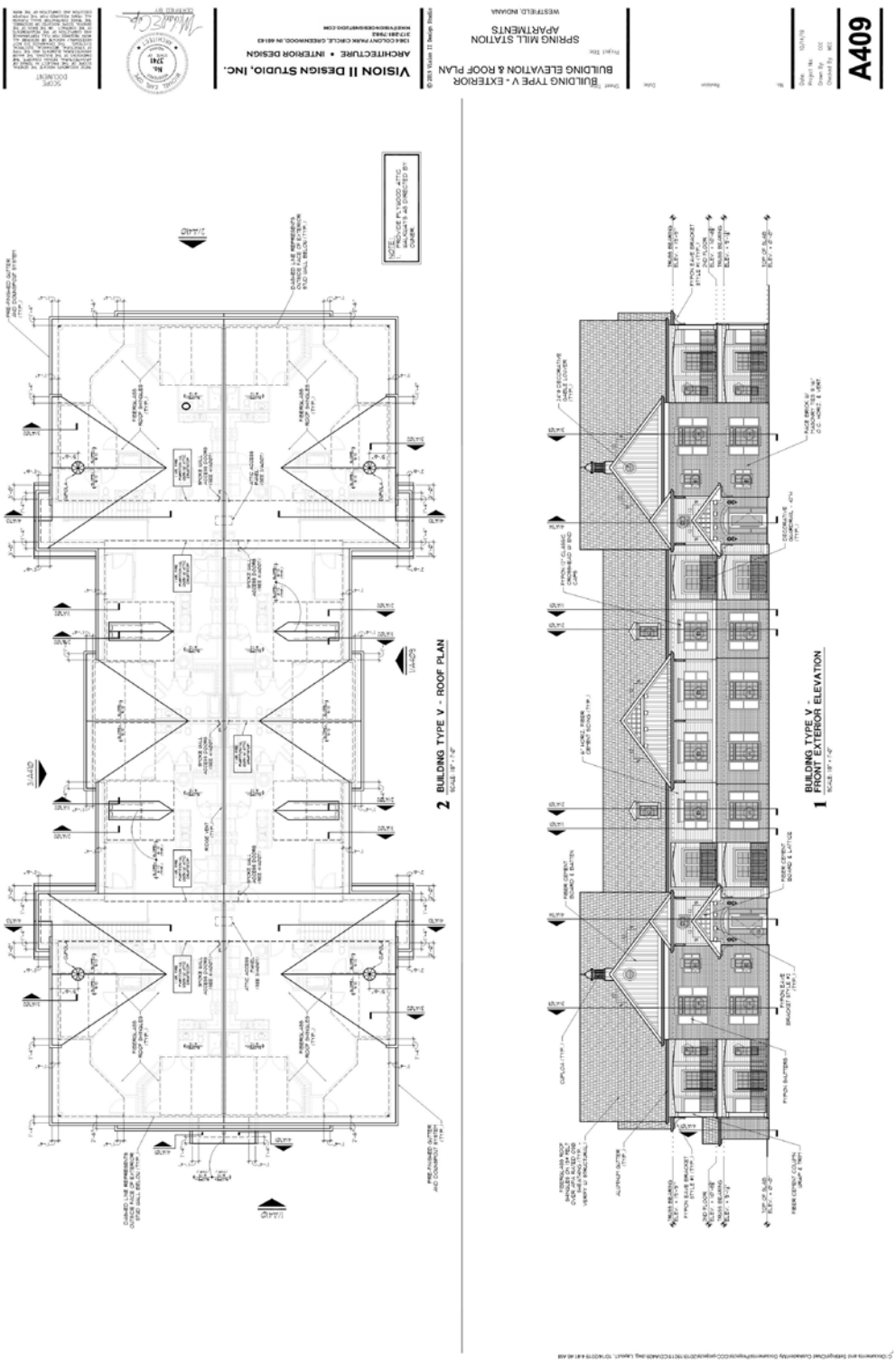

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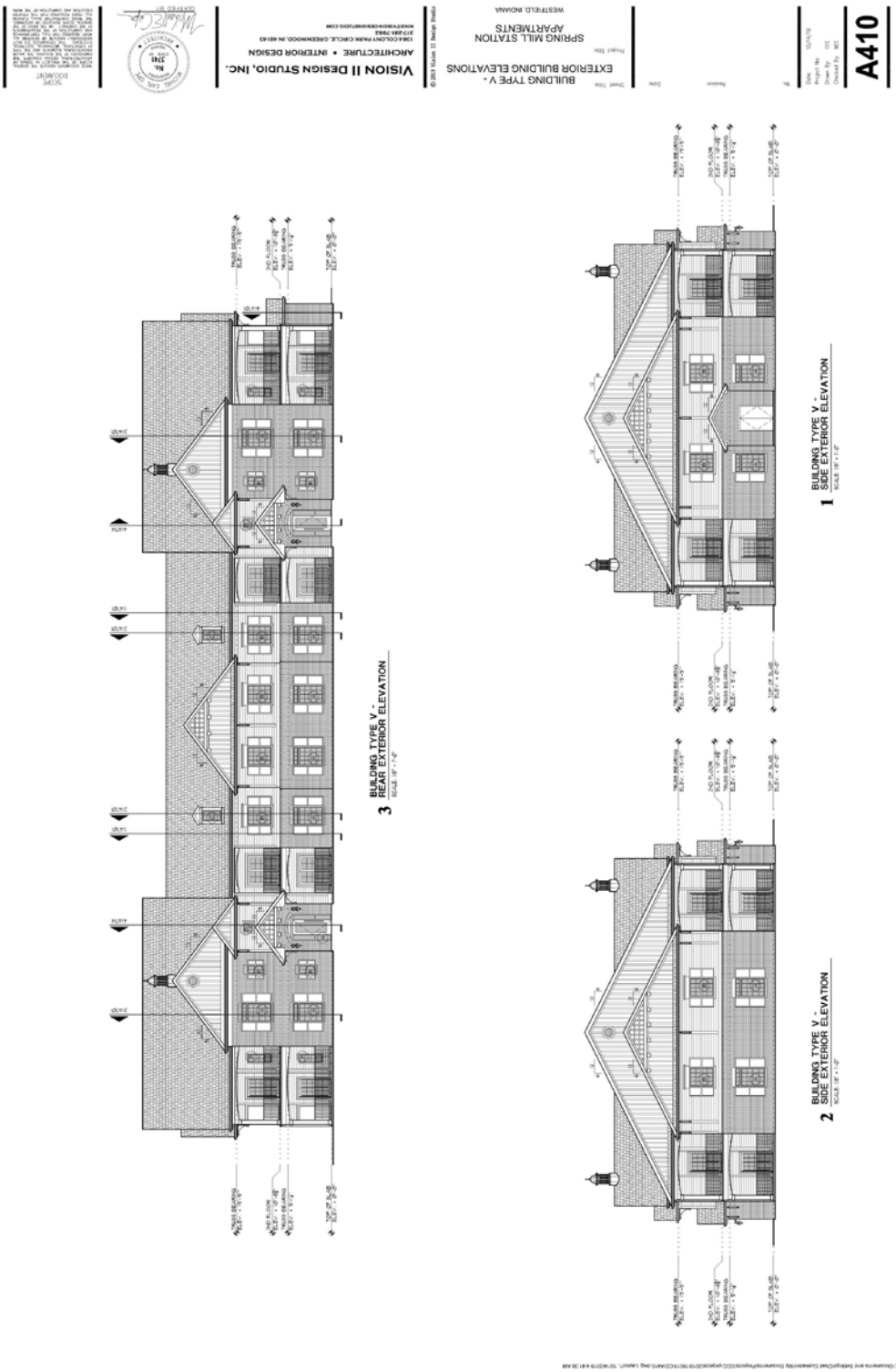


ORDINANCE 19-59

Spring Mill Station SWC PUD Amendment I

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 19-59, Spring Mill Station SWC Planned Unit Development Ordinance on March 26, 2018 (the "Spring Mill Station SWC Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1911-PUD-43), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Spring Mill Station SWC Planned Unit Development with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");;

WHEREAS, the Commission forwarded Petition No. 1911-PUD-43 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on XXXX XX, 2019; and,

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

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

Section 1. Applicability of Ordinance.

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Spring Mill Station SWC Planned Unit Development, and (iii) 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 Spring Mill Station SWC Planned Unit Development.

1.2 Chapter ("Chapter") and Article ("Article") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

Section 2. **Development Standards:** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. In addition, the follow shall apply:

2.1 Architectural Character Exhibit:

A. The standards of Article 6.3(E) shall not apply, instead the real estate shall be developed in substantial compliance with the elevations in **Exhibit B**.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2019.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Joe Edwards	Joe Edwards	Joe Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark Keen	Mark Keen	Mark Keen
_____	_____	_____
Chuck Lehman	Chuck Lehman	Chuck Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 19-59** was delivered to the Mayor of Westfield on the _____day of_ _____, 2019.

_____
Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 19-59
this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-59
this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

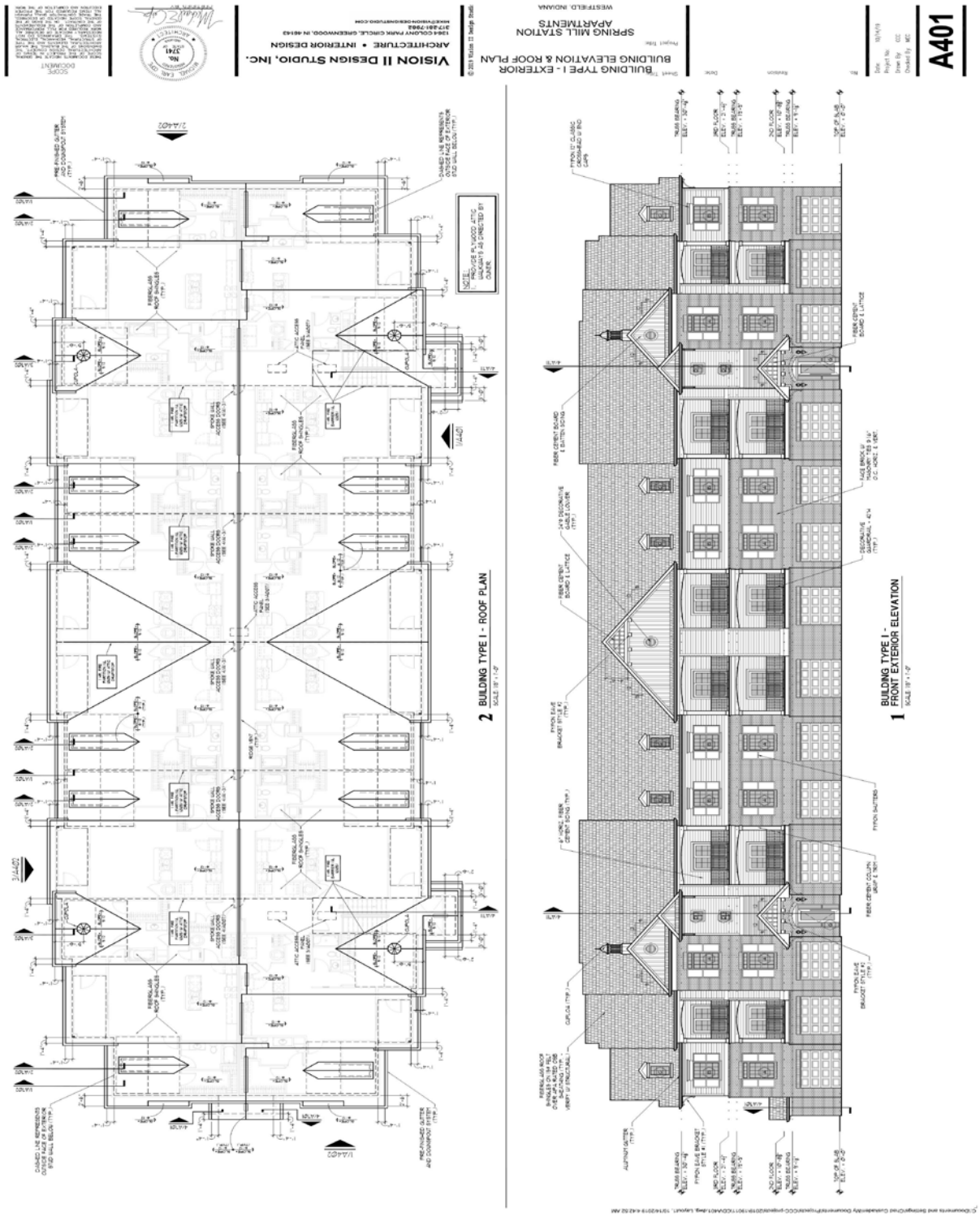
ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

[To be inserted prior to approval]

EXHIBIT B
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



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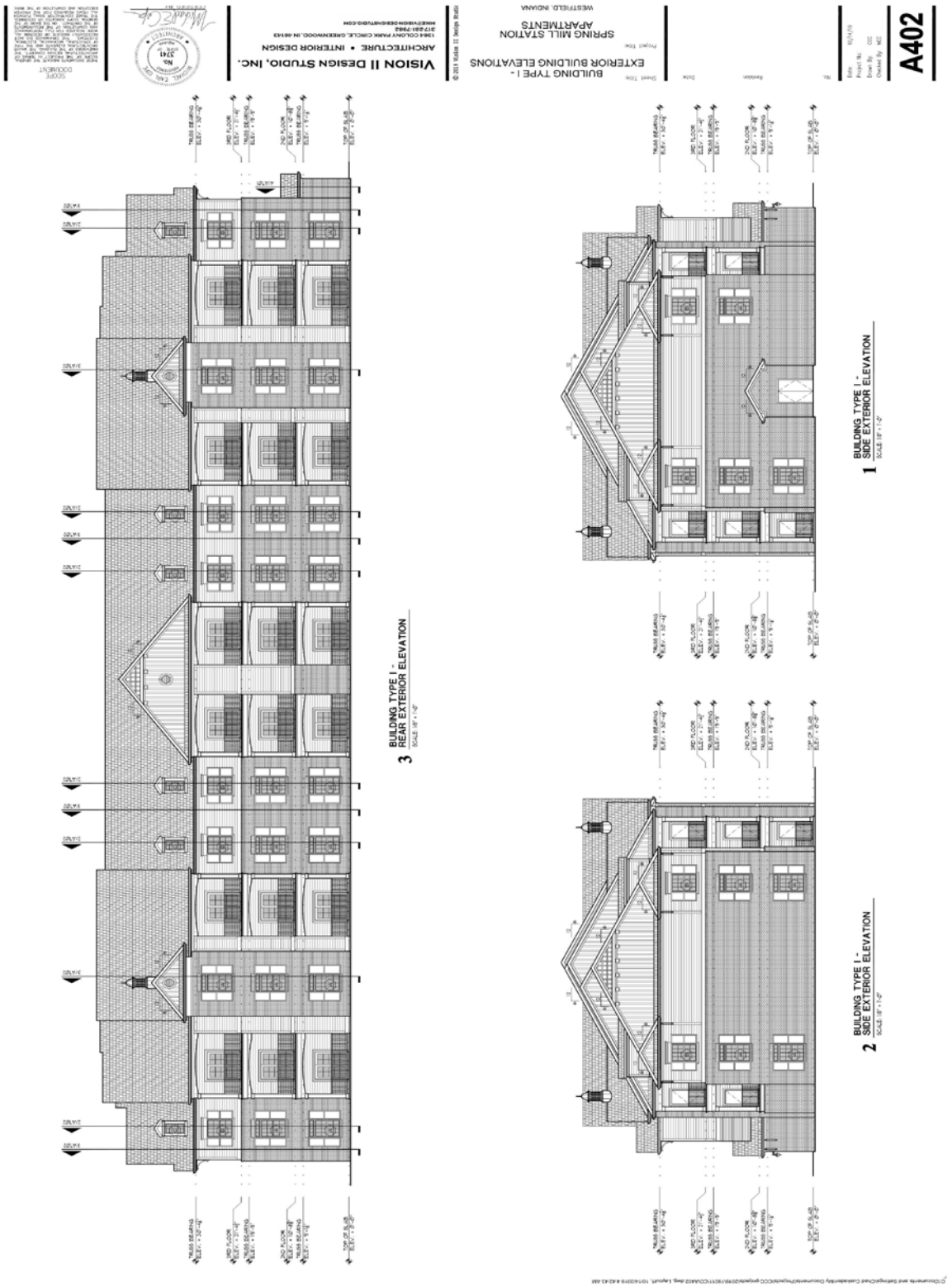

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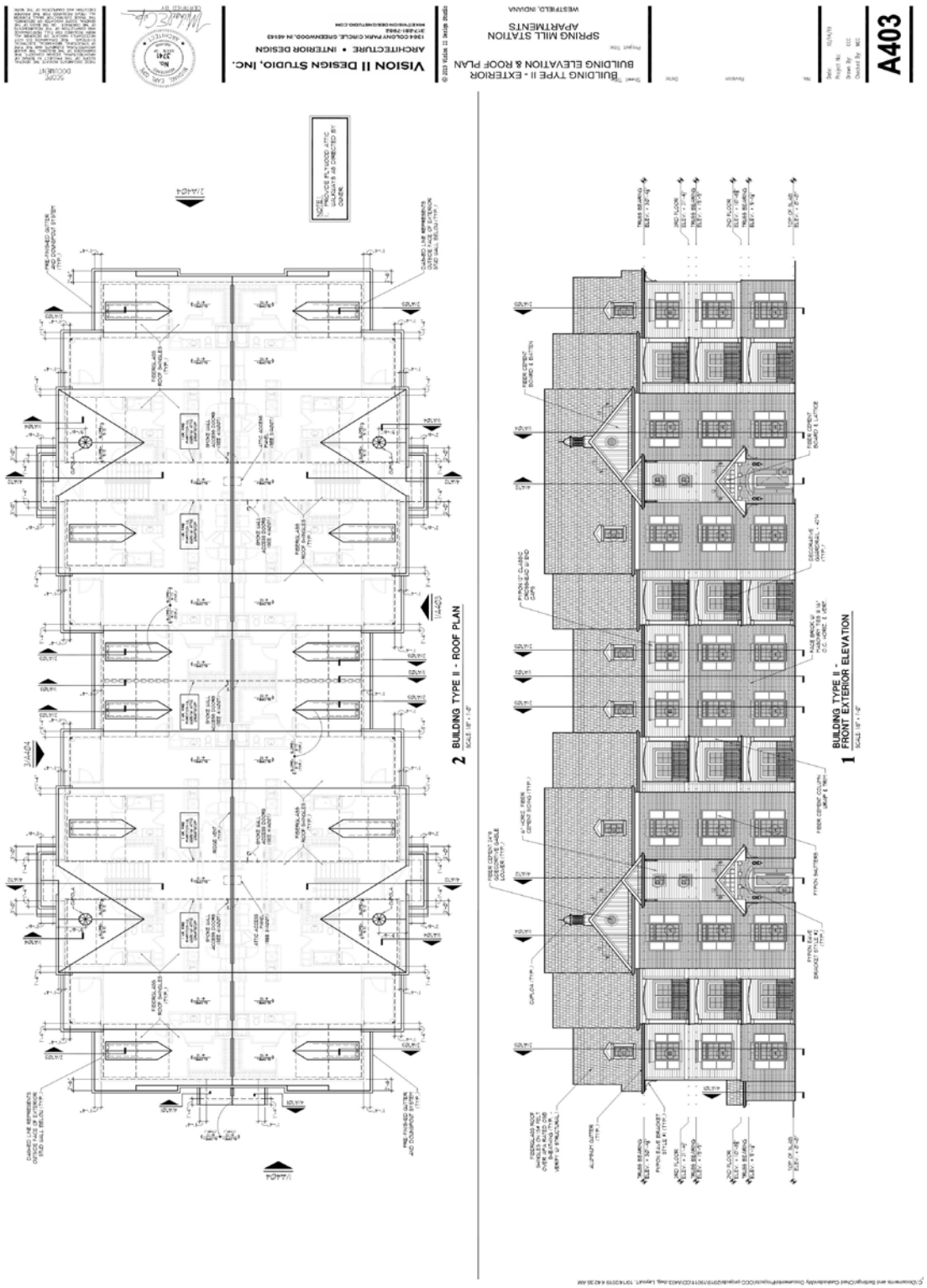

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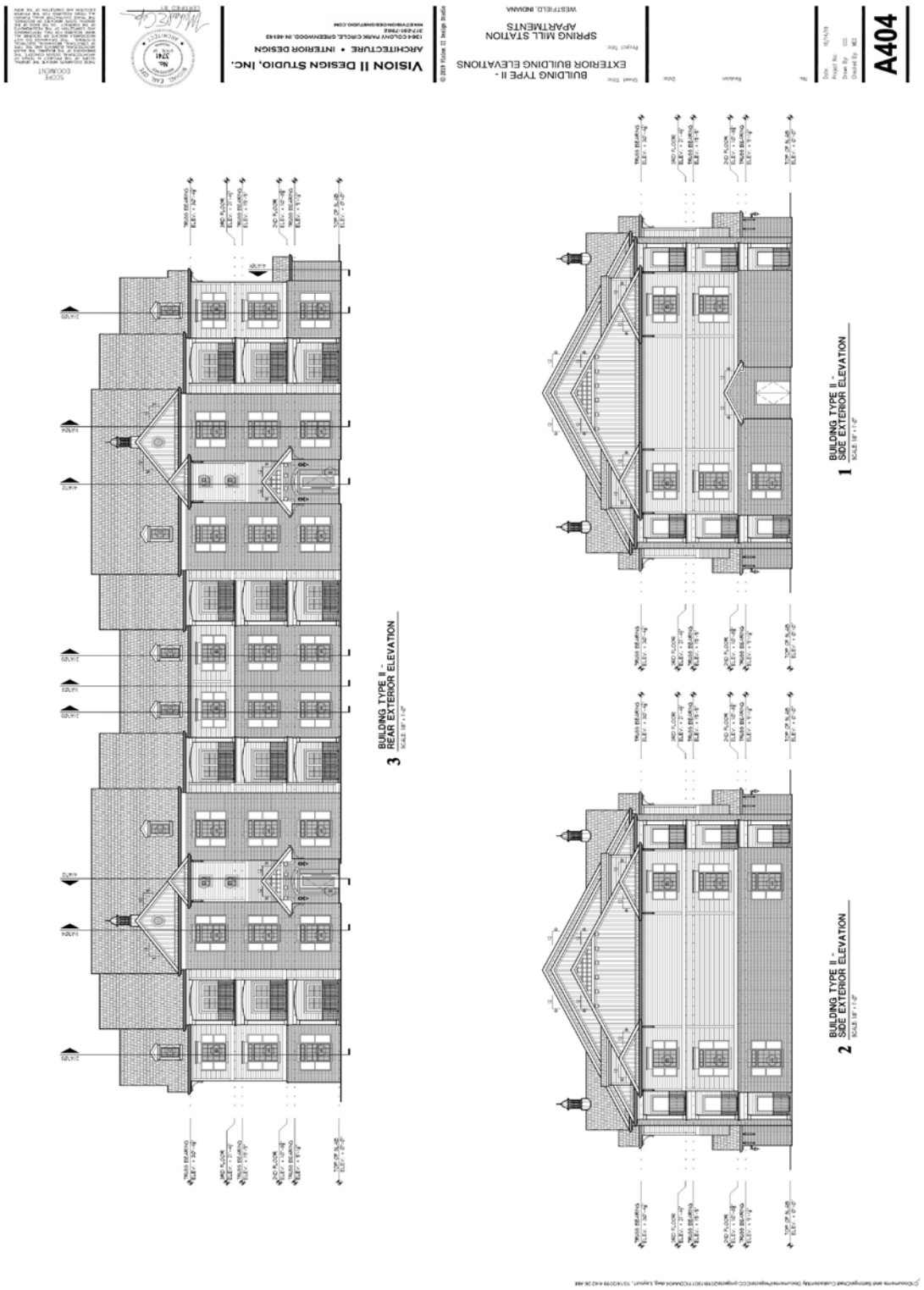

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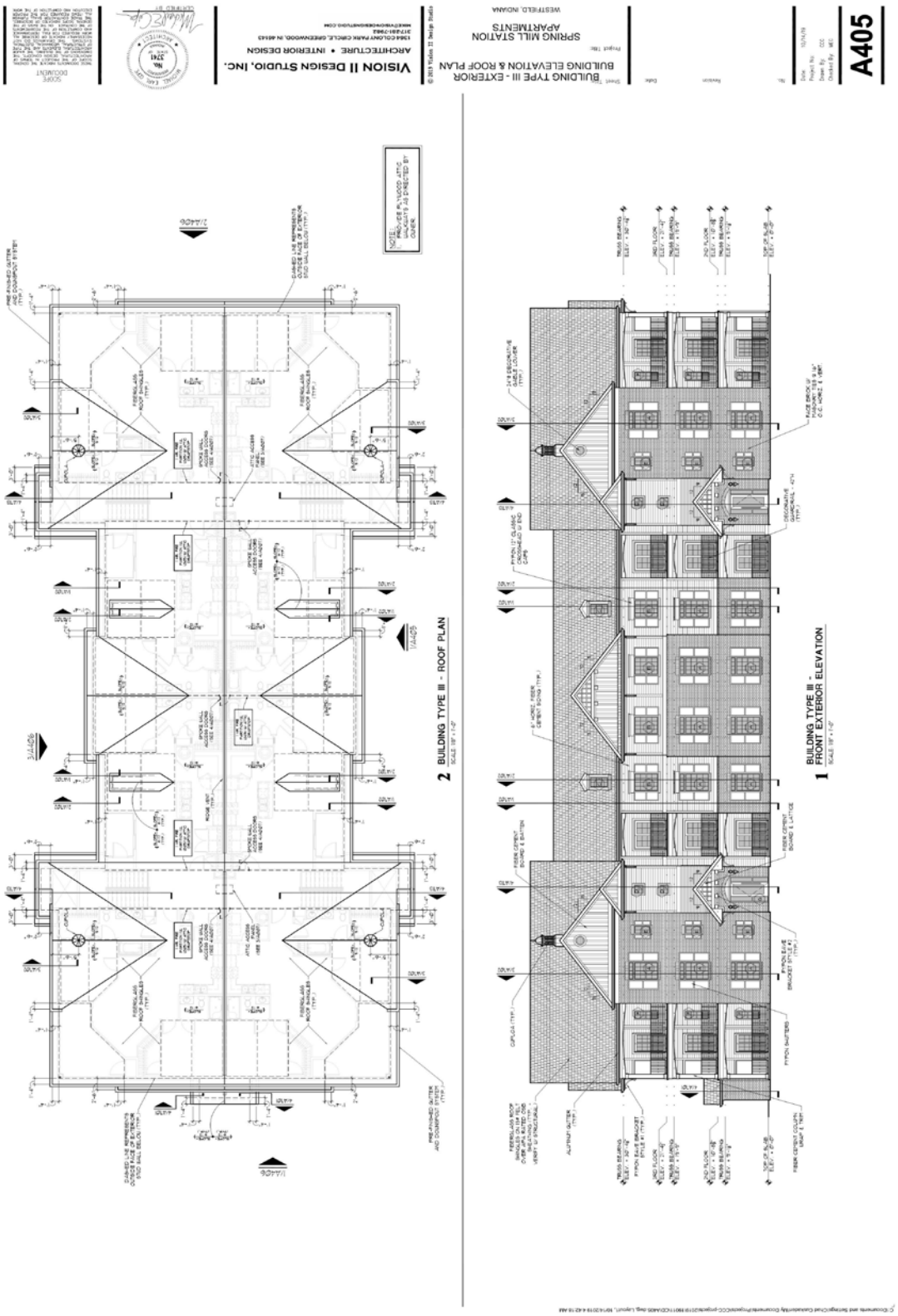

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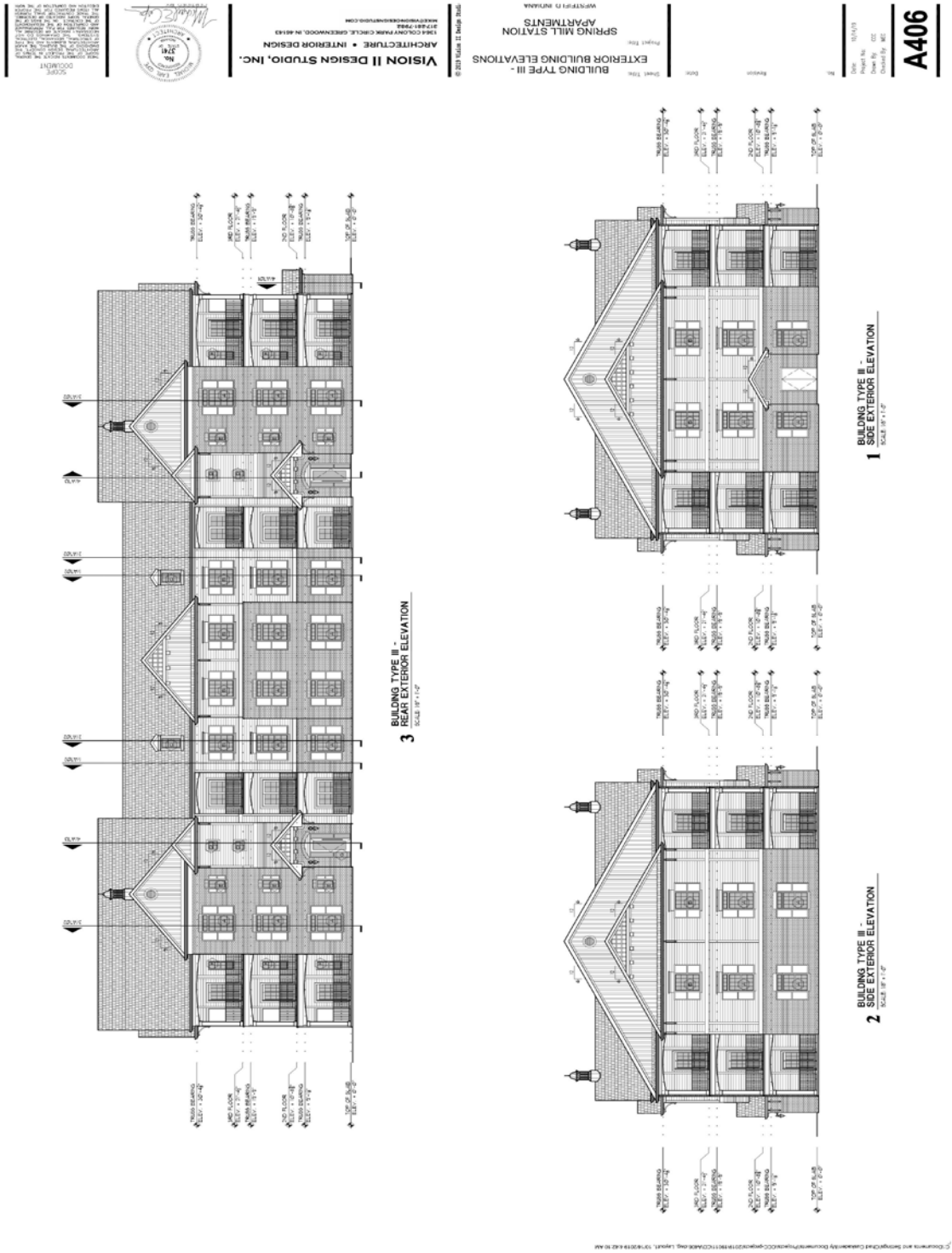

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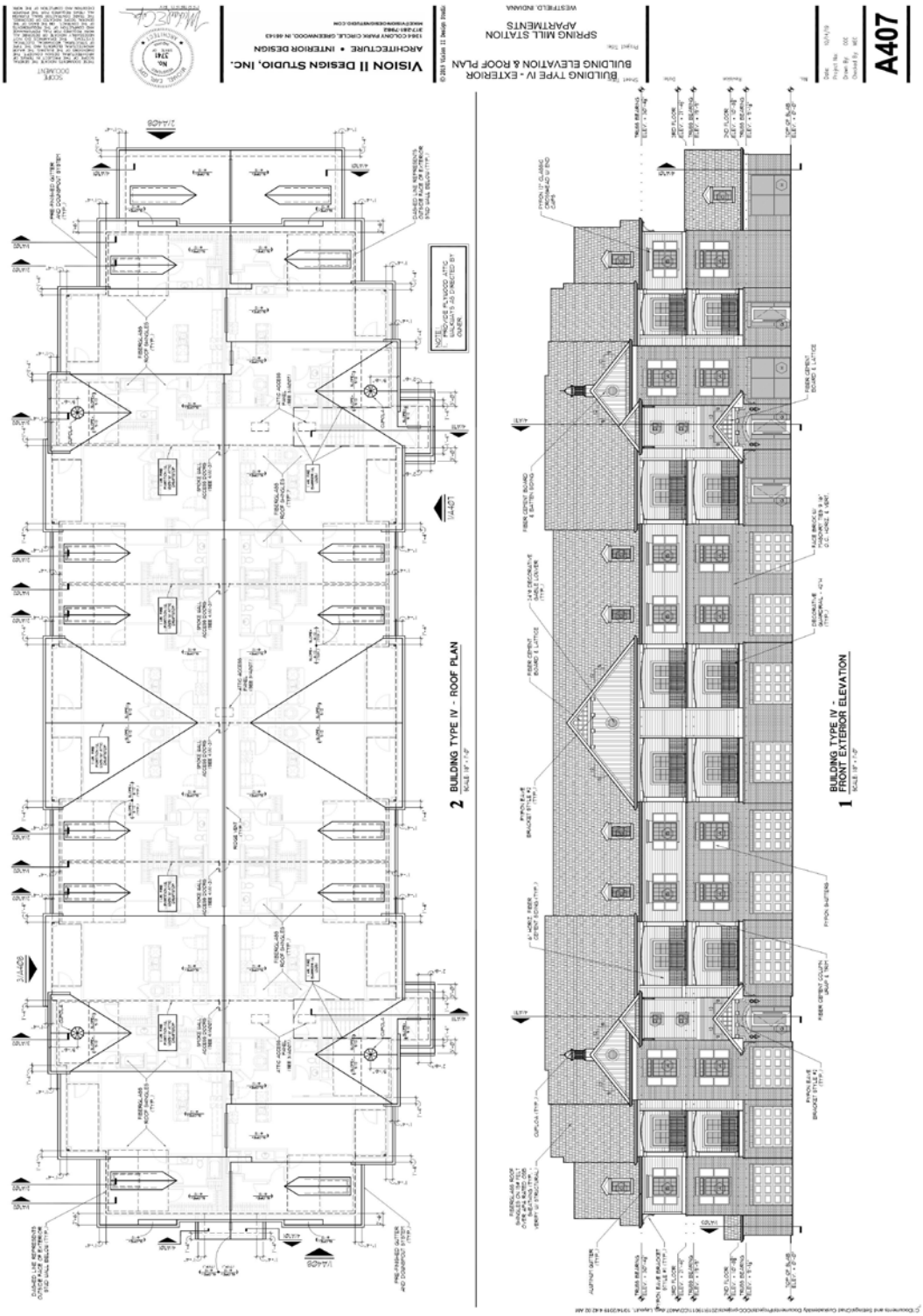

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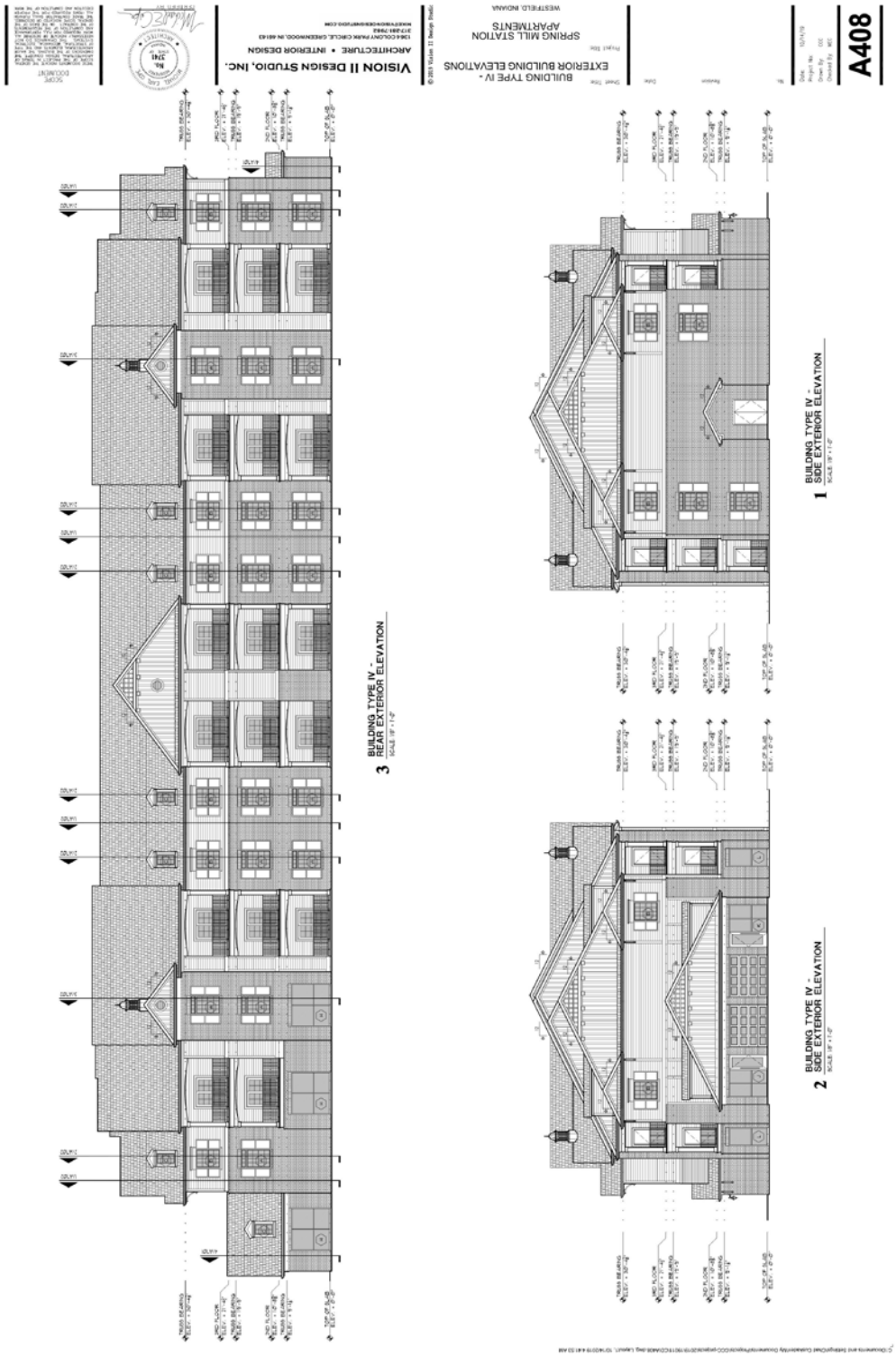

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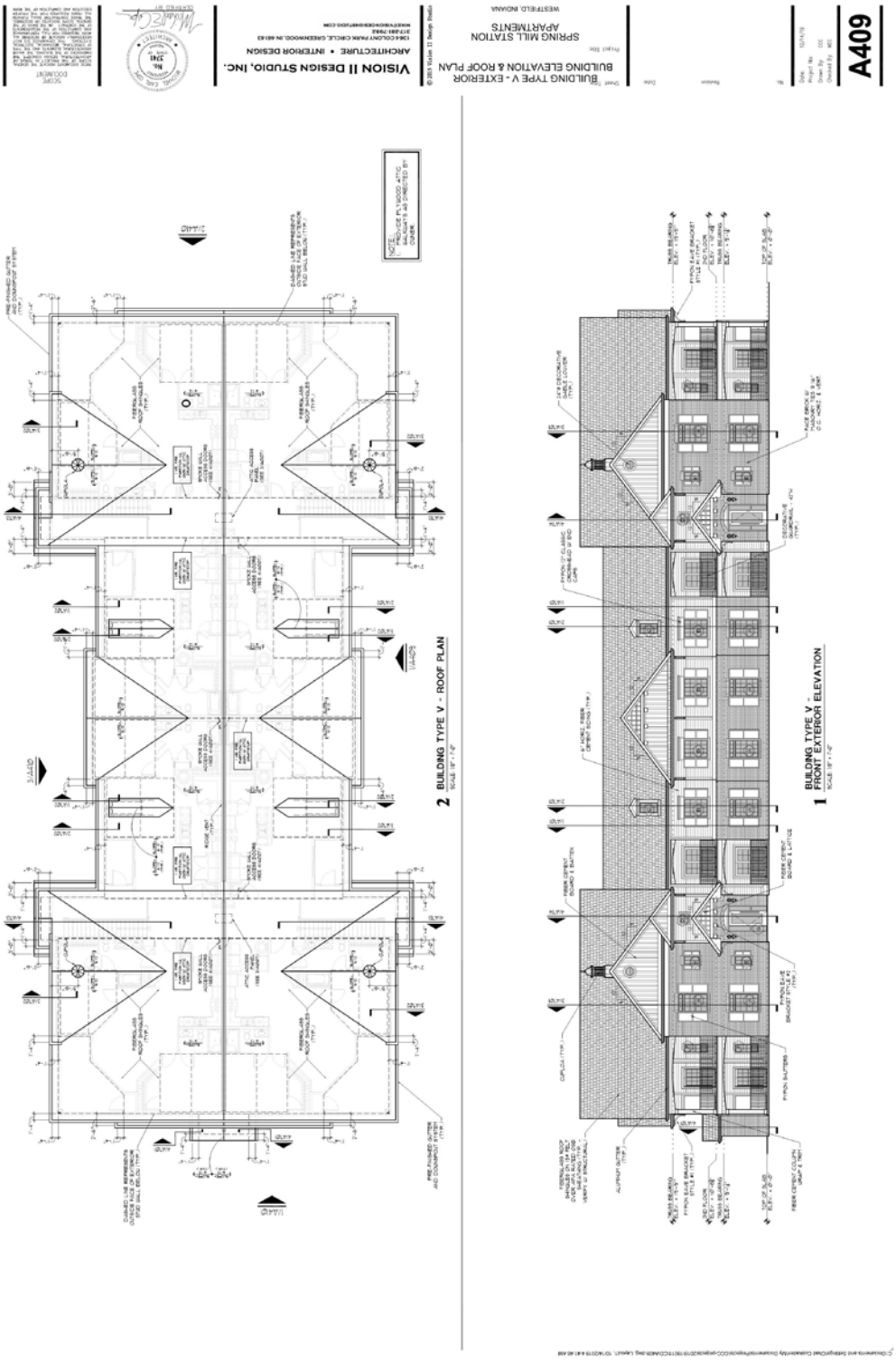

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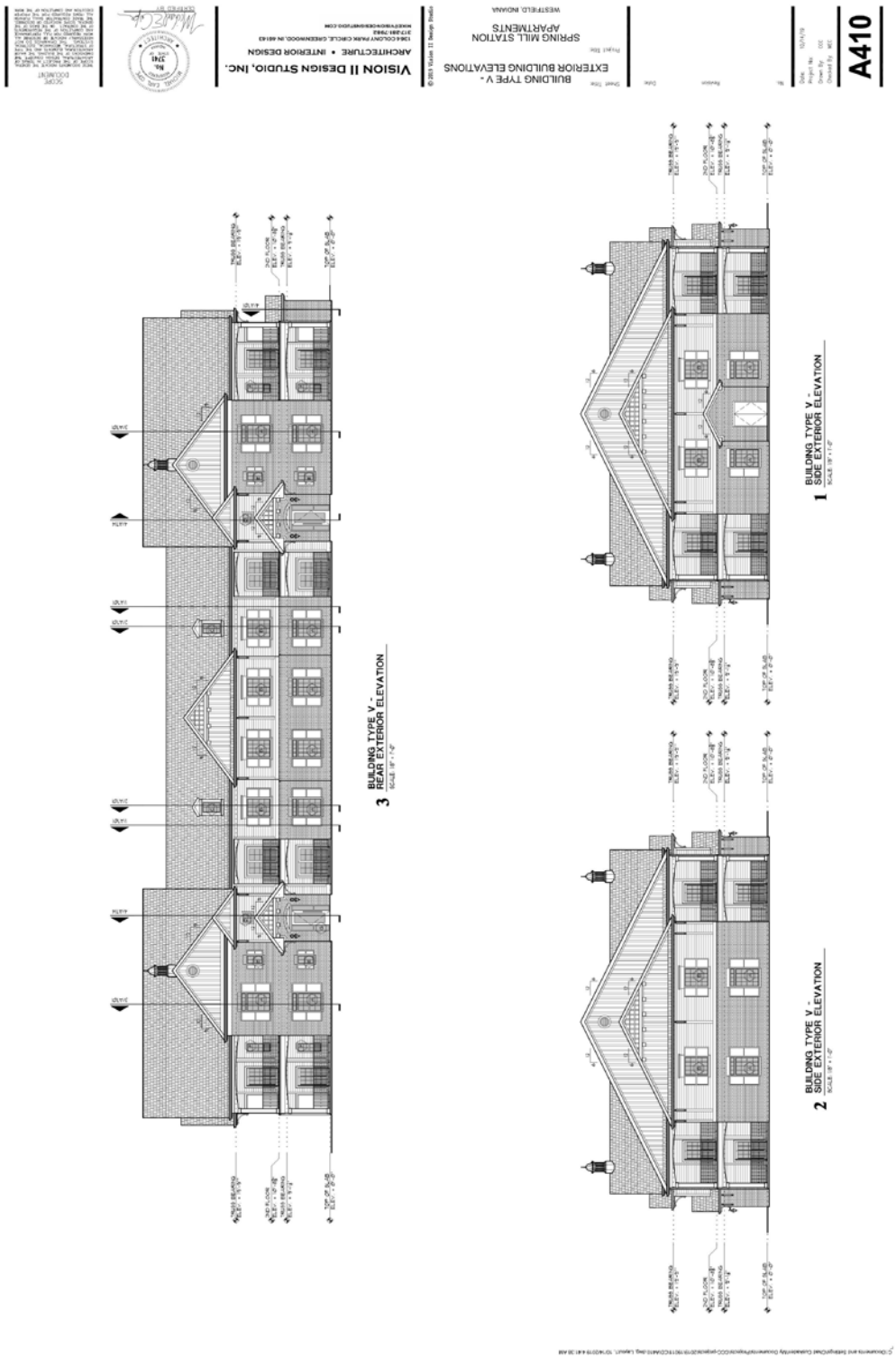

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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 17-41

Spring Mill Station SWC PUD

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1711-PUD-23), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 1711-PUD-23 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a Favorable recommendation (9-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on January 3, 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.

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

Section 1. Applicability of Ordinance.

1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "Spring Mill Station SWC PUD". This Ordinance will supersede any previous Spring Mill Station SWC PUD and The Depot at Spring Mill Station PUD.

1.2 The provisions of the UDO as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the UDO that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.

1.3 The underlying zoning district for **Lot 1, Lot 2, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8 & Lot 9** shall be **LB – Local and Neighborhood Business District**. The underlying zoning district for **Lot 3** shall be the **MF2 – Multi-Family Medium Density District.** Except as

COPY

modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the UDO applicable to the Underlying Zoning District shall apply.

1.4 Chapter ("Chapter") and Article ("Article") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

2.1 Commercial Area: Lots 1-2 & 4-9 to be described as "Commercial Area".

2.2 Residential Area: Lot 3 to be described as "Residential Area".

2.3 Concept Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B**. Exhibit B is a general plan for the development of the Real Estate which depicts the lots boundaries, proposed improvements and landscaping.

2.4 Controlling Developer: The Controlling Developer shall be Westfield Residential Investors, LLC ("WRI"), its successors or assigns.

2.5 Architectural Character for Commercial Area: The illustration attached hereto and incorporated herein by reference as **Exhibit D**.

2.6 Architectural Character for Residential Area: The illustration attached hereto and incorporated herein by reference as **Exhibit C**.

Section 3. **Concept Plan.** The Concept Plan is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

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

Section 4. **Underlying Zoning District.**

4.1 The underlying zoning district for the Commercial Area shall be LB – Local and Neighborhood Business District of the Unified Development Ordinance.

4.2 The underlying zoning district for the Residential Area shall be the MF2 – Multi-Family Medium Density District of the Unified Development Ordinance.

Section 5. **Permitted Uses.**

5.1 Permitted Uses for the Commercial Area – The uses permitted in the Underlying Zoning District for LB shall be limited to the following uses as defined in the UDO: Bank, Savings and Loan, Financial Institution (collectively "banks"); Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Restaurant

(Sit Down, Specialty, Takeout and Deli-style); Retail (Low-Intensity, Medium Intensity): Tavern (Micro-Brewery); Temporary Use and Event; Utilities; Fire Station.

5.2 Service Hours for Lots Commercial Area – Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.

5.3 Hours of Operation for Lots Commercial Area – Any permitted restaurant, tavern/bar or retail use (excluding pharmacy/drug store) located on the Real Estate is prohibited from operating during the hours of 1:00 a.m. – 5:00 a.m.

5.4 Permitted Uses for the Residential Area – All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 3, except for the following: Utilities – Regulated by the IURC.

Section 6. **General Regulations.** The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

6.1 Article 4.11 MF2: Multi-Family Medium Density District

A. Maximum Density: Twenty (20) Dwelling Units per acre

B. Maximum Dwelling per structure: Thirty (30)

C. Maximum Number of Dwelling Units in Lot 3: Two hundred ninety-two (292) units.

D. Minimum Building Setback Lines: Front Yard: None

E. Maximum Building Height: Three (3) stories, except that

(i) any buildings along the south property line (i.e. adjacent to Crosswind Commons development) shall be limited to two (2) stories;

(ii) no building shall be greater than Sixty (60) feet in height.

6.2 Article 4.14 LB: Local and Neighborhood Business District

A. General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit.

B. Use of Required Yards. As depicted in the Concept Plan, required front, side and rear yards may include driveways and parking areas, provided that no portion of the parking area may be located closer than four (4) feet to any right-of-way line,

and the remainder of said required yard shall be maintained as green space free from buildings or structures.

C. Maximum Building Sizes

(i) The building labeled "Medical Offices" on the Concept Plan shall contain no more than 29,000 square feet of gross leasable area if such building is used as a medical office (including clinic or "micro" hospital); and no more than 20,000 square feet if used for any other permitted use.

(ii) The maximum square footage, in the aggregate, of all buildings in the Commercial Area shall not exceed One Hundred Fifty Thousand (150,000) square feet of gross leasable area.

D. Minimum / Maximum Building Height.

(i) The minimum building height for the buildings fronting Spring Mill Road and 161st Street shall be a minimum of one and one half (1 ½) stories in height. This height may be a raised parapet. The minimum building height shall be eighteen feet (18'), if the building features a flat roof, as measured to the top of any parapet wall.

(ii) No other building located in the Commercial Area shall be subject to minimum height requirements.

(iii) The maximum height of any building in the Commercial Area shall be limited to two (2) stories.

(iv) Any fire station which may be built on the Real Estate shall be exempt from the requirements of this Section 6.2(D).

E. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Variations to the pedestrian accessibility depicted in the Concept Plan may be approved by the Director.

(i) An eight (8) foot wide path shall be provided along the Real Estate's 161st Street and Spring Mill Road frontages, as depicted on the Concept Plan. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular interval basis.

(ii) All walkways internal to the Real Estate that cross vehicular ways (e.g. drive lanes, parking lots) shall be delineated and distinguished from the driving surface through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick.

(iii) Perimeter trail and Central Trail to be installed. The Perimeter Trail is labelled as Pedestrian Path on **Exhibit B** and the Central Trail is labelled as Pedestrian Walkway on **Exhibit B**.

(iv) A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and may encroach into the south and/or west

property line buffer yards described in Section 7 below as depicted in the Concept Plan.

(v) Bike parking and common area benches shall be provided. The bike parking and common area benches shall be functional and architecturally consistent with the overall development.

Section 7. **Development Standards:** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. In addition, the follow shall apply:

7.1 Architectural Character Exhibit:

A. For the MF2 areas, the architectural elevations incorporated in the Architectural Character for Residential exhibit are a general representation of the intended architecture and character for the proposed development of the Real Estate.

B. For the Commercial areas, Architectural Character for Commercial Area exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the development. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the development's intent and vision. Each building constructed in the development shall meet the intent of the Architectural Character for Commercial Area exhibit by containing a minimum number of Building Materials and Architectural Features as described in Sections 7.1(D) and 7.1(E) below.

C. Building Materials. The Building Materials Exhibit, attached hereto as **Exhibit D-1,** hereby incorporates building material requirements for each of the three (3) major exterior components of each Building to be constructed in the development: Roofing; Primary Exterior Walls; and Secondary Accent Walls. Each Building shall feature at least one item for each component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with **Exhibit D,** except that a Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component.

D. Architectural Features. The Architectural Features Exhibit, attached hereto as **Exhibit D-2**, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the development. Each Building to be constructed in the development must contain at least four (4) of the architectural features as set forth in **Exhibits D-2**.

E. Trash Enclosures. A trash enclosure will be allowed to be constructed for each lot. Alternatively, a combined trash enclosure will be allowed to be constructed to serve several lots. Trash enclosures will not be permitted between the buildings and 161st Street / Spring Mill Road. See **Exhibit E** for trash enclosure area of exclusion. On all lots, the trash enclosure will be constructed of a masonry material that is similar to the building on the lot with which it serves.

F. Administration. Each Building shall be certified by the Controlling Developer as containing requisite Building Materials and Architectural Features prior to submitting same to the Director for final approval.

7.2 Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

A. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.

B. South Property Line. The Real Estate's south property is depicted in Lot 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.

C. West Property Line. The Real Estate's west property is depicted in Lots 2 and 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.

D. The Landscaping in the Parking Areas shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping. The landscaping shall also be in general conformance with that depicted in **Exhibit B**. If a conflict exists, a modification may be determined by the Director to accomplish the proposed parking areas as shown in the Concept Plan **Exhibit B** attached hereto.

7.3 Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:

A. Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.

B. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site's overall architectural design.

C. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.

D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.

E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.

F. Neon Lights. Neon lighting shall not be permitted.

7.4 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO.

A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.

B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.

C. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15) feet in sign height and one hundred and twenty (120) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See **Exhibit E** for locations.

D. A monument sign shall be permitted for the road frontages of Lots 1, 2 and 3. The ground sign may be a maximum of six (6) feet in height and thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See **Exhibit E** for locations.

7.5 Drive-Thru Regulations. Drive-thru facilities shall only be permitted as follows:

A. One drive-thru will be allowed on each of Lots 4, 7 and 9.

B. A Bank, as depicted in the Concept Plan as Lot 7, shall have no more than two (2) drive-thru lane and one ATM lane.

C. Lot 5 may have a patient or customer pickup area.

Section 8. **Design Standards:** The standards of Chapter 8: Design Standards shall apply to the development, except as otherwise modified below.

8.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below for the Residential Area.

A. Minimum Open Space Minimum Open Space required to be 15%.

B. Development Amenities: The following amenities shall be required as generally illustrated on the Concept Plan:

(i) Clubhouse

(ii) Fitness Center in Clubhouse

(iii) Resort style pool at Clubhouse

(iv) Business Center in Clubhouse

(v) Grilling Cabana at Clubhouse

(vi) Dog Park at Clubhouse

(vii) Fitness Trail around perimeter of site

(viii) Outdoor Classroom area (at pond through an agreement with Westfield Washington Schools)

(ix) Pedestrian Walkway and Pedestrian Path as descried in Section 6 (E) and depicted in **Exhibit B**.

(x) Trail around pond for school activities (through an agreement with Westfield Washington Schools)

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 26 DAY OF Mar, 2018.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Joe Edwards	Joe Edwards	Joe Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark Keen	Mark Keen	Mark Keen
Chuck Lehman	Chuck Lehman	Chuck Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 17-41** was delivered to the Mayor of Westfield on the 27th day of Mar, 2018.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 17-41
this 28 day of March, 2018.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 17-41
this _____ day of _____, 2018.

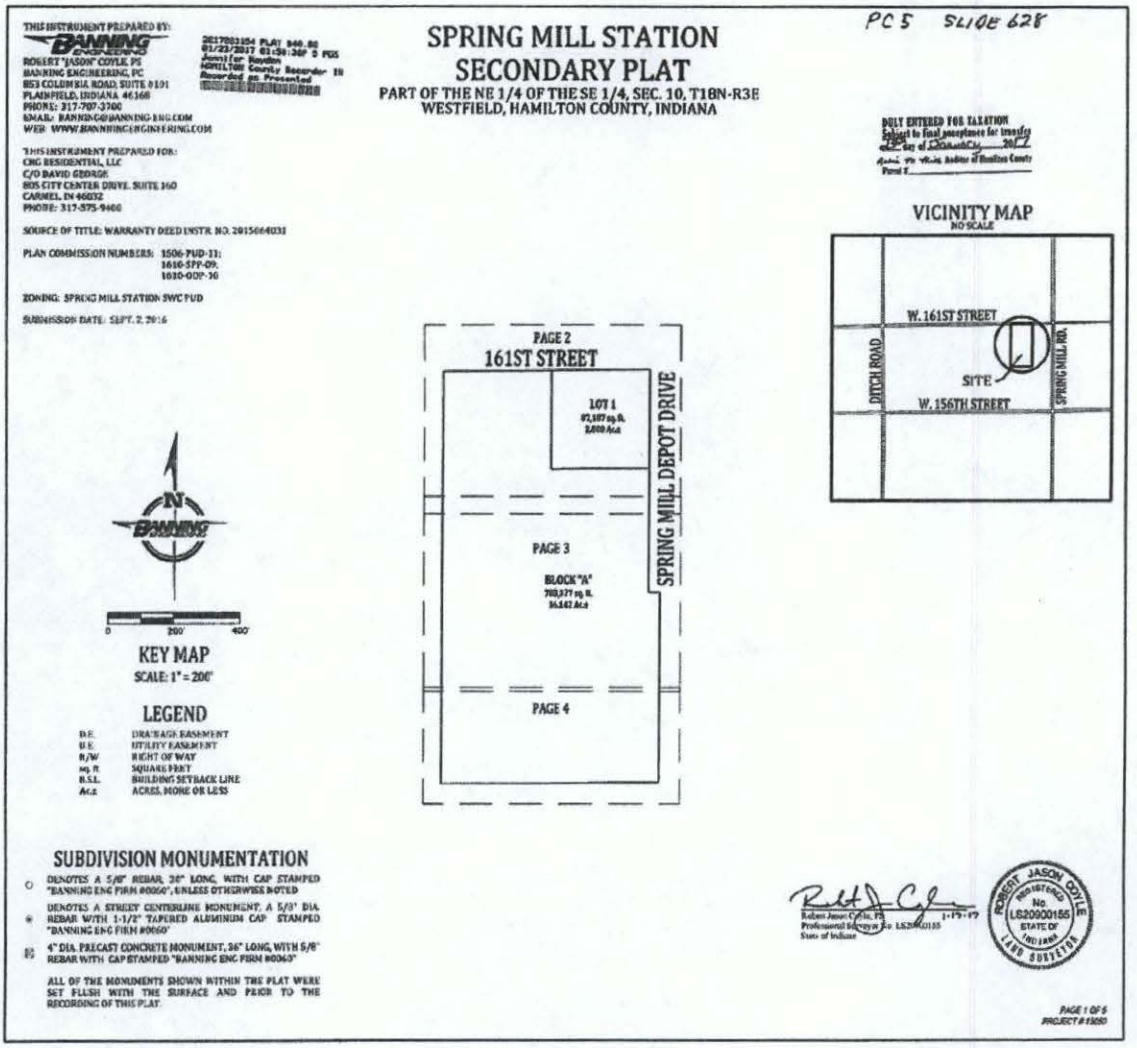
J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2



THIS INSTRUMENT PREPARED BY:
BANNING ENGINEERING
ROBERT "JASON" COYLE, PS
BANNING ENGINEERING, PC
853 COLUMBIA ROAD, SUITE 0101
PLAINFIELD, INDIANA 46168
PHONE: 317-707-3700
EMAIL: BANNING@BANNING-ENG.COM
WEB: WWW.BANNINGENGINEERING.COM

2017003104 PLAT 840.00
01/23/2017 01:50:36P 3 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

THIS INSTRUMENT PREPARED FOR:
CHG RESIDENTIAL, LLC
C/O DAVID GEORGE
805 CITY CENTER DRIVE, SUITE 160
CARMEL, IN 46032
PHONE: 317-575-9400

SOURCE OF TITLE: WARRANTY DEED INSTR. NO. 2015044031

PLAN COMMISSION NUMBERS: 1506-PUD-11;
1610-SPP-09;
1610-ODP-10

ZONING: SPRING MILL STATION SWC PUD

SUBMISSION DATE: SEPT. 2, 2016

SPRING MILL STATION
SECONDARY PLAT
PART OF THE NE 1/4 OF THE SE 1/4, SEC. 10, T18N-R3E
WESTFIELD, HAMILTON COUNTY, INDIANA

PC 5 SLIDE 628

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
this ___ day of January, 2017
Auditor of Hamilton County
Parcel #

VICINITY MAP
NO SCALE

W. 161ST STREET
DITCH ROAD
SPRING MILL ROAD
SITE
W. 156TH STREET

PAGE 2
161ST STREET
LOT 1
SPRING MILL DEPOT DRIVE
PAGE 3
BLOCK "A"
PAGE 4

KEY MAP
SCALE: 1" = 200'

LEGEND

D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
R/W	RIGHT OF WAY
sq. ft.	SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
Ac.±	ACRES, MORE OR LESS

SUBDIVISION MONUMENTATION

- DENOTES A 5/8" REBAR, 30" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED
- DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060"
- 4" DIA. PRECAST CONCRETE MONUMENT, 36" LONG, WITH 5/8" REBAR WITH CAP STAMPED "BANNING ENG FIRM #0060"

ALL OF THE MONUMENTS SHOWN WITHIN THE PLAT WERE SET FLUSH WITH THE SURFACE AND PRIOR TO THE RECORDING OF THIS PLAT.

Robert Jason Coyle, PS
Professional Surveyor No. LS20900155
State of Indiana
1-19-17

ROBERT JASON COYLE
LS20900155
STATE OF INDIANA
LAND SURVEYOR

PAGE 1 OF 5
PROJECT # 13050

EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

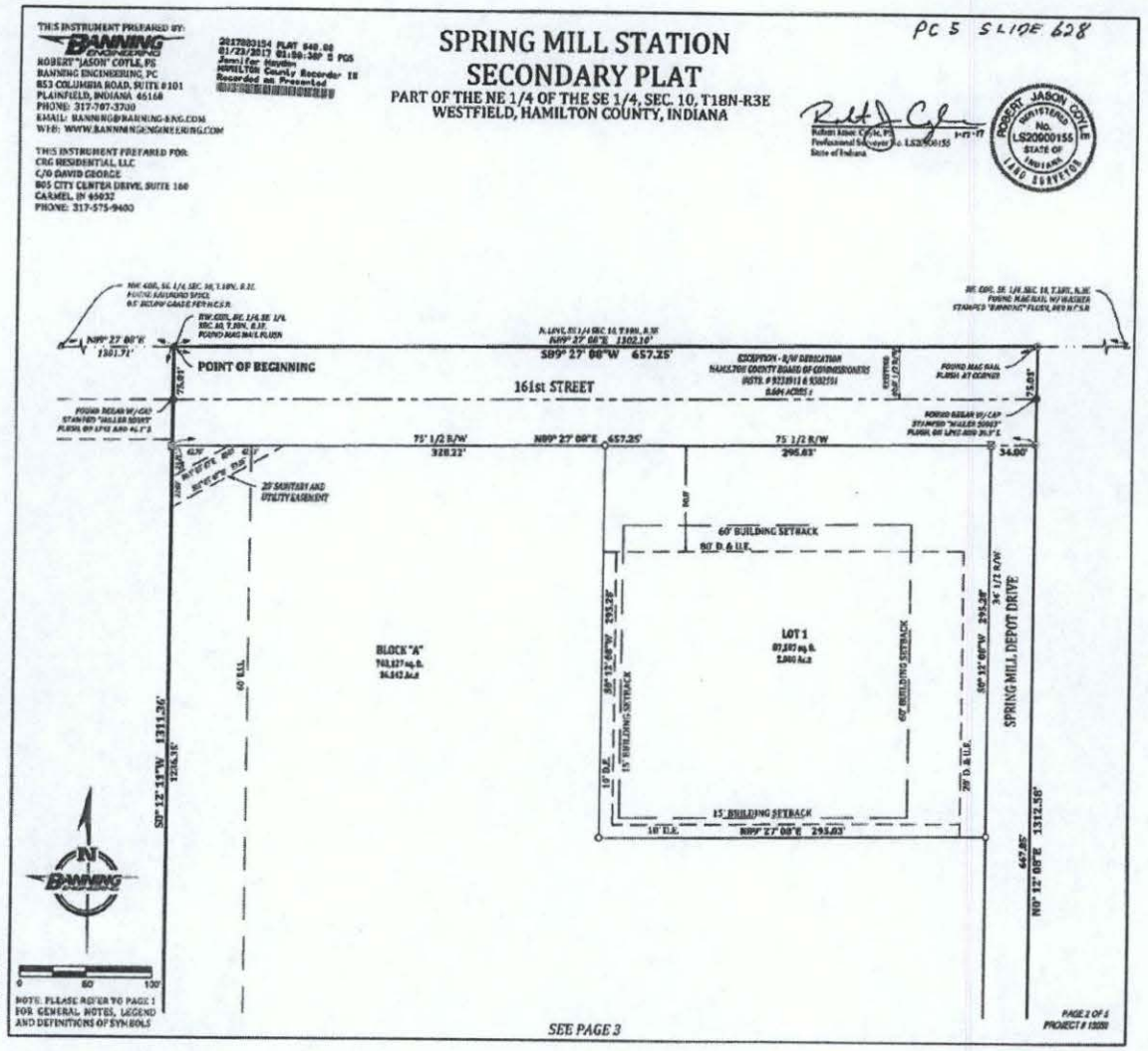


EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

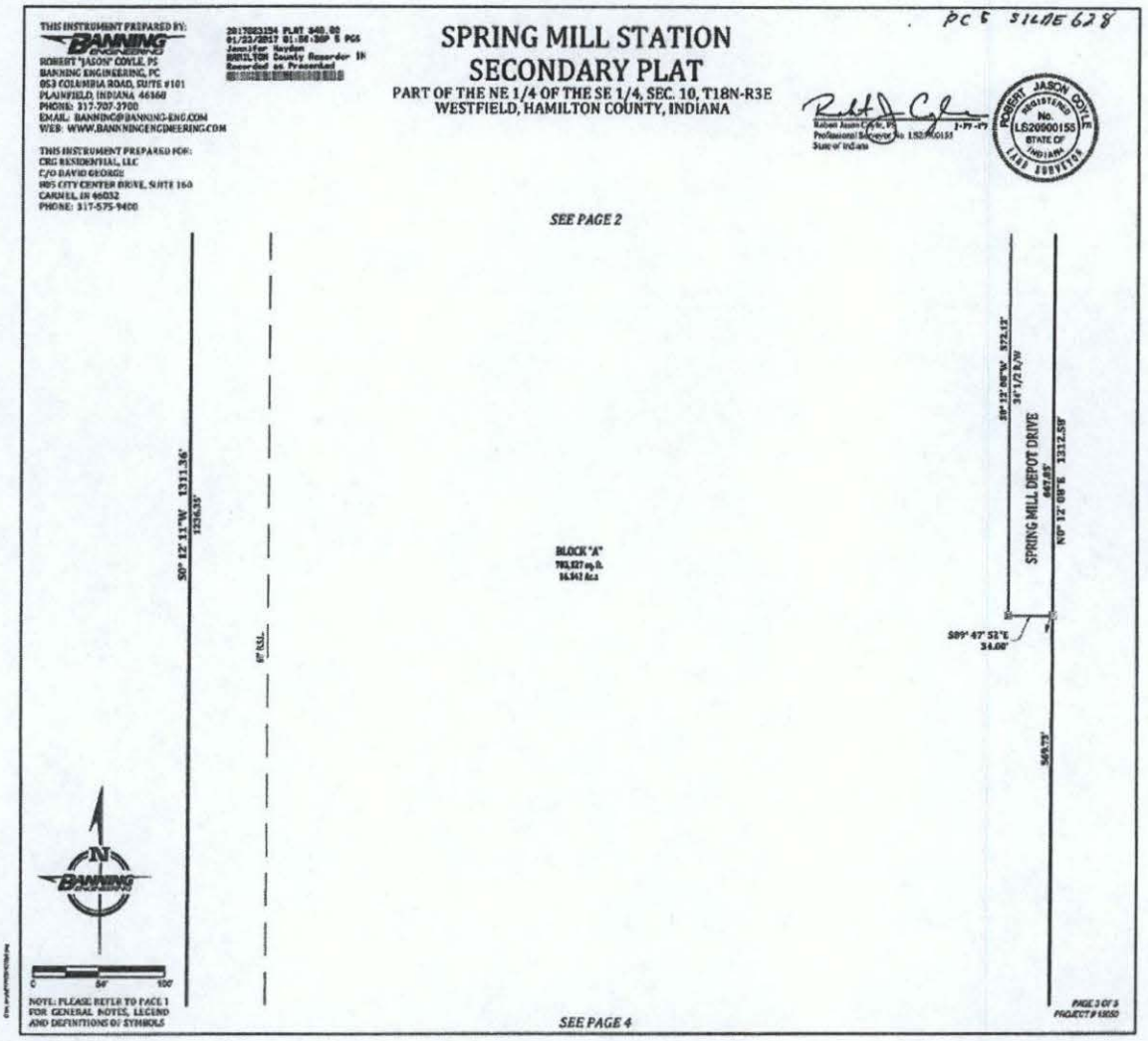


EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

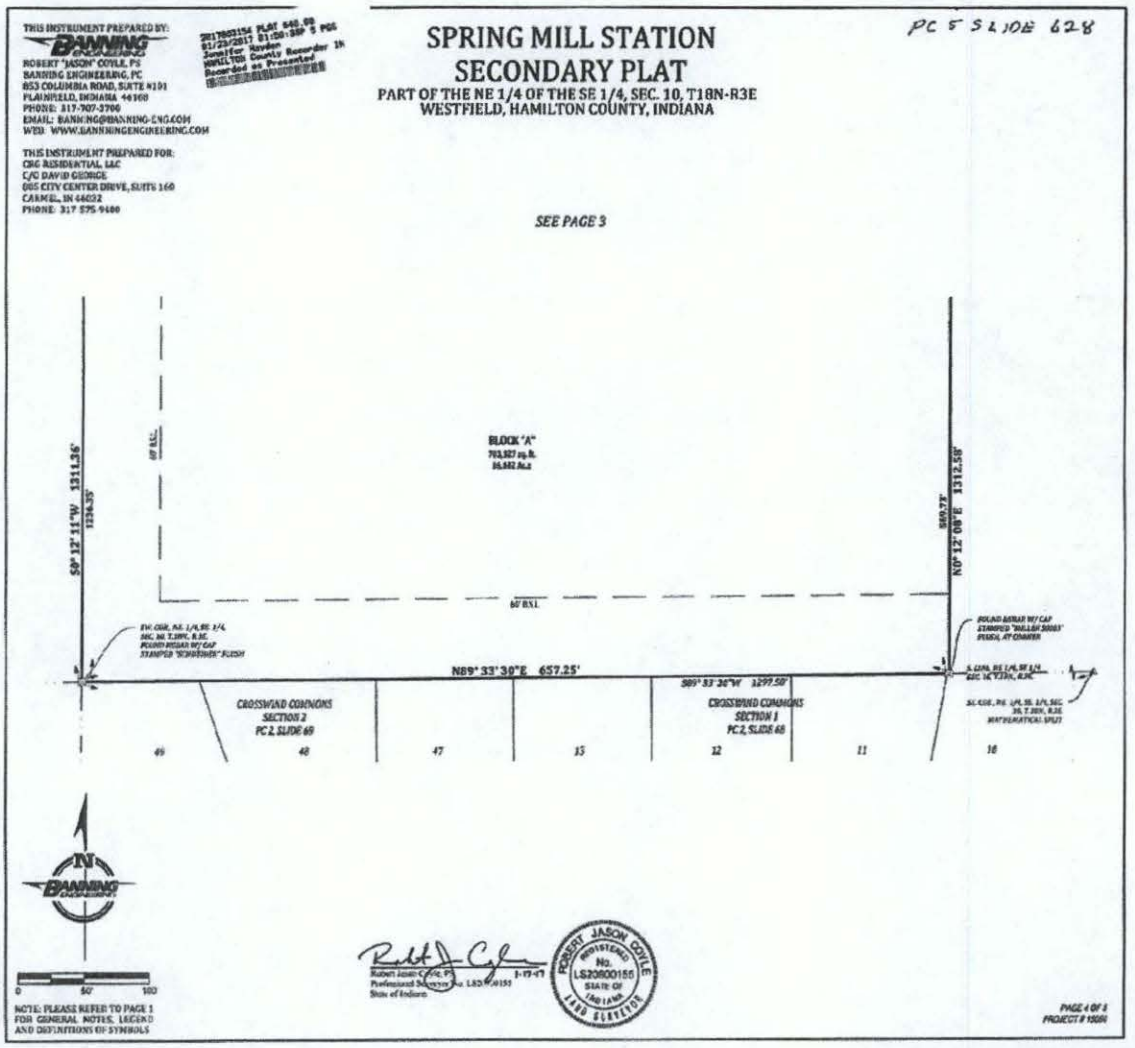


EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: Lots 1 & 2

PC 5 SLIDE 628

THIS INSTRUMENT PREPARED BY:
BANNING ENGINEERING
ROBERT "JASON" COYLE, PS
BANNING ENGINEERING, PC
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46168
PHONE: 317-707-3700
EMAIL: BANNING@BANNING-ENG.COM
WEB: WWW.BANNINGENGINEERING.COM

THIS INSTRUMENT PREPARED FOR:
CNG RESIDENTIAL, LLC
C/O DAVID GROACE
995 CITY CENTER DRIVE, SUITE 160
CARMEL, IN 46032
PHONE: 317-575-9400

201703315 PLAT $48.00
01/23/2017 01:50:38P 5 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

SPRING MILL STATION SECONDARY PLAT
PART OF THE NE 1/4 OF THE SE 1/4, SEC. 10, T18N-R3E
WESTFIELD, HAMILTON COUNTY, INDIANA

SPRING MILL STATION SUBDIVISION

A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

BEGINNING at a mag nail found marking the northwest corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 11 seconds West along the west line of said Quarter-Quarter Section a distance of 1311.36 feet southwest corner of said Quarter-Quarter Section, said corner being marked by a rebar with cap stamped "Schneider"; thence North 89 degrees 55 minutes 30 seconds East along the south line of said Quarter-Quarter Section a distance of 657.25 feet to a rebar with cap stamped "Miller"; thence North 00 degrees 12 minutes 08 seconds East 1312.36 feet to a point on the north line of said Quarter-Quarter Section, said point being marked by a mag nail; thence South 89 degrees 27 minutes 08 seconds West along said north line 657.25 feet to the POINT OF BEGINNING. Containing 19.974 acres, more or less.

This subdivision consists of one (1) lot, labeled Lot One (1), and one (1) block, labeled Block "A". The size of the lot, the block, the width of streets and the easements are shown on this and dimensional parts thereof.

Cross-Reference is hereby made to a Plat of Survey prepared by Banning Engineering, certified by Robert Jason Coyle, PS, Project #15030, and dated November 14, 2015 in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. Said survey is recorded as Instrument Number _____ in the Office of the Recorder of Hamilton County, Indiana.

This is to certify that the subject real estate is located in a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as said tract plots by scale on Community Panel No. 18057 0120 C of the Flood Insurance Rate Maps dated November 19, 2014. The accuracy of any flood hazard statement is subject to map scale uncertainty.

I, the undersigned, hereby certify that I am a Professional Surveyor licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross-referenced plat of survey and that to the best of my knowledge and belief there has been no changes from the matters of survey revealed by the cross-referenced plat of survey on any lines that are common with this new subdivision. Furthermore, all the monuments shown thereon actually exist and that all other requirements specified herein, done by me, have been met.

Professional Surveyor's Certificate:

I, Robert Jason Coyle, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana;

That this plat correctly represents a survey completed by me on January 16, 2017, that all the monuments shown thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

Robert Jason Coyle, PS — 1-19-17
Professional Surveyor No. LS20900155
State of Indiana

ROBERT JASON COYLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

Deed of Dedication:

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Spring Mill Station, an addition to the City of Westfield, Indiana. All rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and sideyard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Landscaping Note: All Street Trees are to match the current City of Westfield Master Tree List. Street Trees shall not be within four (4) feet of any pavement. There shall be no trees within ten (10) feet of any storm sewer including sub-surface drains.

There are strips of ground shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

Easement Certificate:

There are strips of land, the widths as shown on the plat, and labeled as Drainage Easement & Utility Easement either separately or in combination, which are reserved for use by the Developer, Public Utility Companies (not including transportation companies) and Government Agencies for the installation, operation and maintenance of improvements and facilities.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2031, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Plan Commission Certificate:

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the 19 day of January, 2017.

Westfield-Washington Township Plan Commission

By: _____
Matthew Skelton, Esq., Director
Economic and Community Development Department

Board of Public Works and Safety Certificate:

This plat and the acceptance of any public right-of-way dedicated herein is hereby approved on the 23 day of January, 20 17, by the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-120 enacted by the Board of Public Works and Safety on August 26, 2015, and Article 7.4 (B) of the Unified Development Ordinance.

Jeremy Lotter, Director
Public Works Department

"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."
Printed: _____

Source of Title: Warranty Deed - Instrument No. 201306031
Witnessed our hands and seals this 23 day of January, 2017

Signature: _____
Name: R. Birch Datton
Address: 111 Pleasant Crk Blvd
Indpls, IN 46214

State of Indiana)
)
Hamilton County)

Before me the undersigned Notary Public, in and for the County and State personally appeared R. Birch Datton and severally acknowledge the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this 23rd day of January, 2017

Signature: _____
Printed: _____
County of Residence: _____
My Commission Expires: _____

JENNIFER M. HALLADAY
Notary Public - Seal
State of Indiana
Marion County
My Commission Expires May 13, 2021

PAGE 3 OF 5
PROJECT # 15030

EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: Lots 3 & 4

EXHIBIT A

SPRING MILL STATION SW CORNER

Quitclaim Deed - Instrument Number 200000060281

Begin 39 5/6 rods east of the southwest corner of the northeast quarter of the southeast quarter of Section 10, Township 18 North, Range 3 East, and run north 80 rods; east 40 1/6 rods to the east line of said section; south 80 rods; west to beginning containing 20 acres more or less.

Exception: Warranty Deed - Instrument Number 9423047

As part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 198 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 600.00 feet along the east line of said section; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds West 525.00 feet; thence North 45 degrees 00 minutes 00 seconds West 49.50 feet; thence South 90 degrees 00 minutes 00 seconds West 577.25 feet; thence North 00 degrees 00 minutes 00 seconds West 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East 657.25 feet along the north line of said quarter section to the POINT OF BEGINNING and containing 1.609 acres, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.612 acres, more or less.

EXHIBIT B
CONCEPT PLAN

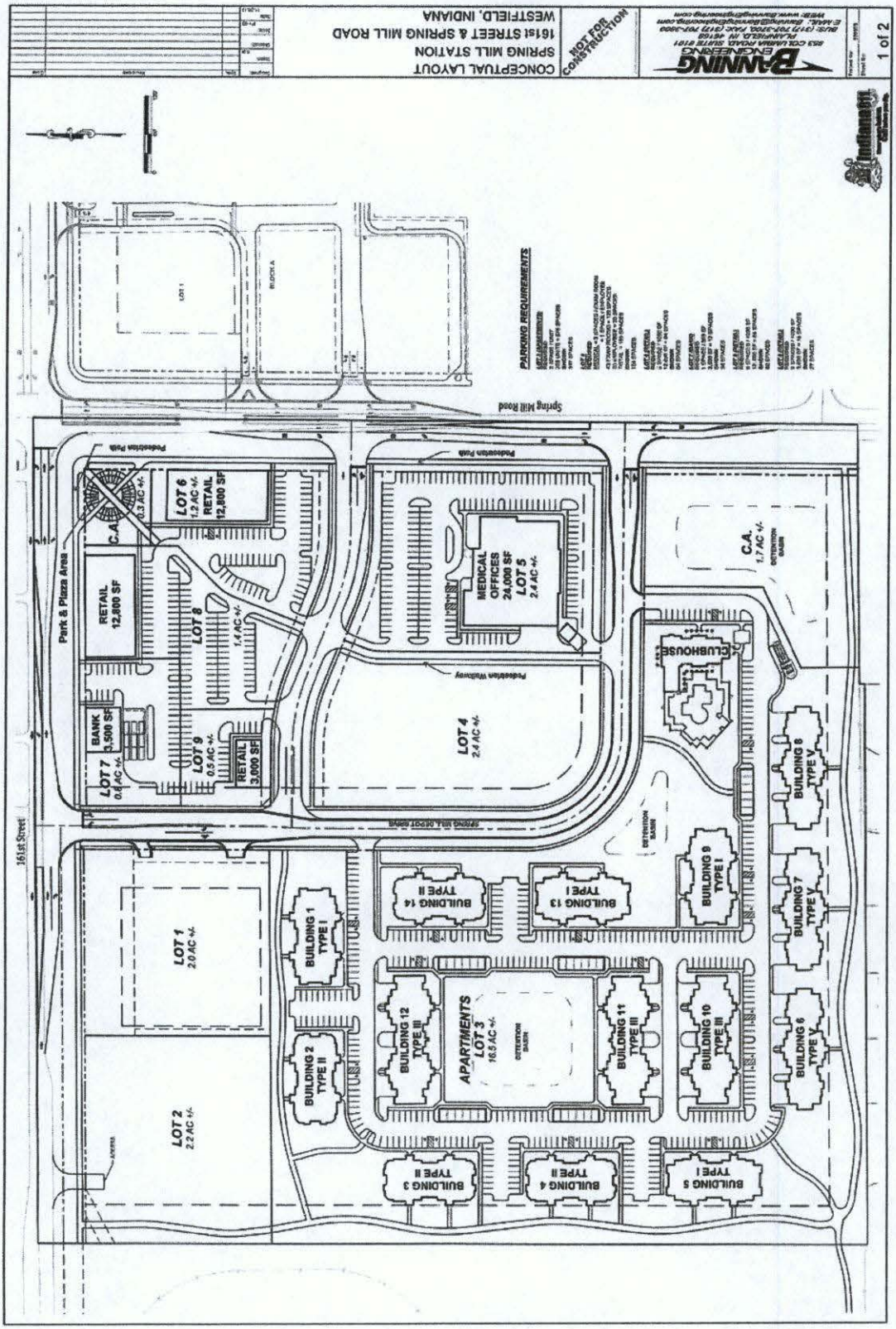


EXHIBIT B
CONCEPT PLAN

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA

CLUBHOUSE - FRONT ELEVATION

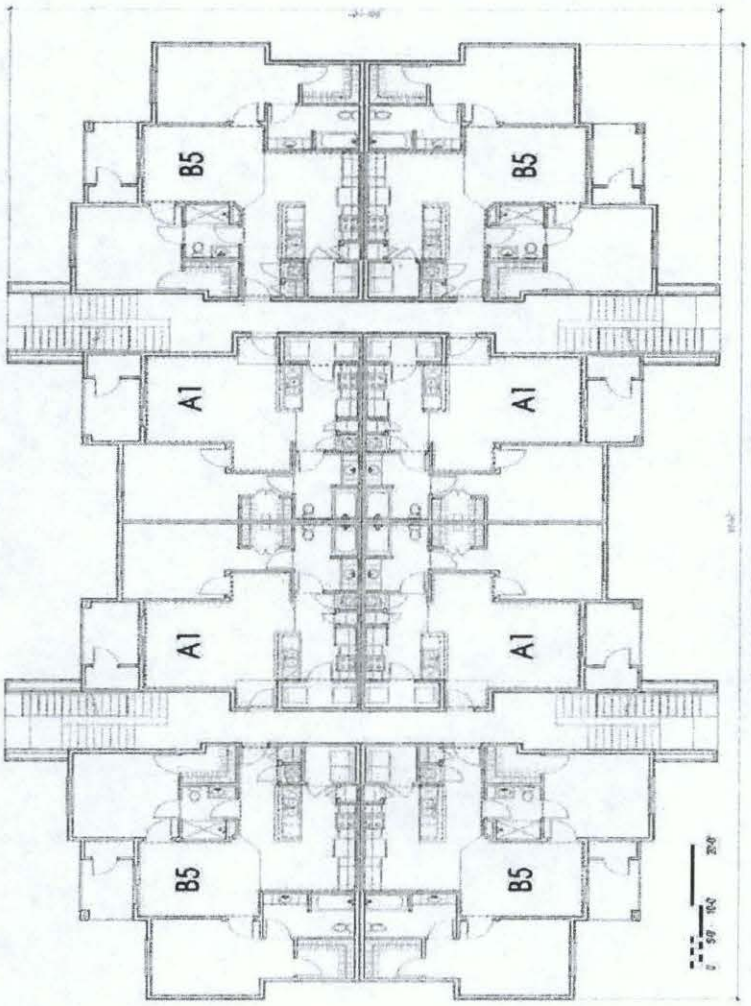
SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA

BUILDING TYPE I - EXTERIOR ELEVATIONS

SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



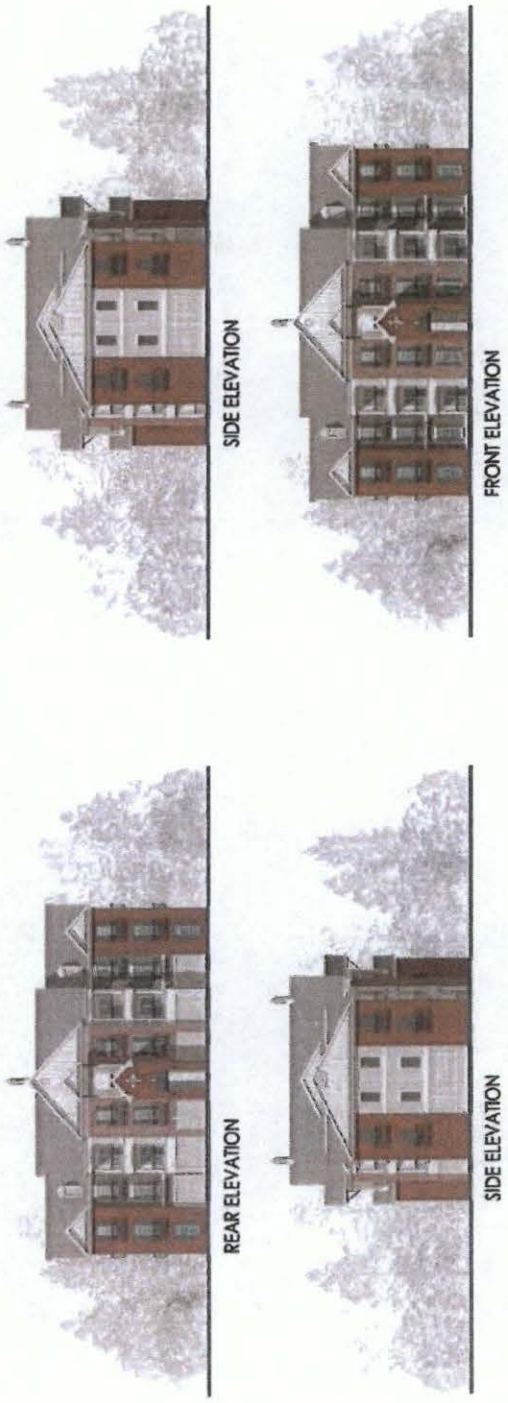
BUILDING TYPE I - FLOOR PLAN

SPRING MILL STATION

WESTFIELD, INDIANA

April 30, 2015

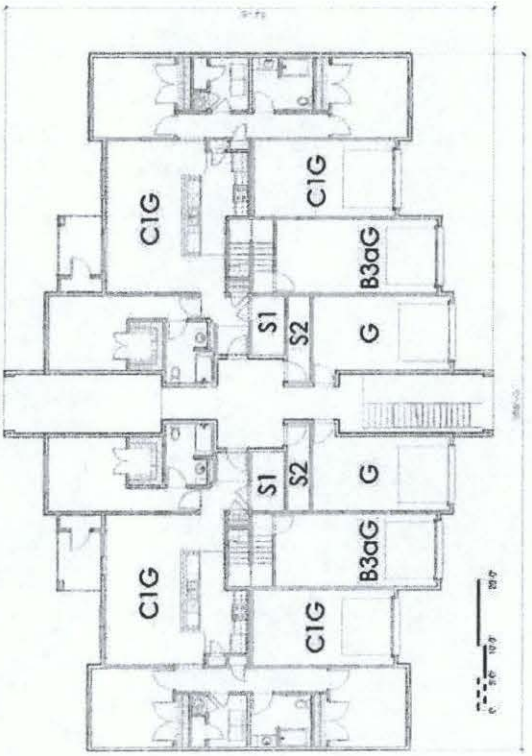
EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE IV - EXTERIOR ELEVATIONS

SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA



BUILDING TYPE IV - FLOOR PLAN

SPRING MILL STATION

WESTFIELD, INDIANA

April 30, 2015

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA

BUILDING TYPE VII - EXTERIOR ELEVATIONS

SPRING MILL STATION

EXHIBIT C
ARCHITECTURAL CHARACTER FOR RESIDENTIAL AREA

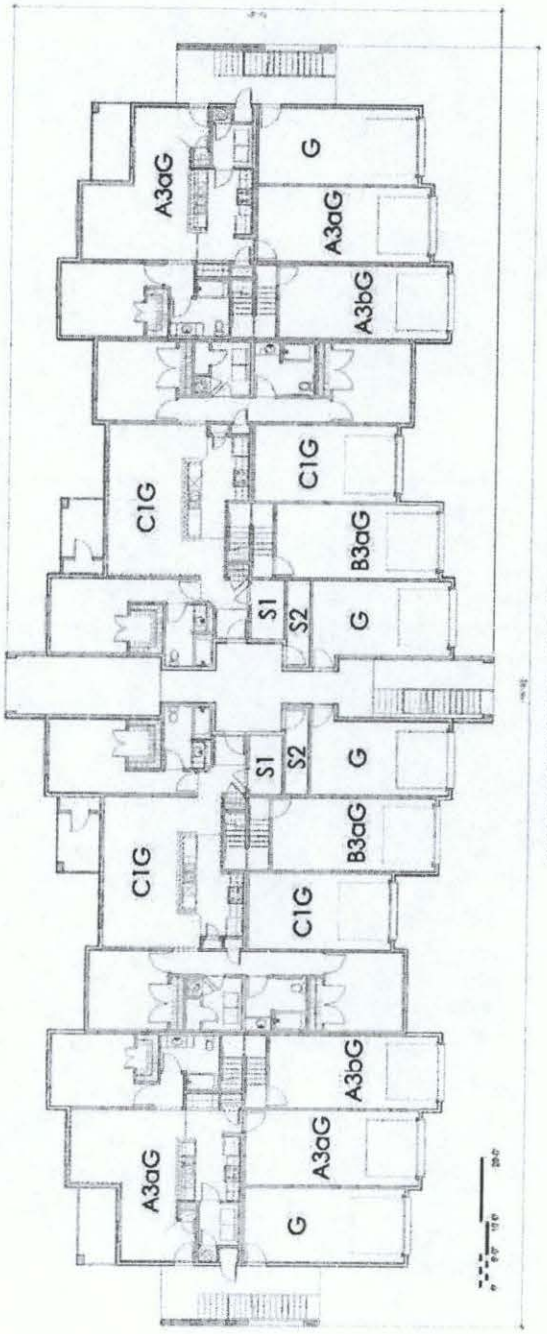


EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

DESIGN CONCEPT: NEIGHBORHOOD CENTER

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

- Foster Community Activity
- Promote Local Economy
- Enhance Community Identity
- Provide Site for a Flexible Event Space, Drawing People into the Development

EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

DESIGN CONCEPT: CONNECTIVITY

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

- Promote Engagement with Pedestrians and Bike Users Utilizing the Trail
- Create a Strong Axis to Neighborhood Center
- Engage with Green Infrastructure
- Draw the Community into the Site

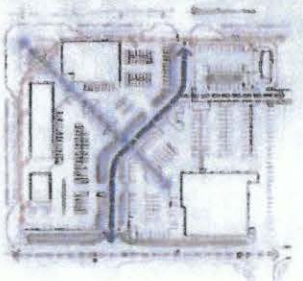


EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

DESIGN CONCEPT: CONNECTIVITY

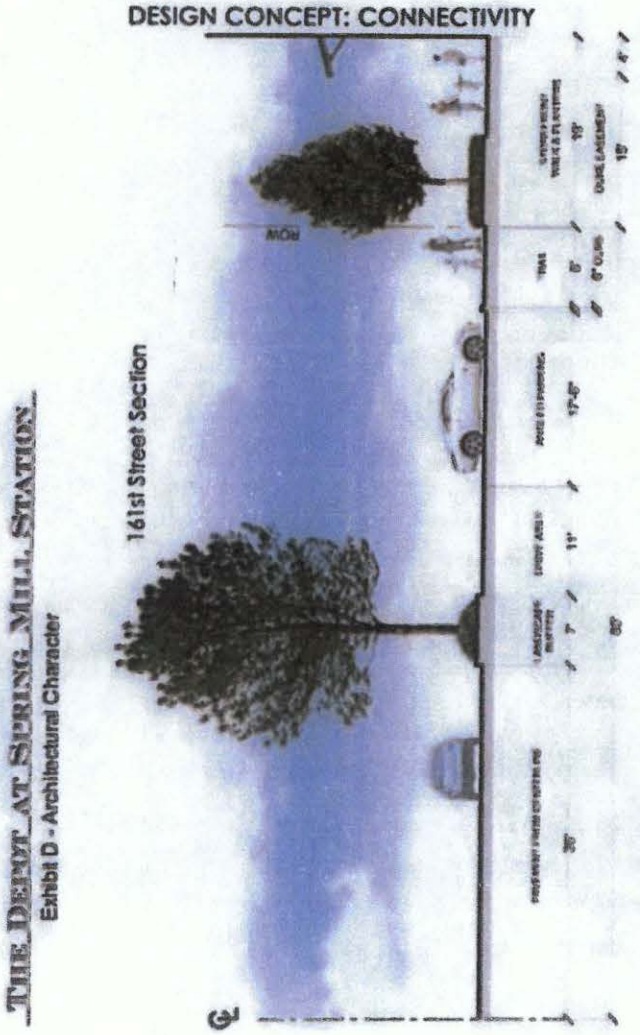
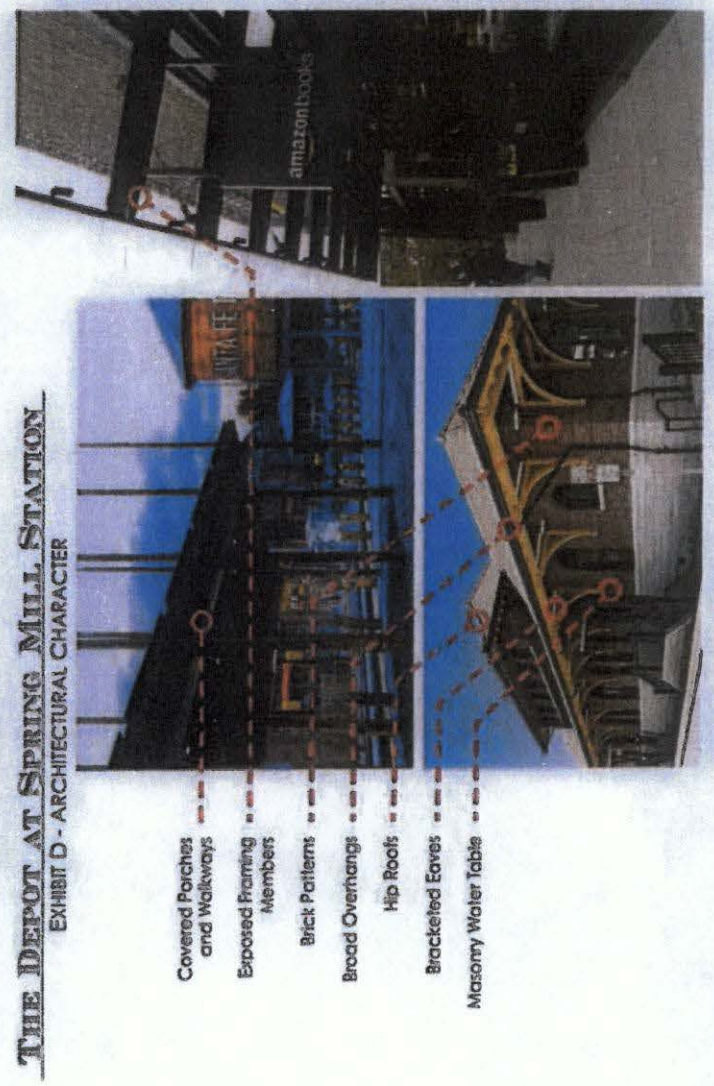


EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

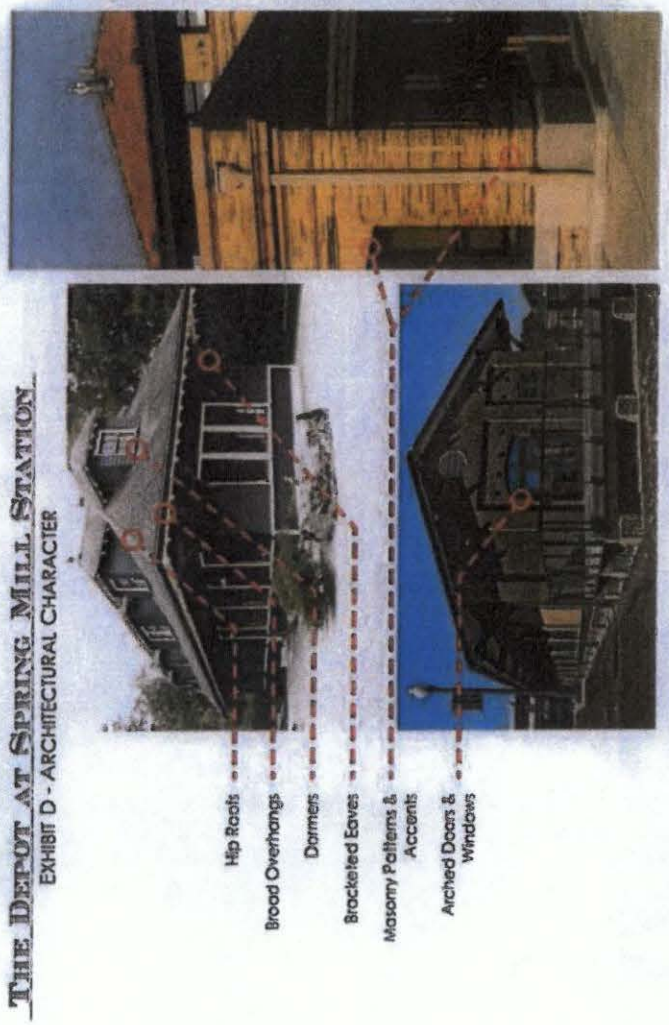
DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

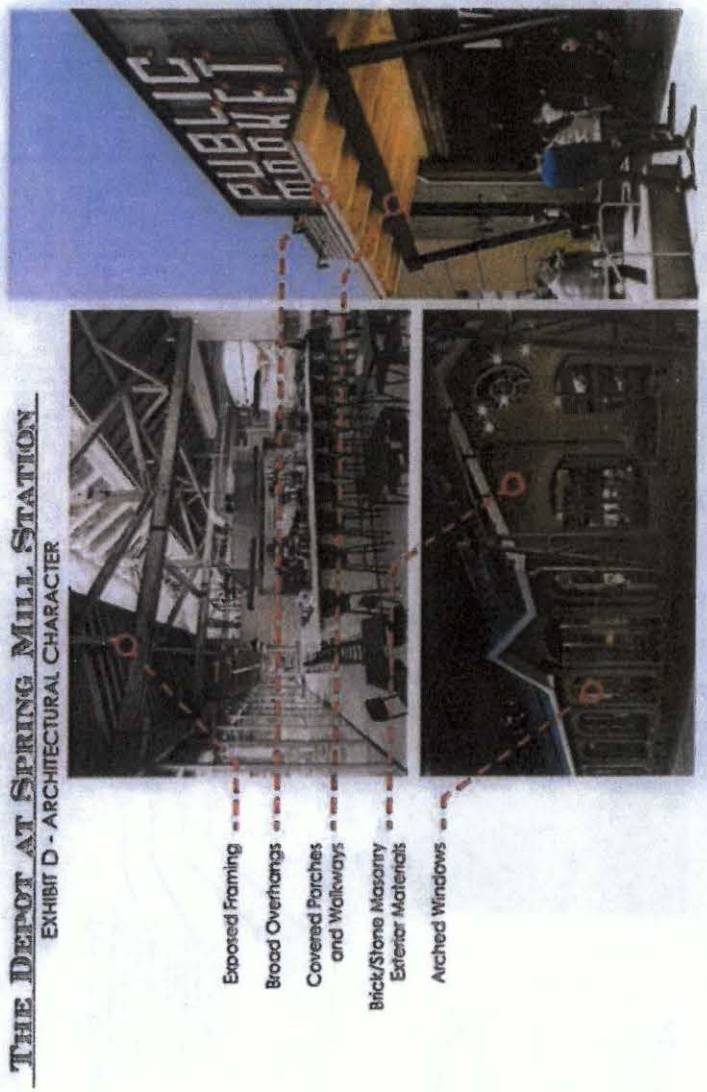
DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

EXHIBIT D
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

EXHIBIT D-1
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

EXHIBIT D-2
ARCHITECTURAL CHARACTER FOR COMMERCIAL AREA

DESIGN ELEMENTS: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION
EXHIBIT D2 - ARCHITECTURAL FEATURES

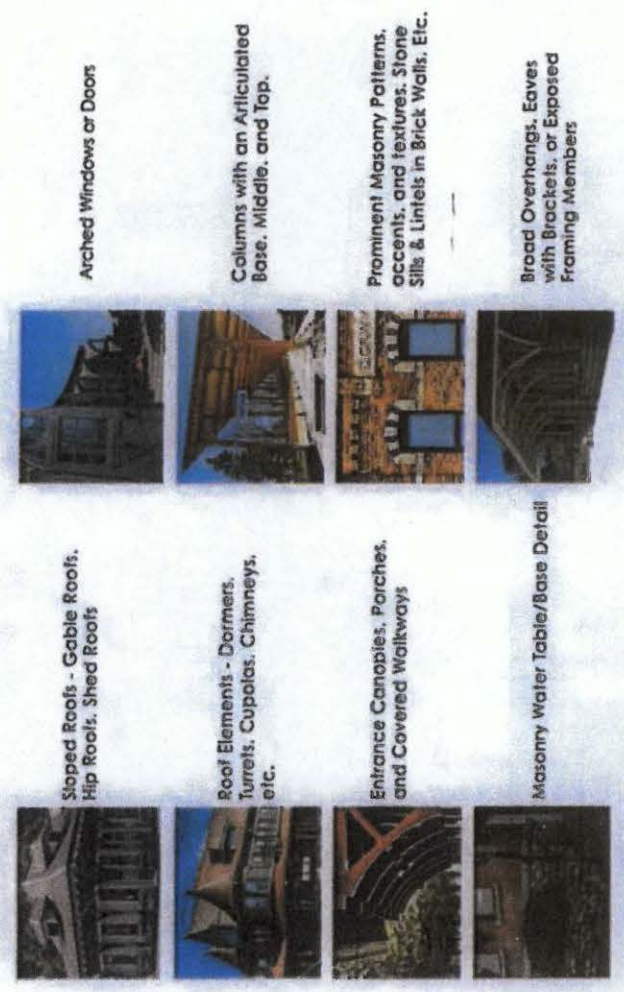
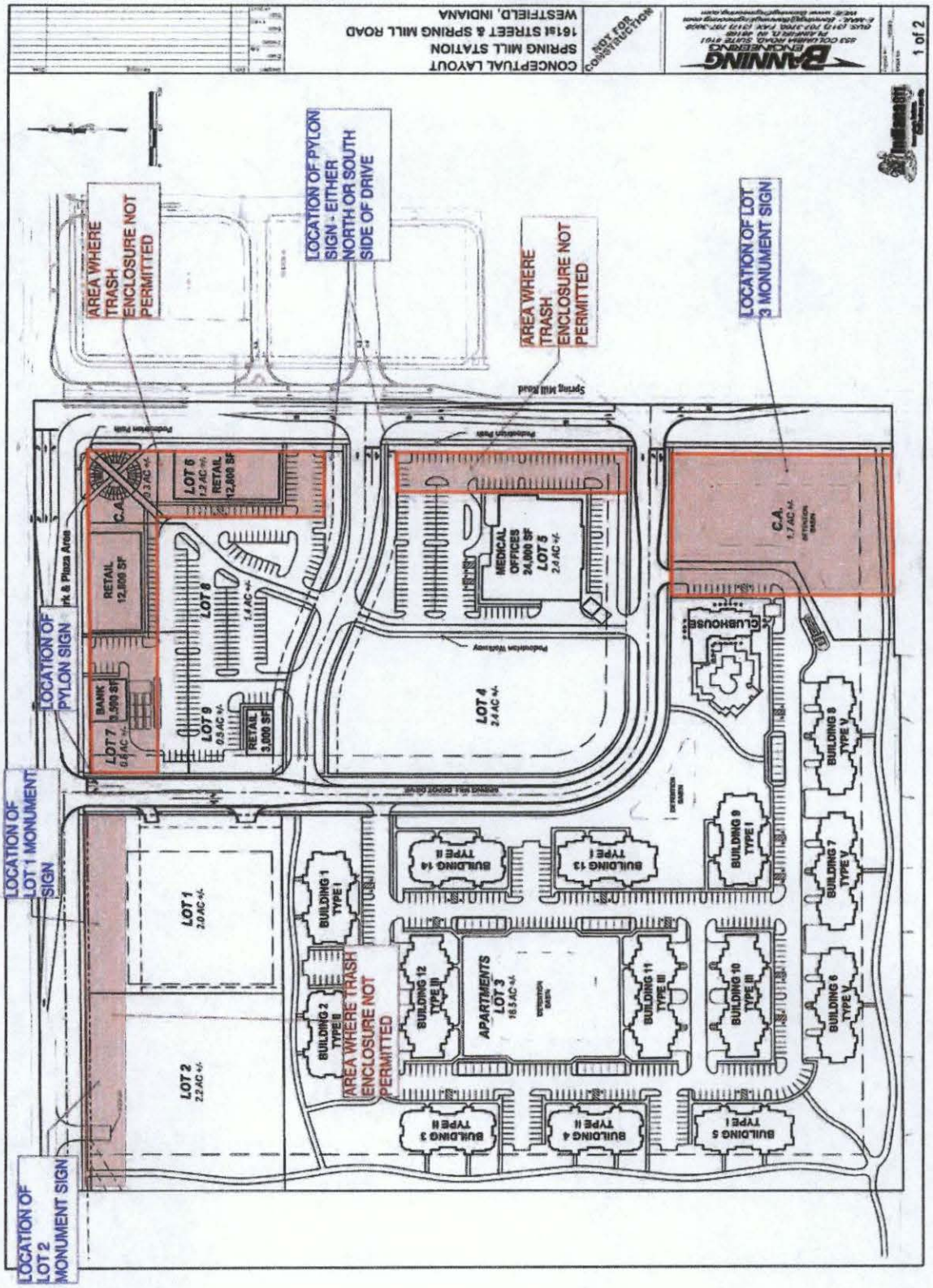


EXHIBIT E
SIGNAGE LOCATION / TRASH ENCLOSURE EXCLUSION EXHIBIT



CRG RESIDENTIAL

805 City Center Drive
Suite 160
Carmel IN 46032
P 317.575.9400
F 317.575.9399

October 22, 2019

Ms. Pam Howard
City of Westfield
2728 E 171st Street
Westfield, IN 46074

RE: PUD Text Amendment
SWC of 161st Street & Spring Mill Road
Westfield, IN

Ms. Howard,

Please allow this letter to serve as a narrative of our proposed development for the property located on the SWC corner of 161st Street & Spring Mill Road. The property is currently governed by the Spring Mill Station PUD SWC, which was approved in 2017.

Through most of 2019, we have worked on the design of the site. This includes design of the multifamily area as well as design of the main spine road (Spring Mill Depot Drive). This road will allow for development of the residential area and shortly thereafter the commercial area of the PUD.

We met with the Spring Mill Station Task Force on August 6, 2019 to present the buildings and site layout. The buildings and site were included in the PUD, but we presented the actual design drawings. The buildings were updated to include a closed breezeway with a secured access. The building count was also reduced by 3 buildings. The task force felt the design of the buildings and the site were in conformance with the PUD.

We then went forward with design and submitted the plans for City review. Upon review, it was discovered that the building architecture language in the PUD was incomplete. It could be interpreted that the building elevations should meet the elevations in the PUD, or it could be interpreted that the building elevations should meet the UDO. The UDO calls for a 6' setback for every 2 units. That is met for the Type II and Type III buildings but not the Type I or Type IV. The Type IV is a Type I that includes the clubhouse.

Our intent in drafting the PUD was that the elevations in the PUD would be the designed elevations. We understand that this language should be made clearer. We respectfully request the language in the PUD be adjusted so that the residential areas conform to the MF2 standards except for the elevations, which will meet the design depicted in the PUD elevations.

We look forward to working with the Plan Commission and the City Council on this request.

Sincerely,

David C. George

David C. George, P.E.
Spring Mill Station Residential, LLC

SPRING MILL STATION PLAN

2014

AN ADDENDUM TO THE WESTFIELD WASHINGTON TOWNSHIP COMPREHENSIVE PLAN

V. 3/26/14

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CITY OF
Westfield
INDIANA

MAYOR:

Andy Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Jim Ake, President
Steve Hoover, Vice President
Robert L. Horkey
Chuck Lehman
Bob Smith
Cindy L. Spoljaric
Robert Stokes

PLAN COMMISSION:

Ken Kingshill, President
Randy Graham, Vice President
Daniel Degnan
Andre Maue
Robert Spraetz
William Sanders
Danielle Tolan
Steve Hoover
Robert L. Horkay

DEPARTMENT HEADS:

Todd Burtron, Administration
Matt Skelton, Economic and Community Development
Ken Alexander, Public Works
Melody Jones, Parks and Recreation
Derrick Cash, Informatics
Joel Rush, Chief of Police
Joe Lyons, Fire Chief
Erin Verplank, Communications

EXECUTIVE SUMMARY:

This Spring Mill Station Plan (the "Plan") is an addendum to the Westfield-Washington Township Comprehensive Plan. The Plan: (1) provides a history of past events and current activities related to the vicinity of the 161st Street and Spring Mill Road intersection (named "Spring Mill Station" in this Plan); (2) identifies the geographic area of the Spring Mill Station Study Area; and (3) sets forth several recommendations pertaining to the future development and design of private developments and public infrastructure within the Study Area that are suggested as being essential for achieving the Spring Mill Station vision described in this Plan.

The Spring Mill Station Plan process included several meetings, or charrettes, of the Spring Mill Station Study Group comprised primarily of community leaders from the various residential neighborhoods within close proximity of the Study Area. Through the process of these Study Group meetings and other input meetings with stakeholders, residents and developers, the Study Group arrived at the following policy recommendations which are discussed in further detail in this Plan:

1. ***Spring Mill Station Task Group:*** Establish the "Spring Mill Station Task Group," which is contemplated as a neighborhood land use committee that will, among other things, review proposed zoning petitions and provide recommendations regarding such projects to City representatives.
2. ***Branding:*** Further develop the Spring Mill Station "brand" and incorporate such brand into development projects and public infrastructure projects.
3. ***Land Uses:*** Develop land uses within the Study Area in a manner consistent with the concepts envisioned the Spring Mill Station Plan (e.g., a mix of complementary uses, a neighborhood "hub").
4. ***Architecture and Site Design:*** The design and quality of building architecture and site designs within the Study Area should be developed in a manner consistent with the Spring Mill Station Plan (e.g., high quality buildings, pedestrian orientation, people spaces).
5. ***Development Strategy:*** A coordinated development strategy for the Study Area should be developed (e.g., coordinated amenities, infrastructure, vehicular accesses and pedestrian trails).
6. ***Financial Strategy:*** Develop and implement a financial strategy to make desired infrastructure improvements within the Study Area.
7. ***Economic Development:*** Be proactive in attracting desirable development projects and businesses within the Study Area.

The Spring Mill Station Plan recommends that this planning process be revisited periodically, ideally every year: (1) to measure progress toward accomplishing the planning objectives included in the Plan; (2) to revise or refine the planning objectives of the Plan as needed; and (3) to aid in work planning and project prioritization in order to accomplish the Spring Mill Station vision.

CHAPTER 1: OVERVIEW

This document, the Spring Mill Station Plan (the "Spring Mill Station Plan"), is intended to be adopted as an addendum to the Westfield-Washington Township Comprehensive Plan under the IC 36-7-4-500 Series. The intent of the Spring Mill Station Plan is to clearly identify the surrounding community's vision for the future of the area in the vicinity of 161st Street and Spring Mill Road. Residents in the surrounding neighborhoods are hopeful that this plan will encourage coordination and cooperation among the development community and the neighborhoods within the vicinity of 161st Street and Spring Mill Road to ultimately achieve the Spring Mill Station vision.

The Spring Mill Station Plan: (1) identifies important historical events which have occurred over the past ten (10) years related to the 161st Street and Spring Mill Road area; (2) inventories the relative recent events, plans, nonconforming uses, development interests, and infrastructure plans for the area; (3) identifies the geographic scope of the study area to which the recommendations of the Spring Mill Station Plan apply; (4) identifies land uses, architectural styles, transitions, buffers, and circulation preferences in Spring Mill Station area; (5) summarizes feedback received from the development community and residents about the feasibility and desirability of the various Spring Mill Station elements; and (6) sets forth policy recommendations necessary to accomplish the Spring Mill Station vision.

The process of preparing the Spring Mill Station Plan involved a series of neighborhood charrettes hosted by a group of 161st Street and Spring Mill Road area HOA leaders, City Council Committee on Ordinance Revisions members, and the Superintendent of Westfield Washington Schools. Study group members include:

•Chris Bluto	Countryside Subdivision (Past President of Countryside HOA)
•Steve Hoover	City Council (Council Committee on Ord. Revision member)
•Jeff Boller	Countryside Subdivision
•Jeanine Fortier	Enclave at Maple Knoll Subdivision
•Dr. Mark Keen	School Superintendent (Westfield-Washington Township Schools)
•Jim Ake	City Council (Council Committee on Ordinance Revision member)
•Cindy Spoljaric	City Council (Council Committee on Ordinance Revision member)
•Mark Christoffersen	Mulberry Farms Subdivision
•Butch Meese	Enclave at Maple Knoll Subdivision (Maple Knoll Advisory Board)

The work product of the planning charrettes is included in this Spring Mill Station Plan. Each of the planning charrettes is described in much more detail within the appendices to this plan. Copies of materials discussed in the planning charrettes are also included or at least described in the appendices.

CHAPTER 2: CHRONOLOGY OF RELATED EVENTS

Over the past several years, the area within the vicinity of 161st Street and Spring Mill Road has experienced a significant amount of attention from the development community, residents and the City of Westfield. This section of the Spring Mill Station Plan is intended to summarize the recent historical context of this area related to land use and development.

June 23, 2003 – A change in zoning request was introduced at the Westfield-Washington Township Advisory Plan (the "APC") Commission meeting. The request was to rezone approximately 16.8 acres of property, located at the northeast corner of 161st Street and Spring Mill Road, from SF-3 and AG-SF1 zoning classifications to the General Business zoning classification (Case No. 0306-REZ-02). The proposal, filed by Flynn and Zinkan Realty Company, LLC, was to develop a retail shopping center at this location. The proposal was forwarded to a committee for analysis against the Comprehensive Plan.

The property was not within the corporate limits of Westfield at the time, but was within Washington Township. Through a joinder agreement, the Town of Westfield was given zoning jurisdiction over all of Washington Township in the late 1970's.

August 25, 2003 – The APC held a public hearing, where 4 people spoke in favor of the project and 17 people spoke in opposition of the project. In addition to comments made at the meeting, approximately 75 pieces of written comment were received prior to the meeting, the majority of which were in opposition of the project. The Comprehensive Plan Committee of the APC recommended that the proposal receive a negative recommendation from the full APC.

The APC voted 6-1 to send a negative recommendation of Flynn and Zinkan's rezoning petition 0306-REZ-02 to the Westfield Town Council.

October 13, 2003 – The Westfield Town Council (the "Council") approved Ordinance 03-28, which changed the zoning of the 16.8 acres at the northeast corner of 161st Street and Spring Mill Road to the General Business District.

Winter 2003/Spring 2004 – The events surrounding the zoning decision at the intersection of 161st Street and Spring Mill Road caused many residents to voice their opinions and concerns with Westfield decision-makers about the Flynn and Zinkan project. At the time the area around 161st Street and Spring Mill Road was an unincorporated area of the township, and therefore, the residents in the area did not have the ability to vote for the Council members. Many residents were frustrated by this situation. Discussions between residents and the City of Carmel occurred regarding the possibility of the south-central/south-western portion of Washington Township being annexed into Carmel, instead of Westfield. Carmel put plans together to annex up to 10 square miles of Washington Township, which had long been assumed to be "Westfield's territory". Westfield leaders met with residents and ultimately convinced them that it would be in their best interest

to be annexed by Westfield instead of Carmel. A citizen group called "Citizens for Responsible Annexation" was instrumental in building support amongst the residents for incorporation into Westfield.

February 9, 2004 – Platinum Properties, LLC requested that the 24 acres located immediately north of the Flynn and Zinkan property be rezoned from SF-3 (Cluster) to Multi-Family 2 (Case No. 0312-REZ-07).

February 10, 2004 – Developer Flynn and Zinkan filed a Development Plan with the APC for a retail shopping center at the northeast corner of 161st Street and Spring Mill Road (Case No. 0402-DP-08). The shopping center was named SpringMill Commons.

March 22, 2004 – The APC was not able to obtain majority vote to either approve (3-5-1 vote) or deny (4-3-2 vote) the Development Plan for Springmill Commons. The project was continued to the April 26, 2004 APC meeting.

April 26, 2004 – Flynn and Zinkan withdrew its Development Plan item for Springmill Commons (Case No. 0402-DP-08).

June 28, 2004 – The APC voted 6-1 to send a recommendation for approval of the Platinum Properties petition 0312-REZ-07 (called "Townhomes at Countryside") to the Council.

July 12, 2004 – The Council initiated the rezoning of the property at the northeast corner of 161st Street and Springmill Road from SF-3 (Cluster) to the MF-2 District. The Council directed the APC to hold a public hearing and send the item back to the Council with a recommendation on how to act on the case.

July 12, 2004 – The Westfield City Council approved Ordinance 04-28, changing the zoning of the area for the Townhomes at Countryside from SF-3 (Cluster) to the MF-2 District.

September 27, 2004 – The APC approved the Development Plan for the Townhomes at Countryside project (Case No. 0405-DP-24).

September 27, 2004 – The APC held a public hearing on the petition sent to them from the Council to rezone the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 zoning classifications (Case No. 0408-REZ-07). The APC voted 5-1 to send a recommendation for approval of the petition to the Council.

September 27, 2004 – Flynn and Zinkan requested that the APC suspend its rules and make a determination on the previously-withdrawn Development Plan (Case No. 0402-DP-08). The APC did not take action on this request at the September 27, 2004 meeting. This matter was never discussed again at subsequent meetings.

October 11, 2004 – Flynn and Zinkan filed a lawsuit against the Town of Westfield in Hamilton County Superior Court No. 3 (Cause No. 29D03-0410-PL-914). The lawsuit requested a judgment mandating that the Town of Westfield approve the Development Plan for Springmill Commons and issue all necessary permits for the project.

October 25, 2004 – The Council rezoned the property at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 classifications (Ordinance 04-36).

November 2, 2004 – 82 percent of Westfield voters voted to change from a Town to a City. The conversion to a City would not take effect until January 1, 2008.

August 27, 2005 – The Hamilton County Superior Court found that the Development Plan for Springmill Commons was compliant with applicable zoning regulations and ordered the Town of Westfield to approve the Development Plan (Case No. 0402-DP-08) for Springmill Commons (Cause No. 29D03-0410-PL-914).

August 31, 2005 – As ordered by the Hamilton County Superior Court, the Advisory Plan Commission approved the Development Plan for Springmill Commons (Case Nos. 0402-DP-08 and 0508-DP-32).

September 12, 2005 – The "Southwest Annexation" was approved by the Westfield Town Council (Ordinance 05-09). This was a large annexation that incorporated much of the south-central and south-western portions of Washington Township into the Town of Westfield.

November 1, 2005 – A minor amendment to the rear façade of the Kroger building in Springmill Commons was approved administratively (Case No. 04-02-DP-08). The minor amendment approved moving the truck dock forty feet towards the center of the store and adding a fourteen foot tall masonry wall to screen the trash dumpster and refrigeration equipment.

November 22, 2005 – A minor amendment to the building size, drive-thru location, and number of drive-thru lanes for the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 04-02-DP-08).

May 26, 2006 – A minor amendment to the building size of the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 0605-DP-12).

July 9, 2007 – Zinkan and Barker, successor to Flynn and Zinkan, requested that the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road (Springmill Commons plus the additional 2-acre parcel that was owned by Crossroads Church, and part of the original rezoning petition) be rezoned from SF-3 and AG-SF1 to General Business (Case No. 0707-REZ-02).

July 13, 2007 – Douglas Realty Group, LLC filed a request that the 20 acres located at the southwest corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to Local Business (Case

No. 0709-REZ-04). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Spring Mill Road Special Study to be completed.

August 1, 2007 – The City began studying the area around the intersection of 161st Street and Spring Mill Road. The study was named "161st and Spring Mill Road Special Study and Community Design Gallery Report" (the "Special Study"). The Special Study included stakeholder interviews, market analysis, capacity/demand analysis, and a community design preference survey using renderings of possible future build-out scenarios at the intersection. The Special Study also included recommendations for the area, based on information gathered at the time. The Special Study was adopted by the City Council on March 3, 2008.

August 13, 2007 – Peacock Springmill, LLC requested that the 6.9 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to General Business (Case No. 0708-REZ-03). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Springmill Road Special Study to be completed. This case was withdrawn before the July 7, 2008 APC Meeting.

November 26, 2007 – The APC voted 6-1-1 to send a negative recommendation of Zinkan and Barker's rezoning petition (0707-REZ-02) to the Council.

December 6, 2007 – Zinkan and Barker withdrew its rezoning request, (Case No. 0707-REZ-02).

May 12, 2008 – The Special Study was presented to the Council, and the Council adopted the Special Study under Resolution 08-12.

June 9, 2008 – CrossRoads Church at Westfield, Inc. requested that approximately 2 acres located north of the Spring Mill Road entrance to Springmill Commons (the "Church Property") be rezoned from AF-SF1 to General Business (Case No. 0807-REZ-02). This property was part of the initial rezoning request by Flynn and Zinkan in 2003.

July 7, 2008 – Peacock Springmill, LLC withdrew its rezoning request, (Case No. 0708-REZ-03).

July 21, 2008 – The APC voted 9-0 to send a negative recommendation of Douglas Realty Group's rezoning petition 0709-REZ-04 to the Council.

July 21, 2008 – The APC voted 9-0 to send a negative recommendation of Cross Road Church's rezoning petition 0807-REZ-02 to the Westfield City Council. The church withdrew its petition at the APC meeting.

August 11, 2008 – The Council denied Douglas Realty Group's rezoning petition, (Ordinance 08-43).

May 9, 2011 – M & I Bank requested that the Church Property be rezoned from AF-SF1 to General

Business (Case No. 1106-REZ-02).

June 30, 2011 – M & I Bank withdrew its rezoning request, (Case No. 1106-REZ-02).

January 23, 2012 – Cross Roads Church of Westfield, Inc. requested that the Church Property be rezoned from AG-SF1 to the CrossRoads Church PUD District (Case No. 1202-PUD-01).

March 5, 2012 – The APC voted 9-0 to send a recommendation for the approval of the CrossRoads Church PUD petition (1202-PUD-01) to the Council. The PUD proposal limits the allowable uses on the site to banks and other professional office uses.

March 12, 2012 – The Council approved Ordinance 12-03, changing the zoning of the Church Property from AG-SF1 to the CrossRoads Church PUD District.

August 13, 2012 – Cooperstown Partners, LLC requested that the approximately 6.5 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to the Springmill Corner PUD District (Case No. 1209-PUD-11).

This petition remains pending as of the writing of this plan. Several other development inquiries have been received from would-be developers regarding the status of this Spring Mill Station planning initiative by the time of this writing. This would seem to indicate a substantial amount of development interest in the Spring Mill Station area.

CHAPTER 3: RECENT EVENTS

The City of Westfield (the "City") is a dynamic development environment with several plans and projects (public and private) related to the Spring Mill Station Study Area under way. This section of the Spring Mill Station Plan is intended to provide a summary of recent activities that have occurred or that are in the process of occurring that affect (or will affect) the area in the vicinity of 161st Street and Spring Mill Road.

Spring Mill Road and 161st Street Engineering and Programing Study Summary

The Spring Mill Road and 161st Street Engineering and Programming Study was completed on April 30, 2013. The purpose of the study is to assess future traffic needs of the 161st Street and Spring Mill Road corridors to plan for future roadway improvements. A summary of the study follows:

Spring Mill Road Corridor: No additional lanes are identified as being needed through 2033. However, it is recommended that the roadway from 146th Street to 161st Street be updated by 2018 and continue to SR 32 by 2023 in accordance with the City's Complete Streets Policy (Resolution 12-114). At the time the study was completed, 161st Street was classified as a secondary arterial which contemplates one hundred and twenty (120) feet of right-of-way. Since that time, the City's Thoroughfare Plan was amended to identify 161st Street as a primary arterial which contemplates one hundred and fifty (150) feet of right-of-way (Resolution 13-115).

161st Street Corridor: It is recommended that an additional lane be added in each direction by 2028 to maintain an acceptable level of service and to implement the City's Complete Streets Policy. A roundabout is scheduled to be constructed at Oak Ridge Road and 161st Street in the fall of 2014.

Existing Conditions of the 161st Street and Spring Mill Road Intersection: The signalized intersection northbound approach includes one through lane, a 170 feet long left turn lane, and a 100 feet long right turn lane. The westbound approach includes one through lane, a 460 feet long left turn lane and a 260 feet long right turn lane. The southbound approach includes one 310 feet long left turn lane and one shared through/right turn lane. The eastbound approach includes a 150 feet long left turn land and one shared through/right turn lane.

Springmill Commons Shopping Center – Zinkan and Barker

The northeast corner of 161st Street and Spring Mill Road, named "Springmill Commons," was developed by a development firm named Flynn & Zinkan (now Zinkan & Barker) with a large grocery store anchor, with additional outlots and an in-line multi-tenant retail building in 2004. The property is presently zoned for single-family residential use. The existing commercial development constitutes a legally established nonconforming use on the property, resulting from certain legal

proceedings requiring the City's approval of the project. Any proposed changes to the existing development would require the site to be rezoned.

The Spring Mill Study Group has identified several issues associated with Springmill Commons that, if adequately addressed, would enhance the development:

1. Traffic Circulation and Parking: The traffic and pedestrian circulation patterns within the shopping center function at a suboptimal level with multiple points of conflict on the internal access ways and drive aisles in the development, leading to potentially dangerous interactions. The internal drive running north to south across the development causes confusion as stop signs control traffic movements along the access road but there are no restrictions on automobiles entering from the existing parking lot. There is no vehicular or pedestrian access planned in order to access the parcel (the "CrossRoads Church PUD" Ordinance 12-03) to the northwest of Springmill Commons from within Springmill Commons. This prohibits the shopping center and the CrossRoads Church PUD from operating as a coordinated integrated commercial center.

2. Sign Area: The sign standards applicable to Springmill Commons are lesser than what is permitted for a similar center under the present zoning ordinance. The sign standards applicable to the shopping center currently permit one (1) square foot of wall signage for each linear foot of tenant front facade while the present zoning ordinance permits two (2) square feet of signage for each linear foot of tenant front façade. Also, no sign shall be restricted to be less than twenty-five (25) square feet of sign area under the present zoning ordinance.

3. Landscaping: Compared to the normally applicable zoning standards, Springmill Commons is deficient on several landscaping standards. There is little or no landscaping along structures that exceed eighty (80) feet in length without corner breaks, which would not be permitted under current zoning requirements. Also, the site is deficient in the number of shade trees for a commercial development. Most notably the development lacks the normally applicable shade trees along the 161st Street road frontage. 161st Street also lacks the normally required buffer yard distance from the road right-of-way. As a result, the parking lot appears expansive in this area and there is insufficient landscaping to help break up the monotony of the parking lot. The interior parking lot also lacks shade trees in most parking lot islands as required by the zoning ordinance today. Such additional landscaping would greatly enhance the feel of the development. The overall development is also deficient in the number of shrubs required in buffer yards.

4. ROW Widths: 161st Street is classified as a primary arterial in the City's Thoroughfare Plan which contemplates a seventy five (75) feet wide half right-of-way. Currently, 161st Street possesses a half right-of-way of approximately forty (40') feet (which would require up to an additional thirty-five (35') feet of right-of-way in order to comply with the recommendations of the Thoroughfare Plan).

5. Architectural Standards: State Highway 32 Overlay Zone: The State Highway 32 Overlay Zone (the "32 Overlay"; WC 16.04.065) is a set of standards applicable to new developments along the State Highway 32 Corridor. The architectural standards and urban design standards included in the 32 Overlay are frequently imposed on new community development during the zoning approval process. If the Spring Mill Commons were approved today, these standards would likely apply. Compared to these standards, the strip center development does not have any building offsets for elevations that are greater than 90 feet in length. Also, the layout of the gas station would not be permitted due to location of the fuel pump canopy and the actual convenience store location under the pumps.

US 31 Major Moves Project

The U.S. Highway 31 Major Moves project will upgrade U.S. Highway 31 through Hamilton County to freeway standards from I-465 to State Highway 38. Once complete, the new highway within Westfield will be accessed via interchanges located at 146th/151st Streets, 161st Street, State Highway 32, 191st Street and at State Highway 38. The intent of the project is to reduce congestion, improve safety and provide continuity for commerce and travel on U.S. Highway 31, which extends from Michigan to Alabama.

Construction of the 161st Street bridge and interchange began in 2011 and numerous on-line and off-line improvements have been made to U.S. Highway 31 in Westfield since that time. Most notably in August 2013, a double tear drop roundabout interchange was completed at the U.S. Highway 31 and 161st Street intersection. West of the interchange, where the Monon Trail intersects with 161st Street, initial work has been completed for the Monon Trail to tunnel underneath 161st Street. The initial work included installing tunnel infrastructure under 161st Street which enables the City to extend the Monon Trail under 161st Street while keeping the road open to traffic when the rest of the tunnel project is completed. It is expected that 161st Street will be the primary east/west vehicular travel corridor for the City's existing population.

161st Street Bridge Rendering

Possible Intersection Improvements for 161st Street/Spring Mill Road

The City Engineer has indicated the following possible future improvements to the intersection of 161st Street and Spring Mill Road. The intersection of 161st Street and Spring Mill Road currently functions at an acceptable Level of Service ("LOS") for current traffic levels. 161st Street and Spring Mill Road both currently function at an A or B LOS for all four approaches to the intersection. A curb on the southeast corner of the intersection was installed in 2012 to prevent continued encroachment into the corner yard from automobiles driving through the corner of the intersection. Improvements to the intersection that may occur in the future include relocating electric lines that are installed at nearly the same height as the hanging street lights, creating visibility obstructions. The street light poles themselves might be updated to a higher quality pole than those that are currently in place. Lastly, reprogramming the traffic light to meet the demands of future traffic patterns may occur.

Spring Mill Road Programming and Engineering Draft Study

Future improvements to the 161st Street and Spring Mill Road area are recommended by the United Consulting Engineers' Spring Mill Road Programming and Engineering Study. Future improvements not included in the study may be added at a later date if needed. The study recommends that a roundabout be installed at both the intersections of 161st Street and Oak Ridge Road, as well as 156th Street and Spring Mill Road. Both roundabouts are expected to be completed by fall of 2014. It is also recommended that 161st Street be widened to include an additional lane on each side of the road to allow cycle tracks to be added to the road cross section.

Grand Park

The Grand Park Sports Campus is located approximately 2.5 miles north of the Spring Mill Station Study Area and is anticipated to generate approximately 1.5 million visitors per year. This level of tourism activity will likely generate a significant amount of consumer activity in Westfield. Spring Mill Station may experience increased demand due to its proximity to the Sports Campus. Due to

the nature of how Grand Park is expected to function, extreme traffic spikes are not expected in the Study Area; however, overall traffic levels may be greater than previously expected.

The Grand Park Sports Campus may also affect the use of the southwest corner of Spring Mill Station, where approximately fourteen (14) soccer fields are currently used by the Westfield Youth Soccer Association. The Westfield Youth Soccer Association is one of the key users expected to host activities at the Sports Campus. Demand for the fields, currently owned by the Westfield-Washington School Corporation, may be reduced if the demand for fields is otherwise met at the Sports Campus.

Viking Meadows and Maple Knoll Subdivisions Permit Activity:

Located in close proximity to the Spring Mill Station study area are the subdivisions of Viking Meadows and Maple Knoll. The Viking Meadows Subdivision had the highest number of new single-family home starts in Westfield for 2013, accounting for twenty five (25%) percent of all permits. In 2012, Viking Meadows accounted for twenty five (25%) percent of all new single-family home starts in Westfield. The Maple Knoll subdivision located to the northwest of Spring Mill Station had the third highest number of new single-family housing starts at thirteen (13%) percent for 2013. In 2012, Maple Knoll accounted for twenty seven (27%) percent of all new single-family home starts in Westfield. These new homes located in close proximity to Spring Mill Station will likely increase the viability of and need for a neighborhood hub as contemplated in this Plan.

Townhomes at Countryside

On the northeast corner of 161st Street and Spring Mill Road and north of Springmill Commons is the Townhomes of Countryside, an owner occupied multi-family development. The development consists of nine (9) three (3) story townhome buildings with approximately forty-eight (48) units and three (3) single story buildings with nine (9) units. The development gained zoning approval in July of 2004 and development plan approval for the townhomes was granted in September of 2004. This approval occurred after the Springmill Commons project was approved.

Nine (9) of the three (3) story townhome buildings were constructed by Ryland Homes and the single story buildings were constructed by Shoopman Homes, who acquired the remaining unimproved building pads in the project. During the recent economic downturn, owner-occupied townhome buildings struggled to remain as viable as traditional single family homes. As a result, Shoopman Homes acquired the remaining building pads and began constructing single family attached units in 2010. Nine (9) separate single story units have been constructed by Shoopman Homes since that time and nine (9) building pads remain to complete the build out of the project. As indicated by Shoopman Homes, it chose this area because of the amenities in the immediate vicinity and easy road connections to the surrounding area.

Development Interest

The four corners of the 161st Street and Spring Mill intersection have seen an increased level of development interest over the past several years. Currently, one formal rezoning petition has been filed with the Advisory Planning Commission for the southeast corner of 161st Street and Spring Mill Road. The proposal would permit a variety of local business (LB) uses such as a drug stores, banks and medical offices on a seven (7) acre site. The proposed site plan illustrates four (4) structures with a drug store (approximately 15,000 square feet) on the corner of 161st and Spring Mill and three other separate buildings totaling 16,000 square feet.

CHAPTER 4: PLANNING AREA

The Spring Mill Station planning area consists of approximately ninety (90) acres around the four corners of the 161st Street and Spring Mill Road intersection. The area is approximately two (2) miles west of US Highway 31 and three (3) miles from downtown Westfield, also known as Grand Junction. The planning area is comprised of an existing shopping center to the northeast, residential lots and part of an airport runway to the southeast, a vacant field and soccer fields to the southwest, and residential lots and a large wooded estate to the northwest.

Rationale:

The planning area is identified in order to prevent commercial creep down the 161st Street and Spring Mill Road. Both corridors are zoned entirely for single-family residential use and the study area itself is envisioned as the only location non-residential activity may occur in this vicinity. It is not intended that the planning area be entirely commercial. Residential uses may occupy a significant portion of the planning area. Areas outside of the planning area are envisioned to remain as single-family homes. The planning area is designed to allow adequate space for internal buffering and transitions to the surrounding neighborhoods. Specific descriptions of the planning area as well as rationale for the inclusion of each individual corner of the planning area are included below:

Northwest Corner of 161st/Spring Mill Road

The northwest corner of the planning area includes approximately fourteen (14) acres of land, comprised of seven (7) parcels. The corner is bound by the Enclave at Maple Knoll residential development to the west and a five (5) acre residential parcel to the north. The area includes six (6) residential homes and a vacant parcel with a regulated drain (John Edwards Ditch) running through the center of the parcel. The west boundary along Maple Knoll includes a dense planting of trees.

Rationale: The northernmost parcel with the regulated drain was included for enhanced trail access from the Maple Knoll trail network to provide a connection to the extensive Countryside Subdivision trail network and also access to a planned roadside trail to be installed along Spring Mill Road. The connection point would also give residents access to the fifteen (15) acre Armstrong Park located inside the Countryside subdivision. This boundary also lines up closely with the northern property line of the CrossRoads Church Planned Unit Development and the Springmill Commons shopping center located directly east of this area.

Northeast Corner of 161/Spring Mill Road

The northeast corner of the planning area includes approximately fifteen (15) acres of land comprised of five (5) parcels. This corner of the Study Area is bound by the Townhomes at Countryside to the north and the Countryside Subdivision to the east. The area includes Spring Mill Commons, a Kroger anchored shopping center, which includes in-line B-shoppes, three outlots, and a gasoline fueling station. A vacant, dilapidated, single family home with a pole barn is also located north of the gasoline fueling station. The buffer area located north of the B-shops between the townhomes of Countryside includes a large earthen mound with evergreen and deciduous landscaping. A pedestrian trail connects the shopping center with the Countryside Subdivision to the north.

Rationale: The existing and Spring Mill Commons development was included in the study area since the existing commercial center is a large component of the functional area within the vicinity of 161st Street and Spring Mill Road. A zoning nonconformity also exists for the

shopping center as the development is zoned Single-Family 3. This study acknowledges this issue and suggests that this issue be appropriately addressed in order to accommodate the further development of future redevelopment of this property. The eastern common area is also included and may be desirable to provide a trail connection area from Countryside Subdivision to 161st Street.

Southeast Corner of 161/Spring Mill

The southeast corner includes approximately twenty-two (22) acres of land, comprised of eight (8) parcels. The area follows the same eastern boundary as Spring Mill Commons to the north. The area is bound by the Mulberry Farms Subdivision to the south and a residential home to the east. The area includes a church, five (5) residential homes, two vacant lots, and approximately half of a grass airport runway. A tree stand runs intermittently along the Mulberry Farms boundary.

Rationale: The intention for the eastern boundary is to create a seamless transition on both sides of 161st Street. Mulberry Farms Subdivision serves as a natural boundary to the south. The intention of the twenty-two (22) acre area would allow for residential and commercial development to include a large buffer and landscape area to provide transition between newly developed areas and adjacent development.

Southwest Corner of 161/Spring Mill

The southwest corner includes approximately thirty-seven (37) acres, comprised of two parcels of land. The area is bounded by the Crosswind Commons Subdivision to the south and Shamrock Springs Elementary School to the west. Both parcels are approximately eighteen (18) acres in size. The parcel located on the immediate corner of Spring Mill Road and 161st Street is undeveloped and currently farmed. The school-owned parcel currently contains fourteen (14) soccer fields.

Rationale: The thirty-seven (37) acres of the corner were included to ensure coordinated design and transitioning with surrounding neighborhoods and the rest of the planning area should any redevelopment occur. The corner is not envisioned to develop entirely as neighborhood commercial and would mostly likely include a large residential or medical component. If development occurs, special attention should be given to the soccer fields as an amenity for the planning area.

CHAPTER 5:
IDENTITY– "SPRING MILL STATION"

The Spring Mill Station Study Group quickly determined that establishing a clear identity for the planning area is of critical importance to create the desired neighborhood hub. The area is intended to function as a "hub" of activity and social connections for the surrounding neighborhoods and the name "Spring Mill Station" was chosen to embody that concept. The hub concept envisions local residents using multiple modes of transportation to access the various amenities that are contemplated in this plan. The hub is intended to function as both a community gathering place as well as a neighborhood center to meet the local consumer needs of the community.

To create the desired identity and community hub of activity, "Spring Mill Station" was chosen as the name of this planning area for the following reasons:

1. "Station" continues the downtown Westfield rail road-like theme of "Grand Junction" and its relation to the abandoned rail lines in the area.

2. "Station" also relates to Westfield's involvement in the Underground Railroad and the continuation of that theme west of US 31.

3. "Spring Mill" connotes a certain community pride and identify that is easily recognizable and should be retained for this neighborhood hub area.

4. The railroad identity should be translated and emphasized throughout the architecture and design of the site.

Spring Mill Station is envisioned to be a high quality development area that has a timeless feel, a place where people feel comfortable simply spending time outdoors, a place away from home and work that one can relax and play. The quality of development contemplated in this plan is intended to focus attention on aesthetic detail and reduce the generic feel of typical strip mall shopping centers. Architectural themes that possess a long lasting appeal are recommended in order to create a timeless "feel" for this area and prevent trendier architectural themes that could be outdated in a decade.

To fulfill this vision and work within the "Spring Mill Station" name, a railroad era architectural theme was chosen to be continued throughout the planning area. The theme presents an opportunity for not only railroad era architecture, but a branding of railroad style designs all throughout Spring Mill Station. Such elements can be utilized in public rights-of-way as art pieces as well as within common areas. The history of railroads in Westfield and the United States presents design opportunities that are as timeless as any architecture we have in the country. Recreating that visual effect can further the brand of this area and create the desired space that is unique from other areas.

CHAPTER 6: LAND USES

To fulfill the vision of a neighborhood center or hub, the mix of permitted land uses is critical. The intent is to create a neighborhood center where auto and pedestrian trips are generated from a close proximity and to discourage uses that tend to generate largely auto trips from further away. The contemplated land uses for Spring Mill Station are aimed to help achieve the feel of a neighborhood center and meet the needs and desires of local residents.

Recommended land uses include eating and dining establishments, convenience retail stores, food and beverage retail stores, multi-family uses, small business offices and community facilities. All of these uses are contemplated as serving the basic needs of surrounding residential neighborhoods. Below is a list of the recommended land use categories with specific local examples identified:

A. Retail sales as envisioned by the Spring Mill Station Study Group, includes the sale or rental of common goods or services. (excluding agricultural, animal, automotive, business equipment, construction sales, gas sales, prominent drive-up orientation). Retail sales can be broken into the following groups:

1) ***Convenience retail sales:*** As envisioned by the Spring Mill Station study group this type of use includes the sale of frequent or reoccurring small personal items or services for residents located in close proximity. Typical uses include neighborhood grocery and drug stores. *Examples: Pharmacy, Small Retail Establishment*

2) Restaurants and Pubs: Establishments primarily engaged in sale of foods and beverages for on-premise consumption. Typical uses include restaurants, short order eating places or pubs. Examples: *Restaurants –Yat's, Kona Grill, Granite City Food and Brewery, Mitchell's Fish Market, Keltie's, Mama Corollas Old Italian Restaurant, Aristocrat Pub and Restaurant, Ice Cream shop, Pizza Shop, Dunkin Donuts*

Unique outdoor eating establishment

3) Food and Beverage Retail Sales: Establishments primarily engaged in the sale of food and beverages for home consumption. Typical uses include groceries or delicatessens. *Examples:, Trader Joe's, Butcher Shop, Bakery, Fresh Market*

4) General Retail Sales: Sale or rental of goods and merchandise for personal or household items but different from the uses listed above. Typical uses include boutique stores, apparel stores, paint stores, hardware stores, bike shops, hobby stores and specialty stores. *Examples: Art Gallery, Design Gallery, Music Store, Florists, Pottery, Clothing Store*. Big box retail stores are not contemplated uses in this area.

B. Administrative and Professional Services refer to businesses which typically provide professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, accounting offices, and engineering or architecture firms.

C. Business and Personal Services includes the use categories of banks, financial services, medical services, and personal and repair services. Business and Personal services can be broken into the following groups:

1) Banks and Savings and Loan: Financial institutions providing on site retail services to individuals and businesses.

2) Finance, Insurance and Real Estate Services: Establishments primarily engaged in financial, insurance, real estate, or security brokerage services. Typical uses include banks, insurance agencies or real estate firms.

3) Medical Services: Personal health services for the prevention, diagnosis and treatment or rehabilitation services. Typical uses include clinics, medical specialty offices and dentist's offices.

4) Personal and Repair Services: Establishments primarily engaged in the provision of repair service to individuals and households. Typical uses include photography studios, dry cleaners, apparel repair business or musical instrument repair business.

D. Community Facilities to provide a physical meeting space for residents to hold meetings or special events/activities. (e.g. Gazebo)

E. Assisted Living Facilities to provide housing opportunities for individuals with additional needs and assistance.

F. Multi-Family housing for apartments, townhomes, and condominiums intermixed with other approved uses and as a transition from more intense uses.

G. Single Family housing as envisioned by the Spring Mill Station Study Group include village or cottage style residential development in a compact arrangement to blend in with the neighborhood hub.

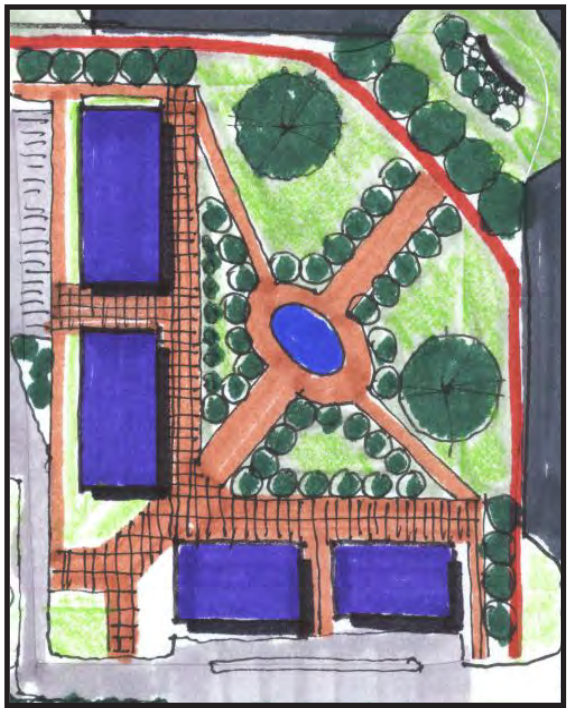
Spring Mill Station Land Use Examples:

CHAPTER 7: SITE DESIGN & ARCHITECTURE

In order to create a residential neighborhood center which blends into the surrounding single-family residential fabric of the area, specific architecture and site design concepts should be thoughtfully crafted to create the desired effect. It is envisioned that the (4) four corners of the planning area should be developed in such a manner where buildings are located up closer to the street rights-of-way on two (2) or three (3) of the four (4) hard corners of 161st Street and Spring Mill Road. It is not contemplated that building should be built right along the street rights-of-way on all four (4) corners. Buildings located along the street should range between 1.5 to 2.5 stories and promote pedestrian connectivity over vehicular access. Generous buffer areas are recommended between the edge of the developed areas of the Spring Mill Station and existing residential/institutional areas. Spring Mill Station is envisioned as including a significant residential component in addition to the various commercial uses described in this plan. It is envisioned that Spring Mill Station will be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.

Village Green

A village green located near the intersection is desired by residents to provide a place to relax and socialize, and to serve as a community gathering place for the local neighborhoods. The village green is envisioned as a place including public art, outdoor seating, heavy landscaping, and mixed use buildings that front on the village green. The space is meant to be intimate and freely accessible to all while also providing a comfortable setting for restaurants or businesses to use part of the green as an amenity. Ideally the space would also include a clubhouse or community meeting room area to serve as a meeting place for the surrounding neighborhoods. The green would function to diversify the entire neighborhood center to create multiple reasons why someone might visit the area and ultimately increase impromptu interactions with others.



Thematic Design: Railroad

The Spring Mill Station study group selected a railroad style architectural theme to be carried out throughout the entire Spring Mill Station Study Area. This theme should be continued throughout the architecture of the buildings, common areas, and amenities of Spring Mill Station. This theme will help to carry a consistent vision on all four corners and create a custom feel for the area. The buildings should utilize quality building materials (e.g., brick, stone, wood) and be built at a scale that is comfortable for pedestrians using the neighborhood center. The architecture should be similar to what is described below and as illustrated in the following examples:

The following is a list of encouraged architectural designs for Spring Mill Station:

Railroad Theme Architecture: Quality and Theme

1) Verge board (gingerbread style detail)
2) Gable roofs (steep pitch)
3) Strut detail
4) Mixed colors and stacked elements
5) Windows and panes
6) Towers/cupolas
7) Variation of architecture elements
8) Arches
9) Mix of brick and wood
10) Window accents/fenestration
11) Iron work/accents
12) Undulating facades to prevent box like structures
13) Inviting entrances/covered entrances to buildings
14) Pedestrian scale: windows and building massing designed for pedestrians

The following is a list of encouraged features for public art in Spring Mill Station:

Public Art (Desired Features)

1) Water tower feature
2) Railroad style public furnishings (e.g., benches, pergolas, playscapes)
3) Use of red/black/rust colors
4) Use of old railroad track or steam engine as part of common area

Site Design Concepts

To help illustrate the concepts and objectives set forth in the Spring Mill Station Plan, two conceptual renderings were created that would both be considered consistent with the vision set forth in this document. The purpose of the illustrations is to represent two potential build out scenarios of the entire planning area that are consistent with the Spring Mill Station vision. These two illustrations are not an either/or scenario, rather two of many possible build-out scenarios that could meet the intent of the Spring Mill Station Plan. Any two building locations or land uses shown on the conceptual plans could be placed many other ways on the sites. The renderings are presented to provide additional clarity to the concepts set forth in the Spring Mill Station plan.

Conceptual Plan A

Conceptual Plan B

The Spring Mill Station Study Group acknowledges that Conceptual Plan A would take more time to accomplish and would require additional assistance from the City in order to acquire additional right-of-way and construct the necessary infrastructure to achieve the overall vision. It is acknowledged that Plan B would require less time and coordination from different stakeholders to achieve the goals of the Spring Mill Station vision.

Conceptual Plan A

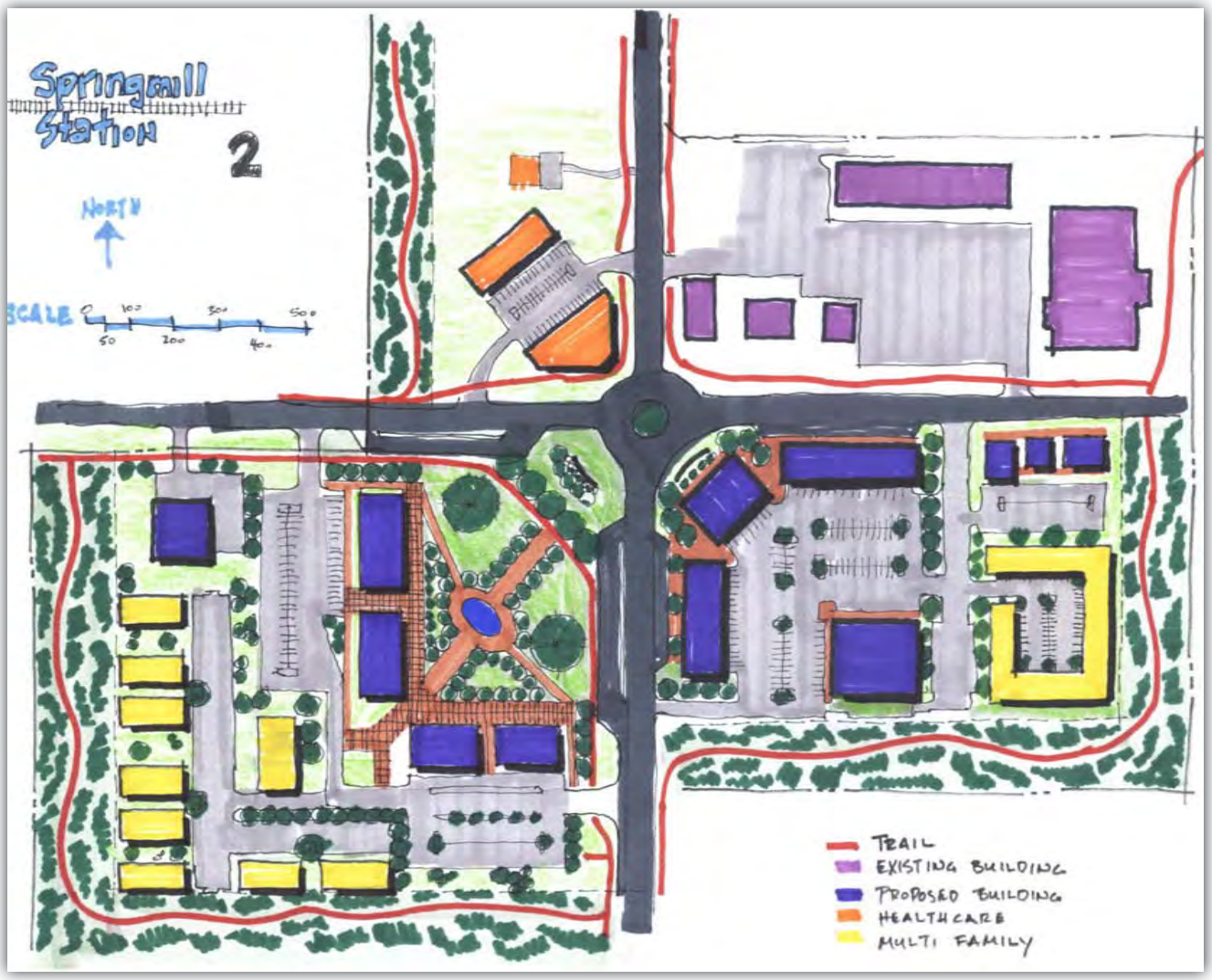
Plan A is consistent with the Spring Mill Station Plan for the following reasons:

1) A neighborhood "hub" center is located in the center of the planning area around the ponds.
2) A nontraditional street network that slows traffic traveling through the planning area to create a more pedestrian friendly environment.
3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
4)Building massing along the street with parking primarily along the sides and rear of buildings.
5) Large buffering areas separating existing neighborhoods but still providing pedestrian connectivity.
6) Mix of land uses spread throughout the planning area.

Conceptual Plan B

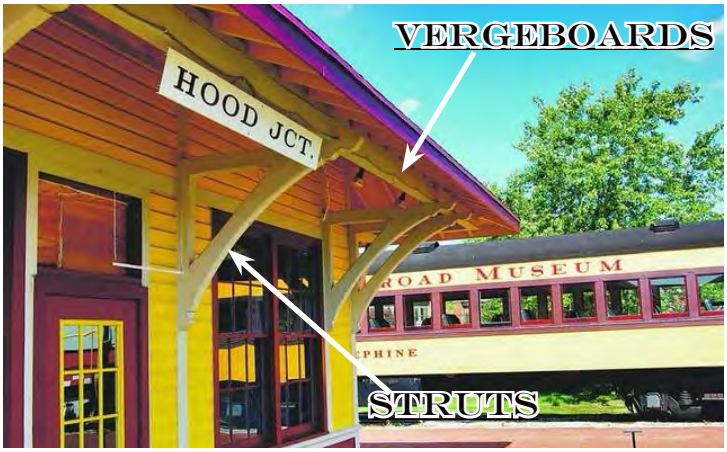
Plan B is consistent with the Spring Mill Station Plan for the following reasons:

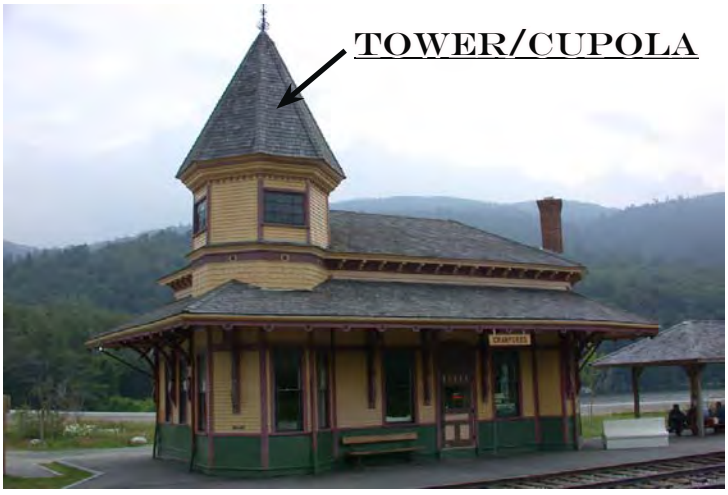
1) A neighborhood "hub" area and village green is located on the southwest corner of the planning area.
2) Mixed use buildings are located adjacent to the village green area with common areas on the green.
3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
4) Building massing along the street with parking primarily along the sides and rear of buildings.
5) Large buffer areas separating existing neighborhoods but still providing for pedestrian connectivity between neighborhoods.
6) Mix of land uses spread throughout the planning area.



The following are examples of site design elements that are encouraged to be within the Spring Mill Station:

The following are examples of railroad themed architectural elements that are encouraged to be incorporated within Spring Mill Station:





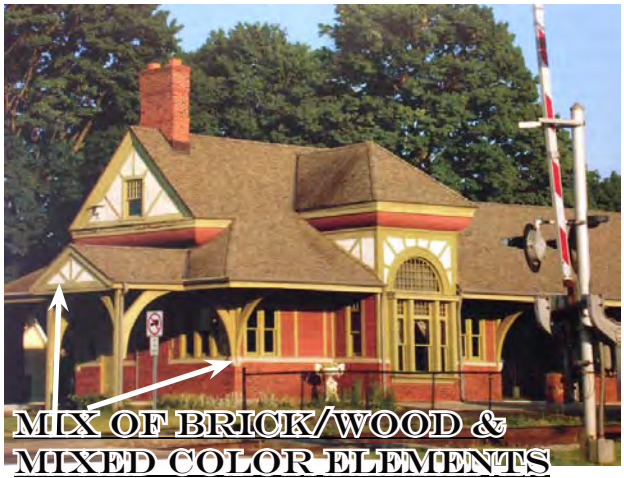
HOOD JCT

CHARLEVOIX
IRON DETAIL

INVITING ENTRANCES/
COVERED ENTRANCES
CHARLEVOIX

VARIATION OF
ARCHITECTURAL
ELEMENTS
WINDOWS AND PANES

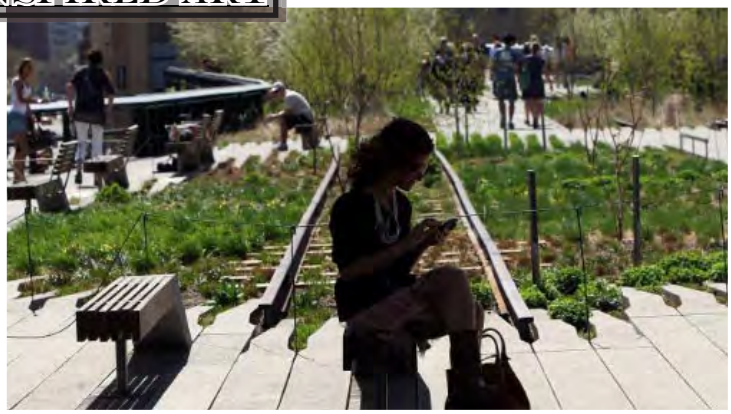
TOWER/CUPOLA


MIX OF BRICK/WOOD &
MIXED COLOR ELEMENTS

WINDOW ACCENTS

The following are examples of encouraged features for public art in Spring Mill Station:

RAILROAD INSPIRED ART



WATER TOWERS

RAILROAD BENCHES

CLOCK TOWER

Specific examples of site design and quality architecture to be emulated include the following:

1) ***Buckingham Development:*** Old Meridian Street Carmel - Potential for this style development on the two hard corners and smaller Broad Ripple scale buildings on other corners. Three story structures are not encouraged on hard corners of the intersection.
2) ***Scottsdale, Arizona:*** Architecture and quality design that tie area together.
3) ***Soulard in St. Louis:*** Residential neighborhood with many restaurants, pubs, and other businesses.
4) ***The Hill in St. Louis:*** Family area feel with active people places on sidewalks.
5) ***Breckenridge, Colorado:*** Walkable downtown with many shoppes and restaurants.
6) ***Downtown Zionsville, Indiana:*** Smaller building massing with good internal landscaping.
7) ***Manchester, Vermont:*** Old world feel
8) ***Bloomington, Indiana:*** Hodgepodge of architecture and eclectic feel.
9) ***Fountain Square, Indiana:*** Interesting mix of architecture, dining, entertainment

Massing

The buildings in Spring Mill Station should have a comfortable scale in relationship to pedestrians and should not be overwhelming.

The following is a list of encouraged massing elements:

1) Curvilinear elements
2) Broken planes
3) Staggered/varied styles/textures
4) Trees/comfort/elements that draw people to space
5) Ornamental parapets
6) Three story buildings when used in context sensitive design (i.e., layered). Closer to intersection buildings should range in size for 1.5 to 2.5 stories; however, buildings could range to 3 stories if nearer higher intensity uses and built in proportion and scale to surrounding buildings.

The following is a list of discouraged massing elements:

1) Traditional strip center style development (e.g., lack of bump out/offsets)
2) Movie set look (e.g., fake design)
3) Lack of rooftop modulation

CHAPTER 8: TRANSITIONS AND BUFFERING

Establishing appropriate transitions and buffers is paramount to reducing the possible negative impacts of development to the surrounding residential neighborhoods. The intent of the Spring Mill Study Group is to create a clearly defined boundary for the Spring Mill Station Planning Area in order to prevent higher intensity development activity from occurring outside such area. As contemplated, large buffer areas along the perimeter of the Spring Mill Station Study Area will provide opportunities for pedestrian connectivity and create good transitions to surrounding uses. Spring Mill Station is contemplated as transitioning from the highest intensity uses in the center of the Study Area to less intense uses and building sizes toward the perimeter of the Study Area. Assisted Living facilities and multi-family uses could be appropriate transitional uses from more commercial or retail uses, but special attention should be paid to building height and orientation along perimeters of the Study Area. The Study Group strongly recommends that commercial uses not be permitted outside of the Study Area.

Connected, But Protected Design

The buffer areas around the perimeter of the Study Area are intended to protect nearby uses from the impact of more intense land uses, but also to connect the surrounding neighborhoods to Spring Mill Station. The Study Group sees such connections as being critical to accomplishing the Spring Mill Station vision – creating a "hub" of activity, land uses and social interaction. Traffic calming measures are recommended in order to ensure a safe pedestrian environment. Spring Mill Station is envisioned as being a place where pedestrians can easily access all parts of Spring Mill Station without the use of a vehicle.

The Study group recommends that there be a strong focus on landscaping installations in site designs in order to create an intimate and comfortable pedestrian feel for the area. This will help to ensure the high quality and timeless character of development the Group has envisioned for this area.

(Connected pedestrian path shielded from surrounding uses)

Buffering:

The Spring Mill Station Study Group offers the following recommendation within and near to transitional buffer areas along the perimeter of the Spring Mill Station Study Area.

The following is a list of encouraged buffer standards:

1) Continuation of the "railroad theme" throughout the buffer areas.

2) Large natural buffer areas with a mix of hardscapes and mature landscaping. Brick fences with wrought iron elements are identified as desirable hardscape types. The use of long, unbroken expanses of wood fencing used as a buffer to screen from adjacent uses should be discouraged within the Study Area, unless desired by adjacent residential uses for security purposes.

3) Landscaping should be clustered in groups in order to create a natural feel instead of a regimented design. Special attention should be given to sight lines so as to visually buffer development attributes that are less slightly.

4) Evergreen trees in conjunction with deciduous trees for year round buffering should be utilized.

5) Earthen berms are encouraged to be used for buffering purposes as long as they are not regimented in appearance and they are designed so as not to prevent connectivity with surrounding neighborhoods. Undulating berms and mounds (with varying heights and widths) are preferred.

6) Native plantings should be used where appropriate.

7) Contextually sensitive design is desired. For example, berms or mounds should be designed not just to screen uses from each other, but also to enhance the pedestrian experience within transitional buffer areas. More intensive buffering should be provided nearest to more intensive uses and structures, unless such buffering would prevent a given use or building from being showcased in an aesthetically pleasing manner.

8) Special attention should be given to installing landscaping in a manner that would screen or block headlights.

9) Pedestrian pathways and/or trails should be installed within transitional buffer areas which provide connectivity within the Study Area and also to the surrounding neighborhoods.

10) Delivery trucks should not be permitted to remain idling while deliveries are being made.

11) Trash pickup should be restricted to normal waking hours.

12) Loading areas should be fully enclosed in order to shield from view and reduce noise pollution.

13) Lighting should be fully shielded from encroaching into neighboring residential areas.

Site Sensitive Buffer Areas: The following areas should be designed with a heightened sensitivity to surrounding existing residential uses.

1) The area abutting the Enclave at Maple Knoll. Special attention should be given to preserving as many of the existing mature trees as possible in this area so as to provide a visual and sound buffer. At least a 50' wide buffer is recommended if the adjacent use is of lower intensity and greater buffer width is recommended for if a higher intensity use is developed.

2) The area abutting Mulberry Farms. Maintain a 150' wide buffer area along this boundary of the Study Area.

(Earthen mound w/mix of trees and hardscapes)

(Mix of evergreen and deciduous trees w/ wrought iron fence)

3) The area abutting Crosswind Commons Subdivision. Maintain a considerable buffer between residential area and adjacent uses within the Study Area. The higher the intensity of the adjacent use developed, the greater the buffer that should be provided.

4) The border between Springmill Commons and Countryside. Further improvements should be installed to enhance the existing Countryside trail network to provide access around and through Springmill Commons as to provide a good connection to Armstrong Park (located a short distance to the north of Kroger).

CHAPTER 9: ACCESS AND CIRCULATION:

The Spring Mill Study Group envisions Spring Mill Station to be a place accessed by multiple modes of transportation, including but not limited to bicycles, pedestrians and motorized vehicles. To slow traffic speeds in the area, a roundabout is the preferred intersection type for the 161st Street and Spring Mill Road intersection. A roundabout is desired for its aesthetic appeal with possibilities for landscaping and branding in the public right-of-way as opposed to a traditional intersection with a traffic light. The Study Group also recommends that the City consider taking other appropriate steps to reduce traffic speeds in the area in order to create a safer and more desirable environment for pedestrians to cross the main thoroughfares.

The Study Group recommends site designs within the Study Area that connect all parts of Spring Mill Station to surrounding areas by coordinated street connections and pedestrian trails. Pedestrian trails should be extended throughout buffer areas and along main thoroughfares to provide connectivity. Improvements on the parcels fronting on the hard corners of 161st Street and Spring Mill Road should be designed to create a traffic calming effect in the area. Entrances to developments within the Study Area should be designed, controlled and located in a manner so as to not create conflicting traffic movements and to provide for the orderly development and build out of the Study Area.

CHAPTER 10: PUBLIC INPUT

In order to obtain feedback on the Spring Mill Station Plan, the Spring Mill Study Group met with numerous stakeholders, hosted a public open house, and met with selected developers over the course of five (5) meetings. The feedback from those groups is presented below:

1) Stakeholder Input
2) Public Open House Comments
3) Developer Input

1) Stakeholder Input:

Stakeholder Concerns:

1. Find the balance between groups desires and marketplace realities.
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center.
3. Opposed to any change of the existing alignment of 161st Street and Spring Mill Road.
    a. Time to obtain approval and agreements.
    b. Expense of relocating utilities and infrastructure, legal fees, design.
4. The cost of complying with the Spring Mill Station vision will likely increase costs for the retailer to enter the market. Retailers are now competing in a national marketplace instead of regionally. The more hurdles there are for the retailer, the less chance the retailer will enter the marketplace.
5. The conceptual plans not realistic for development on southwest corner.
    a. The site layout is too different from the national prototype plans. (e.g. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. The demand for "office" space is weak. There is potential for garden offices, but more of a long term prospect.
7. Village Green: The park on southwest corner is a nonstarter as the most valuable land is being used for a park and is not providing an economic benefit to Westfield.
8. Concept plan A (4.1) is not workable do to extraordinary infrastructure costs of installing the illustrated infrastructure. This would appear to be impractical and unachievable.
9. Concerns with Concept Plan B (4.2)
    a. Construction: Clients are not interested in the construction of buildings along the street in the configuration shown.
    b. Parking: At least two (2) rows of parking between the building and the street is a necessity. The appearance of this parking can be mitigated by landscaping and hardscapes.
    c. Drive-thrus: Prohibition of drive-thrus would be problematic as heavy demand for drive thrus with the type of uses Spring Mill Station Study Group desires.

Stakeholder Affirmations:

1. A majority of the principles of the plan as presented by the Spring Mill Station Study Group are desirable.
2. Agreement and support of the proposed areas of plan, the name of plan, the proposed development theme, the general designs illustrated, and the proposed land uses.
3. Upgraded Architectural Design: National retailers are more likely to expend resources on architectural design over other aspects such as site design.
4. Supportive of intensive and quality landscaping throughout planning area.
5. Apartments- There is significant demand for this type of use at this location.
6. Concept Plan B (4.2)
    a. Buffering: Supportive of a Unified and consistent landscape plan around entire planning area.
    b. Connectivity: Supportive of extensive pedestrian and vehicular connectivity with provision of safe access to, from, around the development. Traffic flow is beneficial for both pedestrians and automobiles.
    c. Identity and Theme: Supportive of conformity with railroad federalist architecture and the creation of marquee elements at SE corner, such as clock tower, etc.
    d. Architecture: Supportive of the use of variable and high quality materials.
    e. Road improvements: Stakeholders would consider a contribution to the roundabout construction and dedicating the required right-of-way to meet the vision of the plan.
    f. Community: Supportive of designing hardscape elements to promote quality public spaces.

2) Public Open House Comments:

1. Concerned about the noise that could be generated from store deliveries and trash pick-up.
2. Would like to see adequate tree preservation at Mulberry Farms boundary.
3. All owners should be notified of planning process before any zoning change could occur.
4. Drive-thrus should be permitted in planning area due to needs of older people and parents.
5. Building Height: Buildings over three (3) stories in height are too tall.
6. Safety: Pedestrian paths are shown too close to the roads. The village green could become a gathering place for teens.
7. The roads should be straight streets and not curved as shown on one of the concept plans.
8. Fencing should be of high quality.
9. Buffer Yard: Lack of mature vegetation in buffer yards may provide insufficient protection.
10. Water/Drainage: Water retention should be designed as "rain gardens" for enhanced mitigation.
11. Environmental Concerns: The surface color parking lots should be considered to reduce the heat island effect. Also building arrangement should be considered to no affect wind flow.
12. Concept Plan A: This concept is too costly to construct and too time consuming.
13. The CrossRoads property should not be used as gas station and a bank is an appropriate use.
14. Gas Station: If a gas station use is permitted in this area, light and noise should be adequately addressed.

15. Crime: Too many multi-family apartments are shown in the plans, which can lead to crime.
16. Will Grand Park affect this future intersection/development?
17. Gas stations should not be allowed on any corner of the planning area.
18. What type of signage will be permitted?
19. What type of lighting will be permitted?
20. The development of the study area could lead to increased traffic congestion of the commercial area.
21. Private businesses should be encouraged over national chain businesses.
22. Minimize disruption to surrounding neighborhoods during construction.
23. Pedestrian connectivity between the Enclave at Maple Knoll and Springmill Commons should be provided.
24. Auto Oriented Traffic: Increase green space in the area in order to encourage pedestrian traffic.
25. Railroad Theme: Existing businesses should also adhere to these guidelines.

3) Developer Input

Key Points:

1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
2) Must strike a balance between the cost of accomplishing the thematic design objectives without overpricing the market for rent prices. Consider allowing developers more square footage in order to meet design requirements.
3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
4) Having multiple land owners and multiple developers will increase the difficulty of achieving the overall vision. Need to develop a coordinated development strategy for the entire study area.
5) The land uses proposed are vehicular intensive. Careful consideration should be given to how you promote pedestrian connections.
6) For buildings constructed on hard corners of the intersections, you must strike a balance between the community's objectives and the developer's objectives by creating a unique design, but allow retailer to have a presence so community is aware of business location. The two entrance design (i.e., stores required to have public entrances on two sides, can be difficult for retailers to orient business for point-of-sale inside building.
7) Building standards and hard rules for development are helpful for developers to understand what they can and cannot build.
8) How the financing would be achieved for the village green and how costs would be shared is something important to work out. The park can add value for certain users in its proposed location on the intersection. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of a linear park along the road.
9) Consider a stronger focus on integration to the existing, surrounding land uses.
10) Consider potential pedestrian bridges incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.

Quality Apartment Development in planning area:

1) Density should be encouraged in the planning area, as high as 30 units per acre.
2) An apartment community of less than 200 units is not conducive due to economies of scale.
3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
5) Building location should encourage informal human interaction and allow for pocket park development.
6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

Concept A

1) Lacks a sense of arrival when driving through the planning area.
2) Visibility is poor on the intersections when inside the planning area.
3) Design is suitable for achieving many of the quality apartment design objectives.
4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

Concept B

1) Establishes a sense of arrival when driving through planning area.
2) The village green on the corner creates a non-traditional intersection that is unique.
3) Retailers will react better to this design concept over design Concept A.
4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. There could be a benefit for a reduced buffer distance to the sports fields on west side of planning area.
6) The preliminary layout of the apartment buildings is not a very creative design for achieving the critical mass of apartments that is desirable.

CHAPTER 11: PLANNING OBJECTIVES AND POLICY RECOMMENDATIONS

The Spring Mill Station Study Group has identified the following planning objectives which, if accomplished, would advance the realization of the vision established in this plan.

1) Spring Mill Station Task Group: The Study Group recommends the establishment of the "Spring Mill Station Task Group." This group of community members (contemplated as initially consisting of the Spring Mill Station Study Group citizen members) would function in a manner similar to that of the Grand Junction Task Group. The group would engage in at least the following activities: *(a)* it would review zoning petitions for potential development within the Spring Mill Station Study Area to determine consistency with the Spring Mill Station vision; *(b)* it would collaborate with would-be developers of projects in the Study Area in order to ensure consistency with the Spring Mill Station visions; *(c)* it would provide recommendations to the Westfield Advisory Plan Commission and City Council members regarding zoning petitions in the Study Area; *(d)* it would collaborate with City representatives in order to guide decisions related to public infrastructure improvements in the Study Area; and *(e)* it would engage in periodic planning activities and analysis in order to keep this Spring Mill Station Plan current and further the accomplishment of the planning objectives set forth herein.

2) Branding: The Study Group recommends further development of the Spring Mill Station "brand." Once further developed, this brand should be incorporated into the various private development projects and public infrastructure projects envisioned within the Spring Mill Station Study Area.

3) Land Uses: The Study Group recommends that land uses within the Study Area be developed in a manner consistent with the concepts envisioned this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.

4) Architecture and Site Design: The Study Group recommends that the design and quality of building architecture and site designs within the Study Area be developed in a manner consistent with the concepts envisioned in this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.

5) Development Strategy: The Study Group recommends that a coordinated strategy for development (and in some cases redevelopment) be developed for the Study Area. Specifically, the Group is concerned about the effect of ad-hoc, uncoordinated private developments occurring within the Study Area. In a perfect world, the Group believes that it would be desirable for the entire Study Area to be developed by a single developer. This would likely ensure coordination of vehicular connectivity, pedestrian connectivity, water detention facilities, open spaces, thematic architecture and site design. The Group acknowledges, however, that it is probably unrealistic to expect a single developer to develop the entire Study Area. With that in mind, the Group recommends that measures be taken to ensure this level of coordination among different (and possibly competing) developments within the Study Area. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers and City officials to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions. The Study Group also recommends that the City explore other possible ways to encourage or compel coordination of development within the Study Area.

6) Financial Strategy: The Study Group recommends that a financial strategy be developed and implemented that would advance the City's efforts to make infrastructure improvements within the Study Area consistent with the concepts envisioned in this Plan. The group suggested that the City explore the possibility of establishing an Economic Development Area for the Study Area that would provide the option of using Tax Increment Financing for making desired infrastructure improvements. The Study Group also recommends that the City explore other financial sources or mechanisms for making such improvements that may be available (or may become available) to the City.

7) Economic Development: The Study Group recommends that the City and the Study Group work together to be proactive in attracting quality development within the Study Area and also to attract the specific businesses and services desired by the Spring Mill Station Task Group. Rather than wait for would-be development projects to come forth on their own, the Group expressed a desire to proactively reach out to desirable developers and businesses to educate them and attract them to Spring Mill Station.

CHAPTER 12: GOING FORWARD

The Spring Mill Station Plan recommends that this planning document be revisited periodically. Ideally this activity would occur annually. This periodic exercise is recommended to include the following elements:

1) ***Measuring Progress:*** The Spring Mill Station Task Group should periodically review the progress made toward accomplishing the planning objectives identified in Chapter 11 of this Spring Mill Station Plan.

2) ***Important Factors:*** The Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the planning objectives stated in this Plan.

3) ***Validation of Existing Objectives:*** Each planning objective stated in this plan should be reviewed by the Group in order to determine if it is still a priority in order to accomplish the Spring Mill Station vision.

4) ***Revising Planning Objectives:*** The Group should identify any new or refined planning objectives not previously listed in the Spring Mill Station Plan and determine if it is desirable to add such items to the list of planning objectives stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Group may choose to remove such items from the list of planning objectives stated in the Plan.

5) ***Prepare Addendum:*** A summary document, a Spring Mill Station Plan Addendum (the "Addendum"), should be prepared which explains the process and details outlined above. It is recommended that the Addendum be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of guiding annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Spring Mill Station vision. The Spring Mill Station Plan, as amended, is designed and intended to act as a living, breathing document which chronicles the Westfield community's Spring Mill Station accomplishments, charts a course through the often complicated process of placemaking, and acknowledges and coordinates the efforts and energies of the stakeholders actively working to make the Spring Mill Station vision a reality. By engaging in this planning dialogue on a regular, recurring basis, the community will be well-positioned to reach its goal of creating the vibrant neighborhood "hub" envisioned in the Plan.

APPENDICES

Appendix A – Charrette 1: Orientation and Introduction
Appendix B – Charrette 2: Planning Area and Land Use
Appendix C – Charrette 3: Architecture and Urban Design
Appendix D – Charrette 4: Transitions and Vehicular Access
Appendix E – Charrette 5: Rail Road Era Architecture and Design
Appendix F – Charrette 6: Stakeholder Meeting Feedback
Appendix G – Charrette 7: Public Open House
Appendix H – Charrette 8: Developer Input Meeting
Appendix I – Advisory Plan Commission Public Hearing Summary (03/18/14)

Appendix A – Charrette 1: Orientation and Introduction

161st/Spring Mill Plan
Charrette #1 Summary
July 17, 2013

The meeting began with an introduction by the participants including where they reside in Westfield and why they are interested in developing a plan for the 161st and Spring Mill area. The format for the future meeting and the topics to be discussed was then explained.

A summary of the history of the 161st Street and Spring Mill Road intersection was handed out to the participants. Participants were encouraged to read through summary and provide any events they felt was absent from the document for future meetings. Participants explained why they felt the plan was important for the community moving forward.

The group then reviewed the Grand Junction Implementation Plan to show a recent work product that could be similar to the final work product for 161st/Spring Mill corner.

The group then discussed the geographic area which should be the subject of the 161st/Spring Mill Plan. Maps were distributed of the general area and the group drew boundaries for the plan. A consensus was then reached for the boundary of the study area.

Homework was passed out to the group to identify a name for the study area and list potential land uses that would be desirable for the area.

161st & Spring Mill Plan
Charrette #2 Homework Handout – Study Area & Land Use
July 31, 2013
(6:30 PM – 8:30 PM)

1. Study Area:
   a. Please spend some time thinking about your neighborhood and your local community in the vicinity of the 161st Street and Spring Mill Road intersection.
   b. Review the aerial photographs distributed to the group showing this geographic area.
   c. Ultimately the group should agree on the geographic area it will be discussing over the next several weeks.
   d. Please draw a lines on at least one of the aerial photographs showing what you believe should be the limits of the study area.
   e. Please come to the meeting scheduled for July 31, 2013 willing to share your work and the rationale behind it.

2. Develop Name/Identity (if desired):
   a. Is it important to you that the area in the vicinity of the 161st Street and Spring Mill Road intersection have an independent name or identity? Or, are the various names of the developments within the vicinity of this area adequate to establish the level of neighborhood/community identity you desire/prefer?
   b. Before the July 31, 2013 meeting, the City will do a little research into the property ownership history in the area to provide the group with interesting/important historical names relevant to the area. The group is free to determine the extent to which any of this information may be helpful (if any is desired at all) in arriving at a name.
   c. Do you have any name ideas for the vicinity (if a name is desired)?
   d. Do you have any other ideas or resources that might assist in arriving at a name (if one is desired)?

Land Uses:

   e. It is fine if you do not wish to see any change at all in the study area. This is certainly an option. If this is your mindset, please do not respond to the following questions.
   f. If you could have any new land uses located within the study area, what would they be? Why?
   g. Are there any existing land uses present in the vicinity that you wish were not present? Why?
   h. Have you visited an area that you wish could be replicated in the study area? What is it? Where is it? Why? Please provide pictures if reasonably possible.
   i. Specifically, what new stores, restaurants, services, etc. do you wish were located in the study area (that are not already present). Why? It is fine to use actual store names,

but not necessary. Please provide pictures if reasonably possible.

If possible, please provide any feedback pertaining to Item #3 (Land Uses) to Ryan Clark (rclark@westfield.in.gov) by end of day on July 24th. This will allow us an opportunity to organize/summarize the information before meeting with the study group on July 31st. If you cannot send your responses by end of day on July 24th, please send as soon as you can thereafter. We will do the best we can to incorporate for the group's discussion.

Thanks and please let us know if you have any questions or need any clarification.

(Consensus Map Area choosen)

Appendix B: - Charrette 2: Planning Area and Land Use
161st/Spring Mill Plan
Charrette #2 Summary
July 31, 2013

The meeting began by reviewing the study area boundary identified by the participants at the first charrette. The meeting area was confirmed by group with the addition of adding pedestrian connectivity along the east side of the Kroger building for a better connection with Countryside subdivision. The group then reviewed the homework exercise from Charrette #1 that asked group to identify a name/identify for the agreed upon study area as well as land uses that group felt were appropriate in that area should they desire the area to redevelop.

The group identified several names for the study area including Spring Mill Station, Mill Point, Four Points at the Mill, Spring Mill Acres, Trails at Spring Mill, and Water Tower Place. Spring Mill Station was chosen as the working name for the following reasons:

1. The group acknowledged the "Station" part of the name played well with the existing "Grand Junction" theme that Westfield is branding its own downtown.
2. Makes references to the history of the underground railroad in the area.
3. The name "Station" also functions like a meeting place and hub to which the group envisions this area becoming.
4. The group agreed that the name "Spring Mill" has a certain aura and pride for the area that is easily recognizable and should not be excluded from the name.
5. The area could be easily branded with references to the railroad.

The group then broadly discussed land uses they feel would be appropriate in the study area, what uses are missing from the current development, what specific places they would like to emulate, and what uses they would not like to see in the area.

Uses:

1. The groups discussed the Buckingham mixed use development in Carmel along old Meridian St. and the desire for some level of mixed use development that fronts on the street.
    a. The group indicated development on the street of all four corners was not desired, however, two corners would be more palatable.
2. Uses
    a. The group desired more upscale restaurants that were local or homegrown, family orientated, and had a funky or electric feel.
        i. Restaurant examples: Yats, Kona Grill, Granite City, Mitchells, Kelties, Mama Corolas, The Aristocrat)
    b. Ice Cream
    c. Bakery
    d. Florist

e. Medical Specialty
i. Eye doctor, dentist, pediatrician, etc.
f. Apartments with first floor retail were agreed as being a desirable use.
    i. The group wants to see higher quality architecture, comparable or better in quality to surrounding area. (example. Illinois and 56th St.)
g. Insurance
h. Assisted Living
i. Art Gallery
j. Clothing Store
k. Design Gallery
l. Pizza
i. The group identified a strong need for a good sit down pizza restaurant in the area.
m. Dunkin Donuts or similar
n. Pilates
o. Music store
p. Florists
q. Beauty salon
r. Pottery
s. Rentable space for hosting
t. Butcher shop
u. Trader Joes or similar
v. GNC or supplement store
w. Upstairs office
x. Tae kwon do or similar karate venues
y. Church
z. Walk-in movie theatre

The group then discussed the neighborhood hub concept and what size the area should be to accomplish this feel.

1. The group agreed Village Park Plaza along US 31 and 146th Street is too large and intense for this area.
2. The ability to sit on one corner of the intersection and see someone you know on the other corner.
3. The group agrees the area cannot be wall to wall commercial and residential aspects will have to be part of the plan. Assisted living facilities could also be appropriate.
4. The group envisions the area to be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.
5. The group gave the examples of West Clay, downtown Noblesville, and Broad ripple for offering a destination of shops, sustained property values, and mature growth that could be desirable in this area.

The group then discussed corner development examples they feel aspects of which could work well in the area:

1) The Buckingham development in Carmel on two corners and then smaller development similar to Broad Ripple on the other corners.
2) Scottsdale, Arizona
    a)Architecture and quality design that tie area together.
3) Soulard in St. Louis
4) The Hill in St. Louis
    a)Family area feel with active people spaces on sidewalks.
5) Breckenridge, Colorado
6) Zionsville, Indiana
    a)Smaller building massing and good internal landscaping
7) Manchester, Vermont
    a)Old world feel
8) Bloomington, Indiana
    a)Hodgepodge of architecture
9) Fountain Square, Indiana
    a)The group likes the notable character of the area and with its interesting mix of architecture, dining, and entertainment.

Existing preferred uses in Study Area:

The group then discussed the uses at the existing shopping center that like:
1) Bank
2) Chinese restaurant
3) Liquor store
4) The Mill
5) Kroger
6) Mexican restaurant (ability to sit outside)
7) Starbucks (ability to sit outside)
8) The convenience of having these close to homes, not the uses themselves
9) Gas Station

What about the center do you not like?

The group agreed that that they do not like strip development, the elevations of the strip center, and the vehicle focused nature of the center. Specific examples are below:

1) The group agreed the traffic flow in and around the development was subpar.
2) The aesthetic appeal of the center is poor.
3) Parking lot design and landscaping is poor.
4) No landscape buffer on south side of development between the street.

5) An overall lack of creativity in the design.

161st & Spring Mill Plan
Proposed Discussion Outline & Meeting Schedule
Last Updated – June 31, 2013

Charrette 2 – Planning Area & Land Use (July 31, 2013 – 6:30 P.M.-8:30 P.M.)
a. Identifying the Planning Area – Review Results
b. Naming the Planning Area/Community Identity
    i. Interested in naming corner?
    ii. Ideas
    iii. Selection
c. Identify/Discuss Desired Land Uses
    iv. Is change desired?
    v. Places you would like to replicate?
    vi. Existing uses you like/don't like?

Appendix C - Charrette 3: Architecture and Urban Design

161st/Spring Mill Plan
Charrette #3 Summary
August 7, 2013

The meeting began with the group discussing the history of Spring Mill Road and whether any notable historical events took place on the corner of 161st Street and Spring Mill Road. The group decided to stick with the working name of "Spring Mill Station", as it represented both a historical relevance to the Underground Railroad and Grand Junction theme of downtown, as well as maintaining the aura that Spring Mill road induces in the area.

The group then reviewed three separate handouts images of buildings pertaining to 1) massing 2) building setbacks and orientation and 3) architecture and building materials. The images were chosen from pictures submitted by group members as well images submitted by staff as a way for the group to review and discuss what they liked and disliked pertaining to the three topics. In summary, the group preferred a building massing that was staggered with broken planes and curvilinear elements had many architectural elements, and included dormers and ornamental parapets. The group decided a three story building would be too tall on the hard corners of the intersection but could possibly be blended well into the entire development. The group did want to create a typical strip mall style development.

Building setbacks and orientation were reviewed and the group discussed liking buildings designed with landscaping that doubled as protection from the street and to create a comfortable pedestrian environment. The setbacks should be large enough to have hardscape and landscape elements to create that environment.

Lastly, architecture was reviewed and the group preferred residential compatible design that focused on each building having its own architectural identify and high mix of materials. The buildings should include numerous arches and angles, as well as window fenestration, and high quality design. The group was supportive a consistent theme through the whole study area (i.e. Railroad) could provide for a coordinated design.

1) Building Massing
    a) review images
    b) Discuss
    i. The group discussed the following elements as being desirable relating to massing:

        a. Intersection of 126th and Gray
        b. Architectural Detail
        c. Iron work/accents
        d. Curvilinear elements

e. Broken planes
f. Staggered/varied styles/textures
g. The Library- use of timeless architecture, elements to draw people in
h. Dormers
i. Use of ornamental parapets
j. Trees/comfort/draw people to space
k. Entrance features/signs

ii. The group discussed the following elements as being undesirable relating to massing:

a. Strip Center development
b. Movie set look (fake)
c. Limited amount of flat rooftops

2) Building Setbacks and Orientation
a) review images
b) Discuss
1. Positive elements relating to massing:
a. hardscape and landscape elements important
b. design for protection of pedestrian space using landscaping to create a comfortable feeling
c. Three story buildings could be appropriate in some areas but would most likely be too tall on hard corners of the intersection (context sensitive).

3) Architecture and Building Materials
a) review images
b) Discuss
1) Positive elements relating to architecture and building materials
1. Heavy use of arches and angles
2. Unusual architecture that is not simply a box design
3. Need a heavy mix of materials
4. EIFS can be used as an accent material
5. Dormers to match residential character
6. Covered entrances to buildings
7. Use of window fenestration
8. Residential compatible design to blend into surrounding area
9. Use of wrought iron in building design
10. Each building to have own identity

4) The group discussed and agreed upon the idea of having a thematic consistency for the whole study area. The idea of railroad style theme that plays off the Grand Junction concept was viewed upon favorably. The group was tasked with looking more into this concept and what elements could be incorporated.

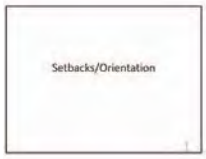
5) Lastly, the group was asked what does connected and protected mean to them? The general them was connected was being able to get from all surrounding neighborhoods and across the development in all modes of transit, while protected meant achieving that access in relative safety.

Spring Mill Station Plan
Charrette 3 Discussion Outline – Architecture & Urban Design
August 7, 2013
(6:30 PM – 8:30 PM)

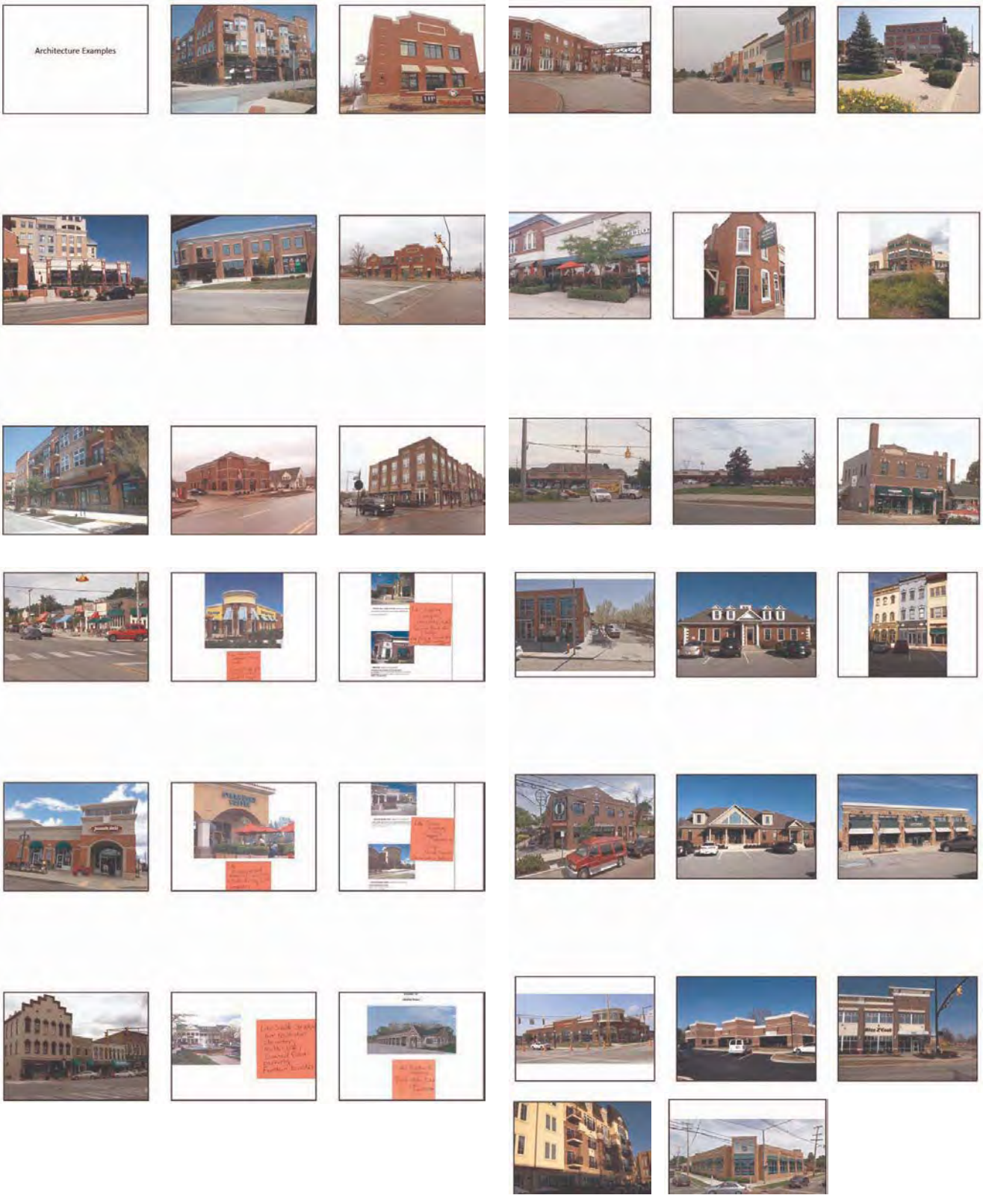
1. Building Massing: (HANDOUT #1)
a. Review Images
b. Discuss
2. Building Setbacks & Orientation: (HANDOUT #2)
a. Review Images
b. Discuss
3. Architecture & Building Materials: (HANDOUT #3)
a. Review Images
b. Discuss
4. Service Area: Confirm/Discuss
5. Connectivity: Connected/Protected

Handout 1: Massing

Handout 2: Setbacks



Handout 3: Architecture



Appendix D – Charrette 4: Transitions and Vehicular Access

161st/Spring Mill Plan
Charrette #4 Summary
August 14, 2013

The meeting began with a review of the connected vs. protected discussion regarding alternative access to the study area that was also safe. The group agreed protection was relating to preserving property values and traffic calming measures to ensure pedestrian safety and connection dealt with both getting to and from the site as well social connections that occur once on site.

Buffering/Transition Areas

The group then discussed buffering and transition methods in the study area and were handed an exhibit of aerial images depicting various Hamilton County developments for the purpose of commenting on preferences and dislikes. The group first identified three areas within the study boundary that would require special attention on buffering and transition. The first area was the northwest corner of 161st and Spring Mill on the eastern boundary of the Enclave at Maple Knoll. The group was interested in maintaining the existing tree line and keeping a 50 foot buffer in that location to aid as a sound and visual barrier. The next area was the Mulberry Farms homes that bordered the airport strip in the south east quadrant. The group was interested in maintaining a 150 foot buffer from those homes. Lastly, the area bordering Crosswinds Commons residential subdivision on the southwest quadrant was identified as a sensitive area.

Buffer Preferences/Concerns

After reviewing the aerial image exhibit, the group identified buffer preferences to prevent commercial creep in the study area. The group focused on a context sensitive design for the buffer areas meaning different areas could be more or less intense than others. The group agreed that along a residential area a solid fence as a buffer could serve well for security reason. However, a solid fence would not be appropriate when an existing residential area abuts a new residential area. The group preferred buffers that would minimize noise, provide visual screen, serve a year round function, use native landscaping when possible, and lastly have a taller buffer when abutting taller buildings. The group was concerned about flat, unbroken, monotonous fences that tend look poorly.

Site Plan Renderings

The group then reviewed several artist renderings of what the proposed development could look like based on the input from the three previous charratte meetings. The rendering were not detail oriented and intended to serve as a basis of discussion for which concepts the group liked and disliked

as well as variations in road network layout. The group reviewed a connectivity plan and reaffirmed the preference for a high level of trail connections to the site from surrounding neighborhoods. The group also expressed an interest in an alternative road network that includes a roundabout configuration located further south than the existing intersection and creating four new corners at 161st and Spring Mill. Lastly, the group reaffirmed the preference for a "village green" style park amenity with common areas and buildings front on the park and wanted to see how this design could work on other corners.

1) Transitions/Buffering
   a. Connected vs protected
      i. The group discussed the concept of protected vs connected and agreed upon the following:

         1. Protected:
            a. Preserve property value
            b. Traffic calming (bending roads etc)
         2. Connected:
            a. Social connectivity in the study area
            b. Pedestrian connectivity in the study area
            b. Blending/Transition

      ii. The group discussed the following areas as being more sensitive to buffer design:

         1. Enclave at Maple Knoll (NW quadrant-residential boundary)
            a. Preservation of trees along boundary to serve as visual and sound barrier, 50' buffer preferred (including trees)
         2. Mulberry Farms (SE quadrant residential boundary)
            a. Maintaining a 150' buffer between residential area potential com mercial area to north.
         3. Crosswind Common Subdivision (SW quadrant-residential boundary)
            a. Maintaining a considerable buffer between residential area and potential commercial area.

      iii. The group discussed the following items as being preferences for buffer areas:

         1. Elevation changes
         2. Minimizing sound impacts
         3. Creating visual screen
         4. Combination of evergreen and shade trees
         5. Year round function
         6. Strong growth rate for landscaping (trees)
         7. Taller buildings require taller buffer blocks
         8. Native plantings where appropriate.
         9. Context sensitive design (berms that have pedestrian connectivity thru

them)

iv. The group had the following concerns for buffer areas:

1. Fences that are long, unbroken, and lacking character

a. Fences of this style could be ok when serving as security bound ary along a residential area

v. The group discussed keeping the "Spring Mill Station" railroad theme even throughout the buffer transition areas when appropriate. The group agreed that thematic areas tended to develop with more mature and higher quality landscaping and hardscaping than non-themed area.

c. Site Plan Rendering

i.The group reviewed four conceptual renderings of the study area based on input from the previous charrettes.

1. The group preferred an exhibit showing an alternative road layout that installed a roundabout off center from existing intersection creating four new corners.

a. The following reasons were identified as why this approach was preferred:

i. Natural traffic calming

ii. Develop all corners to build how group would prefer

iii. Simplifies amount of landowners involved

2. The group also preferred a design showing "slip lane" parking off Spring Mill Road and 161st that fronted onto a village green concept. The group asked to see more variations of this design on other corners.

3. The group also preferred a connectivity plan that showed trails along all roads and buffer areas and included connectivity to surrounding neighbor hoods.

Spring Mill Station Plan
Charrette 4 Discussion Outline – Transitions & Vehicular Access
August 14, 2013
(6:30 PM – 8:30 PM)

1. Transitions/Buffering:
    a. Connected and Protected: Review & Discussion [HANDOUT #1]
    b. Connecting: Review and Confirmation of Strategy
    c. Protecting:

i. Blending/Transitioning
ii. Buffering/Preventing Commercial Creep
iii. Transition Methods [HANDOUT #2]
    1. Distance/Space
    2. Improvements
        a. Landscaping
        b. Mounds/Berms
        c. Hardscapes/Walls/Fences
    3. Adjacent Buildings/Design/Scale/Architecture
        2. Vehicular Access/Circulation:
        a. Quick Review
        b.Review Exhibits

i. Preliminary Draft Design [HANDOUT #3]
ii. Connectivity Plan [HANDOUT #4]
iii. Alternative Road Configuration [HANDOUT #5]
iv. Village Green Concept [HANDOUT #6]
c. Discuss Preferences/Observations

Protected vs Connected Discussion

Ability to walk to commercial areas
Can I get there safely
Synergy across the different developments
Preservation of existing mature tree in the area
Pedestrian path network
Well planned transitions between commercial and residential areas
Foot and bike connectivity

Appendix E – Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan
Charrette #5 Rail Road Era Architecture and Design
September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

Public Art (Desired Features)
1) Images did good job encapsulating desire and intent of public art
2) Water tower feature
3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
4) Use of red/black/rust colors
5) Use of old railroad track or steam engine as part of common area

Railroad Theme Architecture
1) Verge board (gingerbread style detail)
2) Gables roofs (steep pitch)
3) Strut detail
4) Mixed colors and stacked elements
5) Windows and panes
6) Towers/cupolas
7) Different architecture elements
8) Arches
9) Mix of brick and wood
10) Window accents

Architecture Quality and Theme

1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.

Spring Mill Station meeting

Protected vs Connected Discussion

Connected	***Protected***
Ability to walk to commercial areas	Can I get there safely
Synergy across the different developments	Preservation of existing mature tree in the area
Pedestrian path network	Well planned transitions between commercial and residential areas
Foot and bike connectivity	

Handout # 2 Transition Methods

Transitions

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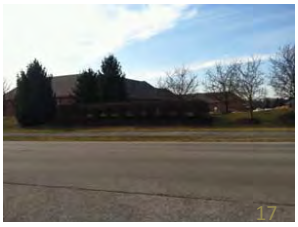
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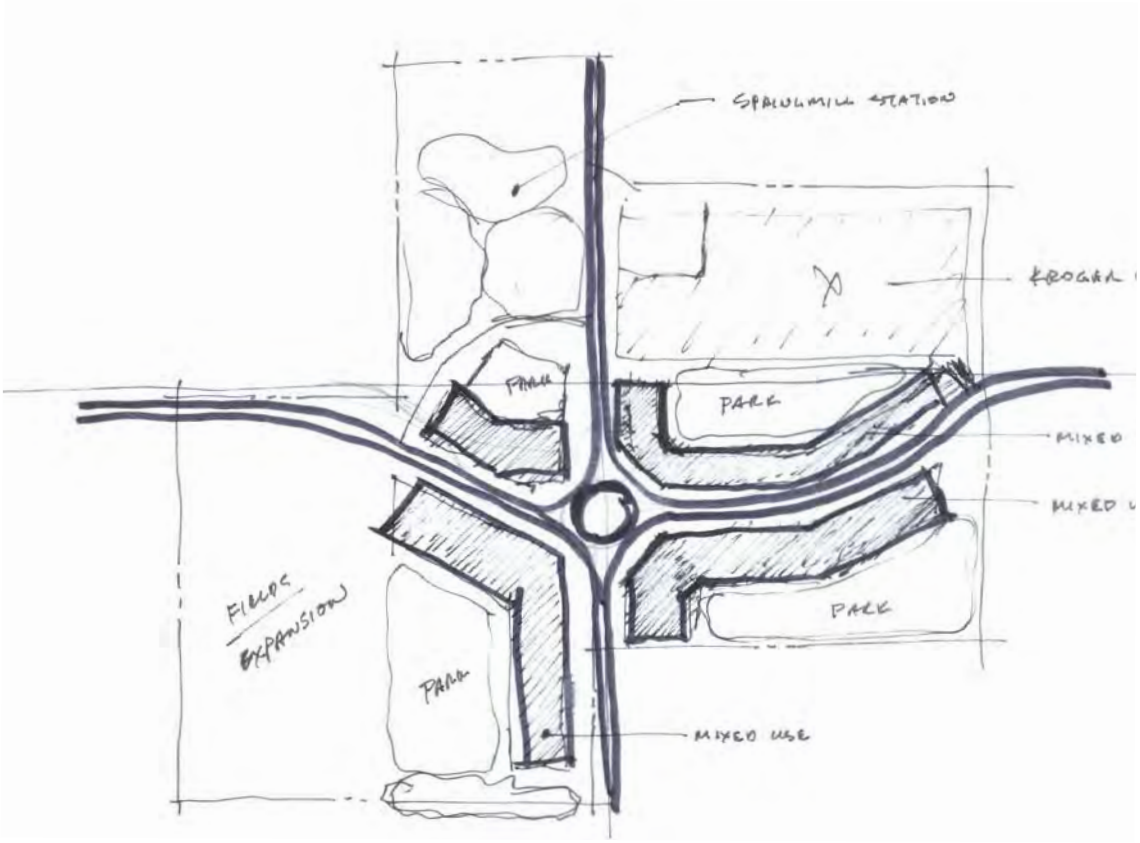
Handout # 3 Preliminary Draft Design



Handout #4 Connectivity Plan

Handout #5 Alternative Road Configuration

Handout #6 Village Green Concept

Appendix E - Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan
Charrette #5 Summary
September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

Public Art (Desired Features)

1) Images did good job encapsulating desire and intent of public art
2) Water tower feature
3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
4) Use of red/black/rust colors
5) Use of old railroad track or steam engine as part of common area

Railroad Theme Architecture

1) Verge board (gingerbread style detail)
2) Gables roofs (steep pitch)
3) Strut detail
4) Mixed colors and stacked elements
5) Windows and panes
6) Towers/cupolas
7) Different architecture elements
8) Arches
9) Mix of brick and wood
10)Window accents

Architecture Quality and Theme

1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.

Charrette #5 Discussion Outline – Draft #1 Review
September 25, 2013
(6:30 PM – 8:30 PM)

1.Review Spring Mill Station Plan Text
- 1) Executive Summary
- 2) Overview
- 3) Chronology of Related Events
- 4) Recent Events
- 5) Planning Area
- 6) Identity – "Spring Mill Station
- 7) Land Uses
- 8) Architecture and Site Design
    - i. Discuss Railroad theme Pictures for Public Art, theme example (elements and ornamentation), arch quality and form (HANDOUT #1)
- 9) Transitions and Buffering
- 10)Access and Circulation
- 11)Stakeholder Feedback
- 12)Policy Recommendations
- 13) Going Forward
- 14) Appendices

2. Review Spring Mill Station Concept Plan
- (a) Plan A (HANDOUT #2)
- (b) Plan B (HANDOUT #3)

3. Strategy Regarding Development Input
4. Strategy Regarding Community Input
5. Process/ Timing

Handout #1 Rail Road Era public art, thematic examples and architecture quaility and form

Railroad Public Art

1

2

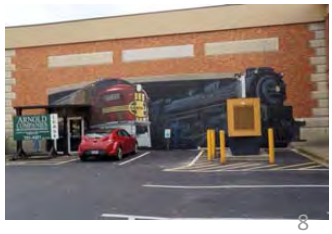
3

4

5

6

7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9

10

11

12

Railroad Theme examples
(elements and ornamentation)

13

15

16

17

18

19

20

21

22

Architecture Quality and Form

by Windows User

23

24

25

26

27

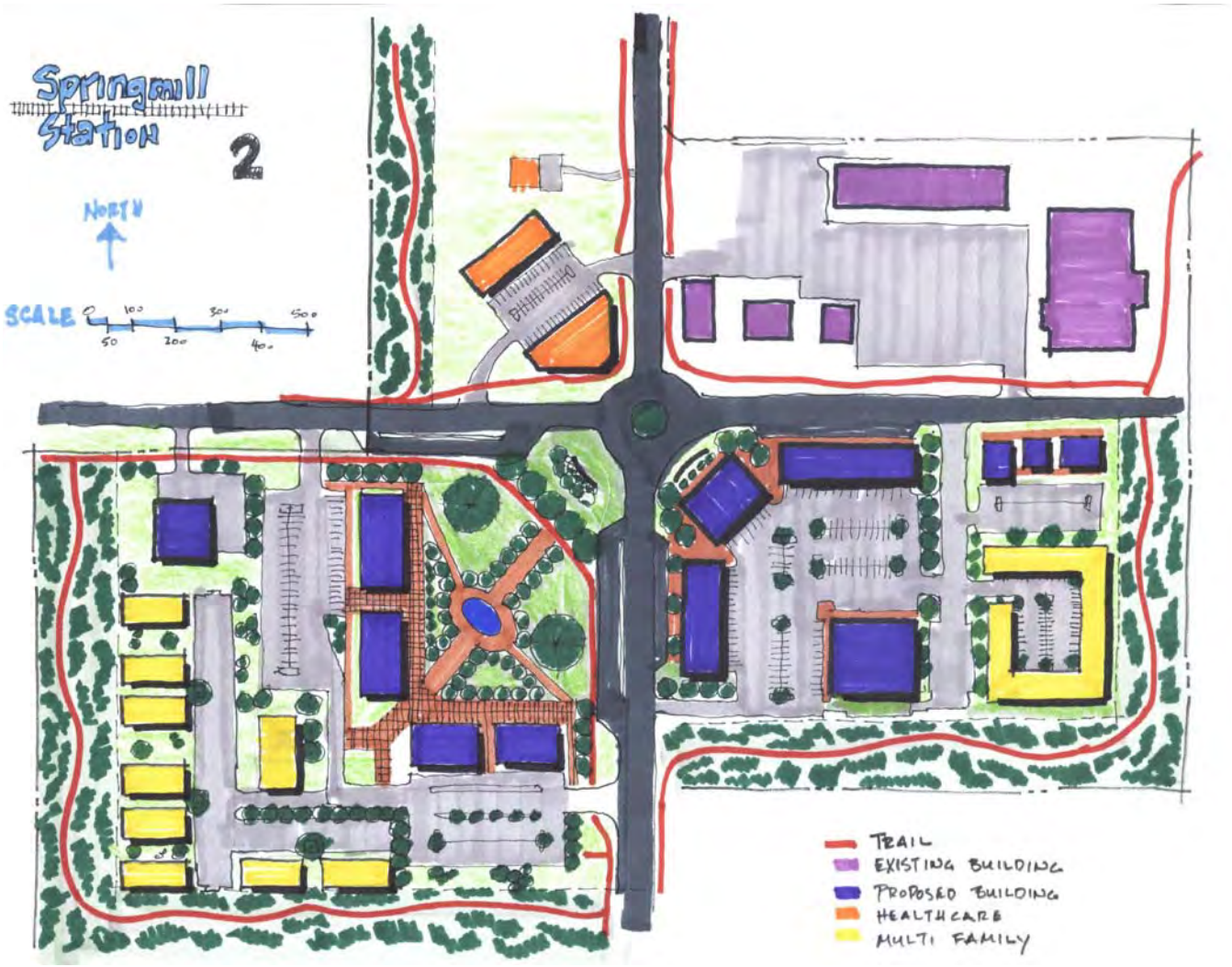
28

29

30

Handout #2 Spring Mill Station Concept Plan A

Handout #3 Spring Mill Station Concept Plan B



Appendix F - Charrette 6: Stakeholder Meeting Feeback

161st/Spring Mill Plan
Charrette #6 Stakeholder Meeting Feedback
October 16, 2013; October 23, 2013; November 20, 2013; January 16, 2014

Stakeholder Concerns:

1. Find the balance between groups desires/marketplace realities
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center
3. Opposed to any change of the existing 161st and Spring Mill Road
    a. Time to obtain approval and agreements
    b. Expense of relocating utilities and infrastructure, legal fees, design
4. Cost of reaching Spring Mill Station vision increase costs for the retailer to enter the market
    a. Now competing on national marketplace not regional dollars, more hurdles equals less likely to enter marketplace
5. Both conceptual plans not realistic for development on SW corner.
    a. Too different national retailers prototype plan (ex. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. Demand for "office" is weak (potential for garden offices, but more long term prospect)
7. Village Green: Park on SW corner is non starter; most valuable land used for a park, not a benefit to Westfied (economic opportunity/value)
8. Concept plan 1 (4.1) is not workable do to extraordinary infrastructure costs (question practicality, achievability)
9. Concerns with Concept Plan 4.2
    a. Construction: Clients not interested in the construction of buildings along the street (massing on street)
    b. Parking: 2 rows of parking between building is necessity (can be mitigated by landscaping and hardscapes)
    c. Drive-thrus: Prohibition would be problematic as heavy demand for the type of uses SS desires

Stakeholder Affirmations:

1. Majority of the principles of the plan
2. Agreement and support of proposed areas of plan, name of plan, theme, and general design, uses
3. Upgraded architectural design: National retailers likely to stretch in this aspect vs others.
4. Landscaping

5. Apartments- Demand for this type of use at this location
6. Concept Plan (4.2)
    a. Buffering: unified and consistent landscape plan
    b. Connectivity: extensive connectivity with provision of safe access to, from, around the development. Traffic flow beneficial to pedestrian and automobiles
    c. Identity and Theme: Conformity to railroad federalist arch; creation of marquee elements at SE corner, such as clock tower
    d. Architecture: Use of variable and high quality materials
    e. Road improvements: Contribution to roundabout construction and required ROW
    f. Community: Design of hardscape elements to promote public space

Appendix G – Charrette 7: Public Open House

161st/Spring Mill Plan
Charrette #7 Public Open House
December 11, 2014

A public open house was held for the community to review and provide comment regarding the Spring Mill Station Study Groups work to date. Over 100 individuals attended the open house and provided comment as summarized below. The attendees were presented with two (2) handouts:

1) HANDOUT #1 (Spring Mill Station Display Boards)
2) HANDOUT #2 (Spring Mill Station Narrative Description)

Public Open House Comments:

Community Residents Affirmations:

1. Whole Spring Mill Station concept and holistic planning
2. Concept Plan A (4.1)- Nice town center feel, roundabouts, unique feel, different character to area, relaxed and people friendly
3. Spring Mill Station "theme" and "architecture"
4. Pedestrian connectivity
5. Buffer areas
6. Prefer conceptual plan B (4.2)
7. Railroad thematic architecture
8. Hardware store
9. Interconnected planned areas with trails, natural boundaries
10. Walgreens has shown in other cities they will commit to arch change

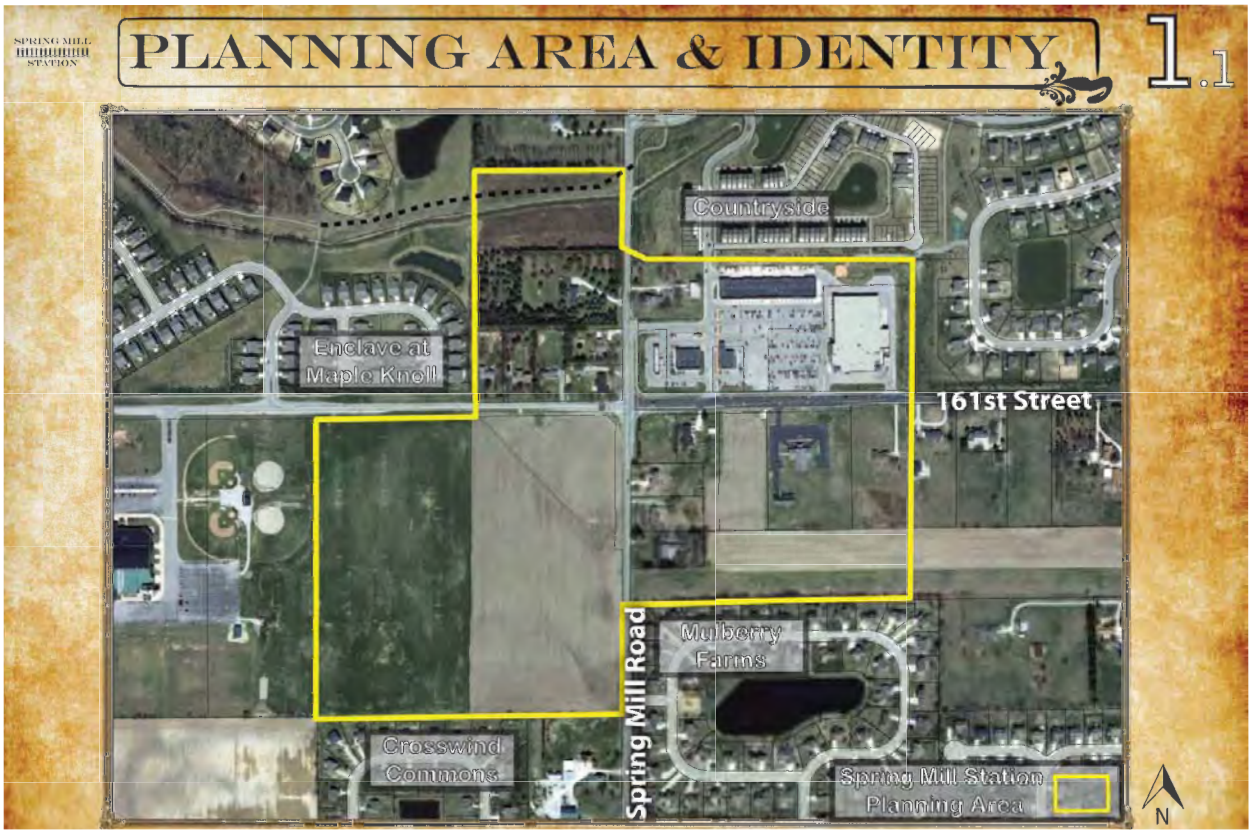
Community Residents Concerns:

1. Noise: trash pickup/delivery
2. Tree preservation at Mulberry Farms
3. All owners should be notified of planning process
4. Drive thrus- should be permitted due to needs of older people and parents
5. Building Height - 3 stories too tall for area
6. Safety: Pedestrian paths to close to roads; village green could be gathering place for teens
7. Straight streets, not curved streets
8. Fencing
9. Buffer Yard- lack of mature vegetation
10. Water/drainage- water retention should be "rain gardens" for mitigation
11. Environmental concerns-water retention "rain gardens", surface color parking lots (temp), building arrangement (wind flow)
12. Concept A- too costly and time consuming
13. CrossRoads property- should not be used as gas station (bank appropriate use)
14. Gas station: concerns of lights, noise
15. Crime: reduce number of multi-family apartments

16. Will Grand Park affect this future intersection/development?
17. Gas station: do not allow on corner
18. What type of signage permitted?
19. What type of lighting permitted?
20. Traffic Flow/congestion of commercial area
21. Prevalence of chain restaurants- Encourage private business
22. Minimize disruption to surrounding neighborhoods during construction
23. No pedestrian connectivity between Enclave at Maple Knoll and Springmill Commons
24. Auto oriented traffic: Increase green space to encourage pedestrian traffic
25. Railroad theme: Existing businesses should adhere to these guidelines as well

Open House images:

Handout #1 Spring Mill Station Display Boards



SPRING MILL STATION

LAND USE & URBAN DESIGN 2.1

Land Use

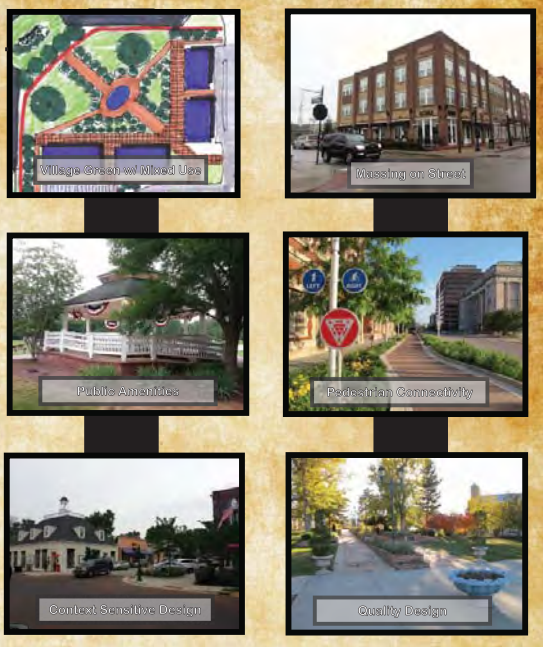
- *Neighborhood Retail Sales* (Pharmacy, Neighborhood Grocery, Drug Store)
- *Restaurants* (Restaurants (focus on original & unique), Ice Cream Shops, Pizza Shops)
- *Food and Beverage Retail Sales* (Groceries or Delicatessens)
- *General Retail Sales* (Boutique Stores, Apparel Stores, hardware Stores, Specialty Stores)
- *Administrative and Professional Services* (Professional, Executive, Management or Administrative Services)
- *Financial, Medical, & Personal Services* (Banks, Insurance Offices, Medical and Dentist Offices)
- *Multi-Family housing* (Apartments, Condos)
- *Assisted Living Facilities*
- *Single Family Housing*

SPRING MILL STATION

LAND USE & URBAN DESIGN 2.2

Urban Design

- *Context Sensitive Design*
- *Neighborhood Hub Concept (Impromptu Interactions)*
- *Village Green*
- *Mixed-Use Buildings Surrounding Village Green*
- *Building Massing Along Street*
- *Heightened Pedestrian Connectivity*
- *Quality Design With Public Amenities*
- *Large Buffer Areas with Pedestrian Connectivity*
- *Thematic Design and Consistent Architecture*



SPRING MILL STATION

THEMATIC ARCHITECTURE 3

Encouraged Architecture Standards:

- Verge Boards
- Gable Roofs
- Strut Detail
- Mixed Colors
- Fenestration
- Windows and Panes
- Towers/Cupolas
- Window Accents
- Undulating Facades
- Pedestrian Scale

Railroad Era Architecture

Encouraged Public Art:

- Railroad Style Public Furnishings (benches, pergolas, playscapes)
- Water Tower feature
- Use of old railroad track as art feature

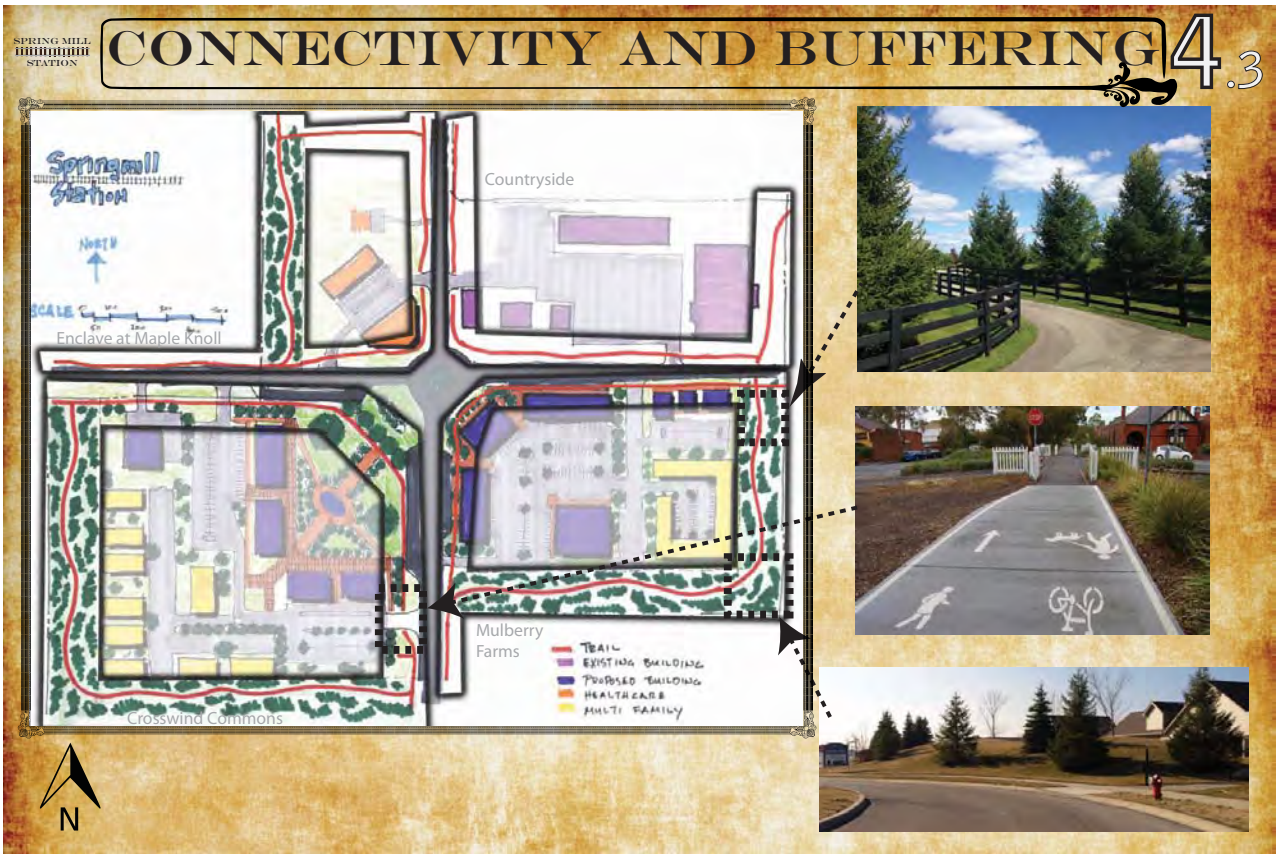
Public Art (Desired Features)

SPRING MILL STATION

CONCEPTUAL PLANS 4.1

HOOD JCT

SPRING MILL STATION
CONCEPTUAL PLANS
4.2
Springmill Station
2
Conceptual Plan "B"
Countryside
Enclave at Maple Knoll
Mulberry Farms
TRAIL
EXISTING BUILDING
PROPOSED BUILDING
HEALTHCARE
MULTI FAMILY
Crosswind Commons
N


SPRING MILL STATION
CONNECTIVITY AND BUFFERING
4.3
Springmill Station
Countryside
Enclave at Maple Knoll
Mulberry Farms
TRAIL
EXISTING BUILDING
PROPOSED BUILDING
HEALTHCARE
MULTI FAMILY
Crosswind Commons
N

Handout #2 Spring Mill Station Display Boards Narrative Description

SPRING MILL STATION
OPEN HOUSE

Display Boards
Narrative Description

Where:
Oak Trace Elementary School (16504 Oak Ridge Road)

Date:
Wednesday December 11, 2013
6:30-9:00 p.m.

Comments:
Written comments can be submitted electronically at:
Springmillstation@westfield.in.gov

Please include your name and property address with all comments.

1) Work Station #1

a. Planning Area (1.1)

i. Entire map area is currently zoned for single-family residential, the planning area shown in yellow was selected by the Spring Mill Station Study Group as potential for infill development with a mix of uses.

ii. Planning area boundary chosen by group to provide a clear border of where infill development activity shall cease in order to prevent non-residential creep along the corridors.

iii. Included northeast corner in planning area to incorporate existing commercial center into the overall vision and provide for potential future redevelopment/development.

iv. Group consists of neighborhood representatives from the surrounding neighborhoods.

v. Planning area provides adequate space for internal buffering to existing communities and allows for pedestrian connectivity.

b. Identity (1.2)

i. Group envisions and desires a "neighborhood hub" concept to link the surrounding neighborhoods both physically (trails and paths) and socially (impromptu interactions among visitors).

ii. Group seeks to brand the planning area and desires a consistent theme throughout the area.

iii. "Spring Mill Station" name chosen for the following reasons:

1. "Station" continues the Downtown Westfield theme of "Grand Junction" and acknowledges the railroad lines in the area.
2. "Station" as a reference to the history of the underground railroad in Westfield.
3. The prominence of "Spring Mill" Road in Indianapolis and there is a certain community pride associated with the road.
4. Incorporation of the neighborhood "hub" concept and the concept behind multiple routes coming together in one area.

2) Work Station #2

a. Land Use (2.1)

i. Planning area envisioned to serve the needs of the local community (not a regional draw) and reduce the need to travel across the community fulfill basic needs.

ii. Heavy preference for additional restaurants and outdoor eating areas.

iii. Heavy preference for "unique" style of stores/restaurants in the planning area.

iv. Desired uses:

1. Neighborhood Retail Sales: (for example: neighborhood grocery and drug store, restaurants, groceries/delicatessens, hardware stores, bikes shops, hobby shops)
2. Administrative and Professional Services: (for example: legal offices, engineering offices, architects office)
3. Business Services: (for example: local bank branch, finance and real estate office, medical office)
4. Personal Services: (for example: photography studio, dry cleaner)
5. Desire for community meeting facility as most of the surrounding neighborhoods do not have a facility of their own.
6. Multi-Family Living: Multi-Family could be incorporated in a context sensitive manner throughout the site (2-3 stories)
7. Assisted Living: (same as multi-family)
8. Single-Family Housing: Appropriate where supported by marketplace

b.Urban Design (2.2)

i. Context Sensitive Design: Design buildings in accordance with and of similar scale to buildings and neighborhoods in surrounding area in order to blend into the existing environment.

ii. Neighborhood "Hub" Concept: A high activity area located in the heart of Spring Mill Station that is well connected to surrounding neighborhoods, by pedestrian paths to allow for impromptu interactions between residents, featuring public amenities to enhance the area.

iii. Village Green: An amenity filled park built into the development that would be a comfortable place for visitors to congregate/relax/play, etc. The area is envisioned to be heavily landscaped and feature public art components.

iv. Mixed Use on Village Green: Buildings fronting on the village green to activate the green space and enable restaurants to have outdoor seating/patio space integrated into the overall design.

v. Building Massing on the street: The intersection of 161st Street and Spring Mill Road is envisioned to have buildings constructed along the right-of-way of the street and not to have a typical auto oriented design of a sparsely landscaped parking lot in front of the building. A small single lane of parking (slip lane) could be integrated in front of the buildings with landscaping (similar to Clay Terrace). The buildings

are envisioned to be no taller than 1.5 to 2 stories on the corner of the intersection.

vi. Heightened Pedestrian Connectivity: Strong emphasis on providing pedestrian connectivity though trails both throughout the planning area and also connecting to the existing residential neighborhoods that surround Spring Mill Station.

vii. Large Buffer Areas: Providing large buffer areas to protect surrounding neighborhoods from potential negative impacts of noise, light, traffic, smell, etc. from the use of tree plantings, berms, and length of open space.

viii. Thematic Design: Use components of railroad era design across the entire planning area.

3) Work Station #3

a. Thematic Railroad Era Architecture (2)

i. Spring Mill Station: Building off the railroad inspired name and applying a thematic railroad era design across the entire planning area to provide a consistent and timeless feel and to eliminate typical franchise architecture. Also provides for coordinated development instead of different themes for each individual project that is brought forward.

ii. Architectural Elements: Incorporate elements of railroad era architecture such as verge boards, gabled roofs, struts, use of colors, window fenestration, windows and panels, towers/cupolas, undulating facades, and built to a pedestrian scale. The architectural elements allow for easy way to make this area distinct from typical commercial/residential developments.

iii. Public Art: Provides another methods to apply consistent design across the planning area with rail inspired public art that can be used as an amenity. Examples include bench covers and bike racks, water towers, murals, clock towers, and other sculptures related to railroads.

4) Conceptual Plans

a. Overview

i. Both conceptual plans are consistent with the vision of "Spring Mill Station" and incorporate a heavy reliance on pedestrian connectivity paths, large buffering areas from existing neighborhoods, the neighborhood "hub" concept and village greens.

ii. Each conceptual plan represents ONE possible build out scenario showing how this area could potentially develop in the future. There are possibly an unlimited number of build out scenarios which, if created, would accomplish the Spring Mill Station vision.

b. Conceptual Plan "A" (4.1)

i. Incorporates a rerouting of 161st Street and Spring Mill Road that shows the neighborhood "hub" in center of the planning area.

c. Conceptual Plan "B" (4.2)

i. Incorporates a more traditional street layout and roundabout with the village

green concept on the southwest corner of the planning area. The plan also depicts buildings being constructed close to the right-of-way with a slip lane of parking.

d. Buffering and Connectivity (4.3)

i. Highlights pedestrian paths and buffer areas with image depictions of what those areas could look like.

ii. Highlights some basic concepts incorporated into both plans.

Appendix H– Charrette 8: Developer Feedback

161st/Spring Mill Plan
Charrette #8 Developer Feedback
January 16, 2014

The Spring Mill Station Group met with several developers who were not current stakeholders in the study area in order to garner feedback regarding the Spring Mill Station Plan. The developers were given the Spring Mill Station display board handout and narrative description handout (found in Appendix G) from the public open house to review prior to the meeting. Listed below is a summary of the key concepts the Spring Mill Station group received from the developers:

Key Points:

1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
2) Strike a balance between the cost of reaching the thematic design concepts without overpricing the market for rental prices. Consider allowing developers more square footage in order to meet design requirements.
3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
4) Having multiple land owners increase difficulty of achieving overall vision.
5) The land uses proposed are vehicular intensive, careful consideration should be given to how promote pedestrian connections.
6) For buildings constructed on hard corners of intersection, strike a balance between community and developer objectives by creating an untypical design, but allow retailer to have a presence so community is aware of business location.
    a. Two entrance design can be difficult for retailers to orient business for point-of-sale inside building.
7) Building standards and hard rules for development are helpful for developers to understand what they can/cannot build.
8) How the financing would be achieved for the village green and how costs would be shared is something important to consider. The park can add value for certain users in its proposed location on the intersection.
    a. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of linear park along the road.
9) Stronger focus on integration to the existing, surrounding land uses.
10) Potential pedestrian bridge incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.

Quality Apartment Development in planning area:

1) Density should be encouraged in the planning area, as high as 30 units per acre.
2) An apartment community of less than 200 units is not conducive due to economies of scale.
3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
5) Building location should encourage informal human interaction and allow for pocket park development.
6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

Concept A

1) Lacks a sense of arrival when driving through the planning area.
2) Visibility is poor on the intersections when inside the planning area.
3) Design is suitable for achieving many of the quality apartment design objectives.
4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

Concept B

1) Established a sense of arrival when driving through planning area.
2) The village green on the corner creates a non-traditional intersection that is unique.
3) Retailers will react better to this design concept over design concept A.
4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
5)Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. Could be a benefit for a reduced buffer distance to the baseball fields on west side of planning area.
6) The preliminary layout of the apartment buildings are not very conducive for creative design or for achieving the critical mass of apartments that is desirable.

Appendix I– Advisory Plan Commission Public Hearing Summary (3/18/14)

Julie Sole, 125 Mill Street: I am speaking tonight on behalf of the Westfield Chamber of Commerce Board of Directors. We commend the City and its Economic and Community Development Department on the process that was implemented in the planning of area known as Spring Mill Station. We believe that by engaging the community in having a part in designing the area they call home serves both the City and its citizenry in an equitable manner. As you may recall, in October of 2012 the Chamber Board issued the following statement.

As the Board of Directors of the Westfield Chamber of Commerce, we support the targeted development of the four corners of 161st and Springmill Road. With the present development and use by the community, commercial growth is natural for these four corners and keeps the dollars spent in our community. Additional quality businesses will generate additional tax revenues and assist in lowering the tax burden for all businesses and citizens. This statement has been vetted by the chamber's bylaws and has met the criteria so it has been consented to with the appropriate abstentions.

We look forward to the quality development we trust will take place at this corner and believe it will serve the community well.

Diane Zeph, 16310 Spring Mill Road: Diane and her husband bought this land 40 years ago and have been living there all this time. She believes that your planning idea is probably a really good thing, since she has seen a lot of very bad things happening for this site. Diane wants to make sure that the developers stick to their architectural and landscaping ideals when letting this build. Don't let down on it. The one thing that she really wanted to say is that she was shocked at the open house because her property is right next to this and she would like to mention that she and her husband would be willing to talk about developing it and thinks that it would be an asset to the project (identified her home on the map). She believes that if this project and her property were combined (which most of the land south of her is a floodplain), it seems you would be able to use more land if you combined it with her property for development, it would increase your options. Her land is also across the street from the entrance to Countryside so that would give a great shot in if anyone developed it. Diane is just putting it out there for everyone to know that she and her husband would be willing to talk about it and they were just surprised that they were not included (Spring Mill Estates is the name of the parcel). She does not know why they stopped short of her land. All she is asking is to keep them in mind and she hopes that they continue with developing the area in a better fashion then it has been so far. Thank you.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Having worked on this project with this group, I can't tell you how special it has been both as an urban planner, council member, and previous planning commissioner. It is not often that we get people that are this interested and will devote this

amount of time to a project like this. We are looking at a win-win situation, we have development pressure, we need economic development, and we have neighbors now who have been dealing with the uncertainty of what is going to happen in the area for so many years. So now a little bit more comfort level and security to the investors in the area who have homes and/or business interests, land holdings and also provides a lot of the architecture and buffering which are key features there. It is very important that they make it feel very unique hopefully in the future. Cindy would really like to thank the group that have been fantastic to work with and is looking forward to working with them in the future.

Leighton Drake, 15873 River Birch Road: Leighton and his family just moved from Phoenix, AZ and part of the reason they wanted to move to the Midwest was to get away from all of the sprawl in Phoenix. Lived in the same house and raised 5 kids. His small children love to play in the backyard so his main concern is that he wants his kids to be able to play in the backyard and not have the back of an office complex right behind his yard. As a resident and also as a family, that is something that they are concerned about. He understands that a lot of thought and planning has gone into this. If you are living up to the ideals that you have planned it should be ok. He had seen in Arizona the same type of thing and it never developed as planned. Influx of cheap architecture and bad landscaping that did not result in desired outcome. Understands the economics of how this would work. It sounds great but as a resident there, I would just ask that you would really ensure that there is some kind of buffer like lots of trees. If you could do that, it would be a neat place for his family to go. Would like to keep the area open and safe and not have to put in a fence.

Petition Number:	1910-DDP-24
Project Name:	Westfield Veterinary Center (Grand Park Village)
Subject Site Address:	18160 Wheeler Road, Westfield, IN, 46074
Petitioner:	RWE Management Company
Representative:	RWE Management Company
Request:	Detailed Development Plan review of a 12,000 square foot veterinary clinic on a 1 acre +/- in the Grand Park Village Planned Unit Development (PUD) District.
Current Zoning:	Grand Park Village PUD District
Current Land Use:	Vacant
Approximate Acreage:	1.00 +/-
Property History:	Grand Park Village PUD District (Ord. 12-46, 12/10/2012), Grand Park Village PUD Amendment III (Ord.19-49, 1910-PUD-40, *Pending*), Westfield Veterinary Center (Grand Park Village) (1910-ODP-17 & 1910-SPP-17, *Pending*)
Staff Reviewer:	Corey Harris, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

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

5) Abbreviations:
   a) WPWD: Westfield Public Works Department
   b) HCSO: Hamilton County Surveyor's Office

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

The plans comply.

6) 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.

7) Address and legal description of the property.

8) Boundary lines of the property including all dimensions.

9) 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.

10) 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.

11) 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

12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

15) Location and dimensions of all existing structures and paved areas.

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

17) Location of all Floodplain areas within the boundaries of the property.

18) Names of legal ditches and streams on or adjacent to the site.

19) 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.

20) Identify buildings proposed for demolition.

21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

22) 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).

23) Misc.

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

The plans comply.

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

25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

26) 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.

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) **and** Grand Park Village PUD District (Ord. 12-46)**:**

28) Minimum Lot Area: No Minimum

29) Minimum Lot Frontage: 80 feet

30) Minimum Building Setback Lines:

a) Front Yard: 60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

i) Internal Streets: 0 feet

ii) External Streets: 10 feet; from the right-of-way line; parking and pathways may be permitted in this area.

b) Side Yard: 0 feet; may be adjoining buildings.

c) Rear Yard: 10 feet; when abutting another building or business, if abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.

31) Minimum Lot Width: No Minimum

32) Building Height: No Maximum (Ordinance 12-46)

33) Minimum Building Size: No Minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply as applicable to a Detailed Development Plan.

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

a) Screening of Receptacles and Loading Areas:

i) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

ii) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

35) Architectural Standards (Article 6.3 & Ordinance 12-46, Section 6)

a) Business Districts:

i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

b) Development and Architectural Standards (Ordinance 12-46)

i) Design Theme: The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be

constructed in substantial compliance with the conceptual examples shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

ii) Roof: Roof form and design shall be traditional in their architecture or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

iii) Windows: Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

iv) Building Materials and Exterior: Exterior materials permitted throughout the development shall be architecturally related to the New England Style, and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank, are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:

(1) Vinyl, as a building material, shall only be used to clad windows and for soffits;

(2) Metal siding may be permitted as an accent, trim or in signage.

v) Building Elevations:

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

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

a) Height Limitations:

i) Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance. Fences located within a required Side or Rear Yard of a residential lot shall not exceed six (6) feet in height.

38) Height Standards (Article 6.6)

39) Home Business Standards (Article 6.7)

40) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

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

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

(2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) General Screening Standards:

i) Mechanical Screening:

(1) Ground-mounted mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

c) Minimum Lot Landscaping Requirements:

d) Foundation Plantings:

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

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

e) External Street Frontage Landscaping Requirements:

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

ii) Unimproved Rights-of-way: The Plan Commission or Director may approve a Development Plan that lessens the planting requirements per the External Street Frontage Landscaping Requirements by up to fifty percent (50%) along the portion of a development that abuts future Right-of-way, as set forth in the Thoroughfare Plan, if: (i) said Right-of-way is unimproved at the time of Development Plan approval; and (ii) there are no immediate plans by the City or requirement of the Applicant to improve said Right-of-way.

Comment: For required External Street Landscaping for Wheeler Road, Director approved 50% reduction.

f) Buffer Yard Requirements:

g) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

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

(2) Interior Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

(1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

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

41) Lighting Standards (Article 6.9)

a) General Lighting Standards:

i) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

b) Business Standards:

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

42) Lot Standards (Article 6.10)

43) Outside Storage and Display (Article 6.12)

44) Outdoor Café and Eating Areas (Article 6.13)

45) Parking and Loading Standards (Article 6.14)

a) Off-Street Parking:

i) Required Spaces:

(1) Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.

b) Bicycle Parking:

i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

46) Performance Standards (Article 6.15)

47) Setback Standards (Article 6.16)

48) Sign Standards (Article 6.17)

49) Vision Clearance Standards (Article 6.19)

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

i) Seventy-five (75) feet from intersections of Expressways or Arterials.

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

51) Easement Standards (Article 8.3)

52) Monument and Marker Standards (Article 8.5)

53) Open Space and Amenity Standards (Article 8.6)

54) Pedestrian Network Standards (Article 8.7)

a) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

55) Storm Water Standards (Article 8.8)

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

57) Surety Standards (Article 8.12)

58) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
2) **ACTION: Approve Detailed Development Plan (1910-DDP-24) with the following conditions:**
    a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
    b. **Contingent on the approval of the Grand Park Village PUD Amendment III (Ord. 19-49, 1910-PUD-40).**
3) If any APC member has questions prior to the meeting, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.

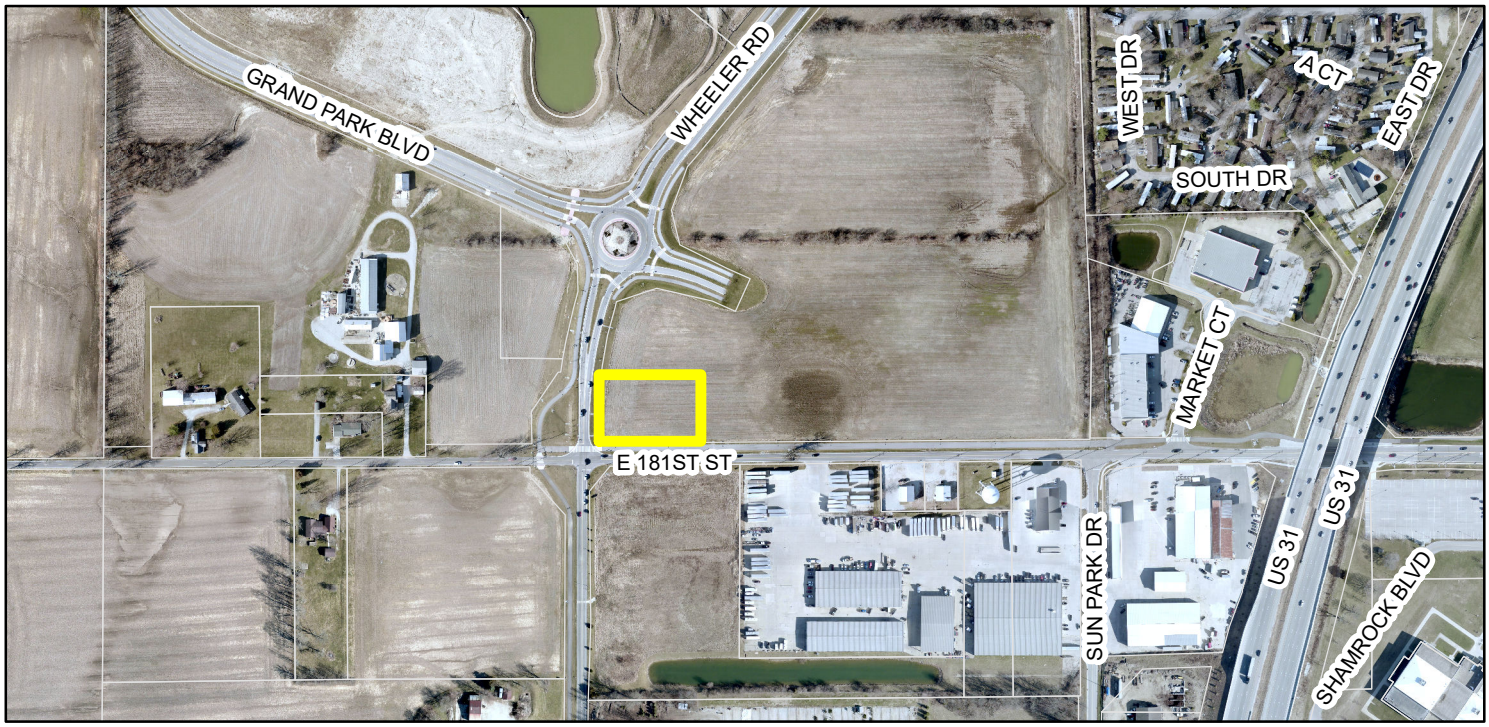
CITY OF Westfield INDIANA

Property Location Map
Grand Park Village PUD Amend. III
Planned Unit Development
1910-DDP-24

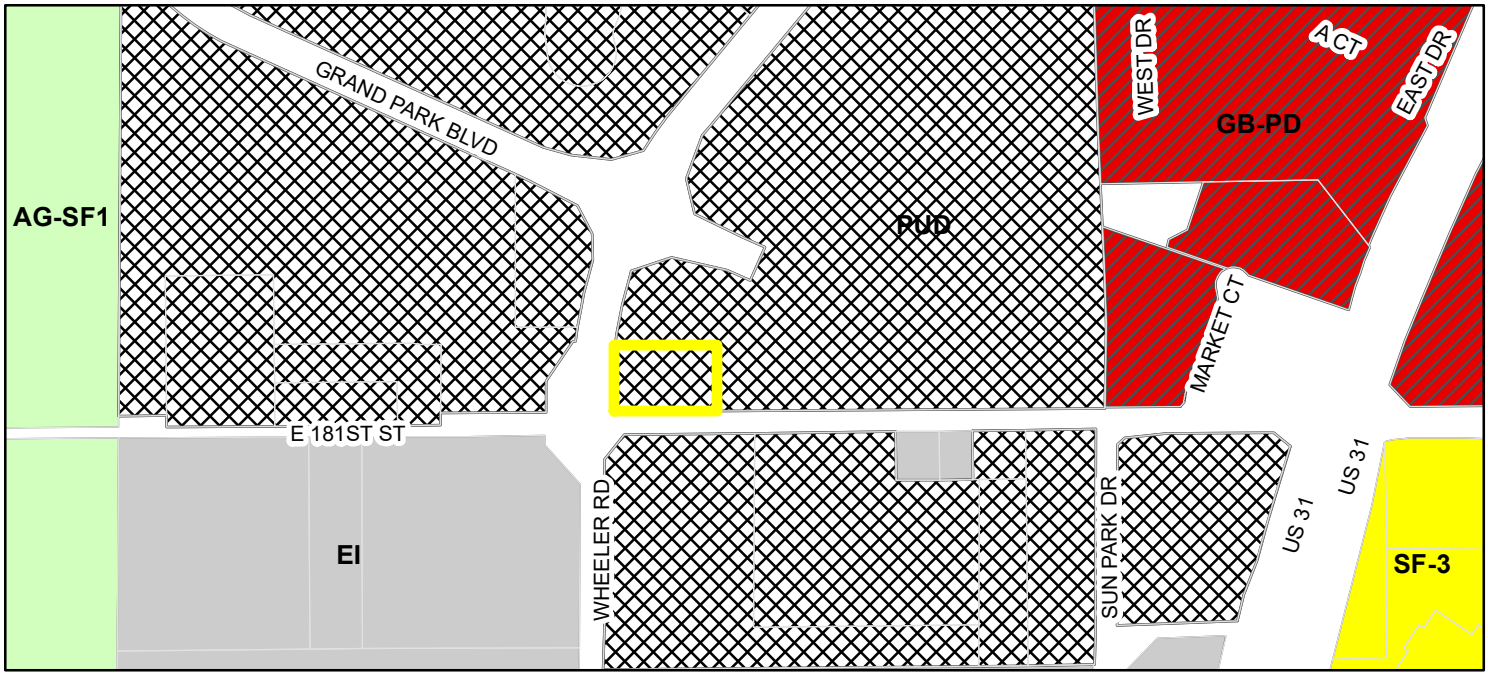
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

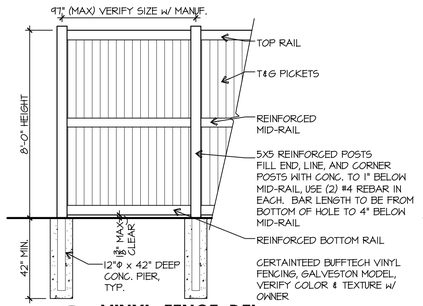
GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

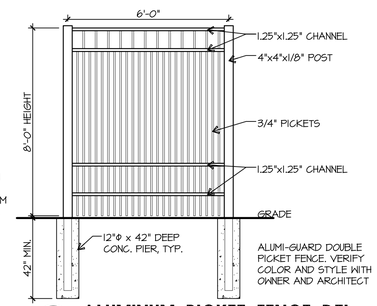
SF-3 (Single Family - 3)

LOT 1 LEGAL DESCRIPTION

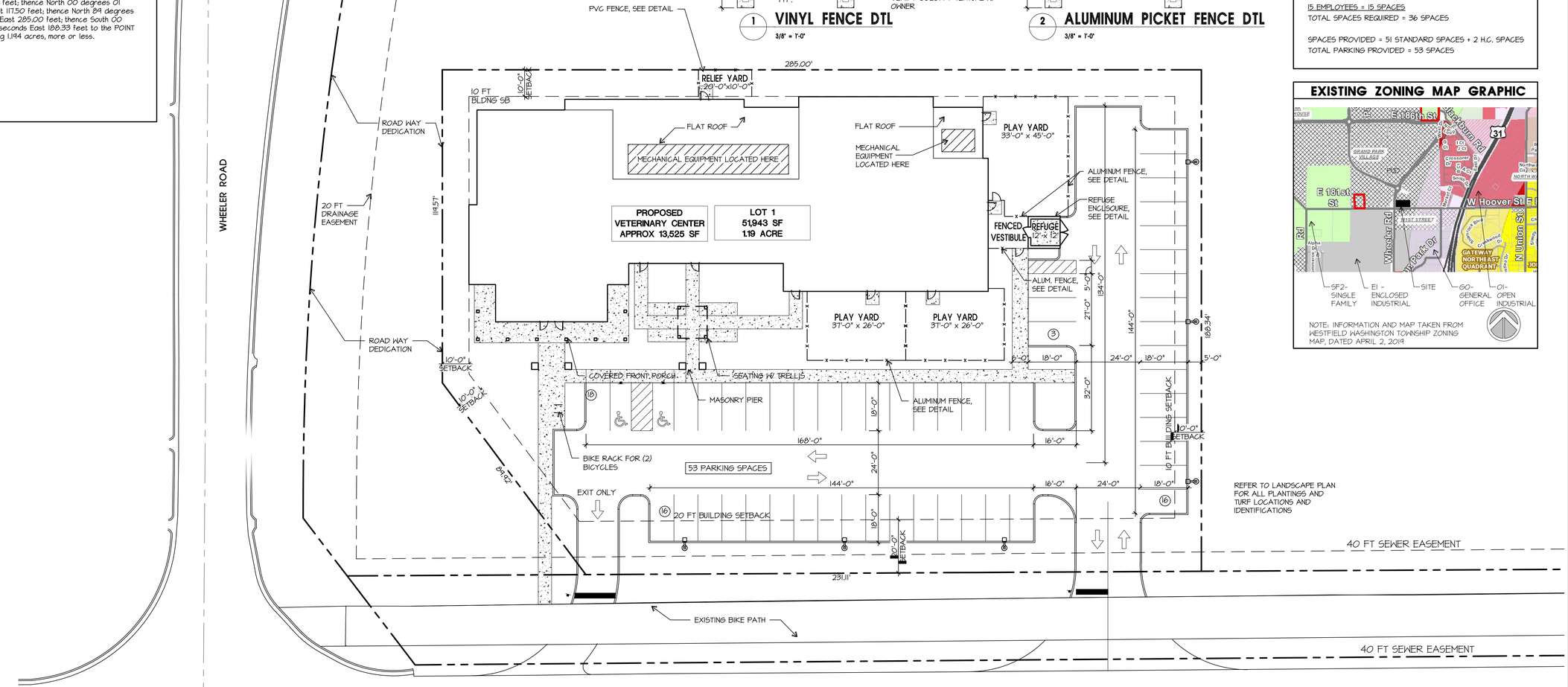
A part of the Northwest Quarter of Section 36, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:
Commencing at the Southeast corner of said Northwest Quarter; thence North 89 degrees 24 minutes 33 seconds East (basis of bearings is Indiana State Plane grid bearing, East Zone) along the South line of said Northeast Quarter 81.49 feet to the East boundary of Instrument Number 200802475B, recorded in the Office of the Recorder of Hamilton County, Indiana and a non-tangent curve to the left having a radius of 22918.31 feet, the radius point of which bears South 89 degrees 31 minutes 54 seconds West; thence Northerly along said East boundary and said curve 46.21 feet to the North boundary of Instrument Number 2015010397, recorded in said Recorder's Office, a 5/8 inch diameter rebar with a yellow plastic cap stamped ©Cripe Firm No. 0055A (hereinafter referred to as a ©rebar4); thence South 89 degrees 41 minutes 26 seconds West along said North boundary 1028.91 feet to the POINT OF BEGINNING; thence continuing South 89 degrees 41 minutes 26 seconds West 232.11 feet; thence North 38 degrees 46 minutes 54 seconds West 84.85 feet; thence North 00 degrees 01 minutes 27 seconds West 117.50 feet; thence North 89 degrees 58 minutes 33 seconds East 285.00 feet; thence South 00 degrees 18 minutes 34 seconds East 188.33 feet to the POINT OF BEGINNING, containing 1.194 acres, more or less.

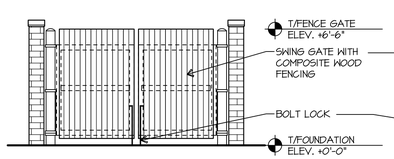


1 **VINYL FENCE DTL**
3/8" = 1'-0"

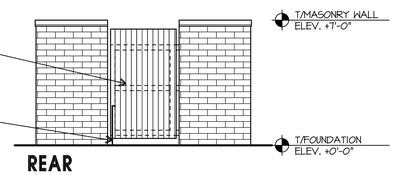


2 **ALUMINUM PICKET FENCE DTL**
3/8" = 1'-0"

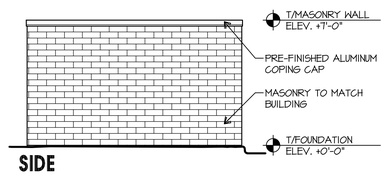




2 PD-0.1 **FRONT REFUSE ENCLOSURE ELEVATION**
1/4" = 1'-0"



3 PD-0.1 **REAR REFUSE ENCLOSURE ELEVATION**
1/4" = 1'-0"



4 PD-0.1 **SIDE REFUSE ENCLOSURE ELEVATION**
1/4" = 1'-0"

ZONING DATA

WESTFIELD, INDIANA

GRAND PARK VILLAGE, PUD
PROPOSED USE: VETERINARY CLINIC / DAYCARE / BOARDING

YARD SETBACK REQUIREMENTS

FRONT (BUILD-TO LINE)=	20'
SIDE YARD =	10'
CORNER =	10'
REAR =	10'
F.A.R. =	0.3
PROPOSED BUILDING FOOTPRINT =	13,525 S.F.
PROPOSED LOT AREA =	51,943 SF / 1.19 ACRES

PARKING REQUIREMENTS
PARKING SPACES = 3 SPACES PER EXAM ROOM & 1 PER EMPLOYEE
7 EXAM ROOMS x 3 = 21 SPACES
15 EMPLOYEES = 15 SPACES
TOTAL SPACES REQUIRED = 36 SPACES

SPACES PROVIDED = 51 STANDARD SPACES + 2 H.C. SPACES
TOTAL PARKING PROVIDED = 53 SPACES

EXISTING ZONING MAP GRAPHIC

NOTE: INFORMATION AND MAP TAKEN FROM WESTFIELD WASHINGTON TOWNSHIP ZONING MAP, DATED APRIL 2, 2019

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COYNE VETERINARY CENTER

181ST STREET & WHEELER ROAD
GRAND PARK VILLAGE
WESTFIELD, INDIANA

DRAWN	DESCRIPTION	DATE
	ISSUED TO WESTFIELD	08/30/19
	ISSUED TO WESTFIELD - 2ND SUBMITTAL	10/02/19
	ISSUED TO WESTFIELD - 3RD SUBMITTAL	10/29/19

2019-0096
PROJECT NUMBER

FILE NUMBER

10/29/2019
DATE

LGI
DRAWN BY

FINAL REVIEW

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PRELIMINARY SITE PLAN

SHEET NAME

PD-0.1

SHEET

SHEET OF

PRELIMINARY SITE PLAN
0 10' 20' 40'
SCALE: 1" = 20'

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SOUTH BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

WEST BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. NATURAL STONE VENEER
2. CAST STONE SILL
3. FIBER-CEMENT HORIZONTAL LAP SIDING
4. FIBER-CEMENT BOARD & BATTEN VERTICAL SIDING
5. FIBER-CEMENT TRIM BOARDS
6. ARCHITECTURAL GRADE ASPHALT SHINGLE (NON-REFLECTIVE)
7. STANDING SEAM METAL ROOFING (NON-REFLECTIVE)
8. ALUMINUM WINDOWS W/ SIMULATED DIVIDED LITE
9. STONE PIER WITH CAST STONE TOP
10. CARPENTER BUILT STAINED WOOD COLUMN WRAP
11. CARPENTER BUILT FREE-STANDING STAINED WOOD TRELLIS AND SUPPORT COLUMNS
12. ILLUMINATED BUILDING SIGNAGE - ALL SIGNAGE UNDER SEPARATE PERMIT
13. CARPENTER BUILT DECORATIVE TRUSS AT GABLE END
14. STAINED WOOD BARN DOORS WITH METAL HARDWARE, NON-OPERABLE/ FIXED
15. 8 FT TALL ALUMINUM VERTICAL PICKET FENCE
16. 8 FT TALL PVC FENCE
17. STEEL AND GLASS OVERHEAD DOOR
18. HOLLOW METAL DOOR WITH LITE
19. ALUMINUM ENTRY DOOR WITH SIDE / TRANSOM WINDOWS
20. PRE-FINISHED METAL COPING
21. 6 FT 4 INCH TALL MASONRY TRASH ENCLOSURE WITH PVC FRONT SWING GATES
22. DECORATIVE CHIMNEY SHROUD
23. 5 FT TALL OPAQUE MECHANICAL EQUIPMENT

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COYNE VETERINARY CENTER

181ST STREET & WHEELER ROAD
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PRELIMINARY BUILDING ELEVATIONS

SHEET NAME

PD-4.0

SHEET

SHEET OF

P:\2019\2019-0096\Drawing Files\Preliminary\2019-0096_PD-4.0_Elevations.dwg 10/29/2019 1:57 PM CTOMAZ PD-4.0
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NORTH BUILDING ELEVATION UNPROTECTED OPENINGS:

THE NORTH BUILDING FACADE IS LOCATED 10 FEET AND 14 FEET AWAY FROM THE INTERIOR PROPERTY LINE. 45% UNPROTECTED OPENINGS IS ALLOWED PER IBC 2012, 705.8 FOR SPRINKLERED BUILDINGS. SEE CIVIL DRAWING FOR BUILDING FACADE LOCATION.

FACADE AT 10 TO 14 FEET FROM PROPERTY LINE
- TOTAL = 3,580 SQFT OF FACADE AREA
- ALLOWABLE UNPROTECTED OPENINGS = 1,611 SQFT (45%)
- PROVIDED UNPROTECTED OPENINGS = 315 SQFT (COMPLIES)

NORTH BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

EAST BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. NATURAL STONE VENEER
2. CAST STONE SILL
3. FIBER-CEMENT HORIZONTAL LAP SIDING
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5. FIBER-CEMENT TRIM BOARDS
6. ARCHITECTURAL GRADE ASPHALT SHINGLE (NON-REFLECTIVE)
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19. ALUMINUM ENTRY DOOR WITH SIDE / TRANSOM WINDOWS
20. PRE-FINISHED METAL COPING
21. 6 FT 4 INCH TALL MASONRY TRASH ENCLOSURE WITH PVC FRONT SWING GATES
22. DECORATIVE CHIMNEY SHROUD
23. 5 FT TALL OPAQUE MECHANICAL EQUIPMENT SCREENING. PVC SCREENING TO MATCH SITE FENCING

LINDENGROUP

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(630) 734-0883
JASON@RWEMANAGEMENT.COM

COYNE VETERINARY CENTER

181ST STREET & WHEELER ROAD
GRAND PARK VILLAGE
WESTFIELD, INDIANA

DRAWN	DESCRIPTION	DATE
	ISSUED TO WESTFIELD - 2ND SUBMITTAL	08/30/19
	ISSUED TO WESTFIELD - 3RD SUBMITTAL	10/02/19
		10/29/19

2019-0096
PROJECT NUMBER

FILE NUMBER

10/29/2019
DATE

LGI
DRAWN BY

FINAL REVIEW

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PRELIMINARY BUILDING ELEVATIONS

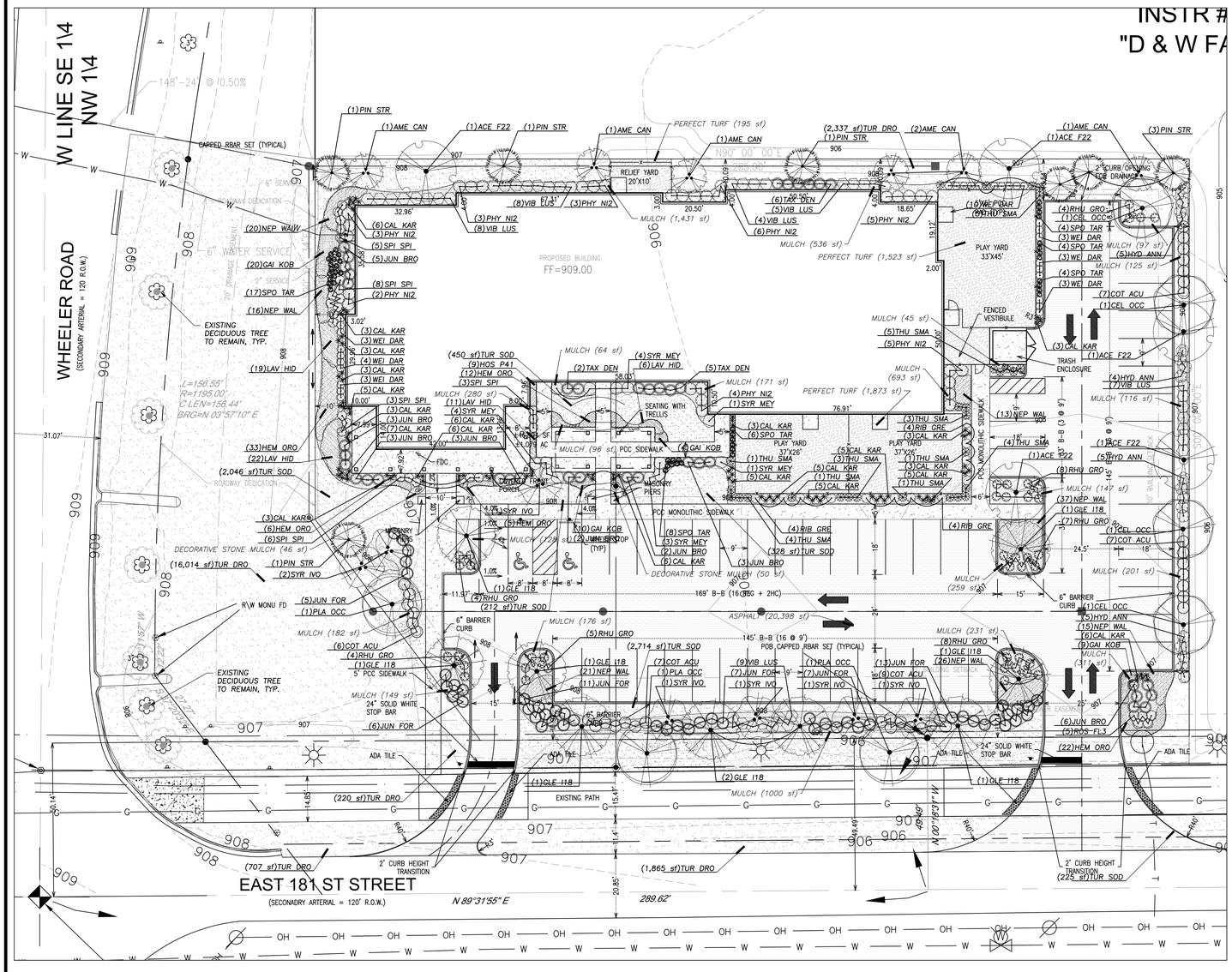
SHEET NAME

PD-4.1

SHEET

SHEET OF

P:\2019\2019-0096\Drawing Files\Preliminary\2019-0096_PD-4.0_Elevations.dwg 10/29/2019 1:58 PM COYNEZ PD-4.1
COPYRIGHT LINDEN GROUP INC.


W LINE SE 1\4
NW 1\4
WHEELER ROAD
(SECONDARY ARTERIAL = 120' R.O.W.)
EAST 181 ST STREET
(SECONDARY ARTERIAL = 120' R.O.W.)
N 89°31'55" E
289.62'
CAPPED RBAR SET (TYPICAL)
EXISTING DECIDUOUS TREE TO REMAIN, TYP.
PROPOSED BUILDING
FF=909.00
PERFECT TURF (195 sf)
PERFECT TURF (1,523 sf)
PERFECT TURF (1,873 sf)
MULCH (1,431 sf)
MULCH (536 sf)
MULCH (64 sf)
MULCH (171 sf)
MULCH (693 sf)
MULCH (45 sf)
MULCH (97 sf)
MULCH (125 sf)
MULCH (116 sf)
MULCH (147 sf)
MULCH (201 sf)
MULCH (231 sf)
MULCH (37 sf)
MULCH (98 sf)
MULCH (259 sf)
MULCH (176 sf)
MULCH (182 sf)
MULCH (149 sf)
MULCH (1000 sf)
DECORATIVE STONE MULCH (46 sf)
DECORATIVE STONE MULCH (50 sf)
ASPHALT (20,398 sf)
PLAY YARD 37'X45'
PLAY YARD 37'X26'
RELIEF YARD 20'X10'
FENCED VESTIBULE
SEATING WITH TRELLIS
TRASH ENCLOSURE
MASONRY PIERS
PCC MONOLITHIC SIDEWALK
5' PCC SIDEWALK
6" BARRIER CURB
2' CURB HEIGHT TRANSITION
24" SOLID WHITE STOP BAR
ADA TILE
EXISTING PATH
145' B-B (16 @ 9')
POB CAPPED RBAR SET (TYPICAL)
169' B-B (16 @ 8BG + 2HC)
(1)PIN STR
(1)AME CAN
(1)ACE F22
(2,337 sf)TUR DRO
(2)AME CAN
(3)PIN STR
(20)NEP WAL
(20)GAI KOB
(17)SPO TAR
(16)NEP WAL
(19)LAV HID
(33)HEM ORO
(22)LAV HID
(2,046 sf)TUR SOD
(16,014 sf)TUR DRO
(707 sf)TUR DRO
(1,865 sf)TUR DRO
(220 sf)TUR DRO
(225 sf)TUR SOD
(450 sf)TUR SOD
(212 sf)TUR SOD
(2,714 sf)TUR SOD
(328 sf)TUR SOD
(8)VIB LUS
(3)PHY NI2
(6)TAX DEN
(5)VIB LUS
(4)VIB LUS
(6)PHY NI2
(5)PHY NI2
(6)CAL KAR
(3)PHY NI2
(8)VIB LUS
(5)SPI SPI
(5)JUN BRO
(8)SPI SPI
(2)PHY NI2
(3)CAL KAR
(3)WEI DAR
(3)CAL KAR
(4)WEI DAR
(3)CAL KAR
(3)WEI DAR
(5)CAL KAR
(3)SPI SPI
(3)CAL KAR
(3)JUN BRO
(7)CAL KAR
(6)CAL KAR
(3)JUN BRO
(11)LAV HID
(9)HOS P41
(12)HEM ORO
(3)SPI SPI
(4)SYR MEY
(3)JUN BRO
(6)CAL KAR
(3)JUN BRO
(4)SYR MEY
(6)LAV HID
(2)TAX DEN
(5)TAX DEN
(4)PHY NI2
(1)SYR MEY
(3)CAL KAR
(6)SPO TAR
(5)CAL KAR
(1)THU SMA
(1)SYR MEY
(5)CAL KAR
(3)THU SMA
(4)RIB GRE
(3)CAL KAR
(5)CAL KAR
(1)THU SMA
(5)CAL KAR
(1)THU SMA
(5)CAL KAR
(1)THU SMA
(3)THU SMA
(4)RIB GRE
(3)CAL KAR
(1)THU SMA
(5)HYD ANN
(1)VIB LUS
(13)NEP WAL
(1)ACE F22
(8)RHU GRO
(37)NEP WAL
(1)GLE I18
(7)RHU GRO
(1)CEL OCC
(7)COT ACU
(15)NEP WAL
(6)CAL KAR
(9)GAI KOB
(6)JUN BRO
(6)HOS FL3
(22)HEM ORO
(4)RIB GRE
(4)THU SMA
(3)JUN BRO
(10)GAI KOB
(2)JUN BRO
(6)CAL KAR
(8)SPO TAR
(5)SYR MEY
(2)JUN BRO
(3)JUN BRO
(4)RHU GRO
(1)GLE I18
(5)RHU GRO
(1)GLE I18
(21)NEP WAL
(11)JUN FOR
(7)COT ACU
(1)PLA OCC
(1)SYR IVO
(9)VIB LUS
(7)JUN FOR
(1)SYR IVO
(1)PLA OCC
(7)JUN FOR
(1)SYR IVO
(13)JUN FOR
(9)COT ACU
(1)SYR IVO
(8)RHU GRO
(1)GLE I18
(26)NEP WAL
(1)GLE I18
(2)GLE I18
(1)GLE I18
(6)COT ACU
(4)RHU GRO
(1)GLE I18
(5)JUN FOR
(1)PLA OCC
(4)RHU GRO
(1)CEL OCC
(4)SPO TAR
(3)WEI DAR
(4)SPO TAR
(3)WEI DAR
(4)SPO TAR
(3)WEI DAR
(7)COT ACU
(1)CEL OCC
(3)CAL KAR
(1)ACE F22
(4)HYD ANN
(1)VIB LUS
(1)ACE F22
(5)HYD ANN
(1)ACE F22
(1)CEL OCC
(7)COT ACU
(5)HYD ANN
(15)NEP WAL
(6)CAL KAR
(9)GAI KOB
(6)JUN BRO
(6)HOS FL3
(22)HEM ORO
(5)JUN FOR
(1)PLA OCC
(6)COT ACU
(4)RHU GRO
(1)GLE I18
(3)HEM ORO
(6)SPI SPI
(1)PIN STR
(2)SYR IVO
(3)CAL KAR
(6)HEM ORO
(6)SPI SPI
(1)PIN STR
(2)SYR IVO
W
W
W

Docket Number:	1910-PUD-40 (Ord. 19-49)
Petitioner:	RWE Management Company (the "Petitioner")
Subject Site Address:	18160 Wheeler Road, Westfield, IN, 46074
Request:	RWE Management Company requests an amendment in zoning on 1 acre +/- to Grand Park Village Planned Unit Development (PUD) District
Current Zoning:	Grand Park Village PUD District
Current Land Use:	Vacant
Approximate Acreage:	1 acre +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-49 4. Grand Park Village PUD District (Ord. 12-46) 5. Neighborhood Meeting Summary 6. Character Exhibits
Staff Reviewer:	Corey Harris, Associate Planner

PETITION HISTORY

This petition was introduced at the September 9, 2019, City Council meeting. The petition received a public hearing at the October 7, 2019, Advisory Plan Commission (the "APC") meeting. The Petitioner held a neighborhood meeting on Tuesday, September 24th. A summary of this meeting can be viewed in **Exhibit 5**.

PROJECT OVERVIEW

Property Location: The Petitioner is requesting an amendment to the Uses of the Grand Park Village PUD District. The amendment will apply to the 1 acre +/- that is planned for a Veterinarian Clinic located at 18160 Wheeler Road, on the northeast corner of 181st Street and Wheeler Road (the "Real Estate") (see **Exhibit 2**).

Property History: The original Grand Park Village PUD District (Ord. 12-46, see **Exhibit 4**) was adopted on December 10, 2012. The PUD encompasses approximately 220 acres +/-. A Primary Plat (1910-SPP-17) and Overall Development Plan (1910-ODP-17) is pending approval for Section 6 that includes a 1 acre +/- Lot and 3 Blocks.

AMENDMENT REQUEST

The Petitioner requests this change in zoning to allow for a Veterinarian Clinic with outdoor runs to Grand Park Village Section 6, Lot 1. The amendment will add a new section to Article 4 in the Grand Park Village PUD District (see **Exhibit 4**) allowing the use. The standard is further described below.

Article 4. Uses: Permitted uses for Grand Park Village Section 6, Lot 1 shall include all uses permitted in Article 4.A of Ordinance 12-46 and those listed below: (1) Veterinarian Clinics, kennels and boarding facilities with outdoor runs (including play areas).

CHANGES SINCE THE PUBLIC HEARING

Changes have been made to the text of the Proposed Ordinance since the October 7, 2019, public hearing. The change is to include play areas to the language.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Business Park". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Business Parks are manufacturing, research and development, warehousing, and subordinate office, retail, and services.

Business parks will accommodate manufacturing, research and development, processing activities, office and service uses that provide jobs and a tax base for the community. A strong and diverse tax base will help the community be fiscally sustainable, which refers to the ability of a community to maintain a high level of public services and infrastructure while keeping property tax rates manageable.

For the most part, new employment activities will be located in planned business parks with a campus atmosphere, attractive buildings, and extensive landscaping, or on large parcel (at least 5 acres) with access to arterial streets only from frontage roads.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Secondary Arterials: 181st Street and Wheeler Road; and (ii) Alternative Transportation Plan: the Monon Midland Loop Trail and perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 7, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

Council Introduction: The petition was introduced at the September 9, 2019, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.

CITY OF Westfield INDIANA

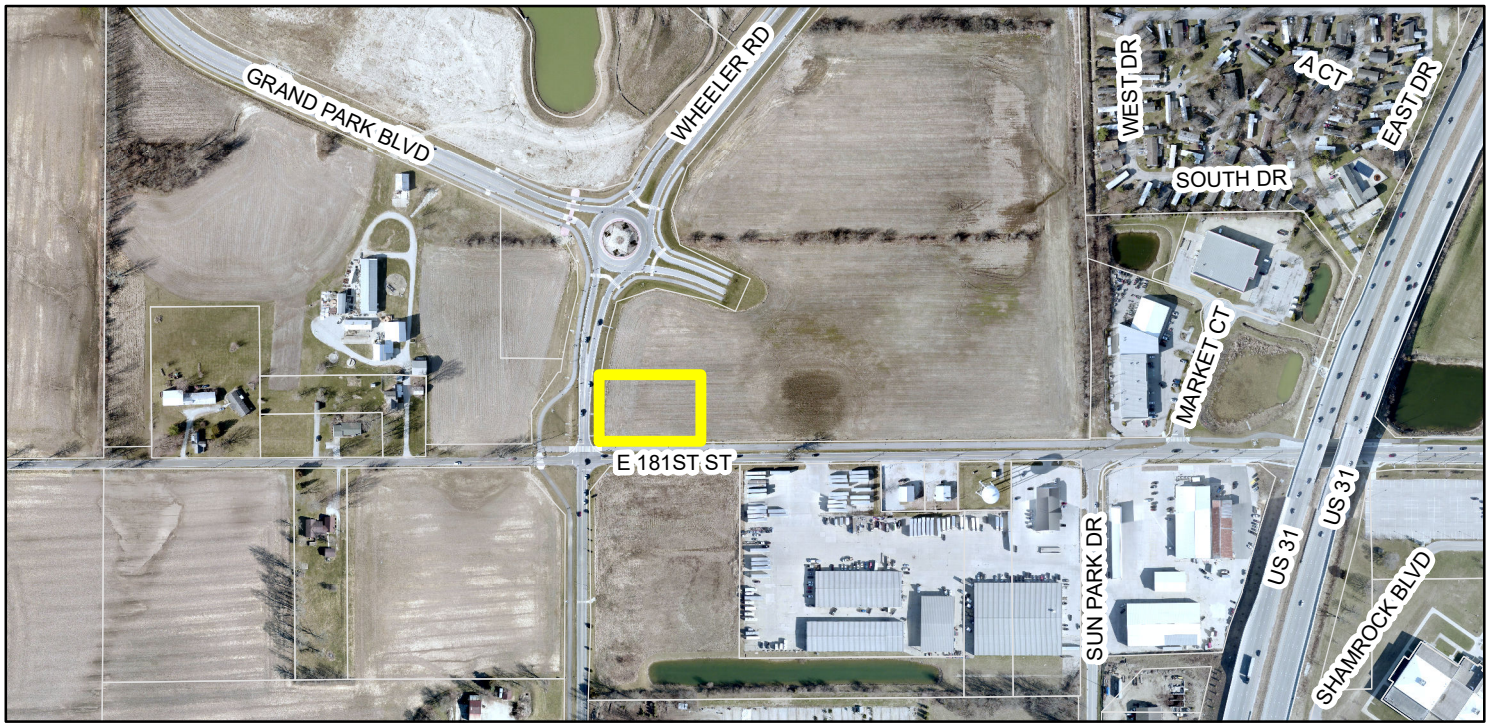
Property Location Map
Grand Park Village PUD Amend. III
Planned Unit Development
1910-PUD-40

N W E S

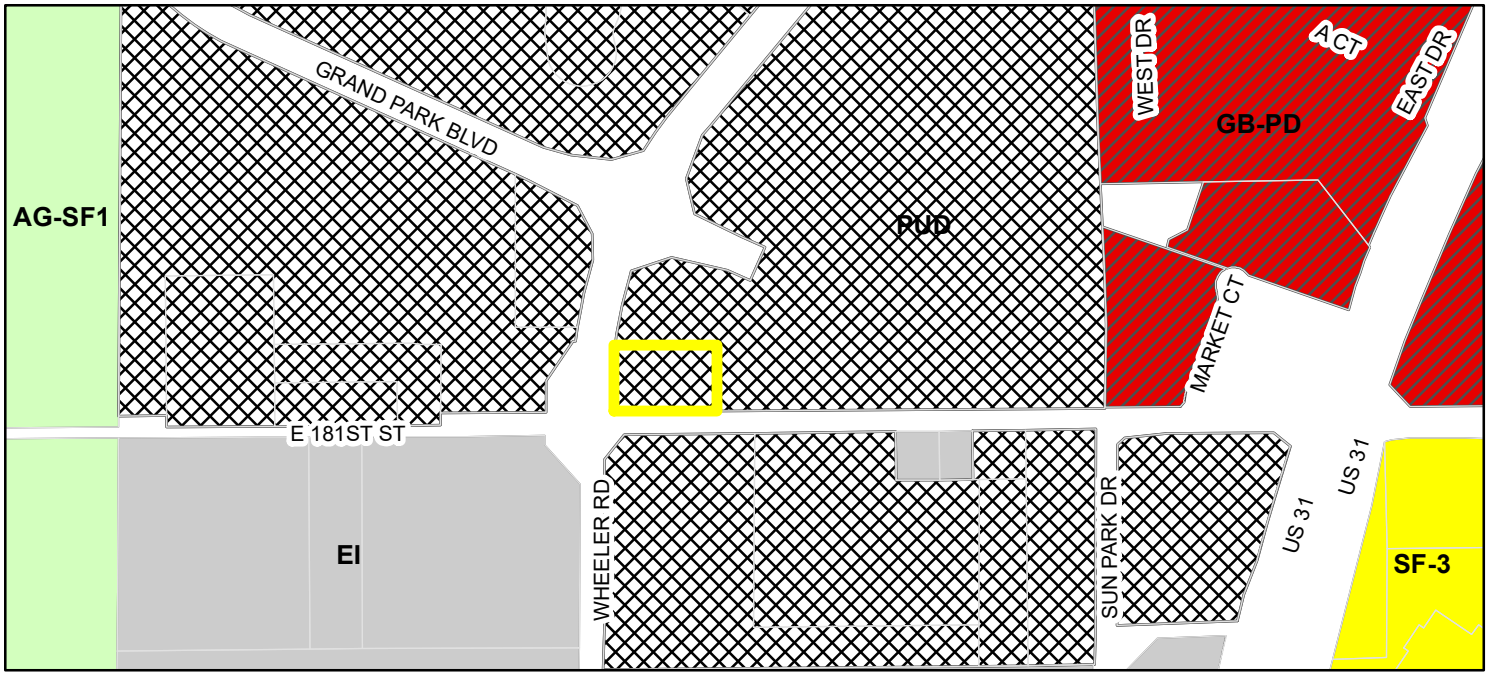
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

ORDINANCE NUMBER 19-49

Grand Park Village PUD District Amendment III

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE GRAND PARK VILLAGE 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 Council enacted Ordinance 12-46, Grand Park Village Planned Unit Development Ordinance on December 10, 2012

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1910-PUD-40), requesting an amendment to the Unified Development Ordinance with regard to the subject real estate.

WHEREAS, the Commission forwarded Petition No. 1910-PUD-40 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on (Date);

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 Grand Park Village Planned Unit Development, Unified Development Ordinance is hereby amended as follows:

ARTICLE 4. USES

B. Permitted uses for Grand Park Village Section 6, Lot 1 shall include all uses permitted in Article 4.A of Ordinance 12-46 and those listed below:
   (1) Veterinarian Clinics, kennels and boarding facilities with outdoor runs (including play areas);

ALL OF WHICH IS ORDAINED/RESOLVED THIS 11TH DAY OF NOVEMBER, 2019.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-49** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-49**

this _____ day of November, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-49**

this _____ day of November, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: Jason Sanderson
RWE Management Company
16W361 S Frontage Rd #106
Burr Ridge, IL 60527

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: Jason Sanderson

2012080062 ORDINANCE $63.00
12/20/2012 02:33:54P 26 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 12-46

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUTNY, INDIANA CONCERNING AMENDMENT TO TITLE 16-LAND USE CONTROLS

This is a planned unit development ordinance (the "Grand Park Village PUD Ordinance") to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning 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 ("City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

WEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (Docket 1209-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1209-PUD-09 to the Westfield City Council with a positive (8-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on December 4, 2012;

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMEDNED AS FOLLOWS:

Section 1. Development of the Real Estate shall be governed by the provisions of the zoning ordinance unless specifically modified by the terms of the Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are herby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

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

ALL OF WHICH IS ORDAINED THIS 10th DAY OF DECEMBER, 2012.

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
Jim Ake	Jim Ake	Jim Ake
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Signed

I hereby certify that ORDINANCE 12-46 was delivered to the Mayor of Westfield on the 10TH day of DECEMBER, 2012, at 9:45 a.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

J. Andrew Cook, Mayor

Prepared By:
Jennifer M. Miller, AICP
City of Westfield, Indiana

WESTFIELD, INDIANA

GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT

1209-PUD-09

D & W FARMS INCORPORATED

11/19/2012

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ARTICLE 1. DEFINITIONS

Unless otherwise specified in (i) this Grand Park Village PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 1, the definitions of the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") shall apply to words and terms set forth in this PUD. In the event of a conflict, the definitions set forth herein this PUD shall apply.

ARTICLE 2. APPLICABILITY

The real estate comprising all conceptual areas of the Grand Park Village, described in what is attached hereto and made part hereof as Exhibit 2 is reclassified as follows:

A. The zoning classification of Parcel A (described by legal description in Exhibit 2) shall be changed from the OI-PD – Open Industrial Planned Development district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

B. The zoning classification of Parcel B (described by legal description in Exhibit 2) shall be changed from the AG-SF1 - Agriculture Single Family 1 district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

ARTICLE 3. DEVELOPMENT OVERVIEW

Grand Park Village is an integrated development (the "Development") which will comprise approximately two-hundred and twenty acres (220) acres, including an approximate twenty (20) acre lake (the "Lake"), Boardwalk, beach, restaurants, retail, office, medical, lodging, entertainment and residential. Grand Park Village will be a development that is consistent with the City of Westfield's economic development plans for the Grand Park Sports Campus and will be developed by a partnership with the property owner (the "Owner") and the development team (the "Developer"). Grand Park Village will comprise the following areas *(Please see Exhibit 3 for preliminary Grand Park Village Conceptual Plan)*:

A. Lake Village. At the core of Grand Park Village will be the approximately twenty (20) acre lake (the "Lake") featuring trails surrounding or along the Lake's perimeter or partial perimeter for pedestrians and cyclists to use and will serve as an amenity to connect users to restaurants, retail, park spaces around the lake and access to water activities like kayaks, beach and swimming area, restaurants overlooking water, shopping, hotels, medical offices, entertainment, land and water activities, community events. The Lake Village will be comprised of a boardwalk (the "Boardwalk"), a wide pathway along the Lake that will provide visitors with lakeside feeling, views, and ability to casually visit stores, restaurants and walk along the Lake.

B. Monon Bike Hub. The Monon Bike Hub could be located along the Monon at the south end of the Lake and could serve as a trailhead for bikers and pedestrians seeking a destination along the Monon Trail, as well as and quick access for all visitors and local residents going to and from the Grand Park Sports Campus.

C. General commercial. Commercial areas shall include but are not limited to hotels, restaurants, retail, grocery, open air markets, vendors, equipment rental for boating, biking, tasting rooms, outdoor cafes, relaxing patios for dining or post-recreation meeting places.

D. Office and medical. Uses may include but are not limited to physical therapy, general medical offices, outpatient emergency care, hospital care, senior living care, dental, as well as general office, banking, insurance and other general office needs.

E. Single family and multi-family residential. Multi-family housing (rental or owned) will be included in Grand Park Village as separate or adjoined to commercial buildings in the form of mixed-use living. Grand Park Village is uniquely positioned for above ground multi-family housing overlooking the lake, restaurants, shopping and more. Alternatively, the area surrounding the smaller Lake Village is as suitable as it would provide quick access to amenities in the area including, but not limited to larger commercial buildings, offices and medical facilities.

F. Entertainment venues. Uses may be indoor or outdoor venues and include but not limited to family recreational centers include lake activities, outdoor equipment rental, bowling alleys, sand volleyball, sports practice facilities and movie theaters (permanent or temporary).

ARTICLE 4. USES

A. Permitted uses for Grand Park Village shall include all uses permitted in the GB-General Business district of the Zoning Ordinance and those listed below:

(1) Non-motorized recreational equipment, sales, service and rentals including, but not limited to boats, kayaks, as well as related classes and schools;
(2) Trophy and awards including but not limited to manufacturing, assembly, engraving and sales;
(3) Personal packaging services and document preparation;
(4) Multi-family housing (rental or owned) as part of any mixed use building or a standalone structure;
(5) Assisted living facilities;
(6) Bed & breakfasts, inns, hotels or resorts and those with attached entertainment amenities;
(7) Conference, banquet, meeting or event centers;
(8) Playgrounds, water parks, amusement parks, water slides or other similar uses as determined by the Economic and Community Development Director (the "ECD Director") indoors or outdoors;
(9) Indoor or outdoor entertainment venues including but not limited to arcade games, virtual simulation games, video games, rock-climbing walls, ice or roller skating rinks, miniature golf courses, shuffleboard, giant checkers, splash pads, cooling stations, swimming batting cages or driving ranges, go-kart tracks, team building or fitness courses/stations, movie theaters, athletic facilities, ropes courses, zip-lining, acrobatics facility, amusement rides or other similar uses as determined by the ECD Director;
(10) Coffee shops and coffee roasting;
(11) Data processing;
(12) Gasoline services stations;
(13) Vending Machine Hub;
(14) Manufacturing of food and beverage products available for sale on-site and off-site;
(15) Food Specialty Store;
(16) Golf cart, electric bike, bike, segway, skiing, snowshoeing, sledding, skating sales, rentals/repair;
(17) Medical, rehabilitation, chiropractic and emergency clinics and labs;
(18) Mobile medical check vehicles;
(19) Performance research, general research and lab institutes;
(20) Playground or playhouse displays and sales;
(21) Consignment stores;
(22) Veterinarian clinics, kennels and boarding facilities with no outdoor runs;
(23) Outdoor theater and musical performance areas and events;

(24) Ferris wheel, indoor or outdoor carousel or other similar amusement;
(25) Private banking centers for ATM access only;
(26) Professional and amateur recreational and performance art facilities;
(27) Parking operators and transportation services providing parking and transportation assistance/convenience shall be permitted, including, but not limited to valet parking companies, bus, trolley, car, cart, bicycle hire, tram, wagon, electric bike or other related transportation services;
(28) Special interest, private or public clubs;
(29) Spas, beauty and tanning salons;
(30) Manufacturing and bottling of alcoholic and non-alcoholic beverages for direct consumer sale;
(31) Bottling, processing and packaging of food, incidental and retail sales in the Development or Grand Park Sports Campus, including but not limited to ice cream, popcorn shops, juice bars, produce, prepared food, sauces, baked goods, tea, coffee, spices, condiments or similar uses as determined by the ECD Director;
(32) Manufacturing or assembly of cloth products for retail purposes (i.e. custom, screen-printed apparel or marketing items) or other similar uses as determined by the ECD Director;
(33) Sale and manufacturing of cosmetic or health products;
(34) Self-storage and transfer facilities;
(35) Manufacturing and sale of art and handmade goods;
(36) Manufacturing and sale of unique or personal stationary or personalized products;
(37) Single family attached residential;

ARTICLE 5. TEMPORARY USES AND EVENTS

The Temporary Uses and Events Ordinance in the Zoning Ordinance shall apply with the following exceptions:

A. Temporary uses and events shall not be required to be incidental to the permitted use or structure on the property or abutting property, so long as the temporary use or event is for the entertainment, interest or benefit of the public, including but not limited to, farmers' markets, concerts, amusement entertainment and outdoor movies or theater in the park;

B. If the temporary use or event is a reoccurring seasonal event (i.e. weekly farmers' market) and utilizes equipment including but not limited to tents or stages, the equipment associated with the main shelter or structure may remain on the property for the seasonal duration (i.e. farmer's market during summer months) of the temporary use or event's business activity so long as it is stored in an aesthetically pleasing manner, the location does not interfere with daily businesses, traffic, trails, recreation or other Development amenities as determined by the ECD Director;

C. Temporary signage internally located at the temporary use or event shall be allowed without additional permits.
   (1) Signs shall not exceed thirty-two (32) square feet in size.
   (2) Signs shall be removed within twenty-four (24) hours of the close of the event.

ARTICLE 6. DEVELOPMENT AND ARCHITECTURAL STANDARDS

A. Design theme. The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples

shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

B. Roof. Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

C. Windows. Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

D. Building materials and exterior. Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (*please see Exhibit 4, Figures 9-13 for examples of Hardie Plank*), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:

(1) Vinyl, as a building material, shall only be used to clad windows and for soffits;
(2) Metal siding may be permitted as an accent, trim or in signage.

E. Commercial or mixed use buildings which include residential (single family or multi-family):

(1) Minimum lot frontage on road: none
(2) Minimum lot depth: none
(3) Minimum building area: none
(4) Set back from Internal Streets: no minimum
(5) Set back from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area.
(6) Side yard: no minimum (may be adjoining buildings)
(7) Rear yard: minimum of ten (10) feet when abutting another building or business, If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.

F. Building height. No maximum building height.

G. Parking requirements. Parking in Grand Park Village shall adhere to the Zoning Ordinance.

(1) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
(2) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
(3) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.

H. Accessory structures. Building accessory structures shall adhere to the Zoning Ordinance.

I. Lighting. Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance.

J. Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:

(1) Loading berths oriented toward any street shall be permitted;
(2) Maneuvering aisles and driveways may serve both required parking and loading berth.

K. Multi-Family Residential. The Development and Architectural Standards established in this Grand Park Village PUD as well as the standards set forth in the Zoning Ordinance for MF2 Multi-Family 2 shall apply.

In the event that there is a conflict with the Zoning Ordinance, the PUD standards set forth herein shall apply.

(1) MF2 uses may be located within three-quarters (.75) of a mile of another MF1 or MF2 uses;

(2) Maximum number of dwelling units for Development shall be 960 units; a maximum of 640 such dwelling units shall be permitted in the Single Family (Attached) and Multi-Family area identified in Exhibit 3;

(3) The Lake and the Monon Trail shall be considered two (2) separate amenities for MF2 developments that are connected to or included in the Lake Village area;

(4) MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6;

(5) MF2 areas not connected to or included in a mixed use area shall adhere to the standards set forth in the Zoning Ordinance for MF2 regarding setbacks, building and other related items.

L. Single Family Attached Residential.

(1) All Single Family Attached Residential shall be developed in compliance with the Single Family Attached (SF-A) district standards of the Zoning Ordinance, unless modified by this Grand Park Village PUD.

(2) The maximum number of Single Family Attached residential units permitted within the Development shall be seventy-five (75) units.

ARTICLE 7. THOROUGHFARE PLAN

A. Attached hereto and incorporated herein by reference as Exhibit 5 are the conceptual thoroughfare and pedestrian plans for Grand Park Village.

(1) External Streets: 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road, a future road extending south from the Grand Park Sports Campus and intersecting with Wheeler Road, and Oak Ridge Road to the extent it is constructed within the Development.

(2) Internal Streets: To be named roadways connecting areas within the Development

B. Trails. Trails shall be included throughout the Development. Access to the Monon Trail shall comply with applicable City of Westfield policies and ordinances.

(1) External Streets shall have a minimum of an eight (8) foot asphalt trail constructed in compliance with the City's Development and Construction Standards.

(2) A twenty (20) foot wide alternative transportation easement (unless otherwise agreed by the City) shall be granted to the City at no cost to the City, which extends from 181st Street (near the eastern property line of the Development), continuing northwesterly to intersect with the Wheeler Road extension. The City intends to utilize this easement to construct an alternative transportation connection from the Monon Trail (which is being constructed along the Wheeler Road extension and will extend to Grand Park) to Union Street (which will provide connection to the alternative transportation trails in Asa Bales Park and Grand Junction Plaza). This easement shall be granted to the City at the time of platting the affected property unless otherwise agreed by the City. It is contemplated that the easement will meander between buildings and/or other improvements that will be constructed on the affected property.

(3) The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

ARTICLE 8. SIGNAGE

A. All permanent signs shall be in substantial compliance with the New England Style *(Please see Exhibit 4, Figure 14; additional examples can be seen in Figures 1, 2, 5, 8-11).*

B. Sign Standards as established in the Zoning Ordinance shall apply with the following exceptions:

(1) General Sign Regulations.

(a) No illuminated sign setbacks from residential attached to or part of the Lake Village area shall be required.

(b) No front yard or right-of-way setback shall be required for signage.

(2) Seasonal Decorations. In addition to the seasonal decorations contemplated in the Zoning Ordinance, seasonal decorations associated with Grand Park Sports Campus events and activities, including the use of banners, pennants, flags, ribbons and other similar decorations shall be permitted as determined by the ECD Director. No sign permits shall be required.

(3) Ornamental Banners. Ornamental Banners shall be permitted within fifty (50) feet of External Streets and within the common area of the Development.

ARTICLE 9. LANDSCAPING

A. The Landscaping Standards as found in the Zoning Ordinance shall apply with the following exceptions:

(1) Required onsite trees and plantings within Lake Village, Monon Bike Hub, General Commercial, Office and Medical, and Entertainment Venue areas may be planted in Development common areas in place of onsite;

(2) Twenty-two (22) acres of the Development will be set aside for open space.

(3) The Lake Village, comprising an approximately twenty (20) acre lake, the Boardwalk, surrounding green space and trails, shall be included in the minimum required open space for the overall development;

(4) Minimum required buffer yard between non-residential and residential shall not apply to mixed use areas;

EXHIBIT 1
DEFINITIONS

B. "Boardwalk" shall mean and refer to an area partially or completely surrounding the lake that will be used for pedestrian and cycling traffic and as a trail adjoining lake activities, trails, restaurants and other commercial, residential or public areas.

C. "Cape Cod" shall refer to architectural style that is commonly identified by the use of shingles or clapboarding, use of white trim or white interior crown molding, slanted roofs, symmetrical or similar window sizes, roof dormers, cupolas, rectangular and circular windows with muttons and often highlighted by the use of a decorated front door, often painted in distinct colors.

D. "Community Garden Centers" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for growing fruits, vegetables and flowers.

E. "Development" shall refer to the Grand Park Village development of approximately 220 acres.

F. "Electronic Message Board" shall refer to a permanent sign, free standing or mounted on a wall, consisting of text symbolic imagery or both that uses an electronic display created through a use of pattern of lights in a dot matrix configuration allowing the sign face to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (light emitting diode) sign as distinguished from a static image sign.

G. "Elevation" shall mean and refer to the front, side or rear of a dwelling.

H. "External Streets" shall refer to 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road Extension.

I. "Federal" shall refer to architectural style that commonly identified by the use of arched fanlight above the door, large flattened chimneys on end walls or back, shingles or slat board siding, often with hipped roof or brick end walls and shutters.

J. "Food Specialty Store" shall refer to a commercial use involving the preparation and/or retail sales of food or beverage products not exceeding 15,000 square feet.

K. "Georgian Colonial" shall refer to architectural style that is commonly identified by the use of slanted roofs, gambrel or hipped roofs, even spacing between doors and windows, small and large windows with panes, wooden shingle or slat board siding, central chimney or multiple symmetrical chimneys, doorways, as well as corners emphasized by pediments, pilasters, coining or other accents.

L. "Grand Park Sports Campus" shall refer to the approximately 400+ acre sports complex development by the City of Westfield located just north of Grand Park Village.

M. "Greek Revival" shall refer to architectural style that is commonly identified by the use of doors flanked by sidelights, use of slat board, brick, shingles, corner blocks above the doors and windows, Greek columns and motifs, pilasters used on corners, gable ends to main street, large, flattish chimneys, second story windows set below eaves, floor length windows, shutters and muttons.

N. "Internal Streets" shall refer to roadways that will provide interior access to areas within Grand Park Village and connecting to External Streets.

O. "Lake" shall refer to the approximately twenty (20) acre lake that will anchor the Grand Park Village as an amenity, common area landscaping or green space and as retention for all future buildings.

P. "Monon Trail" shall refer to the public pedestrian and bike trail way extension of the existing Monon Trail that runs from downtown Indianapolis and extends to Westfield, Indiana.

Q. "Monon Bike Hub" shall mean and refer to the potential development of a hub or headquarter location for cyclist using the Monon Trail and surrounding roads, trails or other pathways for cycling; it may include food and beverage sales.

R. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.

S. "New England" shall refer to Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont.

T. "New England Style" shall refer to architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Cod architectural styles and their respective elements.

U. "Owner-Developer" shall refer to joint venture partnership between the property owners and the development team for the subject property.

V. "Parcel" shall mean and refer to a land area with properly recorded legal description.

W. "Shake Shingle" shall refer to architectural style commonly used in Cape Cod and the Maine coast and is marked by a profusion of gables, roofs, and porches, and are typically covered with shingles from roof line to foundation, white trim and natural colors.

X. "Vending Machine Hub" shall refer to a bank of vending machines that dispense snacks or beverages.

EXHIBIT 2
Real Estate – Legal Description

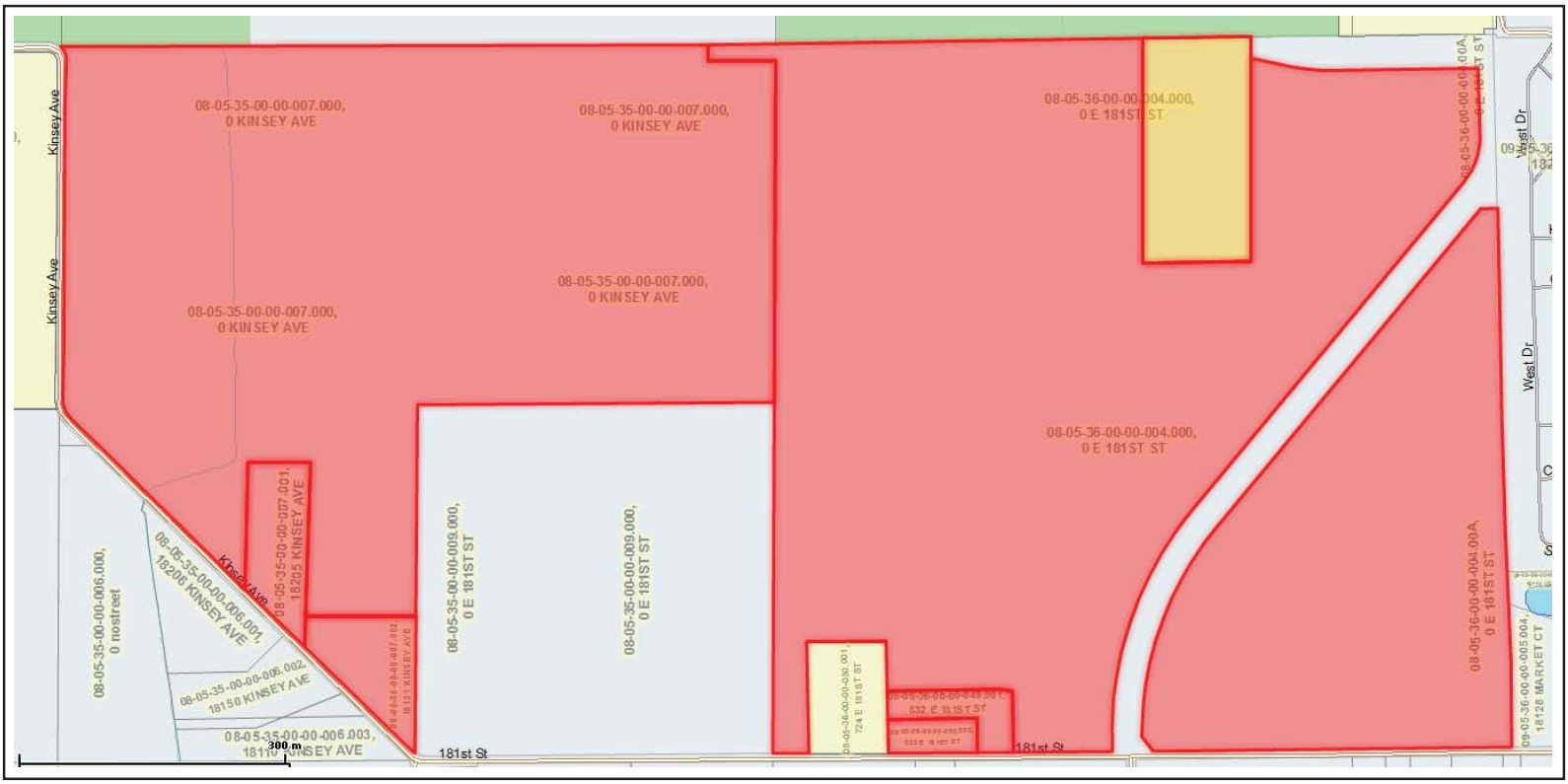
A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 0-41-4 E Distance: 643.696

To the point of beginning: Direction: S 1-13-47 E Distance: 207.828 thence, Direction: S 1-34-45 E Distance: 84.922 thence, Direction: S 0-57-50 E Distance: 479.128 thence, Direction: S 1-47-0 E Distance: 413.91 thence, Direction: S 2-24-53 E Distance: 159.492 thence, Direction: S 2-24-59 E Distance: 113.611 thence, Direction: S 2-24-57 E Distance: 111.029 thence, Direction: S 2-24-56 E Distance: 105.574 thence, Direction: S 0-33-30 E Distance: 51.302 thence, Direction: S 0-33-51 E Distance: 261.033 thence, Direction: S 89-15-35 W Distance: 32.503 thence, Direction: S 89-16-7 W Distance: 696.527 thence, Direction: S 89-22-42 W Distance: 598.075 thence, Direction: N 37-20-7 W Distance: 69.4 thence, Direction: N 0-11-16 E Distance: 12.22 thence, Direction: N 3-4-30 E Distance: 107.745 thence, Direction: N 6-59-49 E Distance: 73.225 thence, Direction: N 10-37-31 E Distance: 83.034 thence, Direction: N 14-28-1 E Distance: 81.659 thence, Direction: N 19-46-5 E Distance: 86.721 thence, Direction: N 22-37-13 E Distance: 82.886 thence, Direction: N 26-33-43 E Distance: 79.837 thence, Direction: N 30-27-22 E Distance: 70.451 thence, Direction: N 33-55-10 E Distance: 86.537 thence, Direction: N 38-13-2 E Distance: 70.768 thence, Direction: N 39-39-58 E Distance: 1533.51 thence, Direction: N 88-23-1 E Distance: 63.455 to the point of beginning.

In addition to the above area, starting at the same point: A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 84-24-12 W Distance: 909.717

To the point of beginning: Direction: S 77-48-59 E Distance: 131.963 thence, Direction: S 78-1-16 E Distance: 28.041 thence, Direction: S 81-51-43 E Distance: 42.599 thence, Direction: S 84-52-9 E Distance: 35.894 thence, Direction: S 85-42-37 E Distance: 32.22 thence, Direction: N 89-16-11 E Distance: 33.753 thence, Direction: N 89-10-58 E Distance: 540.555 thence, Direction: S 1-36-48 E Distance: 246.508 thence, Direction: S 0-24-26 E Distance: 15.511 thence, Direction: S 3-38-47 W Distance: 19.499 thence, Direction: S 8-30-20 W Distance: 17.715 thence, Direction: S 12-9-31 W Distance: 25.543 thence, Direction: S 18-32-17 W Distance: 26.294 thence, Direction: S 24-9-1 W Distance: 33.217 thence, Direction: S 33-3-37 W Distance: 34.077 thence, Direction: S 36-10-17 W Distance: 19.027 thence, Direction: S 39-39-57 W Distance: 1567.656 thence, Direction: S 38-35-8 W Distance: 62.98 thence, Direction: S 35-42-17 W Distance: 50.256 thence, Direction: S 32-20-58 W Distance: 90.566 thence, Direction: S 28-48-38 W Distance: 87.318 thence, Direction: S 25-11-55 W Distance: 95.829 thence, Direction: S 20-17-50 W Distance: 99.253 thence, Direction: S 16-2-28 W Distance: 106.143 thence, Direction: S 11-18-49 W Distance: 91.039 thence, Direction: S 8-36-53 W Distance: 85.12 thence, Direction: S 2-41-16 W Distance: 130.293 thence, Direction: S 0-11-54 W Distance: 69.37 thence, Direction: S 89-36-8 W Distance: 826.95 thence, Direction: N 1-10-18 W Distance: 415.207 thence, Direction: S 89-32-24 W Distance: 294.019 thence, Direction: S 1-10-40 E

Distance: 413.577 thence, Direction: S 89-52-48 W Distance: 133.57 thence, Direction: N 0-15-10 E Distance: 1299.192 thence, Direction: S 89-35-29 W Distance: 1319.804 thence, Direction: S 0-27-32 W Distance: 1288.831 thence, Direction: N 45-47-45 W Distance: 1776.522 thence, Direction: N 38-22-54 W Distance: 20.245 thence, Direction: N 27-10-15 W Distance: 20.3 thence, Direction: N 15-57-52 W Distance: 20.324 thence, Direction: N 4-49-11 W Distance: 20.352 thence, Direction: N 0-31-38 E Distance: 761.992 thence, Direction: N 0-10-6 E Distance: 312.911 thence, Direction: N 2-4-11 E Distance: 168.34 thence, Direction: N 6-35-22 W Distance: 30.934 thence, Direction: N 40-42-7 W Distance: 17.267 thence, Direction: N 89-51-30 E Distance: 2394.307 thence, Direction: N 89-7-40 E Distance: 1611.377 thence, Direction: S 0-0-0 W Distance: 832.62 thence, Direction: N 89-0-0 E Distance: 398.771 thence, Direction: N 0-0-0 E Distance: 751.66, To the point of beginning containing 242.75 acres more or less.



Grand Park Village PUD

Legal Boundary of Real Estate (Red Overlay)

Printed: Aug 03, 2012

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Exhibit 3
Grand Park Village Conceptual Plan

Grand Park Village Preliminary Concept Plan

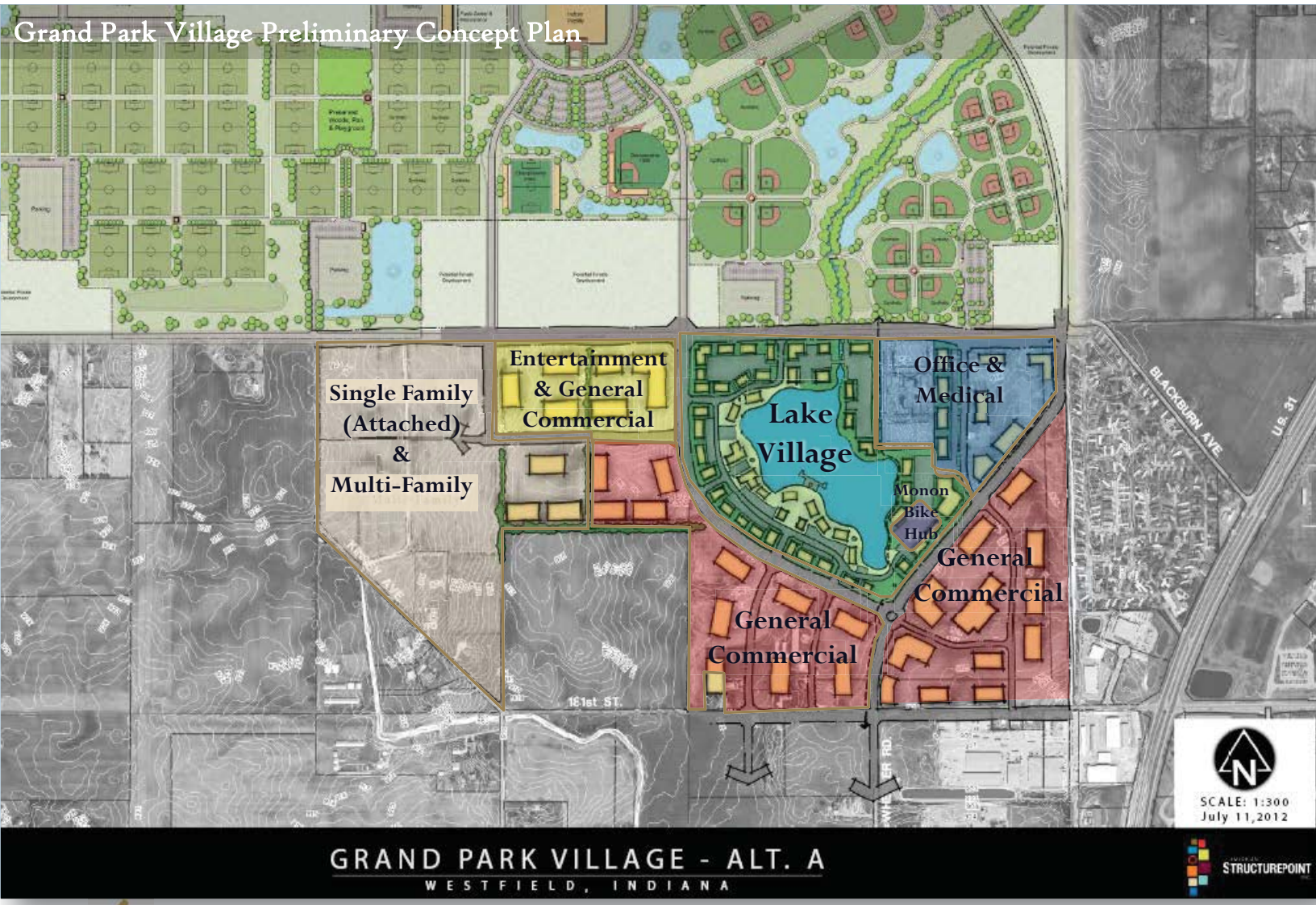

Exhibit 4
Grand Park Village Conceptual Design Images

EXHIBIT 4

Figure 1
Georgian Colonial architectural style

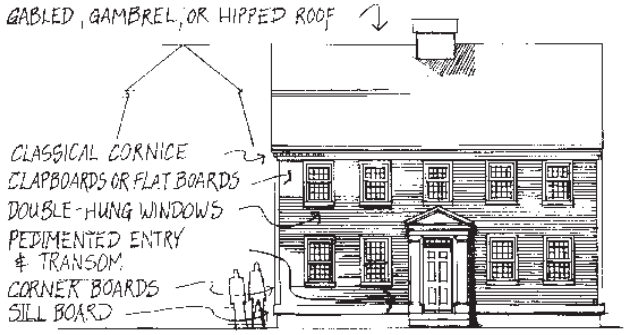

Figure 2
Shake Shingle architectural style

Characterized by the consistent and horizontal use of shingles on sides of buildings

Figure 4
Greek Revival architectural style

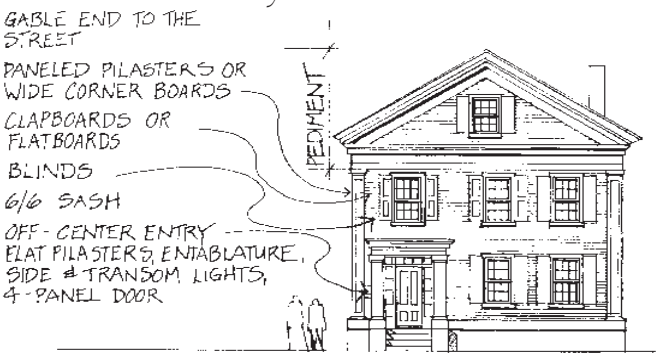

Figure 5
General New England style architecture

Figure 6
General New England architectural style

Figure 7
General New England architectural style

Figure 8
General New England architectural style

Figure 9
Hardie Plank siding used in mixed use building

Figure 10
Starbucks Coffee building in New England theme using Hardie Plank siding

Figure 11
Hardie Plank siding used in restaurant siding

Figure 12
Hardie Plank siding variation with New England style architecture

Figure 13
Hardie Plank siding variations

Figure 14
General New England architectural style signage examples

Exhibit 5
Grand Park Village Thoroughfare and Pedestrian Plan

Grand Park Village Thoroughfare Plan
186TH STREET (UNDER CONSTRUCTION)
Multi Family
Empty Nester/ Multi-Family
Lake Village & Boardwalk
Bike Hub
BLACKBURN AVE
US 31
161st ST.
WHEELER RD. (FUTURE EXTENSION
SCALE: 1:300
July 11,2012
GRAND PARK VILLAGE - ALT. A
WESTFIELD, INDIANA
STRUCTUREPOINT

Grand Park Village Pedestrian Plan

Notes for Grand Park Village PUD Amendment III Neighborhood Meeting

Date of Meeting: September 24, 2019

Location: City Hall Assembly Room

Presenters: Jason Sanderson (RWE Management Company) and Michael Matthys (Linden Group Architects)

On September 24, 2019, a neighborhood meeting was held for the proposed veterinary center and PUD Amendment for the property located at 18160 Wheeler Road at the northeast corner of 181st Street and Wheeler Road.

The major concern from the meeting was the right-out that exit from the parking lot and its proximity to the intersection of 181st Street and Wheeler Road. There is a planned round-a-bout for that intersection, in the future. The presenters stated that they did not want that exit there, but was required by the Fire Department. A question about the entrance and exit on the east side of the property was ask if they could make it a 3-lane, entrance and left turn exit and right turn exit.

A question was asked if the northeast portion of the parking lot/lane was stubbed out for future connection to a road or another property. The presenters stated that the lanes could be extended further north into another property.

The presenters stated that the proposed location is ideal to be of service for travelers that visit Grand Park with their boarding and kenneling services.

SOUTH BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

WEST BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. NATURAL STONE VENEER
2. CAST STONE SILL
3. FIBER-CEMENT HORIZONTAL LAP SIDING
4. FIBER-CEMENT BOARD & BATTEN VERTICAL SIDING
5. FIBER-CEMENT TRIM BOARDS
6. ARCHITECTURAL GRADE ASPHALT SHINGLE (NON-REFLECTIVE)
7. STANDING SEAM METAL ROOFING (NON-REFLECTIVE)
8. ALUMINUM WINDOWS W/ SIMULATED DIVIDED LITE
9. STONE PIER WITH CAST STONE TOP
10. CARPENTER BUILT STAINED WOOD COLUMN WRAP
11. CARPENTER BUILT FREE-STANDING STAINED WOOD TRELLIS AND SUPPORT COLUMNS
12. ILLUMINATED BUILDING SIGNAGE - ALL SIGNAGE UNDER SEPARATE PERMIT
13. CARPENTER BUILT DECORATIVE TRUSS AT GABLE END
14. STAINED WOOD BARN DOORS WITH METAL HARDWARE, NON-OPERABLE/ FIXED
15. 8 FT TALL ALUMINUM VERTICAL PICKET FENCE
16. 8 FT TALL PVC FENCE
17. STEEL AND GLASS OVERHEAD DOOR
18. HOLLOW METAL DOOR WITH LITE
19. ALUMINUM ENTRY DOOR WITH SIDE / TRANSOM WINDOWS
20. PRE-FINISHED METAL COPING
21. 6 FT 4 INCH TALL MASONRY TRASH ENCLOSURE WITH PVC FRONT SWING GATES
22. DECORATIVE CHIMNEY SHROUD
23. 5 FT TALL OPAQUE MECHANICAL EQUIPMENT

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(630) 734-0883
JASON@RWEMANAGEMENT.COM

COYNE VETERINARY CENTER

181ST STREET & WHEELER ROAD
GRAND PARK VILLAGE
WESTFIELD, INDIANA

DRAWN	DESCRIPTION	DATE
	ISSUED TO WESTFIELD - 2ND SUBMITTAL	08/30/19
	ISSUED TO WESTFIELD - 3RD SUBMITTAL	10/02/19
	ISSUED TO WESTFIELD - 3RD SUBMITTAL	10/29/19

2019-0096
PROJECT NUMBER

FILE NUMBER

10/29/2019
DATE

LGI
DRAWN BY

FINAL REVIEW

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PRELIMINARY BUILDING ELEVATIONS

SHEET NAME

PD-4.0

SHEET

SHEET OF

P:\2019\2019-0096\Drawing Files\Preliminary\2019-0096_PD-4.0_Elevations.dwg 10/29/2019 1:57 PM CTOMAZ PD-4.0
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NORTH BUILDING ELEVATION UNPROTECTED OPENINGS:

THE NORTH BUILDING FACADE IS LOCATED 10 FEET AND 14 FEET AWAY FROM THE INTERIOR PROPERTY LINE. 45% UNPROTECTED OPENINGS IS ALLOWED PER IBC 2012, 705.8 FOR SPRINKLERED BUILDINGS. SEE CIVIL DRAWING FOR BUILDING FACADE LOCATION.

FACADE AT 10 TO 14 FEET FROM PROPERTY LINE
- TOTAL = 3,580 SQFT OF FACADE AREA
- ALLOWABLE UNPROTECTED OPENINGS = 1,611 SQFT (45%)
- PROVIDED UNPROTECTED OPENINGS = 315 SQFT (COMPLIES)

NORTH BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

EAST BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. NATURAL STONE VENEER
2. CAST STONE SILL
3. FIBER-CEMENT HORIZONTAL LAP SIDING
4. FIBER-CEMENT BOARD & BATTEN VERTICAL SIDING
5. FIBER-CEMENT TRIM BOARDS
6. ARCHITECTURAL GRADE ASPHALT SHINGLE (NON-REFLECTIVE)
7. STANDING SEAM METAL ROOFING (NON-REFLECTIVE)
8. ALUMINUM WINDOWS W/ SIMULATED DIVIDED LITE
9. STONE PIER WITH CAST STONE TOP
10. CARPENTER BUILT STAINED WOOD COLUMN WRAP
11. CARPENTER BUILT FREE-STANDING STAINED WOOD TRELLIS AND SUPPORT COLUMNS
12. ILLUMINATED BUILDING SIGNAGE - ALL SIGNAGE UNDER SEPARATE PERMIT
13. CARPENTER BUILT DECORATIVE TRUSS AT GABLE END
14. STAINED WOOD BARN DOORS WITH METAL HARDWARE, NON-OPERABLE/ FIXED
15. 8 FT TALL ALUMINUM VERTICAL PICKET FENCE
16. 8 FT TALL PVC FENCE
17. STEEL AND GLASS OVERHEAD DOOR
18. HOLLOW METAL DOOR WITH LITE
19. ALUMINUM ENTRY DOOR WITH SIDE / TRANSOM WINDOWS
20. PRE-FINISHED METAL COPING
21. 6 FT 4 INCH TALL MASONRY TRASH ENCLOSURE WITH PVC FRONT SWING GATES
22. DECORATIVE CHIMNEY SHROUD
23. 5 FT TALL OPAQUE MECHANICAL EQUIPMENT SCREENING. PVC SCREENING TO MATCH SITE FENCING

LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

RWE MANAGEMENT COMPANY
16 W 361 S. FRONTAGE RD., SUITE 106
BURR RIDGE, IL 60527
(630) 734-0883
JASON@RWEMANAGEMENT.COM

COYNE VETERINARY CENTER

181ST STREET & WHEELER ROAD
GRAND PARK VILLAGE
WESTFIELD, INDIANA

DRAWN	DESCRIPTION	DATE
	ISSUED TO WESTFIELD - 2ND SUBMITTAL	08/30/19
	ISSUED TO WESTFIELD - 3RD SUBMITTAL	10/02/19
		10/29/19

2019-0096
PROJECT NUMBER

FILE NUMBER

10/29/2019
DATE

LGI
DRAWN BY

FINAL REVIEW

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PRELIMINARY BUILDING ELEVATIONS

SHEET NAME

PD-4.1

SHEET

SHEET OF

P:\2019\2019-0096\Drawing Files\Preliminary\2019-0096_PD-4.0_Elevations.dwg 10/29/2019 1:58 PM COYNEZ PD-4.1
COPYRIGHT LINDEN GROUP INC.

Petition Number:	1910-ODP-17 & 1910-SPP-17
Project Name:	Westfield Veterinary Center (Grand Park Village)
Subject Site Address:	18160 Wheeler Road, Westfield, IN, 46074
Petitioner:	Chatham Hills, LLP
Representative:	Henke Development Group, LLC
Request:	Overall Development Plan and Primary Plat review of 4 lots on 37.366 acres +/- in the Grand Park Village Planned Unit Development (PUD) District.
Current Zoning:	Grand Park Village PUD District
Current Land Use:	Vacant
Approximate Acreage:	37.366 acres +/-
Property History:	Grand Park Village PUD District (Ord. 12-46, 12/10/2012), Grand Park Village PUD Amendment III (Ord.19-49, 1910-PUD-40, *Pending*),
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan & Primary Plat 4. Grand Park Village PUD District (Ord. 12-46) 5. Character Exhibits
Staff Reviewer:	Corey Harris, Associate Planner

BACKGROUND

The Property is currently zoned the Grand Park Village PUD District established by Ordinance 12-46. The PUD (1209-PUD-09) was adopted at the December 10, 2012, City Council meeting.

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 comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the "Plans") scheduled for the October 07, 2019, Advisory Plan Commission meeting.

PROJECT OVERVIEW

The Property encompasses approximately 37.366 acres +/- and is located at the northeast corner of 181st Street and Wheeler Road (see **Exhibit 2**). Adjacent properties to the south are zoned the 181st Street PUD District. Adjacent properties to the west, north and east are zoned the Grand Park Village PUD 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. (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.

20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

21) Title, scale, north arrow and date.

22) Proposed name of the development.

23) 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.

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

26) 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.

27) 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.

28) 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.

29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

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).

DISTRICT STANDARDS

The plans comply with <u>Ordinance 12-46: Grand Park Village PUD</u>.

39) Minimum Lot Area: No Minimum

40) Minimum Lot Frontage: 80 feet

41) Minimum Building Setback Lines:

a) Front Yard: 60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

i) Internal Streets: 0 feet

ii) External Streets: 10 feet; from the right-of-way line; parking and pathways may be permitted in this area.

b) Side Yard: 0 feet; may be adjoining buildings.

c) Rear Yard: 10 feet; when abutting another building or business, if abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.

42) Minimum Lot Width: No Minimum

43) Building Height: No Maximum (Ordinance 12-46)

44) Minimum Building Size: No Minimum

<u>DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):</u>

Development Plans comply.

45) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

46) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

47) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

49) Architectural Standards (Article 6.3)

50) Building Standards (Article 6.4)

51) Fence Standards (Article 6.5)

52) Height Standards (Article 6.6)

53) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

54) Lighting Standards (Article 6.9)

55) Lot Standards (Article 6.10)

56) Setback Standards (Article 6.16)

57) Vision Clearance Standards (Article 6.19)

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

61) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

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

63) Infrastructure Standards (Section 20 of PUD Ordinance)

64) Pedestrian Network Standards (Article 8.7)

a) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
   i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
   ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
   iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-way Standards as it may apply).

65) Storm Water Standards (Article 8.8)

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

67) Street Light Standards (Article 8.10)

a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

b) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

68) Street Sign Standards (Article 8.11)

69) Surety Standards (Article 8.12)

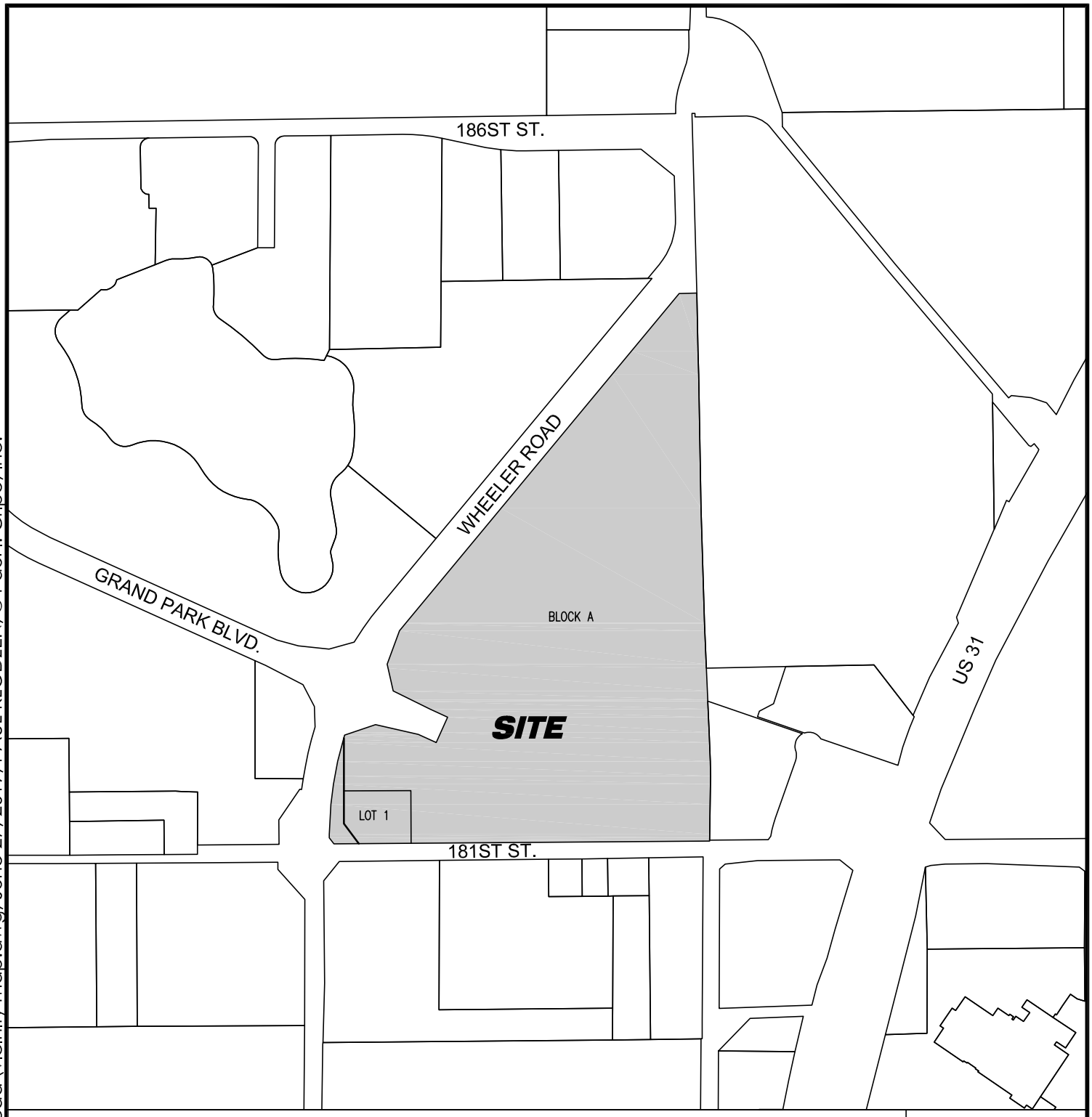
70) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **Action: 1910-SSP-17 (Primary Plat) & 1910-ODP-17 (Overall Development Plan) comply with the UDO. The Department recommends approving the petition with the following condition:**

    a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**

2) If any Plan Commission member has questions prior to the public hearings, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.



TITLE:

VICINITY MAP
GRAND PARK VILLAGE SECTION 6

Date:	6/27/2019
SCALE:	1"=500'
PROJECT NO:	170504-35000

Cripe
Architects + Engineers
Solutions by Design Since 1937

3939 Priority Way South Drive, Suite 400
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6464
E-Mail cripe@cripe.biz

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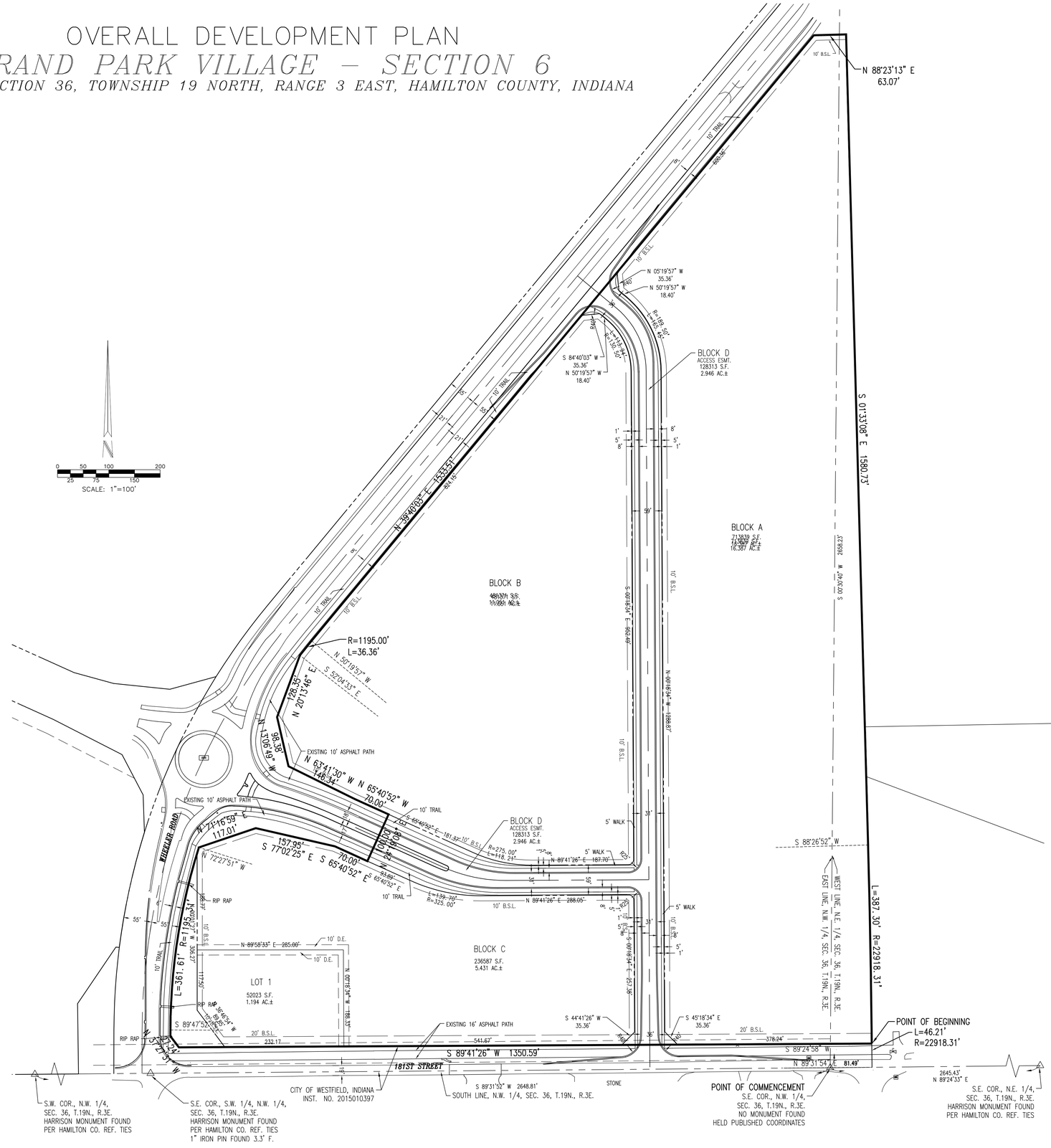
- ARCHITECTURE
- EQUIPMENT PLANING
- INTERIOR DESIGN
- CIVIL / TRANSPORTATION ENGINEERS
- LAND PLANNING
- LAND SURVEYING
- GIS
- OWNER'S REPRESENTATION

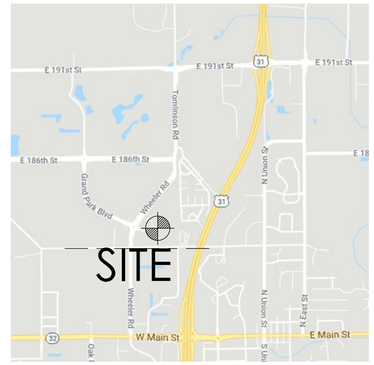
O:\2017\170504\37000\cad\vicinity map.dwg, June 27, 2019, PAUL KLODZEN, © Paul I. Cripe, Inc.

OVERALL DEVELOPMENT PLAN

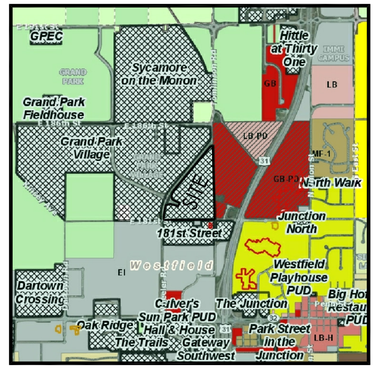
GRAND PARK VILLAGE – SECTION 6

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA





AREA MAP



ZONING MAP

DRAWN BY: PEK	TECH. CK. BY & DATE:
CONCEPT CK. BY & DATE:	FIELD CK. BY & DATE:
CERTIFIED BY:	
MWC:	DATE: 10/29/2019

Revision Mark	Date	Description

Architecture + Interiors
CAD + Graphics
Survey + 3D Laser Scanning
Energy + Facilities
Environmental Planning
Real Estate Services

3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail cripe@cripe.biz

Cripe

OVERALL DEVELOPMENT PLAN
GRAND PARK VILLAGE SECTION 6

ADDRESS: 18160 WHEELER ROAD
WESTFIELD, IN 46074

Legal Township: WASHINGTON TWP., HAMILTON CNTY.	Section: 36	Township: 19-N	Range: 3-E
Record Owner:			

Scale: 1" = 100'

Sheet No. 1 of 1

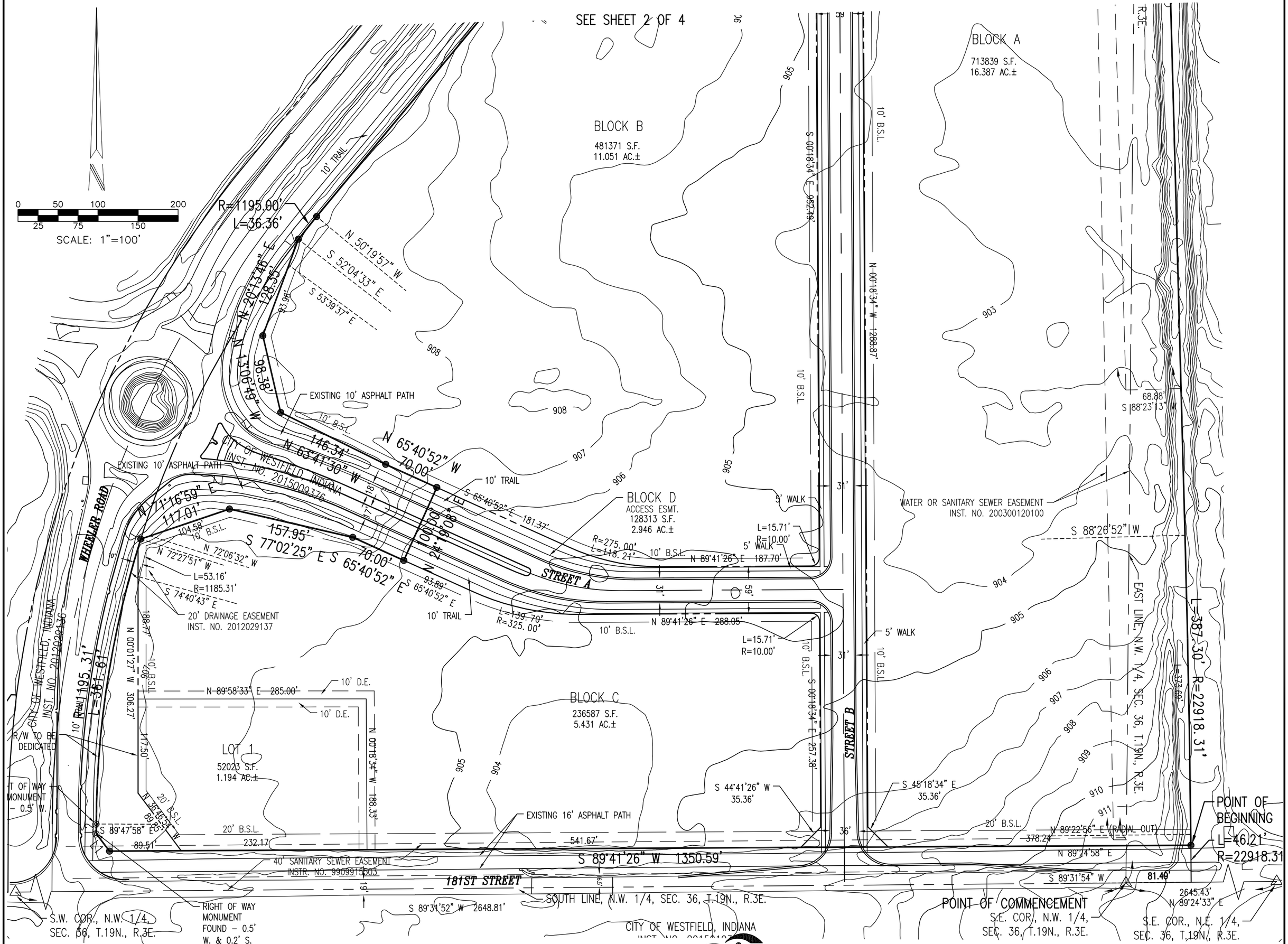
Project Number 170504-37000

O:\2017\170504.37000\cad\170503700 development plan recover.dwg, October 31, 2019, PAUL KLODZEN, © Paul L Cripe, Inc.

PRIMARY PLAT

GRAND PARK VILLAGE – SECTION 6

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



LINE	BEARING	DISTANCE
L1	N 37°27'31" W	27.24'
L2	N 00°12'02" E	12.22'

OWNER:

D & W Farms, Inc.
18131 Kinsey Ave.
Westfield, IN 46074

Cripe
3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail cripe@cripe.biz

SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

LAST REVISION DATE: OCTOBER 29, 2019

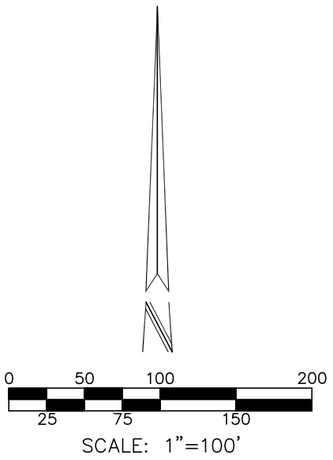
THIS INSTRUMENT PREPARED BY PAUL E. KLODZEN, P.S. #20400015

GRAND PARK VILLAGE – SECTION 6 PIC JOB #170504–37000

PRIMARY PLAT

GRAND PARK VILLAGE – SECTION 6

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



SCALE: 1"=100'

LEGEND

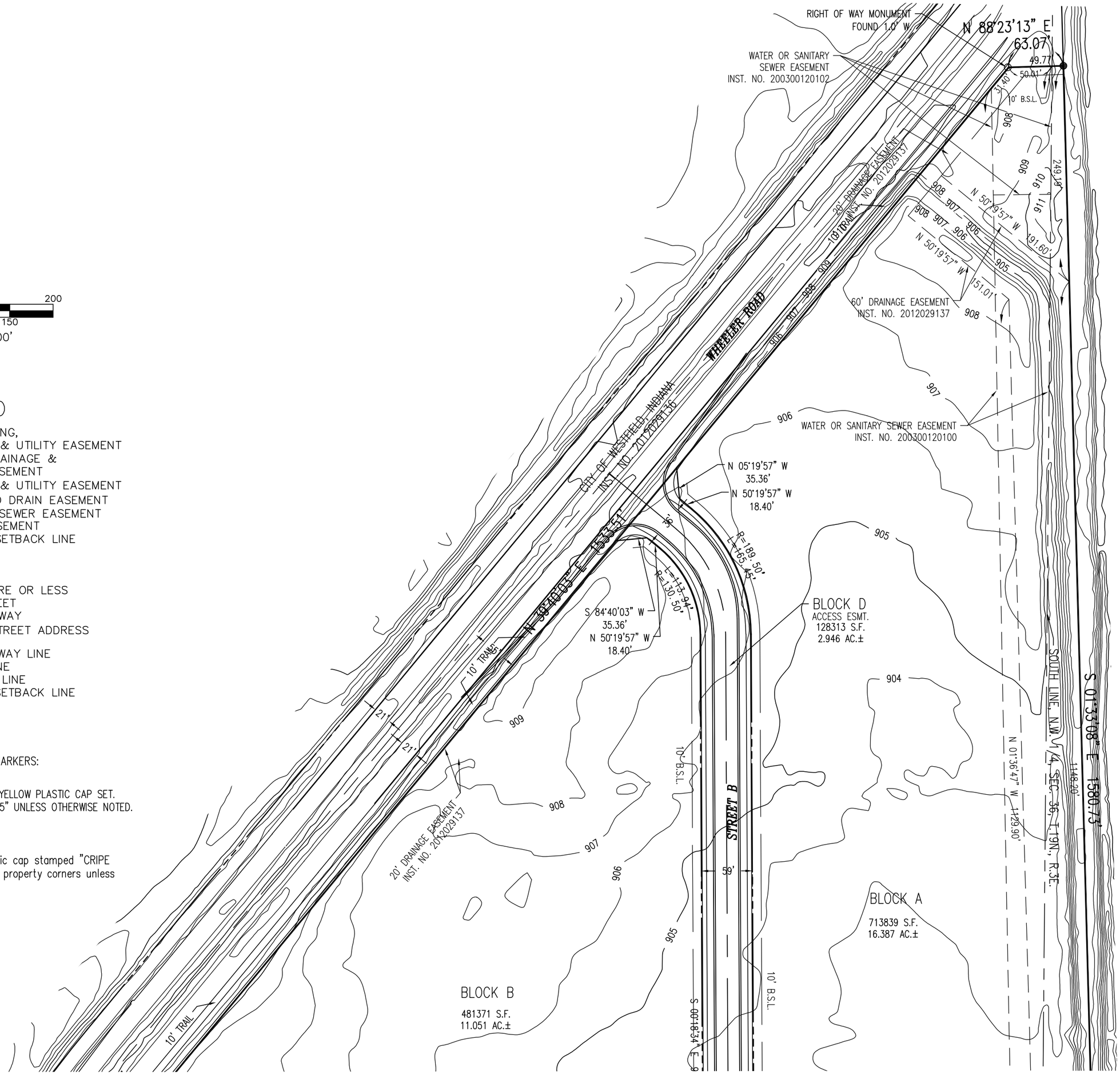
L.D. & U.E. = LANDSCAPING, DRAINAGE & UTILITY EASEMENT
S.D. & U.E. = SEWER, DRAINAGE & UTILITY EASEMENT
D. & U.E. = DRAINAGE & UTILITY EASEMENT
R.D.E. = REGULATED DRAIN EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
B.S.L. = BUILDING SETBACK LINE
IRR. = IRREGULAR
R = RADIUS
L = LENGTH
AC.± = ACRES MORE OR LESS
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
15150 = TYPICAL STREET ADDRESS

——— = RIGHT OF WAY LINE
——— — ——— = CENTER LINE
– – – – – – – – – = EASEMENT LINE
——— ——— = BUILDING SETBACK LINE

NOTES ON MONUMENTS AND MARKERS:

- DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE FIRM NO. 0055" to be set at all property corners unless otherwise noted.



SEE SHEET 1 OF 4

SOURCE OF TITLE FOR D & W FARMS, INC.: INST NO. 2008029578

LAST REVISION DATE: OCTOBER 29, 2019

THIS INSTRUMENT PREPARED BY PAUL E. KLODZEN, P.S. #20400015

GRAND PARK VILLAGE – SECTION 6 PIC JOB #170504-37000

PRIMARY PLAT

GRAND PARK VILLAGE – SECTION 6

PART OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA

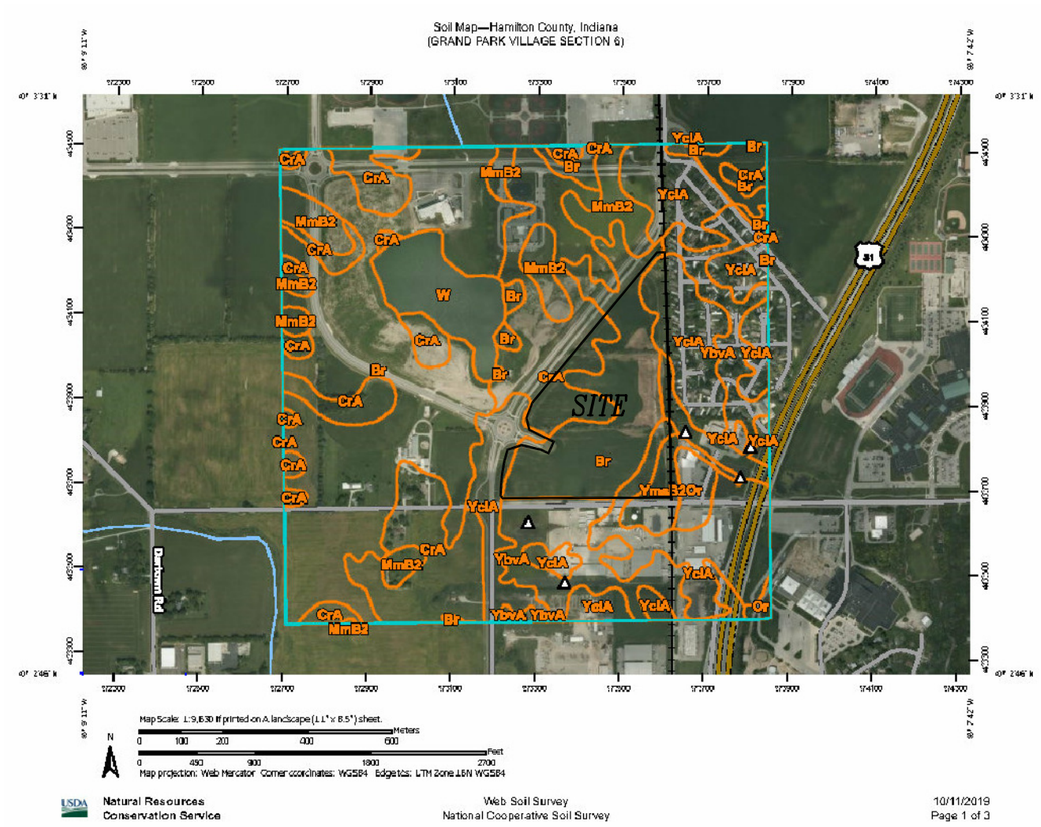
I, the undersigned, hereby certify to the best of my professional knowledge, information and belief, the within plat accurately represents a survey performed under my supervision of the following described real estate: A part of the Northwest and Northeast Quarters of Section 36, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Northwest Quarter; thence North 89 degrees 24 minutes 33 seconds East (basis of bearings is Indiana State Plane grid bearing, East Zone) along the South line of said Northeast Quarter 81.49 feet to the East boundary of Instrument Number 2008029578, recorded in the Office of the Recorder of Hamilton County, Indiana and a non–tangent curve to the left having a radius of 22918.31 feet, the radius point of which bears South 89 degrees 31 minutes 54 seconds West; thence Northerly along said East boundary and said curve 46.21 feet to the North boundary of Instrument Number 2015010397, recorded in said Recorder's Office, a 5/8 inch diameter rebar with a yellow plastic cap stamped "Cripe Firm No. 0055" (hereinafter referred to as a "rebar"), and the POINT OF BEGINNING; thence South 89 degrees 41 minutes 26 seconds West along said North boundary 1350.59 feet to a "rebar" on the East boundary of Instrument Number 2012029136, recorded in said Recorder's Office (the following three courses are along said East boundary); (1) thence North 37 degrees 27 minutes 31 seconds West 27.24 feet to a concrete right of way monument; (2) thence North 00 degrees 12 minutes 02 seconds East 12.22 feet to a concrete right of way monument and a tangent curve to the right having a radius of 1195.31 feet, the radius point of which bears South 89 degrees 47 minutes 58 seconds East; (3) thence northeasterly along said curve 361.61 feet to a "rebar" at a point which bears North 72 degrees 27 minutes 51 seconds West from said radius point and the Southern Boundary of Instrument Number 2015009376 in said Recorder's Office (the following eight courses are along the Southern, Eastern, and Northern boundaries of said Instrument); (1) thence North 71 degrees 16 minutes 59 seconds East 117.01 feet to a "rebar"; (2) thence South 77 degrees 02 minutes 25 seconds East 157.95 feet to a "rebar"; (3) thence South 65 degrees 40 minutes 52 seconds East 70.00 feet to a "rebar"; (4) thence North 24 degrees 19 minutes 08 seconds East 100.00 feet to a "rebar"; (5) thence North 65 degrees 40 minutes 52 seconds West 70.00 feet to a "rebar"; (6) thence North 63 degrees 41 minutes 30 seconds West 146.34 feet to a "rebar"; (7) thence North 13 degrees 06 minutes 49 seconds West 98.38 feet to a "rebar"; (8) thence North 20 degrees 13 minutes 46 seconds East 128.35 feet to a "rebar" at the Southeastern boundary of said Instrument Number 2012029136 and a non tangent curve to the right having a radius of 1195.00 feet, the radius point of which bears South 52 degrees 04 minutes 33 seconds East (the following three courses are along the Southeastern and Southern boundaries of said Instrument; (1) thence northeasterly along said curve 36.36 feet to a "rebar" at a point which bears North 50 degrees 19 minutes 57 seconds West from said radius point; (2) thence North 39 degrees 40 minutes 03 seconds East 1533.51 feet to a "rebar"; (3) thence North 88 degrees 23 minutes 13 seconds East 63.07 feet to a "rebar" at the East boundary of said Instrument Number 2008029578 (the following two courses are along said East boundary; (1) thence South 01 degrees 33 minutes 08 seconds East 1580.73 feet to a "rebar" and a tangent curve to the right having a radius of 22918.31 feet, the radius point of which bears South 88 degrees 26 minutes 52 seconds West; (2) thence southerly along said curve 387.30 feet to a point which bears North 89 degrees 24 minutes 58 seconds East from said radius point and the POINT OF BEGINNING, containing 37.366 acres, more or less.

Subject to all legal easements and rights–of–way.

This subdivision consists of one lot numbered 1 and three blocks lettered A through C inclusive as shown herein.

3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail cripe@cripe.biz



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	113.3	35.2%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	67.3	20.9%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	18.2	5.7%
Or	Orthents	4.4	1.4%
W	Water	13.6	4.2%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	33.0	10.2%
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	66.9	20.8%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	5.1	1.6%
Totals for Area of Interest		321.8	100.0%

LAST REVISION DATE: OCTOBER 29, 2019

THIS INSTRUMENT PREPARED BY PAUL E. KLODZEN, P.S. #20400015

GRAND PARK VILLAGE – SECTION 6 PIC JOB #170504–37000

2012080062 ORDINANCE $63.00
12/20/2012 02:33:54P 26 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 12-46

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUTNY, INDIANA CONCERNING AMENDMENT TO TITLE 16-LAND USE CONTROLS

This is a planned unit development ordinance (the "Grand Park Village PUD Ordinance") to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning 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 ("City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

WEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (Docket 1209-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1209-PUD-09 to the Westfield City Council with a positive (8-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on December 4, 2012;

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMEDNED AS FOLLOWS:

Section 1. Development of the Real Estate shall be governed by the provisions of the zoning ordinance unless specifically modified by the terms of the Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are herby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

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

ALL OF WHICH IS ORDAINED THIS 10th DAY OF DECEMBER, 2012.

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
Jim Ake	Jim Ake	Jim Ake
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Signed

I hereby certify that ORDINANCE 12-46 was delivered to the Mayor of Westfield on the 10TH day of DECEMBER, 2012, at 9:45 a.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

J. Andrew Cook, Mayor

Prepared By:
Jennifer M. Miller, AICP
City of Westfield, Indiana

WESTFIELD, INDIANA

GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT

1209-PUD-09

D & W FARMS INCORPORATED

11/19/2012

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ARTICLE 1. DEFINITIONS

Unless otherwise specified in (i) this Grand Park Village PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 1, the definitions of the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") shall apply to words and terms set forth in this PUD. In the event of a conflict, the definitions set forth herein this PUD shall apply.

ARTICLE 2. APPLICABILITY

The real estate comprising all conceptual areas of the Grand Park Village, described in what is attached hereto and made part hereof as Exhibit 2 is reclassified as follows:

A. The zoning classification of Parcel A (described by legal description in Exhibit 2) shall be changed from the OI-PD – Open Industrial Planned Development district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

B. The zoning classification of Parcel B (described by legal description in Exhibit 2) shall be changed from the AG-SF1 - Agriculture Single Family 1 district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

ARTICLE 3. DEVELOPMENT OVERVIEW

Grand Park Village is an integrated development (the "Development") which will comprise approximately two-hundred and twenty acres (220) acres, including an approximate twenty (20) acre lake (the "Lake"), Boardwalk, beach, restaurants, retail, office, medical, lodging, entertainment and residential. Grand Park Village will be a development that is consistent with the City of Westfield's economic development plans for the Grand Park Sports Campus and will be developed by a partnership with the property owner (the "Owner") and the development team (the "Developer"). Grand Park Village will comprise the following areas *(Please see Exhibit 3 for preliminary Grand Park Village Conceptual Plan)*:

A. Lake Village. At the core of Grand Park Village will be the approximately twenty (20) acre lake (the "Lake") featuring trails surrounding or along the Lake's perimeter or partial perimeter for pedestrians and cyclists to use and will serve as an amenity to connect users to restaurants, retail, park spaces around the lake and access to water activities like kayaks, beach and swimming area, restaurants overlooking water, shopping, hotels, medical offices, entertainment, land and water activities, community events. The Lake Village will be comprised of a boardwalk (the "Boardwalk"), a wide pathway along the Lake that will provide visitors with lakeside feeling, views, and ability to casually visit stores, restaurants and walk along the Lake.

B. Monon Bike Hub. The Monon Bike Hub could be located along the Monon at the south end of the Lake and could serve as a trailhead for bikers and pedestrians seeking a destination along the Monon Trail, as well as and quick access for all visitors and local residents going to and from the Grand Park Sports Campus.

C. General commercial. Commercial areas shall include but are not limited to hotels, restaurants, retail, grocery, open air markets, vendors, equipment rental for boating, biking, tasting rooms, outdoor cafes, relaxing patios for dining or post-recreation meeting places.

D. Office and medical. Uses may include but are not limited to physical therapy, general medical offices, outpatient emergency care, hospital care, senior living care, dental, as well as general office, banking, insurance and other general office needs.

E. Single family and multi-family residential. Multi-family housing (rental or owned) will be included in Grand Park Village as separate or adjoined to commercial buildings in the form of mixed-use living. Grand Park Village is uniquely positioned for above ground multi-family housing overlooking the lake, restaurants, shopping and more. Alternatively, the area surrounding the smaller Lake Village is as suitable as it would provide quick access to amenities in the area including, but not limited to larger commercial buildings, offices and medical facilities.

F. Entertainment venues. Uses may be indoor or outdoor venues and include but not limited to family recreational centers include lake activities, outdoor equipment rental, bowling alleys, sand volleyball, sports practice facilities and movie theaters (permanent or temporary).

ARTICLE 4. USES

A. Permitted uses for Grand Park Village shall include all uses permitted in the GB-General Business district of the Zoning Ordinance and those listed below:

(1) Non-motorized recreational equipment, sales, service and rentals including, but not limited to boats, kayaks, as well as related classes and schools;
(2) Trophy and awards including but not limited to manufacturing, assembly, engraving and sales;
(3) Personal packaging services and document preparation;
(4) Multi-family housing (rental or owned) as part of any mixed use building or a standalone structure;
(5) Assisted living facilities;
(6) Bed & breakfasts, inns, hotels or resorts and those with attached entertainment amenities;
(7) Conference, banquet, meeting or event centers;
(8) Playgrounds, water parks, amusement parks, water slides or other similar uses as determined by the Economic and Community Development Director (the "ECD Director") indoors or outdoors;
(9) Indoor or outdoor entertainment venues including but not limited to arcade games, virtual simulation games, video games, rock-climbing walls, ice or roller skating rinks, miniature golf courses, shuffleboard, giant checkers, splash pads, cooling stations, swimming batting cages or driving ranges, go-kart tracks, team building or fitness courses/stations, movie theaters, athletic facilities, ropes courses, zip-lining, acrobatics facility, amusement rides or other similar uses as determined by the ECD Director;
(10) Coffee shops and coffee roasting;
(11) Data processing;
(12) Gasoline services stations;
(13) Vending Machine Hub;
(14) Manufacturing of food and beverage products available for sale on-site and off-site;
(15) Food Specialty Store;
(16) Golf cart, electric bike, bike, segway, skiing, snowshoeing, sledding, skating sales, rentals/repair;
(17) Medical, rehabilitation, chiropractic and emergency clinics and labs;
(18) Mobile medical check vehicles;
(19) Performance research, general research and lab institutes;
(20) Playground or playhouse displays and sales;
(21) Consignment stores;
(22) Veterinarian clinics, kennels and boarding facilities with no outdoor runs;
(23) Outdoor theater and musical performance areas and events;

(24) Ferris wheel, indoor or outdoor carousel or other similar amusement;
(25) Private banking centers for ATM access only;
(26) Professional and amateur recreational and performance art facilities;
(27) Parking operators and transportation services providing parking and transportation assistance/convenience shall be permitted, including, but not limited to valet parking companies, bus, trolley, car, cart, bicycle hire, tram, wagon, electric bike or other related transportation services;
(28) Special interest, private or public clubs;
(29) Spas, beauty and tanning salons;
(30) Manufacturing and bottling of alcoholic and non-alcoholic beverages for direct consumer sale;
(31) Bottling, processing and packaging of food, incidental and retail sales in the Development or Grand Park Sports Campus, including but not limited to ice cream, popcorn shops, juice bars, produce, prepared food, sauces, baked goods, tea, coffee, spices, condiments or similar uses as determined by the ECD Director;
(32) Manufacturing or assembly of cloth products for retail purposes (i.e. custom, screen-printed apparel or marketing items) or other similar uses as determined by the ECD Director;
(33) Sale and manufacturing of cosmetic or health products;
(34) Self-storage and transfer facilities;
(35) Manufacturing and sale of art and handmade goods;
(36) Manufacturing and sale of unique or personal stationary or personalized products;
(37) Single family attached residential;

ARTICLE 5. TEMPORARY USES AND EVENTS

The Temporary Uses and Events Ordinance in the Zoning Ordinance shall apply with the following exceptions:

A. Temporary uses and events shall not be required to be incidental to the permitted use or structure on the property or abutting property, so long as the temporary use or event is for the entertainment, interest or benefit of the public, including but not limited to, farmers' markets, concerts, amusement entertainment and outdoor movies or theater in the park;

B. If the temporary use or event is a reoccurring seasonal event (i.e. weekly farmers' market) and utilizes equipment including but not limited to tents or stages, the equipment associated with the main shelter or structure may remain on the property for the seasonal duration (i.e. farmer's market during summer months) of the temporary use or event's business activity so long as it is stored in an aesthetically pleasing manner, the location does not interfere with daily businesses, traffic, trails, recreation or other Development amenities as determined by the ECD Director;

C. Temporary signage internally located at the temporary use or event shall be allowed without additional permits.
   (1) Signs shall not exceed thirty-two (32) square feet in size.
   (2) Signs shall be removed within twenty-four (24) hours of the close of the event.

ARTICLE 6. DEVELOPMENT AND ARCHITECTURAL STANDARDS

A. Design theme. The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples

shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

B. Roof. Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

C. Windows. Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

D. Building materials and exterior. Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (*please see Exhibit 4, Figures 9-13 for examples of Hardie Plank*), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:

(1) Vinyl, as a building material, shall only be used to clad windows and for soffits;
(2) Metal siding may be permitted as an accent, trim or in signage.

E. Commercial or mixed use buildings which include residential (single family or multi-family):

(1) Minimum lot frontage on road: none
(2) Minimum lot depth: none
(3) Minimum building area: none
(4) Set back from Internal Streets: no minimum
(5) Set back from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area.
(6) Side yard: no minimum (may be adjoining buildings)
(7) Rear yard: minimum of ten (10) feet when abutting another building or business, If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.

F. Building height. No maximum building height.

G. Parking requirements. Parking in Grand Park Village shall adhere to the Zoning Ordinance.

(1) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
(2) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
(3) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.

H. Accessory structures. Building accessory structures shall adhere to the Zoning Ordinance.

I. Lighting. Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance.

J. Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:

(1) Loading berths oriented toward any street shall be permitted;
(2) Maneuvering aisles and driveways may serve both required parking and loading berth.

K. Multi-Family Residential. The Development and Architectural Standards established in this Grand Park Village PUD as well as the standards set forth in the Zoning Ordinance for MF2 Multi-Family 2 shall apply.

In the event that there is a conflict with the Zoning Ordinance, the PUD standards set forth herein shall apply.

(1) MF2 uses may be located within three-quarters (.75) of a mile of another MF1 or MF2 uses;

(2) Maximum number of dwelling units for Development shall be 960 units; a maximum of 640 such dwelling units shall be permitted in the Single Family (Attached) and Multi-Family area identified in Exhibit 3;

(3) The Lake and the Monon Trail shall be considered two (2) separate amenities for MF2 developments that are connected to or included in the Lake Village area;

(4) MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6;

(5) MF2 areas not connected to or included in a mixed use area shall adhere to the standards set forth in the Zoning Ordinance for MF2 regarding setbacks, building and other related items.

L. Single Family Attached Residential.

(1) All Single Family Attached Residential shall be developed in compliance with the Single Family Attached (SF-A) district standards of the Zoning Ordinance, unless modified by this Grand Park Village PUD.

(2) The maximum number of Single Family Attached residential units permitted within the Development shall be seventy-five (75) units.

ARTICLE 7. THOROUGHFARE PLAN

A. Attached hereto and incorporated herein by reference as Exhibit 5 are the conceptual thoroughfare and pedestrian plans for Grand Park Village.

(1) External Streets: 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road, a future road extending south from the Grand Park Sports Campus and intersecting with Wheeler Road, and Oak Ridge Road to the extent it is constructed within the Development.

(2) Internal Streets: To be named roadways connecting areas within the Development

B. Trails. Trails shall be included throughout the Development. Access to the Monon Trail shall comply with applicable City of Westfield policies and ordinances.

(1) External Streets shall have a minimum of an eight (8) foot asphalt trail constructed in compliance with the City's Development and Construction Standards.

(2) A twenty (20) foot wide alternative transportation easement (unless otherwise agreed by the City) shall be granted to the City at no cost to the City, which extends from 181st Street (near the eastern property line of the Development), continuing northwesterly to intersect with the Wheeler Road extension. The City intends to utilize this easement to construct an alternative transportation connection from the Monon Trail (which is being constructed along the Wheeler Road extension and will extend to Grand Park) to Union Street (which will provide connection to the alternative transportation trails in Asa Bales Park and Grand Junction Plaza). This easement shall be granted to the City at the time of platting the affected property unless otherwise agreed by the City. It is contemplated that the easement will meander between buildings and/or other improvements that will be constructed on the affected property.

(3) The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

ARTICLE 8. SIGNAGE

A. All permanent signs shall be in substantial compliance with the New England Style *(Please see Exhibit 4, Figure 14; additional examples can be seen in Figures 1, 2, 5, 8-11).*

B. Sign Standards as established in the Zoning Ordinance shall apply with the following exceptions:

(1) General Sign Regulations.

(a) No illuminated sign setbacks from residential attached to or part of the Lake Village area shall be required.

(b) No front yard or right-of-way setback shall be required for signage.

(2) Seasonal Decorations. In addition to the seasonal decorations contemplated in the Zoning Ordinance, seasonal decorations associated with Grand Park Sports Campus events and activities, including the use of banners, pennants, flags, ribbons and other similar decorations shall be permitted as determined by the ECD Director. No sign permits shall be required.

(3) Ornamental Banners. Ornamental Banners shall be permitted within fifty (50) feet of External Streets and within the common area of the Development.

ARTICLE 9. LANDSCAPING

A. The Landscaping Standards as found in the Zoning Ordinance shall apply with the following exceptions:

(1) Required onsite trees and plantings within Lake Village, Monon Bike Hub, General Commercial, Office and Medical, and Entertainment Venue areas may be planted in Development common areas in place of onsite;

(2) Twenty-two (22) acres of the Development will be set aside for open space.

(3) The Lake Village, comprising an approximately twenty (20) acre lake, the Boardwalk, surrounding green space and trails, shall be included in the minimum required open space for the overall development;

(4) Minimum required buffer yard between non-residential and residential shall not apply to mixed use areas;

EXHIBIT 1
DEFINITIONS

B. "Boardwalk" shall mean and refer to an area partially or completely surrounding the lake that will be used for pedestrian and cycling traffic and as a trail adjoining lake activities, trails, restaurants and other commercial, residential or public areas.

C. "Cape Cod" shall refer to architectural style that is commonly identified by the use of shingles or clapboarding, use of white trim or white interior crown molding, slanted roofs, symmetrical or similar window sizes, roof dormers, cupolas, rectangular and circular windows with muttons and often highlighted by the use of a decorated front door, often painted in distinct colors.

D. "Community Garden Centers" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for growing fruits, vegetables and flowers.

E. "Development" shall refer to the Grand Park Village development of approximately 220 acres.

F. "Electronic Message Board" shall refer to a permanent sign, free standing or mounted on a wall, consisting of text symbolic imagery or both that uses an electronic display created through a use of pattern of lights in a dot matrix configuration allowing the sign face to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (light emitting diode) sign as distinguished from a static image sign.

G. "Elevation" shall mean and refer to the front, side or rear of a dwelling.

H. "External Streets" shall refer to 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road Extension.

I. "Federal" shall refer to architectural style that commonly identified by the use of arched fanlight above the door, large flattened chimneys on end walls or back, shingles or slat board siding, often with hipped roof or brick end walls and shutters.

J. "Food Specialty Store" shall refer to a commercial use involving the preparation and/or retail sales of food or beverage products not exceeding 15,000 square feet.

K. "Georgian Colonial" shall refer to architectural style that is commonly identified by the use of slanted roofs, gambrel or hipped roofs, even spacing between doors and windows, small and large windows with panes, wooden shingle or slat board siding, central chimney or multiple symmetrical chimneys, doorways, as well as corners emphasized by pediments, pilasters, coining or other accents.

L. "Grand Park Sports Campus" shall refer to the approximately 400+ acre sports complex development by the City of Westfield located just north of Grand Park Village.

M. "Greek Revival" shall refer to architectural style that is commonly identified by the use of doors flanked by sidelights, use of slat board, brick, shingles, corner blocks above the doors and windows, Greek columns and motifs, pilasters used on corners, gable ends to main street, large, flattish chimneys, second story windows set below eaves, floor length windows, shutters and muttons.

N. "Internal Streets" shall refer to roadways that will provide interior access to areas within Grand Park Village and connecting to External Streets.

O. "Lake" shall refer to the approximately twenty (20) acre lake that will anchor the Grand Park Village as an amenity, common area landscaping or green space and as retention for all future buildings.

P. "Monon Trail" shall refer to the public pedestrian and bike trail way extension of the existing Monon Trail that runs from downtown Indianapolis and extends to Westfield, Indiana.

Q. "Monon Bike Hub" shall mean and refer to the potential development of a hub or headquarter location for cyclist using the Monon Trail and surrounding roads, trails or other pathways for cycling; it may include food and beverage sales.

R. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.

S. "New England" shall refer to Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont.

T. "New England Style" shall refer to architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Cod architectural styles and their respective elements.

U. "Owner-Developer" shall refer to joint venture partnership between the property owners and the development team for the subject property.

V. "Parcel" shall mean and refer to a land area with properly recorded legal description.

W. "Shake Shingle" shall refer to architectural style commonly used in Cape Cod and the Maine coast and is marked by a profusion of gables, roofs, and porches, and are typically covered with shingles from roof line to foundation, white trim and natural colors.

X. "Vending Machine Hub" shall refer to a bank of vending machines that dispense snacks or beverages.

EXHIBIT 2
Real Estate – Legal Description

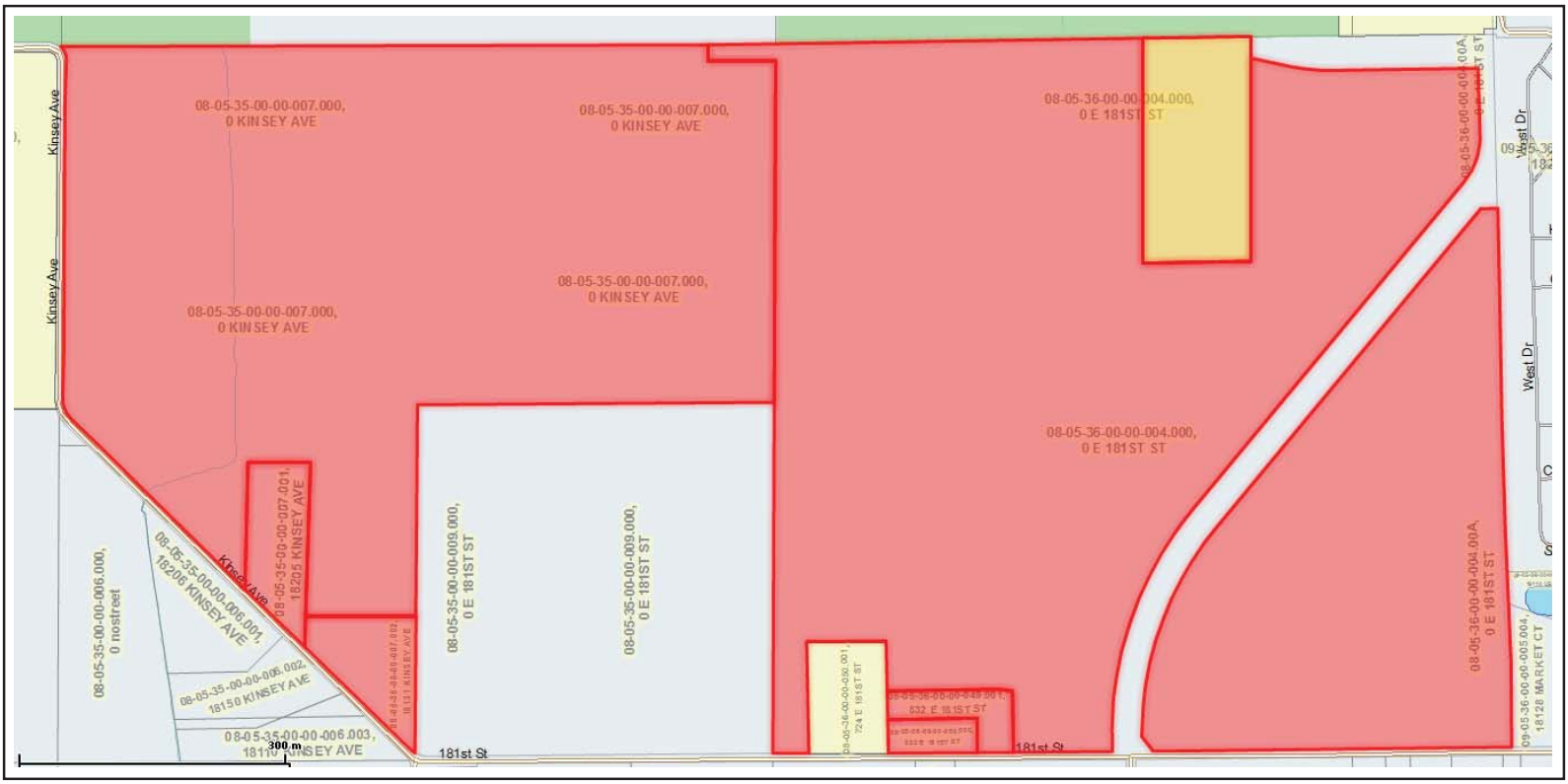
A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 0-41-4 E Distance: 643.696

To the point of beginning: Direction: S 1-13-47 E Distance: 207.828 thence, Direction: S 1-34-45 E Distance: 84.922 thence, Direction: S 0-57-50 E Distance: 479.128 thence, Direction: S 1-47-0 E Distance: 413.91 thence, Direction: S 2-24-53 E Distance: 159.492 thence, Direction: S 2-24-59 E Distance: 113.611 thence, Direction: S 2-24-57 E Distance: 111.029 thence, Direction: S 2-24-56 E Distance: 105.574 thence, Direction: S 0-33-30 E Distance: 51.302 thence, Direction: S 0-33-51 E Distance: 261.033 thence, Direction: S 89-15-35 W Distance: 32.503 thence, Direction: S 89-16-7 W Distance: 696.527 thence, Direction: S 89-22-42 W Distance: 598.075 thence, Direction: N 37-20-7 W Distance: 69.4 thence, Direction: N 0-11-16 E Distance: 12.22 thence, Direction: N 3-4-30 E Distance: 107.745 thence, Direction: N 6-59-49 E Distance: 73.225 thence, Direction: N 10-37-31 E Distance: 83.034 thence, Direction: N 14-28-1 E Distance: 81.659 thence, Direction: N 19-46-5 E Distance: 86.721 thence, Direction: N 22-37-13 E Distance: 82.886 thence, Direction: N 26-33-43 E Distance: 79.837 thence, Direction: N 30-27-22 E Distance: 70.451 thence, Direction: N 33-55-10 E Distance: 86.537 thence, Direction: N 38-13-2 E Distance: 70.768 thence, Direction: N 39-39-58 E Distance: 1533.51 thence, Direction: N 88-23-1 E Distance: 63.455 to the point of beginning.

In addition to the above area, starting at the same point: A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 84-24-12 W Distance: 909.717

To the point of beginning: Direction: S 77-48-59 E Distance: 131.963 thence, Direction: S 78-1-16 E Distance: 28.041 thence, Direction: S 81-51-43 E Distance: 42.599 thence, Direction: S 84-52-9 E Distance: 35.894 thence, Direction: S 85-42-37 E Distance: 32.22 thence, Direction: N 89-16-11 E Distance: 33.753 thence, Direction: N 89-10-58 E Distance: 540.555 thence, Direction: S 1-36-48 E Distance: 246.508 thence, Direction: S 0-24-26 E Distance: 15.511 thence, Direction: S 3-38-47 W Distance: 19.499 thence, Direction: S 8-30-20 W Distance: 17.715 thence, Direction: S 12-9-31 W Distance: 25.543 thence, Direction: S 18-32-17 W Distance: 26.294 thence, Direction: S 24-9-1 W Distance: 33.217 thence, Direction: S 33-3-37 W Distance: 34.077 thence, Direction: S 36-10-17 W Distance: 19.027 thence, Direction: S 39-39-57 W Distance: 1567.656 thence, Direction: S 38-35-8 W Distance: 62.98 thence, Direction: S 35-42-17 W Distance: 50.256 thence, Direction: S 32-20-58 W Distance: 90.566 thence, Direction: S 28-48-38 W Distance: 87.318 thence, Direction: S 25-11-55 W Distance: 95.829 thence, Direction: S 20-17-50 W Distance: 99.253 thence, Direction: S 16-2-28 W Distance: 106.143 thence, Direction: S 11-18-49 W Distance: 91.039 thence, Direction: S 8-36-53 W Distance: 85.12 thence, Direction: S 2-41-16 W Distance: 130.293 thence, Direction: S 0-11-54 W Distance: 69.37 thence, Direction: S 89-36-8 W Distance: 826.95 thence, Direction: N 1-10-18 W Distance: 415.207 thence, Direction: S 89-32-24 W Distance: 294.019 thence, Direction: S 1-10-40 E

Distance: 413.577 thence, Direction: S 89-52-48 W Distance: 133.57 thence, Direction: N 0-15-10 E Distance: 1299.192 thence, Direction: S 89-35-29 W Distance: 1319.804 thence, Direction: S 0-27-32 W Distance: 1288.831 thence, Direction: N 45-47-45 W Distance: 1776.522 thence, Direction: N 38-22-54 W Distance: 20.245 thence, Direction: N 27-10-15 W Distance: 20.3 thence, Direction: N 15-57-52 W Distance: 20.324 thence, Direction: N 4-49-11 W Distance: 20.352 thence, Direction: N 0-31-38 E Distance: 761.992 thence, Direction: N 0-10-6 E Distance: 312.911 thence, Direction: N 2-4-11 E Distance: 168.34 thence, Direction: N 6-35-22 W Distance: 30.934 thence, Direction: N 40-42-7 W Distance: 17.267 thence, Direction: N 89-51-30 E Distance: 2394.307 thence, Direction: N 89-7-40 E Distance: 1611.377 thence, Direction: S 0-0-0 W Distance: 832.62 thence, Direction: N 89-0-0 E Distance: 398.771 thence, Direction: N 0-0-0 E Distance: 751.66, To the point of beginning containing 242.75 acres more or less.



Grand Park Village PUD

Legal Boundary of Real Estate (Red Overlay)

Printed: Aug 03, 2012

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Feet

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County of Hamilton Indiana
www.hamiltoncounty.in.gov

Exhibit 3
Grand Park Village Conceptual Plan

Grand Park Village Preliminary Concept Plan

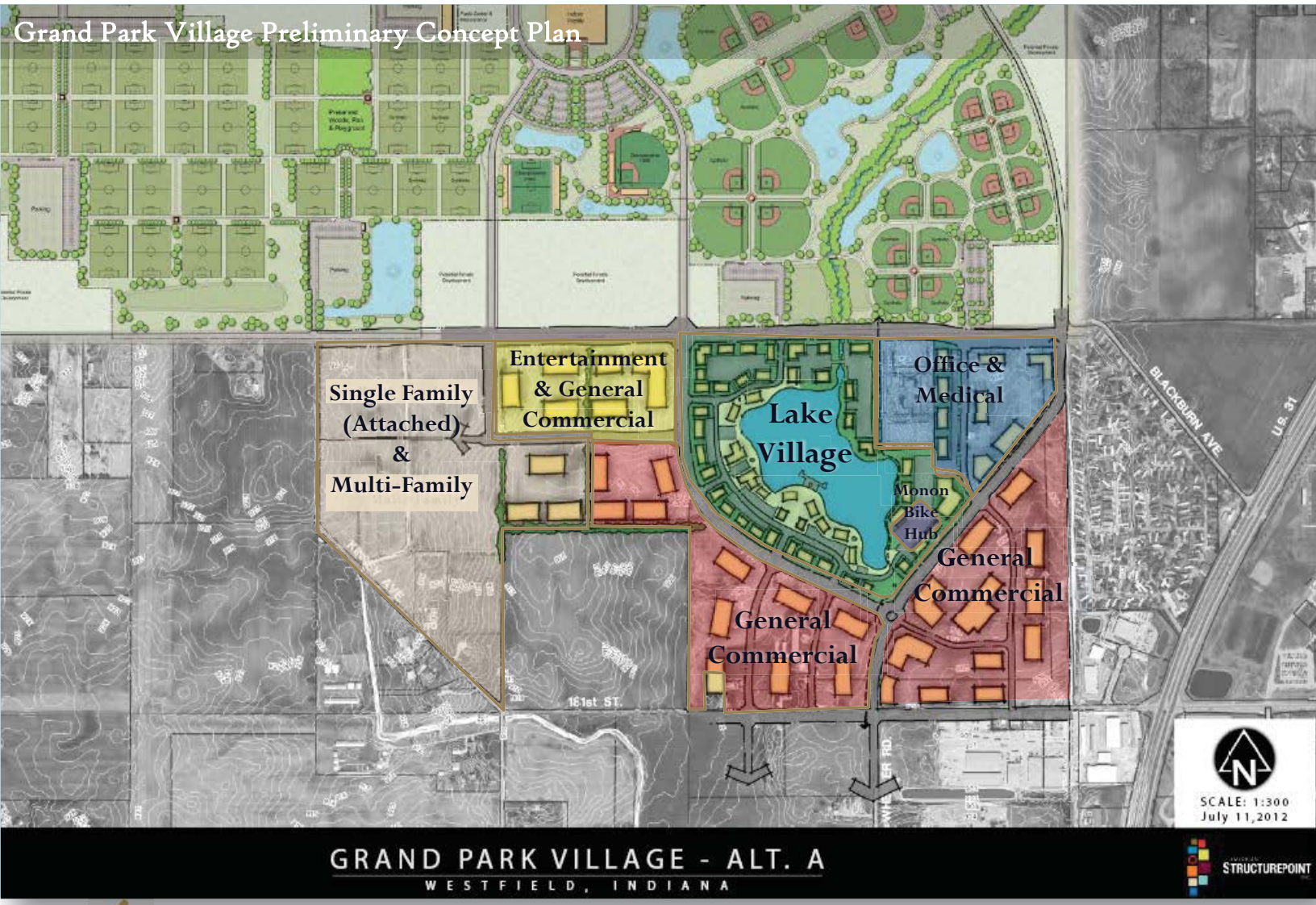

Exhibit 4
Grand Park Village Conceptual Design Images

EXHIBIT 4

Figure 1
Georgian Colonial architectural style

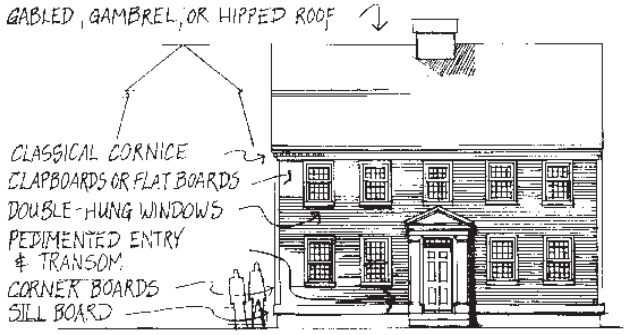

Figure 2
Shake Shingle architectural style

Characterized by the consistent and horizontal use of shingles on sides of buildings

Figure 4
Greek Revival architectural style

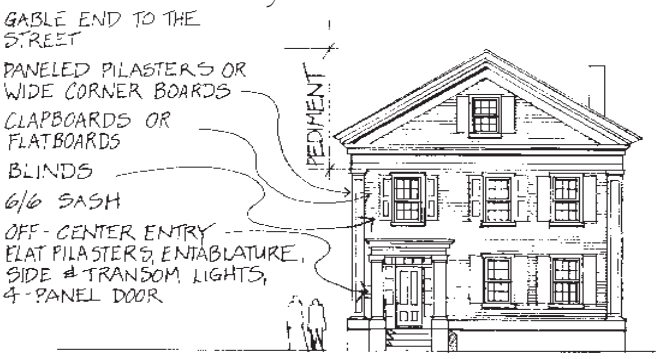

Figure 5
General New England style architecture

Figure 6
General New England architectural style

Figure 7
General New England architectural style

Figure 8
General New England architectural style

Figure 9
Hardie Plank siding used in mixed use building

Figure 10
Starbucks Coffee building in New England theme using Hardie Plank siding

Figure 11
Hardie Plank siding used in restaurant siding

Figure 12
Hardie Plank siding variation with New England style architecture

Figure 13
Hardie Plank siding variations

Figure 14
General New England architectural style signage examples

Exhibit 5
Grand Park Village Thoroughfare and Pedestrian Plan

Grand Park Village Thoroughfare Plan
186TH STREET (UNDER CONSTRUCTION)
Multi Family
Empty Nester/ Multi-Family
Lake Village & Boardwalk
Bike Hub
BLACKBURN AVE
US 31
161st ST.
WHEELER RD. (FUTURE EXTENSION
SCALE: 1:300
July 11,2012
GRAND PARK VILLAGE - ALT. A
WESTFIELD, INDIANA
STRUCTUREPOINT

Grand Park Village Pedestrian Plan

SOUTH BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

WEST BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. NATURAL STONE VENEER
2. CAST STONE SILL
3. FIBER-CEMENT HORIZONTAL LAP SIDING
4. FIBER-CEMENT BOARD & BATTEN VERTICAL SIDING
5. FIBER-CEMENT TRIM BOARDS
6. ARCHITECTURAL GRADE ASPHALT SHINGLE (NON-REFLECTIVE)
7. STANDING SEAM METAL ROOFING (NON-REFLECTIVE)
8. ALUMINUM WINDOWS W/ SIMULATED DIVIDED LITE
9. STONE PIER WITH CAST STONE TOP
10. CARPENTER BUILT STAINED WOOD COLUMN WRAP
11. CARPENTER BUILT FREE-STANDING STAINED WOOD TRELLIS AND SUPPORT COLUMNS
12. ILLUMINATED BUILDING SIGNAGE - ALL SIGNAGE UNDER SEPARATE PERMIT
13. CARPENTER BUILT DECORATIVE TRUSS AT GABLE END
14. STAINED WOOD BARN DOORS WITH METAL HARDWARE, NON-OPERABLE/ FIXED
15. 8 FT TALL ALUMINUM VERTICAL PICKET FENCE
16. 8 FT TALL PVC FENCE
17. STEEL AND GLASS OVERHEAD DOOR
18. HOLLOW METAL DOOR WITH LITE
19. ALUMINUM ENTRY DOOR WITH SIDE / TRANSOM WINDOWS
20. PRE-FINISHED METAL COPING
21. 6 FT 4 INCH TALL MASONRY TRASH ENCLOSURE WITH PVC FRONT SWING GATES
22. DECORATIVE CHIMNEY SHROUD
23. 5 FT TALL OPAQUE MECHANICAL EQUIPMENT

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JASON@RWEMANAGEMENT.COM

COYNE VETERINARY CENTER

181ST STREET & WHEELER ROAD
GRAND PARK VILLAGE
WESTFIELD, INDIANA

DRAWN	DESCRIPTION	DATE
	ISSUED TO WESTFIELD - 2ND SUBMITTAL	08/30/19
	ISSUED TO WESTFIELD - 3RD SUBMITTAL	10/02/19
	ISSUED TO WESTFIELD - 3RD SUBMITTAL	10/29/19

2019-0096
PROJECT NUMBER

FILE NUMBER

10/29/2019
DATE

LGI
DRAWN BY

FINAL REVIEW

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PRELIMINARY BUILDING ELEVATIONS

SHEET NAME

PD-4.0

SHEET

SHEET OF

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NORTH BUILDING ELEVATION UNPROTECTED OPENINGS:

THE NORTH BUILDING FACADE IS LOCATED 10 FEET AND 14 FEET AWAY FROM THE INTERIOR PROPERTY LINE. 45% UNPROTECTED OPENINGS IS ALLOWED PER IBC 2012, 705.8 FOR SPRINKLERED BUILDINGS. SEE CIVIL DRAWING FOR BUILDING FACADE LOCATION.

FACADE AT 10 TO 14 FEET FROM PROPERTY LINE
- TOTAL = 3,580 SQFT OF FACADE AREA
- ALLOWABLE UNPROTECTED OPENINGS = 1,611 SQFT (45%)
- PROVIDED UNPROTECTED OPENINGS = 315 SQFT (COMPLIES)

NORTH BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

EAST BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. NATURAL STONE VENEER
2. CAST STONE SILL
3. FIBER-CEMENT HORIZONTAL LAP SIDING
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22. DECORATIVE CHIMNEY SHROUD
23. 5 FT TALL OPAQUE MECHANICAL EQUIPMENT SCREENING. PVC SCREENING TO MATCH SITE FENCING

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ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

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PRELIMINARY BUILDING ELEVATIONS

SHEET NAME

PD-4.1

SHEET

SHEET OF

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Petition Number:	1911-ODP-20, 1911-SPP-20
Project Name:	Sanders Glen
Subject Site Address:	334 South Cherry Street (the "Property")
Petitioner:	American Eagle Life Care by Church, Church, Hittle + Antrim (the "Petitioner")
Request:	The Petitioner requests Overall Development Plan and Primary Plat review as well as Secondary Plat review for two (2) lots on approximately 10.29 acres +/- in the MF2: Multi-Family Medium Density District
Current Zoning:	MF2: Multi-Family Medium Density
Current Land Use:	Commercial & Vacant
Approximate Acreage:	10.29 acres +/-
Staff Reviewer:	Daine Crabtree, Associate Planner
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan

HISTORY AND PROCEDURAL

At the April 24, 1989, Westfield Board of Zoning Appeals (BZA) meeting, a rezone request was granted via docket **89-Z-9**, rezoning the Property to MF2: Multi-Family Medium Density.

At the June 19, 1989, Westfield Town Council meeting, **89-V-8**, a variance of use was granted, permitting a "building for the elderly" also referenced as a "retirement facility". Although nursing homes were permitted on MF2 zoned properties at that time, retirement homes were not. Subsequent building permit **89-IP-222** for the retirement home was issued.

At the November 27, 1997, Westfield Town Council meeting, docket **97-AP-37** was approved for a 29,576 square foot building addition to the Sanders Glen retirement home. Subsequent building permit **98-IP-186** for this addition was issued.

Demolition permit **03-DEM-02-11** was issued on January 10, 2003, for the demolition of a single-family home that existed where Lot 2 of the proposed Overall Development Plan and Primary Plat is located.

PROJECT OVERVIEW

The 10.29 acre +/- site is located at 334 South Cherry Street south of and adjacent to the Midland Trace Trail. The request is for approval of an Overall Development Plan, Primary Plat, and Secondary Plat for two (2) lots. The existing Sanders Glen nursing home is proposed to exist on Lot 2. There are no plans for development on Lot 1 at this time.

ZONING DISTRICT STANDARDS (Article 4.11 of the UDO)

The plans comply.

1) Permitted uses
2) Minimum Road Frontage

   Comment: Because Lot 2 will be accessed via a true Private Drive rather than simply an easement, this standard is not required to be met.

3) Minimum Building Setback Lines

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

The plans comply.

4) Proposed name of subdivision.
5) Names and addresses of the owner, owners, land surveyor or land planner.
6) Title, scale, north arrow and date.
7) 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.
8) Easements (locations, widths and purposes). (Article 8.3)
9) Statement concerning the location and approximate size or capacity of utilities to be installed.
10) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
11) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

12) 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%).

13) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

14) Building setback lines. (Article 4.11 & Article 5.3(G))

15) Legend and notes.

16) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

17) Other features or conditions which would affect the subdivision favorable or adversely.

18) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

19) 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.

20) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

21) 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.

22) 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)

The plans comply.

42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

44) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

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

The plans comply.

23) 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.

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

26) 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.

27) 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.

28) 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.

29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

32) Location and dimensions of all existing structures and paved areas.

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

34) Location of all Floodplain areas within the boundaries of the property.

35) Names of legal ditches and streams on or adjacent to the site.

36) 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.

37) Identify buildings proposed for demolition.

38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

46) Landscaping Standards (Article 6.8)

a) Street Trees

b) Minimum Lot Landscaping Requirements

c) External Street Frontage Landscaping

d) Buffer Yard Requirements

47) Lot Standards (Article 6.10)

48) Setback Standards (Article 6.16)

49) Vision Clearance Standards (Article 6.19)

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

51) Block Standards (Article 8.1)

52) Easement Standards (Article 8.3)

53) Monument and Marker Standards (Article 8.5)

54) Open Space and Amenity Standards (Article 8.6)

55) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

56) Storm Water Standards (Article 8.8)

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

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the November 6, 2019, Plan Commission meeting. As the plans are compliant with the UDO, if neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Overall Development Plan and Primary Plat (1911-ODP-20 & 1911-SPP-20), the Department recommends approval of the aforementioned items.**

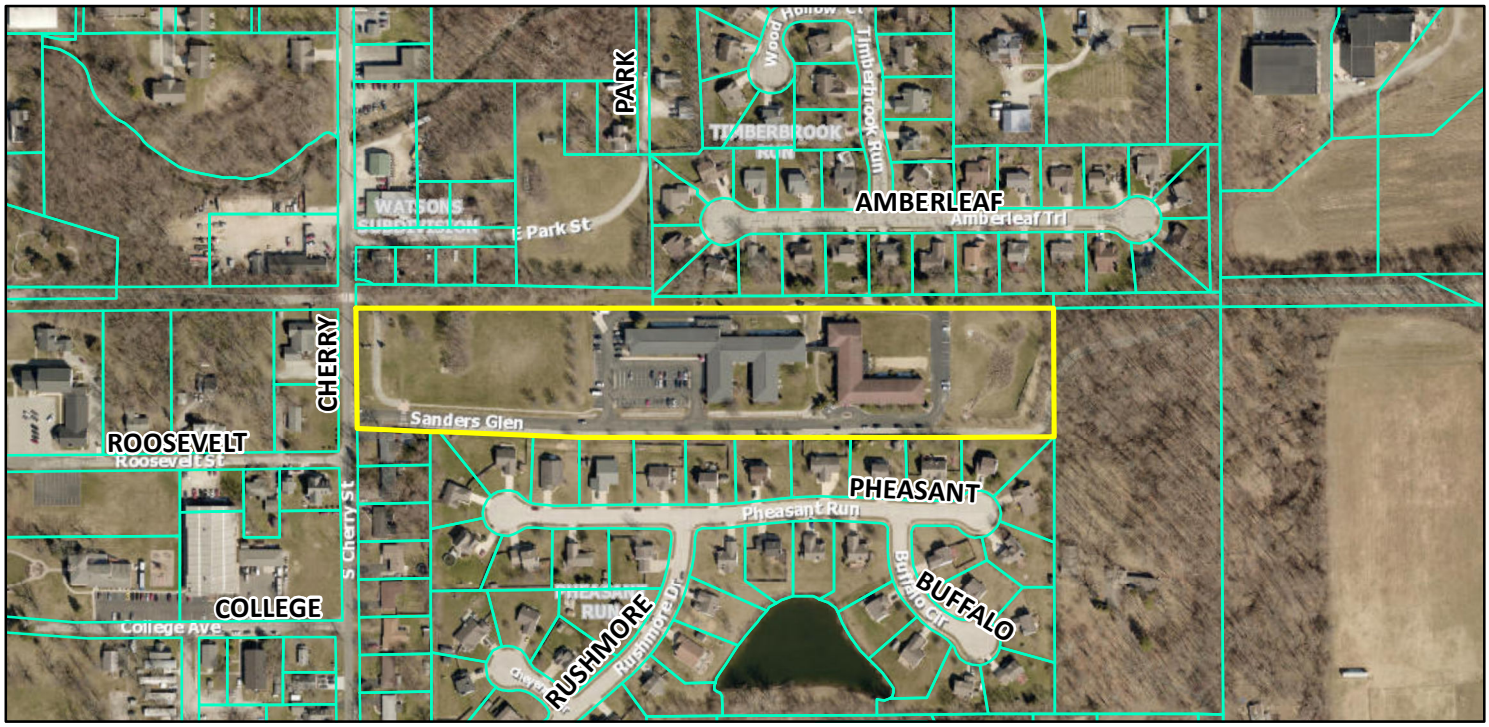
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

CITY OF Westfield INDIANA

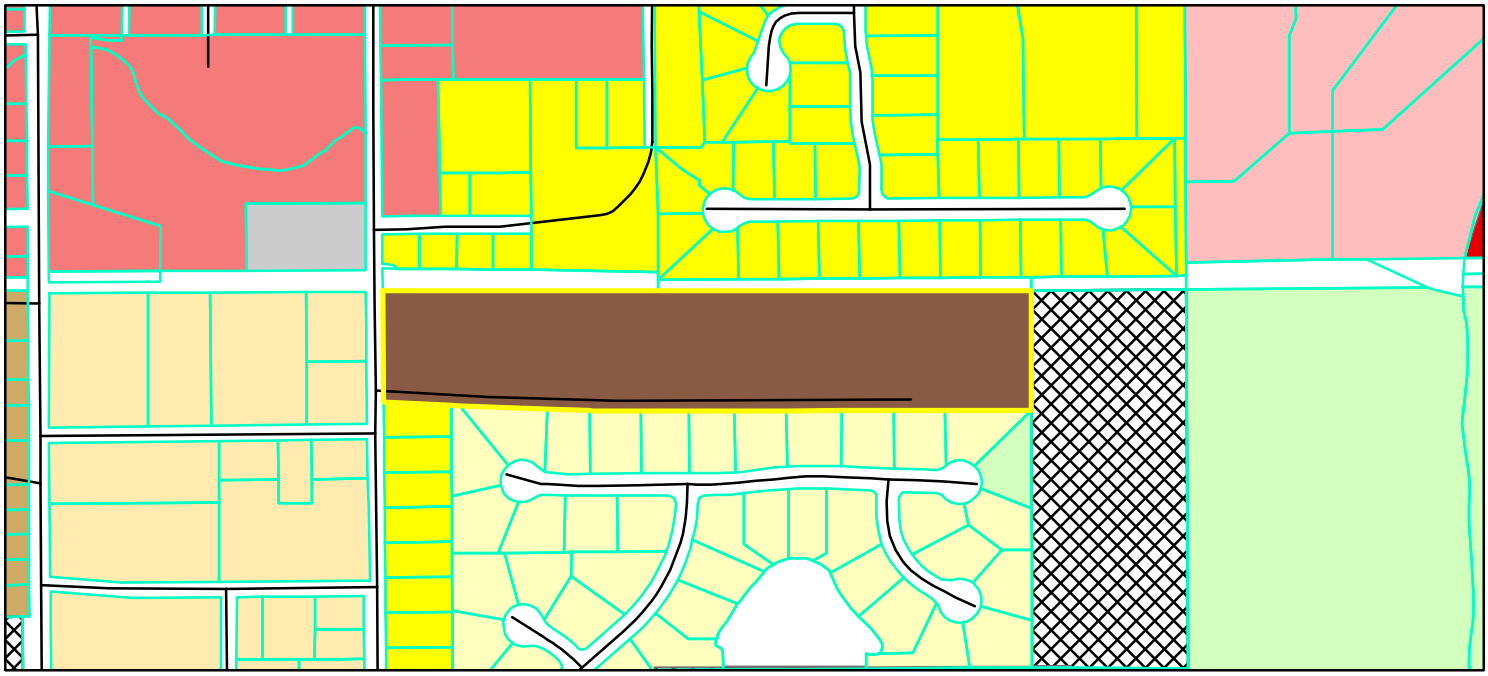
Sanders Glen

Aerial Location Map

Site



Zoning Map

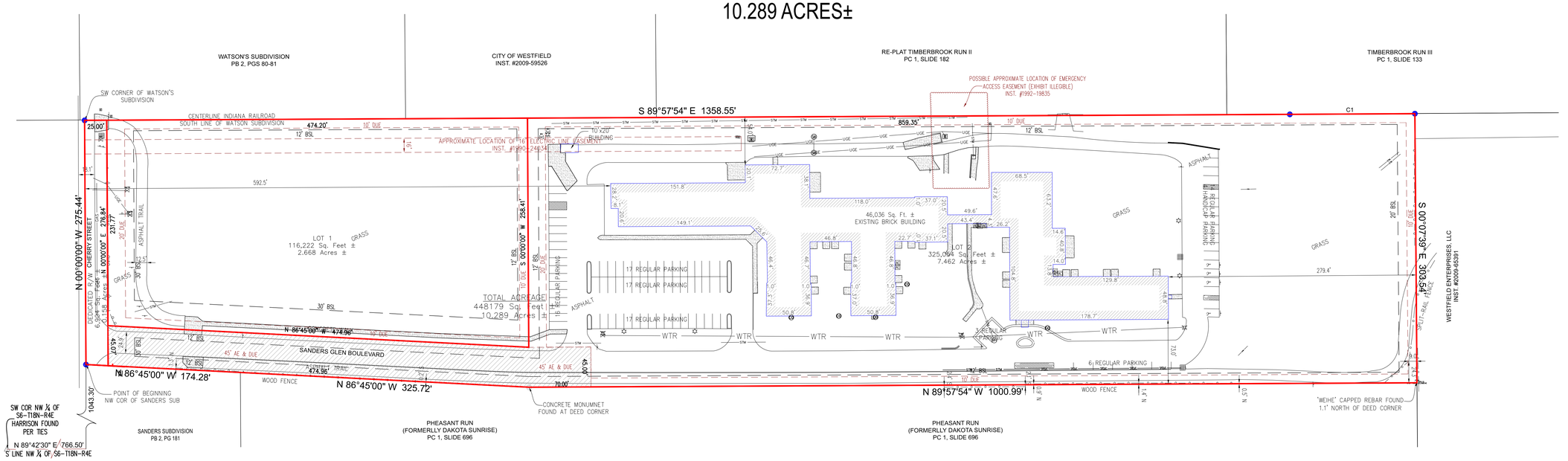


Parcel
GIS.DBO.PW_Streets
Zoning - All
Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
GB (General Business)
LB (Local Business)
LB-H (Local Business - Historical)
MF-1 (Multiple Family - 1)
MF-2 (Multiple Family - 2)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)
SF-3 (Single Family - 3)
SF-4 (Single Family - 4)

0 0.05 0.1 0.2 Miles

N W E S

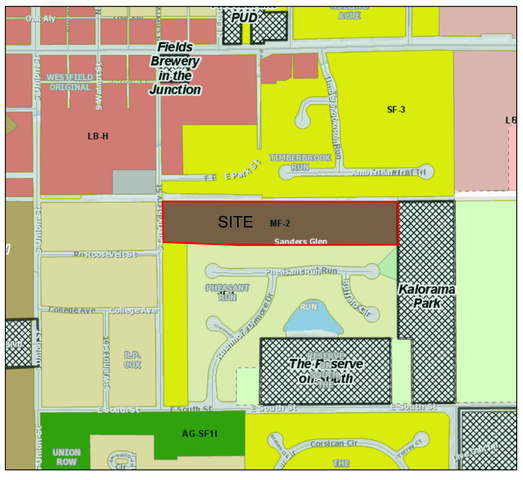
OVERALL DEVELOPMENT PLAN
SANDERS GLEN
10.289 ACRES±



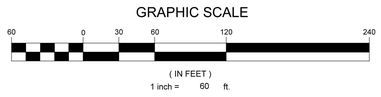
Land Description

Part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:
Commencing at the Southwest corner of said Northwest quarter, thence North 89 degrees 42 minutes 30 seconds East (assumed bearing) along the South line of said Northwest Quarter 766.50 feet to the Southwest corner of Sander's Subdivision (Plat Book 2, page 181, Office of the Recorder); thence North 00 degrees 00 minutes 00 seconds East parallel with the west line of said Northwest Quarter; also being along the West line of said Sander's Subdivision 1043.30 feet (measured – 1050.0 feet recorded) to the POINT OF BEGINNING of the herein described parcel, said point of beginning also being the Northwest corner of said Sander's Subdivision; thence continuing North 00 degrees 00 minutes 00 seconds East parallel with the West line of said Northwest Quarter 275.44 feet to the centerline of the Central Indiana Railroad, said point also being the Southwest corner of Watson's Subdivision (Plat Book 2, page 80-81, Office of the Recorder); thence South 89 degrees 57 minutes 54 seconds East along said centerline of the Central Indiana Railroad, also a portion being along the South line of said Watson's Subdivision 1358.55 feet to the point of curvature of a tangent curve whose radius point bears North 00 degrees 02 minutes 06 seconds East 171,887.30 feet from the point of curvature; thence Easterly along said curve and also along said centerline 140.96 feet to a point that is 350.7 feet West, by a parallel line, from the East line of said Northwest Quarter; thence South 00 degrees 07 minutes 39 seconds East parallel with the East line of said Northwest Quarter 303.54 feet; thence North 89 degrees 57 minutes 54 seconds West 1000.99 feet; thence North 86 degrees 45 minutes 00 seconds West 325.72 feet to the Northeast corner of said Sander's Subdivision; thence continuing North 86 degrees 45 minutes 00 seconds West along the North line of said Sander's Subdivision 174.28 feet to the point of beginning.

ZONING MAP - NOT TO SCALE



GRAPHIC SCALE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	171887.30'	140.96'	140.96'	N 89°59'18" W	0°02'49"

SYMBOL LEGEND

SEA GROUP MONUMENT SET		SIGN		FIRE MAIN	GAS	GAS LINE MARKER
CUT "X" SET or FOUND		LARGE SIGN		FIRE HYDRANT	GV	GAS VALVE
BRASS PLUG / COPPER WELD		UTILITY POLE	WTR	WATER METER	GATH	GAS METER
SURVEY MARKER FOUND		LIGHT POLE	WV	WATER VALVE	CM	COMMUNICATIONS MANHOLE
PK or MAG NAIL FOUND		GROUND LIGHT	W	WATER WELL		
SECTION CORNER (AS NOTED)	DATA	ELECTRIC METER		BEE-HIVE INLET	CM	COMMUNICATIONS LINE MARKER
BENCHMARK (AS NOTED)	E	ELECTRIC UTILITY		CURB INLET	SM	SANITARY SEWER MANHOLE
RIGHT OF WAY MARKER		DECIDUOUS TREE		DRAINAGE INLET	SM	SANITARY SEWER MARKER
TRAFFIC SIGNAL POLE		EVERGREEN TREE		MANHOLE	SM	STORM SEWER MANHOLE
AIR CONDITIONER	MB	MAIL BOX	AV	AIR / VACUUM EQUIPMENT	C	COMMUNICATIONS UTILITY
BOLLARD		HANDICAPPED PARKING SPOT	MW	MONITORING WELL	CO	CLEAN OUT

SEA Group
Land Surveyors ▲ Civil Design
Construction Layout
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
www.seagroupllc.com info@seagroupllc.com

SANDERS GLEN
334 S. CHERRY STREET
WESTFIELD, IN 46074

PROJECT LOCATED IN:

SECTION 6 - TOWNSHIP 18 NORTH - RANGE 4 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

OVERALL DEVELOPMENT PLAN

PREPARED FOR:

AMERICAN EAGLE SANDERS GLEN, LLC
3819 HAWK CREST ROAD
ANN ARBOR, MI 48103
(734) 222-5275

REV. #	DATE	REV. DESC.
1	10/24/19	per TAC comments
2	10/28/19	correct description typos

DRAWING LEGEND

- EXISTING METAL-TYPE FENCE
- EXISTING WOOD-TYPE FENCE
- GAS = UNDERGROUND GAS LINES
- COM = COMMUNICATION LINES
- WTR = UNDERGROUND WATER LINES
- STM = UNDERGROUND STORM SEWER
- SAN = UNDERGROUND SANITARY SEWER
- FBOP = UNDERGROUND FIBER-OPTIC
- UGE = UNDERGROUND ELECTRIC
- OHE = OVERHEAD ELECTRIC
- OVHD = OVERHEAD UTILITY
- TRAF = OVERHEAD TRAFFIC LINES
- IRR = UNDERGROUND IRRIGATION LINES
- SECTION LINE (AS NOTED)
- R.O.W. = RIGHT OF WAY (AS NOTED)
- CENTERLINE AS NOTED
- B.S.L. = BUILDING SETBACK LINE
- EASEMENT (AS NOTED)
- REAL ESTATE LINES (AS NOTED)
- SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
- EXISTING CONC. CURB (AS NOTED)
- TOB = TOP OF BANK
- TOS = TOE OF SLOPE
- EXISTING FLOWLINE
- CONTOURS - MAJOR INTERVAL
- CONTOURS - MINOR INTERVAL

(P) = PLATTED BEARING AND DIMENSION (C) = CALCULATED BEARING AND DIMENSION
(D) = DEEDED BEARING AND DIMENSION (M) = MEASURED BEARING AND DIMENSION

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

VICINITY MAP - NOT TO SCALE

Approved By:	BCR
Drawn By:	HMS
Date of Last Field Work:	07/03/2018
Date Plotted:	10/02/2019

Reference #: ..

Project Number:

19443

Sheet Number :

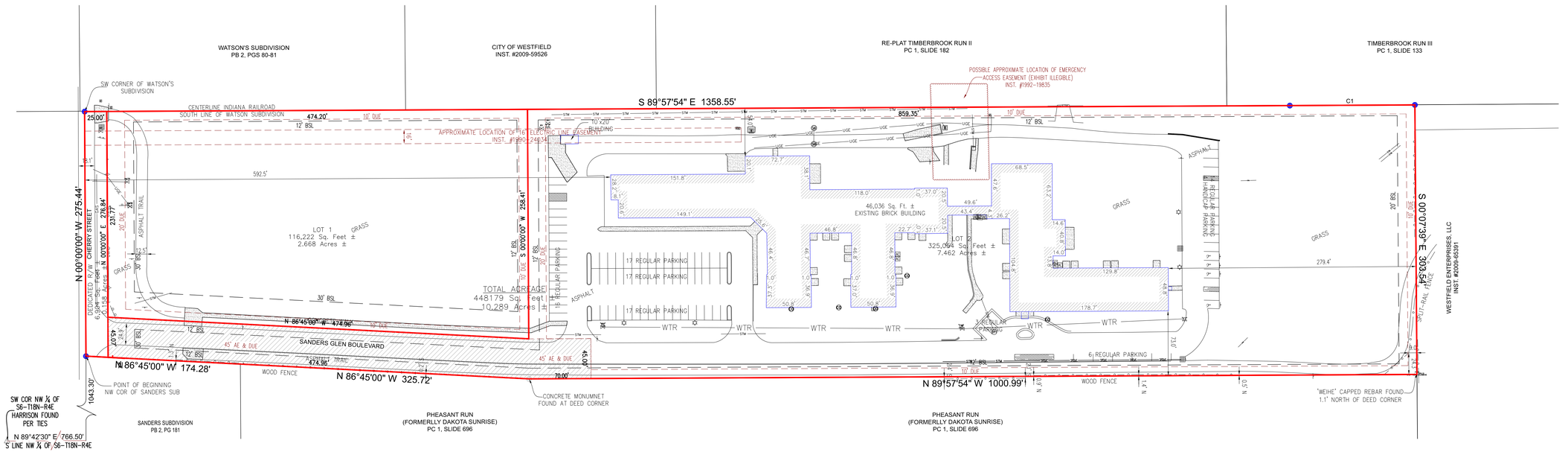
1 of 1

PRIMARY PLAT

SANDERS GLEN

AN ADDITION TO THE CITY OF WESTFIELD

Part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East
located in Washington Township, Hamilton County, Indiana



Land Description

Part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:
Commencing at the Southwest corner of said Northwest quarter, thence North 89 degrees 42 minutes 30 seconds East (assumed bearing) along the South line of said Northwest Quarter 766.50 feet to the Southwest corner of Sander's Subdivision (Plat Book 2, page 181, Office of the Recorder); thence North 00 degrees 00 minutes 00 seconds East parallel with the west line of said Northwest Quarter; also being along the West line of said Sander's Subdivision 1043.30 feet (measured – 1050.0 feet recorded) to the POINT OF BEGINNING of the herein described parcel, said point of beginning also being the Northwest corner of said Sander's Subdivision; thence continuing North 00 degrees 00 minutes 00 seconds East parallel with the West line of said Northwest Quarter 275.44 feet to the centerline of the Central Indiana Railroad, said point also being the Southwest corner of Watson's Subdivision (Plat Book 2, page 80–81, Office of the Recorder); thence South 89 degrees 57 minutes 54 seconds East along said centerline of the Central Indiana Railroad, also a portion being along the South line of said Watson's Subdivision 1358.55 feet to the point of curvature of a tangent curve whose radius point bears North 00 degrees 02 minutes 06 seconds East 171,887.30 feet from the point of curvature; thence Easterly along said curve and also along said centerline 140.96 feet to a point that is 350.7 feet West, by a parallel line, from the East line of said Northwest Quarter; thence South 00 degrees 07 minutes 39 seconds East parallel with the East line of said Northwest Quarter 303.54 feet; thence North 89 degrees 57 minutes 54 seconds West 1000.99 feet; thence North 86 degrees 45 minutes 00 seconds West 325.72 feet to the Northeast corner of said Sander's Subdivision; thence continuing North 86 degrees 45 minutes 00 seconds West along the North line of said Sander's Subdivision 174.28 feet to the point of beginning.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	171887.30'	140.96'	140.96'	N 89°59'18" W	0°02'49"

SYMBOL LEGEND

SEA GROUP MONUMENT SET		SIGN		FIRE MAIN		GAS LINE MARKER
CUT "X" SET or FOUND		LARGE SIGN		FIRE HYDRANT		GAS VALVE
BRASS PLUG / COPPER WELD		UTILITY POLE		WATER METER		GAS METER
SURVEY MARKER FOUND		LIGHT POLE		WATER VALVE		COMMUNICATIONS MANHOLE
PK or MAG NAIL FOUND		GROUND LIGHT		WATER WELL		
SECTION CORNER (AS NOTED)		ELECTRIC METER		BEE-HIVE INLET		COMMUNICATIONS LINE MARKER
BENCHMARK (AS NOTED)		ELECTRIC UTILITY		CURB INLET		SANITARY SEWER MANHOLE
RIGHT OF WAY MARKER		DECIDUOUS TREE		DRAINAGE INLET		SANITARY SEWER MARKER
TRAFFIC SIGNAL POLE		EVERGREEN TREE		MANHOLE		STORM SEWER MANHOLE
AIR CONDITIONER		MAIL BOX		AIR / VACUUM EQUIPMENT		COMMUNICATIONS UTILITY
BOLLARD		HANDICAPPED PARKING SPOT		MONITORING WELL		CLEAN OUT

SEA Group
Land Surveyors ▲ Civil Design
Construction Layout
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
www.seagroupllc.com info@seagroupllc.com

SANDERS GLEN
334 S. CHERRY STREET
WESTFIELD, IN 46074

PROJECT LOCATED IN:

SECTION 6 - TOWNSHIP 18 NORTH - RANGE 4 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

PRIMARY PLAT

PREPARED FOR:

AMERICAN EAGLE SANDERS GLEN, LLC
3819 HAWK CREST ROAD
ANN ARBOR, MI 48103
(734) 222-5275

REV. #	DATE	REV. DESC.
1	10/24/19	per TAC comments
2	10/28/19	correct description typos

DRAWING LEGEND

- EXISTING METAL-TYPE FENCE
- EXISTING WOOD-TYPE FENCE
- GAS = UNDERGROUND GAS LINES
- COM = COMMUNICATION LINES
- WTR = UNDERGROUND WATER LINES
- STM = UNDERGROUND STORM SEWER
- SAN = UNDERGROUND SANITARY SEWER
- FBOP = UNDERGROUND FIBER-OPTIC
- UGE = UNDERGROUND ELECTRIC
- OHE = OVERHEAD ELECTRIC
- OVHD = OVERHEAD UTILITY
- TRAF = OVERHEAD TRAFFIC LINES
- IRR = UNDERGROUND IRRIGATION LINES
- SECTION LINE (AS NOTED)
- R.O.W. = RIGHT OF WAY (AS NOTED)
- CENTERLINE AS NOTED
- B.S.L. = BUILDING SETBACK LINE
- EASEMENT (AS NOTED)
- REAL ESTATE LINES (AS NOTED)
- SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
- EXISTING CONC. CURB (AS NOTED)
- TOB = TOP OF BANK
- TOS = TOE OF SLOPE
- EXISTING FLOWLINE
- CONTOURS - MAJOR INTERVAL
- CONTOURS - MINOR INTERVAL

(P) = PLATTED BEARING AND DIMENSION (C) = CALCULATED BEARING AND DIMENSION
(D) = DEEDED BEARING AND DIMENSION (M) = MEASURED BEARING AND DIMENSION

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

VICINITY MAP - NOT TO SCALE

Approved By:	BCR
Drawn By:	HMS
Date of Last Field Work:	07/03/2018
Date Plotted:	10/02/2019

Reference #: ..

Project Number:

19443

Sheet Number :

1 of 1

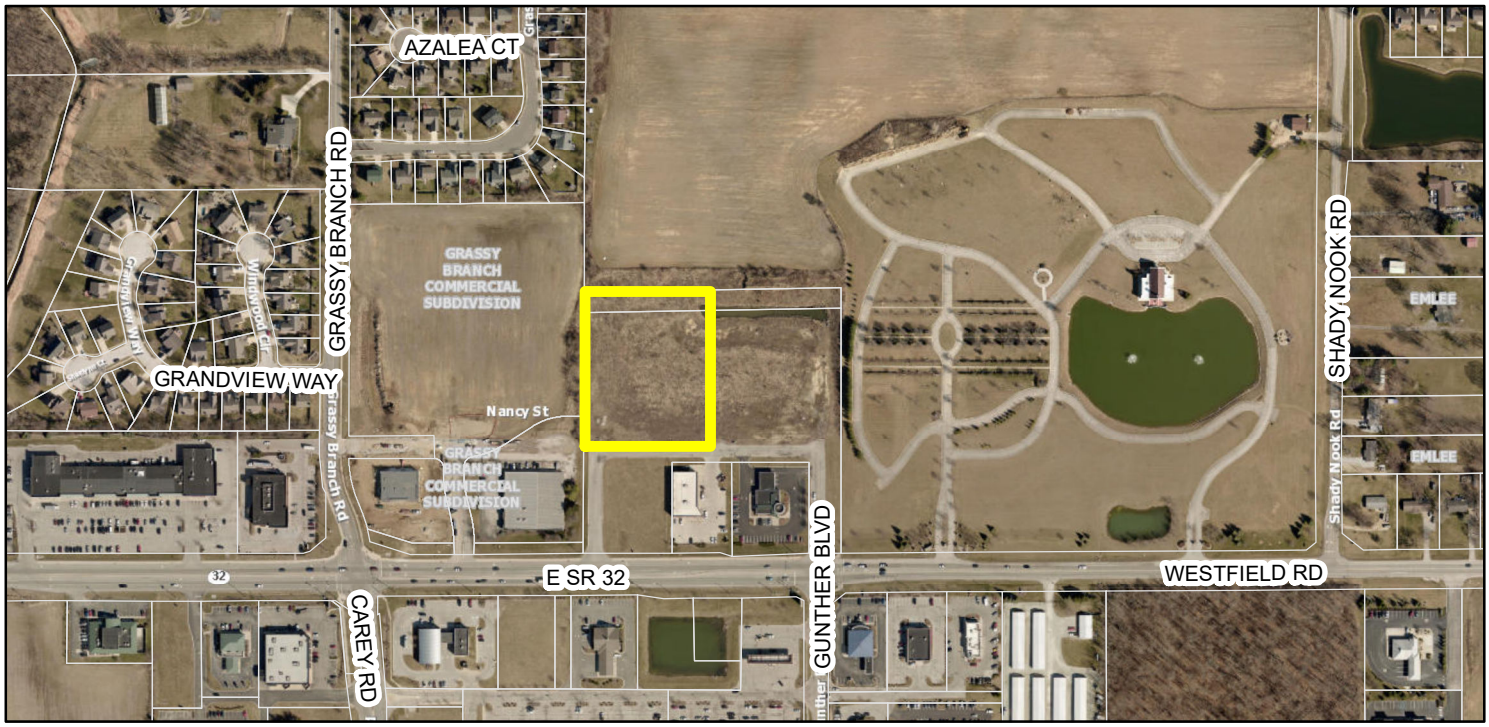
CITY OF Westfield INDIANA

1907-PUD-15
Oak Manor North PUD Amendment II

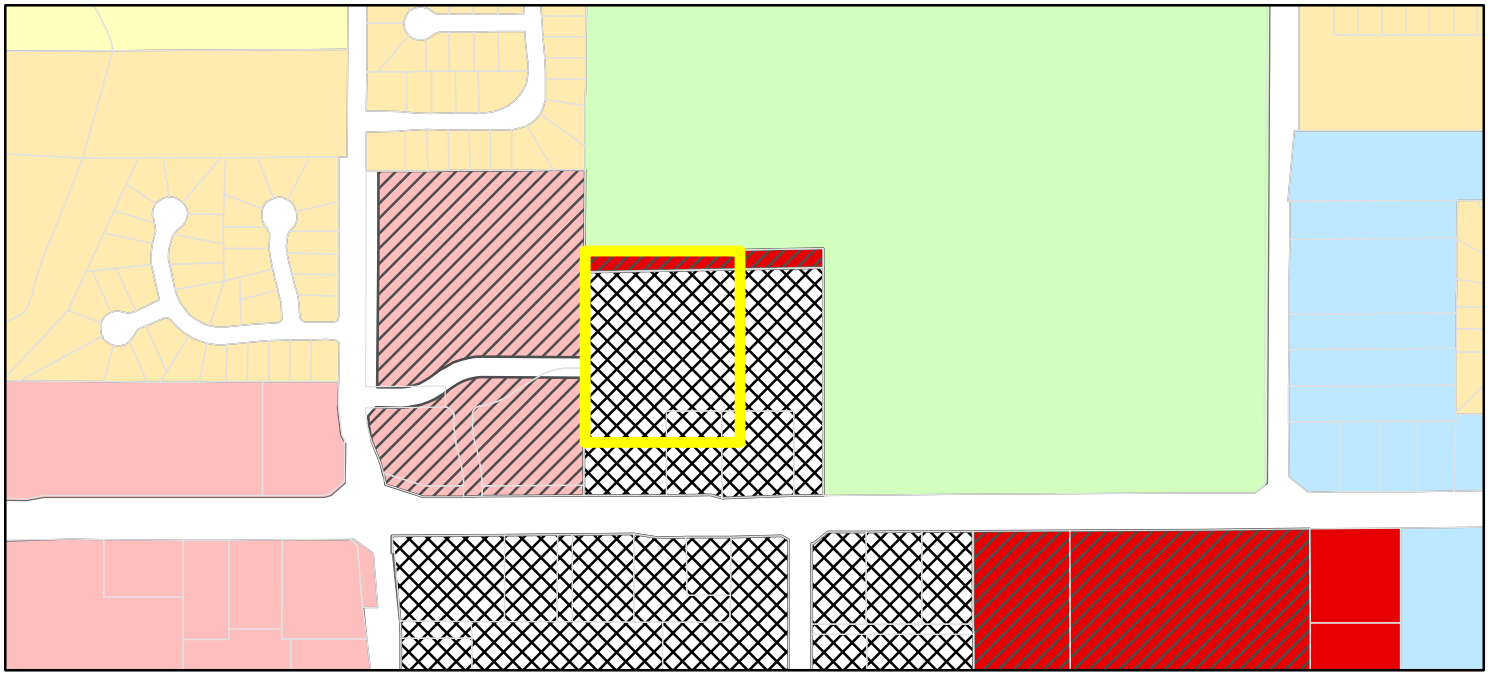
Not To Scale

Aerial Location Map

Site



Zoning Map



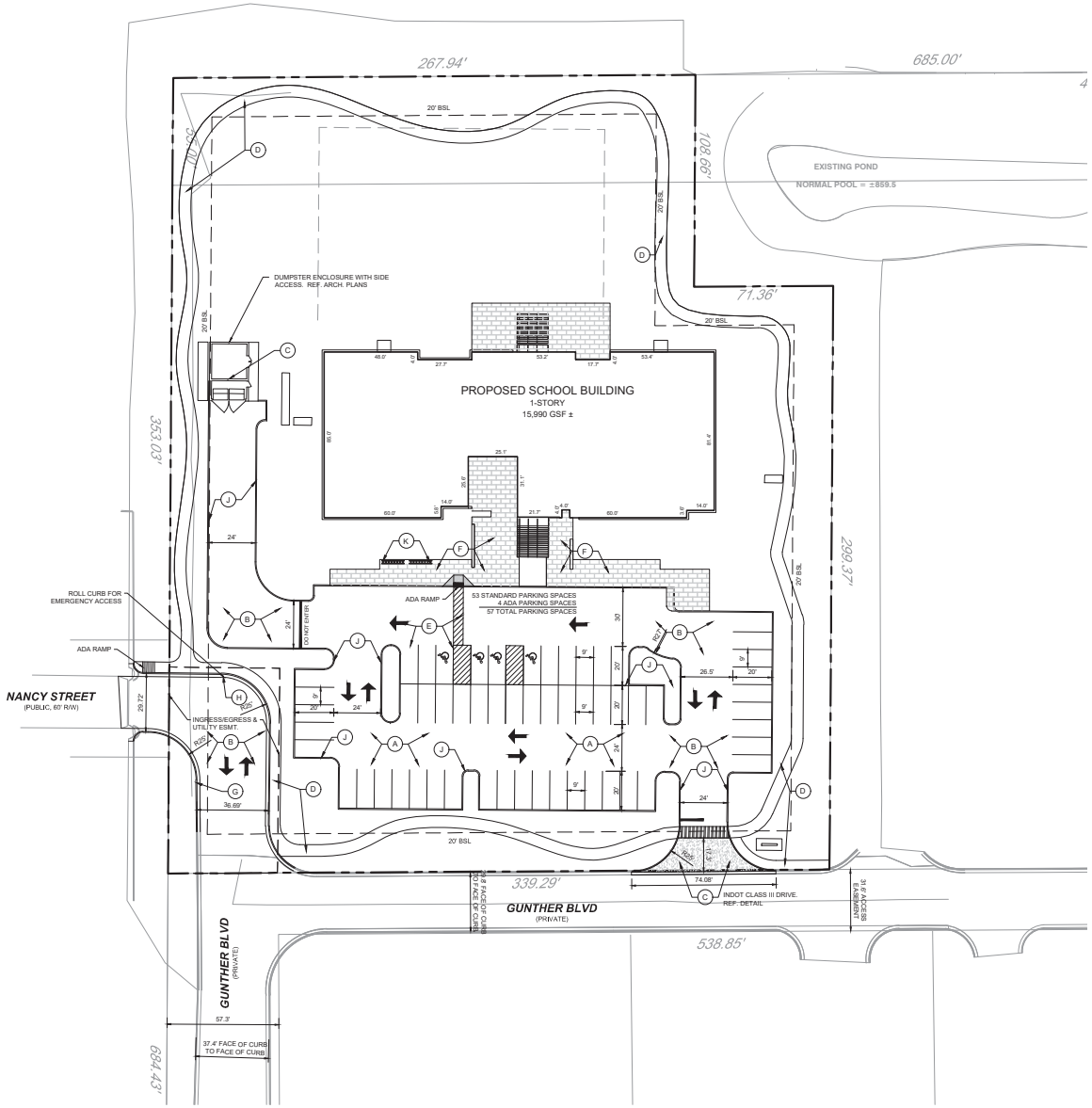
Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- GO (General Office)
- LB (Local Business)
- LB-PD (Local Business - Planned Development)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-4 (Single Family - 4)

N W E S



KEY NOTES:

A	PROPOSED LIGHT DUTY ASPHALT PVMT	
B	HEAVY DUTY ASPHALT PVMT	
C	CONCRETE PAVEMENT	
D	CONCRETE SIDEWALK (6" WIDTH UNLESS OTHERWISE NOTED)	
E	PAVEMENT STRIPING	
F	DECORATIVE WALK (CONCRETE PAVERS, COORDINATE WITH OWNER AND ARCHITECTURAL PLANS)	
G	CONCRETE CURB & GUTTER	
H	ROLL CURB	
J	6" CONCRETE STRAIGHT CURB	
K	BIKE RACKS	

NOTES:

1. THE CONCRETE FOR PADS AT THE EXTERIOR DOORS AND ADJACENT TO FOUNDATION SHALL BE STEEL DOWELED USING EPOXY COATED #4 BARS INTO THE FOUNDATION AND/OR ADJOINING CONCRETE TO MINIMIZE THE EFFECTS OF ANY SETTLEMENT OR HEAVING DUE TO FROST.

"IT'S THE LAW"
811
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2 WORKING DAYS BEFORE YOU DIG.

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com

APPROVAL PENDING
ASHTON L. FRITZ
STATE OF INDIANA
PROFESSIONAL ENGINEER

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

PROJECT:
OPTIONS CHARTER SCHOOL

PROJECT LOCATION:
3500 E. SR 32
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
S32, T19N, R4E

CLIENT:
SA BERG COMPANY
740 E 52ND STREET, STE 2
INDIANAPOLIS, INDIANA 46205

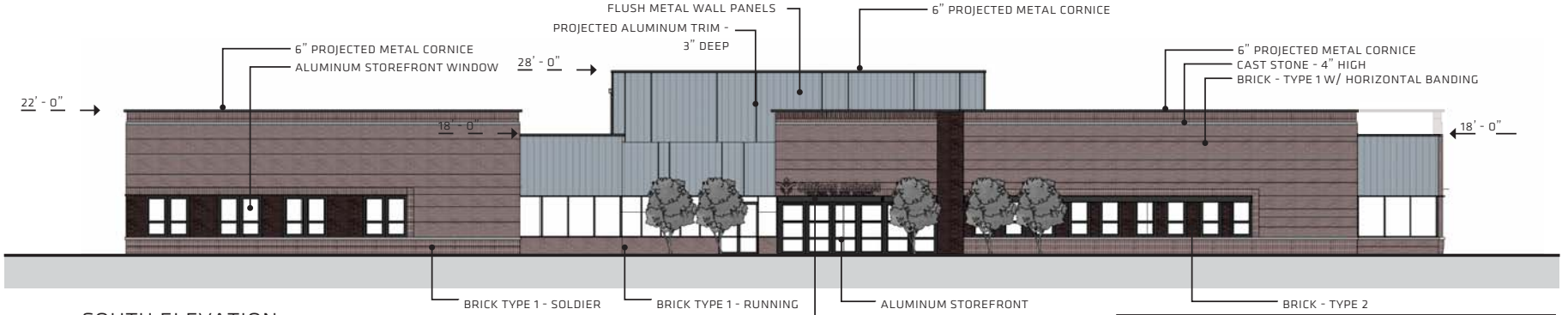
PLAN DATE: 8/27/2019

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO. 1907002

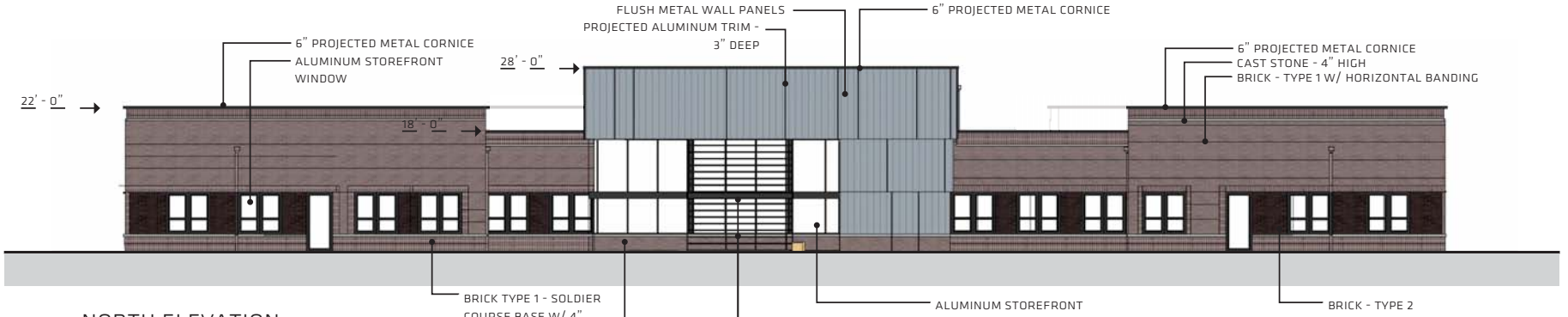
SHEET NAME: SITE PLAN

SHEET NO. C201



SOUTH ELEVATION

SOUTH ELEVATION - MATERIAL TAKE-OFFS
BRICK MASONRY- TYPE 1: *2,460 SF (64%)*
FLUSH METAL PANELS: *971 SF (25%)*
BRICK MASONRY- TYPE 2: 419 SF (11%)
TOTAL FACADE W/O WINDOWS: 3,850 SF



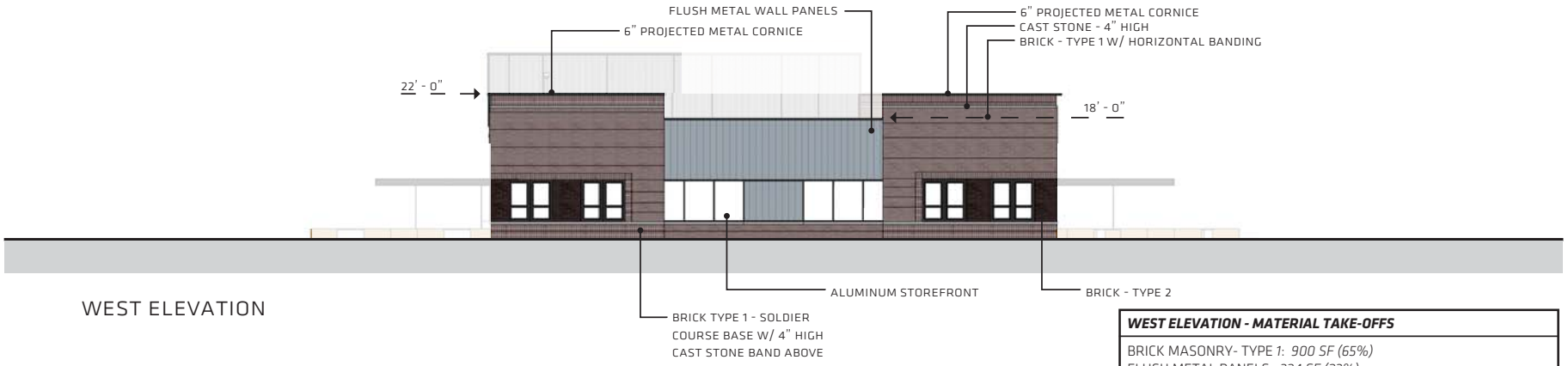
NORTH ELEVATION

NORTH ELEVATION - MATERIAL TAKE-OFFS
BRICK MASONRY- TYPE 1: *2,218 SF (67%)*
FLUSH METAL PANELS: *815 SF (24%)*
BRICK MASONTRY- TYPE 2: 304 SF (9%)
TOTAL FACADE W/O WINDOWS: 3,337 SF

SCALE: 1/16" = 1' - 0"

EAST ELEVATION

EAST ELEVATION - MATERIAL TAKE-OFFS
BRICK MASONRY- TYPE 1: *1,119 SF (75%)*
FLUSH METAL PANELS: *265 SF (18%)*
BRICK MASONRY- TYPE 2: 117 SF (7%)
TOTAL FACADE W/O WINDOWS: 1,501 SF



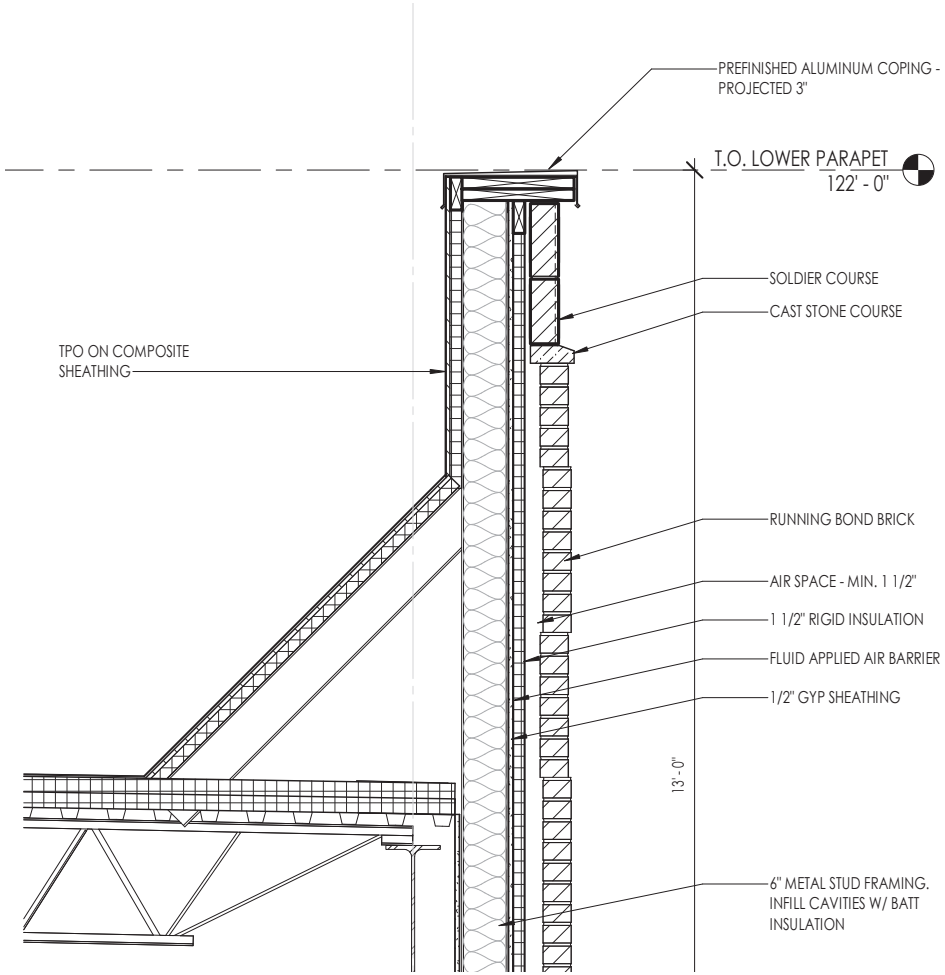
WEST ELEVATION

WEST ELEVATION - MATERIAL TAKE-OFFS
BRICK MASONRY- TYPE 1: *900 SF (65%)*
FLUSH METAL PANELS: *324 SF (23%)*
BRICK MASONRY- TYPE 2: 158 SF (12%)
TOTAL FACADE W/O WINDOWS: 1,382 SF

OPTIONS CHARTER SCHOOL - WESTFIELD | SCHEME 01 - EXTERIOR ELEVATIONS

OCTOBER 30, 2019

SCALE: 1/16" = 1' - 0"



CORNICE / PARAPET DETAIL

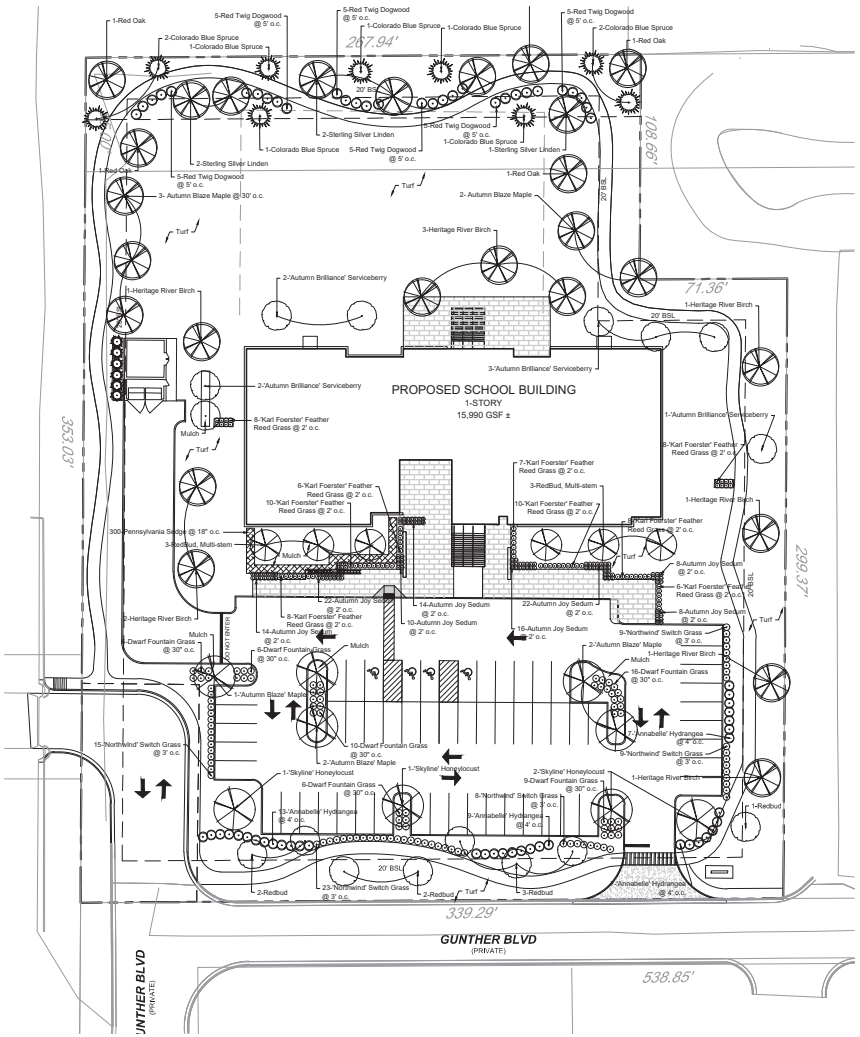
CORNICE - PRECEDENT IMAGE

SCALE: 3/4" = 1' - 0"

3D PERSPECTIVE

3D PERSPECTIVE

3D PERSPECTIVE



PLANT MATERIAL CALCULATIONS TABLE

ZONING CLASSIFICATION, CITY OF WESTFIELD	SITE IS ZONED PUD, GB LANDSCAPE REQUIREMENTS	
	REQUIRED	PROVIDED
LOT AREA REQUIREMENT	10 SHADE TREES, 10 ORNAMENTAL/EVERGREEN TREES, 25 SHRUBS PER ACRE	3 ACRES = 30 SHADE, 36 ORNAMENTAL/EVERGREEN, 167 SHRUBS
BUFFER YARD (NORTH)	TYPE A- 30' WIDE, 3 SHADE, 3 EVERGREENS, 10 SHRUBS PER 100 LF	268' = SHADE TREES, 9 EVERGREEN TREES , 30 SHRUBS
BUFFER YARD (EAST,WEST,SOUTH)	NO BUFFERYARD REQUIRED	N/A
EXTERNAL STREET	PRIVATE DRIVE	PRIVATE DRIVE
BUILDING FOUNDATION, FRONT	1 SHRUB OR ORNAMENTAL TREE PER 12' OF BUILDING FACADE	389'= 9 ORNAMENTAL TREES AND 628 GROUNDCOVER PLANTS
BUILDING FOUNDATION, SIDES, REAR	1 SHRUB OR ORNAMENTAL TREE PER 40' OF BUILDING FACADE OVER 80'	422'=14 ORNAMENTAL TREES/SHRUBS
PARKING LOT INTERIOR	10% OF PARKING LOT TO CONTAIN ISLAND AREA = 26,266 SF x 0.10= 2,626 SF OF ISLAND AREA AND 1 TREE AND 4 SHRUBS PER ISLAND	2,768 SF OF ISLAND AREA, 9 TREES, AND 53 SHRUBS/ORNAMENTAL GRASSES
PARKING LOT PERIMETER, WEST, SOUTH, EAST	5' WIDE, 1 TREE PER 30 LF, AND 1 SHRUB PER 3 LF OF PARKING LOT LENGTH	SOUTH, 160'= 8 TREES AND 60 SHRUBS EAST, 76'=2 TREES AND 25 SHRUBS WEST, 45'= 15 SHRUBS
DUMPSTER SCREENING	SCREENING	6 EVERGREEN TREES AND ARCHITECTURAL SCREEN
MONUMENT SIGN	N/A	N/A

SYMBOL LEGEND

EXISTING TREE

PROPOSED CANOPY TREE

PROPOSED ORNAMENTAL TREE/ LARGE SHRUB

PROPOSED EVERGREEN TREE

PROPOSED SHRUB

N

SCALE: 1" = 30'

GENERAL NOTES

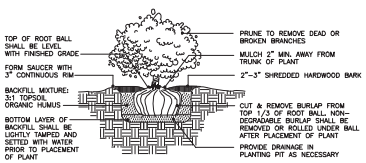
1. PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THEAMERICAN STANDARD FOR NURSERY STOCK. PLANTS SHALL BE NURSERY GROWN.
2. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE GRADE FOR TREES UNDER FOUR INCHES IN DIAMETER AND 12 INCHES ABOVE GRADE FOR TREES FOUR INCHES OR LARGER IN DIAMETER.
3. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE 4 FEET.
4. MINIMUM HEIGHT OF TREES SHALL BE 8 FEET AT TIME OF PLANTING.
5. THE OWNER OF THE PREMISES SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS ON THE PREMISES.
6. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF REFUSE AND DEBRIS.
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REMOVE ANY DEAD, DISEASED, OR DANGEROUS TREES OR SHRUBS WHICH OVERHANG OR INTERFERE WITH LINE OF SIGHT OR TRAFFIC CONTROL.
8. NO TREE SHALL BE PLANTED WITHIN 10' OF ANY SANITARY SEWER
9. TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB, PEDESTRIAN PATHWAY, OR SIDEWALK.
10. TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 10' FROM ANY STORM SEWER OR SUBSURFACE DRAIN.

NOTE: TREES TO MATCH THE CURRENT CITY OF WESTFIELD APPROVED STREET TREE LIST

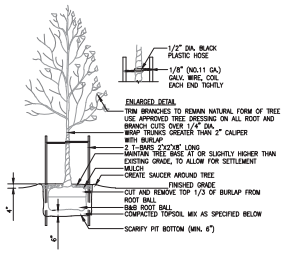
PLANTING SCHEDULE

Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
10	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	B&B	2.5" Cal.	For spacing see plan
9	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	B&B	2.5" Cal.	For spacing see plan
8	Cercis Canadensis	Eastern Redbud, Single Leader	B&B	2.0"	For spacing see plan
6	Cercis Canadensis	Eastern Redbud, Mul Stem	B&B	7'	For spacing see plan
10	Betula nigra 'Heritage'	Heritage' River Birch	Clump	7'	For spacing see plan
4	Gleditsia triacanthos 'inermis'	Skyline' Honeylocust	B&B	2.5" Cal.	For spacing see plan
4	Quercus rubra	Red Oak	B&B	2.5" Cal.	For spacing see plan
Evergreen Trees					
6	Juniperus chinensis 'Bluepoint'	Bluepoint Juniper	Cont.	#5	For spacing see plan
8	Picea pungens 'Glauca'	Colorado Blue Spruce	B&B	6'	For spacing see plan
Shrub					
8	Amelanchier 'Autumn Brilliance'	Autumn Brilliance' Serviceberry	B&B Multi	5'	For spacing see plan
30	Cornus sericea 'Red Twig'	Red Twig Dogwood	B&B	24"	For spacing see plan
36	Hydrangea arborescens 'Annabelle'	Annabelle' Hydrangea	Cont.	24"	For spacing see plan
Ornamental Grass					
64	Pernicum vergatum 'Northwind'	NorthWind Switch Grass	Cont.	#2	For spacing see plan
53	Pennisetum alopecuroides 'Hameln	Dwarf Fountain Grass	Cont.	#2	For spacing see plan
71	Clamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Reed Grass	Cont.	#2	For spacing see plan
300	Carex pennsylvanica	Pennsylvania Sedge	Cont.	#1	For spacing see plan
Perennials					
114	Sedum 'Autumn Joy'	Autumn Joy Sedum	Cont.	#2	For spacing see plan

PLANTING SCHEDULE

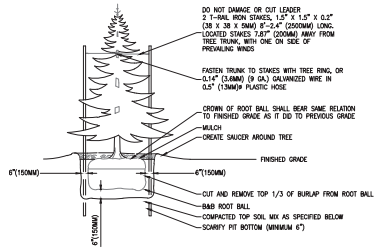


SHRUB PLANTING DETAIL



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

TREE PLANTING DETAIL



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, TOP 6" OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.

CONIFEROUS TREE PLANTING DETAIL

"IT'S THE LAW" 811 Know what's below. Call before you dig. 2 WORKING DAYS BEFORE YOU DIG.

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com

ASHTON L. FRITZ — APPROVED FOR PERMITTING — NOT FOR CONSTRUCTION — REVIEW 07/30/19 — STATE OF INDIANA — PROFESSIONAL ENGINEER

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES LEGEND:

PROJECT:
OPTIONS CHARTER SCHOOL

PROJECT LOCATION:
3500 E. SR 32
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
S32, T19N, R4E

CLIENT:
SA BERG COMPANY
740 E 52ND STREET, STE 2
INDIANAPOLIS, INDIANA 46205

PLAN DATE: 8/27/2019

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO. 1907002

SHEET NAME: LANDSCAPE PLAN

SHEET NO. L101

Petition Number:	1910-PUD-36
Project Name:	Claiborne Farms by Del Webb Planned Unit Development
Subject Site Address:	West and adjacent to Towne Road, and North and adjacent to 146th Street (the "Property")
Petitioner:	Del Webb by Pulte Homes of Indiana, LLC (the "Petitioner")
Representative:	Nelson & Frankenberger
Request:	Del Webb by Nelson & Frankenberger requests a change of zoning for approximately 245 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.
Current Zoning:	AG-SF1: Agricultural / Single-Family Rural District
Current Land Use:	Agricultural / Residential
Approximate Acreage:	245 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-46 4. Redline Ordinance 5. Concept Plan 6. Character Exhibits 7. Neighbor Meeting 8. Public Comments 9. Presentation Material
Staff Reviewer:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the September 9, 2019, City Council meeting. The Petitioner held a neighborhood meeting on September 24, 2019. The petition will receive a public hearing at the October 7, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at approximately North and adjacent of 146th Street, South and adjacent to 156th Street, and West and adjacent of Towne Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Rural District. Adjacent properties to the

south are within the jurisdiction of the City of Carmel. Properties to the north and west are zoned AG-SF1: Agricultural / Single-Family Rural District. Properties to the east are zoned AG-SF1: Agricultural / Single-Family rural District, West Chester PUD, Harmony PUD, Liberty Ridge PUD, and Towne West PUD.

Project Description: The Petitioner is requesting a change of zoning to the Claiborne Farms by Del Webb PUD District (Ordinance 19-46) that would allow for an age-restricted residential development. The proposed PUD Ordinance establishes the Underlying Zoning Districts as SF4: Single-Family High-Density District.

Permitted Uses: The proposed PUD Ordinance defaults to the Permitted Uses of the Underlying Zoning in addition prohibiting Special Exceptions and Prohibited Uses of the Underlying Zoning. The maximum number of dwellings per Area to be two (2) per acre on the Real Estate and one (1) per acre within the Southwest District (totaling an approximate 490 dwellings).

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Ord. 19-46	**SF4 District**
Minimum Lot Frontage	35’	40’
Minimum Lot Width	45’	50’
Minimum Lot Area	5,625 sq ft	9,000 sq ft
Minimum Setbacks		
Front Yard	20’	25’
Side Yard	5’	8’
Rear Yard	20’	25’
Maximum Building Height	1 ½ Stories	25’
Minimum Living Area		
Single Story	1,200 sq ft	1,000 sq ft
Mulit-Story	1,200 sq ft	750 sq ft

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Architectural Standards:
    a. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

b. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum four (4) inch by one (1) inch nominal board.
c. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
d. Garages: All Dwellings shall have a minimum two (2) car attached garage.
    i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage for the front elevation.
    ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade.
e. Side Building Façade with Gable: All Dwellings (i) on Corner Lots or (ii) with a side lot line abutting a Common Area which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:
    i. A masonry material a minimum of thirty (30) inches tall;
    ii. A change in the exterior color separated by trim;
    iii. A change in the Exterior Material pattern separated by trim;
    iv. A change in the Exterior Material separated by trim;
    v. A gable end architectural detail (e.g. brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
    vi. A minimum of ten (10) square foot gable window;
    vii. A gable peak with a change in Exterior Material; or
    viii. A projecting chimney running the fill height of the Side Building Façade constructed with Masonry Material.

Landscaping Standards: Shall apply, except as modified below.

1. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:
    a. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
    b. Evergreen Trees shall be a minimum of seven (7) to eight (8) feet in height.
2. Lot Landscaping: At a minimum, all Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

a. A minimum of: two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of: two (2) trees and six (6) Shrubs shall be located in the Front Yard.
b. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
c. Front yards must be planted with sod and side rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

3. External Street Frontage Landscaping Requirements:
   a. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along (i) the entry drive parkway and (ii) 146th Street, Towne Road, and 151st Street.
   b. The minimum five (5) foot tall undulating mound shall be required along the entire External Street frontage. The shape of the mounds shall be as determined by the developer.
4. Buffer yards and Common Areas:
   a. No mounds shall be required in a Buffer Yard.
   b. The minimum Buffer yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.
   c. A two hundred (200) foot buffer area shall also be required along the South side of 151st Street (only along the perimeter of the District) as measured from the cent line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of Proposed Ordinance 19-46.
5. Reforestation / Prairie Planting Area: Reforestation / Prairie Planting Areas shall be provided in the west perimeter buffer yard and installed as generally depicted in the Character Exhibits. The surface area of the Reorestation / Prairie Planting Area shall apply to the calculation of the Open Space / Common Area Landscaping Requirements.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Tree Preservation Area: The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved, shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure; or (3) to accommodate a maximum of five (5) amenities each with as lager one-half acre area. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one hundred and fifty (150) feet.

Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

1. Minimum Open Space: Shall be a minimum of sixty (60) percent of the Real Estate, as generally shown in **Exhibit 5**.
2. Amenities: The following amenities shall be provided: Passive Amenities (such as trails), Seven thousand (7,000) square foot Clubhouse (with fitness center and community room), Swimming Pool, Outdoor kitchen, and a minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property New Suburban land use area and the Existing Rural Southwest land use area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Existing Rural Southwest contemplates Single-Family detached houses on large lots or in a Rural or Conservation Subdivision, Accessory Dwellings, Equestrian Uses, Agriculture, and Institutional Uses such as Schools, Churches, and Public Safety Facilities as appropriate uses. The Comprehensive Plan envisions the Existing Rural Southwest to remain rural for the foreseeable future, stating that anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the General Policies. If development is to happen it should be in the form of Rural or Conservation Subdivisions with substantial open space and up to one unit per acre with the denser Conservation Subdivisions. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held on the October 7, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.

4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

Council Introduction: The petition was introduced at the September 9, 2019, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Staff recommends forwarding a recommendation to City Council for 1910-PUD-36 (Ord. 19-46).**

3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.

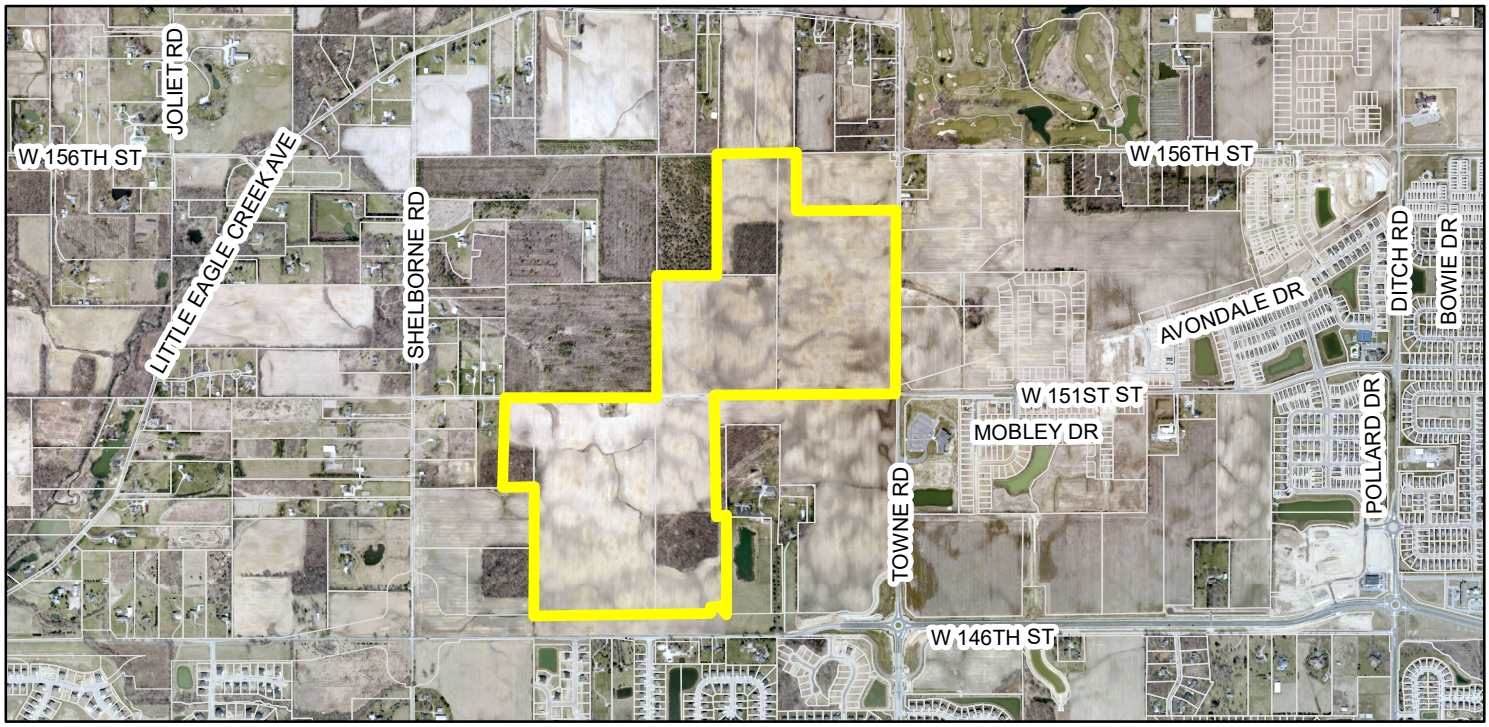
CITY OF Westfield INDIANA

Property Location Map
Claiborne Farms by Del Webb
Planned Unit Development
1910-PUD-36

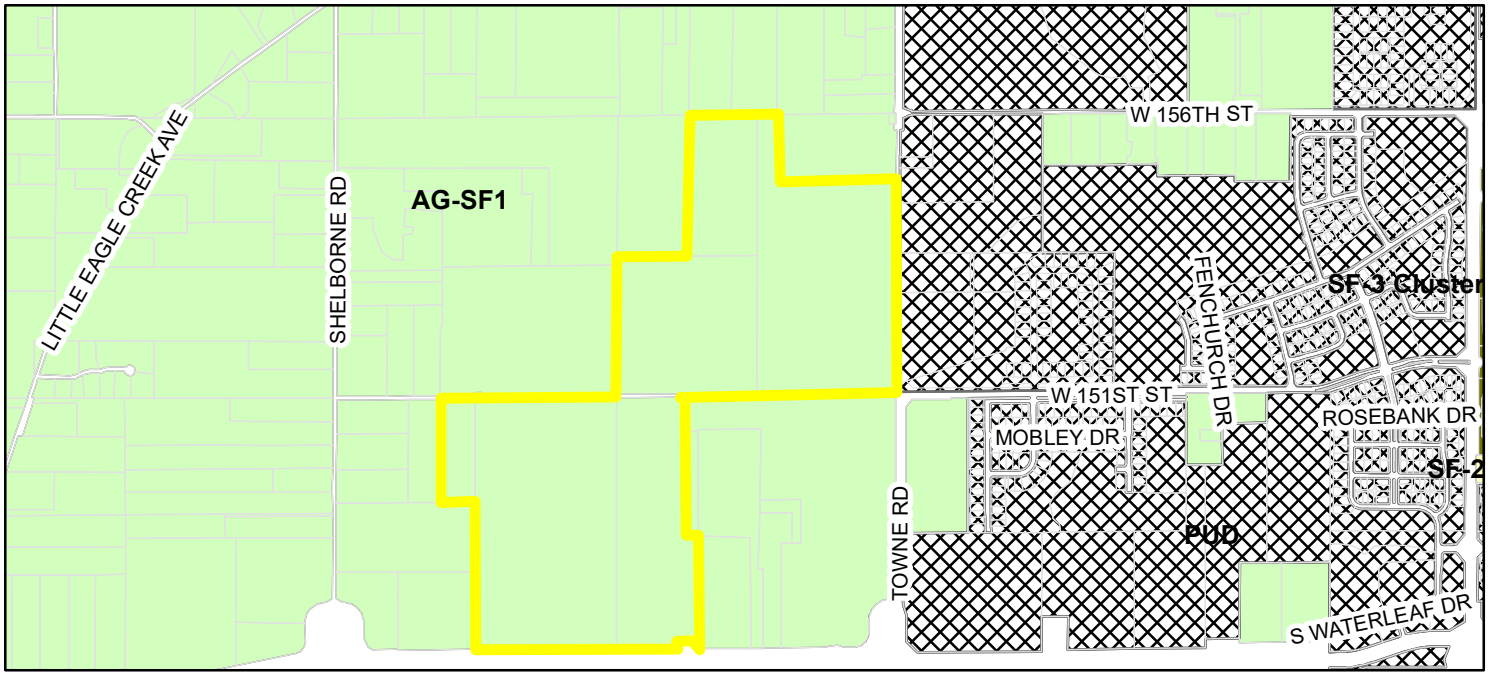
N W E S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-3 Cluster

ORDINANCE NUMBER 19-46

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

This is a Planned Unit Development District Ordinance (to be known as the "**Claiborne Farms PUD District**") 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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1910-PUD-36**), 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");

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

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Claiborne Farms PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

1.3 Development of that part of the Real Estate south of 151st Street shall be subject only to the standards of the AG-SF1 District of the UDO in the event a Secondary Plat (in compliance with an approved Primary Plat subject to the requirements of this Ordinance) is not recorded within three (3) years of the date of adoption of this Ordinance.

1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

2.1 Southwest District: The Southwest District shall mean and refer to that area of the Real Estate noted as "Southwest District" including the "Buffer", parts of the "Tree Preservation Area" areas and parts of the "Residential Area" along the west perimeter of the Real Estate) as generally delineated on **Exhibit C** which includes a conservation subdivision design with specific standards as required under the terms of this Ordinance.

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

3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.2 The Southwest District as Illustrated on **Exhibit C** shall be (i) a minimum width of three hundred and fifty (350) feet measured from the west perimeter of the Real Estate, (ii) a minimum width of two hundred (200) feet along the south side of 151st Street (only along the perimeter of the District) as measured from the center line of 151st Street, (iii) a minimum of thirty-five (35) acres south of 151st Street, and (iv) a minimum of twenty-five (25) acres north of 151st Street.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

4.1 Underlying District: SF4: Single-Family High-Density District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Maximum Dwellings.

A. The maximum number of Dwellings per acre on the Real Estate shall be two (2) per acre.

B. The maximum number of Dwellings per acre in the Southwest District shall be one (1) per acre.

5.4 Age-Restricted Community. The District shall comply with the following:

A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in the District as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age of older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as

applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2 The following standards shall apply to the District except as modified below:

Standard	
Minimum Lot Area	5,625sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’
Side Yard	5’
Rear Yard	20’
Minimum Lot Width	45’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,200sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 7.2(D) of this Ordinance:

A. Character Exhibit: The Single-Family Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

B. Building Materials: The following Building Materials standards shall apply:

i. Vinyl and aluminum siding shall be prohibited.

ii. Southwest District Lots: The dwellings in areas identified on **Exhibit C** with an “*” (including a minimum of 75 Lots) shall incorporate a minimum of one (1) of the following elements:

1. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This

percentage will be determined by the individual builder; or

2. Masonry (brick, stone, or synthetic stone) shall be an exterior material on all sides of the home at a height of at least (i) thirty (30) inches. Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or board & batten by way of example) in the gables on the side elevations of the home in various percentages as determined by the builder. On a walk out basement home the rear and side elevation masonry height shall run across all three sides (both sides and rear) at the same minimum height (i.e. the minimum is not 30" from grade for the rear elevation as masonry would cover the entire walk out exterior at the same height as on the side elevation).

C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum five and one-half (5.5) inch by one (1) inch nominal board.

D. Building Height: All Dwellings (both 1 story and 1 ½ story dwellings) shall be regulated under the provisions of the Architectural Standards of the UDO as a Single story Dwelling.

E. Windows: All homes shall meet the following window requirements:

i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.

F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various

architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages. All homes shall have at least a 2-car attached garage and meet the following requirements:

i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.

ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.

iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.

iv. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. A variety of the following elements shall be used and the incorporated element(s) shall be consistent with elements on the front Building Façade:

i. A masonry material a minimum of thirty (30) inches tall;

ii. A change in the exterior color separated by trim;

iii. A change in the Exterior Material pattern separated by trim;

iv. A change in the Exterior Material separated by trim;

v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);

vi. A minimum of ten (10) square foot gable window;

vii. A gable peak with a change in Exterior Material; or

viii. A projecting chimney running the fill height of the side Building Façade constructed with Masonry Material.

7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:

A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:

i. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.

ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.

B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

i. One (1) street tree shall be required per dwelling lot, per frontage.

ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.

C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

i. A minimum of: two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of: two (2) trees and six (6) shrubs shall be located in the Front Yard.

ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.

iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

i. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along (i) the entry drive parkway and (ii) 146th Street, Towne Road, and 151st Street. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit H and**

Exhibit I.

ii. Enhanced landscaping per the terms of Article 6.3(c)(1)(b)(ii)(d) shall be provided and shall include a minimum five (5) foot to seven (7) foot tall undulating mound along the External Street frontage. The shape of the mounds shall be as determined by the developer.

iii. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit H or Exhibit I**, then this Ordinance shall control. Visions Triangle restrictions shall be required. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below:

i. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B:** Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval:

ii. No mounds shall be required in a Buffer Yard.

iii. The minimum Buffer Yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.

iv. A two hundred (200) foot buffer area shall also be required along the south side of 151st Street (only along the perimeter of the District) as measured from the center line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of this Ordinance.

v. Stormwater management ponds shall not occupy more than thirty (30) percent of Buffer Yard areas and the normal pool of a pond shall be no closer than thirty-five (35) feet from the perimeter of the Real Estate.

vi. The Reforestation / prairie planting standards of **Exhibit J** shall qualify as the required planting materials (per 100 lineal feet) within a Buffer Yard.

F. Reforestation / Prairie Planting Area: Reforestation / prairie planting areas shall be provided in the west perimeter buffer yard and installed as generally depicted in **Exhibit G** and **Exhibit J** and subject to the standards included

in **Exhibit J:** Reforestation and Prairie Planting Standards. Additionally, all reforestation / prairie planting areas shall be located in subdivision common area and have signage to dictate preserved areas every one-hundred and fifty (150) feet.

7.3 **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District and except as otherwise modified below.

A. The maximum block length shall be twenty-five hundred (2,500) feet.

B. The maximum cul-de-sac / loop length shall be two thousand (2,000) feet.

7.4 **Temporary Uses and Events**. Article 6.18(J) Model Homes shall apply except as modified below:

A. The number of Model Home Temporary Uses shall not be limited.

B. A Model Home Temporary Use shall permit a minimum of three (3) double-wide temporary trailers.

C. Subdivision amenities shall be permitted as part of a Model Home Temporary Use until the Amenity Facility is complete.

D. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads; provided, however, that until the installation of roads, such temporary trailers shall remain unoccupied.

E. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District.

8.1 The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved, shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure; or (3) to

accommodate a maximum of five (5) amenities each with as large as one-half acre area. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Tree Preservation Area as determined by the Director or Westfield Public Works. Additionally, all protected woodlands shall be located in subdivision common area, qualify as Open Space, and have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.

8.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: A minimum of sixty (60%) percent of the Southwest District shall be Open Space as generally shown on the **Exhibit C**.

B. Passive Amenities: Open space including trails, community gardens, a yoga park, sitting areas with benches, and a butterfly garden shall be provided for passive recreation opportunities, the character of which is generally depicted on **Exhibit E**: Amenity and Open Space Character Exhibits.

i. Trails shall be installed in the locations as generally depicted on **Exhibit B** and trails and only passive amenities shall be permitted in the west perimeter buffer.

ii. Community gardens shall include water access and an enclosure for the storage of gardening equipment.

iii. The final locations of passive amenities are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

C. Amenity Facility: The amenity facility in the District shall be constructed including and subject to the following:

i. Clubhouse of at least seven thousand (7,000) square feet, including but not limited to a fitness center, and community room. Materials and architectural design shall be in substantial compliance with the building design as illustrated on **Exhibit F**,

ii. Parking Lot including a drop-off drive lane,

iii. Swimming Pool (indoor or outdoor),

iv. Outdoor kitchen, and

v. A minimum the following additional amenities shall be provided:

Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail and dog park.

vi. Construction shall begin on the Amenity Facility prior to the issuance of one-hundred (100) single family building permits on the Real Estate.

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

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-46** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-46** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-46** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Southwest District Exhibit
Exhibit D	Single-Family Character Exhibit
Exhibit E	Amenity and Open Space Character Exhibits
Exhibit F	Amenity Center Character Exhibit
Exhibit G	Buffer Area Character Exhibit
Exhibit H	Entry Drive and Parkway Character Exhibit
Exhibit I	Perimeter Street Frontage Character Exhibit
Exhibit J	Reforestation and Prairie Planting Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

A part of the Northeast Quarter of Section 17, in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (assumed bearing) along the South line thereof a distance of 1322.16 feet to the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said East line a distance of 2013.90 feet to the Point of Beginning. Containing 83.565 acres, more or less.

Parcel 2:

A part of the Northeast, Southwest and Southeast Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 17; thence North 00 degrees 00 minutes 30 seconds West (assumed bearing) along the West line of Quarter Section a distance of 248.71 feet to a point on the North line of a tract of land described in Instrument Number 2018034767 as recorded in the Office of the Recorder for Hamilton County, Indiana, said point being the Point of Beginning; thence South 89 degrees 36 minutes 46 seconds West along said North line a distance of 1324.96 feet to a point the West line of said Southwest Quarter Section; thence North 00 degrees 02 minutes 10 seconds East a distance of 32.61 feet to a point on the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office; thence North 00 degrees 11 minutes 51 seconds East along said East line and the East line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the Northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 minutes West along the North line thereof a distance of 334.70 feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the Northwest

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

corner of a tract of land described in Instrument Number 199909955060 in said Recorder's Office, said point being on the North line of said Southwest Quarter Section; thence North 89 degrees 31 minutes 59 seconds East a distance of 237.57 feet to the Northwest corner of a tract of land described in Instrument Number 201810770 in said Recorder's Office (the next seven courses being along the South line of said tract); thence south 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; thence North 78 degrees 47 minutes 19 seconds West a distance of 74.10 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; thence North 74 degrees 08 minutes 40 seconds east a distance of 56.53 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to a point on the North line of said Southwest Quarter Section; thence North 89 degrees 31 minutes 59 seconds East a distance of 1166.43 feet to the Southwest corner of the Northeast Quarter Section; thence North 00 degrees 25 minutes 05 seconds East a distance of 1310.34 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter Section; thence North 89 degrees 15 minutes 25 seconds East a distance of 1320.21 feet to the Northeast corner of the Southwest Quarter of said Northeast Quarter Section; thence South 00 degrees 19 minutes 45 seconds West a distance of 1314.62 feet to the Southeast corner of the Southwest Quarter of said Northeast Quarter Section; thence South 89 degrees 26 minutes 39 seconds West along the North line of said Southeast Quarter Section a distance of 553.71 feet; thence South 00 degrees 03 minutes 15 seconds East passing along the West lines of tracts of land described in Instrument Number 9709730812 and 9809873905 in said Recorder's Office a distance of 2381.52 feet to a point on the North line of said tract of land described in Instrument Number 2018034767 (the next four courses being along said North line); thence North 33 degrees 43 minutes 25 seconds West a distance of 90.98 feet; thence South 89 degrees 35 minutes 51 seconds West a distance of 138.87 feet; thence South 01 degrees 06 minutes 40 seconds West a distance of 76.01 feet; thence South 89 degrees 35 minutes 51 seconds West a distance of 582.43 feet to the Point of Beginning. Containing 161.123 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

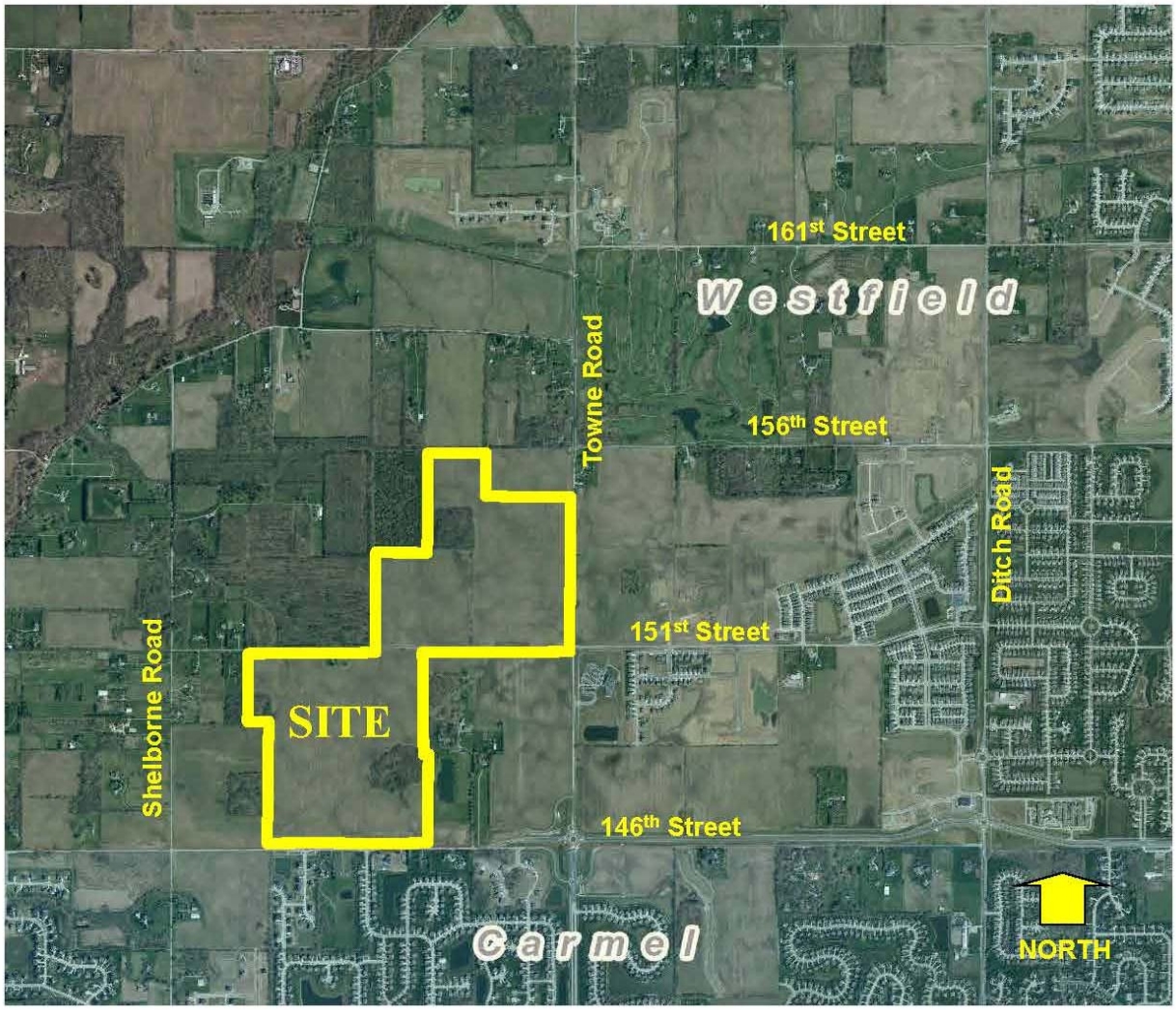


EXHIBIT B
CONCEPT PLAN

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1910-PUD-36.

EXHIBIT C
SOUTHWEST DISRICT EXHIBIT

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

MONTEREY SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

SONOMA SERIES

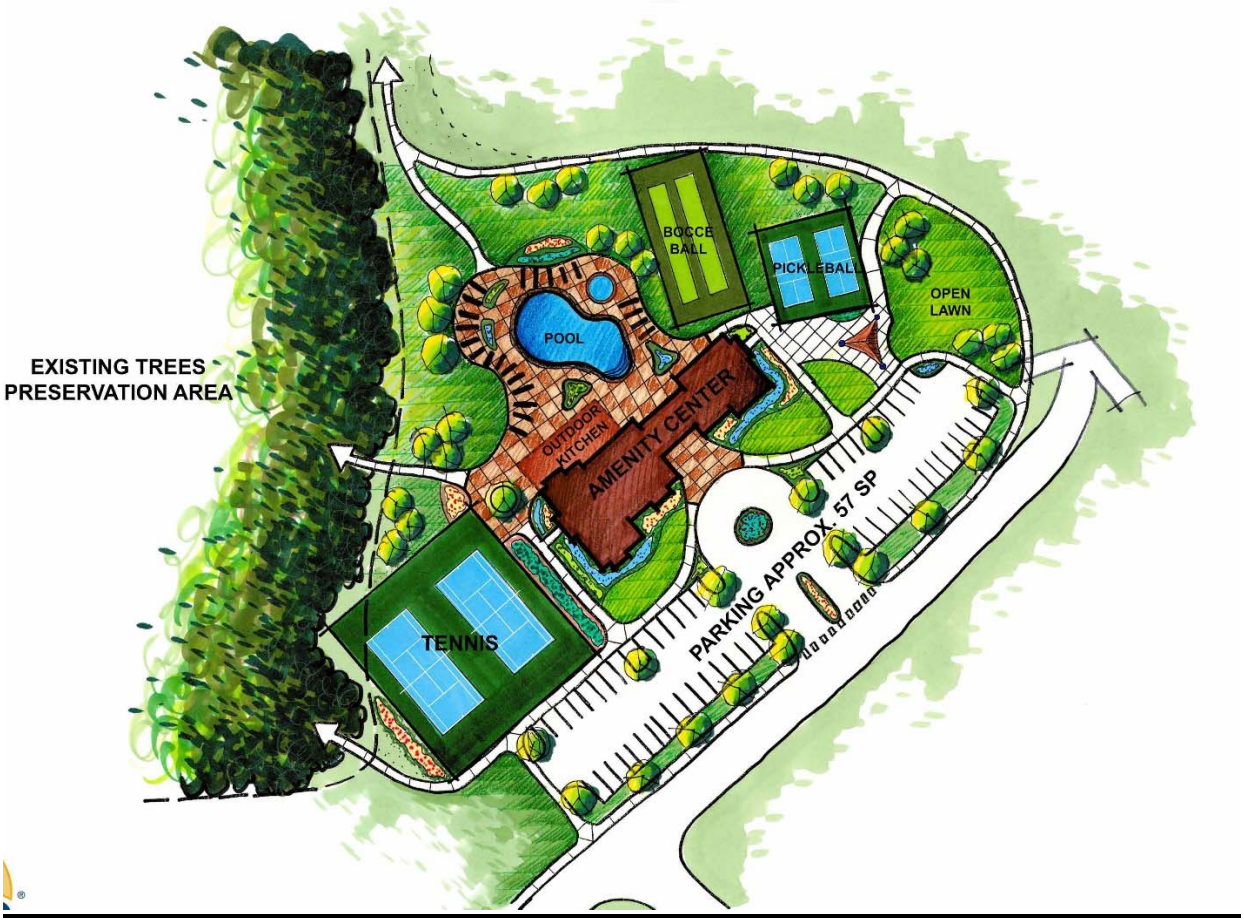
EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

NAPA SERIES

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT



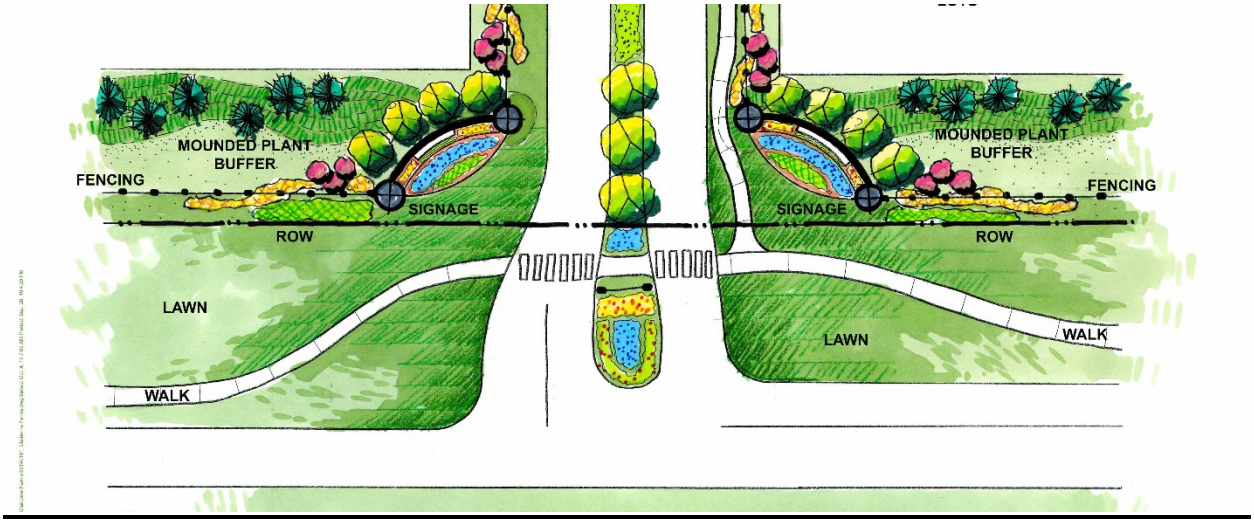
*Illustrative only – final site layout and landscaping shall comply with the standards of Section 9.2 of this Ordiance.

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

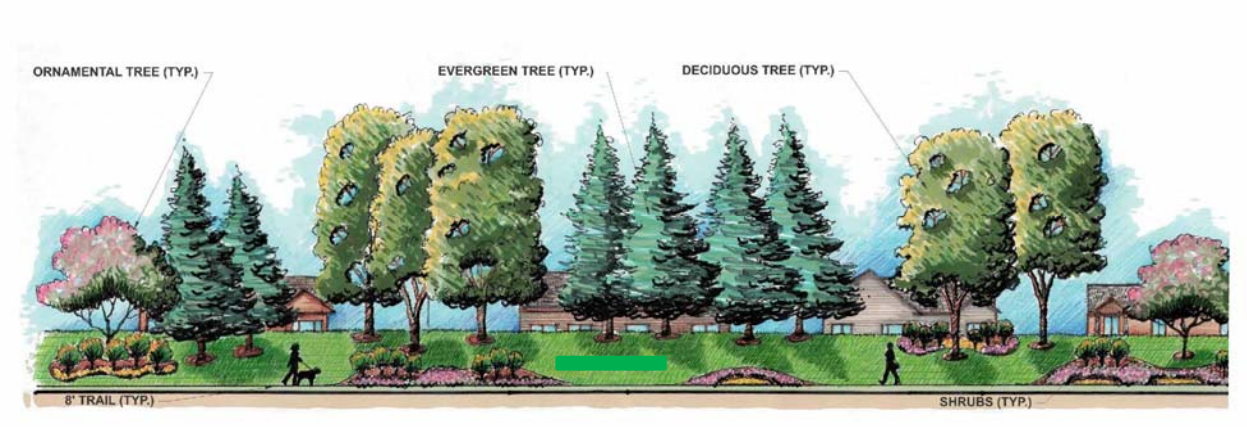
EXHIBIT H
ENTRY DRIVE AND PARKWAY CHARACTER EXHIBIT

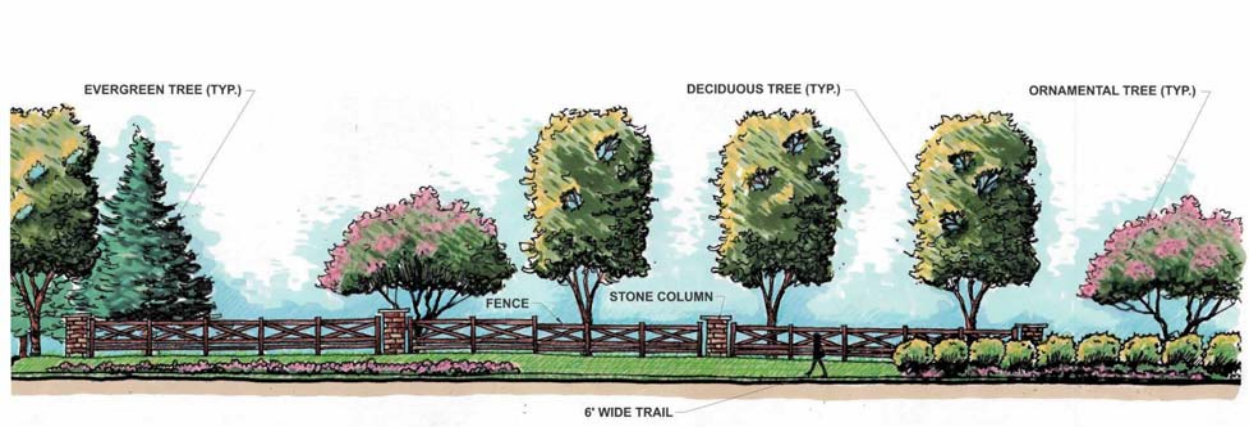


*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(D) of this Ordiance.

EXHIBIT I

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT





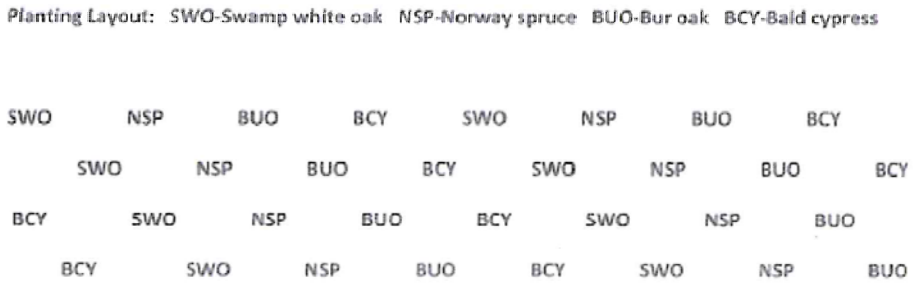
*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(C) of this Ordiance.

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

1. Tree Species: The following tree species should be planted:
    a. Bur Oak (Quercus muehlenbergii)
    b. Swamp White Oak (Ouercus bicolor)
    c. Norway Spruce (Picea abies)
    d. Bald Cypress (Taxodium distichum)
2. Planting Size: The minimum height at planting should be as follows:
    a. Norway Spruce:
        i. 50% of Norway Spruce: 6 feet
        ii. Remaining Norway Spruce: 5-gallon size container trees
    b. Bur Oak, Swamp White Oak, and Bald Cypress:
        i. 50% of each tree species: 15-gallon size container trees
        ii. Remaining trees: 5-gallon size container trees
3. Planting Layout: Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.



4. Substitutions: The following tree species may be substituted for Norway Spruce (Picea abies) where identified in this Exhibit J:

    a. Blue Spruce (Picea pungens)
    b. Canaertii Eastern Redcedar (Juniperus virginiana 'Canaertii')
    c. Burkii Eastern Redcedar (Juniperus virginiana 'Burkii')
    d. White Pine (Pinus strobus)

EXHIBIT J

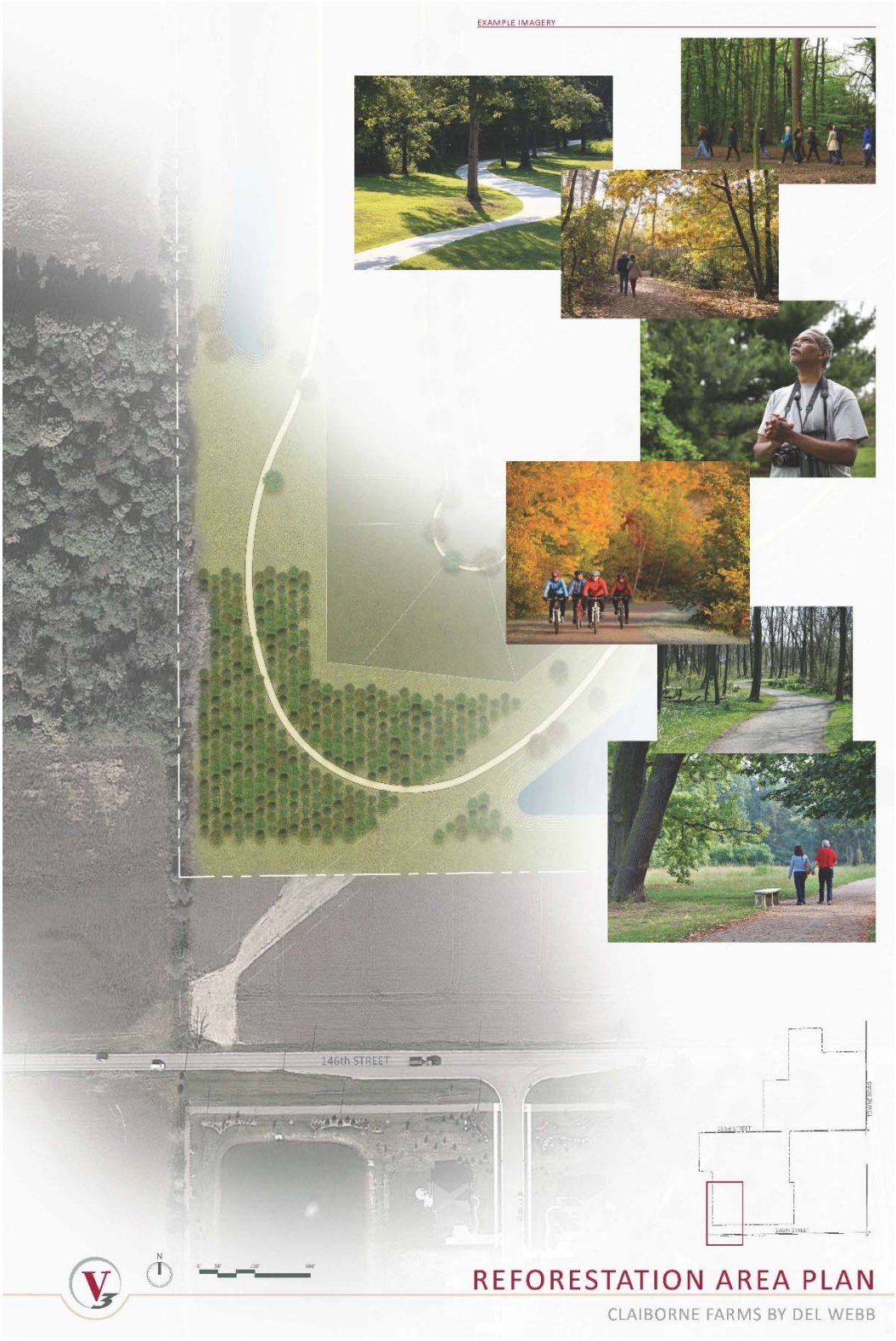
REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION STANDARDS EXHIBIT



ORDINANCE NUMBER 19~~__~~-46

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

This is a Planned Unit Development District Ordinance (to be known as the "**Claiborne Farms PUD District**") 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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~19__~~-1910-PUD-~~__~~-36~~),~~**), 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");

WHEREAS, the Commission forwarded **Petition No**. **~~19__~~-1910-PUD-~~__~~-36** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Claiborne Farms PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

1.3 Development of that part of the Real Estate south of 151st Street shall be subject only to the standards of the AG-SF1 District of the UDO in the event a Secondary Plat (in compliance with an approved Primary Plat subject to the requirements of this Ordinance) is not recorded within three (3) years of the date of adoption of this Ordinance.

1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

2.1 Southwest District: The Southwest District shall mean and refer to that area of the Real Estate noted as "Southwest District" including the "Buffer", parts of the "Tree Preservation Area" areas and parts of the "Residential Area" along the west perimeter of the Real Estate) as generally delineated on **Exhibit C** which includes a conservation subdivision design with specific standards as required under the terms of this Ordinance. ~~The Southwest District shall be (i) a minimum width of three hundred and fifty (350) feet measured from the west perimeter of the Real Estate, (ii) a minimum of thirty-five (35) acres south of 151st Street, and (iii) a minimum of fifteen (15) acers north of 151st Street.~~

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

3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.2 The Southwest District as Illustrated on **Exhibit C** shall be (i) a minimum width of three hundred and fifty (350) feet measured from the west perimeter of the Real Estate, (ii) a minimum width of two hundred (200) feet along the south side of 151st Street (only along the perimeter of the District) as measured from the center line of 151st Street, (iii) a minimum of thirty-five (35) acres south of 151st Street, and (iv) a minimum of twenty-five (25) acres north of 151st Street.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

4.1 Underlying District: SF4: Single-Family High-Density District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Maximum Dwellings.

A. The maximum number of Dwellings per acre on the Real Estate shall be two (2) per acre.

B. The maximum number of Dwellings per acre in the Southwest District shall be one (1) per acre.

5.4 Age-Restricted Community. The District shall comply with the following:

A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in the District as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. ~~The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder.~~ No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age of older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least

eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2 The following standards shall apply to the District except as modified below:

Standard	
Minimum Lot Area	5,625sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	45'
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,200sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards. Shall not apply to ~~all dwellings in~~ the District, ~~except as modified below~~rather the following standards shall apply in addition to the street frontage standards of Section 7.2(D) of this Ordinance:

A. Character Exhibit: The Single-Family Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

B. Building Materials: ~~In addition to Article 6.3(C)(3)~~The following Building

Materials~~,~~ standards shall apply:

i. Vinyl and aluminum siding shall be prohibited.

ii. Southwest District Lots: The dwellings in areas identified on **Exhibit C** with an "*" (including a minimum of 75 Lots) shall incorporate a minimum of one (1) of the following elements:

1. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder; or

2. Masonry (brick, stone, or synthetic stone) shall be an exterior material on all sides of the home at a height of at least (i) thirty (30) inches. Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or board & batten by way of example) in the gables on the side elevations of the home in various percentages as determined by the builder. On a walk out basement home the rear and side elevation masonry height shall run across all three sides (both sides and rear) at the same minimum height (i.e. the minimum is not 30" from grade for the rear elevation as masonry would cover the entire walk out exterior at the same height as on the side elevation).

~~B.~~C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum ~~4"~~five and one-half (5.5) inch by one (1~~"~~) inch nominal board.

D. Building Height: All Dwellings (both 1 story and 1 ½ story dwellings) shall be regulated under the provisions of the Architectural Standards of the UDO as a Single story Dwelling.

E. Windows: All homes shall meet the following window requirements:

i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2)

windows.

~~C.~~F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch ~~(8")~~ framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

~~D.~~G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

~~E.~~H. Shingles. All homes shall have dimensional or architectural grade shingles.

~~F.~~I. Garages. All homes ~~must~~shall have at least a 2-car attached garage and meet the following requirements:

i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.

ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.

iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.

iv. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of ~~the~~ garage ~~façade.~~ façades within the District. The variety of design elements include the garage door, garage door windows ~~and/or~~, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall ~~have decorative garage doors with windows and~~also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

~~G.~~J. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. A variety of the following elements ~~should~~shall be used and the incorporated element(s) ~~should~~shall be consistent with elements on the front Building Façade:

i. A masonry material a minimum of thirty (30) inches tall;

ii. A change in the exterior color separated by trim;

iii. A change in the Exterior Material pattern separated by trim;

iv. A change in the Exterior Material separated by trim;

v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc~~.~~).);

vi. A minimum of ten (10) square foot gable window;

vii. A gable peak with a change in Exterior Material; or

viii. A projecting chimney running the fill height of the side Building Façade constructed with Masonry Material.

7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:

A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:

i. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.

ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.

~~A.~~B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

i. One (1) street tree shall be required per dwelling lot, per frontage.

ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet ~~(20')~~ shall apply.

~~B.~~C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

i. A minimum of: two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of: two (2) trees and six (6) shrubs shall be located in the Front Yard.

ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.

~~ii.~~iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted

in both ~~"front"~~Front Yards.

~~C.~~D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

i. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along (i) the entry drive parkway and (ii) 146th Street, Towne Road, and 151st Street. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit H and Exhibit I**.

ii. ~~The~~Enhanced landscaping per the terms of Article 6.3(c)(1)(b)(ii)(d) shall be provided and shall include a minimum five~~-~~ (5) foot ~~(5')~~to seven (7) foot tall undulating mound ~~shall be required~~ along the ~~entire~~ External Street frontage. The shape of the mounds shall be as determined by the developer.

iii. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit H or Exhibit I**, then this Ordinance shall control. Visions Triangle restrictions shall be required. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below~~.~~:

~~iv.~~i. Buffer Yard and common area landscaping shall be as generally depicted on ~~the~~**Exhibit B:** Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval:

~~v.~~ii. No mounds shall be required in a Buffer Yard.

~~vi.~~iii. The minimum Buffer Yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.

~~vii.~~iv. A two hundred (200) foot buffer area shall also be required along the south side of 151st Street (only along the perimeter of the District) as measured ~~form~~from the center line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of this Ordinance.

v. Stormwater management ponds shall not occupy more than thirty

(30) percent of Buffer Yard areas and the normal pool of a pond shall be no closer than thirty-five (35) feet from the perimeter of the Real Estate.

vi. The Reforestation / prairie planting standards of **Exhibit J** shall qualify as the required planting materials (per 100 lineal feet) within a Buffer Yard.

~~D.~~F. Reforestation / Prairie Planting Area: Reforestation / prairie planting areas shall be provided in the west perimeter buffer yard and installed as generally depicted in **Exhibit G**~~. The surface area of the Reforestation / Prairie Planting Area shall apply to the calculation of the Open Space / Common Area Landscaping Requirements~~ and **Exhibit J** and subject to the standards included in **Exhibit J:** Reforestation and Prairie Planting Standards. Additionally, all reforestation / prairie planting areas shall be located in subdivision common area and have signage to dictate preserved areas every one-hundred and fifty (150) feet.

7.3 **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District~~.~~ and except as otherwise modified below.

A. The maximum block length shall be twenty-five hundred (2,500) feet.

B. The maximum cul-de-sac / loop length shall be two thousand (2,000) feet.

7.4 **Temporary Uses and Events**. Article 6.18(J) Model Homes shall apply except as modified below:

A. The number of Model Home Temporary Uses shall not be limited.

B. A Model Home Temporary Use shall permit a minimum of three (3) double-wide temporary trailers.

C. Subdivision amenities shall be permitted as part of a Model Home Temporary Use until the Amenity Facility is complete.

D. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads; provided, however, that until the installation of roads, such temporary trailers shall remain unoccupied.

E. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

8.1 The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved, shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure; or (3) to accommodate a maximum of five (5) amenities each with as ~~lager~~large as one-half acre area. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Tree Preservation Area as determined by the Director~~.~~ or Westfield Public Works. Additionally, all protected woodlands shall be located in subdivision common area, qualify as Open Space, and have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.

8.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: A minimum of sixty (60%) percent of the Southwest District shall be Open Space~~,~~ as generally shown on the ~~Concept Plan.~~ **Exhibit C**.

B. Passive Amenities: Open space including ~~among other amenities~~ trails, community gardens, ~~and~~ a yoga park, sitting areas with benches, and a butterfly garden shall be provided for passive recreation opportunities, the character of which is generally depicted on **Exhibit E**: Amenity and Open Space Character Exhibits.

i. Trails shall be installed in the locations as generally depicted on **Exhibit B** and trails and only passive amenities shall be permitted in the west perimeter buffer.

ii. Community gardens shall include water access and an enclosure for the storage of gardening equipment.

iii. The final locations of passive amenities are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations

shall be approved by the Director.

C. Amenity Facility: The amenity facility in the District shall be constructed including and subject to the following:

i. Clubhouse of at least seven thousand (7,000) square feet, including but not limited to a fitness center, and community room. Materials and architectural design shall be in substantial compliance with the building design as illustrated on **Exhibit F**,

ii. Parking Lot including a drop-off drive lane,

iii. Swimming Pool~~,~~ (indoor or outdoor),

iv. Outdoor kitchen, and

v. A minimum ~~of three (3) of~~ the following additional amenities shall be provided: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail and dog park.

vi. Construction shall begin on the Amenity Facility prior to the issuance of one-hundred (100) single family building permits on the Real Estate.

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

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19~~__~~-46** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19~~__~~-46** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19~~__~~-46** this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Southwest District Exhibit
Exhibit D	Single-Family Character Exhibit
Exhibit E	Amenity and Open Space Character Exhibits
Exhibit F	Amenity Center Character Exhibit
Exhibit G	Buffer Area Character Exhibit
Exhibit H	Entry Drive and Parkway Character Exhibit
Exhibit I	Perimeter Street Frontage Character Exhibit
Exhibit J	Reforestation and Prairie Planting Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

A part of the Northeast Quarter of Section 17, in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (assumed bearing) along the South line thereof a distance of 1322.16 feet to the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said East line a distance of 2013.90 feet to the Point of Beginning. Containing 83.565 acres, more or less.

Parcel 2:

A part of the Northeast, Southwest and Southeast Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 17; thence North 00 degrees 00 minutes 30 seconds West (assumed bearing) along the West line of Quarter Section a distance of 248.71 feet to a point on the North line of a tract of land described in Instrument Number 2018034767 as recorded in the Office of the Recorder for Hamilton County, Indiana, said point being the Point of Beginning; thence South 89 degrees 36 minutes 46 seconds West along said North line a distance of 1324.96 feet to a point the West line of said Southwest Quarter Section; thence North 00 degrees 02 minutes 10 seconds East a distance of 32.61 feet to a point on the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office; thence North 00 degrees 11 minutes 51 seconds East along said East line and the East line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the Northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 minutes West along the North line thereof a distance of 334.70

feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the Northwest

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

corner of a tract of land described in Instrument Number 199909955060 in said Recorder's Office, said point being on the North line of said Southwest Quarter Section; thence North 89 degrees 31 minutes 59 seconds East a distance of 237.57 feet to the Northwest corner of a tract of land described in Instrument Number 201810770 in said Recorder's Office (the next seven courses being along the South line of said tract); thence south 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; thence North 78 degrees 47 minutes 19 seconds West a distance of 74.10 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; thence North 74 degrees 08 minutes 40 seconds east a distance of 56.53 feet; thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to a point on the North line of said Southwest Quarter Section; thence North 89 degrees 31 minutes 59 seconds East a distance of 1166.43 feet to the Southwest corner of the Northeast Quarter Section; thence North 00 degrees 25 minutes 05 seconds East a distance of 1310.34 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter Section; thence North 89 degrees 15 minutes 25 seconds East a distance of 1320.21 feet to the Northeast corner of the Southwest Quarter of said Northeast Quarter Section; thence South 00 degrees 19 minutes 45 seconds West a distance of 1314.62 feet to the Southeast corner of the Southwest Quarter of said Northeast Quarter Section; thence South 89 degrees 26 minutes 39 seconds West along the North line of said Southeast Quarter Section a distance of 553.71 feet; thence South 00 degrees 03 minutes 15 seconds East passing along the West lines of tracts of land described in Instrument Number 9709730812 and 9809873905 in said Recorder's Office a distance of 2381.52 feet to a point on the North line of said tract of land described in Instrument Number 2018034767 (the next four courses being along said North line); thence North 33 degrees 43 minutes 25 seconds West a distance of 90.98 feet; thence South 89 degrees 35 minutes 51 seconds West a distance of 138.87 feet; thence South 01 degrees 06 minutes 40 seconds West a distance of 76.01 feet; thence South 89 degrees 35 minutes 51 seconds West a distance of 582.43 feet to the Point of Beginning. Containing 161.123 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

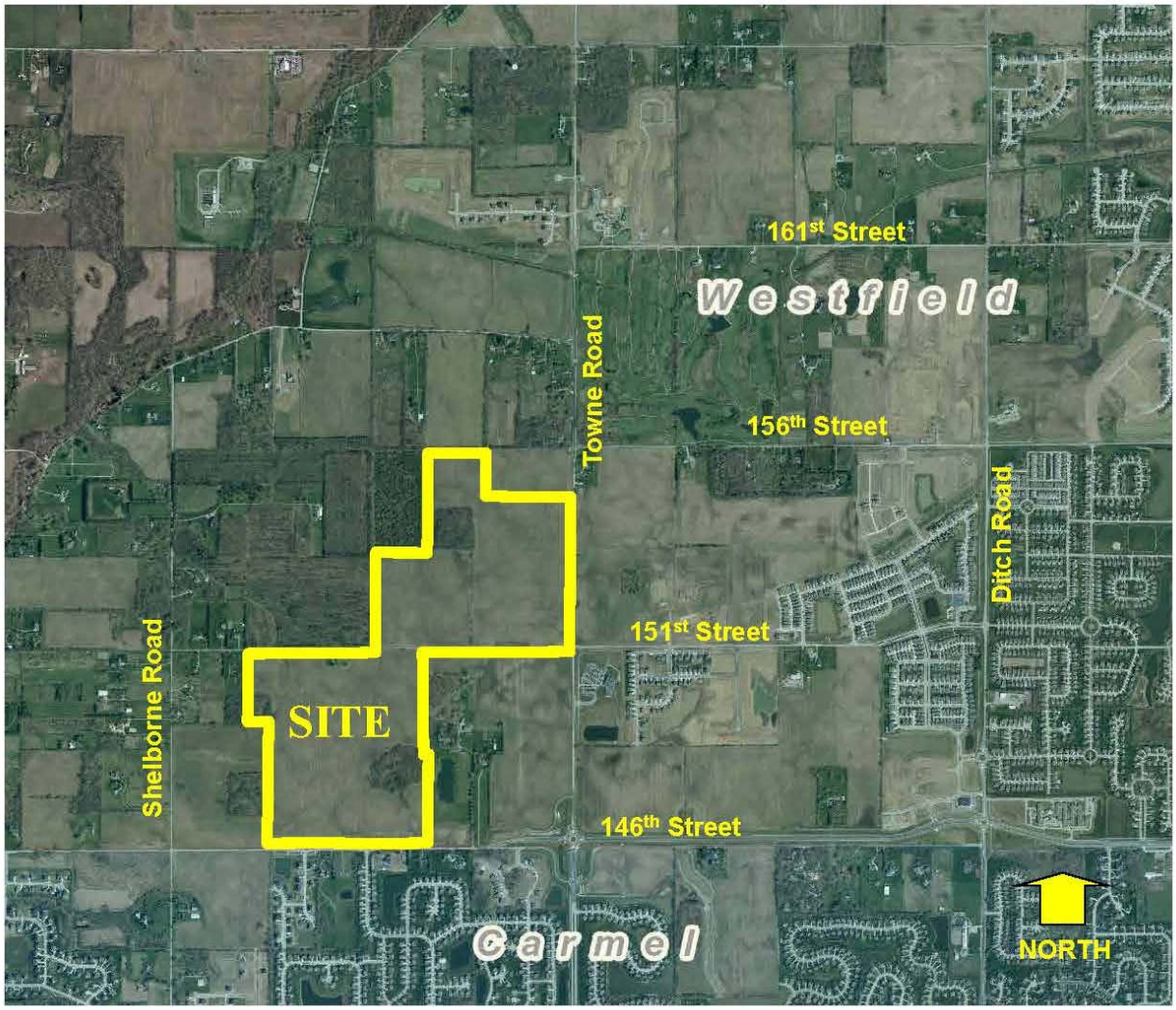
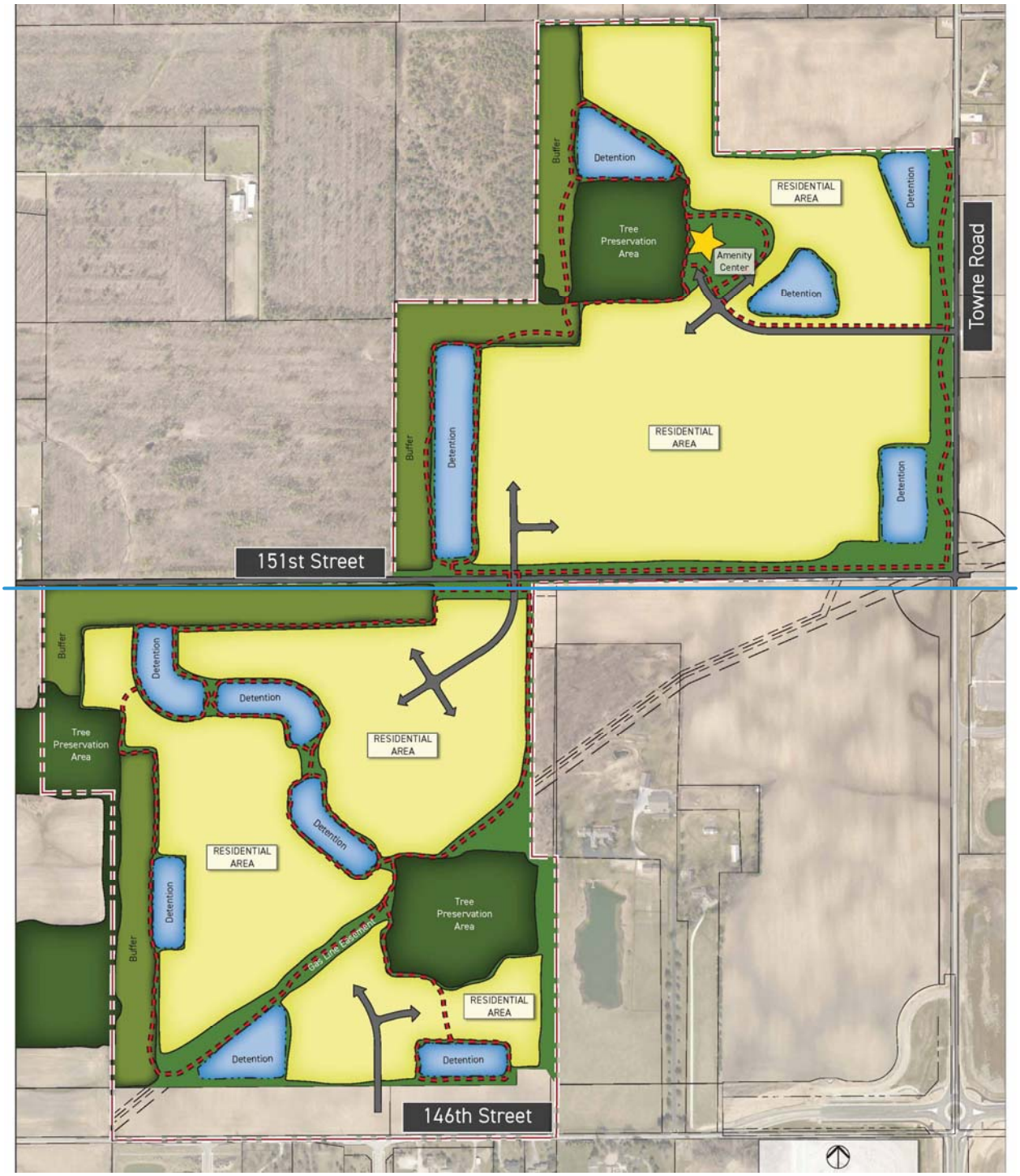


EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ~~19~~__-1910-PUD-__-~~.~~-36.

EXHIBIT C
SOUTHWEST DISRICT EXHIBIT

DOG PARK
AMENIT
TREE PRESERVATION AREA
151ST STREET
GAZEBO
YOGA LAWN
TREE PRESERVATION AREA
DOG PARK
TREE PRESERVATION AREA
146ST STREET

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

MONTEREY SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

SONOMA SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

NAPA SERIES

EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

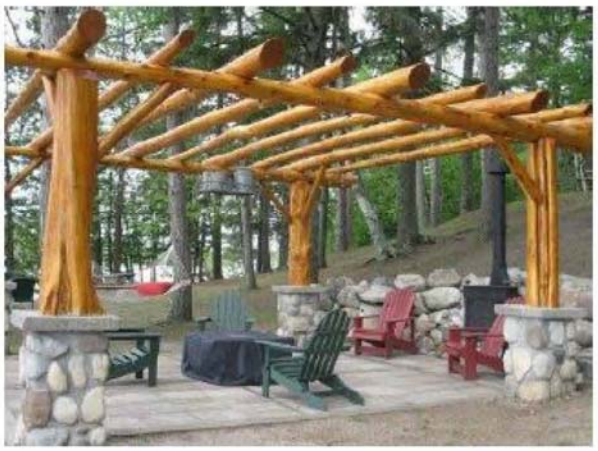
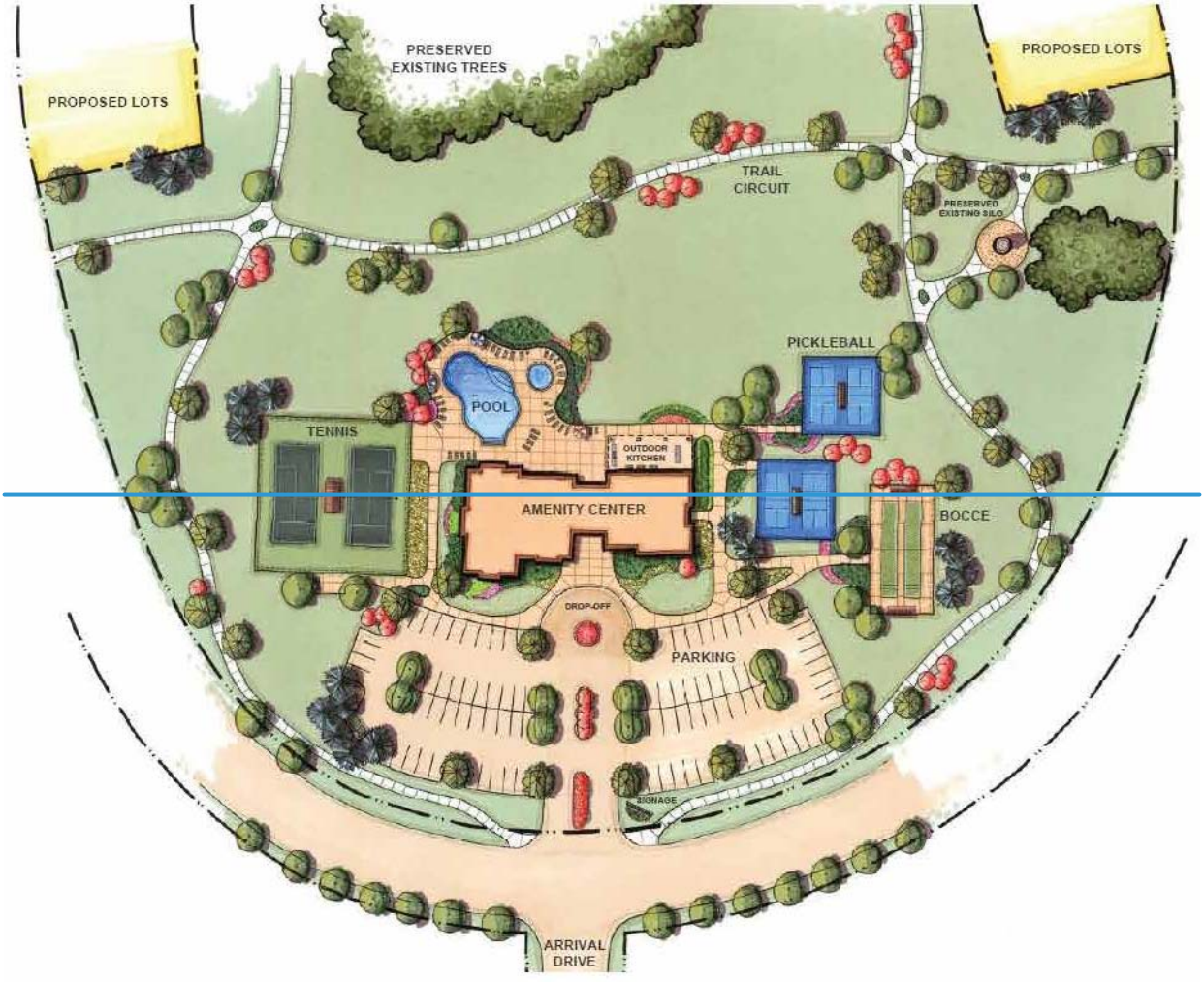
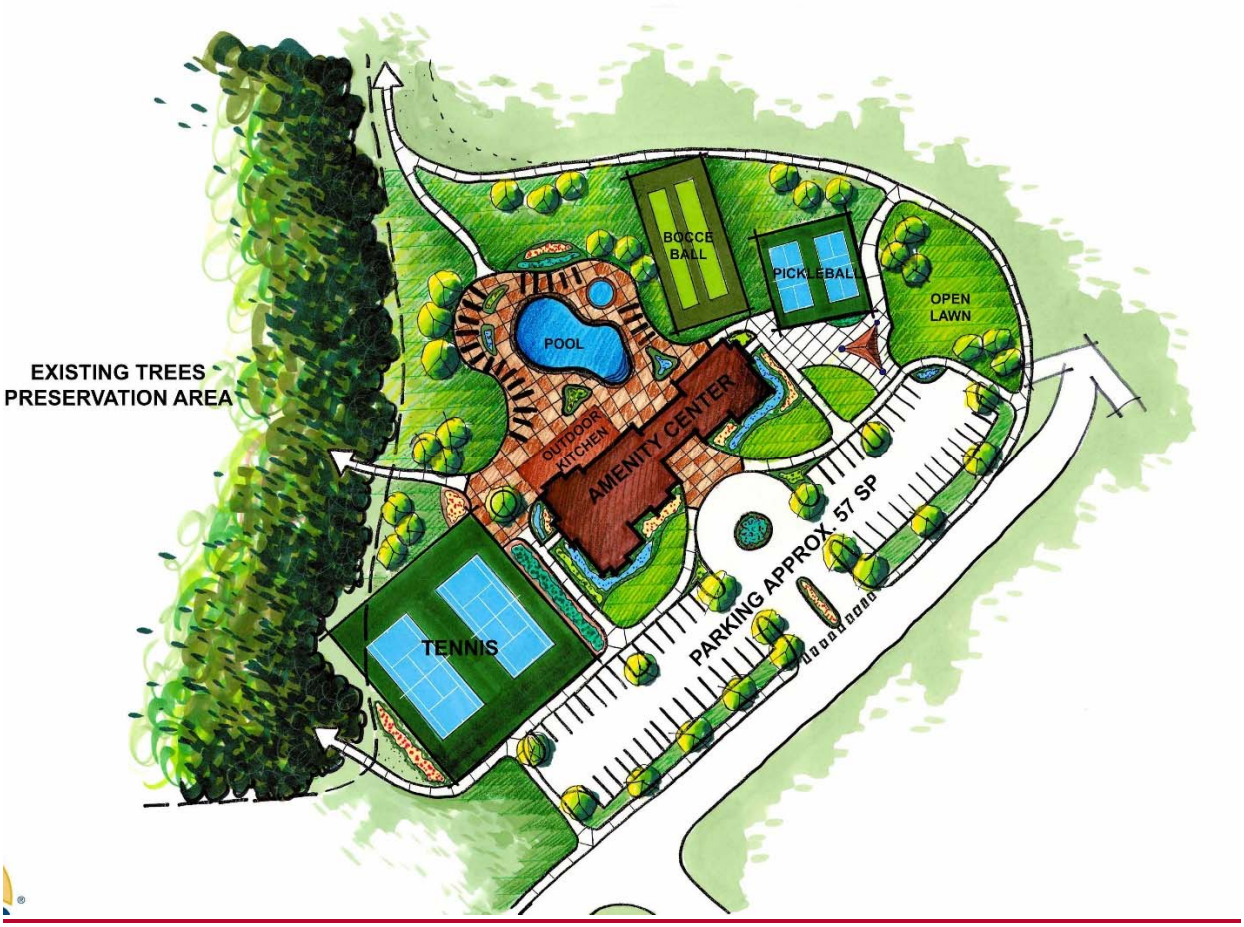


EXHIBIT E
AMENITY AND OPEN SPACE CHARACTER EXHIBITS

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT





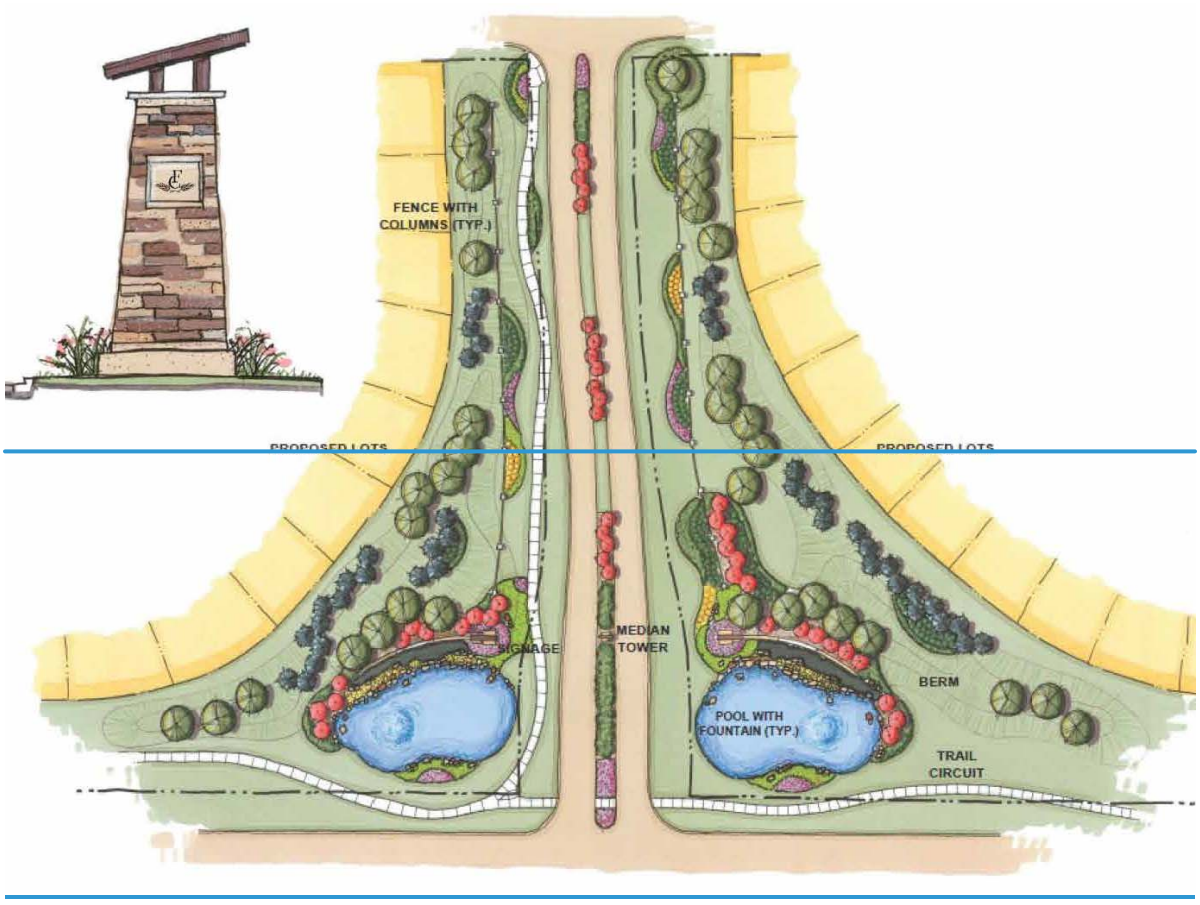
*Illustrative only – final site layout and landscaping ~~shll~~shall comply with the standards of Section 9.2 of this Ordiance.

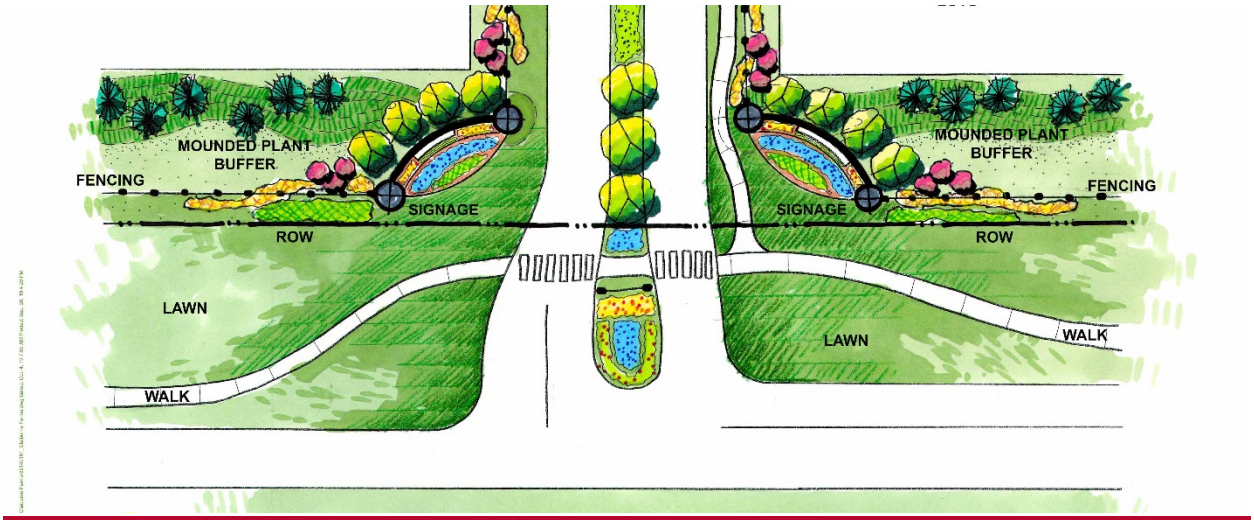
EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

EXHIBIT H
ENTRY DRIVE AND PARKWAY CHARACTER EXHIBIT

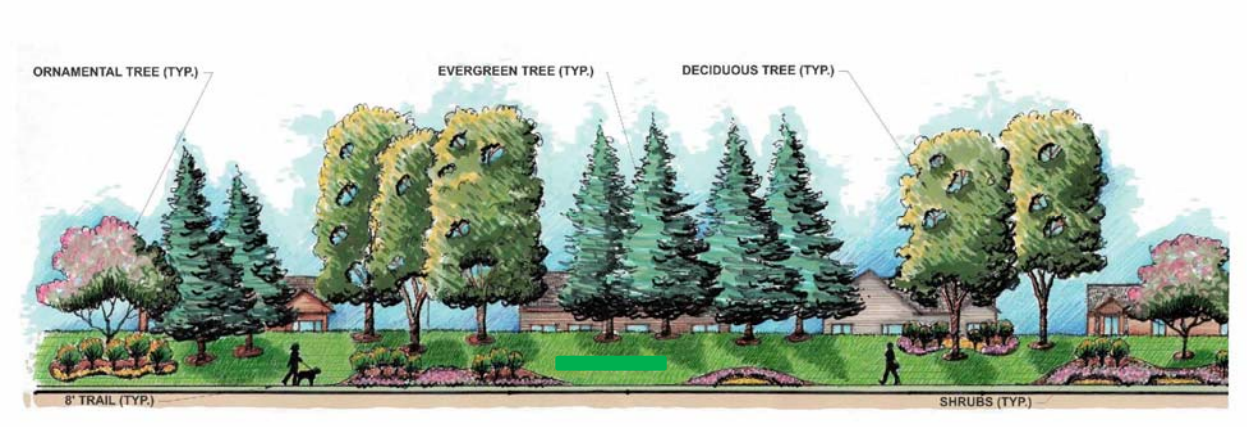




*Illustrative only – final site layout and landscaping shll comply with the standards of Section 7.2(~~C~~D) of this Ordiance.

EXHIBIT I

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



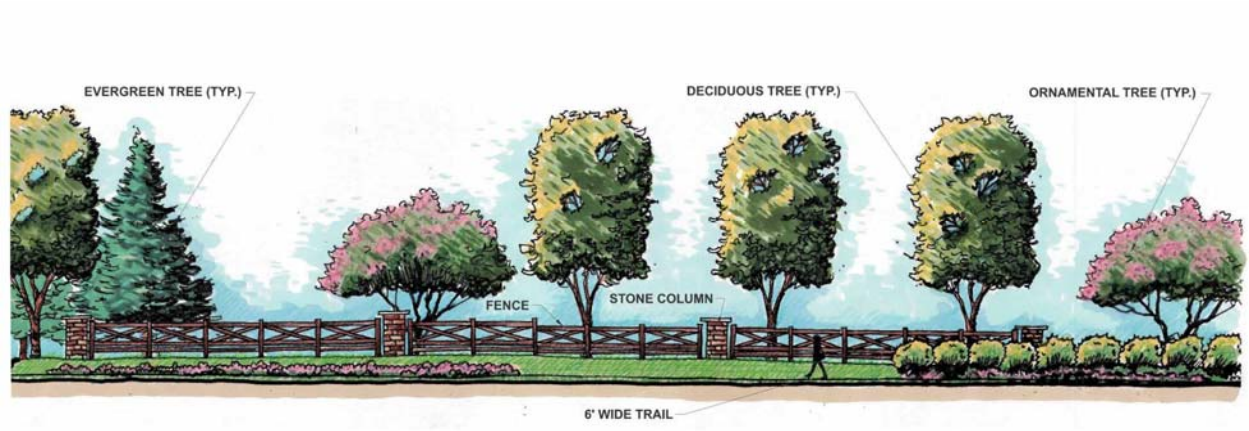


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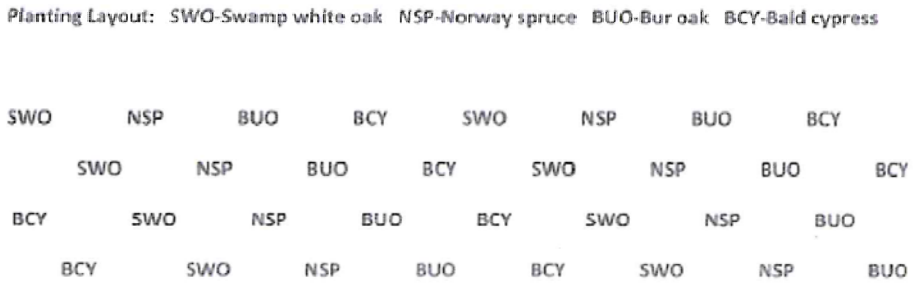
EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

The Reforestation Area should be established following these general guidelines. Variations may be appropriate as determined at the time of the Overall Development Plan and/or upon installation of the identified plantings.

1. Tree Species: The following tree species should be planted:
    a. Bur Oak (Quercus muehlenbergii)
    b. Swamp White Oak (Quercus bicolor)
    c. Norway Spruce (Picea abies)
    d. Bald Cypress (Taxodium distichum)
2. Planting Size: The minimum height at planting should be as follows:
    a. Norway Spruce:
        i. 50% of Norway Spruce: 6 feet
        ii. Remaining Norway Spruce: 5-gallon size container trees
    b. Bur Oak, Swamp White Oak, and Bald Cypress:
        i. 50% of each tree species: 15-gallon size container trees
        ii. Remaining trees: 5-gallon size container trees
3. Planting Layout: Four (4) rows of trees planted and spaced on an alternating grid of twelve (12) feet between the rows and fifteen (15) feet between the trees. Tree species should alternate within the rows, as generally shown below.



4. Substitutions: The following tree species may be substituted for Norway Spruce (Picea abies) where identified in this Exhibit J:
    a. Blue Spruce (Picea pungens)
    b. Canaertii Eastern Redcedar (Juniperus virginiana 'Canaertii')
    c. Burkii Eastern Redcedar (Juniperus virginiana 'Burkii')
    d. White Pine (Pinus strobus)

EXHIBIT J

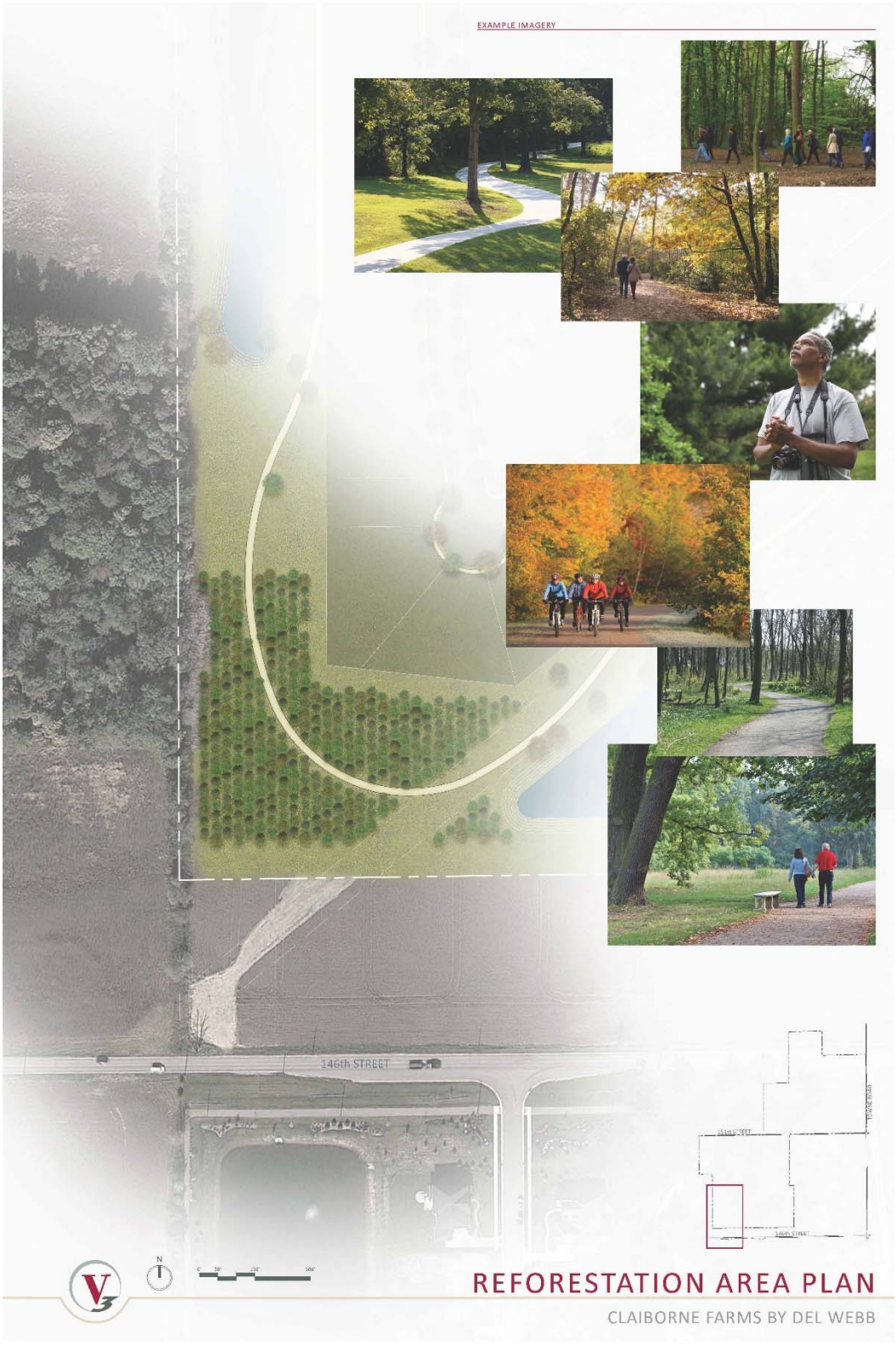
REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION STANDARDS EXHIBIT


EXAMPLE IMAGERY
146th STREET
REFORESTATION AREA PLAN
CLAIBORNE FARMS BY DEL WEBB

156ST STREET

DOG PARK

AMENITY CENTER

TREE PRESERVATION AREA

BUTTERFLY GARDEN

GAZEBO

TOWNE ROAD

151ST STREET

GAZEBO

TREE PRESERVATION AREA

YOGA LAWN

DOG PARK

TREE PRESERVATION AREA

146ST STREET

\\hrgmhnas\data\86140161\Design\PLANNING\Claiborne Farms\86140161_Claiborne Farms.dwg Saved: Oct. 17, 19 8:43 AM Plotted: Sep. 26, 19 4:20 PM

Pulte Homes

LAND PLAN

HRGreen

Del Webb

CLAIBORNE FARMS

WESTFIELD, IN

NORTH

SCALE: N.T.S.

October 16, 2019

Base mapping compiled from best available information.
All map data should be considered as preliminary, in need of verification, and subject to change.
This exhibit is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

MONTEREY SERIES

EXHIBIT D
SINGLE-FAMILY CHARACTER EXHIBIT

SONOMA SERIES

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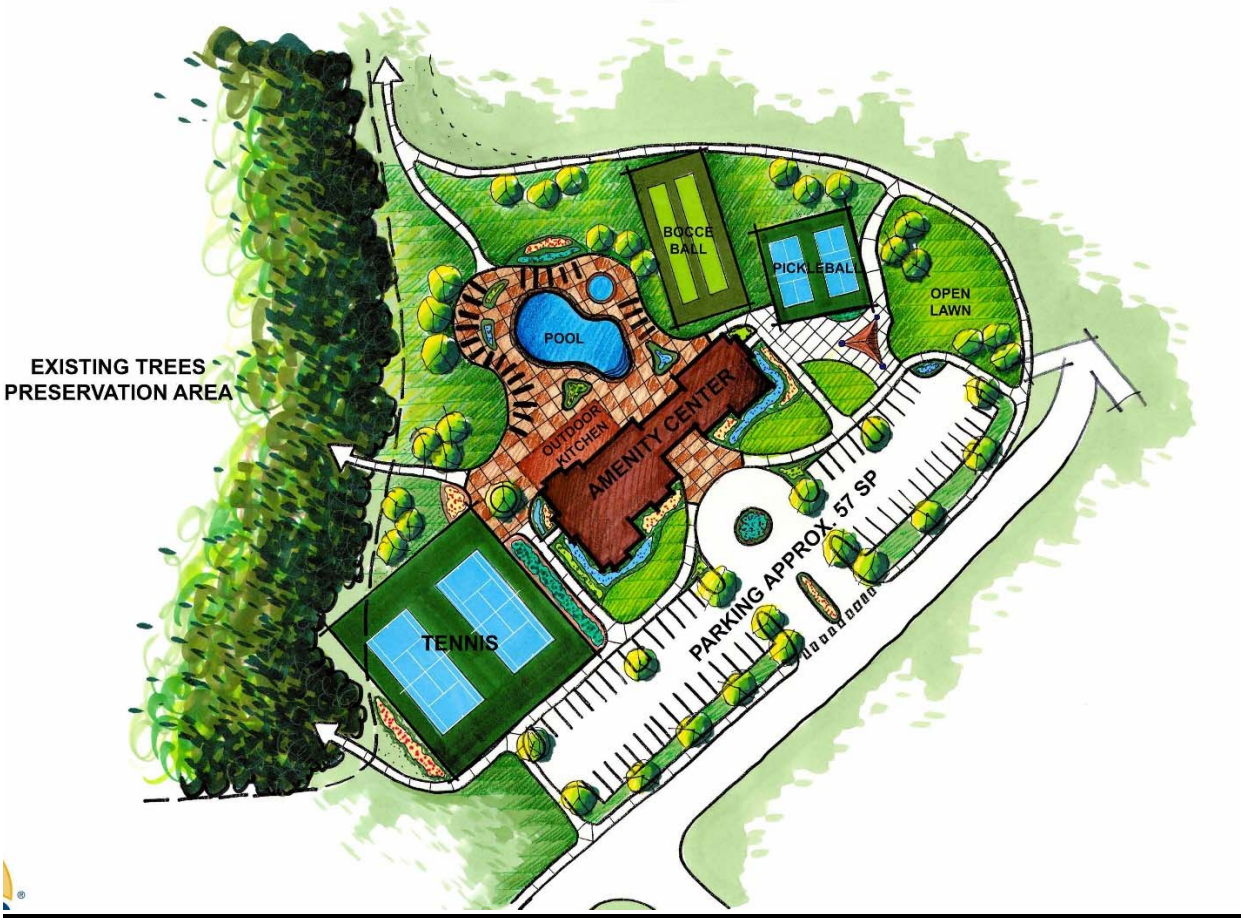
EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT



*Illustrative only – final site layout and landscaping shall comply with the standards of Section 9.2 of this Ordiance.

EXHIBIT F
AMENITY CENTER CHARACTER EXHIBIT

EXHIBIT G
BUFFER AREA CHARACTER EXHIBIT

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EXHIBIT H
ENTRY DRIVE AND PARKWAY CHARACTER EXHIBIT

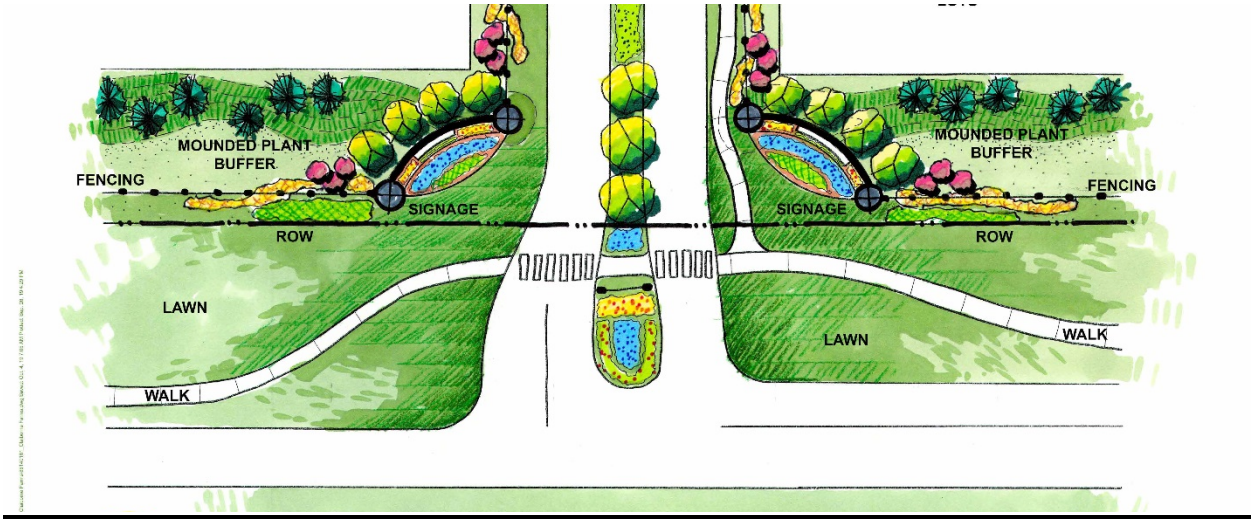

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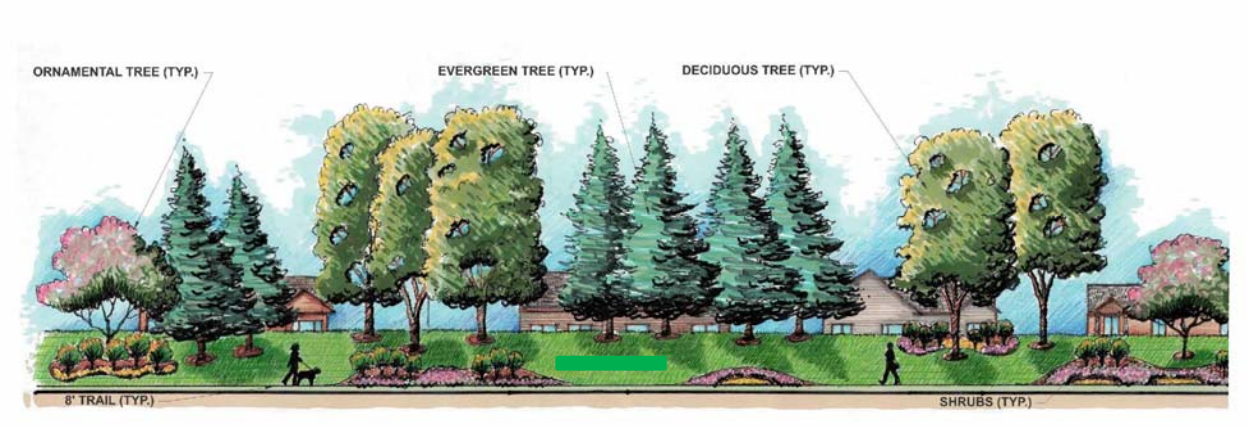
EXHIBIT I

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



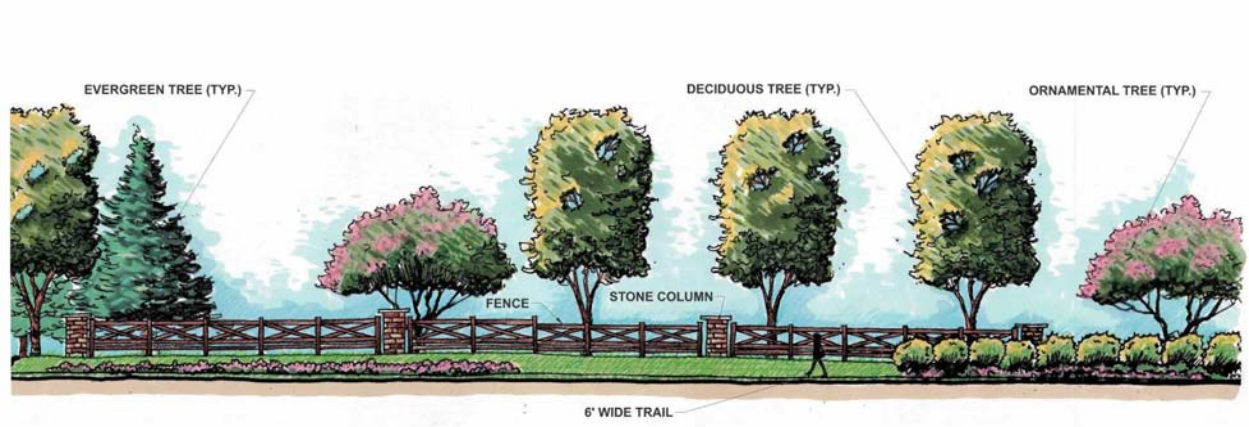


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EXHIBIT J

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    b. Swamp White Oak (Ouercus bicolor)
    c. Norway Spruce (Picea abies)
    d. Bald Cypress (Taxodium distichum)
2. Planting Size: The minimum height at planting should be as follows:
    a. Norway Spruce:
        i. 50% of Norway Spruce: 6 feet
        ii. Remaining Norway Spruce: 5-gallon size container trees
    b. Bur Oak, Swamp White Oak, and Bald Cypress:
        i. 50% of each tree species: 15-gallon size container trees
        ii. Remaining trees: 5-gallon size container trees
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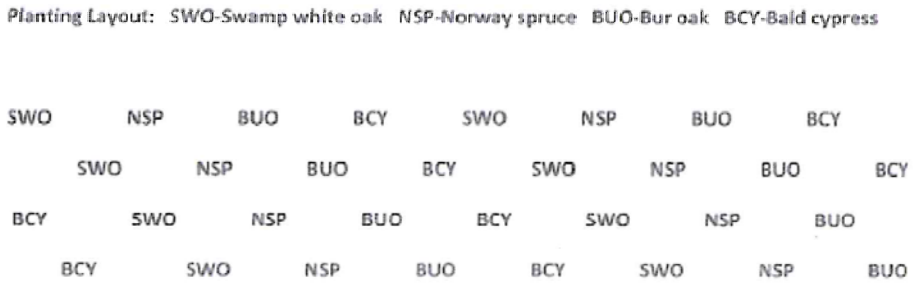


4. Substitutions: The following tree species may be substituted for Norway Spruce (Picea abies) where identified in this Exhibit J:

    a. Blue Spruce (Picea pungens)
    b. Canaertii Eastern Redcedar (Juniperus virginiana 'Canaertii')
    c. Burkii Eastern Redcedar (Juniperus virginiana 'Burkii')
    d. White Pine (Pinus strobus)

EXHIBIT J

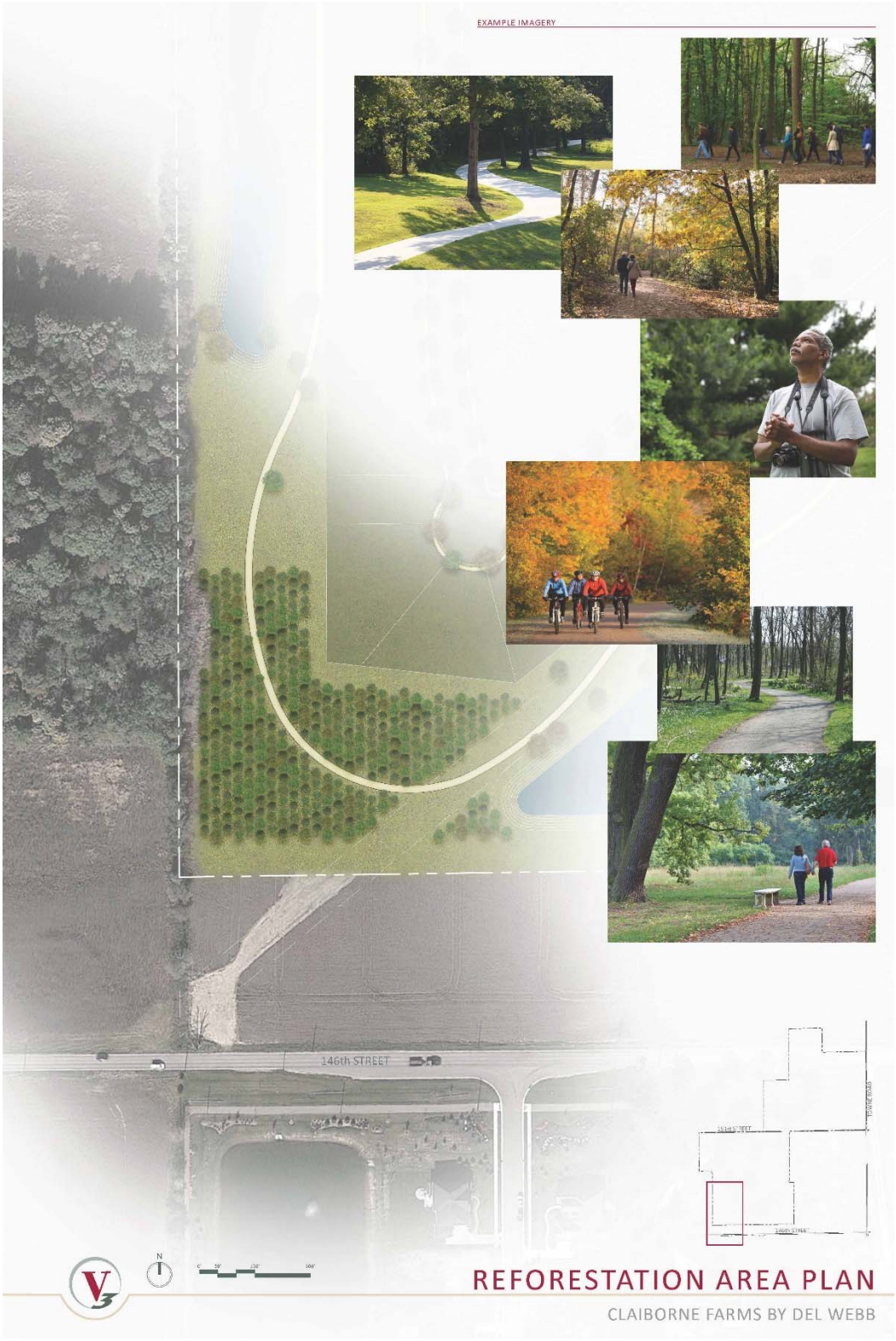
REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION AND PRAIRIE PLANTING EXHIBIT

EXHIBIT J

REFORESTATION STANDARDS EXHIBIT



Claiborne Farms by Del Webb PUD Ordinance
Neighborhood Meeting Summary

Project: **Proposed Claiborne Farms by Del Webb Planned Unit Development**

Ordinance Number: **19-46**

Docket Number: **1910-PUD-36**

Date: **September 24, 2019 at 6:30pm**

Location: **Westfield City Hall, Westfield, Indiana.**

Attendees: **Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger, LLC**

Dave Compton and Caitlin Dopher, Del Webb by Pulte Homes of Indiana, LLC

Steve Hoover, Joe Edwards, Chuck Lehman and Jim Ake – City Council

Kevin Todd – Director of Community Development

See Exhibit A: Sign-in Sheet

Meeting began at 6:30pm. Jon Dobosiewicz (JD) provided an overview of the proposal and Dave Compton overviewed aspects of the age restricted home product and Del Webb amenities.

Neighbor Comments and Questions:

1. Will any part of the proposal include retail uses?
    a. Response: No, the proposal only includes detached single-family residential.
2. How would someone receive notice if another developer or landowner was proposing retail or commercial for the area around 146th Street and Towne Road?
    a. Response: The public notice requirements for zoning petitions was explained (mailed notice, sign posting, checking City Website for Agendas) and also contacting Planning Staff for information.
3. You explained how the 35 acres south of 151st Street and the 15 acres north of 151st Street would be treated, how will the northwestern portion of the site be treated?
    a. Response: The treatment of the 35 acres south of 151st Street and the 15 acres north of 151st Street is designed to be sensitive to the Comprehensive Plan as Rural Southwest designation. The northwest portion of the site is classified by the Comprehensive Plan as New Suburban and will include a 200 foot buffer north to south from along the west perimeter and include the required bufferyard plantings per the Unified Development Ordinance, including reforestation and prairie planting areas.
4. Where is the area of the development that will include only 1 home per acre?
    a. Response: A minimum 50 acres on the western portion of the site that includes the 35 acres south of 151st Street and the 15 acres north of 151st Street and is shown on Exhibit C of the PUD is referred to as the Southwest District in the PUD and that area limits the density to a maximum of 1 home per acre and a requirement for a minimum of 60% Open Space.
5. Has a plat been filed yet?
    a. Response: No, Del Webb is only seeking rezone approval at this time. If the City Council approves the zoning request, a plat would then be prepared and filed at a later date. This would require a public

hearing process before the Plan Commission, including required public notice. Any plat that is filed would be required to comply with the approved PUD development standards.

6. Do you know when the City might be installing additional round-a-bouts in this general area?

    a. Response: Those would be Westfield construction projects. Because we do not know the timing of when those projects might occur, we suggest that you contact the City's Planning Staff for more information.

7. I don't understand your numbers; how did you calculate density?

    a. Response: The PUD requires a cap on the maximum density of the entire site at 2 homes per acre based on the overall site acreage. We are calculating density as it calculated for all development in Westfield under the City's Unified Development Ordinance.

8. I think your location map includes my property which is located along the west side of the site?

    a. Response: We will correct any of our exhibits if we need to in order to not include your property, as your property is not included in our proposal. It appears the exhibit you have was prepared by the City Planning Staff and we will ask them to revise the exhibits to not include your property.

9. If you enter your project off of 146th Street can you drive over the pipeline easement? Can you put a road over the pipeline easement?

    a. Response: Yes, roads can be constructed over pipeline easements, as long as the developer complies with all required design standards. We attended TAC this morning and representatives of the pipeline company also attended the TAC meeting and Del Webb understands the design requirements.

10. When construction of the community is complete, who controls the HOA?

    Response: Del Webb would be the Declarant and would control the HOA during development of the community and Del Webb would continue to control the HOA for a period of years. Eventually, Del Webb would transfer or "turn over" control of the HOA to a professional management company to operate the HOA on behalf of the residents of the community. The Covenants, Conditions and Restrictions that regulate the community require a professional management company to operate the HOA.

11. If the 245 acres will also include roads, ponds, open space, etc., what acreage is actually left over to develop homes? What will be the lot sizes?

    a. Response: If the question relates back to density, we are calculating the density based on how the UDO calculates density. The PUD requires lot sizes to be a minimum of 5,625 square feet. However, density and lot sizes are different standards.

12. Do you use organic chemical treatments for lawn fertilizing and pond treatment?

    a. Response: The City does not have a requirement that treatments be organic for lawn fertilizing or pond treatment.

13. What will the HOA fees be?

    a. Response: The HOA fees for the Fishers Del Webb community is approximately $265 a month. We expect the HOA fees for this Westfield Del Webb community to be slightly higher, by approximately $20 a month.

14. Can anyone outside the Del Webb community use the clubhouse?

    a. Response: No, use of the clubhouse facilities is only for residents of the Del Webb community.

15. What will happen with the 146th Street road improvements? Will there be any round-a-bouts along Town Road?

    a. Response: Improvements along 146th Street are being constructed by Hamilton County, but our general understanding is that the 146th Street cross section will be extended to the west from Towne Road to the Hamilton/Boone County line. Also, we believe frontage places will be included along 146th Street with these improvements to provided restricted access to 146th Street. Any improvements along Towne Road would be City of Westfield projects and our general understanding is that there may be round-a-bouts installed at 151st Street and 156th Street along Towne Road.

16. Are there any other Del Webb communities in Indiana?

    a. Response: Yes. Del Webb has a community in Fishers and a community in Plainfield.

17. Will there be a restaurant in the community clubhouse and what other amenities are proposed?

    a. Response: There is no plans for a restaurant in the clubhouse. The clubhouse will be a minimum of 7,000 square foot multi-million community facility. Amenities are specifically listed in the PUD and include the following, outdoor pool, multi-purpose room, work out room, reading room, bocce ball and pickle ball courts, paths and trails, dog park, community gardens. There are over 70 different clubs residents can participate in, a full time "life style" director and on-site maintenance service. Due to age-restricted aspect of community, swing sets, playgrounds and basketball goals are strictly prohibited.

18. How many home styles will there be?

    a. Response: Three (3) different home series are offered with 4 to 6 home plans per series, each including 3 to 5 different elevations, along with different color packages for homes. The result is a wide variety of homes and architectural diversity.

19. Where will people buy groceries?

    a. Response: It's difficult to predict where people may shop for groceries, however groceries exist today at 161st and Springmill and along US 31.

20. When would 1st home be available for purchase?

    a. Response: If the rezone request is approved, Del Webb would then need to file for plat approval which is a public hearing process. The 1st house may be available for purchase around the 1st quarter of 2021. Buildout would occur over approximately eight (8) after the first homes are constructed.

21. When will the clubhouse be constructed?

    a. Response: Typically, construction of a Del Webb community clubhouse begins at approximately the same time as the first home closings begin to occur. Once construction of the clubhouse begins, it can take approximately 12 to 15 months to complete.

The meeting ended at approximately 7:45 pm.

Neighborhood Meeting Sign In-Sheet

Zoning Proposal: **Clairborne Farms by Del Webb PUD Ordinance**

Petitioner: **Del Webb by Pulte Homes of Indiana, LLC**

Docket Number: **1910 – PUD - 36 (Ordinance No. 19-46)**

Neighborhood Meeting: **Tuesday, September 24, 2019 at 6:30 p.m.**
Westfield City Hall, 130 Penn Street, Westfield, IN 46074.

	NAME	ADDRESS	PHONE	EMAIL
1.	Tyler A. Black	3434 W. 151st St	(317)319-7163	CitiesAndNumbers@indy.rr.com
2.	Mark L. Spencer	3421 W. 151st St.	317-873-4058	mark.spencer76@outlook.com
3.	Ross Lauffer	2702 W 146	317 617 0430	ROSSLAUFT@HOTMAIL.com
4.	CHUCK LEHMAN	CITY OF W/F	317-413-6890	
5.	Steve Hoover	City Council	317 607 4972	
6.	JOE EDWARDS	" "	317-508-4876	joe.edwards@comcast.net
7.	JOHN LEVINSOHN	TOWNE WEST	317-870-9900	j.levinsohn@leviteatty.
8.	KEITH LASH		317-714-2120	Keith.Lash@lennar.com
9.	KEVIN TODD	City of Westfield	317.804.3170	ktodd@westfield.in.gov
10.	Bryan Baker	14445 CHARIOTS WHISPER DR	317.755.6834	bakerbbmbrasbcglobal.net
11.	Jim Ake	543 Potomac Ct.	317.730.4959	jtake1512@gmail.com
12.	MELISSA CALLAHAN	2829 W. 159th St.	317-508-0201	misscalla528@gmail.com
13.	CHRIS PAPPAS	3414 W. 151ST STREET	317-557-9930	CWRIS@MCCURDYMEEM.COM
14.	Pei Sun	11636 Willow Springs Dr. 46077	317-701 4470	psun001@yahoo.com
15.				
16.				
17.				
18.				
19.				

EXHIBIT A

Petition Number:	1906-DDP-10
Subject Site Address:	Southwest Corner of Union Street and Jersey Street (the "Property")
Petitioner:	City of Westfield (the "Petitioner")
Request:	The Petitioner requests Detailed Development Plan review of the Grand Junction Plaza on approximately 12.52 acres +/- in the Grand Junction Plaza PUD District.
Current Zoning:	Ordinance 18-40: Grand Junction Plaza PUD (1810-PUD-28)
Current Land Use:	Civic/Recreational
Approximate Acreage:	12.52 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

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

Due to the large file size of the full plan set, select/most-relevant sheets will be uploaded to the November 6, 2019, APC agenda (under **Exhibit 3**), but the full set of plans is on-file in the Community Development Department office under the 1906-DDP-10 docket number.

BACKGROUND

The Technical Advisory Committee reviewed the petition at their April 23, 2019, meeting.

DEVELOPMENT PLAN DOCUMENTATION REQUIREMENTS (Article 10.7(H) of UDO)

The plans comply.

1) Development Plan Scope: A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

2) Scale not more than 1"=100'

3) Title, scale, north arrow and date.

4) Proposed name of the development.

5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;

6) Address and legal description of the property.

7) Boundary lines of the property including all dimensions.

8) Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;

13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

14) Location and dimensions of all existing structures and paved areas.

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

16) Location of all Floodplain areas within the boundaries of the property.

17) Names of legal ditches and streams on or adjacent to the site.

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

19) Identify buildings proposed for demolition.

20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

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

The plans comply.

Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

22) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

23) 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.

24) 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.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The plans comply.

Zoning Districts (Chapter 4)

25) LB-H District (Article 4.14)

Overlay Districts (Chapter 5)

26) State Highway 32 Overlay District (Article 5.3) – Not applicable to Downtown Westfield.

27) Floodplain Overlay District (Article 5.5)

28) Wellhead Protection District Overlay (Article 5.7)

Development Standards (Chapter 6)

29) Accessory Use and Building Standards (Article 6.1)
30) Architectural Standards (Article 6.3)
31) Building Standards (Article 6.4) – Substantially similar with Character Exhibits of Ord. 18-40
32) Height Standards (Article 6.6)
33) Landscaping Standards (Article 6.8)
    a) Article 6.8(H)(2) Service and Loading Areas – Shall not apply per Ord. 18-40
    b) Article 6.8(I) Detention and Retention Areas – Shall not apply per Ord. 18-40
    c) Article 6.8(K) Minimum Lot Landscaping (6.3 acre plaza area, Institutional use)

       Shade Trees – 13 required, 221 provided

       Ornamental/Evergreen Trees – 19 required, 36 provided

       Shrubs – 63 required, 766 provided
    d) Article 6.8(L) Foundation Plantings – Shall not apply per Ord. 18-40
    e) Article 6.8(M) External Street Frontage Landscaping – Shall not apply per Ord. 18-40
    f) Article 6.8(N) Buffer Yard – Shall not apply per Ord. 18-40
    g) Article 6.8(O) Parking Area Landscaping – Shall not apply per Ord. 18-40

34) Lighting Standards (Article 6.9) – Substantial compliance with Lighting Plan of Ord. 18-40. Full lighting plans available on-file with the Department.
21) Lot Standards (Article 6.10)
22) Outdoor Storage and Display (Article 6.21)
24) Outdoor Café and Eating Areas (Article 6.13)
25) Parking Standards (Article 6.14)
26) Performance Standards (Article 6.15)
27) Setback Standards (Article 6.16)
28) Sign Standards (Article 6.17) – Signs are not reviewed and approved as part of a Detailed Development Plan application. Subsequent sign permit(s) will be administratively reviewed and approved by the Department.
29) Vision Clearance Standards (Article 6.19)
30) Yard Standards (Article 6.21)

Design Standards (Chapter 8)

31) Block Standards (Article 8.1)
32) Easement Standards (Article 8.3)
33) Monument and Marker Standards (Article 8.5)
34) Open Space and Amenity Standards (Article 8.6)
35) Pedestrian Network Standards (Article 8.7)
36) Storm Water Standards (Article 8.8)
37) Streets and Right-of-Way Standards (Article 8.9)
38) Street Light Standards (Article 8.10)
39) Street Sign Standards (Article 8.11)
40) Surety Standards (Article 8.12)

GRAND JUNCTION PLAZA PUD STANDARDS (Ord. 18-40)

The plans comply.

41) Architectural Standards – New buildings in Area A shall be substantially similar in quality and character with the Character Exhibit (Exhibit C) of the Grand Junction Plaza PUD Ordinance.

42) Landscaping Standards

Minimum Lot Landscaping Requirements

a) All other planting requirements from Article 6.8 do not apply, per the Grand Junction Plaza PUD Ordinance 18-40.

43) Outside Storage and Display – Standards from Article 6.12 do not apply, per the Grand Junction Plaza PUD Ordinance.
44) Parking and Loading Standards – Standards from Article 6.12 do not apply, per the Grand Junction Plaza PUD Ordinance.
45) Performance Standards – Standards from Article 6.12 do not apply, per the Grand Junction Plaza PUD Ordinance.
46) Sign Standards – Signs are not reviewed and approved as part of a Detailed Development Plan application. Subsequent sign permit(s) will be administratively reviewed and approved by the Department.

DEPARTMENT COMMENTS

1. **The Detailed Development Plan complies with the applicable zoning ordinances.**
2. **Action: Staff recommends approving the petition with the following conditions:**
    1. **The associated Secondary Plat (1905-SFP-27) be recorded prior the issuance of an Improvement Location Permit; and,**
    2. **All necessary approvals be obtained from the Westfield Public Works Department, the County Surveyor's Office, the Indiana Department of Natural Resources, and the Westfield Fire Department prior to the approval of an Improvement Location Permit.**
3. If any Plan Commission member has questions prior to the meeting, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

GRAND JUNCTION PLAZA

GRAND JUNCTION PLAZA

100% CONSTRUCTION DOCUMENTS

SET 1 OF 2

DISCIPLINES INCLUDED
CIVIL
LANDSCAPE
SITE STRUCTURE
IRRIGATION
LIGHTING
SITE SIGNAGE
FOUNTAIN
ICE RINK

PREPARED FOR:

OWNER

CITY OF Westfield INDIANA

DEPARTMENT OF PUBLIC WORKS
2728 East 171st Street
Westfield, IN 46074
317-804-3103

PREPARED BY:

Land DAVID RUBIN Collective

57 NORTH SECOND STREET
PHILADELPHIA, PA 19106
215-383-0540

PROJECT:
Grand Junction Plaza

CITY OF Westfield INDIANA

CLIENT:
City of Westfield
Department of Public Works
2728 East 171st Street, Westfield, IN 46074
TEL:317.804.3103

Land DAVID RUBIN Collective

DESIGN LEAD/ LANDSCAPE ARCHITECT:
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Philadelphia, PA 19106
TEL: 215.383.0640

DESIGN ARCHITECT:
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ARCHITECT OF RECORD:
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101 South Pennsylvania Street
Indianapolis, IN 46204
TEL:317.633.4040

LIGHTING DESIGNER:
Lorraine Tillett Lighting Design Associates (LTDA)
15 Maiden Lane, Suite 508
New York, NY 10038
TEL:212.766.0144

FOUNTAIN AND ICE RINK DESIGNER:
Stantec Inc.
2335 Highway 36 West
Saint Paul, MN 55113
TEL:651.636.4600

MAINTENANCE & OPERATIONS:
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1202 Raritan Avenue
Highland Park, NJ 508904
TEL:732.572.6626

SIGNAGE & WAYFINDING:
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460C King Street West
Toronto ON, M5V3M4
TEL:416.306.6401

STRUCTURAL & FACADE ENGINEER:
Laufs Engineering Design, LLC (LED)
46-01 5th Street, 2nd Floor Loft
Long Island City, NY 11101
TEL:12.529.3905

STRUCTURAL & SITE ENGINEER:
Fink Roberts & Petrie, Inc. (FRP)
9449 Priority Way West Drive, Suite 200
Indianapolis, IN 46240
TEL:317.872.8400

CIVIL ENGINEER:
VS Engineering, Inc.
4275 N. High School Road
Indianapolis, IN 46268
TEL:800.423.7421

MEP & ACOUSTICAL ENGINEER:
IMEG Corp.
8900 Keystone Crossing, Suite 210
Indianapolis, IN 46254
TEL:317.848.5045

IRRIGATION CONSULTANT:
Lynch & Associates, Ltd.
236 Severn Drive
Annapolis, MD 21401
TEL: 410.224.5640

CODE CONSULTANT:
RTM Consultants, Inc.
6640 Parkdale Place, Suite J
Indianapolis, IN 46254
TEL:317.329.7700

THEATRE CONSULTANT:
Theatre Projects Consultants
47 Water Street
South Norwalk, CT 06854
TEL:203.299.0830

FACADE CONSULTANT:
LMP North America Ltd.
379 West Broadway
New York NY 10012
TEL:212.529.3905

SPECIFICATION CONSULTANT:
Wilson Consulting Inc.
7 E Lancaster Avenue, Suite 300
Ardmore, PA 19003
TEL:610.668.3511

ISSUED FOR:

1	100% Construction Documentation	May 31, 2019

SEAL

SHEET NAME

COVER SHEET

LAND COLLECTIVE © 2015

Date: 31 MAY 2019
Scale:
Drawn by:
LC Job No.: 1518
Sheet No.: G-000

Y:\LC PROJECTS\2015\1518 GRAND JUNCTION PLAZA\CAD\DGN\LAND COLLECTIVE\PLOTSHEETS\1518-G-000-COV.DWG

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C-0.0	3	CIVIL COVER SHEET
C-1.0	4	RULE 5 INDEX
C-1.1	5	PRE-CONSTRUCTION EROSION CONTROL PLAN
C-1.2	6	CONSTRUCTION EROSION CONTROL PLAN
C-1.3	7	EROSION CONTROL DETAILS
C-1.4	8	EROSION CONTROL DETAILS
C-1.5	9	EROSION CONTROL DETAILS
C-2.0	10	PLAN AND PROFILE
C-2.1	11	SMALL STRUCTURE GENERAL PLAN
C-2.2	12	INTERSECTION DETAILS
C-2.3	13	ROADWAY DETAILS
C-2.4	14	PAVEMENT MARKING & SIGN DETAILS
C-4.0	15	SANITARY SEWER PLAN
C-4.1	16	SANITARY SEWER PROFILES
C-4.2	17	POTABLE WATER PLAN
C-4.3	18	SANITARY SEWER UTILITY DETAILS
C-4.4	19	POTABLE WATER UTILITY DETAILS
C-4.5	20	SANITARY SEWER DATA TABLES
C-4.6	21	MECHANICAL LINE PATH
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C-5.8	31	DRAINAGE DETAILS
C-5.9	32	EJIW FRAME AND CASTING DETAILS
C-5.10	33	NYLOPLAST CASTING AND DRAINAGE DETAILS
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L-003	35	DEMOLITION PLAN
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L-240	41	MATERIALS PLAN - SOUTHEAST QUADRANT
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L-252	43	MATERIALS PLAN - PAVING/ PATTERN ALIGNMENT
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L-254	45	MATERIALS PLAN - STONE FINISHES
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L-355	56	LAYOUT PLAN - BOARDWALK FOOTRAIL
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L-612	76	DETAILS LAWN EDGE AND STAIRS
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L-651	84	DETAILS RAILINGS - TYPE A
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L-653	86	DETAILS - BRIDGE DETAILING
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L-662	89	DETAILS - BOARDWALK
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SW-202	132	SIGNAGE MESSAGE SCHEDULE
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SW-205	135	FACILITY ID
SW-206	136	FACILITY ID
SW-207	137	FACILITY ID
SW-208	138	FACILITY ID
SW-209	139	BIKE PARKING ID
SW-210	140	WAYFINDING LARGE
SW-211	141	WAYFINDING LARGE LOCATIONS
SW-212	142	WAYFINDING SMALL
SW-213	143	WAYFINDING SMALL LOCATIONS
SW-214	144	WAYFINDING ACESSIBILITY PANEL
SW-215	145	PARK DIRECTORY
SW-216	146	PARK DIRECTORY LOCATIONS
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Y:\LC PROJECTS\2015\1518 GRAND JUNCTION PLAZA\CAD\SDR\LAND COLLECTIVE\PLOTS\SHEET\S1518-G-001-INDEX.DWG

PROJECT:

Grand Junction Plaza

CITY OF Westfield INDIANA

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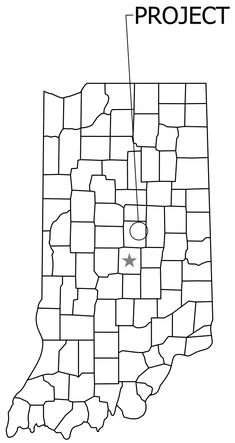
CITY OF WESTFIELD GRAND JUNCTION PLAZA

MILL STREET & JERSEY STREET

WESTFIELD, INDIANA 46074

PROJECT #15-3402 GRAND JUNCTION PLAZA



STATE LOCATION MAP

COUNTY LOCATION MAP

1" = 1000'

DRAWING INDEX	
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C 1.0	RULE 5 INDEX
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C 1.2	EROSION CONTROL PLAN - CONSTRUCTION
C 1.3	EROSION CONTROL DETAILS
C 1.4	EROSION CONTROL DETAILS
C 1.5	EROSION CONTROL DETAILS
C 2.0	PLAN AND PROFILE
C 2.1	SMALL STRUCTURE GENERAL PLAN
C 2.2	INTERSECTION DETAILS
C 2.3	ROADWAY DETAILS
C 2.4	PAVEMENT MARKING & SIGN DETAILS
C 4.0	SANITARY SEWER PLAN
C 4.1	SANITARY SEWER PROFILES
C 4.2	POTABLE WATER PLAN
C 4.3	SANITARY SEWER UTILITY DETAILS
C 4.4	POTABLE WATER UTILITY DETAILS
C 4.5	SANITARY SEWER DATA TABLES
C 4.6	MECHANICAL PIPING LAYOUT
C 4.7	MECHANICAL PIPING PROFILES AND DETAILS
C 5.0	OVERALL DRAINAGE PLAN
C 5.1	DRAINAGE PLANS - AREA "A"
C 5.2	DRAINAGE PLANS - AREA "B"
C 5.3	DRAINAGE PLANS - AREA "C"
C 5.4	DRAINAGE PLANS - AREA "D"
C 5.5	DRAINAGE PLANS - AREA "E"
C 5.6	DRAINAGE DETAILS
C 5.7	DRAINAGE DETAILS
C 5.8	DRAINAGE DETAILS
C 5.9	DRAINAGE DETAILS
C 5.10	DRAINAGE DETAILS

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GAS & EECTRIC
GAS CITIZENS ENERGY GROUP
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WATER
WATER CITIZENS ENERGY GROUP
2020 MERIDIAN ST.
INDIANAPOLIS, IN 46204
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INDIANAPOLIS, INDIANA 46220
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UTILITY HOTLINE: INDIANA 811 (ONE CALL) OR 1-800-382-5544.

NOTE
THE ABOVE LIST CONSTITUTES SOME, IF NOT ALL, OF THE UTILITY COMPANIES WHICH MAY PROVIDE SERVICE IN THE AREA OF, AND ADJACENT TO, THE SUBJECT PROJECT, BASED UPON THE INFORMATION AVAILABLE THROUGH INDIANA 811L AND THE INDOT UTILITY COMPANY LIST, AND ANY INCIDENTAL VISUAL INSPECTION. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.

THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

INDIANA UNDERGROUND UTILITY LOCATE SERVICE
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100% CONSTRUCTION DOCUMENTATION
MAY 31, 2019

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TENANT:
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www.vsengineering.com

JONATHAN M. KIPLING REGISTERED No. PE11012004 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED Jonathan M. Kipling DATE MAY 31, 2019

CIVIL ENGINEER

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Grand Junction Plaza

CITY OF Westfield INDIANA

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SHEET NAME

SITE PLAN

N

0' 30' 60'

SCALE: 1" = 30'-0"

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Date: 27 JAN 2017	Sheet No.: L-101
Scale: 1" = 30'-0"	
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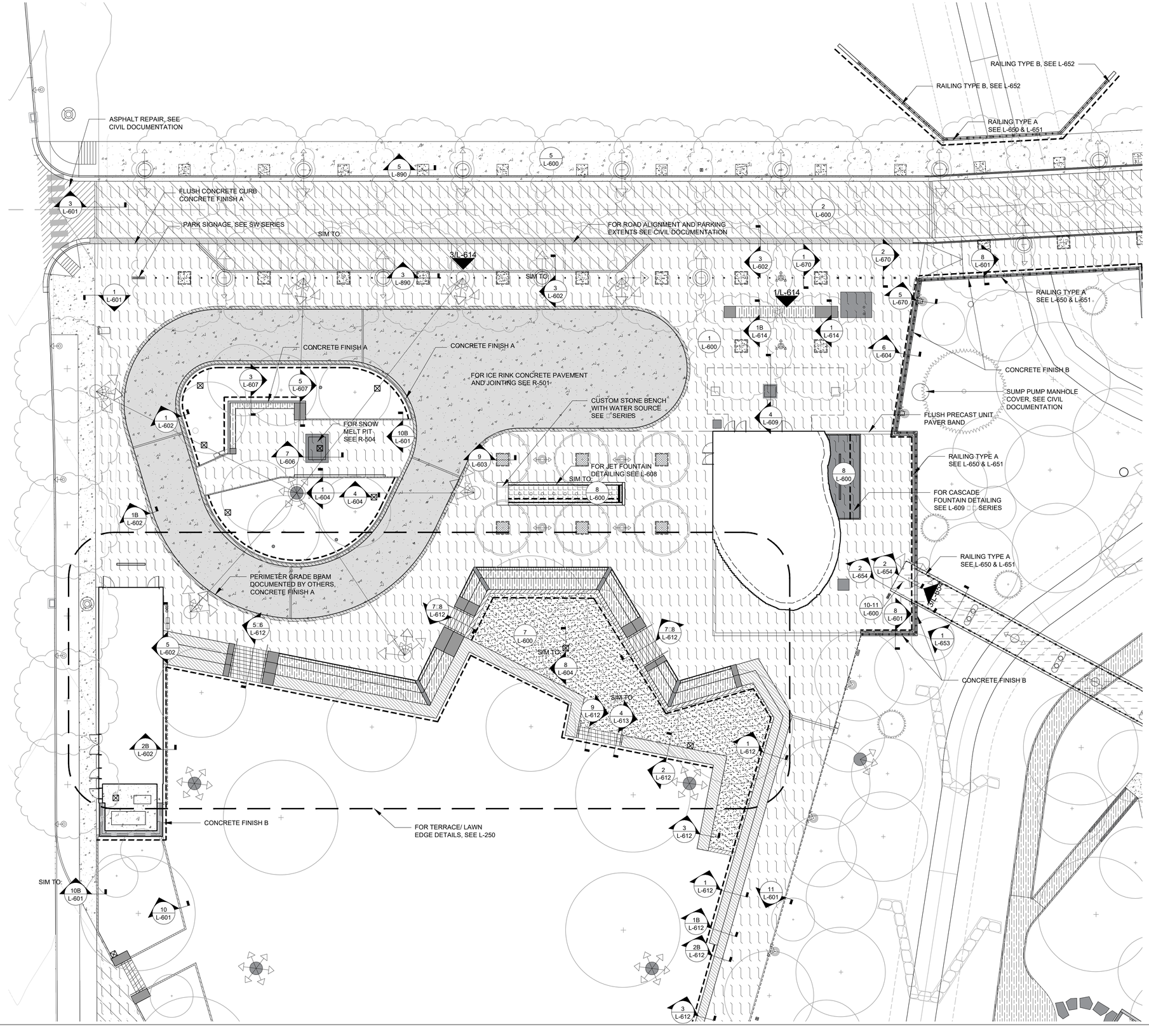
LC Job No.: 1518	

LEGEND

- PRECAST UNIT PAVERS - VEHICULAR GRADE
- PRECAST UNIT PAVERS - INDOT GRADE
- MORTARED PRECAST UNIT PAVERS - VEHICULAR GRADE
- C.I.P. CONCRETE PAVING (BRUSHED FINISH) PEDESTRIAN GRADE
- C.I.P. CONCRETE PAVING WITH REFRIGERATION
- STONE PAVEMENT AT JET FOUNTAIN
- C.I.P. CONCRETE CURB
- C.I.P. FLUSH CONCRETE CURB
- WOOD DECKING / BRIDGE
- BOARDWALK WITH CONCRETE FOOTER
- FLUSH LIMESTONE PAVEMENT
- STONE FINES
- LIMESTONE BLOCK BOOKEND
- LIMESTONE BLOCK
- CUSTOM WOOD TERRACE SEATING
- CONCRETE RETAINING WALL - SEE GRADING PLAN FOR WALL HEIGHTS
- LIMESTONE CURB
- PRECAST CONCRETE STAIRS
- STONE STAIRS
- BOULDER STEPPING STONES
- STEEL EDGING
- LOUVERED FENCE, SEE ARCHITECTURAL DRAWINGS
- TREE PIT WITH STEEL EDGING, SEE 5-L/603
- TREE GRATE, SEE 5-L/603
- HANDRAIL
- RAILING
- DRINKING FOUNTAIN
- BOLLARDS (FIXED)
- BOLLARDS (REMOVABLE)
- PRECAST UNIT PAVING MANHOLE COVER, SEE DETAIL 6-L/603
- BOARDWALK FOOTRAIL
- ICE RINK PERIMETER CURB
- UNDERDRAINAGE, SEE CIVIL DOCUMENTATION
- WASHED AGGREGATE STONE AT SURFACE
- LIGHT FIXTURES SEE LT SERIES
- TRASH/RECYCLING CANS (LOCATION TO BE COORDINATED IN FIELD)

NOTES:
1. FOR ICE RINK REFRIGERATION, JOINTING, AND MECHANICS, SEE R SERIES
2. FOR JERSEY STREET CULVERT AND ASSOCIATED WALLS, SEE CIVIL
3. FOR CONCRETE JOINTING, SEE L/350-353
4. FOR RETAINING WALL DETAILING, SEE SS-SERIES
5. FOR IRRIGATION, SEE IR SERIES
6. FOR ROOT BARRIER EXTENTS, SEE SOILS PLAN, L-700



PROJECT:

Grand Junction Plaza

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City of Westfield
Department of Public Works
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MATERIALS PLAN - Northwest □uadrant

N

0' 4' 8' 16' 32'

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- PRECAST UNIT PAVERS - VEHICULAR GRADE
- PRECAST UNIT PAVERS - INDOT GRADE
- C.I.P. CONCRETE PAVING (BRUSHED FINISH) PEDESTRIAN GRADE
- C.I.P. CONCRETE PAVING (EXPOSED AGGREGATE FINISH) PEDESTRIAN GRADE
- C.I.P. CONCRETE PAVING (EXPOSED AGGREGATE FINISH) VEHICULAR GRADE
- WOOD DECKING / BRIDGE
- BOARDWALK WITH CONCRETE FOOTER
- FLUSH LIMESTONE PAVEMENT
- STONE FINES
- LIMESTONE BLOCK BOOKEND
- LIMESTONE BLOCK
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- LIMESTONE CURB
- STONE STAIRS
- PRECAST CONCRETE STAIRS
- FLUSH NATURAL LIMESTONE PAVERS
- NATURAL STONE STEPS
- CIP CONCRETE STAIRS
- BOULDER STEPPING STONES
- LOUVERED FENCE, SEE ARCHITECTURAL DRAWINGS
- STEEL EDGING
- HANDRAIL
- RAILING
- DRINKING FOUNTAIN
- BOLLARDS (FIXED)
- BOLLARDS (REMOVABLE)
- BOARDWALK FOOTRAIL
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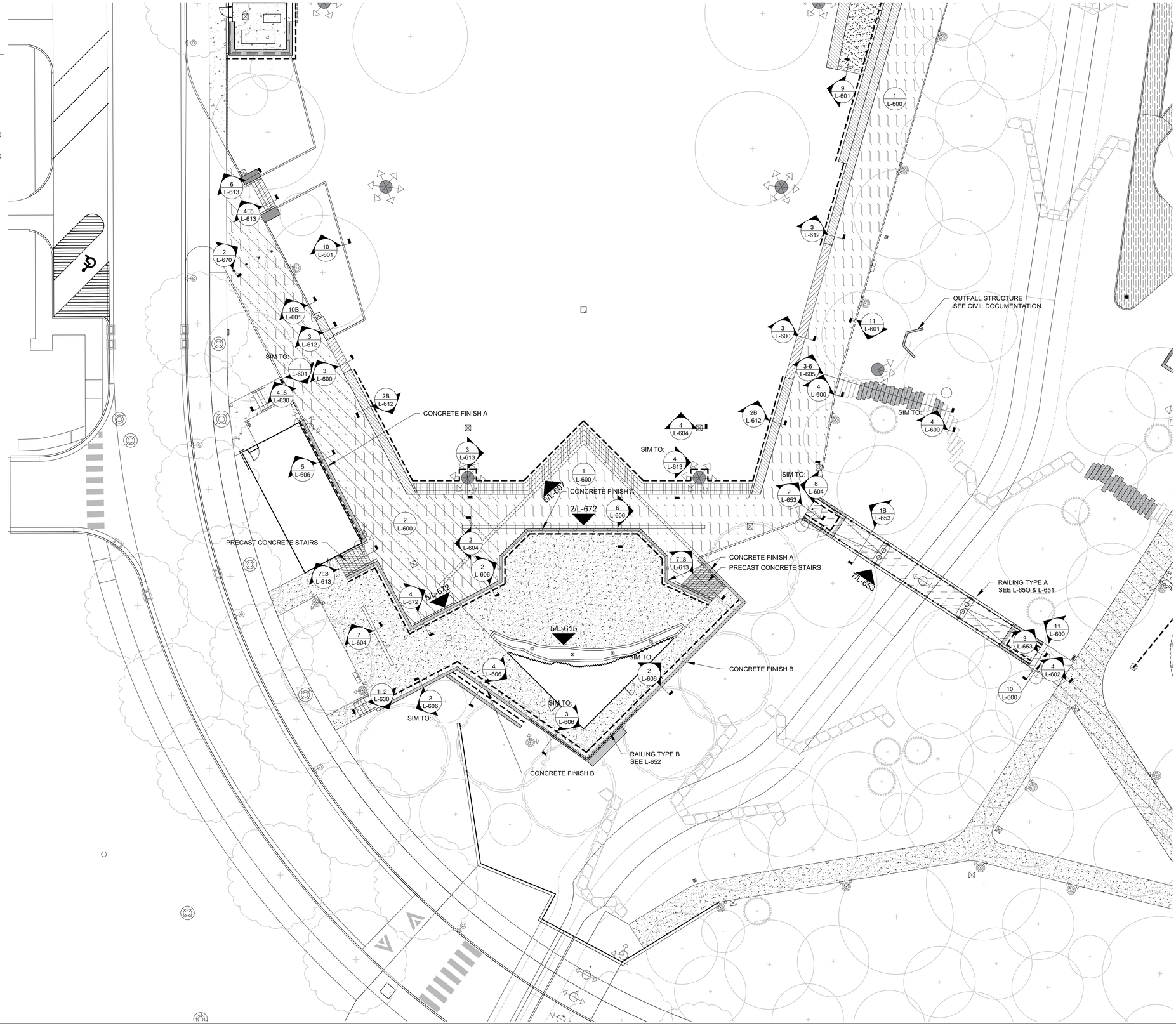

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SHEET NAME

MATERIALS PLAN - Southwest □uadrant

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- STONE PAVEMENT AT JET FOUNTAIN
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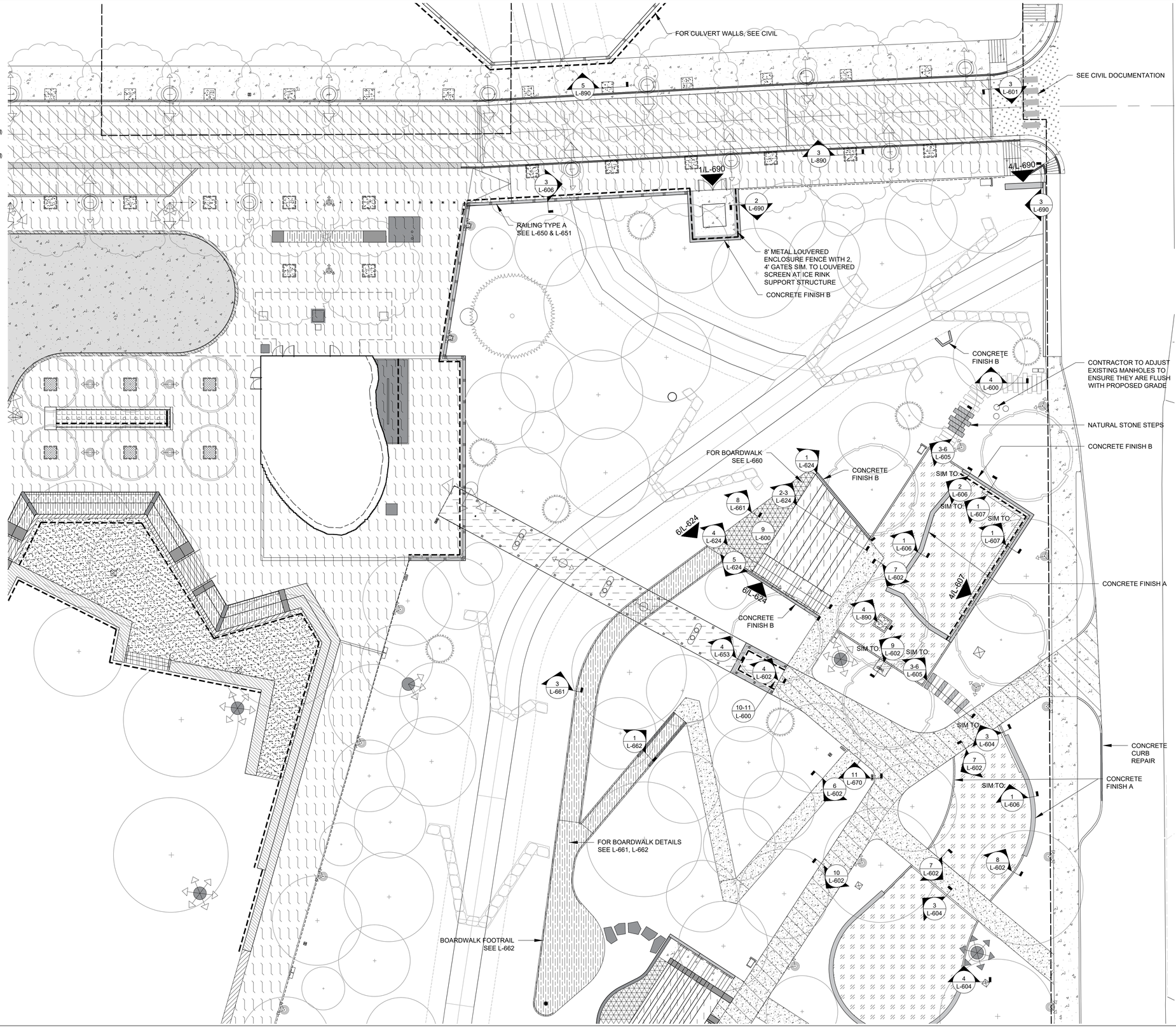
- BOLLARDS (FIXED)
- BOLLARDS (REMOVABLE)
- PRECAST UNIT PAVER TRAY
- BOARDWALK FOOTRAIL
- C.I.P. CONCRETE PAVING WITH REFRIGERATION
- ICE RINK PERIMETER CURB
- STREETLIFE HIGH BACK CLIFF HANGER BENCH
- CUSTOM WOOD SEATING
- POURED IN PLACE SAFETY SURFACE (NOT IN CONTRACT SCOPE)
- UNDERDRAINAGE, SEE CIVIL DOCUMENTATION
- TREE GRATE, SEE 5-L/603
- FLUSH WOOD DECKING TO MATCH WETLAND AMPHITHEATER AND CONFLUENCE SEATING
- TRASH/RECYCLING CANS (LOCATION TO BE COORDINATED IN FIELD)

NOTE: FOR UNDERDRAINAGE FOR CONFLUENCE SEATING SEE SS-355



PROJECT:

Grand Junction Plaza

CITY OF Westfield INDIANA

CLIENT:
City of Westfield
Department of Public Works
2728 East 171st Street, Westfield, IN 46074
TEL: 317.804.3103

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SPECIFICATION CONSULTANT:
Wilson Consulting Inc.
7 E Lancaster Avenue, Suite 300
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TEL: 610.668.3511

ISSUED FOR:

1	100% Construction Documentation	Jan. 27, 2017

SEAL

DAVID A RUBIN REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

MATERIALS PLAN - Northeast quadrant

N

0' 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

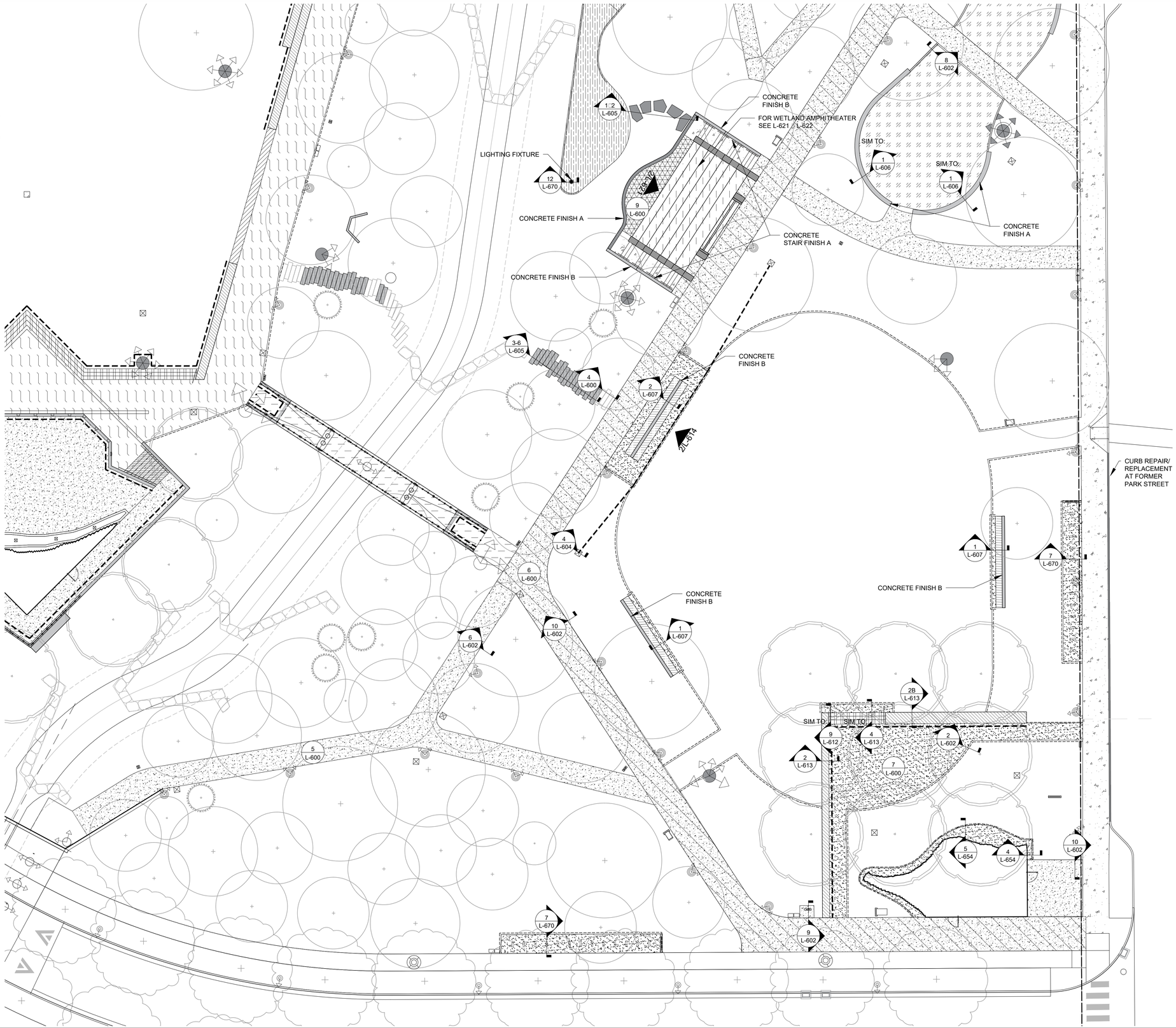
LAND COLLECTIVE © 2015

Date: 27 JAN 2017	Sheet No.: L-230
Scale: 1/16" = 1'-0"	
Drawn by: EH, DE	
LC Job No.: 1518	

Y:\LC PROJECTS\2015\1518 GRAND JUNCTION PLAZA\CAD\ADDA\LAND COLLECTIVE\PLOTSHEET\151518-L-230MP-NORTHEAST - LIAD.DWG

LEGEND

- PRECAST UNIT PAVERS - VEHICULAR GRADE
- C.I.P. CONCRETE PAVING (BRUSHED FINISH) PEDESTRIAN GRADE
- C.I.P. CONCRETE PAVING (EXPOSED AGGREGATE FINISH) PEDESTRIAN GRADE
- C.I.P. CONCRETE PAVING (EXPOSED AGGREGATE FINISH) VEHICULAR GRADE
- WOOD DECKING / BRIDGE
- BOARDWALK WITH CONCRETE FOOTER
- FLUSH LIMESTONE PAVEMENT
- STONE FINES
- LIMESTONE BLOCK
- LIMESTONE BLOCK BOOKEND
- CONCRETE RETAINING WALL - SEE GRADING PLAN FOR WALL HEIGHTS
- STONE STAIRS
- PRECAST CONCRETE STAIRS
- FLUSH NATURAL STONE PAVERS
- NATURAL STONE STEPS
- CIP CONCRETE STAIRS
- BOULDER STEPPING STONES
- STEEL EDGING
- BIKE RACK
- HANDRAIL
- RAILING
- DRINKING FOUNTAIN
- BOLLARDS (FIXED)
- C.I.P. FLUSH CONCRETE CURB AT PLAY AREA
- FLUSH WOOD DECKING TO MATCH WETLAND AMPHITHEATER AND CONFLUENCE SEATING
- BOARDWALK FOOTRAIL
- STREETLIFE HIGH BACK CLIFF HANGER BENCH
- CUSTOM WOOD SEATING
- POURED IN PLACE SAFETY SURFACE (NOT IN CONTRACT SCOPE)
- UNDERDRAINAGE, SEE CIVIL DOCUMENTATION
- TRASH/RECYCLING CANS (LOCATION TO BE COORDINATED IN FIELD)



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ISSUED FOR:

1	100% Construction Documentation	Jan. 27, 2017

SEAL

DAVID A. RUSH REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

MATERIALS PLAN - Southeast Quadrant

N

0' 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

LAND COLLECTIVE © 2015

Date: 27 JAN 2017	Sheet No.: L-240
Scale: 1/16" = 1-0'	
Drawn by: EH, DE	
LC Job No.: 1518	

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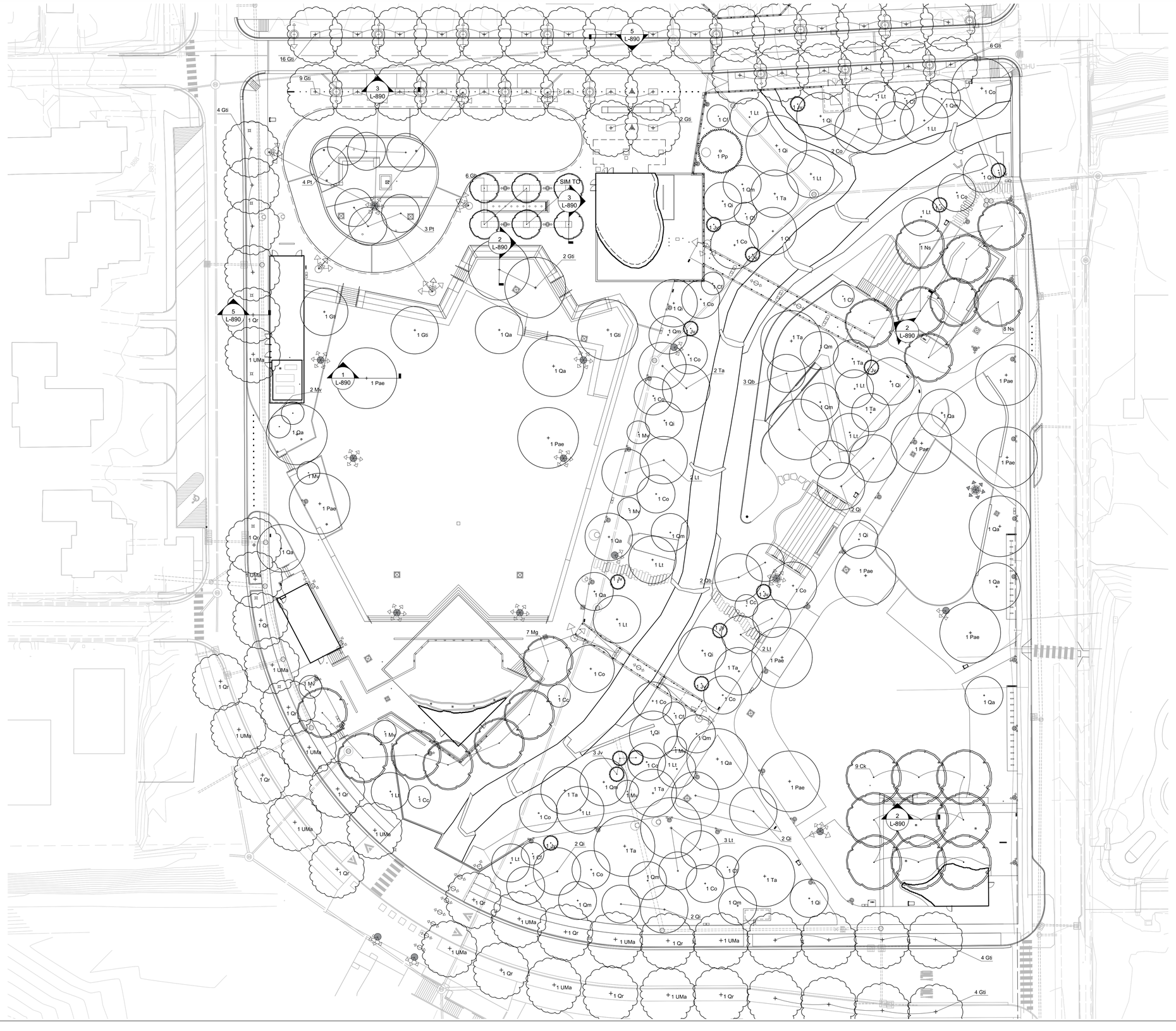
LEGEND

- 6" CAL. SPECIMEN TREE
- 6" CAL. TREE
- 3 ½ - 4" CAL. TREE
- 2 ½ - 3" CAL. TREE
- 4" CAL. TREE W/ 6'-8' FIRST BRANCH
- 20' TALL BLUE SPRUCE
- 1 1/2 - 2" CAL. TREE - FLOWERING
- 6' TALL EVERGREEN

NOTE: FOR TREE SPECIES NOT NOTED, SEE L-810



PROJECT:

Grand Junction Plaza

CITY OF Westfield INDIANA

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ISSUED FOR:

1	100% Construction Documentation	May 31, 2019

SEAL

DAVID A RUBIN REGISTERED No. LA01010007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

PLANTING PLAN - TREES

0' 30' 60'
SCALE: 1" = 30'-0"

LAND COLLECTIVE © 2015

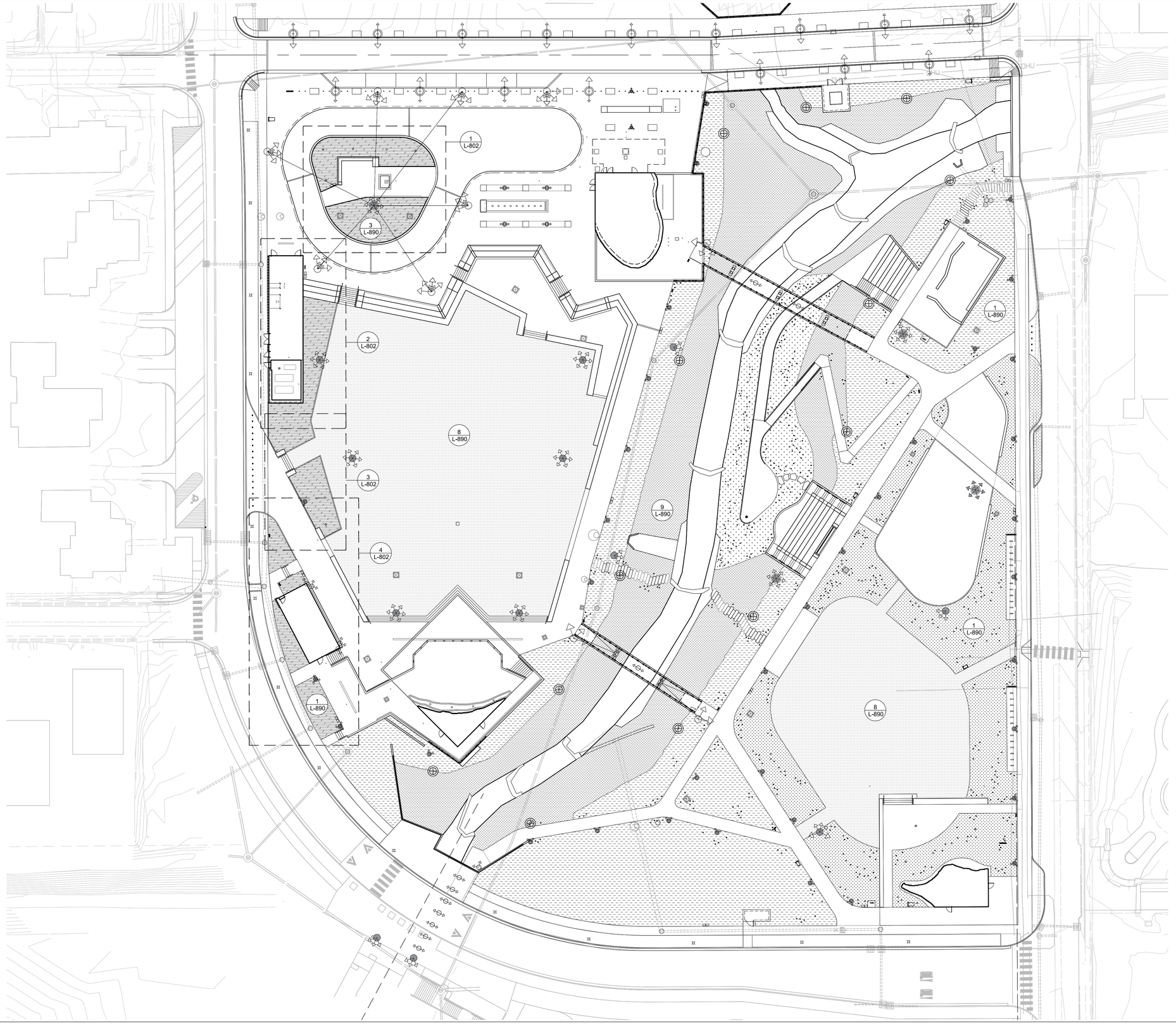
Date: 31 MAY 2019	Sheet No.: L-800
Scale: 1" = 30'-0"	
Drawn by: HM, DE	
LC Job No.: 1518	

Y:\LC PROJECTS\2015\1518 GRAND JUNCTION PLAZA\CAD\DSR\LAND COLLECTIVE PLOTSHEET 8515194-B609P.DWG

LEGEND

- INDIVIDUAL PLANTING PLUGS, SEE BELOW FOR TYPE
- LAWN WITH TREES
- MEADOW WITH TREES
  SEED MIX: 33% BC, 33% PV, 33% SS
  SEE L-810
  PLUG MIX: 25% AM, 25% CC, 25% SO, 25% RS
  SEE L-810
- ORNAMENTAL PLANTING
  SEE L-810
- RIPARIAN CORRIDOR WOODLAND TYPE A
  PERENNIALS: 2-GALLON 18" O.C
  MIX: 10% DA, 10% DP, 15% EV, 20% HP, 45% CP.
  SEE L-810
  PLUGS MIX: 25% AT, 25% PP, 25% OC, 25% TR. SEE L-810
- RIPARIAN CORRIDOR WOODLAND TYPE B
  PERENNIALS: 2-GALLON 18" O.C:
  MIX: 20% CA, 20% CV, 15% EV, 15% HP, 30% CP.
  SEE L-810
  PLUGS MIX: 25% AT, 25% PP, 25% OC, 25% TR.
  SEE L-810
- RIPARIAN CORRIDOR WETLAND
  PERENNIALS: 2-GALLON 18" O.C.
  MIX:20% CA, 20% CG, 20% CV, 20% JT, 20% SA
  PLUGS MIX: 100% IV
  SEE L-810
- NATIVE PLANTING AND WILDLIFE SIGNAGE

NATIVE PLANTINGS & WILDLIFE CONSERVATION ZONE



PROJECT:

Grand Junction Plaza

CITY OF Westfield INDIANA

CLIENT:
City of Westfield
Department of Public Works
2728 East 171st Street, Westfield, IN 46074
TEL:317.804.3103

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ISSUED FOR:

1	100% Construction Documentation	May 31, 2019

SEAL

DAVID A. RUBIN REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

GROUND COVER PLANTING MIXES

0' 30' 60'
SCALE: 1" = 30'-0"
N

LAND COLLECTIVE © 2015

Date: 31 MAY 2019	Sheet No.: L-801
Scale: 1" = 30'-0"	
Drawn by: HM, DE	
LC Job No.: 1518	

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LEGEND

AH （ANEMONE X HYBRIDA 'HONORINE JOBERT'）

BA （BAPTISA ALBA）

HS （HELLEBORUS 'SNOW WHITE'）

33% HC （HEMEROCALLIS 'CITRINA'） ,
33% HH （HEMEROCALLIS 'HYPERION'） ,
33% HJ （HEMEROCALLIS 'THE JURY'S OUT'）

MS （MATTEUCCIA STRUTHIOPTERIS）

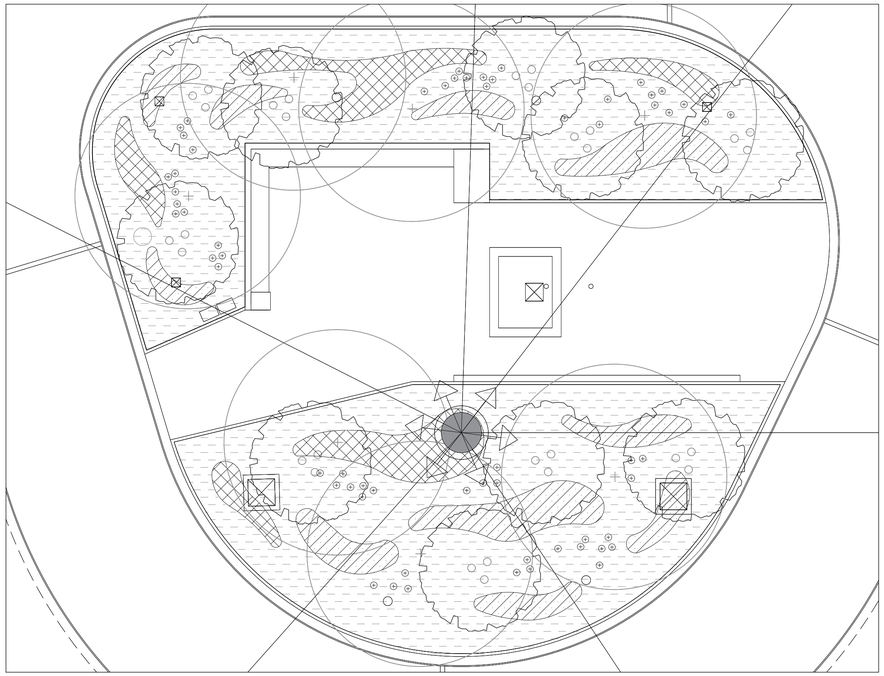
50% CG （CAREX GRAYII） , 50% CV （CAREX VULPINOIDEA）

33% BG （BOUTELOUA GRACILIS 'BLONDE AMBITION） , 33% CP （CAREX PENSYLVANICA） , 33% BC （BOUTILOUA CURTIPENDULA）

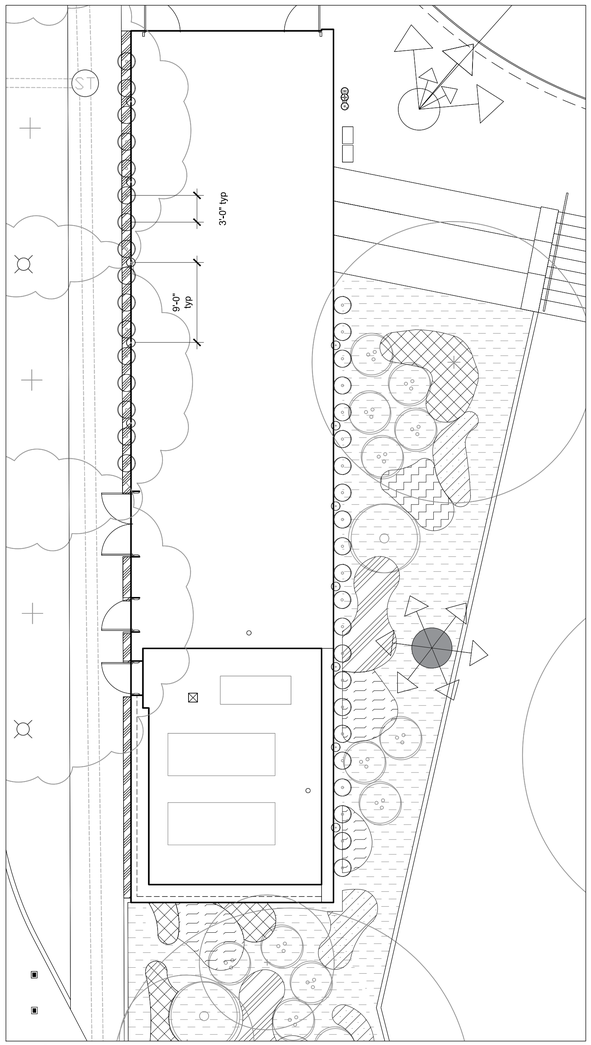
VB （VERBBENA BONARIENSIS）

CAMPSIS GRANDIFLORA 'MORNING CALM'

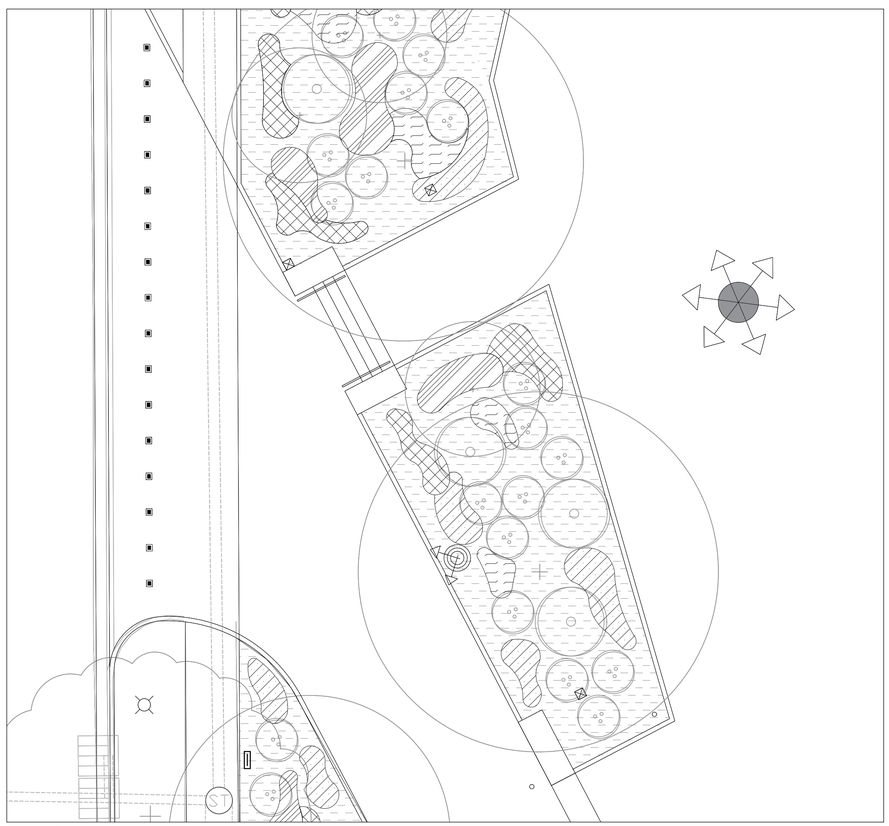
PARTHENOCISSUS TRICUSPIDATA 'FENWAY PARK'



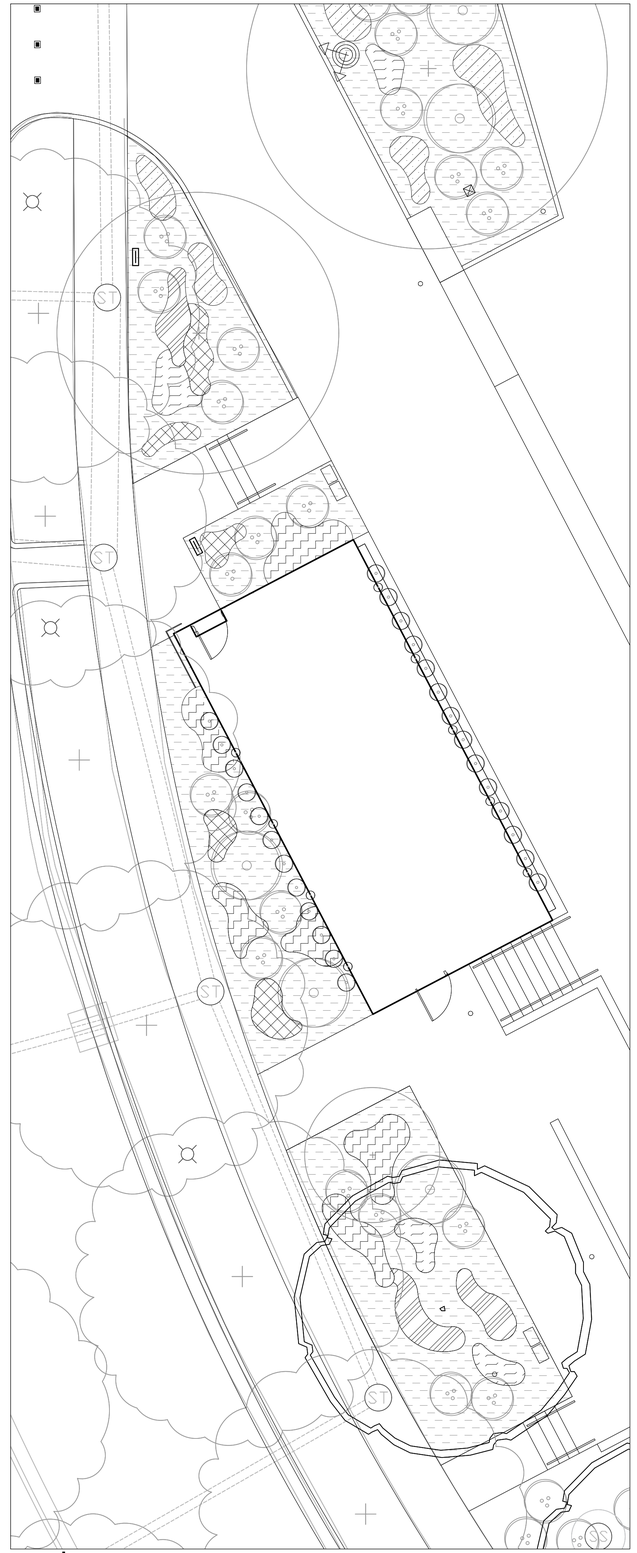
1 Ground Cover Planting at Central Island
1/8" = 1'-0"



2 Ground Cover Planting at Lawn West
1/8" = 1'-0"



3 Ground Cover Planting at Lawn West
1/8" = 1'-0"



4 Ground Cover Planting at Green Room
1/8" = 1'-0"

PROJECT:
Grand Junction Plaza

CITY OF Westfield INDIANA

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ISSUED FOR:

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SEAL

DAVID A RUBIN REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME
GROUND COVER ENLARGEMENTS

N

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Date: 31 MAY 2019	Sheet No.: L-802
Scale: AS NOTED	
Drawn by: HM, DE	
LC Job No.: 1518	

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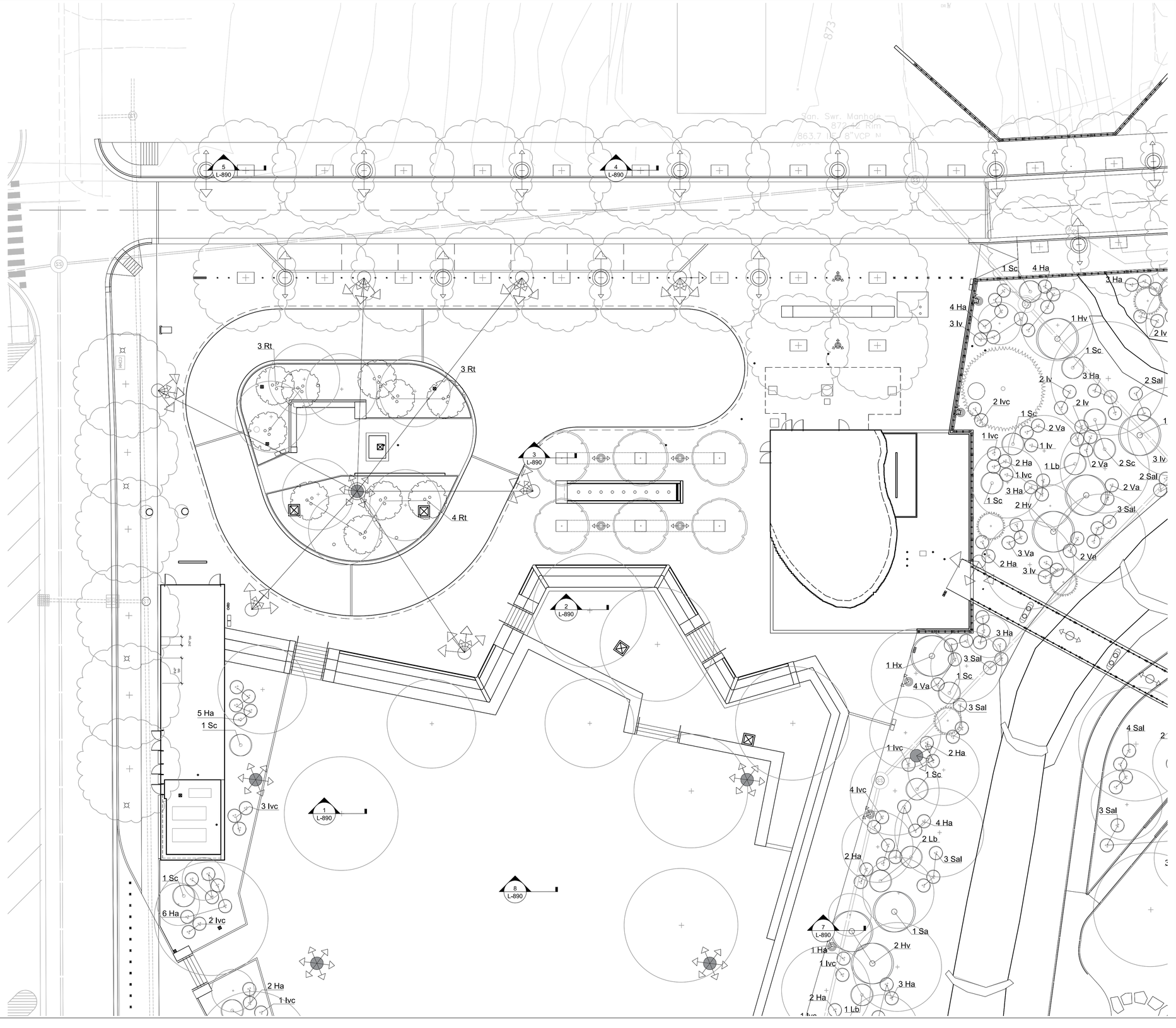
LEGEND

SMALL SHRUBS: 10-GALLON

MEDIUM SHRUBS: 15-GALLON

LARGE SHRUBS: 1/2 20-GALLON, 2/3 B&B

LARGE SHRUBS （SUMAC） : 20-GALLON



PROJECT:

Grand Junction Plaza

CITY OF Westfield INDIANA

CLIENT:
City of Westfield
Department of Public Works
2728 East 171st Street, Westfield, IN 46074
TEL:317.804.3103

Land Collective DAVID RUBIN

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TEL: 215.383.0640

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7 E Lancaster Avenue, Suite 300
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TEL: 610.665.3511

ISSUED FOR:

1	100% Construction Documentation	May 31, 2019

SEAL

DAVID A RUBIN REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

PLANTING PLAN - Northwest Quadrant

0' 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

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Date: 31 MAY 2019	Sheet No.: L-803
Scale: 1/16" = 1'-0"	
Drawn by: HM, DE	
LC Job No.: 1518	

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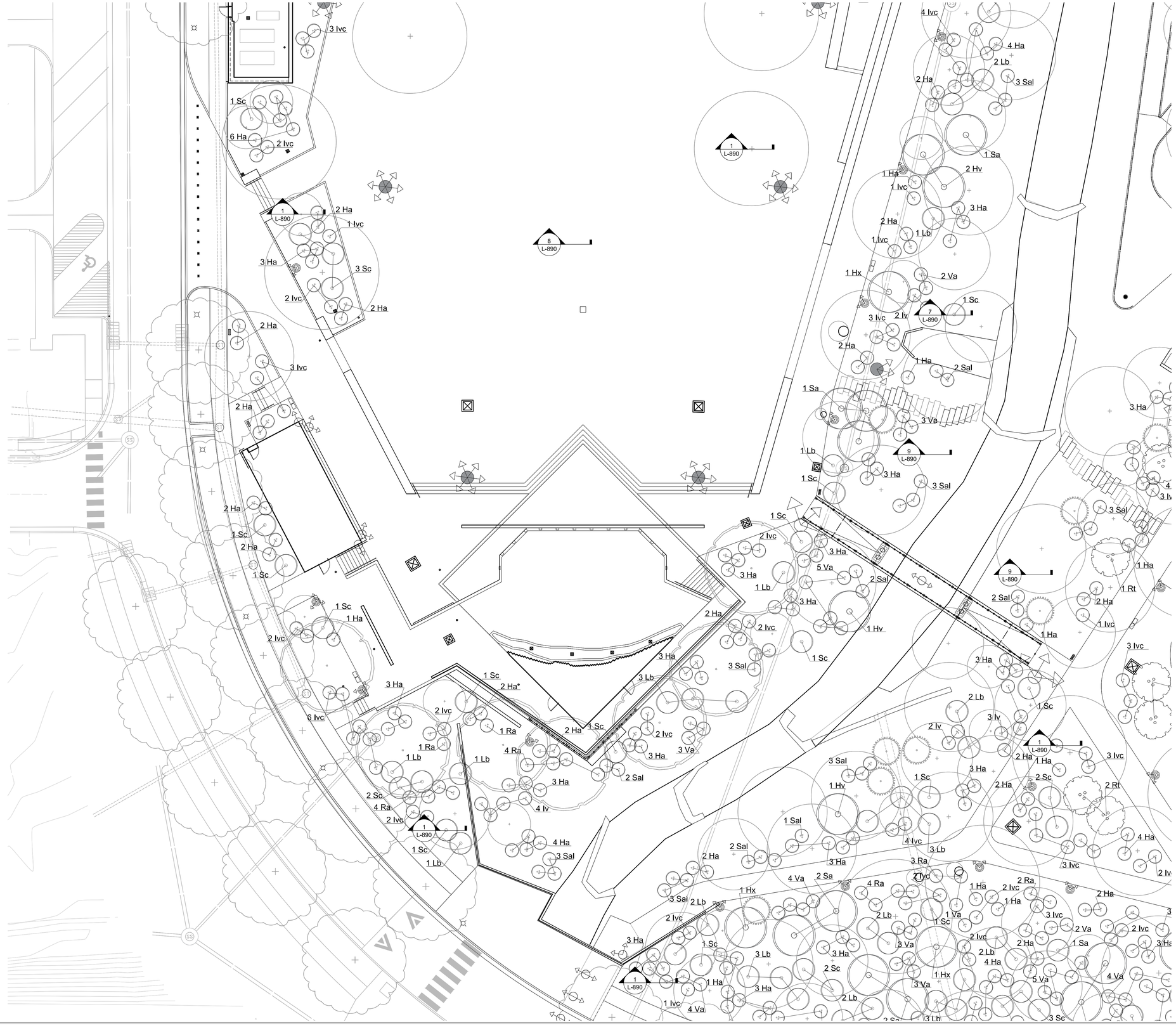
LEGEND

SMALL SHRUBS: 10-GALLON

MEDIUM SHRUBS: 15-GALLON

LARGE SHRUBS: ½ 20-GALLON, ½ B&B

LARGE SHRUBS (SUMAC) : 20-GALLON



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DAVID A. RUBIN REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

PLANTING PLAN - Southwest Quadrant

0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

N

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Date: 31 MAY 2019	Sheet No.: L-804
Scale: 1/16" = 1'-0"	
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LC Job No.: 1518	

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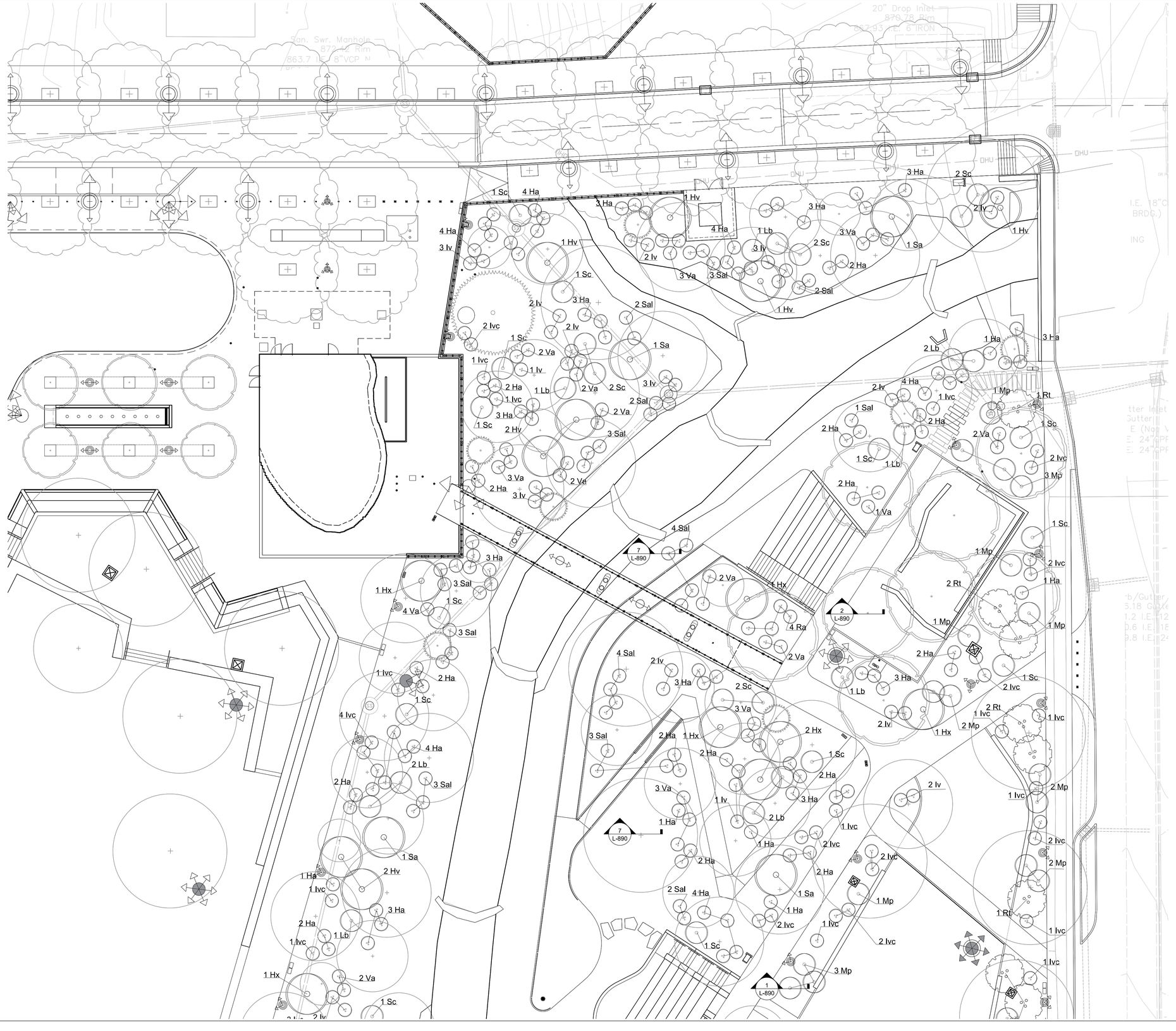
LEGEND

SMALL SHRUBS: 10-GALLON

MEDIUM SHRUBS: 15-GALLON

LARGE SHRUBS: ½ 20-GALLON, ½ B&B

LARGE SHRUBS （SUMAC） : 20-GALLON



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ISSUED FOR:

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SEAL

DAVID A RUBIN REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

PLANTING PLAN - Northeast Quadrant

N

0' 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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Date: 31 MAY 2019	Sheet No.: L-805
Scale: 1/16" = 1'-0"	
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LC Job No.: 1518	

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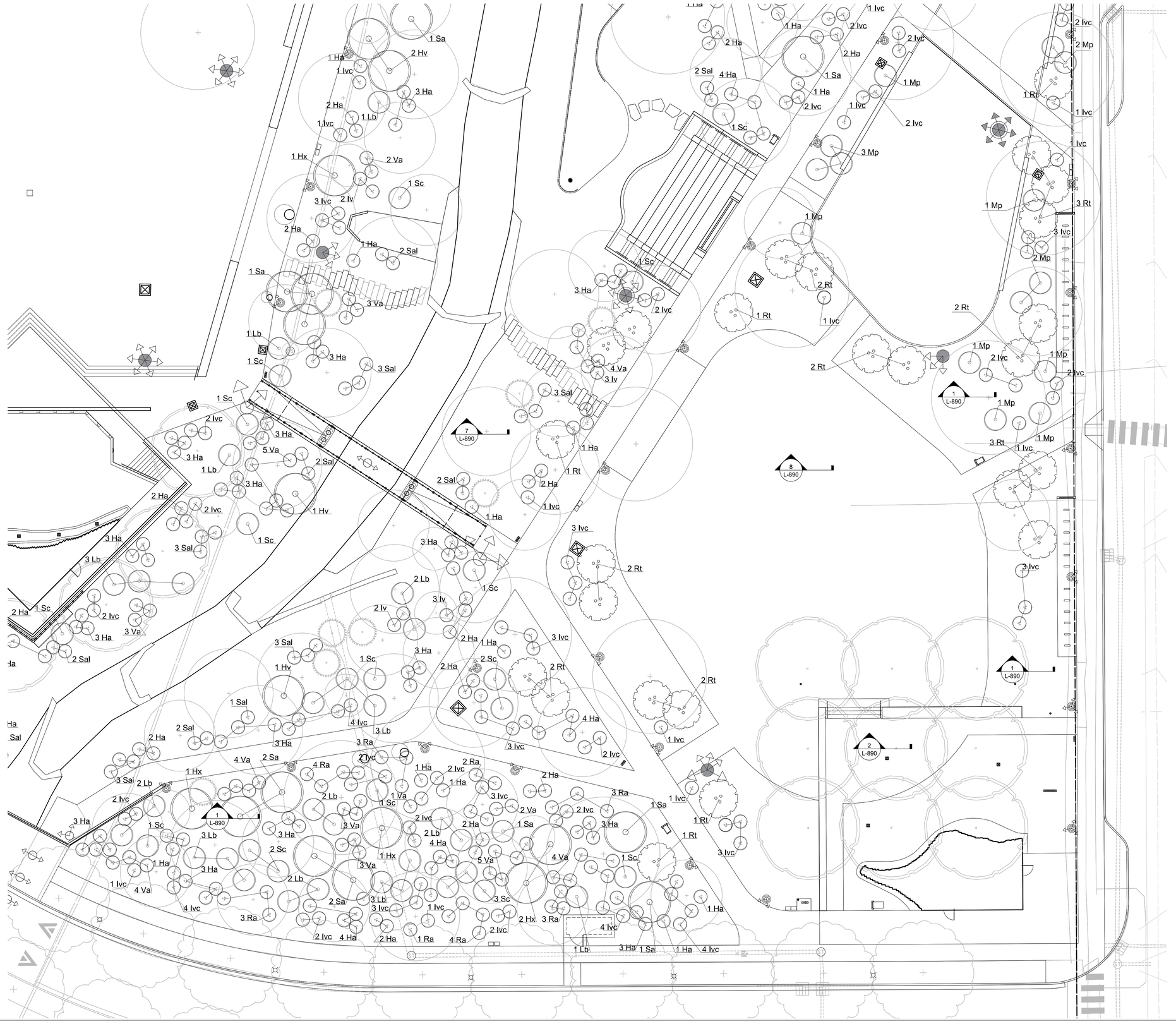
LEGEND

- SMALL SHRUBS: 10-GALLON
- MEDIUM SHRUBS: 15-GALLON
- LARGE SHRUBS: 1/2 20-GALLON, 1/2 B&B
- LARGE SHRUBS （SUMAC） : 20-GALLON



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Department of Public Works
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ISSUED FOR:

1	100% Construction Documentation	May 31, 2019

SEAL:

DAVID A RUBIN REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

PLANTING PLAN - Southeast Quadrant

0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

N

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Date: 31 MAY 2019	Sheet No.: L-806
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LC Job No.: 1518	

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PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMOM NAME	SIZE	CONT.	SPACING	REMARKS
TREES | SPECIMEN							
Cl	9	CLADASTRIS LUTEA	AMERICAN YELLOWOOD	6" CAL			TRAILHEAD PAVILION SPECIMEN TREE
Gb	6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	6" CAL			CAFÉ PAVILION SPECIMEN TREE
Mg	7	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	20ft.			STAGE PAVILION SPECIMEN TREE
Ns	8	NYSSA SYLVATICA	BLACK GUM	6" CAL			PLAY AREA SPECIMEN TREE
TREES | EVERGREEN							
Jv	15	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	15ft.			
Pp	1	PICEA PUNGENS	BLUE SPRUCE	15ft.			
TREES | CANOPY							
Co	1	CARYA OVATA	SHAGBARK HICKORY	6" CAL			
Co	4	CARYA OVATA	SHAGBARK HICKORY	3 1/2" - 4" CAL			
Co	12	CARYA OVATA	SHAGBARK HICKORY	2 1/2 - 3" CAL			
Gti	3	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	6" CAL			
Gti	44	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	4" CAL			
Gti	2	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	3 1/2" - 4" CAL			
Lt	12	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3 1/2" - 4" CAL			
Lt	8	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2 - 3" CAL			
Pae	10	PLATANUS X ACERIFOLIA VAR. EXCLAIMATION	LONDON PLANE TREE	6" CAL			
Pt	10	POPULUS TREMULOIDES VAR. PRARIE GOLD	QUAKING ASPEN	3" CAL			
Qa	4	QUERCUS ALBA	WHITE OAK	6" CAL			
Qa	5	QUERCUS ALBA	WHITE OAK	3 1/2" - 4" CAL			
Qa	2	QUERCUS ALBA	WHITE OAK	2 1/2 - 3" CAL			
Qb	1	QUERCUS BICOLOR	SWAMP WHITE OAK	6" CAL			
Qb	1	QUERCUS BICOLOR	SWAMP WHITE OAK	3 1/2" - 4" CAL			
Qb	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2 - 3" CAL			
Qi	1	QUERCUS IMBRICARIA	SHINGLE OAK	6" CAL			
Qi	12	QUERCUS IMBRICARIA	SHINGLE OAK	3 1/2" - 4" CAL			
Qi	6	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2 - 3" CAL			
Qm	1	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3 1/2" - 4" CAL			
Qm	11	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2 1/2 - 3" CAL			
Qr	14	QUERCUS ROBUR	ENGLISH OAK	4" CAL			
Ta	3	TILIA AMERICANA	AMERICAN BASSWOOD	6" CAL			
Ta	6	TILIA AMERICANA	AMERICAN BASSWOOD	3 1/2" - 4" CAL			
Ta	2	TILIA AMERICANA	AMERICAN BASSWOOD	2 1/2 - 3" CAL			
Uma	13	ULMUS 'MORTON' ACCOLADE	ELM HYBRID	4" CAL			
TREES | UNDERSTORY/ORNAMENTAL							
Cc	3	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2 - 2" CAL			
Cf	8	CORNUS FLORIDA	FLOWERING DOGWOOD	1 1/2 - 2" CAL			
Mv	9	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2 - 2" CAL			

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMOM NAME	SIZE	CONT.	SPACING	REMARKS
SHRUBS							
HA	216	HYDRAGEA ARBORESCENS	SMOOTH HYDRANGEA	10-GALLON	CONT.	SEE PLAN	
HV	10	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	20-GALLON	CONT.	SEE PLAN	
HX	7	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL	20-GALLON	CONT.	SEE PLAN	6FT. HEIGHT MIN.
HX	14	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL	B&B	B&B	SEE PLAN	6FT. HEIGHT MIN.
IV	40	ILEX VERTICILLATA	WINTERBERRY HOLLY	10-GALLON	CONT.	SEE PLAN	TOTAL QUANTITY TO BE BLENDED WITH APPROXIMATELY 20% MALE PLANTS
IVC	136	ILEX VERTICILLATA 'RED SPRITE' & 'JIM DANDY'	WINTERBERRY HOLLY	10-GALLON	CONT.	SEE PLAN	'JIM DANDY' VARIETY TO EQUAL 20% OF TOTAL AND BE EQUALLY DISTRIBUTED
LB	39	LINDERA BENZOIN	NORTHERN SPICEBUSH	15-GALLON	CONT.	SEE PLAN	
MP	25	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	15-GALLON	CONT.	SEE PLAN	
RA	37	RHUS AROMATICA 'GRO-LOW'	FRAGRANT LOW GROWING SUMAC	10-GALLON	CONT.	SEE PLAN	ONLY DWARF VARIETY ACCEPTABLE
RT	38	RHUS TYPHINA 'LACINIATA'	CUTLEAF STAGHORN SUMAC	20-GALLON	CONT.	SEE PLAN	MIN. 3 STEMS
SA	4	SASSAFRAS ALBIDIUM	SASSAFRAS	20-GALLON	CONT.	SEE PLAN	
SA	9	SASSAFRAS ALBIDIUM	SASSAFRAS	B&B	B&B	SEE PLAN	
SAL	64	SPIRAEA ALBA	WHITE MEADOWSWEET	10-GALLON	CONT.	SEE PLAN	
SC	50	SAMBUCUS CANADENSIS	AMERICAN BLACK ELDERBERRY	15-GALLON	CONT.	SEE PLAN	
VA	77	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	10-GALLON	CONT.	SEE PLAN	

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMOM NAME	SIZE	CONT.	SPACING	REMARKS
PERENNIALS							
AH	133	ANEMONE x HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE	2-GALLON	CONT.	18" O.C	ONLY WHITE-FLOWERING VARIETY ACCEPTABLE
BA	115	BAPTISA ALBA	WILD WHITE INDIGO	2-GALLON	CONT.	18" O.C	ONLY WHITE-FLOWERING VARIETY ACCEPTABLE
BC	2,083	BOUTILOUA CURTIPENDULA	SIDEOATS GRAMA	PLUG	PLUG	12" O.C	
BG	2,083	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMMA GRASS	PLUG	PLUG	12" O.C	
CA	3,718	CAREX ANNECTENS	YELLOW FOX SEDGE	2-GALLON	CONT.	18" O.C	
CG	635	CAREX GRAYII	BUR SEDGE	2-GALLON	CONT.	18" O.C	
CP	14,080	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	2-GALLON	CONT.	18" O.C	
CV	3,738	CAREX VULPINOIDEAII	FOX SEDGE	2-GALLON	CONT.	18" O.C	
DA	1,889	DRYOPTERIS AUSTRALIS	DIXIEWOOD FERN	2-GALLON	CONT.	18" O.C	
DP	1,889	DENNSTAEDTIA PUNCTILOBULA	HAY SCENTED FERN	2-GALLON	CONT.	18" O.C	
EV	5,160	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	2-GALLON	CONT.	18" O.C	
HC	101	HEMEROCALLIS 'CITRINA'	DAYLILY 'CITRINA'	2-GALLON	CONT.	18" O.C	NO SUBSTITUTIONS
HH	101	HEMEROCALLIS 'HYPERION'	DAYLILY 'HYPERION'	2-GALLON	CONT.	18" O.C	NO SUBSTITUTIONS
HJ	101	HEMEROCALLIS 'THE JURY'S OUT'	DAYLILY 'THE JURY'S OUT'	2-GALLON	CONT.	18" O.C	NO SUBSTITUTIONS
HP	6,105	HYSTIX PATULA	BOTTLEBRUSH GRASS	2-GALLON	CONT.	18" O.C	
HS	299	HELLEBORUS 'SNOW WHITE'	HELLEBORE 'SNOW WHITE'	2-GALLON	CONT.	18" O.C	ONLY WHITE-FLOWERING VARIETY ACCEPTABLE
JT	615	JUNCUS TENUIS	POVERTY RUSH	2-GALLON	CONT.	18" O.C	
MS	116	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	2-GALLON	CONT.	18" O.C	
SA	615	SCRIPUS ATROVEIRENS	GREEN BULRUSH	2-GALLON	CONT.	18" O.C	
VB	62	VERBENA BONARIENSIS	TALL VERBENA	2-GALLON	CONT.	SEE PLAN	
VINE PLANTING MIX							
CGM	64	CAMPSIS GRANDIFLORA 'MORNING CALM'	CHINESE TRUMPET CREEPER	2-GALLON	CONT.	18" O.C	NO SUBSTITUTIONS
PT	21	PARTHENOCISSUS TRICUSPIDATA 'FENWAY PARK'	BOSTON IVY	2-GALLON	CONT.	18" O.C	
WOODLAND TYPE A & B PLUG MIX							
AT	54	ARISAEMA TRIPHYLLUM	JACK IN THE PULPIT	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN GROUPS OF 5, 7, AND 9
OC	54	OSMORHIZA CLAYTONII	CLAYTON'S SWEETROOT	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN GROUPS OF 5, 7, AND 9
PP	54	PODOPHYLLUM PELTATUM	MAY APPLES	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN GROUPS OF 5, 7, AND 9
TR	54	TRILLIUM RECURVATUM	WOOD LILY	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN GROUPS OF 5, 7, AND 9
WETLAND PLANTING PLUG MIX							
IV	210	IRIS VIRGINICA	VIRGINIA IRIS	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN GROUPS OF 5, 7, AND 9
MEADOW PLANTING MIX							
AM	85	ACHILLEA MILLEFOLIUM	COMMON YARROW	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN A RANDOM MIX, LANDSCAPE ARCHITECT TO REVIEW ON SITE
BC	5,780 sq ft	BOUTELOA CURTIPENDULA	SIDEOATS GRAMA	SEED			SEED MIX, SEE SPECIFICATIONS
CC	85	CENTAUREA CYANUS	CORNFLOWER	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN A RANDOM MIX, LANDSCAPE ARCHITECT TO REVIEW ON SITE
PV	5,780 sq ft	PANICUM VIRGATUM 'NORTHWIND'	SWITCH GRASS	SEED			SEED MIX, SEE SPECIFICATIONS
RS	85	RUDBECKIA SUBTOMENTOSA 'HENRY EILERS'	SWEET BLACK-EYED SUSAN	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN A RANDOM MIX, LANDSCAPE ARCHITECT TO REVIEW ON SITE
SO	85	SANGUISORBA OFFICINALIS	GREAT BURNET	PLUG	PLUG	SEE PLAN	TO BE PLANTED IN A RANDOM MIX, LANDSCAPE ARCHITECT TO REVIEW ON SITE
SS	5,780 sq ft	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	SEED			SEED MIX, SEE SPECIFICATIONS

PROJECT:

Grand Junction Plaza

CITY OF Westfield INDIANA

CLIENT:
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Department of Public Works
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ISSUED FOR:

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SEAL

SHEET NAME

PLANTING SCHEDULE

LAND COLLECTIVE © 2015

Date: 31 MAY 2019
Scale:
Drawn by: HM, DE
LC Job No.: 1518
Sheet No.: L-810

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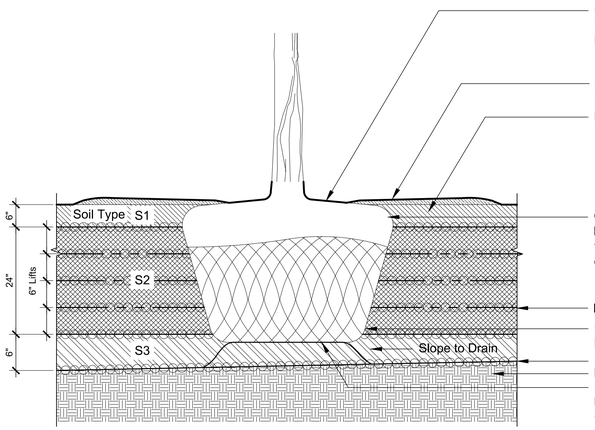


Contractor Shall Remove Excess Fill from Top of Trunk. Remove Rope from Crown to Prevent Girdling. Leave Biodegradable Drum Lacing in Place.

2" Thick Mulch. Do Not Place Mulch within 6" of Trunk

Planting Soil - See Specifications

Cut and Remove Wire Basket from Rootball. Remove most of Burlap, Do Not Pull Burlap out from Under Rootball. Remove Platforms, Wire, or Bindings from Tops and Sides of Rootball.

Install S2 in 6" Lifts

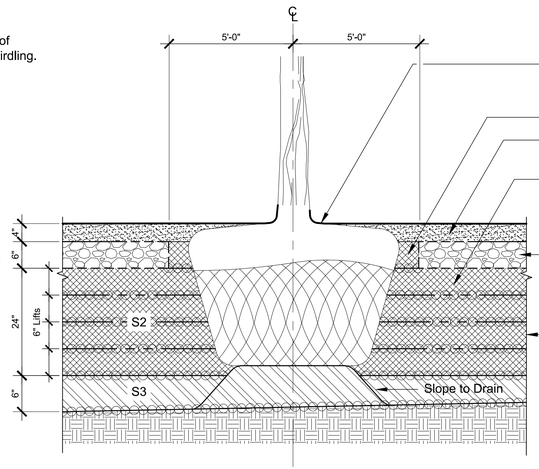
Cleanly Shear 1-2" from the Edge of Root Mass with Sharp Instrument

Scarified Subgrade

Existing Subgrade

Adjust Height of S3 Pedestal to Allow for Proper Root Flare to Sit 1" Above Finished Grade of Soil Layer S1. Compact Pedestal to 90% Dry Density

1 Tree / Shrub Planting in Typical Planting Soil Profile
3/4" = 1'-0"



Root Flare to Align with Finished Grade

S2 Soil

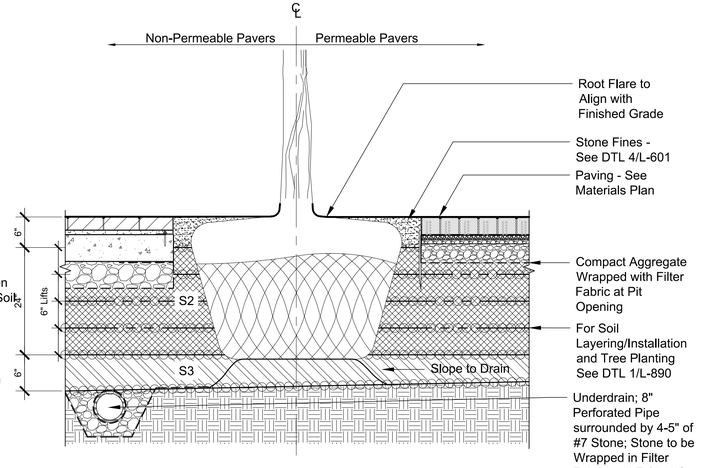
Stone Fines See Detail 7/L-600

Planting Soil Mix - See Specifications

Filter Fabric Between Aggregate and S2 Soil

For Soil Layering/Installation and Tree Planting - See DTL 1/L-890

2 Tree Planting in Stone Fines
3/4" = 1'-0"



Root Flare to Align with Finished Grade

Stone Fines - See DTL 4/L-601

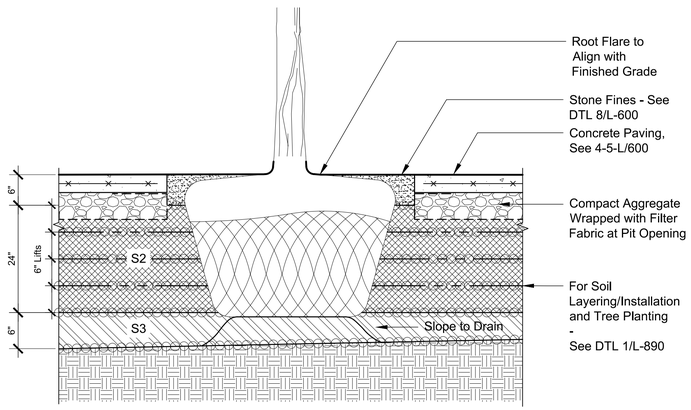
Paving - See Materials Plan

Compact Aggregate Wrapped with Filter Fabric at Pit Opening

For Soil Layering/Installation and Tree Planting See DTL 1/L-890

Underdrain; 8" Perforated Pipe surrounded by 4-5" of #7 Stone; Stone to be Wrapped in Filter Fabric and Folded Over Trench to Protect Against Siltation during Construction.

3 Tree Planting in Unit Pavers
3/4" = 1'-0"



Root Flare to Align with Finished Grade

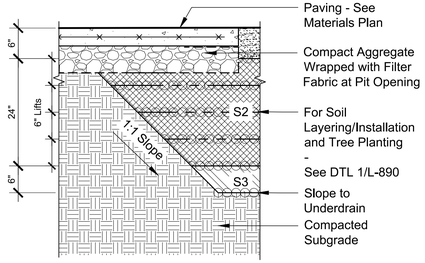
Stone Fines - See DTL 8/L-600

Concrete Paving, See 4-5-L/600

Compact Aggregate Wrapped with Filter Fabric at Pit Opening

For Soil Layering/Installation and Tree Planting - See DTL 1/L-890

4 Tree Planting in Cast-in-Place Concrete Sidewalk
3/4" = 1'-0"



Paving - See Materials Plan

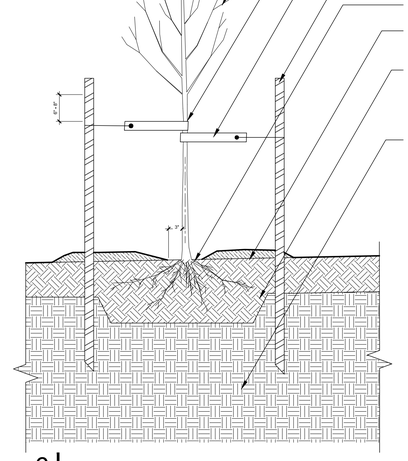
Compact Aggregate Wrapped with Filter Fabric at Pit Opening

For Soil Layering/Installation and Tree Planting - See DTL 1/L-890

Slope to Underdrain

Compacted Subgrade

5 Structural Soil / Pavement Interface
3/4" = 1'-0"



Do not heavily prune the tree at planting. Prune only co-dominant leaders, broken, dead or damaged branches. prune with a clean cut per ANSI A300 & ISA (2008) standards. do not cut tree leader.

Set tree plumb in all directions

1.5 - 2" nylon straps. place nylon straps 6 - 8" below the lowest tree branch. Tie with 2-ply jupe to wooden stake

2" x 2" x 8' wooden stake, pointed on end. Avoid conflict with tree root system

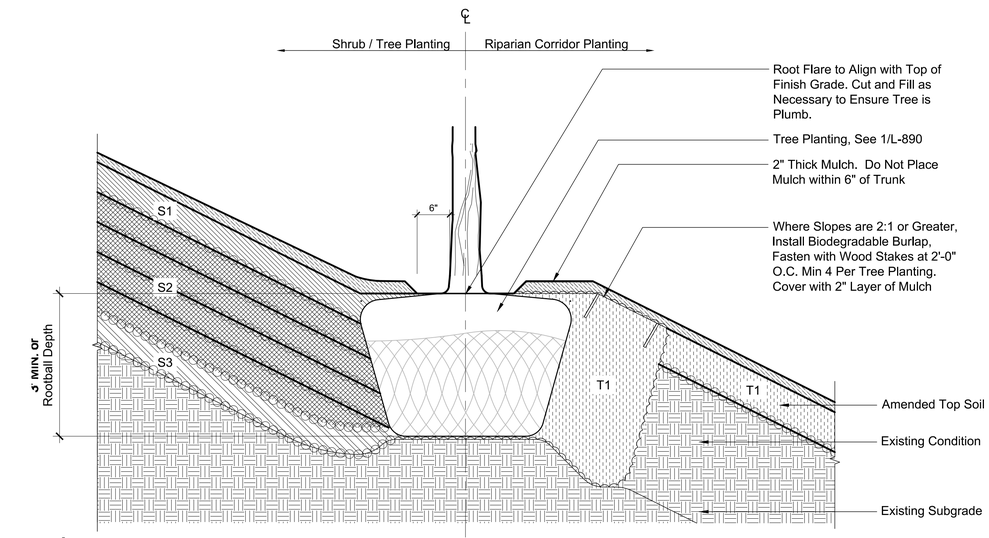
Highest root flare to be flush with adjacent grade

2" layer of mulch. Do not place mulch within 3" of tree root flare.

Excavate pit to accommodate root system. backfill with existing soil. Remove all foreign debris from existing soil and all rocks larger than 2" before backfilling. Backfill in 6" lifts, firmly tamping each lift to prevent settlement.

Stable and non-yielding subgrade

6 Bare Root Tree
3/4" = 1'-0"



Root Flare to Align with Top of Finish Grade. Cut and Fill as Necessary to Ensure Tree is Plumb.

Tree Planting, See 1/L-890

2" Thick Mulch. Do Not Place Mulch within 6" of Trunk

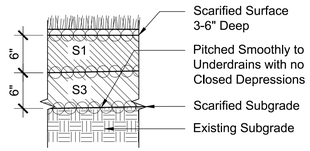
Where Slopes are 2:1 or Greater, Install Biodegradable Burlap, Fasten with Wood Stakes at 2'-0" O.C. Min 4 Per Tree Planting. Cover with 2" Layer of Mulch

Amended Top Soil

Existing Condition

Existing Subgrade

7 Tree on Slope
3/4" = 1'-0"



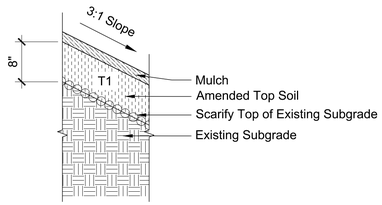
Scarified Surface 3-6" Deep

Pitched Smoothly to Underdrains with no Closed Depressions

Scarified Subgrade

Existing Subgrade

8 High Use Lawn
1" = 1'-0"



Mulch

Amended Top Soil

Scarify Top of Existing Subgrade

Existing Subgrade

9 Riparian Corridor Planting Soil Profile
3/4" = 1'-0"

NOTES:

- Contractor shall tag north side of tree prior to digging at nursery and install to face north at site.
- Contractor shall ensure the highest tree root flare is located prior to excavating pit.
- Contractor shall excavate pit to a depth that ensures **the highest root flare is flush with adjacent grade.** Trees planted low or high will be rejected.
- Prior to planting, the contractor shall notify Land Collective in writing if soil conditions are deemed by contractor detrimental to plant growth
- Contractor shall verify tree pit is free-draining and notify Land Collective if it is not.
- Contractor shall notify Land Collective of below-grade obstructions prior to planting
- Contractor shall remove tree wrap and/ or shipping materials from tree once planting is complete
- Contractor shall leave in place Land Collective/ contractor tagging seal
- Contractor shall stake tree immediately following tree installation
- All finished grade relationships are after planting soils have settled
- S3 and S2 layers shall be installed according to the specifications prior to the installation of trees and large shrubs.
- SI layer shal be installed according to the specifications after tree and large shrub installation is complete.
- Ground covers, small shrubs, and perennials shall be installed after S1 layer is installed.

PROJECT:

Grand Junction Plaza

CITY OF Westfield INDIANA

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ISSUED FOR:

1 100% Construction Documentation May 31, 2019

SEAL

DAVID A RUBIN REGISTERED No. LA01100007 STATE OF INDIANA LANDSCAPE ARCHITECT

SHEET NAME

DETAILS PLANTING & SOILS

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Date: 31 MAY 2019

Scale: AS NOTED

Drawn by: HM, DE

LC Job No.: 1518

Sheet No.: L-890

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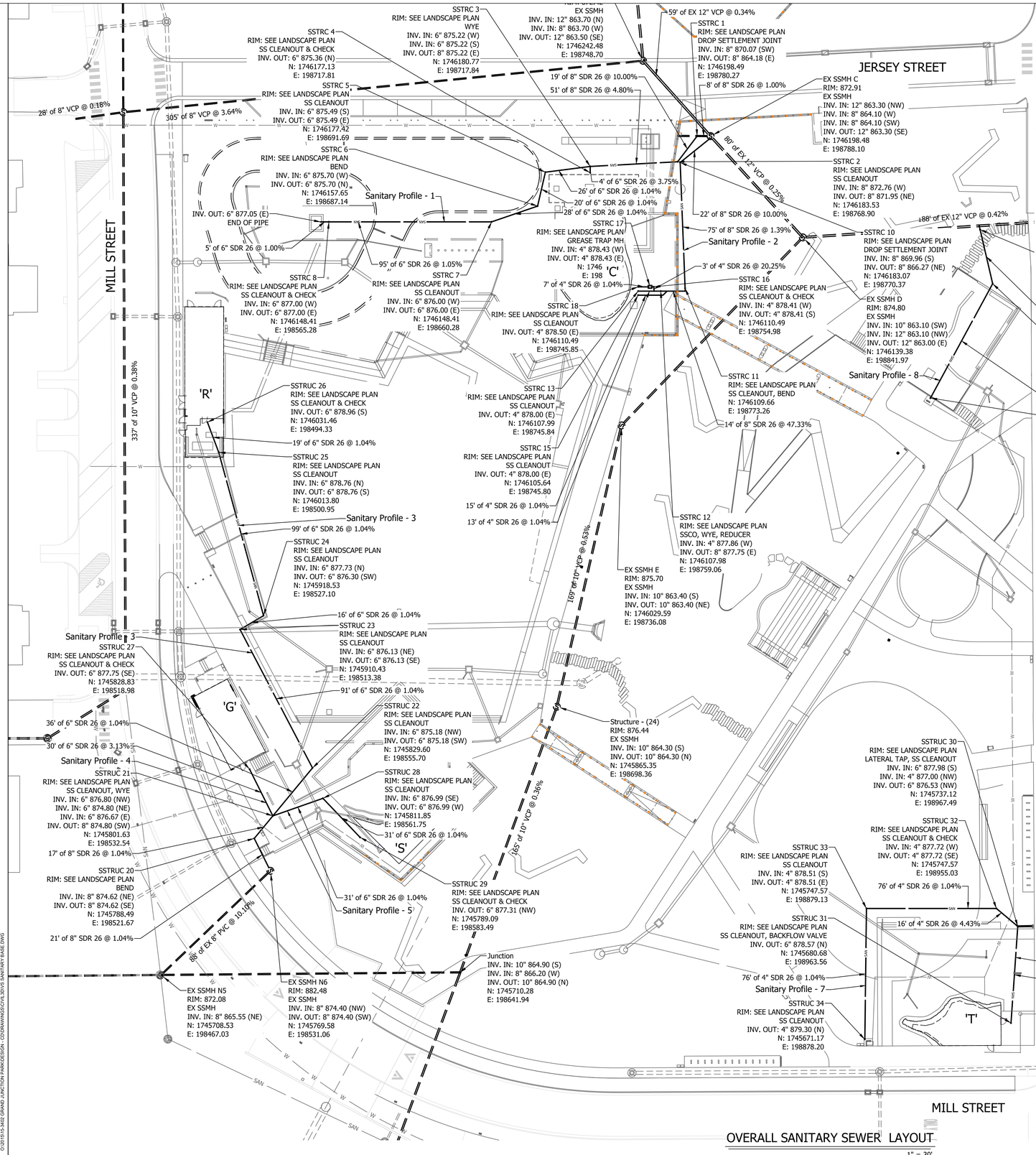

OVERALL SANITARY SEWER LAYOUT
1" = 30'

TRACER WIRE NOTE:

#10 COPPER TRACER WIRE SHALL BE INSTALLED (TAPED) ON THE TOP OF THE PIPE ALONG THE ENTIRE LENGTH OF THE LATERAL FROM THE SEWER TO THE CLEANOUT. THE LATERAL MAY BE INSTALLED IN EITHER ONE OR TWO PHASES. THE REQUIREMENTS FOR EACH PHASE ARE AS FOLLOWS:

WHEN THE ENTIRE LATERAL IS TO BE CONSTRUCTED IN ONE PHASE (FROM THE SANITARY SEWER TO THE CLEANOUT), THE WIRE SHALL BE INSTALLED IN ONE CONTINUOUS LENGTH ALONG THE ENTIRE LENGTH OF THE LATERAL. THE WIRE SHALL BE EXPOSED AT THE CLEANOUT FOR ACCESS.

WHEN THE LATERAL IS INSTALLED IN TWO PHASES, THE FIRST AS PART OF THE SEWER CONSTRUCTION TO THE EDGE OF THE RIGHT-OF-WAY (LATERAL STUB) AND THE SECOND AS PART OF THE BUILDING CONSTRUCTION FROM THE LATERAL STUB TO THE CLEANOUT, THE WIRE SHALL BE INSTALLED AS FOLLOWS:

1. LATERAL AS PART OF THE SANITARY SEWER INSTALLATION FROM THE SEWER TO THE RIGHT-OF-WAY (LATERAL STUB): WIRE SHALL BE INSTALLED ALONG THE LENGTH OF LATERAL BEGINNING AT THE SANITARY SEWER AND TERMINATING AT THE STUB OR LOCATING ROD. THE WIRE SHALL BE EASILY ACCESSIBLE FOR FUTURE EXTENSION TO THE CLEANOUT.

2. LATERAL AS PART OF THE BUILDING CONSTRUCTION FROM THE LATERAL STUB TO THE CLEANOUT: WIRE SHALL BE CONNECTED TO THE WIRE AT THE LATERAL STUB AND INSTALLED ALONG THE REMAINING LENGTH OF LATERAL TERMINATING AT THE CLEANOUT. THE WIRE SHALL BE EXPOSED AT THE CLEANOUT FOR ACCESS. ALL WIRE-TO-WIRE CONNECTIONS, SUCH AS THOSE FOR LATERALS INSTALLED IN TWO PHASES, SHALL BE JOINED USING A DBR DIRECT BURIAL SPLICE KIT AS MANUFACTURED BY 3M ELECTRICAL PRODUCTS DIVISION OR A DEPARTMENT APPROVED EQUAL.

LEGEND

- STORM MANHOLE
- STORM INLET
- SANITARY CLEANOUT (SSCO)
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING SANITARY SEWER MAIN

0 15' 30' 60'
SCALE: 1"=30'

SANITARY SEWER GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DETAILING ALL PERTINENT INFORMATION (FITTINGS AND PIPE MATERIALS) TO ENGINEER FOR APPROVAL PRIOR TO ORDERING SANITARY MATERIALS.
2. DO NOT INSTALL 90 DEGREE SWEEP OR STREET BEND FITTINGS ON SANITARY SEWER LATERALS
3. CONTRACTOR SHALL INSPECT EXISTING SEWER MAINS FOR EXISTING LATERALS AND TAPS BEFORE INSTALLING A NEW SANITARY SEWER LATERAL TAP. PROVIDE COPY OF VIDEO INSPECTION TO CITIZENS ENERGY GROUP (CEG) AND PROJECT ENGINEER.
4. RIM ELEVATIONS TO BE COORDINATED WITH LAND COLLECTIVE AND VS ENGINEERING, INC. BEFORE ORDERING MATERIALS. SEE LANDSCAPING PLAN FOR AVAILABLE RIM ELEVATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND SUPPORTING ALL EXISTING AND RELOCATED UTILITIES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING AND RELOCATED UTILITIES DURING CONSTRUCTION.
6. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR MODIFY ANY EXISTING UTILITIES WITHOUT THE WRITTEN CONSENT OF BOTH THE OWNER AND UTILITY REPRESENTATIVE.
7. CONTRACTOR SHALL SUBMIT A UTILITY PROTECTION PLAN, FOR APPROVAL, PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES. ORDINANCES, RULES, REGULATIONS, ORDERS AND OTHER LEGAL REQUIREMENTS OF MUNICIPAL AUTHORITIES WHICH BEAR ON THE PERFORMANCE OF THE WORK.
9. CONTRACTOR SHALL INSTALL A SANITARY SEWER BACKFLOW DEVICE AS APPROVED BY CITIZENS ENERGY GROUP (CEG) AND PER MANUFACTURERS SPECIFICATIONS. SUGGESTED BACKFLOW PREVENTER IS RECTOR SEAL CLEAN CHECK.
10. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

    CONTRACTOR SHALL LOCATE EXISTING UTILITIES AND ESTABLISH ELEVATIONS AND CLEARANCES WITH PROPOSED IMPROVEMENTS PRIOR TO INITIATING CONSTRUCTION.

    INDIANA UNDERGROUND UTILITY LOCATE SERVICE
    PHONE: 811
11. MATERIAL SPECIFICATIONS SHALL BE IN CONFORMANCE WITH APPLICABLE PORTIONS OF THE INDOT STANDARD SPECIFICATIONS, (LATEST EDITION) UNLESS SPECIFICALLY STATED OTHERWISE ON THESE PLANS, CONTRACT DOCUMENTS, OR LOCAL CODE.
12. ALL SANITARY SEWER LATERALS SHALL BE BURIED WITH A MINIMUM COVER DEPTH OF 3 FEET. ANY LATERAL PIPES WITH LESS THAN 3 FOOT OF COVER ABOVE THE TOP OF PIPE SHALL BE BACKFILLED WITH FLOWABLE FILL PER SECTION 312323. ANY SANITARY SEWER LATERAL LINES INSTALLED WITHIN NON-VIRGIN FILL MATERIAL SHALL BE INSTALLED IN ENGINEERED FILL COMPACTED UNIFORMLY TO 98 PERCENT OF MAXIMUM DENSITY.
13. MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL CLEARANCE BETWEEN EXISTING WATERLINES AND PROPOSED SANITARY SEWERS.

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CITY OF Westfield INDIANA

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1	100% Construction Documentation	Jan. 27, 2017

ISSUED FOR BIDDING
Not For Construction

SEAL

JONATHAN M. KIPLING REGISTERED No. PE11012004 STATE OF INDIANA PROFESSIONAL ENGINEER 01-27-2016

SHEET NAME

SANITARY SEWER LAYOUT

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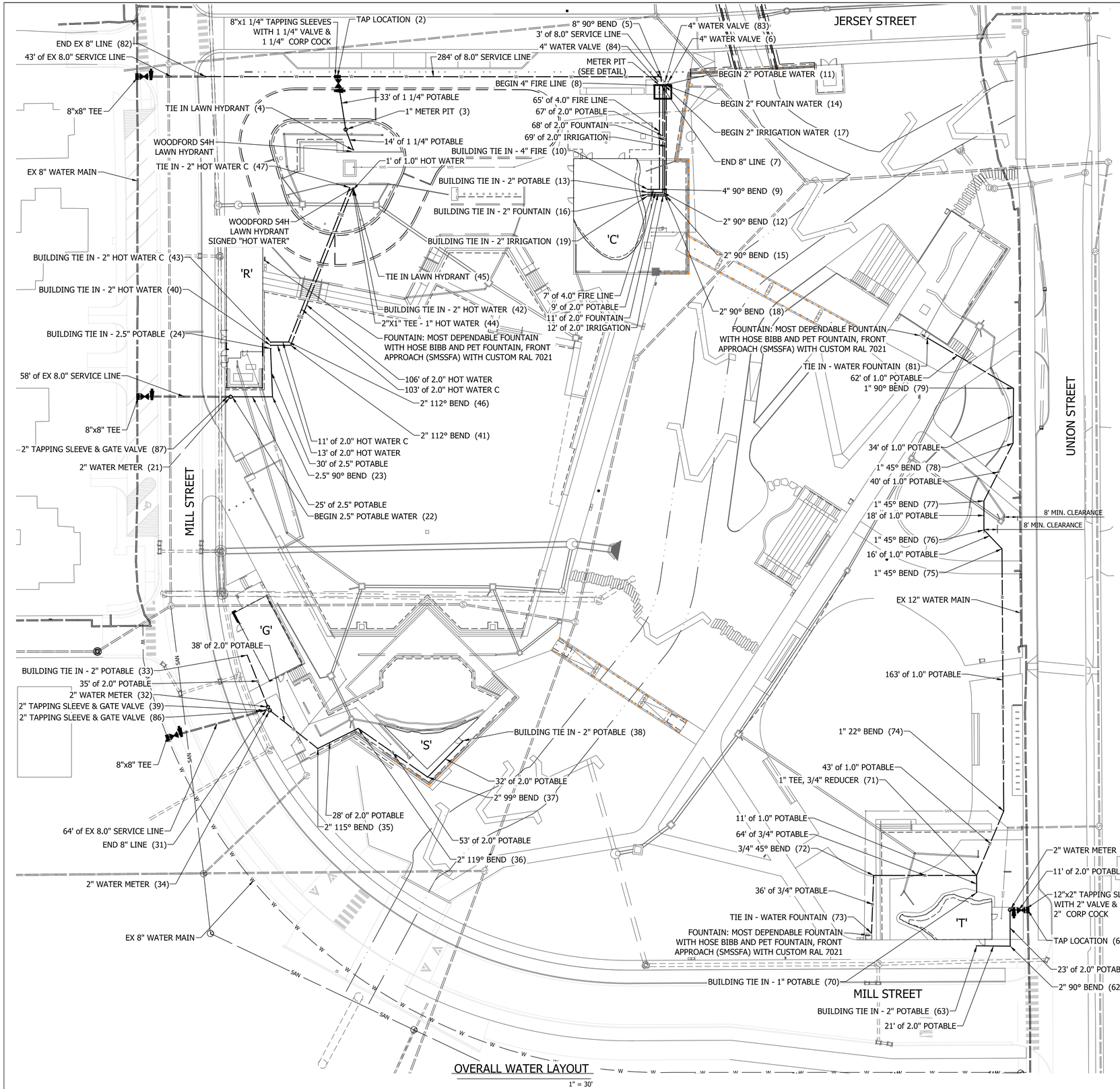
LC Job No.: 1518	

O:\2015\15-3402 GRAND JUNCTION PARK\DESIGN - CD\DRAWINGS\CIVIL\3D\VS SANITARY BASE.DWG



LEGEND

- STORM MANHOLE
- STORM INLET
- SANITARY CLEANOUT (SSCO)
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE

0 15' 30' 60'

SCALE: 1"=30'

WATERLINE GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DETAILING ALL PERTINENT INFORMATION (FITTINGS AND PIPE MATERIALS, ETC.) TO ENGINEER FOR APPROVAL PRIOR TO ORDERING WATERLINE MATERIALS.
2. CITIZENS ENERGY GROUP (CEG) SHALL BE RESPONSIBLE FOR PROVIDING THE METER AND THE METER PIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CITIZENS ENERGY GROUP (CEG) TO PROVIDE PERMIT APPLICATION, SCHEDULE PAYMENT, AND DELIVERY OF MATERIALS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND COSTS ASSOCIATED WITH OBTAINING WATER SERVICE, INCLUDING BUT NOT LIMITED TO WORK AND MATERIALS PROVIDED BY CITIZENS ENERGY GROUP.
4. METER PIT COVER & VALVE COVER RIM ELEVATIONS TO BE COORDINATED WITH LAND COLLECTIVE AND VS ENGINEERING, INC. BEFORE ORDERING MATERIALS. SEE LANDSCAPING PLAN FOR AVAILABLE RIM ELEVATIONS.
5. ASBUILT DRAWINGS SHALL INCLUDE THE GPS COORDINATES USING THE NAD 1983 STATEPLANE INDIANA EAST FIPS 1302 FEET COORDINATE SYSTEM INDICATING THE LOCATION OF ALL FITTINGS, VALVES, FIRE HYDRANTS, SERVICE LINE TAPS, STOP COCK, AND WATER METERS. ASBUILT INFORMATION SHALL ALSO INCLUDE PHOTOS OF ALL TIE-IN CONNECTIONS FROM THE MAIN TO THE PROPOSED POINT OF SERVICE.
   ASBUILTS DRAWINGS SHALL BE PREPARED & CERTIFIED BY PROFESSIONAL ENGINEER LICENSED IN THE STATE OF INDIANA AND UNDER THE EMPLOYMENT OF THE CONTRACTOR.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND SUPPORTING ALL EXISTING AND RELOCATED UTILITIES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING AND RELOCATED UTILITIES DURING CONSTRUCTION.
7. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR MODIFY ANY EXISTING UTILITIES WITHOUT THE WRITTEN CONSENT OF BOTH THE OWNER AND UTILITY REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO AVOID CONFLICTS OF SPACE. PLUMBING CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXACT LOCATIONS OF FITTINGS AND FIXTURES PRIOR TO ROUGH-IN. WATER LINES LOCATED NEAR OR CROSSING ICE RINK SUPPORT PLUMBING SHALL MAINTAIN MINIMUM VERTICAL CLEARANCE AND BE INSULATED AGAINST FREEZING.
9. CONTRACTOR SHALL SUBMIT A UTILITY PROTECTION PLAN, FOR APPROVAL, PRIOR TO CONSTRUCTION.
10. 8" WATER SERVICE LINE - USE C900 PVC PIPE, BLUE TINT AND CONFORM TO THE LATEST EDITION OF ANSI/AWWA C900. THE PIPE SHALL HAVE THE SAME OUTSIDE DIAMETER AS DUCTILE IRON PIPE.
11. ALL WATER SERVICE LINES SHALL BE TUBING WITH AN INNER DIAMETER AS INDICATED ON THIS SHEET.
    COLD SERVICE WATER - POLYETHYLENE PIPE SHALL CONFORM TO ANSI/AWWA C901 AND ANSI/AWWA C906. MATERIAL USED IN THE MANUFACTURE OF HDPE PIPE SHALL CONFORM TO THE PE STANDARD CODE PE 3408.
    HOT SERVICE WATER - USE INSULATED COOPER TUBING MEETING THE INTERNATIONAL ENERGY CONSERVATION CODE.
12. WATER LINES LOCATED AROUND AND UNDER ICE RINK SHALL BE INSULATED TO PROTECT FROM FREEZING.
13. PVC PIPE MAY BE BENT NO MORE THAN 12.3 INCHES OVER A 20' JOINT. USE FITTINGS AS NECESSARY TO PREVENT OVER-DEFLECTION OF PIPE.
14. ALL RESTRAINED JOINTS PER LOCAL UTILITY SPECIFICATIONS.
15. ALL BLOW OFF ASSEMBLIES SHALL HAVE PIPE JOINTS PRIOR TO BLOW OFF RESTRAINED WITH SERIES 1500 RESTRAINERS, IN ACCORDANCE WITH THE JOINT RESTRAINT MANUFACTURES SPECIFICATIONS.
16. ALL FIRE HYDRANTS TO BE LOCATED SO THAT THEY DO NOT INTERFERE WITH THE SIDEWALKS, (WHERE REQUIRED).
17. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES, ORDINANCES, RULES, REGULATIONS, ORDERS AND OTHER LEGAL REQUIREMENTS OF MUNICIPAL AUTHORITIES WHICH BEAR ON THE PERFORMANCE OF THE WORK.
18. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. CONTRACTOR SHALL LOCATE EXISTING UTILITIES AND ESTABLISH ELEVATIONS AND CLEARANCES WITH PROPOSED IMPROVEMENTS PRIOR TO INITIATING CONSTRUCTION.

    INDIANA UNDERGROUND UTILITY LOCATE SERVICE PHONE: 811
19. MATERIAL SPECIFICATIONS SHALL BE IN CONFORMANCE WITH APPLICABLE PORTIONS OF THE INDOT STANDARD SPECIFICATIONS, (LATEST EDITION) UNLESS SPECIFICALLY STATED OTHERWISE ON THESE PLANS, CONTRACT DOCUMENTS, OR LOCAL CODE.
20. MINIMUM OF 18 INCH VERTICAL AND 10 FEET HORIZONTAL CLEARANCE BETWEEN EXISTING WATERLINES AND PROPOSED SANITARY SEWERS.

PROJECT:
Grand Junction Plaza

CITY OF Westfield INDIANA

CLIENT:
City of Westfield
Department of Public Works
2728 East 171st Street, Westfield, IN 46074
TEL: 317.804.3103

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HWKN HOLLWICH KUSHNER

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TEL: 203.299.0830

FACADE CONSULTANT:
LIAF North America Ltd.
379 West Broadway
New York, NY 10012
TEL: 212.529.3905

SPECIFICATION CONSULTANT:
Wilson Consulting Inc.
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Ardmore, PA 19003
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1	100% Construction Documentation	Jan. 27, 2017

ISSUED FOR BIDDING
Not For Construction

SEAL

JONATHAN M. KIRLING REGISTERED No. PE11012004 STATE OF INDIANA PROFESSIONAL ENGINEER
01/27/2017

SHEET NAME

POTABLE WATER PLAN

LAND COLLECTIVE © 2015

Date: 27 JAN 2017	Sheet No.: C-4.2
Scale: 1" = 30'	
Drawn by:	
LC Job No.: 1518	

KEYNOTE LEGEND

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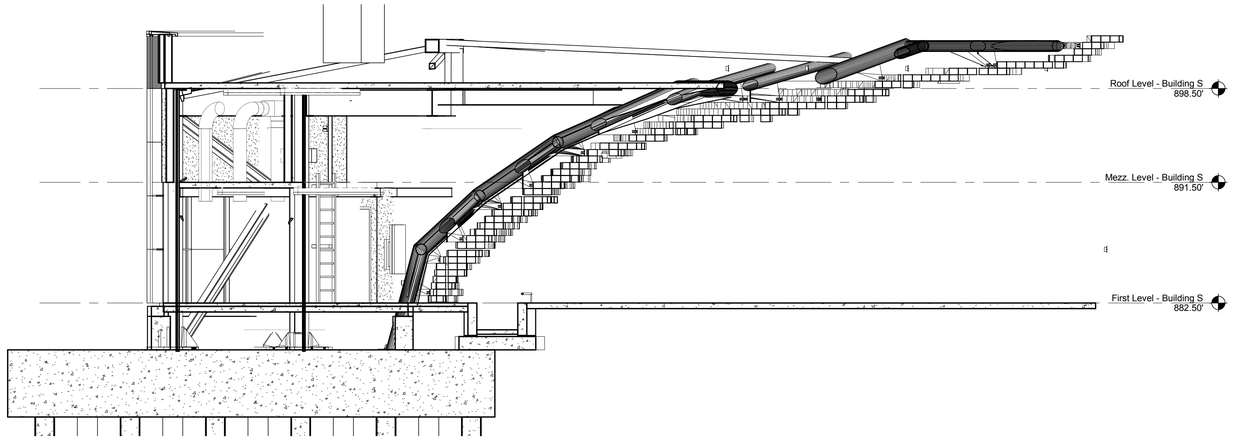

E4 / A-303

BS013 - SE/NW Bldg S

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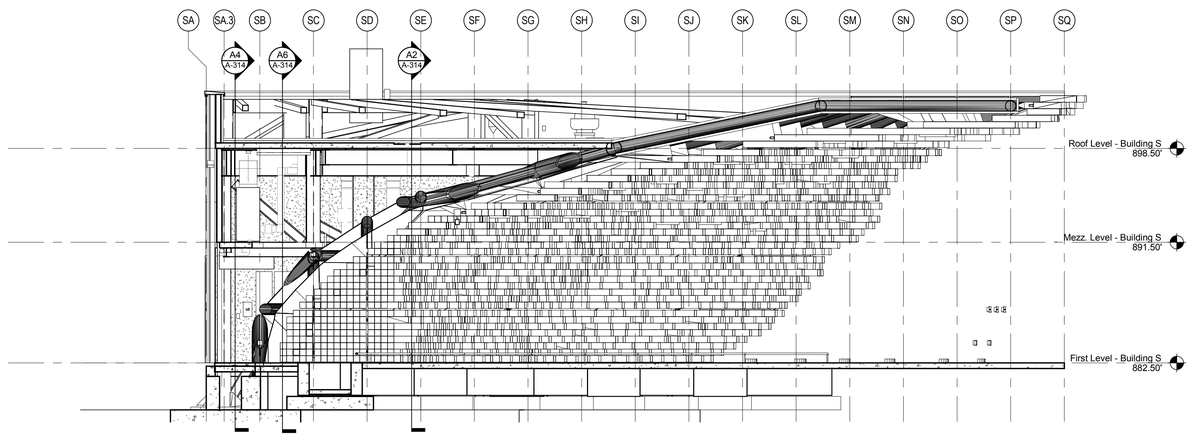

C4 / A-303

BS009 - N/S Bldg S

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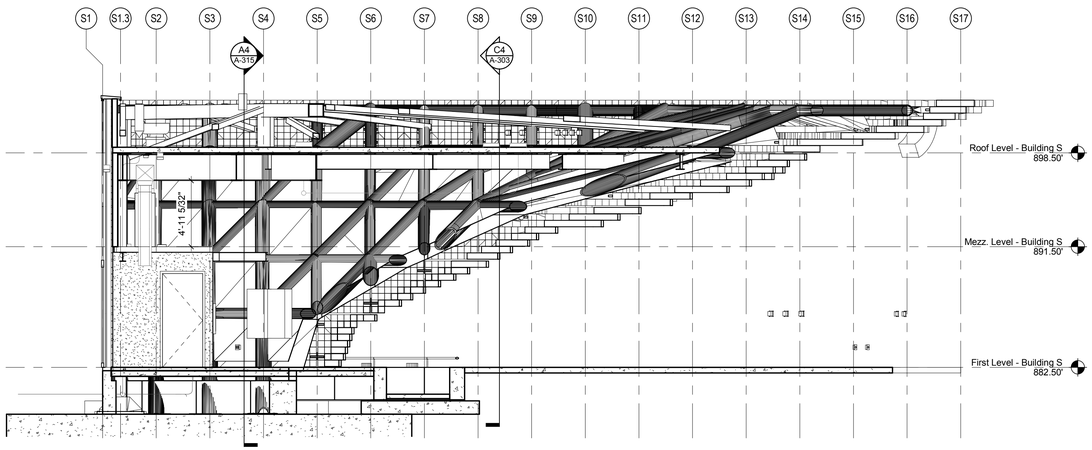

A4 / A-303

BS008 - E/W Bldg S

3/16" = 1'-0"

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ISSUED FOR:

1	100% CD Submission	Jan. 27, 2017

SEAL:

WILLIAM A. BROWNE, JR. REGISTERED No. AR00034154 STATE OF INDIANA ARCHITECT

01.27.2017

SHEET TITLE

BUILDING SECTIONS - BLDG S

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DATE: 07/22/16	SHEET NO: A-303
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LC JOB NO: 1518	
RATIO PROJECT NO. 15121.000	

1/30/2017 8:56:28 AM

KEYNOTE LEGEND

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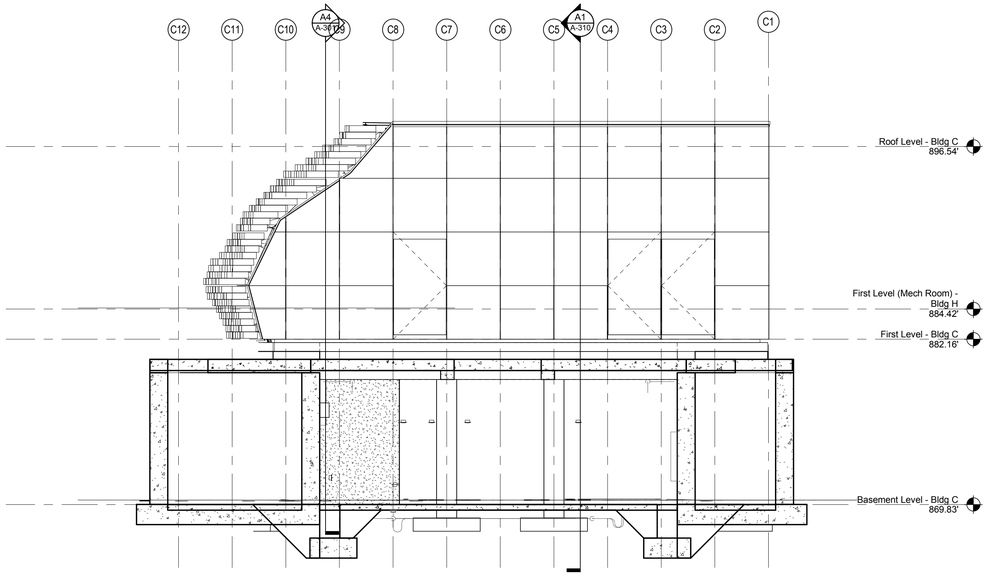

C2 / A-301 **BS012 - E/W Bldg C (Courtyard)**

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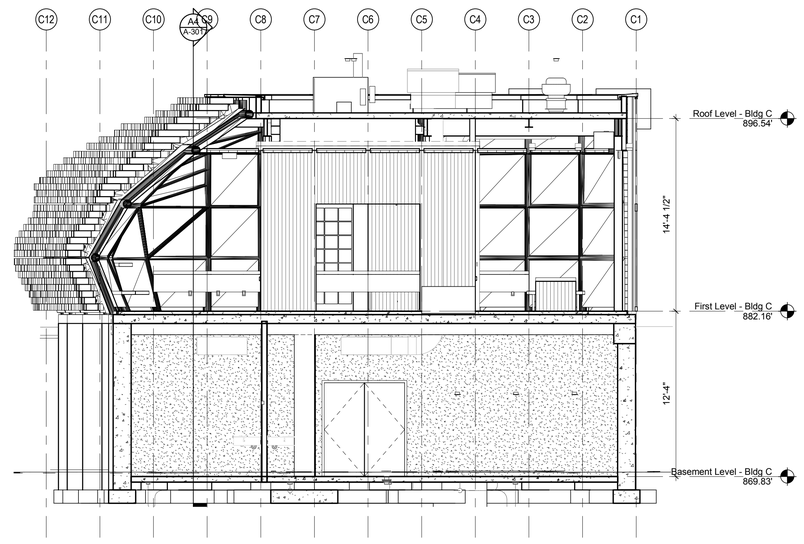

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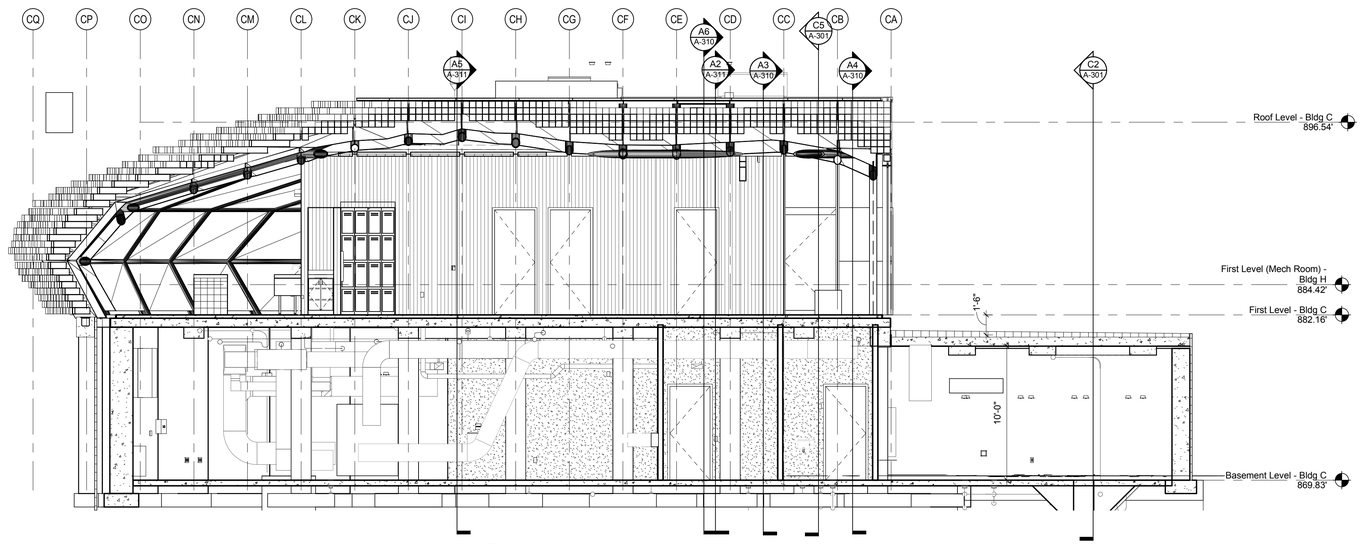

A4 / A-301 **BS002 - N/S Bldg C**

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01.27.2017

SHEET TITLE

BUILDING SECTIONS - BLDG C

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DATE: 07/22/16	SHEET NO: A-301
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LC JOB NO: 1518	
RATIO PROJECT NO. 15121.000	

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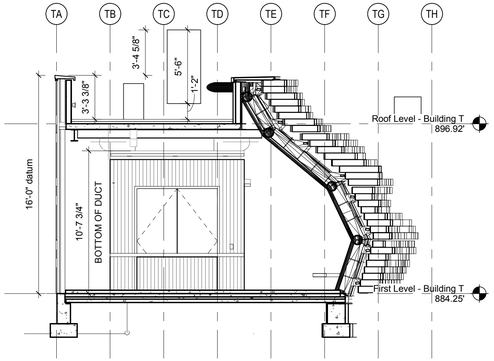

3 A-302 **BUILDING SECTION N/S**

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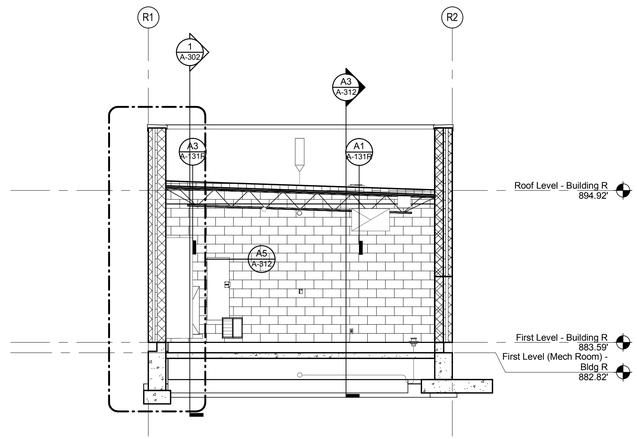

2 A-302 **BS007 - E/W Bldg R**

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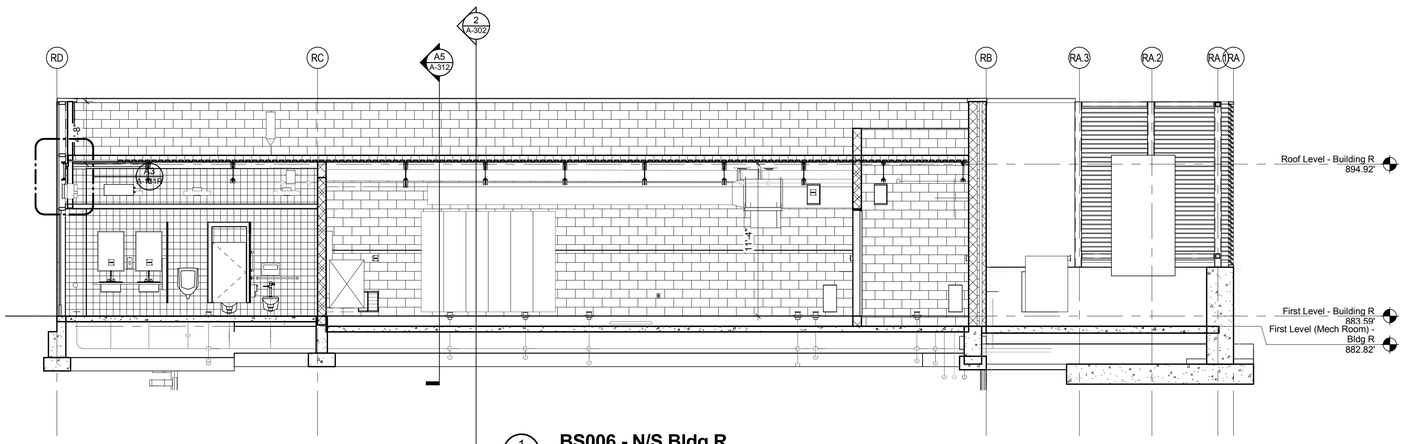

1 A-302 **BS006 - N/S Bldg R**

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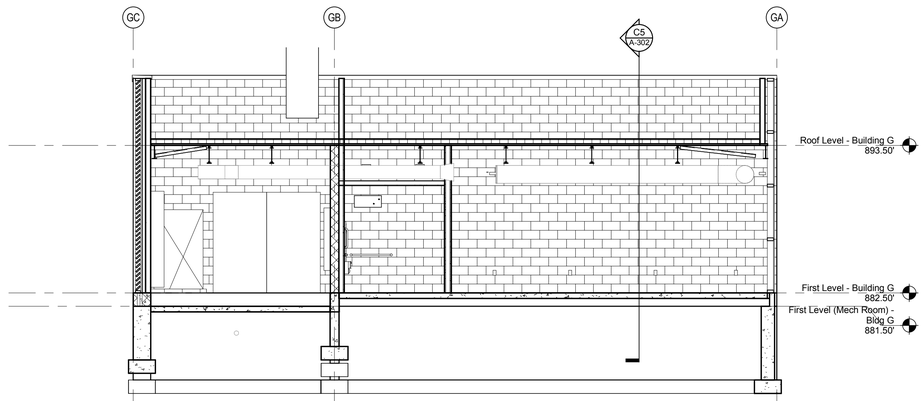

A5 A-302 **BS004 - N/S Bldg G**

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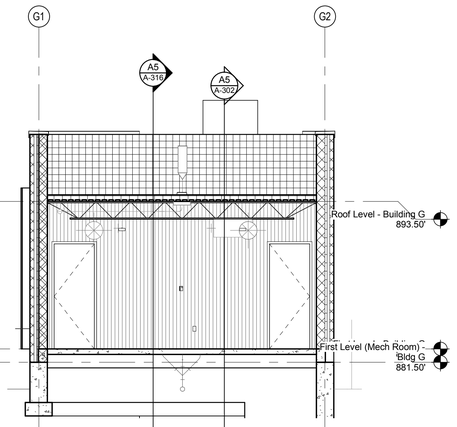

C5 A-302 **BS005 - E/W Bldg G**

3/16" = 1'-0"

KEYNOTE LEGEND

00 10 00

Grand Junction Plaza

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SHEET TITLE

BUILDING SECTIONS - BLDGS G, R, & T

LAND COLLECTIVE © 2016

DATE: 07/22/16

DRAWN BY:

LC JOB NO: 1518

RATIO PROJECT NO: 15121.000

SHEET NO: A-302

1/30/2017 8:56:14 AM

Docket Number: 1910-PUD-33 (Ordinance No. 19-57)

Petitioner: Project 19 / GFS

Representative: Russell Brown of Clark, Quinn, Moses, Scott & Grahn, LLP

Request: An amendment to the Northpoint PUD District to accommodate a new distribution facility.

Current Zoning: Northpoint PUD District

Current Land Use: Undeveloped

Acreage: 81.86 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

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

PROJECT OVERVIEW

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

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

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

REQUESTED MODIFICATIONS

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

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

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

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

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

Landscaping Standards: As written, the PUD Amendment defaults to the standards of the Original PUD and UDO, with some modification. An Illustrative Landscape Plan is included and replaces the UDO and Original PUD's requirements for External Street Frontage Landscaping, Foundation Plantings, and Parking Area Landscaping. Please note, the version of the Illustrative Landscape Plan that was uploaded with the agenda does not include the Foundation Plantings or Parking Area Landscaping. We are anticipating receiving revisions prior to the meeting and will replace the uploaded exhibit on the agenda and label the new exhibit with the date received.

Lighting Standards: The Proposed Amendment defaults to the standards of UDO Article 6.9 with the exception of increasing the maximum light pole height to forty (40) feet from the twenty-five (25) feet permitted by the UDO.

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

CHANGES SINCE THE INTRODUCTION

The Petitioner has made some modification to the proposed ordinance since the October 14, 2019, Introduction. These changes were made in response to council comments at the introduction, and department comments during the Technical Advisory Committee review of the Detailed Development Plan. A redlined version of the ordinance has been provided as **Exhibit 7**.

COMPREHENSIVE PLAN

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

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

PROCEDURAL

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

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

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

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

DEPARTMENT COMMENTS

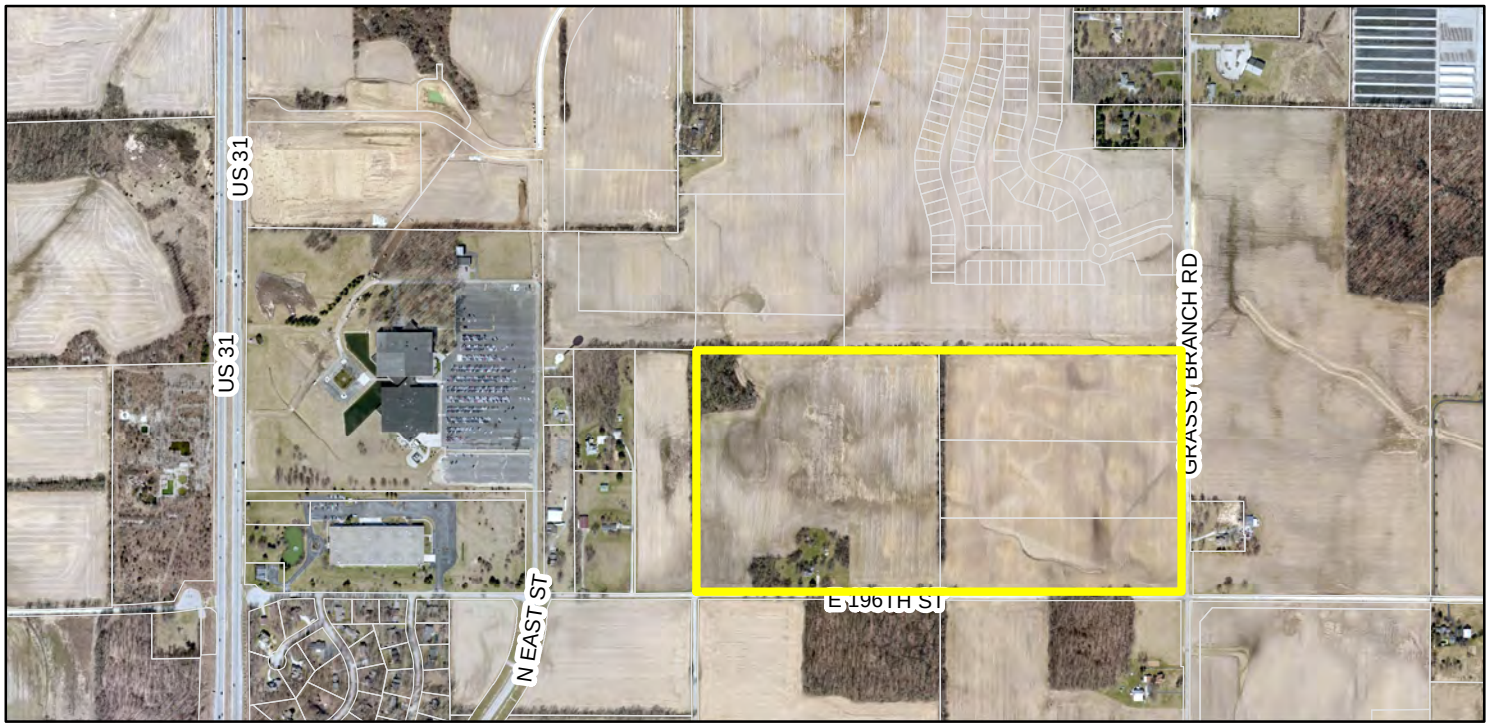
1. **Public Hearing: Hold a public hearing at the November 6, 2019, Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

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

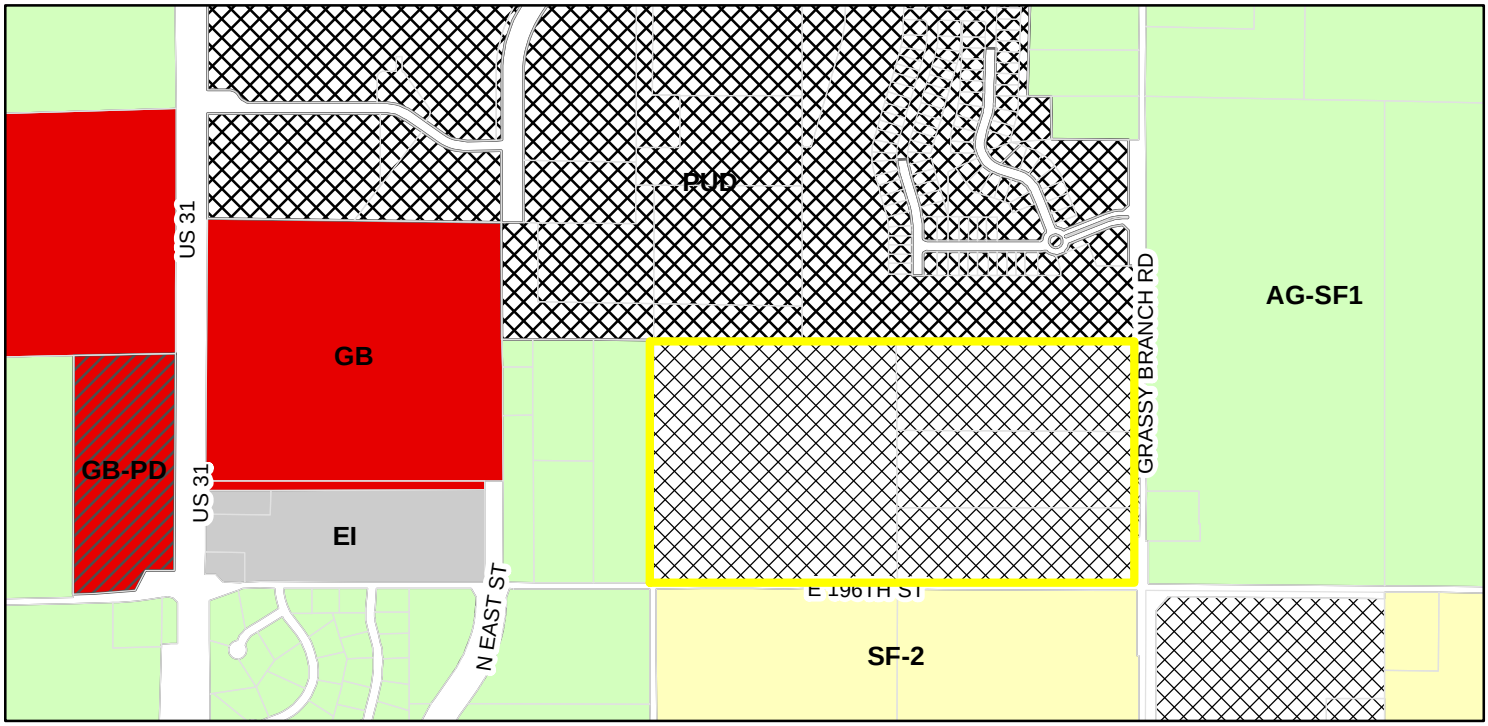
N
W E
S
Not To Scale

Aerial Location Map

Site

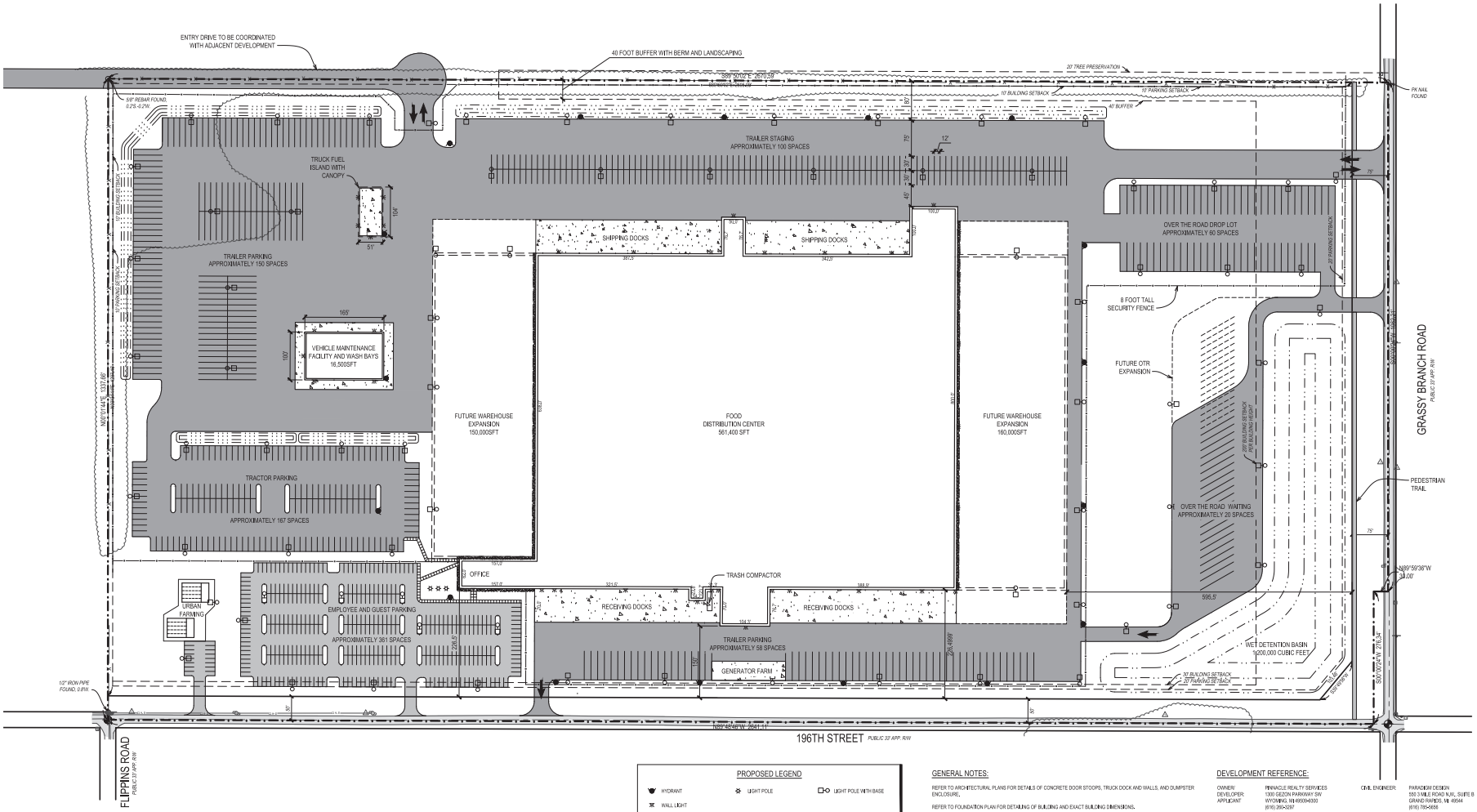


Zoning Map



Zoning

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



PROPOSED LEGEND

- HYDRANT
- LIGHT POLE
- LIGHT POLE WITH BASE
- WALL LIGHT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS
- HEAVY DUTY BITUMINOUS
- GRAVEL
- CENTER LINE
- PROPERTY LINE
- DITCH
- POND / BASIN
- FENCE
- ROW

GENERAL NOTES:

REFER TO ARCHITECTURAL PLANS FOR DETAILS OF CONCRETE DOOR STOOPS, TRUCK DOCK AND WALLS, AND DUMPSTER ENCLOSURE.

REFER TO FOUNDATION PLAN FOR DETAILING OF BUILDING AND EXACT BUILDING DIMENSIONS.

REFER TO LANDSCAPE PLAN FOR RESTORATION OF ALL NON PAVED SURFACES.

OWNER HAS SUBMITTED FOR AND OBTAINED THE FOLLOWING SITE RELATED PERMITS:

AGENCY:	PERMIT #:
CITY OF WESTFIELD:	
- OVERALL DEVELOPMENT PLAN	1811-DDP-17
- PRIMARY PLAT	1811-DPP-17

OWNER HAS SUBMITTED FOR AND IS IN THE PROCESS OF OBTAINING THE FOLLOWING SITE RELATED PERMITS:

AGENCY:	PERMIT #:
CITY OF WESTFIELD:	
- DETAILED DEVELOPMENT PLAN	TBD
- SECONDARY PLAT	TBD
- PUD AMENDMENT	TBD

UPON AWARD OF CONTRACT, CONTRACTOR WILL BE RESPONSIBLE TO CHECK WITH ENGINEER AND JURISDICTION ON STATUS OF THE PERMIT(S) LISTED ABOVE.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SITE RELATED PERMITS NOT BEING OBTAINED BY THE OWNER. CONTRACTOR IS REQUIRED TO COMPLETE THE APPLICATION, AND SUBMIT NECESSARY DRAWINGS, FEES, ETC, TO THE APPROPRIATE JURISDICTION. CONTRACTOR SHALL PAY ALL FEES RELATED TO PERMIT(S) AND SECURE PERMIT(S) IN HIS NAME.

CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE UTILITY CONNECTIONS AND INSPECTIONS WITH THE PROPER JURISDICTION AND PAY ALL ASSOCIATED FEES.

THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING WATER, SANITARY SEWER, AND STORM SEWER CROSSINGS AND CONNECTION POINTS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.

ALL DIMENSIONS SHOWN TO CONCRETE CURB AND GUTTER ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

CONCRETE GUTTER PAN TO TIP IN THE SAME DIRECTION AS THE ADJACENT PAVEMENT.

THE LAST THREE FEET OF ALL CURBS SHALL BE DUBBED DOWN UNLESS OTHERWISE NOTED.

ALL PAVEMENT MARKINGS SHALL BE 4" WIDE. STANDARD PARKING SPACES SHALL BE MARKED IN YELLOW AND BARRIER FREE SPACES IN BLUE. EACH BARRIER FREE SPACE SHALL BE PROVIDED WITH A PAINTED PAVEMENT SYMBOL. A PRECAST CONCRETE BUMPER BLOCK, AND A SIGN PER THE MANUAL OF UNIFORM TRAFFIC CONTROLS.

REFERENCE SOILS REPORT FOR BORING LOGS AND PREPARATION AND CONSTRUCTION PROCEDURES FOR SUBBASE AND DESIGN SECTION OF ALL PAVED AREAS.

ALL INDOT REFERENCES ARE TO THE 2016 EDITION.

DEVELOPMENT REFERENCE:

OWNER:	PINNACLE REALTY SERVICES	CIVIL ENGINEER:	PARADIGM DESIGN
DEVELOPER:	1300 GEZON PARKWAY SW		550 3 MILE ROAD N.W., SUITE B
APPLICANT	WYOMING, MI 49509-2330		GRAND RAPIDS, MI 49544
	(616) 293-2297		(616) 785-5656
ARCHITECT:	PARADIGM DESIGN	SURVEYOR:	STOEPPELWERTH
	550 3 MILE ROAD N.W., SUITE B		7965 EAST 106TH STREET
	GRAND RAPIDS, MI 49544		FISHERS, IN 46038-2505
	(616) 785-5656		(317) 849-5935

SITE DATA:
SITE: 60.1 ACRES
ZONED: NORTHPOINT PUD: COMMERCE PARK, DISTRICT 2
USE: COMMERCIAL WAREHOUSING/DISTRIBUTION

MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	75'
MAXIMUM BUILDING HEIGHT:	60'
FRONT BUILDING SETBACK:	200' (GRASSY BRANCH) 30' (196TH STREET)
SIDE BUILDING SETBACK:	10'
REAR BUILDING SETBACK:	10'
BUILDING COVERAGE:	26%

PARKING DATA:

FRONT PARKING SETBACK:	20'
SIDE PARKING SETBACK:	10'
REAR PARKING SETBACK:	10'

NOT FOR CONSTRUCTION

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

N

0 100' 200'

PARADIGM DESIGN
ARCHITECTS | ENGINEERS
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(616) 785-5656
Grand Rapids | Phoenix | Traverse City
www.paradigmas.com
FIRM #: 1840064853-0004
(EXP: 04/30/2021)

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JAMES R. HADLOCK JR., P.E.
IN - REGISTRATION #PE10000133
EXP. DATE 07/31/2020

PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION
08-22-19	PRE-SUBMITTAL CONFERENCE
08-30-19	DEVELOPMENT PLAN

PROJECT

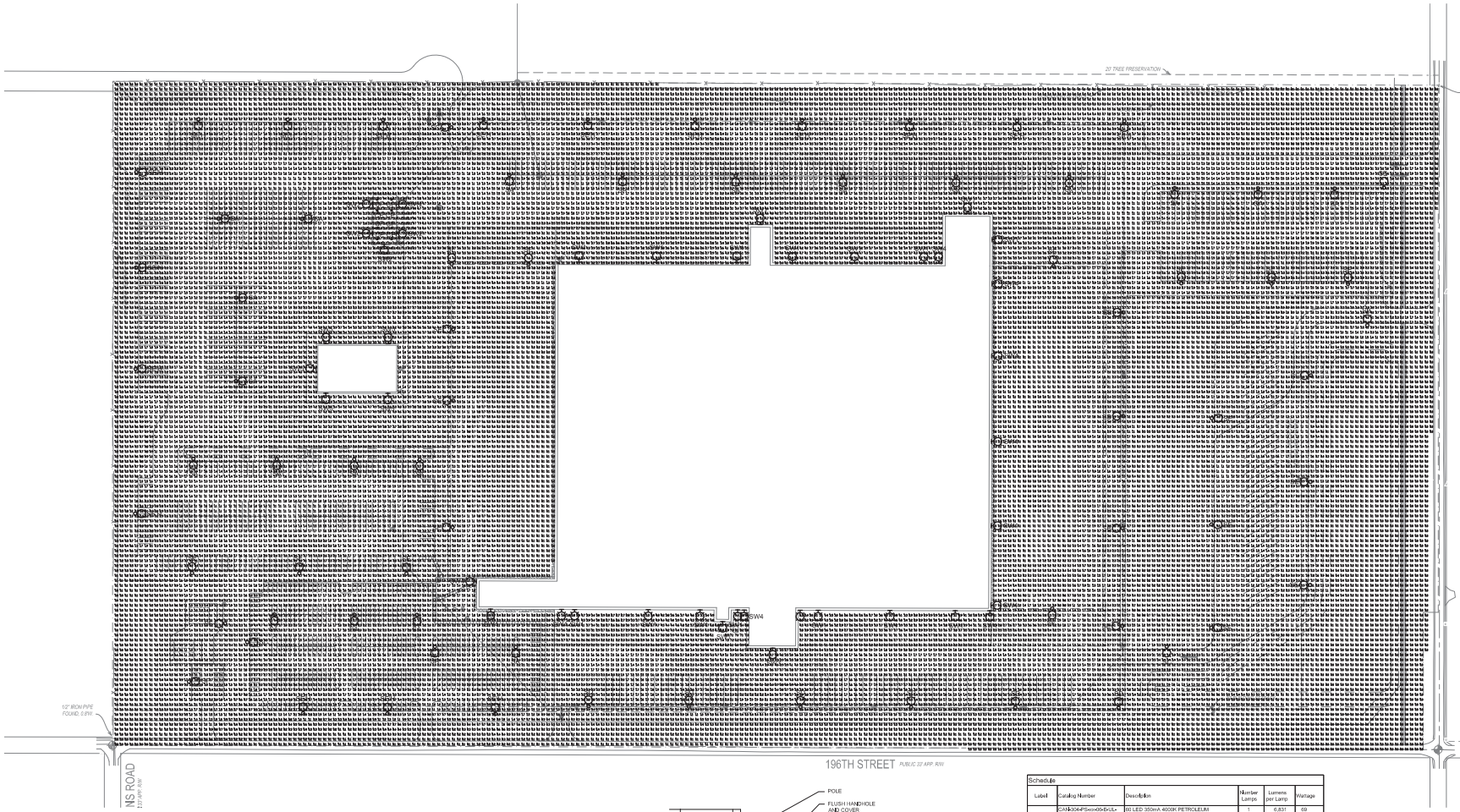
1903049

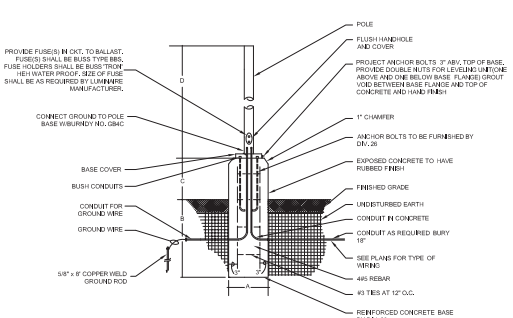
SHEET

CIVIL LAYOUT PLAN

C-102

Wednesday, August 28, 2019 at 2:39pm O:\1903049\SR Pre Submission Conference\Drawings - 1903049SR Pre Submission Conference.dwg - bboughton





POLE AND BASE DIMENSIONS

FIXTURE TYPE	A	B	C	D
SA, SB, SC, SD, SE, SEH, SF	30"	6'1"	30"	3'7"-6"

POLE BASE DETAIL

SCALE: NTS

Schedule					
Label	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
CP1	CAN304-P8-xx-05-SUL-350-40K or BXCP-A08E-UD7 (350mA)	60 LED 350mA 4000K PETROLEUM SYMMETRIC 304 SERIES CANOPY MOUNTED UNDERSIDE OF GAS CANOPY	1	6,831	69
SA	DSX2 LED P8 40K T5W MVOLT	DSX2 LED P8 40K T5W MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	50729	431
SB	DSX2 LED P8 40K T2M MVOLT	DSX2 LED P8 40K T2M MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	49080	431
SC	DSX2 LED P8 40K T3M MVOLT	DSX2 LED P8 40K T3M MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	47777	431
SD	DSX2 LED P8 40K T3M MVOLT HS	DSX2 LED P8 40K T3M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	39715	431
SE	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	48144	431
SE'H	DSX2 LED P8 30K T4M MVOLT HS	DSX2 LED P8 30K T4M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	34684	431
SF	DSX2 LED P5 40K T3M MVOLT	DSX2 LED P5 40K T3M MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	39864	321
SW1	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON BUILDING AT 40'	1	48144	431
SW2	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON GAS CANOPY.	1	48144	431
SW3	DSX2 LED P8 40K T3M MVOLT	DSX2 LED P8 40K T3M MVOLT MOUNTED ON BUILDING AT 40'	1	47777	431
SW4	DSXWY LED 10C 530 40K TFTM MVOLT	DSXWY LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 530mA, MOUNTED ON BUILDING AT 10' APP.	1	2198	1N1
SW5	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED TO VEHICLE MAINTANCE BUILDING AT 30'	1	48144	431

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	17.8 fc	1.0 fc	17.8:1	2.4:1

NOT FOR CONSTRUCTION

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

N

0 100' 200'

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(616) 785-5656
Grand Rapids | Phoenix | Traverse City
www.paradigmaec.com
FIRM id 184005683-0004
(EXP. 04/30/2021)

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION

PROJECT

1903049

SHEET

ELECTRICAL SITE LIGHTING CALCULATIONS

ES-1

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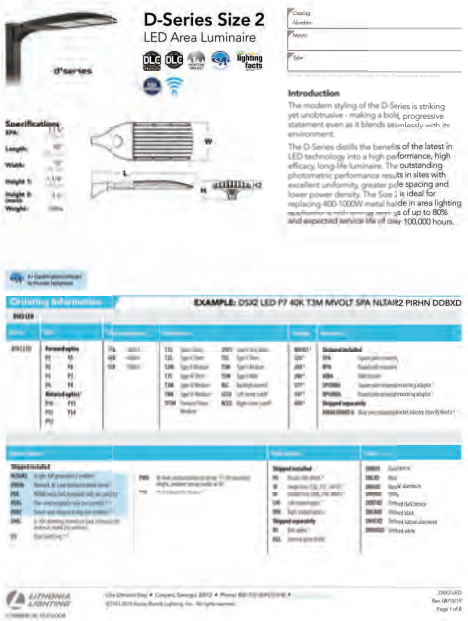

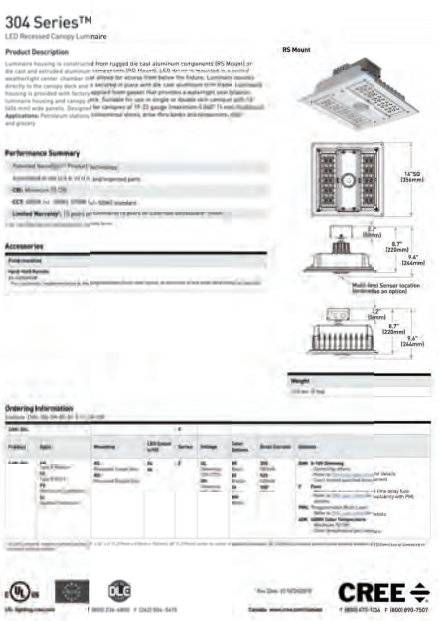

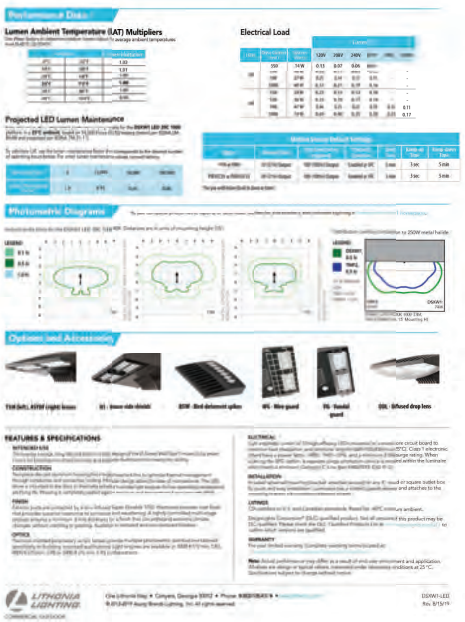

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Grand Rapids | Phoenix | Traverse City
www.paradigmaia.com
FIRM #: 1840064824004
(EXP: 04/30/2021)

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PROJECT

PROJECT 19

RELEASE DATE	
DATE	DESCRIPTION

PROJECT

1903049

SHEET

ELECTRICAL SITE LIGHTING FIXTURES

ES-2

Tuesday, August 4, 2020 at 11:18:56am - D:\1903049\DSR P19 Distribution Center\Drawings - 1903049DRB\Sheet\ES-2.dwg - mjohnson

ORDINANCE NUMBER 19~~-___~~-57

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

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. ~~19~~-~~___~~-1910-PUD-~~____~~-~~),~~-33),** requesting an amendment to the Northpoint Ordinance and the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. ~~**19**~~**___-1910-PUD-~~**____**~~**-**~~**33** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of the Unified Development Ordinance of the Northpoint Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B.**

2.2. Illustrative Landscape Exhibit: the landscaping plan, attached hereto as **Exhibit C.**

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

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

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

DRAFT

~~**Section 4.**~~**Section 5. Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

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

A. Screening of Receptacles and Loading Area.

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

~~4.1~~5.2 Article 6.3 (Architectural Standards) of the UDO and Section 7.1(C) of the Northpoint Ordinance: Shall apply, except as follows:

A. Primary Facades.

i. 196th Street. Facades oriented towards 196th Street shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.

ii. Grassy Branch Road. Facades oriented towards Grassy Branch Road, which are located more than four hundred (400) feet from the right of way, shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.

iii. Overhead doors shall be permitted on Facades which meet the criteria provided in this section.

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

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

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

~~4.2~~5.3 Article 6.8 (Landscaping Standards) of the UDO and Section 7.3 of the Northpoint Ordinance: Shall apply, except as follows:

A. Required landscaping on the Real Estate and located in the required

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

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

~~4.3~~5.4 Article 6.9 (Lighting Standards) of the UDO: Shall apply except as follows:

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

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

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

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

DRAFT

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

DRAFT

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

_____
Cindy Gossard, Clerk-Treasurer

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

_____
J. Andrew Cook, Mayor

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

_____
J. Andrew Cook, Mayor

DRAFT

This document prepared by:

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

IN 46204

DRAFT

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

Exhibit C Illustrative Landscape Plan

Exhibit D Concept Plan

Exhibit E Wall pack specifications

DRAFT

EXHIBIT A
REAL ESTATE

DRAFT

EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT

DRAFT

EXHIBIT C
ILLUSTRATIVE LANDSCAPE PLAN

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EXHIBIT D
CONCEPT PLAN

DRAFT

EXHIBIT E
WALL PACK SPECIFICATIONS

DRAFT

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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 17-51

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

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

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

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

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

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

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

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

COPY

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance, the First Amendment and Second Amendment.

1.2 This Planned Unit Development shall hereinafter be referred to as Northpoint PUD.

1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.4 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.

2.2 Build-To Line. A designated line at which construction of a building facade is to occur.

2.3 Corner Break. An exterior corner along the facade of a structure.

2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.

2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.

2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.

2.7 District, Residential. The Townes and The Villas.

2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.

2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base

coat, and an attractive and durable finish coat.

2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.

2.12 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.

2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.

2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.

2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.

2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.

2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.

2.18 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

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

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

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

District	Area
Business Parke	20 Acres
Commerce Parke	303 Acres
The Shoppes	17 Acres

The Townes	68 Acres
The Villas	23 Acres
Total acreage	431Acres

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

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

Minimum Acreage	Maximum Units
61 Acres	180 units
71 Acres	205 units
81 Acres	225 units
91 Acres	250 units

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

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

Section 4. Underlying Zoning District(s).

4.1 The Underlying Zoning District of each District shall be:

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

(the "Underlying Zoning District").

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

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

5.1 Only the uses identified below shall be permitted in the various Districts.

Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
2. Hotels
3. Retail and Services
   a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
      i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
      ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
         - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
         - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. General Business and Enclosed Industrial Uses so long as an office use associated therewith composes the façade which fronts on U.S. Highway 31.
5. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones;; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural

steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.

3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
4. Accessory buildings and uses customarily incidental to any of the permitted uses.

C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.

D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.

1. Townhomes.
2. Multi-story condominium;
3. Public Parks.
4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.

E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.

1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

A. Lot Standards for Business Parke:

1. Minimum Lot Size.
   a. Lots abutting U.S. Highway 31 - 5 acres
   b. All other lots - 2 acres
2. Maximum Building Setback Line:
   a. Lots abutting U.S. Highway 31 - 105 feet
3. Minimum Front Yard:
   a. Lots abutting U.S. Highway 31 – 90 feet
   b. All other lots - 60 feet
4. Minimum Side Yard.
   a. Adjacent to any residential use or zone 45 feet
   b. Adjacent to any non-residential use or zone - 15 feet
5. Minimum Aggregate Side Yard.
   a. Adjacent to any residential use or zone - 90 feet
   b. Adjacent to any non-residential use or zone - 30 feet
6. Minimum Rear Yard.
   a. Adjacent to any residential use or zone - 45 feet
   b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (l/2) the depth of the lot.
8. Minimum Gross Floor Area.
   a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
   b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet

Maximum gross square feet of retail per a single building in District 3:	65,000 gross square feet
Minimum Building Setback from Grassy Branch Road south of 203rd Street (East of Grassy Branch))	100 feet

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet.
2. Bulk and Density Standards.
   a. Setbacks.
      i. Front - 50 feet
      ii. Side - 10 feet
      iii. Rear - 20 feet
   b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
   a. Front yard -(corner lots are required two front yard setbacks)
      i. 10 feet alley load
      ii. 22 feet front load
   b. Side yard - minimum 15' between buildings
   c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet
9. Minimum lot frontage on road for permitted Single-family dwellings – 40'
10. Minimum setback lines for permitted Single-family dwellings
    a. Front Yard – 20'
    b. Side Yard – 5'
    c. Rear Yard – 20'

11. Minimum Lot Width for permitted Single-family dwellings – 50'
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
    a. One story dwelling – 1,400 square feet
    b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
    a. 30 feet from arterials
    b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.
    a. Two-unit single family attached - 15'
    b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
    a. Single story - 1,300 square feet
    b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40'.
9. Minimum setback lines for permitted Single-family Dwellings
    a. Front Yard – 20'
    b. Side Yard – 5'
    c. Rear Yard – 20'
10. Minimum Lot Width for permitted Single-family Dwellings – 60'
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
    a. One story single-family dwelling – 1,400 square feet
    b. One and one half store single family dwelling – 1,500 square feet.

Section 7. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards:

A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke),

Exhibit I (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards for Business Parke.

1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.

2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone, brick or architectural pre-cast (panels or detailing).

3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.

4. The building shall not be constructed entirely of a metal and glass curtain wall.

5. Concrete block is not allowed as an exterior finish material.

6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. Roof Design.

   a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

   b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

   c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

   d. Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38 or 196th Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any

references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.

ii. A building shall have two (2) windows on each of the two (2) side facades.

iii. Building shall have three (3) windows per unit on the rear facade of the structure.

iv. A double window will count as two (2) windows.

v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

d. Garages shall be attached to the primary structure.

e. Garage doors shall not be oriented towards East Street.

f. Carports shall be prohibited.

g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

b. Garage Composition and Orientation:

i. All Dwellings shall have a minimum two (2) car attached garage.

ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half (½) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

i. Each unit shall have a minimum of three (3) windows on each facade.

ii. A double window will count as two (2) windows.

iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the

treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

c. Garage doors shall not be oriented towards East Street

d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.

i. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as **Exhibit G**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family Dwellings

a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

b. Garage Composition and Orientation:

i. All Dwellings shall have a minimum two (2) car attached garage.

c. Garage elevations shall include a variety of design elements to

vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.
   a. Lots abutting U.S. Highway 31
      i. Primary Façade: Thirty-eight (38) feet and/or the appearance of three (3) occupiable floors through the use of architectural features
      ii. All other Facades: Thirty (30) feet
   b. All other lots - Thirty (30) feet
2. Maximum Building Height.
   a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:
   a. District 1: Forty five (45) feet.
   b. District 2: Forty five (45) feet, except any structure whose lot fronts on 196th Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.
   c. District 3: Thirty five (35) feet.
2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.
3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

A. Article 6.8 N of the UDO shall be replaced by this section.

B. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches

tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:

1. No buffer yards shall be required:
    a. internal to the Northpoint PUD, except as provided in Subsections C(2)(c)) and C(3) below;
    b. adjacent to proposed greenways and park areas; and
    c. within easements prohibiting landscaping.
2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
    a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum of 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
    b. The buffer yard shall be landscaped per this Ordinance.
    c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:
    d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard. If the Heitman property is no longer utilized as a residential use, the requirements of this Section 7.3(C)(2)(d) shall no longer apply to the Heitman property.
    e. The buffer yard shall be landscaped per this Ordinance.
3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
    a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:

4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
    a. In the areas as shown on Buffer Plan, Exhibit "D" a forty foot (40') buffer yard shall be required and shall be improved as follows:
        i. The buffer yard shall have a six foot (6') mound.
        ii. Shall be landscaped per this Ordinance.
        iii. Evergreen trees shall be planted on or near the top of the mound.
    b. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.

D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.

F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.

2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.

3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.

4. Service/Material Yard and Storage Areas.

a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:

i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

1. Loading and Unloading Areas.

a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.

b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.

2. For buildings fronting on US Highway 31, no more than two (2) rows of parking (composed of a single drive aisle with angled or perpendicular parking on both sides accessible from such drive aisle) shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

The following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.7, Pedestrian Network Standards, shall apply except as follows:

A. The Shoppes:

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight

(8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

c. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

d. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.

B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and the Villas.

C. A minimum of one (1) 3,000 square foot playground o be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 13 DAY OF Aug, 2018.

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-51** was delivered to the Mayor of Westfield on the 17 day of Aug, 2018, at 9:30A m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-51** this 14 day of August, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-51** this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT "C" AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12 COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1)THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00

MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OF LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET: 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; HENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 838.78 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 838.78 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PART OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 A DISTANCE OF 90.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 285.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 238.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL WITH SAID WEST LINE 285.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON SAID NORTH LINE 147.25 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE THEREOF 1811.0 FEET TO THE TRUE BEGINNING POINT OF THE REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ON THE EAST LINE OF SAID QUARTER 20.02 FEET TO THE NORTHEAST CORNER OF FORTY-SEVEN AND THREE-FOURTHS ACRES OFF THE SOUTH SIDE OF SAID NORTHWEST QUARTER AS DESCRIBED IN AN ADMINISTRATOR'S DEED RECORDED IN DEED RECORD 329, PAGE 919 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID REAL ESTATE 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER, 20 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF 202ND STREET; THENCE EASTERLY ON SAID SOUTH LINE 90.75 FEET TO THE TRUE BEGINNING POINT.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST. CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE

EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES, MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF (5½) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH 9 3/4

RODS; EAST 10 RODS; NORTH 9 3/4 RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF (81 ½) ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 406.68 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS EAST 16.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRASSY BRANCH ROAD AND THE EAST LINE OF THE 0.072 ACRE PROPERTY (PARCEL 14A, CODE 4162) OWNED BY STATE OF INDIANA AS RECORDED IN, INST. NO. 2006-041657, DATED: JULY 20, 2006 IN SAID RECORDERS OFFICE; THENCE NORTH 29 DEGREES 40 MINUTES 08 SECONDS EAST 101.82 FEET ALONG SAID EAST LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 38; THENCE ALONG THE LINES OF SAID SOUTHWESTERLY RIGHT-OF-WAY, BY THE NEXT TWO (2) COURSES: (1) THENCE SOUTH 60 DEGREES 41 MINUTES 09 SECONDS EAST 615.03 FEET; (2) SOUTH 60 DEGREES 52 MINUTES 35 SECONDS EAST 345.98 FEET TO THE EAST LINE OF THE 3.040 ACRE PROPERTY OWNED BY ALICE E. DREXLER ET AL, AS RECORDED IN INST. NO. 2007-063319, DATED: NOVEMBER 9, 2007 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST 1,306.76 FEET TO THE EAST PROLONGATION OF THE NORTH LINE OF THE 9.15 ACRE PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF WESTFIELD, INC., AS RECORDED IN INST. NO. 2005-068167, DATED: OCTOBER 17, 2005 IN SAID RECORDERS OFFICE; THENCE NORTH 88 DEGREES 51 MINUTES 00 SECONDS WEST 289.89 FEET ALONG THE EAST PROLONGATION OF SAID NORTH LINE, THE NORTH LINE AND THE WEST PROLONGATION OF SAID NORTH LINE TO THE NORTH PROLONGATION OF THE EAST LINE OF THE THREE (3) ACRE PROPERTY OWNED BY WILLIAM R. STUBBS AS RECORDED IN, INST. NO. 2003-028318, DATED: MARCH 24, 2003 IN SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST 0.75 FEET ALONG SAID NORTH PROLONGATION OF THE EAST LINE TO THE NORTH LINE OF SAID THREE (3) ACRE PROPERTY; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS WEST 240.38 FEET ALONG SAID NORTH LINE TO THE SOUTH LINE OF SAID 3.040 ACRE PROPERTY; THENCE NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST 361.62 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST 1,669.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.920 ACRES, MORE OR LESS.

AND ALSO

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANG 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 48 MINUTES 08 SECONDS WEST (ASSUMED BEARING) 2,671.48 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST 1,338.82 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS EAST 2,671.17 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST 1,338.82 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE PLACE OF BEGINNING, CONTAINING 82.102 ACRES, MORE OR LESS

EXHIBIT B
CONCEPT PLAN

EXHIBIT B-1
ZONING BUBBLE PLAN

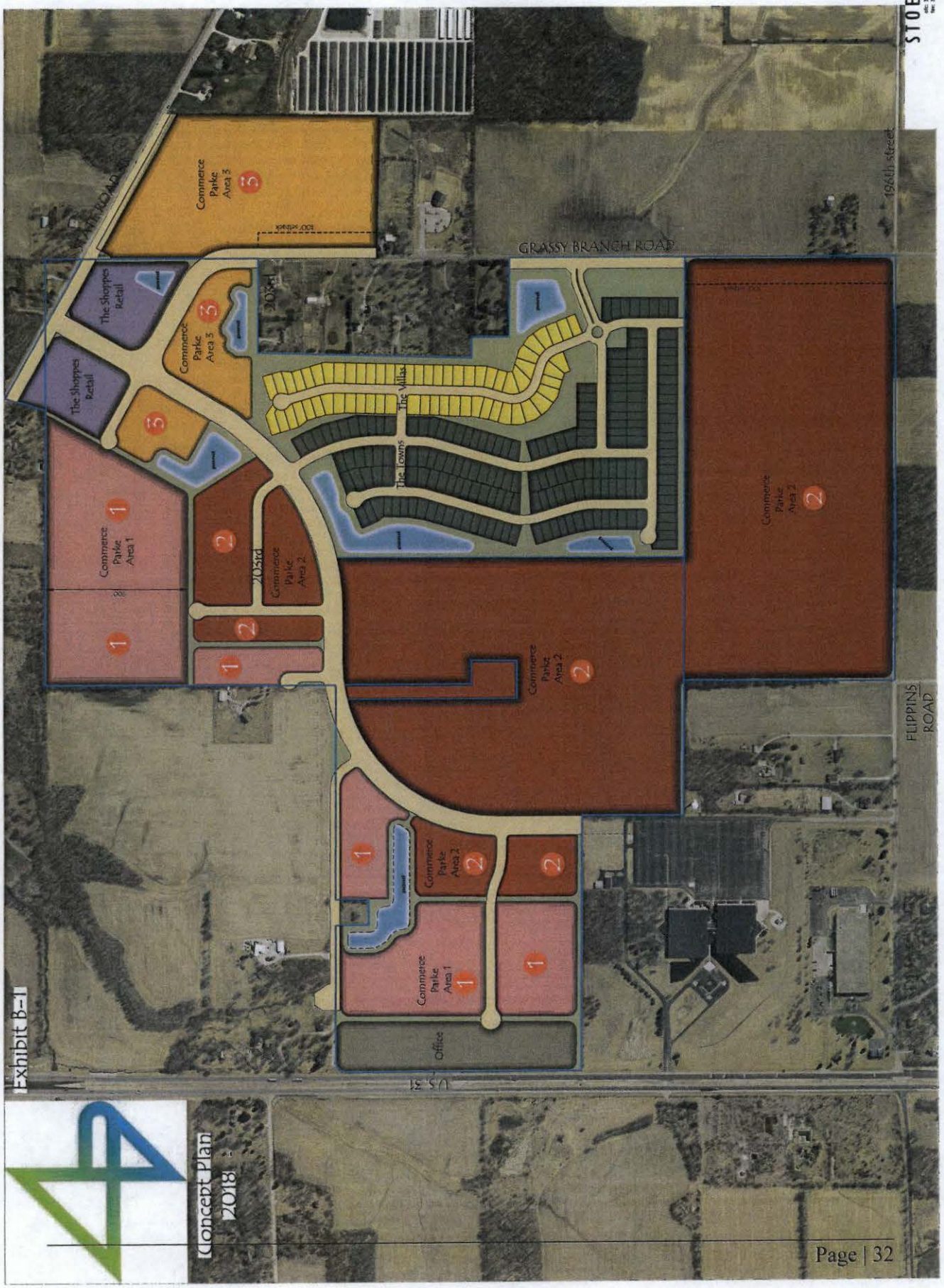


EXHIBIT B-2
CONCEPT PLAN

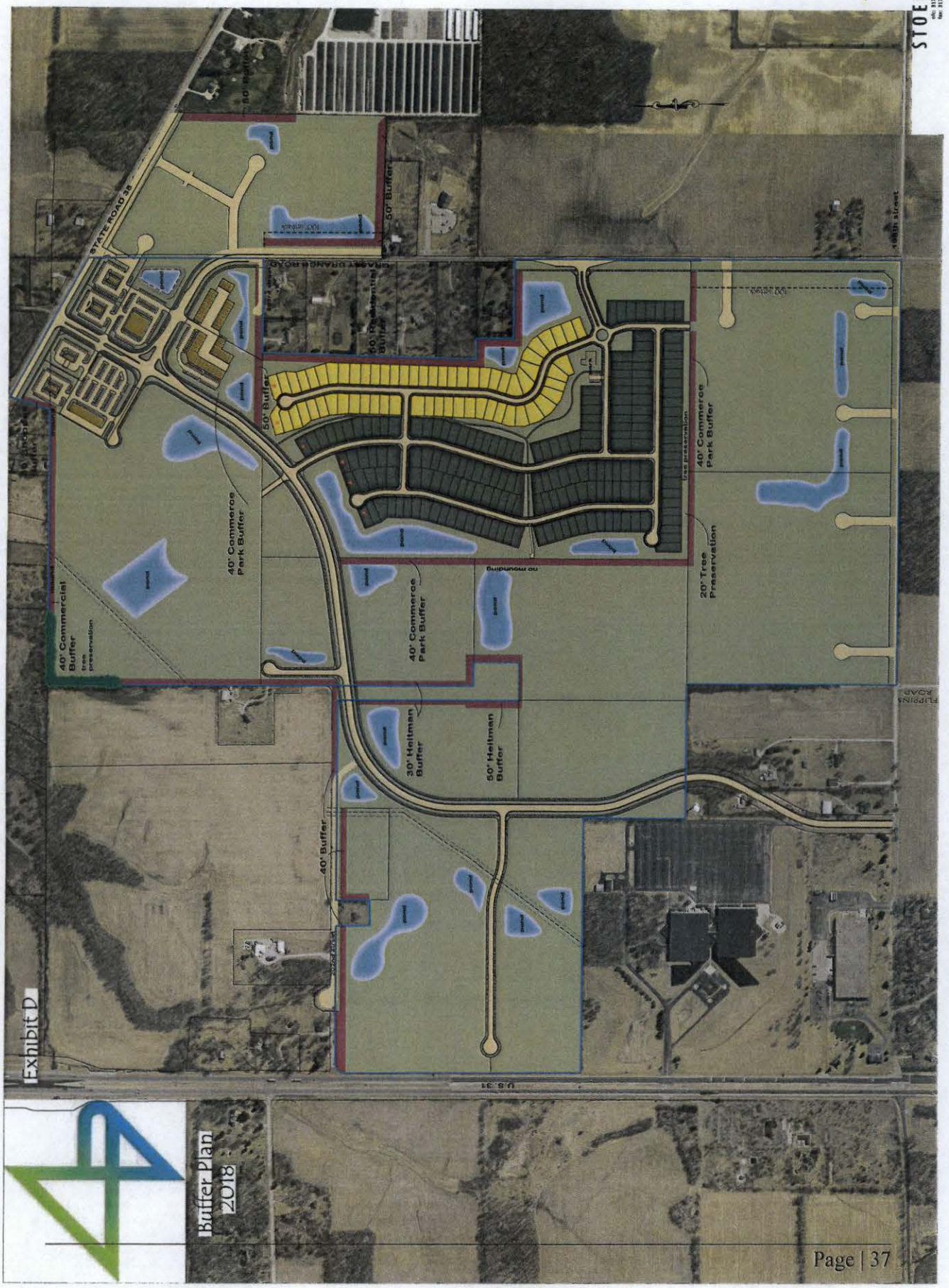
STOEPPELWERTH

EXHIBIT C
PEDESTRIAN NETWORK

EXHIBIT C
PEDESTRIAN NETWORK

EXHIBIT D
BUFFER PLAN

EXHIBIT D
BUFFER PLAN



STOEPPELWERTH

EXHIBIT E
TOWNES CHARACTER EXHIBIT

CALATLANTIC HOMES

Stratford

CALATLANTIC HOMES

McKinley

CALATLANTIC HOMES℠

Providence

CALATLANTIC HOMES℠

Jackson

CALATLANTIC HOMES

Wilmington

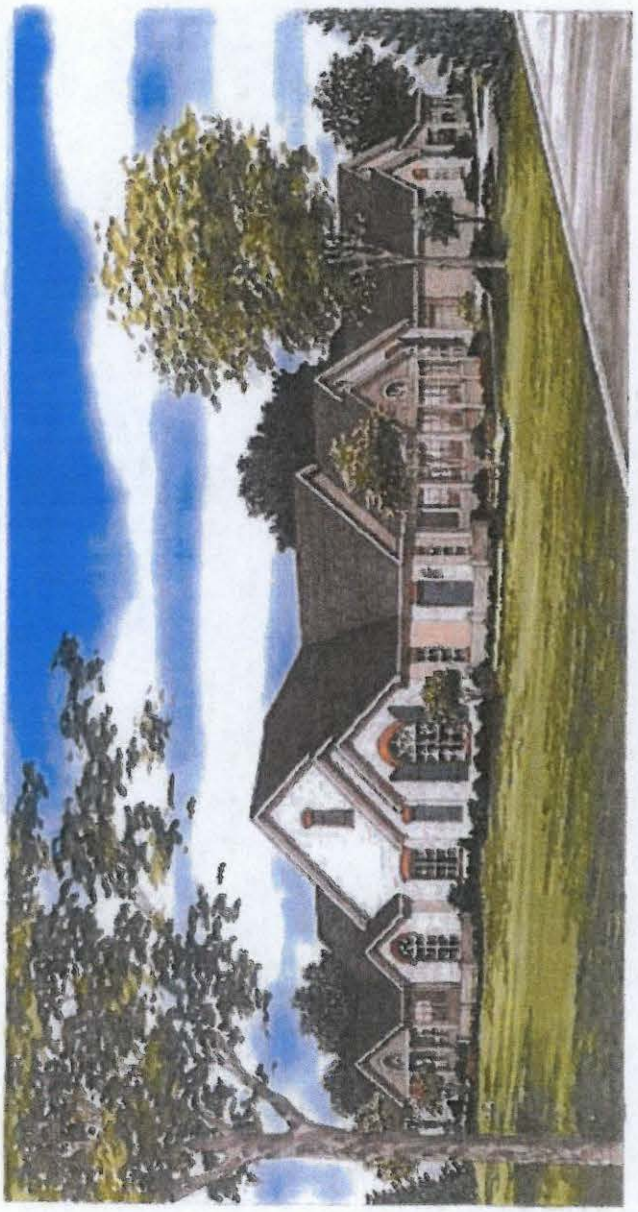
CALATLANTIC HOMES

McHenry

EXHIBIT F

FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS

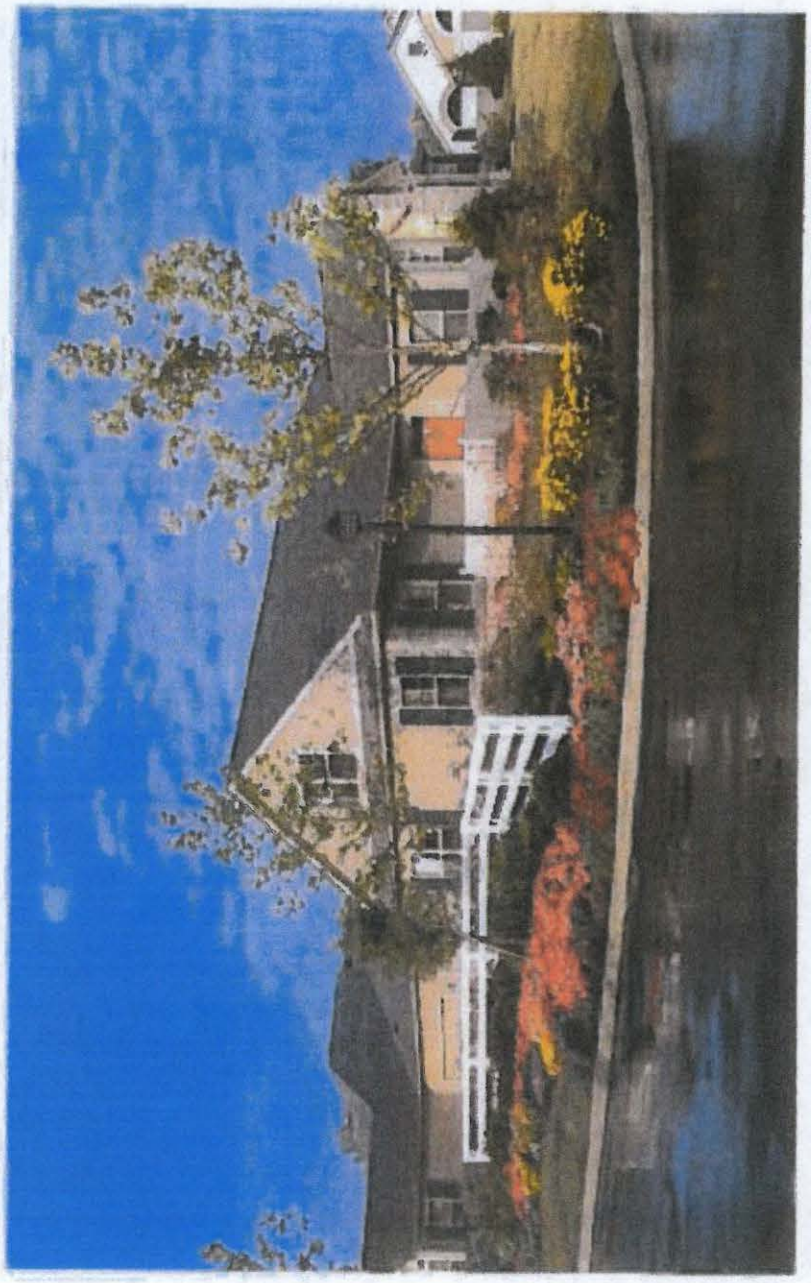
EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



Four Family Attached Illustrative Elevations

Four Family Attached
Illustrative Elevations

Four Family Attached
Illustrative Elevations



Four Family Attached
Illustrative Elevations

Four Family Attached
Illustrative Elevations

EXHIBIT G
VILLAS CHARACTER EXHIBIT

RYLAND HOMES

Elevations

Wilmington

CLASSIC

CRAFTSMAN

TRADITIONAL

RYLAND HOMES®

Elevations

Chesapeake

CLASSIC

CRAFTSMAN

TRADITIONAL

RYLAND HOMES®

Elevations

McHenry

"Americana Collection"

CLASSIC

CRAFTSMAN

TRADITIONAL

RYLAND HOMES®

Elevations

Potomac

"Americana Collection"

CLASSIC

CRAFTSMAN

TRADITIONAL

RYLAND HOMES®

Elevations

Hatteras

CLASSIC

CRAFTSMAN

TRADITIONAL

EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT

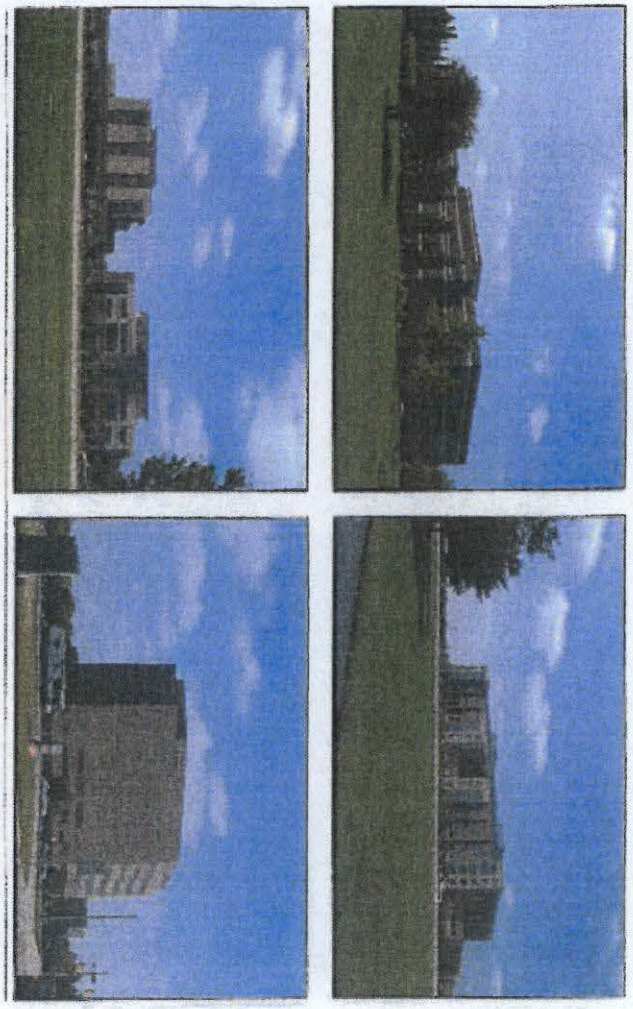


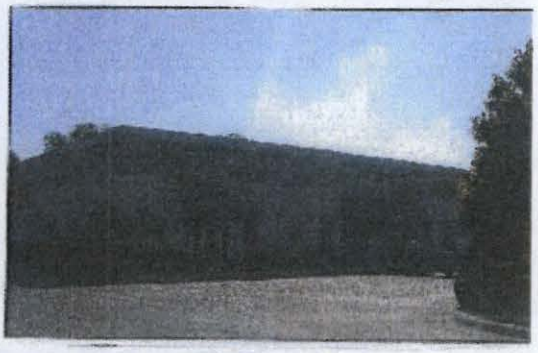
EXHIBIT I

COMMERCE PARKE CHARACTER EXHIBIT

AREA 1

COMMERCE PARKE

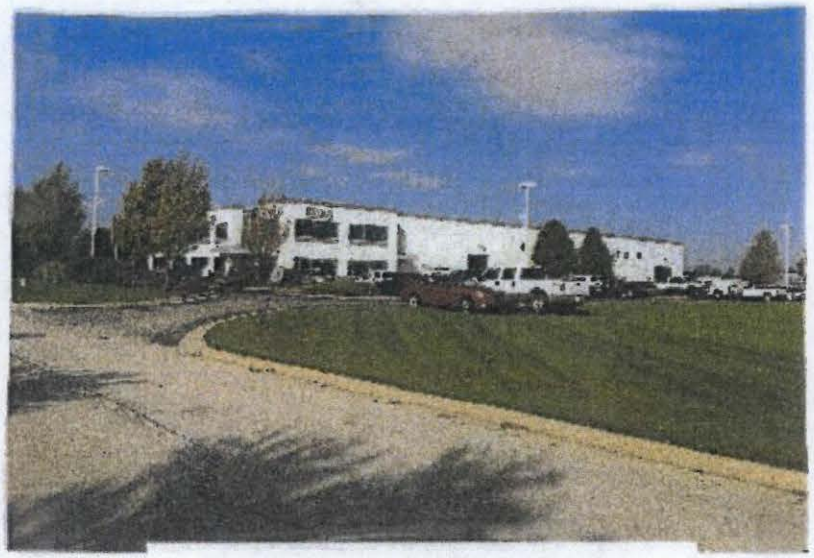
ENCLOSED OFFICE WAREHOUSE



DESIGN

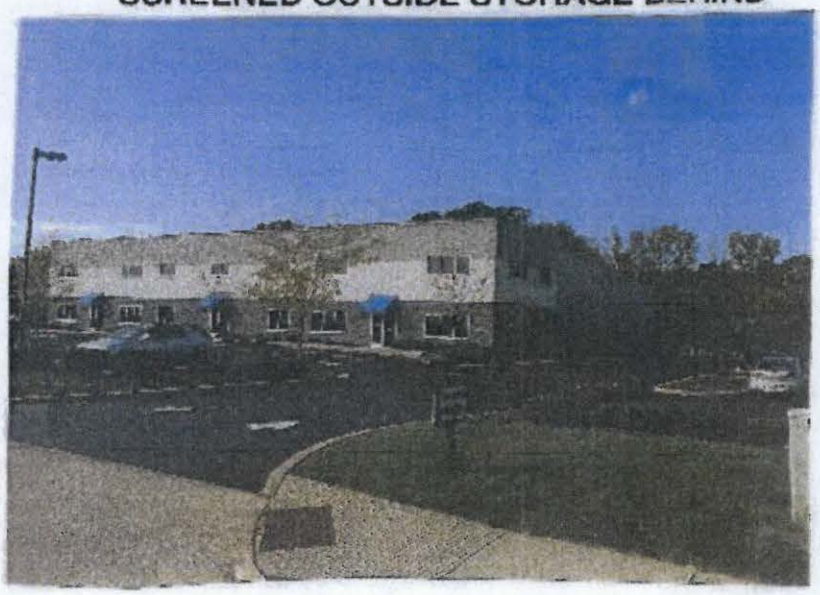
COMMERCE PARKE

AREA 2



GENERAL CONTRACTORS

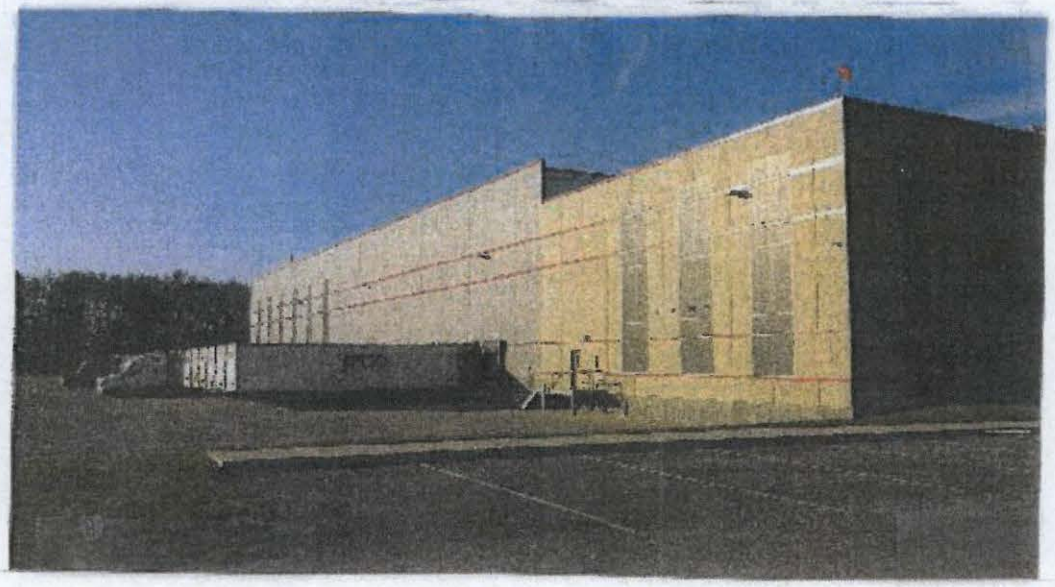
SCREENED OUTSIDE STORAGE BEHIND



COMMERCE PARKE

AREA 2

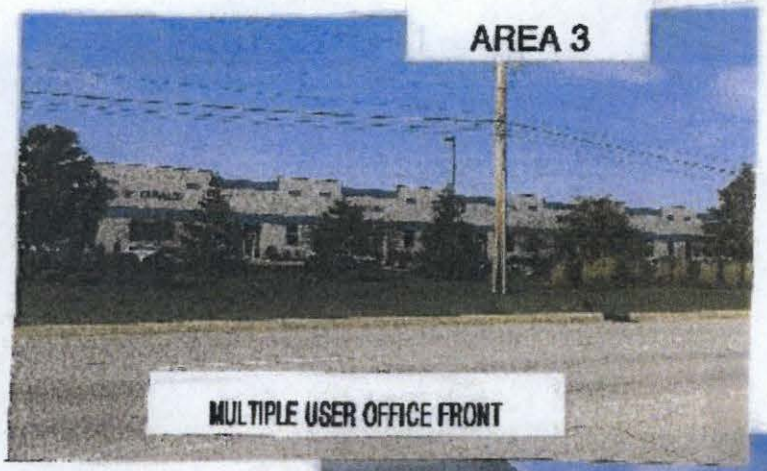
FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

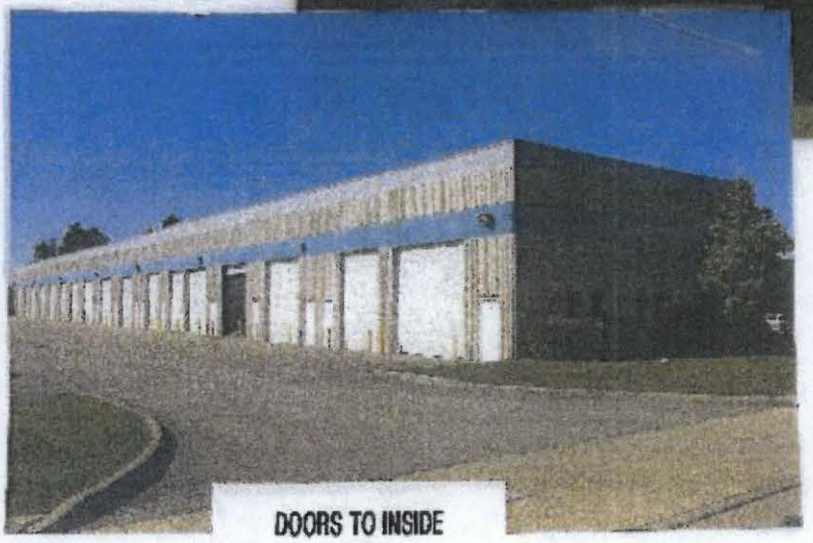
Aurora

AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

EXHIBIT J

THE SHOPPES CHARACTER EXHIBIT

CHANGE OF ZONING APPLICATION

(PLANNED UNIT DEVELOPMENT)

NARRATIVE STATEMENT

Northpoint PUD Amendment

80 acres located at the NW Corner of Grassy Branch Road and 196th Street

The requested PUD amendment is made for the purpose of allowing 80 acres located within the Northpoint PUD to be utilized by a single user. The proposed modifications will meet the spirit and intent of the Northpoint PUD, which seeks to provide adequate separation between structures used for disparate purposes, while reflecting the realties of needs for a large scale distribution facility on the property.

The proposed modification will allow for changes to façade materials and façade usage along 196th Street and Grassy Brach Road. These modifications are appropriate given the large building setbacks to the primary structure from both 196th Street (greater than 200 feet to primary structure) and Grassy Branch (greater than 400 feet to primary structure) and the landscaping proposed for the frontage along 196th Street and Grassy Branch. The PUD amendment provides for modifications to rooftop screening requirements for mechanical equipment exceeding a certain height. The nature of the proposed user requires some mechanical equipment of an atypical size. To provide for requisite screening would require movement of the mechanical equipment closer to residential uses or would require screening which exceeds the maximum height for the PUD. The enhanced landscaping and significant setbacks from the right of way will compensate for the requested amendment. The amendment will also allow for an increase height for lighting facilities located on the property which is necessary to allow for adequate maneuverability on site and to decrease the required number of lighting facilities on the property. All foot-candle and shielding requirements will be maintained.

Petition Number:	1910-DDP-25
Project Name:	Options Charter School
Subject Property:	3540 East State Road 32 (the "Property")
Petitioner:	Options Charter School by Fritz Engineering Services, LLC
Request:	Options Charter School by Fritz Engineering Services, LLC requests Detailed Development Plan approval for a 15,990 square foot school on 6.416 acres +/- in the Oak Manor North PUD District
Current Zoning:	Oak Manor North III PUD (Ord. 19-19)
Current Land Use:	Vacant
Approximate Acreage:	6.416 acres +/-
Staff Reviewer:	Daine Crabtree, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The project is for a new 15,990 square foot charter school.

The applicable zoning district is the Oak Manor North III Planned Unit Development (PUD) District, Ordinance 19-19, (the "Applicable Zoning District"), which was approved at the August 12, 2019, Westfield-Washington Township City Council meeting. The Applicable Zoning District permits an Educational Institution Without Dormitory Accommodations on the Property, only subject to an executed developer agreement with the City of Westfield involving a payment in-lieu of taxes.

DISTRICT STANDARDS (Chapter 4.16 of the UDO)

The plans comply.

1) Minimum Lot Area: No Minimum
2) Permitted Uses: Superseded by Ord. 19-19

3) Minimum Road Frontage: 80ft
4) Minimum Setback Lines: Superseded by Ord. 19-19
5) Minimum Lot Width: No Minimum
6) Maximum Building Height: 60ft
7) Minimum Building Size: No Minimum

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

The plans comply.

8) 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.
9) Address and legal description of the property.
10) Boundary lines of the property including all dimensions.
11) 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.
12) 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.
13) 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.
14) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
15) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
16) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
17) Location and dimensions of all existing structures and paved areas.
18) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
19) Location of all Floodplain areas within the boundaries of the property.

20) Names of legal ditches and streams on or adjacent to the site.

21) 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.

22) Identify buildings proposed for demolition.

23) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

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

The plans comply.

25) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

26) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

27) 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.

28) 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.

OAK MANOR NORTH III PUD (ORD. 19-19)

The plans comply.

29) Permitted Uses

30) Minimum Building Setback Lines
   a) Front Yard: 20 feet
   b) Side Yard: 20 feet
   c) Rear Yard: 20 feet

Underlying Zoning District Standards (GB: General Business - Article 4.16)

The plans comply:

31) GB: General Business District

1.	Minimum Lot Area:	No Minimum
2.	Minimum Lot Frontage:	80 Feet
3.	Minimum Building Setback Lines:	Superseded by Ord. 19-19
4.	Minimum Lot Width:	No Minimum
5.	Maximum Building Height:	60 feet
6.	Minimum Building Size:	No Minimum

State Highway 32 Overlay District (Article 5.3)

The plans comply.

32) Permitted Uses

33) Accessory Buildings

34) Building Height Requirements:

a)	Maximum Building Height:	No Minimum
b)	Minimum Building Height:	Eighteen (18) feet
c)	Multiple Stories:	Multiple stories encourage, not required
d)	Minimum Gross Floor Area:	Five Thousands (5,000) square feet
e)	Maximum Gross Floor Area:	No maximum

35) Architectural Design Requirements:
   a) Building Elevations:
      i) Defined Base or Foundation:
      ii) Offsets:
      iii) 360 Degree Architecture

iv) Openings:

v) Gutters and Downspouts

vi) Roofs:

vii) Main Entrances

viii) Windows

ix) Awnings

x) Building Materials

xi) Accessory Buildings

xii) Loading Berths

xiii) Mechanical Equipment

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

36) Accessory Use and Building Standards (Article 6.1)

37) Architectural Standards (Article 6.3)

38) Building Standards (Article 6.4)

39) Fence Standards (Article 6.5)

40) Height Standards (Article 6.6)

41) Landscaping Standards (Article 6.8):

a) Minimum Lot Landscaping Requirements: Institutional Uses require two (2) shade trees, three (3) ornamental or evergreen trees and ten (10) shrubs per acre.

b) Foundation Plantings: Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. Plantings may be clustered and shall be located within fifteen (15) feet of the Building Façade within plant beds at least eight (8) feet in width.

c) External Street Frontage Landscaping

d) Buffer Yard Requirements

e) Parking Area Landscaping
   i) Interior Parking Area Landscaping:
   ii) Perimeter Parking Area Landscaping: A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered. A minimum of one (1) shrub per three (3) linear feet of Parking Area length. Shrubs may be clustered. Note that drive aisles are included as part of the "parking area", though plantings between drive aisles and a rear or side lot line may be reduced by up to fifty percent (50%) if no spaces are located between the Lot Line and drive aisle

42) Lighting Standards (Article 6.9)
43) Lot Standards (Article 6.10)
44) Outside Storage and Display (Article 6.12)
45) Parking and Loading Standards (Article 6.14)
46) Setback Standards (Article 6.16)
47) Vision Clearance Standards (Article 6.19)
48) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

49) Block Standards (Article 8.1)
50) Easement Standards (Article 8.3)
51) Monument and Marker Standards (Article 8.5)
52) Open Space and Amenity Standards (Article 8.6)
53) Pedestrian Network Standards (Article 8.7)
54) Storm Water Standards (Article 8.8)
55) Street and Right-of-Way Standards (Article 8.9)
56) Street Light Standards (Article 8.10)
57) Street Sign Standards (Article 8.11)
58) Surety Standards (Article 8.12)
59) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve Detailed Development Plan 1910-DDP-25 with the following condition:**
    - **The approval of Detailed Development Plan 1910-DDP-25 is contingent upon the recordation of the associated Secondary Plat, docket 1910-SFP-59.**
    - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.
3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

To: City of Westfield Advisory Planning Commission

From: Jeannine Fortier, Spring Mill Station Task Group (SMSTG) Chair

J94ta@aol.com/ (317) 840-9823

Date: October 31, 2019

Re: CRG Residential Development at Spring Mill Station (SW Corner) Docket Numbers 1911-PUD-43 and 1908-DDP-15

The Spring Mill Station (SMS) Task Group has collaborated with David George of CRG Residential Developers to review the proposed and updated use and design of development within the SPRING MILL STATION SWC PUD located in the Spring Mill Station planning area. The SMS Task Group supports:

- The development plan for the apartments
- PUD amendment

The applicant has been gracious in accepting direction relating to the architectural colors, materials and design guidelines that are currently represented. During the review process our group also agreed with or suggested the following:

- CRG is working with Principle Edge at Shamrock Springs to build a state-of-the-art educational aquatic area for students to learn. This will encourage families to live there to be able to attend this school with the extra feature. Safety fencing will be included.
- Mounding with trees atop will be along the south side of the properties, protecting the homes in Crosswinds Commons.
- Spring Mill Road will be adjusted as traffic allows. CRG is aware of the Mulberry Farms extra traffic concerns.

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

We believe the proposed use will provide value added services to the community while supporting the balance and mix of uses necessary to encourage and support other uses outlined in the Spring Mill Station Plan. We also trust and believe the applicant will continue to work with this group and staff to incorporate and support the nature of the goals outlined in the Spring Mill Station plan as it continues to develop the remaining aspects of the key points listed above.

Respectfully,

Jeannine Fortier

526 Hadleigh Court

Westfield, IN

Westgate Text Amendment Request
Neighborhood Meeting Summary

Project: **Proposed Westgate Text Amendment to PUD Ordinance**

Docket Number: **1911–PUD-42**

Date: **October 24, 2019 at 6:30pm**

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

Attendees: **Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger, LLC**

Keith Lash and Ty Rinehart, Lennar Homes of Indiana, Inc.

Chuck Lehman - City Council

Pam Howard – Community Development Department

See Exhibit A: Sign-in Sheet

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

Neighbor Comments and Questions:

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

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

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

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

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

7. Are any improvements planned for Eagle Town Road?

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

8. Will any homes face Town Road?

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

9. What will the backs of homes look like?

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

10. How many different home plans are proposed?

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

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

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

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

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

13. Will you work with surrounding homeowners on Stormwater?

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

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

Neighborhood Meeting Sign In-Sheet

Zoning Proposal: **Westgate Text Amendment to PUD Ordinance**

Petitioner: **Lennar Homes of Indiana, Inc.**

Docket Number: **1911–PUD-42**

Neighborhood Meeting: **Thursday, October 24, 2019 at 6:30 p.m.**
Westfield City Services, 2728 E. 171st Street, Westfield, IN 46074.

	NAME	ADDRESS	PHONE	EMAIL
1.	John & Laura Donaldson	16736 Eagletown Rd	317-445-4073	jolapher@aol.com
2.	Sandee Enterprises, LLC	6459 Salem Dr., Fishers 46038		
3.	DON + SUSAN DWIGANS	17338 EAGLETOWN RD		dawnakmartin42@yahoo.com
4.	Jerry McColgin	17040 Eagletown Rd	317-443-2093	sdwigans@hotmail.com
5.	Mike DiMascio	17028 Towne Rd	773.562.1156	jmccolgine@gmail.com mjdimascio5@gmail.com
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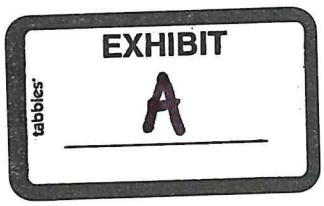


Nelson & Frankenberger, LLC
Attorneys at Law
550 Congressional Blvd., Suite 210, Carmel, Indiana 46032 317-844-0106

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

JON C. DOBOSIEWICZ
Land Use Professional

*Also licensed in Kentucky
**Also licensed in Illinois

October 16, 2019

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

Dear Neighbor:

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

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

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

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

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

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

Very truly yours, Nelson & Frankenberger, LLC

Jon Dobosiewicz, Land Use Professional

Westgate Amendment Summary

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

Proposed Additional Architectural Requirements

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

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

Proposed Revisions to Architectural Standards

The Petitioner proposes the following revisions to the architectural standards

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

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

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

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

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

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

<u>Proposed Revisions to Required Amenities</u>
The Petitioner proposes the following revisions to the Amenities

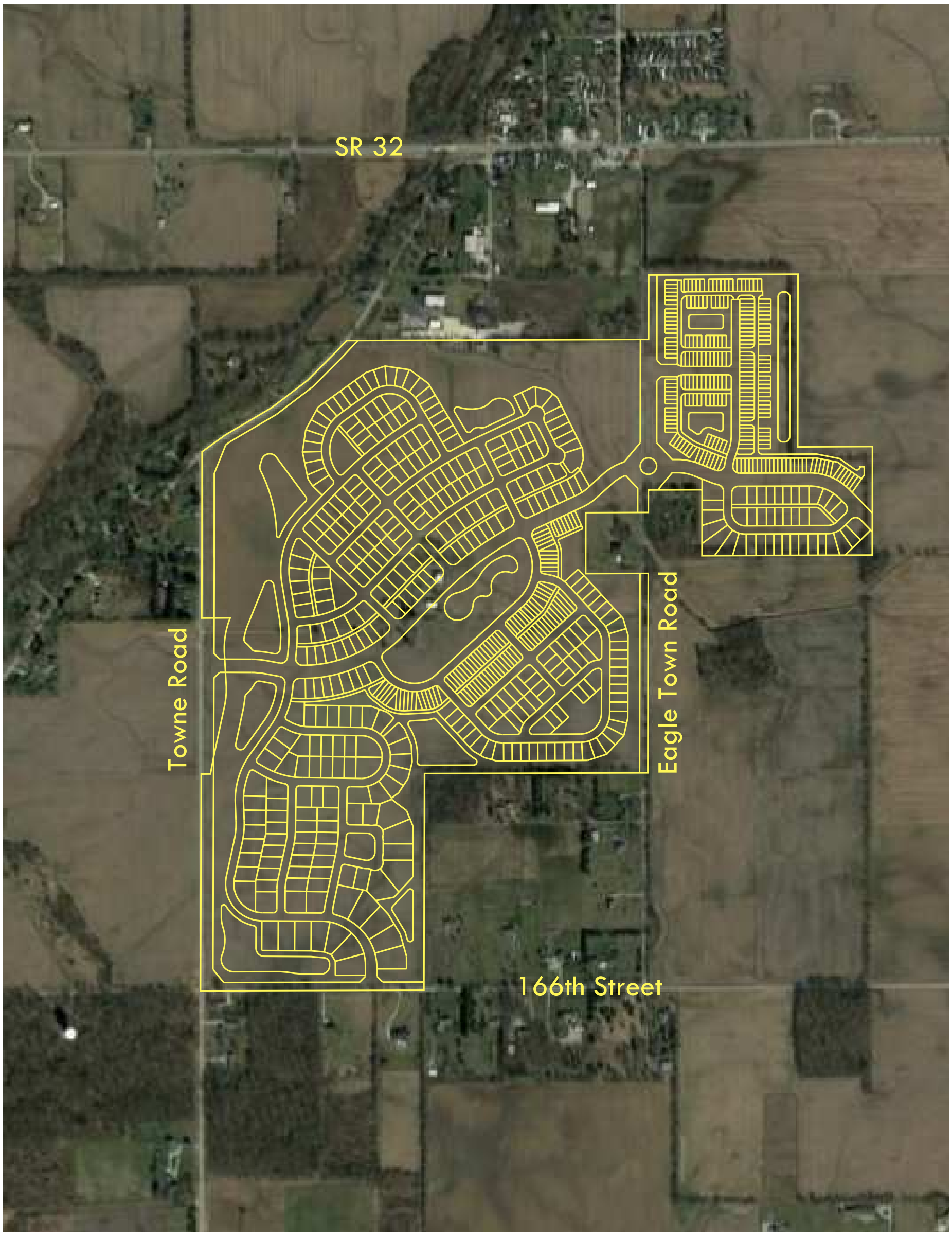
1. The pedestrian bridge and small "island" located in the central detention pond (Exhibit 2) shall be replaced with a second playground amenity/pocket park (Exhibit 3) in addition to the primary amenity area and playground amenity/pocket park required in the original ordinance.

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

Vicinity Map

Westgate

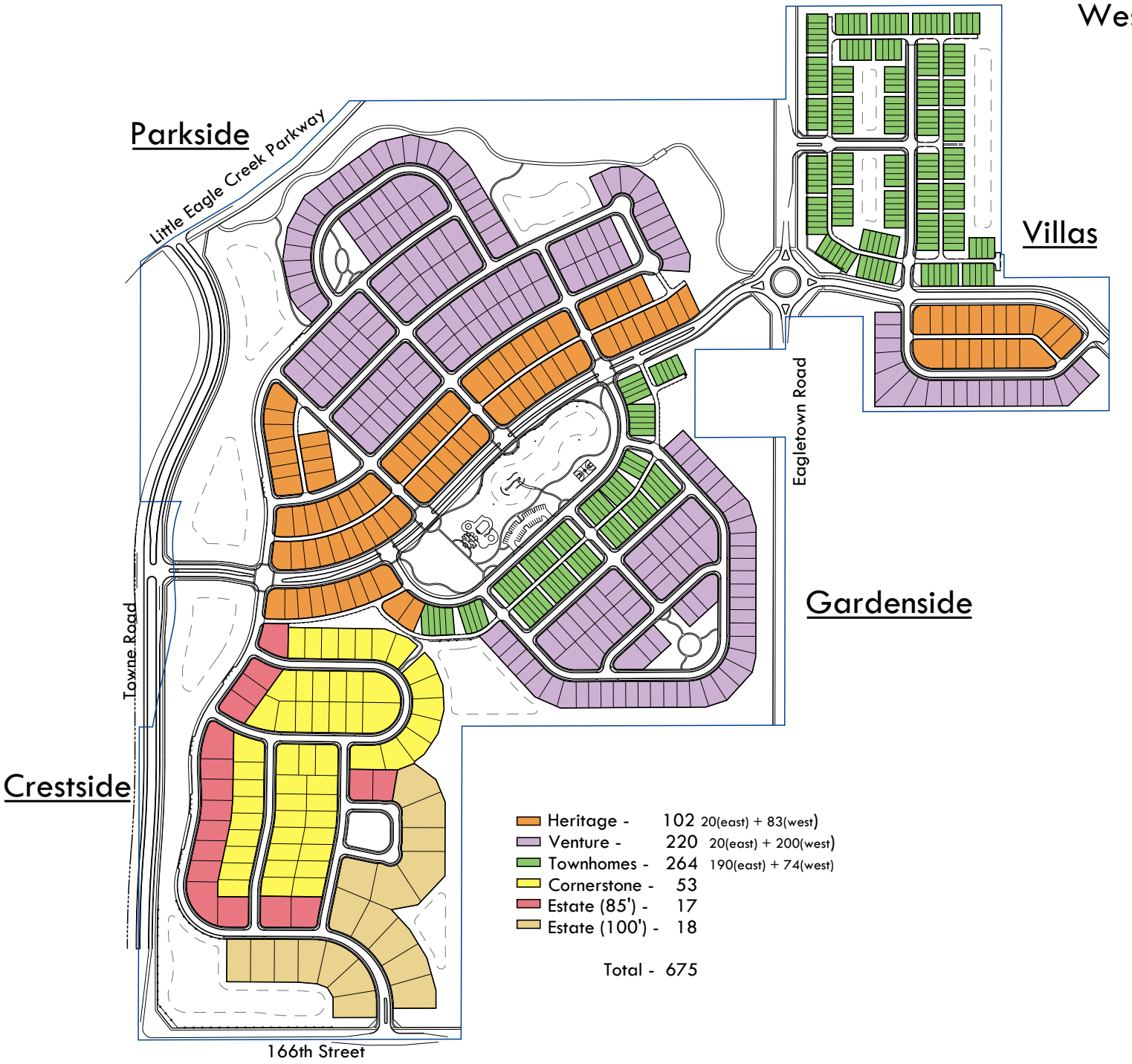
Westfield, Indiana



STOEPPELWERTH

Westgate

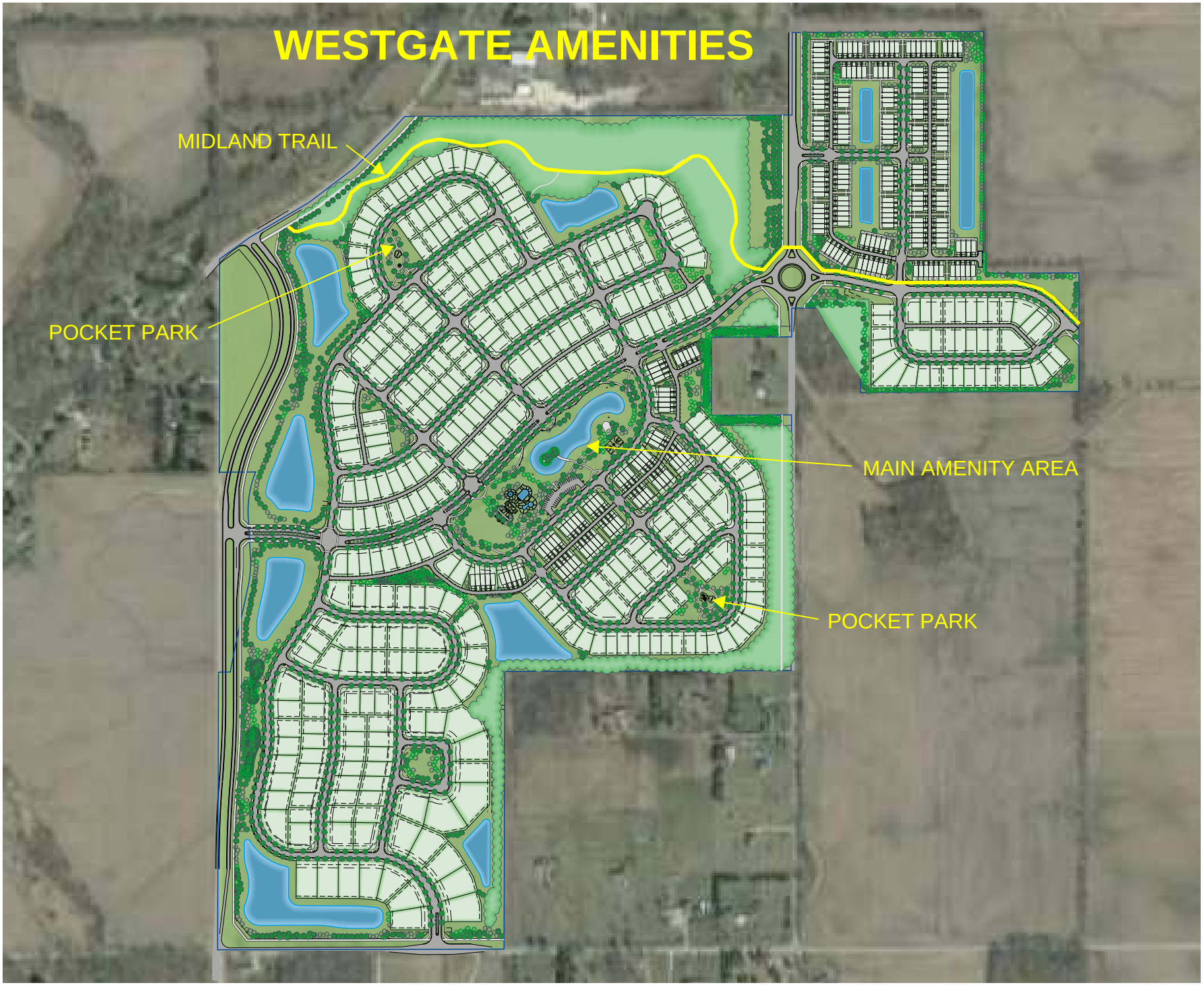
Westfield, Indiana



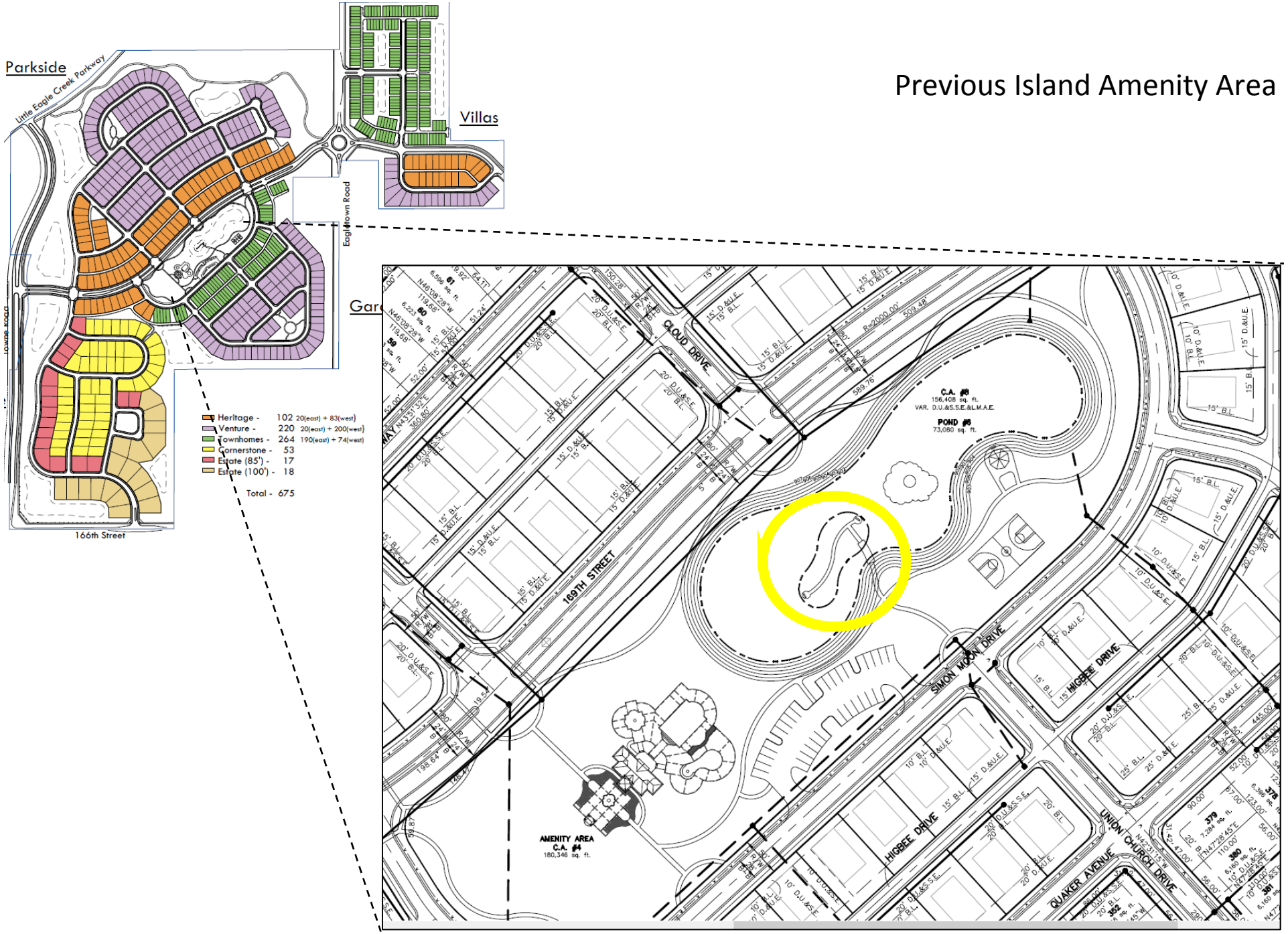
= "Corner Lots" - Brick or stone masonry wainscot on front, side and rear elevation
= "171st Street Frontage Lots" - Brick or stone masonry wainscot on front elevation
= "Towne Road Frontage Lots" - Brick or stone on first floor of front elevation
= "166th Street Lots" - Rear off set on rear elevation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

Little Eagle Creek Road
Towne Road
Eagletown Road
166th Street
Westgate
Amendment Map
NORTH

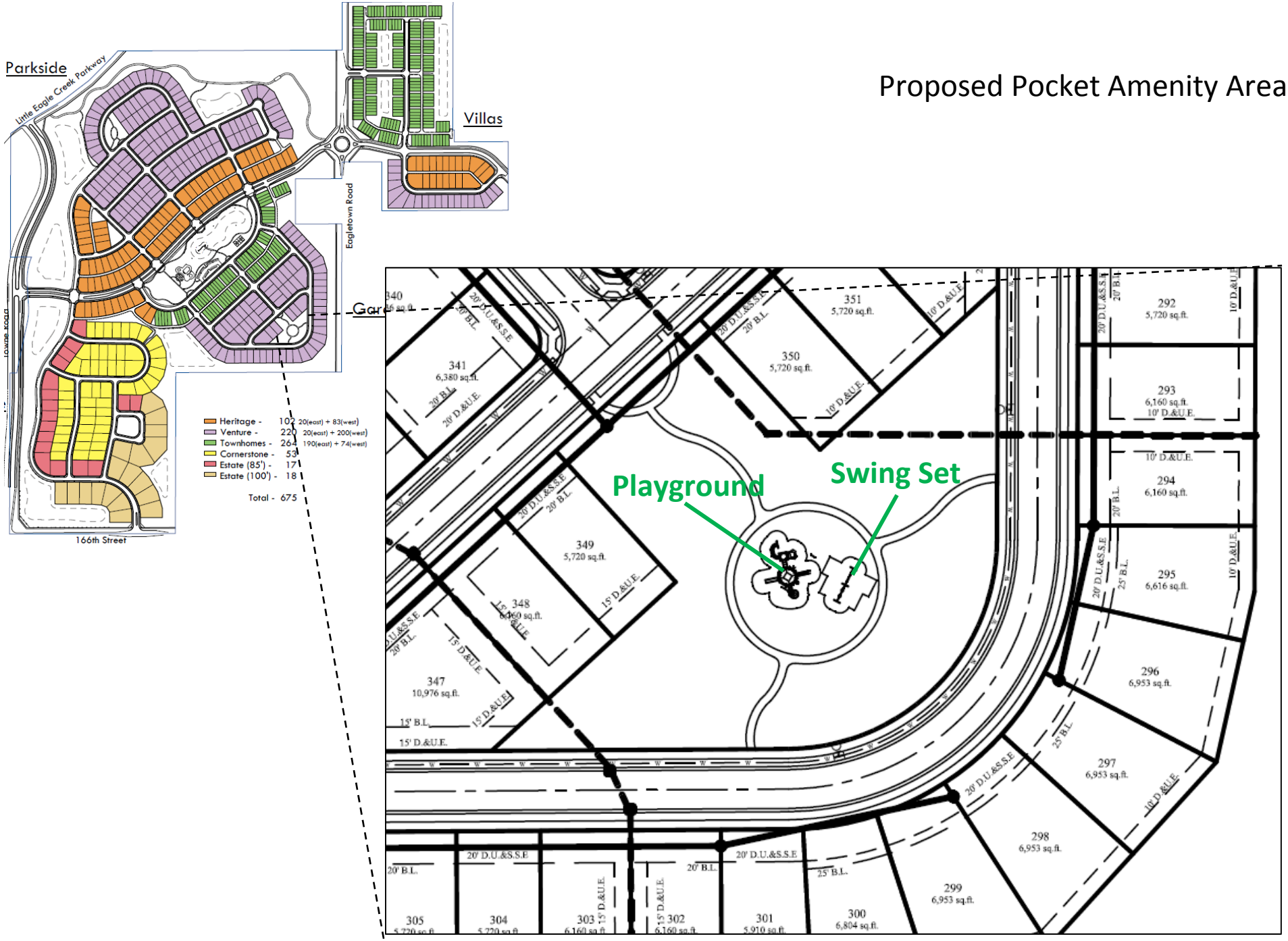
WESTGATE AMENITIES



Previous Island Amenity Area



Proposed Pocket Amenity Area



Playground Example

EWING

COLE

Illustrative Character Exhibits

ABBOTT

WESTFIELD, INDIANA

31-OCT-2019

EWING COLE

ILLUSTRATIVE CHARACTER EXHIBIT - VIEW FROM NORTHWEST

Project Heartland | Westfield, IN

EWING COLE

Project Heartland | Westfield, IN

EWING COLE

ILLUSTRATIVE CHARACTER EXHIBIT - EXTERIOR ELEVATIONS

Project Heartland | Westfield, IN

WEST ELEVATION

NORTH ELEVATION

EWING COLE

ILLUSTRATIVE CHARACTER EXHIBIT - EXTERIOR ELEVATIONS

Project Heartland | Westfield, IN

EAST ELEVATION

SOUTH ELEVATION

Petition Numbers:	1908-DDP-15
Subject Site Address:	Southwest of the intersection of 161st Street and Spring Mill Road
Petitioner:	CRG Residential
Representative:	David George
Request:	Detailed Development Plan review of 12 Multi-Family Residential Building and 1 Clubhouse on 16.62 acres +/- in the Spring Mill Station SWC PUD District.
Current Zoning:	Spring Mill Station SWC PUD
Current Land Use:	Vacant
Approximate Acreage:	16.62 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations 5. Landscape Plan 6. SMSTG Letter of Support
Property History:	1711-PUD-23 (Ordinance 17-41, Spring Mill Station SWC PUD) 1908-SPP-13 (Primary Plat) 1908-ODP-13 (Overall Development Plan) 1908-SFP-40 (Secondary Plat, pending) 1911-PUD-43 (PUD Amendment, pending)
Staff Reviewer:	Pam Howard, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 20 acre site is located southwest of the intersection of 161st Street and Spring Mill Road, on Lot 31 of the Spring Mill Station Subdivision (see **Exhibit 2**). The request is for approval of a Detailed Development Plan for 12 new multi-family buildings.

The petition was reviewed in advance of the July 23, 2019 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's November 6, 2019, meeting.

The applicable zoning district is the Spring Mill Station SWC PUD (the "PUD"). 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.

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

The plans comply.

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

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

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

The plans comply.

5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
6) Address and legal description of the property.
7) Boundary lines of the property including all dimensions.

8) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

14) Location and dimensions of all existing structures and paved areas.

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

16) Location of all Floodplain areas within the boundaries of the property.

17) Names of legal ditches and streams on or adjacent to the site.

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

19) Identify buildings proposed for demolition.

20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 17-41)

The plans comply with Chapter 4 of the UDO and Ordinance 17-41: Spring Mill Station SWC PUD.

22) Permitted Uses (Sec. 5 of PUD)

a) Permitted Uses for the Commercial Area - The uses permitted in the Underlying Zoning District for LB shall be limited to the following uses as defined in the UDO: Bank, Savings and Loan, Financial Institution (collectively "banks"); Childcare I Daycare Center;

Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Restaurant (Sit Down, Specialty, Takeout and Deli-style); Retail (Low-Intensity, Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities; Fire Station.

b) Service Hours for Lots Commercial Area - Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.

c) Hours of Operation for Lots Commercial Area - Any permitted restaurant, tavern/bar or retail use (excluding pharmacy/drug store) located on the Real Estate is prohibited from operating during the hours of 1:00 a.m. - 5:00 a.m.

d) Permitted Uses for the Residential Area - All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 3, except for the following: Utilities – Regulated by the IURC.

23) General Regulations for Multifamily (Article 4.11 of UDO and Sec. 6.1 of PUD)

a) Maximum Density: 20 DU per acre

b) Maximum DU per structure: 30

c) Maximum DU: 292

d) Minimum BSL:

i) Front: none

ii) Side: 12’

iii) Rear: 20’

e) Project Perimeter Setback

f) Maximum Building Height: 3 stories, except that

i) any buildings along the south property line (i.e. adjacent to Crosswind Commons development) shall be limited to two (2) stories;

ii) no building shall be greater than Sixty (60) feet in height.

24) General Regulations for Commercial (Article 4.14 of UDO and Sec. 6.2 of PUD)

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Ord. 17-41)

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

25) Accessory Use and Building Standards (UDO Article 6.1 and Sec.7.1(E) of PUD)

a) A trash enclosure will be allowed to be constructed for each lot. Alternatively, a combined trash enclosure will be allowed to be constructed to serve several lots. Trash enclosures will not be permitted between the buildings and 161st Street I Spring Mill Road. See

Exhibit E for trash enclosure area of exclusion. On all lots, the trash enclosure will be constructed of a masonry material that is similar to the building on the lot with which it serves.

26) Architectural Standards (UDO Article 6.3 and Sec. 2.1 of pending PUD Amendment)

a) The standards of Article 6.3(E) shall not apply, instead the real estate shall be developed in substantial compliance with the elevations in Exhibit B.

Comment: Will be compliant if Ordinance 19-57 (1911-PUD-43) is approved by the City Council.

27) Landscaping Standards (Article 6.8)

a) Detention and Retention Areas
b) Minimum Lot Landscaping Requirements
c) Foundation Plantings
d) External Street Frontage Landscaping
e) Buffer Yard Requirements
f) Parking Area Landscaping

28) Lighting Standards (Article 6.9 of UDO and Section 7.3 of PUD)

Comment: Light levels comply. Asking that approval of the fixtures be delegated to the Department.

a) Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:
   i) Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
   ii) Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site's overall architectural design.
   iii) Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.
   iv) Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.
   v) Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base;

provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.

vi) Neon Lights. Neon lighting shall not be permitted.

29) Lot Standards (Article 6.10)

30) Parking and Loading Standards (Article 6.14)

a) Bicycle Parking

i) 18 bicycle spaces required for the community.

31) Setback Standards (Article 6.16)

32) Sign Standards (Article 6.17)

Comment: To be reviewed at the time Sign Permit application.

33) Vision Clearance Standards (Article 6.19)

34) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

35) Block Standards (Article 8.1)

36) Easement Standards (Article 8.3)

37) Monument and Marker Standards (Article 8.5)

38) Open Space and Amenity Standards (Article 8.6)

a) Minimum Open Space Minimum Open Space required to be 15%.
b) Development Amenities: The following amenities shall be required as generally illustrated on the Concept Plan:

i) Clubhouse
ii) Fitness Center in Clubhouse
iii) Resort style pool at Clubhouse
iv) Business Center in Clubhouse
v) Grilling Cabana at Clubhouse
vi) Dog Park at Clubhouse
vii) Fitness Trail around perimeter of site
viii) Outdoor Classroom area (at pond through an agreement with Westfield Washington Schools)
ix) Pedestrian Walkway and Pedestrian Path as descried in Section 6 (E) and depicted in Exhibit B.
x) Trail around pond for school activities (through an agreement with Westfield Washington Schools)

39) Pedestrian Network Standards (Article 8.7)

40) Storm Water Standards (Article 8.8)

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

42) Street Light Standards (Article 8.10)

43) Street Sign Standards (Article 8.11)

44) Surety Standards (Article 8.12)

45) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

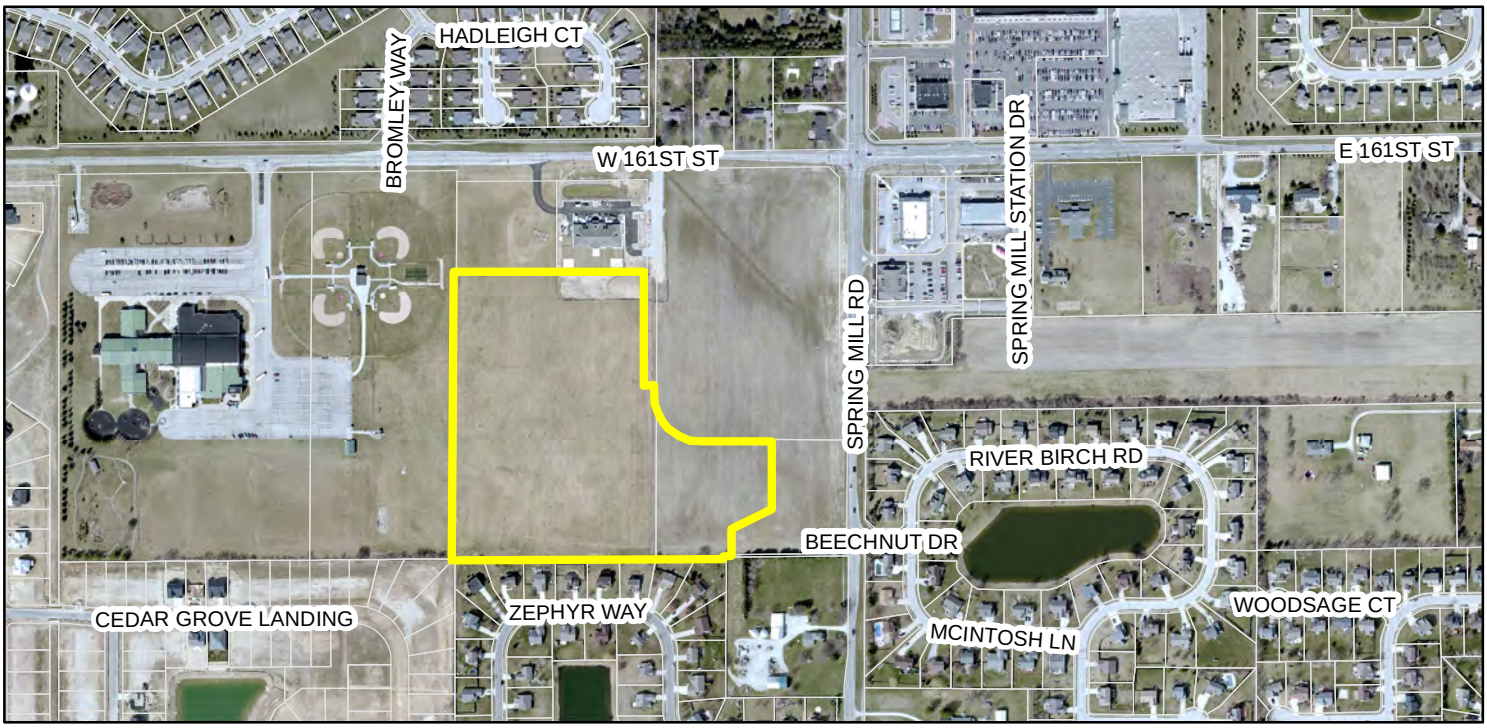
1) **Action: Approve Detailed Development Plan (1908-DDP-15) with the following conditions:**
   a) **Approval is contingent upon adoption of Ordinance 19-59 (1911-PUD-43) by the City Council.**
   b) **Approval of the lighting fixtures be delegated to the Department.**
   c) **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
   d) **The Secondary Plat for the Property (1908-SFP-40) be recorded prior to the Issuance of an Improvement Location Permit.**
2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

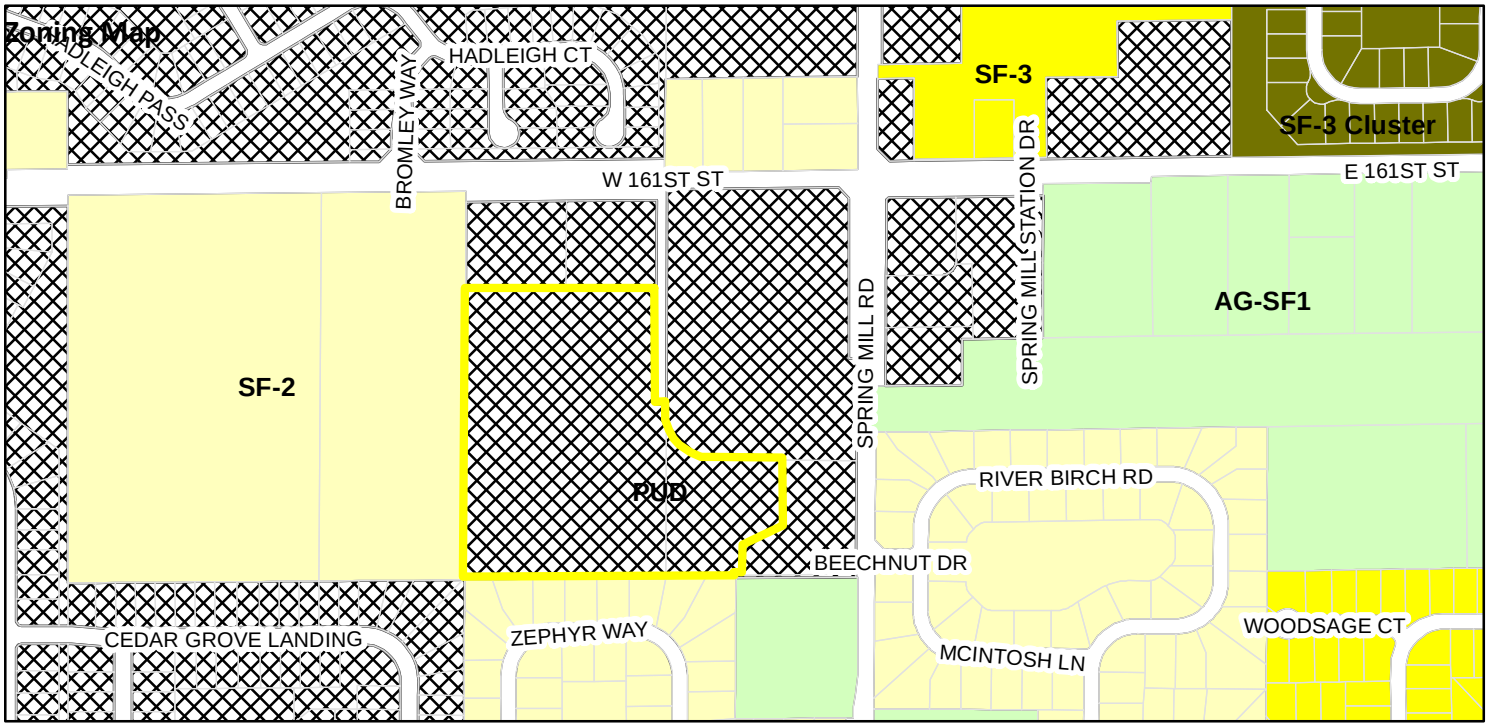
Property Location Map
Spring Mill Station SWC PUD Amendment I
1911-PUD-43

N
W E
S
Not To Scale

Aerial Location Map

Site





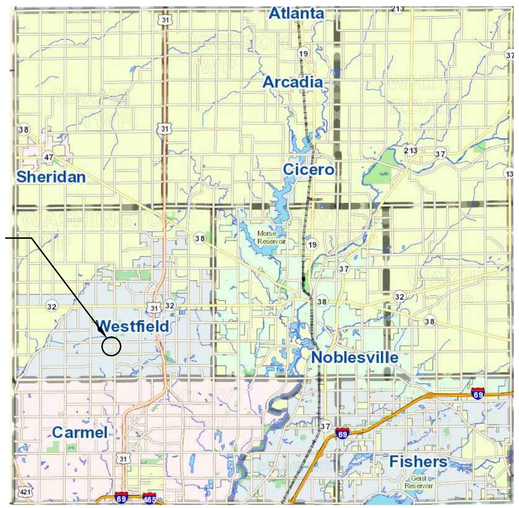
Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster

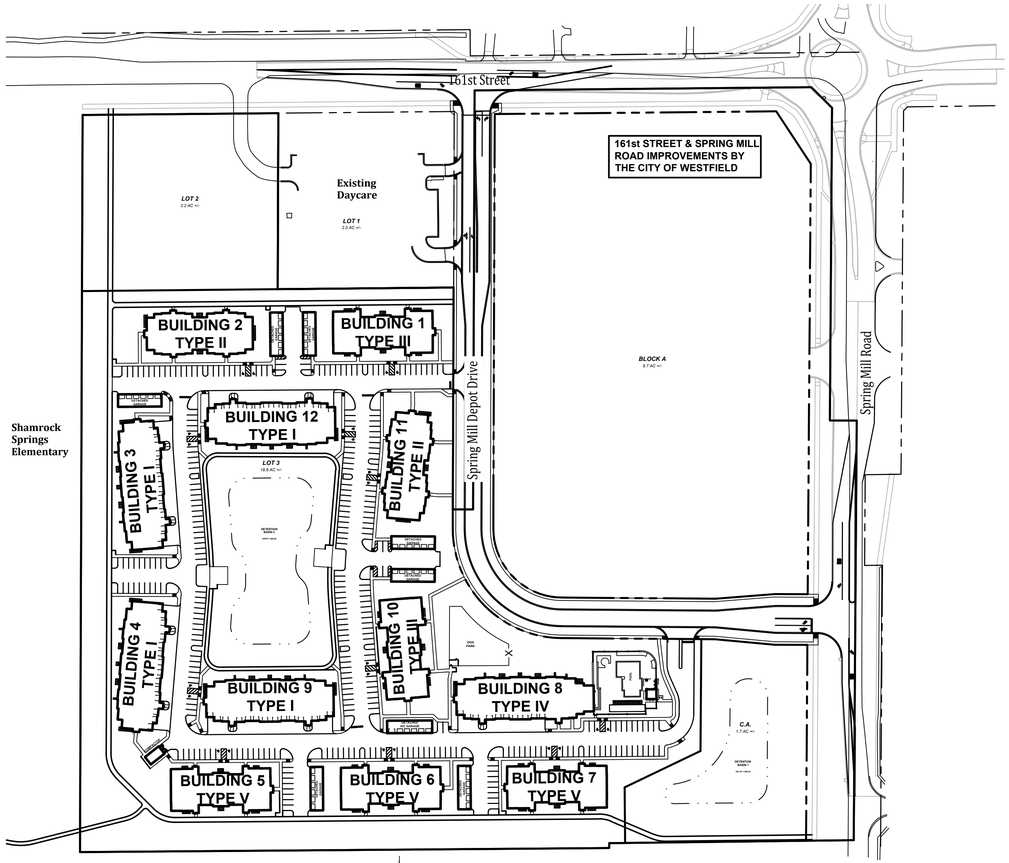
SPRING MILL STATION FLATS

SE 1/4, SEC. 10-T18N-R3E, HAMILTON COUNTY, WASHINGTON TOWNSHIP, WESTFIELD, IN
ADDRESS: 15950 SPRING MILL DEPOT DR., WESTFIELD, IN 46074
ZONED: PUD

PLANS PREPARED FOR:
CRG RESIDENTIAL, LLC
805 CITY CENTER DRIVE
CARMEL, IN 46032
317-575-9400
317-575-9399 fax
CONTACT: DAVID GEORGE



VICINITY MAP
NO SCALE



SITE MAP
SCALE: 1" = 120'

LOCATION MAP
NO SCALE

BUILDING UNIT COUNT
BUILDING TYPE I = 30 UNITS x 4 BUILDINGS = 120 UNITS
BUILDING TYPE II = 24 UNITS x 2 BUILDINGS = 48 UNITS
BUILDING TYPE III = 24 UNITS x 2 BUILDINGS = 48 UNITS
BUILDING TYPE IV = 26 UNITS x 1 BUILDING = 26 UNITS
BUILDING TYPE V = 16 UNITS x 3 BUILDINGS = 48 UNITS
TOTAL = 290 UNITS

OPEN SPACE
SITE ACREAGE = 16.6 AC+/-
OPEN SPACE = 5.4 AC+/-
33% OPEN SPACE

PLANS PREPARED BY:
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: RYAN LINDLEY

OPERATING AUTHORITIES

CITY OF WESTFIELD

Westfield Economic and Community Development Department (H)
2728 East 171st Street
Westfield, Indiana 46074
(317) 804-3170
economicdevelopment@westfield.in.gov

Westfield Fire Department (H) (P)
17535 Dartown Road
Westfield, Indiana 46074
Garry Harling
(317) 804-3307
gharling@westfield.in.gov

Westfield G.I.S.
(for addressing)
2706 East 171st Street
Westfield, Indiana 46074
Leane Kmetz
(317) 804-3001
lkmetz@westfield.in.gov

Westfield Public Works Department
Plan Review, Pre-Construction, Stormwater & Mass Grading (C) (P)
2706 East 171st Street
Westfield, Indiana 46074
John Rankin (317) 804-3147
jrankin@westfield.in.gov

SCHOOL CORPORATION

Westfield-Washington School Corp.
1143 East 181st Street
Westfield, Indiana 46074
Joe Montalone
(317) 867-8045
montalonej@wws.k12.in.us

STATE OF INDIANA

Indiana Department of Transportation
(INDOT) Tipton Sub-District
2151 West State Road 28,
Tipton, Indiana 46072
Sandra Landrum
(317) 402-1823 (cell)
(765) 675-7402 x 6
slandrum@indot.in.gov

HAMILTON COUNTY

Hamilton County Surveyor's Office (H)
One Hamilton County Square, Suite 188
Noblesville, Indiana 46060
Greg Hoyes
(317) 776-8495
greg.hoyes@hamiltoncountyin.gov

Hamilton County Highway Department
1700 S. 10th Street
Noblesville, Indiana 46060
Dave Lucas
(317) 773-7770
david.lucas@hamiltoncountyin.gov

Hamilton County Health Department
18030 Foundation Drive, Suite A
Noblesville, Indiana 46060
Larry Beard
(317) 776-8500
larry.beard@hamiltoncountyin.gov

SERVICE PROVIDERS

Citizens Westfield
(for water & sanitary sewer)
2150 Dr. Martin Luther King Drive
Indianapolis, Indiana 46202
Mitch House
(317) 917-5294
mhouse@citizensenergygroup.com

Citizens Gas of Westfield (C)
2150 Dr. Martin Luther King Drive
Indianapolis, Indiana 46202
Richard Miller, Jr.
Construction Field Coordinator
(317) 927-4684
rmiller@citizensenergygroup.com

Citizens Energy Group (C)
2150 Dr. Martin Luther King Drive
Indianapolis, Indiana 46202
Chris L. Kehl
(317) 927-4538
ckehl@citizensenergygroup.com

Duke Energy (Noblesville Office) (C)
100 South Mill Creek Road
Noblesville, Indiana 46062
Bill Oldham
(317) 776-5331 / (317) 617-9099 (cell)
william.oldham@duke-energy.com

Duke Energy (Carmel Office) (H) (C)
16475 Southpark Drive
Westfield, Indiana 46074
Matt Dayhuff
(317) 896-6704
matt.dayhuff@duke-energy.com

Duke Energy: Asset Protection (H) (C)
WF500 / 2727 Central Avenue
Columbus, Indiana 47201
Ryan Daugherty
(812) 375-2021
ryan.daugherty@duke-energy.com

Panhandle Eastern Pipeline Company
9371 Zionsville Road
Indianapolis, Indiana 46268
Troy Yackle
(317) 733-3213
troy.yackle@energytransfer.com
Mark Wood
(317) 733-3232
mark.wood@energytransfer.com

Indiana Gas / Vectren (H) (C)
P.O. Box 1700
Noblesville, Indiana 46061
Chad Miller
(317) 776-5550
crmiller@vectren.com

Comcast Cable
5330 East 65th Street
Indianapolis, Indiana 46220
Earl Small, Jr
(317) 982-1161
Earl_Small@cable.comcast.com

Level 3 Communications
1902 South East Street
Indianapolis, Indiana 46225
Dewayne Hamilton
(317) 916-2708
dewayne.hamilton@level3.com

Spectrum
3030 Roosevelt Avenue
Indianapolis, Indiana 46218
Matt Filson
(317) 713-3899 / (317) 618.2822 (cell)
Mathew.Filson@charter.com

Buckeye Partners, L.P.
940 Buckeye Road
Lima, Ohio 45804
Kyle Smith
(419) 993-8008
cksmith@buckeye.com

Marathon Pipeline LLC
10722 East County Road 300 North
Indianapolis, Indiana 46234
Austin Guyer
(317) 291-9460 x1233
aguyer@marathonpetroleum.com

Frontier Communication
20905 Hague Road
Noblesville, Indiana 46060
Steve Costlow
(317) 984-9010
steve.costlow@ftr.com

AT&T
240 North Meridian Street
Indianapolis, Indiana 46204
Brian Wente
(317) 610-5440 / (317) 525-4894 (cell)
Bw3937@att.com

Zayo Group
5200 East 64th Street
Indianapolis, Indiana 46220
Dan Jones
(317) 508-2807
Dan.Jones@zayo.com
Inky_relo@zayo.com

Indiana Fiber Network
5520 West 76th Street
Indianapolis, Indiana 46268
Bruce Speck / Keith Hamm
(317) 280-4636 / (317) 771-7223 (cell)
bspeck@frocom.net
khamm@frocom.net

MetroNet (C)
330 East Main Street
Westfield, Indiana 46074
Chris Bluto
(317) 465-1046
christopher.bluto@metronetinc.com

Indiana 811
Know what's below. Call before you dig.

The areas shown on the plat as "Access Easement" including without limitation,shall be maintained as a private drive and the undersigned owners, and their successors and assignees hereby waive all rights to petition the City of Westfield to be responsible for the maintenance and ownership of such private drives.

All Contractors Shall Review City Of Westfield Standards And Specifications Prior To Bidding On This Project. Additional Specifications, Not Included In This Set Of Plans, May Be Required.
http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50

The presence of a City of Westfield review and acceptance stamp on plans does not relieve the Contractor or Developer from compliance of the "City of Westfield construction Standards, latest edition". This review only designates that the general conformance with design and specifications have been met. Field changes may become necessary in order to comply with the detailed City of Westfield Specifications.

EQUIVALENT RUNOFF UNIT (ERU)
TOTAL AREA = 1,500,826 SF
IMPERVIOUS AREA = 373,050 SF

REVISIONS

NUMBER	DESCRIPTION	DATE
1	REVISED PER CITY OF WESTFIELD & CITIZENS WATER COMMENTS	10-23-19
2	ADDED GAS SERVICE TO POOL HOUSE	10-25-19

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102	EXISTING TOPOGRAPHY & DEMO PLAN
C103-C107	SITE LAYOUT PLAN
C110	OVERALL GRADING PLAN
C111-C115	GRADING AND DRAINAGE PLAN
C200-C201	STREET PLAN AND PROFILE
⚠ C210	TRAFFIC MAINTENANCE PLAN
C300	UTILITY PLAN
C310-C312	SANITARY SEWER PLAN AND PROFILE
C320-C326	STORM SEWER PLAN AND PROFILES
C330	WATER MAIN PLAN
C400-C401	INITIAL EROSION CONTROL PLAN
C402-C403	FINAL EROSION CONTROL PLAN
C404	STORM WATER POLLUTION PREVENTION PLAN
C500	EROSION CONTROL DETAILS
C501-C502	MISCELLANEOUS DETAILS
C503	SANITARY SEWER DETAILS
C504-C506	STORM SEWER DETAILS
C507	WATER MAIN DETAILS
C600-C605	SPECIFICATIONS

CONSTRUCTION DOCUMENTS

PROJECT MANAGER:_____ DATE:_____

THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY: W. Chad Ziegler

Date: 10-02-19
Project No: 19127
Sheet No: C100

SPRING MILL STATION FLATS

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LAND DESCRIPTION

A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East of the Second Principal Meridian in the Town of Westfield, Hamilton County, Indiana, being a part of that 3.118 acre tract of land shown on the plat of an ALTA Land Title Survey of said tract certified by Robert Jason Coyle, PS #LS20900155 as Banning Engineering's project number 19127 and a part of Block "A" in Spring Mill Station per plat thereof recorded in Plat Cabinet 5, Slide 628 in the Office of the Recorder of said county (all references to monuments and courses herein are as shown on said plats of survey) described as follows:

BEGINNING at a 5/8" rebar with cap stamped "Schneider Firm #0001" marking the southwest corner of said Northeast Quarter Quarter; thence North 00 degrees 12 minutes 11 seconds East along the west line of said Northeast Quarter Quarter 941.07 feet to the westerly prolongation of the south line of Lot 1 in said Spring Mill Station; thence North 89 degrees 27 minutes 08 seconds East along said westerly prolongation and south line 623.26 feet to a 5/8" rebar with cap stamped "Banning Eng. Firm #0060" (hereinafter referred to as "capped rebar") on the west right-of-way line of Spring Mill Depot Drive per said plat of Spring Mill Station; thence the following three (3) calls along the west and south right-of-way lines of said Spring Mill Depot Drive: 1) South 00 degrees 12 minutes 08 seconds West 403.41 feet to the beginning of a tangent curve to the left having a radius of 184.00 feet and a central angle of 89 degrees 48 minutes 01 seconds; 2) south, southeast and east along the arc of said curve 288.39 feet; 3) South 89 degrees 35 minutes 53 seconds East 234.06 feet; thence South 00 degrees 24 minutes 07 seconds West 187.68 feet; thence South 64 degrees 20 minutes 56 seconds West 141.02 feet; thence South 00 degrees 25 minutes 11 seconds East 93.21 feet to a capped rebar; thence South 89 degrees 18 minutes 50 seconds West 26.61 feet to a capped rebar; thence South 00 degrees 24 minutes 07 seconds West 8.25 feet to a capped rebar on the south line of said Northeast Quarter Quarter; thence South 89 degrees 33 minutes 30 seconds West along said south line 887.50 feet to the POINT OF BEGINNING, containing 16.623 acres, more or less.

Bromley Way

NW COR., NE 1/4, SE 1/4, SEC. 10-T18N-R3E FOUND MAG NAIL FLUSH

161st Street

N89° 27' 08"E 1302.10'

NE COR., SE 1/4, SEC. 10-T18N-R.3E. FOUND MAG NAIL W/ WASHER STAMPED "BANNING" FLUSH, PER H.C.S.R.

ONE STORY BRICK HOUSE

0 80' 160'

N0° 12' 11"E 75.01'

S89° 27' 08"W 564.70'

N45° 04' 23"W 49.09'

161st STREET & SPRING MILL ROAD IMPROVEMENTS BY THE CITY OF WESTFIELD

LOT 2 2.2 AC +/-

LOT 1 2.0 AC +/-

N89° 27' 08"E 623.26'

BLOCK A 9.7 AC +/-

S. Junction Xing

S0° 24' 07"W 600.00'

BUILDING 2 TYPE II

DETACHED GARAGE

BUILDING 1 TYPE III

DETACHED GARAGE

DETACHED GARAGE

BUILDING 12 TYPE I

BUILDING 3 TYPE I

LOT 3 16.6 AC +/-

DETENTION BASIN 3 =970 = 965.00

BUILDING 11 TYPE II

S0° 12' 08"W 403.41'

DETACHED GARAGE

DETACHED GARAGE

BUILDING 4 TYPE I

BUILDING 9 TYPE I

BUILDING 10 TYPE III

DOG PARK

POOL

BUILDING 8 TYPE IV

DETACHED NC GARAGE

DETACHED GARAGE

BUILDING 5 TYPE V

BUILDING 6 TYPE V

DETACHED GARAGE

BUILDING 7 TYPE V

N0° 12' 11"E 941.07'

R = 184.00'
L = 288.39'
Δ = 89° 48' 01"

S89° 35' 53"E 234.06'

S0° 24' 07"W 187.68'

S64° 20' 56"W 141.02'

C.A. 1.7 AC +/-

DETENTION BASIN 1 =970 = 965.00

Spring Mill Road

Beechnut Drive

S0° 25' 11"E 93.21'

N0° 24' 07"E 10.00'

S89° 33' 30"W 887.50'

S89° 18' 50"W 26.61'

S0° 24' 07"W 8.25'

SW. COR., NE. 1/4, SE. 1/4, SEC. 10-T18N-R3E 5/8" REBAR W/ CAP STAMPED "SCHNEIDER FIRM #0001" FOUND

SE COR., NE 1/4, SE 1/4, SEC 10-T18N-R3E MATHEMATICAL SPLIT

DETENTION BASIN 2 =970 = 966.30

Sym.	Revisions	Date
1.	REVISED PER CITY OF WESTFIELD & CITIZENS WATER COMMENTS	10-23-19

Designed: RRL
Drawn: SJH
Checked: WCZ
Scale: 1"= 80'
Date: 10-02-19

OVERALL PLAN
SPRING MILL STATION FLATS
WASHINGTON TOWNSHIP
WESTFIELD, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN. 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19127

Sheet No: C101

Indiana 811 Know what's below. Call before you dig.

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LEGEND

EXISTING

- C — NATURAL GAS LINE
- GAS METER
- GAS VALVE
- OHU — OVERHEAD UTILITY
- E — BURIED ELECTRIC LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- T — UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- CATV — UNDERGROUND CABLE TV
- UFO — UNDERGROUND FIBER OPTIC
- FIBER OPTIC HAND HOLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL MANHOLE
- TRAFFIC SIGNAL CONTROL BOX
- W — WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ST — STORM SEWER LINE
- STORM SEWER MANHOLE
- STORM INLET (SQUARE)
- STORM INLET (ROUND)
- X — FENCE LINE
- W.P.F. WOOD PRIVACY FENCE

BENCHMARK

B 112 ELEVATION 924.24 NAVD 88
DESCRIBED BY COAST AND GEODETIC SURVEY 1946 2.2 MI W FROM WESTFIELD. ALONG STATE HIGHWAY 32 ABOUT 2.25 MILES WEST OF WASHINGTON HIGH SCHOOL AT WESTFIELD AND ABOUT 1.0 MILE EAST OF THE CROSS ROAD AT EAGLE TOWN, 0.25 MILE EAST OF THE JUNCTION WITH A ROAD LEADING NORTH, 24 FEET NORTH OF THE CENTER LINE OF THE HIGHWAY, 167 FEET EAST OF THE CENTER LINE OF THE DRIVEWAY LEADING TO H.J. MATTHEWS FARM HOUSE, 75 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF A BARN, 4 FEET EAST OF A FENCE CORNER, 1.3 FOOT SOUTH OF A WHITE WOODEN WITNESS POST AND ABOUT LEVEL WITH THE HIGHWAY. A STANDARD DISK, STAMPED B 112 1946 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES ABOVE GROUND.

TBM #1
CUT SQUARE NORTH EAST LIGHT POLE RAINBOW CHILDCARE
ELEVATION = 913.14 (NAVD 88)

TBM #2
CUT SQUARE WESTERN MOST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX, SOUTH WEST QUADRANT OF INTERSECTION OF SPRINGMILL AND 161ST STREET.
ELEVATION = 911.39 (NAVD 88)

AREA TO BE RE-SHAPED FOR POSITIVE FLOW TO EXISTING 15" RCP

REMOVE EXISTING STORM PIPE SAW CUT EXISTING PAVEMENT, REPAIR TO EXISTING OR BETTER CONDITIONS

REMOVE SIGN

REMOVE POSTS

REMOVE EXISTING TELEPHONE BOX. VERIFY NEW LOCATION W/ UTILITY COMPANY

REMOVE EXISTING STORM PIPE

REMOVE SIGN

UTILITY POLE TO BE REMOVED RELOCATED BY DEVELOPER OUTSIDE THE R/W

GRAVEL DRIVE TO BE REMOVED FOR ROAD CONSTRUCTION. USE REMOVED GRAVEL FOR TEMPORARY CONSTRUCTION ENTRANCE OFF OF SPRING MILL ROAD. SEE SHEET C400

RAISE SANITARY CASTING TO NEW PAVEMENT GRADE. NEW TC = 910.41+/-

REMOVE EXISTING TELEPHONE BOX. VERIFY NEW LOCATION W/ UTILITY COMPANY

RAISE WATER MH CASTING TO NEW PAVEMENT GRADE. NEW TC = 910.76+/-

EXISTING FENCE TO BE REMOVED TO PROPERTY CORNER, APPROXIMATE 250'

REMOVE STORM PIPE AND DAY LIGHT AT BOTH NORTH AND SOUTH BANKS OF PROPOSED DETENTION BASIN. PROVIDE NEW CONCRETE END SECTION TO SOUTH END. NORTH END TO HAVE RESTRICTOR PLATE, SEE DETAIL 6/C505

0 80' 160'

Sym.	Revisions	Date
1.	REVISED PER CITY OF WESTFIELD & CITIZENS WATER COMMENTS	10-23-19

Designed: RRL
Drawn: SJH
Checked: WCZ
Scale: 1"= 80'
Date: 10-02-19

EXISTING TOPOGRAPHY & DEMO PLAN
SPRING MILL STATION FLATS
WASHINGTON TOWNSHIP
WESTFIELD, INDIANA

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

W. CHAD ZIEGLER — REGISTERED No. PE11200667 STATE OF INDIANA — PROFESSIONAL ENGINEER

Project No: 19127
Sheet No: C102

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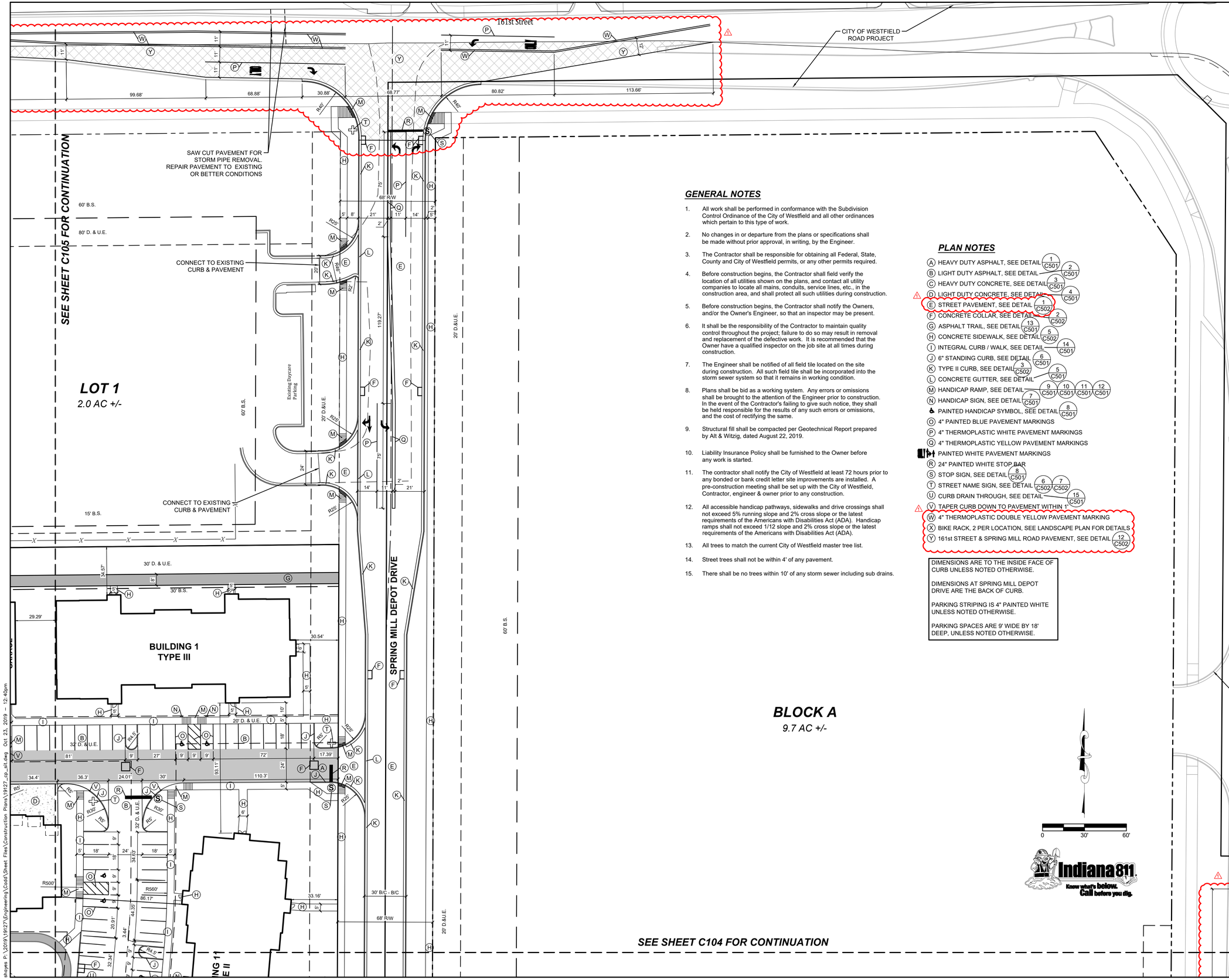

GENERAL NOTES

1. All work shall be performed in conformance with the Subdivision Control Ordinance of the City of Westfield and all other ordinances which pertain to this type of work.
2. No changes in or departure from the plans or specifications shall be made without prior approval, in writing, by the Engineer.
3. The Contractor shall be responsible for obtaining all Federal, State, County and City of Westfield permits, or any other permits required.
4. Before construction begins, the Contractor shall field verify the location of all utilities shown on the plans, and contact all utility companies to locate all mains, conduits, service lines, etc., in the construction area, and shall protect all such utilities during construction.
5. Before construction begins, the Contractor shall notify the Owners, and/or the Owner's Engineer, so that an inspector may be present.
6. It shall be the responsibility of the Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Owner have a qualified inspector on the job site at all times during construction.
7. The Engineer shall be notified of all field tile located on the site during construction. All such field tile shall be incorporated into the storm sewer system so that it remains in working condition.
8. Plans shall be bid as a working system. Any errors or omissions shall be brought to the attention of the Engineer prior to construction. In the event of the Contractor's failing to give such notice, they shall be held responsible for the results of any such errors or omissions, and the cost of rectifying the same.
9. Structural fill shall be compacted per Geotechnical Report prepared by Alt & Witzig, dated August 22, 2019.
10. Liability Insurance Policy shall be furnished to the Owner before any work is started.
11. The contractor shall notify the City of Westfield at least 72 hours prior to any bonded or bank credit letter site improvements are installed. A pre-construction meeting shall be set up with the City of Westfield, Contractor, engineer & owner prior to any construction.
12. All accessible handicap pathways, sidewalks and drive crossings shall not exceed 5% running slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA). Handicap ramps shall not exceed 1/12 slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA).
13. All trees to match the current City of Westfield master tree list.
14. Street trees shall not be within 4' of any pavement.
15. There shall be no trees within 10' of any storm sewer including sub drains.

PLAN NOTES

- (A) HEAVY DUTY ASPHALT, SEE DETAIL 1 C501
- (B) LIGHT DUTY ASPHALT, SEE DETAIL 2 C501
- (C) HEAVY DUTY CONCRETE, SEE DETAIL 3 C501
- (D) LIGHT DUTY CONCRETE, SEE DETAIL 4 C501
- (E) STREET PAVEMENT, SEE DETAIL 1 C502
- (F) CONCRETE COLLAR, SEE DETAIL 2 C502
- (G) ASPHALT TRAIL, SEE DETAIL 13 C501
- (H) CONCRETE SIDEWALK, SEE DETAIL 5 C502
- (I) INTEGRAL CURB / WALK, SEE DETAIL 14 C501
- (J) 6" STANDING CURB, SEE DETAIL 6 C501
- (K) TYPE II CURB, SEE DETAIL 3 C502
- (L) CONCRETE GUTTER, SEE DETAIL 5 C501
- (M) HANDICAP RAMP, SEE DETAIL 9 C501, 10 C501, 11 C501, 12 C501
- (N) HANDICAP SIGN, SEE DETAIL 7 C501
- PAINTED HANDICAP SYMBOL, SEE DETAIL 8 C501
- (O) 4" PAINTED BLUE PAVEMENT MARKINGS
- (P) 4" THERMOPLASTIC WHITE PAVEMENT MARKINGS
- (Q) 4" THERMOPLASTIC YELLOW PAVEMENT MARKINGS
- PAINTED WHITE PAVEMENT MARKINGS
- (R) 24" PAINTED WHITE STOP BAR
- (S) STOP SIGN, SEE DETAIL 8 C501
- (T) STREET NAME SIGN, SEE DETAIL 6 C502, 7 C502
- (U) CURB DRAIN THROUGH, SEE DETAIL 15 C501
- (V) TAPER CURB DOWN TO PAVEMENT WITHIN 1'
- (W) 4" THERMOPLASTIC DOUBLE YELLOW PAVEMENT MARKING
- (X) BIKE RACK, 2 PER LOCATION, SEE LANDSCAPE PLAN FOR DETAILS
- (Y) 161st STREET & SPRING MILL ROAD PAVEMENT, SEE DETAIL 12 C502

DIMENSIONS ARE TO THE INSIDE FACE OF CURB UNLESS NOTED OTHERWISE.

DIMENSIONS AT SPRING MILL DEPOT DRIVE ARE THE BACK OF CURB.

PARKING STRIPING IS 4" PAINTED WHITE UNLESS NOTED OTHERWISE.

PARKING SPACES ARE 9' WIDE BY 18' DEEP, UNLESS NOTED OTHERWISE.

BLOCK A

9.7 AC +/-

0 30' 60'

Indiana 811 Know what's below. Call before you dig.

Sym.	Revisions	Date
1.	REVISED PER CITY OF WESTFIELD & CITIZENS WATER COMMENTS	10-23-19

Designed: RRL
Drawn: SJH
Checked: WCZ
Scale: 1" = 30'
Date: 10-02-19

SITE LAYOUT PLAN
SPRING MILL STATION FLATS
WASHINGTON TOWNSHIP
WESTFIELD, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

BANNING ENGINEERING
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WEB: www.BanningEngineering.com

Project No: 19127
Sheet No: C103

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PLAN NOTES

- (A) HEAVY DUTY ASPHALT, SEE DETAIL 1 C501
- (B) LIGHT DUTY ASPHALT, SEE DETAIL 2 C501
- (C) HEAVY DUTY CONCRETE, SEE DETAIL 3 C501
- (D) LIGHT DUTY CONCRETE, SEE DETAIL 4 C501
- (E) STREET PAVEMENT, SEE DETAIL 1 C502
- (F) CONCRETE COLLAR, SEE DETAIL 2 C502
- (G) ASPHALT TRAIL, SEE DETAIL 13 C501
- (H) CONCRETE SIDEWALK, SEE DETAIL 5 C502
- (I) INTEGRAL CURB / WALK, SEE DETAIL 14 C501
- (J) 6" STANDING CURB, SEE DETAIL 6 C501
- (K) TYPE II CURB, SEE DETAIL 3 C502, 5 C501
- (L) CONCRETE GUTTER, SEE DETAIL
- (M) HANDICAP RAMP, SEE DETAIL 9 C501, 10 C501, 11 C501, 12 C501
- (N) HANDICAP SIGN, SEE DETAIL 7 C501
- PAINTED HANDICAP SYMBOL, SEE DETAIL 8 C501
- (O) 4" PAINTED BLUE PAVEMENT MARKINGS
- (P) 4" THERMOPLASTIC WHITE PAVEMENT MARKINGS
- (Q) 4" THERMOPLASTIC YELLOW PAVEMENT MARKINGS
- PAINTED WHITE PAVEMENT MARKINGS
- (R) 24" PAINTED WHITE STOP BAR
- (S) STOP SIGN, SEE DETAIL 8 C501
- (T) STREET NAME SIGN, SEE DETAIL 6 C502, 7 C502
- (U) CURB DRAIN THROUGH, SEE DETAIL 15 C501
- (V) TAPER CURB DOWN TO PAVEMENT WITHIN 1'
- (W) 4" THERMOPLASTIC DOUBLE YELLOW PAVEMENT MARKING
- (X) BIKE RACK, 2 PER LOCATION, SEE LANDSCAPE PLAN FOR DETAILS
- (Y) 161st STREET & SPRING MILL ROAD PAVEMENT, SEE DETAIL 12 C502

DIMENSIONS ARE TO THE INSIDE FACE OF CURB UNLESS NOTED OTHERWISE.

DIMENSIONS AT SPRING MILL DEPOT DRIVE ARE THE BACK OF CURB.

PARKING STRIPING IS 4" PAINTED WHITE UNLESS NOTED OTHERWISE.

PARKING SPACES ARE 9' WIDE BY 18' DEEP, UNLESS NOTED OTHERWISE.

SEE SHEET C106 FOR CONTINUATION

SEE SHEET C103 FOR CONTINUATION

0 30' 60'

Indiana 811. Know what's below. Call before you dig.

SPRING MILL DEPOT DRIVE

Spring Mill Road

BUILDING 11 TYPE II

BUILDING 10 TYPE III

BUILDING 8 TYPE IV

BUILDING 7 TYPE V

BUILDING 6 TYPE V

DETACHED GARAGE

DETACHED H/C GARAGE

DOG PARK

10' x 15' RELEASE ENCLOSURE W/ 2 - 3' GATES

6' TALL BLACK VINYL COATED CHAIN LINK FENCE

FOR POOL & AMENITIES SEE PLANS BY OTHERS

POOL

C.A. 1.7 AC +/-

DETENTION BASIN 1

100 YR = 908.30

DRAINAGE EASEMENT

68' R/W

60' B.S.

20' D.&U.E.

32' D. & U.E.

30' D. & U.E.

60' D. & U.E.

10' D. & U.E.

Sym.	Revisions	Date
1	REVISED PER CITY OF WESTFIELD & CITIZENS WATER COMMENTS	10-23-19

Designed: RRL
Drawn: SJH
Checked: WCZ
Scale: 1"= 30'
Date: 10-02-19

SITE LAYOUT PLAN
SPRING MILL STATION FLATS
WASHINGTON TOWNSHIP
WESTFIELD, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19127
Sheet No: C104

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161st Street

PLAN NOTES

- (A) HEAVY DUTY ASPHALT, SEE DETAIL 1 C501
- (B) LIGHT DUTY ASPHALT, SEE DETAIL 2 C501
- (C) HEAVY DUTY CONCRETE, SEE DETAIL 3 C501
- (D) LIGHT DUTY CONCRETE, SEE DETAIL 4 C501
- (E) STREET PAVEMENT, SEE DETAIL 1 C502
- (F) CONCRETE COLLAR, SEE DETAIL 2 C502
- (G) ASPHALT TRAIL, SEE DETAIL 13 C501, 5 C502
- (H) CONCRETE SIDEWALK, SEE DETAIL 14 C501
- (I) INTEGRAL CURB / WALK, SEE DETAIL
- (J) 6" STANDING CURB, SEE DETAIL 6 C501
- (K) TYPE II CURB, SEE DETAIL 3 C502, 5 C501
- (L) CONCRETE GUTTER, SEE DETAIL
- (M) HANDICAP RAMP, SEE DETAIL 9 C501, 10 C501, 11 C501, 12 C501
- (N) HANDICAP SIGN, SEE DETAIL 7 C501
- PAINTED HANDICAP SYMBOL, SEE DETAIL 8 C501
- (O) 4" PAINTED BLUE PAVEMENT MARKINGS
- (P) 4" THERMOPLASTIC WHITE PAVEMENT MARKINGS
- (Q) 4" THERMOPLASTIC YELLOW PAVEMENT MARKINGS
- PAINTED WHITE PAVEMENT MARKINGS
- (R) 24" PAINTED WHITE STOP BAR
- (S) STOP SIGN, SEE DETAIL 8 C501
- (T) STREET NAME SIGN, SEE DETAIL 6 C502, 7 C502
- (U) CURB DRAIN THROUGH, SEE DETAIL 15 C501
- (V) TAPER CURB DOWN TO PAVEMENT WITHIN 1'
- (W) 4" THERMOPLASTIC DOUBLE YELLOW PAVEMENT MARKING
- (X) BIKE RACK, 2 PER LOCATION, SEE LANDSCAPE PLAN FOR DETAILS
- (Y) 161st STREET & SPRING MILL ROAD PAVEMENT, SEE DETAIL 12 C502

DIMENSIONS ARE TO THE INSIDE FACE OF CURB UNLESS NOTED OTHERWISE.

DIMENSIONS AT SPRING MILL DEPOT DRIVE ARE THE BACK OF CURB.

PARKING STRIPING IS 4" PAINTED WHITE UNLESS NOTED OTHERWISE.

PARKING SPACES ARE 9' WIDE BY 18' DEEP, UNLESS NOTED OTHERWISE.

0 30' 60'

Indiana 811 Know what's below. Call before you dig.

SEE SHEET C106 FOR CONTINUATION

SEE SHEET C103 FOR CONTINUATION

LOT 2
2.2 AC +/-

LOT 3
16.6 AC +/-

BUILDING 2
TYPE II

BUILDING 12
TYPE I

DETACHED GARAGE

20' S.&U.E.
60' B.S.
80' D. & U.E.
15' B.S.
10' D.E.
30' D. & U.E.
30' B.S.
60' D. & U.E.
43.36'
61'
61.57'
104.58'
135'
R500'
R542'
NO PARKING SIGN

Revisions		
Sym.		Date
1.	REVISED PER CITY OF WESTFIELD & CITIZENS WATER COMMENTS	10-23-19

Designed:	RRL
Drawn:	SJH
Checked:	WCZ
Scale:	1" = 30'
Date:	10-02-19

SITE LAYOUT PLAN
SPRING MILL STATION FLATS
WASHINGTON TOWNSHIP
WESTFIELD, INDIANA

W. CHAD ZIEGLER — REGISTERED No. PE11200667 STATE OF INDIANA — PROFESSIONAL ENGINEER

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Project No: 19127
Sheet No: C105

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PLAN NOTES

- (A) HEAVY DUTY ASPHALT, SEE DETAIL 1 C501
- (B) LIGHT DUTY ASPHALT, SEE DETAIL 2 C501
- (C) HEAVY DUTY CONCRETE, SEE DETAIL 3 C501
- (D) LIGHT DUTY CONCRETE, SEE DETAIL 4 C501
- (E) STREET PAVEMENT, SEE DETAIL 1 C502
- (F) CONCRETE COLLAR, SEE DETAIL 2 C502
- (G) ASPHALT TRAIL, SEE DETAIL 13 C501
- (H) CONCRETE SIDEWALK, SEE DETAIL 5 C502
- (I) INTEGRAL CURB / WALK, SEE DETAIL 14 C501
- (J) 6" STANDING CURB, SEE DETAIL 6 C501
- (K) TYPE II CURB, SEE DETAIL 3 C502, 5 C501
- (L) CONCRETE GUTTER, SEE DETAIL 9 C501, 10 C501, 11 C501, 12 C501
- (M) HANDICAP RAMP, SEE DETAIL 7 C501
- (N) HANDICAP SIGN, SEE DETAIL 8 C501
- PAINTED HANDICAP SYMBOL, SEE DETAIL
- (O) 4" PAINTED BLUE PAVEMENT MARKINGS
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- (Q) 4" THERMOPLASTIC YELLOW PAVEMENT MARKINGS
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- (S) STOP SIGN, SEE DETAIL 8 C501
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- (U) CURB DRAIN THROUGH, SEE DETAIL 15 C501
- (V) TAPER CURB DOWN TO PAVEMENT WITHIN 1'
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- (X) BIKE RACK, 2 PER LOCATION, SEE LANDSCAPE PLAN FOR DETAILS
- (Y) 161st STREET & SPRING MILL ROAD PAVEMENT, SEE DETAIL 12 C502

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PARKING SPACES ARE 9' WIDE BY 18' DEEP, UNLESS NOTED OTHERWISE.

SEE SHEET C105 FOR CONTINUATION

SEE SHEET C107 FOR CONTINUATION

SEE SHEET C104 FOR CONTINUATION

0 30' 60'

Indiana 811. Know what's below. Call before you dig.

LOT 3
16.6 AC +/-

BUILDING 3
TYPE I

BUILDING 4
TYPE I

BUILDING 9
TYPE I

BUILDING 5
TYPE V

DETENTION BASIN 3
100YR = 909.90

DRAINAGE EASEMENT

DRAINAGE EASEMENT

COMPACTOR

DETACHED GARAGE

REMOVE 8 LF OF EXISTING FENCE

CONNECT TO EXISTING PATH

60' D. & U.E.

60' B.S.

32' D. & U.E.

Revisions			
Sym.			Date
1	REVISED PER CITY OF WESTFIELD & CITIZENS WATER COMMENTS		10-23-19

Designed: PRL
Drawn: SJH
Checked: WCZ
Scale: 1"= 30'
Date: 10-02-19

SITE LAYOUT PLAN
SPRING MILL STATION FLATS
WASHINGTON TOWNSHIP
WESTFIELD, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19127
Sheet No: C106

Plotted: Oct 23, 2019 – 12:41pm
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PLAN NOTES

- (A) HEAVY DUTY ASPHALT, SEE DETAIL 1 C501
- (B) LIGHT DUTY ASPHALT, SEE DETAIL 2 C501
- (C) HEAVY DUTY CONCRETE, SEE DETAIL 3 C501
- (D) LIGHT DUTY CONCRETE, SEE DETAIL 4 C501
- (E) STREET PAVEMENT, SEE DETAIL 1 C502
- (F) CONCRETE COLLAR, SEE DETAIL 2 C502
- (G) ASPHALT TRAIL, SEE DETAIL 13 C501
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- (S) STOP SIGN, SEE DETAIL 8 C501
- (T) STREET NAME SIGN, SEE DETAIL 6 C502, 7 C502
- (U) CURB DRAIN THROUGH, SEE DETAIL 15 C501
- (V) TAPER CURB DOWN TO PAVEMENT WITHIN 1'
- (W) 4" THERMOPLASTIC DOUBLE YELLOW PAVEMENT MARKING
- (X) BIKE RACK, 2 PER LOCATION, SEE LANDSCAPE PLAN FOR DETAILS
- (Y) 161st STREET & SPRING MILL ROAD PAVEMENT, SEE DETAIL 12 C502

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0 30' 60'

Indiana 811 Know what's below. Call before you dig.

30' D.E.

DETENTION BASIN 2

100YR = **908.30**

DRAINAGE EASEMENT

REMOVE 8 LF OF EXISTING FENCE

CONNECT TO EXISTING PATH

SEE SHEET C106 FOR CONTINUATION

Revisions		
Sym.		Date
1.	REVISED PER CITY OF WESTFIELD & CITIZENS WATER COMMENTS	10-23-19

Designed: RRL
Drawn: SJH
Checked: WCZ
Scale: 1"= 30'
Date: 10-02-19

SITE LAYOUT PLAN
SPRING MILL STATION FLATS
WASHINGTON TOWNSHIP
WESTFIELD, INDIANA

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

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Project No: 19127
Sheet No: C107

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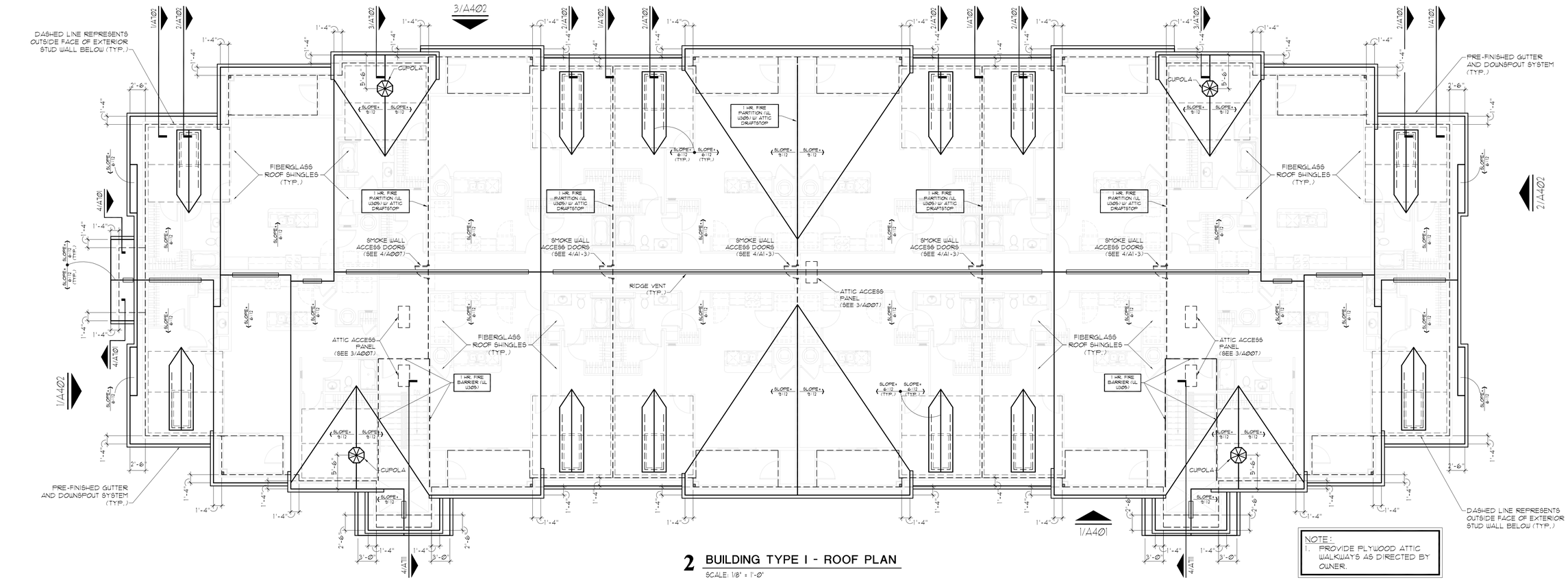

2 BUILDING TYPE I - ROOF PLAN

SCALE: 1/8" = 1'-0"

1 BUILDING TYPE I - FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, THE MAJOR DIMENSIONS OF THE BUILDING, THE MAJOR COMPONENTS OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, AND THE TYPES OF MATERIALS NECESSARILY INDICATE OR DESCRIBE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL SCOPE INDICATED OR DESCRIBED, AND ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

EARL COFFEY REGISTERED No. 3741 STATE OF INDIANA ARCHITECT

CERTIFIED BY

VISION II DESIGN STUDIO, INC.
ARCHITECTURE • INTERIOR DESIGN
1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317.281.7982
MIKE@VISIONDESIGNSTUDIO.COM

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Sheet Title: BUILDING TYPE I - EXTERIOR ELEVATION & ROOF PLAN

Project Title: SPRING MILL STATION APARTMENTS

WESTFIELD, INDIANA

Date:

Revision

No.

Date: 10/14/19
Project No:
Drawn By: CCC
Checked By: MEC

A401

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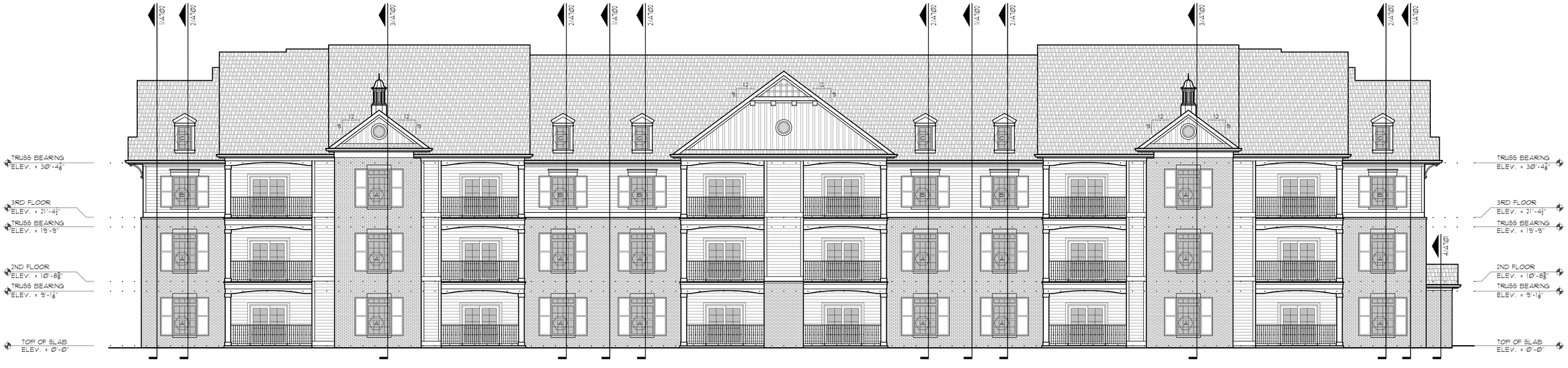
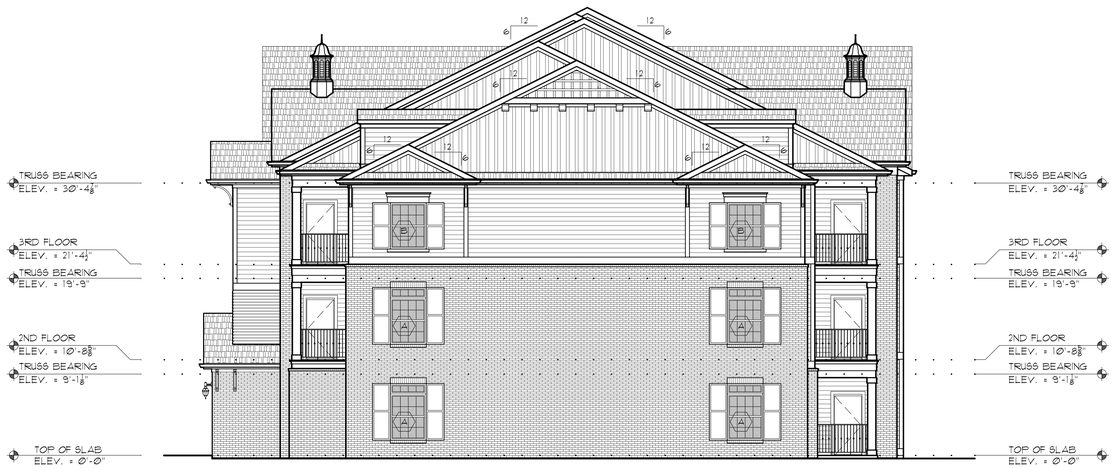


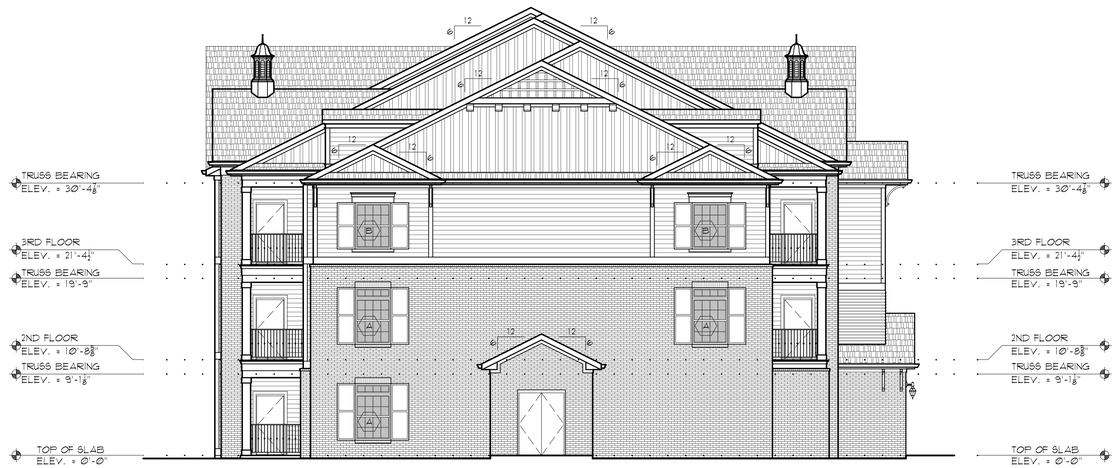
3 BUILDING TYPE I - REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING TYPE I - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE I - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN, MATERIALS, AND DIMENSIONS OF THE BUILDING. THE MAJOR SYSTEMS REQUIRED FOR THE PROPER FUNCTIONING OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ARE DESCRIBED. ALL ITEMS NECESSARILY INDICATE OR DESCRIBED, ALL ASSOCIATED ITEMS REQUIRED FOR THE PROPER AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ARE INCLUDED IN THE GENERAL SCOPE INDICATED OR DESCRIBED. IT IS INTENDED THAT THE CONTRACTOR SHALL ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK

EARL CLYDE MICHAEL REGISTERED No. 3741 STATE OF INDIANA ARCHITECT

CERTIFIED BY

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1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317.281.7982
MIKE@VISIONDESIGNSTUDIO.COM

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Sheet Title: BUILDING TYPE I - EXTERIOR BUILDING ELEVATIONS

Project Title: SPRING MILL STATION APARTMENTS
WESTFIELD, INDIANA

Date:

Revision

No.

Date: 10/14/19
Project No:
Drawn By: CCC
Checked By: MEC

A402

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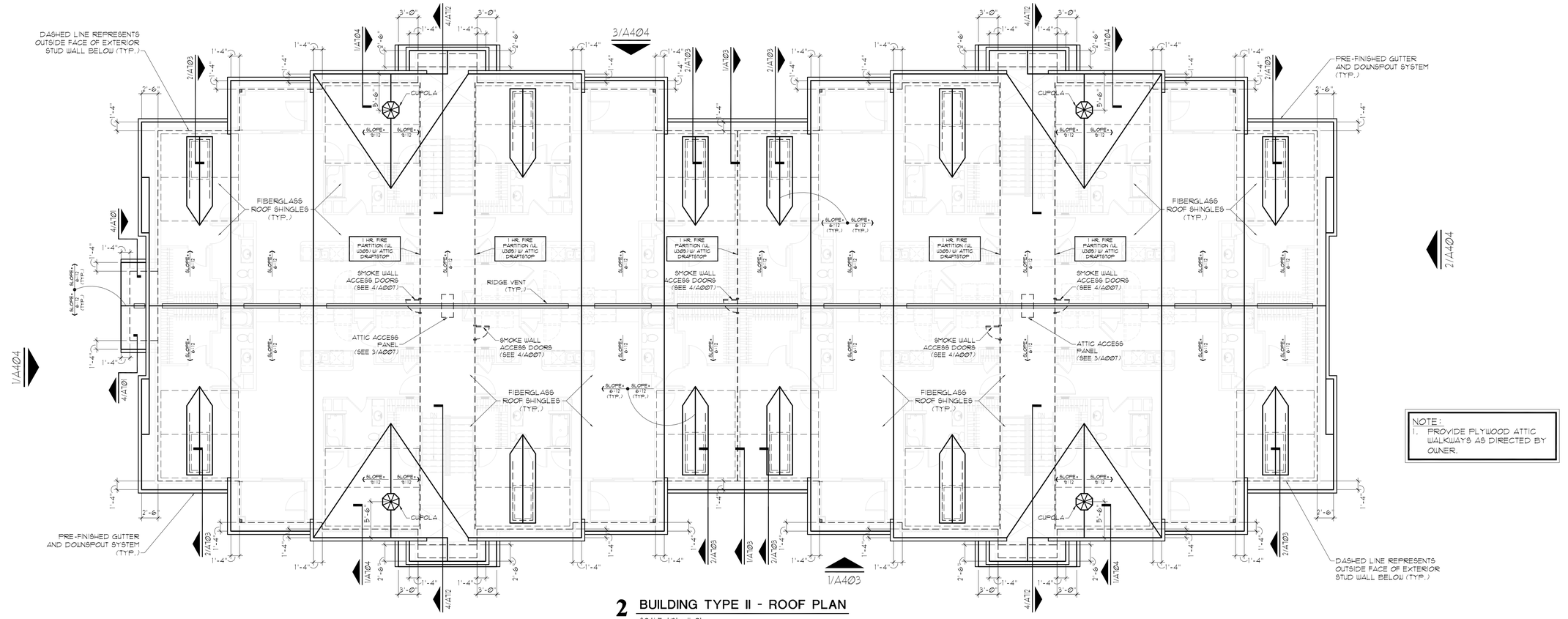

2 BUILDING TYPE II - ROOF PLAN

SCALE: 1/8" = 1'-0"

NOTE:
1. PROVIDE PLYWOOD ATTIC WALKWAYS AS DIRECTED BY OWNER.

1 BUILDING TYPE II - FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, AND THE GENERAL DIMENSIONS OF THE BUILDING. THE MAJOR ELEMENTS OF CONSTRUCTION ARE DESCRIBED. THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS IS NOT COMPLETE. IT IS NECESSARILY INDICATIVE OR DESCRIBE ALL MISCELLANEOUS ITEMS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR THE REQUIREMENTS OF ALL SYSTEMS AND SHALL INCLUDE ANY ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK DESCRIBED IN THE GENERAL SCOPE INDICATED OR DESCRIBED. ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK

EARL COX REGISTERED No. 3741 STATE OF INDIANA ARCHITECT

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Sheet Title: BUILDING TYPE II - EXTERIOR ELEVATION & ROOF PLAN

Project Title: SPRING MILL STATION APARTMENTS
WESTFIELD, INDIANA

Date:

Revision

No.

Date: 10/14/19
Project No:
Drawn By: CCC
Checked By: MEC

A403

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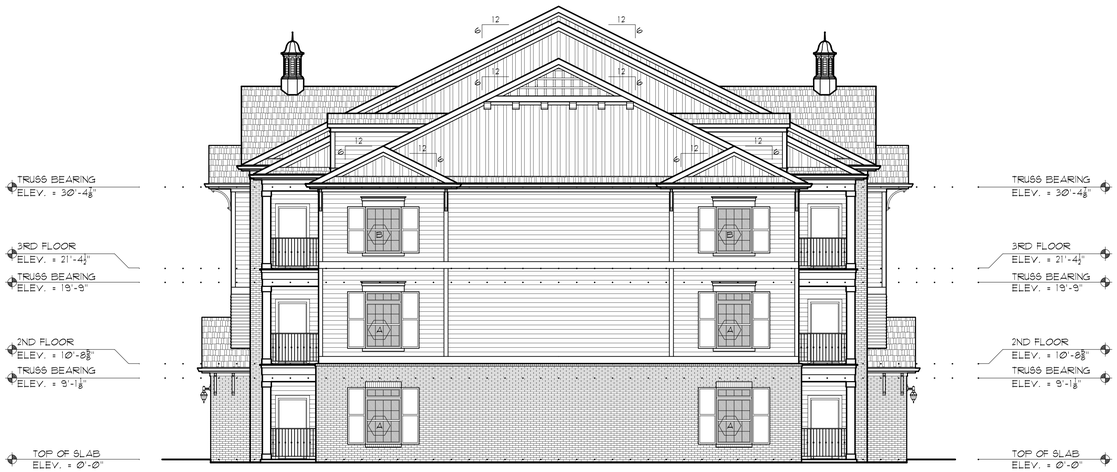
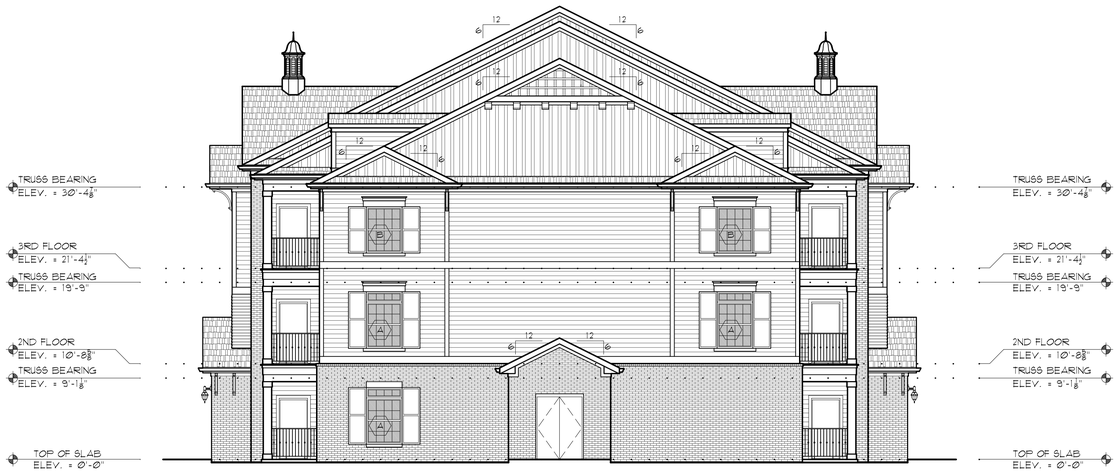
3 BUILDING TYPE II - REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING TYPE II - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE II - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, CONFIGURATION OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS, ETC. ALL ITEMS NOT SPECIFICALLY NOTED OR DETAILED BUT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE PROPER COMPLETION AND OPERATION OF THE BUILDING SYSTEMS AS INTENDED BY THE DESIGN. ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK

EARL CLIFF MICHAEL REGISTERED No. 3741 STATE OF INDIANA ARCHITECT

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Sheet Title: BUILDING TYPE II - EXTERIOR BUILDING ELEVATIONS

Project Title: SPRING MILL STATION APARTMENTS
WESTFIELD, INDIANA

Date:

Revision

No.

Date: 10/14/19
Project No:
Drawn By: CCC
Checked By: MEC

A404

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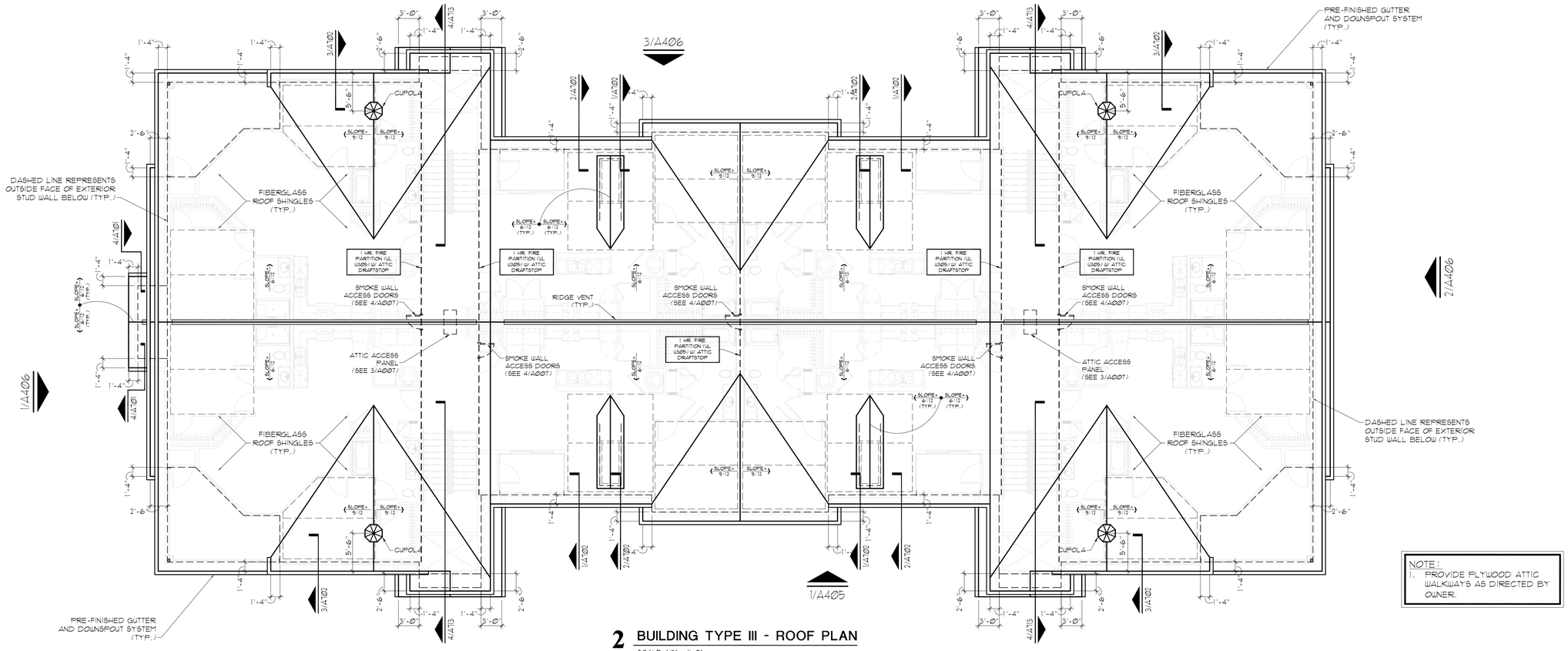
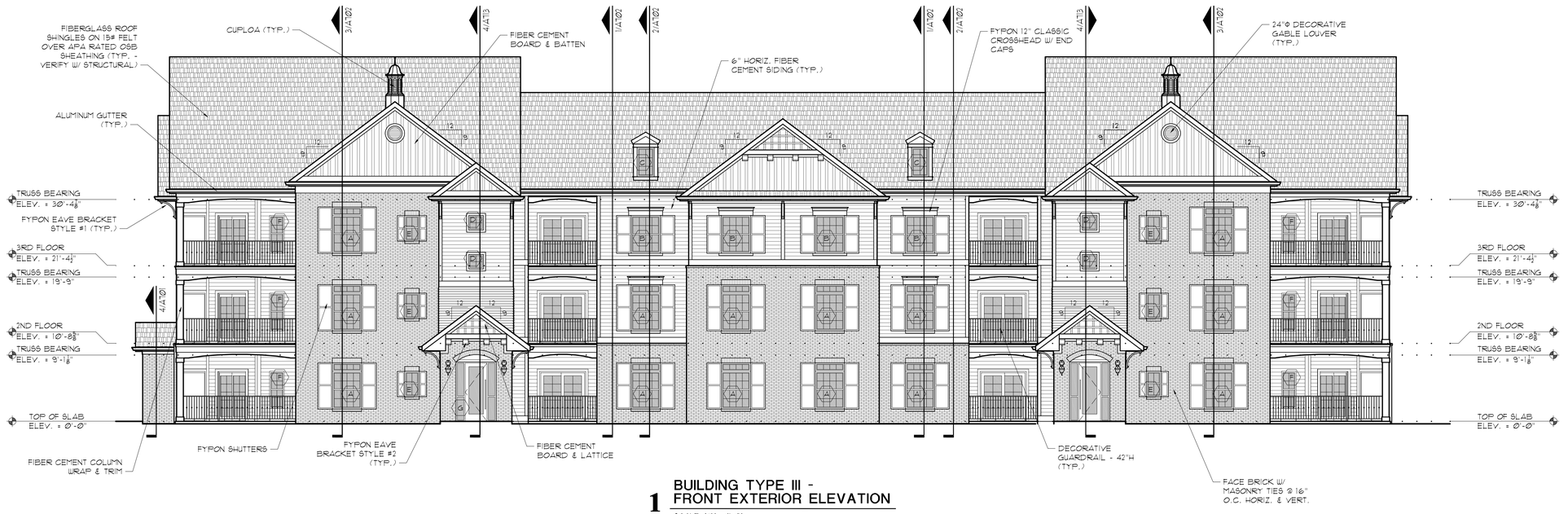


2 BUILDING TYPE III - ROOF PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE III - FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ASSEMBLIES AND EQUIPMENT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR SYSTEMS AND MATERIALS. THEY DO NOT DESCRIBE ALL OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ITEMS REQUIRED FOR THE NECESSARILY INDICATE OR DESCRIBE ALL ASSEMBLIES, EQUIPMENT, MATERIALS AND LABOR AND COMPLETION OF THE REQUIREMENTS OF REGULATORY AGENCIES. THEY ARE A GENERAL SCOPE INDICATED OR DESCRIBED, BUT WHICH ARE REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

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NOTE:
1. PROVIDE PLYWOOD ATTIC WALKWAYS AS DIRECTED BY OWNER.

Sheet Title: BUILDING TYPE III - EXTERIOR ELEVATION & ROOF PLAN

Project Title: SPRING MILL STATION APARTMENTS
WESTFIELD, INDIANA

Date:

Revision

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Date: 10/14/19
Project No:
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A405

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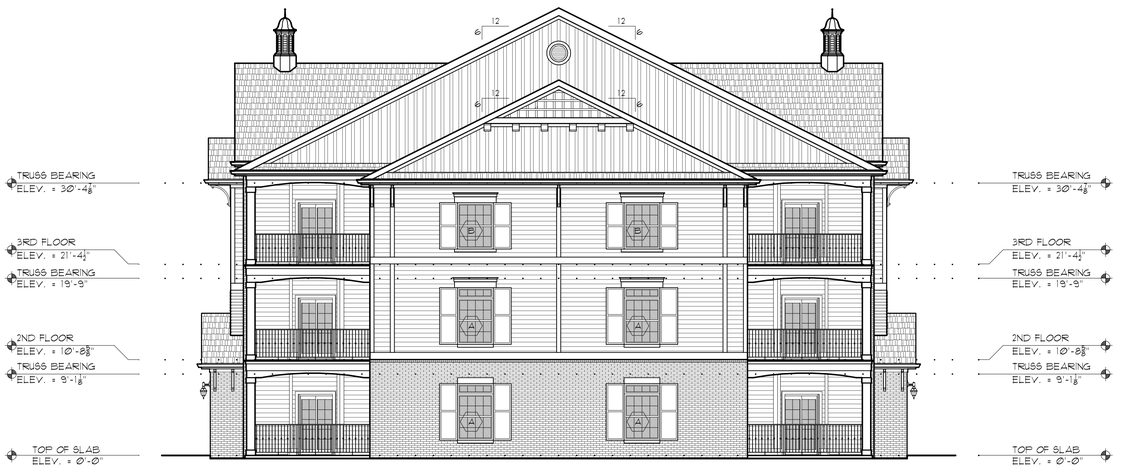
3 BUILDING TYPE III - REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING TYPE III - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

1 BUILDING TYPE III - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN, CONSTRUCTION AND DIMENSIONS OF THE BUILDING, THE MAJOR SYSTEMS, ELEMENTS AND MATERIALS. DETAILS OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE INCLUDED ONLY AS NECESSARY TO INDICATE OR DESCRIBE ALL ARCHITECTURAL REQUIREMENTS. CONSTRUCTION AND COMPLETION OF THE REQUIREMENTS AND DETAILS NOT INCLUDED BUT REASONABLY AND GENERALLY INDICATED OR DESCRIBED, ARE TO BE FURNISHED WITHOUT EXTRA COST. ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK

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Sheet Title: BUILDING TYPE III - EXTERIOR BUILDING ELEVATIONS

Project Title: SPRING MILL STATION APARTMENTS

WESTFIELD, INDIANA

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A406

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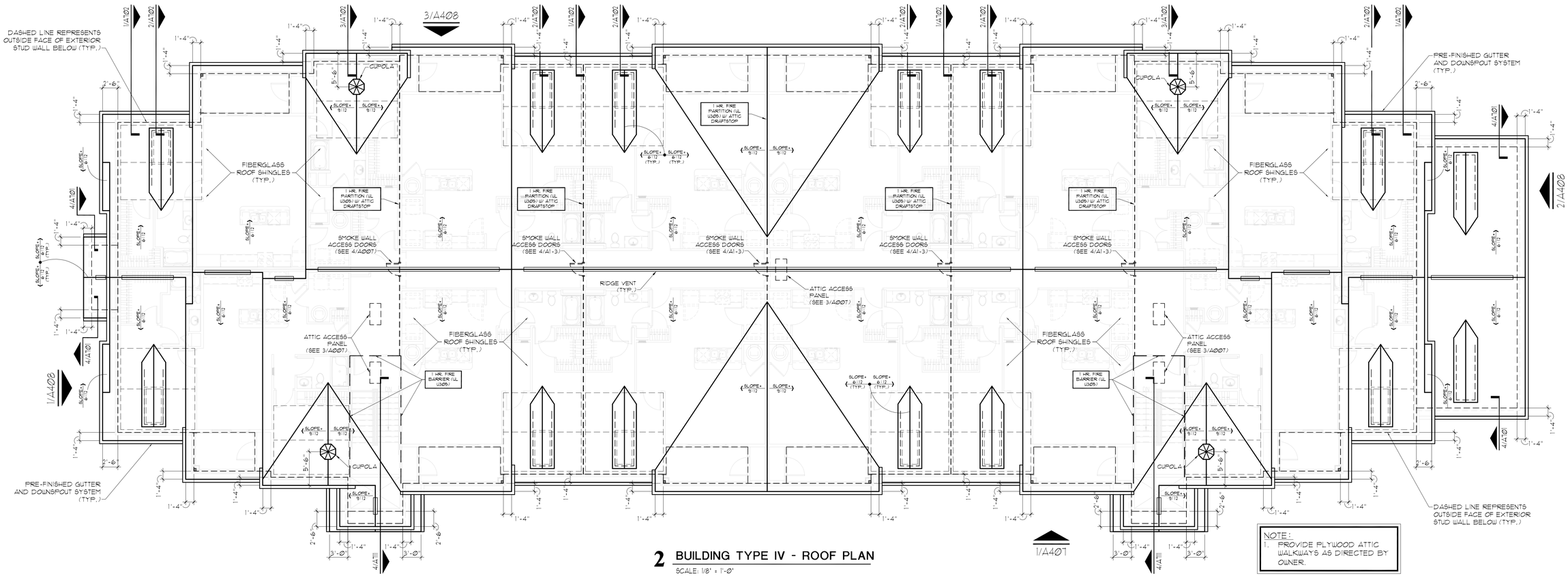

2 BUILDING TYPE IV - ROOF PLAN

SCALE: 1/8" = 1'-0"

NOTE:
1. PROVIDE PLYWOOD ATTIC WALKWAYS AS DIRECTED BY OWNER.

1 BUILDING TYPE IV - FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING. THE MAJOR DIMENSIONS OF THE BUILDING, THE MAJOR COMPONENTS OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, AND THE TYPES OF MATERIALS NECESSARILY INDICATE OR DESCRIBE ALL MATERIALS, LABOR, EQUIPMENT AND SERVICES NEEDED FOR AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE DRAWINGS AND GENERAL SCOPE INDICATED OR DESCRIBED, IT IS INTENDED THAT THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK

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Sheet Title: BUILDING TYPE IV - EXTERIOR ELEVATION & ROOF PLAN

Project Title: SPRING MILL STATION APARTMENTS

WESTFIELD, INDIANA

Date:

Revision

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A407

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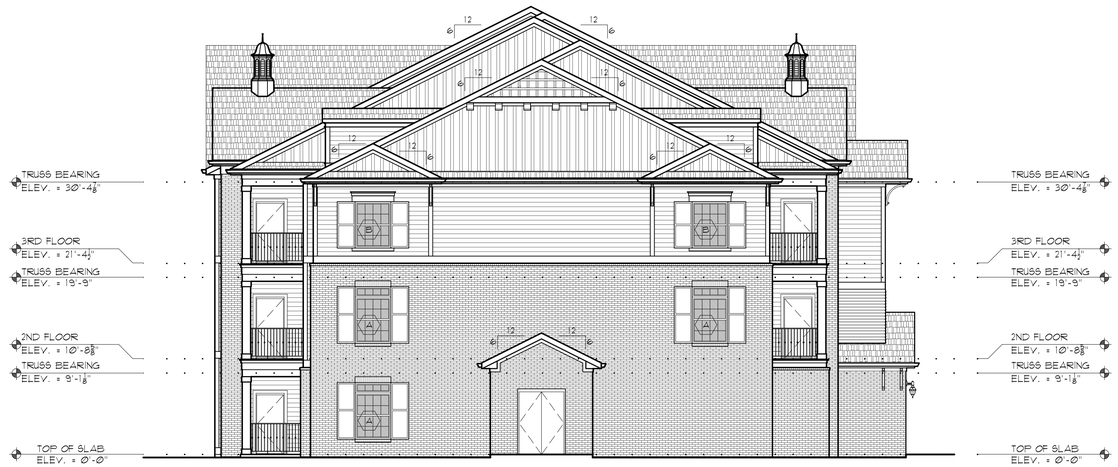
3 BUILDING TYPE IV - REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

2 BUILDING TYPE IV - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE IV - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL DIMENSIONS OF THE BUILDING, THE MAJOR SYSTEMS, EQUIPMENT AND MATERIALS. THE SCOPE OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK IS INDICATED ON THE DRAWINGS. IT IS NOT INTENDED THAT ALL MINOR ITEMS BE SHOWN OR SPECIFIED, BUT ONLY THAT THEY BE NECESSARILY INDICATIVE OR DESCRIBED. ALL ITEMS REQUIRED FOR THE PROPER AND COMPLETION OF THE ARCHITECTURAL AND ENGINEERING SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR, EVEN IF NOT SPECIFICALLY MENTIONED IN THE GENERAL SCOPE INDICATED OR DESCRIBED. IT IS THE INTENT OF THE DOCUMENTS THAT ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK

REGISTERED ARCHITECT EARL CLIFF No. 3741 STATE OF INDIANA

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Sheet Title: BUILDING TYPE IV - EXTERIOR BUILDING ELEVATIONS

Project Title: SPRING MILL STATION APARTMENTS
WESTFIELD, INDIANA

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A408

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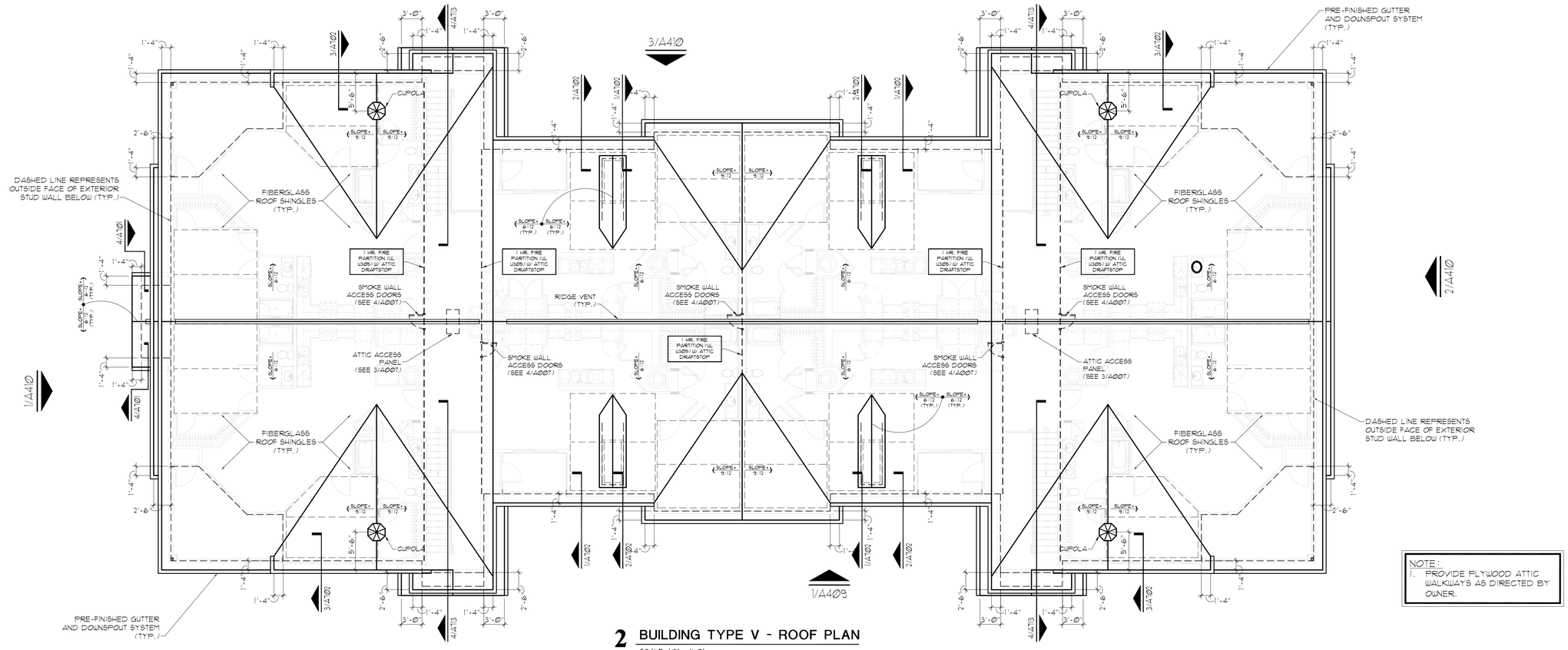
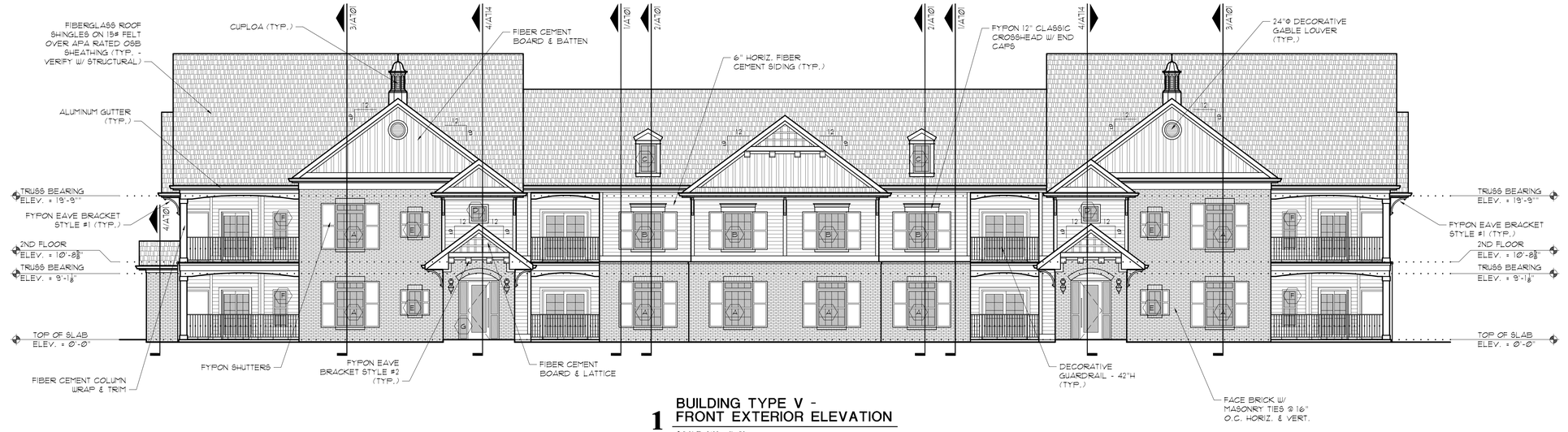


2 BUILDING TYPE V - ROOF PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE V - FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ASSEMBLIES AND SYSTEMS, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR SYSTEMS AND ASSEMBLIES, AND THE QUALITY OF STRUCTURAL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL ELEMENTS. THEY DO NOT NECESSARILY INDICATE OR DESCRIBE ALL ASSEMBLIES REQUIRED FOR PERFORMANCE OF THE WORK AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. EXCEPT AS SPECIFICALLY INDICATED OR DESCRIBED, THE GENERAL SCOPE INDICATED OR DESCRIBED IN THESE DOCUMENTS DOES NOT INCLUDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK

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Sheet Title: BUILDING TYPE V - EXTERIOR ELEVATION & ROOF PLAN

Project Title: SPRING MILL STATION APARTMENTS
WESTFIELD, INDIANA

Date:

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Date: 10/14/19
Project No:
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Checked By: MEC

A409

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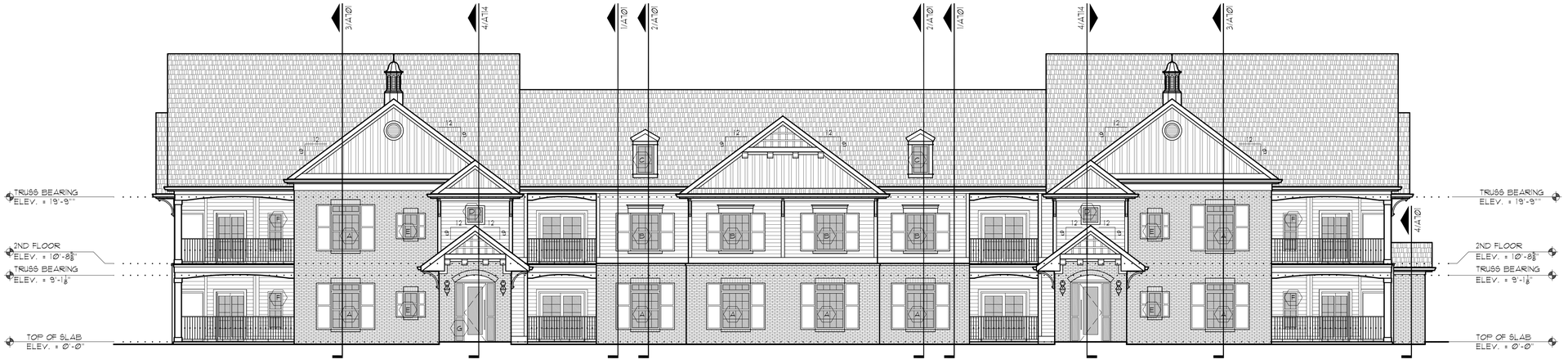
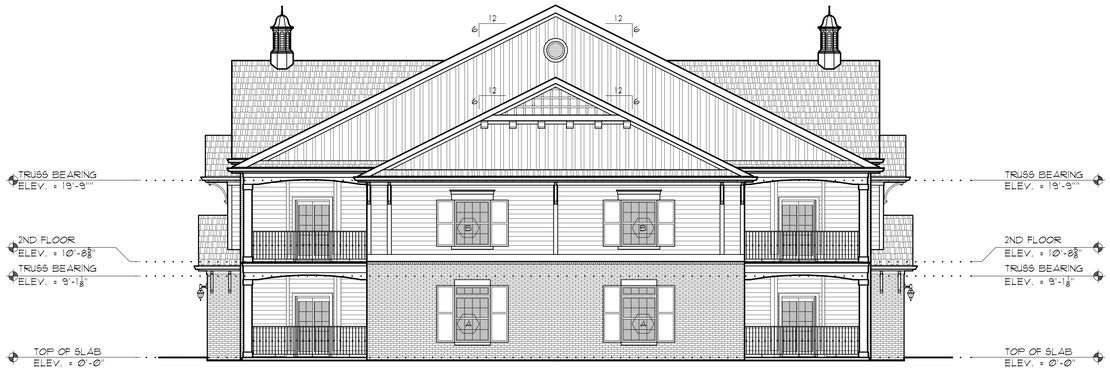


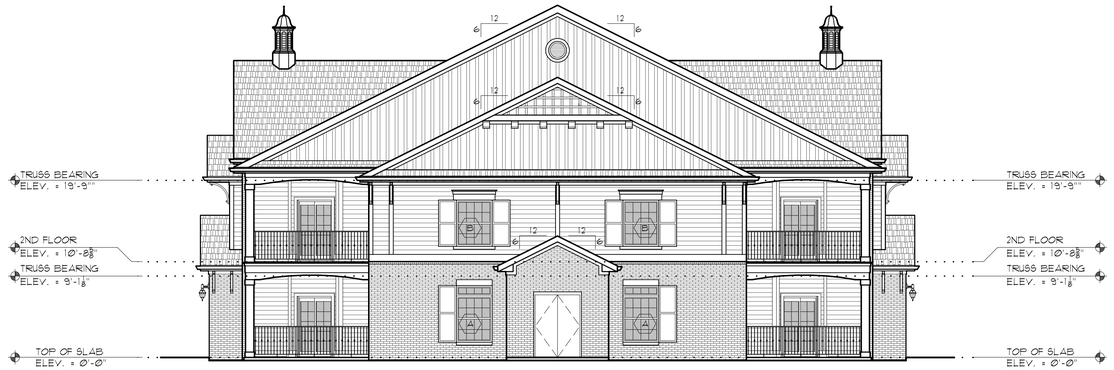
3 BUILDING TYPE V - REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-Ø"



2 BUILDING TYPE V - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-Ø"



1 BUILDING TYPE V - SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-Ø"

SCOPE DOCUMENT

THESE DOCUMENTS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN, AND INCLUDE THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL FEATURES, AND THE LOCATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS. THEY ARE NOT NECESSARILY INDICATIVE OR DESCRIBE ALL ASPECTS REQUIRED FOR PERFORMANCE OF THE WORK AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, AS WELL AS ANY INCIDENTAL ITEMS NECESSARY FOR ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK

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Sheet Title: BUILDING TYPE V - EXTERIOR BUILDING ELEVATIONS

Project Title: SPRING MILL STATION APARTMENTS
WESTFIELD, INDIANA

Date:

Revision

No.

Date: 10/14/19
Project No:
Drawn By: CCC
Checked By: MEC

A410

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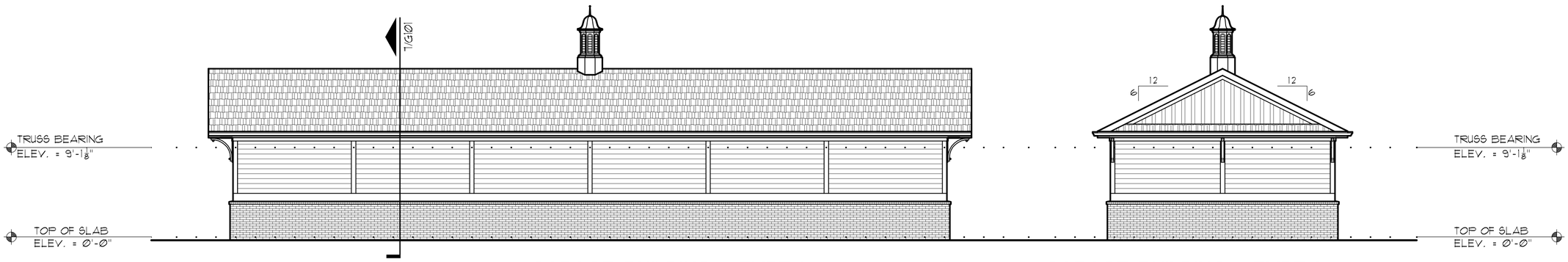


5 GARAGE BUILDING - TYPE I
REAR ELEVATION

SCALE: 1/8" = 1'-Ø"

6 GARAGE BUILDING - TYPE I
SIDE ELEVATION

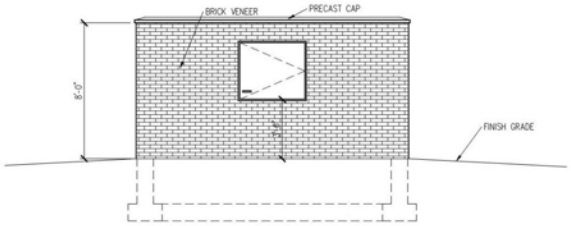
SCALE: 1/8" = 1'-Ø"

4 GARAGE BUILDING - TYPE I
SIDE ELEVATION

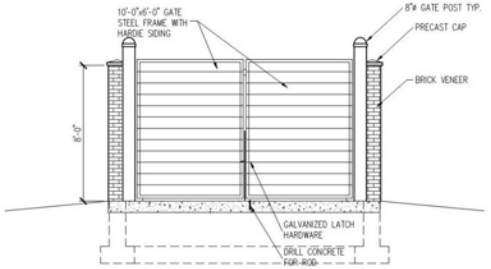
SCALE: 1/8" = 1'-Ø"

3 GARAGE BUILDING - TYPE I
FRONT ELEVATION

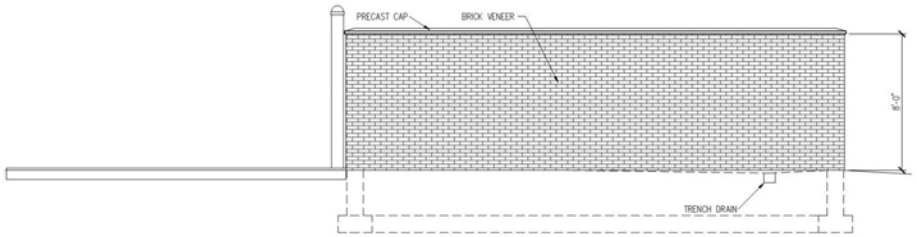
SCALE: 1/8" = 1'-Ø"



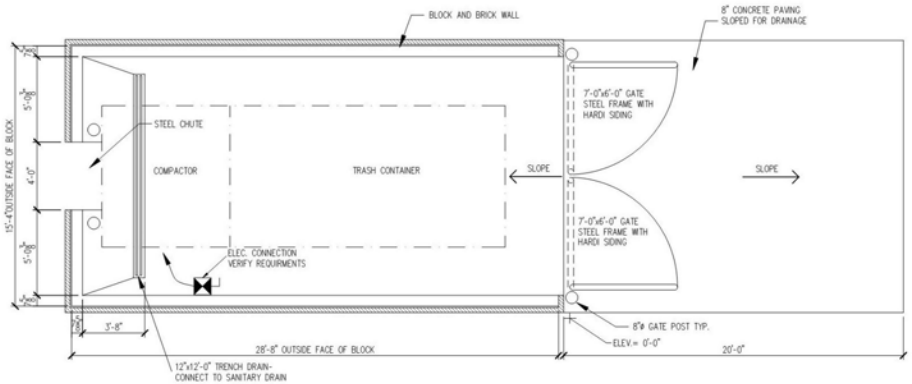
5 COMPACTOR ENCLOSURE END ELEVATION VIEW
SCALE: 1/4" = 1'-0"



4 COMPACTOR ENCLOSURE GATE END ELEVATION VIEW
SCALE: 1/4" = 1'-0"

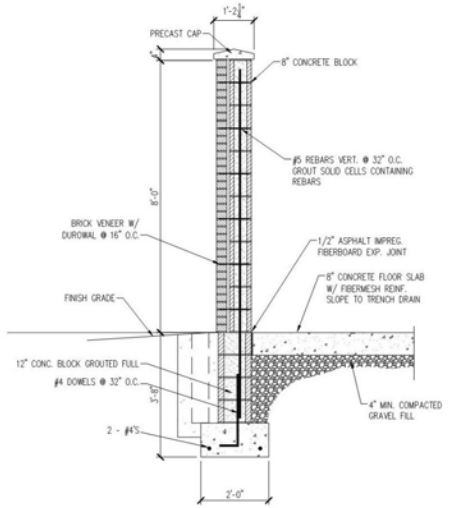


3 COMPACTOR ENCLOSURE SIDE ELEVATION VIEW
SCALE: 1/4" = 1'-0"



2 COMPACTOR ENCLOSURE PLAN VIEW
SCALE: 1/4" = 1'-0"

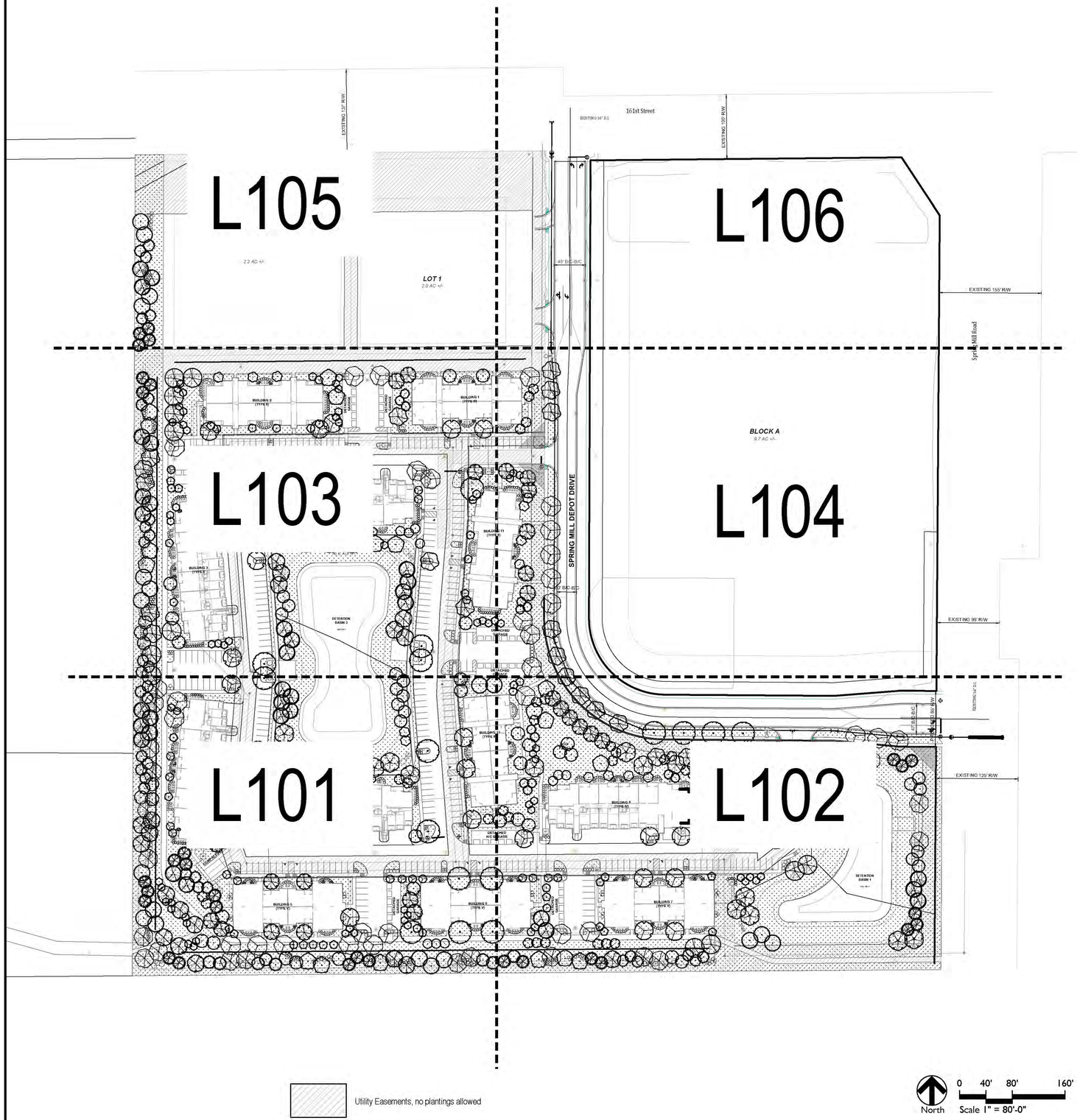
VERIFY ALL LAYOUT AND DIMENSIONS WITH COMPACTOR SUPPLIER



1 COMPACTOR ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTE:

CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL COMPACTOR AND COMPACTOR ENCLOSURE DIMENSIONS WITH MANUFACTURER OF COMPACTOR TO BE INSTALLED.



LANDSCAPE AND PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.
11. The following clearances shall be maintained throughout the project site:
    STREET TREES SHALL NOT BE WTIHIN 4 FEET OF ANY PAVED SURFACE
    NO TREE SHALL BE WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
12. All Street Trees are to match the current City of Westfield Master Tree List.

ORDINANCE CHART

ORDINANCE CHART
Zoning: Westfield UDO + Spring Mill Station SWC PUD 17-41
MINIMUM LOT LANDSCAPING
Requirement: (Multi-family) 1 shade tree + 1 evergreen or ornamental tree + 4 shrubs per dwelling unit.
Required: 288 units = 288 shade trees + 288 evergreen/ornamental trees + 1,152 shrubs
Provided: 288 shade trees + 288 evergreen/ornamental trees + 1,320 shrubs

BUFFER YARD
Requirements:
North Boundary (161st Street): none required for this phase of development; shall be provided when Lot 1 and Lot 2 and Block A are designed
East Boundary (Spring Mill Road): none required for this phase of development; shall be provided when Block A is designed.
South Boundary: per Concept Plan
West Boundary: per Concept Plan
Required:
South Boundary: 24 shade trees + 26 vergreen trees + 120 shrubs
West Boundary : 52 shade trees + 50 evergreen trees + 233 shrubs
Provided:
South Boundary: 24shade trees + 26 evergreen trees + 120 shrubs
West Boundary = 52 shade trees + 50 evergreen trees + 233 shrubs

STREET TREES (per UDO)
Requirement: Provide 1 tree/50 l.f. along one side of the road between walk and curb.
Required: Spring Mill Depot Drive (up to the south edge of Lot 2) @ 1,065 l.f. = min. 21 trees
Provided: 21 trees

INTERIOR PARKING AREA LANDSCAPING
Requirements: Provide 10% greenspace + 1 tree + 4 shrubs/island
Required: 141,196 s.f. of pavement @ 10% = 14,120 s.f. of islands
Provided: 14,892 s.f. of green space in 50 islands + 50 shade trees* + 200 shrubs
*Due to utility conflicts, several parking lot island trees have been moved to other areas of the site.

PERIMETER PARKING LANDSCAPING
Requirements: Provide 1 tree + 10 shrubs/30 l.f. for parking that is
1. in an established front yard
2. in a required yard
3. within 20' of a lot line
4. within 10' of residential units (Multifamily)
Required: NONE REQUIRED

FOUNDATIONS PLANTINGS
Requirement:
Front Facade: Provide 1 ornamental tree or 1 shrub/12 l.f.
Side and Rear Facades: Provide +/- every 40 feet against long expanses of facade over 80 in length
Required:
Building Type I (Buildings 3, 4, 9, 12): 234 l.f. front facade/12 = 20 ornamental trees/shrubs + plantings every 40' along side and rear
Building Type II (Buildings 2, 11): 203 l.f. front facade/12 = 17 ornamental trees/shrubs + plantings every 40' along side and rear
Building Type III (Buildings 1, 10): 201 l.f. front facade/12 = 17 ornamental trees/shrubs + plantings every 40' along side and rear
Building Type IV (Building 8): 256 l.f.front facade/12 = 22 trees/shrubs + plantings every 40' along side and rear
Building Type V (Buildings 5, 6, 7): 186 l.f. front facade/12 = 16 trees/shrubs + plantings every 40 l.f. along side and rear
Provided:
Building Type I: 20 shrubs + plantings along sides and rear of building
Building Type II: 17 shrubs + plantings along sides and rear of building
Building Type III: 17 shrubs + plantings along sides and rear of building
Building Type IV: 22 shrubs + plantings along sides and rear of building
Building Type V: 16 shrubs + plantings along sides and rear of building

RETENTION AREAS
Requirement: Provide landscaping to create a natural appearance
Required: Two retention ponds on site; provide plantings to create a natural appearance
Provided: See plan

MECHANICAL SCREENING
Requirement: Screen all ground mounted units using evergreen trees and/or shrubs
Required: Screen all ground mounted units using evergreen shrubs
Provided: Evregreen shrubs have been provided around all ground mounted units. These shrubs have been incorporated with the foundation plantings.

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Drawings for the
Depot at Spring Mill

Sheet Title:
Overall Landscape Plan

Revision	Date	Description

Date:	10.02.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

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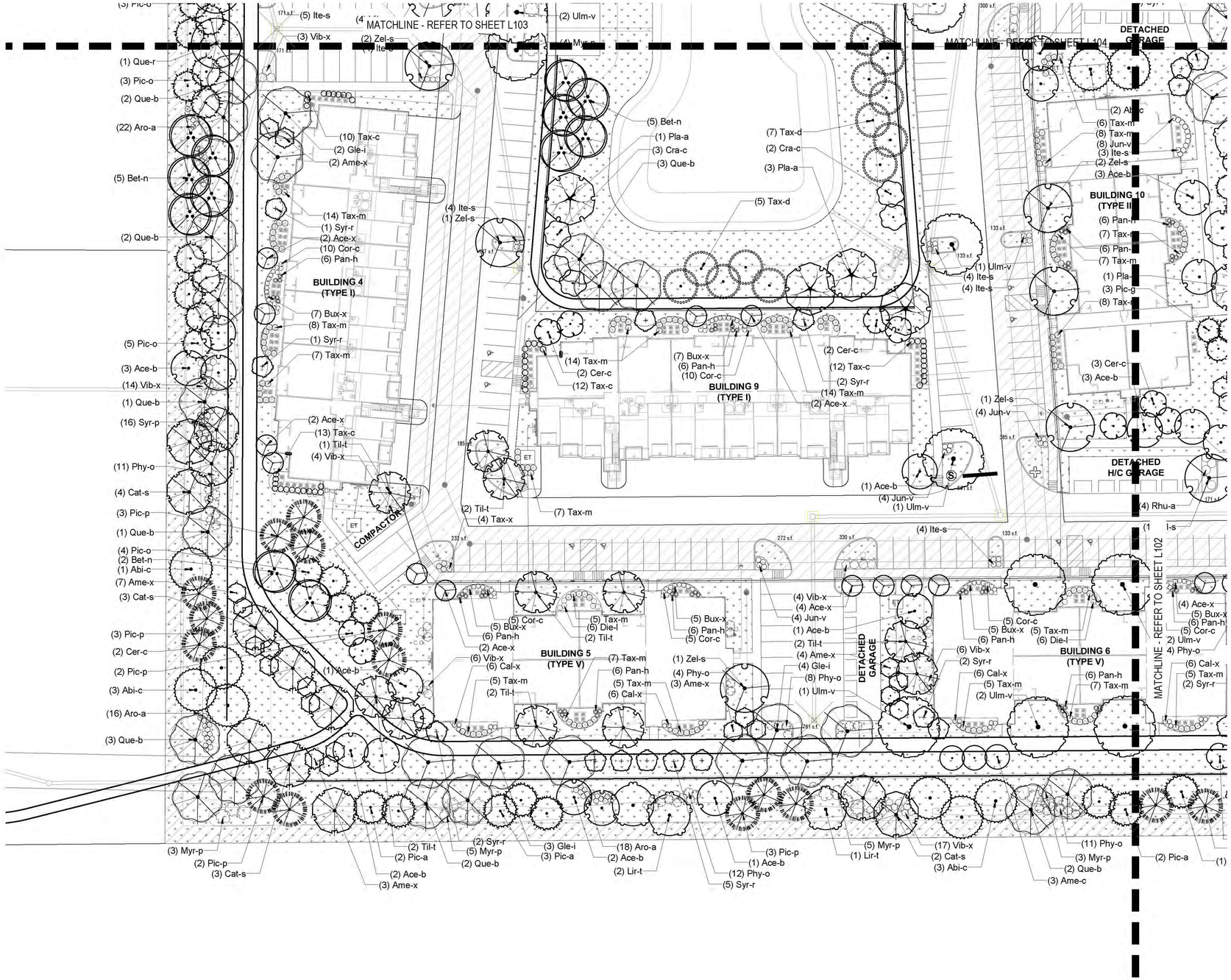
Sheet No:
L100



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS

North

0 15' 30' 60'

Scale 1" = 30'-0"

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Drawings for the
Depot at Spring Mill

Sheet Title:
Landscape Plan

Revision	Date	Description

Date:	10.02.2019
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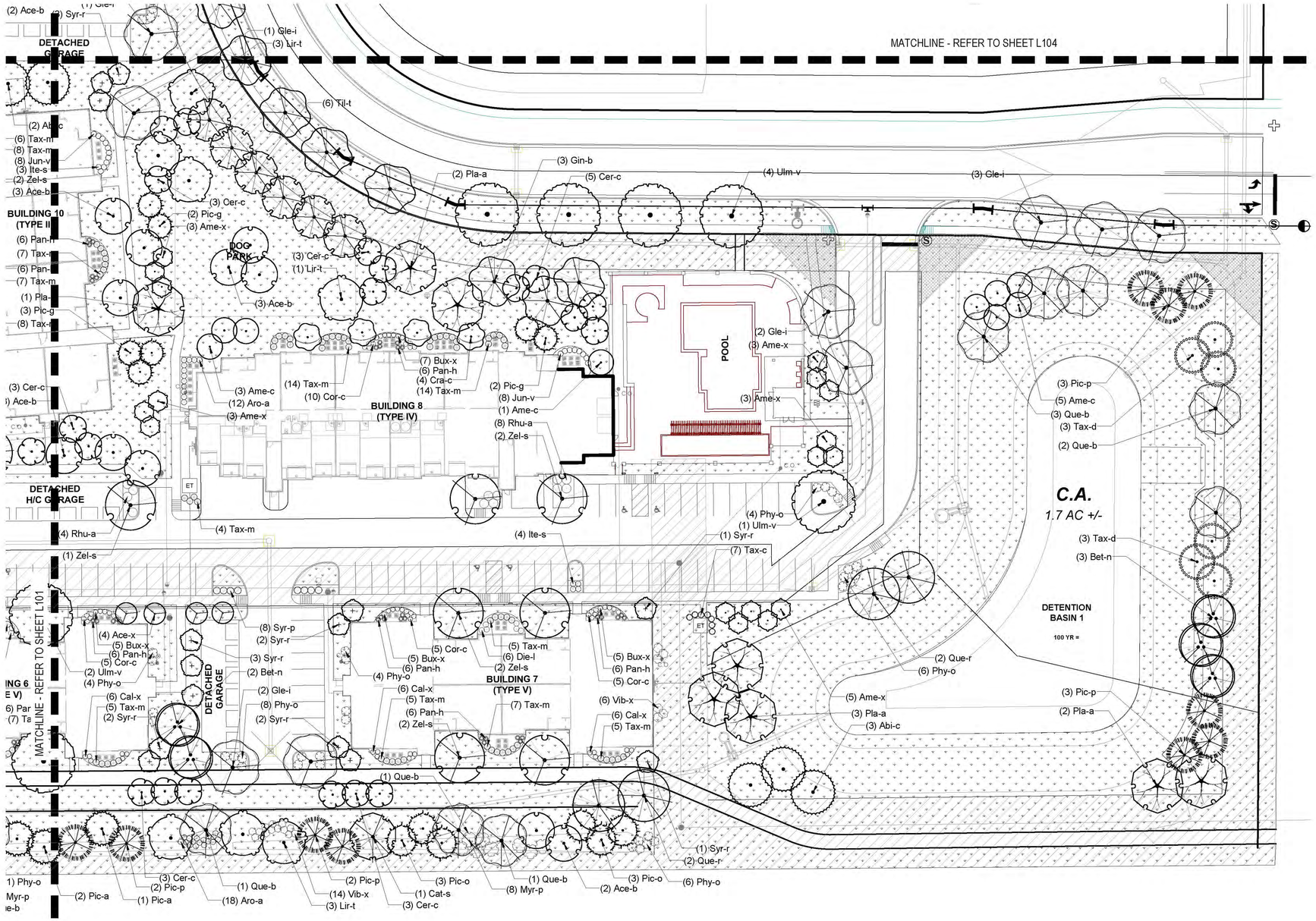
L101



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS

North

0 15' 30' 60'

Scale 1" = 30'-0"

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Drawings for the
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Landscape Plan

Revision	Date	Description

Date:	10.02.2019
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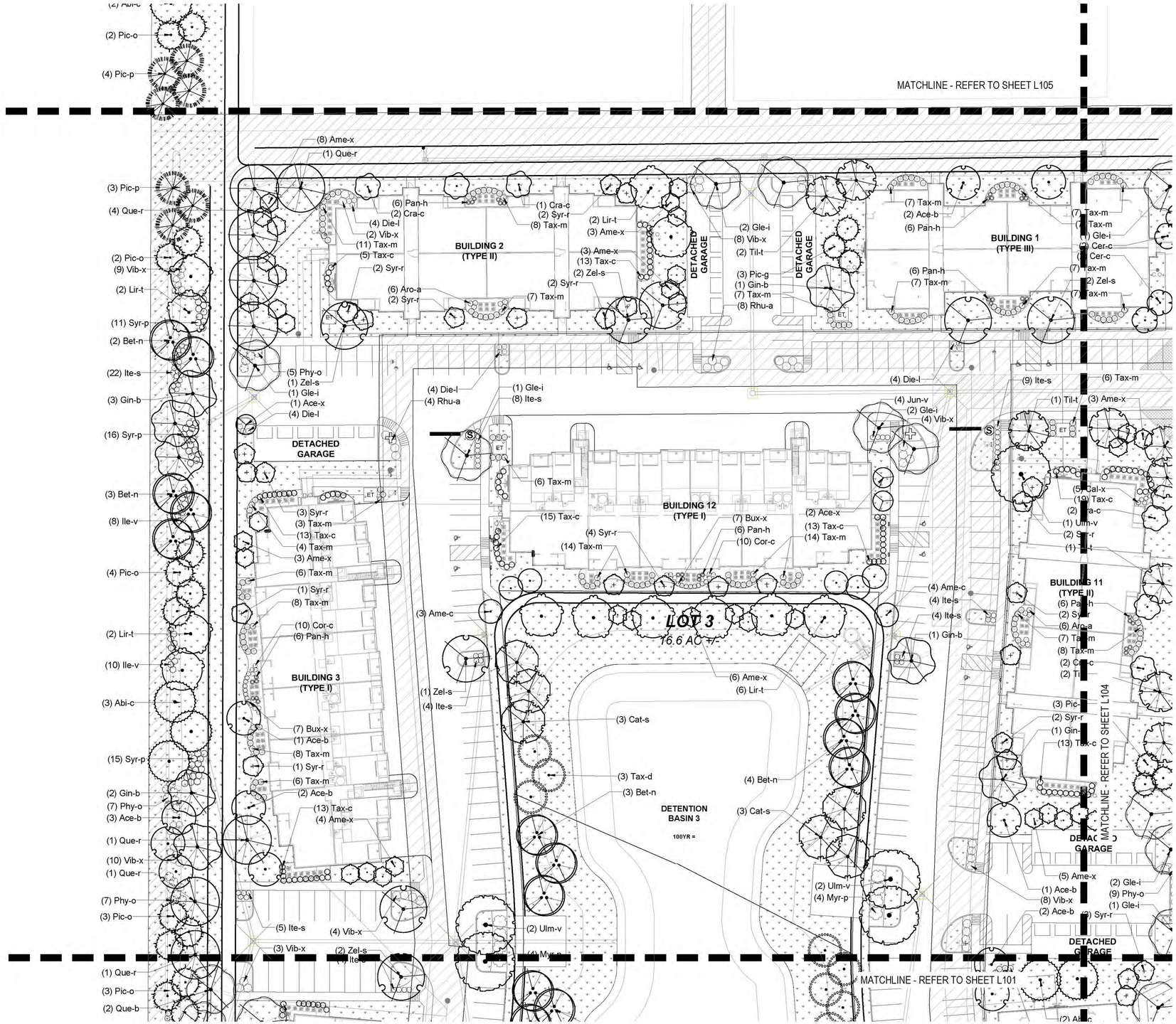
Sheet No:
L102



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS

North

0 15' 30' 60'

Scale 1" = 30'-0"

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Certified by:

Drawings for the
Depot at Spring MIII

Sheet Title
Landscape Plan

Revision	Date	Description

Date:	10.02.2019
Job No:	2019-1292
Drawn by:	APP
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Sheet No:
L103

MATCHLINE - REFER TO SHEET L106

BLOCK A
9.7 AC +/-

(3) Gin-b
(7) Tax-m
(7) Tax-m
(1) Gle-i
(2) Cer-c
(1) Cer-c
(7) Tax-m
(2) Zel-s
(7) Tax-m
(9) Ite-s
(6) Tax-m
(1) Til-t
(3) Ame-x
(3) Til-t
(5) Gle-i
(5) Cal-x
(19) Tax-c
(2) [illegible]a-c
(1) Ulm-v
(2) Syr-r
(1) [illegible]-t
(6) Gin-b
(2) Gle-i
(9) Phy-o
(1) Gle-i
(5) Ame-x
(1) Ace-b
(8) Vib-x
(2) Ace-b
(2) Syr-r
(1) Gle-i
(3) Lir-t
(6) Til-t
(2) Acer-c

BUILDING 1
(TYPE III)

BUILDING 11
(TYPE II)
(6) Pa[illegible]h
(2) Sy[illegible]r
(6) Aro[illegible]a
(7) Ta[illegible]m
(8) Tax-m
(2) C[illegible]r-c
(2) T[illegible]
[illegible]ic-
[illegible]yr-r
[illegible]in-
[illegible] Tax-c

DETACHED
GARAGE

DETACHED
GARAGE

MATCHLINE - REFER TO SHEET L103

MATCHLINE - REFER TO SHEET L102

REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS

North
0 15' 30' 60'
Scale 1" = 30'-0"

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Drawings for the
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Sheet Title
Landscape Plan

Revision	Date	Description

Date:	10.02.2019
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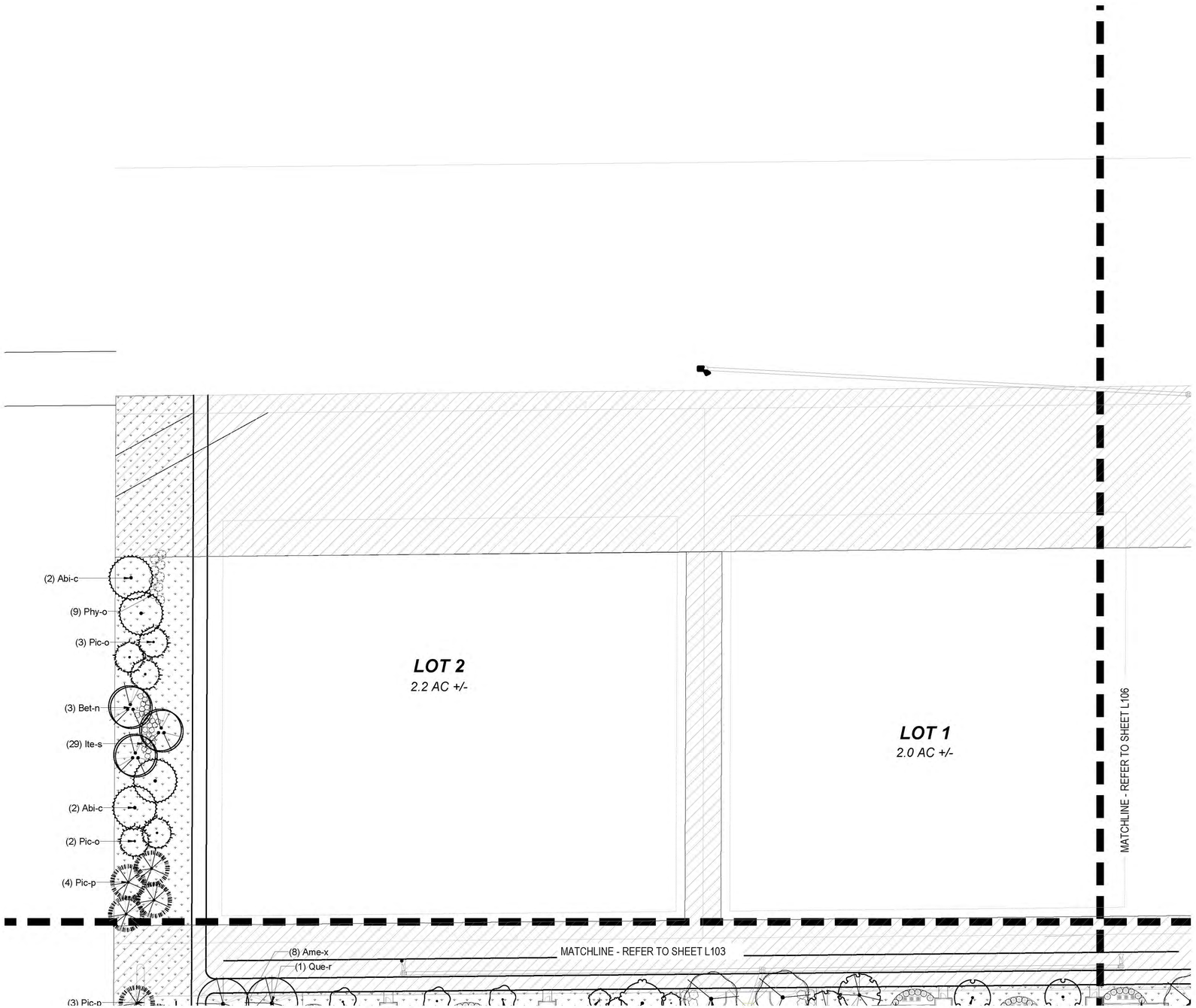
Sheet No:
L104



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS

North

0 15' 30' 60'
Scale 1" = 30'-0"

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Drawings for the
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Sheet Title
Landscape Plan

Revision	Date	Description

Date:	10.02.2019
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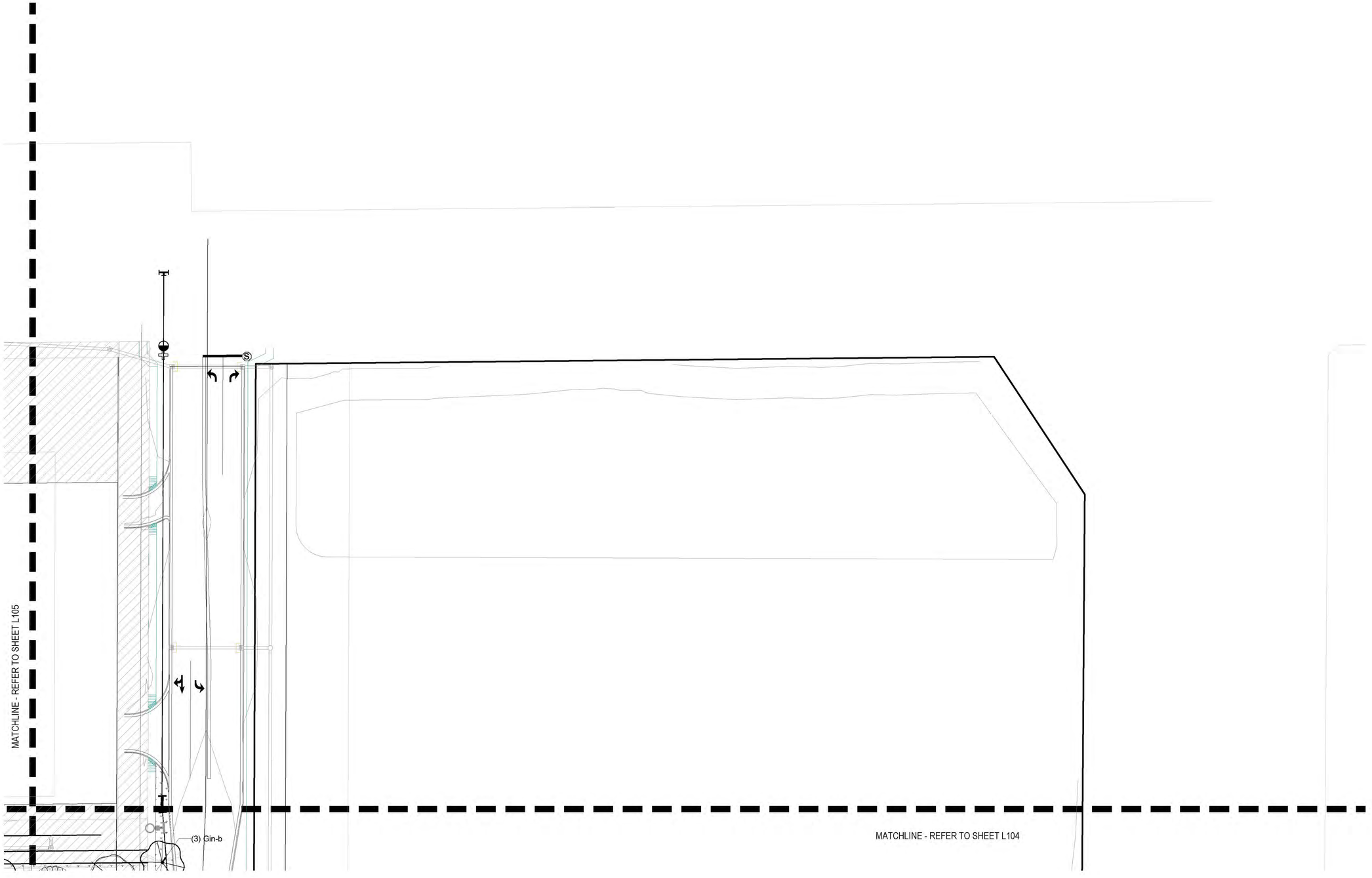

REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS

North
0 15' 30' 60'
Scale 1" = 30'-0"

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Drawings for the
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Sheet Title:
Landscape Plan

Revision	Date	Description

Date:	10.02.2019
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Sheet No:
L106

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	19	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ace-b	33	Acer x freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	min. 2.5" cal.	full, strong central leader, matched
Bet-n	32	Betula nigra	River Birch	B & B	min. 8` ht.	clump form, 3-5 stems
Cat-s	19	Catalpa speciosa	Northern Catalpa	B & B	min. 2.5" cal.	full, strong central leader, matched
Gin-b	19	Ginkgo biloba `Autumn Gold`	Autumn Gold Maidenhair Tree	B & B	min. 2.5" cal.	full, strong central leader, matched
Gle-i	33	Gleditsia triacanthos inermis `Impcole`	Imperial Thornless Honeylocust	B & B	min. 2.5" cal.	full, strong central leader, matched
Lir-t	22	Liriodendron tulipifera	Tulip Tree	B & B	min. 2.5" cal.	full, strong central leader, matched
Pla-a	12	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	min. 2.5" cal.	full, strong central leader, matched
Que-b	24	Quercus bicolor	Swamp White Oak	B & B	min. 2.5" cal.	spring dug, full, strong central leader, matched
Que-r	12	Quercus rubra	Red Oak	B & B	min. 2.5" cal.	spring dug, full, strong central leader, matched
Tax-d	21	Taxodium distichum	Bald Cypress	B & B	min. 8` ht.	full, strong central leader, matched
Til-t	26	Tilia tomentosa	Silver Linden	B & B	min. 2.5" cal.	full, strong central leader, matched
Ulm-v	17	Ulmus americana `Valley Forge`	Valley Forge Elm	B & B	min. 2.5" cal.	full, strong central leader, matched
Zel-s	20	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	B & B	min. 2.5" cal.	full, strong central leader, matched

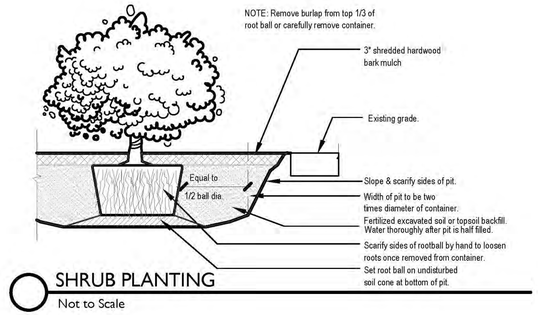
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Abi-c	19	Abies concolor	White Fir	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-a	8	Picea abies	Norway Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-g	13	Picea glauca `Densata`	Black Hills Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-o	32	Picea omorika	Serbian Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-p	30	Picea pungens	Colorado Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-c	19	Amelanchier laevis `Cumulus`	Cumulus Allegheny Serviceberry	B & B	min. 2" cal.	clump form, 5-13 stems
Ame-x	71	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	8` ht.	multi-trunk; matched
Cer-c	30	Cercis canadensis	Eastern Redbud	B & B	min. 2" cal.	clum[p form, 3-7 stems
Cra-c	16	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	min. 2" cal.	full, strong central leader, matched
Syr-r	50	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	B & B	min. 2" cal.	full, strong central leader, matched

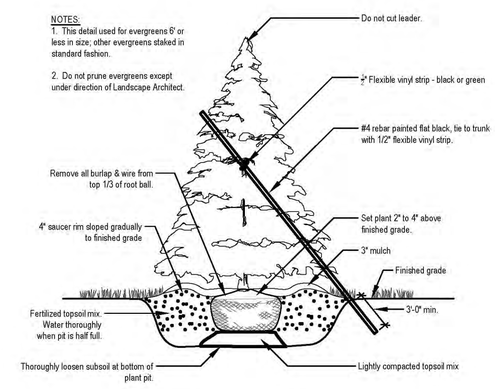
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	98	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	container	18" ht. min.	space @ 3`-0" o.c.
Bux-x	65	Buxus x `Winter Gem	Winter Gemt Boxwood	container	18"	space @ 3`-0" o.c., allow to mass
Cor-c	80	Cornus sericea `Arctic Fire`	Arctic Fire Red Twig Dogwood	container	18" ht. min.	space @ 2`-6" o.c.
Die-l	34	Diervilla lonicera `Kodiac Orange`	Kodiac Orange Northern Bush Honeysuckle	container	18" ht. min.	space @ 3`-0" o.c.
Ile-v	18	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	container	18" ht. min.	space @ 4`-0" o.c., allow to mass; provide 1 Jim Dandy per 5 Red Sprites
Ite-s	112	Itea virginica `Sprich`	Little Henry Virginia Sweetspire	container	18" ht. min.	space @ 3`-0" o.c.
Jun-v	32	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	container	18" spread	space @ 3`-0" o.c., allow to mass
Myr-p	32	Myrica pensylvanica	Northern Bayberry	container	18" ht. min.	space @ 8`-0" o.c., allow to mass
Phy-o	115	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	18" ht. min.	space @ 5`-0" o.c.
Rhu-a	24	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	container	18" spread	space @ 4`-0" o.c., allow to mass
Syr-p	66	Syringa patula `Miss Kim`	Miss Kim Lilac	container	18" ht. min.	space @ 4`-0" o.c.
Tax-c	158	Taxus x cuspitada `Capitata`	Ward Yew	container	24"	space @ 3`-6" o.c., allow to mass
Tax-x	4	Taxus x media `Densiformis`	Dense Yew	container	18" spread	space @ 3`-0" o.c., allow to mass
Tax-m	363	Taxus x media `Wardii`	Ward Yew	container	24"	space @ 3`-0" o.c., allow to mass
Vib-x	119	Viburnum x juddii	Judd Viburnum	container	18" ht. min.	space @ 5`-0" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cal-x	41	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	pot	#2	space @ 3`-0" o.c.
Pan-h	120	Panicum virgatum `Heavy Metal`	Heavy Metal Switch Grass	pot	#2	space @ 3`-0" o.c.

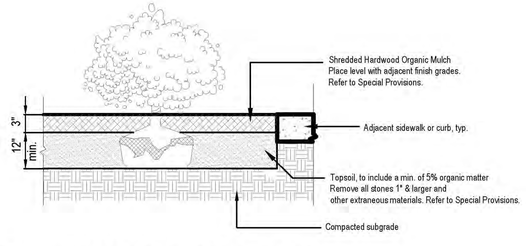
Area to receive seeded lawn



SHRUB PLANTING
Not to Scale



EVERGREEN TREE PLANTING
Not to Scale



LANDSCAPE BED PREPARATION
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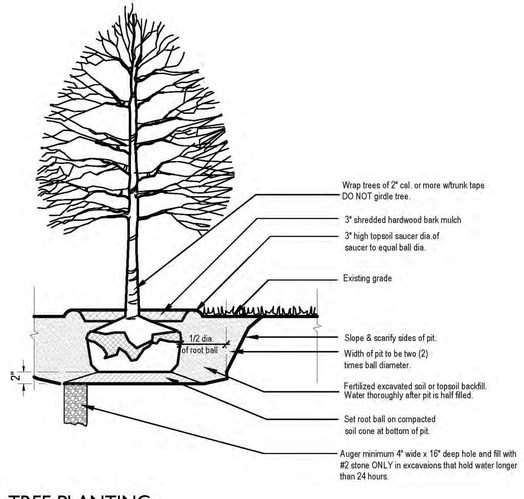

TREE PLANTING
Not to Scale

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Drawings for the
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PLANTING DETAILS

Sheet Title

Revision	Date	Description

Date:	10.02.2019
Job No:	2019-1292
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Sheet No:
L500

To: City of Westfield Advisory Planning Commission

From: Jeannine Fortier, Spring Mill Station Task Group (SMSTG) Chair

J94ta@aol.com/ (317) 840-9823

Date: October 31, 2019

Re: CRG Residential Development at Spring Mill Station (SW Corner) Docket Numbers 1911-PUD-43 and 1908-DDP-15

The Spring Mill Station (SMS) Task Group has collaborated with David George of CRG Residential Developers to review the proposed and updated use and design of development within the SPRING MILL STATION SWC PUD located in the Spring Mill Station planning area. The SMS Task Group supports:

- The development plan for the apartments
- PUD amendment

The applicant has been gracious in accepting direction relating to the architectural colors, materials and design guidelines that are currently represented. During the review process our group also agreed with or suggested the following:

- CRG is working with Principle Edge at Shamrock Springs to build a state-of-the-art educational aquatic area for students to learn. This will encourage families to live there to be able to attend this school with the extra feature. Safety fencing will be included.
- Mounding with trees atop will be along the south side of the properties, protecting the homes in Crosswinds Commons.
- Spring Mill Road will be adjusted as traffic allows. CRG is aware of the Mulberry Farms extra traffic concerns.

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

We believe the proposed use will provide value added services to the community while supporting the balance and mix of uses necessary to encourage and support other uses outlined in the Spring Mill Station Plan. We also trust and believe the applicant will continue to work with this group and staff to incorporate and support the nature of the goals outlined in the Spring Mill Station plan as it continues to develop the remaining aspects of the key points listed above.

Respectfully,

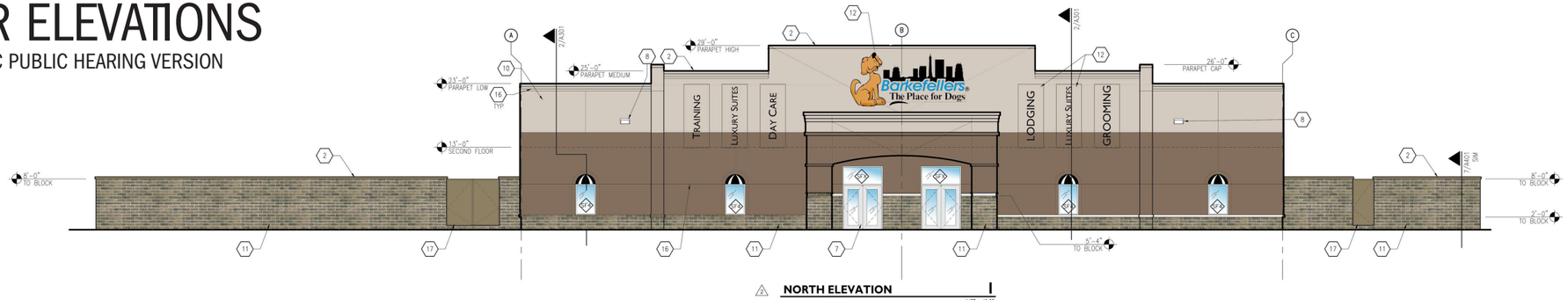
Jeannine Fortier

526 Hadleigh Court

Westfield, IN

PRIOR ELEVATIONS

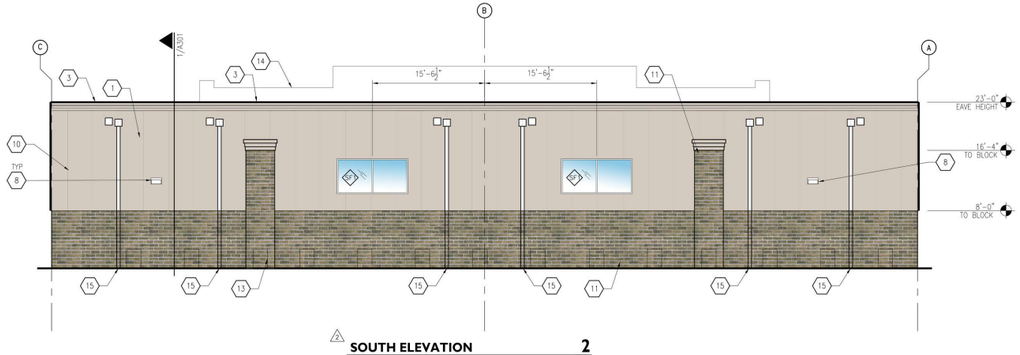
10.07.19 APC PUBLIC HEARING VERSION



NORTH ELEVATION 1

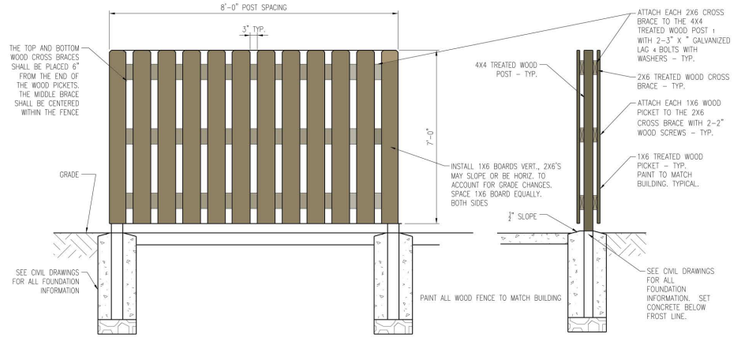
1/8" = 1'-0"

TOTAL AREA:	3,294
GLASS AND DOORS:	188
NET AREA:	3,106
EIFS:	2,513 81%
MASONRY:	593 19%



SOUTH ELEVATION 2

1/8" = 1'-0"



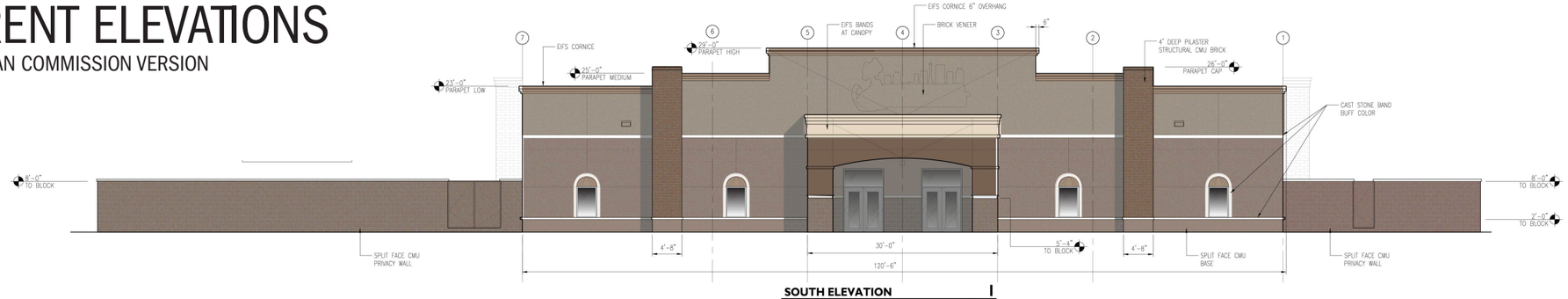
FENCE ELEVATION 5

1/2" = 1'-0"

TOTAL AREA:	2,765
GLASS AND DOORS:	138
NET AREA:	2,627
METAL PANEL:	1,578 60%
MASONRY:	1,049 40%

CURRENT ELEVATIONS

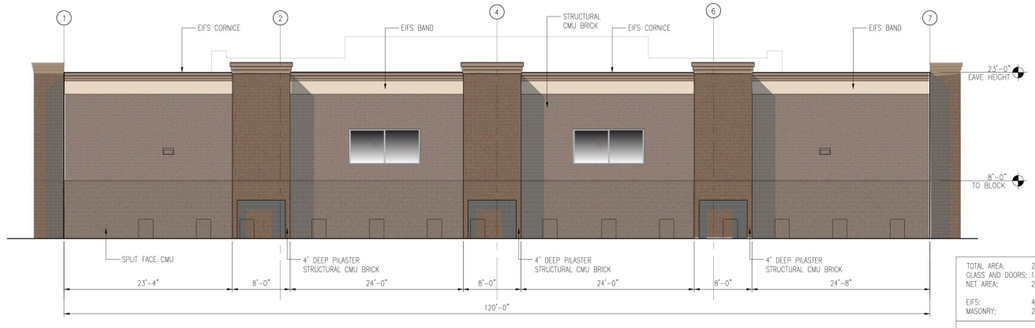
10.21.19 PLAN COMMISSION VERSION



SOUTH ELEVATION 1

1/8" = 1'-0"

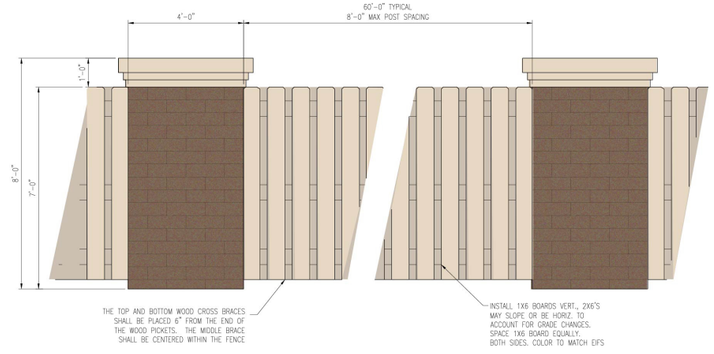
TOTAL AREA:	3294
GLASS AND DOORS:	188
NET AREA:	3106
EIFS:	625 20%
MASONRY:	2481 80%
TOTAL FACADE:	120'
4' MODULATIONS:	34' – 28%



NORTH ELEVATION 2

1/8" = 1'-0"

TOTAL AREA:	2989
GLASS AND DOORS:	138
NET AREA:	2851
EIFS:	412 15%
MASONRY:	2439 85%
TOTAL FACADE:	120'
4' PILASTERS:	24' – 20%



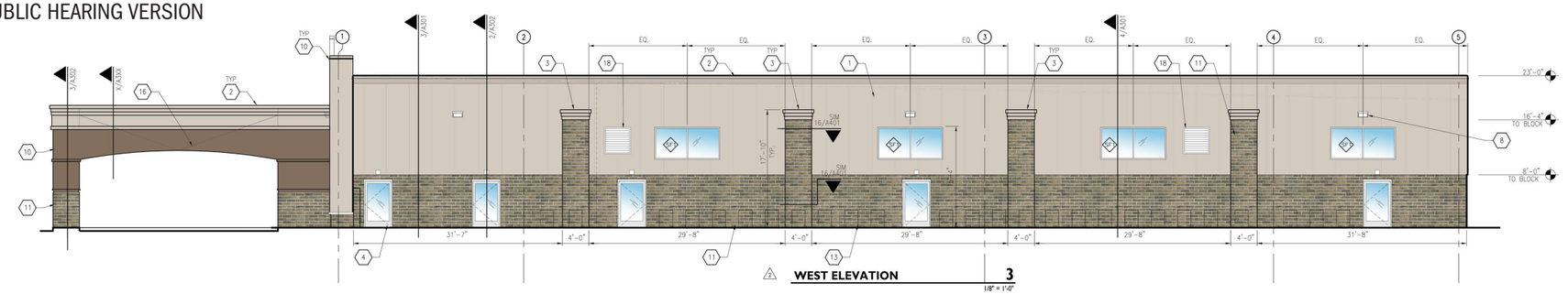
FENCE ELEVATION 5

1/2" = 1'-0"

TOTAL AREA:	2989
GLASS AND DOORS:	138
NET AREA:	2851
EIFS:	412 15%
MASONRY:	2439 85%
TOTAL FACADE:	120'
4' PILASTERS:	24' – 20%

PRIOR ELEVATIONS

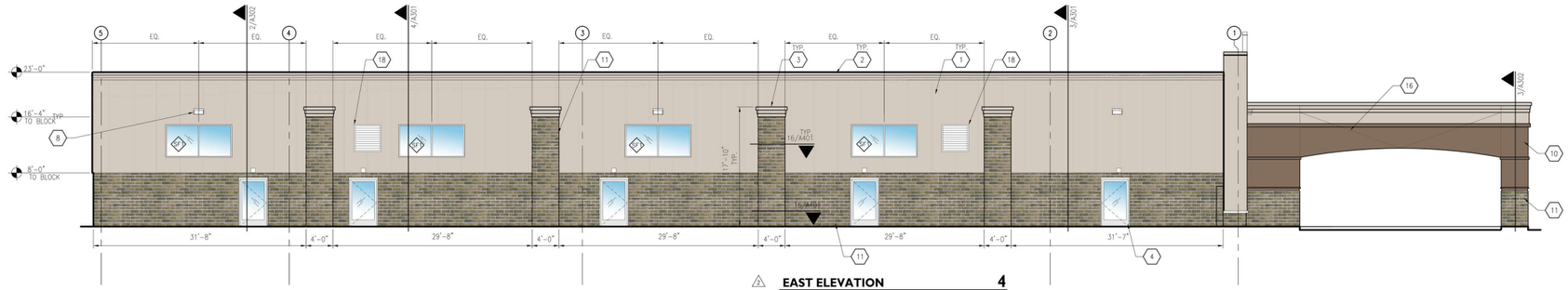
10.07.19 APC PUBLIC HEARING VERSION



WEST ELEVATION 3

1/8" = 1'-0"

TOTAL AREA:	4,602	
GLASS AND DOORS:	472	
NET AREA:	4,130	
EIFS:	462	11%
METAL PANEL:	2,224	54%
MASONRY:	1,444	35%



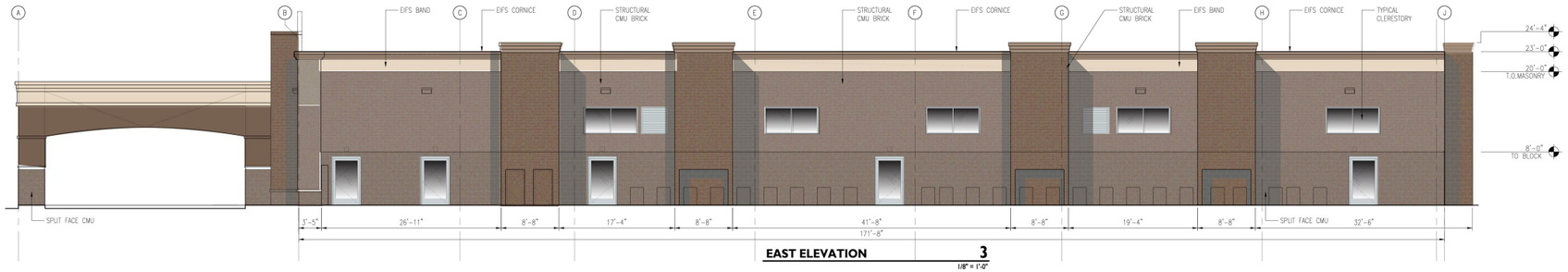
EAST ELEVATION 4

1/8" = 1'-0"

TOTAL AREA:	4,602	
GLASS AND DOORS:	472	
NET AREA:	4,130	
EIFS:	462	11%
METAL PANEL:	2,224	54%
MASONRY:	1,444	35%

CURRENT ELEVATIONS

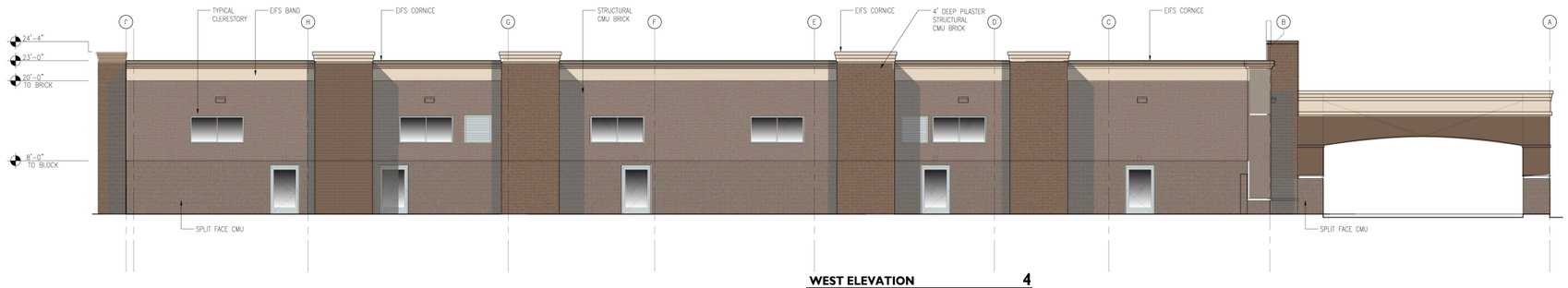
10.21.19 PLAN COMMISSION VERSION



EAST ELEVATION 3

1/8" = 1'-0"

TOTAL AREA:	4602	
GLASS AND DOORS:	472	
NET AREA:	4130	
EIFS:	788	19%
MASONRY:	3342	81%
TOTAL FACADE:	171'-8"'	
4' MODULATIONS:	34'-8"	– 20%



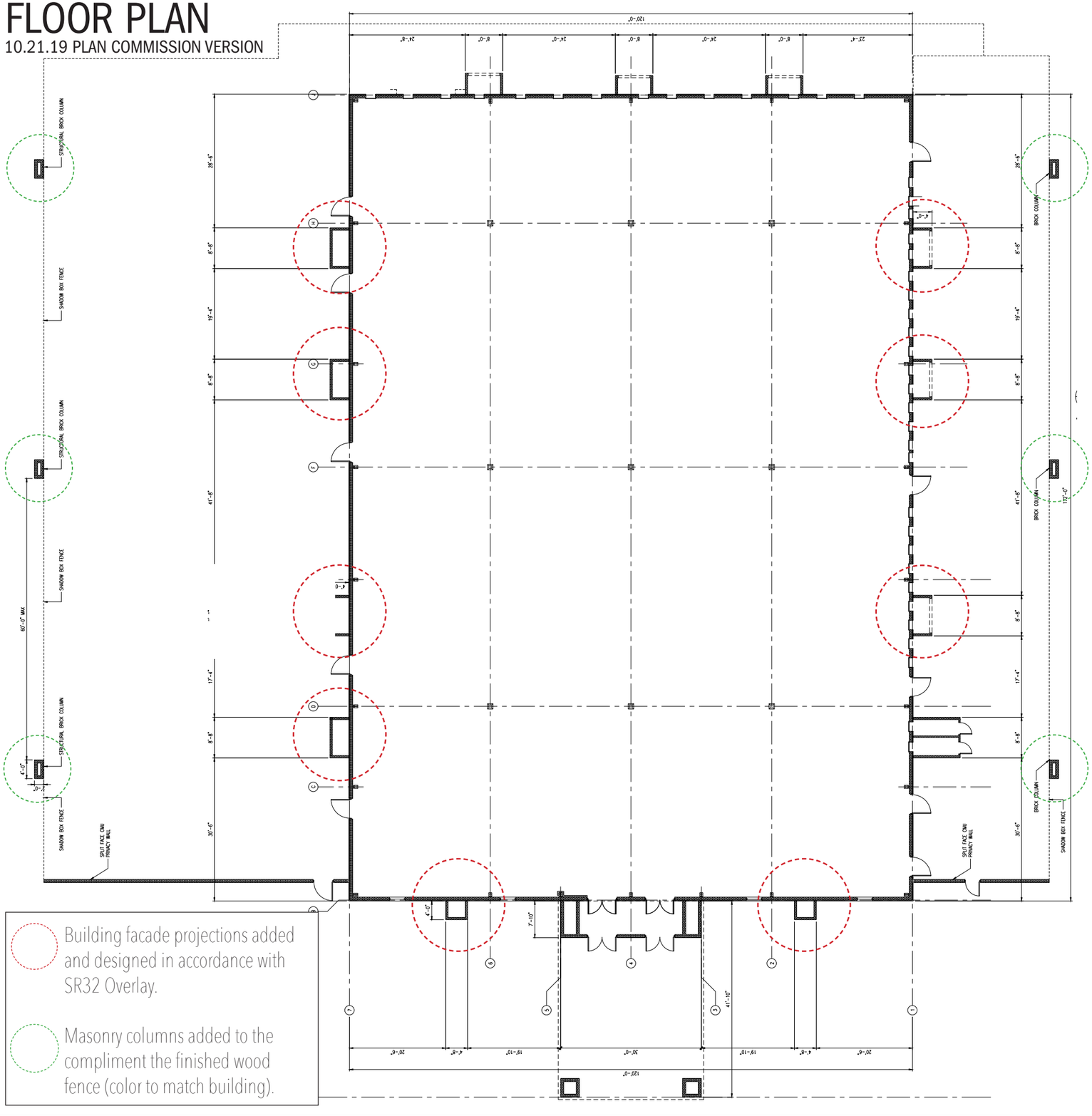
WEST ELEVATION 4

1/8" = 1'-0"

TOTAL AREA:	4602	
GLASS AND DOORS:	472	
NET AREA:	4130	
EIFS:	788	19%
MASONRY:	3342	81%
TOTAL FACADE:	171'-8"'	
4' MODULATIONS:	34'-8"	– 20%

FLOOR PLAN

10.21.19 PLAN COMMISSION VERSION



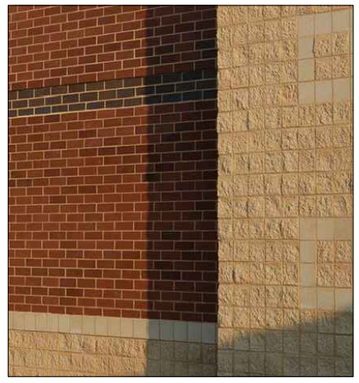
Building facade projections added and designed in accordance with SR32 Overlay.

Masonry columns added to the compliment the finished wood fence (color to match building).

CHARACTER IMAGERY

TYPICAL BARKEFELLERS DESIGN

NOTE: WESTFIELD PROPOSAL WILL PREDOMINATELY MASONRY. IMAGE IS FOR CONTECT OF COLORATION AND PROPORTIONS.

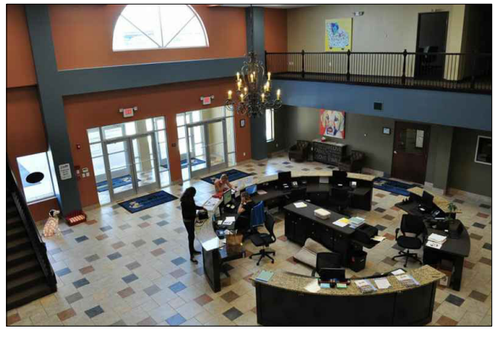


SPLIT FACE BLOCK AND STRUCTURAL BRICK

NOTE: COLORATION WILL MATCH THE TYPICAL BARKEFELLERS BUILDING THIS SHEET. UNITS WILL BE TYPICAL 16" WIDE AS OPPOSED TO SQUARE UNITS HERE. THIS IMAGES SHOWS HOW THE STRUCTURAL BRICK WILL APPEAR WITH THE SPLIT FACE UNITS.

PLAY AREA

NOTE: TURF AREA OUTSIDE FOR PLAY AREAS. NOTE THAT DOGS ARE ATTENDED AT ALL TIMES WHICH MINIMIZES BARKING.



INTERIOR OF BUILDING LOBBY

NOTE: IMAGE OF TYPICAL INTERIOR FINISH OF THE FACILITY

FENCE

NOTE: COLUMNS WILL BE SPACED ABOUT 60' APART AND FENCE WILL BE STAINED TO MATCH BUILDING.

ENTRY DRIVE TO BE COORDINATED WITH ADJACENT DEVELOPMENT

S89°50'02"E 2670.59'

20' TREE PRESERVATION

PK NAIL FOUND

EXSTING TREES TO REMAIN

TRUCK FUEL ISLAND WITH CANOPY

SHIPPING DOCKS

SHIPPING DOCKS

VEHICLE MAINTENANCE FACILITY AND WASH BAYS 16,500SFT

FUTURE WAREHOUSE EXPANSION 150,000SFT

FOOD DISTRIBUTION CENTER 561,400 SFT

FUTURE WAREHOUSE EXPANSION 160,000SFT

75' PARKING SETBACK

S00°00'00"W 1062.21'

GRASSY BRANCH ROAD
PUBLIC 33' APP. R/W

N00°01'44"E 1337.66'

BIKE RACK-8 BIKES

LANDSCAPE AREA

OFFICE

207' BUILDING SETBACK PER BUILDING HEIGHT

WET DETENTION POND

N89°59'36"W 30.00'

75'

RECEIVING DOCKS

RECEIVING DOCKS

SQUARE FOOTS

30' BUILDING SETBACK
20' PARKING SETBACK

S00°00'24"W 276.34'

1/2" IRON PIPE FOUND, 0.8'W.

N89°48'46"W 2641.11'

196TH STREET PUBLIC 33' APP. R/W

FLIPPING ROAD
PUBLIC 33' APP. R/W

NOT FOR CONSTRUCTION

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

N

0 100' 200'

PARADIGM DESIGN
ARCHITECTS | ENGINEERS

550 3 Mile NW, Suite B
Grand Rapids, MI 49544
(616) 785-5656

Grand Rapids | Phoenix | Traverse City
www.paradigmae.com

FIRM #: 184006483-0004
(EXP. 04/30/2021)

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PROJECT

PROJECT 19

RELEASE DATE

	DATE	DESCRIPTION
1	08-30-19	DEVELOPMENT PLAN
2	09-30-19	RFP
3	11-04-19	TAC REVISIONS

PROJECT

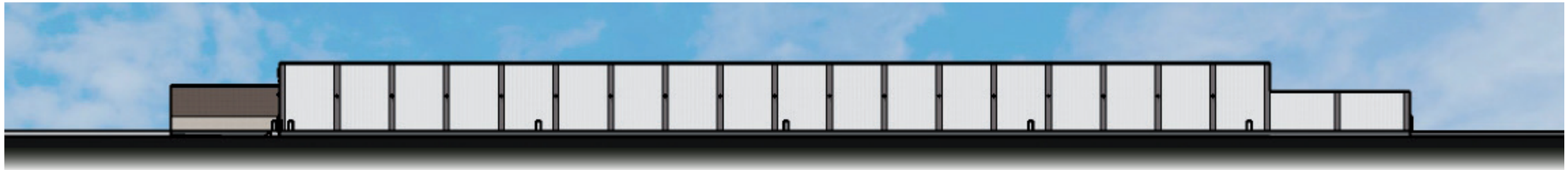
1903049

SHEET

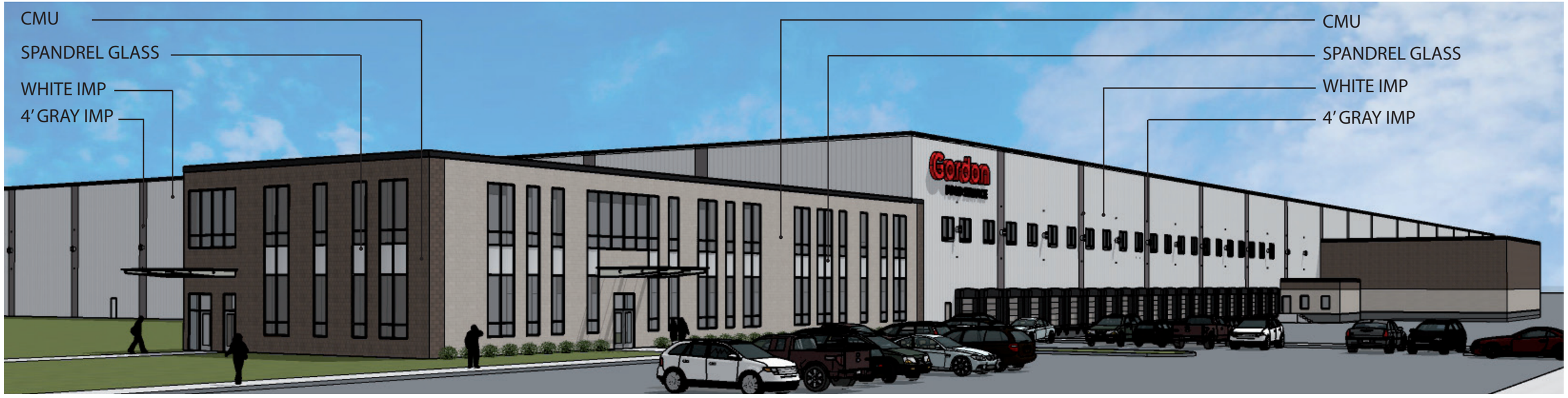
SITE PLAN

Monday, November 04, 2019 at 8:23am O:\1903049\GR P19 Distribution Center\Drawings - 1903049GR\Landscape\049L-101.dwg cmarkham

SOUTH ELEVATION



EAST ELEVATION



SOUTHWEST PERSPECTIVE

DISTRIBUTION CENTER

10.30.2019

PARADIGM DESIGN

ORDINANCE NUMBER 19-57

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

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

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of the Unified Development Ordinance of the Northpoint Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B.**

2.2. Illustrative Landscape Exhibit: the landscaping plan, attached hereto as **Exhibit C.**

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

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

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

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

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

A. Screening of Receptacles and Loading Area.

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

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

A. Primary Facades.

i. 196th Street. Facades oriented towards 196th Street shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.

ii. Grassy Branch Road. Facades oriented towards Grassy Branch Road, which are located more than four hundred (400) feet from the right of way, shall not be considered a Primary Façade or a Secondary Façade under Section 7.1(C)(3) of the Northpoint Ordinance.

iii. Overhead doors shall be permitted on Facades which meet the criteria provided in this section.

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

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

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

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

A. Required landscaping on the Real Estate and located in the required

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

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

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

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

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

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

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

DRAFT

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

_____
Cindy Gossard, Clerk-Treasurer

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

_____
J. Andrew Cook, Mayor

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

_____
J. Andrew Cook, Mayor

DRAFT

This document prepared by:

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

Exhibit C Illustrative Landscape Plan

Exhibit D Concept Plan

Exhibit E Wall pack specifications

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EXHIBIT A
REAL ESTATE

DRAFT

Exhibit A

LEGAL DESCRIPTION:

(WARRANTY DEED INST. NO. 88-011769)

PARCEL 1
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. EXCEPT: 25.264 ACRES OFF OF THE SOUTH SIDE THEREOF, CONTAINING AFTER SAID EXEMPTION 14.736 ACRES, MORE OR LESS.

PARCEL 2
12.632 ACRES IN EVEN WIDTH OFF OF THE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST. EXCEPT: 12.632 ACRES OFF OF THE SOUTH SIDE THEREOF.
(THIS 12.632 ACRES EXCEPTION BECOMES THE SECOND EXCEPTION OFF OF THE ABOVE DESCRIBED QUARTER QUARTER SECTION.)

PARCEL 3
12.632 ACRES IN EVEN WIDTH OFF OF THE SOUTH SIDE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA.

PARCEL 4
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, CONTAINING 40 ACRES, MORE OR LESS,

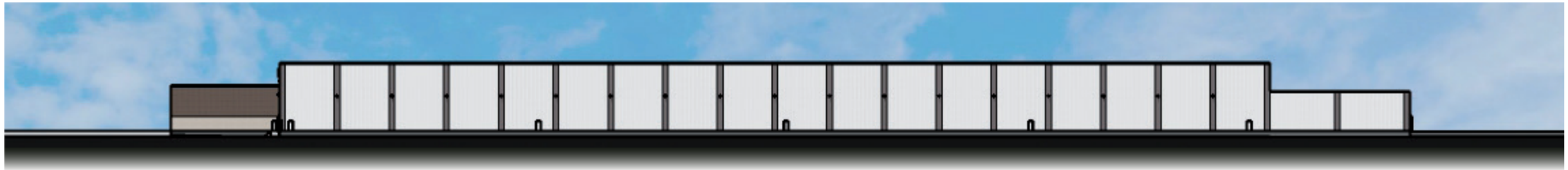
EXCEPT,
WARRANTY DEED (INST. NO. 2018-006274) RIGHT-OF-WAY TAKE - PROJ. 1500430, PARCEL 5
APART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST AND A PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT NUMBER 8811769 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DEPICTED BY THE ATTACHED PLAT MARKED EXHIBIT "B", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST COMER OF SAID SECTION DESIGNATED "41 023" ON SAID PLAT AND SOUTHEAST COMER OF THE GRANTOR'S LAND; THENCE ON AND ALONG THE SOUTH LINE OF SAID SECTION AND GRANTOR'S LAND NORTH 89 DEGREES 50 MINUTES 08 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017010477 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 30.00 FEET TO POINT "611" ON SAID PLAT; THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 276.34 FEET TO POINT "614" ON SAID PLAT; THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 30.00 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE ON AND ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST 276.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.190 ACRES (8,291.43 SQUARE FEET), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.063 ACRES (2728.81 SQUARE FEET), MORE OR LESS,

THE ABOVE-DESCRIBED REAL ESTATE (PARCELS 1,2, 3 AND 4 WITH THE EXCEPTION) WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
OVERALL PARCEL
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COMER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST (ASSUMED BEARING) 30.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST COMER OF A 0.190 ACRE PARCEL OWNED BY CITY OF WESTFIELD AS RECORDED IN INSTRUMENT NO. 2018-006274 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY,
INDIANA; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 2,641.11 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST COMER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS EAST 1,337.66 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST COMER OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 50 MINUTES 02 SECONDS EAST 2,670.59 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHEAST COMER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 1,062.21 FEET; ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST COMER OF SAID 0.190 ACRE PARCEL; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID PARCEL: (1) NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 30.00 FEET; (2) SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 276.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 81.857 ACRES, MORE OR LESS.

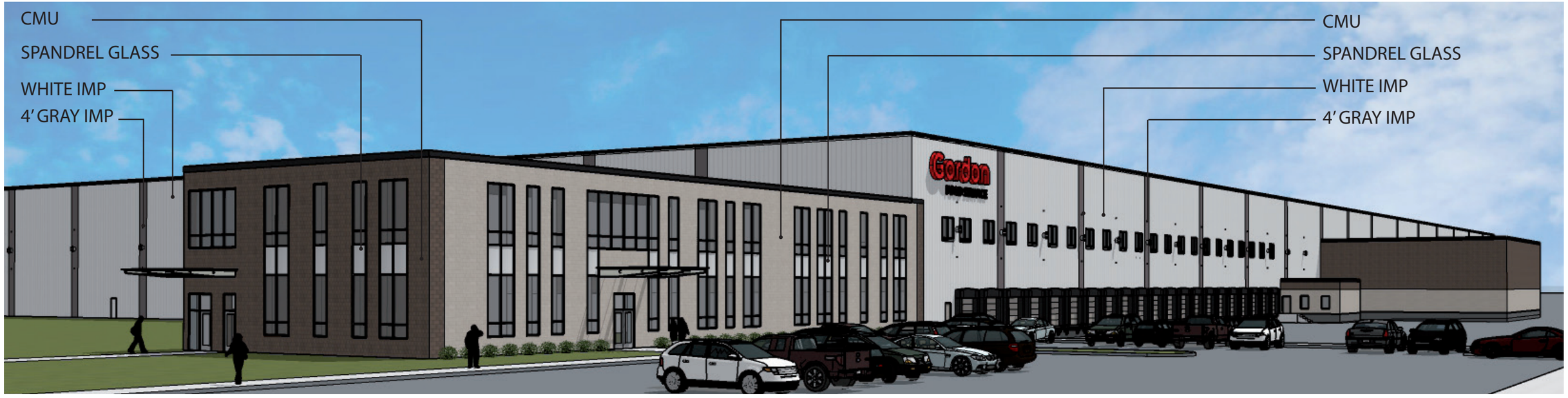
EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT

DRAFT

SOUTH ELEVATION



EAST ELEVATION



SOUTHWEST PERSPECTIVE

DISTRIBUTION CENTER

10.30.2019

PARADIGM DESIGN

EXHIBIT C
ILLUSTRATIVE LANDSCAPE PLAN

DRAFT

ENTRY DRIVE TO BE COORDINATED WITH ADJACENT DEVELOPMENT

S89°50'02"E 2670.59'

20' TREE PRESERVATION

PK NAIL FOUND

EXSTING TREES TO REMAIN

TRUCK FUEL ISLAND WITH CANOPY

SHIPPING DOCKS

SHIPPING DOCKS

VEHICLE MAINTENANCE FACILITY AND WASH BAYS 16,500SFT

FUTURE WAREHOUSE EXPANSION 150,000SFT

FOOD DISTRIBUTION CENTER 561,400 SFT

FUTURE WAREHOUSE EXPANSION 160,000SFT

75' PARKING SETBACK

S00°00'00"W 1062.21'

GRASSY BRANCH ROAD
PUBLIC 33' APP. R/W

N00°01'44"E 1337.66'

BIKE RACK-8 BIKES

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OFFICE

207' BUILDING SETBACK PER BUILDING HEIGHT

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N89°59'36"W 30.00'

75'

RECEIVING DOCKS

RECEIVING DOCKS

SQUARE FOOTS

30' BUILDING SETBACK
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196TH STREET PUBLIC 33' APP. R/W

FLIPPING ROAD
PUBLIC 33' APP. R/W

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0 100' 200'

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PROJECT 19

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PROJECT

1903049

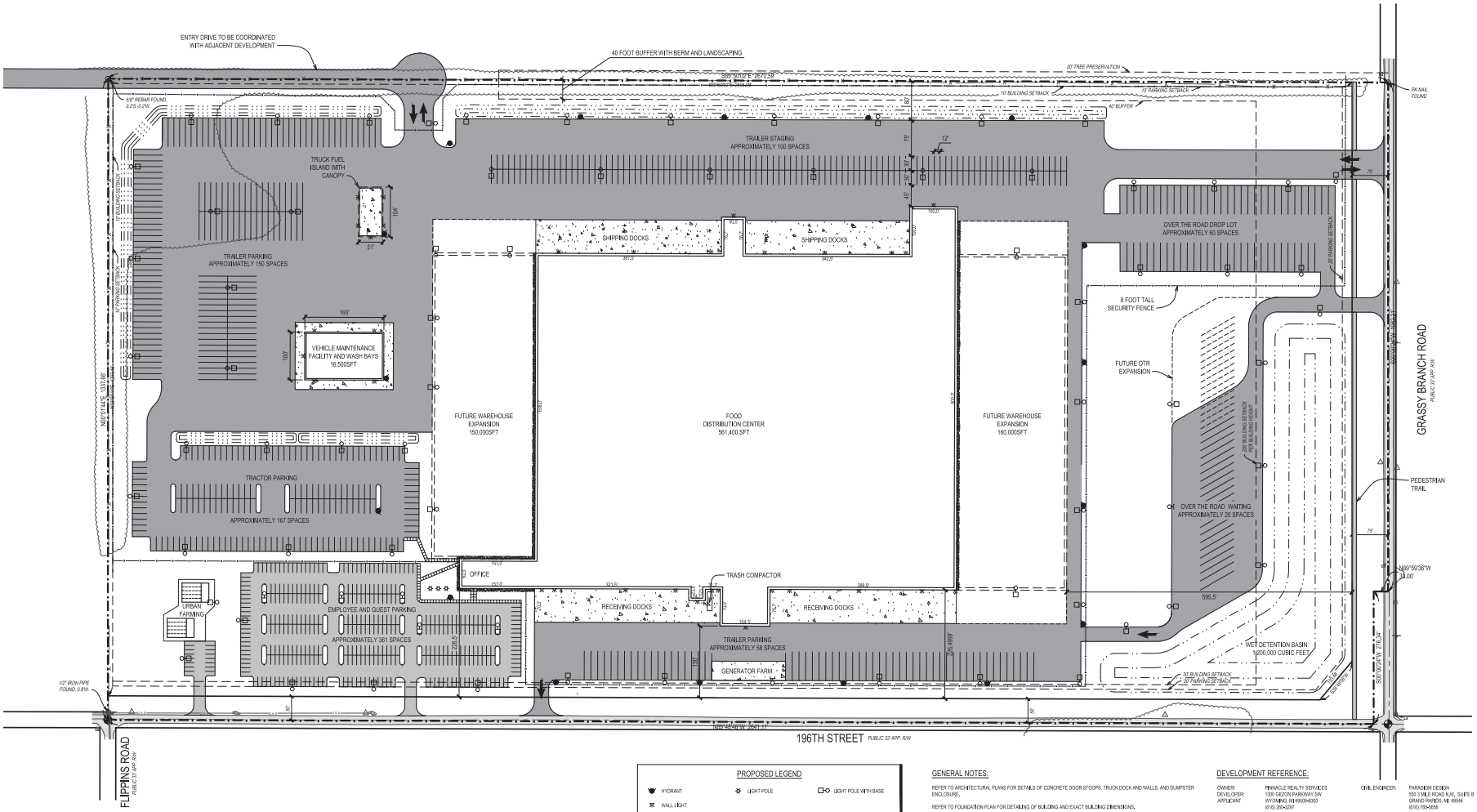
SHEET

SITE PLAN

Monday, November 04, 2019 at 8:23am O:\1903049\GR P19 Distribution Center\Drawings - 1903049GR\Landscape\049L-101.dwg cmarkham

EXHIBIT D
CONCEPT PLAN

DRAFT



PROPOSED LEGEND

- HYDRANT
- LIGHT POLE
- LIGHT POLE WITH BASE
- WALL LIGHT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS
- HEAVY DUTY BITUMINOUS
- GRAVEL
- CENTER LINE
- PROPERTY LINE
- DITCH
- POND / BASIN
- FENCE
- ROW

GENERAL NOTES:

REFER TO ARCHITECTURAL PLANS FOR DETAILS OF CONCRETE DOOR STOOPS, TRUCK DOCK AND WALLS, AND DUMPSTER ENCLOSURE.

REFER TO FOUNDATION PLAN FOR DETAILING OF BUILDING AND EXACT BUILDING DIMENSIONS.

REFER TO LANDSCAPE PLAN FOR RESTORATION OF ALL NON PAVED SURFACES.

OWNER HAS SUBMITTED FOR AND OBTAINED THE FOLLOWING SITE RELATED PERMITS:

AGENCY:	PERMIT #:
CITY OF WESTFIELD:	
- OVERALL DEVELOPMENT PLAN	1811-DDP-17
- PRIMARY PLAT	1811-DPP-17

OWNER HAS SUBMITTED FOR AND IS IN THE PROCESS OF OBTAINING THE FOLLOWING SITE RELATED PERMITS:

AGENCY:	PERMIT #:
CITY OF WESTFIELD:	
- DETAILED DEVELOPMENT PLAN	TBD
- SECONDARY PLAT	TBD
- PUD AMENDMENT	TBD

UPON AWARD OF CONTRACT, CONTRACTOR WILL BE RESPONSIBLE TO CHECK WITH ENGINEER AND JURISDICTION ON STATUS OF THE PERMIT(S) LISTED ABOVE.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SITE RELATED PERMITS NOT BEING OBTAINED BY THE OWNER. CONTRACTOR IS REQUIRED TO COMPLETE THE APPLICATION, AND SUBMIT NECESSARY DRAWINGS, FEES, ETC, TO THE APPROPRIATE JURISDICTION. CONTRACTOR SHALL PAY ALL FEES RELATED TO PERMIT(S) AND SECURE PERMIT(S) IN HIS NAME.

CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE UTILITY CONNECTIONS AND INSPECTIONS WITH THE PROPER JURISDICTION AND PAY ALL ASSOCIATED FEES.

THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING WATER, SANITARY SEWER, AND STORM SEWER CROSSINGS AND CONNECTION POINTS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.

ALL DIMENSIONS SHOWN TO CONCRETE CURB AND GUTTER ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

CONCRETE GUTTER PAN TO TIP IN THE SAME DIRECTION AS THE ADJACENT PAVEMENT.

THE LAST THREE FEET OF ALL CURBS SHALL BE DUBBED DOWN UNLESS OTHERWISE NOTED.

ALL PAVEMENT MARKINGS SHALL BE 4" WIDE. STANDARD PARKING SPACES SHALL BE MARKED IN YELLOW AND BARRIER FREE SPACES IN BLUE. EACH BARRIER FREE SPACE SHALL BE PROVIDED WITH A PAINTED PAVEMENT SYMBOL, A PRECAST CONCRETE BUMPER BLOCK, AND A SIGN PER THE MANUAL OF UNIFORM TRAFFIC CONTROLS.

REFERENCE SOILS REPORT FOR BORING LOGS AND PREPARATION AND CONSTRUCTION PROCEDURES FOR SUBBASE AND DESIGN SECTION OF ALL PAVED AREAS.

ALL INDOT REFERENCES ARE TO THE 2016 EDITION.

DEVELOPMENT REFERENCE:

OWNER:	PINNACLE REALTY SERVICES	CIVIL ENGINEER:	PARADIGM DESIGN
DEVELOPER:	1300 GEZON PARKWAY SW		550 3 MILE ROAD N.W., SUITE B
APPLICANT	WYOMING, MI 49509-2330		GRAND RAPIDS, MI 49544
	(616) 269-3297		(616) 785-5656
ARCHITECT:	PARADIGM DESIGN	SURVEYOR:	STOEPPELWERTH
	550 3 MILE ROAD N.W., SUITE B		7965 EAST 106TH STREET
	GRAND RAPIDS, MI 49544		FISHERS, IN 46038-2505
	(616) 785-5656		(317) 849-5935

SITE DATA:
SITE: 60.1 ACRES
ZONED: NORTHPOINT PUD: COMMERCE PARK, DISTRICT 2
USE: COMMERCIAL WAREHOUSING/DISTRIBUTION

MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	75'
MAXIMUM BUILDING HEIGHT:	60'
FRONT BUILDING SETBACK:	200' (GRASSY BRANCH) 30' (196TH STREET)
SIDE BUILDING SETBACK:	10'
REAR BUILDING SETBACK:	10'
BUILDING COVERAGE:	26%
PARKING DATA:	
FRONT PARKING SETBACK:	20'
SIDE PARKING SETBACK:	10'
REAR PARKING SETBACK:	10'

NOT FOR CONSTRUCTION

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

N

0 100' 200'

PARADIGM DESIGN
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(616) 785-5656
Grand Rapids | Phoenix | Traverse City
www.paradigmas.com
FIRM #: 1840064853-0004
(EXP: 04/30/2021)

NOTE: THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT FINALIZED NOR RELEASED FOR CONSTRUCTION

JAMES R. HADLOCK JR., P.E.
IN STATE OF INDIANA
REGISTRATION PE10000133
EXP. DATE 07/31/2020

PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION
08-22-19	PRE-SUBMITTAL CONFERENCE
08-30-19	DEVELOPMENT PLAN

PROJECT

1903049

SHEET

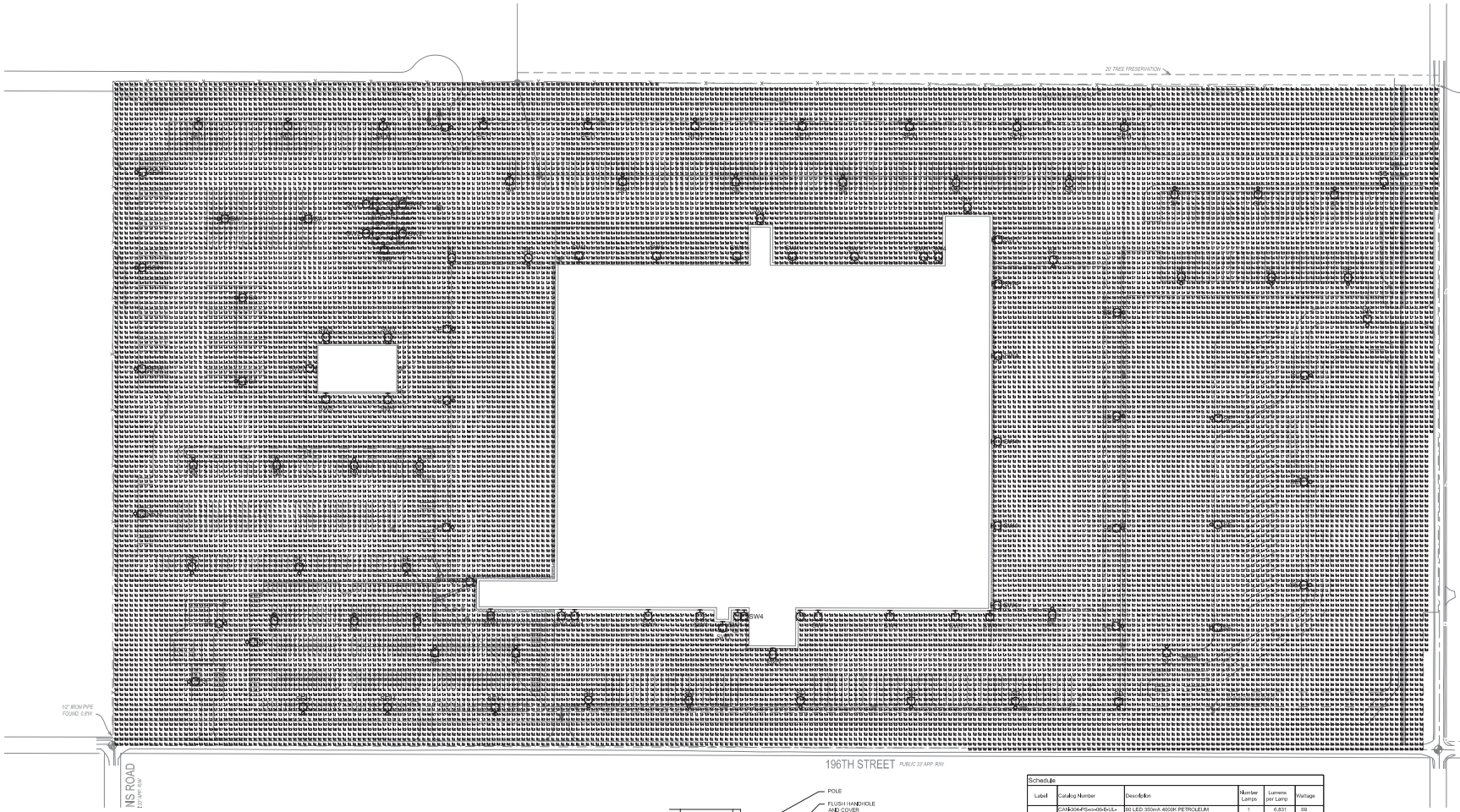
CIVIL LAYOUT PLAN

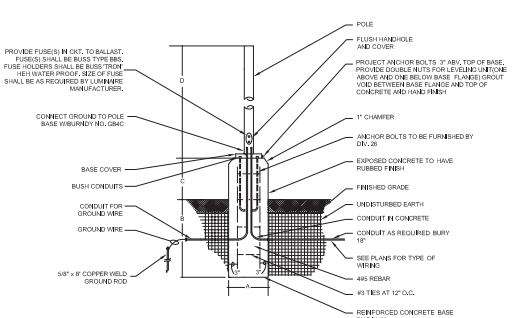
C-102

Wednesday, August 28, 2019 at 2:39pm O:\1903049\PS Distribution Center\Drawings - 1903049PS Distribution Center.dwg XREF: TOPO.dwg Boughton

EXHIBIT E
WALL PACK SPECIFICATIONS

DRAFT





POLE AND BASE DIMENSIONS

FIXTURE TYPE	A	B	C	D
SA, SB, SC, SD, SE, SEH, SF	30"	6'1"	30"	3'7"-6"

POLE BASE DETAIL

SCALE: NTS

Schedule					
Label	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
CP1	CAN304-P8-xx-05-SUL-350-40K or BXCP-A08E-UD7 (350mA)	60 LED 350mA 4000K PETROLEUM SYMMETRIC 304 SERIES CANOPY MOUNTED UNDERSIDE OF GAS CANOPY	1	6,831	69
SA	DSX2 LED P8 40K T5W MVOLT	DSX2 LED P8 40K T5W MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	50729	431
SB	DSX2 LED P8 40K T2M MVOLT	DSX2 LED P8 40K T2M MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	49080	431
SC	DSX2 LED P8 40K T3M MVOLT	DSX2 LED P8 40K T3M MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	47777	431
SD	DSX2 LED P8 40K T3M MVOLT HS	DSX2 LED P8 40K T3M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	39715	431
SE	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	48144	431
SE'H	DSX2 LED P8 30K T4M MVOLT HS	DSX2 LED P8 30K T4M MVOLT WITH HOUSESIDE SHIELD MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	34684	431
SF	DSX2 LED P5 40K T3M MVOLT	DSX2 LED P5 40K T3M MVOLT MOUNTED ON 37' POLES ON 2.5' TALL BASES, (40' OAH)	1	39864	321
SW1	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON BUILDING AT 40'	1	48144	431
SW2	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED ON GAS CANOPY.	1	48144	431
SW3	DSX2 LED P8 40K T3M MVOLT	DSX2 LED P8 40K T3M MVOLT MOUNTED ON BUILDING AT 40'	1	47777	431
SW4	DSXWY LED 10C 530 40K TFTM MVOLT	DSXWY LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 530mA, MOUNTED ON BUILDING AT 10' APP.	1	2198	1N1
SW5	DSX2 LED P8 40K T4M MVOLT	DSX2 LED P8 40K T4M MVOLT MOUNTED TO VEHICLE MAINTANCE BUILDING AT 30'	1	48144	431

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	17.8 fc	1.0 fc	17.8:1	2.4:1

NOT FOR CONSTRUCTION

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FIRM id 184005683-0004
(EXP. 04/30/2021)

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION

PROJECT

1903049

SHEET

ELECTRICAL SITE LIGHTING CALCULATIONS

ES-1

Tuesday, August 4, 2020 9:41:33 AM C:\1903049\DR P19\Revit Model\Current Drawings - 1903049DR(Central)MEP_Jeffrey Wilkinson

D-Series Size 1
LED Wall Luminaire

d-series

Specifications
Luminaire
Back Box (BBW, ELCW)

Introduction

The D-Series Wall luminaire is stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series WAE is a reliable, low-maintenance lighting solution that produces tires that are exceptionally illuminated.

Ordering Information — EXAMPLE: DSXW1 LED 20C 1000 40K T3MMVOLT DDBTXD

Accessories

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Electrical Load

Projected LED Lumen Maintenance

Photometric Diagram

Options and Accessories

FEATURES & SPECIFICATIONS

D-Series Size 2
LED Area Luminaire

d-series

Specifications

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high-performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications requiring up to 80W and expected service life of only 100,000 hours.

Ordering Information — EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Capable Luminaire

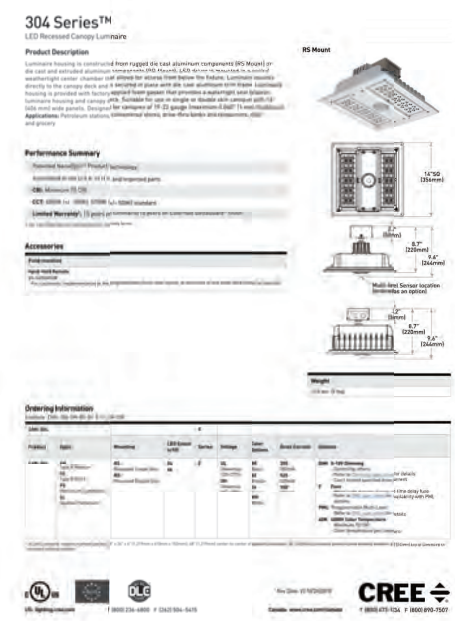
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with CLT's network-ready [illegible] DLL equipped luminaires meet the A+ specification for luminaire to photosensor interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ wireless control networks, providing out-of-the-box plug-and-play compatibility with simple commissioning when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit [illegible]

1 Sold ordering tool for details.
2 A+ Certified solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [illegible]

FEATURES & SPECIFICATIONS



304 Series™
LED Recessed Canopy Luminaire

Product Description

Performance Summary

Accessories

RS Mount

Ordering Information

CREE

304 Series™ LED Recessed Canopy Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

ELECTRICAL SYSTEM

REGULATORY & VOLUNTARY QUALIFICATIONS

Electrical Data*

304 Series™ Ambient Adjusted Lumen Maintenance*

CREE

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PROJECT

PROJECT 19

RELEASE DATE

DATE	DESCRIPTION

PROJECT

1903049

SHEET

ELECTRICAL SITE LIGHTING FIXTURES

ES-2

Tuesday, August 4, 2020 at 11:18:56am - D:\1903049\DSR P19 Distribution Center\Drawings - 1903049DRB\Build\ES-2.dwg - mjohnson

Looking East on SR32 at Monument Sign (600 lf)

Docket Number: 1910-PUD-34 (Ordinance No. 19-51)

Petitioner: Henke Development Group, LLC

Request: An amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District
GB: General Business District
GB-PD: General Business / Planned Development District
Chatham Commons PUD

Current Land Use: Business / Agriculture

Acreage: 252.44 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ord. 19-51—Clean
6. Proposed Ord. 19-51—Redlined
7. Petitioner's Narrative
8. Neighbor Meeting Summary (9/24/19)
9. Neighbor Meeting Summary (9/25/19)
10. Preservation Areas

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the September 9, 2019, City Council meeting. The petition will receive a public hearing at the October 10, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted 2 neighbor meetings on September 24, 2019, and September 25, 2019. A summary of each meeting has been provided by the petitioner and included as **Exhibit 8** and **Exhibit 9**, respectively.

PROJECT OVERVIEW

Location: This subject real estate is approximately 252 acres in size and is located at the southwest corner of US 31 and 203rd Street (see **Exhibit 2**). The Property currently contains 4 zoning districts: AG-SF1: Agriculture / Single-Family Rural District, GB: General Business District, GB-PD: General Business / Planned Development District, and the Chatham Commons PUD. Adjacent zoning includes AG-SF1 and the Chatham Hills PUD to the north, we the Chatham Hills PUD, SF2, and AG-SF1 to the west, SF2 to the west, Chatham Commons PUD to the south, and AG-SF1, EI, GB, and the Northpoint PUD to the east.

Project Description: The petitioner is requesting a change in zoning from the existing zoning districts to the Chatham Hills PUD District to accommodate mixed use development, as described in the Petitioner's Narrative (see **Exhibit 7**).

Original Ordinance: The Chatham Hills PUD District (Ord. 13-24, the "Original Ordinance") was adopted on January 13, 2014. The ordinance included two subdistricts; District I: Residential District and District II: Mixed-Use Area. Since that time, several amendments to the ordinance have been approved, all of which added land to District I only.

Definitions: The proposed amendment includes four (4) defined terms which are not included in the UDO. These terms are External Façade, Primary Street, Secondary Street, and Existing Neighborhood.

Concept Plan: The proposed amendment incorporates a Concept Plan (see **Exhibit 3**), which divides the real estate into four (4) subdistricts, and permits the size and configuration of each subdistrict to increase or decrease so long as they remain as they are generally depicted on the Concept Plan.

Underlying Zoning: As proposed, the PUD amendment assigns and underlying zoning district for each of the subdistricts. SF-4: Single-Family High Density District is proposed for the Single-Family Subdistrict, GB: General Business for the Village Center and Southern Subdistricts, and GO: General Office is proposed for the Campus Office Subdistrict.

Permitted Uses: The proposed amendment would permit all uses that are permitted in the underlying zoning districts, as well as additional uses for some of the subdistricts. Additionally, the proposed ordinance prohibits Adult Entertainment Establishments, Helipads, and Special Exception Uses (unless they are individually listed as a permitted use).The permitted uses for each subdistrict are listed below.

> Single Family Subdistrict: All uses permitted in District I of the Original Ordinance, the SF4 and SFA Districts, with the addition of Townhouse Dwellings. The amendment prohibits townhomes along Tomlinson Road.
>
> Village Center Subdistrict: All uses permitted in the GB and SFA Districts, with the addition of: Townhouse Dwelling; Assisted Living Facility; Nursing Home; Hospice; Bed and Breakfast; Amusement Parks; and Public or Private Parks.

Campus Office Subdistrict: All uses permitted in the GB and GO Districts, with the addition of: Engineering, Research, and Testing Laboratories; Assisted Living Facility; Nursing Home; Hospice; Professional Trade or Business School; and Multi-Family Dwelling.

Southern Subdistrict: All uses permitted in the GB, SF4, and SFA Districts, with the addition Multi-Family Dwelling; Assisted Living Facility; Nursing Home; Hospice; Educational Intuition with Dormitory Accommodations; Professional Trade or Business School.

Overlay Districts: The proposed amendment discusses two (2) overlay districts, which are further detailed below:

US Highway 31 Overlay District: As proposed, the US Highway 31 Overlay District would not apply to the real estate.

State Highway 32 Overlay District: The proposed amendment would apply the Architectural Design Requirements of the State Highway 32 Overlay District in some instances, as outlined in the Development Standards section of the proposed ordinance. Additionally, any references in the overlay to the State Highway 32 Right-of-Way line would apply to the Chad Hittle Right-of-Way line.

General Regulations: As proposed, the PUD amendment establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

Minimum Lot Area: The PUD amendment proposes no Minimum Lot Area for any of the subdistricts. This is consistent with the underlying zoning of GB; however, is a reduction from the requirements of the SF4 and GO, which would require 9,000 square feet and three (3) acres, respectively..

Minimum Lot Frontage: The PUD amendment proposes no Minimum Lot Frontage for any of the subdistricts; however, all lots would be required to have vehicular access to a street. This is a reduction from the 40 feet, 250 feet, and 80 feet required by the SF4, GO, and GB Districts, respectively.

Minimum Lot Width:

Single-Family Subdistrict: As proposed, the PUD Amendment would require a fifty (50) foot Minimum Lot Width for detached homes, which is consistent with the underlying zoning district. The amendment would require a Minimum Lot Width of twenty-four (24) foot for attached lots. The UDO does not contain a Minimum Lot Width standard for Single-Family Attached lots.

All other Subdistricts: The PUD amendment proposes no Minimum Lot Width for the remaining subdistricts, which is consistent with the underlying zoning districts of GO and GB.

Maximum Lot Coverage: The PUD amendment proposes no Maximum Lot Coverage for any of the subdistricts. This is consistent with the underlying zoning of GB; however, is an increase from the eighty percent (80%) maximum in the GO district.

Minimum Front Yard Building Setback Lines: As proposed, the PUD amendment establishes setbacks which are based on the abutting street or zoning district. These setbacks, and the underlying zoning requirements, are listed in the chart below.

	PUD	GO (UDO)	GB (UDO)
US 31	30 feet	60 feet	60 feet
Tomlinson Road	30 feet	60 feet	60 feet
Chad Hittle Blvd (Campus Office subdistrict)	10 feet	60 feet	60 feet
Chad Hittle Blvd (Village Center & Southern subdistricts)	No minimum	60 feet	60 feet
196th Street	20 feet	60 feet	60 feet
203rd Street	20 feet	60 feet	60 feet
All other internal Streets	10 feet	60 feet	60 feet

Minimum District Perimeter Setbacks: The PUD amendment proposes a district perimeter setback of 20 feet. If the lot is in the Campus Office Subdistrict and a tree preservation area overlaps the setback, then the setback will be the greater width. If the lot is not abutting a residential district, then the 20 foot requirement would be consistent with the side and rear setback requirements of the Underlying Zoning Districts. However, both the GB and GO Districts would require a 60 foot setback against residential districts, which would not apply with this modification.

Minimum Side Yard Setbacks (internal to district):

Single-Family Subdistrict: The proposed amendment requires a Minimum Side Yard Setback of five (5) feet, which is a reduction from the eight (8) feet required by the UDO in the SF4 District.

Village Center Subdistrict: The PUD amendment proposes Minimum Side Yard Setback of five (5) feet, but increases the minimum to twenty (20) feet if the lot abuts a residential district. Both of these are a reduction from the GB District requirements of 20 feet generally and 60 feet against residential.

Campus Office and Southern Subdistricts: The PUD amendment proposes minimum Side Yard Setback of twenty (20) feet for these subdistricts. This is consistent with the general setback for the GB and GO Districts; however, both the GB and GO Districts would require a sixty (60) foot setback against residential districts, which would not apply with this modification.

Maximum Building Height:

Single-Family Subdistrict: The proposed amendment sets a Maximum Building Height of forth-five (45) feet or three (3) stories for attached units only, no maximum is included for other uses (including detached units) in this Subdistrict. The UDO standard for the Underlying Zoning District of SF4 is twenty-five (25) feet.

Village Center: The PUD amendment proposes no Maximum Building Height for this subdistrict. This is a reduction from the UDO requirement of sixty (60) feet in the GB District.

Campus Office Subdistrict: As proposed, the PUD amendment includes a Maximum Building Height of seventy (70) feet for Multi-Family Dwellings only, no maximum is included for other uses in this Subdistrict. This is an increase of the UDO's maximum of fifty (50) feet in the GO District.

Southern Subdistrict: The proposed amendment sets a Maximum Building Height of forth-five (45) feet or three (3) stories, whichever is less. This is a reduction from the UDO requirement of sixty (60) feet in the GB District.

Maximum Number of Dwelling Units:

Single-Family Subdistrict: The proposed amendment utilizes the number of units permitted in District I of the Original Ordinance, and increase that number by 95 units.

Other Subdistricts: The proposed amendment permits a maximum of 300 Single-Family Attached dwelling Units in the Village Center Subdistrict. The amendment also proposed a maximum of 250 Multi-Family units each in the Campus Office and Southern Subdistricts.

Variations: The proposed amendment would permit the Plan Commission to approve a 15% reduction of a minimum standard or a 15% increase in a maximum standard, excluding density.

Development Standards: As proposed, the PUD Amendment establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Accessory Use and Building Standards: The proposed amendment modifies Article 6.1(H)(2) of the UDO which prohibits dumpster enclosures in Established Front Yards. The modification would only prohibit them the in Established Front Yard of a Primary Street, as defined in the PUD Ordinance.

Architectural Standards: The PUD Amendment proposes Architectural Standards for each subdistrict which differ from the underlying zoning. The standards a further outlined below.

Character Imagery Exhibit: The PUD Amendment incorporates a Character Imagery Exhibit to establish a benchmark for the quality of buildings, and provide examples of desired design elements and development patterns for the district.

Single-Family Subdistrict: As proposed, the standards of District I, as outlined in the Original Ordinance, will apply to this subdistrict. Additionally, all homes facing Chatham Hills Blvd will be required to incorporate one of four (4) listed design elements: front porch, perennial flower boxes, porch swing, or hanging flowers.

Village Center Subdistrict: The proposed amendment exempts this subdistrict from the 32 Overlay, but instead outlines Architectural Standards related to entrances, drive-throughs, building materials, and amenities. Any Single-Family uses in the subdistrict would be subject to the standard of the Single-Family Subdistrict.

Campus Office Subdistrict: The proposed amendment applies the 32 Overlay architectural standards to this subdistrict, with some modifications related to building materials.

Southern Subdistrict: As proposed, the PUD amendment applies the 32 Overlay architectural standards to this subdistrict, with some modifications related to building materials.

Fence Standards: As proposed, the PUD Amendment defaults to Article 6.5 of the UDO, with two (2) additions. The first addition requires that all walls and fences be architecturally compatible with the associated building, except for activity-areas for Childcare Centers which are permitted to be non-decorative. The second addition would permit low decorative fences or wall, with a maximum height of thirty (30) inches, in the Established Front Yard.

Landscaping Standards: As proposed, the PUD Amendment defaults to the Landscaping Standards of the UDO, with the following modifications:

Single-Family Subdistrict: As proposed, the standards of District I, as outlined in the Original Ordinance, will apply to this subdistrict. Additionally, all dwellings in Subarea 1-J would be required to have a minimum of three (3) Street Trees.

All Other Subdistricts:

Detention and Retention Areas: The PUD Amendment defaults to the standards of UDO Article 6.8(I) with the addition of permitting plantings in the perimeter easement so long as intermittent access areas are provided.

Minimum Lot Landscaping: As proposed, the Village Center Subdistrict would be exempt from the Minimum Lot Landscaping Requirements of the UDO.

Foundation Plantings: PUD Amendment proposes only requiring Foundation Plantings on the Front Building Façade, whereas the UDO would also require them on any façade over eighty (80) feet in length.

External Street Frontage Landscaping: As proposed, External Street Frontage Landscaping would not be required if the Front Façade of the Lot's Principal Building is oriented towards External Street. Additionally, the Village Center Subdistrict would be exempt from the External Street Frontage Landscaping requirements.

Parking Area Landscaping: The proposed amendment defaults to the Parking Area Landscaping requirements of the UDO, with the exception of exempting the Village Center Subdistrict from the Internal Parking Area requirements.

Perimeter Drainage and Utility Easements: As proposed, the PUD Amendment would permit plantings that would be required in restrictive easements to be relocated elsewhere on the same lot.

Village Center: The proposed amendment states that specific numbers and locations of plants do not apply in the Subdistrict. It encourages grouping of plantings that relate to the pedestrian scale of the site. Additionally, the PUD Amendment encourages Street Trees within the ROW of Chad Hittle Blvd.

Preservation Areas: As proposed, the PUD Amendment outlines four (4) areas for tree preservation on the Concept Plan, and requires Tree Preservation Easements to be created for these areas during the platting process.

Buffer Yard Requirements: As proposed, the PUD Amendment defaults to the Buffer Yard Requirements of the UDO, with some modifications. The first modification is requiring a twenty (20) foot buffer, landscaped in accordance with the UDO minus the mounding, between district residential uses and adjoining GB district uses. This is an increase from the UDO since the less intense use is not typically responsible for installation of buffers. The second modification is requiring a twenty (20) foot buffer, landscaped in accordance with the UDO minus the mounding, between district residential uses and adjoining AG-SF1 Districts. This is a decrease in the UDO's requirement of a forty (40) foot wide buffer with mounding. The Last modification is permitting a masonry wall, or combination wall and opaque fence, to replace any required buffer. The fence would be required to be landscaped with foundation plantings.

Lighting Standards The proposed amendment defaults to the Lighting Standards of the UDO, while adding some additional requirement for the District. First, decorative fixtures, which are architecturally integrated with the building style, material, and color, are required to be consistent throughout the District. Second, all light fixtures, with the exception of sign lighting and low intensity architectural lighting, are required to be fully shielded and direct light downwards. Next, the proposed ordinance reduces the maximum foot candle reading on a property lines shared with an Existing Neighborhood to 0.1 FC, from the 0.5 FC maximum in the UDO. The proposed amendment also requires parking area lighting to be reduced by at least 35% no later than 11 pm if the lot abuts an Existing Neighborhood. This is an increase from the UDO's requirement of 30%. Lastly, the proposed ordinance prohibits neon lighting.

Outdoor Storage and Display: As proposed, outdoor storage would only be permitted in the Village Center Subdistrict.

Parking and Loading Standards: As proposed, the PUD Amendment defaults to the Parking and Loading standards of the UDO, with two modifications. The first modification is to allow golf cart parking spaces to count towards off-street requirement requirements; however, they can only count towards fifty percent (50%) of required spaces. The second modification is to allow on-street parking to count towards the required spaces as well.

Sign Standards: As proposed, the PUD Amendment defaults to the Sign Standards of the UDO, with two (2) modifications. The first modification proposes permitting outlots two (2) square feet of sign area per one (1) linear foot of Building Façade. This is an increase from the UDO standard of one (1) square foot of sign area per one (1) linear foot of building fronting on a Public Right-of-way. The other modification proposes increasing the Maximum Sign Height for Nonresidential Real Estate Signs from six (6) feet to twelve (12) feet.

Noise and Event Standards: As proposed, the PUD Amendment modifies the Temporary Use and Event permit requirements for the Village Center Subdistrict. Events that utilize a tent or other temporary structure will still require a permit from our department. Event that do not utilize tents or temporary structures will not require a permit unless they are part of a planned series, in which case that series will require an annual permit. Additionally, the amendment proposes a change to the noise limitations included in the Nuisance Standards of the Municipal Code. This change is eliminating the standard that noise not be clearly audible forty (40) feet outside of the property. The standard that requires that the decibel level not exceed ninety (90) decibels at a point six (6) feet off the property line is not proposed to change; however, since it is being included in the PUD that standard will remain in place for the Property even if the standards of the Municipal Code are altered in the future.

Design Standards: The proposed amendment defaults to the standards of Article 8 of the UDO with one exception. The amendment proposes delaying the construction of the Chad Hittle Drive at the intersection of 203rd Street.

Vacation of Rights-of-Way: The proposed amendment permits the vacation of right-of-way for the area platted as the Style-Rite Meadows Subdivision upon vacation of said plat.

Annexation: The proposed amendment requires annexation prior to the approval and recording of a secondary plat.

CHANGES SINCE THE PUBLIC HEARING

Several changes have been made to the text of the Proposed Ordinance since the October 7, 2019, public hearing. Many of the changes relate to areas adjacent to the Existing Neighborhood including: adding a Maximum Building Height and increasing setbacks to match the width of the tree preservation areas. Additional changes of note include modifying the Temporary Use and Event permit requirements and the noise limitations of the Nuisance Standards.

COMPREHENSIVE PLAN

The Property falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31; (ii) Proposed Secondary Arterial: Chad Hittle Drive; (iii) Collector: Tomlinson Road and 196th Street; (iv) Local: 203rd Street; (v) Proposed Local: other proposed streets internal to the development; and (vi) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 7, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 9, 2019, City Council meeting.

DEPARTMENT COMMENTS

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

ORDINANCE NUMBER 19-XX

Chatham Hills PUD District Amendment VII

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

This is an Ordinance to amend the 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 Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017, and (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019, and (v) Ordinance 19-11, enacted by the City Council on June 10, 2019 (collectively, the "Chatham Hills Planned Unit Development);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-34**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1909-PUD-34** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Chatham Hills Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Chatham Hills Planned Unit Development, Ordinance 13-24, and (iii) 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 Chatham Hills Planned Unit Development.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

2.1 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.

2.2 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway or Arterial. For purposes of this Ordinance, a Primary Street shall include US Highway 31 and Chad Hittle Boulevard, as generally identified and labeled on the Concept Plan.

2.3 Street, Secondary: An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include 196th Street, 203rd Street, Tomlinson Road, Chatham Hills Boulevard and those Streets identified and labeled as Secondary Streets on the Concept Plan.

2.4 Neighborhood, Existing: Shall include the following single family residential neighborhoods: Bokeelia.

Section 3. Concept Plan. The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the "Underlying Zoning District"):

4.1 District III (the "Single Family Subdistrict): SF-4: Single-Family District

4.2 District IV (the "Village Center Subdistrict"): GB: General Business District

4.3 District V (the "Campus Office Subdistrict"): GO: General Office District

4.4 District VI (the "Southern Subdistrict"): GB: General Business District

Section 5. **Permitted Uses.** The following uses shall be permitted within each Subdistrict, as set forth below:

5.1 Single Family Subdistrict:

A. All uses permitted in District I of the Chatham Hills PUD

B. All uses permitted in the SFA: Single-Family Attached District.

C. Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

5.2 Village Center Subdistrict:

A. All uses permitted in the GB: General Business District.

B. All uses permitted in the SFA: Single-Family Attached District.

C. Dwelling, Townhouse.

D. Assisted Living Facility.

E. Nursing Home.

F. Hospice.

G. Bed and Breakfast (B&B).

H. Amusement Parks.

I. Park, Private or Public.

5.3 Campus Office Subdistrict:

A. All uses permitted in the GO: General Office District.

B. All uses permitted in the GB: General Business District.

C. Engineering, Research and Testing Laboratories.

D. Assisted Living Facility.

E. Nursing Home.

F. Hospice.

G. School, Professional Trade or Business.

H. Dwelling, Multi-Family.

5.4 Southern Subdistrict:

A. All uses permitted in the GB: General Business District.

B. All uses permitted in the SF-4: Single-Family High-Density District.

C. All uses permitted in the SFA: Single-Family Attached District.

D. Dwelling, Multi-Family. This shall only be allowable north of the Bokeelia subdivision.

E. Assisted Living Facility.

F. Nursing Home.

G. Hospice.

H. Educational Institution, With Dormitory Accommodations.

I. School, Professional Trade or Business.

5.5 Prohibited Uses: The following use(s) shall be explicitly prohibited within all Districts:

A. Special Exception Uses, except as otherwise permitted herein.

B. Adult Entertainment Establishment.

C. Helipad

Section 6. Overlay Districts.

6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

6.2 State Highway 32 Overlay District: Article 5.3(K) State Highway 32 Overlay District; Architectural Design Requirements (the "32 Overlay") shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall only apply to the Chad Hittle right-of-way line.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Minimum Lot Area: All Districts: No minimum

7.2 Minimum Lot Frontage: All Districts: No minimum; however, all Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).

7.3 Minimum Lot Width:

A. Single Family Subdistrict: 50 feet for Detached, 24 feet for Attached

B. Village Center Subdistrict: No minimum

C. Campus Office Subdistrict: No minimum

D. Southern Subdistrict: No minimum

7.4 Maximum Lot Coverage: No maximum

7.5 Minimum Front Yard Building Setback Lines:

A. US Highway 31: 30 feet

B. Tomlinson Road: 30 feet

C. Chad Hittle Boulevard:

i. Single Family Subdistrict: 10 feet

ii. Village Center Subdistrict: No minimum

iii. Campus Office Subdistrict: 10 feet

iv. Southern Subdistrict: No minimum

D. 196th Street: 20 feet

E. 203rd Street: 20 feet

F. All Other Streets (e.g., internal): 10 feet

7.6 District Perimeter Setback Not Abutting Street:

A. Single Family Subdistrict: 20 feet

B. Village Center Subdistrict: 20 feet

C. Campus Office Subdistrict: 20 feet or match preservation area widths, whichever is greater

D. Southern Subdistrict: 20 feet

7.7 Minimum Internal Side Yard Setback Lines:

A. Single Family Subdistrict: 5 feet

B. Village Center Subdistrict: 5 feet; 20 feet abutting a residential district

C. All Other Subdistricts: 20 feet

7.8 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

A. Single Family Subdistrict: 45 feet (Three Stories) for Attached, otherwise no maximum

B. Village Center Subdistrict: No maximum

C. Campus Office Subdistrict: For Dwelling, Multi-Family: 70 feet or

Four Stories, whichever is less. For all other uses: No maximum

D. Southern Subdistrict: 45 feet or Three Stories, whichever is less

7.9 Maximum Number of Dwelling Units:

A. Single Family Subdistrict:

i. The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 or Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.

B. Village Center Subdistrict:

i. The maximum number of Single Family Attached Dwellings within this Subdistrict shall not exceed three hundred (300).

C. Campus Office Subdistrict:

i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

D. Southern Subdistrict:

i. The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

7.10 Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

Section 8. **Development Standards.** The standards of the Chatham Hills Planned Unit Development as defined in Ordinance 13-24 and subsequent associated amendments shall apply to the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.

A. Character Imagery Exhibit: The "Character Imagery", attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

B. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24,

the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

i. All homes facing Chatham Hills Boulevard in this Subdistrict, north of the Village Subdistrict, shall incorporate at least one of the following design elements, any of which shall face Chatham Hills Boulevard:

a. Front Porch

b. Perennial Flower Boxes

c. Porch Swing

d. Hanging Flowers

C. Village Center Subdistrict: The 32 Overlay shall not apply to the Village Center Subdistrict. Rather, the following standards shall apply within this subdistrict:

i. Primary entrances shall include either porticos or recessed entrances along with lighting and landscaping. Weather protection shall not be required at entrances. Doors and entryways shall follow a traditional storefront design (recessed or raised) and shall be compatible with the architectural style of the Building.

ii. Drive-throughs for uses such as financial institutions, coffee shops, or pharmacies shall be permitted only if the drive-through is: (i) not otherwise visible from a Primary Street unless screened; and, (ii) designed to minimize any negative impact on vehicular and pedestrian circulation. Screening shall include either:

a. Grade changes. Grade changes may serve as screening of drive-through functions when the site is located below grade and not visible from the adjacent street.

b. Landscaping. A landscape area adjacent to the street right of way in the front and/or street side yard or in the form of an island adjacent to the drive-through shall be installed. The landscape area shall be planted with enough evergreen shrubs and/or native grasses to form a low continuous visual screen at least 3 feet in height after the first growing season.

c. Walls. A solid masonry wall 3 feet in height, with evergreen shrubs and/or native grasses planted on the street side of the wall to form a low continuous visual screen at least 3 feet in height after the first growing season. Masonry walls shall have openings as necessary to provide pedestrian access to the site.

d. Berms. A series of berms planted with offset rows of evergreen shrubs and/or native grasses to form a low continuous visual

screen at least 3 feet in height after the first growing season.

iii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iv. No maximum area of Masonry Materials or Fiber Cement Siding shall govern for each Building Façade (exclusive of windows and doors).

v. Playgrounds, amphitheaters, and other parklike amenities and support structures shall be permitted and shall utilize building materials that complement the surrounding development.

vi. For single family uses, The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

D. Campus Office Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:

i. Each Building Façade shall utilize more than one (1) building material.

ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

E. Southern Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:

i. Each Building Façade shall utilize more than one (1) building material.

ii. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:

a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.

b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.

c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All other walls and fencing shall be architecturally compatible with the associated building(s).

B. Wrought iron, wooden, stone or brick fences, no taller than thirty (30) inches, shall be permitted in an Established Front Yard to further define the streetscape.

8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

A. Single Family Subdistrict: The Real Estate within this Subdistrict shall be in accordance with the standards of District I within Ordinance 13-24, the Chatham Hills Planned Unit Development unless otherwise modified within this Ordinance.

i. For all Single-Family Detached Dwellings in this Subdistrict, a minimum of three (3) street trees shall be required. Typical spacing shall be 10’ from lot line and 20’ spacing between trees.

B. All Other Districts:

i. Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.

ii. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.

iii. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.

iv. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot’s Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.

v. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.

a. Village Center Subdistrict. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within the Village Center; rather, an emphasis on Perimeter Parking Area Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.

vi. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

C. Village Center. The following landscaping criteria shall also apply within the Village Center.

i. Specific number of plantings, types of plantings and location of plantings shall not apply.

ii. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.

iii. Street trees are encouraged within the Right-of-way along Chad Hittle Boulevard and all streets that abut the Village Center to enhance the pedestrian scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements and approval by the Department of Public Works.

D. Preservation Areas. Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan ("Tree Preservation Area") and more particularly described in the attached **Exhibit D,** the "Preservation Areas". A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting ("Tree Preservation Easement"). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.

E. Buffer Yard Requirements (Article 6.8(N)): Shall apply, except as otherwise modified below.

i. Buffer yards shall not be required between Subdistricts and shall not be required adjacent to Development Amenities, except as otherwise required herein.

ii. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.

iii. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. No mounding shall be required.

iv. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences.

8.5 Lighting Standards: Shall apply, except as follows.

A. Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.

B. Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.

C. Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.

D. Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or

dimmed) by a minimum of thirty-five percent (35%) no later than 11:00 p.m.

E. Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

8.6 Article 6.12 Outdoor Storage and Display: Shall apply, except as follows.

A. Outside Sales Display: Shall be permitted only in the Village Center Subdistrict.

8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.

A. Village Center. On-street parking is contemplated within the Village Center Subdistrict; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.

i. Golf cart parking is permitted, and each space constructed shall count toward the Require Spaces noted in Article 6.14(G)(11) up to a maximum of 50% of the Required Spaces.

ii. On-street parking, subject to approval by the Department of Public Works, shall count toward the Required Spaces noted in Article 6.14(G)(11).

8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

A. Article 6.17(J)(8) Outlot Signage shall not apply; rather, each Building Façade shall be permitted two (2) square feet of sign area for each one (1) lineal foot of Building Façade. Sign area allocation may be divided between Wall, Awning, Projecting, and Under Canopy or related areas.

B. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs; Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

8.9 Article 6.18 Temporary Use and Event Standards: Shall apply to all subdistricts. Additionally, the following modifications shall apply to the Village Center Subdistrict only:

A. Permits:

i. An annual Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for recurring events which do not utilize tents or other temporary structures.

ii. A separate Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for every event utilizing tents or other temporary structures.

iii. A Temporary Use and Event Permit, as issued by the City of Westfield Community Development Department, shall not be

required for a one-time event that does not utilize a tent or other temporary structure.

iv. The standards of this section do not exempt the owner from any permits or inspections required by other departments.

B. Section 34-51: Environment; Nuisances; Noise; Prohibitions, of the Code of Ordinance, of Westfield, Indiana shall be replaced with the following:

i. The decibel level shall not exceed ninety (90) decibels when measured from a point six (6) feet outside the property line.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate unless otherwise modified by this Ordinance.

9.1 The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.

Section 10. **Vacation of Rights of Way.** Public Rights-of-Way located within the Real Estate that may be the subject of a secondary plat approval shall be vacated pending review and approval by the Department of Public Works in accordance with all local and state laws.

Section 11. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-XX**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-XX**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Boulevard
Westfield, IN 46074

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: Phil A. Sundling

EXHIBIT A

Real Estate

Exhibit A
Real Estate

PC 5 Slide 720

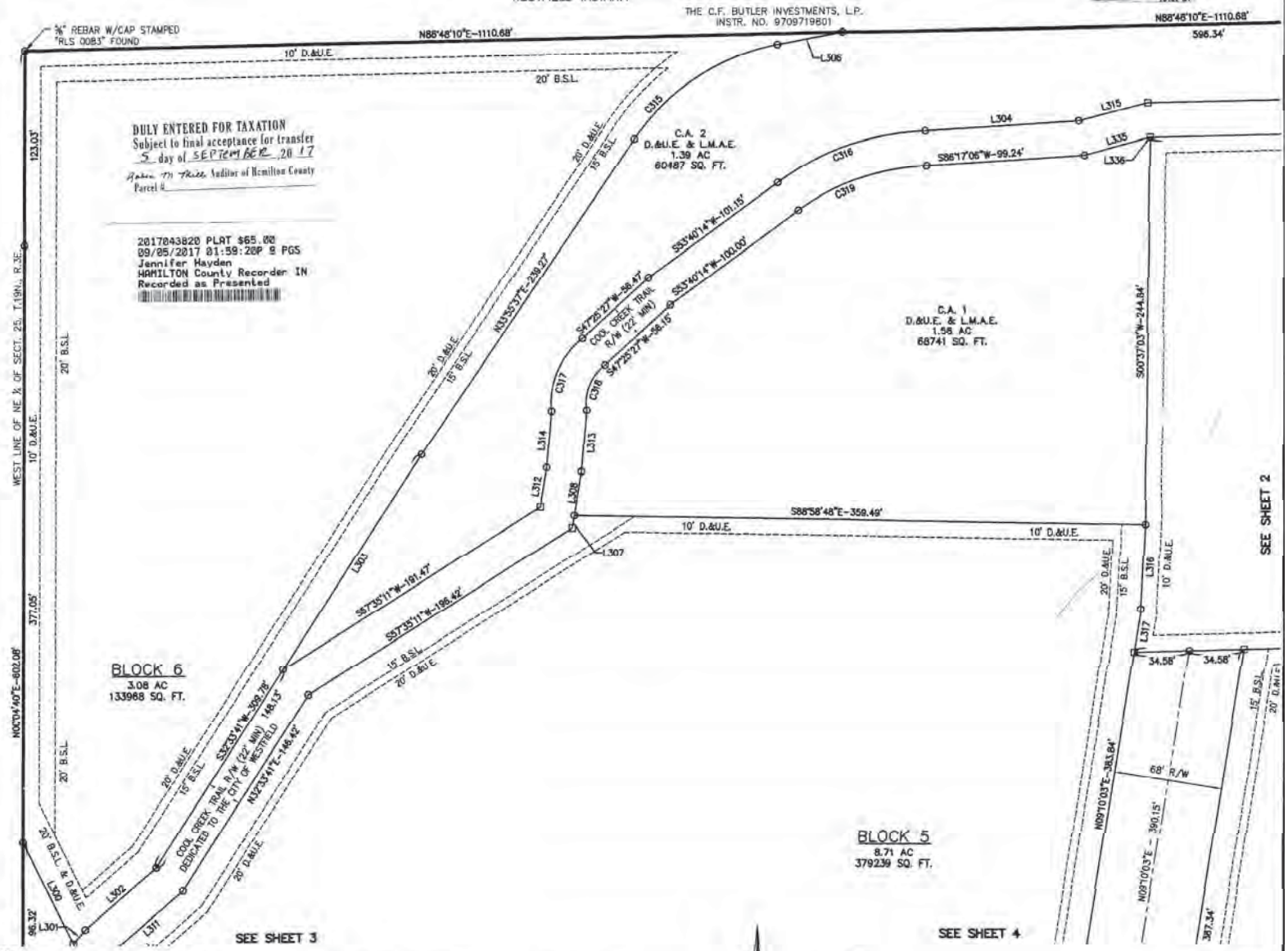
SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
5 day of SEPTEMBER, 2017
Auditor of Hamilton County
Parcel #

2017043820 PLAT $65.00
09/05/2017 01:59:20P 2 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

THE C.F. BUTLER INVESTMENTS, L.P.
INSTR. NO. 9709719801



LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

0 25' 50'
SCALE: 1"=50'

AMERICAN STRUCTUREPOINT INC
SHEET 1 of 9
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

PC.5 Slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

2017043828 PLAT $65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

THE C.F. BUTLER INVESTMENTS, L.P.
INSTR. NO. 9709719801

⅝" REBAR W/CAP STAMPED "STRUCTUREPOINT 0094" FOUND

N88°48'10"E-1110.68'
596.34'
596.34'
48.44'
L.A. R/W
L306
20' B.S.L.
20' D.&U.E.
15' B.S.L.
C315
C.A. 2
D.&U.E. & L.M.A.E.
1.39 AC
60487 SQ. FT.
L304
L315
S88°48'10"W-403.18'
COOL CREEK TRAIL R/W (22' MIN)
DEDICATED TO THE CITY OF WESTFIELD
22.01'
C316
S86°17'06"W-99.24'
L335
L336
10' D.&U.E.
S88°48'10"W-401.79'
L305
C319
S53°40'14"W-101.15'
S53°40'14"W-100.00'
S47°25'27"W-56.47'
COOL CREEK TRAIL R/W (22' MIN)
S47°25'27"W-56.15'
C317
C318
L314
L313
L312
L308
C.A. 1
D.&U.E. & L.M.A.E.
1.58 AC
68741 SQ. FT.
S00°37'03"W-244.84'
LOT: 1
2.92 AC
127311 SQ. FT.
C.A. 3
D.&U.E. & L.M.A.E.
0.07 AC
3069 SQ. FT.
10' D.&U.E.
N00°37'01"E-324.17'
S00°36'54"W-382.74'
30' B.S.L.
S88°58'48"E-359.49'
10' D.&U.E.
10' D.&U.E.
L307
4"X4" CONCRETE R/W MARKER FOUND
20' D.&U.E.
15' B.S.L.
L316
10' D.&U.E.
L333
10' D.&U.E.
L317
N88°39'10"E-399.81'
328.83'
34.58'
34.58'
10' D.&U.E.
L334
15' B.S.L.
20' D.&U.E.
10' D.&U.E.
68' R/W
N09°10'03"E-383.84'
N09°10'03"E - 390.15'
LOT: 2
2.98 AC
129878 SQ. FT.
323.82'
S17°37'04"W-386.74'
U.S. 31
(PUBLIC RIGHT-OF-WAY)
L.A. R/W
BLOCK 5
8.71 AC
379239 SQ. FT.

SEE SHEET 1
SEE SHEET 4

LEGEND
L.A. R/W — LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E. — LANDSCAPE MAINTENANCE EASEMENT
D.&U.E. — DRAINAGE AND UTILITY EASEMENT
D.E. — DRAINAGE EASEMENT
R.D.E. — REGULATED DRAINAGE EASEMENT
D.U.&L.E. — DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L. — BUILDING SETBACK LINE
C.A. — COMMON AREA
○ — ⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT - 0094" SET FLUSH
□ — 4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20298 TOMLINSON RD
WESTFIELD, IN 46074

0 25' 50'
SCALE: 1"=50'

AMERICAN STRUCTUREPOINT INC.
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www.structurepoint.com

PLOT DATE: 7/28/2017 11:18 AM
PLOT SCALE: 1:1
EDIT DATE: 7/28/2017
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EDITED BY: RSE/BY

PC 5 Slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

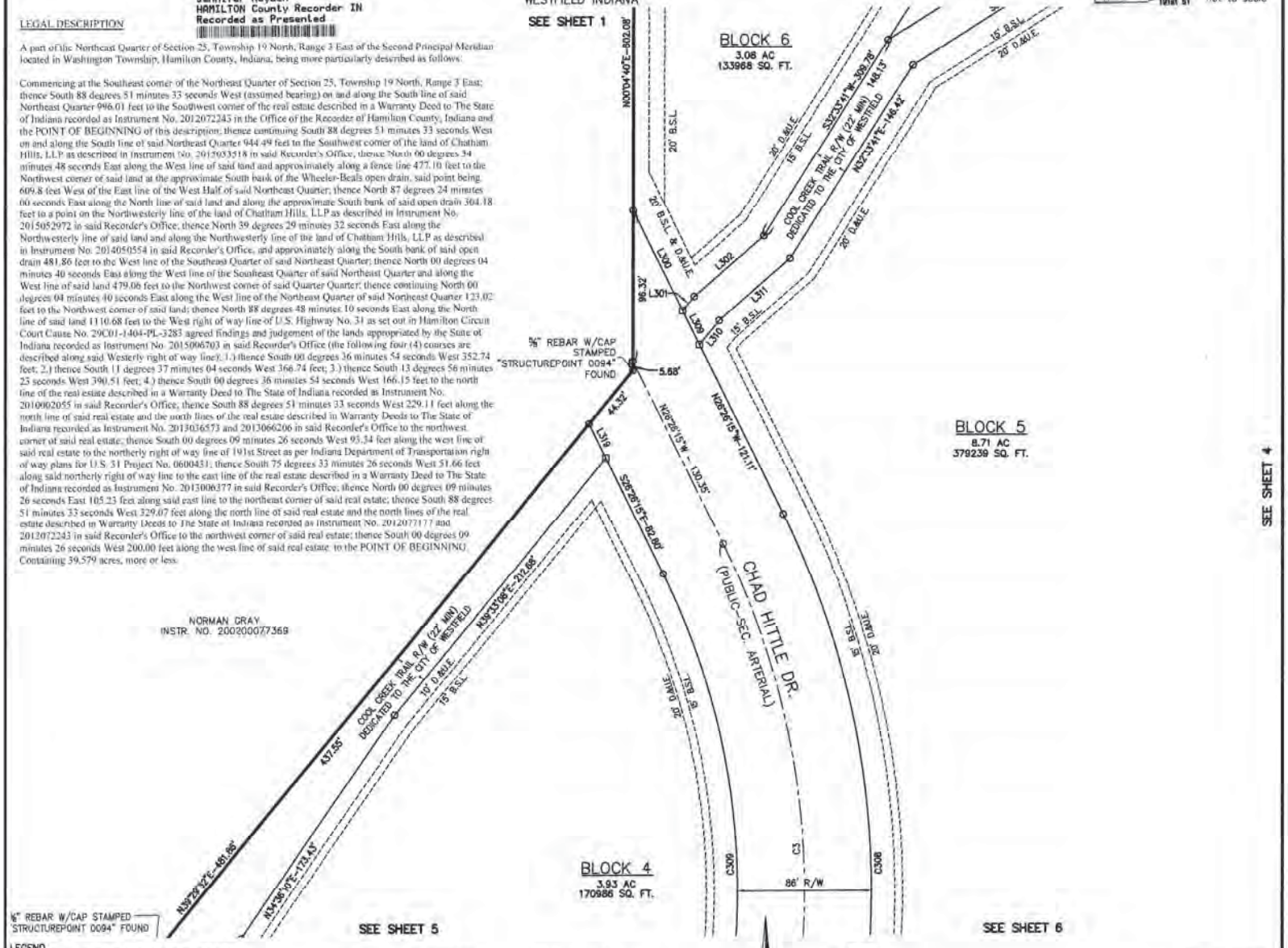
2017043820 PLAT $65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

KEY MAP not to scale

LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian located in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 51 minutes 33 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 996.01 feet to the Southwest corner of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2012072243 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence continuing South 88 degrees 51 minutes 33 seconds West on and along the South line of said Northeast Quarter 944.49 feet to the Southwest corner of the land of Chatham Hills, LLP as described in Instrument No. 2015033518 in said Recorder's Office; thence North 00 degrees 34 minutes 48 seconds East along the West line of said land and approximately along a fence line 477.10 feet to the Northwest corner of said land at the approximate South bank of the Wheeler-Beals open drain, said point being 609.8 feet West of the East line of the West Half of said Northeast Quarter; thence North 87 degrees 24 minutes 00 seconds East along the North line of said land and along the approximate South bank of said open drain 364.18 feet to a point on the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2015052972 in said Recorder's Office; thence North 39 degrees 29 minutes 32 seconds East along the Northwesterly line of said land and along the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2014050554 in said Recorder's Office, and approximately along the South bank of said open drain 481.86 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 40 seconds East along the West line of the Southeast Quarter of said Northeast Quarter and along the West line of said land 479.06 feet to the Northwest corner of said Quarter Quarter; thence continuing North 00 degrees 04 minutes 40 seconds East along the West line of the Northeast Quarter of said Northeast Quarter 123.02 feet to the Northwest corner of said land; thence North 88 degrees 48 minutes 10 seconds East along the North line of said land 1110.68 feet to the West right of way line of U.S. Highway No. 31 as set out in Hamilton Circuit Court Cause No. 29C01-1404-PL-3283 agreed findings and judgement of the lands appropriated by the State of Indiana recorded as Instrument No. 2015006703 in said Recorder's Office (the following four (4) courses are described along said Westerly right of way line): 1.) thence South 00 degrees 36 minutes 54 seconds West 352.74 feet; 2.) thence South 11 degrees 37 minutes 04 seconds West 366.74 feet; 3.) thence South 13 degrees 56 minutes 23 seconds West 390.51 feet; 4.) thence South 00 degrees 36 minutes 54 seconds West 166.15 feet to the north line of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2010002055 in said Recorder's Office; thence South 88 degrees 51 minutes 33 seconds West 229.11 feet along the north line of said real estate and the north lines of the real estate described in Warranty Deeds to The State of Indiana recorded as Instrument No. 2013036573 and 2013066206 in said Recorder's Office to the northwest corner of said real estate; thence South 00 degrees 09 minutes 26 seconds West 93.34 feet along the west line of said real estate to the northerly right of way line of 191st Street as per Indiana Department of Transportation right of way plans for U.S. 31 Project No. 0600431; thence South 75 degrees 33 minutes 26 seconds West 51.66 feet along said northerly right of way line to the east line of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2013006377 in said Recorder's Office; thence North 00 degrees 09 minutes 26 seconds East 105.23 feet along said east line to the northeast corner of said real estate; thence South 88 degrees 51 minutes 33 seconds West 329.07 feet along the north line of said real estate and the north lines of the real estate described in Warranty Deeds to The State of Indiana recorded as Instrument No. 2012077177 and 2012072243 in said Recorder's Office to the northwest corner of said real estate; thence South 00 degrees 09 minutes 26 seconds West 200.00 feet along the west line of said real estate to the POINT OF BEGINNING. Containing 39.579 acres, more or less.



LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY	
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT	
D.&U.E.	DRAINAGE AND UTILITY EASEMENT	
D.E.	DRAINAGE EASEMENT	
R.D.E.	REGULATED DRAINAGE EASEMENT	
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT	
B.S.L.	BUILDING SETBACK LINE	
C.A.	COMMON AREA	
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH	
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH	

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20296 TOMLINSON RD
WESTFIELD, IN 46074

SCALE: 1"=50'

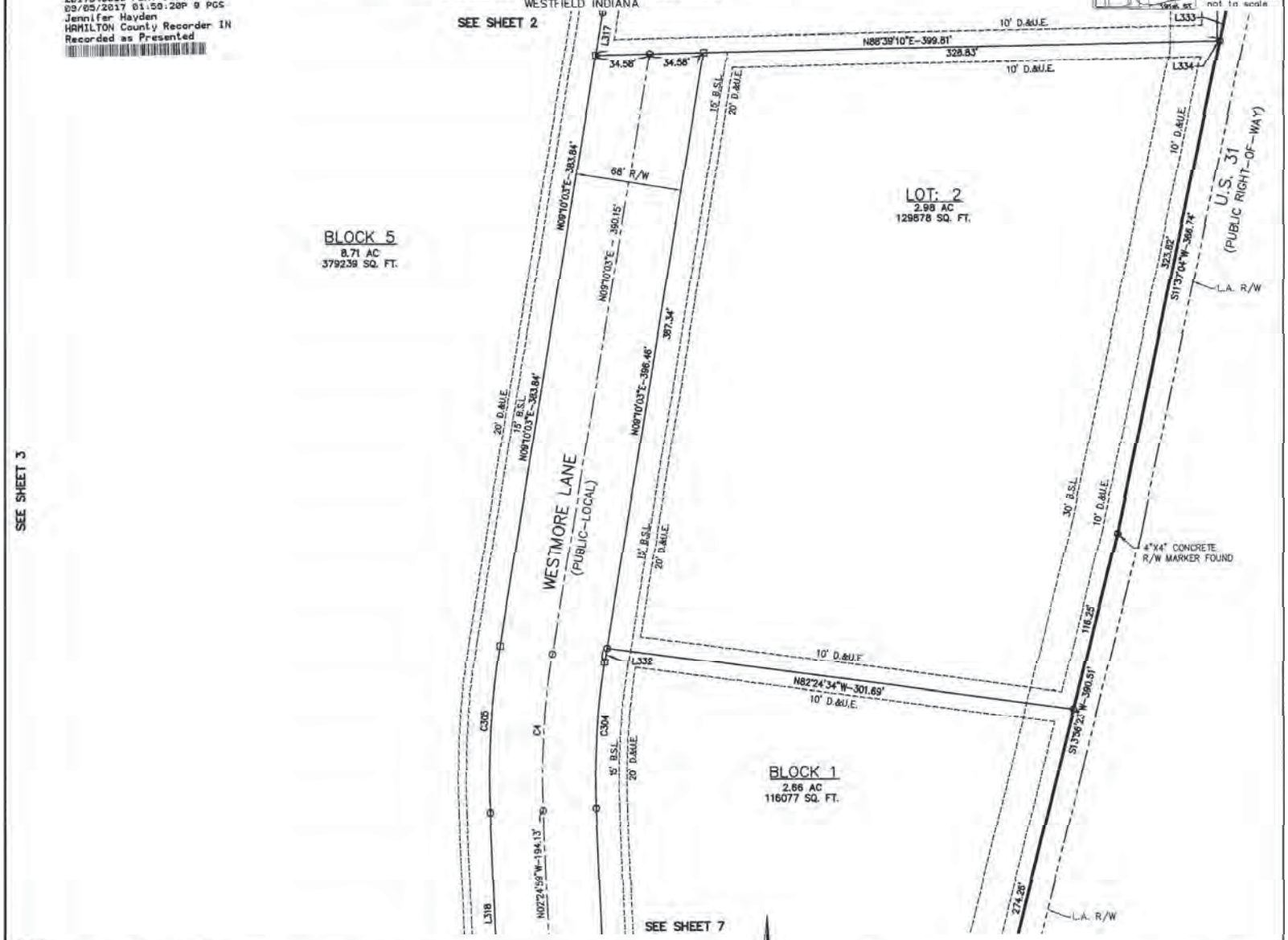
AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

PC5 Slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

2017043820 PLAT $65.00
09/05/2017 01:50:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented



LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

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WESTFIELD INDIANA

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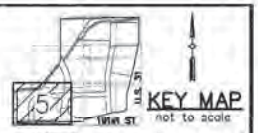
HAMILTON County Recorder IN
Recorded as Presented



SEE SHEET 3

NORMAN GRAY
INSTR. NO. 200200077369

BLOCK 4
3.93 AC
170986 SQ. FT.

BLOCK 3
2.68 AC
116773 SQ. FT.

CHATHAM COMMONS BLVD
(PUBLIC-LOCAL)

CHAD HITTLE DR.
(PUBLIC-SEC. ARTERIAL)

191ST STREET
(PUBLIC RIGHT-OF-WAY)

191st STREET
(PUBLIC RIGHT-OF-WAY)

COOL CREEK TRAIL R/W (22' MIN)
DEDICATED TO THE CITY OF WESTFIELD

STURM
INSTR. NO. 2015045823

SEE SHEET 6

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY	
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT	
D.&U.E.	DRAINAGE AND UTILITY EASEMENT	
D.E.	DRAINAGE EASEMENT	
R.D.E.	REGULATED DRAINAGE EASEMENT	
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT	
B.S.L.	BUILDING SETBACK LINE	
C.A.	COMMON AREA	
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT - 0094" SET FLUSH	
□	4"x4"x30" CONCRETE W/OUT "+" SET FLUSH	

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NOTE:
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OWNER/SUBDIVIDER:
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WESTFIELD, IN 46074

SCALE: 1"=50'

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7260 SHADELAND STATION
INDIANAPOLIS IN 46256-3957
TEL 317 547 5580 FAX 317 543 0270
www.structurepoint.com

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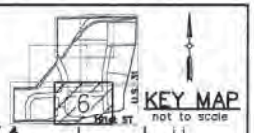
PC5 slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA



SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 7

2017043820 PLAT $65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

BLOCK 4
3.93 AC
170986 SQ. FT.

CHAD HITTLE DR.
(PUBLIC-SEC. ARTERIAL)

CHATHAM COMMONS BLVD
(PUBLIC-LOCAL)

BLOCK 2
2.42 AC
105435 SQ. FT.

WESTMORE LANE
(PUBLIC-LOCAL)

STATE OF INDIANA

191ST STREET
(PUBLIC RIGHT-OF-WAY)

191st STREET
(PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING

SOUTH LINE OF NE ¼ OF SECT. 25, T.19N., R.3E.

L.A. R/W

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT - 0094" SET FLUSH
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

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NOTE:
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20298 TOMLINSON RD
WESTFIELD, IN 46074

SCALE: 1"=50'

AMERICAN STRUCTUREPOINT INC.

SHEET 6 of 9

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

PLOT DATE: 7/28/2017 11:18 AM
PLOT SCALE: 1:1
PLOTTED BY: RILEY
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PCS Slide 720

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

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09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

SEE SHEET 4

20' D.&U.E.
15' B.S.L.
L318
N88°45'17"E-423.63'
C306
N02°24'59"W-194.13'
N02°24'59"W-374.05'
20' D.&U.E.
15' B.S.L.
S88°45'17"W - 562.71'
CHATHAM COMMONS BLVD
(PUBLIC-LOCAL)
68' R/W
BLOCK 1
2.66 AC
116077 SQ. FT.
30' B.S.L.
S13°58'23"W-390.51'
274.26'
L.A. R/W
4"X4" CONCRETE
R/W MARKER FOUND
U.S. 31
(PUBLIC RIGHT-OF-WAY)
S00°36'54"W-166.15'
C303
N88°45'17"E-463.16'
15' B.S.L.
20' D.&U.E.
N02°24'59"W-277.95'
20' D.&U.E.
15' B.S.L.
S02°24'59"E-125.49'
BLOCK 2
2.42 AC
105435 SQ. FT.
SEE SHEET 6
L330
L331
317.71'
S88°51'33"W-329.07'
222.48'
S88°51'33"W-229.11'
3/8" REBAR W/CAP STAMPED
"STRUCTUREPOINT 0094" FOUND
L.A. R/W
STATE OF INDIANA
STATE OF INDIANA
WESTMORE LANE
(PUBLIC-LOCAL)
N00°09'26"E-105.23'
S00°09'26"W-93.34'
N00°09'26"E-147.98'
S00°09'26"W-200.00'
27.98'
23.68'
S75°33'26"W-51.66'
L.A. R/W
L.A. R/W
L329
S.E. CORNER N.E.1/4
SEC.25,T.19N.,R.3E.
S88°51'33"W-996.01'
SOUTH LINE OF NE ¼ OF SECT. 25, T.19N., R.3E.
POINT OF BEGINNING
191st STREET
(PUBLIC RIGHT-OF-WAY)

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
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PREPARED BY/LAND SURVEYOR:
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SECONDARY PLAT FOR CHATHAM COMMONS

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2017043820 PLAT $65.00
09/08/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

LINE TABLE		
LINE #	BEARING	DISTANCE
L300	N26°26'15"W	71.24'
L301	S39°49'21"W	11.59'
L302	S48°57'42"W	59.25'
L303	N32°33'41"E	161.64'
L304	S86°17'06"W	96.84'
L305	N88°48'10"E	10.00'
L306	N79°10'48"E	41.67'
L307	S09°25'36"W	7.93'
L308	S09°25'36"W	28.40'
L309	N26°26'15"W	24.19'
L310	N39°33'08"E	19.88'
L311	N48°57'42"E	60.35'
L312	S09°25'36"W	25.56'
L313	S04°33'38"W	38.61'
L314	S04°33'38"W	35.39'
L315	S75°22'25"W	45.30'
L316	S02°49'55"W	53.33'
L317	S09°10'03"W	27.58'
L318	N02°24'59"W	139.02'
L319	S26°26'15"E	24.40'
L320	S89°42'07"W	8.94'
L321	S89°42'07"W	83.88'
L322	S87°05'55"W	14.94'
L323	S88°51'35"W	20.66'
L324	S01°14'43"E	3.43'
L325	S88°51'35"W	110.52'
L326	N01°14'43"W	3.58'
L327	S88°51'35"W	3.86'
L328	N88°51'35"E	40.44'
L329	S00°09'26"W	52.02'
L330	S88°51'33"W	11.36'
L331	N88°51'33"E	6.65'
L332	S09°10'03"W	9.12'

LINE TABLE		
LINE #	BEARING	DISTANCE
L333	S11°37'04"W	42.92'
L334	N88°39'10"E	1.81'
L335	S74°33'31"W	42.29'
L336	S88°48'11"W	0.70'
L337	N46°14'43"W	21.47'
L338	N02°54'05"W	9.33'
L339	S00°17'56"E	8.34'
L340	S43°45'17"W	21.51'

BOUNDARY CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C300	70.45'	3052.00	S88°11'55"W	70.44'
C301	108.57'	457.00	N05°33'39"E	108.31'
C302	57.33'	43.00	N50°33'39"E	53.18'
C303	31.01'	20.00	S46°49'51"E	27.99'
C304	94.21'	466.00	S03°22'32"W	94.05'
C305	107.96'	534.00	N03°22'32"E	107.78'
C306	31.82'	20.00	N43°10'09"E	28.57'
C307	72.72'	43.00	S42°47'50"E	64.36'
C308	304.10'	543.00	N10°23'37"W	300.15'
C309	281.67'	457.00	S08°46'50"E	277.23'
C310	58.45'	43.00	S47°49'09"W	54.05'
C311	282.63'	184.00	S42°45'30"W	255.65'
C312	178.18'	116.00	N42°45'30"E	161.17'
C313	75.94'	43.00	S42°38'50"E	66.45'
C314	87.08'	543.00	S03°20'57"W	86.99'
C315	110.57'	140.00	N56°33'13"E	107.72'
C316	99.46'	165.89	S70°38'13"W	97.97'
C317	52.09'	52.08	S22°47'25"W	49.95'
C318	32.49'	30.08	S21°46'20"W	30.94'
C319	86.59'	143.89	S70°38'59"W	85.29'

ROAD CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	ROAD NAME
C1	230.40	150.00	S42°45'30"W	208.41'	CHATHAM COMMONS BLVD.
C2	163.81	500.00	N08°08'25"E	163.08'	CHAD HITTLE DR.
C3	383.65	500.00	N04°27'21"W	374.31'	CHAD HITTLE DR.
C4	101.09	500.00	N03°22'32"E	100.92'	WESTMORE LANE

CITY OF WESTFIELD

By: _____

Matthew Skelton
Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

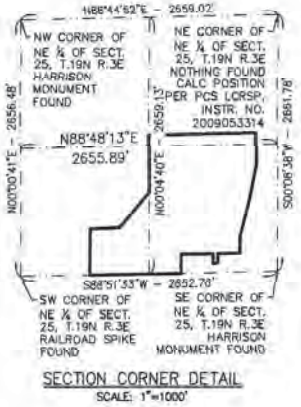
Before me, a Notary Public in and for said County and State, personally appeared Matthew Skelton, as agent of The City of Westfield and acknowledged the execution of the foregoing Secondary Plat for and on behalf of said entity. Witness my hand and Notarial Seal this 1st day of September, 2017.

My Commission Expires:
2/3/2024

Residing in Hamilton County, Indiana

Notary Public
Patricia J. Leuteritz
Printed Name

PATRICIA J LEUTERITZ
Seal
Notary Public - State of Indiana
Hamilton County
My Commission Expires Feb 3 2024



SECTION CORNER DETAIL
SCALE: 1"=1000'

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20296 TOMLINSON RD
WESTFIELD, IN 46074

AMERICAN STRUCTUREPOINT INC

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SECONDARY PLAT FOR CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA

2017043828 PLAT $65.00
09/05/2017 01:59:20P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

DEED OF DEDICATION

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Chatham Commons, an addition to Westfield, Indiana. All public rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Easements and Covenants

The Owners expressly covenant and warrant on behalf of themselves and all future owners of the Lots and Blocks within this subdivision that the streets, driveways, sidewalks, landscaping, and signs not located within public right of way are private and that all maintenance, repairs, and replacement now and forever shall be undertaken at the expense of the Lot and Block owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any duty or responsibility to maintain, repair, or replace any private street, driveway, sidewalk, landscaping, or sign not located within public right of way.

Drainage Easements, Drainage and Utility Easements

These are strips of ground shown on this instrument as variable sizes which are reserved solely for the installation and maintenance of underground utilities for the non-exclusive use of the city and county in which this subdivision is located, and for utility companies for the installation and maintenance of underground mains, ducts, sewers and drainage, subject at all times to approval from the proper authorities and the provisions of any recorded easements. No permanent or other structures shall be erected or maintained on said strips, including, but not limited to, fences, patios, and decks.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2042, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

CHATHAM HILLS, LLP

By: _____

Steven H. Henke, partner, Henke Development Group, LLC, managing partner, Chatham Hills, LLP
Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Steven Henke, partner, Henke Development Group, LLC, managing partner, Chatham Hills, LLP (owner) and acknowledged the execution of the foregoing Secondary Plat for and on behalf of said entity. Witness my hand and Notarial Seal this 10th day of August, 2017.

My Commission Expires:
4-8-2023

_____
Notary Public

Residing in Hamilton County, Indiana

Douglas Lee Fleener
Printed Name

REGISTERED LAND SURVEYOR'S CERTIFICATE

I Michael J. Smith, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana;

The size of the lots and blocks and widths of the streets and easements are shown in figures denoting feet and decimal parts thereof;

The subdivision consists of Lots 1 and 2, Blocks 1 through 6, inleusive, Common Areas 1 and 2 and streets and easements as shown hereon;

The boundary lines for this plat are based on the ALTA/ACSM Land Title Survey by Hahn Surveying Group, Inc recorded July 24, 2017 as Instrument No. 2017035184 in the Office of the Hamilton County Recorder.

_____
Michael J. Smith
LS20500025
Date: 7-28-17

MICHAEL J. SMITH
REGISTERED
No.
20500025
STATE OF
INDIANA
LAND SURVEYOR

Monumentation Note

The monuments on the perimeter of the subdivision have been set prior to the recording of this plat. Some of the interior monuments may not have been set due to the probability that they will be disturbed during construction. An affidavit, cross-referenced to this plat, will be recorded after the interior monumentation has been completed, no later than two years after the recording of this plat.

Plan Commission Certificate:

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the 23rd day of August, 2017.

Westfield-Washington Township Plan Commission

By: _____

Matthew S. Skelton, Esq., Director
Economic and Community Development Department

Board of Public Works and Safety Certificate:

This plat and the acceptance of any public rights-of-way dedicated herein is hereby approved on the 28th day of August, 2017, by the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-120 enacted by the Board of Public Works and Safety on August 26, 2015, and Article 7.4(B) of the Unified Development Ordinance.

_____
Jeremy Dollar, Director
Public Works Department

LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY	
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT	
D.&U.E.	DRAINAGE AND UTILITY EASEMENT	
D.E.	DRAINAGE EASEMENT	
R.D.E.	REGULATED DRAINAGE EASEMENT	
D.U.&L.E.	DRAINAGE, UTILITY & LANDSCAPE EASEMENT	
B.S.L.	BUILDING SETBACK LINE	
C.A.	COMMON AREA	
○	⅝ IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH	
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH	

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLE.

OWNER/SUBDIVIDER:
CHATHAM HILLS LLP
20288 TOMLINSON RD
WESTFIELD, IN 46074

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
– Michael J. Smith

AMERICAN STRUCTUREPOINT INC

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

MRC

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
5th day of November 2018 - ALC
Auditor of Hamilton County

Parcel # 08-05-25-00-00-022.003
Parcel # 08-05-25-00-00-022.101

2018052121 WD $25.00
11/05/2018 12:14:34PM 4 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented

LLP

File Number: 18615097-IND
State Tax ID: 29-05-25-000-022.003-025, State Tax ID: 29-05-25-000-022.101-025

WARRANTY DEED

AKA Norman J. Gray

THIS INDENTURE WITNESSETH That Norman Gray, (Grantor), of Hamilton County, in the State of Indiana, CONVEYS AND WARRANTS to Chatham Hills, LLP (Grantee), a limited liability company authorized to conduct business in the State of Indiana, of Hamilton County, in the State of Indiana, for valuable consideration the following described real estate in Hamilton County, State of Indiana:

SEE EXHIBIT A

Commonly known as 1319 East 196th Street, Westfield, IN 46074, 0 Tomlinson Road, Westfield, IN 46074.

This conveyance is subject to:

1. All taxes due and payable in 2018, and thereafter.

2. All general and special assessments and all other governmental, municipal and public dues, charges and impositions not delinquent; all easements, restrictions, agreements, covenants and other matters of record.

IN WITNESS WHEREOF, Grantors have executed this deed this 31st day of October, 2018.

GRANTOR:

Norman Gray AKA Norman J. Gray

State of Indiana)
)SS. ACKNOWLEDGMENT
County of Marion)

AKA Norman J. Gray

Before me, a Notary Public in and for said County and State, personally appeared Norman Gray who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 31st day of October, 2018.

RACHEL R. FITZWATER
Notary Public, State of Indiana
Hamilton County
Commission # 659056
My Commission Expires
October 24, 2022

(Signature of Notary Public)
Printed _____
County of Residence: _____
Commission #: _____
Commission Exp: _____

Send tax bills to Grantee @ Grantee's address: Chatham Hills, LLP, 20298 Tomlinson Road, Westfield, IN 46074

After Recording return to: ATA National Title Group of Indiana, LLC, 8335 Keystone Crossing, Ste. 104 Indianapolis, IN 46240.

This instrument prepared by: Kassandra Green, Attorney at Law #28258-29, The Green Law Firm, LLC, PO BOX 20283, Indianapolis, IN 46220.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Kassandra Green.

EXHIBIT "A"

Land situated in the County of Hamilton, State of Indiana

TRACT I

Part of the West Half of the Northeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Northeast Quarter, thence South 88 degrees 42 minutes 09 seconds West (assumed bearing) along the North line of said Quarter Quarter Section a distance of 500.00 feet to the POINT OF BEGINNING; thence South 00 degrees 01 minutes 28 seconds West parallel with the East line of said West Half a distance of 697.16 feet; thence North 88 degrees 42 minutes 09 seconds East parallel to said North line a distance of 250.00 feet; thence South 00 degrees 01 minutes 28 seconds West parallel with said East line a distance of 550.74 feet; thence North 88 degrees 42 minutes 09 seconds East parallel with said North line a distance of 250.00 feet to said East line, thence South 00 degrees 01 minutes 28 seconds West along the East line thereof a distance of 560.50 feet to a point on the South bank of the Wheeler and Beals Drain, said point being the Northeast corner of the Ila McGuire tract recorded in Deed Book 353, page 978, in the Office of the Recorder of Hamilton County, Indiana; thence Southwesterly along said South bank to a point that is 484.60 feet North measured perpendicular from the South line of said West Half and 307.10 feet measured perpendicular from the East line of said West Half said point being the
Northwest corner of said Ila McGuire tract; thence continue Southwesterly along said South bank to a point that is 476.69 feet North measured perpendicular from the South line of said West Half and 609.8 feet West measured perpendicular from the East line of said West Half; thence South 88 degrees 48 minutes 26 seconds West 3.55 feet; thence North 00 degrees 02 minutes 41 seconds West 21.41 feet; thence South 88 degrees 48 minutes 26 seconds West 49.50 feet; thence North 00 degrees 02 minutes 41 seconds West 830.51 feet to a point on the South line of the North Half of said Northeast Quarter Section; thence North 88 degrees 45 minutes 17 seconds East along said South line a distance of 207.17 feet; thence North 00 degrees 02 minutes 41 seconds West parallel with the West line of said West West a distance of 250.00 feet; thence South 88 degrees 45 minutes 17 seconds West parallel to said South line a distance of 386.34 feet; thence North 00 degrees 02 minutes 41 North West parallel to said West line a distance of 1078.64 feet to a point on the North line of said Quarter-Quarter Section; thence North of 88 degrees 42 minutes 09 seconds East on the North line thereof a distance of 344.82 feet to the POINT OF BEGINNING.

TRACT II

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 1078.11 feet on and along the West line of said Northeast Quarter; thence North 88 degrees 48 minutes 10 seconds East 522.75 feet parallel to the South line of the North Half of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped S0083 at the POINT OF BEGINNING of this description; thence North 88 degrees 48 minutes 10 seconds East 348.45 feet parallel to said South line to a 5/8" iron rod with yellow cap stamped S0083; thence South 00 degrees 00 minutes 00 seconds 250.08 feet, more or less, parallel to the West line of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped

S0083 on the South line of the North Half of said Northeast Quarter; thence South 88 degrees 48 minutes 10 seconds West 348.45 feet on and along said South line to a 5/8" iron rod with yellow cap stamped S0083; thence North 00 degrees 00 minutes 00 seconds 250.08 feet parallel with the West line of said Northeast Quarter to the POINT OF BEGINNING. Containing 2.00 acres more or less.

Commonly Known as: 1319 East 196th Street, 0 Tomlinson Road
Tax Parcel ID: 08-05-25-00-00-022.003 State Parcel ID: 29-05-25-000-022.003-025
Tax Parcel ID: 08-05-25-00-00-022.101 State Parcel ID: 29-05-25-000-022.101-025

Mail Tax Bills To: **E. 196th Street, Westfield, In. 46074**

True and Certified Copy

16000

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Cindy Harkness,** of **Hamilton** County, in the State of Indiana, CONVEYS AND WARRANTS to **Jackie L. Bieghler and Kelley S. Bieghler, Husband and Wife,** of **Hamilton** County, in the State of Indiana, in consideration of One Dollar and other valuable consideration, the receipt of which are hereby acknowledged, the following described real estate in **Hamilton** County, State of Indiana:

See Legal Exhbit "A"

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
29 day of August, 2002
Robin M Mills Auditor of Hamilton County
Parcel # 08-05-25-00-00-022.000

Dated this **This 25th Day of October, 2001.**

Signature *Cindy Harkness* (Seller)

Signature (Seller)

200200062152
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
08-29-2002 03:52 pm.
WARR DEED 16.00

State of Indiana)
) SS:
Marion County)

Before me, a Notary Public, in and for said County and State, this This 25th Day of October, 2001, personally appeared ***Cindy Harkness***, who acknowledged the execution of the foregoing deed, In witness whereof, I have hereunto subscribed ~~my name~~ and affixed by official seal.

My Commission Expires: 4-2-2008

SUMER L. SHARP NOTARY PUBLIC SEAL APRIL 2 2008 HAMILTON COUNTY

~~Sumer L. Sharp~~
Resident of Hamilton County

This instrument prepared by:
Timothy L. Corbin
Attorney at Law
9003 Greenlee Circle
Indianapolis, IN 46234
(317) 271-7963
Atty. No. 17913-49

Exhibit "A"

Part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, thence South along the East line of the aforesaid Quarter-Quarter Section, South 00 degrees 01 minutes 28 seconds West, 1247.90 feet; thence South 88 degrees 42 minutes 09 seconds West; parallel with the North line of the aforesaid Quarter-Quarter Section, 250.00 feet thence North 00 degrees 01 minutes 28 seconds East parallel with the aforesaid East line, 1247.90 feet to a point on the North line of said Quarter-Quarter Section; thence on and along said North 88 degrees 42 minutes 09 seconds East, 250.00 feet to the Point of Beginning of this description, containing 7.160 acres, more or less.

FDS

2018057657 WD $25.00
12/11/2018 03:41:53PM 3 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented

N

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
11th day of December 2018 - SBH
Auditor of Hamilton County
Parcel # 08-05-25-00-00-022.005

Tax ID Number(s):
08-05-25-00-00-022.005 29-05-25-000-022.005-025

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Pete A. Schwartz and Amber Nicole Schwartz, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

Chatham Hills LLP, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Hamilton County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of Dec, 2018.

Pete A. Schwartz

Amber Nicole Schwartz

State of Indiana, County of Hamilton ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Pete A. Schwartz and Amber Nicole Schwartz** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 10th day of Dec 2018.

My Commission Expires: _____

LaDonna G Thompson
Signature of Notary Public

LADONNA G. THOMPSON
Hamilton County
My Commission Expires
July 8, 2023

Printed Name of Notary Public

Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
1343 East 196th Street
Westfield, IN 46074

Grantee's Address and Mail Tax Statements To:
1100 Chatham Hills Blvd
Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

EXHIBIT A

Part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 42 minutes 09 seconds West along the North line of said Quarter Quarter Section, 250.00 feet to the Point of Beginning; thence South 00 degrees 01 minutes 28 seconds West parallel with the East line of said Quarter Quarter Section, 697.16 feet; thence South 88 degrees 42 minutes 09 seconds West parallel with the aforesaid North line, 250.00 feet; thence North 00 degrees 01 minutes 28 seconds East parallel with the aforesaid East line, 697.16 feet to a point on said North line; thence North 88 degrees 42 minutes 09 seconds East on and along said North line, 250.00 feet to the Point of Beginning of this description, containing 4.00 acres, more or less.

94893444

9443451

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order Approving Sale of Property of the Estate Free and Clear of Liens and Approval of Debtor's Payment of Expenses of Sale From Proceeds" entered on October 7, 1994 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending (the "Court Order") in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to LURIE INVESTORS, an Indiana general partnership, a 65.404% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor reserves for itself and its successors and assigns, solely for the benefit of the land described in Exhibit C attached hereto and incorporated herein (the "Benefitted Land") a perpetual, non-exclusive access and utility easement fifty (50) feet in width adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line of the Real Estate to a point which is fifty (50) feet north of the terminus of the first described access control line in the Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, Page 342 as Instrument No. 14308 (the "Easement Area") in order (a) to afford Grantor, its successors and assigns, a commercially reasonable means of access to and from U.S. 31 at the fifty (50) foot driveway access point on U.S. 31 which affords, as of the date hereof, a means of ingress and egress to and from U.S. 31 to the Benefitted Land and (b) to permit Grantor, its successors and assigns to continue the use and enjoyment of existing utility lines and facilities located within the Easement Area.

Grantor further reserves for itself and its successors and assigns, for the benefit of the land described in Exhibit D attached hereto and incorporated herein (the "Additionally Benefitted Land") a perpetual, non-exclusive underground utility easement fifty (50) feet in width and adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line to the north line of the real estate described as Parcel 3 in Exhibit A hereto to permit Grantor, its successors and assigns to extend to the Additionally Benefitted Land such utility lines and services as Grantor, its successors and assigns may deem desirable.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 11th day of October, 1994.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

RECEIVED FOR RECORD
94 OCT 14 PM 1:36
SHARON K. CHERRY
RECORDER
HAMILTON CO. IN

THUNDER ISLAND, INC.
Debtor in Possession

By _____
Michael A. Maio, President

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
14 day of Oct 19 94
Auditor
Hamilton County

Parcel # 08-05-24-000-000-015
017
018 + 018.001

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 11th day of October, 1994.

Lon Leigh Wilson
Notary Public Residing in
Greene County

Von Leigh Wilson
(printed signature)

My Commission Expires:
August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road
Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

TCH 65206

EXHIBIT A

Legal Description

Parcel 1.

The West Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 20 acres, more or less.

Parcel 2.

The Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, except ten (10) acres off the North side thereof, containing, after such exception, 30 acres, more or less.

Parcel 3.

The Northeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 40 acres, more or less.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.

2. All matters which would be disclosed by an accurate survey of the Real Estate.

3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.

4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. The right of any tenant farmer to harvest before March 1, 1995 growing crops now located on the Real Estate.

6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901. (Parcel I)

7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038. (Parcel III)

8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543. (Parcel III)

9. Permanent extinguishment of all rights and easements of ingress and egress to, from,. and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.

10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et sew.)

9443451

EXHIBIT C

Benefitted Land

The East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana.

9443451

EXHIBIT D

Additionally Benefitted Land

Parcel IV:
Fifteen (15) acres off the South end of the Southwest Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; ALSO, the Northwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East, containing forty (40) acres, more or less.

ALSO

Part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; thence South 88 degrees 09 minutes 41 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 1325.50 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 11 minutes 34 seconds West on and along said West line 1337.32 feet to the North line of the Southeast Quarter of said Northeast Quarter; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 424.17 feet to a point that is 900.00 feet South 87 degrees 46 minutes 25 seconds West of the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast Quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with the North line of the Southeast Quarter of said Northeast Quarter 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to said North line; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 450.00 feet to the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East on and along said East line 1345.85 feet to the place of beginning.

Parcel V:
Part of the South Half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the North line of the South half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East which is 450.00 feet South 87 degrees 46 minutes 25 seconds West (assumed bearing) from the Northeast corner thereof; thence South 87 degrees 46 minutes 25 seconds West on and along said North line 450.00 feet; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with said North line 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to the place of beginning.

Parcel VI:
Ten (10) acres off the North side of the Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North Range 3 East in Hamilton County, Indiana.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

9443451

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9443452

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order Approving Sale of Property of the Estate Free and Clear of Liens and Approval of Debtor's Payment of Expenses of Sale From Proceeds" entered on October 7, 1994 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending (the "Court Order") in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to L. M. LURIE ASSOCIATES, INC., an Indiana corporation, a 34.596% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor reserves for itself and its successors and assigns, solely for the benefit of the land described in Exhibit C attached hereto and incorporated herein (the "Benefitted Land") a perpetual, non-exclusive access and utility easement fifty (50) feet in width adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line of the Real Estate to a point which is fifty (50) feet north of the terminus of the first described access control line in the Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, Page 342 as Instrument No. 14308 (the "Easement Area") in order (a) to afford Grantor, its successors and assigns, a commercially reasonable means of access to and from U.S. 31 at the fifty (50) foot driveway access point on U.S. 31 which affords, as of the date hereof, a means of ingress and egress to and from U.S. 31 to the Benefitted Land and (b) to permit Grantor, its successors and assigns to continue the use and enjoyment of existing utility lines and facilities located within the Easement Area.

Grantor further reserves for itself and its successors and assigns, for the benefit of the land described in Exhibit D attached hereto and incorporated herein (the "Additionally Benefitted Land") a perpetual, non-exclusive underground utility easement fifty (50) feet in width and adjacent to and parallel with the west right-of-way line of U.S. Highway 31 and extending from the south line to the north line of the real estate described as Parcel 3 in Exhibit A hereto to permit Grantor, its successors and assigns to extend to the Additionally Benefitted Land such utility lines and services as Grantor, its successors and assigns may deem desirable.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 11th day of October, 1994.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

THUNDER ISLAND, INC.
Debtor in Possession

By _____
Michael A. Maio, President

RECEIVED FOR RECORD
94 OCT 14 PM 1:36
SHARON K. CHERRY
RECORDER
HAMILTON CO. IN

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
14 day of Oct 1994

_____ Auditor
Hamilton County

Parcel #_____

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 11th day of October, 1994.

Von Leigh Wilson
Notary Public Residing in
Greene County

Von Leigh Wilson
(printed signature)

My Commission Expires:
August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road
Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

TCH 65206

EXHIBIT A

Legal Description

Parcel 1.

The West Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 20 acres, more or less.

Parcel 2.

The Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, except ten (10) acres off the North side thereof, containing, after such exception, 30 acres, more or less.

Parcel 3.

The Northeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East located in Hamilton County, Indiana, containing 40 acres, more or less.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.

2. All matters which would be disclosed by an accurate survey of the Real Estate.

3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.

4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. The right of any tenant farmer to harvest before March 1, 1995 growing crops now located on the Real Estate.

6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901. (Parcel I)

7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038. (Parcel III)

8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543. (Parcel III)

9. Permanent extinguishment of all rights and easements of ingress and egress to, from,. and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.

10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et sew.)

9443452

EXHIBIT C

Benefitted Land

The East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana.

9443452

EXHIBIT D

Additionally Benefitted Land

Parcel IV:
Fifteen (15) acres off the South end of the Southwest Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; ALSO, the Northwest Quarter of the Southeast Quarter of Section 24, Township 19 North, Range 3 East, containing forty (40) acres, more or less.

ALSO

Part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of Section 24, Township 19 North, Range 3 East; thence South 88 degrees 08 minutes 41 seconds West (assumed bearing) on and along the South line of said northeast Quarter 1325.50 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 11 minutes 34 seconds West on and along said West line 1337.32 feet to the North line of the Southeast Quarter of said Northeast Quarter; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 424.17 feet to a point that is 900.00 feet South 87 degrees 46 minutes 25 seconds West of the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast Quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with the North line of the Southeast Quarter of said Northeast Quarter 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to said North line; thence North 87 degrees 46 minutes 25 seconds East on and along said North line 450.00 feet to the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 40 seconds East on and along said East line 1345.85 feet to the place of beginning.

Parcel V:
Part of the South Half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the North line of the South half of the Northeast Quarter of Section 24, Township 19 North, Range 3 East which is 450.00 feet South 87 degrees 46 minutes 25 seconds West (assumed bearing) from the Northeast corner thereof; thence South 87 degrees 46 minutes 25 seconds West on and along said North line 450.00 feet; thence South 00 degrees 15 minutes 40 seconds East parallel with the East line of said Northeast quarter 484.29 feet; thence North 87 degrees 46 minutes 25 seconds East parallel with said North line 450.00 feet; thence North 00 degrees 15 minutes 40 seconds West parallel with said East line 484.29 feet to the place of beginning.

Parcel VI:
Ten (10) acres off the North side of the Southwest Quarter of the Southeast Quarter of Section 24, Township 19 North Range 3 East in Hamilton County, Indiana.

This Instrument Recorded OCT 14 1994
Sharon K. Cherry, Recorder, Hamilton County, IN

9443452

95294657

(3)

9537128

11.00
(3)

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order (1) Approving Sale of Property of the Estate Free and Clear of Liens, Liens to Attach to Net Proceeds, (2) Making Determination of Secured Status and Authorizing Immediate Distribution of Proceeds, and (3) Authorizing Creation of Escrow for Payment of Administrative Expenses" (the "Court Order") entered on April 12, 1995 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to LURIE INVESTORS, an Indiana general partnership, an 87.351% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor relinquishes unto Grantee the easements reserved by Grantor in a certain Corporate Warranty Deed dated October 11, 1994 recorded on October 14, 1994 as Instrument No. 94-43451 in the Office of the Recorder of Hamilton County, Indiana, effective as of August 1, 1995.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 13 day of April, 1995.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
31 day of May 1995

Jan M Ogle Auditor
Hamilton County

Parcel # _____

THUNDER ISLAND, INC.
Debtor in Possession

By _____
Michael A. Maio, President

95 MAY 31 PM 3:27
Mary M. Clark
HAMILTON COUNTY RECORDER

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 13th day of April, 1995.

Pax Leigh Wilson
Notary Public Residing in Greene County

Pax Leigh Wilson
(printed signature)

My Commission Expires:
August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road, Indianapolis, IN 46240

EXHIBIT A

Description of the Real Estate

PARCEL I:

TEN (10) ACRES OFF THE NORTH SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA.

PARCEL III:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, ALL IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

PARCEL IV:

FIFTEEN (15) ACRES OFF THE SOUTH END OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; ALSO, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING FORTY (40) ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 88 DEGREES 08 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 1325.50 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS WEST ON AND ALONG SAID WEST LINE 1337.32 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 424.17 FEET TO A POINT THAT IS 900.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO SAID NORTH LINE; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 450.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 1345.85 FEET TO THE PLACE OF BEGINNING.

PARCEL V:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST WHICH IS 450.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST ON AND ALONG SAID NORTH LINE 450.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH SAID NORTH LINE 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO THE PLACE OF BEGINNING.

PARCEL VI:

LOTS 5-27 INCLUSIVE IN STYLE-RITE MEADOWS, AN ADDITION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 23-25, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.

2. All matters which would be disclosed by an accurate survey of the Real Estate.

3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.

4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. The right of any tenant farmer to harvest before March 1, 1996 growing crops now located on the Real Estate.

6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901.

7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038.

8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543.

9. Permanent extinguishment of all rights and easements of ingress and egress to, from,. and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.

10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et seq.)

11. Easement granted to Central Indiana Power Company dated November 25, 1938 and recorded October 5, 1939 in Misc. Record 35, page 19 as Instrument Number 11457.

12. Rights of tenants of two (2) residential properties as tenants only for a term not extending beyond December 31, 1995.

95294657

(4)

9537129

11.00

(3)

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THUNDER ISLAND, INC., an Indiana corporation and debtor in possession, acting pursuant to a certain "Entry and Order (1) Approving Sale of Property of the Estate Free and Clear of Liens, Liens to Attach to Net Proceeds, (2) Making Determination of Secured Status and Authorizing Immediate Distribution of Proceeds, and (3) Authorizing Creation of Escrow for Payment of Administrative Expenses" (the "Court Order") entered on April 12, 1995 in the matter captioned "In re: Thunder Island, Inc., Debtor" (Case No. 94-6550-OV-11, Chapter 11) pending in the United States Bankruptcy Court, Southern District of Indiana, Indianapolis Division, CONVEYS AND WARRANTS to L. M. LURIE ASSOCIATES, INC., an Indiana corporation, a 12.649% undivided interest as a tenant-in-common in and to the real estate described in Exhibit A attached hereto and incorporated herein (the "Real Estate"), subject, however, to the exceptions to title set forth in Exhibit B attached hereto and incorporated herein.

Grantor relinquishes unto Grantee the easements reserved by Grantor in a certain Corporate Warranty Deed dated October 11, 1994 recorded on October 14, 1994 as Instrument No. 94-43451 in the Office of the Recorder of Hamilton County, Indiana, effective as of August 1, 1995.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized President of Grantor and has been fully empowered, by the Court Order and proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor certifies that no Indiana gross income tax is due or owing in connection with the foregoing conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 13 day of April, 1995.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
31 day of May 19 95
Jon M Ogle Auditor Hamilton County

Parcel # _____

THUNDER ISLAND, INC.
Debtor in Possession

By _____
Michael A. Maio, President

Mary M. Clark
HAMILTON COUNTY RECORDER
95 MAY 31 PM 3:27

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Michael A. Maio, the President of Thunder Island, Inc, an Indiana corporation and Debtor in possession, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 19th day of April, 1995.

Lori Leigh Wilson
Notary Public Residing in Greene County

Lori Leigh Wilson
(printed signature)

My Commission Expires:
August 13, 1998

SEND TAX STATEMENTS TO: 8182 Sycamore Road, Indianapolis, IN 46240

This instrument prepared by Tom Charles Huston, Attorney at Law, 11 South Meridian Street, Suite 1313, Indianapolis, IN 46240.

TCH 97098

EXHIBIT A

Description of the Real Estate

PARCEL I:

TEN (10) ACRES OFF THE NORTH SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA.

PARCEL III:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, ALL IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

PARCEL IV:

FIFTEEN (15) ACRES OFF THE SOUTH END OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; ALSO, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING FORTY (40) ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 88 DEGREES 08 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 1325.50 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS WEST ON AND ALONG SAID WEST LINE 1337.32 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 424.17 FEET TO A POINT THAT IS 900.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO SAID NORTH LINE; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ON AND ALONG SAID NORTH LINE 450.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 1345.85 FEET TO THE PLACE OF BEGINNING.

PARCEL V:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 3 EAST WHICH IS 450.00 FEET SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST ON AND ALONG SAID NORTH LINE 450.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 484.29 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST PARALLEL WITH SAID NORTH LINE 450.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EAST LINE 484.29 FEET TO THE PLACE OF BEGINNING.

PARCEL VI:

LOTS 5-27 INCLUSIVE IN STYLE-RITE MEADOWS, AN ADDITION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 23-25, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B

Exceptions to Title

1. The lien of current taxes and annual legal drain maintenance assessments, not delinquent.

2. All matters which would be disclosed by an accurate survey of the Real Estate.

3. Rights of the public and others in and to that part of the Real Estate taken or used for road purposes.

4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. The right of any tenant farmer to harvest before March 1, 1996 growing crops now located on the Real Estate.

6. Right of way granted to the State of Indiana dated January 18, 1955 and recorded March 5, 1955 in Deed record 142, page 159 as Instrument Number 4901.

7. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc. dated February 15, 1984 and recorded April 2, 1984 in Easement Record 1, page 767 as Instrument Number 84-4038.

8. Electric Underground Line Easement granted to Public Service Company of Indiana, Inc. dated March 8, 1988 and recorded July 8, 1988 as Instrument Number 8813543.

9. Permanent extinguishment of all rights and easements of ingress and egress to, from,. and across the limited access facility (known as U.S.R. 31 & 196th Street), as provided in a Warranty Deed dated January 14, 1975 and recorded May 6, 1975 in Deed Record 281, page 342 as Instrument Number 14308.

10. Set-back and use restrictions; possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of water through the W.C. Inman Drain, a legal drain (Indiana Code I.C. (1981) 36-9-27-33 et seq.)

11. Easement granted to Central Indiana Power Company dated November 25, 1938 and recorded October 5, 1939 in Misc. Record 35, page 19 as Instrument Number 11457.

12. Rights of tenants of two (2) residential properties as tenants only for a term not extending beyond December 31, 1995.

U.S. Highway 31

Campus Office Subdistrict

8 Acre Lake

Single Family Subdistrict

Frontage Road

Chad Hittle Drive

196th Street

Existing Chatham Commons

Village Subdistrict

12 Acre Lake

203rd Street

Single Family Subdistrict

Round-A-Bout

Southern Subdistrict

Frontage Road

191st Street

Chad Hittle Drive

Chatham Hills Boulevard

Nature Trail

Single Family Subdistrict

Single Family Subdistrict

Southern Subdistrict

Single Family Subdistrict

Single Family Subdistrict

Tomlinson Road

Chatham Clubhouse

Preservation Area

September 29, 2019

Exhibit B
Concept Plan

Chatham Hills

WESTFIELD

Single Family Subdistrict

Exhibit C-1
Character Imagery

Chatham Hills
WESTFIELD

Village Center Subdistrict

Exhibit C-2
Character Imagery

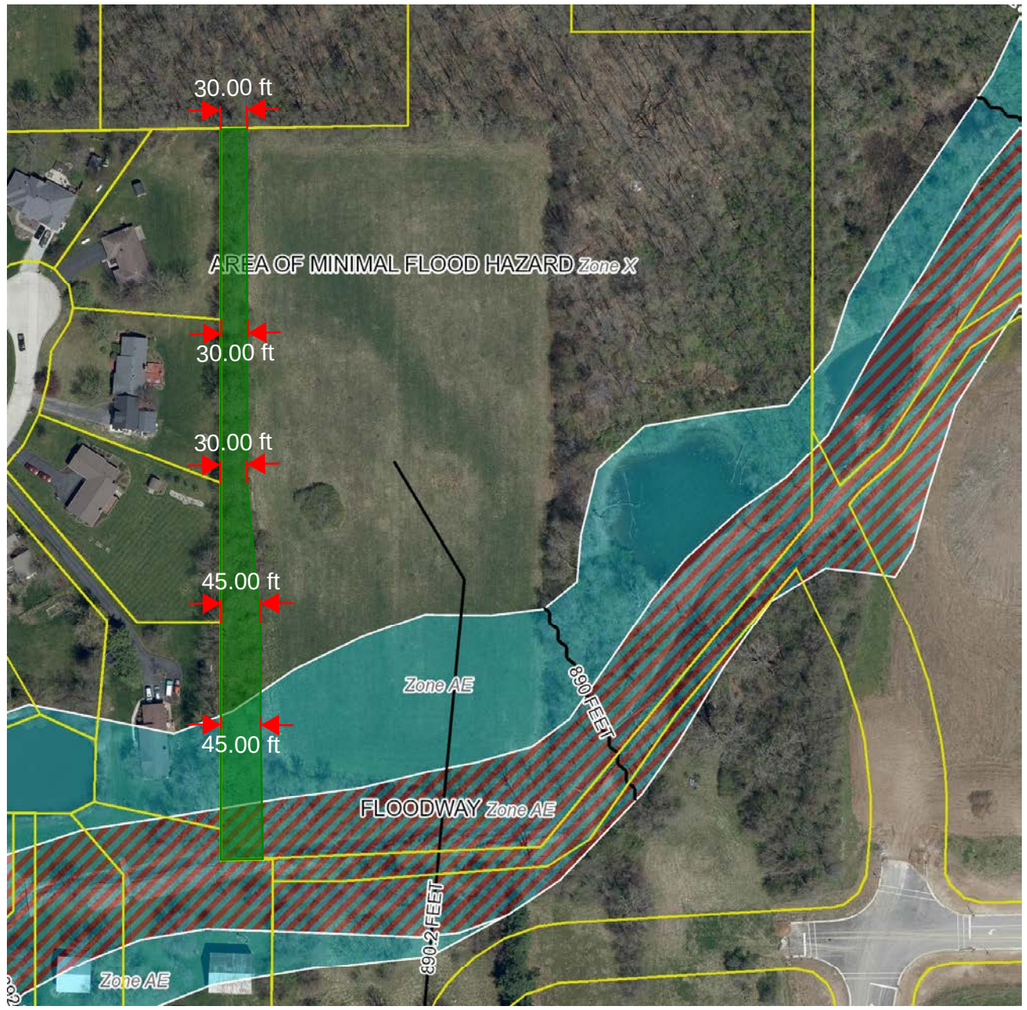
Chatham Hills
WESTFIELD

Campus Office Subdistrict

Southern Subdistrict

Exhibit C-3
Character Imagery

Chatham Hills
WESTFIELD



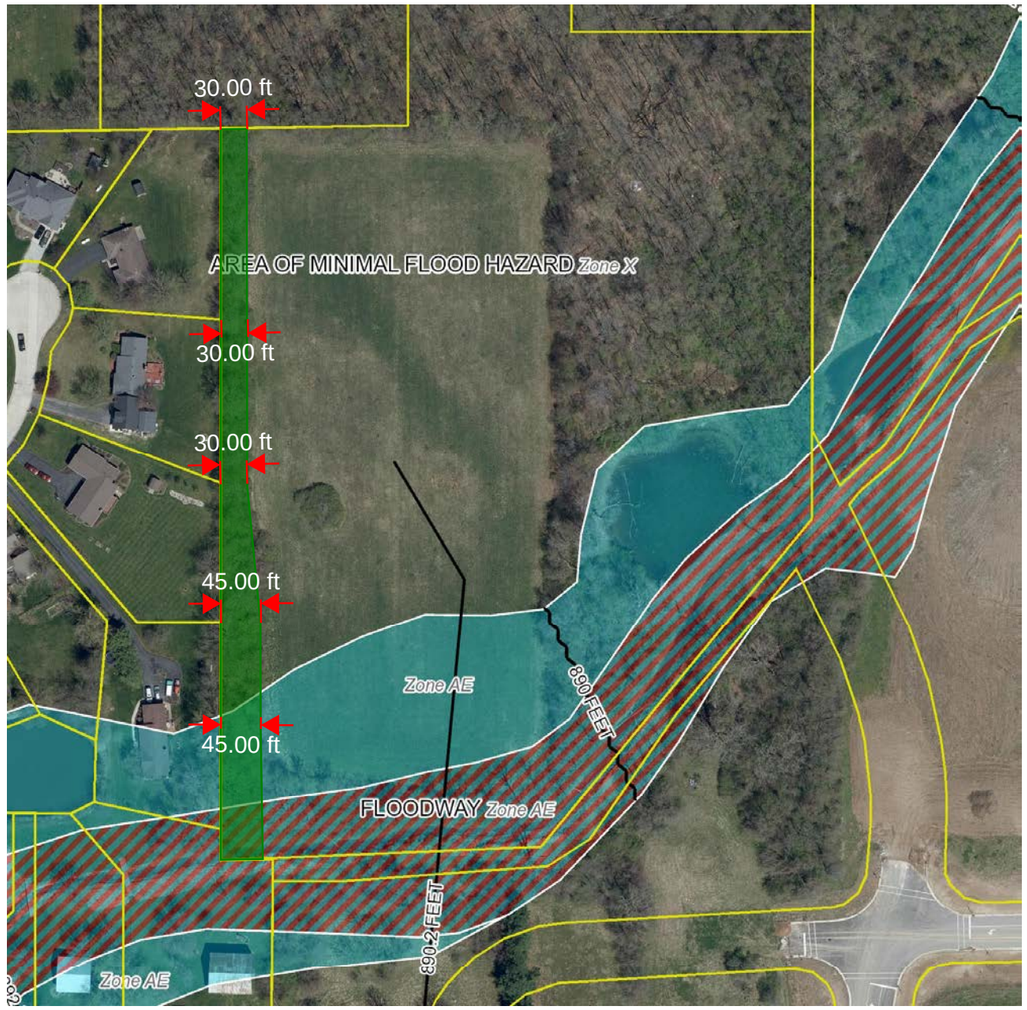
Preservation Area "A"

Preservation Area "B"

Preservation Areas "C" & "D"

Exhibit D
Preservation Areas

Chatham Hills
WESTFIELD



Preservation Area "A"

Preservation Area "B"

Preservation Areas "C" & "D"

Exhibit D
Preservation Areas

Chatham Hills
WESTFIELD

WRITTEN PUBLIC COMMENTS

Docket Number: 1910-PUD-34

Petitioner: Henke Development Group, LLC

Request: Petitioner requests an amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.

Enclosed Attachments:

November 5, 2019, APC Meeting

1. Christoffersen, Mark 11/5/19

To: City of Westfield Advisory Planning Commission

From: Mark Christoffersen, Bokeelia Bend neighborhood

Date: November 5, 2019

Re: 1910-PUD-34 (Ordinance No. 19-51)
Chatham Hills PUD Amendment VII, SW Corner of US31 and 203rd Street

Members of the Advisory Planning Commission,

After the public hearing for 1910-PUD-34 (Ordinance No. 19-51), neighbors of Bokeelia Bend walked and inspected the referenced "Preservation Area" (as described in section 8.4, D). Once this area was inspected and measured, we discussed our findings with the petitioner. A defined boundary was proposed and accepted. You will find these dimensions and visual in 1910-PUD-34 (Ordinance No. 19-51) documents as Exhibit D.

Further we discussed with the petitioner language in 7.8, D – Southern Subdistrict. We are not in agreement with the building height language in this section. We request the language be amended to include a maximum building height restriction of 2 stories adjacent to Bokeelia Bend boundary. For example, a previously approve Ordinance 17-41, which is an apartment development in its final stages of approvals, will be built next to an existing neighborhood (Crosswind Commons). In that approved ordinance, language was included to protect the privacy and aesthetic appearance of that neighborhood (referenced below).

Ordinance 17-41

Section 6 *General Regulations. The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.*

6.1 *Article 4.11 MF2: Multi-Family Medium Density District*

E. Maximum Building Height: Three (3) stories, except that

(i) any buildings along the south property line (i.e. adjacent to Crosswind Commons development) shall be limited to two (2) stories;

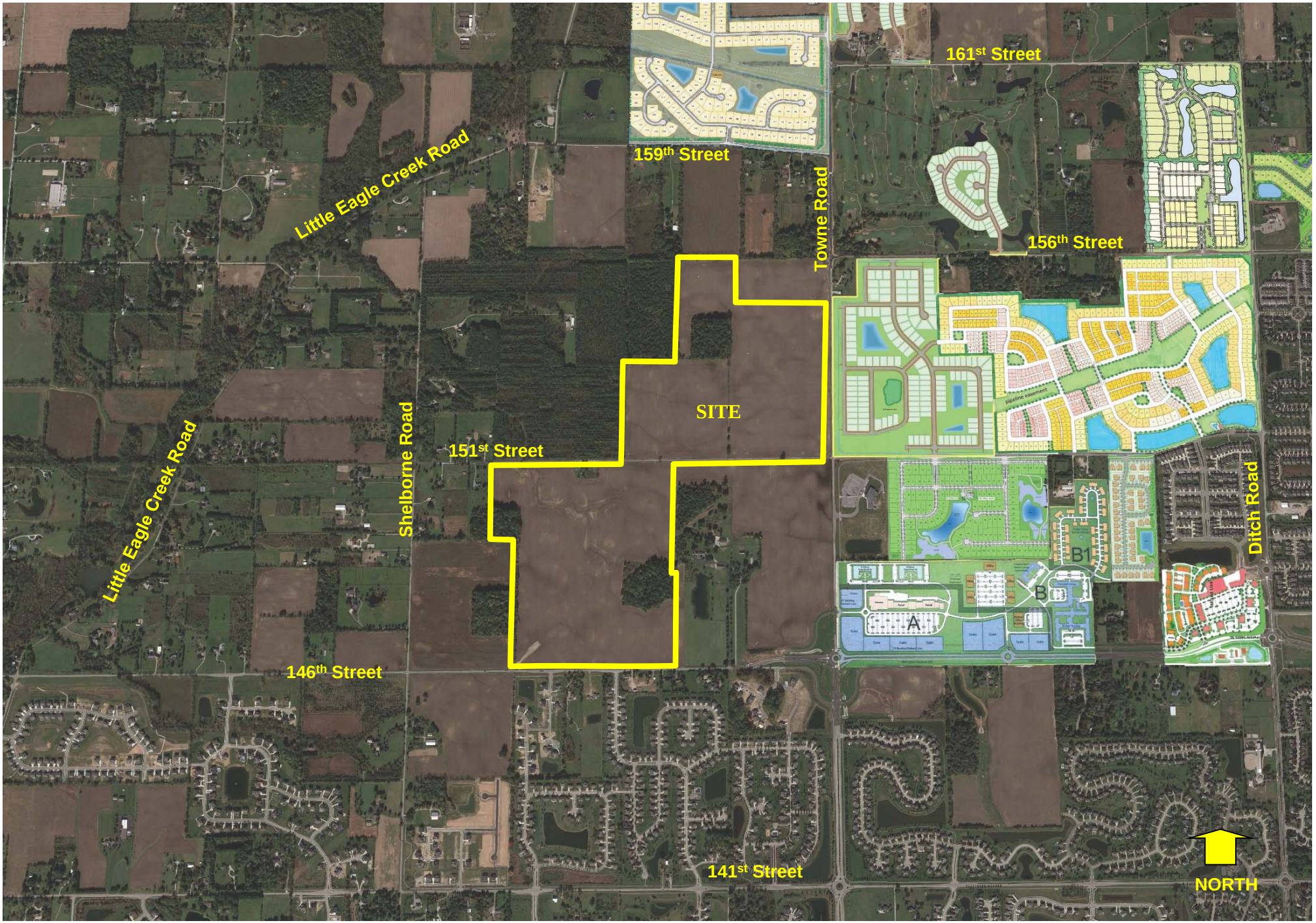
(ii) no building shall be greater than Sixty (60) feet in height.

We feel this request will not hamper the petitioner proposed development plan and will protect not only the overall look of this project, but importantly help protect resident privacy and property investments.

Thank you for considering the opinion of the Bokeelia Bend residents in your evaluation of this proposed project. We support your further review and judgment in determining additional matters relative to this project.

Respectfully,

Mark Christoffersen
1217 Bokeelia Bend
Westfield, IN 46074



Del Webb Westfield

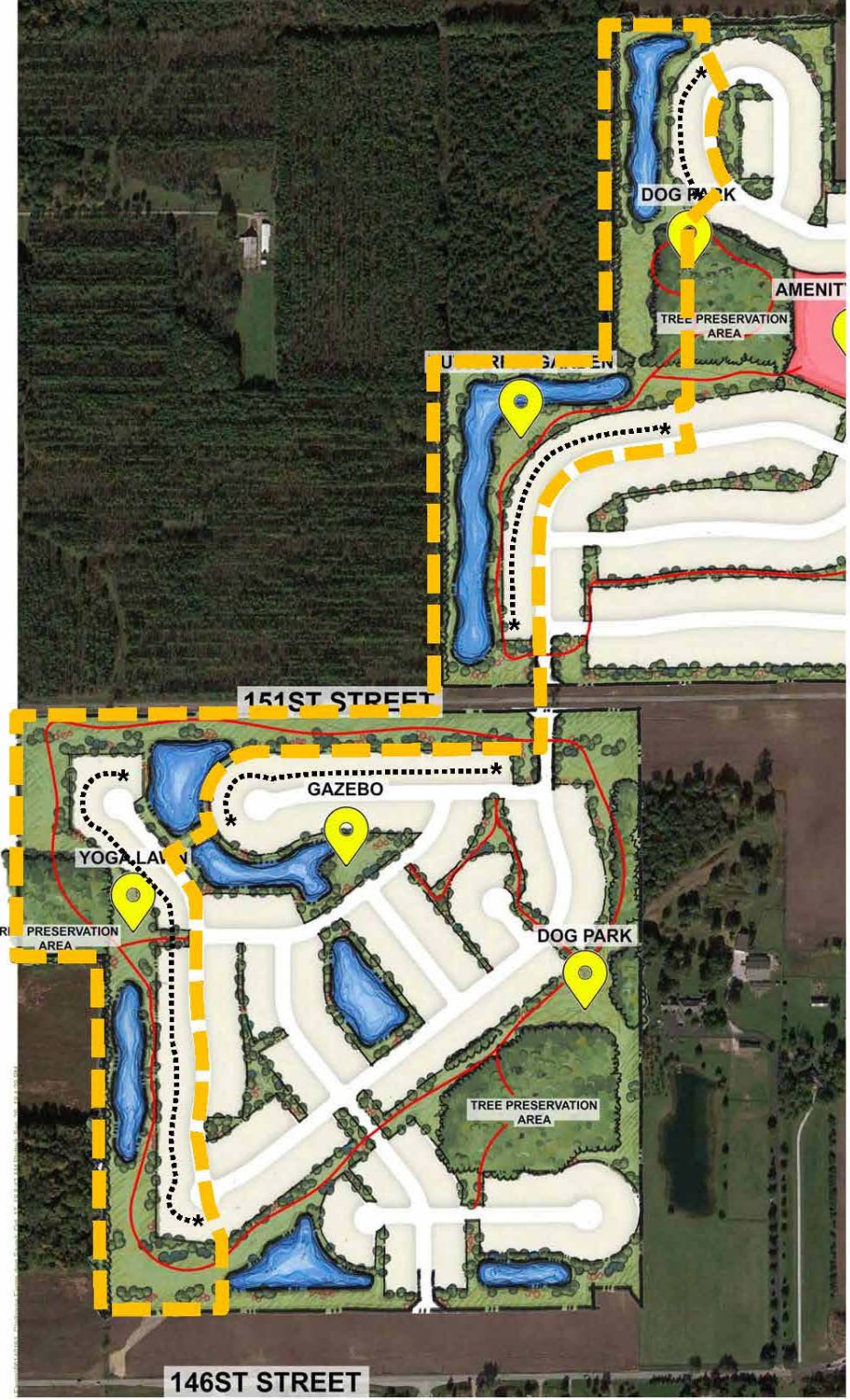
Site Context Map (Zoom In)

Claiborne Farms by Del Webb

Updated Concept Plan

Claiborne Farms by Del Webb

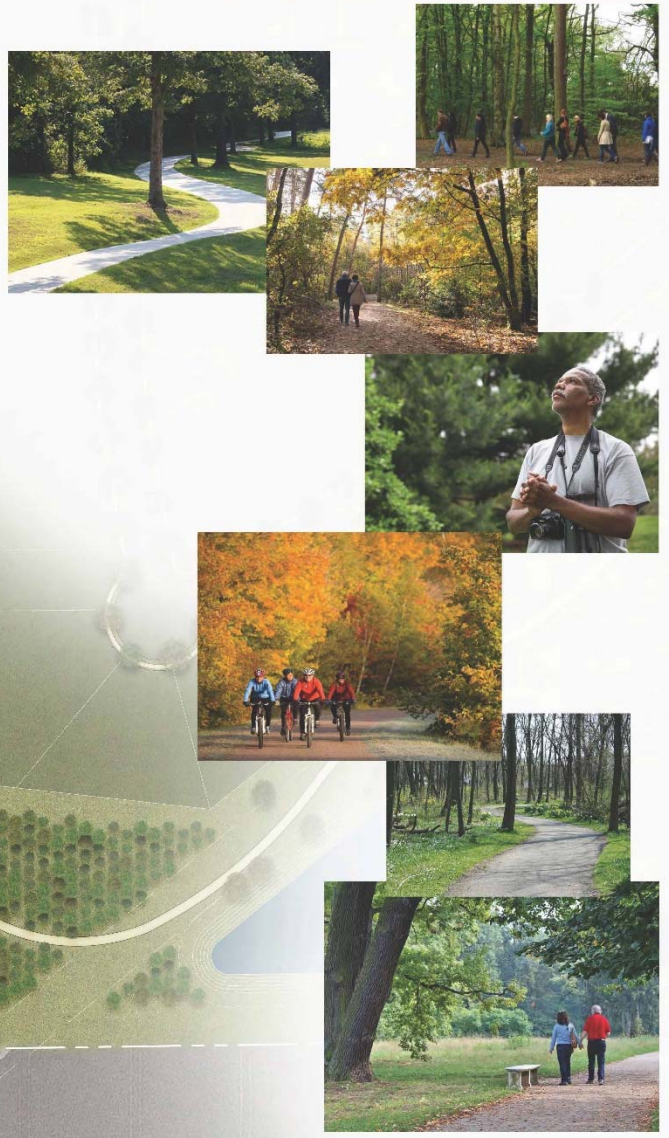
Buffer - Area and Planting Enhancements



Claiborne Farms by Del Webb

Buffer - Area and Planting Enhancements

EXAMPLE IMAGERY



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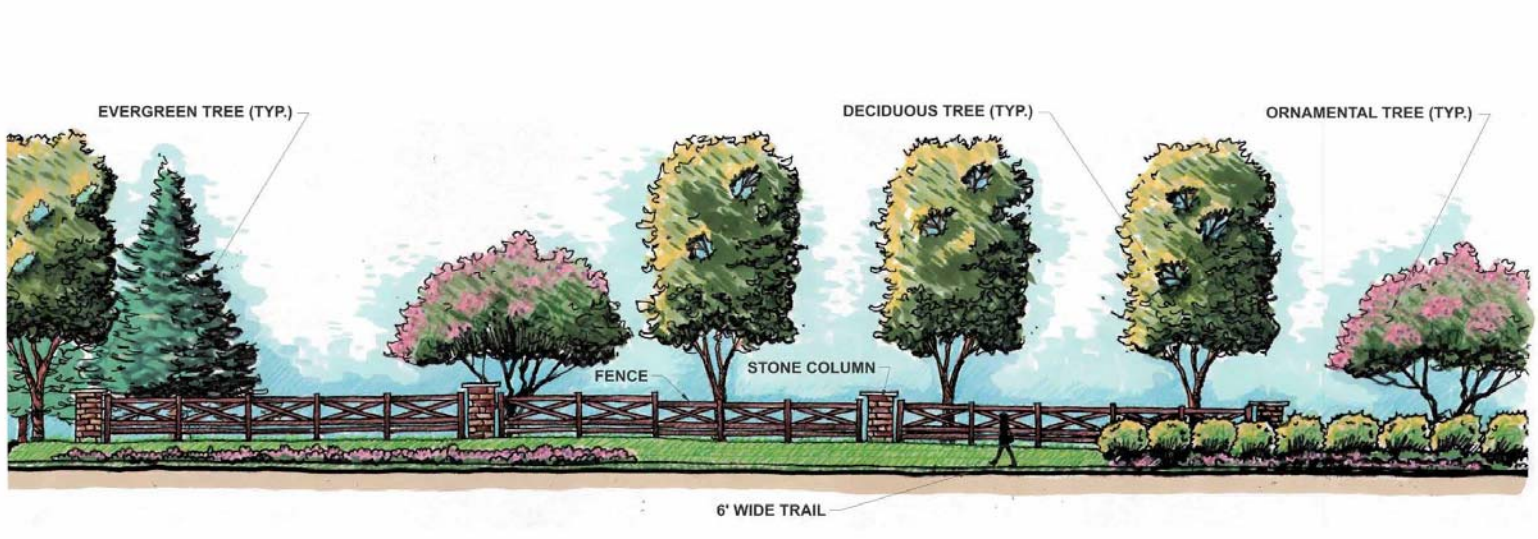
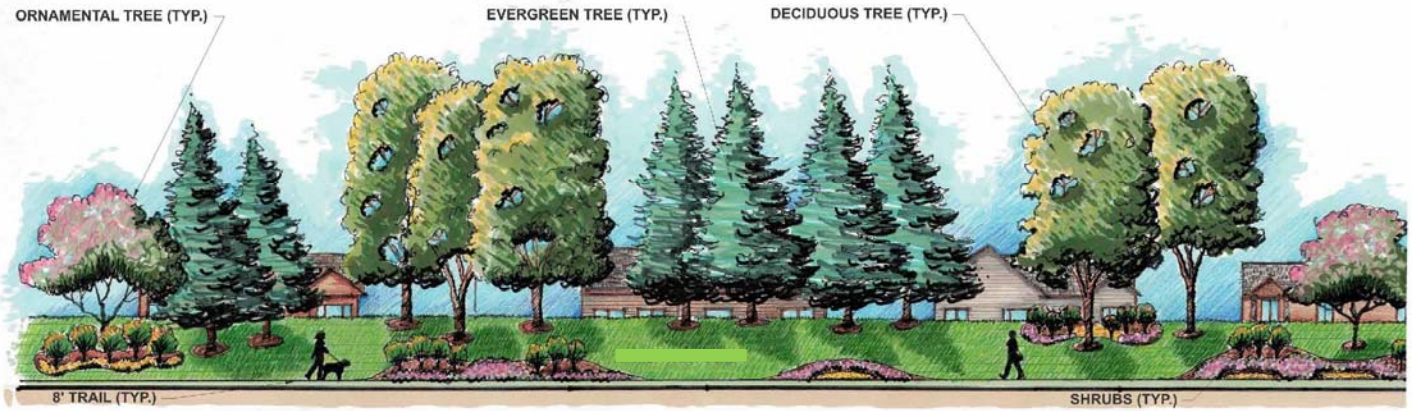
REFORESTATION AREA PLAN

CLAIBORNE FARMS BY DEL WEBB

Claiborne Farms by Del Webb

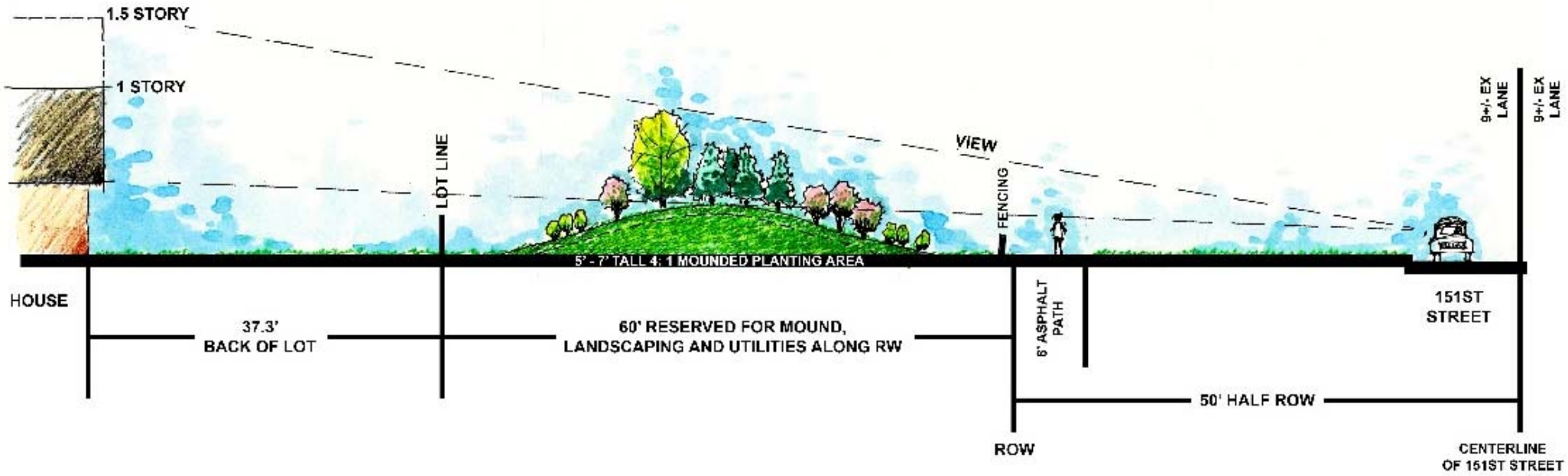
Buffer - Area and Planting Enhancements





Claiborne Farms by Del Webb

Perimeter Street Landscaping Enhancements



Pulte Homes

151ST STREET SECTION

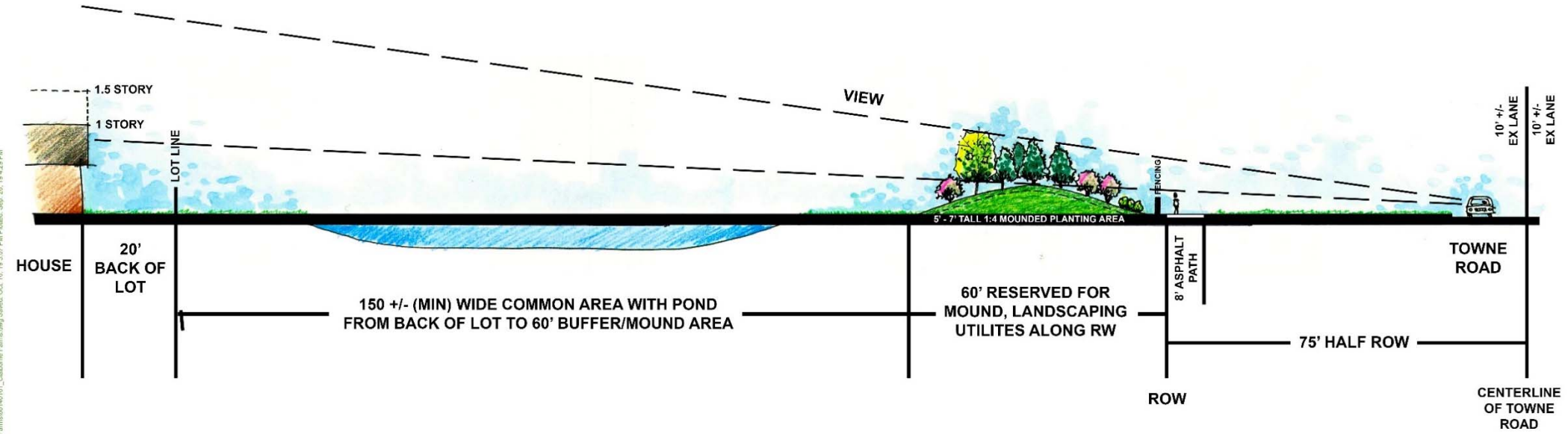
HRGreen

Del Webb CF CLAIBORNE FARMS

WESTFIELD, IN

Claiborne Farms by Del Webb

151st Street Landscaping Enhancements



Pulte Homes

TOWNE ROAD SECTION

HRGreen

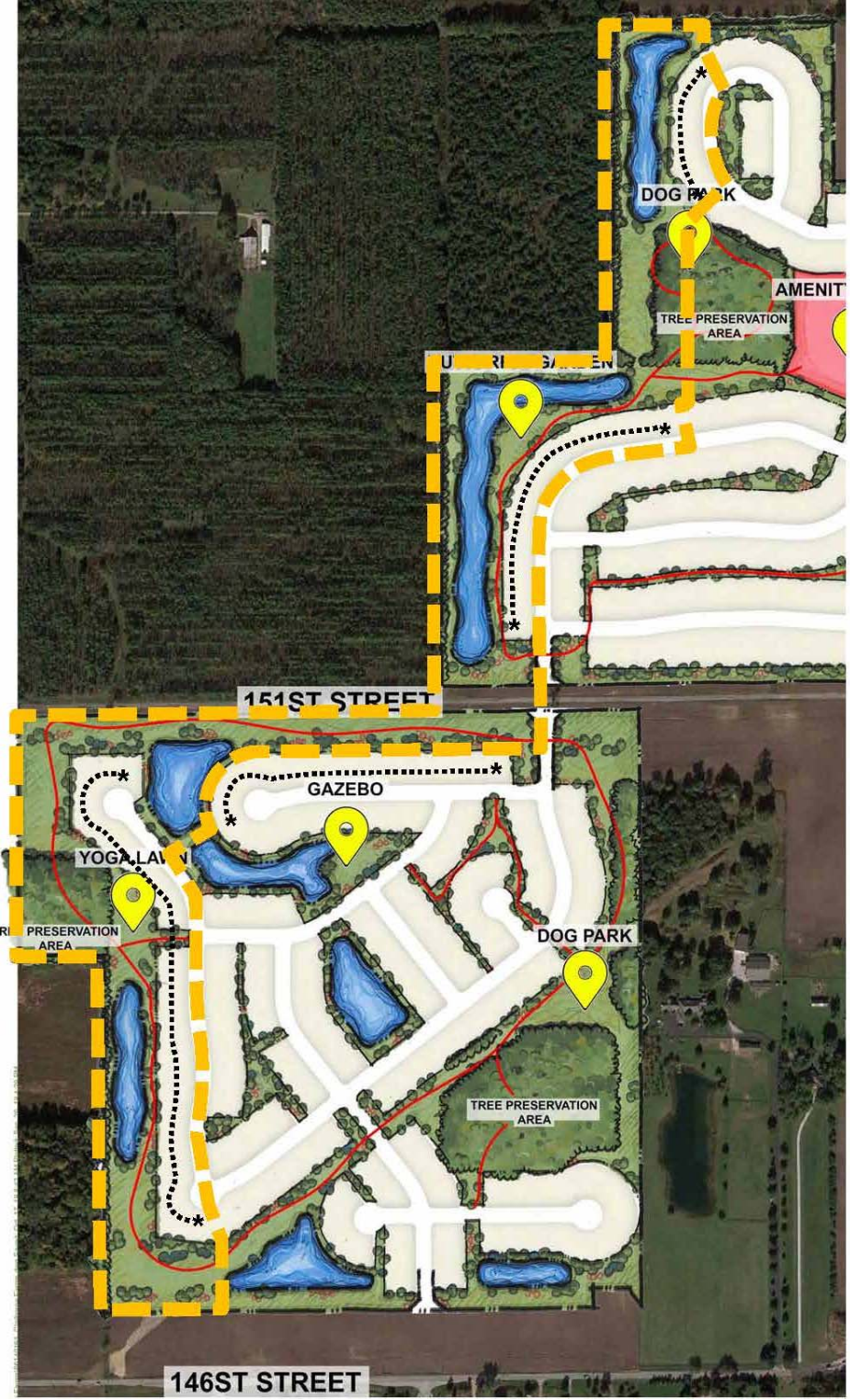
Del Webb CF CLAIBORNE FARMS

WESTFIELD, IN

SCALE: N.T.S.
October 16, 2019

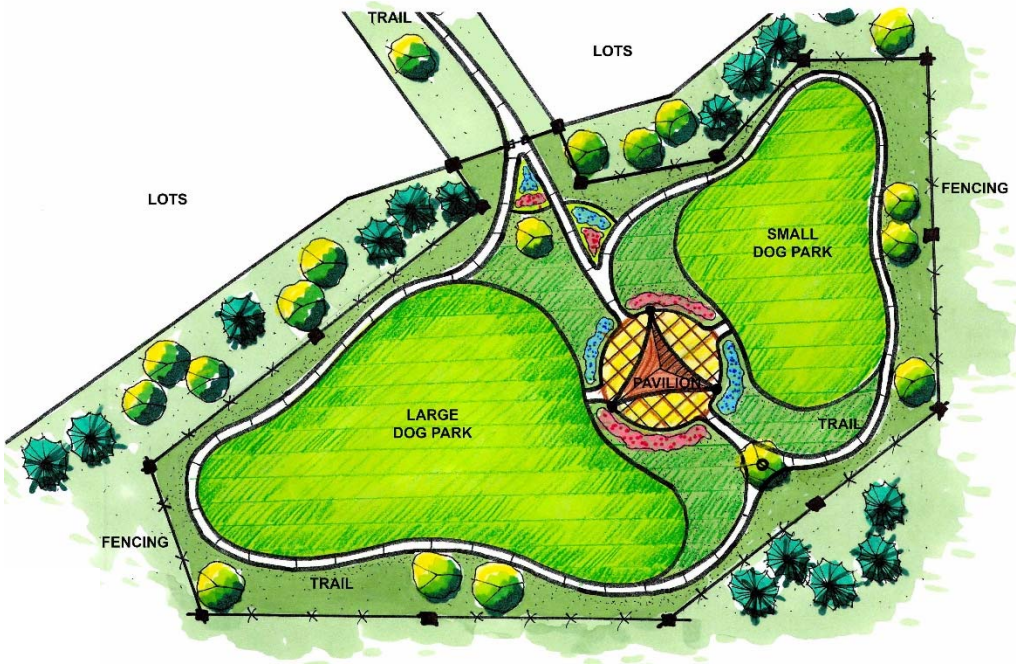
Claiborne Farms by Del Webb

Towne Road Landscaping Enhancements



Claiborne Farms by Del Webb

Architectural Enhancements

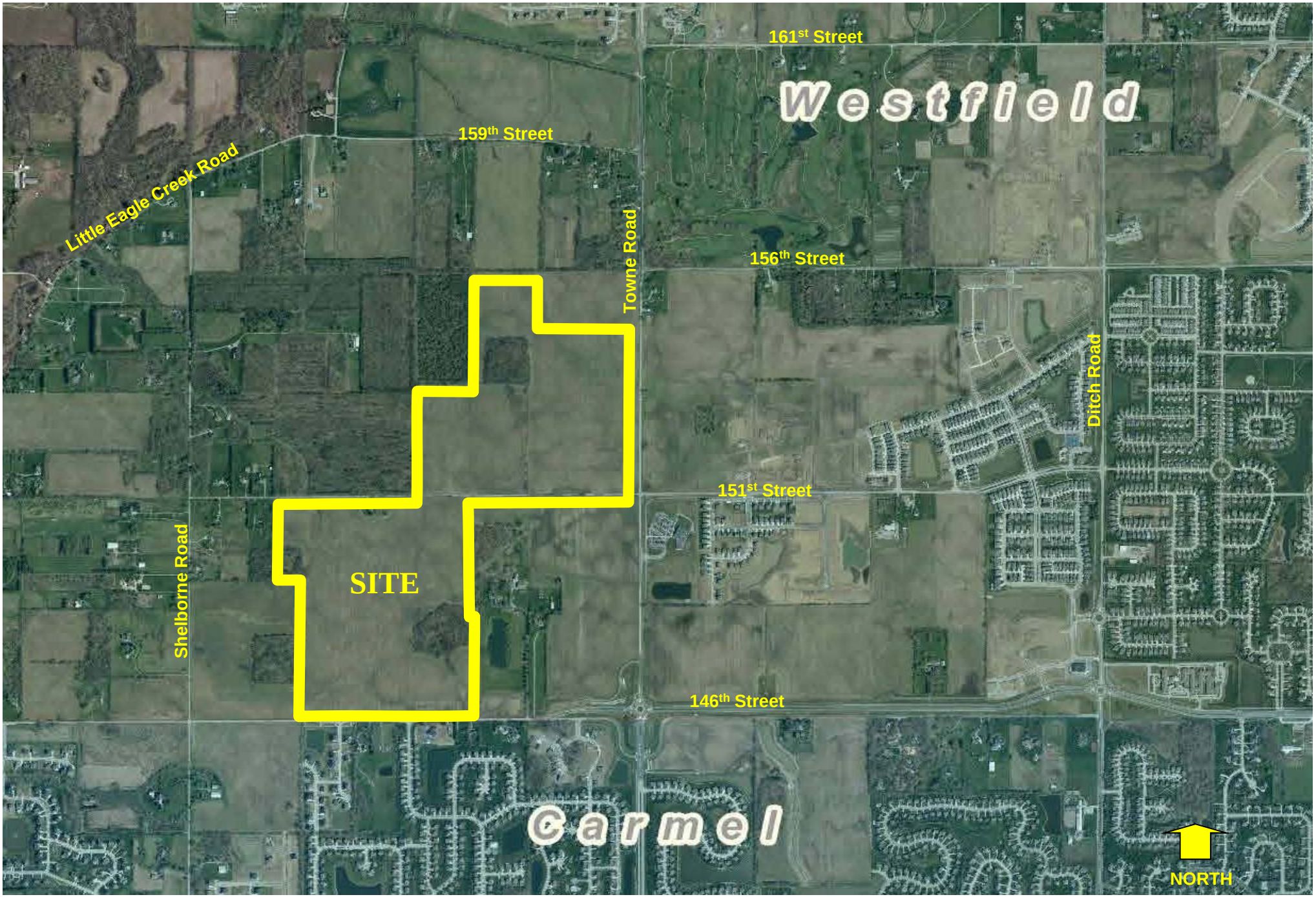


Claiborne Farms by Del Webb

Amenity Character Exhibits

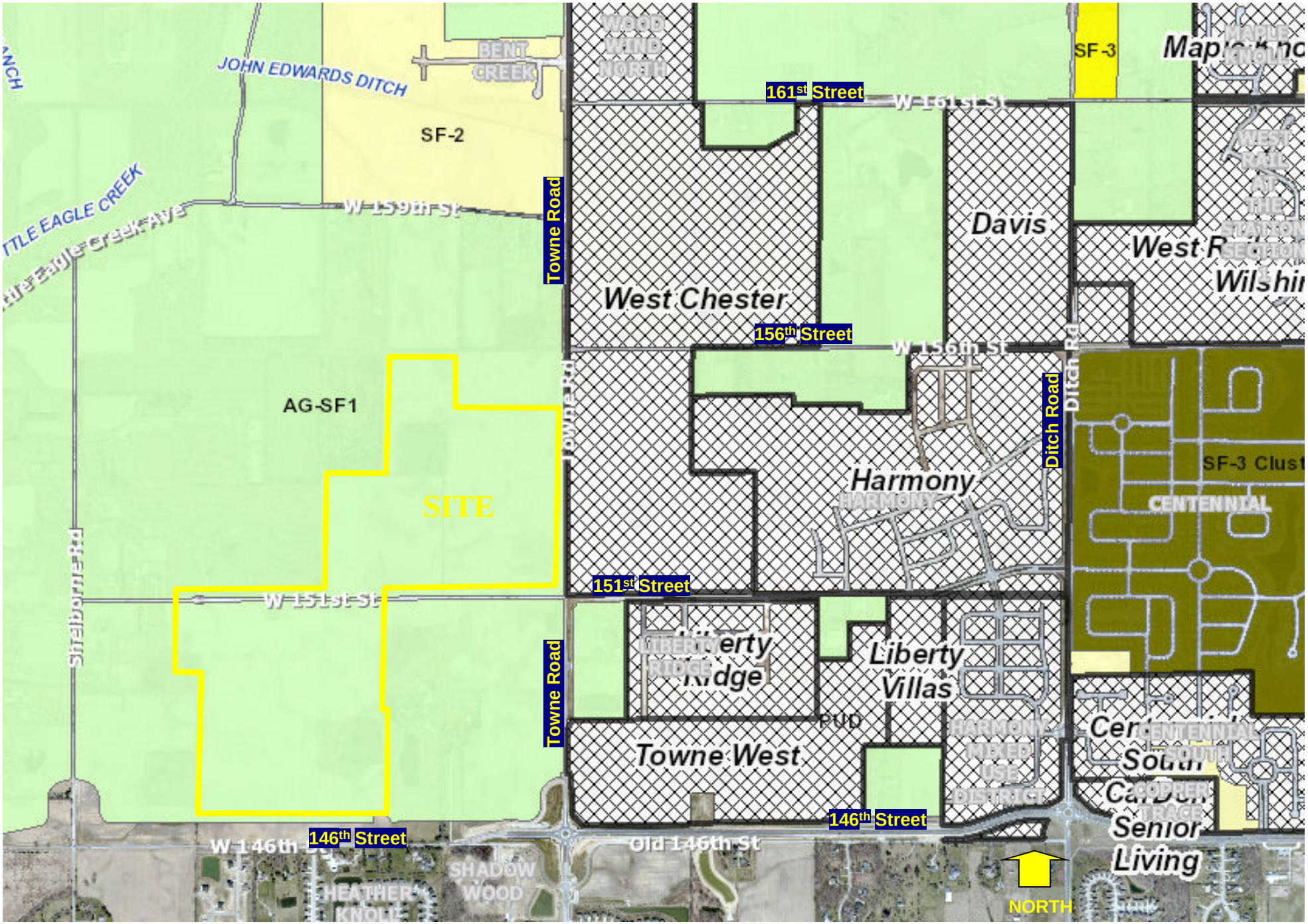
Claiborne Farms by Del Webb

Updated Concept Plan



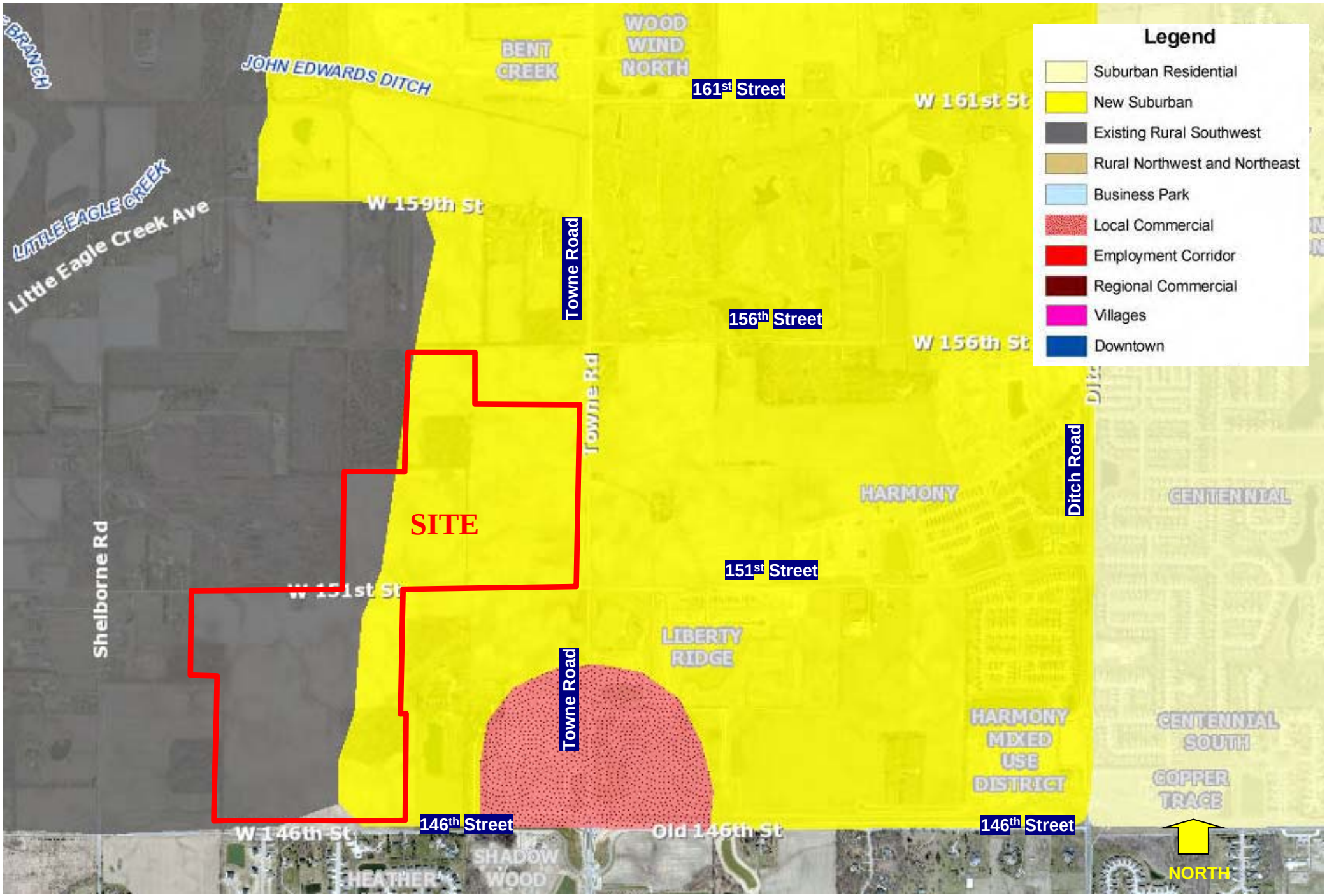
Del Webb Westfield

Site Location Map



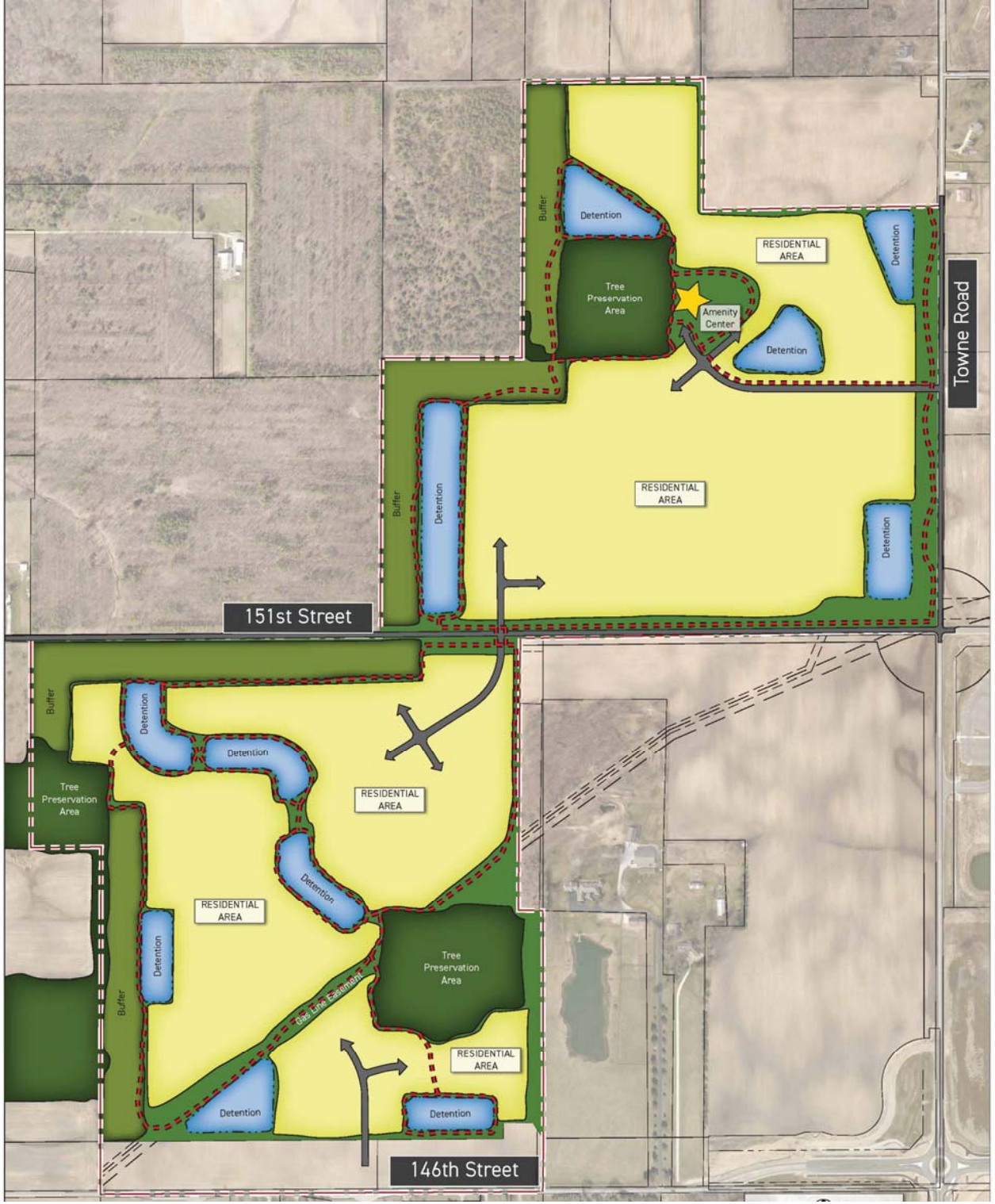
Del Webb Westfield

Site Zoning Map



Del Webb Westfield

Comprehensive Plan Map



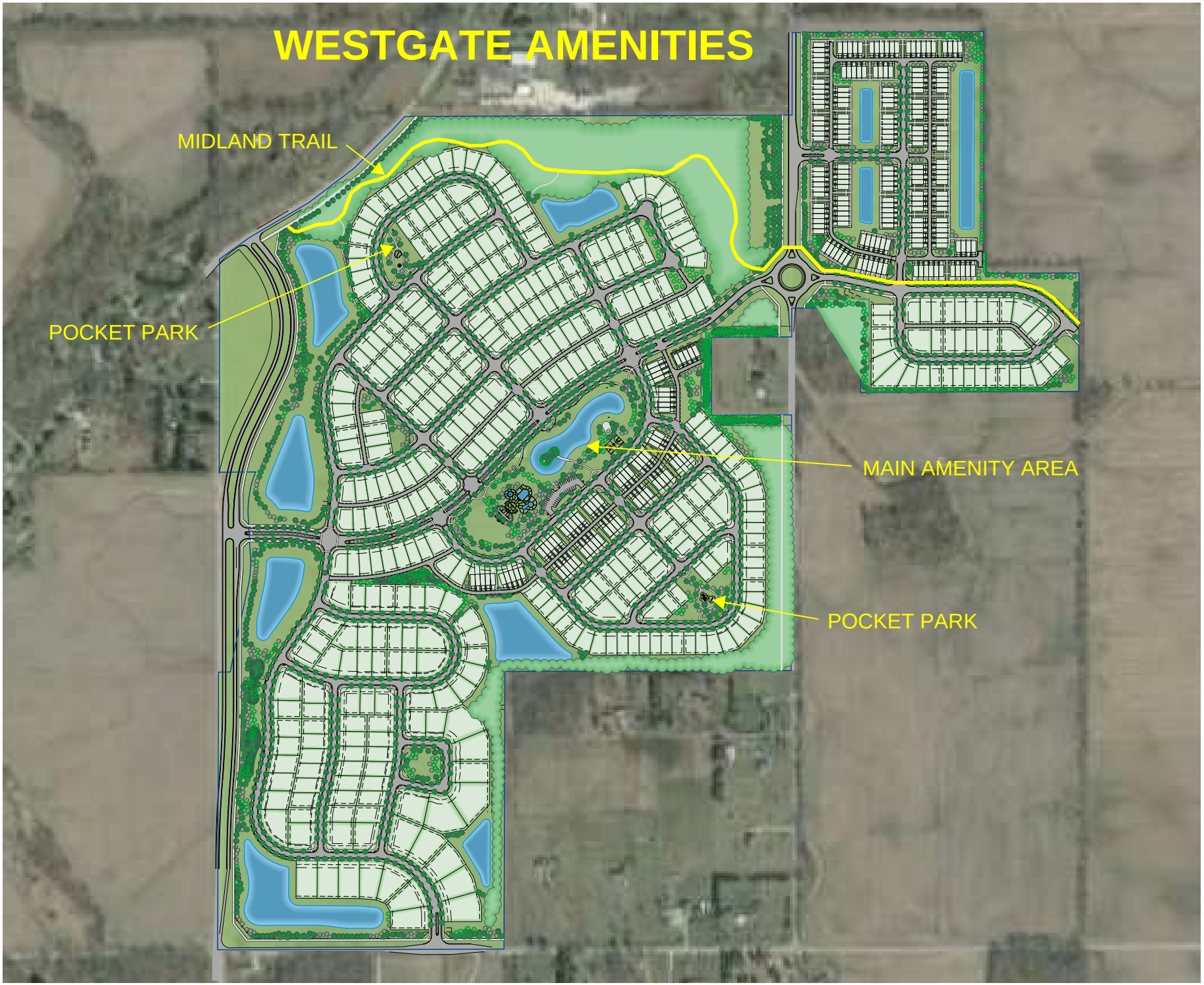
Claiborne Farms by Del Webb

Original Concept Plan

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

Little Eagle Creek Road
Towne Road
Eagletown Road
166th Street
Westgate
Amendment Map
NORTH

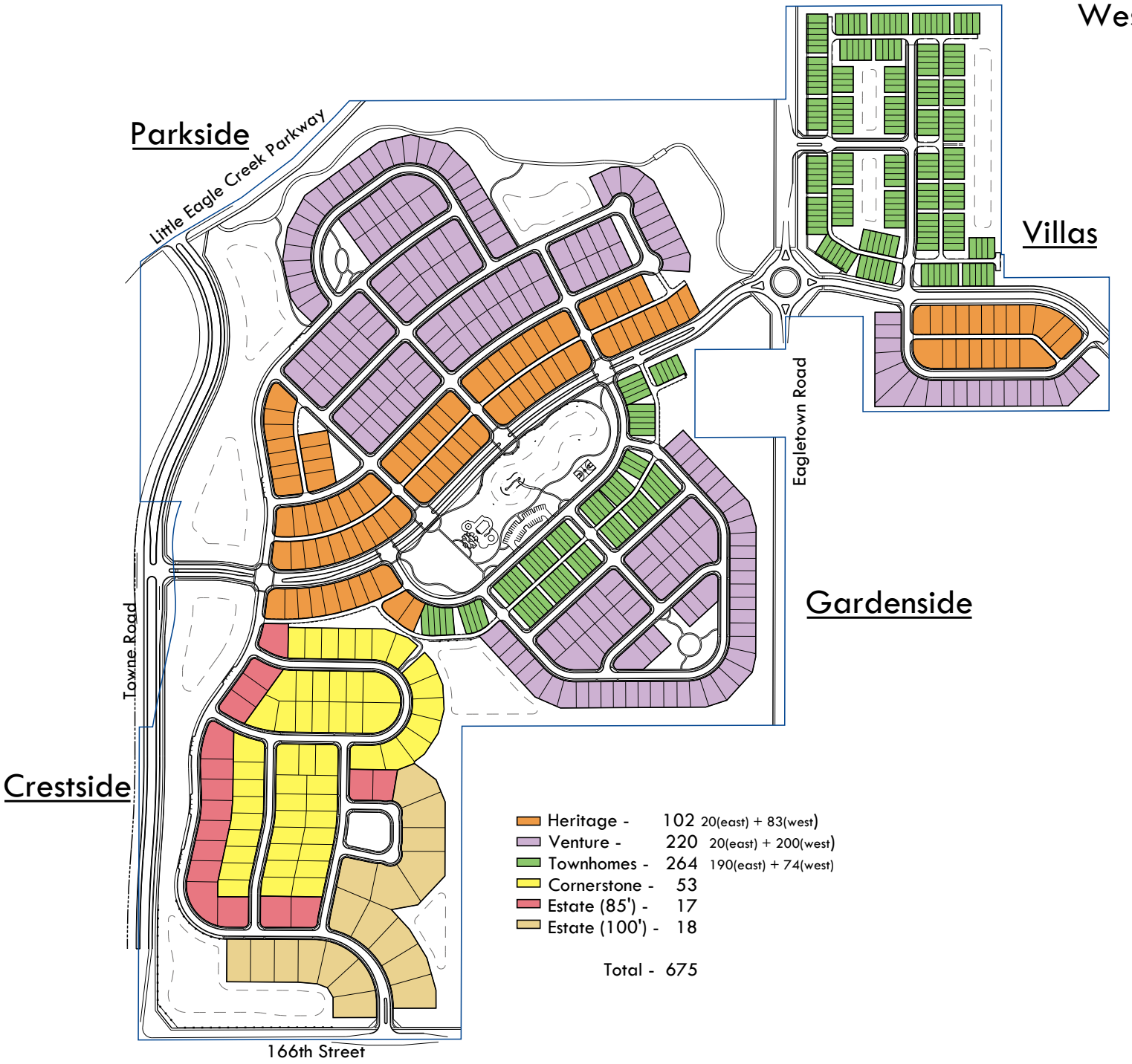
WESTGATE AMENITIES



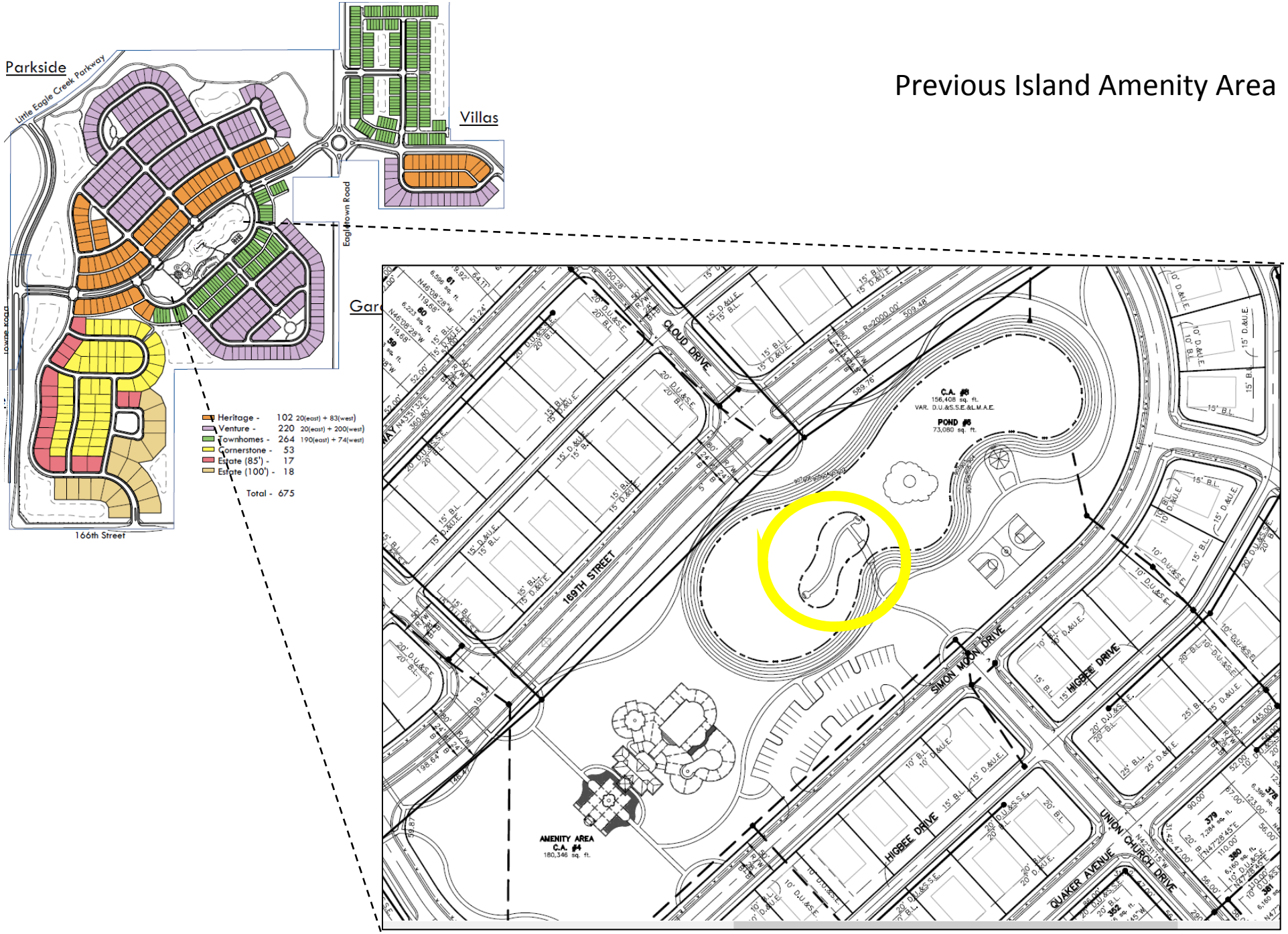
Playground Example

Westgate

Westfield, Indiana



Previous Island Amenity Area



Petition Number:	1911-PUD-42
Project Name:	Westgate PUD Amendment
Subject Site Address:	North and adjacent to 166th Street, east and adjacent to Towne Road and west of and adjacent to Eagletown Road (the "Property")
Petitioner:	Lennar Homes of Indiana, Inc.
Representative:	Nelson & Frankenberger, LLC
Request:	Requests an amendment to the Westgate Planned Unit Development (PUD) District modifying the architectural standards and amenity requirements.
Current Zoning:	Westgate PUD District
Current Land Use:	Vacant / Residential / Agricultural
Approximate Acreage:	230 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Proposed Ordinance 19-56 5. Westgate Amendment Map 6. Westgate Amenities 7. Westgate Lot Layout 8. Neighborhood Meeting Summary (10-24-19) 9. Ord. 06-37 Exhibit 8 Redline 10. Public Comment
Staff Reviewer:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the October 14, 2019, City Council meeting. The petition held a neighborhood meeting on October 24, 2019, located at the City Services Building (see **Exhibit 8**). The petition will receive a public hearing at the November 6, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

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

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

Development Standards:

Residential Architectural Guidelines. Exhibit 8 of the Westgate PUD shall be replaced and superseded with the standards included in **Exhibit B** of the proposed Ordinance 19-56 (see **Exhibit 9**).

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

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

COMPREHENSIVE PLAN

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

PROCEDURAL

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

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

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

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

DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the November 6, 2019, Plan Commission Meeting.

2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 1911-PUD-42

Petitioner: Lennar Homes of Indiana, Inc.

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

Enclosed Attachments:

November 06, 2019 Public Hearing

1. Hall, Stacy — 2001 W 166th St, Westfield — (11/06/19)

I’m writing today to ask you to vote no on this development.

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

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

GENERAL WRITTEN PUBLIC COMMENTS

Enclosed Attachments:

November 6, 2019, APC Meeting

1. Sochar, David 11/6/19

Pamela Howard

From: David R Sochar <davesochar@gmail.com>
Sent: Wednesday, November 6, 2019 12:33 PM
To: APC
Subject: The Latest....

Advanced Planning Committee Members

Re: The Latest 11.5.19

I am writing – again – to remind you of the prevailing sentiment amongst my neighbors that this “next one” is just way too much. Too many houses, too little ground, undersized roads and intersections, overcrowded schools, over-taxed sewers and water and gas.

Like most, I work for a living – I do not get paid to do this. Even recovered property values would not compensate me for the time spent in writing and attending these endless meetings. Do the math – 100 people spending 6 hours a month – 600 hours. 12 months a year – did I say non-stop? Adds to 7,200 hours. At a conservative $100 an hour professional fee, and this community has spent nearly three-quarters million dollars ($720,000,000) alone just trying to keep these guys in line. And apparently failing, since anyone that wants to get approved, gets approved. Throw in some bricks, but only on the front. Glam up some renderings and tell them this is what it will all look like. Glad hand 'em all.

Please acknowledge the fact that the citizens have spent millions in just the last few years trying to get a grip on this runaway development.

You are better than this. We are better than this. Raise the bar, and raise it again. The accident of geography that puts Westfield squarely in the developer's eyes is no reason to capitulate. Just the opposite, it means we can raise the bar or fence or standards or whatever, and truly go for the “best use of the land” and not more irretrievable loss.

Please.

Sincerely,
David R Sochar
Cynthia R Sochar
16116 Ditch Road

ORDINANCE NUMBER 19-58

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

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1911-PUD-41**, requesting an amendment to the Northpoint Ordinance and the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1911-PUD-41**to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of the Unified Development Ordinance of the Northpoint Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto and made a part hereof as **Exhibit B**. The Real Estate shall be developed in substantial accordance with **Exhibit B** attached hereto.

2.2 Illustrative Landscape Exhibit: The landscaping plan, attached hereto and made a part hereof as **Exhibit D**. Any landscaping on the Real Estate shall be installed, implemented or otherwise developed in substantial accordance with **Exhibit D** attached hereto.

Section 3. Concept Plan: The concept plan (the "Concept Plan") attached hereto and made a part hereof as **Exhibit C** is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District. Section 5.2 (US Highway 31 Overlay District) of the UDO shall not apply to the Real Estate. The uses permissible in the Northpoint Ordinance shall apply to the Real Estate.

Section 5. General Regulations. The standards applicable under the Northpoint Ordinance apply to the development of the Real Estate, except as otherwise modified below.

a. Minimum Building Setback Line:

i. U.S. Highway 31: 90 feet

Section 6. **Development Standards.** The standards of the Northpoint Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Architectural Standards: The building(s) on the Real Estate shall be constructed in substantial compliance with **Exhibit B** attached hereto.

6.2 Architectural Standards for Commerce Parke: Section 7.1(C) shall be amended as follows:

A minimum of three (3) material finishes shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass or ornamental metal. One (1) of the materials shall be stone, brick or architectural pre-cast (panels or detailing).

6.3 Landscaping Plan Standard.

a. Section 7.3 of othe Northpoint Oridnance which amended Section 6.8 of the UDO entitled "Landscaping Standard", shall not apply to the Real Estate. Instead, landscaping on the Real Estate shall be installed in substantial compliance with the Illustrative Landscape Exhibit attached hereto as **Exhibit D**.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-58** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-XX**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-XX**

this _____ day of _____, 2019.

_____
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: Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

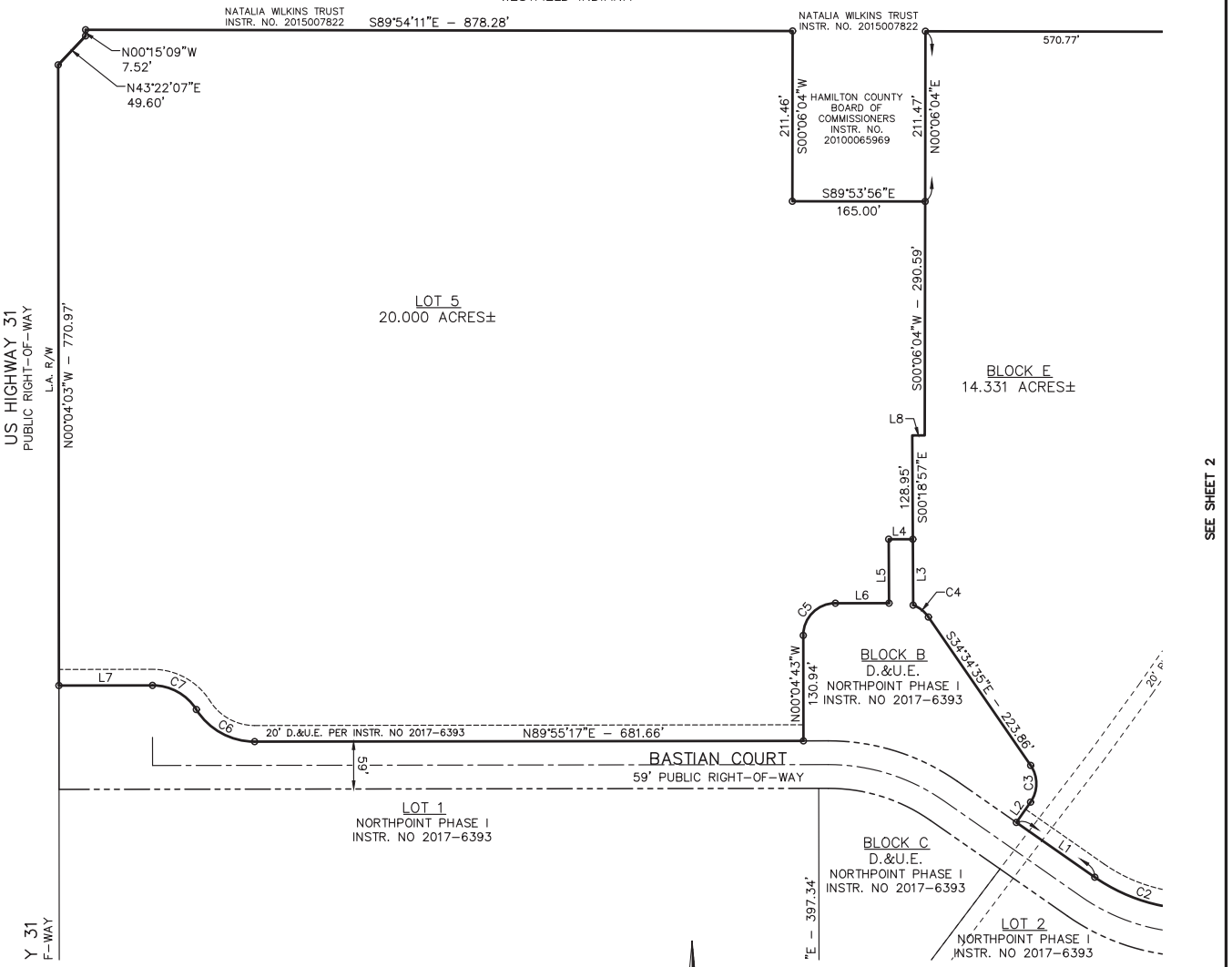
Exhibit C Concept Plan

Exhibit D Illustrative Landscape Plan

EXHIBIT A
LEGAL DESCRIPTION

SECONDARY REPLAT OF BLOCKS A & D - NORTHPOINT PHASE I

PART OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST,
WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN
WESTFIELD INDIANA



LEGEND

L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY	
A.D.&U.E.	ACCESS, DRAINAGE AND UTILITY EASEMENT	
D.&U.E.	DRAINAGE AND UTILITY EASEMENT	
U.&L.E.	UTILITY & LANDSCAPE EASEMENT	
○	5/8 IN. DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET FLUSH	
□	4"x4"x30" CONCRETE W/CUT "+" SET FLUSH	

PREPARED BY/LAND SURVEYOR:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

NOTE:
SEE SHEET 3 FOR
LINE & CURVE TABLE.

OWNER
THOMAS W. SUMNER
HILDA B. SUMNER
301 E. CARMEL DR
SUITE C300
CARMEL, IN 46032

0 50' 100'
SCALE: 1"=100'

AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

EXHIBIT A

PLOT SCALE: 1:1 EDIT DATE: 9/12/2019 EDITED BY: MSMITH DRAWING FILE: P:\2017\00277\D Drawings\Survey\Block A Replat\20170277 SV 2019-08-27 REPLAT BLOCK A.dwg

EXHIBIT B

ILLUSTRATIVE CHARACTER EXHIBIT

EWING COLE

ILLUSTRATIVE CHARACTER EXHIBIT - VIEW FROM NORTHWEST

Project Heartland | Westfield, IN

EWING COLE

Project Heartland | Westfield, IN

EWING COLE

ILLUSTRATIVE CHARACTER EXHIBIT - EXTERIOR ELEVATIONS

Project Heartland | Westfield, IN

WEST ELEVATION

NORTH ELEVATION

EWING COLE

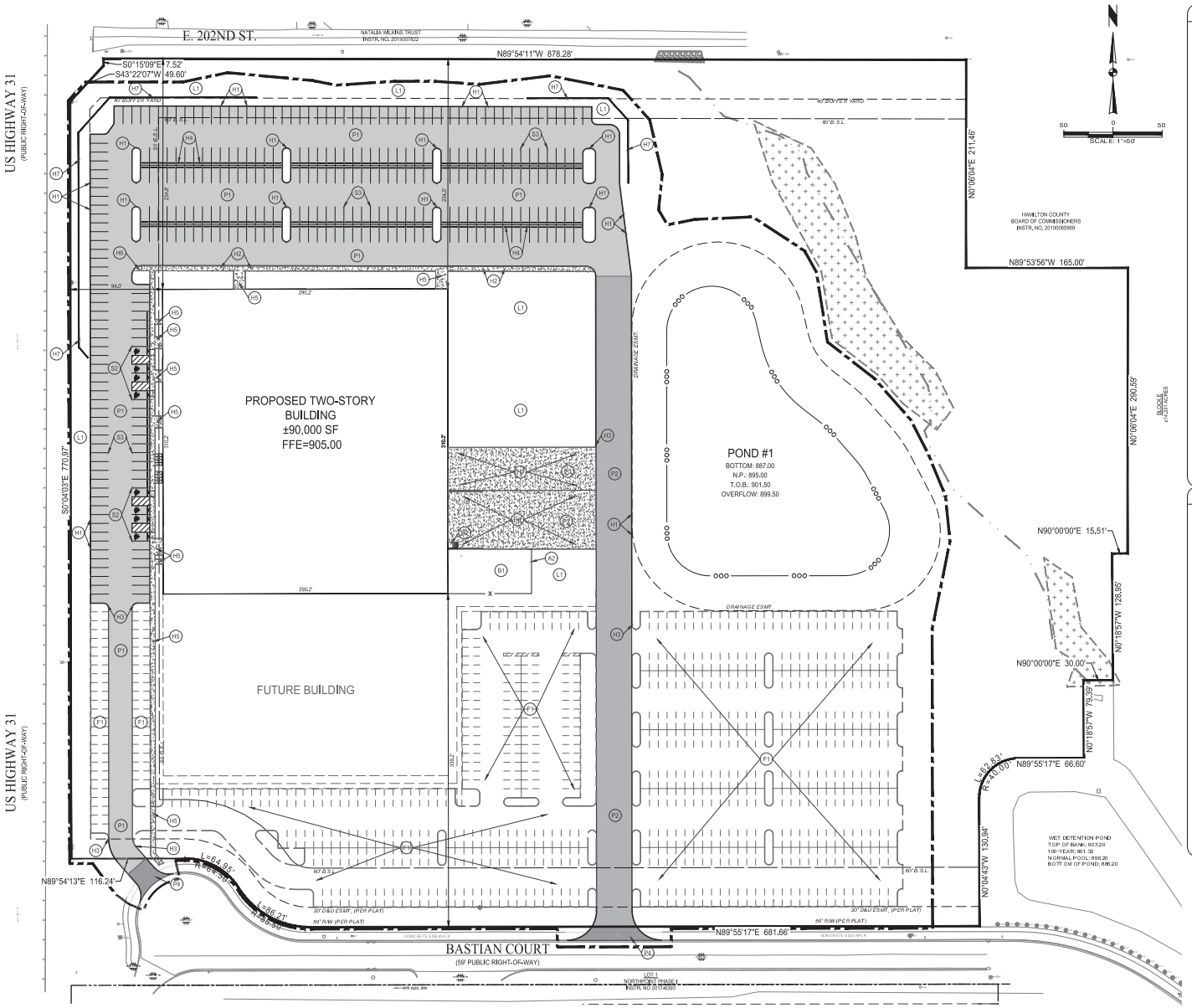
ILLUSTRATIVE CHARACTER EXHIBIT - EXTERIOR ELEVATIONS

Project Heartland | Westfield, IN

EAST ELEVATION

SOUTH ELEVATION

EXHIBIT C
CONCEPT PLAN



KEYNOTES

PAVEMENT

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

HARDSCAPE

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

LANDSCAPE

- L1 LANDSCAPING/GREEN AREAS

BUILDING ACCESSORIES

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

ACCESSORIES

- A1 BIKE RACK
- A2 FENCING

SIGNAGE & MARKINGS

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

FUTURE

- F1 FUTURE PARKING

EXISTING LEGEND

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

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION, ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGH OUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO C800 SHEET SERIES FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA TABLE

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

ABBREVIATIONS

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

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

PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

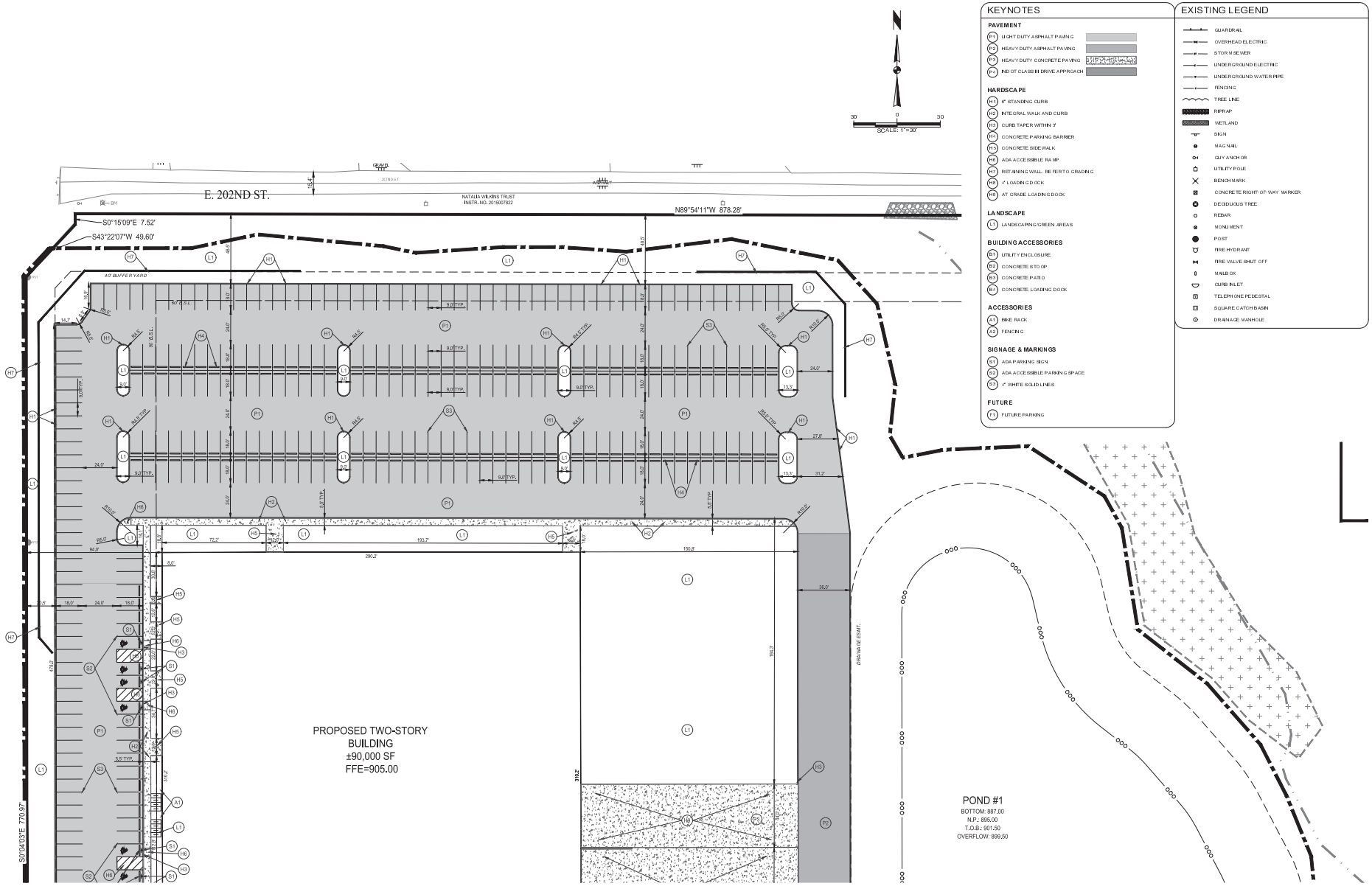
NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C200-C202 -Site Layout.dwg		

DSGN. ---
DWN. ARP
CHKD. ---
SCALE: AS NOTED
DATE: 11/1/2019

CERTIFIED: JENNIFER M. PRELIMINARY NOT FOR CONSTRUCTION 10/31/19 REGISTERED PROFESSIONAL ENGINEER

TITLE:
SITE LAYOUT PLAN
(OVERALL)

PROJECT NO. 19-0236.00000
SHEET --- OF ---
DRAWING NO. C200



KEYNOTES

PAVEMENT

- P1 LIGHT DUTY ASPHALT PAVING
- P2 HEAVY DUTY ASPHALT PAVING
- P3 HEAVY DUTY CONCRETE PAVING
- P4 IND DT CLASS III DRIVE APPRGACH

HARDSCAPE

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

LANDSCAPE

- L1 LANDSCAPING/GREEN AREAS

BUILDING ACCESSORIES

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

ACCESSORIES

- A1 BIKE RACK
- A2 FENCING

SIGNAGE & MARKINGS

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

FUTURE

- F1 FUTURE PARKING

EXISTING LEGEND

- GUARDRAIL
- OVERHEAD ELECTRIC
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER PIPE
- FENCING
- TREE LINE
- RIPRAP
- WETLAND
- SIGN
- MAG NAIL
- GUY ANCHOR
- UTILITY POLE
- BENCH MARK
- CONCRETE RIGHT-OF-WAY MARKER
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- CURB INLET
- TELEPHONE PEDESTAL
- SQUARE CATCH BASIN
- DRAINAGE MANHOLE

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

PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C200-C202 -Site Layout.dwg		

DSGN.		---
DWN.		ARP
CHKD.		---
SCALE:		AS NOTED
DATE:		11/1/2019

CERTIFIED: JENNIFER M. BROWN — PRELIMINARY NOT FOR CONSTRUCTION — 10800014 — REGISTERED PROFESSIONAL ENGINEER

TITLE:
SITE LAYOUT PLAN

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

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

PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C200-C202 -Site Layout.dwg		

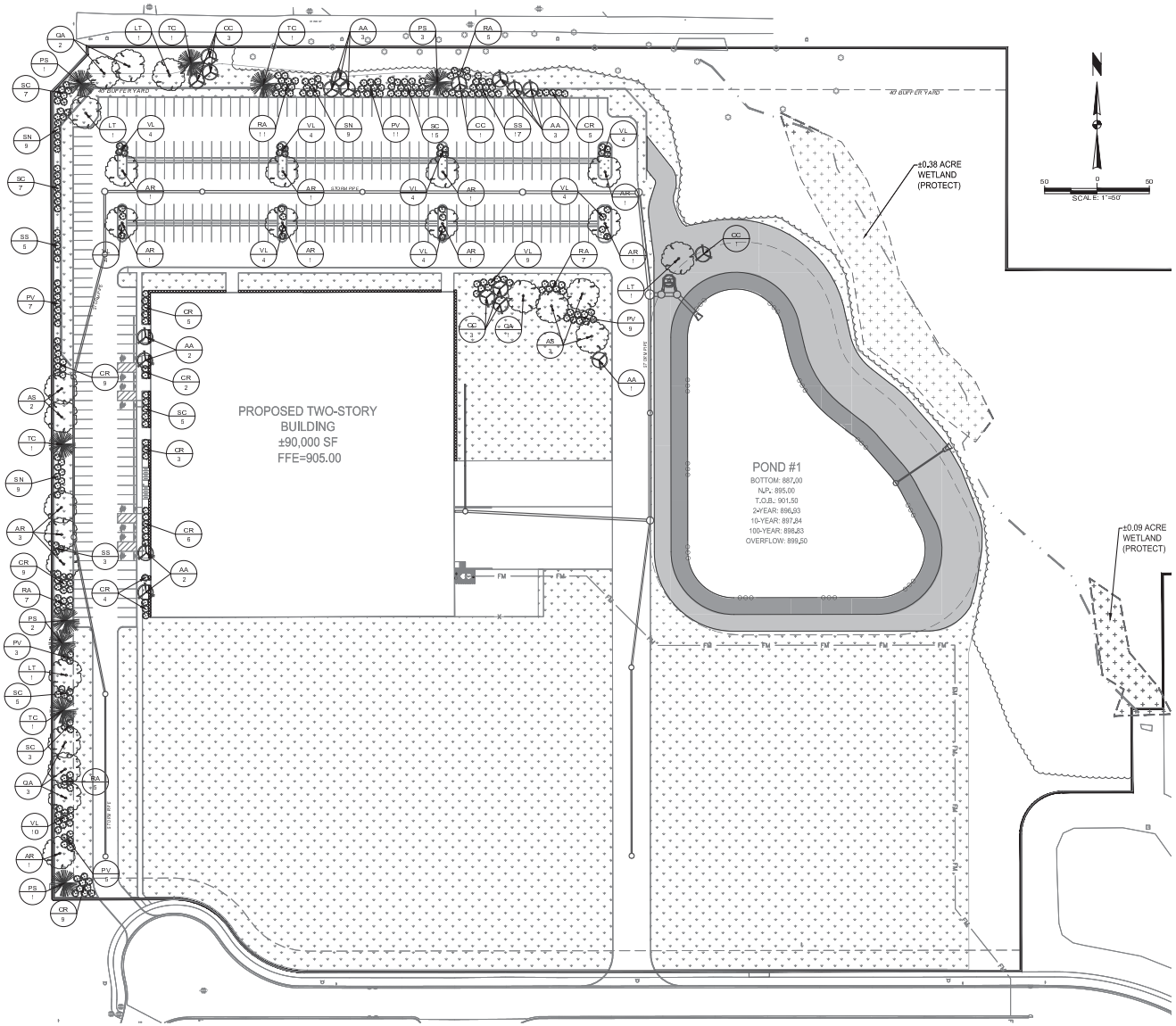
DSGN.		---
DWN.		ARP
CHKD.		---
SCALE:		AS NOTED
DATE:		11/1/2019

CERTIFIED:
JENNIFER M. [illegible]
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER

TITLE:
SITE LAYOUT PLAN

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

EXHIBIT D
ILLUSTRATIVE LANDSCAPE PLAN



GENERAL NOTES

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

NOTE

EACH PARKING ISLAND WILL HAVE PRAIRIE DROPSEED GRASS GROUNDCOVER. EACH SMALL ISLAND WILL HAVE 6 GRASSES AND EACH LARGE ISLAND WILL HAVE 8 GRASSES.

PLANT SCHEDULE

PLAN KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES						
AR	12	ACER RUBRUM	RED MAPLE	2" CAL.	B&B	AS SHOWN
AS	5	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B&B	AS SHOWN
LT	4	LIRIODENDRON TULIPIFERA	TULIP	2" CAL.	B&B	AS SHOWN
QA	6	QUERCUS ALBA	WHITE OAK	2" CAL.	B&B	AS SHOWN
EVERGREEN TREES						
PS	5	PINUS STROBUS	WHITE PINE	6-8' HT.	B&B	AS SHOWN
TC	4	TSUGA CANADENSIS	EASTERN HEMLOCK	6-8' HT.	B&B	AS SHOWN
ORNAMENTAL TREES						
AA	11	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	MULTI-STEM	15 GAL.	AS SHOWN
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	MULTI-STEM	15 GAL.	AS SHOWN
SHRUBS						
CR	52	CORNUS RACEMOSA	GREY DOGWOOD	18-24"	3 GAL.	4' O.C.
RA	35	RHUS AROMATIC	FRAGRANT SUMAC	18-24"	3 GAL.	4' O.C.
SC	42	SAMBUCUS CANADENSIS	ELDERBERRY	18-24"	3 GAL.	4' O.C.
SS	25	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	18-24"	3 GAL.	4' O.C.
VL	51	VIBURNUM LENTAGO	NANNYBERRY	18-24"	3 GAL.	4' O.C.
GROUNDCOVER						
SH	52	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12"	1 GAL.	2' O.C.
PV	35	PANICUM VIRGATUM	SWITCH GRASS	18-24"	3 GAL.	4' O.C.
SN	27	SORGHASTRUM NUTANS	INDIAN GRASS	18-24"	3 GAL.	4' O.C.

LANDSCAPE GUIDELINES

GUIDELINE:	PROVIDED:
DETENTION AND RETENTION AREAS	
REPLICATES THE NATURAL FORM	REPLICATES THE NATURAL FORM
WETLANDS/ AQUATIC VEGETATION SHOULD BE UTILIZED	EMERGENT WETLAND AND MESIC PRAIRIE WATER QUALITY SEEDING
MINIMUM LOT LANDSCAPING REQUIREMENTS	
INDUSTRIAL USES (PER ACRE) INTERIOR	5 SHADE TREES, 5 ORNAMENTAL TREES, 16 SHRUBS, 0 GROUNDCOVER
FOUNDATION PLANTINGS	
INTERMITTENTLY EVERY 40 FEET AGAINST LONG EXPANSES	4 ORNAMENTAL TREES, 25 SHRUBS
EXTERNAL STREET FRONTAGE	
MINIMAL DEPTH OF 10 FEET ABUTTING EXTERNAL STREET ALONG NON-RESIDENTIAL DEVELOPMENT	4 SHADE TREES, 4 EVERGREEN TREES, 10 ORNAMENTAL TREES, 60 SHRUBS, 29 GROUNDCOVER
UNDULATING MOUNDS	3 - 7 FOOT RETAINING WALL
PARKING LANDSCAPING - INTERIOR PARKING ISLANDS	
INTERIOR PARKING ISLANDS COMPLETELY VEGETATED	8 TREES, 32 SHRUBS, 52 GROUNDCOVER
PARKING LANDSCAPING - PERIMETER PARKING	
REQUIRED FOR 10 OR MORE PERIMETER PARKING SPACES; LANDSCAPING MAY BE CLUSTERED	15 TREES, 72 SHRUBS, 24 GROUNDCOVER

LEGEND

DECIDUOUS TREE
EVERGREEN TREE
SHRUB
ORNAMENTAL TREE
PLAN KEY (AA) / QUANTITY (1)
PRESERVE EXISTING TREES
TURF SEED MIX
EMERGENT WELAND WATER QUALITY SEED MIX
MESIC PRAIRIE WATER QUALITY SEED MIX
MAINTENANCE STRIP

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

PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: R:\2019\19-0236.00000\CAD\19023600000_C600 - Landscape Plan.dwg

DSGN. SLM
DWN. ARP
CHKD. ---
SCALE: AS NOTED
DATE: 11/1/2019

CERTIFIED: JENNIFER M. KRY — PRELIMINARY NOT FOR CONSTRUCTION — REGISTERED PROFESSIONAL ENGINEER

TITLE: LANDSCAPE PLAN

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

WATER QUALITY SEEDING SCHEDULE FOR POND SEEDING

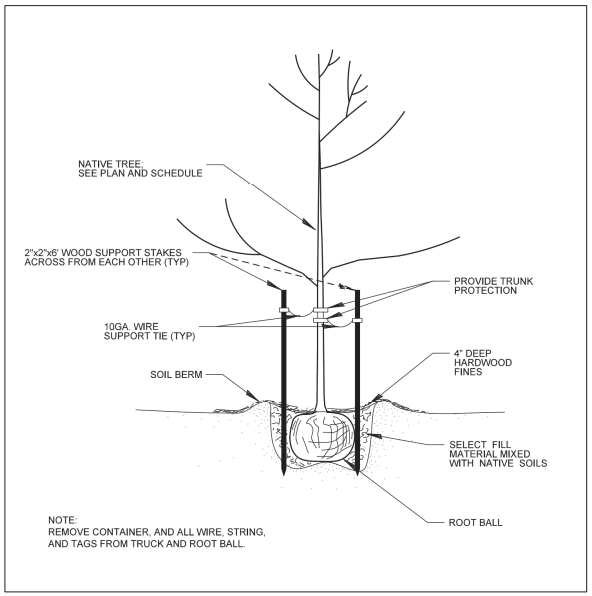
Emergent Wetland Water Quality Seed Mix

Common Name	Scientific Name	Ounces/Acre
Graminoids:		
Frank's Sedge	*Carex frankii*	4
Short's Sedge	*Carex shortiana*	2
Fox Sedge	*Carex vulpinoidea*	4
Riverbank Wild Rye	*Elymus riparius*	12
Virginia Wild Rye	*Elymus virginicus*	64
Fowl Manna Grass	*Glyceria striata*	2
Blue Cut Grass	*Leersia oryzoides*	2
Switchgrass	*Panicum virgatum*	2
Prairie Cordgrass	*Spartina pectinata*	4
Forbs:		
Water Plantain	*Alisma subcordatum*	1
Swamp Milkweed	*Asclepias incarnata*	2
Swamp Aster	*Aster puniceus*	1
False Aster	*Boltonia latisquama*	1
Wild Senna	*Cassia hebecarpa*	2
Spotted Joe-Pye Weed	*Eupatorium maculatum*	2
Boneset	*Eupatorium perfoliatum*	1
Autumn Sneezeweed	*Helenium autumnale*	1
Water Horehound	*Lycopus americanus*	1
Monkeyflower	*Mimulus ringens*	1
Foxglove Penstemon	*Penstemon digitalis*	1
Cupplant	*Silphium perfoliatum*	3
Late Goldenrod	*Solidago gigantea*	1
Riddell's Goldenrod	*Solidago riddellii*	1
Blue Vervain	*Verbena hastata*	2
Smooth Ironweed	*Vernonia fasciculata*	2
Temporary Cover:		**Pounds/Acre**
Seed Oats	*Avena sativa*	64
Annual Rye Grass	*Lolium multiflorum*	15
		79

Mesic Prairie Water Quality Seed Mix

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

TREE PLANTING DETAIL



NOTE:
REMOVE CONTAINER, AND ALL WIRE, STRING,
AND TAGS FROM TRUCK AND ROOT BALL.

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

PROJECT:
PROJECT WHOLEHEARTEDLY
WESTFIELD, INDIANA

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	R:\2019\19-0236.00000\CAD\19023600000_C600 - Landscape Plan.dwg		

DSGN.		SLM
DWN.		ARP
CHKD.		---
SCALE:		AS NOTED
DATE:		11/1/2019

CERTIFIED: JENNIFER M. [illegible] PRELIMINARY NOT FOR CONSTRUCTION [illegible] PROFESSIONAL ENGINEER

TITLE:
LANDSCAPE PLAN DETAILS

PROJECT NO. 19-0236.00000
SHEET --- OF ---
DRAWING NO. C601

WRITTEN PUBLIC COMMENTS

Docket Number: 1910-PUD-36

Petitioner: Del Webb by Pulte Homes of Indiana, LLC

Request: Petitioner requests a change of zoning for approximately 245 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.

Enclosed Attachments:

November 06, 2019 Recommendation

1.	Koss, Bill	15407 Shelborne Road, Westfield, IN 46074	(10/03/2019)
2.	Polizzi, Steve	9640 Commerce Drive, Suite 410, Carmel, IN 46032	(10/03/2019)
3.	O'Connor, J. Andrew	15201 Shelborne Road, Westfield, IN 46074	(10/04/2019)
4.	Cohoat, Matt	2750 E 146th Street, Suite 200, Carmel, IN 46033	(10/04/2019)
5.	O'Connor, Megan	15201 Shelborne Road, Westfield, IN 46074	(10/06/2019)
6.	Byrum Jr., Clark	1533 E Northfield Drive, Suite 100, Brownsburg, IN 46112	(10/07/2019)
7.	Laufter, Tina	2702 W 146th Street, Westfield, IN 46074	(10/07/2019)
8.	Lavengood, Scott	15001 Shelborne Road, Westfield, IN 46074	(10/07/2019)
9.	Hymbaugh, Karen	2929 W 159th Street, Westfield, IN 46074	(10/07/2019)
10.	Tatum, Susie		(10/07/2019)
11.	DiMascio, Mike	17028 Towne Road, Westfield, IN 46074	(10/07/2019)
12.	DuBois, Suzy		(10/07/2019)
13.	Armstrong, Lisabeth	16414 Towne Road, Westfield, IN 46074	(10/07/2019)
14.	Laufter, Ross	2702 W 146th Street, Westfield, IN 46074	(10/07/2019)
15.	Passman, Richard	3510 W 151st Street, Westfield, IN 46074	(10/07/2019)
16.	Burkman, Kirsten		(10/11/2019)
17.	DuBois, Suzy		(11/04/2019)
18.	Laufter, Ross	2702 W 146th Street, Westfield, IN 46074	(11/06/2019)
19.	Burkman, Kirsten		(11/06/2019)
20.	Hall, Stacy	2001 W 166th Street, Westfield, IN 46074	(11/06/2019)
21.	Van Natta, Bruce	1812 W 156th Street, Westfield, IN 46074	(11/06/2019)

Jonathan Dorsey

From: Bill Koss <koss7bk@yahoo.com>
Sent: Thursday, October 3, 2019 05:35 PM
To: APC; Bill Koss
Subject: Del Webb Proposal

To All APC Members and City Council Members,

I am writing to support the Del Webb proposal to build up to 490 new homes for retirees in the west of Westfield city. I believe that this type of community will bring much needed tax dollars into our community and not place any stress on our school system as it will have no school age children. The people will likely be a good source of volunteers for the community and at Grand Park. Most do not travel during rush hour so the streets will not be burdened further during that time of day. I support this as a very good proposal. You may contact me any time to discuss if you would like.

Bill Koss
317-989-0673
15407 Shelborne Road
Westfield, IN 46074

Jonathan Dorsey

From: Steve Polizzi <stevep@ppolizzi.com>
Sent: Thursday, October 3, 2019 09:10 PM
To: APC; shorkay@westfield.in.com; Steve Hoover
Subject: Del Webb proposal

Dear Westfield plan commission;

My name is Steve Polizzi and own approximately 95 acres at northeast corner of 146th and Towne road.
I am writing in support of the Del Webb rezone request. I attended their informational meeting last week held at city hall :
-I was very impressed with their overall plan and how it keeps the integrity of the landscape.
-The fact that it will have zero impact on the Westfield school system was a very big point of interest to me.
-The statistic that 50% of Del Webb residents volunteer a minimum of 10 hours per week is another huge benefit to Westfield.
-As we continue to work hard on starting our project to hopefully be a nice amenity to the citizens of Westfield. The type of residents that Del Webb would draw would certainly be beneficial to our timing.

I have a few friends that reside in the Del Webb community in Fishers and spoke to them this week. They ALL had extremely positive feedback and love the community.

As a possible future neighbor I ask you to please seriously consider this first class project that in my opinion would be a very nice asset to the city of Westfield.

Thank you for your time and your services to Westfield.

Regards,

Steve Polizzi

Polizzi and Associates
9640 Commerce Drive, suite 410
Carmel, IN 46032
(317) 872-5555
www.ppolizzi.com

Jonathan Dorsey

From: Andy O'Connor <jandrewoconnor@gmail.com>
Sent: Friday, October 4, 2019 03:18 PM
To: Jonathan Dorsey; Council Members; APC; Andy Cook

Esteemed Westfield Representatives,

I write you to state my strong and continued objection to the new rezoning plan and Claiborne Farms by Del Webb. I am a homeowner in rural Westfield and a committed and civic-minded member of the community. I have deep interest in the long-term success of Westfield, and I hope to help you understand my thoughts on why this plan is bad for our town. There are fundamentally three reasons why allowing this plan to proceed is wrong:

First, allowing this plan to move forward is tantamount to an unequal application of law. It seems that a wealthy business is expecting to receive an unfair advantage. More precisely: when I built my home I was required to own a certain minimum road frontage and acreage in order to build in this rural setting. Knowing that Westfield had such requirements was reassuring because it demonstrated that my city was *committed to keeping this area rural*. Now, a large developer hopes to receive special treatment and have our zoning changed in order to benefit them. As a citizen, a taxpayer, and a voter, I find this troubling.

Second, the idea of rezoning here is inconsistent with our town's Comprehensive Plan. The Comprehensive Plan was designed to serve as an important guide as our town grew in popularity. I wonder, what is the purpose of such a guide if we are to abandon it in favor of some immediate and shallow temptation? The proposed rezoning and overly dense Claiborne Farms project is so blatantly inconsistent with the Comprehensive Plan that its consent requires a wholesale ignorance (or rampant disregard) of the long-term vision that our community has for itself.

Third, and most importantly, the proposed project is objectively bad. It is dense. It is awkward, it will feel unnatural, and it will fail to promote healthy living or a sense of community. This would be true regardless of the question of whether such a monstrosity should be plopped in the middle of a previously idyllic rural setting. It is unfortunate that we would even consider allowing such a plainly lousy housing edition to be built here.

I do not oppose development. I recognize the enviable position our town is in at this point in our history, and I accept and embrace a thoughtful approach to development. In order for this or any other housing proposal to work, there are a number of values that must be insisted upon. If the project could be modified to *decrease density* as it moves west of Ditch Road, it would significantly improve the plan and keep it consistent with the Comprehensive Plan and with the current "feel" of the area. If the development could be modified to include more real green space (such as parks, walking paths and other community gathering places), it would promote healthy living. This plan should be heavily modified before any consideration can be put to it.

Please consider my objections, my concerns, and my suggestions as you deliberate this important matter.

Respectfully,

J Andrew O'Connor
15201 Shelborne Road

Jonathan Dorsey

From: Matt Cohoat <mcohoat@becknellindustrial.com>
Sent: Friday, October 4, 2019 05:49 PM
To: APC
Subject: Proposed Del Webb Project in Westfield, IN.

Importance: High

To Westfield Advisory Planning Commission:

Please accept my communication of support for the proposed Del Webb project in Westfield. As a resident, property owner and business operator in Westfield, I am excited and fully in favor of this project.

1. Del Webb Westfield will benefit Westfield schools. All 490 homes will pay property taxes as well as the Westfield Schools Referendum Tax and not generate one school age student to the Westfield School System.
2. Studies show that a Del Webb Community will produce less traffic then a traditional single family community as much of the traffic is at off peak times as 60% of the residents are fully retired and 40% work full/part time within the community.
3. Del Webb will help support the Wood Wind Golf Course not only as adding play to the facility but assisting in the staffing needs to enhance the services and Westfield resident experience at the Wood Wind facility.
4. Approximately 50% of Del Webb residents volunteer in the Community 10 hours a month supporting the schools, library and assisting Volunteer needs at Grand Park.
5. Del Webb is a “facilitated” retirement lifestyle community with onsite property management that allows existing Westfield residents to retire and stay in the community or move to Westfield to be closer to grandkids that live within the Westfield community.

I anticipate many additional benefits including increased financial support of local area businesses and enhanced viability of commercial service center projects providing more services to all Westfield residents.

Thanks for your review and consideration.

Sincerely,

Matt Cohoat
Westfield Resident and Business Owner/Operator

Matt Cohoat
EVP - Chief Financial Officer

direct: 317.669.6004 | mobile: 317.250.4814
2750 East 146th Street, Suite 200 Carmel, IN 46033

website | vCard | email

Jonathan Dorsey

From: megan britton <mkbritto@yahoo.com>
Sent: Sunday, October 6, 2019 04:07 PM
To: APC; Andy Cook; Council Members; Jonathan Dorsey
Cc: Kristen Burkman
Subject: Proposed development at 146th/151st and Towne Road

Esteemed Mayor, Planning Commission and Council Members,

I am writing today to express my strong opposition to the proposed Claiborne Farms Development that will be discussed at the planning commission meeting this Monday Oct. 7th.

The Del Webb development as currently planned is not consistent with the Westfield-Washington Township Comprehensive Plan. Page 40 of the plan states:

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context sensitive. As development moves south from 32, north from 146th, and west from Ditch Road, the density should decrease and the open space should increase. Within the Southwest New Suburban Area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards. The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to affect the quality of life of long term rural residents.

The Comprehensive Plan clearly lays out a decrease in density moving West from Ditch and north from 146th. The Claiborne Farms development plan shows a density of .5. The Liberty Ridge and Westchester neighborhoods across the street have densities of .54 and .57 respectively. This new development would actually be increasing density as development moves West.

Additional problems with this proposal include:

1. Vague information regarding: what the amenity center will include, what type and amount of proposed "reforestation", "beautiful landscaping, entrance and amenity character" that may be included, and how much open space will be included in this development. The people of Westfield deserve better than allowing a builder to "bait and switch" by proposing vague plans to be approved and then later gutting those plans because nothing was concrete. This leaves the citizens of Westfield with unhealthy and under-connected neighborhoods that lack a sense of community.

2. The homes/architecture that are included in this PUD are underwhelming. They do not include 4 sided architectural requirements. Because of the wide range in proposed cost ($160,000-300,000) with no accountability to what is actually built, we could end up with 490 lower range houses with very little architectural interest. This is not in keeping with the rural homes and equestrian properties to the West which vary widely in architecture or the Westchester neighborhood to the east which range in cost from $400,000-500,000.

3. The PUD does not include adequate mounded/landscaped buffering for neighbors. In the above excerpt from the comprehensive plan, the plan notes that "the key for this area will be land use transitions and buffers".

The growth in Westfield is inevitable. We have a beautiful community with a small town rural feel and fantastic schools. The people of Westfield deserve measured and carefully considered growth that follows our own Comprehensive Plan. We should work to maintain the rural feel that drew many of us to the area. We should demand

neighborhoods that foster a sense of community and healthy lives for their inhabitants by thoughtful open space planning, amenities, and buffering. We should not allow developers to enter our community and throw together whatever is fast and cheap and leave the town to deal with the ill effects.

I would appreciate your thoughtful consideration in this matter.

Megan O'Connor
15201 Shelborne Road
Westfield, IN 46074

Jonathan Dorsey

From: Clark Byrum <cbyrum@biologicsmodular.com>
Sent: Monday, October 7, 2019 12:01 PM
To: APC; SHorkay@westfield.in.gov; Steve Hoover
Subject: Support For Pulte Del Webb Project Westfield

Advisory Plan Commission Members:

I wanted to contact you concerning The Pulte Del Webb Project in Westfield. As a property owner and taxpayer in the City of Westfield, I would like to voice my support for this project. I think the target market and demographics of this development will provide a more diverse housing product to the City of Westfield. It will also enhance the Westfield-Washington School District because of the low impact on the schools and increased tax revenue. If you have any questions, please feel free to contact me.

Thanks,

Clark Byrum

Clark Byrum, Jr

President/CEO

cbyrum@biologicsmodular.com

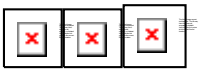
1533 East Northfield Drive, Suite 100

Brownsburg, IN 46112

Office: 317.456.9191 x205

Cell: 317.626.4093

www.biologicsmodular.com



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Jonathan Dorsey

From: Tina Laufter <tinalaufter@sbcglobal.net>
Sent: Monday, October 7, 2019 12:10 PM
To: APC; Council Members
Cc: Andy Cook
Subject: Location of Development: 146th Street, 151st Street and Towne Road.
Attachments: image copy.pdf

Hello,

My residence is at 2702 West 146th Street on the Northwest corner of 146th and Towne Road. We have resided in our home for 19years.
We recognize that development is inevitable in the thriving community of Westfield and our continued concern is that the city and the developers would recognize the potential of this area. We would like to see developers bring proposals that reflect appreciation of this area.

As concerned residents of Westfield we desperately need the board to insist the ambiguous aspects are addressed in the PUD. I personally am not opposed to a beautiful, well done empty nester community with amenities attached to it but the PUD is too vague.

Some of the most concerning areas:

1.) These homes in the exhibits in the PUD at Plainfield start at $165,000 up to $300,000. There is nothing in writing to say which homes will be built here. It could be any. So you could have 490 homes from $165,000 - $200,000.

2.) Additionally, there are not 4-sided architectural requirements. This has been a standard set in the Davis PUD and Wood Wind. This really matters and we continue to fight this.

3.) How much open space ?

4.) Architecture - These homes in the exhibits in the PUD at Plainfield start at $165,000 up to $300,000. There is nothing in writing to say which homes will be built here. It could be any. So you could have 490 homes from $165,000 - $200,000.

Additionally, there are not 4-sided architectural requirements. This has been a standard set in the Davis PUD and Wood Wind. This really matters to the current residents and overall aesthetic of this area.

Thank you , Tina Laufter

UNACCEPTABLE

Jonathan Dorsey

From: Scott Lavengood <scott.lavengood@gmail.com>
Sent: Monday, October 7, 2019 12:44 PM
To: Jonathan Dorsey; Council Members; APC; Andy Cook
Subject: Del Webb PUD

Esteemed Mayor, Planning Commission and Council Members,

I would like to take a few minutes of your time to explain to you our concerns around the proposed Claiborne Farms Development that will be discussed on 10/7/2019.

This plan does not agree with the Westfield - Washington Township Comprehensive Plan. This plan is the main reason we moved to our new home in January this year. We would have the best of both worlds. Easy access to Westfield and Carmel, while still having a rural area to raise my kids. Goats, chickens, dog, cats, archery, 4-h! This is how I was raised and this rural area of Westfield lets me raise my kids this way, attend Westfield's wonderful schools, as well as easy access to corporate careers.

This plan does not agree with many of the pages in the plan. A few examples are below.

Page 7: Preserve the community's rural and small town atmosphere, even as it accommodates new growth. Promoting a diversity and balance of land uses.

Page 25: Existing Rural Southwest: no more than one unit per three acres. This area will continue to have rural uses and a rural feel. While it is expected that over time the few remaining large commodity farms in this area may be converted to residential development and smaller artisan farms, the rural character and equestrian nature should be retained. A primary component of this character is substantial natural-appearing open space.

Page 26: This area is designated as Existing Rural, because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses.

Page 27: Allow the continuation of the historic rural patterns (single-family houses on large parcels). New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan.

There are plenty of open fields in the New Suburban and Suburban Residential to have the Caliborne Farms development built on. Removing the rural atmosphere will only make Westfield look like every other city.

The PUD does not include very many hard facts about the development. There are general statements about reforestation. We need the exact plans and specifications in order to approve this plan. How can we keep them accountable and approve such a plan with very little details?

I appreciate your time and considerations for this wonderful city.

Thank you,

Scott Lavengood
15001 Shelborne Rd

Jonathan Dorsey

From: Karen H <khymbaugh@yahoo.com>
Sent: Monday, October 7, 2019 12:44 PM
To: APC; Andy Cook; Council Members
Subject: Say NO to the PUD at 146th Street, 151st Street, and Towne Road (Claiborne Farms by Del Webb PUD)

Dear Westfield Planning Commission and Westfield Council Members,

Thank you for all the hard work you do to keep Westfield a beautiful and unique city. However, I must again ask you to vote **"NO"** against the **Claiborne Farms by Del Webb PUD** at 146th Street, 151st Street and Towne Road. I live on 159th Street and already, the traffic, noise, and congestion in this area has gotten out of hand. Someone is going to get killed because of the racing traffic and large gravel trucks speeding on 159th Street. There are bicyclists trying to enjoy the once peaceful area but it has now been taken over by speeders and the developers trucks. You need to slow down the development in this area and really take a hard look at what is happening here.

I can't make the meeting tonight but I want to make sure I register my complaint against this PUD. Everything that I have read and seen on this PUD assures me that the developers are at it again and only provide vague details. First. It doesn't appear that the density is not right for the original vision of the Comprehensive Plan and this area of town. It is crazy to put +- 500 home on 250 acres. This would be better sent to downtown Indianapolis where no one cares about the density. The roads in this area can not handle this kind of traffic.

There is a lack of clarity on open space, amenities, empty nester development, architecture, buffering, etc., etc……

I can't understand how the Westfield representatives can support even bringing this PUD up for considerations. Send it back. There is already so much development in this area. Look at what is going on from SR 32 down Springmill and Ditch Roads to 146. It is wall to wall construction. I realize that there are some Council Members who were voted out and they are probably trying to rush approval of the developments for various reasons, but please, please consider what the citizens want and not what the big developers are trying to cram down our throats. They don't live here, we do.

Thank you for your kind consideration to my "No" for this PUD.

Karen Hymbaugh

2929 W 159th St.

Westfield, IN 46074.

Jonathan Dorsey

From: Susie Tatum <Susie.Tatum@stjude.org>
Sent: Monday, October 7, 2019 12:54 PM
To: Council Members; Andy Cook; APC
Subject: Proposed developments in the southwest quadrant

I have become aware of a proposed 490 homes to be built in the southwest corridor of Westfield between 146th St., 151st. St. and Towne Road.

Unfortunately, once again, this proposed neighborhood is not even close to the vision of this area. The PUD doesn't state the maximum number of dwellings but uses vague information about 2 units per acre. **Staff has estimated 490 homes on 245 acres. This is a density of .5**.

Issues:
1. Comp Plan states less density as you move west from Ditch and north from 146th Street. The estimated density of this neighborhood is .5. Liberty Ridge when including the church because this was the entire parcel as approved is .54 adjoining commercial. Westchester is approx. .57 so the proposed neighborhood is less.

2. This is proposed as an empty nester community with one member of the household 55 years or older. Some of the models shown in exhibits can have 4 to 5 bedrooms. Only 80% need to have a resident 55 years and older so we need to understand what the specifications for the other 20% are. This section needs much more clarification.

3. Open Space Numbers - no idea, very confusing

4. States reforestation which is wonderful but no specifications on trees or spacing, etc. Very vague

5. Amenity Center - Exhibit shows items that may not be included. The PUD states choosing 3 items as determined by developer so tennis courts and pickleball courts could easily be removed for fitness trails (already present with UDO) and bocce courts. Need to commit to exactly what the amenities would be. The amenities as shown in the exhibits are beautiful and on trend but again, are not specified in writing. Be cautious when you look at the pictures.

6. Lots of beautiful landscaping, entrance and amenity character exhibits that are not in writing in the PUD. The PUD in writing is the only thing enforceable.

7. Architecture - These homes in the exhibits in the PUD at Plainfield start at $165,000 up to $300,000. There is nothing in writing to say which homes will be built here. It could be any. So you could have 490 homes from $165,000 - $200,000.

Additionally, there are not 4-sided architectural requirements. This has been a standard set in the Davis PUD and Wood Wind. This really matters and we continue to fight this.

8. Best Land Use: Personally, I'm not against a beautiful, well done empty nester community with the amenities attached to it on 146th Street. There needs to be buffering for the neighbors and mounded/landscaped buffering on 146th Street like what was done at Lock Haven on the east side. Let's look at the Willows, 5 minutes west of this parcel as an example. Top picture is an example of the street of the empty nester section in the Willows. Bottom picture represents this proposal.

For the parcel on Towne Road, this is one of the prettiest parcels in the area. There are mature trees and the location is outstanding. There should never be consideration of $165,000 homes on this parcel! The homes across the street in Westchester are projected at $400-$500,000. The homes along Towne are side load garages facing the road.

This proposal has no front facing homes on very small lots. This is not the proper land use.

9. There is a sunset clause for zoning on the parcel on 146th Street in section 1.3. This is highly unusual and should be explored why this is stated in PUD.

10. Overall state of construction in area: From West Rail and Wilshire mid way between Springmill and Ditch going west between SR 32 and 146th Street, there are at least 12 neighborhoods under construction or about to start.

In closing, this PUD has so many problems. I truly wish that the city and the developers understood the potential of this area and would bring proposals that reflect appreciation of this area.

Thank you in advance for listening to the citizens of Westfield rather than the developers. We have some beautiful open areas that if developed, should be done so very responsibly. We cannot undo development.

Sincerely,

Susie Tatum

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Jonathan Dorsey

From: Mike DiMascio <michaeldimascio@frontier.com>
Sent: Monday, October 7, 2019 01:26 PM
To: APC; Council Members; Andy Cook
Cc: Brandee Easterday; Kristen Burkman
Subject: This part of Westfield deserves lower density and higher architectural standards than proposed. Honor the Comprehensive Plan!

Councilmembers,

Regarding Claiborne Farms by Del Webb PUD, this part of Westfield has been determined to warrant lower density and higher architectural standards than what is proposed. Honor the Comprehensive Plan!

Mike DiMascio, Brandee Easterday, and Samara Thornburg
17028 Towne Rd
Westfield, Indiana 46074

Re: **1910-PUD-36[PUBLIC HEARING]**

Claiborne Farms by Del Webb PUD
West and adjacent to Towne Road, and North and adjacent to 146th Street
Del Webb by Nelson & Frankenberger, LLC requests a change of zoning for approximately 245 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.
(Planner Jonathan Dorsey - JDorsey@westfield.in.gov)

Jonathan Dorsey

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, October 7, 2019 02:49 PM
To: Andy Cook; APC; Council Members
Subject: Claiborne Farms PUD

Dear Mayor, Council Members,

I live at 16414 Towne rd and am currently experiencing the effects of construction to the east, south and west of my home by developments that were approved at a higher density than what the Comprehensive Plan recommended and who's original building commitments have been allowed to change and lessen the value and overall appeal.

For the past ten years or more you've been approving plan after plan with high density homes built by low-end developers. One can't distinguish one neighborhood from the next. They are all houses that are built as fast and as cheaply as possible. Claiborne Farms seeks your approval for 490 homes on 245 acres! Yet another fast and furious, high density, oh, and now age- restricted neighborhood!

Our dreams of the Conservancy were a vision for a much more beautiful Westfield. The type of custom development like what's being done at 159th and Little Eagle Creek Ave. is what this entire area west of Ditch should have been. I have been fighting for our council members to give serious respect for the Comprehensive Plan as written by the people of Westfield and for the people of Westfield and have watched over the years how there is little to no regard for it whatsoever.

Sadly, there is a sense of frankly, lack of judgement and "good taste" from our city leaders making decisions about the way we grow our city. Opportunities are being squandered and wasted literally right and left to make Westfield a beautiful place to live in. That's putting it nicely. What I'd really like to say is you've really screwed up and approving this PUD would be adding one more screw-up to the already growing list!

Sincerely,
Lisabeth Armstrong

Jonathan Dorsey

From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, October 7, 2019 03:41 PM
To: APC; Andy Cook; Council Members
Cc: Tina Laufter; Kristen Burkman
Subject: Del Webb PUD - Public Hearing Monday Night for 490 New Homes in Southwest

Please keep the area and current resident's best interests in mind while directing Del Webb to the final draft of this PUD. Please ensure a final PUD that contains all agreed upon details and conforms to the comprehensive plan. Please make this PUD really shine so the final product is one we all can be proud of.

More specifically my concerns are...

1. Keep housing density at a minimum (less homes per acre)
2. Keep architectural standards high to conform and exceed the comprehensive plan so surrounding existing properties do not lose value.

Best Regards and Thank You Kindly,
Ross Laufter and Family
2702 W 146th St.
Westfield, IN 46074

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Saturday, October 5, 2019 12:51 PM
Subject: Public Hearing Monday Night for 490 New Homes in Southwest

Good Afternoon Neighbors,

I wanted to get everyone up to speed on a new development proposal in the southwest corridor of our neighborhood. **The Public Hearing is Monday, October 7th at 7:00 at Grand Park Events Center.** Here is the agenda:

https://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=6503

Unfortunately, once again, this proposed neighborhood is not even close to the vision of this area. The PUD doesn't state the maximum number of dwellings but uses vague information about 2 units per acre. **Staff has estimated 490 homes on 245 acres. This is a density of .5**.

Location of Development: 146th Street, 151st Street and Towne Road. See exact location on site map on agenda link.

Issues:
1. Comp Plan states less density as you move west from Ditch and north from 146th Street. The estimated density of this neighborhood is .5. Liberty Ridge when including the church because this was the entire parcel as approved is .54 adjoining commercial. Westchester is approx. .57 so the proposed neighborhood is less.

2. This is proposed as an empty nester community with one member of the household 55 years or older. Some of the models shown in exhibits can have 4 to 5 bedrooms. Only 80% need to have a resident 55 years and older so we need to understand what the specifications for the other 20% are. This section needs much more clarification.

3. Open Space Numbers - no idea, very confusing

4. States reforestation which is wonderful but no specifications on trees or spacing, etc. Very vague

5. Amenity Center - Exhibit shows items that may not be included. The PUD states choosing 3 items as determined by developer so tennis courts and pickleball courts could easily be removed for fitness trails (already present with UDO) and bocce courts. Need to commit to exactly what the amenities would be. The amenities as shown in the exhibits are beautiful and on trend but again, are not specified in writing. Be cautious when you look at the pictures.

6. Lots of beautiful landscaping, entrance and amenity character exhibits that are not in writing in the PUD. The PUD in writing is the only thing enforceable.

7. Architecture - These homes in the exhibits in the PUD at Plainfield start at $165,000 up to $300,000. There is nothing in writing to say which homes will be built here. It could be any. So you could have 490 homes from $165,000 - $200,000.

Additionally, there are not 4-sided architectural requirements. This has been a standard set in the Davis PUD and Wood Wind. This really matters and we continue to fight this.

8. Best Land Use: Personally, I'm not against and beautiful, well done empty nester community with the amenities attached to it on 146th Street. There needs to be buffering for the neighbors and mounded/landscaped buffering on 146th Street like what was done at Lock Haven on the east side. Let's look at the Willows, 5 minutes west of this parcel as an example. Top picture is an example of the street of the empty nester section in the Willows. Bottom picture represents this proposal.

For the parcel on Towne Road, this is one of the prettiest parcels in the area. There are mature trees and the location is outstanding. There should never be consideration of $165,000 homes on this parcel. The homes across the street in Westchester are projected at $400-$500,000. The homes along Towne are side load garages facing the road.

This proposal has no front facing homes on very small lots. This is not the proper land use.

9. There is a sunset clause for zoning on the parcel on 146th Street in section 1.3. This is highly unusual and should be explored why this is stated in PUD.

10. Overall state of construction in area: From West Rail and Wilshire mid way between Springmill and Ditch going west between SR 32 and 146th Street, there are at least 12 neighborhoods under construction or about to start.

In closing, this PUD has so many problems. I truly wish that the city and the developers understood the potential of this area and would bring proposals that reflect appreciation of this area.

WE NEED LETTERS AND SPEAKERS FOR MONDAY NIGHT. Please let me know if you can send a letter or speak Monday night. There are so many proposals going through for rezone right now that I'm very fearful, things will slip through if people don't speak up.

If you live to the southwest, there was a neighbor meeting and I don't think very many received notice due to the laws surrounding notification. I don't think any neighbors that weren't large land owners were present. (I didn't know about it but it's in the staff report.) If you live in that Southwest area, please forward this to people who may not be on the list. I'd also recommend if you are near these parcels and weren't invited to the neighbor meeting you should mention this in your letters. There's what is required by law (which they met) and what is courteous. There's a difference and you should note this in your letters.

Send Letters to:
apc@westfield.in.gov
acook@westfield.in.gov
councilmembers@westfield.in.gov

You are all incredible and thank you in advance for once again using your time have our voices heard!

Thanks,
Kristen

Jonathan Dorsey

From: Richard Passman <rpassman@indy.rr.com>
Sent: Monday, October 7, 2019 04:59 PM
To: APC; Andy Cook; Council Members
Subject: 910-PUD-36[PUBLIC HEARING] today

Advisory Planning Commission members,
I was not invited or aware of the neighborhood informational meeting. After review of the documents attached to your meeting agenda, I feel strongly that you should request additional definition and detail be locked into the PUD. The definition of the "residential areas" is inadequately defined as are many details of the development. This includes the buffer areas, the housing density – over-all, including roads, buffers retention ponds it is given, but there is inadequate definition to judge this in the site plan. Also, the exteriors of the homes are inadequately defined (example: 4 sided required anywhere?) Where are the front loading garage vs. side loading. The 5' side yards is a concern as this high density approach should have been tapered out to lower density per the Comp plan yet this may be higher density than other recent developments that are further from the SW corner of Westfield. Please request further clarification and an opportunity for the people living near by to understand the development and hopefully have further input as we will be living with the results for a long time.

Thank you for your consideration,

Richard Passman
3510 West 151st St

Jonathan Dorsey

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Friday, October 11, 2019 11:09 AM
To: APC; Council Members; Andy Cook
Cc: Bruce Van Natta; T.M.T., Incorporated; Tina Laufter; Ross Lauft; Megan O'Connor; Richard Passman; Danielle Tolan; Kevin M. Todd, AICP; Jonathan Dorsey; Jon Dobosiewicz
Subject: Follow-up Comments Regarding Claiborne Farms PUD
Attachments: SWSuburbanUpdate.pptx

Dear Mr. Mayor, APC and City Councilors,

I wanted to follow-up with some data for consideration regarding the Clairborne Farms PUD presented on Monday, October 7th. We, as a neighborhood and Westfield citizens, appreciate the opportunity to share our voice.

1. **Current construction data** in the area shows over 2,600 lots approved and underway now or in the next 12 months. An estimated 1,800-1,900 have not been built upon yet. Please see attached presentation for details. I would appreciate staff verifying the numbers but I've gathered data from approved PUDs and builder websites. The numbers should be close.

This is an incredible amount of construction for a small area of the city. This doesn't include the activity just to the north of 32 or to the east of Springmill Road. A very prudent analysis is needed to say if rezoning more land is in any way a responsible decision for this community.

2. **This PUD is not new or innovative**. It is almost identical to the Osborne Trails PUD which is approved and about 10 minutes north of this area. Please reference the language between the two and you'll find minus the commercial component, they are strikingly similar.

https://www.westfield.in.gov/egov/documents/1491231377_51175.pdf
https://www.lennar.com/new-homes/indiana/indianapolis/westfield/osborne-trails

3. There was a question regarding home prices used in my AV analysis. Below is the link to the current Del Webb offerings in Plainfield. You'll see starting prices at $165,990. I also understand people will spend 15% - 20% above base price for extras. $165,990*1.2= $199,188. This is where I got $200,000. There is nothing in writing currently that would prevent 100% of the homes at this price level. The architectural standards would support these numbers. Also, the realtor that spoke at the meeting talked about $200,000 homes would be very easy to sell in this location. Yes, when something is an unbelievable bargain for the location, I agree with her - it will sell quickly.

https://www.delwebb.com/homes/indiana/indianapolis/plainfield/vandalia-by-del-webb-209483

Please review the AV table in the PowerPoint attached. The result is the same. Build fewer homes with higher price points which equals higher AV and less burden on the roads/infrastructure. A different land use mixing empty nester and custom homes that would be 219 less homes and $58,000,000 more in AV annually.

4. **Best Land Use is an area of review for the APC**. These are premiere parcels that should bring in premium AV dollars for the city. They are 10 minutes from Clay Terrace/Village Park, 40 minutes from downtown

Indianapolis, 15 minutes from 465. There are $500,000 -$1,000,000 homes just 5 minutes west of these parcels in the Willows. This PUD is NOT the best land use as its currently written. Please refer to AV chart in PowerPoint presentation.

5. **Architectural Standards** - The last two PUDs approved in this area have 4-sided architecture. This must be a standard for all PUDs or it is not in context with the area. Both Dr. VanNatta and Dr. Kelleher spoke about this at the Public Hearing.

6. **Question Regarding Age Restriction** - The PUD states that 20% of the homes will not be age restricted for purchase. Does this mean they will also not have the requirement of no people under the age of 19 for over 90 days?

7. **Conservation Neighborhood** - Mr. Hoover mentioned that he would like to see this as a conservation development. This would be wonderful! Just as a reminder a conservation neighborhood is defined in Wikepedia as:

Conservation development, also known as conservation design, is a controlled-growth land use development that adopts the principle for allowing limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.[1] A conservation development is usually defined as a project that dedicates a minimum of 50 percent of the total development parcel as open space.

Land Choices.org defines conservation development as follows: Natural Areas and Wildlife Preserved Conservation subdivisions preserve 50% - 70% or more of the buildable land, plus unbuildable wetlands, steep slopes and floodplains.
http://www.landchoices.org/conservationsubs.htm

As Mr. Willis mentioned, this land plan is hard to understand as currently submitted but it doesn't currently look like a minimum of 50% open space.

8. **Idea for Better Land Use:** Because of the traffic on 146th Street, 4-sided architecturally contextual empty nester housing at maximized AV pricing could be appropriate on the parcel bordering 146th Street. However, empty nester on the parcel next to Towne Road does not seem appropriate. There are homes with 4-sided architecture, side load garages, facing Towne Road to the east. These homes are projected to be $400,000-$500,000. This is a premiere parcel with mature trees and an outstanding location to the west. Placing $200,000 homes with one sided façade architecture, front load garages and not facing the road isn't responsible development. This is a gateway entry into our community along Towne Road. The housing needs to reflect that.

A possible solution and something new and innovative would be to do a multi-generational neighborhood with Del Webb along 146th Street with a higher architectural product and a mix of builders including Pulte's highest architectural product and other custom builders on the Towne Road parcel.

Multi-generational neighborhoods are one of the newest trends in development. Families with the aging parents in the low maintenance homes mixed with single family housing sharing all the great amenities together. Please see this article:

https://www.washingtonpost.com/news/where-we-live/wp/2017/12/12/multigenerational-connections-are-a-new-feature-of-55-plus-communities-in-maryland-and-california/

Del Webb Architecture that could be appropriate with 4-sided architecture:

9. There are multiple issues with the buffers and reforestation not having enough detail but I believe the other neighbors that spoke and Dr. Kelleher covered this for review.

10. The exhibits for the amenities look beautiful but would need to be clarified in writing in the PUD. (choice of 3 amenities and architectural specifications for activity center)

Thank you for taking your time to read all of this information! There needs to be really thoughtful analysis of this PUD. I realize putting details upfront takes investment from the petitioner and there have probably been meetings where verbal details have been given, but this PUD as written has an **extreme number of concerns.**

I would really appreciate seeing any changes and what direction the petitioner is going to take on this before the Friday agenda posting on November 1st.

Respectfully Submitted,
Kristen Burkman

Southwest New Suburban Update

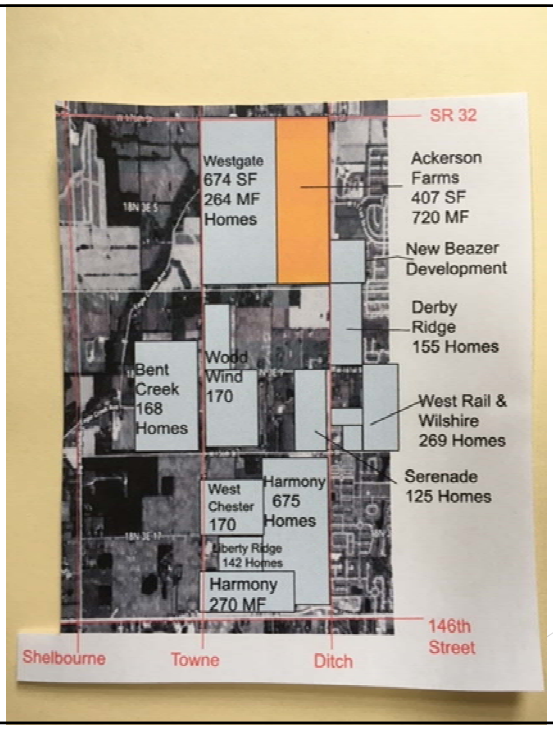
Submitted by: Kristen Burkman

Current New Construction Map

- Light Blue indicates under construction or about to begin.

  2,668 Lots
  1,900 Estimated Lots with no homes on them yet
  534 Multi-Family
  – All available

- Orange is rezoned but not active.



Builders Presence in Area

- Pulte - 3
- Drees – 2
- Beazer – 2
- Lennar – 3
- Estridge – 2
- David Weekley – 1
- Fischer – 1
- Wedgewood -1
- MI - 1

- Over 98% of the homes are production homes

NEED CUSTOM HOME CHOICES IN THIS AREA

What's Best for Westfield?

- Optimizing the remaining parcels with high AV properties or greenspace preservation.

	# of Homes	Average Home Price	Estimated AV	# of Cars	Density
Current PUD	490	$200,000	$98,000,000	980	2 homes per acre
Alternate Empty Nester (146th St)	150	$400,000	$60,000,000	300	1.2 homes per acre
Alternate Custom (Towne)	121	$800,000	$96,800,000	363	1 home per acre
Total Alternate	271		$156,800,000	663	

This Petitioner has homes to fit this proposed Multi-generational Neighborhood . . .

Del Webb Pinnacle Series

Pulte at Village of West Clay

Jonathan Dorsey

From: Suzy DuBois <suzy@tmtincorporated.com>
Sent: Monday, November 4, 2019 02:46 PM
To: APC; Council Members; Andy Cook
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com; Ginny Kelleher; danielle@washingtontownship-hc.us; Kevin M. Todd, AICP; scott.frei@tabs.toshiba.com
Subject: Claiborne Farms, please vote no!

To All,

Please don't just rubber stamp another production low end housing development before you exit your position. Looks like you are just taking care of those developers who have been contributing to your campaigns as you have been accused! Westfield deserves so much more.

Give some consideration to the potential and wait for the right product to be introduced that meets higher standards for all concerned. We have pointed out numerous times how the housing does not support the schools or the public infrastructure requirements and we are living out the results of the poor decisions regarding a monoculture of housing options within the community with very high taxes!!! There is enough approved at this point that we can demand more variety and higher architectural requirements. People have had enough of this and are voting to discontinue this behavior as a result!! Focus on the commercial and say no to more housing approval for this area.

By the way, the front of my property has been torn up with open trenches and a large deep hole from a telephone pole removal for months! Seems like a public safety issue to me. As a tax paying citizen I would like the clean up of this mess addressed before you add more to the infrastructure list. Maybe one of you elected officials could let me know when this is scheduled to be resolved.

Let's take care of the stuff you have already approved and let things fill in before you create a housing glut as everything is the same and same price point. Put on your Economic's 101 Hat and think before you just approve one more neighborhood, currently 1600-1800 lots available just in this sector!

Regards,

Suzy

--

Suzy DuBois
President
T M T Incorporated
317.506.0319 (cell)
www.tmtincorporated.com
Certified Women Business Enterprise

Jonathan Dorsey

From: Ross Laufter <rosslauft@hotmail.com>
Sent: Tuesday, November 5, 2019 07:43 PM
To: APC; Council Members; Andy Cook
Subject: Fw: Follow-up Comments Regarding Claiborne Farms PUD
Attachments: SWSuburbanUpdate.pptx

Greetings,

Please vote no on this PUD.

Best Regards,
Ross Laufter and family
2702 W. 146th
Westfield, IN

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, November 4, 2019 11:12 AM
Subject: Fwd: Follow-up Comments Regarding Claiborne Farms PUD

Dear Neighbors,

Below is an email that I sent the APC following the public hearing for Claiborne Farms at 146th/151st Streets and Towne Road. Please **reference for all the problems including the fact that there are 1,600-1,800 available home lots under construction** or shortly will be in our area. The PUD is up for recommendation/vote **Wednesday, November 7 at 7:00 p.m. at City Hall.**

Unfortunately, I can only find one item I mention below that was addressed in the revision so basically, this is still an extremely underperforming land use for this area with no consideration for the comprehensive plan. The only item addressed is they will do all the amenities instead of choosing 3.

Architecture standards are so low, it's unbelievable. They put in wording like the Westchester PUD which as we've learned isn't strong enough to enforce in the way it was intended and then they say it will apply to at least 75 of 500 homes. Given where the 75 are located in the southwest district, they may not even build those. Density is still a major issue. It's all smoke and mirrors once again.

Mr. Estridge tied his character exhibits to the PUD. All developers should be doing this so we know what we are getting. The character exhibits mean nothing and the written standards in this PUD are not 4-sided architecture. It's front façade architecture - not in context with this area or with the other projects recently approved.

Please take a few moments and write an email to the APC, Council and Mayor and **ASK THEM TO VOTE NO.**

apc@westfield.in.gov
councilmembers@westfield.in.gov
acook@westfield.in.gov

Thanks,
Kristen

---------- Forwarded message ---------
From: **Kristen Burkman** <rkburkman@gmail.com>
Date: Fri, Oct 11, 2019 at 11:08 AM
Subject: Follow-up Comments Regarding Claiborne Farms PUD
To: APC <apc@westfield.in.gov>, Westfield city council <councilmembers@westfield.in.gov>, Andy Cook <acook@westfield.in.gov>
Cc: Bruce Van Natta <bvannatta@indy.rr.com>, T.M.T., Incorporated <dub164@aol.com>, Tina Laufter <tinalaufter@sbcglobal.net>, Ross Lauft <rosslauft@hotmail.com>, Megan O'Connor <mkbritto@yahoo.com>, Richard Passman <rpassman@indy.rr.com>, Danielle Carey Tolan <danielle@wwtownship.us>, Kevin M. Todd, AICP <ktodd@westfield.in.gov>, Jonathan Dorsey <jdorsey@westfield.in.gov>, Jon Dobosiewicz <jond@nf-law.com>

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Del Webb Architecture that could be appropriate with 4-sided architecture:

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Respectfully Submitted,
Kristen Burkman

Jonathan Dorsey

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Wednesday, November 6, 2019 11:34 AM
To: APC; Council Members; Andy Cook; Danielle Tolan
Cc: Bruce Van Natta; T.M.T., Incorporated; Jonathan Dorsey; Kevin M. Todd, AICP; Megan O'Connor; Ross Lauft; Richard Passman; Tina Laufter; Dick Levins; Cynthia B. Stafford; Ken Kingshill
Subject: Fwd: Follow-up Comments Regarding Claiborne Farms PUD
Attachments: SWSuburbanUpdate.pptx

Dear APC, Councilors and Mr. Mayor,

I'm resending my email (attached below) from a month ago for reference because almost all of these are still outstanding issues. They did change the amenities to doing all that are listed. All others should be reviewed again especially the fact that this area is oversaturated with new construction right now. 1800-1900 lots available - let's take a breath and see how all of these go before rezoning new land. Also, Osborne Trails is just breaking ground. The Osborne Trails PUD is basically exactly the same. The Claiborne Farms PUD isn't new or innovative for the community.

Just to give another analysis, I wanted to compare the Claiborne Farms PUD to the last 2 PUDs approved in our area. The analysis is based on the key factor list developed by the Wood Wind Committee that consisted of Southwest neighbors, Chris Woodard, Dave Schmitz, Bob Smith, Steve Hoover, Jim Ake, and Danielle Tolan. These were desires for this area.

	Wood Wind Westchester	**Estridge/Serenade**	**Claiborne Farms**
100% 4-sided Architecture	Yes, 4 sided and brick wrap for certain models	Yes, 100% - Character exhibits guaranteed (strongest and should be the new standard)	NO - Front facade - only SW district has upgrade and that may never happen due to sunset clause.
Open Space	30% Westchester 65% Wood Wind	27% in writing - guaranteed	? - NO % stated or guaranteed
Conservation Subdivision	Wood Wind - YES	NO	NO
Front Facing Homes to roads	Yes: 90%	Yes: 90%	NO
Home price to support public works/safety ($375,000)	YES $400,000 - $600,000	YES $500,000 - $900,000	NO Estimate $200,000 per home based on like models in Plainfield and Fishers

Density	Wood Wind .8 Westchester 1.75 (Total 1.1)	1.5	1.8 (estimated on 445 homes)
Guaranteed Builders in PUD	Yes: Pulte, Drees, MI and Wedgewood	Yes: Estridge, Custom Builders	NO
Interesting Amenities	Yes	Yes	Yes
Tree Preservation & New Plantings	Yes	Yes	Yes

While the amenities and tree preservation are done really well in this proposal, nothing else meets the standards. The approval of this PUD would be a major step backwards for this community. There are so many unknowns and so many lower standards than what was recently approved. Mr. Estridge set a new bar for details in a PUD with Serenade. Please drive by and look at the results. It's early but the water feature he proposed and is now implementing looks beautiful! We need to move forward with this type of language like in the Serenade PUD as the norm, not the exception.

Please support your community and its citizens with a NO vote this evening.

Respectfully submitted,
Kristen Burkman

---------- Forwarded message ---------
From: **Kristen Burkman** <rkburkman@gmail.com>
Date: Fri, Oct 11, 2019 at 11:08 AM
Subject: Follow-up Comments Regarding Claiborne Farms PUD
To: APC <apc@westfield.in.gov>, Westfield city council <councilmembers@westfield.in.gov>, Andy Cook <acook@westfield.in.gov>
Cc: Bruce Van Natta <bvannatta@indy.rr.com>, T.M.T., Incorporated <dub164@aol.com>, Tina Laufter <tinalaufter@sbcglobal.net>, Ross Lauft <rosslauft@hotmail.com>, Megan O'Connor <mkbritto@yahoo.com>, Richard Passman <rpassman@indy.rr.com>, Danielle Carey Tolan <danielle@wwtownship.us>, Kevin M. Todd, AICP <ktodd@westfield.in.gov>, Jonathan Dorsey <jdorsey@westfield.in.gov>, Jon Dobosiewicz <jond@nf-law.com>

Dear Mr. Mayor, APC and City Councilors,

I wanted to follow-up with some data for consideration regarding the Clairborne Farms PUD presented on Monday, October 7th. We, as a neighborhood and Westfield citizens, appreciate the opportunity to share our voice.

1. **Current construction data** in the area shows over 2,600 lots approved and underway now or in the next 12 months. An estimated 1,800-1,900 have not been built upon yet. Please see attached presentation for details. I would appreciate staff verifying the numbers but I've gathered data from approved PUDs and builder websites. The numbers should be close.

This is an incredible amount of construction for a small area of the city. This doesn't include the activity just to the north of 32 or to the east of Springmill Road. A very prudent analysis is needed to say if rezoning more land is in any way a responsible decision for this community.

2. **This PUD is not new or innovative**. It is almost identical to the Osborne Trails PUD which is approved and about 10 minutes north of this area. Please reference the language between the two and you'll find minus the commercial component, they are strikingly similar.

https://www.westfield.in.gov/egov/documents/1491231377_51175.pdf
https://www.lennar.com/new-homes/indiana/indianapolis/westfield/osborne-trails

3. There was a question regarding home prices used in my AV analysis. Below is the link to the current Del Webb offerings in Plainfield. You'll see starting prices at $165,990. I also understand people will spend 15% - 20% above base price for extras. $165,990*1.2= $199,188. This is where I got $200,000. There is nothing in writing currently that would prevent 100% of the homes at this price level. The architectural standards would support these numbers. Also, the realtor that spoke at the meeting talked about $200,000 homes would be very easy to sell in this location. Yes, when something is an unbelievable bargain for the location, I agree with her - it will sell quickly.

https://www.delwebb.com/homes/indiana/indianapolis/plainfield/vandalia-by-del-webb-209483

Please review the AV table in the PowerPoint attached. The result is the same. Build fewer homes with higher price points which equals higher AV and less burden on the roads/infrastructure. A different land use mixing empty nester and custom homes that would be 219 less homes and $58,000,000 more in AV annually.

4. **Best Land Use is an area of review for the APC**. These are premiere parcels that should bring in premium AV dollars for the city. They are 10 minutes from Clay Terrace/Village Park, 40 minutes from downtown Indianapolis, 15 minutes from 465. There are $500,000 -$1,000,000 homes just 5 minutes west of these parcels in the Willows. This PUD is NOT the best land use as its currently written. Please refer to AV chart in PowerPoint presentation.

5. **Architectural Standards** - The last two PUDs approved in this area have 4-sided architecture. This must be a standard for all PUDs or it is not in context with the area. Both Dr. VanNatta and Dr. Kelleher spoke about this at the Public Hearing.

6. **Question Regarding Age Restriction** - The PUD states that 20% of the homes will not be age restricted for purchase. Does this mean they will also not have the requirement of no people under the age of 19 for over 90 days?

7. **Conservation Neighborhood** - Mr. Hoover mentioned that he would like to see this as a conservation development. This would be wonderful! Just as a reminder a conservation neighborhood is defined in Wikepedia as:

Conservation development, also known as conservation design, is a controlled-growth land use development that adopts the principle for allowing limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.[1] A conservation development is usually defined as a project that dedicates a minimum of 50 percent of the total development parcel as open space.

Land Choices.org defines conservation development as follows: Natural Areas and Wildlife Preserved Conservation subdivisions preserve 50% - 70% or more of the buildable land, plus unbuildable wetlands, steep slopes and floodplains.

http://www.landchoices.org/conservationsubs.htm

As Mr. Willis mentioned, this land plan is hard to understand as currently submitted but it doesn't currently look like a minimum of 50% open space.

8. **Idea for Better Land Use:** Because of the traffic on 146th Street, 4-sided architecturally contextual empty nester housing at maximized AV pricing could be appropriate on the parcel bordering 146th Street. However, empty nester on the parcel next to Towne Road does not seem appropriate. There are homes with 4-sided architecture, side load garages, facing Towne Road to the east. These homes are projected to be $400,000-$500,000. This is a premiere parcel with mature trees and an outstanding location to the west. Placing $200,000 homes with one sided façade architecture, front load garages and not facing the road isn't responsible development. This is a gateway entry into our community along Towne Road. The housing needs to reflect that.

A possible solution and something new and innovative would be to do a multi-generational neighborhood with Del Webb along 146th Street with a higher architectural product and a mix of builders including Pulte's highest architectural product and other custom builders on the Towne Road parcel.

Multi-generational neighborhoods are one of the newest trends in development. Families with the aging parents in the low maintenance homes mixed with single family housing sharing all the great amenities together. Please see this article:

https://www.washingtonpost.com/news/where-we-live/wp/2017/12/12/multigenerational-connections-are-a-new-feature-of-55-plus-communities-in-maryland-and-california/

Del Webb Architecture that could be appropriate with 4-sided architecture:

9. There are multiple issues with the buffers and reforestation not having enough detail but I believe the other neighbors that spoke and Dr. Kelleher covered this for review.

10. The exhibits for the amenities look beautiful but would need to be clarified in writing in the PUD. (choice of 3 amenities and architectural specifications for activity center)

Thank you for taking your time to read all of this information! There needs to be really thoughtful analysis of this PUD. I realize putting details upfront takes investment from the petitioner and there have probably been meetings where verbal details have been given, but this PUD as written has an **extreme number of concerns.**

I would really appreciate seeing any changes and what direction the petitioner is going to take on this before the Friday agenda posting on November 1st.

Respectfully Submitted,
Kristen Burkman

Jonathan Dorsey

From: Stacy Hall <smhall729@gmail.com>
Sent: Wednesday, November 6, 2019 02:51 PM
To: Andy Cook; APC; Council Members
Subject: Claiborne PUD

I am writing today asking you to vote no on this proposal.

The density of the proposed development in this area is an issue. It does not follow the comprehensive plan. There are currently 1600-1800 home lots available or soon to be available in our area!

I asking you to vote no!

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

Jonathan Dorsey

From: Bruce Van Natta <bvannatta@indy.rr.com>
Sent: Wednesday, November 6, 2019 04:37 PM
To: APC; Council Members
Cc: Andy Cook
Subject: Claiborne Farms PUD

Dear Commission Members,

A quick note to express my deep concern regarding the Claiborne Farms PUD.

Revisions were minimal and woefully inadequate. Architectural standards are ill defined and predominantly front facade only. The PUD is essentially identical to Osborne Trails near Grand Park. We have more than enough of this lower end product already. At the very least this should mirror the Estridge PUD in terms of guaranteeing the builder, precise language defining the architectural standards and 4 sided architecture.

There is plenty of product in the pipeline already and plenty of diversity of price point. If we are going to add to the burgeoning inventory we should make it quality and it should be enhancing AV. This will not do that and will add more stress to already strained infrastructure without supporting it.

Simply stated— Pulte once again is trying to force through a low end product that suits their corporate needs, NOT the needs of Westfield. They have taken enough advantage of this community. Just say no.

Respectfully,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181