CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_07_06_2020

Monday, July 06, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)
MEETING DATE: Monday, July 06, 2020 at 07:00 PM
MEETING PLACE:

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

To submit a comment for the record on a Public Hearing item, please email planners@westfield.in.gov. Please include Petition name or number in subject line.

OPENING OF MEETING
Documents: Viewable online at: https://www.youtube.com/user/CityofWestfieldIN

Note the Presence of a Quorum

Approval of Minutes - June 15, 2020
Documents: APC Minutes - June 15, 2020

Review APC Rules & Procedures

CONSENT AGENDA

2004-DDP-08
Harmony Shoppes
1527 S Waterleaf Drive
William Tres Development, LLC by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 9,900 square foot multi-tenant commercial building on 1.23 acres +/- in the Harmony Planned Unit Development (PUD) District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations & Renderings

2006-DDP-13
Belle Tire

SE Corner of Austrian Pine Way and State Road 32
Westfield Properties, LLC by Church, Church, Hittle & Antrim requests Detailed Development Plan review of a 10,600 square foot Tire Sales/Service building on 1.78 acres +/- in the Austrian Pine PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Building Renderings | Exhibit 6: Landscape Plan

2007-DDP-17
Thrive Storage Building
15091 Towne Road
Thrive Christian Church requests Detailed Development Plan review of a 588 square foot storage building on 16.91 acres+/- in the AG-SF1: Agriculture/Single-Family Rural District.
(Planner: Pam Howard - phoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Plot Plan with Proposed Building | Exhibit 4: Elevation and Building Plans | Exhibit 5: 2016 Detailed Site Plan | Exhibit 6: 2016 Landscape Plan

ITEMS OF BUSINESS

2003-PUD-02
Wheeler Landing PUD Amendment III (Portillo's)
Northwest corner of Wheeler Road and SR 32
Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 20-08 | Exhibit 4: Proposed Ordinance 20-08 Redline | Exhibit 5: Site Plan | Exhibit 6: Landscape Plan | Exhibit 7: Elevations | Exhibit 8: Grand Park Sports Campus Concept | Exhibit 9: Public Comment | Exhibit 10: Issue List | Exhibit 11: Issue List Petitioner Response | Exhibit 12: City Engineer Comments | Exhibit 13: Portillo's Letter on Parking

2005-ODP-09 & 2005-SPP-09
Monon Corner Subdivision
South of 206th Street and west of Horton Road
Arbor Homes by Stoeppelwerth & Associates Inc requests Primary Plat and Overall Development Plan review of 325 Lots on approximately 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
(Planner: Corey Harris - charris@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Landscape Plan | Exhibit 6: Public Comments | Petitioner's Presentation

2006-PUD-06
Hoosier Hills PUD
18326 & 18342 Spring Mill Road
Herron Holdings, LLC by Pleasant Cities, LLC requests a change of zoning for approximately 35 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Hoosier Hills PUD District.
(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)/i>
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibits | Exhibit 5: Proposed Ordinance 20-18 | Exhibit 6: Issue List | Exhibit 7: Ordinance Redline | Exhibit 8: Public Comment | Exhibit 9: Presentation Material

PUBLIC HEARING ITEMS

2007-ODP-11 &2007-SPP-11 [PUBLIC HEARING]
Menards Warehouse Addition
2150 E Greyhound Pass
Menard, Inc. requests Overall Development Plan and Primary Plat review of 2 Lots on 16.23 +/- acres in the SB-PD: Special Business / Planned Development District.
(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Elevations | Exhibit 6: Concept Plan

2007-PUD-07 [PUBLIC HEARING]
Bridgewater PUD Amendment (Culver's)
14631 North Gray Road
K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.
(Planner: Pam Howard - phoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Building and Sign Elevations | Exhibit 5: Proposed Ordinance 20-23 | Exhibit 6: Project Narrative | Exhibit 7: Neighbor Meeting Summary

2007-PUD-08 [PUBLIC HEARING]
Grassy Branch Market Place PUD Amendment I
NE Corner of Grassy Branch Road & Nancy St. (Grassy Branch Marketplace Lot 3 Grassy Branch Partners, LLC by American Structurepoint, Inc. requests an amendment to the Grassy Branch Marketplace PUD to amend the Outside Storage standards.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 20-22 | Exhibit 4: Approved Site Plan | Exhibit 5: Outdoor Storage Area Exhibit

ITEMS CONTINUED TO A FUTURE MEETING

2006-PUD-05 [CONTINUED]

Urban Vines PUD Amendment I
303 E. 161st St.
Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.
(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)

ADJOURNMENT

Minutes of the June 15, 2020 APC Meeting

Presented for approval: July 6, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 15, 2020 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, and Dave Schmitz.

Members who joined after 7:00 pm: Robert Horkay and Cindy Spoljaric.

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

APPROVAL OF MINUTES

Motion**:** Maue motioned to approve the June 3, 2020 meeting minutes as written.
Johns seconded. Motion passed. Vote 7-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

ITEMS OF BUSINESS

2005-ODP-08 & 2005-SPP-08

Grand Central Subdivision
E 181st St & Sun Park Dr
CH Group, LLC by Church, Church, Hittle & Antrim, LLP requests Primary Plat and Overall Development Plan approval for five (5) lots on 24.47 acres +/- in the 181st Street PUD District
(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

Crabtree overviewed this request for a Primary Plat and Overall Development Plan approval.

No APC comments.

Motion**:** Maue motioned to approve 2005-ODP-08 & 2005-SPP-08 with the following Staff conditions:
Approve the Primary Plat and Overall Development Plan (2005-SPP-08 & 2005-ODP-08) with the condition that all necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

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

Spoljaric joined the meeting at 7:11 p.m. / Horkay joined the meeting at 7:12 p.m.

2005-ODP-10 & 2005-SPP-10

Hamilton Memorial Subdivision
4180 Westfield Road
Washington Park Cemetery Association by Marten Construction requests Overall Development Plan and Primary Plat approval of 1 lot on 54.6 acres +/- in the AG-SF1: Agricultural Single-family Rural District.

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

Ernest overviewed this request for an Overall Development Plan and Primary Plat approval.

No APC comments.

Motion**:** Kelleher motioned to approve 2005-ODP-10 & 2005-SPP-10 with the following Staff conditions:
All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.
Second: Spoljaric. Motion passed. Vote 9-0.

CONSENT AGENDA

2005-DDP-11 **Hamilton Memorial**
4180 Westfield Road
Detailed Development Plan approval of a new 12,300 square foot event center on 54.6 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.
(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

No APC comments.

Motion: Horkay motioned to approve the Consent Agenda as presented.
Second: McCarty. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

2005-ODP-09 & 2005-SPP-09 **Monon Corner Subdivision**
South of 206th Street and west of Horton Road
Arbor Homes by Stoeppelwerth & Associates Inc requests Primary Plat and Overall Development Plan review of 325 Lots on approximately 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
(Planner: Corey Harris ▪ charris@westfield.in.gov)

Harris overviewed this request for a Primary Plat and Overall Development Plan review. He said that Staff had received one public comment.

The Petitioner, Sean Downey with Arbor Homes summarized this proposed project. He said that the amenities would include over a mile of paved trail, a pool, clubhouse, pickleball courts, gazebo and fire pit area, and a playground and park.

Public Hearing for 2005-ODP-09 & 2005-SPP-09 opened at 7:18 p.m.

Comments, which included the location of the pond, from each Teresa Sherley and Greg Sherley via email were received and distributed to commissioners. These comments from the neighboring Sherley family will be addressed at a meeting scheduled between them and the Petitioner and for the next day.

Public Hearing for 2005-ODP-09 & 2005-SPP-09 closed at 7:22 p.m.

The Petitioner replied that the pond cannot be moved as it will need to tie into the existing legal drain and therefore can't be relocated. Also, having the pond on a high point would not be conducive to drainage. The Petitioner said they will be meeting with the Sherley's tomorrow.

Graham asked the Petitioner to provide any updates to staff after meeting with Sherley's so the Commission can be informed on if, or how, their concerns are resolved.

Kelleher said that the photos of homes used in the character exhibits were taken of homes located in Bridgewater and she asked how Arbor's homes will comply with the architectural standards. She addressed the exhibit of the berm and the landscaping against Sherley property and said that it does not go all the way to Horton Road and asked if this can be increased closer to the Sherley's house. She addressed the light fixtures shown in the exhibits and said that one has frosted glass and one has clear glass. She suggested that the Petitioner may want to drive around and see the difference between the two as the frosted design has a softer light and would likely be preferred in this area. She said she is happy to see that amenities will be provided since as this would project would not be part of the Chatham development. She asked for clarification on green space requirements.

The Petitioner responded that open space is at almost 35 percent and that architectural standards will be higher than other Arbor developments and have the highest price points of any Arbor neighborhood. He also said that Chatham Hills' membership is not a requirement of homeowners in this development.

Burkman said she agreed with Kelleher's statements and she additionally voiced concern about the impact on the Sherley family. She asked if a fence be added. She said that AG-SF1 properties may contain items that could be dangerous to neighbors.

Horkay said he shared Kelleher's architectural concerns. He said he would like to know the outcome of the meeting with the Sherley family.

Johns said he appreciated the landscaping plan and the number of trees. He questioned the height of the mound along Horton Road and wondered if the height could be increased from three feet to four feet.

McCarty said that some of the area neighbors are not happy about the density of this proposal as it will be the highest density neighborhood in the area. He said he liked that this would be of higher quality than other Arbor developments. He said he wants to ensure that promised amenities are built, as this has been an issue in other developments.

Spoljaric said she agreed with previous comments and said she would like to see an exact timeline for each amenity that will be provided. She asked if Staff could provide a total unit count for Chatham.

Harris responded that he does have the numbers and would send the commissioners the unit count.

Petitioner summarized the commissioners' concerns to ensure they have them accurately. He said that the pool, pickleball, and gazebo will probably go in with the second or third sections. He said he will have an answer on the amenities timeline on the remainder of the amenities next month.

ITEMS CONTINUED TO A FUTURE MEETING

2003-PUD-02 **Wheeler Landing PUD Amendment III (Portillo's)**

Northwest corner of Wheeler Road and SR 32

Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an am Highway 32 Overlay District and the Development Standards of the Wheeler Lanc

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

2006-PUD-05 **Urban Vines PUD Amendment I**

303 E. 161st St.

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

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

2006-PUD-06

Hoosier Hills PUD
18326 & 18342 Spring Mill Road
Herron Holdings, LLC by Pleasant Cities, LLC requests a change of zoning for approximately 35 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Hoosier Hills PUD District.
(Planner: Jonathan Dorsey ▪ jdorsey@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 7:41 p.m.

_____
Randell Graham, President

_____
Ginny Kelleher, Vice President

_____
Kevin M. Todd, Secretary

Petition Number:	2006-DDP-13
Project Name:	Belle Tire
Subject Property:	SE Corner of Austrian Pine Way & State Road 32 (the "Property")
Petitioner:	Westfield Properties, LLC by Church, Church, Hittle + Antrim, LLP
Request:	Petitioner requests Detailed Development Plan review for a 10,600 square foot Tire Sales/Service building on 1.78 acres +/- in the Austrian Pine PUD District
Current Zoning:	Austrian Pine PUD (Ord. 19-12)
Current Land Use:	Undeveloped
Approximate Acreage:	1.78 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Building Elevations 5. Building Renderings 6. Landscape Plan
Staff Reviewer:	Daine Crabtree, Associate Planner

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

The plans comply.

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

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

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

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

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

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

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

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

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

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

15) Identify buildings proposed for demolition.

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

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

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

The plans comply.

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

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

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

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

AUSTRIAN PINE PUD (ORD. 19-12) & GB: GENERAL BUSINESS UNDERLYING ZONING
The plans comply.

22) Section 3: Concept Plan
23) Section 4: Illustrative Layout
24) Section 5: Character Exhibit
25) Section 7: Permitted Uses
26) Section 8: General Regulations
    a) Minimum Lot Frontage: 0 feet
    b) Minimum Lot Area: No Minimum
    c) Minimum Lot Width: No Minimum
    d) Minimum Setback Lines
        i) Front Yard – State Road 32/Midland Trace Trail Corridor: 0 feet
        ii) Front Yard – Austrian Pine Way: 30 feet
        iii) Side Yard (internal): 0 feet
        iv) Side Yard (abutting district perimeter): 20 feet
        v) Rear Yard (internal): 0 feet

27) Section 9: Overlay Districts
    a) Staggered Setbacks: A minimum of two (2) buildings shall and no more than two-thirds of the buildings (once three or more buildings are constructed) may exceed the Maximum Setback to provide for staggered building setbacks.
    b) Building Height Standards
    c) Mechanical/Utility Meter Screening

28) Section 10: Development Standards
   a) Accessory Buildings
   b) Architectural Standards
   c) Landscaping Standards
      i) External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.

29) Section 12: Design Standards
   a) The Midland Trace Trail shall be dedicated to the City as a twenty (20) foot wide block along 175th Street at the time of Secondary Plat approval.

   b) A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor or the Midland Trace Trail. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)

The plans comply.

30) Permitted Uses
31) Access Control Requirements

32) Setback Requirements:

   a) Maximum Setback: 120’ from ROW line.

   b) Minimum Setback: 30’ from ROW line. Signs shall be located a minimum of 30’ from the State Highway 32 ROW line.

33) Accessory Buildings

34) Building Height Requirements:

   a) Maximum Building Height: No Maximum

   b) Minimum Building Height: 18’

   c) Multiple Stories Encouraged

35) Building Size Requirements
   a) Minimum Gross Floor Area: 5,000 square feet

   b) Maximum Gross Floor Area: No maximum

36) Architectural Design Requirements:

a) General Design Theme Standards

b) Building Elevations

i) Defined Base/Foundation

ii) Offsets: 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. Offsets shall extend the entire vertical plane of the Building Façade 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 Façade.

iii) Openings

iv) Gutters and Downspouts

v) Roofs

vi) Main Entrances

vii) Windows

viii) Awnings

ix) Drive-thrus and Fueling Stations

x) Building Materials

xi) Accessory Buildings

37) Trail Corridor Requirements:

a) Trail Corridor Design Standards

b) Trail Corridor Plantings

c) Trail Corridor Mounds/Berms

38) Miscellaneous Requirements:

a) Loading Berths

b) Mechanical Equipment

c) Walls and Fencing

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

39) Accessory Use and Building Standards (Article 6.1)

40) Architectural Standards (Article 6.2)

41) Building Standards (Article 6.4)

42) Height Standards (Article 6.6)

43) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

1.78 Acre Site	**Shade Trees** (10 per acre)	**Ornamental/Evergreen Trees** (10 per acre)	**Shrubs** (25 per acre)
Required	18	18	45
Shown	26	43	330

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

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

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

c) External Street Frontage Plantings: Shall not apply per Ord. 19-12.

d) Parking Area Landscaping
   i) Interior Parking Area Islands
   ii) Perimeter Parking Area Landscaping

44) Lighting Standards (Article 6.9)

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Parking and Loading Standards (Article 6.14)

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)

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) **The plans as presented comply with the applicable zoning ordinances.**

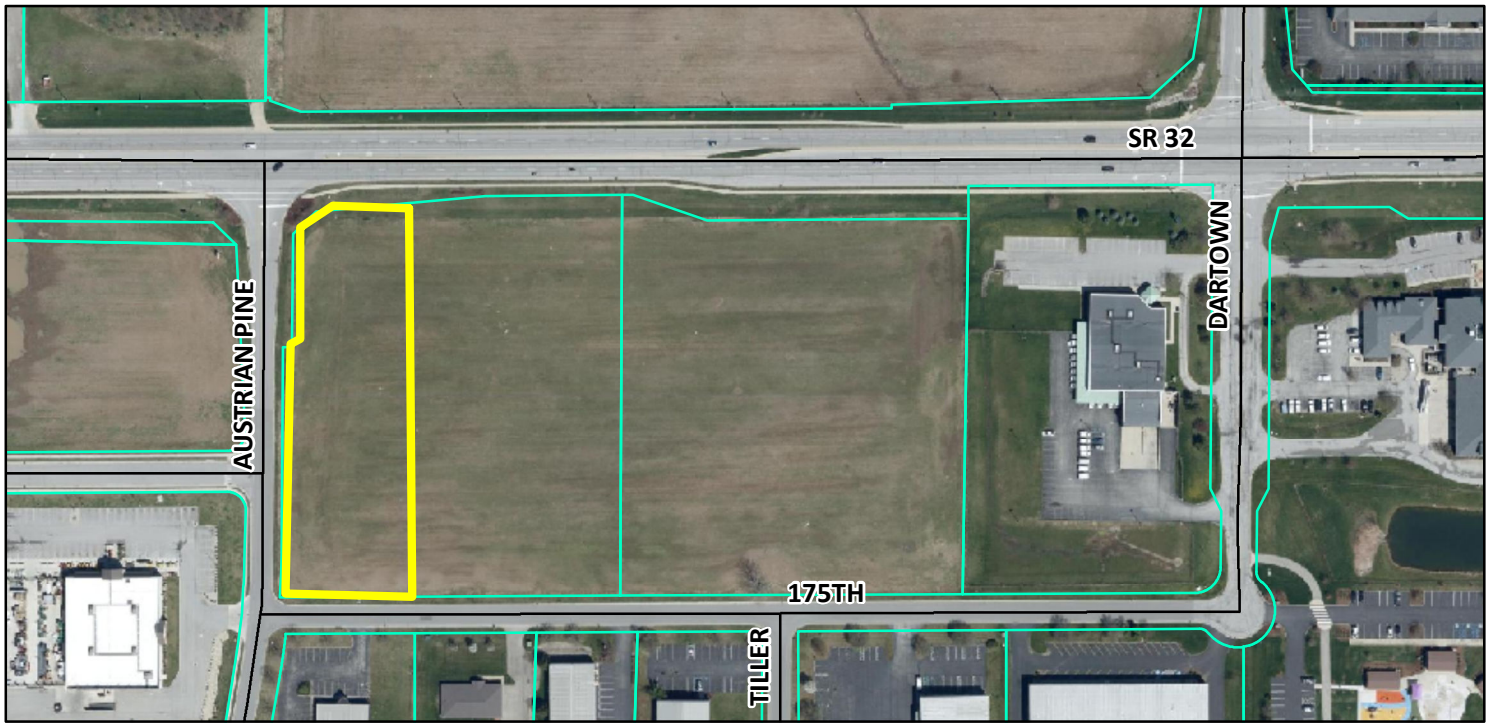
2) **Action: Approve Detailed Development Plan 2006-DDP-13 with the following conditions:**
   - **The approval is contingent upon the associated Secondary Plat (2006-SFP-30) being signed by all applicable parties and recorded at the Hamilton County Recorder's Office.**
   - **That all necessary approvals 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.

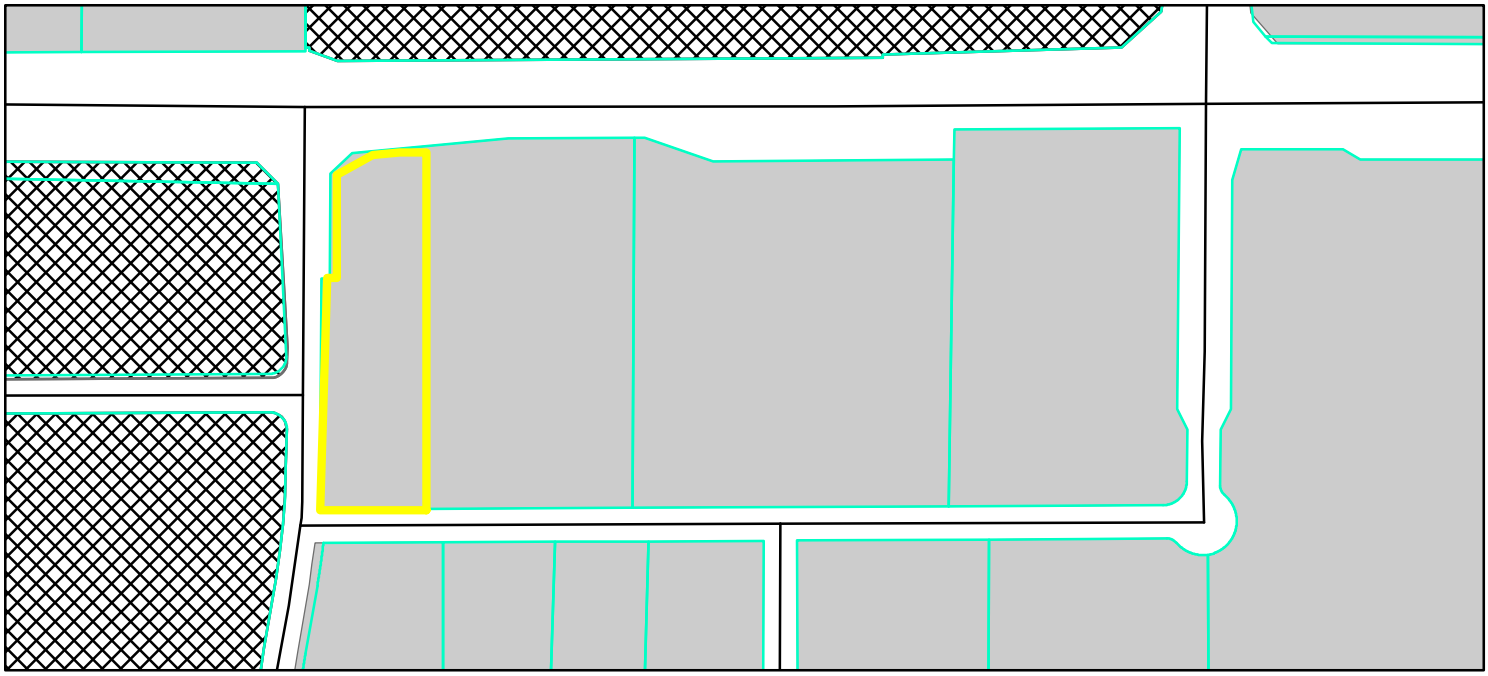
CITY OF Westfield INDIANA

Lot 1
Austrian Pine PUD

Aerial Location Map



Zoning Map

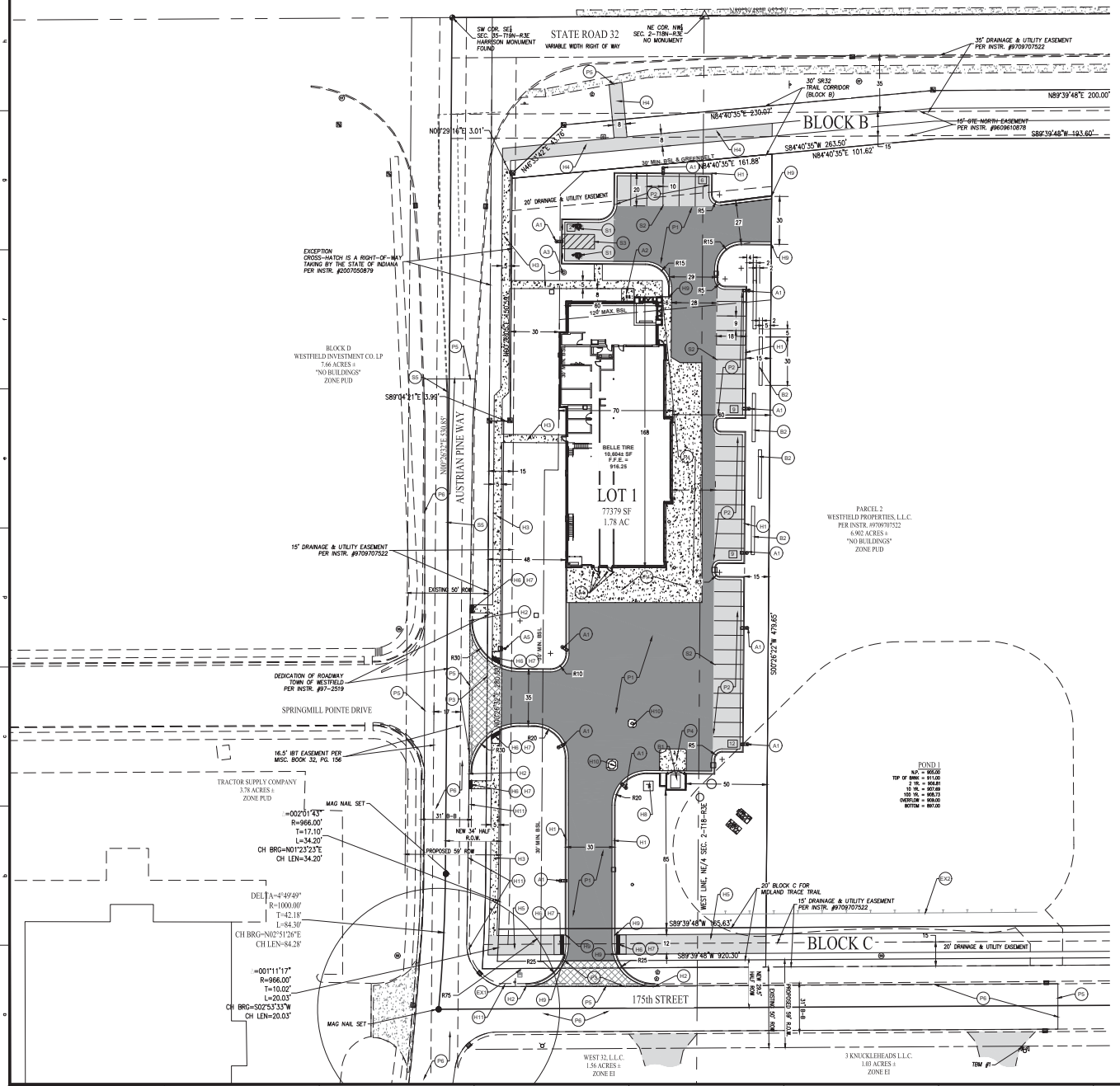


Parcel
GIS.DBO.PW_Streets
Zoning - All

Zoning
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.0250.05
Miles

N
W E
S



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) MODIFIED INDOT CLASS III APPROACH
- (P4) STANDARD DUTY CONCRETE PAVING
- (P5) MATCH EXISTING PAVEMENT
- (P6) MILL AND RESURFACE 175TH ST. & AUSTRIAN PINE WAY WITH THE FOLLOWING PROVISIONS PROVIDED BY PUBLIC WORKS:

* 250' EAST OF THE EASTERN RADIUS OF THE 175TH STREET ENTRANCE
* 150' WEST OF THE WESTERN RADIUS OF THE 175TH STREET ENTRANCE (CONFIRM WITH THE CITY INSPECTOR THAT THE LIMITS ARE THE WEST SIDE AUSTRIAN PINE WAY DUE TO THE DISTANCE RECOMMENDED)
* 250' SOUTH OF THE SOUTHERN RADIUS OF THE AUSTRIAN PINE ENTRANCE
* 150' NORTH OF THE NORTHERN RADIUS OF THE AUSTRIAN PINE ENTRANCE

HARDSCAPE

- (H1) 6" CURB AND GUTTER
- (H2) MATCH EXISTING CURB
- (H3) CONCRETE SIDEWALK (5' WIDE TYP.)
- (H4) MULTI-USE PATH (8' ALONG SR 32)
- (H5) MULTI-USE PATH (12' MIDLAND TRACE TRAIL)
- (H6) ACCESSIBLE RAMP
- (H7) PAVEMENT FLUSH WITH SIDEWALK
- (H8) TRANSFORMER PAD LOCATION
- (H9) TAPER CURB WITHIN 3 FEET
- (H10) CONCRETE COLLAR
- (H11) ROLL CURB AND GUTTER (175TH ST. & AUSTRIAN PINE)

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE
- (B2) MASONRY SCREEN WALL

ACCESSORIES

- (A1) LIGHT POLE AND BASE
- (A2) BIKE RACK
- (A3) FLAG POLE
- (A4) BOLLARD
- (A5) PROPOSED STREET LIGHT PER WESTFIELD STANDARD DETAILS

SIGNAGE & MARKINGS

- (S1) ACCESSIBLE PARKING SPACE AND SIGN
- (S2) 4" PAINTED WHITE SOLID LINES (TYP)
- (S3) 4" PAINTED WHITE SOLID LINE ISLAND
- (S4) POLE/GROUND SIGN LOCATION
- (S5) PAINTED DOUBLE YELLOW SOLID LINE TO MATCH EXISTING

EXISTING ITEMS

- (EX1) EXISTING STREET LIGHT
- (EX2) EXISTING GUARDRAIL

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 SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 1.78 AC
BUILDING AREA = 10,604 SF
PERCENT IMPERVIOUS = 57%
ZONING = AUSTRIAN PINE PUD DISTRICT (GB)
FRONT YARD BSL REQUIRED (SR 32) = 30' MIN./ 120' MAX
FRONT YARD BSL REQUIRED (AUSTRIAN PINE) = 30' BSL
FRONT YARD BSL REQUIRED (175TH ST) = 0' BSL
SIDE YARD BSL REQUIRED = 0'
PARKING REQUIRED:
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 2 SPACES
PARKING PROVIDED:
36 - STANDARD SPACES
2 - ADA SPACES
38 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- LIQUID PROPANE GAS TANK
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

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

PAVEMENT

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- MODIFIED INDOT CLASS III APPROACH

LINE TYPES

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

ABBREVIATIONS

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

N
W E
S

SCALE: 1" = 30'
0 15 30 60

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT FIRST LOCATING UNDERGROUND UTILITY FACILITIES. CONTACT THE UTILITY LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN R. WEIHE, P.E., L.S., FOUNDER

NO.	DATE	DESCRIPTION
1	03.17.2020	PER TOWN COMMENTS
2	03.23.2020	PER TOWN COMMENTS
3	04.03.2020	PER TOWN COMMENTS

PROJECT NO. W19.0739
DRAWN BY: MTH/JAMES
CHECKED BY: BLB
REVISED BY: BLB
DATE: 09.03.2019

STEVEN SCOTT BUCKER REGISTERED PROFESSIONAL ENGINEER PE#13002279 STATE OF INDIANA
06/09/2020
STEVEN SCOTT BUCKER P.E. 11 060279

PREPARED FOR: BELLE TIRE

SE CORNER OF SATE HIGHWAY 32 AND AUSTRIAN PINE WAY

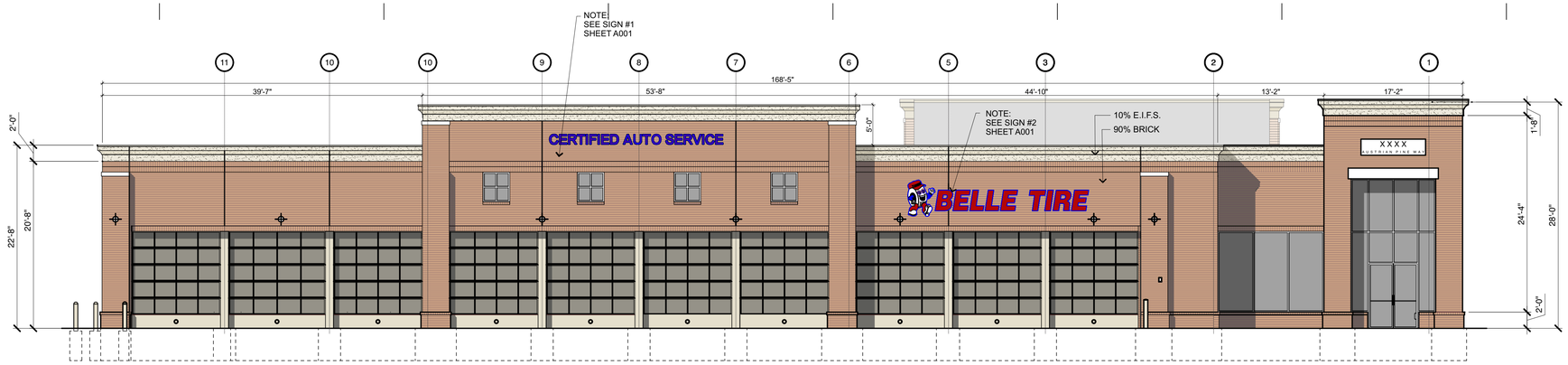
SITE PLAN

Part of the NE¼ of Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. C200

PROJECT NO. W19.0739

LOCATION: J:\2019\W19.0739\Engineering\Layout\current\W19.0739-C200 site.dwg
LAYOUT TAB: C200
DATE/TIME: Jun 09, 2020 - 7:17am
PLOTTED BY: mthomas

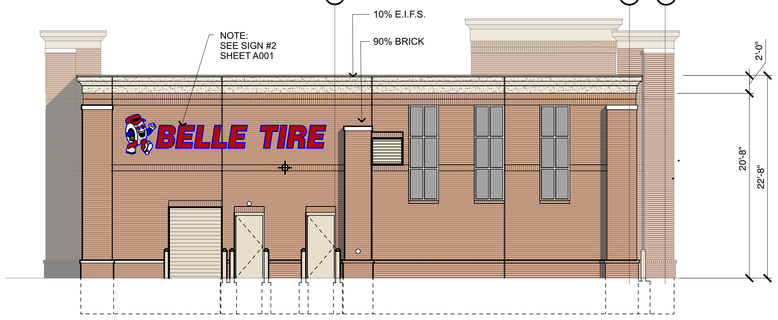


B1 / A201 East (Side) Elevation

SCALE: 1/8" = 1'-0"

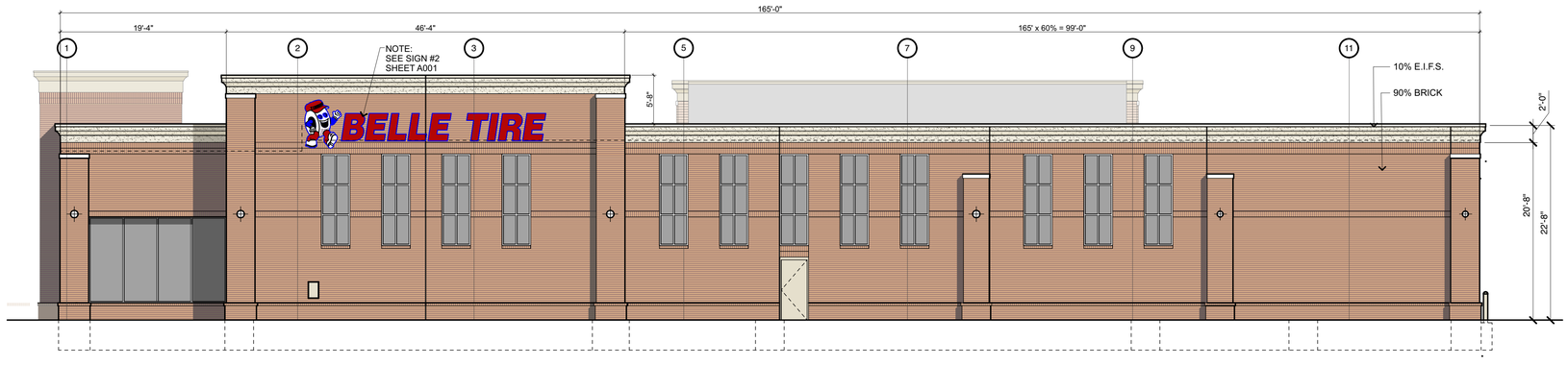
D1 / A201 North Elevation

SCALE: 1/8" = 1'-0"



D5 / A201 South Elevation

SCALE: 1/8" = 1'-0"



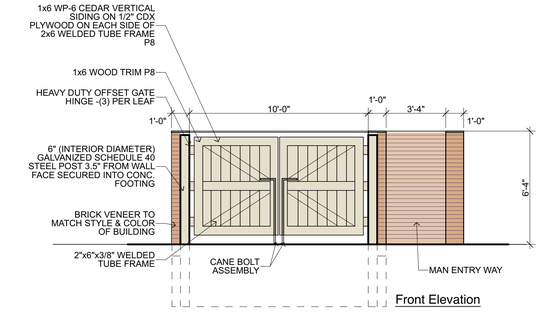
F1 / A201 West Elevation

SCALE: 1/8" = 1'-0"

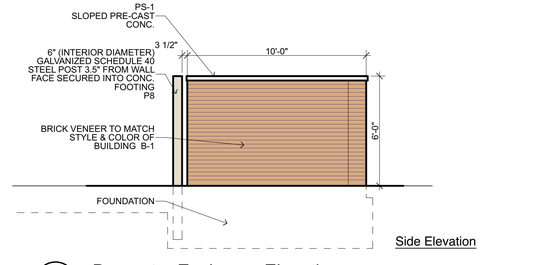
Percentage of Building Materials

Per Chapter 5
5.3 State Overlay Highway 32 Overlay District
K. Building Materials
iii Building Materials
"A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials."

%	Proposed Building Materials Exclusive of Windows and Doors:
90%	Brick
10%	Exterior Insulation Finish System (E.I.F.S.)



Front Elevation



Side Elevation

F7 / A201 Dumpster Enclosure Elevations

SCALE: 1/4" = 1'-0"

© Copyright 2017, Enright Architects

Seal

CHRISTOPHER ENRIGHT REGISTERED No. AR11500011 STATE OF INDIANA ARCHITECT

CHRISTOPHER ENRIGHT ARCHITECTS
A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project

Belle Tire
Westfield, IN

Route 32 / Austrian Pine Way
Westfield, IN 46074

Sheet

Exterior Buildng Elevations

Issued for

Special Use / Plat Application:

Revised per TAC Comments:	June 8, 2020
TAC Revision #2:	June 17, 2020

Project Number

19-330

Sheet Number

A 201

View from North East

View from North West

© Copyright 2020, Enright Architects

Seal

CHRISTOPHER ENRIGHT
REGISTERED
No. AR11500011
STATE OF
INDIANA
ARCHITECT

CHRISTOPHER ENRIGHT ARCHITECTS
A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project

Belle Tire
Westfield, IN

Route 32 / Austrian Pine Way
Westfield, IN 46074

Sheet

Exterior Renderings

Issued for

Special Use / Plat Application:

TAC Revision #2: June 17, 2020

Project Number

19-330

Sheet Number

R 101

View from South West

View from East

© Copyright 2020, Enright Architects

Seal

CHRISTOPHER ENRIGHT REGISTERED No. AR11500011 STATE OF INDIANA ARCHITECT

CHRISTOPHER ENRIGHT ARCHITECTS
A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project

Belle Tire
Westfield, IN

Route 32 / Austrian Pine Way
Westfield, IN 46074

Sheet

Exterior Renderings

Issued for

Special Use / Plat Application:

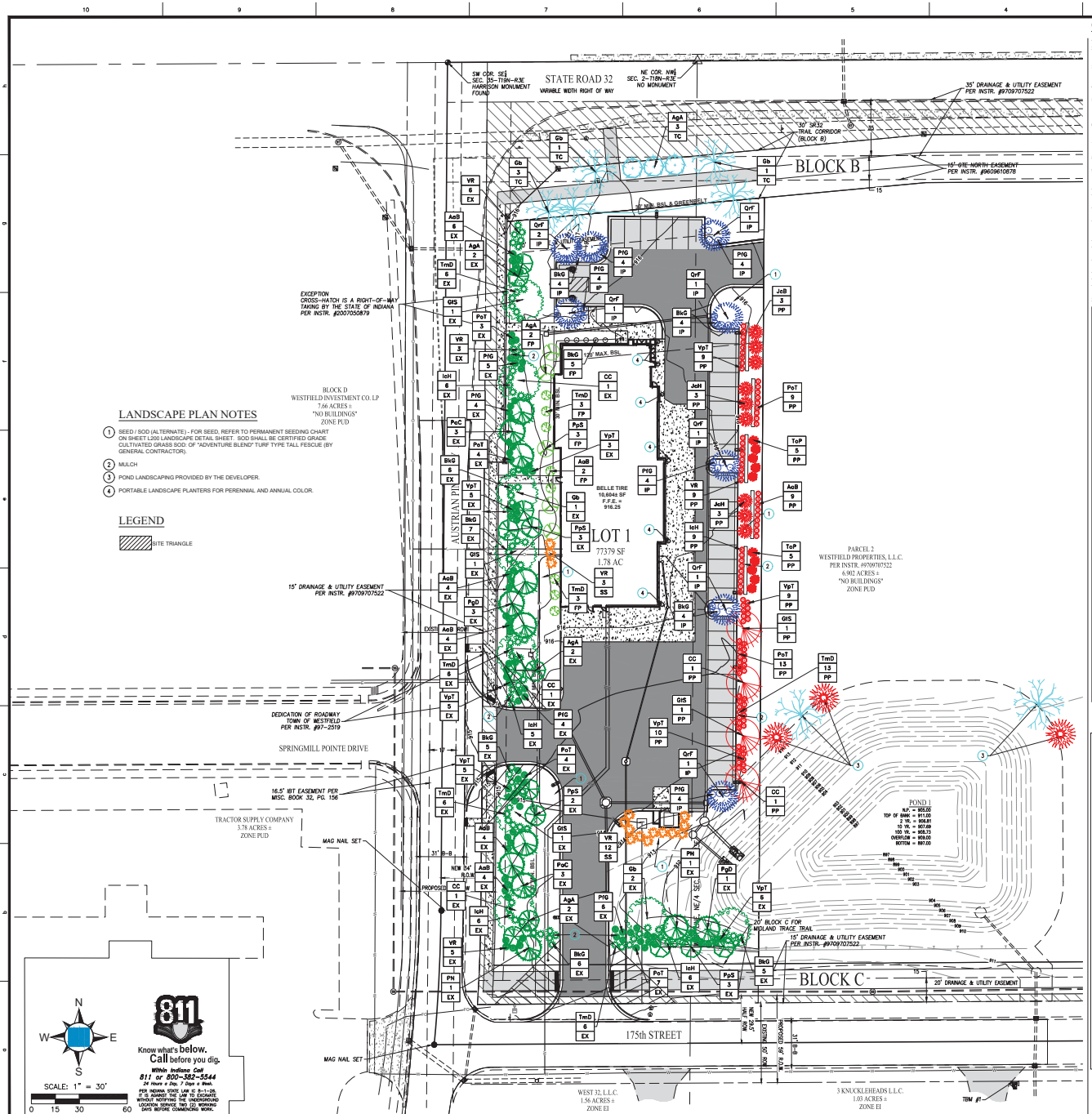
TAC Revision #2: June 17, 2020

Project Number

19-330

Sheet Number

R 102



LANDSCAPE PLAN NOTES

1. SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L200 LANDPLUD SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
2. MULCH
3. POND LANDSCAPING PROVIDED BY THE DEVELOPER.
4. PORTABLE LANDSCAPE PLANTERS FOR PERENNIAL AND ANNUAL COLOR.

LEGEND

SITE TRIANGLE

GENERAL NOTES

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

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
CHAPTER 6.8.O-2: PERIMETER PARKING LANDSCAPING (PP) - IF PARKING IS WITHIN 20' OF PROPERTYLINE, OR WITHIN A REQUIRED YARD, LANDSCAPE IS REQUIRED: -5' WIDE EXTENDED ALONG THE ENTIRE PERIMETER OF PARKING AREA -1 TREE & 10 SHRUBS PER 30' OF PARKING AREA LENGTH MINIMUM PER PUD IF THERE IS CROSS ACCESS BETWEEN PARKING LOTS OR IF ADJACENT TO PARKING LOT PERIMETER LANDSCAPE IS NOT REQUIRED AND IT IS TO BE TREATED AS INTERIOR PARKING.	EAST = 289' - 10 TREES - 96 SHRUBS	EAST = 289' - 13 TREES - 100 SHRUBS
CHAPTER 6.8.O-1: INTERIOR PARKING LANDSCAPING (IP) - MINIMUM AREA OF ISLANDS REQUIRED FOR 40 PARKING SPACES SHALL BE 7.5% OF PARKING AREA AND SHALL BE A MIN OF 120 SF AND 7' IN WIDTH FROM BACK OF CURB TO BACK OF CURB. - PARKING ISLANDS SHALL BE DISPERSED SO AS TO DEFINE AISLES AND LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAX. OF 200' IN LENGTH - PARKING AREAS SHALL INCLUDE AT LEAST 1 TREE, 4 SHRUBS PER ISLAND AND 100% FULLY VEGETATED WITH PERMITTED GROUND OVER.	7.5% OF 16073= 1,250.475 SF OF ISLAND - 1 TREE & 4 SHRUBS PER ISLAND	1,729 SF OF ISLAND - 1 TREE & 4 SHRUBS PER ISLAND
CHAPTER 6.8.L: FOUNDATION PLANTINGS (FP) - LOCATED WITHIN 15' OF BUILDING FACADE IN A 8' WIDE PLANTING BED - REQUIRED INTERMITTENTLY (APPROX. EVERY 40') AGAINST LONG EXPANSES (OVER 80') OF BUILDING FACADES, FENCES , OR OTHER BARRIERS - REQUIRED ALONG THE FRONT FACADE OF ALL BUILDINGS AT A MIN RATIO OF 1 SHRUB OR ORNAMENTAL TREE PER 12' OF FOUNDATION - PUD SAYS REQUIREMENT SHALL NOT APPLY TO THE BUILDING FACADE FACING THE ACCESS ROAD, OR WHERE A DRIVE THU IS LOCATED. ADDITIONAL PLANTERS LOCATED AT THE BASE OF THE BUILDING OR ATTACHED TO A FACADE SHALL BE COUNTED TO MEET THE REQUIREMENT.	WEST 161' = - 13 SHRUBS/ ORNAMENTAL TREES NORTH 60' = - 5 SHRUBS/ ORNAMENTAL TREES	WEST 161' = - 13 SHRUBS/ ORNAMENTAL TREES NORTH 60' = - 5 SHRUBS/ ORNAMENTAL TREES
CHAPTER 6.8.M-2: EXTERNAL STREET FRONTAGE LANDSCAPING (ES) - LANDSCAPE AREA WITH A MINIMUM DEPTH OF 10' SHALL BE REQUIRED ABUTTING AN EXTERNAL STREET ALONG A NONRESIDENTIAL DEVELOPMENT - AREA SHALL INCLUDE MINIMUM OF 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET. - THIS REQUIREMENT MAY BE CREDITED TOWARD REQUIRED PARKING AREA LANDSCAPING REQUIREMENTS IF THE REQUIRED PARKING AREA LANDSCAPING IS LOCATED WITHIN 20' OF THE RIGHT-OF-WAY - TREES REQUIRED TO BE PLANTED ALONG EXTERNAL STREETS SHOULD BE LOCATED OUTSIDE DRAINAGE AND UTILITY EASEMENTS - PER THE AUSTRIAN PINE PUD THE EXTERNAL STREET FRONTAGE REQUIREMENT SHALL NOT APPLY ALONG SR 32 HOWEVER, THE TRAIL CORRIDOR REQUIREMENTS OF THE OVERLAY SHALL APPLY.	529' = - 16 SHADE OR EVERGREEN TREE - 11 ORNAMENTAL TREES -131 SHRUBS 166' = - 5 SHADE OR EVERGREEN TREE - 3 ORNAMENTAL TREES -42 SHRUBS	529' = - 16 SHADE OR EVERGREEN TREE - 11 ORNAMENTAL TREES -131 SHRUBS 166' = - 5 SHADE OR EVERGREEN TREE - 3 ORNAMENTAL TREES -42 SHRUBS
CHAPTER 6.8.K: MINIMUM LOT LANDSCAPING (LP) - BUSINESS USES (PER ACRE) =10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS	- 10 SHADE TREES - 10 ORN TREES - 25 SHRUBS	- 10 SHADE TREES - 10 ORN TREES OR EVER - 25 SHRUBS
CHAPTER 5.3: STATE HW 32 OVERLAY: TRAIL CORRIDOR PLANTINGS (TC) - A MINIMUM OF 3 SHADE TREES AND 1 ORNAMENTAL TREE SHALL BE PROVIDED PER EVERY 100' OF TRAIL CORRIDOR ALONG SR 32. - INSTALLATION ON BOTH SIDES OF THE TRAIL IS ENCOURAGED - SHADE TREES SHALL BE SPACES A MINIMUM OF 15' AND NO MORE THAN 40' APART - LANDSCAPE REQUIRED WITHIN THE TRAIL CORRIDOR SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF ART. 6.8 LANDSCAPING STANDARDS	156' = - 5 SHADE TREES - 3 ORNAMENTAL TREES	156' = - 5 SHADE TREES - 3 ORNAMENTAL TREES
CHAPTER 6.8.H-1&2: MECHANICAL, SERVICE AND LOADING AREA SCREENING (SS) - SERVICE AREA = 6' HIGH EVERGREEN TREES PLANTED 9' ON CENTER IN DOUBLE STAGGERED ROW. - MECHANICAL AREA = SOLID EVERGREEN SCREEN WITH COMBINATION OF TREES AND SHRUBS	EVERGREEN SCREEN	EVERGREEN SCREEN
CHAPTER 6.8.I-5: MONUMENT SIGN (MS) - SHALL INCLUDE A LANDSCAPED AREA AT THE BASE OF THE SIGN WHICH SHALL BE EQUIVALENT TO 1 SIDE OF THE MONUMENT SIGNS SIGN FACE AND INCLUDE GROUNDCOVER, PERENNIALS, SHRUBS, AND ORNAMENTAL TREES.		

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SOIL AMENDMENT REQUIRED		ON CENTER SPACING	SPORE, BERRY, CONE	MATURE SIZE
	CANOPY DECIDUOUS TREES								
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2"	5	X		SEE PLAN	X	30'T x 30'W
GlS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	5	X		SEE PLAN	X	70'T x 35'W
QrF	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET OAK	2 1/2"	8	X		SEE PLAN	X	45'T x 15'W
Gb	GINKGO BILOBA	GINKGO (MALE)	2 1/2"	8	X		SEE PLAN	X	80'T x 40'W
	EVERGREEN TREES								
PaC	PICEA ABIES 'CUPRESSINA'	CUPRESSINA NORWAY SPRUCE	6'	6	X		SEE PLAN	X	30'T x 10'W
PgD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6'	4	X		SEE PLAN	X	25'T x 12'W
PN	PINUS NIGRA	AUSTRIAN PINE	6'	2	X		SEE PLAN	X	70'T x 35'W
JcH	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	GREEN COLUMINAR JUNIPER	6'	6		X	SEE PLAN	MIN 6'	25'T x 10'W
Jcb	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	6'	3		X	SEE PLAN	MIN 6'	12'T x 6'W
	ORNAMENTAL UNDERSTORY TREES								
PyS	PRUNUS PENDULA 'SNOFOZAM'	SNOW FOUNTAINS WEEPING CHERRY	1 1/2"	11	X		SEE PLAN	X	15'T x 15'W
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	11	X		SEE PLAN	X	30'T x 30'W
	DECIDUOUS SHRUBS								
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	24"	33		X	SEE PLAN	MIN 24"	8'T x 4'W
PoT	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	24"	40		X	SEE PLAN	MIN 24"	5'T x 5'W
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	24"	52		X	SEE PLAN	MIN 24"	5'T x 5'W
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	39		X	SEE PLAN	MIN 18"	3'T x 3'W
	EVERGREEN SHRUBS								
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	24"	48		X	SEE PLAN	MIN 24"	4'T x 4'W
IcH	ILEX CRENATA 'HELLERI'	JAPANESE HOLLY	24"	32		X	SEE PLAN	MIN 24"	4'T x 5'W
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24"	43		X	SEE PLAN	MIN 24"	4'T x 6'W
VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	24"	35		X	SEE PLAN	MIN 24"	10'T x 10'W
ToP	THUJA OCCIDENTALIS 'PYRAMIDALIS'	PYRAMIDAL ARBORVITAE	6'	10		X	SEE PLAN	MIN 6'	25'T x 6'W

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

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

REVISIONS AND ISSUES	BY	DATE
ADDENDUM #1	DWG	06.05.2020
SUBMITTAL	DWG	05.08.2020
SUBMITTAL	DWG	04.08.2020

PROJECT NO.: W19.0739
DESIGNED BY: DWG
DRAWN BY: DWG
CHECKED BY: ECC
DATE: 04.08.2020

ERIC A. CARTER — REGISTERED LANDSCAPE ARCHITECT — No. 20300131 — STATE OF INDIANA

06/05/2020

ERIC A. CARTER RLA 20300131

PREPARED FOR: BELLE TIRE

SE CORNER OF SAT E HIGHWAY 32 AND AUSTRIAN PINE WAY

LANDSCAPE PLAN

Part of the NE Qtr Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100
PROJECT NO.
W19.0739

LOCATION: W:\2019\W19073\Engineering\Landplan\Current\W19073L-L100.dwg
LAYOUT: L100 - Plan
PLOTTED ON: Jun 09, 2020 - 7:28am
PLOTTED BY: schmidtb

OPEN LOW-MAINTENANCE AREAS (REMAINING IDLE MORE THAN SIX MONTHS)

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE CLOVER	70 LBS. 2 LBS.	5.6 TO 7.0
2. PERENNIAL RYEGRASS - TALL FESCUE	70 LBS. 50 LBS.	5.6 TO 7.0
3. TALL FESCUE - WHITE CLOVER	70 LBS. 2 LBS.	5.5 TO 7.5

STEEP BANKS AND CUTS, LOW-MAINTENANCE AREAS (NOT MOWED)

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. SMOOTH BROME GRASS - RED CLOVER	35 LBS. 20 LBS.	5.5 TO 7.0
2. TALL FESCUE - WHITE CLOVER	50 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE - RED CLOVER	50 LBS. 20 LBS.	5.5 TO 7.5
4. ORCHARD GRASS - RED CLOVER - WHITE CLOVER	30 LBS. 20 LBS. 2 LBS.	5.6 TO 7.0
5. CROWNVETCH - TALL FESCUE	12 LBS. 30 LBS.	5.6 TO 7.0

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE) - BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS - SMOOTH BROMEGRASS - SWITCHGRASS - TIMOTHY - PERENNIAL RYEGRASS - WHITE CLOVER	20 LBS. 10 LBS. 3 LBS. 4 LBS. 10 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE - WHITE CLOVER	150 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE - PERENNIAL RYEGRASS - KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

NOTES
1. AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
   (A) SPRING OATS - ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
   (B) WHEAT - NO MORE THAN ONE-HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED

INSTALLATION
1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. ADD TOPSOIL OR COMPOST MULCH TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION. (COMPOST MATERIAL MAY BE ADDED TO IMPROVE SOIL MOISTURE HOLDING CAPACITY, SOIL FRIABILITY, AND NUTRIENT AVAILABILITY.)

SEEDBED PREPARATION
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.

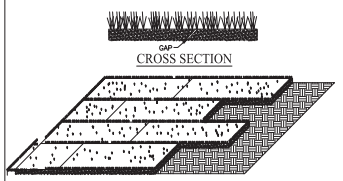
SEEDING
OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.
1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

MAINTENANCE
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.
2. CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLUISHGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
3. CHECK FOR EROSION OR MOVEMENT OF MULCH.
4. REPAIR DAMAGED, BARE, GULLIED, OR SPARSELY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.
5. IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION; REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDED AREAS.
6. IF VEGETATION FAILS TO GROW, CONSIDER SOIL TESTING TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
7. IF ADDITIONAL FERTILIZATION IS NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.
8. ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
9. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE HALFIN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALLY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 35-40 IN THE INDIANA STORM WATER QUALITY MANUAL

PERMANENT SEED



CROSS SECTION

PERSPECTIVE VIEW

SPECIFICATIONS
SITE PREPARATION
- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
- PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS. IRRIGATION IRRIGATE AS NEEDED TO ENSURE ROOTING OF SOD.

MATERIALS
- SOIL AMENDMENTS - SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES.) OR 400 TO 600 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
- SOD - SELECT A HIGH QUALITY, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.

INSTALLATION
SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION
1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.

LAYING THE SOD
1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

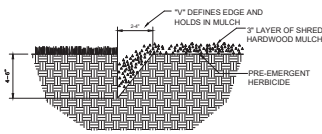
SLOPE APPLICATION
1. INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
2. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

CHANNEL APPLICATION
(SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)
1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
4. STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

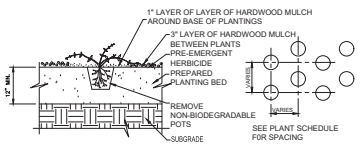
MAINTENANCE
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
- KEEP SOD MOIST UNTIL FULLY ROOTED.
- AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES. TIME MOWING TO AVOID RUTS IN TURF.
- FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

REFERENCE IN CHAPTER 7 PAGES 47-50 IN THE INDIANA STORM WATER QUALITY MANUAL

SOD APPLICATION DETAIL
(NO SCALE)



V-CUT LANDSCAPE BED EDGE DETAIL
(NO SCALE)



SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".

GROUNDCOVER PLANTING
(NO SCALE)

GENERAL NOTES:

1. TREE WRAPPING SHALL BE IN PLACE ONLY IN MONTHS B/W OCTOBER 31 AND APRIL 1.

2. TREE WRAPPING TO BE PLACED ONLY ON TREES WITH THIN BARK.

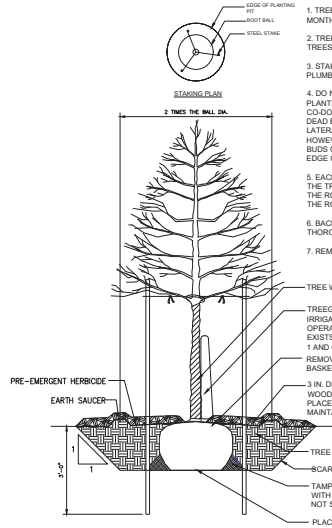
3. STAKE TREES ONLY IF THEY DO NOT REMAIN PLUMB.

4. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

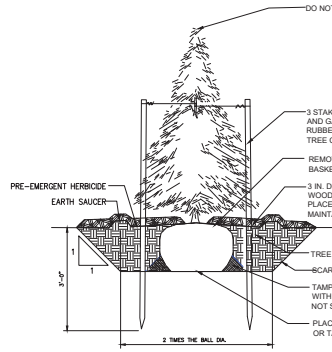
5. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

6. BACKFILL WITH EXISTING SOIL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

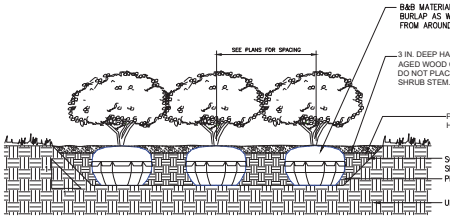
7. REMOVE TAGS AND LABELS.



TREE PLANTING DETAIL
(NO SCALE)



EVERGREEN TREE PLANTING DETAIL
(NO SCALE)



SHRUB PLANTING DETAIL
(NO SCALE)

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND NOTES	BY	DATE
ADDITIONAL COMMENTS	BJL	05.01.2020
SELECT DNR PRC RESUBMIT	BJL	06.05.2020

PROJECT NO.: W19.0739
DWG NAME: SHRUBDETAILS
SCALE: AS SHOWN
DRAWN BY: BJL
CHECKED BY: BJL
DATE: 06.05.2020

ERIC A. CARTER — REGISTERED — No. 20300131 — STATE OF INDIANA — LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION
06/05/2020
ERIC A. CARTER IN.A 20300131

PREPARED FOR: BELLE TIRE

SE CORNER OF SAT E HIGHWAY 32 AND AUSTRIAN PINE WAY

LANDSCAPE DETAILS

Part of the Nicholl Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L200

PROJECT NO.
W19.0739

LOCATION: H:\2019\W19.0739\Engineering\Landscape\Current\W19.0739-L100.dwg
LAYOUT: L200
LAST SAVED: June 09, 2020 - 7:28am
PLOTTED BY: schwartz

Docket Number:	2007-PUD-08 (Ord. 20-22)
Petitioner:	Grassy Branch Partners, LLC by American Structurepoint, Inc. (the "Petitioner")
Subject Site Address:	Lot 3 of the Grassy Branch Marketplace PUD (the "Property")
Request:	Grassy Branch Partners, LLC by American Structurepoint requests an amendment specific to Lot 3 of the Grassy Branch Marketplace PUD to amend Outside Storage and Display standards.
Current Zoning:	Grassy Branch Marketplace PUD (Ord. 18-24)
Current Land Use:	Vacant
Approximate Acreage:	4.16 acres+/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 20-22 4. Approved Site Plan 5. Outside Storage Character Exhibit
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the June 8, 2020, City Council meeting. The petition will receive a public hearing at the July 6, 2020, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The Petitioner is requesting an amendment to Outside Storage and Display standards of Lot 3 of the Grassy Branch Marketplace (see **Exhibit 2**) which is approximately 4.16 acres +/- in size. The applicable Outside Storage and Display standards for the property default to the UDO.

Properties to the north and south are also part of the Grassy Branch Marketplace PUD while the property to the east is the Oak Manor North III PUD, which is the future location of Options Charter School. Grassy Branch Road exists to the west of the property.

The Detailed Development Plan for the commercial in-line tenant building shown on the Approved Site Plan (**Exhibit 4**) was approved at the December 2, 2019, APC meeting.

ZONING REQUEST

The petitioner is requesting that the Outdoor Storage and Display standards set forth in Article 6.12(C)(1)(c) not apply to the Property. Instead, an Outside Storage Character Exhibit (see **Exhibit 5** or **Exhibit B** of the PUD) would control.

The Outside Storage and Display area shown in the Outside Storage Character Exhibit shows a Masonry knee wall two (2) feet in height with wrought iron-like fencing an additional six (6) feet in height.

Both Masonry Materials and wrought iron or wrought iron-like in appearance materials are explicitly permitted by the State Highway 32 Overlay. However, the Outside Storage Screening requirements set forth in Article 6.12(C)(1)(c) requires that Outside Storage areas be screened on all sides with a *solid* wall.

Additionally, the proposed Outside Storage Area's entrance would be oriented to the north toward the Front Yard adjacent to a Private Street, which would otherwise not be permitted.

Lastly, Article 6.12(C)(1)(c) requires that Outside Storage Areas be completely screened from view from any adjacent properties or rights-of-way. As product could potentially be visible through the openings in the proposed metal fencing, this standard would also be amended by the Outside Storage Character Exhibit controlling.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor" (aka 'Highway Corridor'). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Highway Corridors are office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Property is also located within the 2010 Family Sports Capital Addendum II to the Westfield-Washington Township Comprehensive Plan.

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 is scheduled for the July 6, 2020, 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

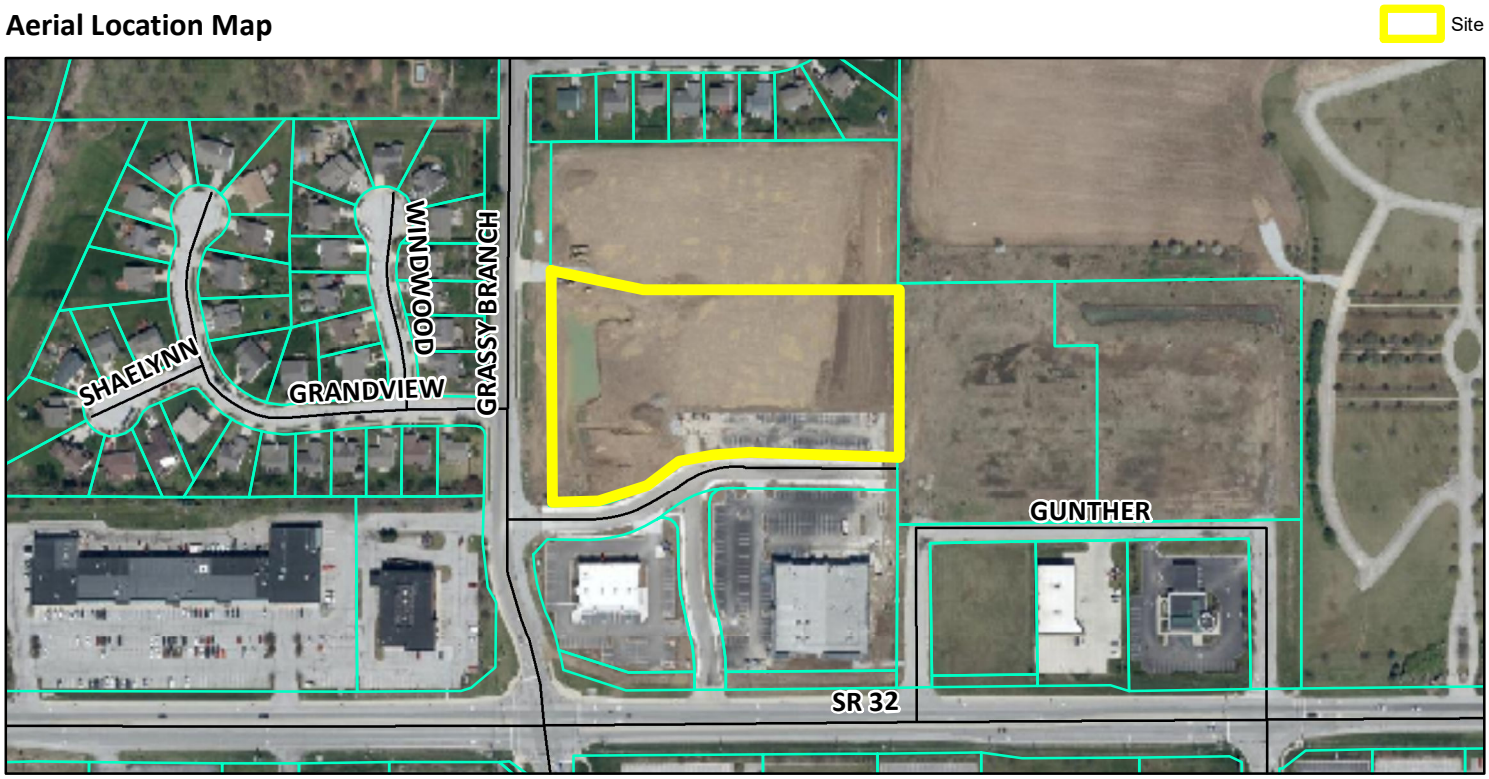
1. **Action: Hold a public hearing at the July 6, 2020, Plan Commission meeting. If neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Grassy Branch Marketplace Amendment I (2007-PUD-08), the Department recommends forwarding a recommendation to the City Council.**

2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

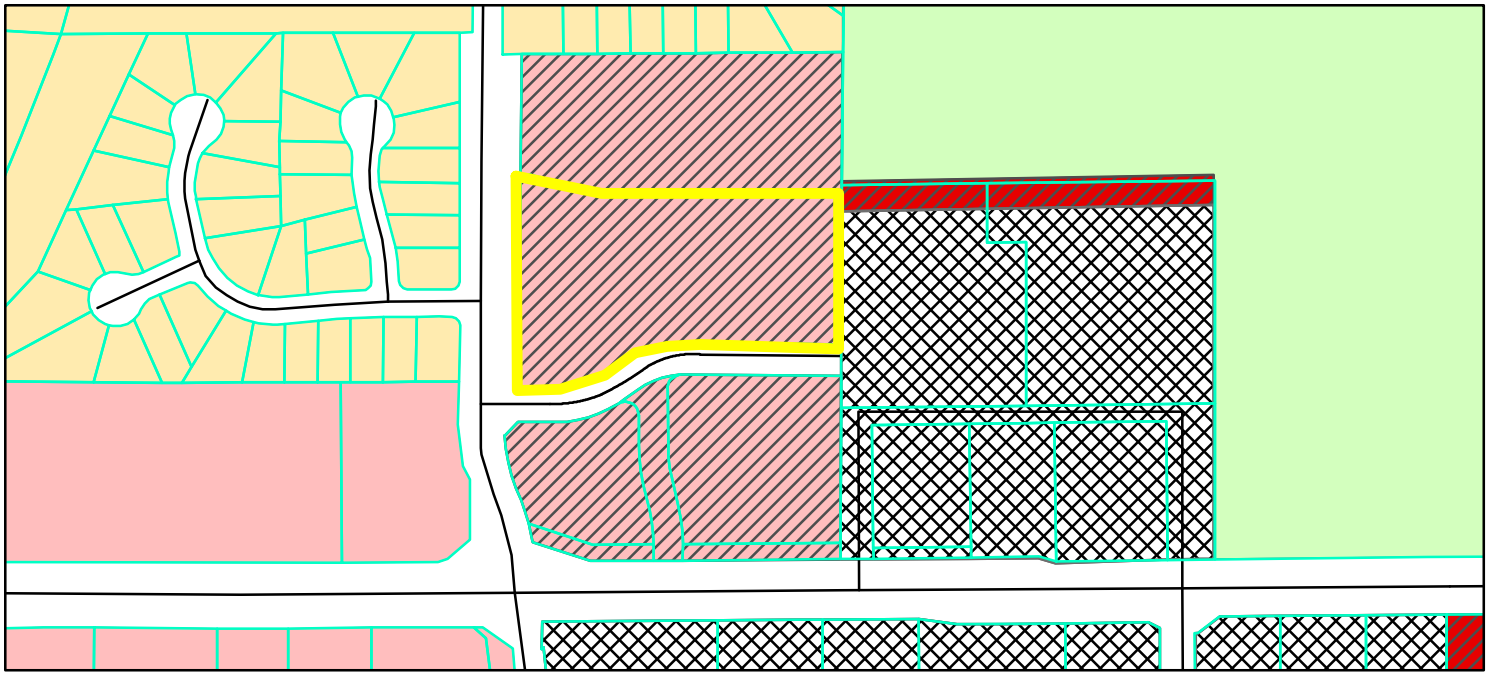
CITY OF Westfield INDIANA

Lot 3
Grassy Branch Marketplace

Aerial Location Map



Zoning Map



Parcel
GIS.DBO.PW_Streets
Zoning - All
Zoning
AG-SF1 (Agriculture - Single Family - 1)
GB-PD (General Business - Planned Development)
LB (Local Business)
LB-PD (Local Business - Planned Development)
PUD (Planned Unit Development)
SF-4 (Single Family - 4)

0 0.05 0.1 Miles

N W E S

ORDINANCE NUMBER 20-22

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE GRASSY BRANCH MARKETPLACE PLANNED UNIT DEVELOPMENT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Common Council enacted Ordinance No. 18-24, Grassy Branch Marketplace Planned Unit Development District (the Grassy Branch Marketplace PUD Ordinance) on August 21, 2018;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2007-PUD-08**), 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**. **2007-PUD-08** 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 _____, 2020;

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 This ordinance shall amend the Grassy Branch Marketplace 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 Grassy Branch Marketplace PUD Ordinance and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning 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 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.

Section 3. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

3.1 Article 6.12 Outdoor Storage and Display: Shall apply except as otherwise modified below:

A. Article 6.12(C)(1)(c): Shall not apply to the Outdoor Storage and Display on Lot 3 **(Exhibit A).** The screening requirements of the outdoor storage area shall be met by the proposed West elevation, as provided on Exhibit B.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-22** was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-22** this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-22** this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

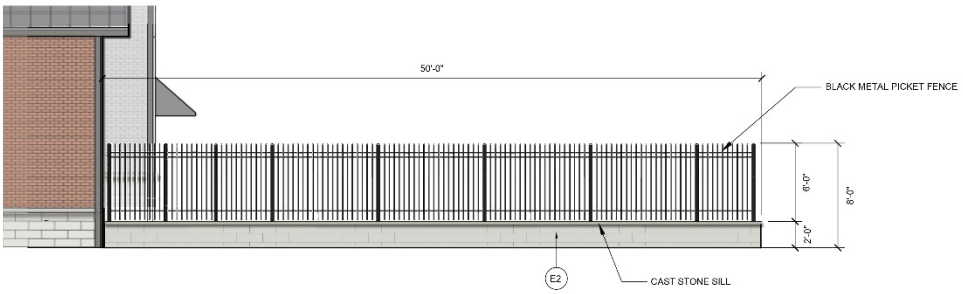
Exhibit B Elevations

EXHIBIT A
REAL ESTATE

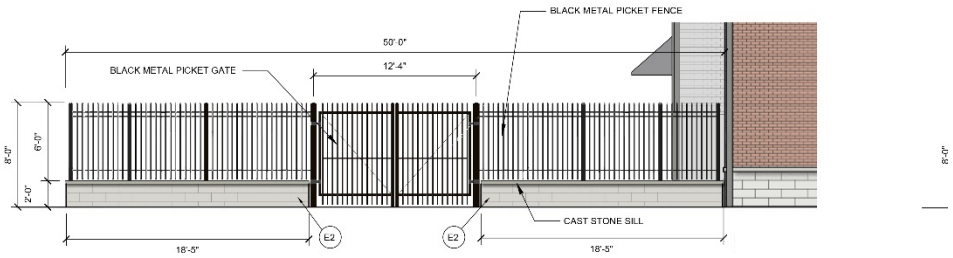
Legal Description:

Lot 3 in the replat of Grassy Branch Commercial Subdivision, per plat thereof, recorded as instrument number 2019003297 in the Office of the Recorder of Hamilton County, Indiana.

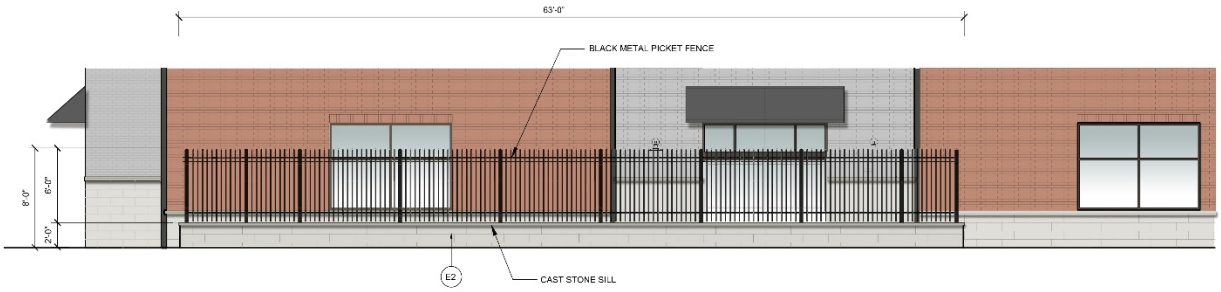
EXHIBIT B
ELEVATIONS



1 SOUTH FENCE ELEVATION
SCALE: 3/16" = 1'-0"
0' 1' 2' 5' 10'

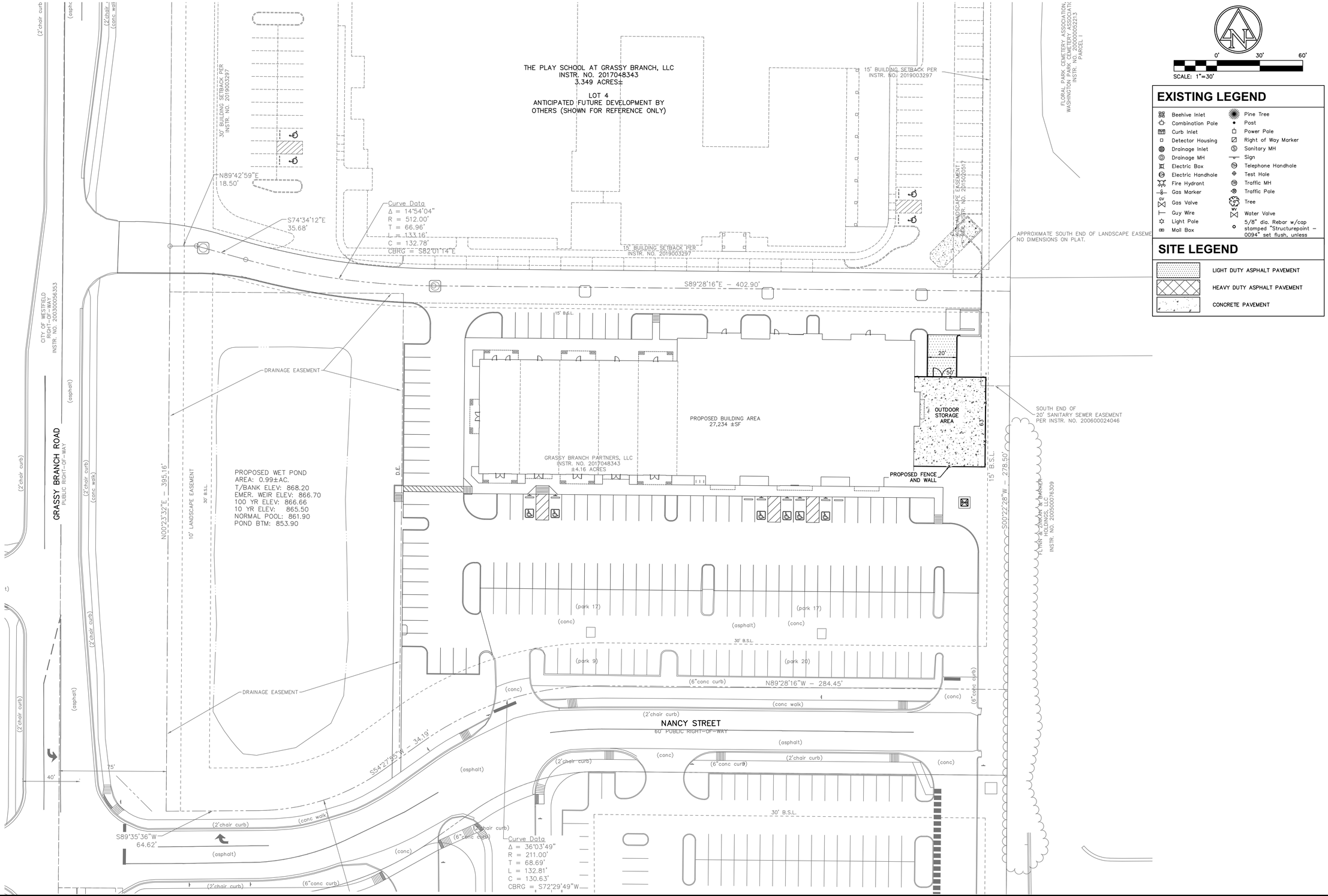


2 NORTH FENCE ELEVATION
SCALE: 3/16" = 1'-0"
0' 1' 2' 5' 10'



3 EAST FENCE ELEVATION
SCALE: 3/16" = 1'-0"
0' 1' 2' 5' 10'

4 SOUTH FACADE WITH FENCE (FOR REFERENCE ONLY. SEE SHEETS A201 - A203)
SCALE: 3/32" = 1'-0"



0' 30' 60'

SCALE: 1"=30'

EXISTING LEGEND

- Beehive Inlet
- Combination Pole
- Curb Inlet
- Detector Housing
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Handhole
- Fire Hydrant
- Gas Marker
- Gas Valve
- Guy Wire
- Light Pole
- Mail Box
- Pine Tree
- Post
- Power Pole
- Right of Way Marker
- Sanitary MH
- Sign
- Telephone Handhole
- Test Hole
- Traffic MH
- Traffic Pole
- Tree
- Water Valve
- 5/8" dia. Rebar w/cap stamped "Structurepoint – 0094" set flush, unless

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

0' 30'

SCALE: 1"=30'

Grassy Branch Marketplace Lot 3 - Outdoor Storage

3400 Nancy Street
Westfield, Indiana

May 29, 2020

AMERICAN STRUCTUREPOINT INC.

2017.00660.0003

PLOT DATE (36"x24"): 5/29/2020 10:03 AM
DRAWING FILE: P:\2017\00660\D. Drawings\Civil\Exhibits\Lot 3\2020-05-29 - PUD Amendment\2017.00660.CE.LT3.Outdoor Storage Amendment Exhibit.dwg

GENERAL ELEVATION NOTES:

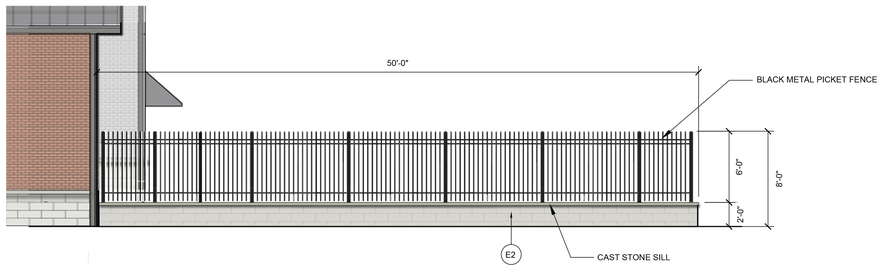
A. NOTIFY ARCHITECT OF ANY DIMENSIONAL OR PHYSICAL DISCREPANCIES ON DRAWINGS RELATIVE TO CONDITIONS IN THE FIELD. REQUEST CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
B. CONTRACTOR SHALL PROVIDE PHYSICAL SAMPLES AND SHOP DRAWINGS FOR ALL NEW STRUCTURAL AND FINISH MATERIALS TO ARCHITECT FOR REVIEW/APPROVAL PRIOR TO ORDERING/FABRICATION AND INSTALLATION.

ELEVATION NOTES: (EX)

E1. EXTERIOR FINISH GRADE - SEE CIVIL DWGS.
E2. MASONRY TYPE A:
CAST STONE MASONRY. CONTINUE 1 COURSE BELOW FINISH FLOOR LEVEL SEE WALL SECTIONS.
BASIS OF DESIGN:
MFG: CUSTOM CAST STONE
SIZE: 8"H X 24"W X 4"D (NOMINAL)
COLOR: NATURAL
CONTACT: DREW BILGER, INDIANA BRICK - 317.902.1480
-OR EQUAL AS DETERMINED BY ARCHITECT
E3. CAST STONE SILL COURSE. CHAMFER OUTSIDE TOP EDGE. SEE WALL SECTIONS.
BASIS OF DESIGN:
MFG: CUSTOM CAST STONE
SIZE/PROFILE: SEE WALL SECTIONS
COLOR: NATURAL
CONTACT: DREW BILGER, INDIANA BRICK - 317.902.1480
-OR EQUAL AS DETERMINED BY ARCHITECT
E4. MASONRY TYPE B:
STANDARD BRICK MASONRY (RED BRICK)
BASIS OF DESIGN:
MFG: MERIDIAN BRICK
SIZE: MODULAR - 2.67"H X 8"W X 4"D (NOMINAL)
COLOR: HERITAGE TRAIL (RED)
CONTACT: DREW BILGER, INDIANA BRICK - 317.902.1480
-OR EQUAL AS DETERMINED BY ARCHITECT
E5. MASONRY TYPE C:
STANDARD BRICK MASONRY (GREY BRICK)
BASIS OF DESIGN:
MFG: BRAMPTON BRICK
SIZE: MODULAR - 2.67"H X 8"W X 4"D (NOMINAL)
COLOR: SILVER - SELECT SERIES (GREY)
CONTACT: DREW BILGER, INDIANA BRICK - 317.902.1480
-OR EQUAL AS DETERMINED BY ARCHITECT

ELEVATION NOTES CONTINUED:

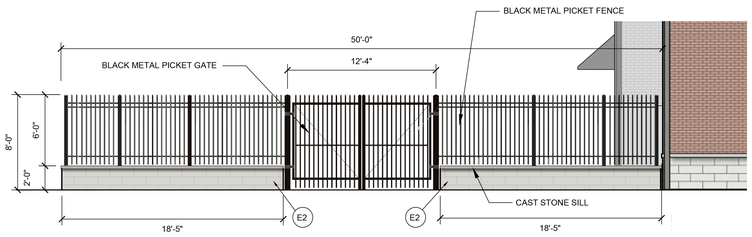
E6. BRICK SOLDIER COURSE - MATCH ADJACENT BRICK COLOR.
E7. UTILITY METER LOCATION. SEE MEP DWGS.
E8. DARK BRONZE ALUMINUM STOREFRONT ENTRANCE/WINDOW SYSTEM. SEE DOOR SCHEDULE AND FRAME ELEVATIONS.
E9. PREFABRICATED / PREFINISHED SELF DRAINING METAL CANOPY SYSTEM WITH DECORATIVE TIE BACK RODS AND DECORATIVE WALL PLATE AT ATTACHMENT TO BUILDING FACADE.
BASIS OF DESIGN:
MANUFACTURERS: COOL PLANET, MAPES
-OR EQUAL AS DETERMINED BY ARCHITECT.
E10. AWNING - PREFABRICATED ALUMINUM FRAME WITH FABRIC COVER - CLOSED ON BOTH ENDS. FABRIC COLOR (DARK GREY) TO BE SELECTED BY ARCHITECT FROM MANUFACTURER OPTIONS.
E11. AUTOMATIC SLIDING DOOR SYSTEM AND SURROUNDING SIDELIGHT/ TRANSOM STOREFRONT. DARK BRONZE FRAME FINISH WITH CLEAR INSULATED GLASS. BASIS OF DESIGN:
STANLEY DURA-GLIDE 3000 SLIDING DOOR PACKAGE
E12. FIBER CEMENT BOARD VERTICAL SIDING - BOARD AND BATTEN.
BASIS OF DESIGN:
HARDIEPANEL - FLUSH, SMOOTH FINISH
HARDIETRIM - SMOOTH BATTEN BOARDS 2.5"W X 3/4" THICKNESS
INSTALL VERTICAL BATTENS AT 2'-0" O.C. - CENTER ON FACADE PER ELEVATIONS - COORDINATE WITH ARCHITECT ON ANY DIMENSION ADJUSTMENTS SO THAT SMALL SLIVERS OF TRIM OR PANEL DO NOT REMAIN. PRIMED FOR PAINT. PAINT COLOR TO BE SELECTED BY ARCH.
E13. FUTURE TENANT SIGNAGE SHOWN FOR REFERENCE ONLY. ROUGH IN POWER WITH JBOX FOR CONNECTION TO FUTURE BACKLIT SIGNAGE. SEE ELEC. DWGS.
E14. EXTERIOR WALL SCONCE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
E15. FIBER CEMENT TRIM BOARD. BASIS OF DESIGN:
HARDIETRIM - 5/4 NT3 SMOOTH - 11.25" W, 1" THICKNESS
PRIMED FOR PAINT. PAINT COLOR TO BE SELECTED BY ARCH.
E16. FIBER CEMENT TRIM BOARD. BASIS OF DESIGN:
HARDIETRIM - 5/4 NT3 SMOOTH - 5.5" W, 1" THICKNESS
PRIMED FOR PAINT. PAINT COLOR TO BE SELECTED BY ARCH.
E17. FIBER CEMENT TRIM BOARD. BASIS OF DESIGN:
HARDIETRIM - 5/4 NT3 SMOOTH - 1" THICKNESS
WIDTH AS REQUIRED TO CREATE 8" FASCIA EXPOSURE AND BOXED EAVE. PRIMED FOR PAINT. PAINT COLOR TO BE SELECTED BY ARCH.
E18. 6"X6" RECTANGULAR PREFINISHED METAL GUTTER. ARCHITECT TO SELECT FROM MANUFACTURERS STANDARD COLOR OPTIONS (GREY).
E19. 5"X5" RECTANGULAR PREFINISHED METAL DOWNSPOUT. ARCHITECT TO SELECT FROM MANUFACTURERS STANDARD COLOR OPTIONS (GREY). COORDINATE UNDERGROUND TIE IN WITH CIVIL DWGS.
E20. ROOF ASSEMBLY "A" OVER WOOD DECK:
PREFINISHED STANDING SEAM METAL ROOF PANEL SYSTEM. INSTALL MANUFACTURERS STANDARD STANDING SEAM METAL ROOF UNDERLAYMENT AND ICE/WAATER SHIELD (COMPATIBLE WITH WARRANTED SYSTEM).
BASIS OF DESIGN:
FIRESTONE UNA-CLAD UC-4 PANELS
PANEL SIZE: 18" PANEL WIDTH
COLOR/FINISH: TO BE SELECTED FROM MANUFACTURERS STANDARD PREFINISHED COLORS. (GREY)
WARRANTY: MIN. 25 YEAR WARRANTY
-OR EQUAL AS DETERMINED BY ARCHITECT.
E21. HOLLOW METAL DOOR AND FRAME, SEE DOOR SCHEDULE. PAINT TO MATCH ALUMINUM STOREFRONT.
E22. PREFINISHED, INSULATED METAL OVERHEAD DOOR. COORDINATE ROUGH OPENING DIMENSIONS WITH O.H. DOOR MANUFACTURER. COLOR TO BE "GREY" - ARCHITECT TO SELECT FROM MANUFACTURERS STANDARDS.
E23. PREFINISHED MECHANICAL SCREEN LOUVER.
BASIS OF DESIGN: ARCHITECTURAL LOUVERS - V2KS EQUIPMENT SCREEN, 2" DEEP STANDARD FLAT BLAD SCREEN - COLOR TO BE SELECTED FROM MANUFACTURERS STANDARD (GREY). PROVIDE SUPPORT COLUMNS AS REQUIRED AND TIE BACK TO STRUCTURE - COORDINATE WITH ARCHITECT/STRUCTURAL ENGINEER.
E24. DARK BRONZE ALUMINUM STOREFRONT WINDOW WITH SPANDREL/OPAQUE GLASS. SEE WINDOW SCHEDULE.
E25. CONTINUOUS PREFINISHED METAL RIDGE VENT. MATCH STANDING SEAM METAL ROOF COLOR. STOP ROOF SHEATHING SHORT OF RIDGE TO ALLOW CONTINUOUS AIR FLOW TO RIDGE VENT.
E26. CONTINUOUS SNOW RETENTION RAIL SYSTEM
BASIS OF DESIGN:
MFG: FIRESTONE
PRODUCT: UC4-SG
COLOR/FINISH: TO BE SELECTED FROM MANUFACTURERS STANDARD PREFINISHED COLORS (MATCH STANDING SEAM COLOR)
-OR EQUAL AS DETERMINED BY ARCHITECT.
E27. DASHED LINE INDICATES FUTURE FENCE NOT IN PROJECT SCOPE.
E28. FIBER CEMENT TRIM BOARD. BASIS OF DESIGN:
HARDIETRIM - 5/4 NT3 SMOOTH - 7.25" W, 1" THICKNESS
PRIMED FOR PAINT. PAINT COLOR TO BE SELECTED BY ARCH.
E29. CAST STONE WALL CAP. BASIS OF DESIGN:
MFG: CUSTOM CAST STONE - SIZE/PROFILE: 12" W WALL
COLOR: NATURAL
CONTACT: DREW BILGER, INDIANA BRICK - 317.902.1480
-OR EQUAL AS DETERMINED BY ARCHITECT
E30. STEEL FRAME METAL DUMPSTER ENCLOSURE GATES WITH METAL CLADDING.
E31. 8" CONCRETE BLOCK.



1 SOUTH FENCE ELEVATION

SCALE: 3/16" = 1'-0"

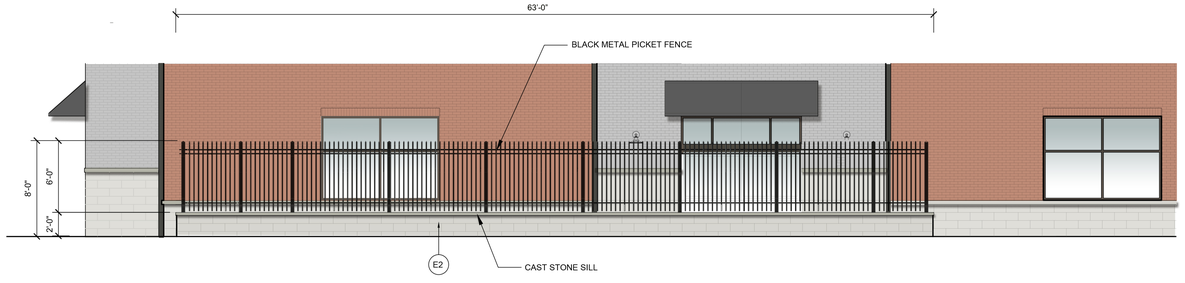
0' 1' 2' 5' 10'



2 NORTH FENCE ELEVATION

SCALE: 3/16" = 1'-0"

0' 1' 2' 5' 10'



3 EAST FENCE ELEVATION

SCALE: 3/16" = 1'-0"

0' 1' 2' 5' 10'

4 SOUTH FACADE WITH FENCE (FOR REFERENCE ONLY. SEE SHEETS A201 - A203)

SCALE: 3/32" = 1'-0"

SITE ARCHITECTURE
architecture + landscape architecture

CONSTRUCTION DOCUMENTS
These drawings are intended for the purpose of obtaining permits, agency review, permitting, bidding, and construction.
DATE ISSUED: 11.13.2019
REVISIONS ISSUED: #3 - 4.28.2020

ARCHITECT:
SITE ARCHITECTURE
PROJECT CONTACT:
BRAD SMITH, RA | LEED AP
13144 EAST 186TH STREET
NOBLESVILLE, IN. 46060
PH: 317.374.8720
E-MAIL: brad@site-architecture.com

CIVIL ENGINEER:
AMERICAN STRUCTUREPOINT
PROJECT CONTACT:
JUSTIN OLASHUK, P.E.
7260 SHADELAND STATION
INDIANAPOLIS, IN. 46256
PH: 317.547.5580
E-MAIL: jolashuk@structurepoint.com

STRUCTURAL ENGINEER:
STRUCTURAL DESIGN, INC.
PROJECT CONTACT:
CHARLES F. SCHAEFER, P.E.
1811 W. 106 STREET, SUITE B
MERRILLVILLE, IN. 46163
PH: 317.885.7766
E-MAIL: cschaefer@structdesign.com

MEP ENGINEER:
THE ENGINEERING COLLABORATIVE
PROJECT CONTACT:
SAM HURT, P.E.
2410 EXECUTIVE DRIVE, SUITE 100
INDIANAPOLIS, IN. 46241
PH: 317.636.3941
E-MAIL: sam@tec-mep.com

GRASSY BRANCH MARKETPLACE
LOT 3 - RETAIL SHELL BUILDING
SR 32 & GRASSY BRANCH ROAD
WESTFIELD, IN. 46074

CERTIFICATION:

EXTERIOR ELEVATIONS

A204

PROJECT NUMBER: 2019-012

Petition Number:	2004-DDP-08
Project Name:	Harmony Shoppes
Subject Site Address:	1527 S Waterleaf Drive
Petitioner:	William Tres Development, LLC
Representative:	Kimley-Horn & Associates, Inc.
Request:	Detailed Development Plan review of a 9,900 square foot multi-tenant commercial building on 1.23 acres +/- in the Harmony Planned Unit Development (PUD) District.
Current Zoning:	Harmony PUD
Current Land Use:	Vacant
Approximate Acreage:	1.23 +/-
Property History:	Harmony PUD (Ordinance 12-14) Harmony PUD Amendment (Ordinance 16-12) Harmony Mixed use Overall Development Plan and Primary Plat (1605-ODP-06 & 1605-SPP-06)
Staff Reviewer:	Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

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

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.

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:

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 4.14 (LB District) **and** Harmony PUD District (Ord. 12-14 and Ord. 16-12).

28) General Requirements:

a) Parking may be permitted within the area between the right-of-way and building setback line.

b) Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.

c) Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closet to the buildings.

d) Chain link fencing is prohibited.

29) Minimum Lot Area: No Minimum

30) Minimum Lot Frontage on Road: Direct access to a Public Way or indirect access to a Public Way via a Private Street is required.

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

a) Front Yard: 20 feet

i) Mixed Use District Interior Streets: 20 feet (10 feet setback from Private Street connecting Ditch Road and Waterleaf Drive)

b) Side Yard: 20 feet

c) Rear Yard: 20 feet

i) Side and Rear Yards (Interior to Mixed Use District): 0 feet

32) Maximum Building Height: 45 feet

33) Project Perimeter Setback: No structure shall be erected above the projected 1:3 Proximity Slope Line.

34) Minimum Business Size: 800 square feet

35) Maximum Business Size (all uses on Outlots): 50,000 square feet

---

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

a) Screening of Receptacles and Loading Areas:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

v) 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.

vi) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

vii) 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.

viii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

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

37) Architectural Standards (Article 6.3, Ord. 12-14 and Ord. 16-12)

a) Buildings within Area B and Area C of the Mixed Use District shall comply with the State Highway 32 Overlay Zone. (Ord. 12-14, Sec. 2.3)

b) Architectural Design Standards. Section 2.3(A)(1) of the Harmony PUD Ordinance (Ord. 12-14) shall apply to the development of the Real Estate. In addition, Buildings shall utilize a "Village Design Theme", as follows (Ord. 16-12):

i) Defined Architecture Design: A Village Design Theme shall be consistent with a Defined Architecture Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman.

Significant architectural elements to determine consistency with a Defined Architectural Design include:

(1) Window design (e.g., enhanced trim, pane size and type) and alignment/location;

(2) Building massing (pedestrian scaled with façade projections and recessions);

(3) Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);

(4) Large roof overhangs that are primarily pitched and not flat;

(5) Enhanced cornice treatment;

(6) Enhanced and inviting entryways with pedestrian cover and "porch like" treatment (e.g., inclusion of columns with masonry bases);

(7) Variety of building materials, patterns and colors;

(8) Emphasized trim at corner breaks, around windows and within gables; and

(9) Enhanced foundation plantings and planters to soften building facades.

ii) Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.

c) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:

i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with *Article 6.8 Landscaping Standards.*

ii) Building Materials:

(1) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(2) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

(3) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(4) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(5) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.Materials:

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

iv) Building Elevations:

(1) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice.

(2) 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.

(3) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

v) Openings:

(1) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or

painted elements resembling openings) line up horizontally and vertically with other openings.

(2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.

(3) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

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

vii) Roof:

(1) Pitched Roofs:

(a) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.

(b) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.

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

(2) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.

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

viii) Main Entrances:

(1) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(2) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other

design elements appropriate to the architectural style and details of the building as a whole.

(3) The location, orientation, proportion and style of doors shall complement the style of the building.

ix) Windows:

(1) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.

(2) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

x) Awnings:

(1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.

(2) Awnings shall be made of a non-reflective material.

(3) All awnings shall be kept in good repair.

(4) Metal or aluminum awnings are prohibited.

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

38) Building Standards (Article 6.4)

39) Fence Standards (Article 6.5)

40) Height Standards (Article 6.6)

Comment: Please see District Standards.

41) Home Business Standards (Article 6.7)

42) Landscaping Standards (Article 6.8 and Ord. 12-14)

a) General Landscaping Design Standards:

i) Placement:

(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.

b) Minimum Lot Landscaping:

c) Foundation Plantings:

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

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

d) External Street Frontage Landscaping Requirements:

i) The Mixed Use District shall comply with the UDO's External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.

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

e) Buffer Yard Requirements (Ord. 12-14, Sec. 5):

i) Buffer Yard Requirements.

(1) Buffer yards shall not be required internal to the Real Estate.

(2) Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.

(3) Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

f) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

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

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

(2) 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.

43) Lighting Standards (Article 6.9)

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

44) Lot Standards (Article 6.10)

Comment: Please see District Standards.

45) Outside Storage and Display (Article 6.12)

46) Outdoor Café and Eating Areas (Article 6.13)

47) Parking and Loading Standards (Ord. 12-14, Sec. 4 and Article 6.14)

a) Off-street Parking:

i) Required Spaces:

(1) Professional and General Service Offices: One (1) space per each three hundred (300) square feet of assignable office area.

b) Bicycle Parking Facilities (Ord. 12-14, Sec. 4). Bicycle parking facilities shall be required as follows:

i) A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:

(1) Area B within the Mixed Use District.

ii) In addition to the bicycle parking facilities required under Section 4.3, A, 3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

48) Performance Standards (Article 6.15)

49) Setback Standards (Article 6.16)

Comment: Please see District Standards.

50) Sign Standards (Article 6.17)

51) 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 or Local Streets.

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

iii) Ten (10) feet from intersections of Driveways or Alleys.

52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Open Space and Amenity Standards (Article 8.6)

56) Pedestrian Network Standards (Article 8.7)

57) Storm Water Standards (Article 8.8)

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

59) Surety Standards (Article 8.12)

60) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
2) **ACTION: Approved Detailed Development Plan (2004-DDP-08) with the following condition:**
    a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.

CITY OF Westfield INDIANA

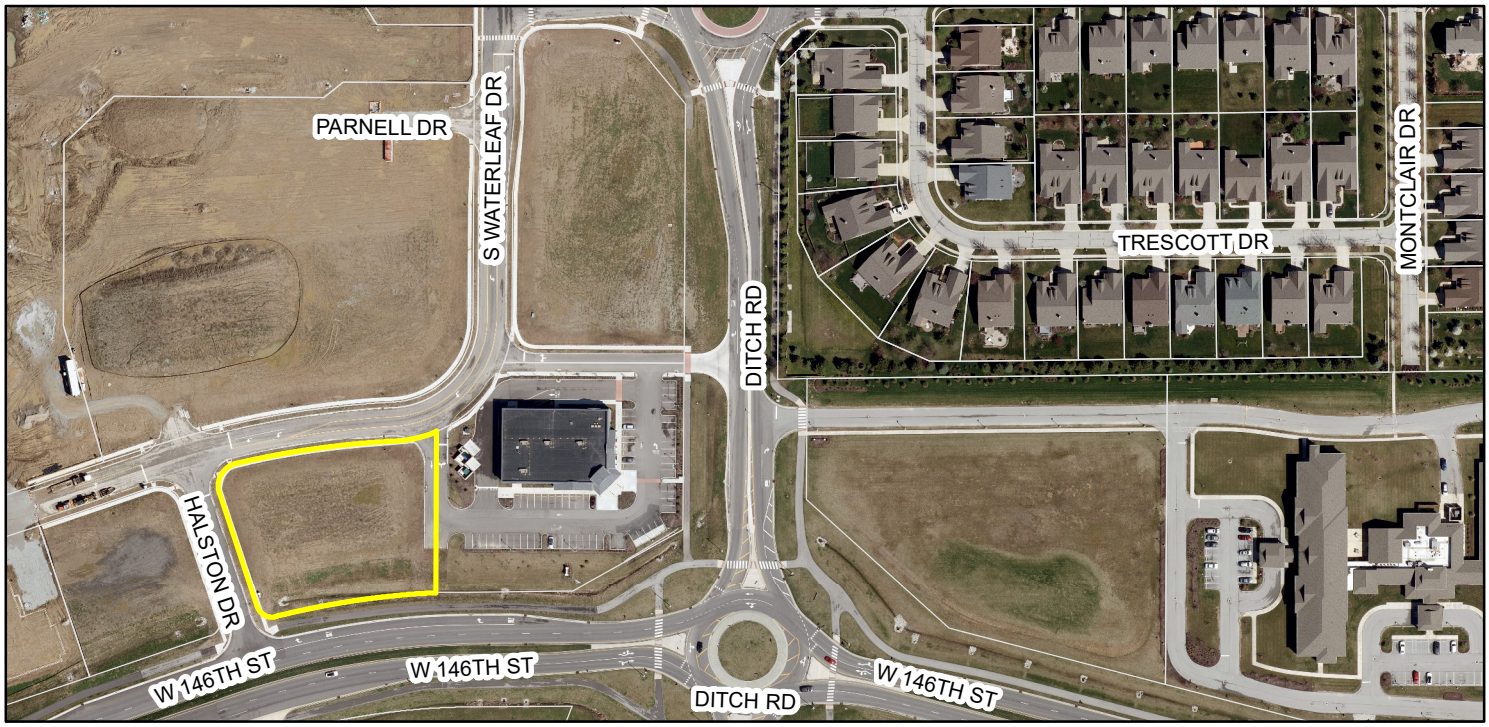
Property Location Map
Harmony Shoppes
2004-DDP-08

N W E S

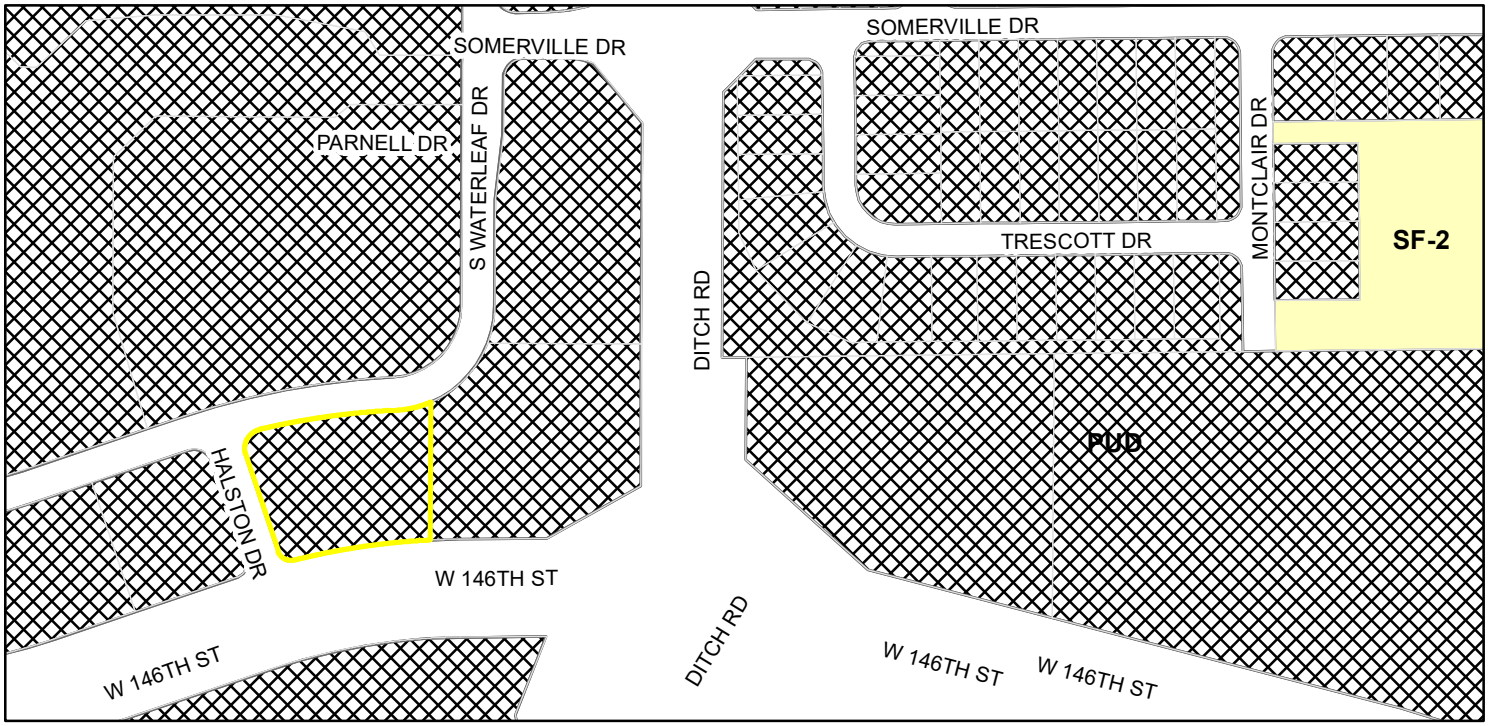
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

SF-2 (Single Family - 2)

PUD (Planned Unit Development)

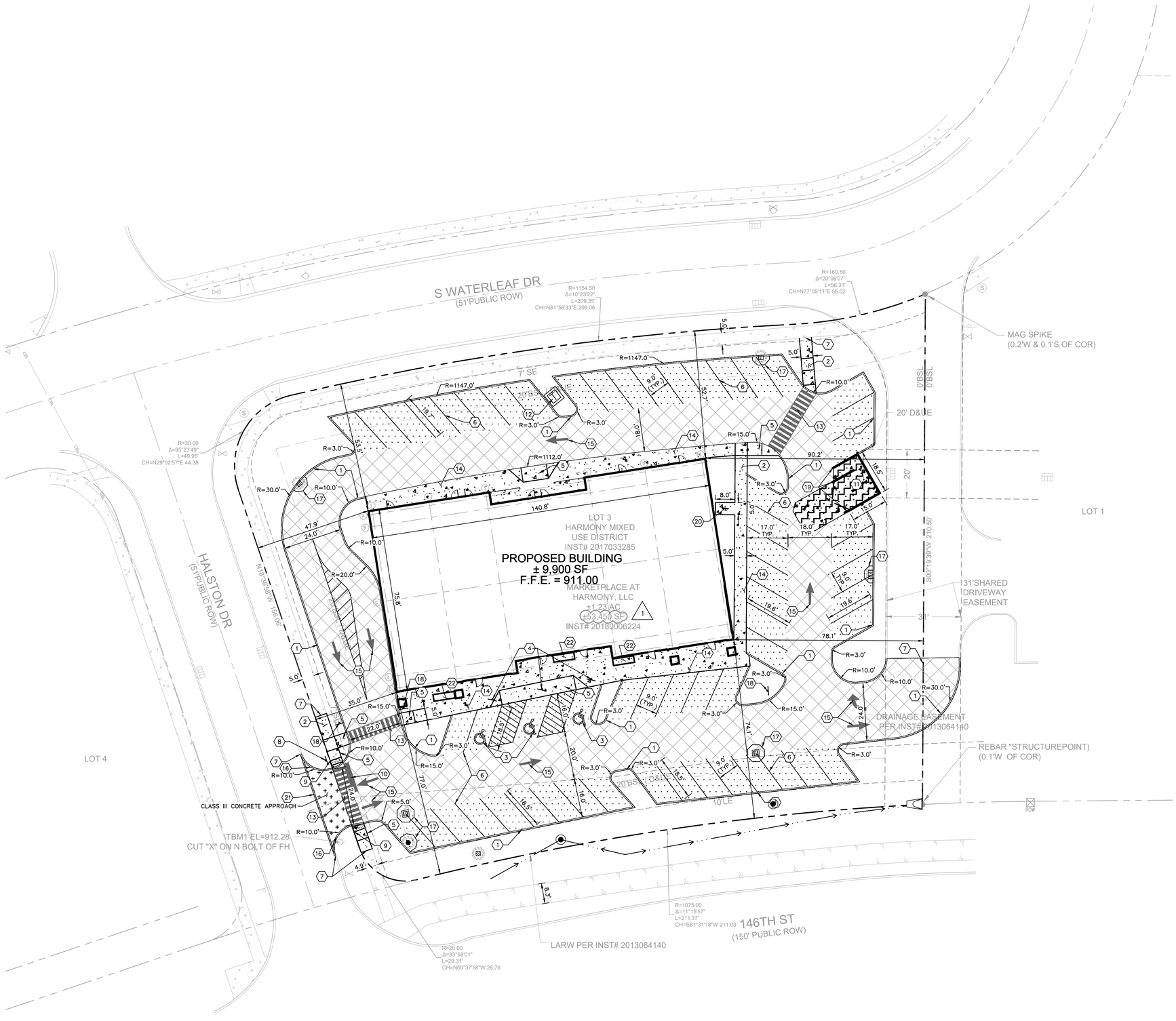
Drawing name: K:\MID_LRE\V170139001_William Tres Development_Harmony Retail Building Lot 3_Westfield_IN\2 Design\CADD\PlanSheets\C3.0 Site Plan.dwg Layout1 Jun 05, 2020 4:47pm by: DakotaMedford
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service

Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. ACCESSIBLE RAMP (SEE DETAILS)
6. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. 2' WIDE TACTILE WARNING STRIP (SEE DETAILS)
10. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
11. DUMPSTER ENCLOSURE (SEE ARCH. PLANS)
12. TRANSFORMER PAD, COORDINATE WITH UTILITY PROVIDER
13. CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
14. COMBINED CURB & WALK (SEE DETAILS)
15. DIRECTIONAL PAVEMENT MARKINGS, TYP. (SEE DETAILS)
16. CONCRETE CURB & GUTTER (SEE DETAILS)
17. CONCRETE COLLAR, TYP. (SEE DETAILS)
18. "DO NOT ENTER SIGN"
19. 6" BOLLARD, TYP. (SEE DETAILS)
20. BICYCLE PARKING RACK (SEE ARCH. PLANS)
21. CONCRETE LIP GUTTER (SEE DETAILS)
22. PLANTER BOX

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- INDOT CLASS III CONCRETE APPROACH
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD CONCRETE CURB
- CONCRETE DEPRESSED CURB

PARKING SUMMARY

STANDARD PARKING SPACES REQUIRED (1 PER 300SF @ 9,900 SF)	=	33	SPACES
STANDARD PARKING SPACES PROVIDED	=	55	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	3	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	3	SPACES
TOTAL PARKING SPACES PROVIDED	=	58	SPACES
BICYCLE SPACES REQUIRED (1 PER 30 AUTO)	=	2	SPACES
BICYCLE SPACES PROVIDED	=	2	SPACES

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD88

SBM #1: CUT "X" ON NORTH BOLT OF FIRE HYDRANT, NE QUADRANT OF 146TH ST & HALSTON DR.
ELEVATION=912.28

No.	REVISIONS	DATE	BY
1	REVIEW COMMENTS	06/05/20	DAM

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-208-2500
WWW.KIMLEY-HORN.COM
ANDY.TAYLOR@KIMLEY-HORN.COM

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

ANDREW R. TAYLOR
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF INDIANA
PROFESSIONAL ENGINEER

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

WILLIAM TRES
DEVELOPMENT
RESIDENTIAL | COMMERCIAL

SITE PLAN

HARMONY SHOPPES

ORIGINAL ISSUE:
02/28/2020

KHA PROJECT NO.
170139002

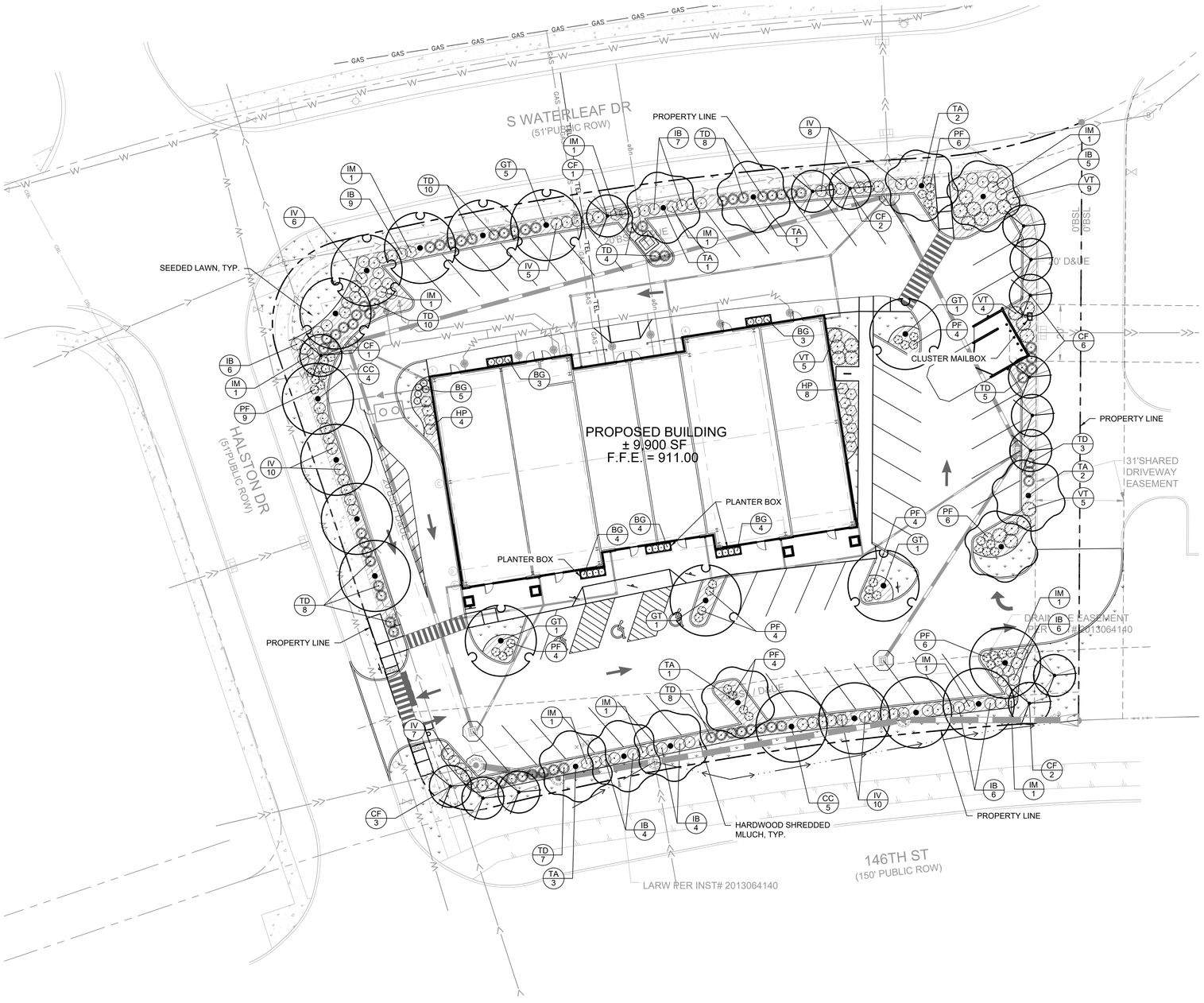
SHEET NUMBER
C3.0

Drawing name: K:\IND_LRD\V170139001_William Tres Development_Harmony Retail Building Lot 3_Westfield_IN\2 Design\CADD\PlanSheets\L1.0 Landscape Plan.dwg Layout: 1 Jun 18, 2020 10:44am by: DakotaMedford
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service
Call 811
before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



ORDINANCE CHART

ZONING: HARMONY PUD

REQUIREMENT	REQUIRED	PROVIDED
FOUNDATION PLANTINGS • 1 shrub per 12 LF along the Front Building Facade • Plantings required intermittently (every 40 LF) along long expanses (over 80 LF) of building facades, fences, and other barriers	North Facade: • 140 / 12 = 12 shrubs South Facade: • 140 / 12 = 12 shrubs East Facade: • 76 / 12 = 7 shrubs West Facade: • 76 / 12 = 7 shrubs	North Facade: • 12 shrubs (relocated to the east and west sides of the building) South Facade: • 12 shrubs East Facade: • 7 shrubs West Facade: • 7 shrubs
EXTERNAL STREET FRONTAGE • 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs per 100 LF • Minimum depth of 10 feet	North Frontage: 290 LF / 100 = 2.90 • 2.90(3) = 9 shade trees • 2.90(2) = 6 ornamental trees • 2.90(25) = 73 shrubs South Frontage: 226 LF / 100 = 2.26 • 2.26(3) = 7 shade trees • 2.26(2) = 5 ornamental trees • 2.26(25) = 57 shrubs West Frontage: 195 LF / 100 = 1.95 • 1.95(3) = 6 shade trees • 1.95(2) = 4 ornamental trees • 1.95(25) = 49 shrubs	North Frontage: • 9 shade trees • 6 ornamental trees • 73 shrubs South Frontage: • 7 shade trees • 5 ornamental trees • 57 shrubs West Frontage: • 6 shade trees • 4 ornamental trees • 49 shrubs
PARKING LOT INTERIOR • 50 or more spaces = 10% of parking area must be landscape • 1 tree + 4 shrubs per island	Landscape Area: • 15,522 SF (0.1) = 1,552 SF Islands = 6 qty. • 6(1) = 6 trees • 6(4) = 24 shrubs	Landscape Area: • 1,651 > 1,552 SF Islands: • 6 trees • 24 shrubs
PARKING LOT PERIMETER • Applies to parking areas with 10 or more spaces where the parking area is located in an established front yard, required yard, or 20 feet of a lot line or right-of-way line • 1 tree per 30 LF • 1 shrub per 3 LF • Minimum depth of 5 feet	North Perimeter: 188 LF • 188/30 = 7 trees • 188/3 = 63 shrubs South Perimeter: 187 LF • 187/30 = 7 trees • 187/3 = 63 shrubs East Perimeter: 81 LF • 81/30 = 3 trees • 81/3 = 27 shrubs	North Perimeter: • 7 trees (from External Street Frontage requirement credited per Section 6.8.M.2 of the Westfield UDO) • 63 shrubs (from External Street Frontage requirement credited per Section 6.8.M.2 of the Westfield UDO) South Perimeter: • 7 trees (from External Street Frontage requirement credited per Section 6.8.M.2 of the Westfield UDO) • 63 total shrubs (57 shrubs from External Street Frontage requirement credited per Section 6.8.M.2 of the Westfield UD + 6 shrubs) East Perimeter: • 9 trees (from External Street Frontage requirement credited per Section 6.8.M.2 of the Westfield UDO and parking lot interior landscaping) • 32 total shrubs (15 shrubs from External Street Frontage requirement credited per Section 6.8.M.2 of the Westfield UD + 17 shrubs)
MINIMUM LOT LANDSCAPE • Business use = 10 shade trees + 10 ornamental trees + 25 shrubs per 1 acre	Lot = 1.23 acres • 1.23(10) = 13 shade trees • 1.23(10) = 13 ornamental trees • 1.23(25) = 31 shrubs	Lot = 1.23 acres • 28 shade trees • 15 ornamental trees • 247 shrubs

NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD STREET TREE LIST; REFER TO SECTION 02800 OF THE CITY OF WESTFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS.

No.	REVISIONS	DATE	BY
1	REVIEW COMMENTS	06/05/20	DAM

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-208-2500
WWW.KIMLEY-HORN.COM
ANDY.TAYLOR@KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

APPROVAL PENDING NOT FOR CONSTRUCTION

WILLIAM TRES DEVELOPMENT
RESIDENTIAL | COMMERCIAL

HARMONY SHOPPES LANDSCAPE PLAN

ORIGINAL ISSUE: 02/28/2020
KHA PROJECT NO. 170139002
SHEET NUMBER
L1.0

Drawing name: K:\IND_LRE\V170139001_William Tres Development_Harmony Retail Building Lot 3_Westfield_IN\2 Design\CADD\PlanSheets\L1.1 Landscape Details.dwg Layout: Jun 18, 2020 10:44am by: Dakota.Medford
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service

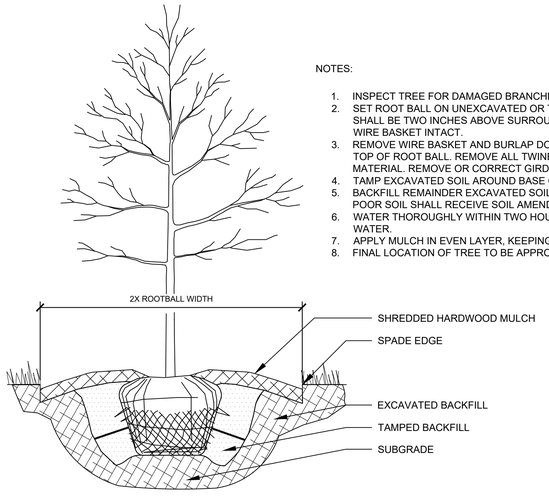
Call 811 before you dig

PLANT SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES						
CC	9	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL MIN	8` HT MIN
GT	9	GLEDITSIA TRIACANTHOS INERMIS `IMPCOLE` TM	IMPERIAL HONEYLOCUST	B & B	2" CAL MIN	8` HT MIN
TA	10	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2" CAL MIN	8` HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CF	15	CERCIS CANADENSIS `FOREST PANSY`	FOREST PANSY REDBUD	B & B	2" CAL MIN	---
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	23	BUXUS X `GREEN GEM`	GREEN GEM BOXWOOD	---	SEE PLAN	18" HT MIN
HP	12	HYDRANGEA PANICULATA `JANE` TM	LITTLE LIME HYDRANGEA	---	SEE PLAN	18" HT MIN
IB	47	ILEX VERTICILLATA `BERRY POPPINS`	BERRY POPPINS WINTERBERRY	---	SEE PLAN	18" HT MIN
IM	11	ILEX VERTICILLATA `MR. POPPINS`	MR. POPPINS WINTERBERRY	---	SEE PLAN	18" HT MIN
IV	46	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET SWEETSPIRE	---	SEE PLAN	18" HT MIN
PF	47	POTENTILLA FRUTICOSA `GOLDFINGER`	GOLDFINGER POTENTILLA	---	SEE PLAN	18" HT MIN
TD	63	TAXUS X MEDIA `DENSIFORMIS`	DENSE YEW	---	SEE PLAN	18" HT MIN
VT	23	VIBURNUM TRILOBUM `COMPACTUM`	DWARF CRANBERRY BUSH VIBURNUM	---	SEE PLAN	18" HT MIN

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
13. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

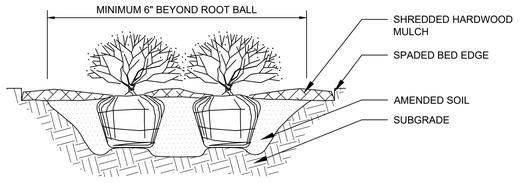


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD STREET TREE LIST; REFER TO SECTION 02800 OF THE CITY OF WESTFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS.

No.	REVISIONS	DATE	BY
1	REVIEW COMMENTS	06/05/20	DAM

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-208-2500
WWW.KIMLEY-HORN.COM
ANDY.TAYLOR@KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

APPROVAL PENDING NOT FOR CONSTRUCTION

WILLIAM TRES DEVELOPMENT
RESIDENTIAL | COMMERCIAL

LANDSCAPE DETAILS

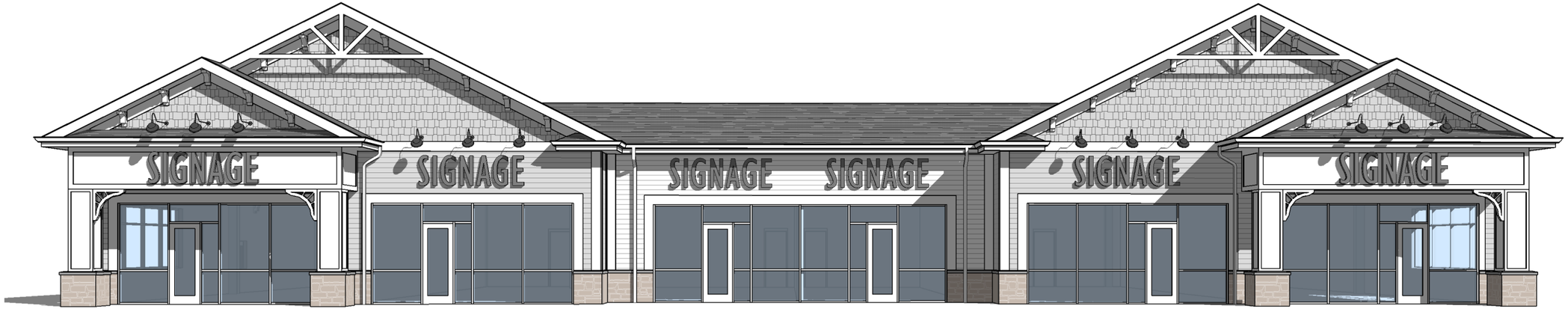
HARMONY SHOPPES

ORIGINAL ISSUE: 02/28/2020

KHA PROJECT NO. 170139002

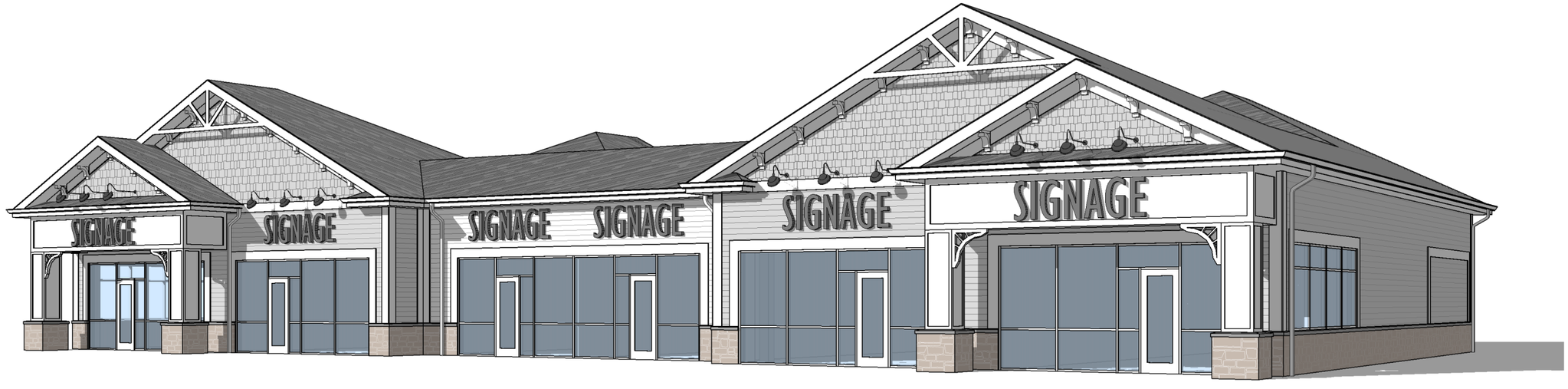
SHEET NUMBER

L1.1



2 / A4 VIEW FROM SOUTH

SCALE:



1 / A4 VIEW FROM SOUTHEAST

SCALE:

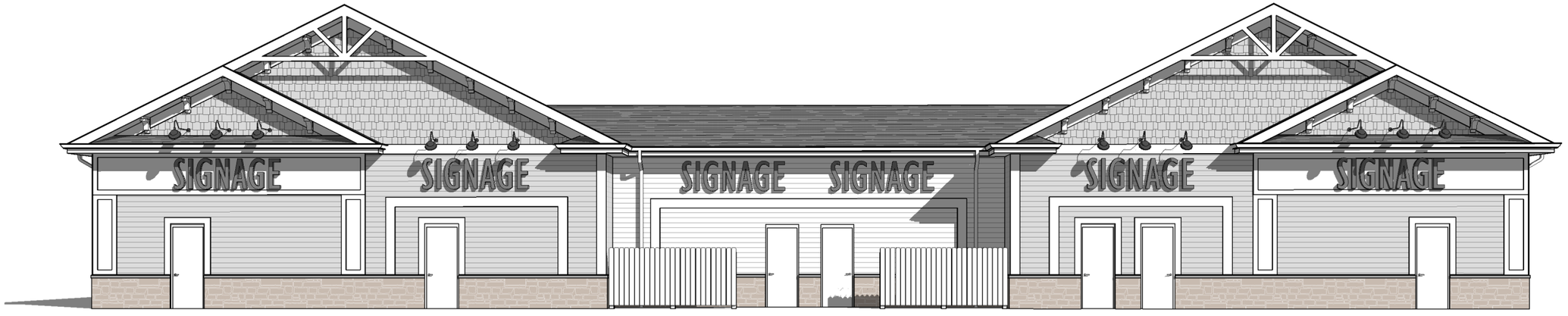
STUDIO M
ARCHITECTURE & PLANNING

WILLIAM TRES
DEVELOPMENT
RESIDENTIAL | COMMERCIAL

HARMONY SHOPPES -
TRES DEVELOPMENT
WESTFIELD, IN

2020.2.26

A4



2 / A5 VIEW FROM NORTH
SCALE:

1 / A5 VIEW FROM NORTHEAST
SCALE:

STUDIO M
ARCHITECTURE & PLANNING

WILLIAM TRES
DEVELOPMENT
RESIDENTIAL | COMMERCIAL

HARMONY SHOPPES -
TRES DEVELOPMENT
WESTFIELD, IN

2020.2.26

A5

Petition Number:	2003-PUD-02
Project Name:	Wheeler Landing PUD Amendment III (Portillo's)
Subject Site Address:	Northwest corner of Wheeler Road and SR 32 (the "Property")
Petitioner:	Portillo's Hot Dogs
Representative:	HD Consulting Services Group, Inc.
Request:	Requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning:	Wheeler Landing PUD
Current Land Use:	Vacant / Agriculture
Approximate Acreage:	2.3 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 20-08 4. Proposed Ordinance 20-08 Redline 5. Site Plan 6. Landscape Plan 7. Elevations 8. Grand Park Sports Campus Concept 9. Public Comment 10. Issue List 11. Issue List Petitioner Response 12. City Engineer Comments 13. Portillo's Letter on Parking
Staff Reviewer:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the February 10, 2020, City Council meeting. The petition received a public hearing at the March 2, 2020, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at the northwest corner of Wheeler Road and SR 32 (see **Exhibit 2**).

Property Description: The Property is zoned the Wheeler Landing PUD District (Ordinance 18-04). Council approved PUD Amendment I (Ord. 19-37, 1909-PUD-27) for the Property at its meeting on September 9, 2019. The Council approved PUD Amendment II (Ord. 19-62, 1912-PUD-46) for the Property at its meeting on December 9, 2019. The Property is currently going through a PUD amendment (Ord. 20-08, *pending*).

Overlay Districts: The proposed PUD amendment defaults to the standards of the State Highway 32 Overlay District with the modifications to the Overlay District as briefly highlighted below:

Building Elevations (Article 5.3(K)(2)): Shall apply; however,

- Building Elevations – Article 5.3(K)(2)(b);
  - Shall be modified from ninety (90) feet or greater in length to one hundred and forty (140) feet or greater in length,
  - Shall be modified from offsets shall be a minimum depth of four (4) feet to offsets shall be a minimum depth of two (2) feet;
- Flat Roofs – Article 5.3(K)(2)(f)(ii)(c)(2);
  - Shall be modified from a vertical change in the visible roof line of at least four (4) feet to at least two (2) feet and from a minimum aggregate modulation length of forty percent (40%) of each Building Façade to minimum aggregate length of twenty percent (20%) as well as substantially complying with the renderings for Lot 5 attached as Exhibit C in proposed Ordinance 20-08;
- Drive-thrus and Fueling Stations – Article 5.3(K)(2)(j)(i);
  - Shall be modified from Drive-thru windows and lanes shall not be permitted to shall be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest said right-of-way line or Trail Corridor for Lot 5 only and as illustrated on Exhibit B in proposed Ordinance 20-08;
- Building Materials – Article 5.3(K)(2)(k);
  - Shall be modified to substantially comply with the elevations and renderings for Lot 5 attached as Exhibit C in proposed Ordinance 20-08.

Development Standards: The proposed PUD amendment defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Foundation Plantings (Article 6.8(L)(4): Shall be modified from foundation plantings shall be located within fifteen (15) feet of the Building Façade to shall be located in excess of fifteen (15) feet from the Building Façade;

Foundation Plantings (Article 6.8(L)(3): Shall be modified so that planters shall be a permitted landscaping material meeting the requirements of Article 6.8(L).

Signs Facing the Monon Trail (Section 8.4(F) of Ord. 18-04): Shall be modified to allow signs to extend above the cornice line of the building, on Lot 5 only, as illustrated on Exhibit C in proposed Ordinance 20-08.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the public hearing on March 2, 2020, 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 from the public hearing to the Plan Commission meeting on July 6, 2020:

1. The Flat Roofs (Article 5.3(K)(2)(f)(ii)(c)(2) standard has been revised to include modified standards in addition to complying with Exhibit C.
2. The last sentence of the Drive-thrus and Fueling Stations (Article 5.3(K)(2)(j)(i) standard has been removed as it does not apply to regulating a standard.
3. The Trail Corridor Design Standards (Article 5.3(L)(4)(c) standard has been removed as the revised site plan now complies and is no longer part of this amendment.
4. The Miscellaneous Requirements (Article 5.3(M)(1)(a) loading berths) standard has been removed as this standard does not apply to this site or amendment.
5. Foundation Plantings (Article 6.8(L)(3) has been separated from the previous Foundation Plantings (Article 6.8(L)(4) standard modification and is now a separate item as previously these two standards were combined.
6. Signs Facing the Monon Trail (Section 8.4(F) of Ord. 18-04) has been added to modify this standard of the original Wheeler Landing PUD. The proposed signs on the proposed site's building were included on the original submittal seen at the March 2, 2020, Plan Commission meeting.

Please see **Exhibit 11** for the Petitioner's responses to the Issue List (**Exhibit 10**). Please see **Exhibit 12** for a response from the City Engineer addressing the review of an alternative site layout proposal. Please also see **Exhibit 13** for a response from the Petitioner in regards to the parking spaces proposed on the west side of the property.

COMPREHENSIVE PLAN

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

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 8**).

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 2, 2020, 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 February 10, 2020, Council meeting.

DEPARTMENT COMMENTS

1. **Action: If the APC is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 2003-PUD-02.**
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.

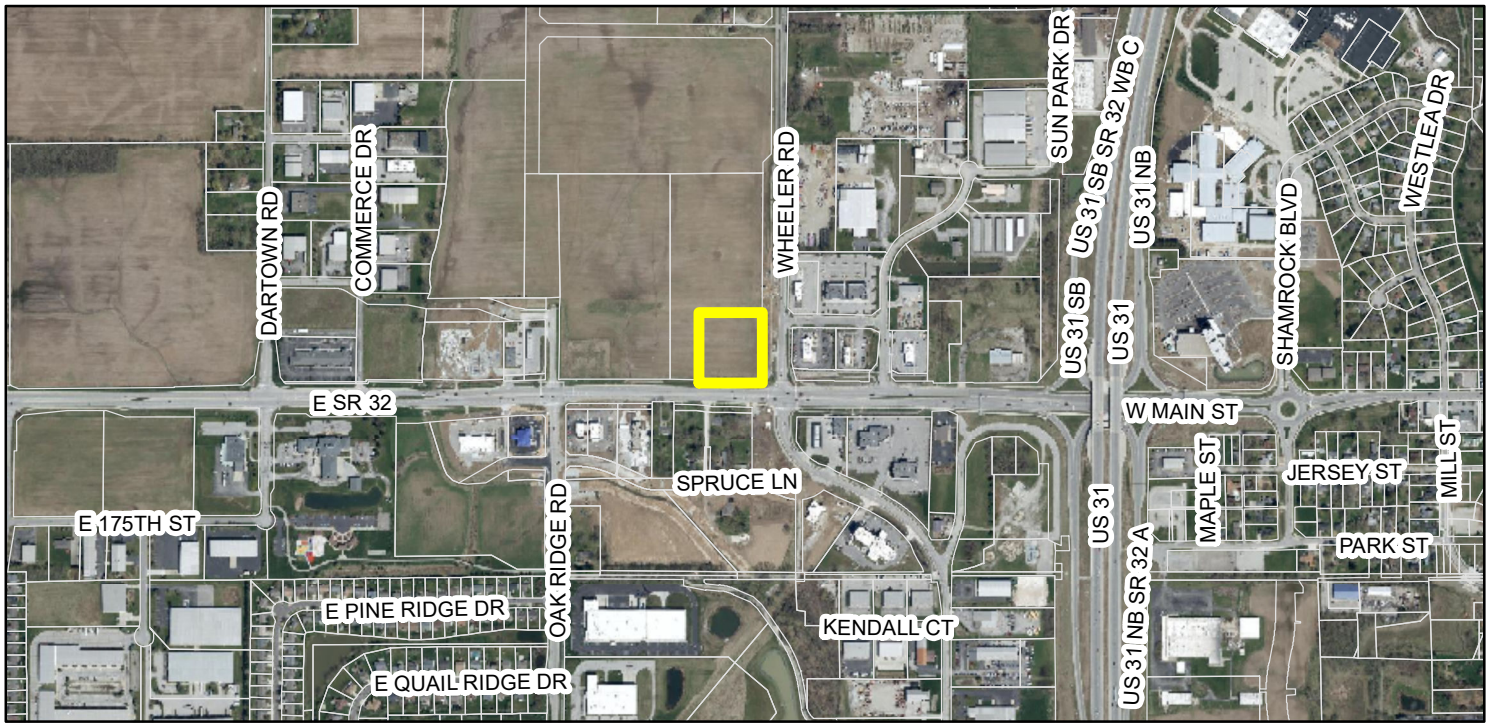
CITY OF Westfield INDIANA

Property Location Map
Wheeler Landing PUD Amendment III (Portillo's)
Planned Unit Development
2003-PUD-02

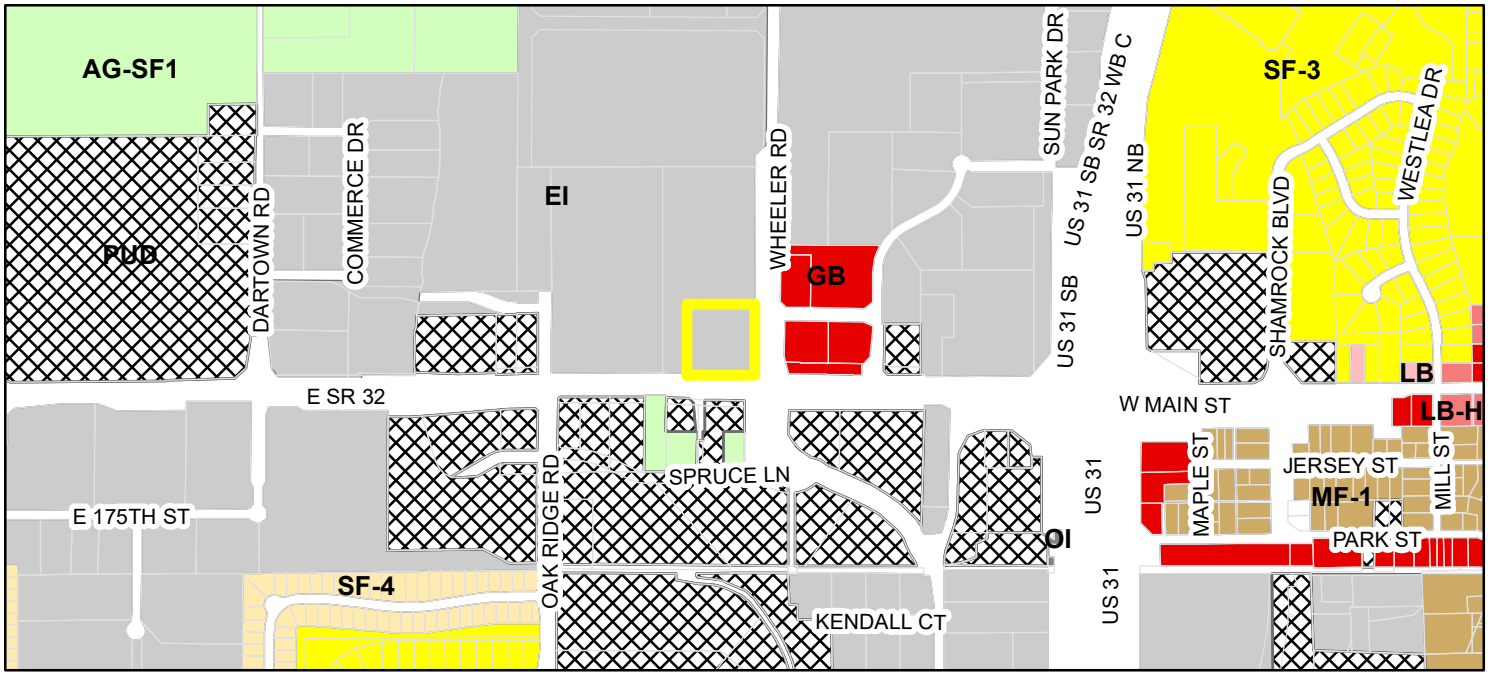
N
W E
S
Not To Scale

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)
- LB-H (Local Business - Historical)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)

ORDINANCE NUMBER 20-08

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") previously adopted Ordinance No. 18-04, the Wheeler Landing Planned Unit Development District (the "Wheeler Landing PUD Ordinance") on September 24, 2018;

WHEREAS, the Common Council subsequently adopted Ordinance 19-37, the Wheeler Landing Planned Unit Development District on September 9, 2019 (the "First Amendment"), which amended the Wheeler Landing PUD Ordinance;

WHEREAS, the Common Council subsequently adopted Ordinance 19-62, the Wheeler Landing Planned Unit Development District on November 25, 2019 (the "Second Amendment"), which amended the First Amendment;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. 2003-PUD-02 (the "Petition"), requesting an amendment to the Unified Development Ordinance, Zoning Map and Wheeler Landing PUD Ordinance (the "Third Amendment"), 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. _____ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____recommendation (xx-xx) in accordance with Indiana Code§ 36-7-4-608, as required by Indiana Code§ 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; and

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Wheeler Landing PUD Ordinance, as amended.

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

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Overlay Districts**.

3.1 All provisions of Section 7 of the approved Wheeler Landing PUD Ordinance as amended shall apply to the development of the Real Estate, except as otherwise modified below:

A. Building Elevation (Article 5.3(K)(2): Shall apply; however,
   a. Building Facades, which are one hundred forty (140) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The requirements of this section are met and the Building on Lot 5 shall be substantially compliant with Exhibit C
   b. Flat Roofs (Article 5.3(K)(2)(f)(ii)(c)(2); A roof line modulation shall include a vertical change in the visible roof line of at least two (2) feet, with a minimum aggregate modulation length of twenty percent (20%) of each Building Façade.

The requirements of this section are met and the Building on Lot 5 shall be substantially compliant with Exhibit C.

c. Drive-thrus and Fueling Stations (Article 5.3(K)(2)(j)(i); Drive-thru lanes shall be permitted between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g. Established Front Yard) or Trail Corridor for Lot 5 only as illustrated on Exhibit B.
d. Building Materials (Article 5.3(K)(2)(k); the requirements of this section are met and the Building on Lot 5 shall be substantially compliant with Exhibit C.

Section 4. **Development Standards**.

4.1 The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below:

A. Foundation Plantings (Article 6.8(L)(4); shall apply; however, the foundation plantings of the Building Façades may be located in excess of fifteen (15) feet from the Building Façade, patio fence or other barrier.

B. Foundation Plantings (Article 6.8(L)(3); Planters shall be a permitted landscaping material meeting the requirements of Article 6.8(L).

C. Signs Facing the Monon Trail (Section 8.4(F) of Ord. 18-04); Signs shall be allowed to extend above the cornice line of the Building on Lot 5, as illustrated on Exhibit C.

(SIGNATURE PAGE IMMEDIATELY FOLLOWS)

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-08** was delivered to the Mayor of Westfield on the _____day of _____, 2020, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-08**

this _____day of _____, 2020.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-08**

this _____day of _____, 2020.

_____
J. Andrew Cook, Mayor

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.

_____
Printed Name of Declarant

Prepared by _____

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Site Development Plan – Lot 5
Exhibit C	Elevations and Renderings – Lot 5

EXHIBIT A
Real Estate (Legal Description)

Parcel #08-05-36-00-00-042.000: Begin 11 rods east of the Southwest corner of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana; run thence North 70 rods; thence East 34 rods; thence South 70 rods to the South line of Section 36, West 34 rods to the place of beginning, containing 15 acres, more or less.

Parcel #08-05-36-00-00-041.000: Begin 45 rods East of the Southwest corner of Section 36, Township 19 North, Range 3 East; run thence North 70 rods; East 35 rods, more or less, to the East line of the West Half of the Southwest Quarter of said Section: thence South 70 rods; thence West 35 rods, more or less, to the place of beginning, containing 15 acres, more or less.

Parcels #08-05-35-00-00-028.000 & 08-05-35-00-00-028.002: A survey of a part of the Southwest Quarter of Section 35, Township19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows: BEGINNING at a point on the South line of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 39 minutes 49 seconds West (assumed bearing) 1021.48 feet from the Southeast corner of said Southwest Quarter; thence South 89 degrees 39 minutes 49 seconds West 296.71 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 02 minutes 02 seconds East 1321.63 feet to the Northwest corner of the Southeast Quarter of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 296.71 feet on and along the North line of the Southeast Quarter of said Southwest Quarter; thence South 00 degrees 02 minutes 02 seconds West 1321.02 feet to the Point of Beginning. Containing 9.00 acres, more or less, being subject to all applicable easements and rights-of-way of record.

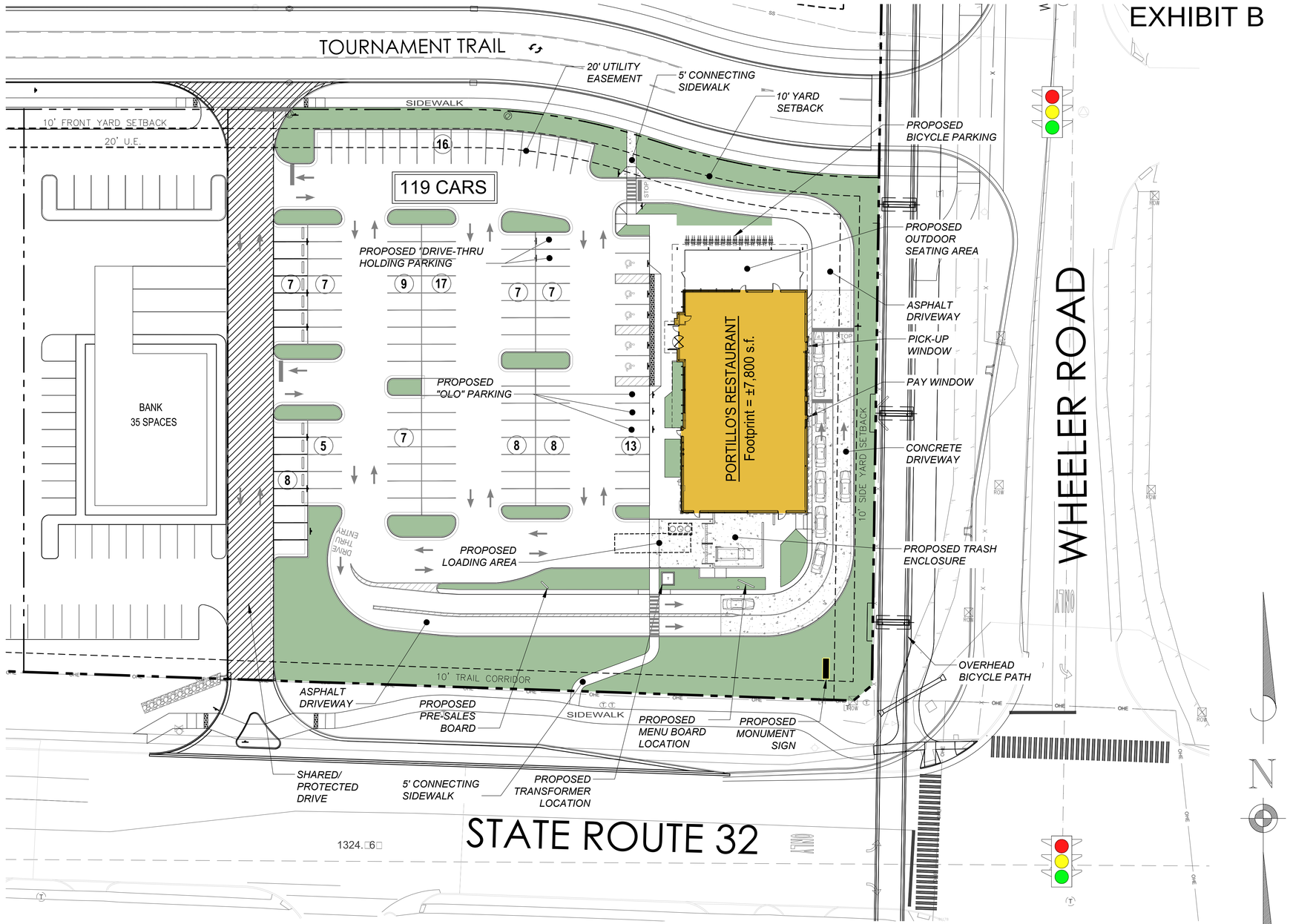
EXHIBIT B

PROJECT LOCATION

LOCATION PLAN

BUILDING FOOTPRINT: ±7,800 S.F.
STYLE: DINER 2, SIDE ENTRY
ON SITE PARKING PROVIDED: 119 CARS
H.C. SPACES REQUIRED: 5 CARS
H.C. SPACES PROVIDED: 5 CARS

FLOOR PLAN: WESTFIELD FP1.1



PROPOSED SITE PLAN

CONCEPT BASED ON K-H DRAWING EX.1 DATED 01/09/20

SCALE: N.T.S.

APPROXIMATE SITE AREA: 100,242 S.F. = 2.30 Ac

STACKING: 38 CARS

PORTILLO'S HOT DOGS, LLC

WESTFIELD, IN.

NWC OF SR 32 AND WHEELER ROAD

GRAND PARK

CONCEPT #1D-R

DATED: 03/9/20

Proj. #201917

EXHIBIT C

WEST ELEVATION - Main Entrance & Outdoor Patio

Scale: N.T.S.

NORTH ELEVATION - Outdoor Patio & Bike Parking

Scale: N.T.S.

New Diner Concept V7.0 - June 25th, 2020

Portillo's - New Diner Restaurant

NWC St. Route 32 & Wheeler Rd.

Westfield, IN

Jensen & Jensen

architects • engineers • planners

Since 1915

Copyright 2020 - Jensen & Jensen Architects, P.C.

EAST ELEVATION: Drive-Thru and Patio View

Scale: N.T.S.

SOUTH ELEVATION: View Route 32 - Extended Site

Scale: N.T.S.

New Diner Concept V7.0 - June 25th, 2020

Portillo's - New Diner Restaurant

NWC St. Route 32 & Wheeler Rd.

Westfield, IN

Jensen & Jensen

architects • engineers • planners

Since 1915

Copyright 2020 - Jensen & Jensen Architects, P.C.

ORDINANCE NUMBER 20-08

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") previously adopted Ordinance No. 18-04, the Wheeler Landing Planned Unit Development District (the "Wheeler Landing PUD Ordinance") on September 24, 2018;

WHEREAS, the Common Council subsequently adopted Ordinance 19-37, the Wheeler Landing Planned Unit Development District on September 9, 2019 (the "First Amendment"), which amended the Wheeler Landing PUD Ordinance;

WHEREAS, the Common Council subsequently adopted Ordinance 19-62, the Wheeler Landing Planned Unit Development District on November 25, 2019 (the "Second Amendment"), which amended the First Amendment;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. 2003-PUD-02 (the "Petition"), requesting an amendment to the Unified Development Ordinance, Zoning Map and Wheeler Landing PUD Ordinance (the "Third Amendment"), 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. _____ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____recommendation (xx-xx) in accordance with Indiana Code§ 36-7-4-608, as required by Indiana Code§ 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; and

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Wheeler Landing PUD Ordinance, as amended.

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

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Overlay Districts**.

3.1 All provisions of Section 7 of the approved Wheeler Landing PUD Ordinance as amended shall apply to the development of the Real Estate, except as otherwise modified below:

A. Building Elevation (Article 5.3(K)(2): Shall apply; however,
   a. Building Facades, which are one hundred forty (140) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The requirements of this section are met and the Building on Lot 5 shall be substantially compliant with Exhibit C
   b. Flat Roofs (Article 5.3(K)(2)(f)(ii)(c)(2); A roof line modulation shall include a vertical change in the visible roof line of at least two (2) feet, with a minimum aggregate modulation length of twenty percent (20%) of each Building Façade.

The requirements of this section are met and the Building on Lot 5 shall be substantially compliant with Exhibit ~~D~~C.

c. Drive-thrus and Fueling Stations (Article 5.3(K)(2)(j)(i); Drive-thru lanes shall be permitted between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g. Established Front Yard) or Trail Corridor for Lot 5 only as illustrated on Exhibit ~~C in order to provide the safest possible pedestrian connectivity to the Building and the Monon Trail.~~B.

~~d.~~ Building Materials (Article 5.3(K)(2)(k); the requirements of this section are met and the Building on Lot 5 shall be substantially compliant with Exhibit ~~D.~~

~~B. Trail Corridor Design Standards:~~

~~a. Inter-connectivity (Article 5.3(L)(4)(c); the requirements of this section are met to allow connectivity to the Trail Corridor as illustrated on Exhibit B.~~

~~C. Miscellaneous Requirements:~~

~~d. Loading Berths (Article 5.3(M)(1)(a); the requirements of this section are met to allow the loading berth/trash enclosure on Lot 5 only as illustrated on Exhibit C.~~

~~a.~~

Formatted: Underline

Formatted: Indent:Left: 1.25", No bullets or numbering

Section 4. **Development Standards**.

4.1 The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below:

A. Foundation Plantings (Article 6.8(L)(4); shall apply; however, the foundation plantings ~~on~~of the Building Façades may be located in excess of fifteen (15) feet from the Building Façade, patio fence or other barrier. ~~Planters shall be permitted to be utilized to meet the requirements of Article 6.8(L).~~

Formatted: ListParagraph,Indent:Left: 0.75"

B. Foundation Plantings (Article 6.8(L)(3); Planters shall be a permitted landscaping material meeting the requirements of Article 6.8(L).

~~B.~~C. Signs Facing the Monon Trail~~.~~ (Section 8.4(F) of ~~the PUD~~Ord. 18-04); Signs shall be allowed to extend above the cornice line of the Building on Lot 5, as illustrated on Exhibit ~~D~~C.

(SIGNATURE PAGE IMMEDIATELY FOLLOWS)

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Scott Frei	_____ Scott Frei	_____ Scott Frei
_____ Jake Gilbert	_____ Jake Gilbert	_____ Jake Gilbert
_____ Mike Johns	_____ Mike Johns	_____ Mike Johns
_____ Troy Patton	_____ Troy Patton	_____ Troy Patton
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Scott Willis	_____ Scott Willis	_____ Scott Willis

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-08** was delivered to the Mayor of Westfield on the _____day of _____, 2020, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-08**

this _____day of _____, 2020.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-08**

this _____day of _____, 2020.

_____
J. Andrew Cook, Mayor

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.

_____
Printed Name of Declarant

Prepared by _____

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B ~~Frontage Concept~~Site Development Plan – Lot 5

Exhibit C ~~Site Development Plan – Lot 5~~

~~Exhibit D~~ Elevations and Renderings – Lot 5

~~Exhibits~~

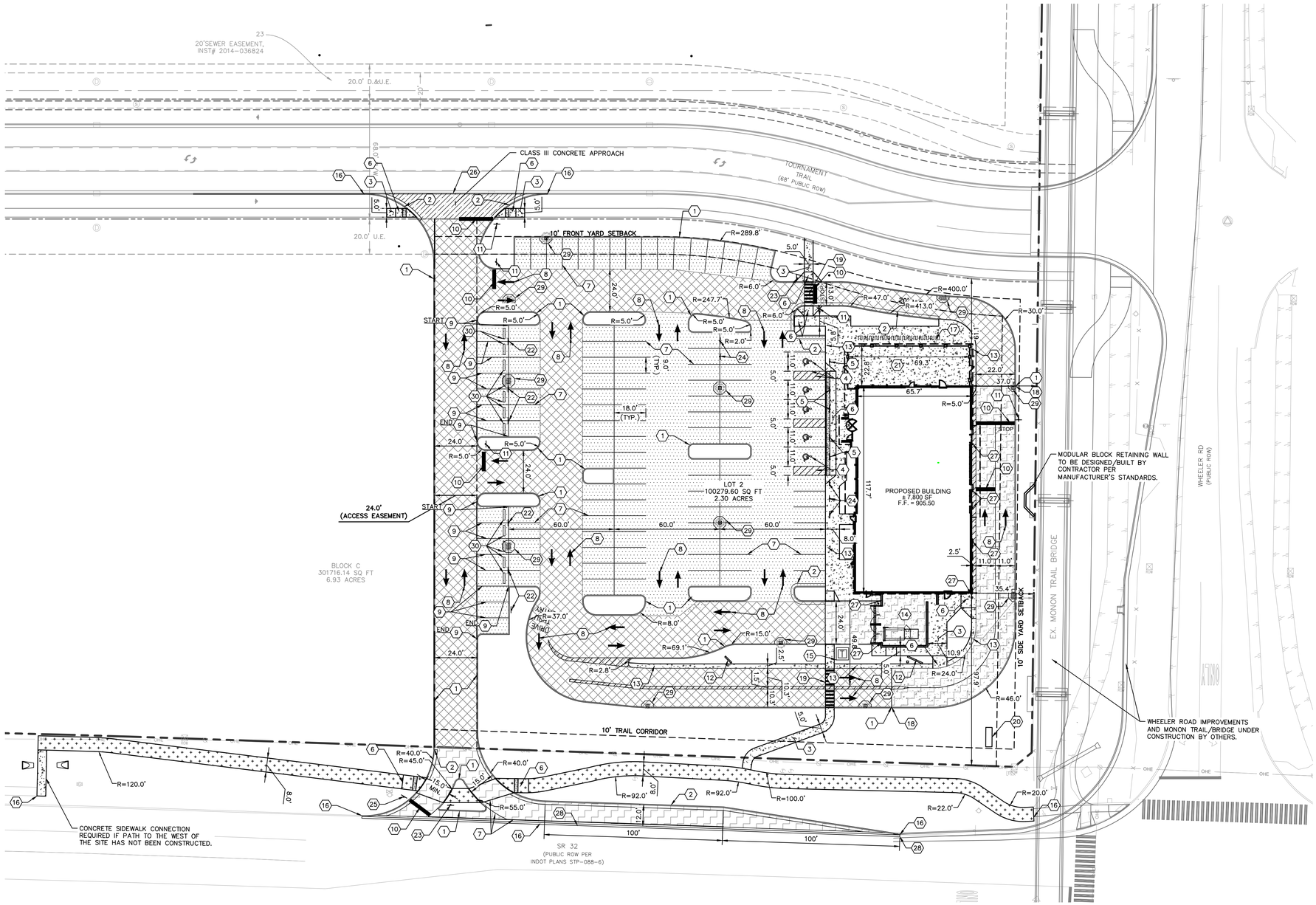
Drawing name: K:\IND_LDEV\170124001_Portillo's_Wheeler Landing Portillo's_Westfield_IN\2 Design\CADD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Jun 26, 2020 2:57pm by katie.sordgerath
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service

Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. CONCRETE CURB & GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. ACCESSIBLE RAMP WITH PAINTED TRUNCATED DOME (SEE DETAILS)
7. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
8. DIRECTIONAL PAVEMENT MARKINGS, TYP.
9. 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
10. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
11. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
12. DRIVE THRU MENU BOARD AND SIGNAGE. REF ARCH PLANS
13. RAISED CURBLESS SIDEWALK (SEE DETAILS)
14. DUMPSTER ENCLOSURE WITH FENCE (SEE ARCH. PLANS)
15. TRANSFORMER PAD. COORDINATE WITH UTILITY PROVIDER
16. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
17. BICYCLE PARKING (REFER TO ARCH PLANS)
18. INTEGRAL CONCRETE CURB
19. CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
20. MONUMENT SIGN (REFER TO ARCH PLANS)
21. OUTDOOR PATIO (REFER TO ARCHITECTURAL PLANS (±1277 SQFT))
22. EMPLOYEE PARKING SIGN & BOLLARD
23. "DO NOT ENTER" SIGN
24. "ONLINE ORDERING" SIGN
25. "RIGHT-TURN ONLY" SIGN
26. LIP GUTTER (SEE DETAILS)
27. BOLLARD (SEE DETAILS) – REFER TO ARCH PLANS FOR EXACT LOCATION
28. VALLEY GUTTER (SEE DETAILS)
29. CONCRETE COLLAR, TYP. (SEE DETAILS)
30. PRE-CAST CONCRETE WHEEL STOP (SEE DETAILS)

PARKING/SEATING SUMMARY

STANDARD PARKING SPACES PROVIDED	=	114	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	5	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	5	SPACES
TOTAL PARKING SPACES PROVIDED	=	119	SPACES
TOTAL PARKING SPACES REQUIRED	=	119	SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED	=	30	SPACES

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT (INDOT) — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- INDOT CLASS III CONCRETE APPROACH — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 8' ASHPALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD CONCRETE CURB
- CONCRETE DEPRESSED CURB

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD88

SBM #1: CUT "X", W BOLT OF FH, SW CORNER SR 32 & WHEELER RD.
ELEVATION=901.09

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

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

NO.	REVISIONS	DATE	BY
1	REVIEW COMMENTS	06/22/20	KJS
2	ISSUED FOR REVIEW	04/30/20	KJS

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-208-2500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KJS
DRAWN BY: DAM
CHECKED BY: AF

ALEN FETAHAGIC
REGISTERED
No. PE19900549
STATE OF INDIANA
PROFESSIONAL ENGINEER

Portillo's
HOT DOGS · BEEF · BURGERS · SALADS

SITE PLAN

PORTILLO'S RESTAURANT WHEELER LANDING

ORIGINAL ISSUE: 01/31/2020

KHA PROJECT NO. 170124001

SHEET NUMBER

C3.0

EXHIBIT C

WEST ELEVATION - Main Entrance & Outdoor Patio

Scale: N.T.S.

NORTH ELEVATION - Outdoor Patio & Bike Parking

Scale: N.T.S.

New Diner Concept V7.0 - June 25th, 2020

Portillo's - New Diner Restaurant

NWC St. Route 32 & Wheeler Rd.

Westfield, IN

Jensen & Jensen

architects • engineers • planners

Since 1915

Copyright 2020 - Jensen & Jensen Architects, P.C.

EAST ELEVATION: Drive-Thru and Patio View

Scale: N.T.S.

SOUTH ELEVATION: View Route 32 - Extended Site

Scale: N.T.S.

New Diner Concept V7.0 - June 25th, 2020

Portillo's - New Diner Restaurant

NWC St. Route 32 & Wheeler Rd.

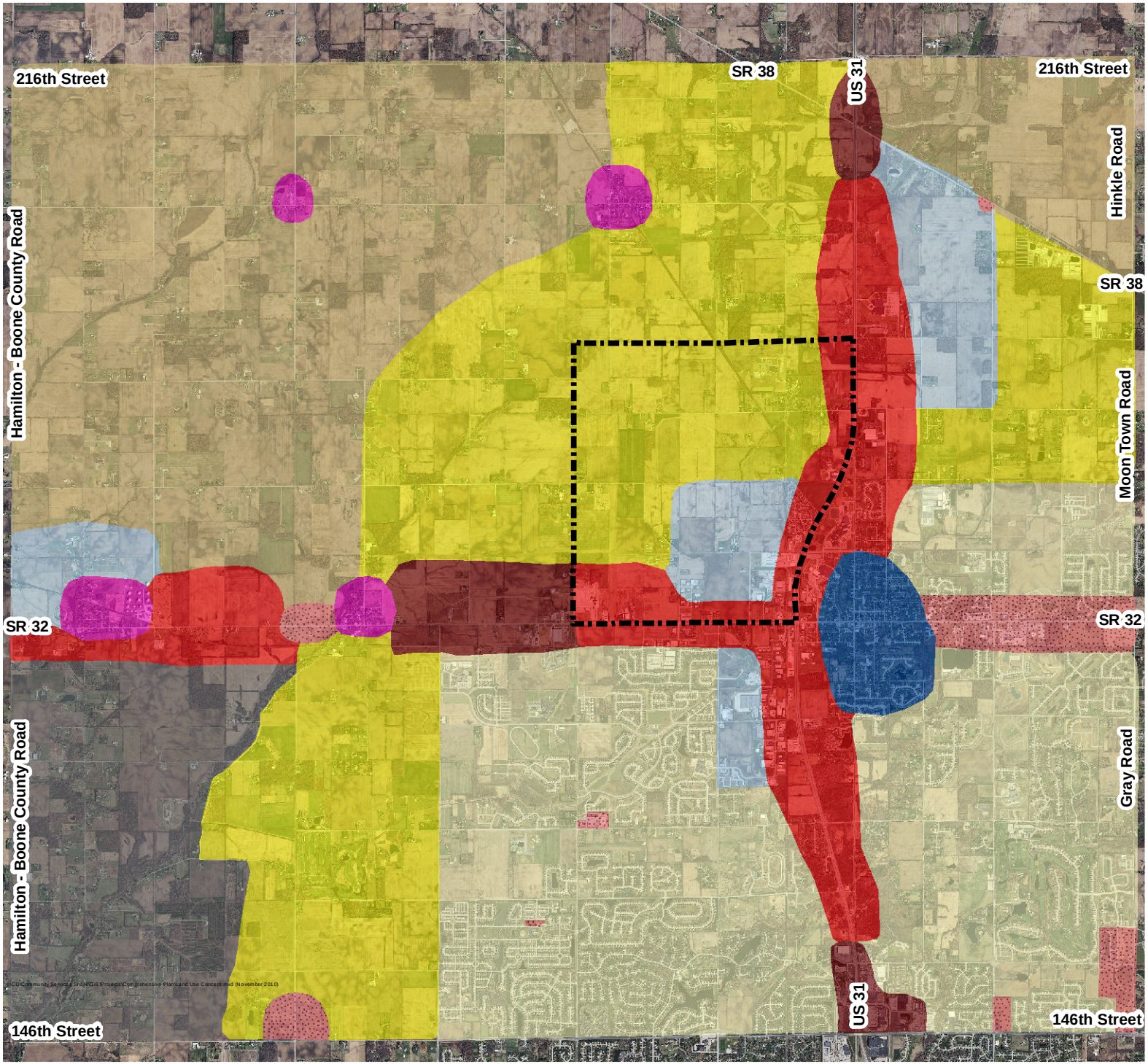
Westfield, IN

Jensen & Jensen

architects • engineers • planners

Since 1915

Copyright 2020 - Jensen & Jensen Architects, P.C.



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

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

N
W E
S

Community Development Department

1 inch = 1 mile

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

WRITTEN PUBLIC COMMENTS

Docket Number: 2003-PUD-02

Petitioner: Portillo's Hot Dogs

Request: Petitioner requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing Planned Unit Development (PUD) District.

Enclosed Attachments:

March 16, 2020 Plan Commission Meeting

1. Naas, Linda — 1122 E 161st Street, Westfield — (03/03/20)

Linda Naas 2003-PUD-02 Wheeler Landing PUD Amendment III (Portillo's)

The SR32 Overlay District has value to establish an employment corridor and quality development. Please read UDO Chapter 5 and look at building pictures, then drive SR32 and assess what currently exists and what could have been better. Some businesses have already invested and followed the purpose and intent, public safety building, post office, dental office, Titus Bakery and surrounding businesses. The putt putt is a better looking building on SR32 than this proposal. Please save our SR32 from this amendment. Building so much by setting aside the SR32 Overlay should not be precedent for continuing to set it aside. Let's get the SR32 Overlay back on track.

UDO CHAPTER 5 SR32 OVERLAY 030120.pdf

Portillo's has many designs of their restaurants that can be seen on their website by choosing locations. https://www.portillos.com/locations/ Brandon, FL, or Avon, IN, would fit our SR32 standards better than what they have proposed. These would fit better with existing buildings and the buildings depicted in our UDO Chapter 5-11 through 5-20. None on these pages look anything like what Portillo's has proposed.

This should clearly be "no" to this Amendment to the Wheeler Landing PUD. All the changes requested, of course, are in direct conflict to the SR32 Overlay but **do not** improve the character or design of building. Say "no" and let Portillo's change to fit in. "No" to:

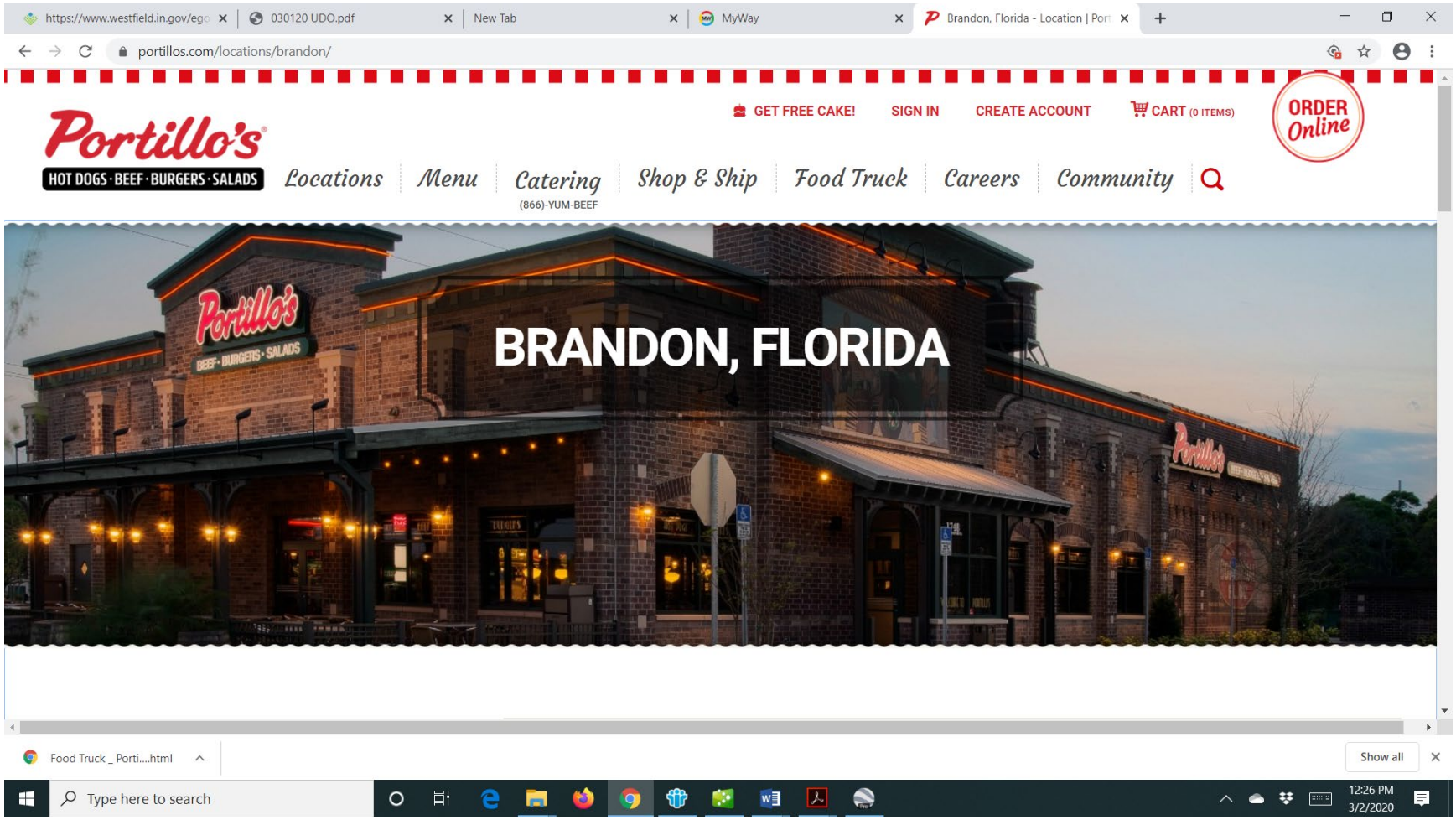
- Drive-thru lanes the full length of SR32 and Trail Corridor where headlights face opposite traffic, especially on SR32
- Enclosed trash or loading berths on SR32 side of building for trash trucks to be seen and heard
- Smaller setbacks, longer building lengths and lesser building offsets which set apart SR32 Overlay District
- Change in building materials – Portillo's can build with our desired materials
- Changes in sign placement since it is especially on SR32 and the Monon Trail.
- Change plantings and do something for lighting and expansive parking area to be more aesthetically pleasing.
- Right in/right out where cars race to enter SR32 and cut other drivers off – this is really against the SR32 Overlay.

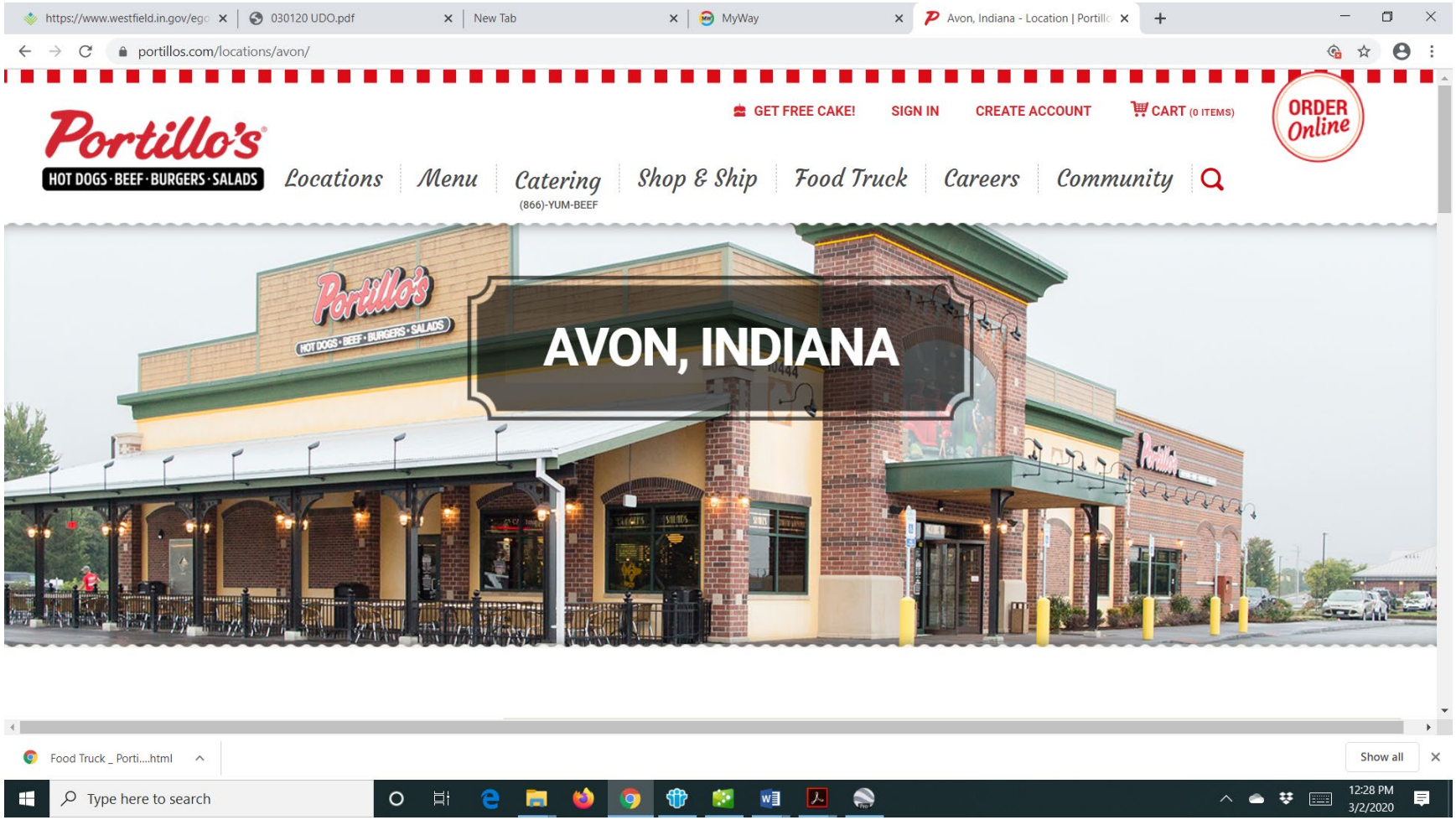
The property is sufficiently sized to fit SR32 Overlay District. The colors and design appear to be more of a sore thumb than a fit. No one is going to miss knowing whereever Portillo's is located.

This orientation is exactly opposite what was done in Fishers - so this building needs to be flipped and further from SR32 and Trail Corridor. Visit Fishers - not easy to exit and get back to 116th Street.

For this location being very expensive land along SR32 and showcasing our City, we have an awful lot of parking lots and fast food restaurants. Portillo's is no more a sit down than McDonalds, maybe larger; just visit one to see. If we want to accept so many fast-food restaurants along SR32 then we clearly need to enforce UDO Chapter 5 to avoid looking like Plainfield or Kokomo. Is there a plan or isn't there?

Is Portillo's going to operate a food truck from this location?


https://www.westfield.in.gov/ego
030120 UDO.pdf
New Tab
MyWay
Brandon, Florida - Location | Port
portillos.com/locations/brandon/
GET FREE CAKE!
SIGN IN
CREATE ACCOUNT
CART (0 ITEMS)
ORDER Online
Portillo's
HOT DOGS · BEEF · BURGERS · SALADS
Locations
Menu
Catering
(866)-YUM-BEEF
Shop & Ship
Food Truck
Careers
Community
BRANDON, FLORIDA
Food Truck _ Porti....html
Show all
Type here to search
12:26 PM
3/2/2020


https://www.westfield.in.gov/ego
030120 UDO.pdf
New Tab
MyWay
Avon, Indiana - Location | Portillo
portillos.com/locations/avon/
GET FREE CAKE!
SIGN IN
CREATE ACCOUNT
CART (0 ITEMS)
ORDER Online
Portillo's
HOT DOGS · BEEF · BURGERS · SALADS
Locations
Menu
Catering
(866)-YUM-BEEF
Shop & Ship
Food Truck
Careers
Community
AVON, INDIANA
Food Truck _ Porti....html
Show all
Type here to search
12:28 PM
3/2/2020

a

https://www.westfield.in.gov/ego
030120 UDO.pdf
New Tab
MyWay
Food Truck | Portillo's
portillos.com/beefbus/
VOTE BEEF BUS 2020
VOTE BEEF BUS 2020
PEOPLE
FOR THE
PORTILLO'S
ORDER A MEAL
ORDER A LA CARTE
ADD-ONS
EVERYTHING
MUSTARD
RELISH
ONION
TOMATO
SPORT PEPPERS
DILL PICKLE
CELERY SALT
HOW TO ORDER
ITALIAN BEEF SANDWICH
CHOICE OF
SWEET OR HOT PEPPERS
DRY
VERY LITTLE GRAVY
WET
THE PORTILLO'S WAY
DIPPED
DIPPED INTO THE GRAVY
Portillo's
HOT DOGS
@BEEFB
HOT DOGS · ITALIAN BEEF · CHEESE FRIES
Food Truck _ Porti....html
Show all
Type here to search
12:16 PM
3/2/2020

WESTFIELD-WASHINGTON TOWNSHIP
UNIFIED DEVELOPMENT ORDINANCE

WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT
2728 EAST 171ST STREET, WESTFIELD, INDIANA 46074 | www.westfield.in.gov

5.3 State Highway 32 Overlay District

A. **Purpose and Intent:**

1. The purpose of this Article (the "SR32 Overlay") is to preserve and enhance: (i) the aesthetic qualities of the highway corridor by regulating building architecture, building placement and building orientation, landscaping, design of Detention Areas and transitions between the corridor and adjacent uses; and (ii) the transportation functionality and safety of the highway by limiting access, regulating building setbacks, providing for alternative transportation, and providing for the future development/redevelopment of the corridor into an "employment corridor" as contemplated in the Comprehensive Plan.
2. Several figures are referenced within this Article. These figures are intended to illustrate the specific subjects of the paragraphs in which they are referenced and may not illustrate a structure that fully complies with all standards of this Ordinance.

B. **Applicability:** This Article shall apply in the following instances:

1. This SR32 Overlay is hereby established for an area with six hundred (600) feet of the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
2. This Article shall apply to any development within the SR32 Overlay.
3. To the extent the provisions of this Article conflict with the provisions established elsewhere within this Ordinance, then the provisions of this SR32 Overlay shall supersede and apply.

C. **Exceptions:** This Article shall not apply to the following geographic areas:

1. The area identified as "Downtown" in FIGURE 5.3(1): EXCEPTION AREAS.
2. The area identified as "Eagletown" in FIGURE 5.3(1): EXCEPTION AREAS.
3. The area identified as "Jolietville" in FIGURE 5.3(1): EXCEPTION AREAS.
4. The platted area of Sandpiper Lakes Subdivision.

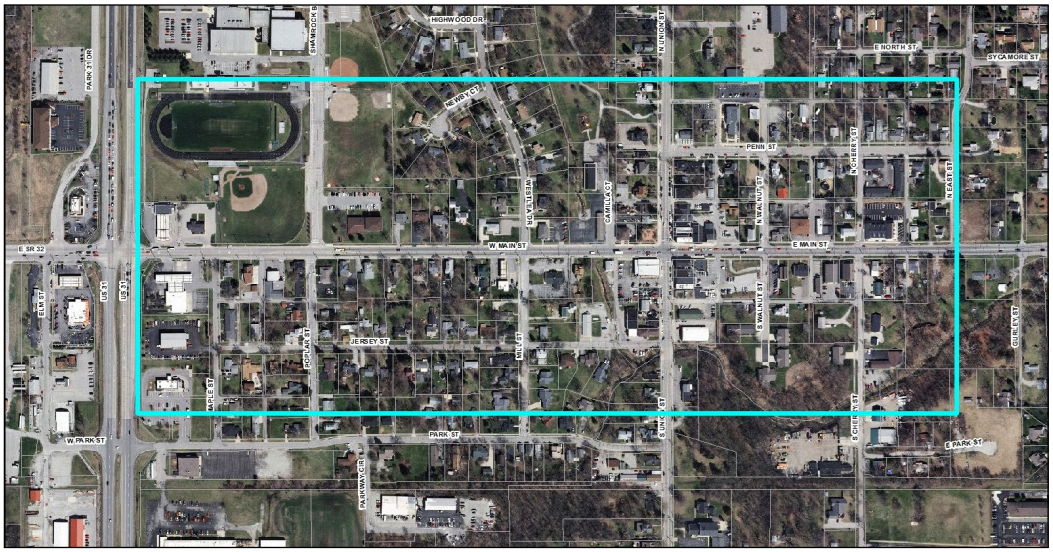
D. **Administrative Waiver for Existing Developments:** The Director is hereby authorized to determine whether the standards of this Article shall apply to the entire Lot or if the standards of this Article may be limited only to the proposed improvements for Lots that were developed or improved prior to the effective date of this Article. The following factors shall be taken into consideration:

1. The extent and location of the proposed improvements (e.g., drainage, landscaping, parking, buildings) on the Lot.
2. The extent of conflicts in applying the standards of this Article with existing and/or planned improvements.

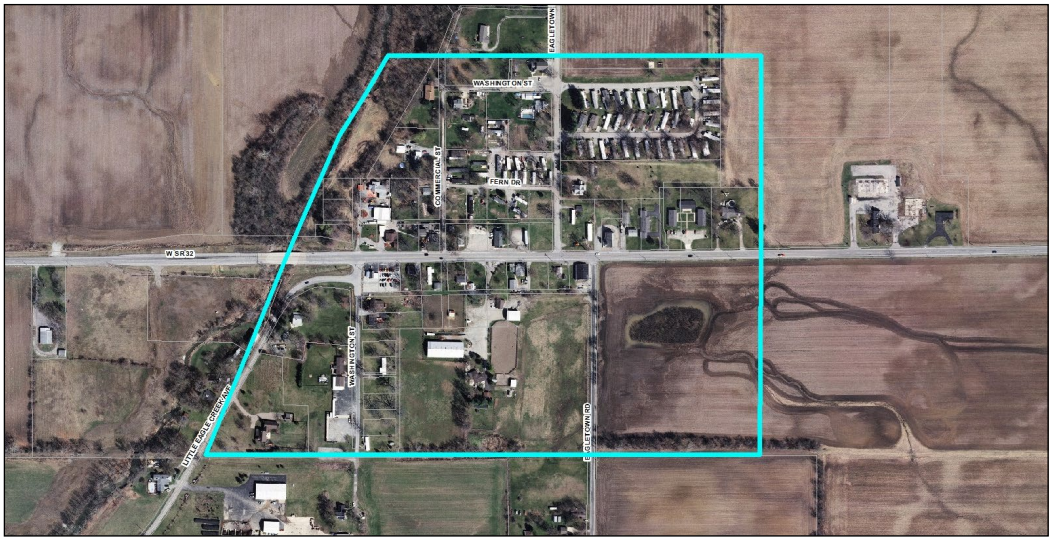
Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

FIGURE 5.3(1): EXCEPTION AREAS

DOWNTOWN



EAGLETOWN



JOLIETVILLE

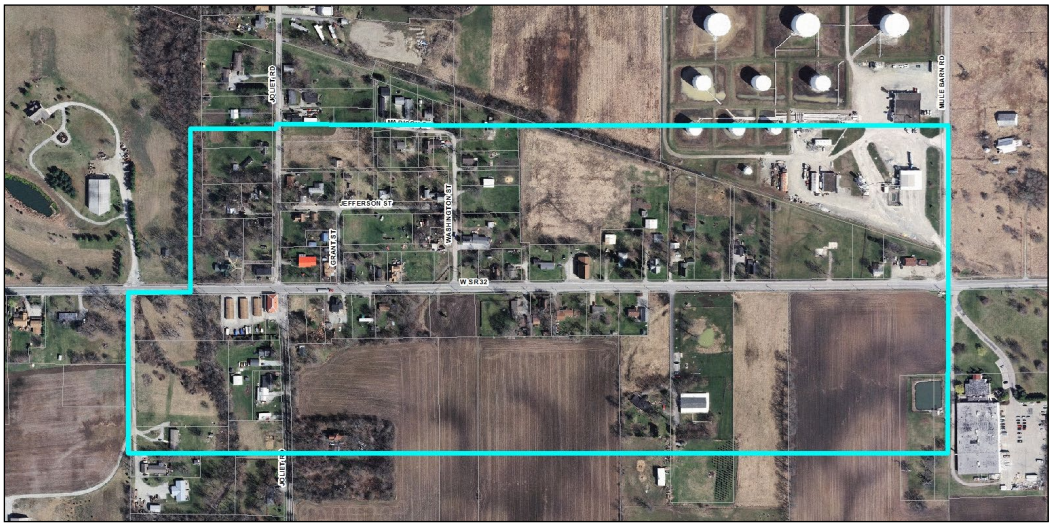


Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

E. **Permitted Uses:**

1. All uses permitted in the underlying Zoning District shall be permitted except as otherwise excluded and prohibited in the Use Table for the SR32 Overlay, as set for in *CHAPTER 13: USE TABLE*.

2. No part of a Self-Storage Facility, except for administrative offices, shall be permitted to locate, either: a) within three hundred (300) feet of the State Highway 32 right-of-way line, or b) between the State Highway 32 right-of-way line and the access road required by *Article 5.3(F) Access Control Requirements*, whichever is greater.

F. **Access Control Requirements:**

1. The purpose of this section is to make the closing of all private curb cuts along State Highway 32 possible by establishing a common access road to provide access to and through Lots abutting State Highway 32.

2. New curb cuts shall not be permitted unless specifically approved by the Council and the Indiana Department of Transportation prior to installation.

FIGURE 5.3(2): ACCESS ROADS

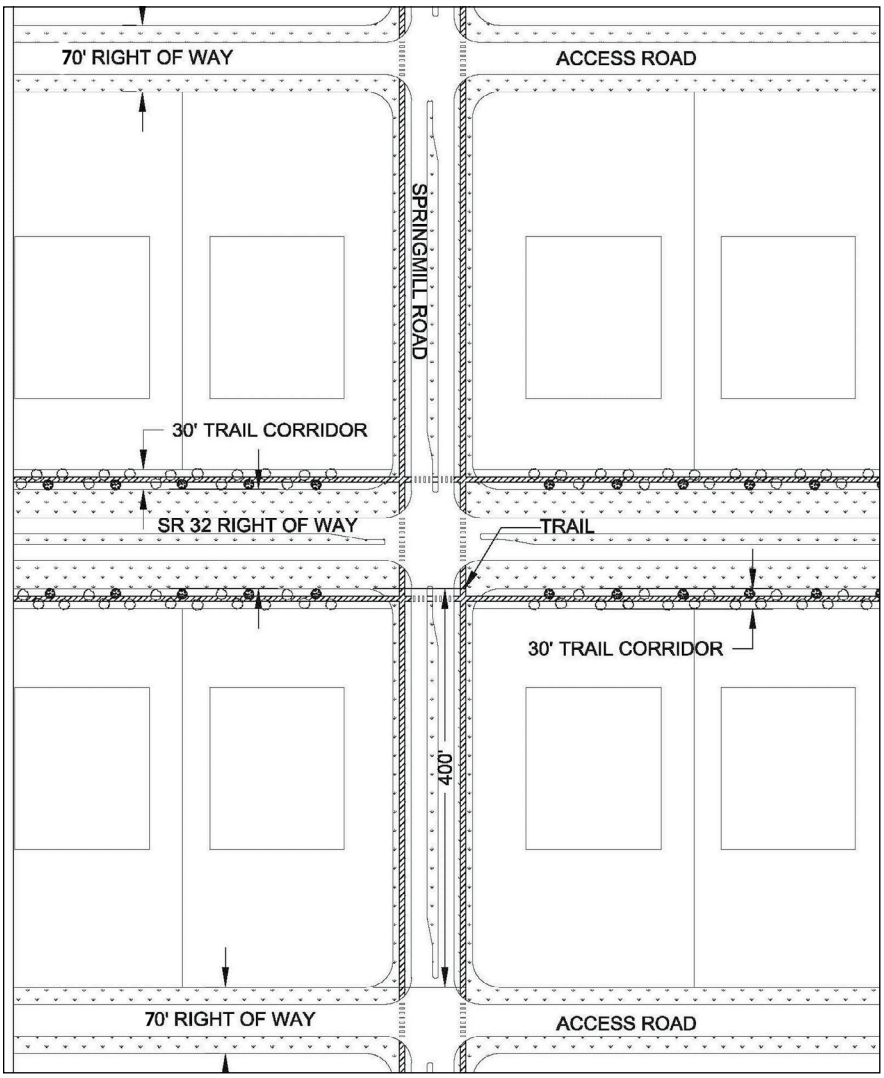


Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

3. Access roads in substantial compliance with the design plan included in FIGURE 5.3(2): ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way.
4. Approval of an illustrative concept plan showing vehicular drive cuts as part of a zoning petition shall not constitute approval of curb cuts by the Council.
5. In those cases where tracts can be accessed via a connection to an Arterial, Collector, Frontage Road or an adjoining Parking Area, new curb cuts shall not be permitted on State Highway 32.
6. All developments shall provide for vehicular and pedestrian interconnectivity between neighboring uses, Parking Areas and developments in order to encourage and facilitate east/west vehicular movements without directly accessing State Highway 32. Cross access easements shall be provided to ensure continued access and connectivity between and through uses along the State Highway 32 corridor.
7. Any existing curb cuts along State Highway 32 shall be vacated and eliminated as a condition of any discretionary approval for use or development of land on which such curb cuts are present, if an alternative vehicular access is available.

G. **Setback Requirements:** The following setback requirements regulating the distance from State Highway 32 that buildings may be constructed shall supersede all other setback standards of this Ordinance.

1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

H. **Accessory Buildings:** No Accessory Building shall be erected in the Established Front Yard. For the purpose of this Article only, an Accessory Building shall not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public restrooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs.

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

I. **Building Height Requirements:**

1. Maximum Building Height: No maximum
2. Minimum Building Height: Eighteen (18) feet
3. Multiple Stories: Multiple stories are encouraged, but not required.

J. **Building Size Requirements:** The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.

1. Minimum Gross Floor Area: Five Thousand (5,000) square feet
2. Maximum Gross Floor Area: No maximum

K. **Architectural Design Requirements:**

1. General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

FIGURE 5.3(3): BUILDING MODULATION

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

2. Building Elevation:

   a. All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

   b. Building Façades, 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 Façade 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 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.

FIGURE 5.3(4): FAÇADE OFFSET

   c. Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).

   d. Openings:

      i. Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

FIGURE 5.3(5): DESIGN BALANCE

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

ii. Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

iii. Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

FIGURE 5.3(6): BALANCE OF OPENINGS

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

f. Roof:

i. Pitched Roofs:

(a) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).

(b) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.

(c) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

FIGURE 5.3(7): ROOF PITCHES

HIP ROOF

GABLE AND HIP ROOF

GABLE ROOF

FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

ii. Flat Roofs:

(a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

FIGURE 5.3(9): ARTICULATED CORNICE

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

(c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:

(1) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

FIGURE 5.3(10): FLAT ROOF VARIATION

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

(2) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION

iii. Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

FIGURE 5.3(12): DORMERS AND CUPOLAS

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

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

g. Main Entrances:

i. All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

FIGURE 5.3(12): WINDOW OPENINGS

ii. Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

FIGURE 5.3(13): ENTRANCE ARTICULATION

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

iii. The location, orientation, proportion and style of doors shall complement the style of the building.

h. Windows:

i. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

FIGURE 5.3(14): WINDOW DESIGNS

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

ii. Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

FIGURE 5.3(15): WINDOW ACCENTS

i. Awnings:

i. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
ii. Awnings shall be made of a nonreflective material.
iii. All awnings shall be kept in good repair.
iv. Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

FIGURE 5.3(16): AWNINGS

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

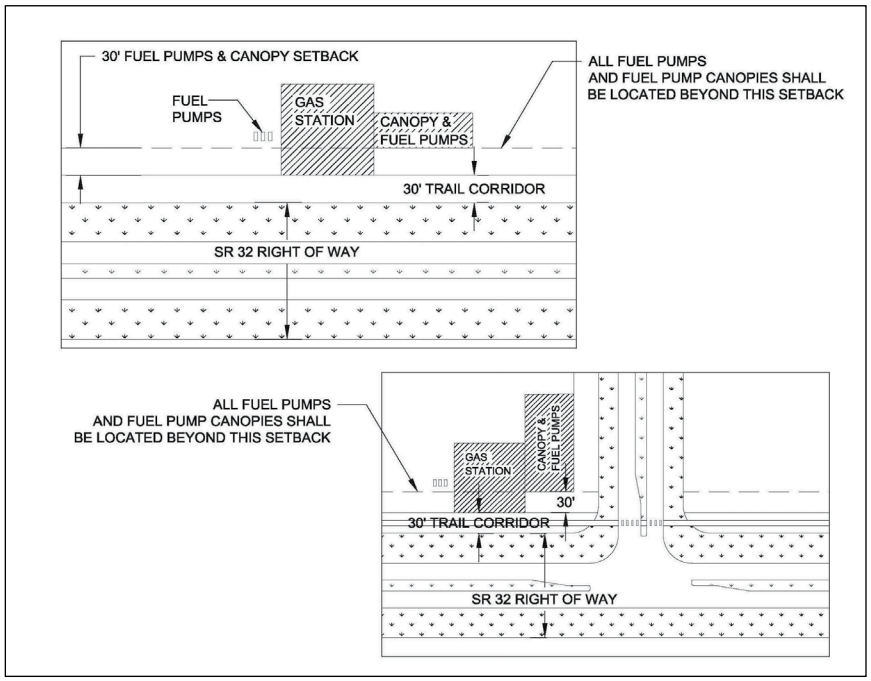
j. Drive-thrus and Fueling Stations: This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-or-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.

i. Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

ii. Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the State Highway 32 right-of-way line than the Established Front Yard of the

Principal Building to which fuel pumps or canopies are appurtenant or associated as illustrated in FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION.

FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION



k. Building Materials:
   i. Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
   ii. Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
   iii. A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
   iv. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
   v. In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

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

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

L. **Trail Corridor Requirement:**

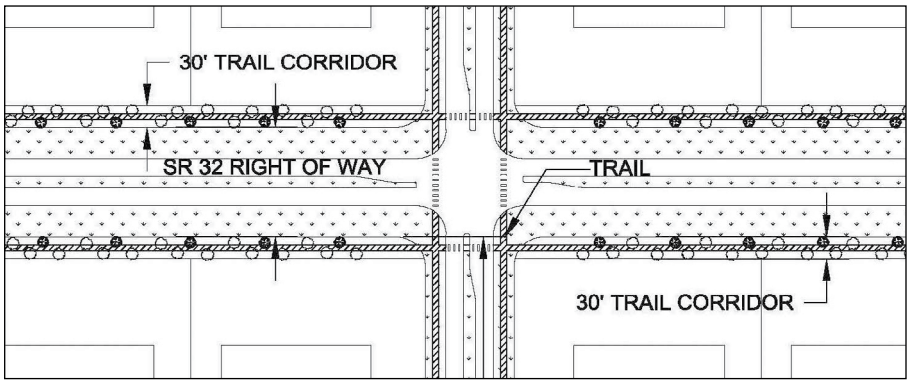
1. Purpose: The purpose of this section is to establish an alternative transportation corridor along both sides of State Highway 32 by requiring an alternative transportation trail and various other amenities to be installed along State highway 32 on all Lots abutting State Highway 32.
2. Requirement: A linear green space (the "Trail Corridor") along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided. The following improvements shall be prohibited within the Trail Corridor, unless otherwise approved by the City: Detention Areas, Retention Areas, Monument Signs.
3. Public Property: It is the policy of the City that the Trial Corridor (as defined herein) and the improvements therein will be owned and maintained by the City. It is the policy of the City to have the real estate within the Trail Corridor acquired, pledged, contracted or granted prior to the development of adjacent Lots.
4. Trail Corridor Design Standards:
   a. Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
   b. Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also *Article 7.3 Principles and Standards of Design*). Construction of the trail with a meandering design is encouraged.
   c. Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also *Article 8.3 Easement Standards*).
5. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.
   a. A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

b. Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
c. Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of *Article 6.8 Landscaping Standards*, as if the Trail Corridor were a part of the adjacent Lot being developed.

6. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also *Article 6.19 Vision Clearance Standards*) or use of the alternative transportation trail.

FIGURE 5.3(18): TRAIL CORRIDOR DESIGN



M. **Miscellaneous Requirements:**

1. Loading Berths:

a. Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from other Rights-of-way and adjacent properties.
b. The use of loading berth enclosures shall be utilized where appropriate in order to accomplish the design objectives of this subsection.
c. All loading berths shall be adjacent to the Principal Building and located entirely within the Side or Rear Yard.
d. Loading berths shall be screened to the extent reasonably necessary by installing solid, opaque walls or fences (chain link fences or a variation thereof shall not be permitted). Mounds or berms may also be utilized, or utilized in combination with walls or fence enclosures, to provide screening. Special attention shall be given to accomplish the design objectives herein for visibility of loading berths from adjacent properties and Rights-of-way.
e. Loading berth walls and fences shall be softened by installing the following adjacent to such screens, except no landscaping shall be required adjacent to access and delivery doors or gates:
   i. One (1) ornamental or evergreen tree every thirty (30) feet.
   ii. Five (5) shrubs every thirty (30) feet.

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

2. Mechanical Equipment:
   a. Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.
   b. When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.
   c. When roof-mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.
3. Walls and Fencing:
   a. The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron, or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.
   b. The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: nonsolid and/or unfinished wood, chain link (with or without slats), nondecorative corrugated metal, electrified fences and razor/concertina/barbed wire.
   c. Walls and fencing shall not be located in an Established Front Yard.
   d. If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Façade of the Principal Building.
   e. If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Façade of the Principal Building. Instead such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.

Table of Contents 1
Basic Provisions 2
Administration 3
Zoning Districts 4
Overlay Districts 5
Development Standards 6
Subdivision Standards 7
Design Standards 8
Nonconforming Regulations 9
Processes and Permits 10
Enforcement and Penalties 11
Definitions 12
Use Table 13
Adopted PUD Districts 14

Issue List
Wheeler Landing PUD Amendment III (Portillo's)

The list below includes issues that were raised in the written comments submitted at the March 2, 2020, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

State Road (SR) 32 Overlay Design Standards

1. **How are the materials proposed for this building consistent with other buildings along the SR 32 corridor?**

2. **Would you consider more brick variant on the facades to fall more in line with the SR 32 Building Material requirements? Would more masonry better help display wall graphics, signage and screening on the building?**

3. **Portillo's has a variety of building designs, would you consider a different design that resembles a warehouse/distillery theme that is similar to the Fishers location?**

4. **The corner of SR 32 and Wheeler Road is a gateway not only into Grand Park, but from the Monon Trail and for visitors entering the City. Can you describe how this building's design is unique, yet familiar to the area? For residents and visitors alike?**

5. **How would this building prevent monotonous design compared to surrounding properties that more closely comply with the SR 32 Overlay design standards?**

6. **How does the proposed PUD amendment improve the character/design of the building compared to what is required in the SR 32 Overlay?**

Orientation of Building and Site Layout

7. **How would the site layout change if you modified the orientation of the building in the following ways:**

    a. **Flip the building 180^{0} so the patio faces SR 32 and the dumpster enclosure faces Tournament Trail;**

    b. **Relocate the building on the west side of the site;**

    c. **Have one front façade facing SR 32 and the other front façade facing Wheeler Road.**

8. **Would modifying the site layout/orientation of the building be better suited facing SR 32, addressing the gateway leading into Grand Park? Please explain the rationale used for the back of the building facing SR 32.**

9. **How do you plan on addressing the parking spaces abutting the internal drive on the west side of the site? Is there any way to address this from a safety concern regarding traffic flow?**

Lighting and Landscaping

10. **How does the proposed lighting and landscaping increase the overall aesthetics of the parking area? Is there a way to modify the lighting or landscaping to enhance aesthetics of the parking area?**

11. **With cars driving in the drive-thru, how are headlights screened from SR 32 traffic?**

Efficient Building and Lot Size

12. **Is the property efficiently sized to support the proposed:**

    a. **Building footprint;**

    b. **Parking;**

    c. **Drive-thru.**

Screening

13. **How do you plan on mitigating views from the bridge for the following items:**

    a. **Roof-mounted equipment;**

    b. **Dumpster enclosure.**

Issue List
Wheeler Landing PUD Amendment III (Portillo's)

The list below includes issues that were raised in the written comments submitted at the March 2, 2020, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

State Road (SR) 32 Overlay Design Standards **Please see attached narrative in response to questions 1-6 below.**

1. **How are the materials proposed for this building consistent with other buildings along the SR 32 corridor?**

2. **Would you consider more brick variant on the facades to fall more in line with the SR 32 Building Material requirements? Would more masonry better help display wall graphics, signage and screening on the building?**

3. **Portillo's has a variety of building designs, would you consider a different design that resembles a warehouse/distillery theme that is similar to the Fishers location?**
4. **The corner of SR 32 and Wheeler Road is a gateway not only into Grand Park, but from the Monon Trail and for visitors entering the City. Can you describe how this building's design is unique, yet familiar to the area? For residents and visitors alike?**

5. **How would this building prevent monotonous design compared to surrounding properties that more closely comply with the SR 32 Overlay design standards?**

6. **How does the proposed PUD amendment improve the character/design of the building compared to what is required in the SR 32 Overlay?**

Orientation of Building and Site Layout **Please also refer to attached narrative.**

7. **How would the site layout change if you modified the orientation of the building in the following ways:**

    a. **Flip the building 180⁰ so the patio faces SR 32 and the dumpster enclosure faces Tournament Trail; places drive through traffic in the middle of the site**

    b. **Relocate the building on the west side of the site; increases traffic at the building itself, which needs to be pedestrian friendly**

    c. **Have one front façade facing SR 32 and the other front façade facing Wheeler Road. Places the drive through traffic in the middle of the site.**

8. **Would modifying the site layout/orientation of the building be better suited facing SR 32, addressing the gateway leading into Grand Park? Please explain the rationale used for the back of the building facing SR 32. See attached**

9. **How do you plan on addressing the parking spaces abutting the internal drive on the west side of the site? Is there any way to address this from a safety concern regarding traffic flow? Parking for the Wheeler Landing is anticipated to be a shared and interconnecting feature, which Portillo's will be a participant. The IDOT approved (in concept) entrance to the development will be shared by Portillo's, although it is not considered the "main" entrance, which would be from Tournament Trail. Parking along this secondary entrance point will be reserved for employees, with restrictive signage in place. Further, wheel-stops will be incorporated into these parking spaces to prevent traffic entering the Portillo's site in any way other than the anticipated traffic paths. Employees will arrive and exit in off-peak hours, significantly reducing the concern for traffic interference.**

Lighting and Landscaping

10. **How does the proposed lighting and landscaping increase the overall aesthetics of the parking area? Is there a way to modify the lighting or landscaping to enhance aesthetics of the parking area? Lighting and Landscape requirements of the Overlay will be met**

11. **With cars driving in the drive-thru, how are headlights screened from SR 32 traffic?Site elevation is approximately 4' above street level and intense shrubbery will be installed along the drive through lane.**

Efficient Building and Lot Size

12. **Is the property efficiently sized to support the proposed: Site is adequate to accommodate the Portillo's and all aspects of its operation.**

    a. **Building footprint;**

    b. **Parking;**

    c. **Drive-thru.**

Screening

13. **How do you plan on mitigating views from the bridge for the following items:**

    a. **Roof-mounted equipment; louvered screening to match the color of the roof**

    b. **Dumpster enclosure. Raised masonry walls and a cover/lid on the compactor/dumpster**

Miscellaneous

14. **Is Portillo's going to operate a food truck from or out of this location? Not a regularly planned activity, although a food truck may arrive on site as part of the grand opening festivities.**

Response to Issue List Items 1-13
Wheeler Landing PUD Amendment III (Portillo's)

The City of Westfield has developed the Grand Park Sports Campus, which is 400 acres of athletic activities for the gathering of competitors, their family and friends from across the State, as well as for the citizens of Westfield. This development is spurring the entrance of new development along the boundaries of the campus, which includes Wheeler Landing. The construction of the Monon Trail along Wheeler Road in this area assures the further viability of the new businesses that will develop in the acreage north of Highway 32 towards Grand Park.

The Sports Campus must be supported by a variety of services that can serve the thousands of visitors to the area. Wheeler Landing is anticipated to be a large provider of these services and must represent the character of the Park as an active, celebratory, and group-oriented development encouraging pedestrian activity and offering locations for families and teams to share leisure time after the competitions or practices.

The proposed Portillo's restaurant is anticipated to be a large contributor to the synergy and excitement of the Grand Park atmosphere. The site is on the southern end of the overall Wheeler Landing development, but its focus is the Landing development to the north. The City's desire to extend Tournament Trail across Wheeler created this lot as the furthest corner of the development, however pedestrian and vehicular connection to the northern Grand Park is to be provided by pedestrian and vehicular site connectivity as well as by the use-orientation of the businesses towards the complex. Although other uses along Highway 32 are site and use-oriented to Highway 32, those uses are more traditional "local" use businesses that do not cater specifically to the Grand Park theme.

The design of the Portillo's building is meant to reflect the fact that this development is something out of the ordinary; something special. Those businesses that support Grand Park should be allowed to be unusual, yet familiar to residents, while still meeting high standards of development as outlined in the Overlay. There is not a city in the Midwest that did not have a local diner or restaurant where neighbors met up for a meal, a conversation, or a celebration after a baseball game, a high school football game, or a dance. This is the theme behind the Portillo's choice for the contemporary diner building in Westfield. The materials used on the building are representative of the design and theme of the building and may not be the full masonry of neighboring buildings, but high-end and long lasting none the less. The clean sleek look of the diner building is grounded in a dark brick base that encircles the building footprint.
Specifically speaking, the building's massing and fenestration meets the Overlay requirements, and the articulation requirements on the drive through lane are met with the exception of the depth of the vertical articulation. As this façade is a functional part of the building, the depth must meet the operational needs of the purpose, which is food and payment delivery from a vehicle.

Portillo's is a family restaurant that caters to creating a fun, casual, and relaxed atmosphere that allows kids to be kids, and their families to enjoy superbly prepared food for any palette. The

design adage "form follows function" is perfectly reflected in the Portillo's diner building. Customers know they are in for an experience when they see the building and are sure of that when they walk in to a vibrant and high sensory interior design. The seating allows parties of any size to gather together and share a meal and conversation, whether an entire team celebrating a good game, or a family looking for some quality time.

The Highway 32 Corridor Overlay is an effective protection of development along the Highway 32 drive, and the major points of its restrictions are widely respected in the Wheeler Landing development, and Portillo's in particular. Let's look at the site layout in particular. Placement of the building on the eastern side of the parcel matches the proposed orientation of the future buildings close to Wheeler Road going north, creating a more urban-scape atmosphere. In placing the building here, the pedestrian circulation on the overall development is protected by hugging the site perimeter with the drive through lane. Portillo's has enlarged their patio and oriented it towards Tournament Trail, which is on the access path for pedestrian traffic from both the Grand Park area and the Monon Trail overpass that crosses Highway 32 and re-connects with ground level just north of the Portillo's site. As the site has three road frontages, a limitation is created in placement of the drive through lane path and the location of the service yard along the Hwy 32 frontage. Per the Overlay, the actual drive through windows are oriented away from Hwy 32, as are the required 7 stacking spaces. What is exposed to Hwy 32 is the access to the drive through, which will be screened by landscaping as well as a grade change above Hwy 32 of anywhere from 4-5 feet. In addition, the service yard is integrated into the overall building, and not a stand-alone structure. Constructed of brick, Portillo's has increased the wall height to 10 feet and will embellish the walls with hand-painted graphics representing local community features such as the Wheeler Airport and the Westfield Highschool 'Rocks logo. A combination of shrubbery plantings along the drive-through lane path and the elevation of the site about 4 feet above street grade will screen the headlights of these vehicles.

The drive-through elevation, which faces Wheeler Road and the Trail overpass, is articulated with drive-through window features that rise visually above the main building wall, and a striking building "fin" that reaches above the roofline to a height that matches the entry feature on the west elevation. A large expanse of storefront along this façade breaks up the monotony of a standard drive through lane and adds to the lightening of the building "weight". Although it is impossible to hide the rooftop view from pedestrian traffic on the elevated Trail, the rooftop units will be screened with a louvered panel that matches the roof color. This rooftop view situation is repeated on the other side of the Trail into the McDonalds and other users on the east side of Wheeler Road; it's hard to hide that. With the increased height of the service yard walls and the cover on the compactor, there will be no direct view into the service yard.
Customers that are seated on the patio will look onto the entry of Tournament Trail, which is a heavily landscaped entry point into Wheeler Landing, and also oriented towards the point of landing for the elevated Monon Trail. This view is bound to be more palatable that the high traffic counts along Hwy 32, with less exposure to traffic noise and exhaust, especially the high volume of truck traffic on Hwy 32.

The increased landscape requirements will be met within the Portillo's development without variation, save the allowance for the required foundation landscaping on the drive through elevation to be situation on the outside (eastern side) of the drive through lane, adding to the

screening effect of the drive-through lane. The patio area will contain numerous potted plants, which are more reflective of a patio atmosphere and offer the opportunity to group flowering plants in the seating area, much like one would do on a home deck. The development will contain approximately 30 new trees, both ornamental and shade, distributed throughout the parking area and the perimeter, along with hundreds of shrubs, ornamental grasses, and flowering plants. Further, the intersection of Wheeler Road and Tournament Trail will be heavily landscaped as the gateway to the development. The provision of an eight-foot trail along Hwy 32 will allow pedestrian and bike traffic, which is a goal of the Overlay.

Parking for the Wheeler Landing is anticipated to be a shared and interconnecting feature, which Portillo's will be a participant. The IDOT approved (in concept) entrance to the development will be shared by Portillo's, although it is not considered the "main" entrance, which would be from Tournament Trail. Parking along this secondary entrance point will be reserved for employees, with restrictive signage in place. Further, wheel-stops will be incorporated into these parking spaces to prevent traffic entering the Portillo's site in any way other than the anticipated traffic paths. Employees will arrive and exit in off-peak hours, significantly reducing the concern for traffic interference.

On the whole, the Portillo's building and site is in adherence to the Overlay requirements in terms of "enhancing the aesthetic qualities of the highway corridor and the transportation functionality and safety of the highway". The site design meets the functionality of the use, respecting the surrounding uses of a three-sided site, and the building design and materials chosen represent the theme of the proposed restaurant while respecting the intent of the Overlay to assure the high quality development that Westfield intends to pursue. Guidelines such as these are meant as a protection to the visual cityscape and offer the City the ability to review each project within the Overlay to assure these high standards are maintained, allowing for a fresh new take on the overall scope of the intent: Quality design in both building and site.

From: Johnathon Nail
To: Caleb Ernest
Subject: Portillo"s Site Layout
Date: Monday, March 9, 2020 10:37:55 AM

All,

I met with Portillo's on Friday afternoon (3/6). In response to comments received, they had their engineer develop a "flipped" site plan in which the building sits on the west side of the lot. This layout would require an access point very close to the intersection of Wheeler and Tournament Trail. The proximity of the access point would be problematic from a traffic safety perspective. Specifically, the following situations would occur:

- Difficulty making safe left turns out of the Portillo's site (proximity to intersection, sight distance)
- Difficulty getting into the Tournament Trail Eastbound-to-Northbound left turn lane to go north on Wheeler Road
- Vehicles exiting Portillo's onto Tournament Trail will be relying on driver's to "let them in" while waiting for the signal to change to green at Wheeler and Tournament Trail

We try to achieve some minimum distance of separation between a lot's access point and an adjacent signalized intersection. This minimum distance depends on factors like speed, traffic volume, lane configurations, and topography. The "flipped" site layout does not achieve an appropriate separation. The original site layout is significantly safer from a traffic mobility perspective.

I felt like it was important to convey this information to you all as you review the proposed project. Feel free to reach out if you have any additional questions.

Thanks,
John

Johnathon Nail | City Engineer

Public Works | 2728 East 171st Street | Westfield, IN 46074
jnail@westfield.in.gov | 317-430-6750

From: Johnathon Nail
To: Caleb Ernest
Cc: Kevin M. Todd, AICP
Subject: Additional Portillo"s Exhibit
Date: Thursday, April 2, 2020 5:00:06 PM

Caleb,

After some additional review of the Portillo's site, please find my update below. Feel free to include it as an additional exhibit similar to my previous email.

APC Members,

The City of Westfield Department of Public Works has worked extensively with the Developer on Portillo's and other Wheeler Landing site layouts along SR 32. I'd like to provide a follow up to my email sent to Community Development on 3/9. In that email, I discussed why a "flipped" site plan presented several safety concerns from a traffic perspective.

Over the past few weeks, I have continued to work with the Developer on this site. Upon further review, it is my opinion that the proposed Portillo's site plan is the best layout given the unique site constraints such as zoning requirements, parking needs, and project economics. Furthermore, I'd be happy to meet as needed to discuss individual concerns as we move forward in the approval process.

Thanks,
John

Thanks,
John

Johnathon Nail | City Engineer

Public Works | 2728 East 171st Street | Westfield, IN 46074
jnail@westfield.in.gov | 317-430-6750

Portillo's Hot Dogs, LLC • 2001 Spring Road, Suite 400, Oak Brook, IL 60523-3930 • 630-954-3773 • fax 630-954-5851 • www.portillos.com

June 26, 2020

Mr. Kevin Todd
Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Re: Parking for Proposed Portillo's, Wheeler Landing, Westfield, IN

Dear Mr. Todd:

A question has been asked about the parking layout of the proposed Westfield Portillo's. Specifically, an APC member asked what Portillo's experience has been in our Indianapolis restaurant on US 31 where the parking layout is similar to what has been designed for Westfield. The layout has parking spaces along a drive aisle that accesses the parking lot. This is a common design in retail centers. While it may appear that there is a road adjacent to the parking spaces when looking at the plan, it is in fact a drive aisle in a retail center. The first space is 96 feet from the edge of the Route 32 roadway.

I spoke to the General Manager of this restaurant, Mr. David Pesenko. Mr. Pesenko, who has been our General Manager of this location since opening nearly two years ago, told me the following:

- We use these parking spaces in Indianapolis for team member (employee) parking to limit the in and out movement from the spaces. In Westfield, we intend to do the same thing and have agreed to label them as "Employee Parking Only".
- By using the spaces for team members, they are usually occupied before the restaurant opens and guests arrive.
- We have never had issues with employees struggling to get in or out of those spaces, traffic congestion nor have we had any accidents. As the General Manager, Mr. Pesenko would be aware of any such issues.

Overall, because we have not had issues or accidents in Indianapolis, both Mr. Pesenko and I do not expect any problems with the similar parking spaces in Westfield.

Sincerely,

Randall S. Guse
Vice President of Real Estate

Cc: Mr. David Pesenko

Drawing name: C:\Users\Vicki.Sordgersh\Desktop\Portillos\plansheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 Jul 01, 2020 4:24pm by: Vicki.Sordgersh
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

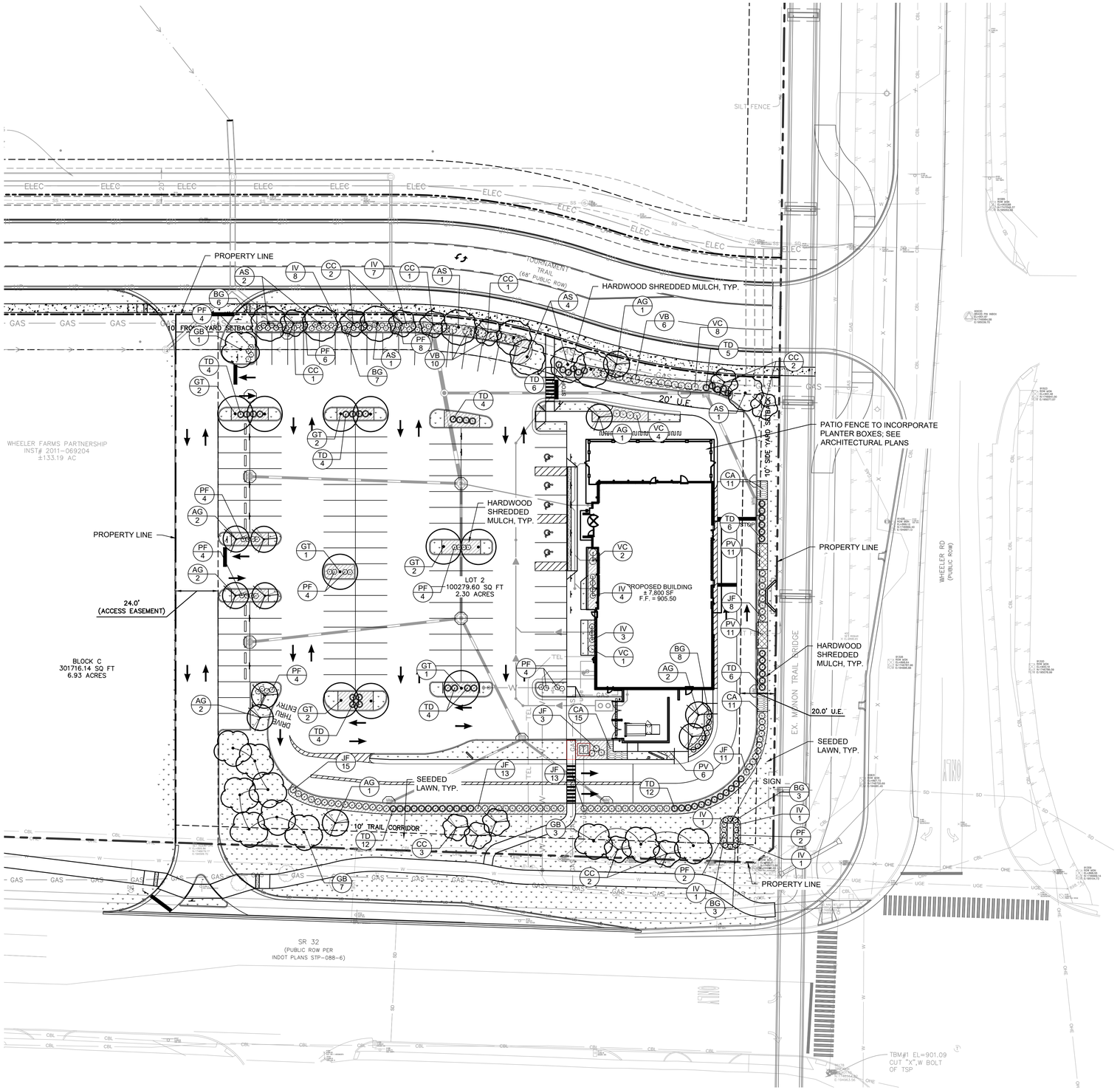
Indiana Utilities Protection Service

Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



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

No.	REVISIONS	DATE	BY
1	REVIEW COMMENTS	06/22/20	KJS
2	ISSUED FOR REVIEW	04/30/20	

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-208-2640
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

STATE OF INDIANA
ALLEN J. SCHLOSSER
PE 11000
APPROVAL PENDING NOT FOR CONSTRUCTION

Portillo's
HOT DOGS · BEEF · BURGERS · SALADS

LANDSCAPE PLAN

PORTILLO'S RESTAURANT
WHEELER LANDING

ORIGINAL ISSUE: 01/31/2020

KHA PROJECT NO. 170124001

SHEET NUMBER
L1.0

Drawing name: C:\Users\Kaleb.Sondgeath\Desktop\Portillos\plansheets\L1.0 – LANDSCAPE PLAN.dwg L1.1 Jul 01, 2020 4:23pm by Kaleb.Sondgeath
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ORDINANCE CHART

ZONING: PUD

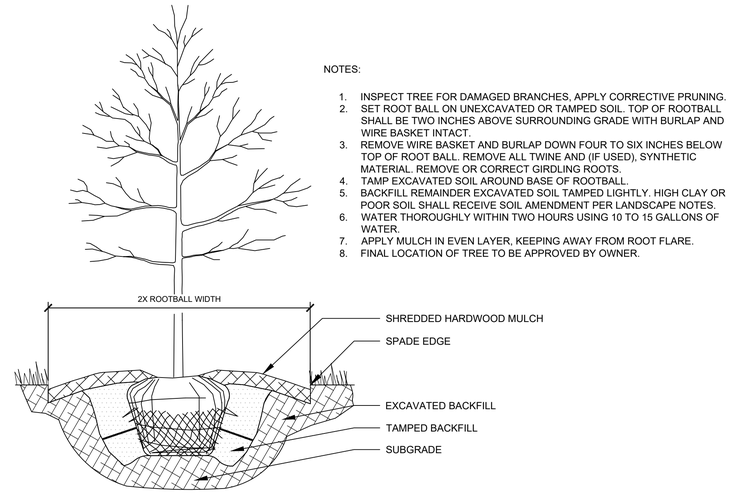
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT LANDSCAPING • 10 shade trees + 10 evergreen or ornamental trees + 25 shrubs per acre • All other landscape plantings required may be credited toward minimum lot landscaping at a 1:1 ratio, with the exception of Street Trees	• 2.3 acres 2.3(10) = 23 shade trees 2.3(10) = 23 evergreen or ornamental trees 2.3(25) = 58 shrubs	• 30 shade trees 23 ornamental trees 302 shrubs
FOUNDATION PLANTING • Front Building Facade = 1 ornamental tree or shrub per 12 LF of facade • Foundation plantings required approx. every 40 LF along long expanses (over 80 LF) of building facade	• East Facade = 118 LF 118 / 12 = 10 ornamental trees or shrubs • North Facade = 67 LF 67 / 12 = 6 ornamental trees or shrubs • West Facade = 118 LF 118 / 12 = 10 ornamental trees or shrubs • South Facade = 67 LF 67 / 12 = 6 ornamental trees or shrubs	• East Facade = 2 ornamtental trees + 8 shrubs • North Facade = 1 ornamental tree + 5 shrubs • West Facade = 12 shrubs • South Facade = 6 shrubs
EXTERNAL STREET FRONTAGE • 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs per 100 LF • Requirement may be credited toward parking area landscaping if parking area landscaping is within 20 feet of ROW	• Tournament Trail (North) = 320 LF (320 / 100)*3 = 10 shade trees or evergreen trees (320 / 100)*2 = 7 ornamental trees (320 / 100)*25 = 80 shrubs • SR 32 = 315 LF (315 / 100)*3 = 10 shade trees or evergreen trees (315 / 100)*2 = 6 ornamental trees (315 / 100)*25 = 79 shrubs • Wheeler Road (East) = Exempt per Section 8.3.B of the PUD	• Tournament Trail (North) 10 shade trees 7 ornamental trees 80 shrubs • SR 32 = 315 LF 10 shade trees (6 trees provided along frontage, 4 trees relocated to parking lot interior landscape areas) 6 ornamental trees 79 shrubs • Wheeler Road (East) = Exempt per Section 8.3.B of the PUD
PARKING LOT INTERIOR • 50 or more spaces = 10% interior landscape area • Parking area islands shall include at least 1 tree + 4 shrubs per island • 100% of landscape area shall be covered by permitted groundcover	• (37,589 SF)*0.1 = 3,758 SF interior landscape • 10 islands = 10 trees + 40 shrubs • 100% of landscape area shall be covered by permitted groundcover	• 3,854 SF < 3,758 SF • 10 trees + 52 shrubs • 100% of landscape area shall be covered by permitted groundcover
PARKING LOT PERIMETER • 1 tree per 30 LF + 1 shrub per 3 LF; minimum 5 feet in width	• Tournament Trail (North) = 144 LF 144 / 30 = 5 trees 144 / 3 = 48 shrubs	• Tournament Trail (North) = 149.3 LF External street frontage requirement credited toward parking lot perimeter requirement per Section 6.8.M.2 of the Westfield UDO

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AS	9	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	8` HT MIN
GB	11	GINKGO BILOBA `AUTUMN GOLD` TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	8` HT MIN
GT	10	GLEDITSIA TRIACANTHOS INERMIS `IMPCOLE`	IMPERIAL HONEY LOCUST	B & B	2" CAL MIN	8` HT MIN
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**HT**
AG	11	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	---
CC	12	CERCIS CANADENSIS `FOREST PANSY`	FOREST PANSY REDBUD	B & B	2" CAL MIN	---
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
BG	27	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	B & B	SEE PLAN	18" HT MIN
IV	26	ITEA VIRGINICA `LITTLE HENRY` TM	LITTLE HENRY VIRGINIA SWEETSPIRE	B & B	SEE PLAN	18" HT MIN
JF	63	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	B & B	SEE PLAN	18" HT MIN
PF	46	POTENTILLA FRUTICOSA `ABBOTSWOOD`	ABBOTSWOOD POTENTILLA	B & B	EXISTING	18" HT MIN
TD	67	TAXUS X MEDIA `DENSIFORMIS`	DENSE YEW	B & B	SEE PLAN	18" HT MIN
VB	16	VIBURNUM X `BURKWOODII`	BURKWOOD VIBURNUM	B & B	SEE PLAN	24" HT MIN
VC	16	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	B & B	SEE PLAN	24" HT MIN
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	
CA	37	CALAMAGROSTIS X ACUTIFLORA `OVERDAM`	OVERDAM FEATHER REED GRASS	1 GAL	30" OC	
PV	28	PANICUM VIRGATUM `SHENANDOAH`	SHENANDOAH SWITCH GRASS	3 GAL	36" OC	

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
13. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

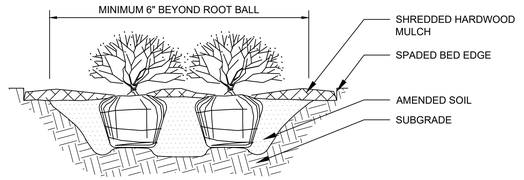
Indiana Utilities Protection Service
Call 811 before you dig



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING
NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING
NTS

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

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

No.	REVISIONS	DATE	BY
1	REVIEW COMMENTS	06/22/20	KJS
2	ISSUED FOR REVIEW	04/30/20	KJS

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-208-2500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MCD
DRAWN BY: MCD
CHECKED BY: BMS

APPROVAL PENDING NOT FOR CONSTRUCTION

Portillo's HOT DOGS · BEEF · BURGERS · SALADS

LANDSCAPE DETAILS

PORTILLO'S RESTAURANT WHEELER LANDING

ORIGINAL ISSUE: 01/31/2020
KHA PROJECT NO. 170124001
SHEET NUMBER
L1.1

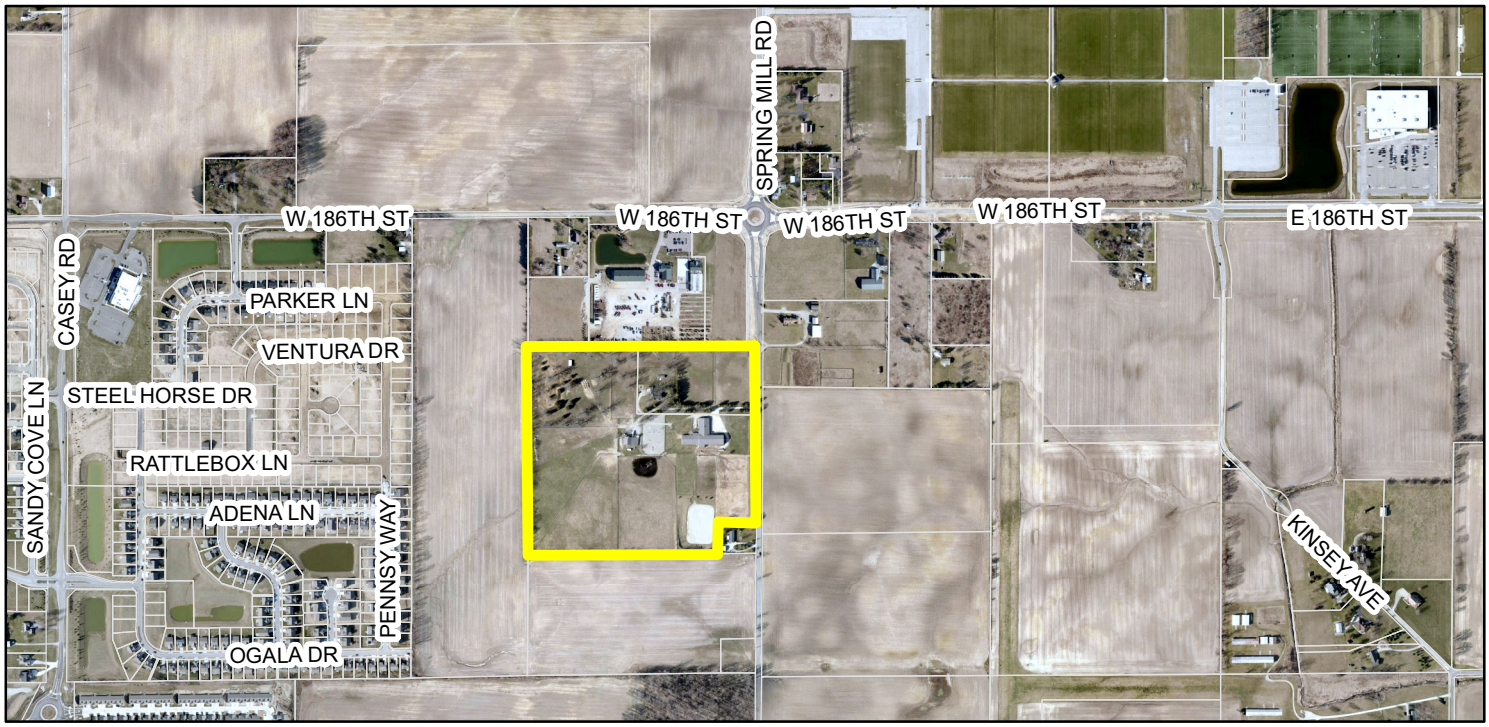
CITY OF Westfield INDIANA

Property Location Map
Hoosier Hills PUD
Ord. 20-18
2006-PUD-06

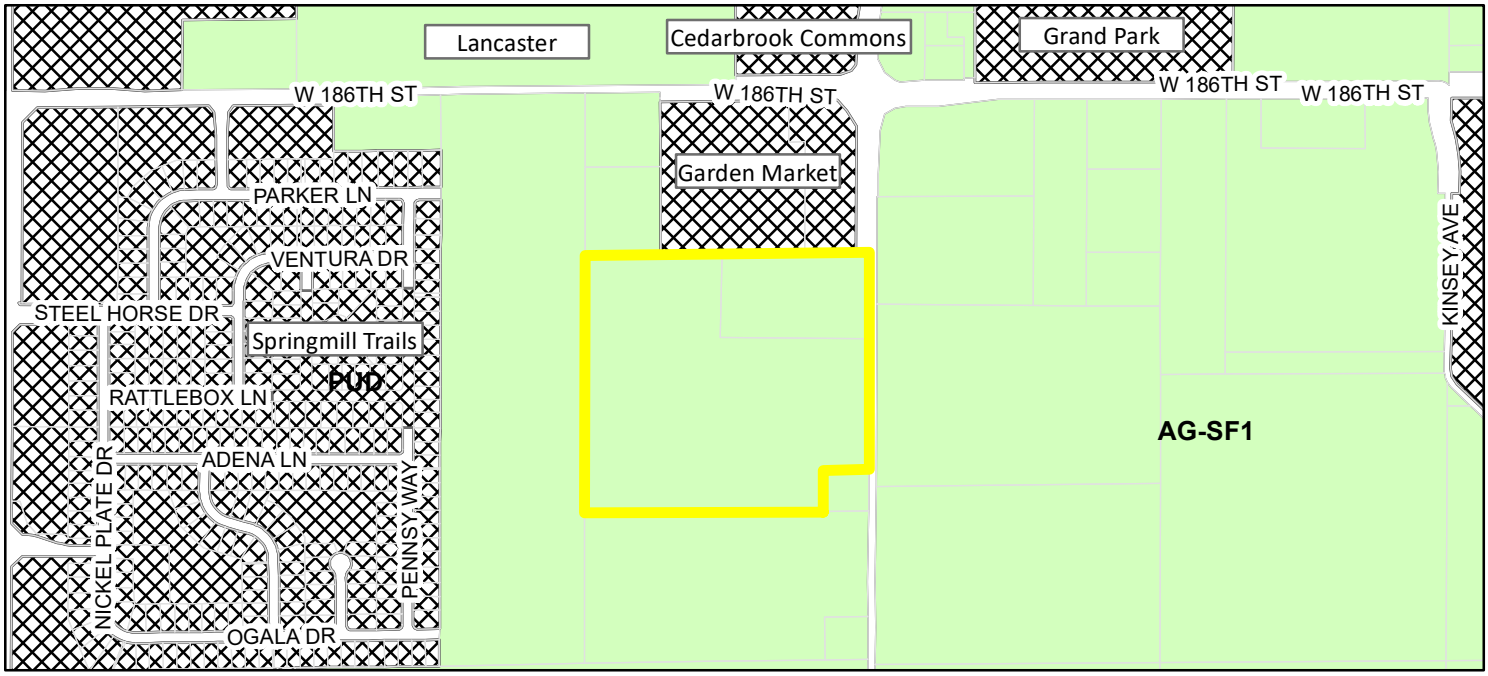
N W E S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning

Zoning - All

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

EXHIBIT B
ZONING DISTRICT MAP

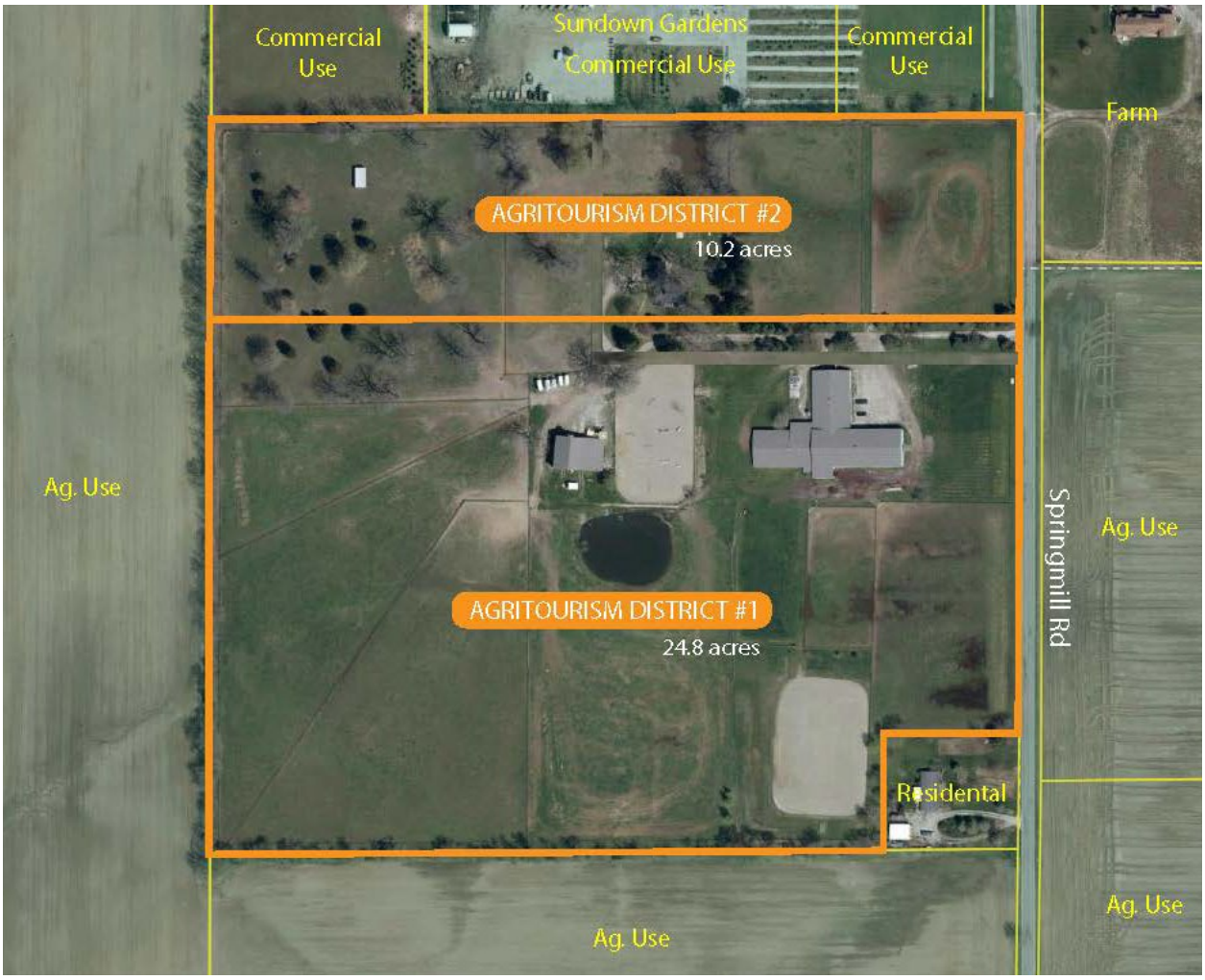


EXHIBIT C
EXISTING BUILDINGS

ISSUES RAISED REGARDING THE HOOSIER HILLS PUD PROPOSAL

The list below includes issues that were raised during the June 3, 2020, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How will proposed Cabin Lodging be operated on-site?
   After evaluating the contemplated proposal, Mr. Herron is proposing to remove any language of Hotel uses (Cabin Lodging) at this time. Mr. Herron will continue to work with the City Council over the next year to ensure there is no concern or unforeseen issues regarding the miniature hotels uses.
2. How will site affect nearby hotels and Grand Park?
   The originally proposed miniature hotels consisting of no more than 35 small cabins would not be detrimentally affect the already existing and planned hotels totaling 8 hotels.
3. Will Cabin Lodgings be separated from the rest of the site?
   Mr. Herron intends to include the miniature hotels (Cabin Lodgings) cohesively throughout the site. However, he intends to work with the Council, as described in question #1.
4. Please consider a less linear, more organic layout of the Cabin Lodgings.
   This will be considered upon submitting a PUD Amendment regarding the site Cabin Lodgings.
5. What additional landscaping can be expected on site?
   Mr. Herron intends to plant a vineyard, orchards, and greenhouses throughout the site in addition to what is prescribed in the PUD.
6. How will additional details be provided for the entire site?
   Mr. Herron intends to keep the existing buildings. Any additional buildings will be provided in the Detailed Development Plan and any PUD Amendments regarding the miniature hotels (Cabin Lodging).
7. How similar to Possible Layout is the site planned to be?
   As described in question #1, the proposed miniature hotels (Cabin Lodgings) have been removed from this PUD proposal and will work with the City Council to facilitate a successful proposal.
8. How will events be contained on-site?
   Events will be only held on site which includes parking, walking, accessing, and entertainment.
9. How will the site be accessed? How will pedestrians have access?
   Pedestrians via walking and vehicular access will have access throughout the site. The site will be officially designed at the time of a Detailed Development Plan and Overall Development Plan.

WRITTEN PUBLIC COMMENTS

Docket Number: 2006-PUD-06

Petitioner: Noah Herron

Request: Petitioner requests a change of zoning for approximately 35.0 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Hoosier Hills Planned Unit Development (PUD) District.

Enclosed Attachments:

June 3, 2020 Public Hearing

1. Naas, Linda (6/3/2020)

Jonathan Dorsey

From: Linda Naas <lnaas@logickey.com>
Sent: Wednesday, June 3, 2020 04:20 PM
To: Jonathan Dorsey; APC
Subject: 2006-PUD-06 Public Hearing Hoosier Hills PUD I

Warning: This external email is from lnaas@logickey.com. Do not click on unexpected or untrusted links and attachments.

Considering this has been presented as a development which the owner plans to use to incorporate his other business from 161st Street, namely Urban Farmer and Urban Vines, and that the timeframe is uncertain, we ask that this be voted no approval. If approved, definite time frames should be required and enforced.

Does the current explanation of use require a rezone at this time?

- This is a definition and use not in our UDO.
- It is concerning that it is called a barn home and has no length of stay restriction. Lodging House would allow for a worker building but not transient guests.
- As presented are under age guests allowed to tour wineries where there is wine tasting? This is not a restaurant, is it?

Cabin/Barn Home: A building with a Minimum Living Area (Ground Floor) of 400 square feet where lodging is provided and offered for compensation and which is open to transient guests to one (1) or more, but not exceeding thirty (30) persons per dwelling. A maximum of thirty-five (35) Cabin/Barn Homes shall apply to the District.

It seems as though the developer is uncertain of uses. This makes us think there hasn't been a market study and that this could morph into something undesirable that would negatively affect surrounding properties. There should be a plan and goal rather than a throw it all at the wall & see what sticks while the City jumps through hoops and residents are not certain of the development.

Is a rezone necessary at all without the Cabin/Barn Home? We think not. We suggest keeping the current zoning and proceed with acceptable uses.

Not putting in water, sewer and electricity is concerning for any new PUD. We suggest voting no also for this reason.
Proper roadways for a public use should be required.
Proper restrooms for a public use should also be required.

These are a "no recommendation" from us.
7.1 Temporary Use and Events: Agritourism uses shall not require a temporary use and event permit unless such event utilizes a temporary structure, then such permit and any corresponding inspection(s) shall be required.
7.2 Agritourism District #1: The permitted uses in the Agritourism District, Agricultural District, and **Cabin/Barn Homes**, as defined in Article 2 of this Ordinance, shall be permitted.

The wavering of this developer in other projects and lack of compliance causes great concern with this project.

There are more concerns but we feel that are enough to ask you to consider a negative recommendation as presented.

Sincerely

Linda Naas
317-867-0584
On Behalf of 161st Street Neighbors

Petition Number:	2007-SPP-11 & 2007-ODP-11
Project Name:	Menards Warehouse Addition
Subject Site Address:	2150 E Greyhound Pass (the "Property")
Petitioner:	Menards, Inc
Request:	Overall Development Plan & Primary Plat review of 2 lot on 16.23 acres +/- in the SB-PD: Special Business / Planned Development District.
Current Zoning:	SB-PD District
Current Land Use:	Commercial
Approximate Acreage:	16.23 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Primary Plat
	4. Overall Development Plan
	5. Elevations
Staff Reviewer:	Jonathan Dorsey, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its January 14, 2020, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's February 3, 2020, meeting.

Primary Plat STANDARDS (Article 10.12(J) of the UDO)

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

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)

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

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))

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

12) Legend and notes.

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

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

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.

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

1) Title, scale, north arrow and date.

2) Proposed name of the development.

3) 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.

4) Address and legal description of the property.

5) Boundary lines of the property including all dimensions.

6) 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.

7) 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.

8) 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.

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

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

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

Comment: Please see District Standards for Building Setback Lines.

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

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

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

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

16) 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.

17) Identify buildings proposed for demolition.

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

19) 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).

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

DISTRICT STANDARDS

The plans comply with Article 4.22 (SB-PD District)**, except for those items identified as outstanding below.**

20) Minimum Lot Area: Ten (10) acres

21) Minimum Lot Frontage: 660 feet

22) Minimum Building Setback Line:

a) Front Yard: 60 feet

b) Side Yard: 15 feet

c) Rear Yard: 20 feet

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

23) Minimum Lot Width: No minimum

24) Minimum Building Size: No minimum

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:

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

Comment: Please see District Standards.

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.

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:

29) Architectural Standards (Article 6.3)

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8):

a) Preservation and Replacement of Trees:

i) 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:

c) General Landscape Design Standards:

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

e) Street Trees:

f) Minimum Lot Landscaping Requirements:

Comment: To be reviewed at the time of each Lot's Detailed Development Plan review.

g) External Street Frontage Landscaping:

h) Buffer Yard Requirements:

2) Lighting Standards (Article 6.9)

3) Lot Standards (Article 6.10)

Comment: Please see District Standards.

4) Setback Standards (Article 6.16)

5) Vision Clearance Standards (Article 6.19)

6) 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:

25) Block Standards (Article 8.1)

26) Easement Standards (Article 8.3)

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

27) Monument and Marker Standards (Article 8.5)

28) Open Space and Amenity Standards (Article 8.6)

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

29) Pedestrian Network Standards (Article 8.7)

30) Storm Water Standards (Article 8.8)

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

32) Street Light Standards (Article 8.10)

a) 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.

33) Street Sign Standards (Article 8.11)

34) Surety Standards (Article 8.12)

35) Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the July 6, 2020, 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

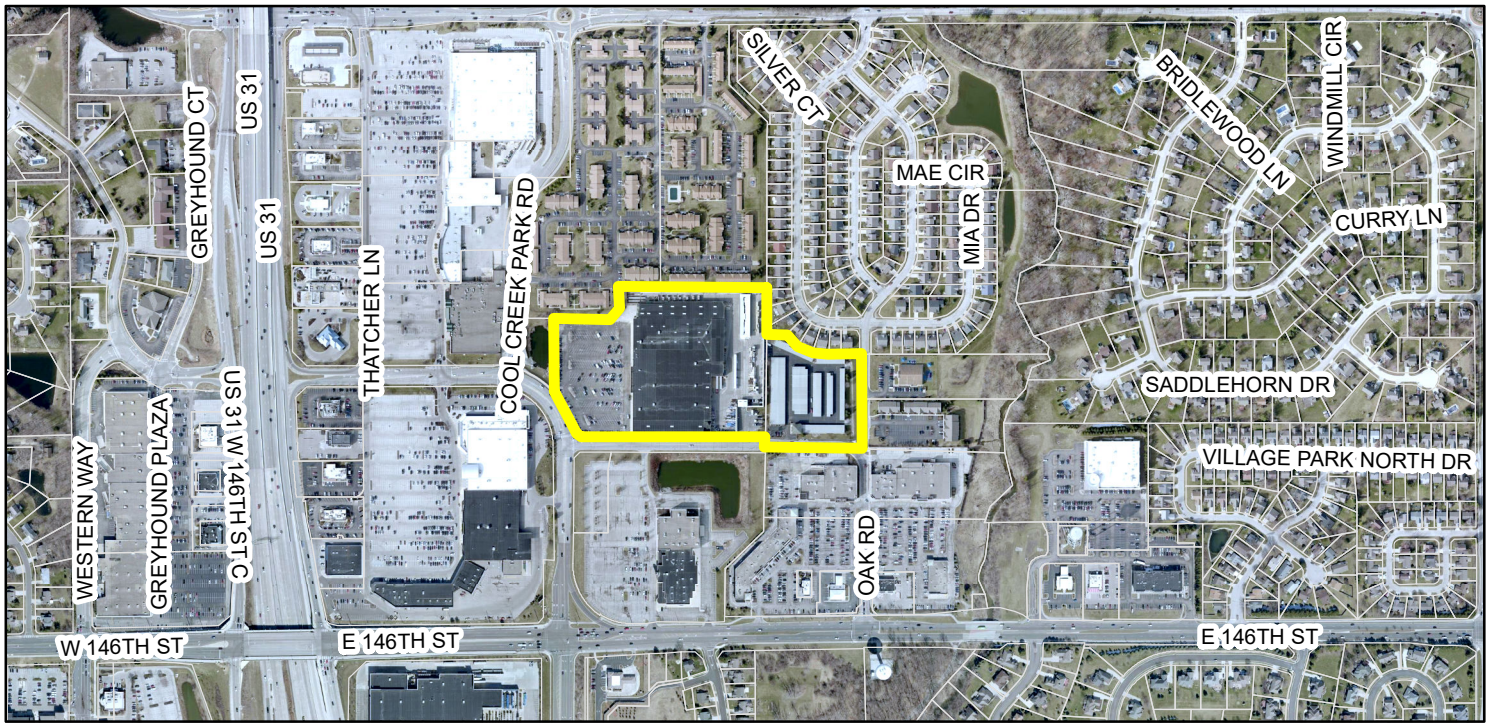
Property Location Map
Menards Expansion
Primary Plat & Overall Development Plan
2007-SPP-11 & 2007-ODP-11

N W E S

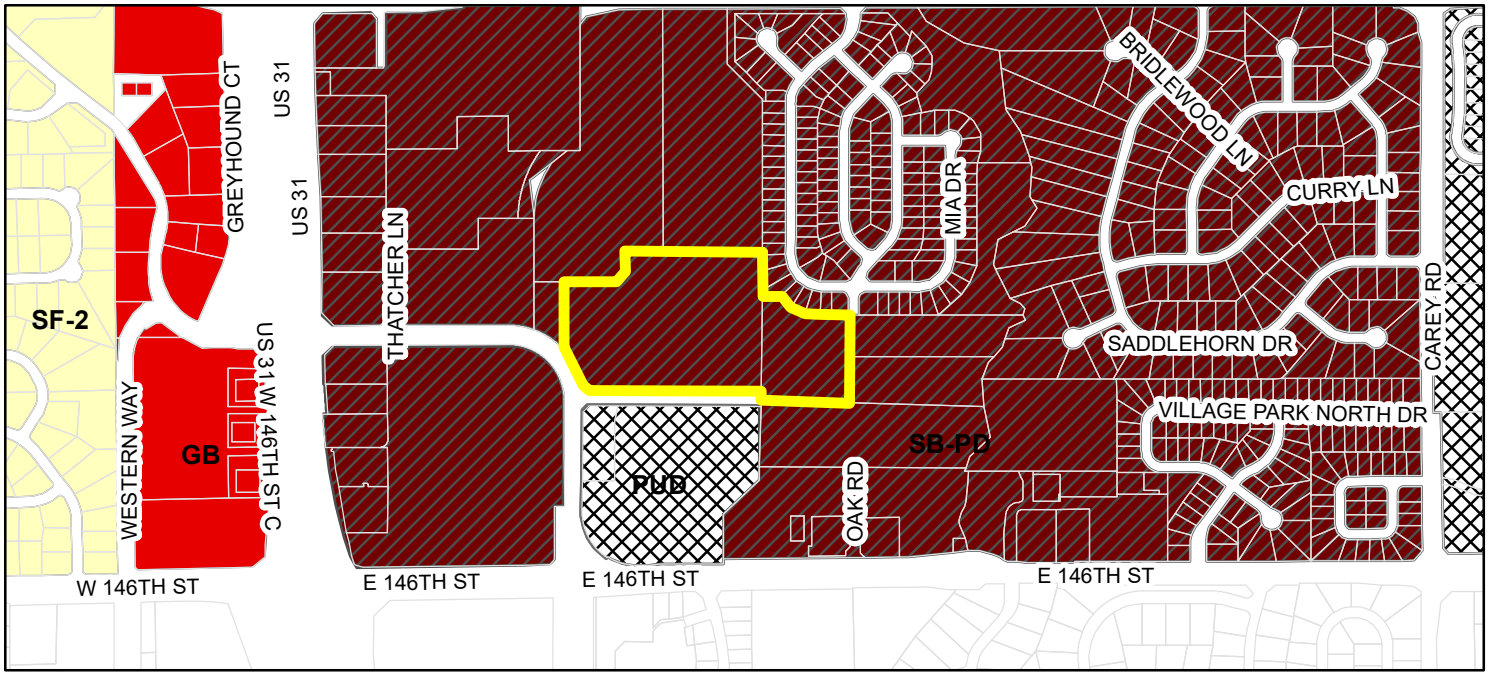
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

GB (General Business)

PUD (Planned Unit Development)

SB-PD (Special Business - Planned Development)

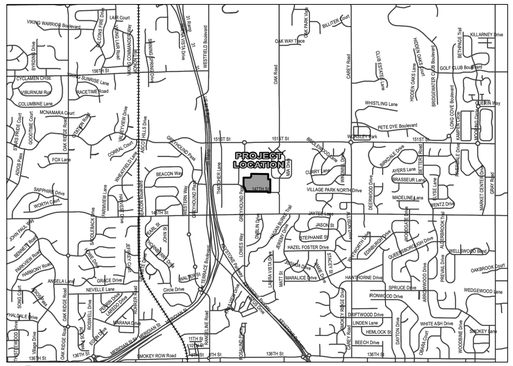
SF-2 (Single Family - 2)

MENARDS LOT EXPANSION

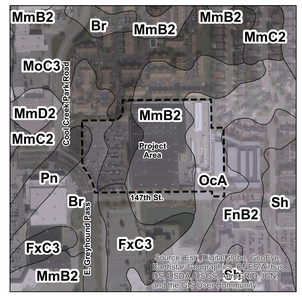
PRIMARY PLAT

Menards, Inc.

CONTACT: TYLER EDWARDS
REAL ESTATE REPRESENTATIVE
5101 MENARDS DRIVE
EAU CLAIRE, WISCONSIN 54703
(715) 876-2143



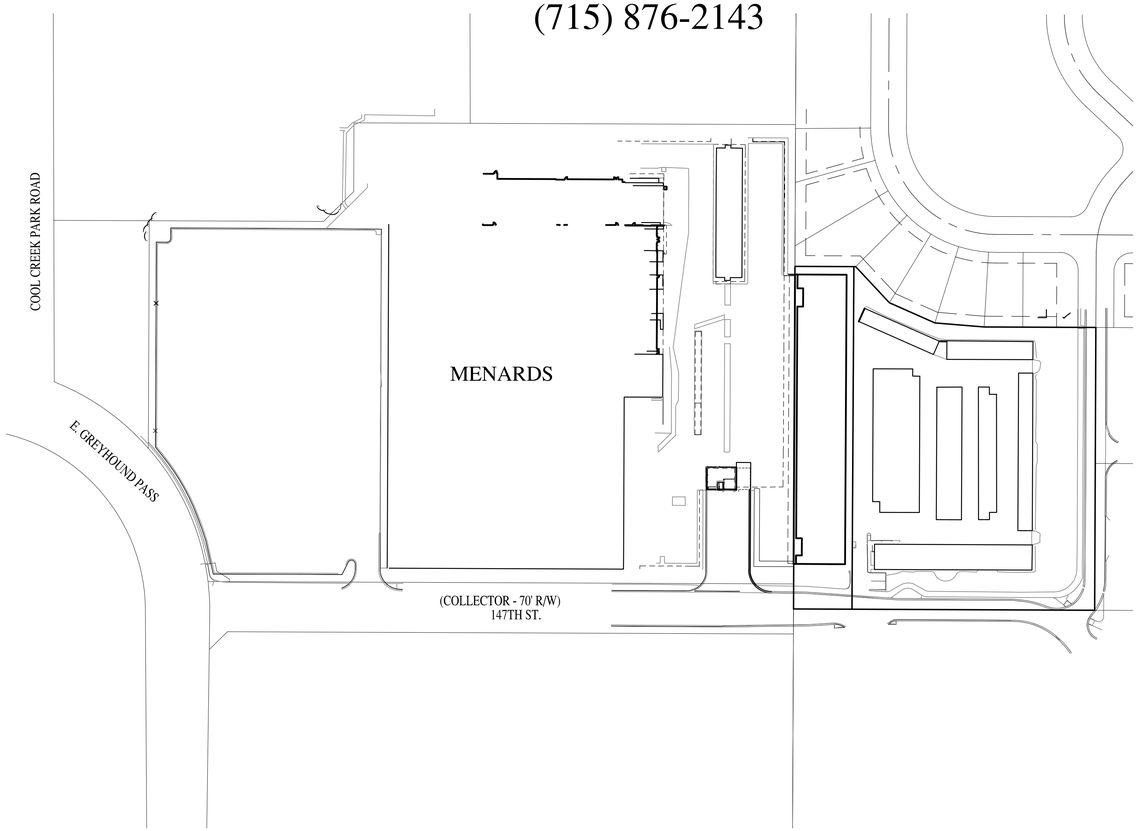
LOCATION MAP
SCALE 1"= 1/2 MILE



SOILS MAP
NOT TO SCALE

SOILS LEGEND

BR	BROOKSTON SILTY CLAY LOAM
CRA	CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES



SITE MAP
SCALE: 1" = 100'

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL PRIMARY PLAT PLAN

DEVELOPMENT STANDARDS

ZONING: SB-PD

LOTS: 2

LAND DESCRIPTION

Part of the South Half of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said Section 18, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence South 89 degrees 08 minutes 54 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 587.24 feet to the southeast corner of a tract of land described in Deed Record 330, pages 554-556, as Instrument Number 33740 in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses being along the east lines of said tract; (1) thence North 00 degrees 14 minutes 13 seconds East a distance of 300.00 feet; (2) thence North 45 degrees 14 minutes 13 seconds East a distance of 232.38 feet; (3) thence North 00 degrees 14 minutes 13 seconds East a distance of 341.28 feet to the intersection with the centerline of a roadway dedicated to the Town of Westfield, Indiana, per Instrument Number 9561343 in said Recorder's Office, and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 47 seconds East a distance of 420.87 feet; thence North 00 degrees 14 minutes 13 seconds East a distance of 395.20 feet to a south line of Silver Thorne, Section Two, the plat of which is recorded in Plat Cabinet 2, Slide 19, as Instrument Number 1997036824 in said Recorder's Office, the following six (6) courses being along the south and west lines of said Silver Thorne, Section Two; (1) thence North 89 degrees 45 minutes 47 seconds West a distance of 156.23 feet; (2) thence North 85 degrees 11 minutes 58 seconds West a distance of 68.95 feet; (3) thence North 66 degrees 11 minutes 59 seconds West a distance of 69.56 feet; (4) thence North 42 degrees 58 minutes 09 seconds West a distance of 69.15 feet; (5) thence North 89 degrees 45 minutes 47 seconds West a distance of 84.81 feet; (6) thence North 00 degrees 14 minutes 13 seconds East a distance of 198.09 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 617.09 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 96.00 feet; thence South 45 degrees 14 minutes 03 seconds West a distance of 59.40 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 243.42 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 309.41 feet to a northeast right-of-way line of Greyhound Pass, as described in Instrument Number 2011035615 in said Recorder's Office, being the point of curvature of a non-tangent curve to the right having a radius of 351.00 feet; thence southeasterly along said curve on arc distance of 192.82 feet, said curve being subtended by a chord bearing South 26 degrees 41 minutes 14 seconds East, a chord distance of 190.40 feet, to a north line of a right-of-way parcel recorded in Instrument Number 2008000775 in said Recorder's Office, the following four (4) courses being along the north and east lines of said right-of-way; (1) thence North 79 degrees 47 minutes 51 seconds East a distance of 7.87 feet; (2) thence South 11 degrees 40 minutes 19 seconds East a distance of 11.82 feet; (3) thence South 57 degrees 37 minutes 42 seconds East a distance of 20.56 feet; (4) thence South 00 degrees 21 minutes 30 seconds West a distance of 3.74 feet to the north right-of-way line of 147th Street as described in a dedication of roadway recorded in Instrument Number 1996016442 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East along said north right-of-way a distance of 788.69 feet; thence South 00 degrees 14 minutes 13 seconds West a distance of 35.00 feet to the POINT OF BEGINNING, containing 16.230 acres, more or less.

This subdivision consists of 2 lots numbered 1 through 2. The size of the lots and width of streets are shown in feet and decimal parts thereof.

PREPARED BY:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
BILL OLDHAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317-776-5331
WILLIAM.OLDHAM@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4531
BHOSTETLER@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 275-6493
C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

VECTREN (GAS)
RESA GLOVER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5550
TGLOVER@VECTREN.COM

CITIZENS WATER OF WESTFIELD, LLC (WATER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4531
BHOSTETLER@CITIZENSENERGYGROUP.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOVLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

REVISIONS

DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION PRIMARY PLAT
WESTFIELD, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MAPLE
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	

C1.0
COVER

©2020

Plot Date: May 29, 2020 Plot Time: 4:05pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\Primary Plat\20077_PP-Cover Sheet.dwg, Layout: C1.0 By: mmaple

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

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

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

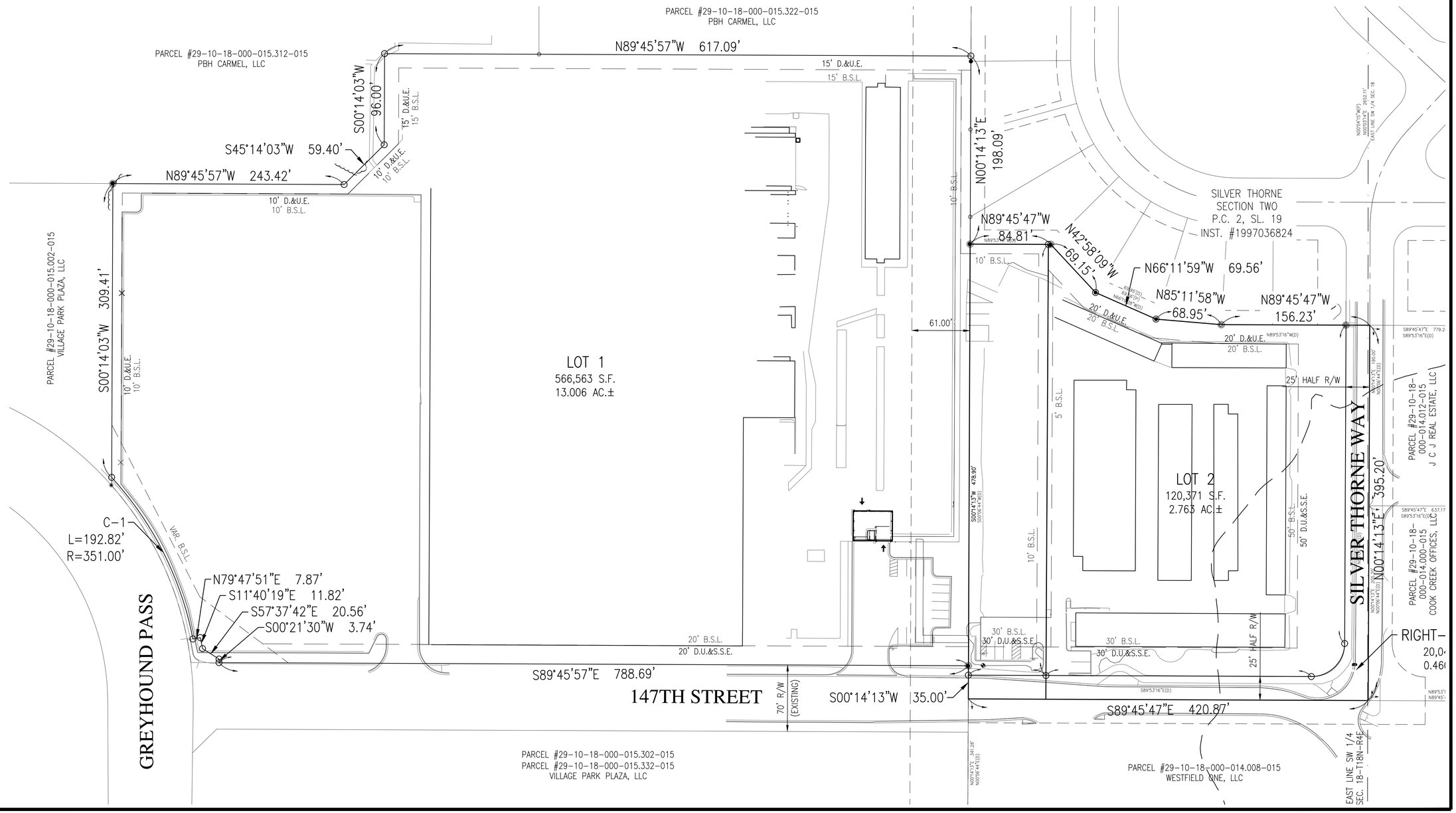
LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	

CL	– CENTERLINE
C.A.	– COMMON AREA
D.E.	– DRAINAGE EASEMENT
S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
P.S.E.	– PERMANENT STORMWATER EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



REVISIONS		
DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION PRIMARY PLAT
WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MAPLE
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	
C1.1	
OVERALL PRIMARY PLAT PLAN	

© 2020

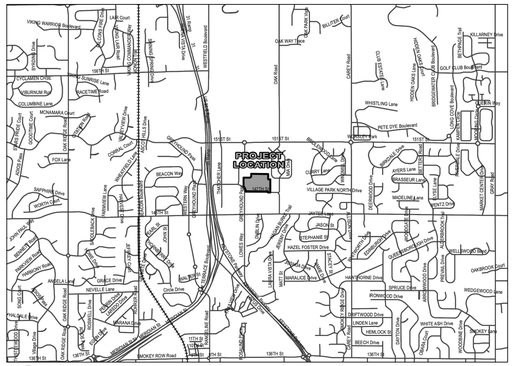
Plot Date: May 29, 2020 Plot Time: 4:31pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\Primary Plat\20077.PP-Overall Primary Plat Plan.dwg, Layout: C1.1 By: mmaple

MENARDS LOT EXPANSION

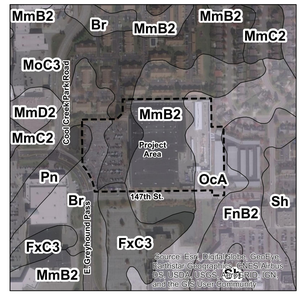
OVERALL DEVELOPMENT PLAN

Menards, Inc.

CONTACT: TYLER EDWARDS
REAL ESTATE REPRESENTATIVE
5101 MENARDS DRIVE
EAU CLAIRE, WISCONSIN 54703
(715) 876-2143



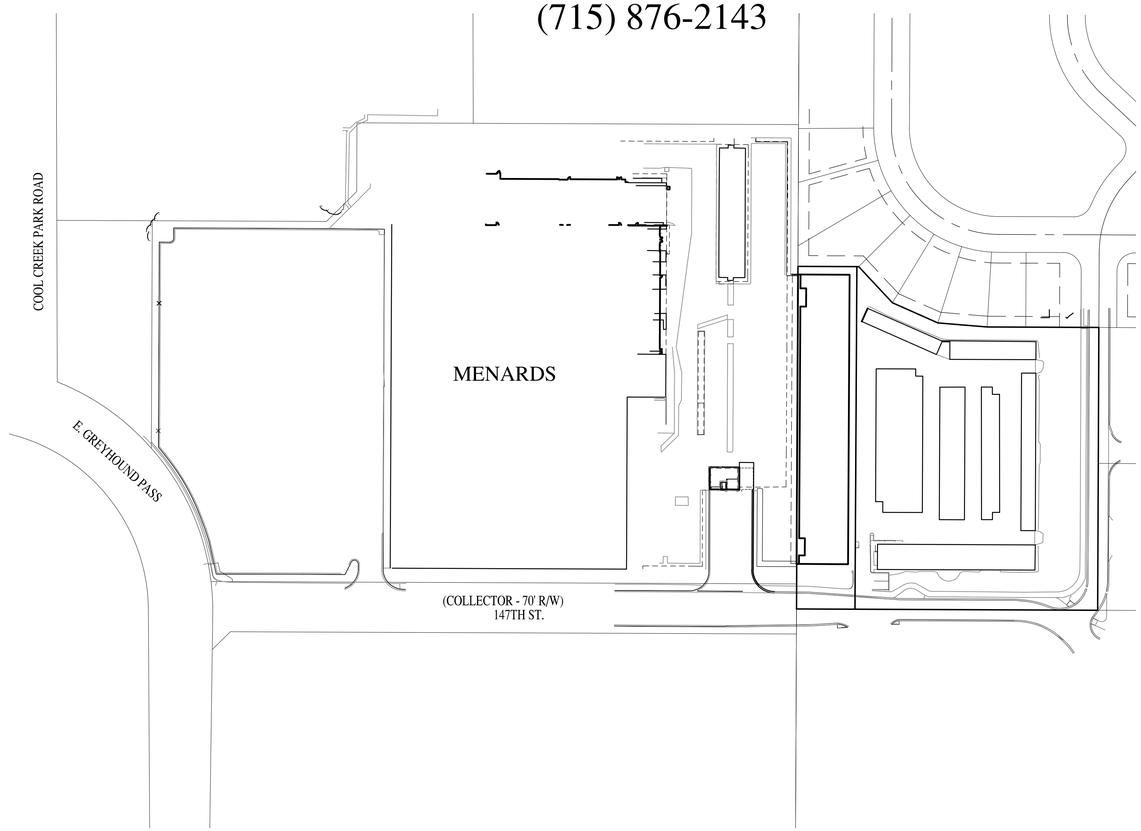
LOCATION MAP
SCALE 1"= 1/2 MILE



SOILS MAP
NOT TO SCALE

SOILS LEGEND

BR	BROOKSTON SILTY CLAY LOAM
CRA	CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES



SITE MAP
SCALE: 1" = 100'

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL PRIMARY PLAT PLAN

DEVELOPMENT STANDARDS

ZONING: SB-PD

LOTS: 2

LAND DESCRIPTION

Part of the South Half of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said Section 18, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence South 89 degrees 08 minutes 54 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 587.24 feet to the southeast corner of a tract of land described in Deed Record 330, pages 554–556, as Instrument Number 33740 in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses being along the east lines of said tract; (1) thence North 00 degrees 14 minutes 13 seconds East a distance of 300.00 feet; (2) thence North 45 degrees 14 minutes 13 seconds East a distance of 232.38 feet; (3) thence North 00 degrees 14 minutes 13 seconds East a distance of 341.28 feet to the intersection with the centerline of a roadway dedicated to the Town of Westfield, Indiana, per Instrument Number 9561343 in said Recorder's Office, and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 47 seconds East a distance of 420.87 feet; thence North 00 degrees 14 minutes 13 seconds East a distance of 395.20 feet to a south line of Silver Thorne, Section Two, the plat of which is recorded in Plat Cabinet 2, Slide 19, as Instrument Number 199703682A in said Recorder's Office, the following six (6) courses being along the south and west lines of said Silver Thorne, Section Two; (1) thence North 89 degrees 45 minutes 47 seconds West a distance of 156.23 feet; (2) thence North 85 degrees 11 minutes 58 seconds West a distance of 68.95 feet; (3) thence North 66 degrees 11 minutes 59 seconds West a distance of 69.56 feet; (4) thence North 42 degrees 58 minutes 09 seconds West a distance of 69.15 feet; (5) thence North 89 degrees 45 minutes 47 seconds West a distance of 84.81 feet; (6) thence North 00 degrees 14 minutes 13 seconds East a distance of 198.09 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 617.09 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 96.00 feet; thence South 45 degrees 14 minutes 03 seconds West a distance of 59.40 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 243.42 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 309.41 feet to a northeast right–of–way line of Greyhound Pass, as described in Instrument Number 2011035615 in said Recorder's Office, being the point of curvature of a non–tangent curve to the right having a radius of 351.00 feet; thence southeasterly along said curve an arc distance of 192.82 feet, said curve being subtended by a chord bearing South 26 degrees 41 minutes 14 seconds East, a chord distance of 190.40 feet, to a north line of a right–of–way parcel recorded in Instrument Number 2008000775 in said Recorder's Office, the following four (4) courses being along the north and east lines of said right–of–way; (1) thence North 79 degrees 47 minutes 51 seconds East a distance of 7.87 feet; (2) thence South 11 degrees 40 minutes 19 seconds East a distance of 11.82 feet; (3) thence South 57 degrees 37 minutes 42 seconds East a distance of 20.56 feet; (4) thence South 00 degrees 21 minutes 30 seconds West a distance of 3.74 feet to the north right–of–way line of 147th Street as described in a dedication of roadway recorded in Instrument Number 1996016442 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East along said north right–of–way a distance of 788.69 feet; thence South 00 degrees 14 minutes 13 seconds West a distance of 35.00 feet to the POINT OF BEGINNING, containing 16.230 acres, more or less.

This subdivision consists of 2 lots numbered 1 through 2. The size of the lots and width of streets are shown in feet and decimal parts thereof.

PREPARED BY:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317–347–3663

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
BILL OLDHAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317–776–5331
WILLIAM.OLDHAM@DUKE–ENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927–4531
BHOSTETLER@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 275–6493
C: (317) 491–2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

VECTREN (GAS)
RESA GLOVER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776–5550
TGLOVER@VECTREN.COM

CITIZENS WATER OF WESTFIELD, LLC (WATER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927–4531
BHOSTETLER@CITIZENSENERGYGROUP.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20965 HAGUE ROAD
NOVLESVILLE, INDIANA 46060
P: (317) 987–9010
STEVE.COSTLOW@FTR.COM

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

REVISIONS

DATE	DESCRIPTION	BY

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

MENARDS LOT EXPANSION OVERALL DEVELOPMENT PLAN
WESTFIELD, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MAPLE
REGISTERED
No. PE10809001
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2020–077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	

SHEET
C1.0
COVER

© 2020

Plot Date: May 29, 2020 Plot Time: 4:09pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\Primary Plat\20077.DP–Cover Sheet.dwg, Layout: C1.0 By: mmaple

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

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

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

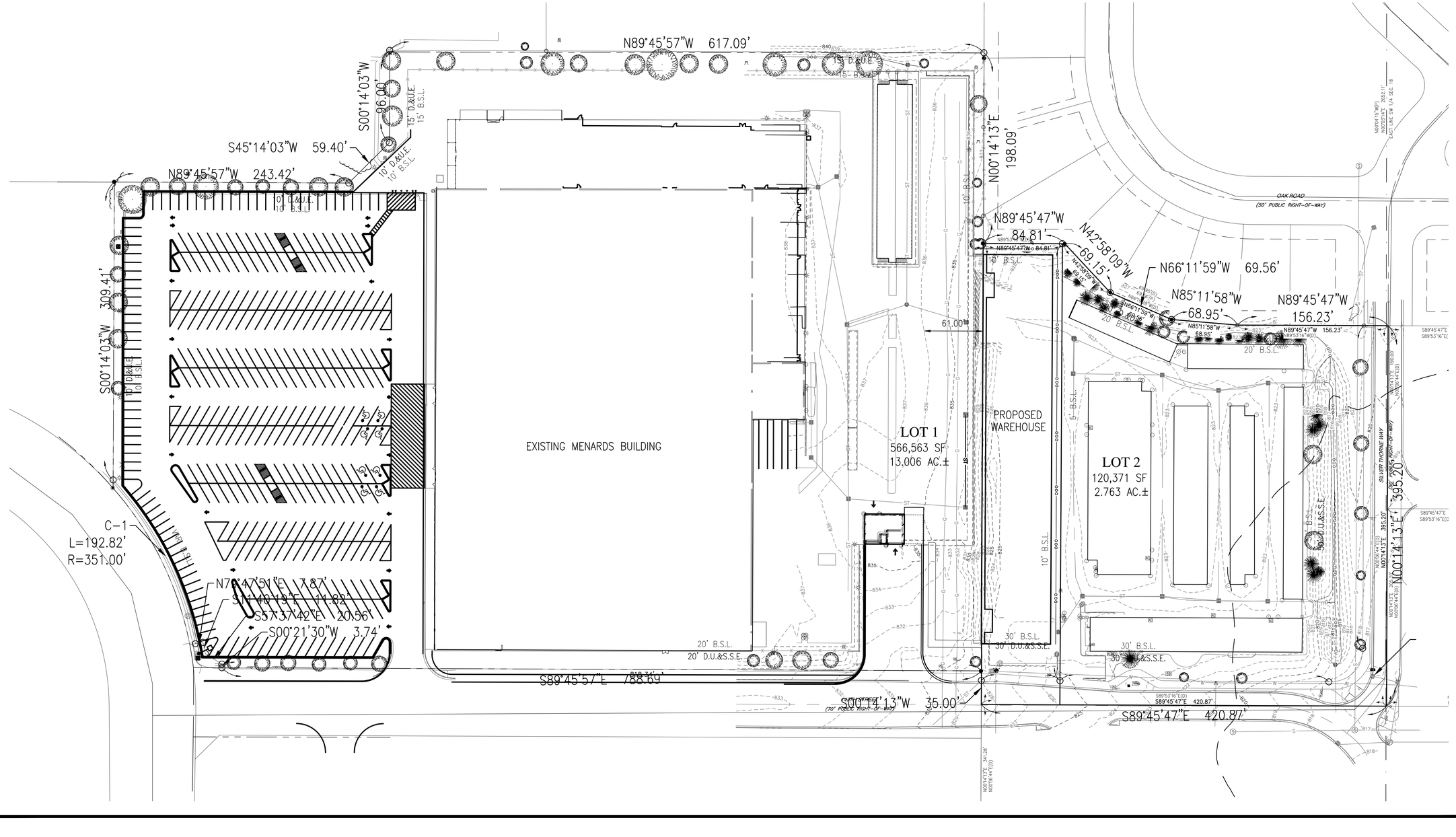
LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	D ST D
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
D	STORM END SECTION	D
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	☼

BC	– BACK OF CURB
CL	– CENTERLINE
FL	– FLOW LINE
NP	– NORMAL POOL (ELEVATION)
PVC	– POLYVINYL CHLORIDE PIPE
RCP	– REINFORCED CONCRETE PIPE
C.A.	– COMMON AREA
D.E.	– DRAINAGE EASEMENT
S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
P.S.E.	– PERMANENT STORMWATER EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



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

REVISIONS		
DATE	DESCRIPTION	BY

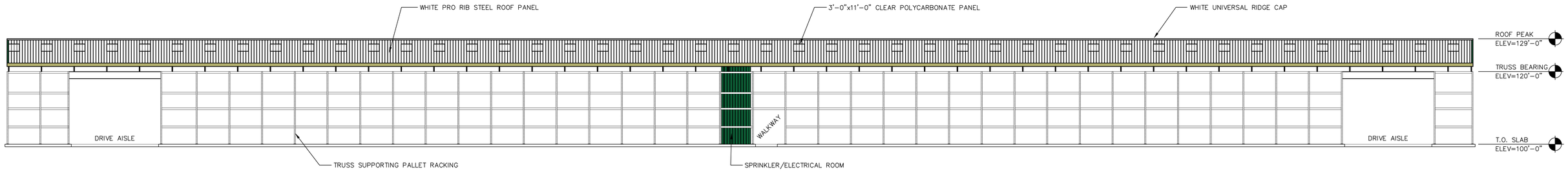
MENARDS LOT EXPANSION OVERALL DEVELOPMENT PLAN
WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
MATTHEW W. MAPLE — REGISTERED — No. PE10809001 — STATE OF INDIANA — PROFESSIONAL ENGINEER

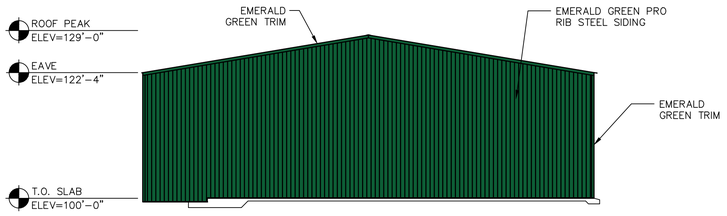
DRAWN BY	JOB NUMBER 2020-077
TD/LM	
CHECKED BY	
MM	
DATE	
MAY 29, 2020	
SCALE	
AS SHOWN	
SHEET	
C1.1	
OVERALL DEVELOPMENT PLAN	

© 2020

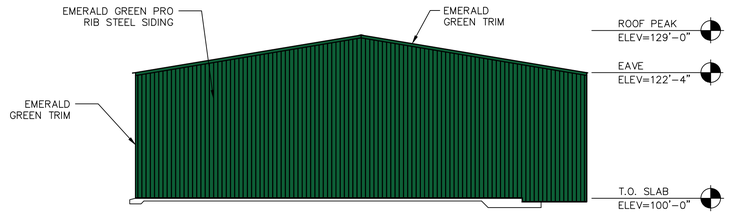
Plot Date: May 29, 2020 Plot Time: 4:28pm File Name: W:\Menards\2020-077 Menard – Survey Carmel IN\Design\CAD\Primary Plat\20077.DP-Overall Development Plan.dwg, Layout: C1.1 By: mmaple



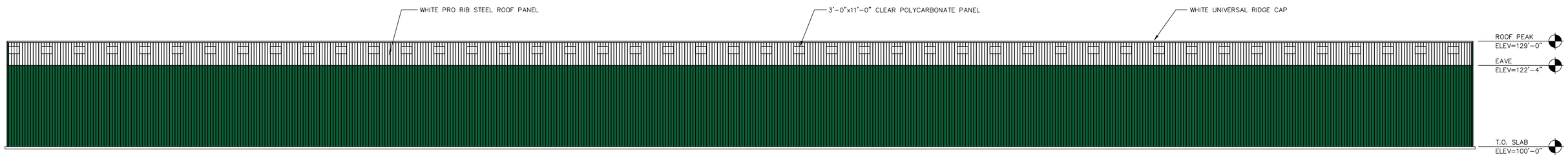
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



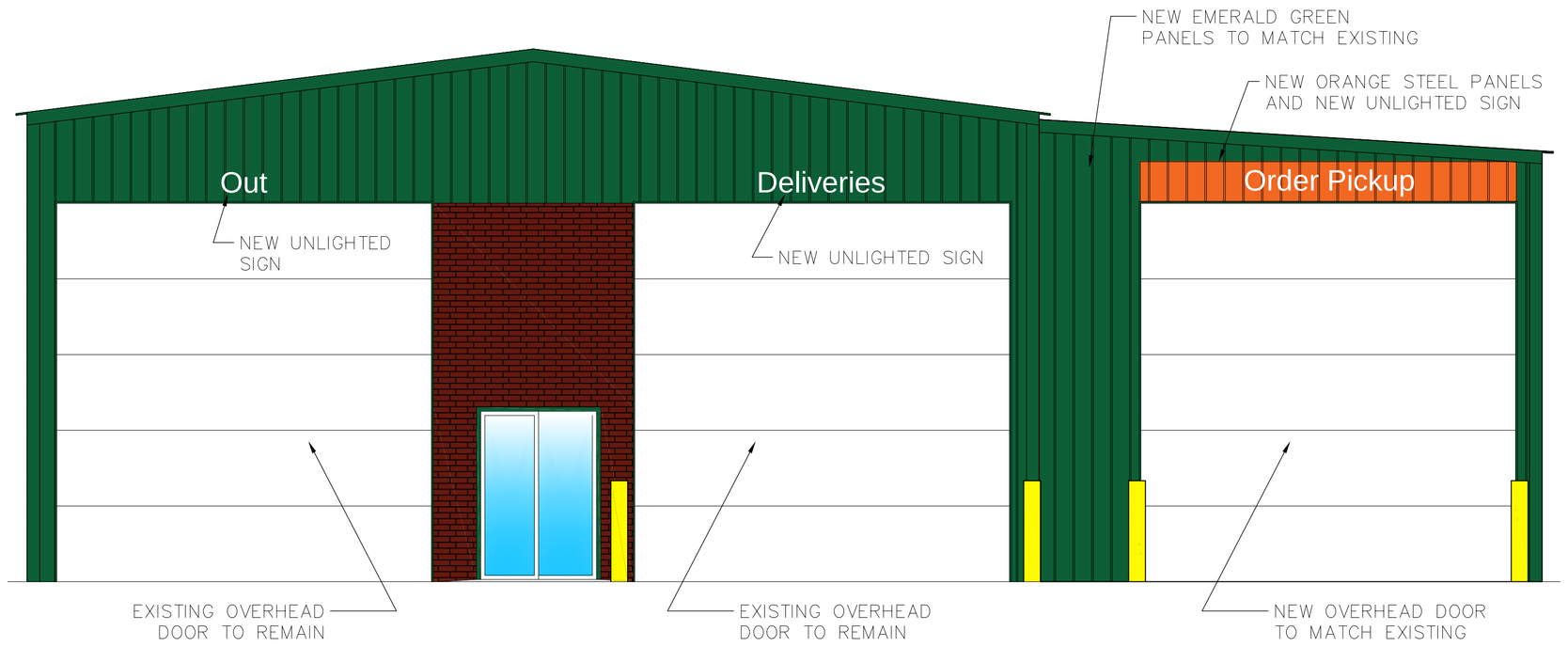
PROPOSED SIDE ELEVATION



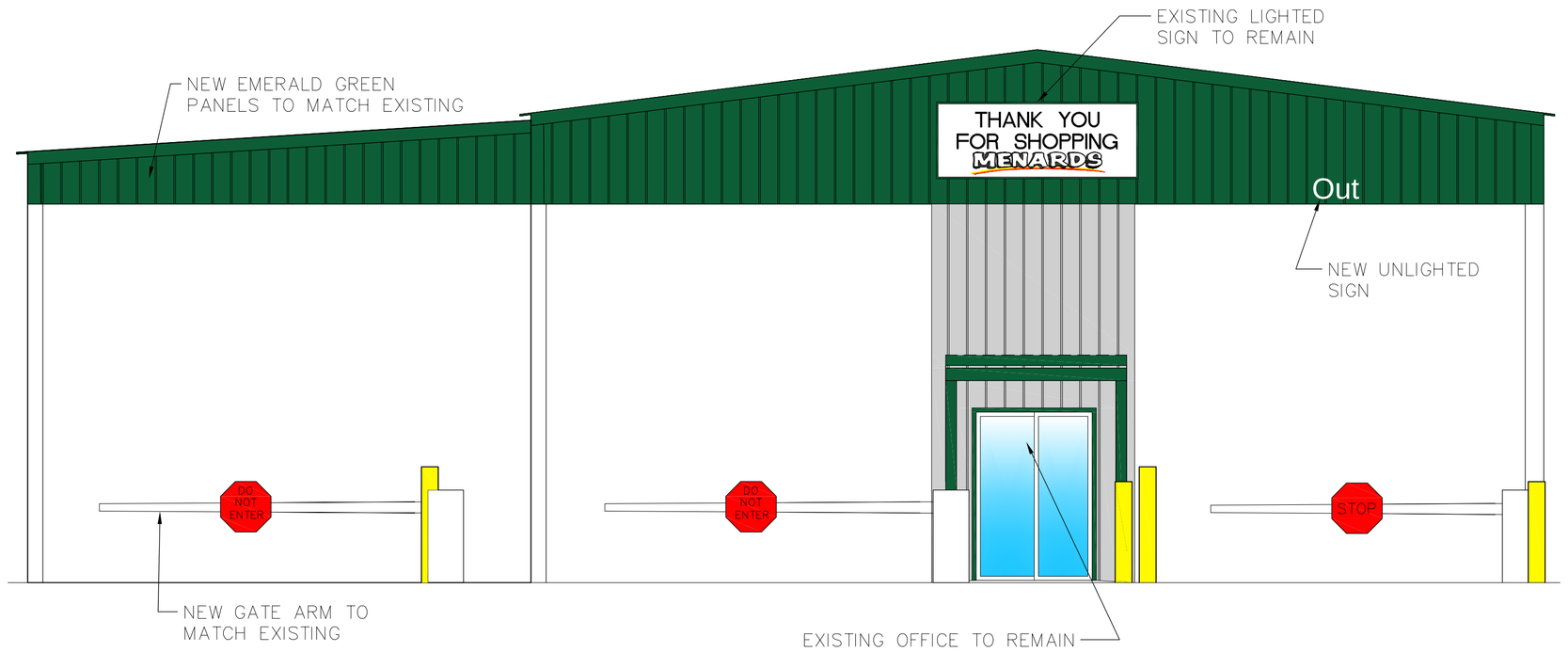
PROPOSED REAR ELEVATION

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

Carmel, Indiana
Accessory Building Elevations
May 27, 2020
Scale: No Scale *CT3*

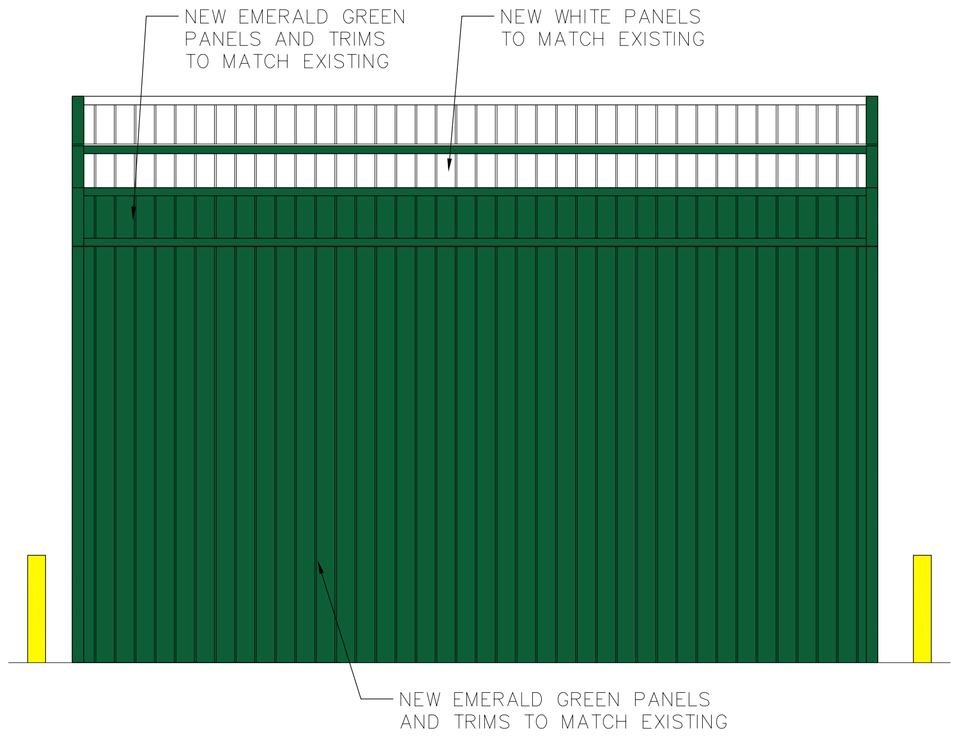


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

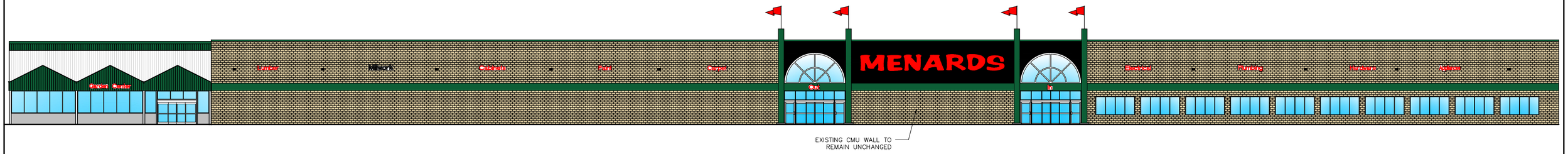


PROPOSED SIDE ELEVATION

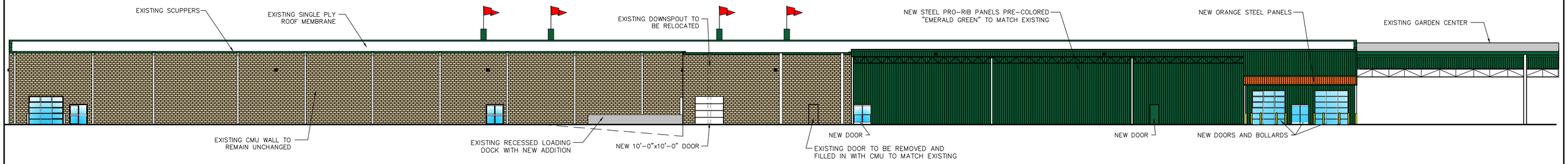
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

Carmel, Indiana
Gate Canopy Elevations
May 22, 2020
Scale: 1/4" = 1'-0"

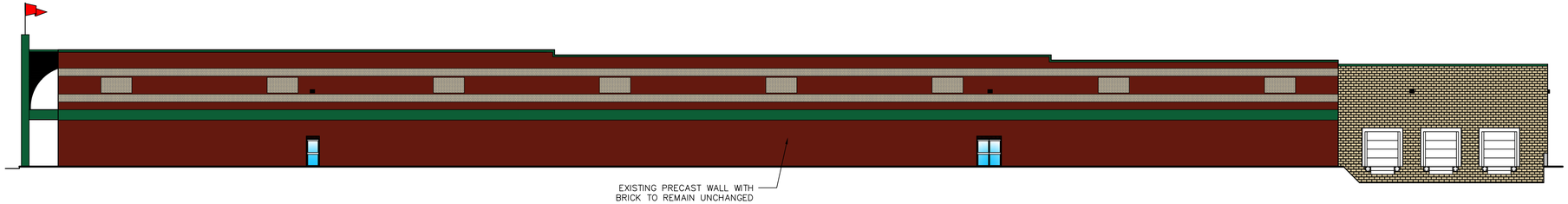
CT1



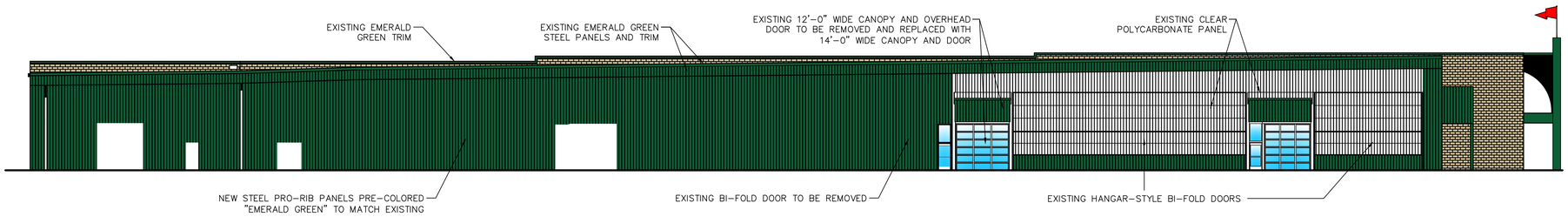
EXISTING UNCHANGED FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING UNCHANGED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

MENARDS

Carmel, Indiana
Building Elevations
May 27, 2020
Scale: 1/16" = 1'-0"

CT2

Path and File Name: F:\Designdiv\Proto 2\Carmel, IN-P2-P4\2020 REMODEL\City Approval Plans_Carmel_Sites_Remodel.dwg Date Plotted: May 27, 2020

Petition Numbers:	2007-DDP-17
Subject Site Address:	15091 Towne Road
Petitioner:	Thrive Christian Church
Request:	Detailed Development Plan approval of a 588 square foot storage building on 16.91 acres+/- in the AG-SF1: Agriculture/Single-Family Rural District.
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural District
Current Land Use:	Institutional / Church
Approximate Acreage:	16.91 acres +/-
Property History:	1601-SFP-02 (Secondary (Minor) Plat) (recorded 7/22/16) 1602-DDP-03 (Detailed Development Plan) (3/7/16)
Exhibits:	1. Staff Report 2. Location Map 3. Plot Plan with Proposed Building 4. Elevation and Building Plans 5. 2016 Detailed Development Plan 6. 2016 Landscape Plan
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 16.91 acre site is located at 15091 Towne Road, on Lot of the CCC Subdivision (see **Exhibit 2**). The request is for approval of a Detailed Development Plan for a 588 square foot Accessory Building.

The applicable zoning district is the AG-SF1: Agriculture/Single-Family Rural District. 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, as applicable to a Detailed Development Plan:

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan complies 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, as applicable to a Detailed Development Plan:

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.

Comment: No Floodplains located on the property.

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

Comment: No Legal Drains located on the property.

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

19) Identify buildings proposed for demolition.

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

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

22) Misc.

DISTRICT STANDARDS (Chapter 4 of UDO and Sec. 7 of Ord. 19-48)

The plans comply with Chapter 4 of the UDO:

1. Minimum Lot Area: Three (3) acres
2. Minimum Lot Frontage: 250 feet
3. Minimum Building Setback Lines:
    a. Front Yard: 100 feet
    b. Side Yard: 30 feet
    c. Rear Yard: 30 feet
4. Minimum Lot Width: 100 feet
5. Maximum Building Height: 2.5 stories

6. Minimum Living Area (Ground Floor):
    a. Single Story: 1,350 square feet
    b. All Others: 800 square feet
7. Subdivisions: A Major Subdivision shall not be permitted in this district.
8. Development Plan Review: Required except for Single-Family Dwellings, Agricultural Uses, and associated Accessory Uses.

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO)

The Property is not located within an Overlay District.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Sec. 9 of Ord. 19-48)

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

23) Accessory Use and Building Standards (UDO Article 6.1)
    a) General Standards
    b) Building Location (Lots in Subdivisions)
        i) Front Setback: No closer than 10' from Established Front Yard
        ii) Side and Rear: Building over 200 square feet follow underlying zoning setbacks
    c) Timing
    d) Maximum Accessory Building Height: 18'

24) Architectural Standards (UDO Article 6.3)

Comment: No Architectural Standards for Agricultural Districts.

25) Building Standards (Article 6.4 of UDO)

26) Fence Standards (Article 6.5 of UDO)

27) Height Standards (Article 6.6 of UDO)

28) Landscaping Standards (Article 6.8 of UDO):

Comment: No additional landscaping required or proposed.

29) Lighting Standards (Article 6.9 of UDO)

Comment: No additional lighting proposed.

30) Lot Standards (Article 6.10)

31) Outside Storage and Display (UDO Article 6.12)

32) Parking and Loading Standards (Article 6.14)

Comment: No additional parking or loading areas required or proposed.

33) Performance Standards (Article 6.15)

34) Setback Standards (Article 6.16)

35) Sign Standards (Article 6.17)

Comment: To be reviewed at the time Sign Permit application.

36) Vision Clearance Standards (Article 6.19)

37) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

38) Block Standards (Article 8.1)

39) Easement Standards (Article 8.3)

40) Monument and Marker Standards (Article 8.5)

Comment: Reviewed with Secondary Plat.

41) Open Space and Amenity Standards (Article 8.6)

42) Pedestrian Network Standards (Article 8.7)

43) Storm Water Standards (Article 8.8)

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

45) Street Light Standards (Article 8.10)

46) Street Sign Standards (Article 8.11)

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

a) **Action: Approve Detailed Development Plan (2007-DDP-17) with the following condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to 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.

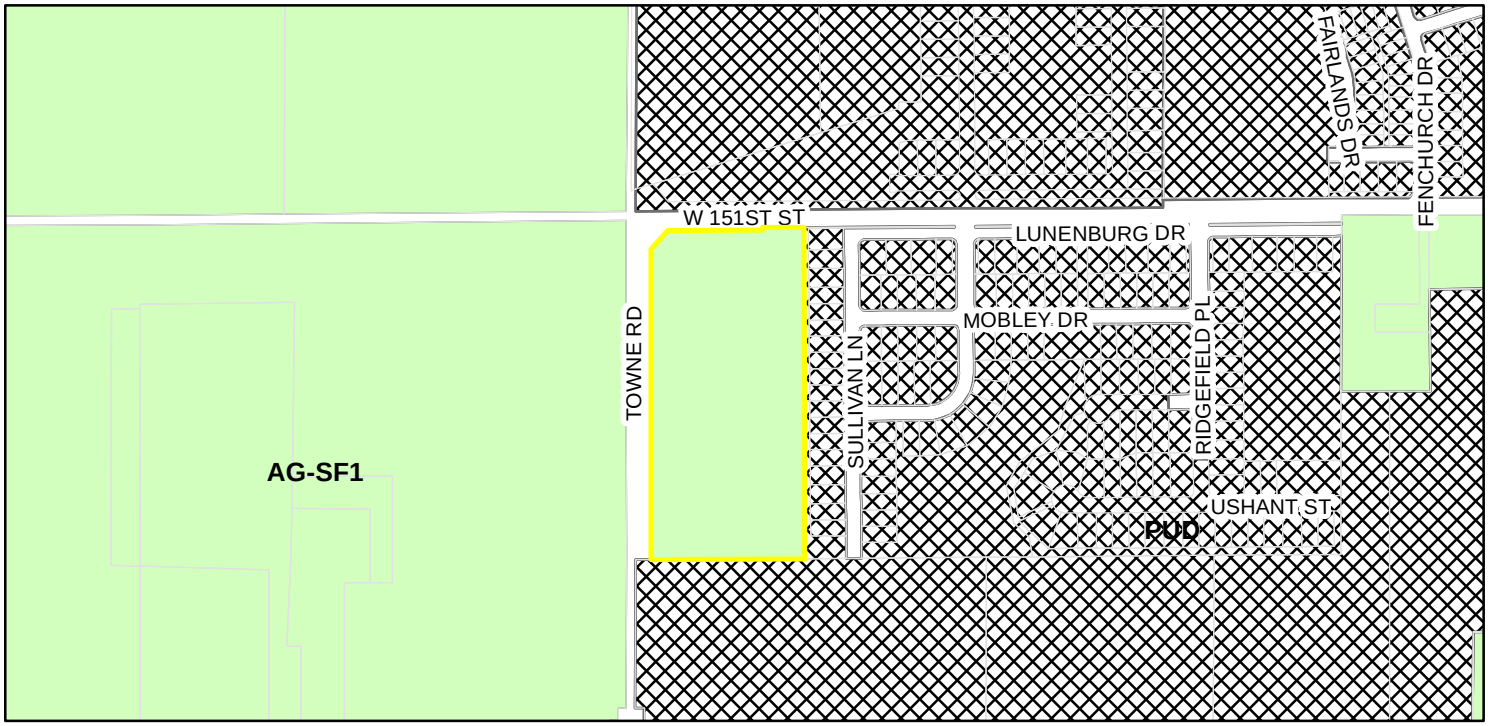
Property Location Map
Thrive Storage Building
2007-DDP-17

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

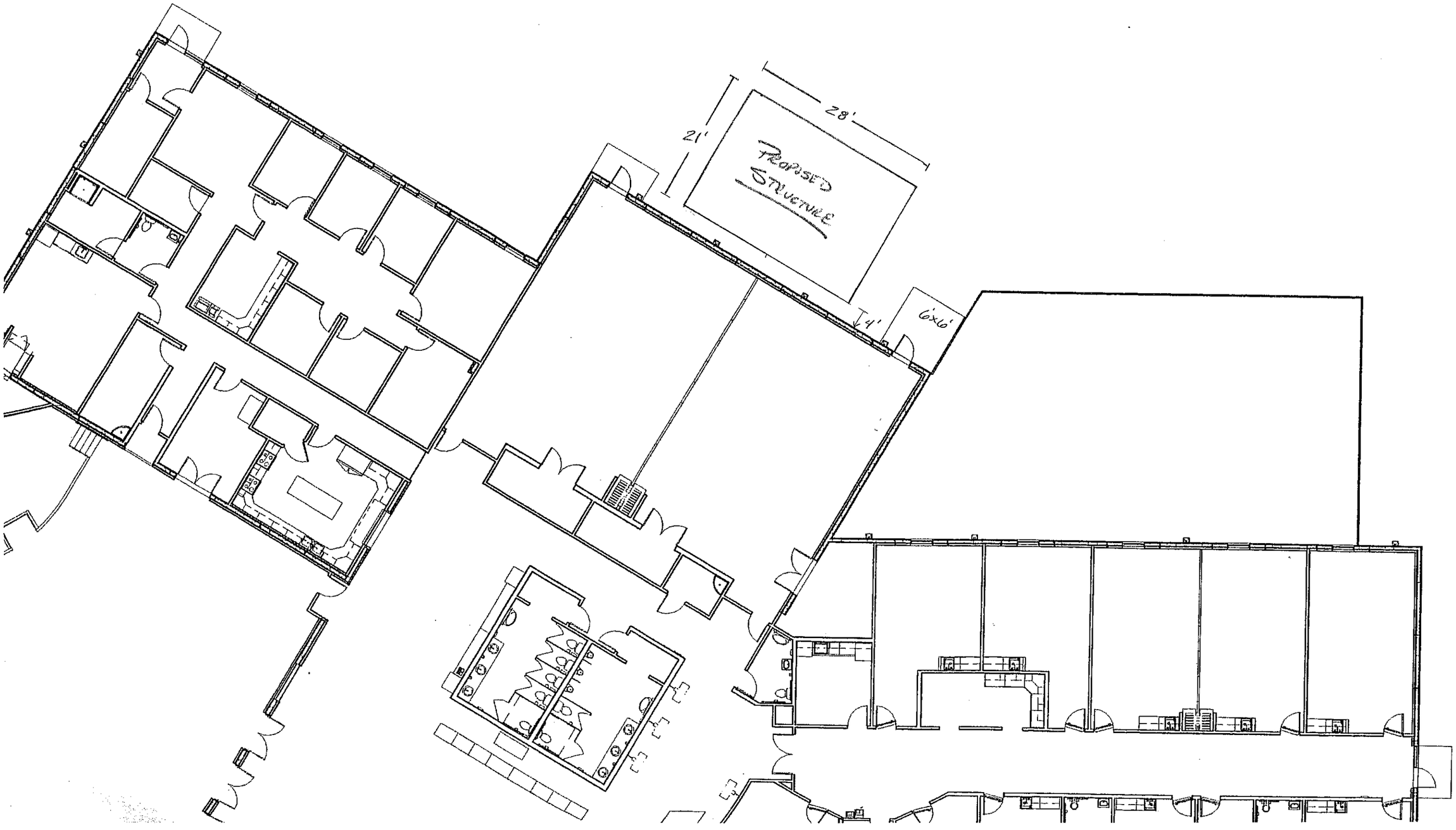
PUD (Planned Unit Development)

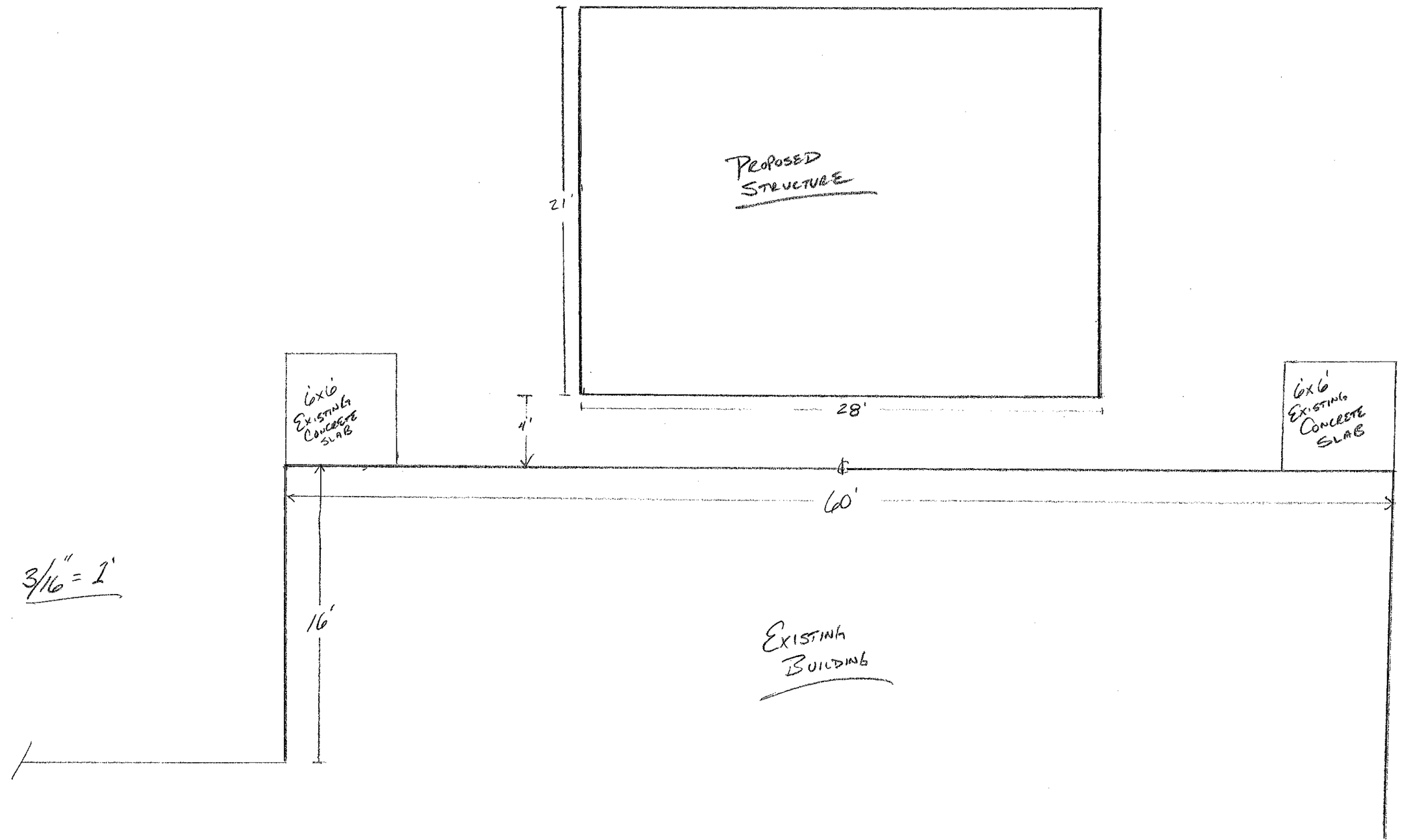
PROPOSED STRUCTURE

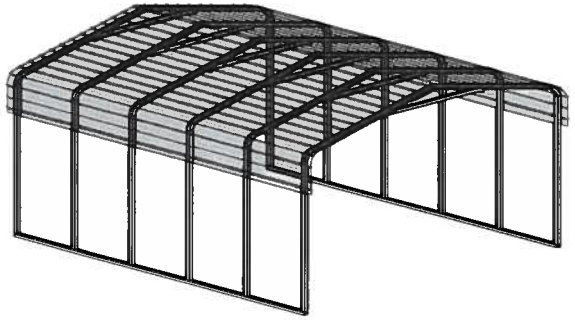
151ST STREET

TOWNE ROAD

N00°02'59"W 1313.59'


28'
21'
PROPOSED
STRUCTURE
14'
6'x6'


PROPOSED STRUCTURE
21'
28'
6'x6' EXISTING CONCRETE SLAB
4'
6'x6' EXISTING CONCRETE SLAB
60'
3/16" = 1'
16'
EXISTING BUILDING



REGULAR / A-FRAME
30'-0" WIDE
CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2012, OSHA, AISC 360, AISI 100, ASCE 7-10, AWSD 1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12x1" SDS (ESR-2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE TS2 1/2"X2 1/2" - 14GA. IS EQUIVALENT TO TS2 1/4"X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:		INBC 2014 (IBC 2012)
USE GROUP:		U (CARPORTS, BARNS)
RISK CATEGORY:		I
1.	DEAD LOAD (D)	D = 4 PSF
2.	ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3.	SNOW LOAD (S)	
	GROUND SNOW LOAD	Pg = 20 - 90 PSF
	IMPORTANCE FACTOR	Is = 0.8
	THERMAL FACTOR	Ct = 1.2
	EXPOSURE FACTOR	Ce = 1.0
	ROOF SLOPE FACTOR	Cs = 1.0
4.	WIND LOAD (W)	
	BASIC WIND SPEED	V_{ULT} = 105 - 180 MPH
	EXPOSURE	C
5.	SEISMIC LOAD (E)	
	DESIGN CATEGORY	D
	IMPORTANCE FACTOR	Ie = 1.00

LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

DRAWING INDEX

COVER SHEET	------	1
SCHEDULES & MEMBER - SECTIONS	------	2
FRAME SECTIONS & DETAILS	------	3
SPACING SCHEDULES - & ENCLOSURE NOTES	------	4
PURLIN & GIRT SCHEDULES	------	5
SHEATHING OPTIONS	------	6
SIDE WALL FRAMING & OPENINGS	------	7-A, 7-B
END WALL FRAMING & OPENINGS	------	8-A, 8-B
CORNER BRACING DETAILS	------	9
OPTIONAL LEAN-TO ADDITION	------	10
FOUNDATION OPTIONS	------	11-A TO 11-D

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel: 419-292-1983 • Fax: 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF INDIANA
PROJECT NO.: 034-19-0871
SHEET TITLE: COVER SHEET
SHEET NO.: 1 / 11
DRAWN BY: E.Z. DATE: 5/13/19
CHECKED BY: OAA DATE: 5/13/19

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: **07/31/2020**
DATE SIGNED: **MAY 13 2019**

CUSTOMER INFORMATION

OWNER:
ADDRESS:

DESIGN LOADS

GROUND SNOW:
ROOF LIVE LOAD:
BASIC WIND SPEED:

BUILDING INFORMATION

WIDTH:
LENGTH:
HEIGHT:

FRAME TYPE: ☐ A-FRAME ☐ REGULAR

ENCLOSURE TYPE: ☐ FULL ☐ PARTIAL ☐ OPEN

CERTIFICATION VALIDITY NOTICE

DATE OF EXPIRATION: **MAY 13 2020**

CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

TABLE 2.1: MEMBER PROPERTIES

NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT	11
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" X 14GA TUBE	1
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25 X 6" X 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

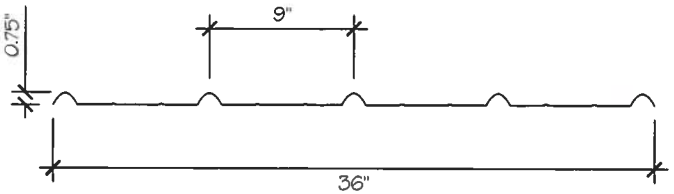
LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	6" C/C	MIN. 1	4½" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.

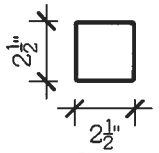
TABLE 2.3: GAUGE THICKNESS

GAUGE	29	18	14	12
THICKNESS (IN)	0.0135	0.049	0.083	0.109



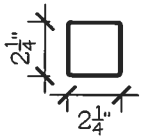
THICKNESS = 29GA

29 GA CORRUGATED SHEATHING (8)
SCALE: NTS



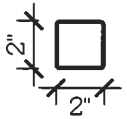
THICKNESS = 14GA

2.5" X 2.5" 14GA TUBE (1)
SCALE: NTS



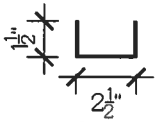
THICKNESS = 12GA

2.25" X 2.25" 12GA TUBE (2)
SCALE: NTS



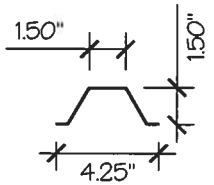
THICKNESS = 14GA

2" X 2" 14GA TUBE (3)
SCALE: NTS



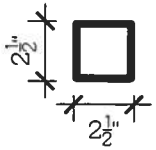
THICKNESS = 14GA

2.5" X 1.5" 14GA CHANNEL (4)
SCALE: NTS



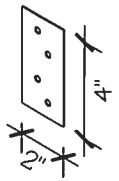
THICKNESS = 18GA / 14GA

4.25" X 1.5" X 18GA / 14GA HAT CHANNEL (5)
SCALE: NTS



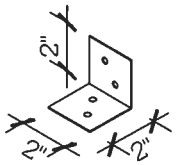
2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT (11)
SCALE: NTS

NOTE: INSERT FULL LENGTH & FIELD BOLT W/ [23] FASTENERS @ 12" C/C STAGGERED OPPOSITE FACE



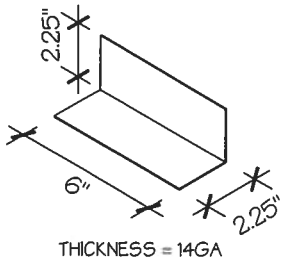
THICKNESS = 14GA

STRAIGHT BRACKET (6)
SCALE: NTS



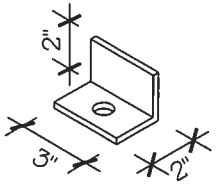
THICKNESS = 14GA

ANGLE BRACKET (7)
SCALE: NTS



THICKNESS = 14GA

DB BRACKET (9)
SCALE: NTS



THICKNESS = 3/16"

BASE ANGLE (10)
SCALE: NTS

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF INDIANA
PROJECT NO.: 034-19-0871
SHEET TITLE:

SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11
DRAWN BY: E.Z. DATE: 5/13/19
CHECKED BY: OAA DATE: 5/13/19

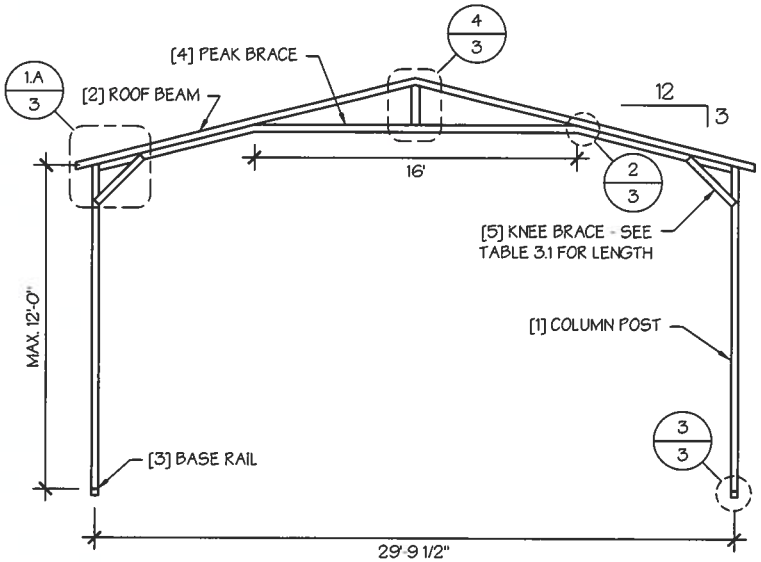
LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

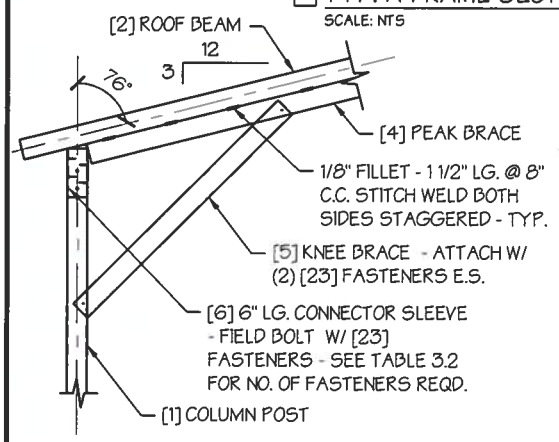
SEAL:

OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: 07/31/2020
DATE SIGNED: MAY 13 2019

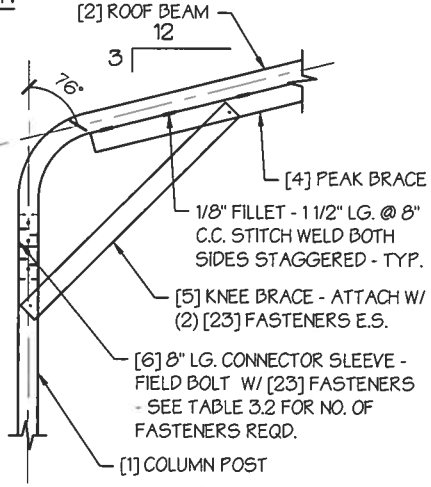


☐ TYP. A-FRAME SECTION
SCALE: NTS

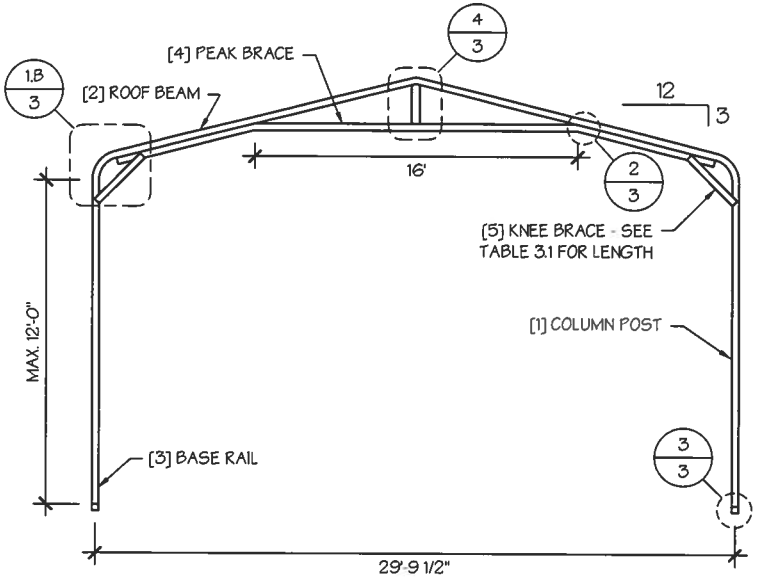


☐ A. 'A'-FRAME

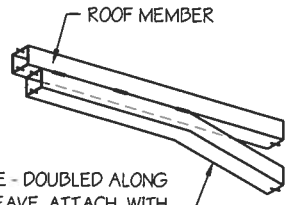
EAVE DETAIL 1
SCALE: NTS



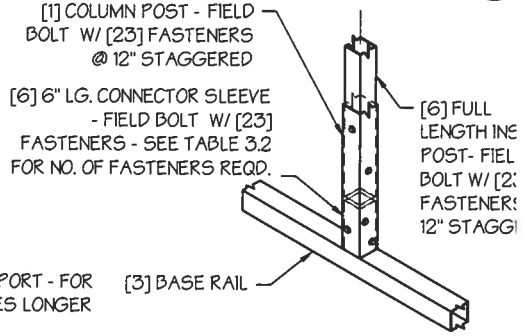
☐ B. REGULAR FRAME



☐ TYP. REGULAR FRAME SECTION
SCALE: NTS



PEAK BRACE CONNECTION DETAILS 2
SCALE: NTS



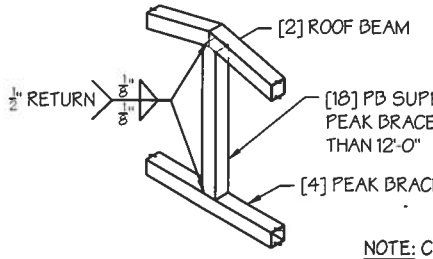
BASE DETAIL 3
SCALE: NTS

TABLE 3.1: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
☐ UP TO 8'	24"
☐ 9' TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
☐ 105 TO 125	4
☐ 130 TO 155	6
☐ 160 TO 180	8



PB SUPPORT DETAIL 4
SCALE: NTS

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY:
ALL STEEL CARPORTS
2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:
A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF INDIANA
PROJECT NO.: 034-19-0871
SHEET TITLE: FRAME SECTIONS & DETAILS
SHEET NO.: 3 / 11
DRAWN BY: E.Z. DATE: 5/13/19
CHECKED BY: OAA DATE: 5/13/19

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

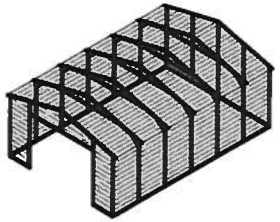
SEAL:

DATE EXPIRES: 07/31/2020
DATE SIGNED: MAY 13 2019

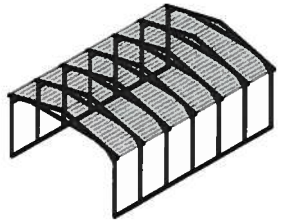
TABLE 4: FRAME SPACING SCHEDULE

	GROUND SNOW / ROOF LIVE LOAD (PSF)	ENCLOSED BUILDINGS — WIND SPEED (MPH)							OPEN BUILDINGS — WIND SPEED (MPH)						
		☐105	☐115	☐130	☐140	☐155	☐165	☐180	☐105	☐115	☐130	☐140	☐155	☐165	☐180
■ EAVE HEIGHT = 10'-0" TO 12'-0"	☐30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/48	42	36/42	36	30
	☐40 / 27	48/60	48/60	42/60	42/54	48	42/48	36/42	48	48	42/48	42	36/42	36	30
	☐50 / 34	40/48	40/48	40/48	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36	36	30
	☐60 / 41	36/42	36/42	36	36	36	36	36	36	36	30	30	30	30	24
	☐70 / 47	32/36	32/36	32/36	32/36	30	30	30	30	30	30	24	24	24	24
	☐80 / 54	24	24	24	24	24	24	24	24	24	24	24	24	24	---
	☐90 / 61	18	18	18	18	---	---	---	18	18	---	---	---	---	---
■ EAVE HEIGHT = 7'-0" TO 9'-0"	☐30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/54	42/48	36/42	36/42	30/36
	☐40 / 27	48/60	48/60	42/60	48/54	48	42/48	36/42	48	48	42/48	42/48	36/42	36/42	30/36
	☐50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36/42	36	30/36
	☐60 / 41	36/48	36/42	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	30/36
	☐70 / 47	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	30	24
	☐80 / 54	30	30	30	30	30	30	30	24	24	24	24	24	24	24
	☐90 / 61	24	24	24	24	24	24	24	18	18	18	18	18	18	18
■ EAVE HEIGHT = UP TO 6'-0"	☐30 / 20	60	60	54/60	54	48	42/48	36/42	54	48/54	42/54	42/54	36/48	36/48	30/36
	☐40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	36/42	48	48	42/48	42/48	36/48	36/48	30/36
	☐50 / 34	40/54	40/54	40/54	40/48	40/48	40/48	36/42	40/42	40/42	40/42	40/42	36/42	36/42	30/36
	☐60 / 41	36/48	36/48	36/48	36/48	36/42	36/42	36/42	36	36	36	36	36	36	30/36
	☐70 / 47	32/42	32/42	32/36	32/36	32/36	32/36	30	32/36	32/36	30	30	30	30	24
	☐80 / 54	30/36	30/36	30/36	30/36	30/36	30	30	30	30	30	30	30	24	24
	☐90 / 61	30/36	30/36	30	30	30	30	30	24	24	24	24	---	---	---

NOTES:
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.



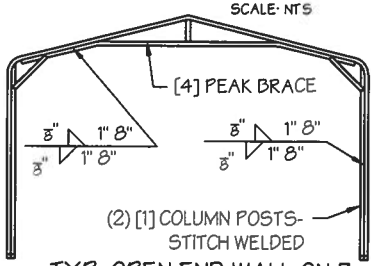
TYP. ENCLOSED BUILDING
SCALE: NTS



TYP. OPEN BUILDING
SCALE: NTS

GENERAL ENCLOSURE NOTES:

1. TYPICAL ENCLOSED AND OPEN BUILDINGS ARE AS SHOWN ON THE RIGHT.
2. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
3. FOR ENCLOSED BUILDINGS, ONE END WALL CAN BE OPEN IF THE OTHER END WALL IS ENCLOSED. THE OPEN END WALL MUST HAVE EITHER GABLE FRAMING (SEE SHEET 8A) OR A DOUBLE END FRAME - SEE TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING.
4. OPEN BUILDINGS CAN HAVE PARTIALLY ENCLOSED SIDE WALLS UP TO 3' ENCLOSED.
5. ENCLOSED BUILDING WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. SEE SHEET 9 FOR TYPICAL BRACING DETAILS.



TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING
SCALE: NTS

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30' 0" WIDE BUILDINGS
LOCATION: STATE OF INDIANA
PROJECT NO.: 034 19-0871
SHEET TITLE: SPACING SCHEDULES & ENCLOSURE NOTES
SHEET NO.: 4 / 11
DRAWN BY: E.Z. DATE: 5/13/19
CHECKED BY: OAA DATE: 5/13/19

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: **07/31/2020**
DATE SIGNED: **MAY 13 2019**

TABLE 5.1: PURLIN SPACING SCHEDULE

	GROUND SNOW / ROOF LIVE LOAD (PSF)	14GA. HAT CHANNEL PURLIN							18GA. HAT CHANNEL PURLIN						
		WIND SPEED (MPH)							WIND SPEED (MPH)						
		105	115	130	140	155	165	180	105	115	130	140	155	165	180
FRAME SPACING: 5'-0"	30 / 20	54	48	42	36	30	24	24	36	30	24	18	18	12	12
	40 / 27	42	42	42	36	30	24	24	30	30	24	18	18	12	12
	50 / 34	40	40	40	36	30	24	24	24	24	24	18	18	12	12
	60 / 41	36	36	36	36	30	24	24	18	18	18	18	18	12	12
	70 / 47	32	32	32	32	30	24	24	18	18	18	18	18	12	12
	80 / 54	30	30	30	30	30	24	24	18	18	18	18	18	12	12
	90 / 61	24	24	24	24	24	24	24	12	12	12	12	12	12	12
FRAME SPACING: 4'-6"	30 / 20	54	48	42	42	36	30	30	48	36	30	24	18	18	12
	40 / 27	42	42	42	42	36	30	30	42	36	30	24	18	18	12
	50 / 34	40	40	40	40	36	30	30	30	30	30	24	18	18	12
	60 / 41	36	36	36	36	36	30	30	30	30	30	24	18	18	12
	70 / 47	32	32	32	32	32	30	30	24	24	24	24	18	18	12
	80 / 54	32	32	32	32	32	30	30	18	18	18	18	18	18	12
	90 / 61	30	30	30	30	30	30	30	18	18	18	18	18	18	12
FRAME SPACING: 4'-0"	30 / 20	54	48	42	42	36	36	30	54	48	36	30	24	24	18
	40 / 27	42	42	42	42	36	36	30	42	42	36	30	24	24	18
	50 / 34	40	40	40	40	36	36	30	40	40	36	30	24	24	18
	60 / 41	36	36	36	36	36	36	30	36	36	36	30	24	24	18
	70 / 47	32	32	32	32	32	32	30	30	30	30	30	24	24	18
	80 / 54	32	32	32	32	32	32	30	24	24	24	24	24	24	18
	90 / 61	30	30	30	30	30	30	30	24	24	24	24	24	24	18
FRAME SPACING: 3'-6"	30 / 20	54	48	42	42	36	36	30	54	48	42	42	36	30	30
	40 / 27	42	42	42	42	36	36	30	42	42	42	42	36	30	30
	50 / 34	40	40	40	40	36	36	30	40	40	40	40	36	30	30
	60 / 41	36	36	36	36	36	36	30	36	36	36	36	36	30	30
	70 / 47	32	32	32	32	32	32	30	32	32	32	32	32	30	30
	80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	30	30
	90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30
FRAME SPACING: 3'-0" OR LOWER	30 / 20	54	48	42	42	36	36	30	54	48	42	42	36	36	30
	40 / 27	42	42	42	42	36	36	30	42	42	42	42	36	36	30
	50 / 34	40	40	40	40	36	36	30	40	40	40	40	36	36	30
	60 / 41	36	36	36	36	36	36	30	36	36	36	36	36	36	30
	70 / 47	32	32	32	32	32	32	30	32	32	32	32	32	32	30
	80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	32	30
	90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30

NOTES:
1. PURLIN SPACING UNITS ARE IN INCHES.
2. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH)						
	105	115	130	140	155	165	180
5'-0"	60	48	36	30	24	24	18
4'-6"	60	60	48	42	36	30	24
4'-0"	60	60	54	54	42	36	30
3'-6"	60	60	54	54	48	42	42
2'-0" TO 3'-0"	60	60	54	54	48	42	42

NOTES:
1. GIRT SPACING UNITS ARE IN INCHES.
2. THIS SCHEDULE IS TO BE USED FOR BOTH 14GA AND 18 GA PURLINS.
3. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 034-19-0871

SHEET TITLE:

PURLIN & GIRT SPACING SCHEDULES

SHEET NO.: 5 / 11

DRAWN BY: E.Z. DATE: 5/13/19

CHECKED BY: OAA DATE: 5/13/19

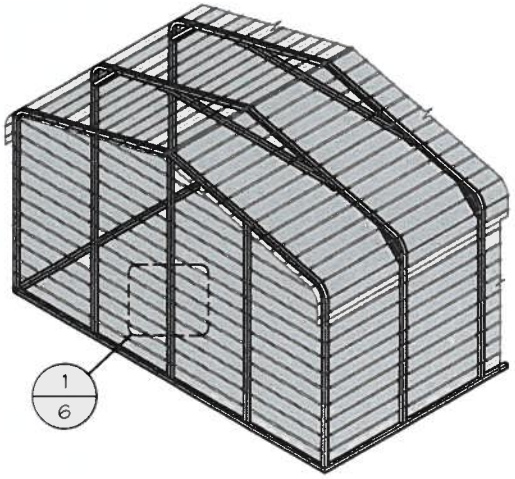
LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

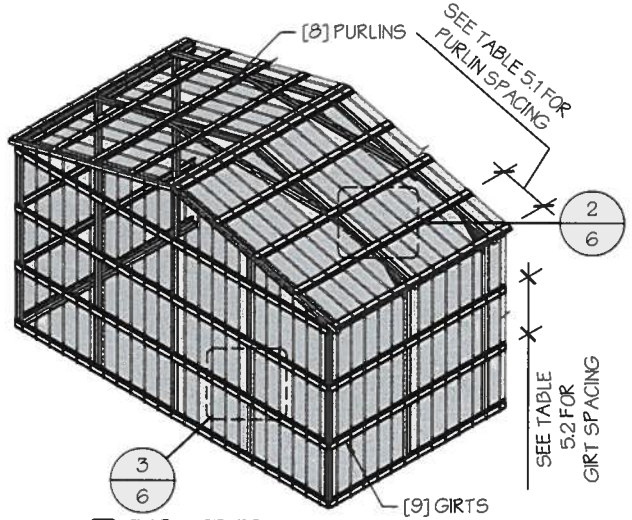
SEAL:

DATE EXPIRES: **07/31/2020**

DATE SIGNED: **MAY 13 2019**



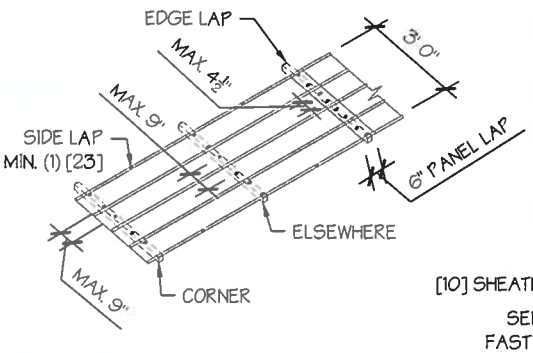
☐ TYP. HORIZONTAL SHEATHING
SCALE: NTS



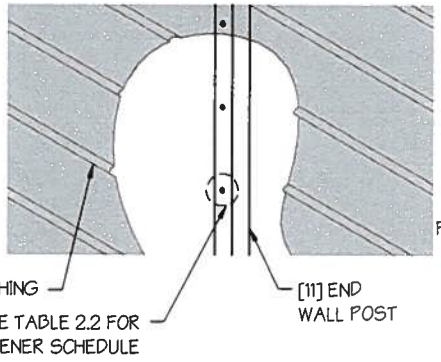
☐ TYP. VERTICAL SHEATHING
SCALE: NTS

GENERAL SHEATHING NOTES:

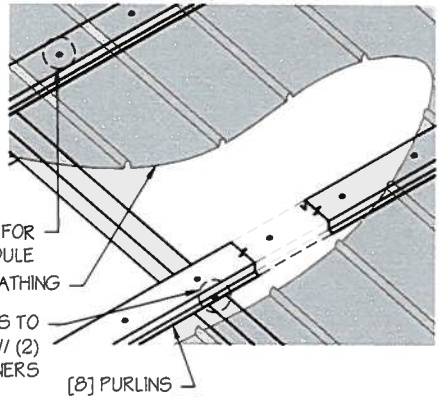
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.



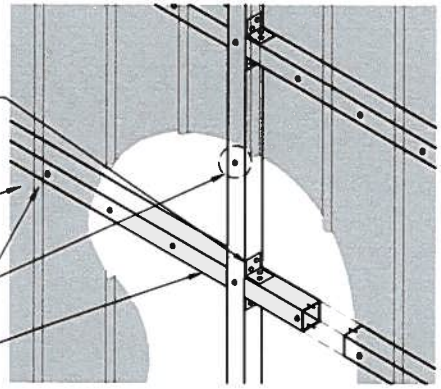
TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



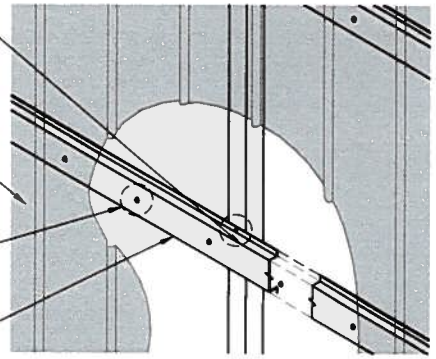
TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL 2
SCALE: NTS



☐ WALL VERTICAL SHEATHING - TUBE DETAIL 3
SCALE: NTS



☐ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3
SCALE: NTS

MANUFACTURED BY:
ALL STEEL CARPORTS
2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:
A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF INDIANA
PROJECT NO.: 034 19-0871
SHEET TITLE:
SHEATHING OPTIONS & DETAILS
SHEET NO.: 6 / 11
DRAWN BY: E.Z. DATE: 5/13/19
CHECKED BY: OAA DATE: 5/13/19

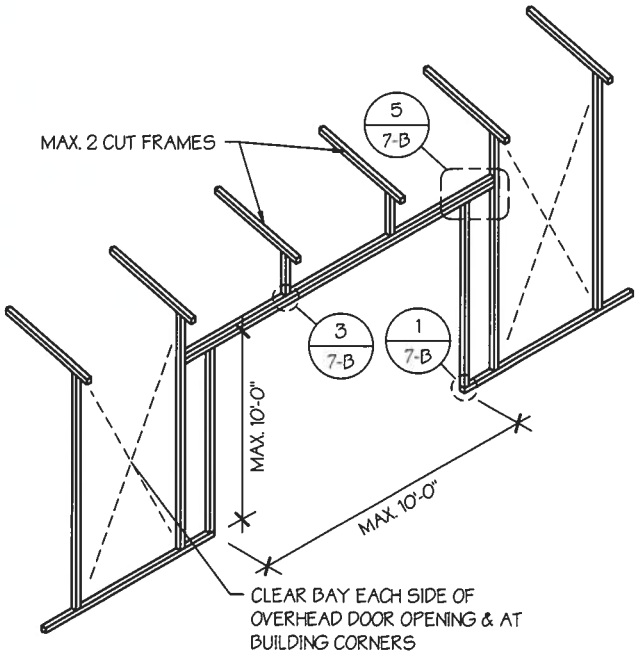
LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

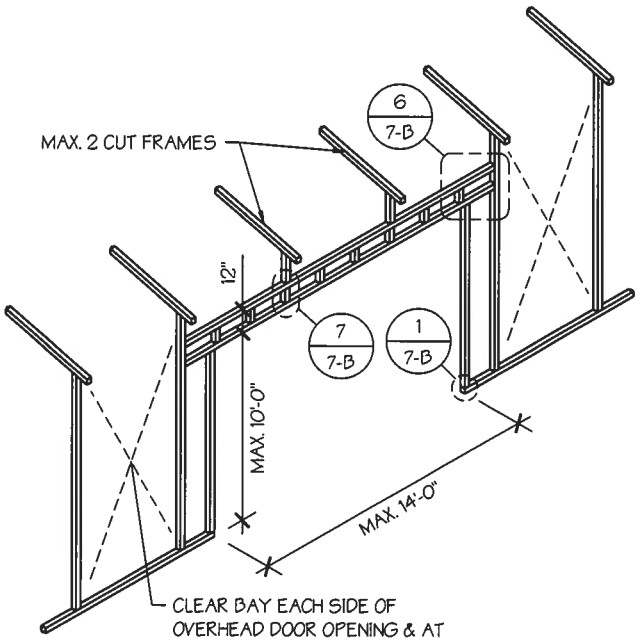
OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF
INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: **07/31/2020**
DATE SIGNED: **MAY 13 2019**



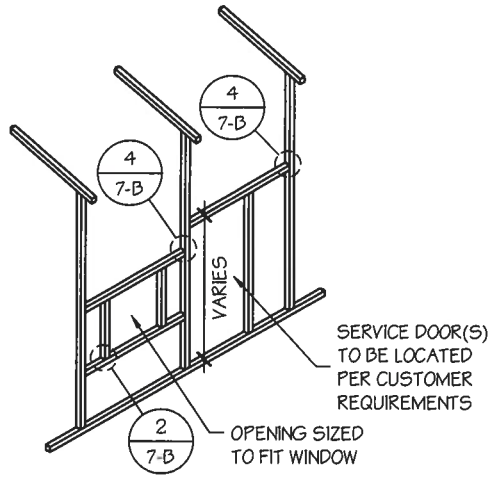
☐ SIDE WALL OVERHEAD DOOR OPENINGS

SCALE: NTS



☐ SIDE WALL OVERHEAD DOOR OPENINGS WITH TRUSS STYLE HEADER

SCALE: NTS



☐ SIDE WALL SERVICE DOOR / WINDOW OPENINGS

SCALE: NTS

SIDE WALL FRAMING NOTES:

1. TRUSS-STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER.
2. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
3. MAX. HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
5. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
6. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 034-19-0871

SHEET TITLE:
SIDE WALL FRAMING
& OPENINGS

SHEET NO.: 7-A / 11

DRAWN BY: E.Z. DATE: 5/13/19

CHECKED BY: OAA DATE: 5/13/19

LEGAL INFORMATION

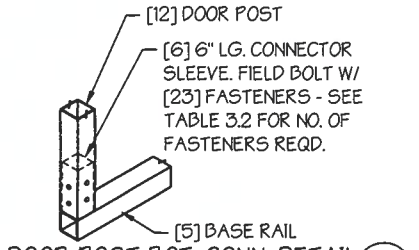
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

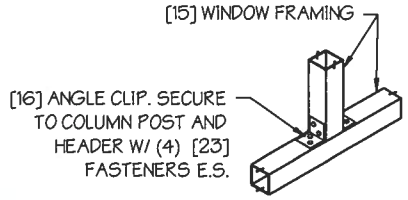
OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF
INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: **07/31/2020**

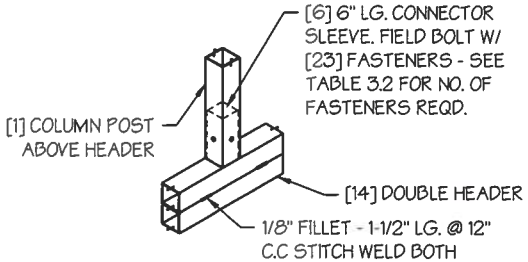
DATE SIGNED: **MAY 13 2019**



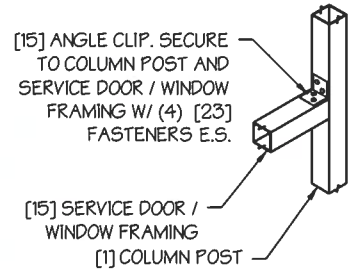
DOOR POST BOT. CONN. DETAIL (1)
SCALE: NTS



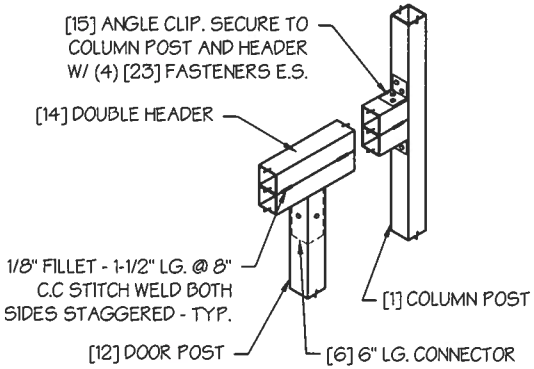
TYP. WINDOW FRAMING CONN. DETAIL (2)
SCALE: NTS



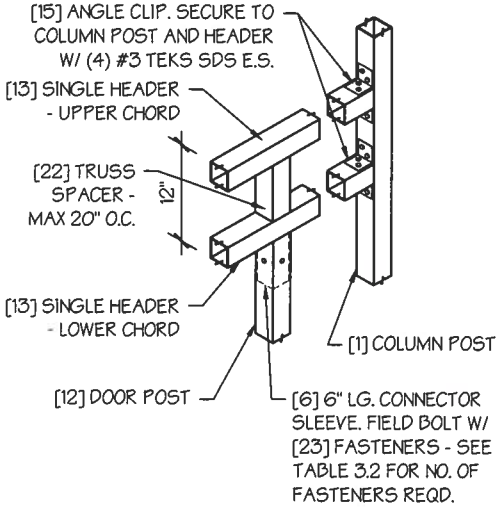
COLUMN POST ABOVE DBL. DOOR HEADER CONN. DETAIL (3)
SCALE: NTS



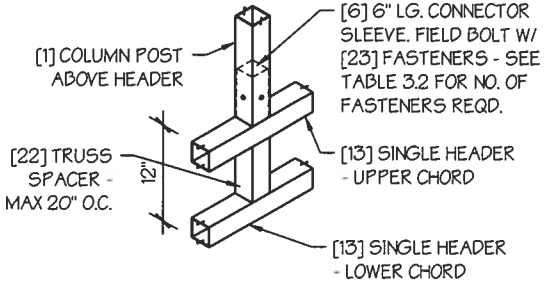
TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL (4)
SCALE: NTS



COLUMN POST ABOVE DBL. DOOR HEADER CONN. DETAIL (5)
SCALE: NTS



COLUMN POST ABOVE TRUSS DOOR HEADER CONN. DETAIL (6)
SCALE: NTS



COLUMN POST ABOVE TRUSS DOOR HEADER CONN. DETAIL (7)
SCALE: NTS

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel: 419-292-1983 • Fax: 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF INDIANA
PROJECT NO.: 034-19-0871
SHEET TITLE: SIDE WALL FRAMING DETAILS
SHEET NO.: 7-B / 11
DRAWN BY: E.Z. DATE: 5/13/19
CHECKED BY: OAA DATE: 5/13/19

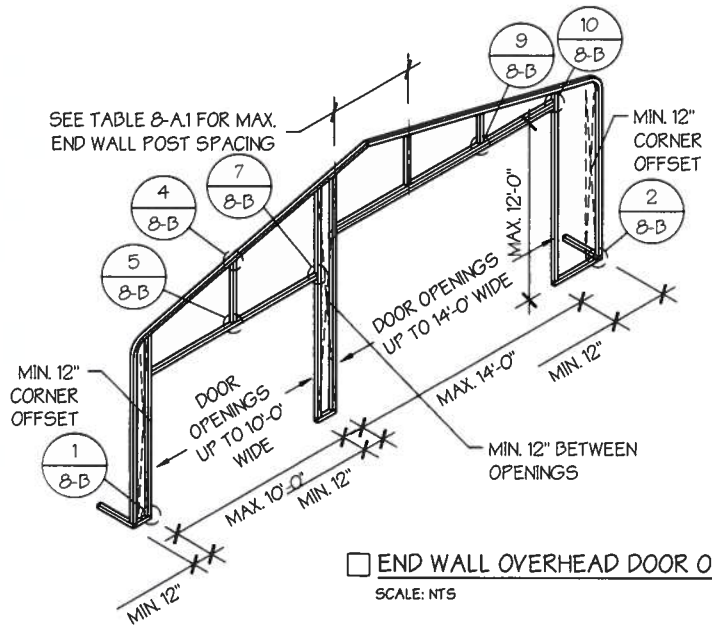
LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

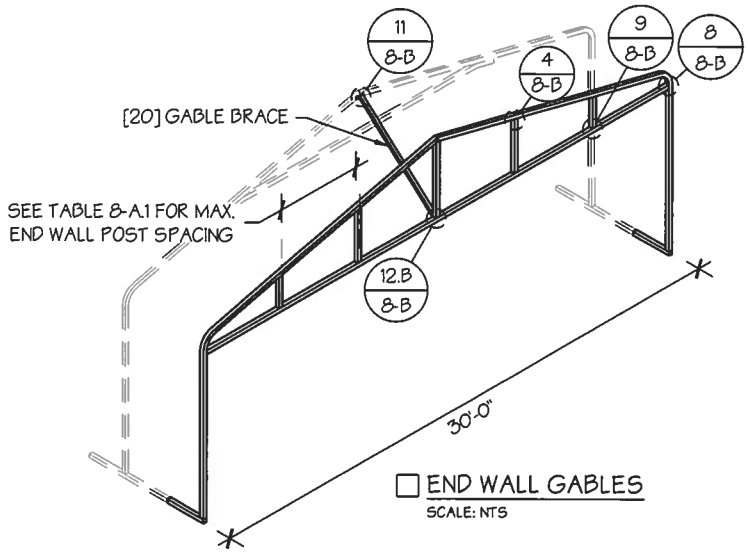
OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: **07/31/2020**
DATE SIGNED: **MAY 13 2019**



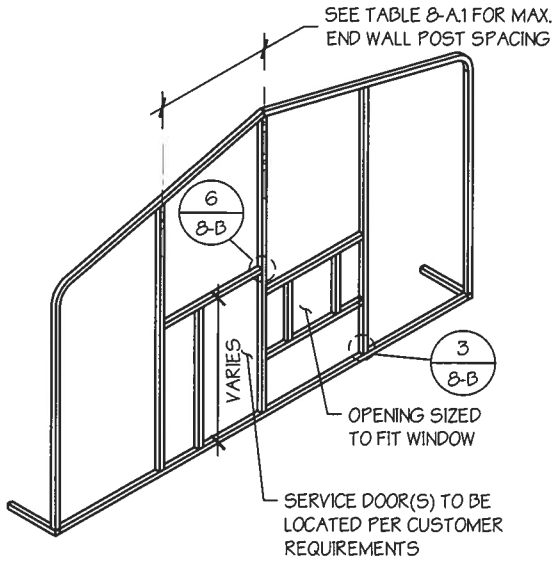
☐ END WALL OVERHEAD DOOR OPENINGS

SCALE: NTS



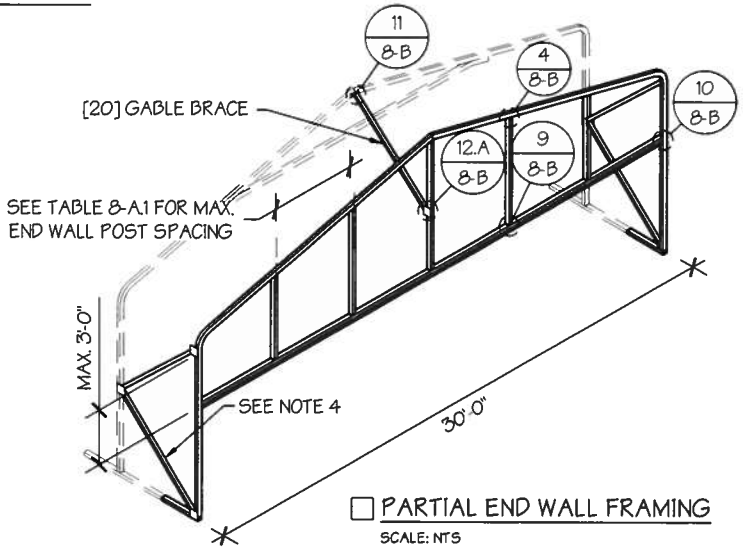
☐ END WALL GABLES

SCALE: NTS



☐ END WALL SERVICE DOOR AND WINDOW OPENINGS

SCALE: NTS



☐ PARTIAL END WALL FRAMING

SCALE: NTS

TABLE 8-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	EAVE HEIGHT		
	■ UP TO 7'	■ 8' TO 9'	■ 10' TO 12'
☐ 105	5'	5'	5'
☐ 115	5'	5'	4.5'
☐ 130	4.5'	4.5'	4'
☐ 140	4.5'	4.5'	3'
☐ 155	4'	4'	2.5'
☐ 165 - 180	3.5'	3'	2'

END WALL FRAMING NOTES:

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
2. MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
3. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
4. DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 034-19-0871

SHEET TITLE:

END WALL FRAMING

SHEET NO.: 8-A / 11

DRAWN BY: E.Z. DATE: 5/13/19

CHECKED BY: OAA DATE: 5/13/19

LEGAL INFORMATION

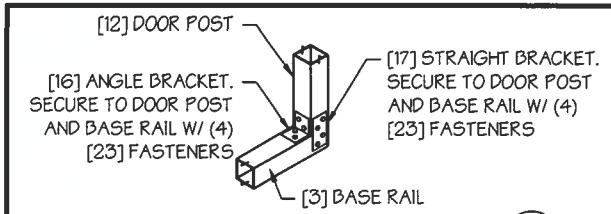
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

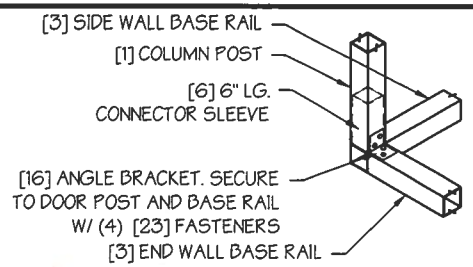
OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF
INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: **07/31/2020**

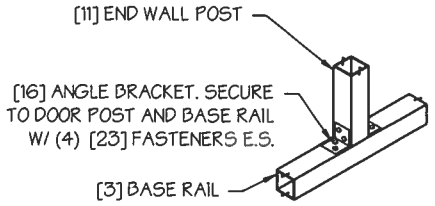
DATE SIGNED: **MAY 13 2019**



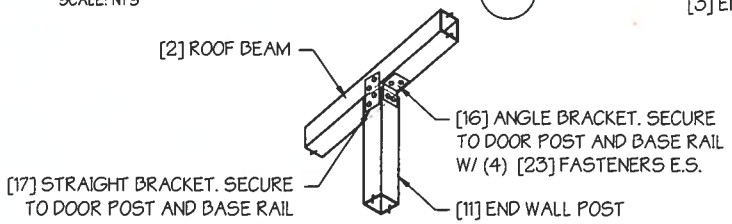
DOOR POST BASE RAIL CONN. DETAIL 1
SCALE: NTS



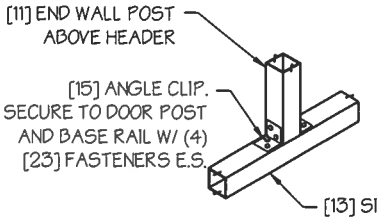
CORNER DETAIL 2
SCALE: NTS



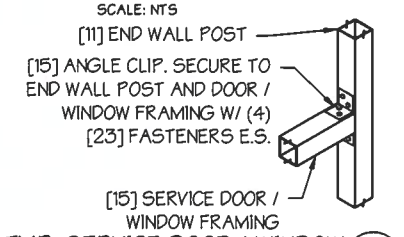
END WALL POST - BASE RAIL CONN. DETAIL 3
SCALE: NTS



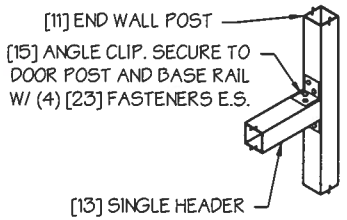
END WALL POST - ROOF BEAM CONN. DETAIL 4
SCALE: NTS



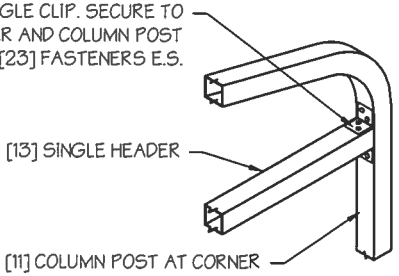
END WALL POST ABOVE HEADER CONN. DETAIL 5
SCALE: NTS



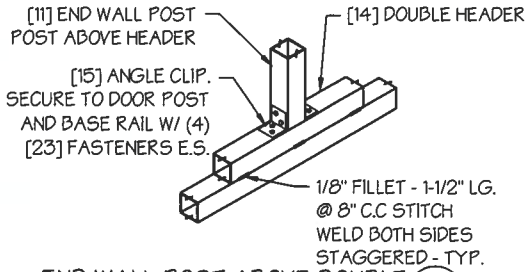
TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL 6
SCALE: NTS



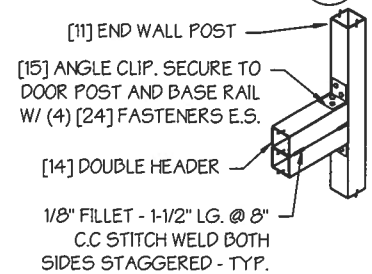
HEADER - END WALL POST CONN. DETAIL 7
SCALE: NTS



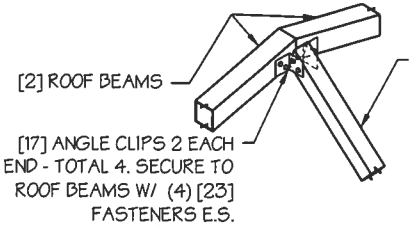
GABLE HEADER - CORNER POST CONN. DETAIL 8
SCALE: NTS



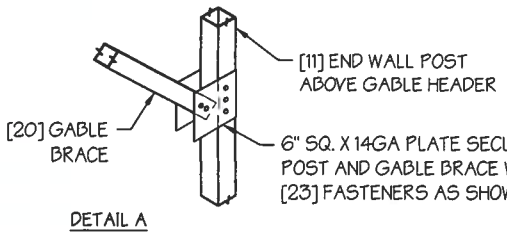
END WALL POST ABOVE DOUBLE HEADER CONN. DETAIL 9
SCALE: NTS



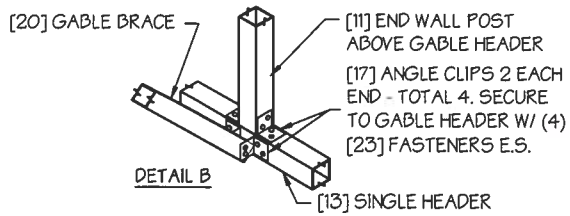
DOUBLE HEADER - END WALL POST CONN. DETAIL 10
SCALE: NTS



TYP. GABLE BRACE CONN. DETAIL 11
SCALE: NTS



DETAIL A



DETAIL B

GABLE BRACE - END WALL CONN. DETAIL 12
SCALE: NTS

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS
LOCATION: STATE OF INDIANA
PROJECT NO.: 034-19-0871
SHEET TITLE: END WALL FRAMING DETAILS
SHEET NO.: 8-B / 11
DRAWN BY: E.Z. DATE: 5/13/19
CHECKED BY: OAA DATE: 5/13/19

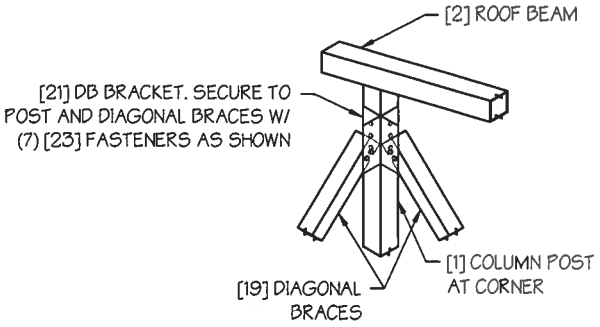
LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

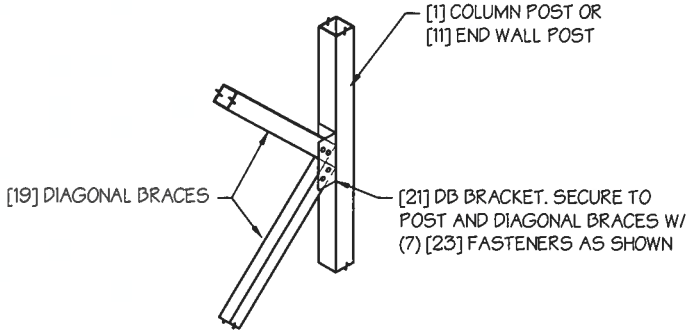
OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: **07/31/2020**
DATE SIGNED: **MAY 13 2019**



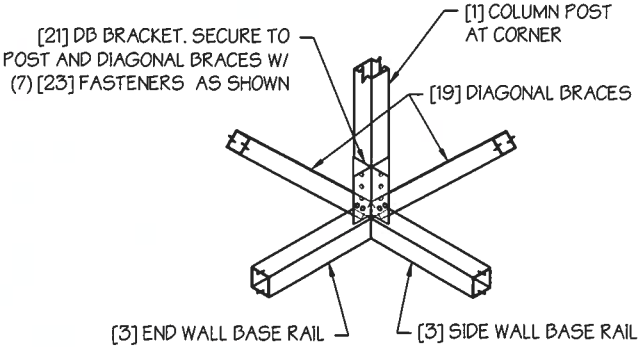
DIAGONAL BRACE TOP CORNER CONN. DETAIL* 1

SCALE: NTS



DIAGONAL BRACE - POST CONN. DETAIL* 2

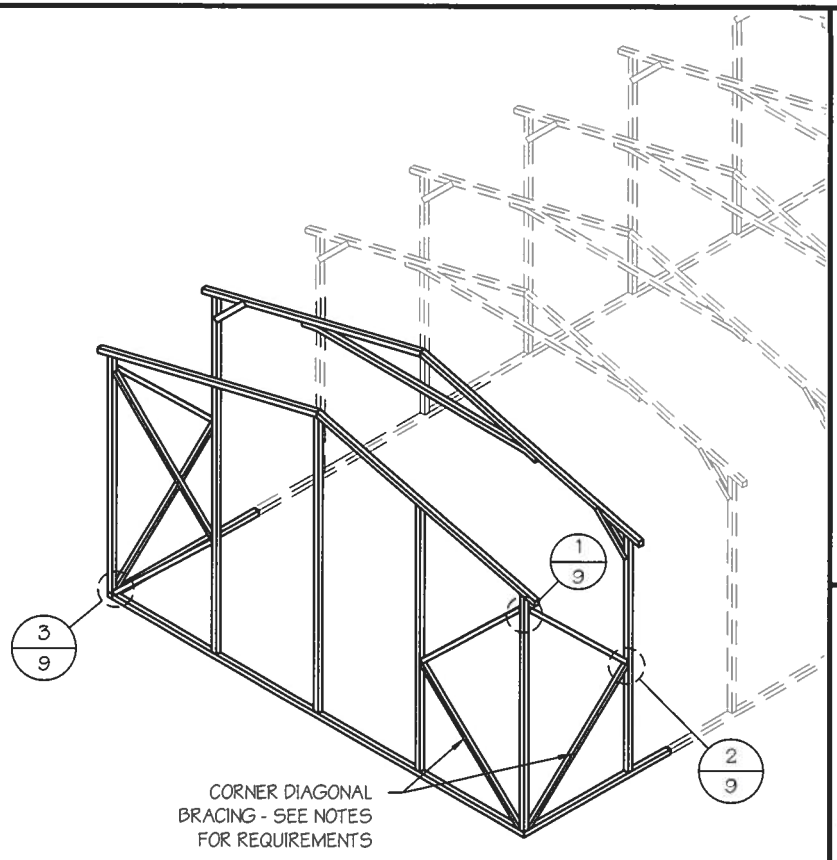
SCALE: NTS



DIAGONAL BRACE BOT. CORNER CONN. DETAIL* 3

SCALE: NTS

* INSIDE VIEW SHOWN FOR CLARITY



DIAGONAL BRACING AT CORNERS

SCALE: NTS

CORNER BRACING NOTES:

1. DIAGONAL BRACING AT BUILDING CORNERS IS REQUIRED FOR ALL BUILDINGS IN LOCATIONS WHERE WIND SPEED IS 140 MPH OR GREATER.
2. IF CORNER BRACING IS REQUIRED BUT THE BUILDING IS MISSING ONE OR MORE END WALLS THEN THE BUILDING MUST BE DESIGNED AS AN OPEN BUILDING AND SIDE WALL DIAGONAL BRACING IS REQUIRED (USE SPACING FOR OPEN BUILDING IN TABLE 4.1).
3. DIAGONAL BRACING IS ALSO REQUIRED ON THE CORNERS ON THE SIDE WALLS WHEN THE ADJACENT END WALL IS PARTIALLY ENCLOSED.

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 034-19-0871

SHEET TITLE: CORNER BRACING DETAILS

SHEET NO.: 9 / 11

DRAWN BY: E.Z. DATE: 5/13/19

CHECKED BY: OAA DATE: 5/13/19

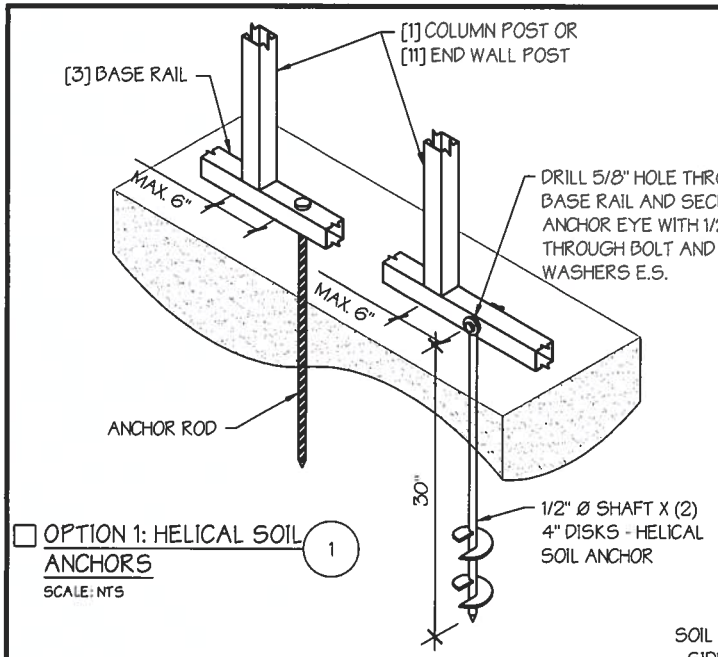
LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

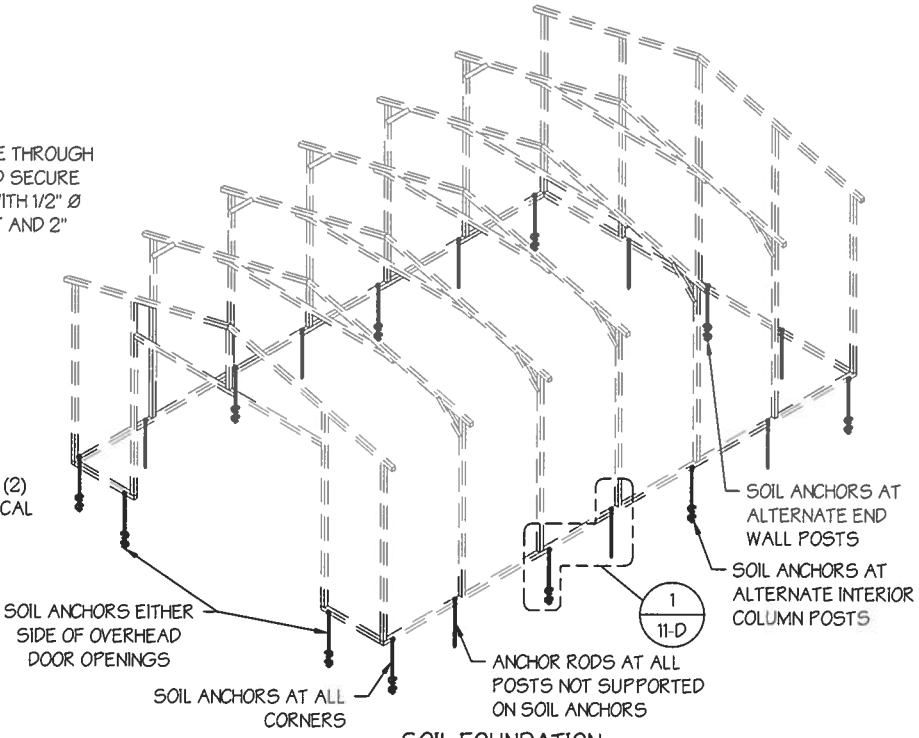
DATE EXPIRES: **07/31/2020**

DATE SIGNED: **MAY 13 2019**



☐ OPTION 1: HELICAL SOIL ANCHORS (1)

SCALE: NTS



SOIL FOUNDATION

SCALE: NTS

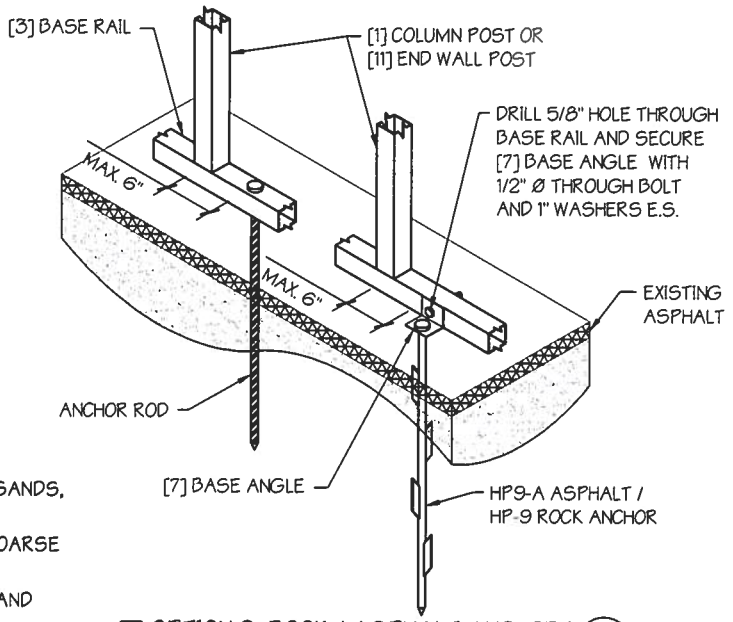
SOIL FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
4. HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
5. ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

SOIL CLASSIFICATIONS:

SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

*FROM HUD *"MODEL MANUFACTURED HOME INSTALLATION STANDARDS"*



☐ OPTION 2: ROCK / ASPHALT ANCHORS (1)

SCALE: NTS

MANUFACTURED BY:

ALL STEEL CARPORTS

2200 North Granville Avenue
Muncie, IN 47303
Tel: 1-800-730-7908
Fax: 1-765-284-2689

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
5911 Renaissance Place, Suite B • Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF INDIANA

PROJECT NO.: 034-19-0871

SHEET TITLE: FOUNDATION OPTION 4: SOIL ANCHORS

SHEET NO.: 11-D / 11

DRAWN BY: E.Z. DATE: 5/13/19

CHECKED BY: OAA DATE: 5/13/19

LEGAL INFORMATION

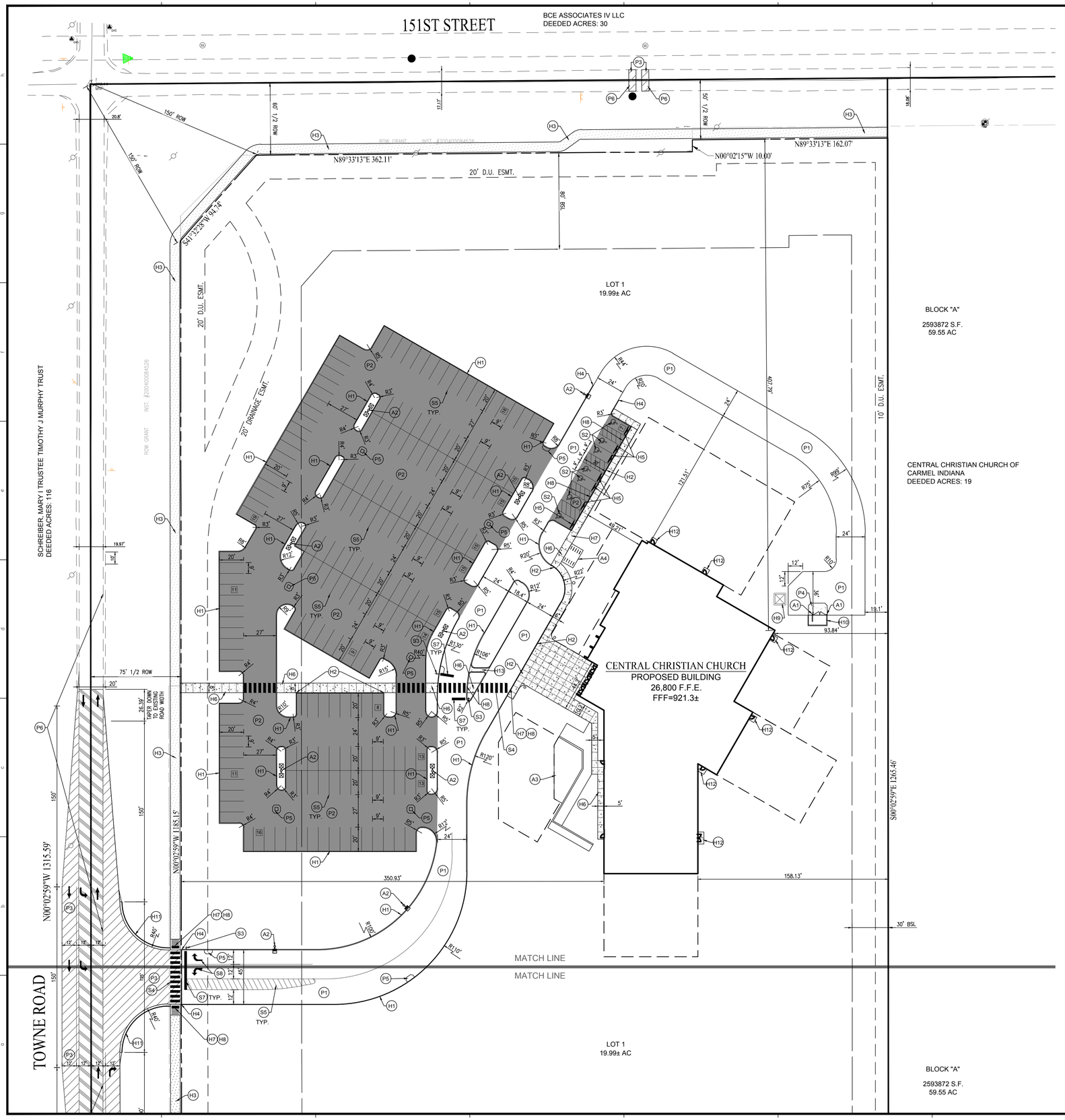
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

OMAR A. ABU-YASEIN
REGISTERED
10404536
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE EXPIRES: **07/31/2020**

DATE SIGNED: **MAY 13 2019**



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1' CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C604
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" EXTRUDED CURB ONSITE ONLY
- (H2) INTEGRAL WALK AND CURB
- (H3) 8' ASPHALT R.O.W. PATH
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) DUMPSTER ENCLOSURE
- (H11) 6" CURB AND GUTTER RIGHT-OF-WAY ONLY
- (H12) CONCRETE STOOP 5'X5', 10'X5' FOR DOUBLE DOORS
- (H13) CONCRETE FLUME

ACCESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (A4) BIKE RACK. PROVIDE SPACE FOR 8 BIKES.

SIGNAGE & MARKINGS

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
- (S6) 4" PAINTED WHITE SOLID LINE ISLAND
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

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, ATM RELATED DETAILS, 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 SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
19. PROPERTY LINE BEARINGS AND DISTANCES ON THIS PLAN REFER TO PROPOSED PROPERTY LINES AND ROW LINES. PLEASE REFER TO THE ALTA SURVEY FOR EXISTING DEDICATION CALLS AND PROPERTY LINES BEARINGS AND DISTANCES.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1

FRONT YARD BSL REQUIRED	= 100 FT
FRONT YARD BSL REQUIRED	= 80 FT
REAR YARD BSL REQUIRED	= 30 FT
SIDE YARD BSL REQUIRED	= 30 FT

OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%
PARKING REQUIRED:

PARKING REQUIREMENT	= 1 per 3 seats
PARKING REQUIRED	= 435/3 = 145
PARKING DIMENSIONS	= 9' x 20'
BIKE PARKING REQ'D	= 8

PARKING PROVIDED:
207 - STANDARD SPACES
7 - ADA SPACES
214 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- CURB INLET
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

PAVEMENT

- 1 ½" FULL WIDTH MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

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

OTHER

- SIGN
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- (12) PARKING COUNT

ABBREVIATIONS

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

N
W E
S

SCALE: 1" = 40'
0 20 40 80

Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISION/SUBMISSION	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT
REVISED FOR REVIEW COMMENTS	02.09.2016	MLT

PROJECT NO. W15.0043
DWG NAME w150043-C200.dgn
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02.09.2016

STEVEN SCOTT RUCKER REGISTERED PROFESSIONAL ENGINEER PE.11300279 STATE OF INDIANA

STEVEN SCOTT RUCKER P.E. 11300279

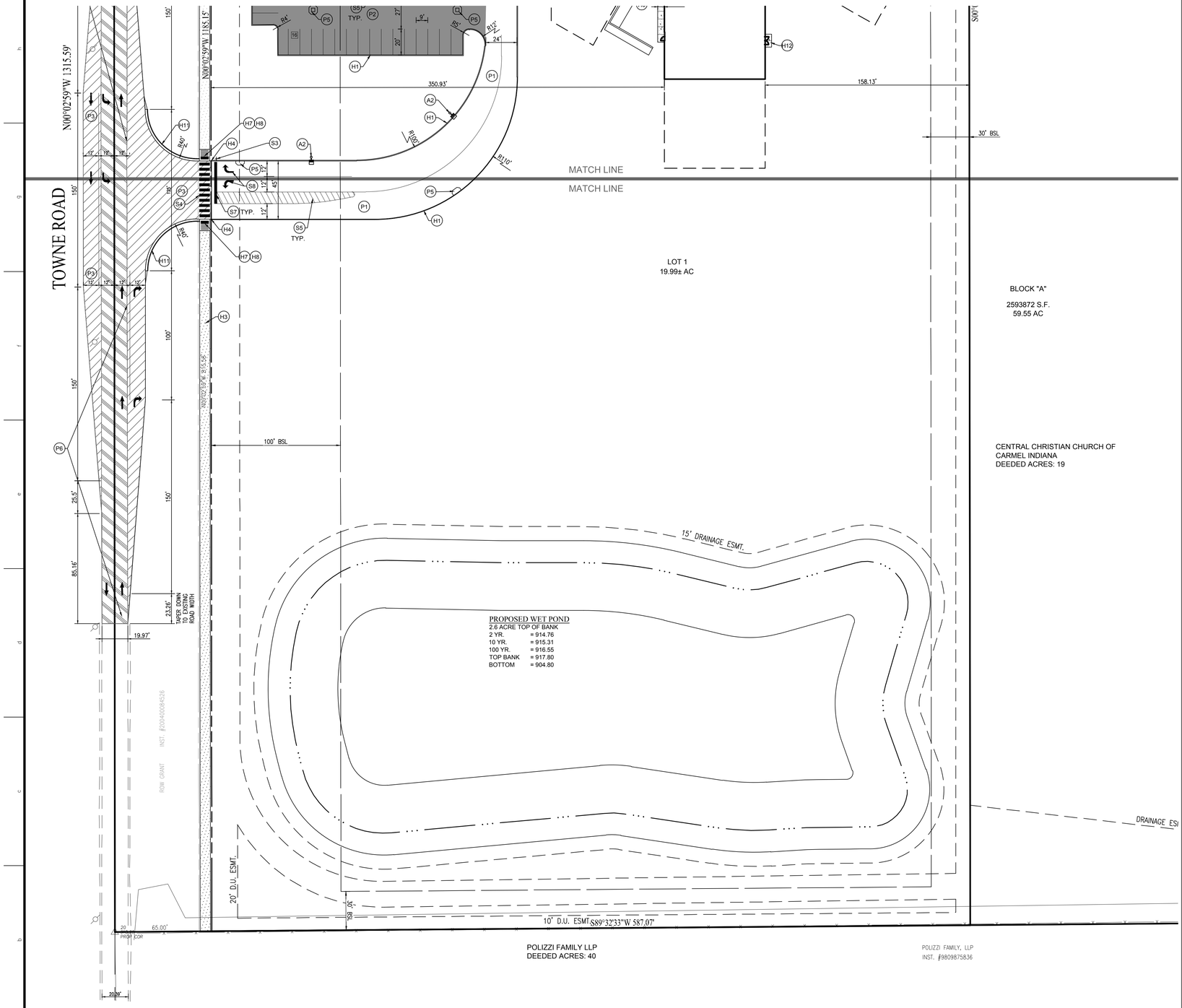
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SITE PLAN
Part of SW4, Section 18, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W15.0043

LOCATION: J:\W\2015\w150043\Engineering\design\constwk\w150043-C200_site.dwg
LAYOUT: C200
DATE/TIME: February 29, 2016 - 8:23am
PLOTTED BY: wtedem



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C604
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" EXTRUDED CURB ONSITE ONLY
- (H2) INTEGRAL WALK AND CURB
- (H3) 8' ASPHALT R.O.W. PATH
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) DUMPSTER ENCLOSURE
- (H11) 6" CURB AND GUTTER RIGHT-OF-WAY ONLY
- (H12) CONCRETE STOOP 5'X5', 10'X5' FOR DOUBLE DOORS
- (H13) CONCRETE FLUME

ACCESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (A4) BIKE RACK. PROVIDE SPACE FOR 8 BIKES.

SIGNAGE & MARKINGS

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
- (S6) 4" PAINTED WHITE SOLID LINE ISLAND
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

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, ATM RELATED DETAILS, 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 SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
19. PROPERTY LINE BEARINGS AND DISTANCES ON THIS PLAN REFER TO PROPOSED PROPERTY LINES AND ROW LINES. PLEASE REFER TO THE ALTA SURVEY FOR EXISTING DEDICATION CALLS AND PROPERTY LINES BEARINGS AND DISTANCES.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1
FRONT YARD BSL REQUIRED = 100 FT
FRONT YARD BSL REQUIRED = 80 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT
OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%
PARKING REQUIRED:
PARKING REQUIREMENT = 1 per 3 seats
PARKING REQUIRED = 435/3 = 145
PARKING DIMENSIONS = 9' x 20'
BIKE PARKING REQ'D = 8
PARKING PROVIDED:
207 - STANDARD SPACES
7 - ADA SPACES
214 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- CURB INLET
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

PAVEMENT

- 1½" FULL WIDTH MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

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

OTHER

- SIGN
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- PARKING COUNT

ABBREVIATIONS

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

N
W E
S

SCALE: 1" = 40'
0 20 40 80

Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W15.0043
DWG NAME	w150043-C200.dgn
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	JKS
DATE:	02.09.2016

REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT
REVISED FOR REVIEW COMMENTS	02.09.2016	MLT

STEVEN SCOTT RUCKER P.E. 11300279 STATE OF INDIANA PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

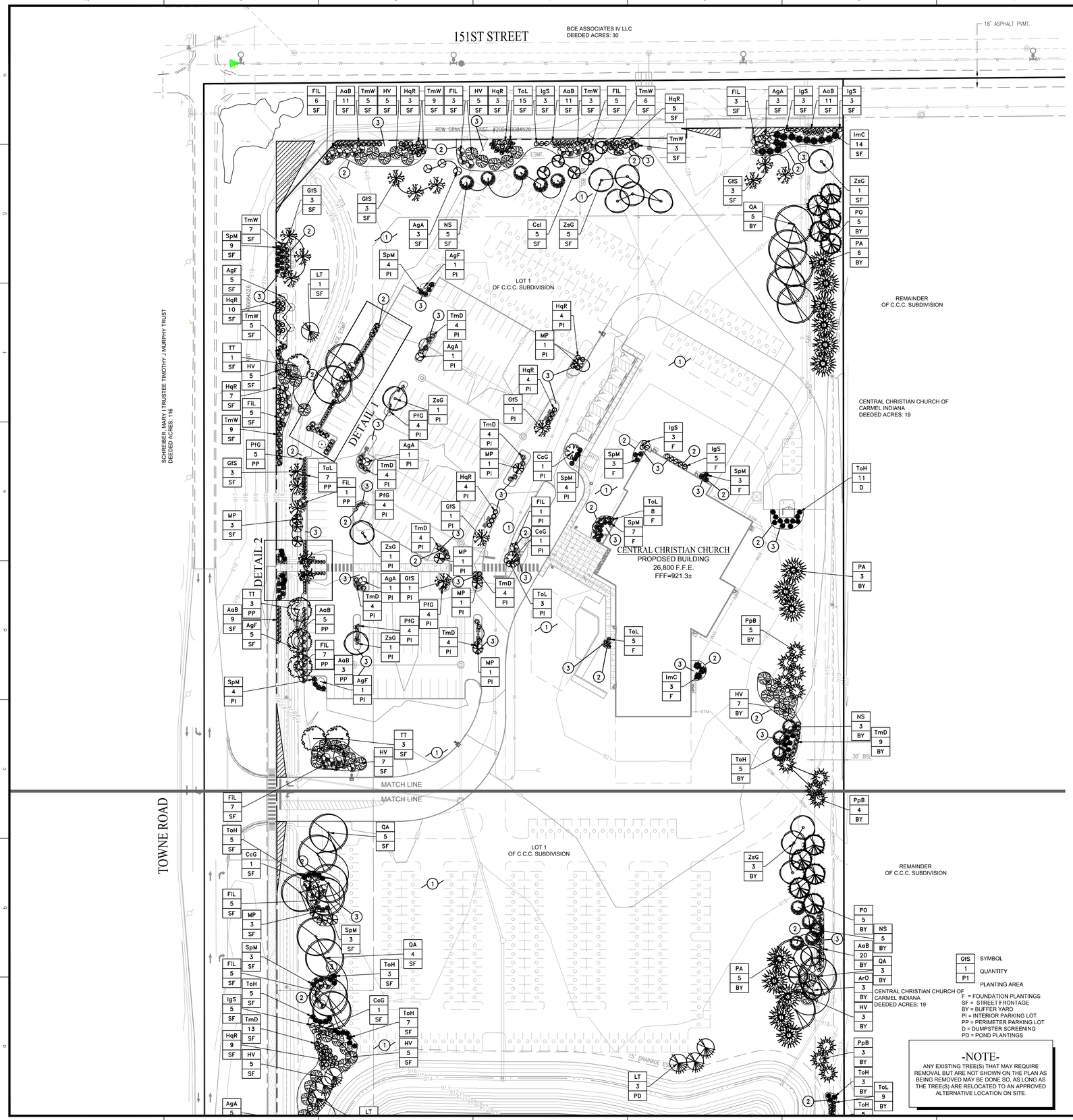
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SITE PLAN
Part of SW¼, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C201

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\Consat\w150043-C200_site.dwg
USER: webster
DATE/TIME: February 29, 2016 - 8:23am
PLOTTED BY: webster



-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

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 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. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. 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.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR 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.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. 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.
15. MASTER TREE LIST TO BE USED WHEN TREES ARE PLANTED WITHIN 20 FEET OF SWALES, STORM PIPES, OR POND TOP OF BANK.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT, SIDEWALKS OR TRAILS.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION 6.H: GENERAL SCREENING STANDARDS - GROUND-MOUNTED HEATING AND COOLING UNITS MUST BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWPOINTS - DUMPSTER ENCLOSURES - 6' HIGH SCREEN OF EVERGREEN TREES PLANTED 9' ON CENTER IN A DOUBLE STAGGERED ROW	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE
SECTION 6.K: LOT LANDSCAPING REQUIREMENTS - 2 SHADE TREES, 3 ORNAMENTAL OR EVERGREEN TREES, AND 10 SHRUBS PER ACRE	**20 ACRES** - 40 SHADE TREES - 60 ORNAMENTAL OR EVERGREEN TREES - 200 SHRUBS	**20 ACRES** - 89 SHADE TREES - 54 ORNAMENTAL TREES - 18 EVERGREEN TREES - 768 SHRUBS
SECTION 6.L: FOUNDATION PLANTINGS - FRONT BUILDING FACADE - 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAL FEET - PLANTING BEDS MUST BE 8' WIDE AND PLACED WITHIN 15' OF THE BUILDING - UNBROKEN EXPANSES OF FACADES OR FENCES 80' OR LONGER - PLANT MATERIALS SPACED APPROXIMATELY EVERY 40' - MONUMENT SIGNS SHALL HAVE A LANDSCAPED AREA WITH A SIZE EQUIVALENT TO ONE SIDE OF THE MONUMENT SIGN'S FACE.	**WEST FACADE ~ 270'** - 23 SHRUBS OR ORNAMENTAL TREES **NORTH FACADE ~ 130'** - 11 SHRUBS OR ORNAMENTAL TREES	**WEST FACADE ~ 270'** - 23 SHRUBS **NORTH FACADE** - 11 SHRUBS
SECTION 6.M: EXTERNAL STREET FRONTAGE - MINIMUM LANDSCAPING AREA DEPTH OF 10' - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET. MAY BE CREDITED TOWARD PARKING AREA LANDSCAPING IF WITHIN 20'.	**151 ST ~ 537 LF** - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS **TOWNE RD ~ 1,200 LF** - 36 SHADE TREES - 24 ORNAMENTAL TREES - 300 SHRUBS	**151 ST** - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS **TOWNE RD** - 36 SHADE TREES - 24 ORNAMENTAL TREES - 300 SHRUBS
SECTION 6.N: BUFFER YARD REQUIREMENTS - 30' WIDTH - 3 SHADE TREES, 3 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAR FEET	**EAST ~ 1,200 LF** - 36 SHADE TREES - 36 EVERGREEN TREES - 120 SHRUBS	
SECTION 6.O.1: INTERIOR PARKING AREA LANDSCAPING - 10% OF PARKING AREA TO BE ISLANDS - 1 TREE AND 4 SHRUBS PER PARKING LOT ISLAND	**PARKING AREA ~ 88,983 SF** - 8,899 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	**PARKING AREA ~ 88,983 SF** - 10,366 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
SECTION 6.O.2: PERIMETER PARKING AREA LANDSCAPING - 5' WIDE MINIMUM - 1 TREE PER 30 LINEAR FEET - 1 SHRUB PER 3 LINEAR FEET - ONLY REQUIRED WHERE PARKING LOT IS WITHIN AN ESTABLISHED YARD OR WITHIN 20' OF A LOT LINE	**PARKING ~ 430 LF ALONG TOWNE RD.** - 15 TREES - 144 SHRUBS	**PARKING** - 10 TREES FROM EXTERNAL STREET FRONTAGE - 5 TREES - 145 SHRUBS

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT COND'N B & B	BARE ROOT	CONT.	SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH
	CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	11	X			SEE PLAN	MIN 8'	50'/40'
GtS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X			SEE PLAN	MIN 8'	45'/35'
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	9	X			SEE PLAN	MIN 8'	70'/35'
NS	NYSSA SYLVATICA	BLACK GUM	2"	16	X			SEE PLAN	MIN 8'	50'/30'
QA	QUERCUS ALBA	WHITE OAK	2"	24	X			SEE PLAN	MIN 8'	80'/80'
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	10	X			SEE PLAN	MIN 8'	70'/50'
ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2"	12	X			SEE PLAN	MIN 8'	60'/50'
	EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6'	14	X			SEE PLAN	X	50'/30'
PO	PICEA OMORIKA	SERBIAN SPRUCE	6'	10	X			SEE PLAN	X	60'/25'
PpB	PICEA PUNGENS	COLORADO SPRUCE	6'	12	X			SEE PLAN	X	30'/15'
	ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X			SEE PLAN	MULTI BRANCH	15'/15'
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X			SEE PLAN	X	20'/15'
CcG	CERCIS CANADENSIS	REDBUD	2"	4	X			SEE PLAN	X	25'/30'
CcI	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5			X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11			X	SEE PLAN	X	20'/20'
	DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3	70			X	SEE PLAN	MIN. 18"	7'/4'
FiL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	56			X	SEE PLAN	MIN 18"	8'/8'
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	62			X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	54			X	SEE PLAN	MIN 18"	4'/5'
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	63			X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	54			X	SEE PLAN	MIN 18"	5'/5'
	EVERGREEN SHRUBS									
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	22	X			SEE PLAN	MIN 18"	4'/5'
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	23	X			SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	65	X			SEE PLAN	MIN 18"	3'/6'
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	66	X			SEE PLAN	MIN 18"	3'/8'
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	60	X			SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	66				SEE PLAN	MIN 18"	4'/4'

LEGEND

SITE TRIANGLE

LANDSCAPE PLAN NOTES

1. SEED OR SOD (ALTERNATE)- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD; OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR). REFER TO CHART OF L200 FOR SEED MIX & COORDINATE WITH OWNER
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

N W E S

SCALE: 1" = 50'

0 25 50 50

Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUE:	BY:	DATE
SUBMITTED FOR INITIAL REVIEW	MLT	10.30.2015
REVISED FOR REVIEW COMMENTS	MLT	02.09.2016

PROJECT NO. W15.0043
DWG NAME: w150943-L100
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02.09.2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

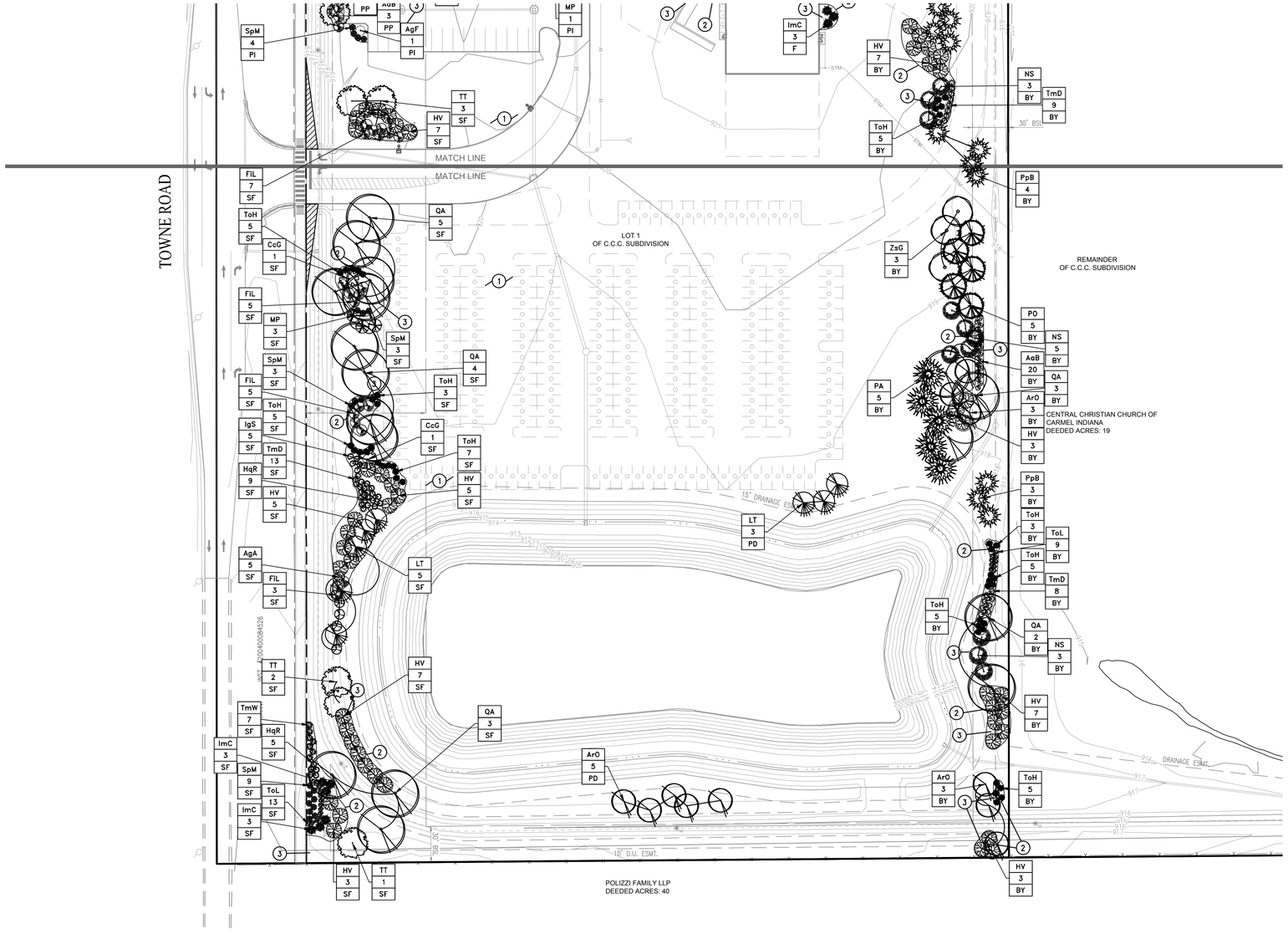
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN
Part of SW4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150943\Engineering\design\consrtuct\w150943-L100.dwg
LAYOUT: Layout1 - Model
DATE/TIME: February 29, 2016 - 8:29am
PLOTTED BY: wtedder



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 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. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. 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.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR 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.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. 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.
15. MASTER TREE LIST TO BE USED WHEN TREES ARE PLANTED WITHIN 20 FEET OF SWALES, STORM PIPES, OR POND TOP OF BANK.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT, SIDEWALKS OR TRAILS.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PLANT SCHEDULE

PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE ROOT	CONT.	ON CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH
	CANOPY DECIDUOUS TREES									
AvO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	11	X			SEE PLAN	MIN 8'	50'/40'
GlS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X			SEE PLAN	MIN 8'	45'/35'
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	9	X			SEE PLAN	MIN 8'	70'/35'
NS	NYSSA SYLVATICA	BLACK GUM	2"	16	X			SEE PLAN	MIN 8'	50'/30'
QA	QUERCUS ALBA	WHITE OAK	2"	24	X			SEE PLAN	MIN 8'	80'/80'
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	10	X			SEE PLAN	MIN 8'	70'/50'
ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2"	12	X			SEE PLAN	MIN 8'	60'/50'
	EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6'	14	X			SEE PLAN	X	50'/30'
PO	PICEA OMORIKA	SERBIAN SPRUCE	6'	10	X			SEE PLAN	X	60'/25'
PpB	PICEA PUNGENS	COLORADO SPRUCE	6'	12	X			SEE PLAN	X	30'/15'
	ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X			SEE PLAN	MULTI BRANCH	15'/15'
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X			SEE PLAN	X	20'/15'
CcG	CERCIS CANADENSIS	REDBUD	2"	4	X			SEE PLAN	X	25'/30'
CcI	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5			X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11			X	SEE PLAN	X	20'/20'
	DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3	70			X	SEE PLAN	MIN. 18"	7'/4'
FiL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	56			X	SEE PLAN	MIN 18"	8'/8'
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	62			X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	54			X	SEE PLAN	MIN 18"	4'/5'
PtG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	63			X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	54			X	SEE PLAN	MIN 18"	5'/5'
	EVERGREEN SHRUBS									
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	22	X			SEE PLAN	MIN 18"	4'/5'
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	23	X			SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	65	X			SEE PLAN	MIN 18"	3'/6'
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	66	X			SEE PLAN	MIN 18"	3'/8'
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	60	X			SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	66			X	SEE PLAN	MIN 18"	4'/4'

LANDSCAPE PLAN NOTES

1. SOD (ALTERNATE)- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

LEGEND

SITE TRIANGLE

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

GlS — SYMBOL
1 — QUANTITY
P1 — PLANTING AREA

F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING
PD = POND PLANTINGS

N W E S

SCALE: 1" = 50'

0 25 50 50

Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND NOTES:	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT
REVISED FOR REVIEW COMMENTS	02.09.2016	MLT

PROJECT NO. W15.0043
DWG NAME:
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02.09.2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

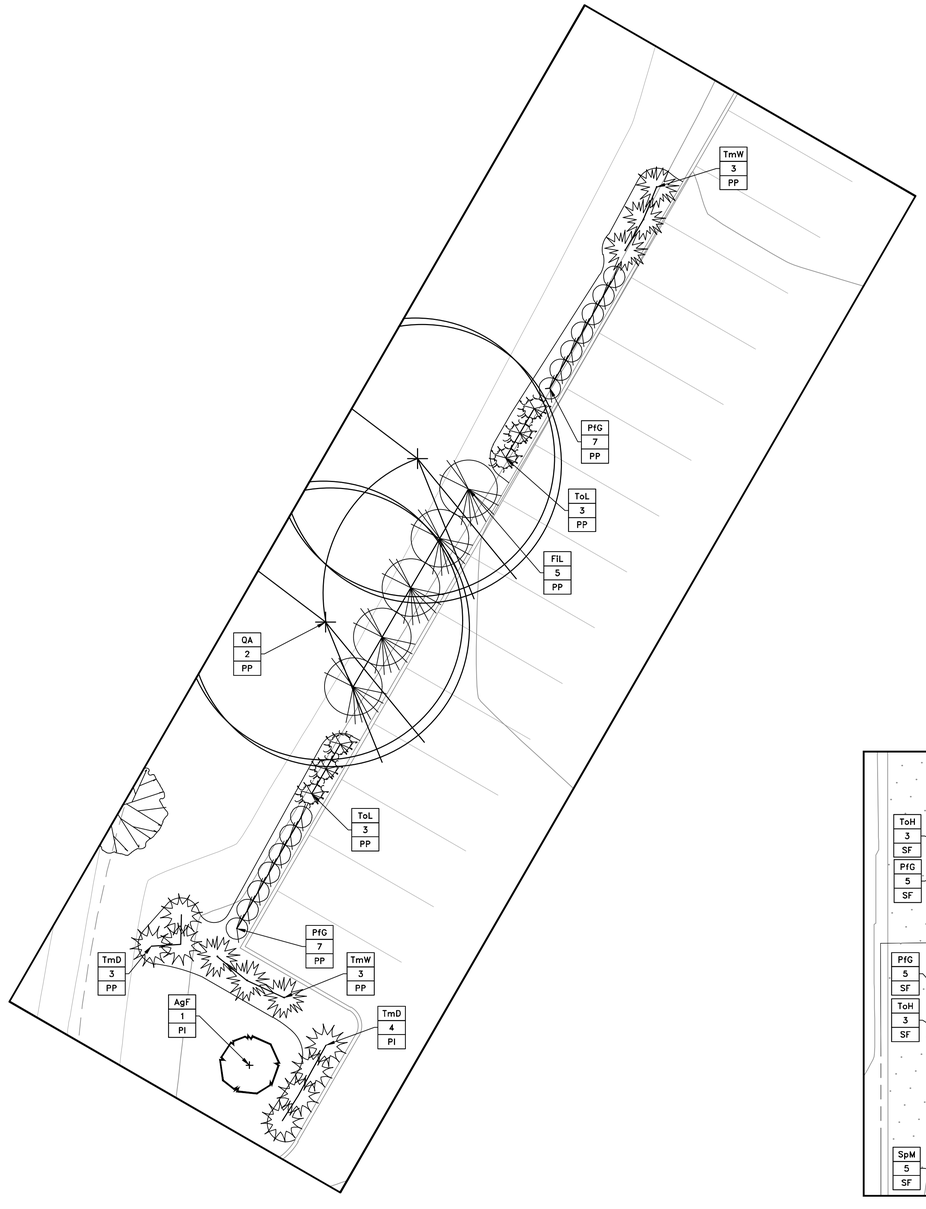
PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN
Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

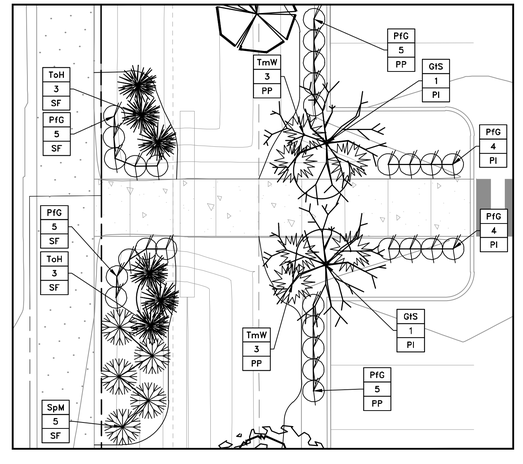
SHEET NO.
L101

PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\consel\w150043-L101.dwg
LAYOUT: Layout1
DATE/TIME: February 29, 2016 - 8:30am
PLOTTED BY: weiblerr



DETAIL 1
SCALE: 1" = 10'



DETAIL 2
SCALE: 1" = 10'

GIS	SYMBOL
1	QUANTITY
P1	PLANTING AREA

F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING

N
W E
S

Know what's **below.**
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

REVISIONS AND ISSUES

	DATE	BY
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT
REVISED FOR REVIEW COMMENTS	02.09.2016	MLT

PROJECT NO.: W15.0043
DWG NAME:
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02-09-2016

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN DETAILS

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L102
PROJECT NO.
W15.0043

LOCATION: H:\2015\w150043\Engineering\design\Cstreet\w150043-L100.dwg
USER: Rebecca Wilson (CIT)
DATE/TIME: February 29, 2016 - 8:30am
PLOTTED BY: webster

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	40 LBS.	¼ INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15

1 PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2 SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES

MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.

SEEDING

1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES

1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE) - BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS - SMOOTH BROMEGRASS - SWITCHGRASS - TIMOTHY - PERENNIAL RYEGRASS - WHITE CLOVER	20 LBS. 10 LBS. 3 LBS. 4 LBS. 10 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE - WHITE CLOVER	150 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE - PERENNIAL RYEGRASS - KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

NOTES

1. AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
   (A) SPRING OATS - ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
   (B) WHEAT - NO MORE THAN ONE-HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED

INSTALLATION

1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. ADD TOPSOIL OR COMPOST MULCH TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION. (COMPOST MATERIAL MAY BE ADDED TO IMPROVE SOIL MOISTURE HOLDING CAPACITY, SOIL FRIABILITY, AND NUTRIENT AVAILABILITY.)

SEEDBED PREPARATION

1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.

SEEDING

OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL-PROTECTED WITH MULCH.

1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

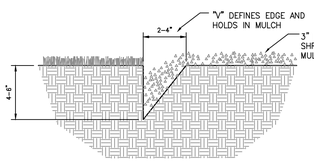
MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED
- CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLUISHGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
- CHECK FOR EROSION OR MOVEMENT OF MULCH.
- REPAIR DAMAGED, BARE, GULLIED, OR SPARSELY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.
- IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION; REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDED AREAS.
- IF VEGETATION FAILS TO GROW, CONSIDER SOIL TESTING TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
- IF ADDITIONAL FERTILIZATION IS NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.
- ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALLY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

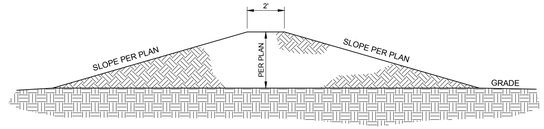
REFERENCE IN CHAPTER 7 PAGES 35-40 IN THE INDIANA STORM WATER QUALITY MANUAL

PERMANENT SEED



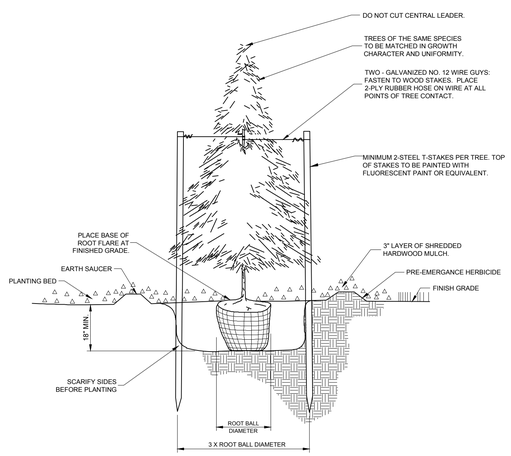
V-CUT LANDSCAPE BED EDGE DETAIL

(NO SCALE)



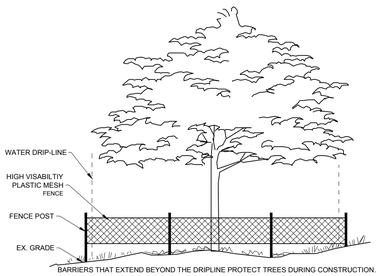
LANDSCAPE MOUNDING DETAIL

(NO SCALE)



EVERGREEN PLANTING & STAKING

(NO SCALE)

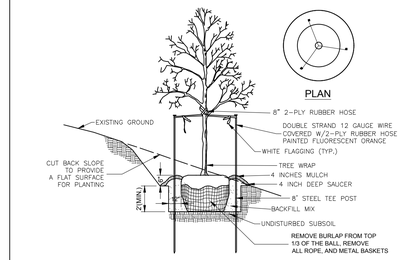


NOTE: AVOIDING DAMAGE DURING CONSTRUCTION

THE SUREST WAY TO PROTECT TREES THAT ARE TO BE SAVED IS TO:
1. WORK WITH THE BUILDER TO LOCATE AND MARK WITH FLAGGING AND/OR SIGNS ALL CONSTRUCTION ROADS, PARKING PLACES FOR WORKERS, AND AREAS FOR STORAGE OF BUILDING MATERIALS, GRAVEL AND SOIL.
2. WORK WITH THE UTILITY CONTRACTORS TO STAKE OUT THE EXACT LOCATION OF TRENCHES.
3. ERECT PHYSICAL BARRIERS AROUND ALL "SAVED" TREES OR, BETTER YET, AROUND GROUPS OF TREES, NEAR THE CONSTRUCTION ACTIVITY.
4. EXTEND BARRIERS AS FAR AS POSSIBLE BEYOND DRIPLINE.

TREE PRESERVATION DETAIL

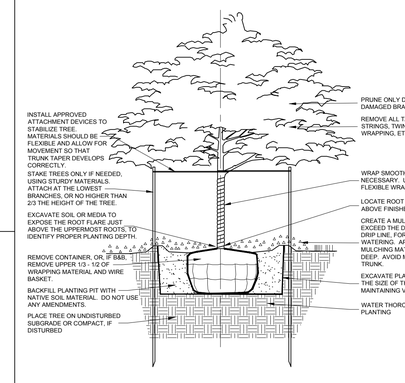
(NO SCALE)



NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- TOP OF ROOT BALL TO BE SET 4" HIGHER THAN ADJACENT EARTH GRADE.

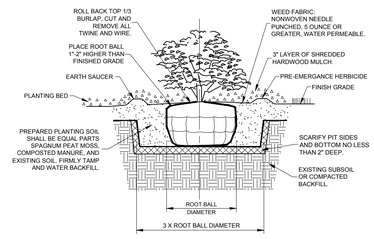
TREE PLANTING ON SLOPE

(NO SCALE)



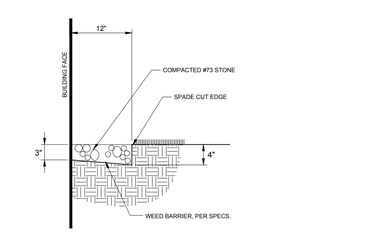
SHADE TREE PLANTING DETAIL

(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL

(NO SCALE)



NOTE:
GRAVEL MOW STRIP IS NOT REQUIRED WHERE PLANTING BEDS OR CONCRETE FLATWORK IS DIRECTLY ADJACENT TO BUILDING.

GRAVEL MOWING STRIP

(NO SCALE)

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

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

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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	BY	DATE
SUBMITTED FOR INITIAL REVIEW	MLT	10.30.2015
REVISED FOR REVIEW COMMENTS	MLT	02.09.2016

PROJECT NO. W15.0043
DWG NAME w15043-L100
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02.09.2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE DETAILS
Part of SW4, Section 18, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L200

PROJECT NO.
W15.0043

LOCATION: J:\2015\w15043\Engineering\design\consset\w15043-L100.dwg
LAYOUT: Landscape 11x17
DATE/TIME: February 29, 2016 - 8:30am
PLOTTED BY: wheeler

Petition Number:	2005-SPP-09 & 2005-ODP-09
Project Name:	Monon Corner
Subject Site Address:	South of 206th Street and west of Horton Road
Petitioner:	Arbor Homes by Stoeppelwerth & Associates
Request:	The Petitioner requests Primary Plat and Overall Development Plan review of 325 Single-Family Residential Lots on 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District
Current Zoning:	Chatham Hills PUD
Current Land Use:	Agricultural/Vacant
Approximate Acreage:	135.13 acres +/-
Property History:	Chatham Hills PUD, Ordinance 13-24, Chatham Hills PUD Amendment VI, Ordinance 19-11, Chatham Hills PUD Amendment VII, Ordinance 19-51
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Landscape Plan 6. Public Comments
Staff Reviewer:	Corey Harris, Associate Planner

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District to the Chatham Hills PUD was approved at the January 13, 2014, City Council meeting.

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

The petition was reviewed at the April 21, 2020, Technical Advisory Committee (TAC) meeting. The petition received its Public Hearing at the June 15, 2020, Plan Commission Meeting.

PROJECT OVERVIEW

The 135.15 acre +/- site is located south of 206th Street and west of Horton Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan for three hundred twenty-five (325) Single-family Residential Lots.

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:

1) Proposed name of subdivision.

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

3) Title, scale, north arrow and date.

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

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

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

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

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

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

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

11) Building setback lines.

12) Legend and notes.

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

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

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

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

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

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

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

20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7(H) of UDO)

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

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 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).

DISTRICT STANDARDS (UDO, Chatham Hills PUD (Ord. 13-24))

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

40) Conceptual Plan (Section 5 of Ord. 13-24):
   a) The Conceptual Plan provides a general vision for the development of the District which illustrates one possible layout of internal drives, uses, green space, thoroughfares, and buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual. The final layouts and sites plans shall be subject to the terms and conditions of this Ordinance and may vary from the Conceptual Plan.

41) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

   a) District III (the "Single Family Subdistrict): SF-4: Single-Family District.

42) Permitted Uses (Section 5 of Ord. 19-51):

   a) Single Family Subdistrict:

      i) All uses permitted in the Underlying Zoning District shall be permitted in their respective District Area.

      ii) Development Amenities.

iii) Golf Course and Club Uses.

iv) Farmstead Uses.

v) Model dwellings, design centers and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.

vi) Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Gold Course and Club Uses (e.g., weddings, social events, golf demonstration or training tents) or Farmstead Uses (e.g., agricultural product sales tent), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit, unless otherwise determined by the Director due to the unique nature and/or scale of a proposed temporary use or event.

vii) Bed and Breakfast/Inns, together with incidental or accessory conference and food, subject to the quantity limitations specified herein.

viii) Home occupations per the terms and conditions of the Zoning Ordinance with the following additional restrictions: (i) home garage sales shall not exceed one (1) day per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited and (iv) professional offices of a technology-related service, interior design or graphic design shall be permitted.

ix) Wireless Communications Service Facilities shall be permitted as a Special Exception in accordance with the Zoning Ordinance.

43) General Regulations (Section 8 & 9 of Ord. 13-24 and UDO Article 4)

a) Single-family Detached Residential Uses: The standards of the Underlying Zoning District, as set forth herein, shall apply to all single-family residential uses in the District, except as otherwise set forth below. The District subarea standard to apply to a specific to a Specific area of the Real Estate shall be determined by the Developer at the time of the Primary Plat for that particular area of the Real Estate.

i) District Subarea: 1-I

(1) Minimum Lot Width: 60’

(2) Minimum Lot Frontage: 20’

(3) Minimum Area: 7,500

(4) Front Yard Setback: 20’

(5) Side Yard Setback: 5’

(6) Rear Yard Setback: 10’

(7) Building Separation: 10’

(8) Maximum Building Height: 35’

(9) Maximum Number of Dwellings in Subarea: 600

Comment: Subdistrict 1-I Proposed and Approved = 389.

b) Single-family Attached Residential Uses:

c) Nonresidential and Mixed-Uses:

d) District II Multi-family Uses:

e) Maximum Density:

Comment: Total single-family residential units allowed in District I: 1,885. Total single-family residential units approved and proposed: 1,209.

i) Ordinance 13-24: District I: The maximum number of single-family residential dwellings within an individual subarea of District I shall be as set forth in Section 9.1 of this Ordinance; however, in no case shall the number of single-family residential dwellings in District I exceed one thousand five hundred (1500) dwelling units.

ii) Ordinance 19-11, Maximum Density (District I): With the addition of Real Estate, in no case shall the number of single-family residential dwellings in District I, as identified in Section 9.5 of Ordinance 13-24, exceed one-thousand seven hundred and ninety (1,700) Dwelling Units.

iii) Ordinance 19-51, Maximum Number of Dwelling Units: The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.

f) 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.

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:

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

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

46) 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.

47) 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 and Ord. 19-51)

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:

48) Architectural Standards (Article 6.3)

49) Building Standards (Article 6.4)

50) Fence Standards (Article 6.5)

51) Height Standards (Article 6.6)

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

a) 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.

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

c) General Landscape Design Standards (Article 6.8(G)):

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 (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.

i) Natural Appearance:

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

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

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

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

e) Street Trees (Article6.8(J)) :

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 (Article 6.8(K)):

g) External Street Frontage Landscaping (Article 6.8(M)):

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)):
(1) 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 be required along the entire External Street frontage.

h) Buffer Yard Requirements (UDO 6.8(K) and 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 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.

iv) 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.

v) 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 Zoning Ordinance's requirement for the softening of walls and fences.

53) Lighting Standards (Article 6.9): Shall apply, except as follows.

a) 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.

b) Architectural lighting may be located below and directed upward or onto 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.

c) Dusk to Dawn Lights for Single-family Residential Uses:

d) 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.

e) Article 6.9(E) 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.

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

54) Article 6.12 Outdoor Storage and Display

55) Article 6.14 Parking and Loading Standards

a) Off-Street Loading and Parking (Section 10 Ord. 13-24)

56) Article 6.17 Sign Standards (Section 13 Ord. 13-24)

57) Lot Standards (Article 6.10)

58) Setback Standards (Article 6.16)

59) Vision Clearance Standards (Article 6.19)

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

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

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

b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

60) Block Standards (Article 8.1)

61) Easement Standards (Article 8.3)

62) Monument and Marker Standards (Article 8.5)

63) 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.

c) Plantings:

d) District Amenity Standards (Section 12.3 Ord. 13-24): The District may include, but shall

not be limited to, the Development Amenities described herein.

64) 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.

65) Pedestrian Network Standards (Article 8.7)

a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).

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

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

66) Storm Water Standards (Article 8.8)

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

68) Street Light Standards (Article 8.10)

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

b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all

intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

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

69) Street Sign Standards (Article 8.11)

70) Surety Standards (Article 8.12)

71) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **ACTION: 2005-SPP-09 and 2005-ODP-09 comply with the Chatham Hills PUD and 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 Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
2. If any APC member has questions prior to the Plan Commission meeting, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.

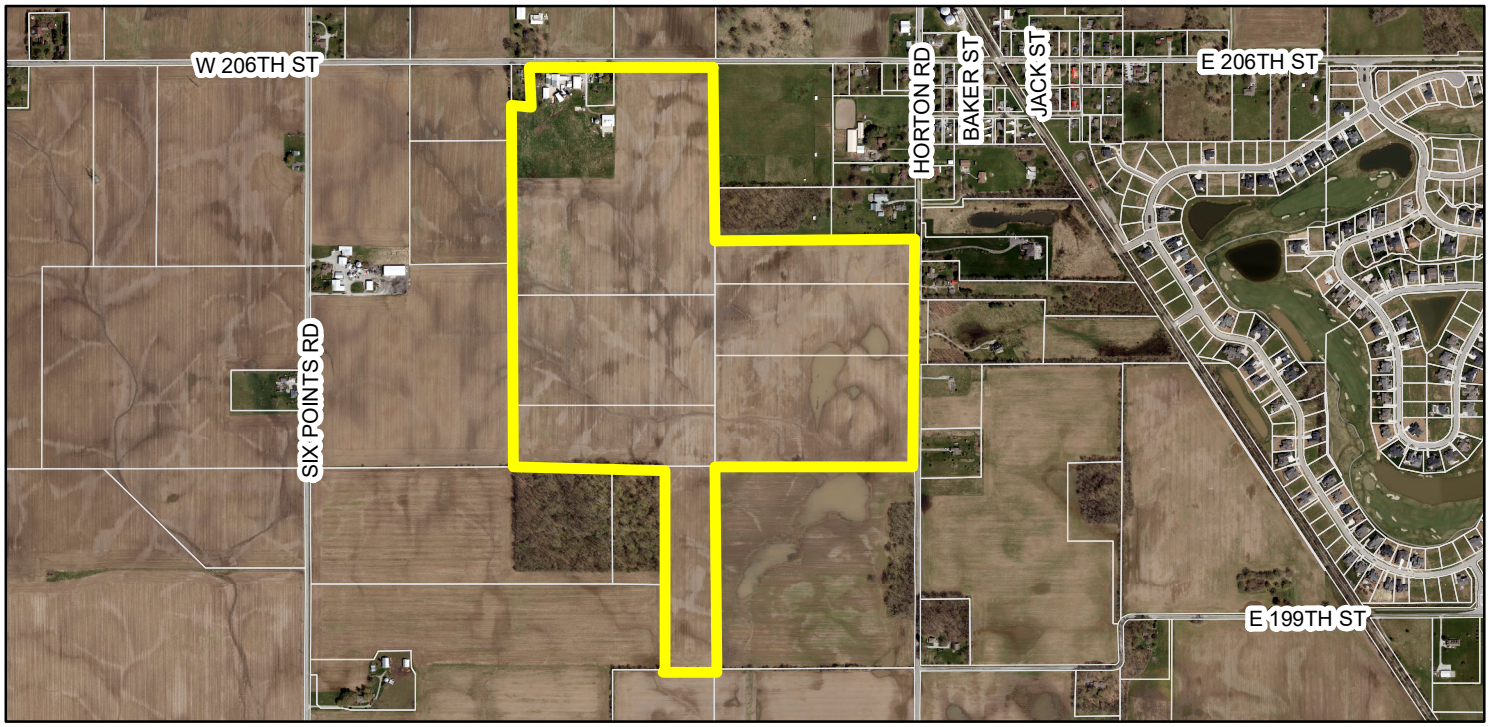
CITY OF Westfield INDIANA

Property Location Map
Monon Corner
2005-SPP-09 & 2005-ODP-09

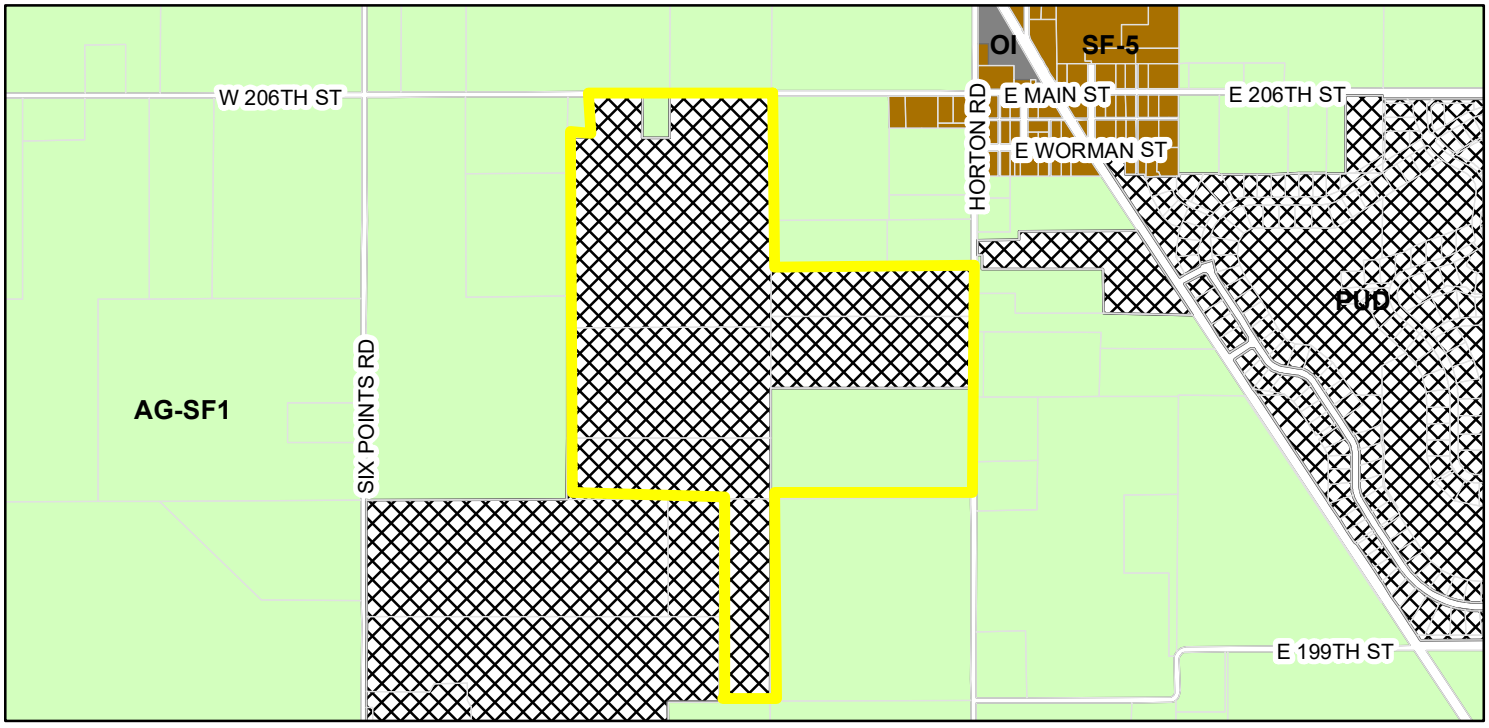
N W E S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-5 (Single Family - 5)

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

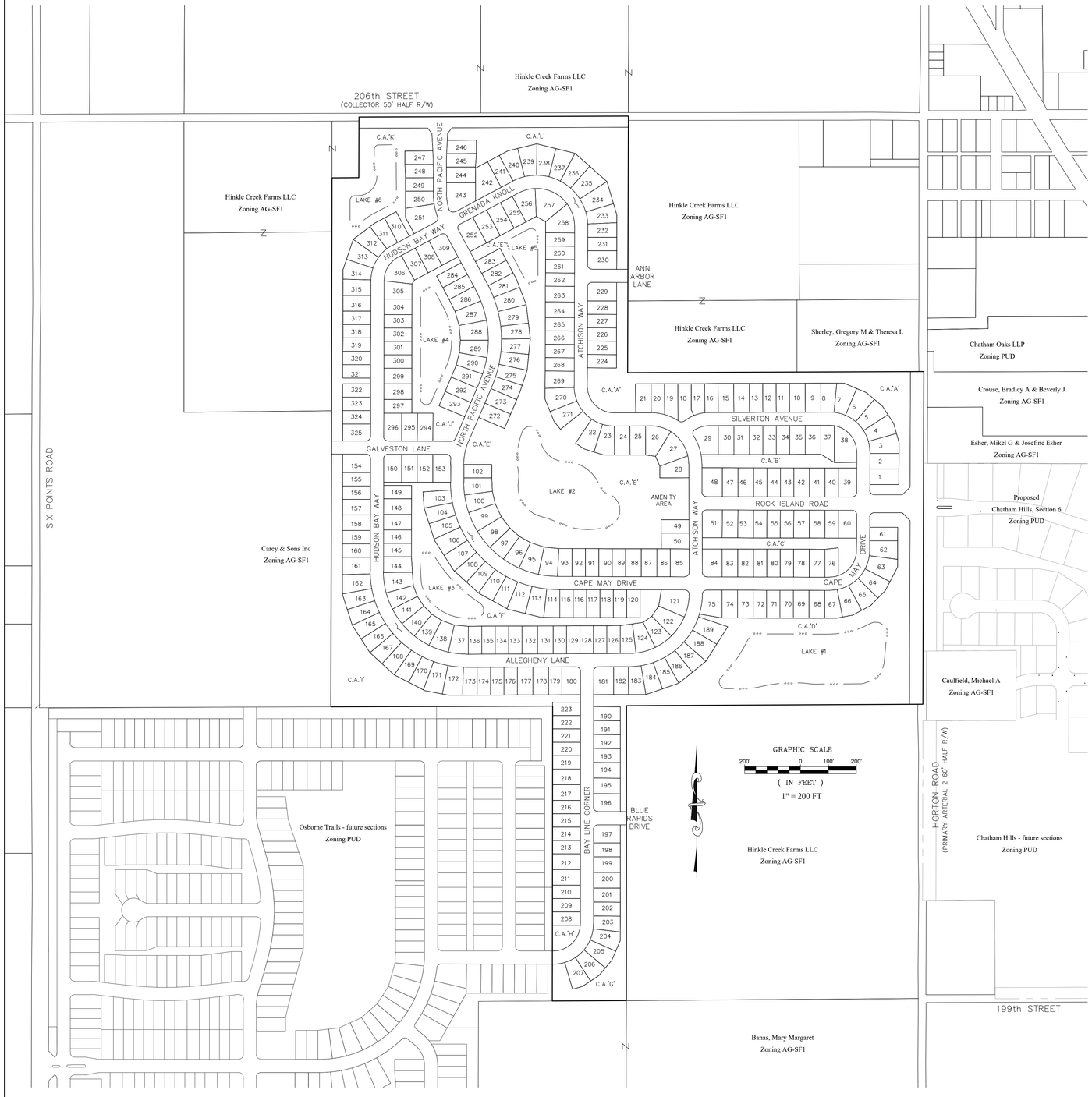
THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

PRIMARY PLAT / OVERALL DEVELOPMENT PLAN for MONON CORNER

WESTFIELD, INDIANA

Chatham Hills PUD



STREET DATA

NORTH PACIFIC AVENUE	1,973.66 L.F.
ROCK ISLAND ROAD	1,020.69 L.F.
SILVERTON AVENUE	1,148.08 L.F.
ATCHISON WAY	2,083.84 L.F.
GRENADA KNOLL	637.29 L.F.
ANN ARBOR LANE	209.50 L.F.
HUDSON BAY WAY	2,003.37 L.F.
GALVESTON LANE	573.02 L.F.
ALLEGHENY LANE	1,598.83 L.F.
CAPE MAY DRIVE	2,118.41 L.F.
BAY LINE CORNER	1,422.66 L.F.
BLUE RAPIDS DRIVE	176.40 L.F.
TOTAL	14,965.75 L.F.

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT I-1 STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

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

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

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

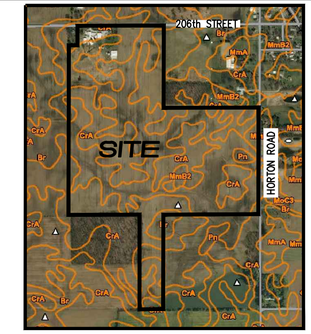
EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMRALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

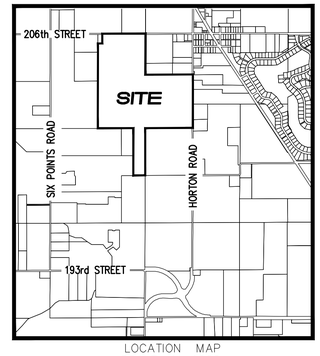
A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.

A part of the Northwest Quarter of Section 23, and a part of the Northeast and Southeast Quarters of Section 22, all in Township 19 North, Range 03 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

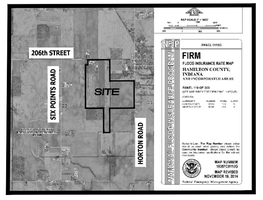
Beginning at the Northwest corner of the Northwest Quarter of said Section 23; thence South 00 degrees 11 minutes 17 seconds West, along the West line of said Section, a distance of 1,149.44 feet to the Southwest corner of the land described in Instrument Number 2005000048163 in the Office of the Hamilton County Recorder; thence North 89 degrees 47 minutes 53 seconds East, along the South line of said land, a distance of 1,326.96 feet to the East line of the West Half of said Northwest Quarter Section; thence South 00 degrees 08 minutes 57 seconds West, along said East line, a distance of 1,490.65 feet to the Southeast corner of the West Half of the Northwest Quarter of Section 23; thence South 89 degrees 43 minutes 25 seconds West, along the South line of said Half-Quarter Section, a distance of 1,327.99 feet to the Northeast corner of the Southeast Quarter of said Section 22; thence South 00 degrees 02 minutes 31 seconds West, along the East line of said Southeast Quarter Section, a distance of 1,321.74 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 22; thence South 89 degrees 44 minutes 46 seconds West, along the South line of said Quarter-Quarter Section, a distance of 330.93 feet to the Southwest corner of the East Half of the East Half of said Quarter-Quarter Section; thence North 00 degrees 02 minutes 37 seconds East, along the West line of said partial Quarter-Quarter Section, a distance of 1,321.87 feet to the Northwest corner thereof; thence South 89 degrees 46 minutes 06 seconds West, along the South line of the East Half of said Northeast Quarter of Said Section 22, a distance of 992.68 feet to the Southwest corner of said Half-Quarter Section; thence North 00 degrees 07 minutes 11 seconds East, along the West line of said Half-Quarter, a distance of 2,370.95 feet to the Southwest corner of the land described in Instrument Number 2007000005883 in said Recorder's Office; thence North 89 degrees 49 minutes 43 seconds East, along the South line of said land, a distance of 120.00 feet to the Southeast corner thereof; thence North 00 degrees 07 minutes 11 seconds East, along the East line of said land, a distance of 272.25 feet to the North line of said Section 22; thence North 89 degrees 49 minutes 43 seconds East, along said North line, a distance of 1,206.72 feet to the Point of Beginning, Containing 135.130 acres, more or less.



SOILS MAP
SCALE: 1"=1000'
Br / CrA / MmB2 / Pn



LOCATION MAP
SCALE: 1"=1200'



FLOOD STATEMENT
THIS SITE WITHIN ZONE X (UNSHADED) PER FIRM 180570C110G NOVEMBER 19, 2014

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C122	PRIMARY PLAT / DEVELOPMENT PLAN
L101-111	LANDSCAPE PLAN

INDEX

DATE	REVISION
ALL	REV. PER TAC COMMENTS 5/26/20
L104-105	REV. BUFFER/PLANTINGS ALONG SHERELY PROPERTY 6/26/20

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	236.57'	150.00'	150.95'	N45°01'29"W	212.80'	90°21'47"
C2	235.62'	150.00'	150.00'	N45°09'24"E	212.13'	90°00'00"
C3	117.81'	150.00'	62.13'	S67°17'37"W	114.81'	45°00'00"
C4	157.08'	200.00'	82.84'	N67°42'23"W	153.07'	45°00'00"
C5	157.08'	200.00'	82.84'	N22°42'23"W	153.07'	45°00'00"
C6	471.10'	300.00'	299.86'	N44°46'49"E	424.17'	89°58'24"
C7	235.63'	150.00'	150.01'	N45°02'43"E	212.14'	90°00'11"
C8	630.79'	400.00'	402.47'	S45°03'23"E	567.43'	90°21'12"
C9	706.57'	450.00'	449.71'	S44°51'42"E	636.19'	89°57'49"
C10	75.76'	300.00'	38.08'	S7°21'18"W	75.56'	14°28'11"
C11	44.52'	300.00'	22.30'	S18°50'27"W	44.47'	8°30'07"
C12	446.61'	500.00'	239.44'	N2°29'49"W	431.91'	51°10'40"
C13	161.78'	150.00'	89.76'	S31°01'02"W	154.05'	61°47'37"
C14	2.73'	300.00'	1.36'	S27°49'32"E	2.73'	0°31'14"
C15	143.43'	300.00'	73.11'	S13°52'07"E	142.07'	27°23'37"
C16	412.86'	200.00'	334.67'	N58°56'54"W	343.36'	118°16'31"
C17	236.66'	150.00'	151.04'	S45°00'31"E	212.86'	90°23'44"

4/3/20
DATE

DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

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

PLANS PREPARED BY:

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

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

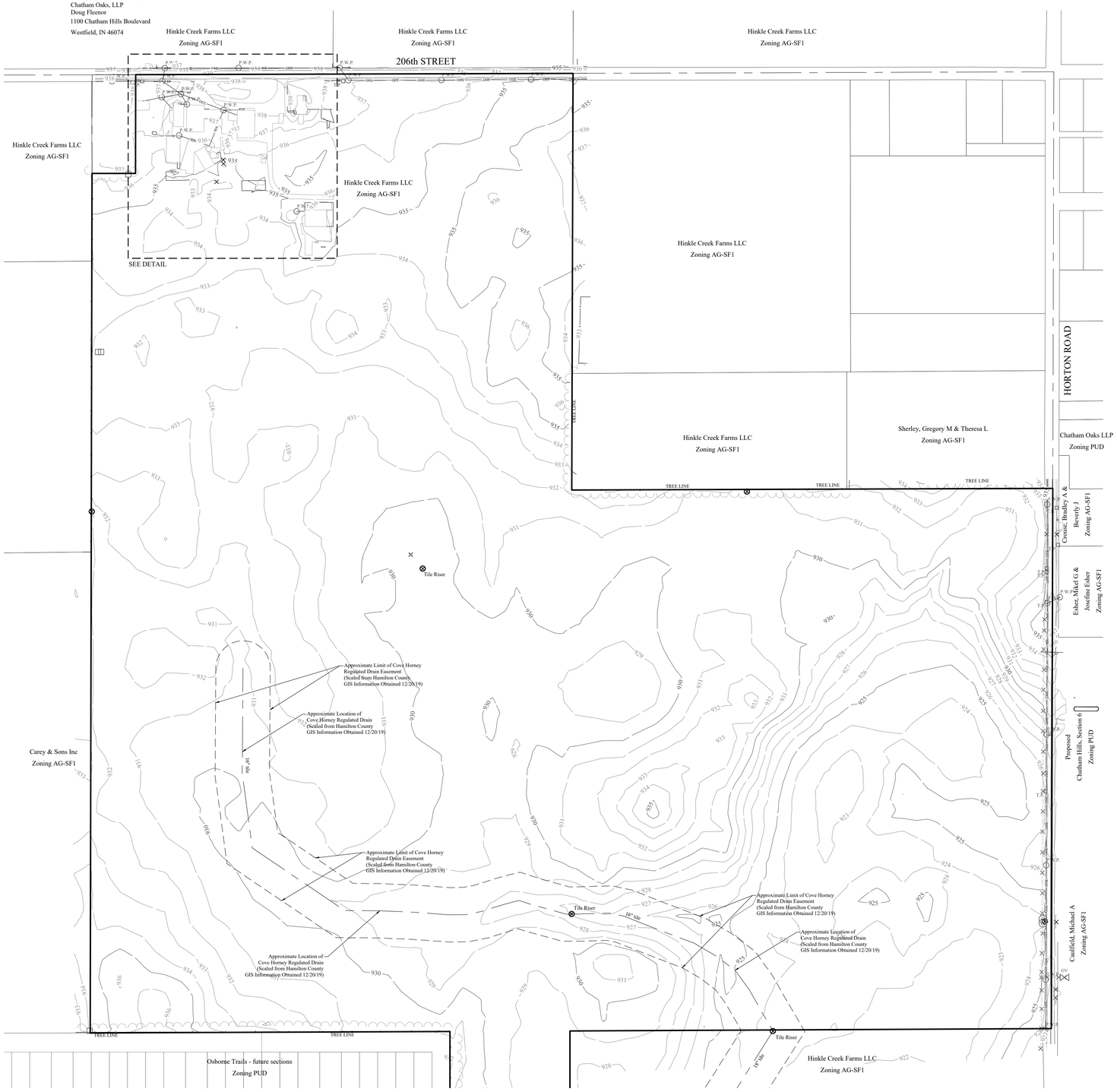
S:\85990ARB\DWG\C100 - Cover Sheet.dwg, 6/29/2020 12:30:28 PM, DWG To PDF.pc3, 1:1

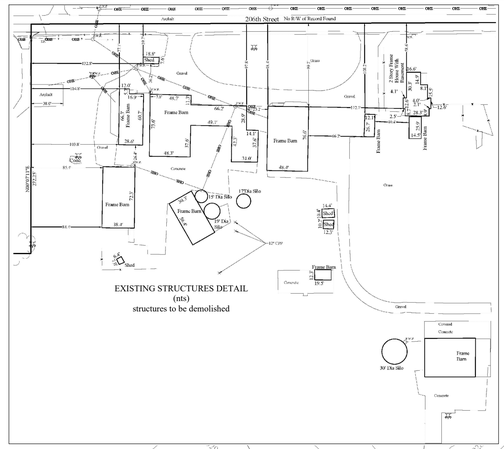
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER
PRIMARY PLAT
CHATHAM HILLS PUD ZONING




206th Street
No R/W of Record Found
Asphalt
Gravel
Grass
Frame Barn
Concrete
Crushed Concrete
1795 Dia Silo
1797 Dia Silo
1799 Dia Silo
XF Dia Silo
Frame Barn
Frame Barn
Frame Barn

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesnor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

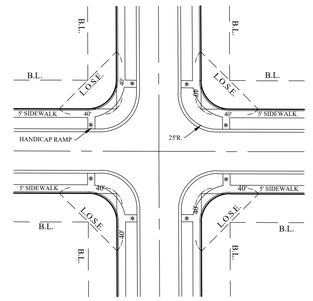
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMMALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE

50 0 25 50
(IN FEET)
1 inch = 50 ft.

811 Know what's below. Call before you dig.
IUPPS Dig Safely. Indiana Underground Plant Protection Service

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20
	REVISIONS	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, A SKATEBOARD LOCATION REPORT.

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

CERTIFIED: 04/03/2020

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON TIME
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

MONON CORNER

HAMILTON CO., INDIANA

PREPARED FOR:

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY:	CHECKED BY:	
LAF	GDK	

SHEET NO.
C101

S & A JOB NO.
89590ARB

SHEET 102
SHEET 103

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 1:13:06 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

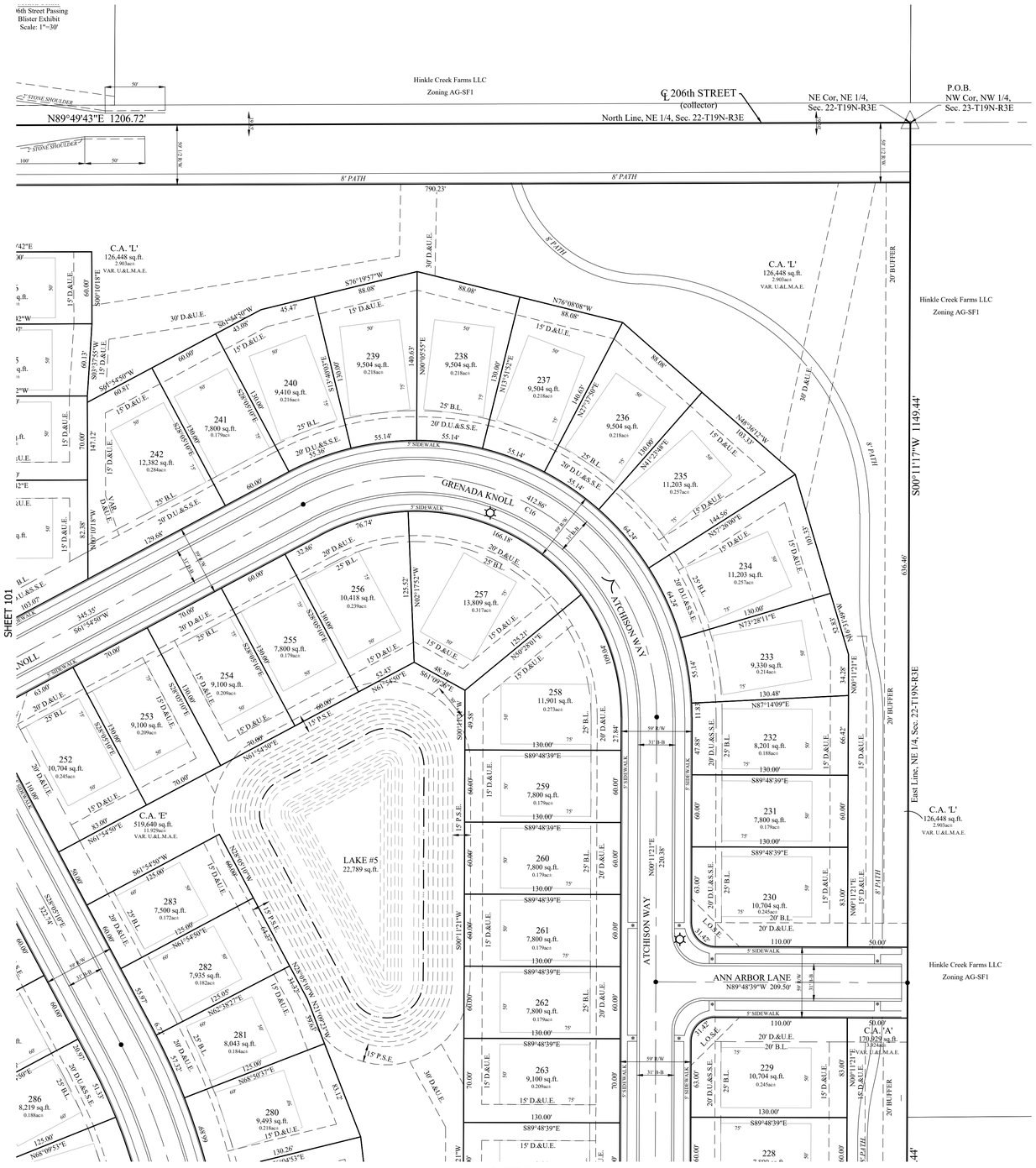
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

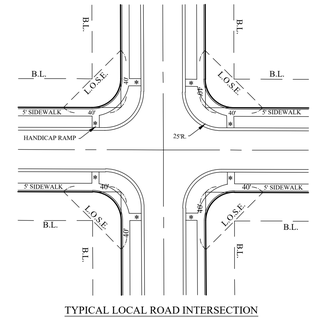
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL 8".

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMMALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.





TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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

BY	DATE	
GDK	5/26/20	REV. PER TAC COMMENTS
		REVISIONS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SUBDIVISION LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

MONON CORNER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO.
C102

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:47:48 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

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

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMMALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATUTORY LOCATION REPORT.

CERTIFIED: 04/03/2020

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

TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely. Indiana Underground Plant Protection Service

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:

PRIMARY PLAT

MONON CORNER

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION	TOWNSHIP	RANGE
22&23	19N	3E

DRAWN BY: LAF | CHECKED BY: GDK

SHEET NO. C103

S & A JOB NO. 89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:48:32 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

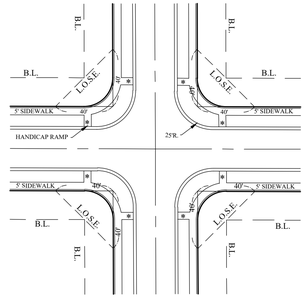
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMMALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

811 Know what's below. Call before you dig.
IUPPS Dig Safely. Indiana Underground Plant Protection Service

DATE	BY
5/26/20	GDK

REVISIONS: REV. PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SUBDIVISION LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
PRIMARY PLAT
MONON CORNER
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C104

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:49:10 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesner
1100 Chatham Hills Boulevard
Westfield, IN 46074

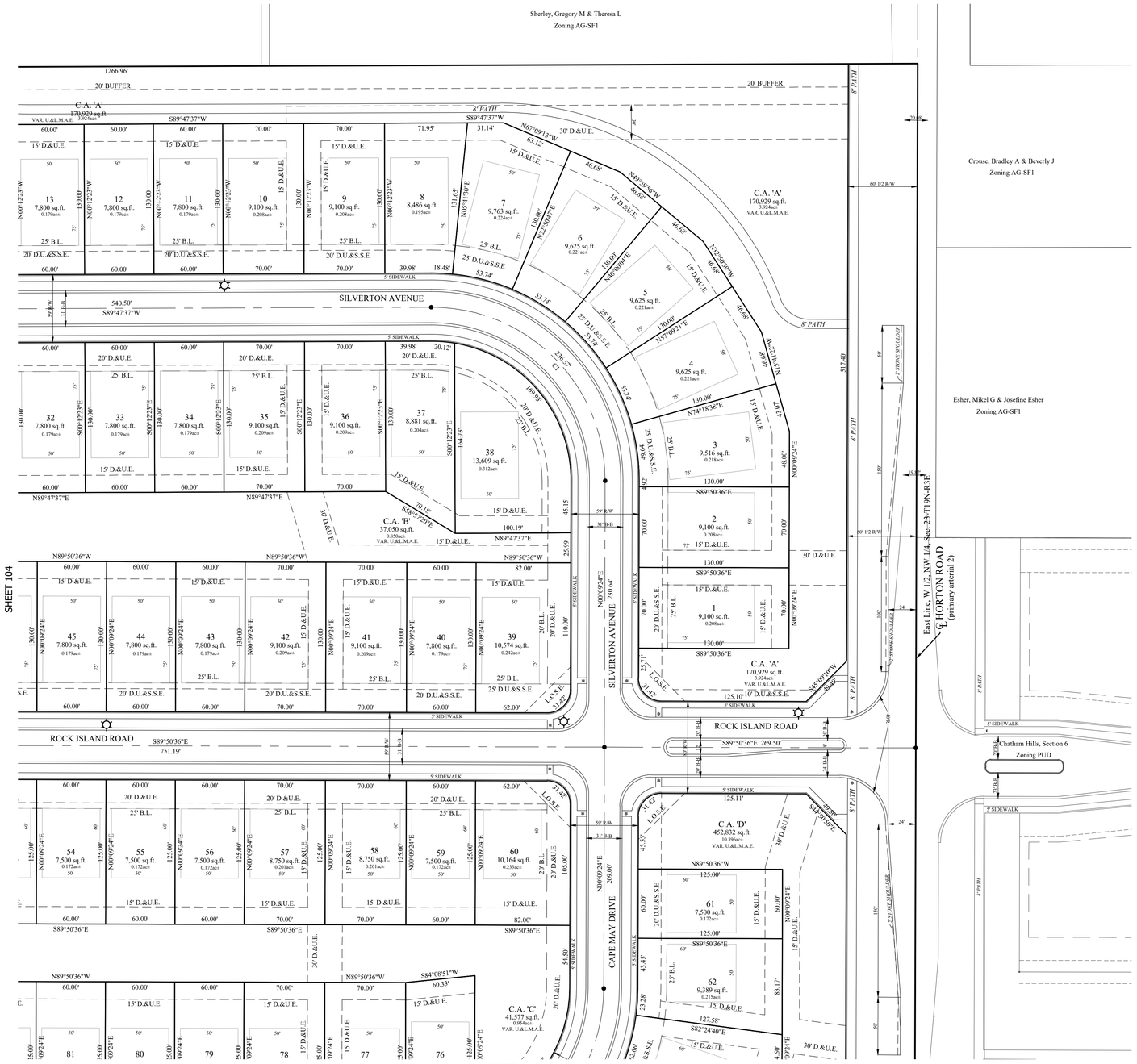
MONON CORNER
PRIMARY PLAT
CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

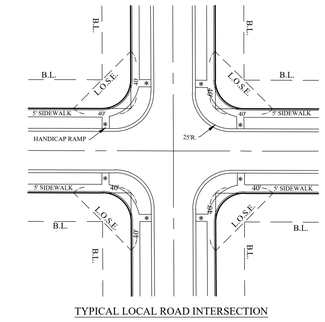
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMMALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE

50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

Know what's below.
Call before you dig.

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SUBDIVISION LOCATION REPORT.

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

CERTIFIED: 04/03/2020

STOEPPELWERTH
& ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY:	CHECKED BY:	
LAF	GDK	

SHEET NO.
C105

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 6/26/2020 2:30:32 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER
PRIMARY PLAT
CHATHAM HILLS PUD ZONING

SHEET 105

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

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

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMRALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.

TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely. Indiana Underground Plant Protection Service

Know what's below. Call before you dig.

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SIGHT/FOR LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO.
C106

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:56:50 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard

Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

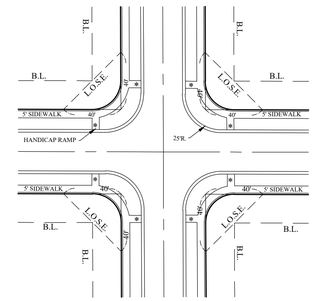
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMMALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig|Safely.
Indiana Underground Plant Protection Service

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

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20
	REVISIONS	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SMAF/FOR LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

MONON CORNER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO.
C107

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:57:23 AM, DWG To PDF.pc3, 1:1

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

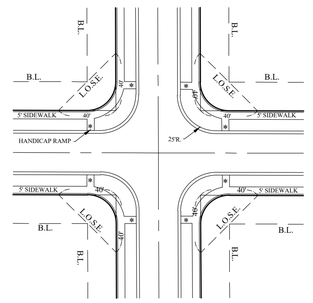
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMMALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

GDK	REV. PER TAC COMMENTS	5/26/20
BY	REVISIONS	DATE

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, A SMAVTOM LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH
& ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
PRIMARY PLAT
MONON CORNER
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY:	CHECKED BY:	
LAF	GDK	

SHEET NO.
C108

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:57:57 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesnor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

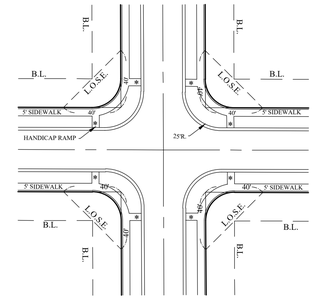
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMMALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

Know what's below. Call before you dig.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A STATUTORY LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES
ALWAYS ON.
7965 East 106th Street. Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

MONON CORNER

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY:		CHECKED BY:
LAF		GDK

SHEET NO.
C109

S & A JOB NO.
85360PLA

S:\85590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:58:36 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

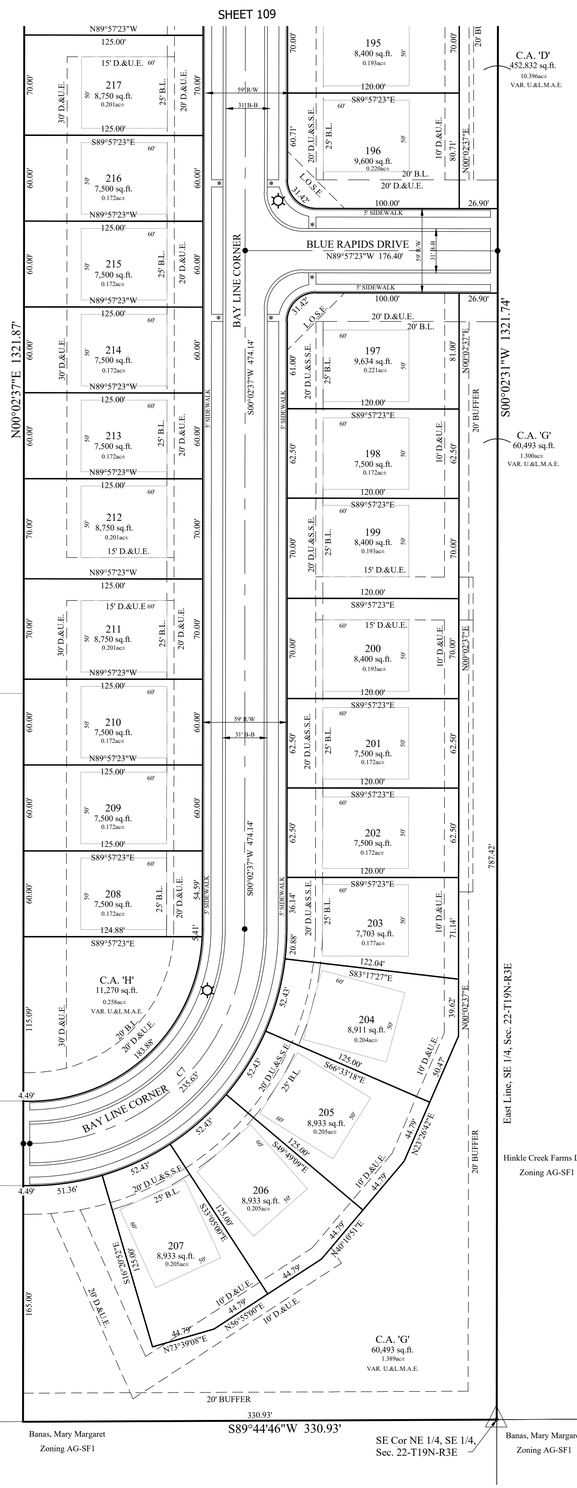
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

SHEET 109



TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

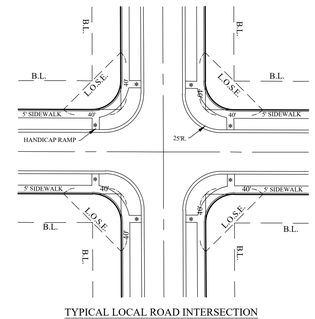
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMRALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193rd STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



TYPICAL LOCAL ROAD INTERSECTION

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

BY	DATE	REVISIONS
GDK	5/26/20	REV. PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SUBSYSTEM LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C110

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:59:15 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard

Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-1 STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

A part of the Northwest Quarter of Section 23, and a part of the Northeast and Southeast Quarters of Section 22, all in Township 19 North, Range 03 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 23; thence South 00 degrees 11 minutes 17 seconds West, along the West line of said Section, a distance of 1,149.44 feet to the Southwest corner of the land described in Instrument Number 200500048163 in the Office of the Hamilton County Recorder; thence North 89 degrees 47 minutes 53 seconds East, along the South line of said land, a distance of 1,326.96 feet to the East line of the West Half of said Northwest Quarter Section; thence South 00 degrees 08 minutes 57 seconds West, along said East line, a distance of 1,490.65 feet to the Southeast corner of the West Half of the Northwest Quarter of Section 23; thence South 89 degrees 43 minutes 25 seconds West, along the South line of said Half-Quarter Section, a distance of 1,327.99 feet to the Northeast corner of the Southeast Quarter of said Section 22; thence South 00 degrees 02 minutes 31 seconds West, along the East line of said Southeast Quarter Section, a distance of 1,321.74 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 22; thence South 89 degrees 44 minutes 46 seconds West, along the South line of said Quarter-Quarter Section, a distance of 330.93 feet to the Southwest corner of the East Half of the East Half of said Quarter-Quarter Section; thence North 00 degrees 02 minutes 37 seconds East, along the West line of said partial Quarter-Quarter Section, a distance of 1,321.87 feet to the Northwest corner thereof; thence South 89 degrees 46 minutes 06 seconds West, along the South line of the East Half of said Northeast Quarter of Said Section 22, a distance of 992.68 feet to the Southwest corner of said Half-Quarter Section; thence North 00 degrees 07 minutes 11 seconds East, along the West line of said Half-Quarter, a distance of 2,370.95 feet to the Southwest corner of the land described in Instrument Number 200700005883 in said Recorder's Office; thence North 89 degrees 49 minutes 43 seconds East, along the South line of said land, a distance of 120.00 feet to the Southeast corner thereof; thence North 00 degrees 07 minutes 11 seconds East, along the East line of said land, a distance of 272.25 feet to the North line of said Section 22; thence North 89 degrees 49 minutes 43 seconds East, along said North line, a distance of 1,206.72 feet to the Point of Beginning. Containing 135.130 acres, more or less.

LEGEND

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

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

Know what's below. Call before you dig.

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SUBSYSTEM LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH
& ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C111

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 1:13:45 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

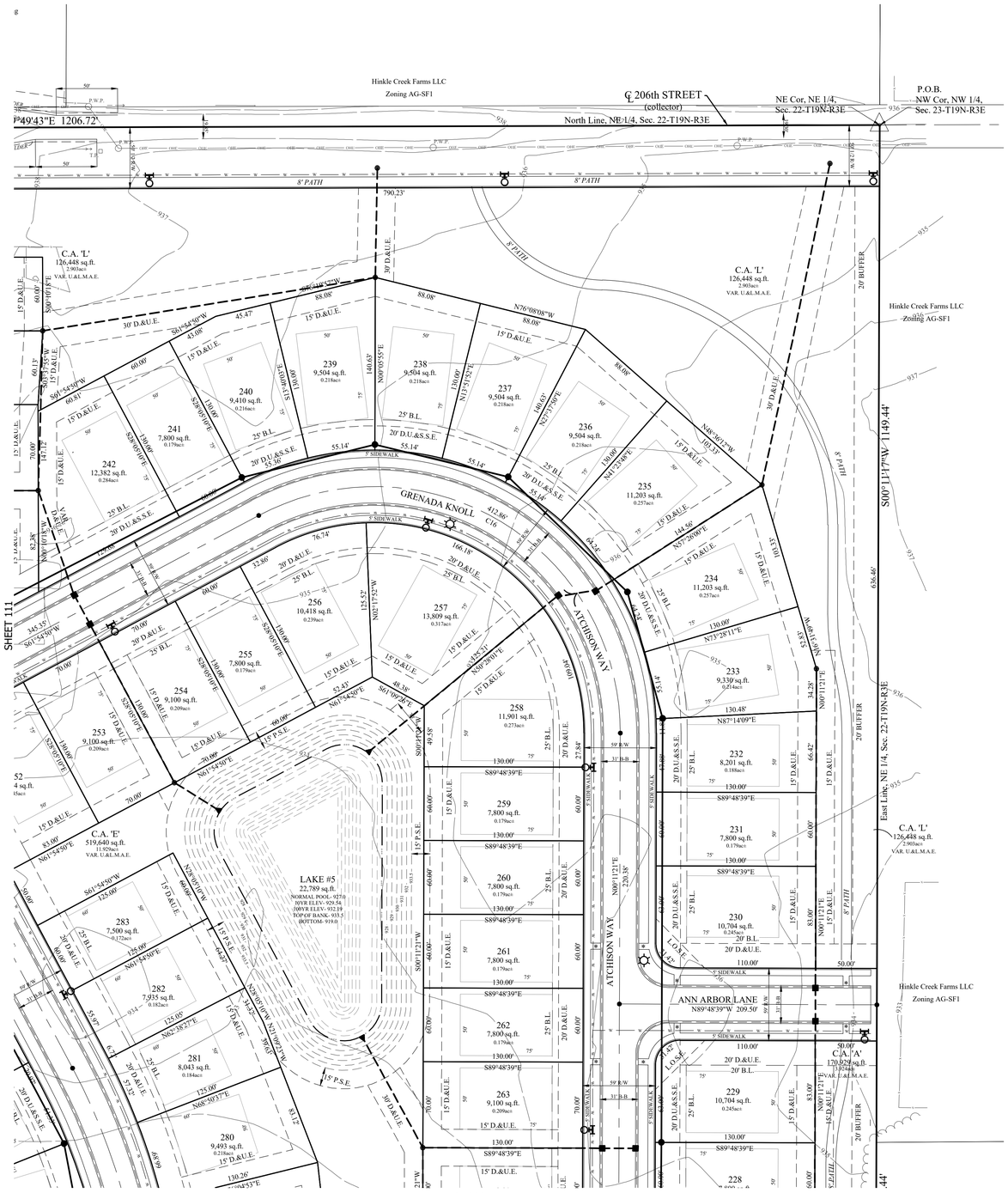
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard

Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING



TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

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

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATUTORY LOCATION REPORT.

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

CERTIFIED: 04/03/2020

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON TIME
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

MONON CORNER

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY:		CHECKED BY:
LAF		GDK

SHEET NO.
C112

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:03:03 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

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

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely. Indiana Underground Plant Protection Service

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

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20
	REVISIONS	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATUTORY LOCATION REPORT.

CERTIFIED: 04/03/2020

DENNIS D. OLMSTEAD — REGISTERED — No. 900012 — STATE OF INDIANA — LAND SURVEYOR

STOEPPELWERTH & ASSOCIATES
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

MONON CORNER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C113

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:02:40 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

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

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

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

BY	DATE	REVISIONS
GDK	5/26/20	REV. PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATUTORY LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

MONON CORNER

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C114

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:02:19 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

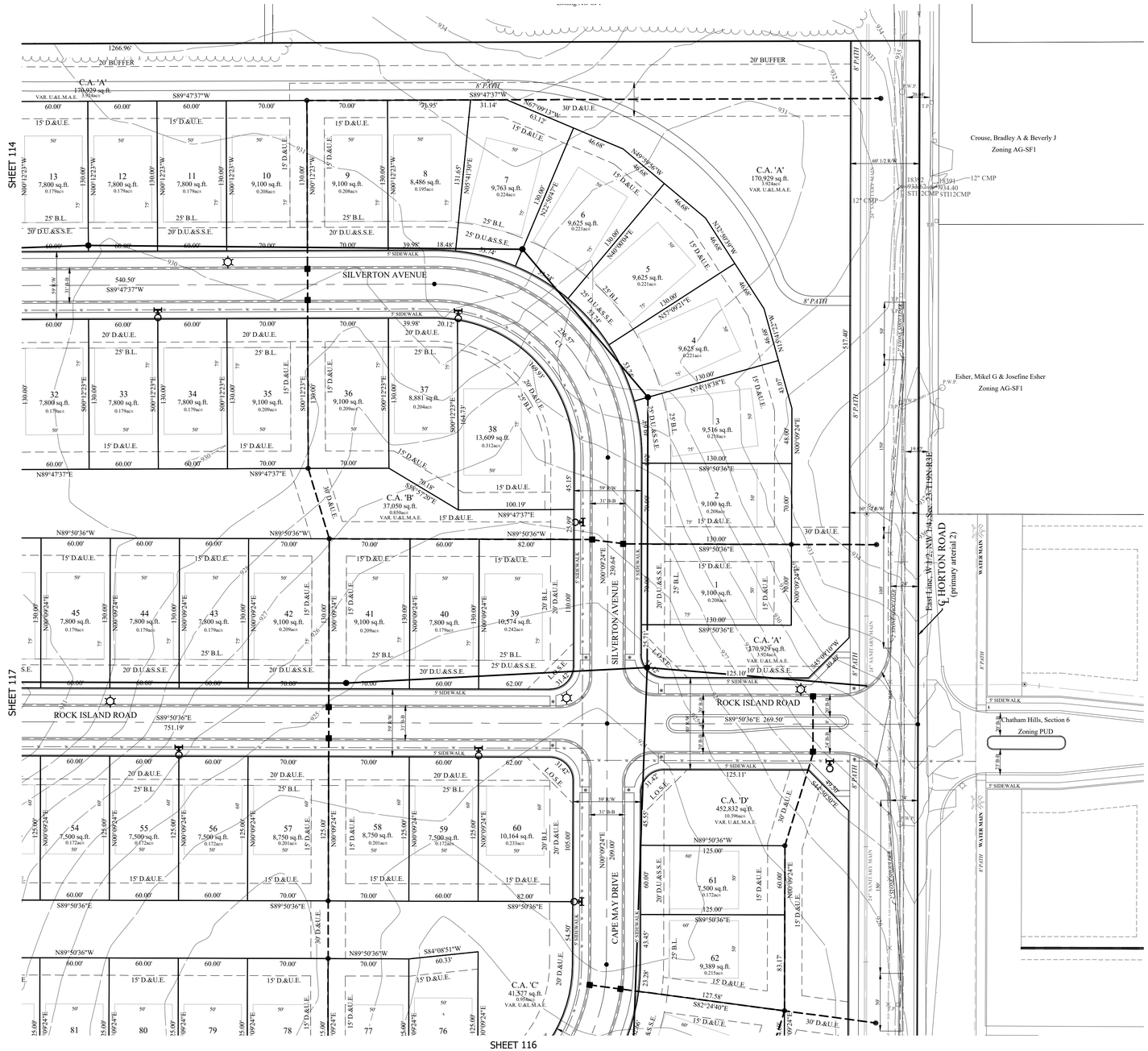
CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

- 830 — EXISTING CONTOUR
- W — EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W — PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE; MANHOLE
- SANITARY CLEANOUT
- STORM SEWER LINE; MANHOLE & END SECTION
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED S&A FIRM #0008
- SET PIPE UP 1' CAPPED STAMPED S&A FIRM #0008
- H.C.S. HAMILTON COUNTY SURVEYOR
- (M) MEASURED
- (R) RECORDED
- N.A.E. NO ACCESS EASEMENT
- P.W.P. POWER POLE
- LIGHT POLE
- E.T. ELECT. TRANSFORMER
- E.P. ELECT. PEDESTAL
- E.M. ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- T.P. TELEPHONE PEDESTAL
- T.M. TELEPHONE MANHOLE
- CABLE T.V. POLE
- T.V.P. CABLE T.V. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- M.B. MAILBOX

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service
811
Know what's below.
Call before you dig.

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20
	REVISIONS	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATEMENT OF LOCATION REPORT.

CERTIFIED: 04/03/2020

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

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

DEVELOPMENT PLAN

PREPARED FOR:

MONON CORNER

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION	TOWNSHIP	RANGE
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C115

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 6/26/2020 2:32:28 PM, DWG To PDF.pc3, 1:1

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-1 STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

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

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20
	REVISIONS	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, A STATUTORY LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
ARBOR HOMES

DEVELOPMENT PLAN

MONON CORNER

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C116

S & A JOB NO.
89590ARB

Know what's below. Call before you dig.
IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:01:37 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard
#300
Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

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

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

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

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SMAVTOM LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES
ALWAYS ON YOUR SIDE
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

MONON CORNER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
22&23	19N	3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO. C117

S & A JOB NO. 89590ARB

SHEET 114
SHEET 118
SHEET 116
SHEET 119

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:01:16 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

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

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATUTORY LOCATION REPORT.

CERTIFIED: 04/03/2020

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

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

DEVELOPMENT PLAN
PREPARED FOR:
MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO.
C118

S & A JOB NO.
89590ARB

IUPPS Dig Safely. Indiana Underground Plant Protection Service

Know what's below. Call before you dig.

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:00:55 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesner
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

- 830 — EXISTING CONTOUR
- W — EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W — PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- S — SANITARY SEWER LINE; MANHOLE
- C.O. — SANITARY CLEANOUT
- D — STORM SEWER LINE; MANHOLE & END SECTION
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED S&A FIRM #0008
- SET PIPE UP 1' CAPPED STAMPED S&A FIRM #0008
- H.C.S. — HAMILTON COUNTY SURVEYOR
- (M) — MEASURED
- (R) — RECORDED
- N.A.E. — NO ACCESS EASEMENT
- P.W.P. — POWER POLE
- LIGHT POLE
- E.T. — ELECT. TRANSFORMER
- E.P. — ELECT. PEDESTAL
- E.M. — ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- T.P. — TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- T.V. — CABLE T.V. POLE
- CABLE T.V. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- T.C. — TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- M.B. — MAILBOX

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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

BY	DATE	REVISIONS
GDK	5/26/20	REV. PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SUBSYSTEM LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

MONON CORNER

WASHINGTON TOWNSHIP, HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C119

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:00:35 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

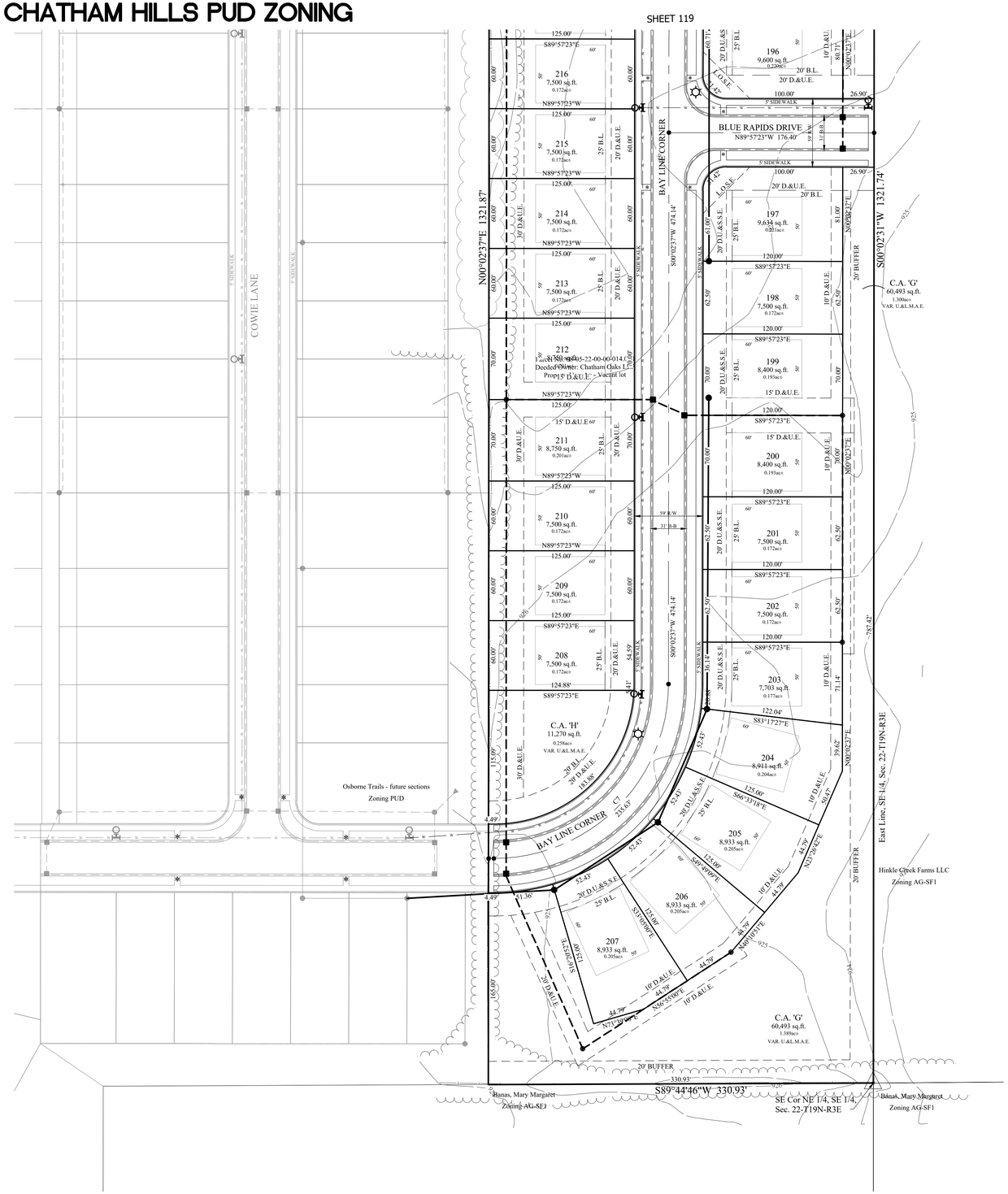
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard

Westfield, IN 46074

MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING



TOTAL SITE = 135.130ac±

TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)

CHATHAM HILLS PUD
DISTRICT 1-I STANDARDS

Minimum Lot Width	- 60'
Minimum Lot Frontage	- 20'
Minimum Lot Area	- 7,500 sq.ft.
Front Setback	- 20'
Side Setback	- 5'
Rear Setback	- 10'
Building Separation	- 10'

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

LEGEND

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

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SAN/TOPO LOCATION REPORT.

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

CERTIFIED: 04/03/2020

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

MONON CORNER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO.
C120

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:00:11 AM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

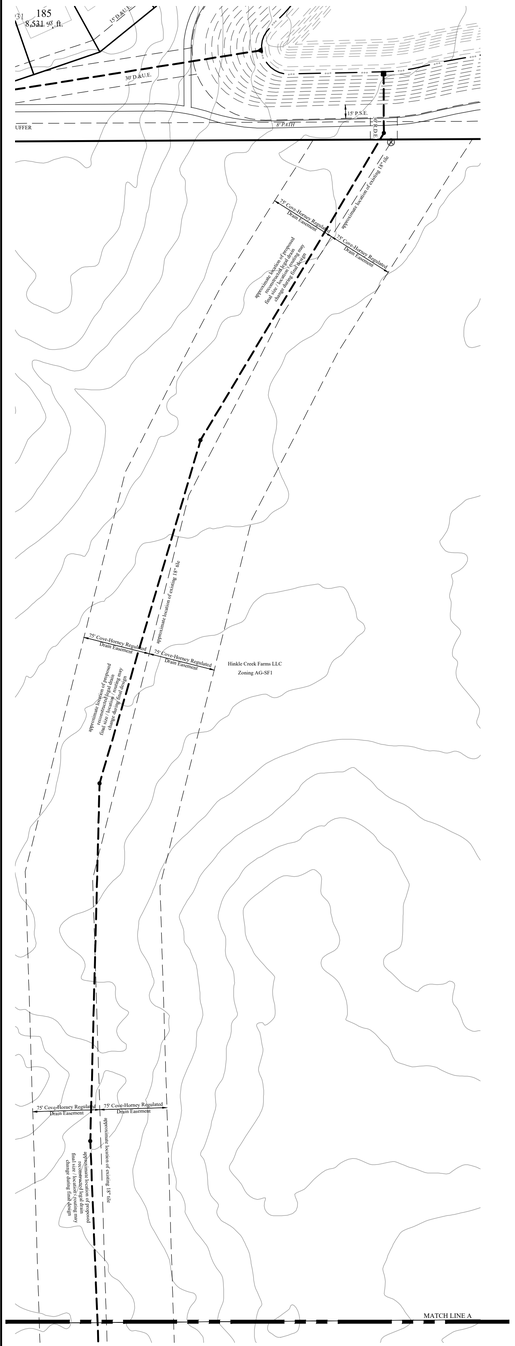
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesnor
1100 Chatham Hills Boulevard

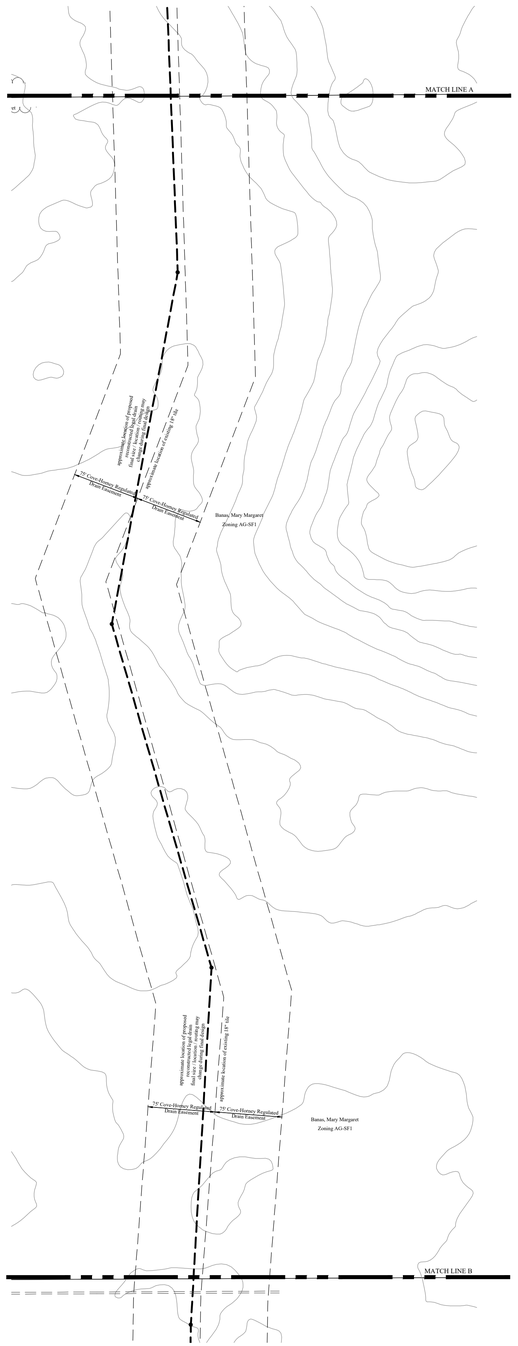
Westfield, IN 46074

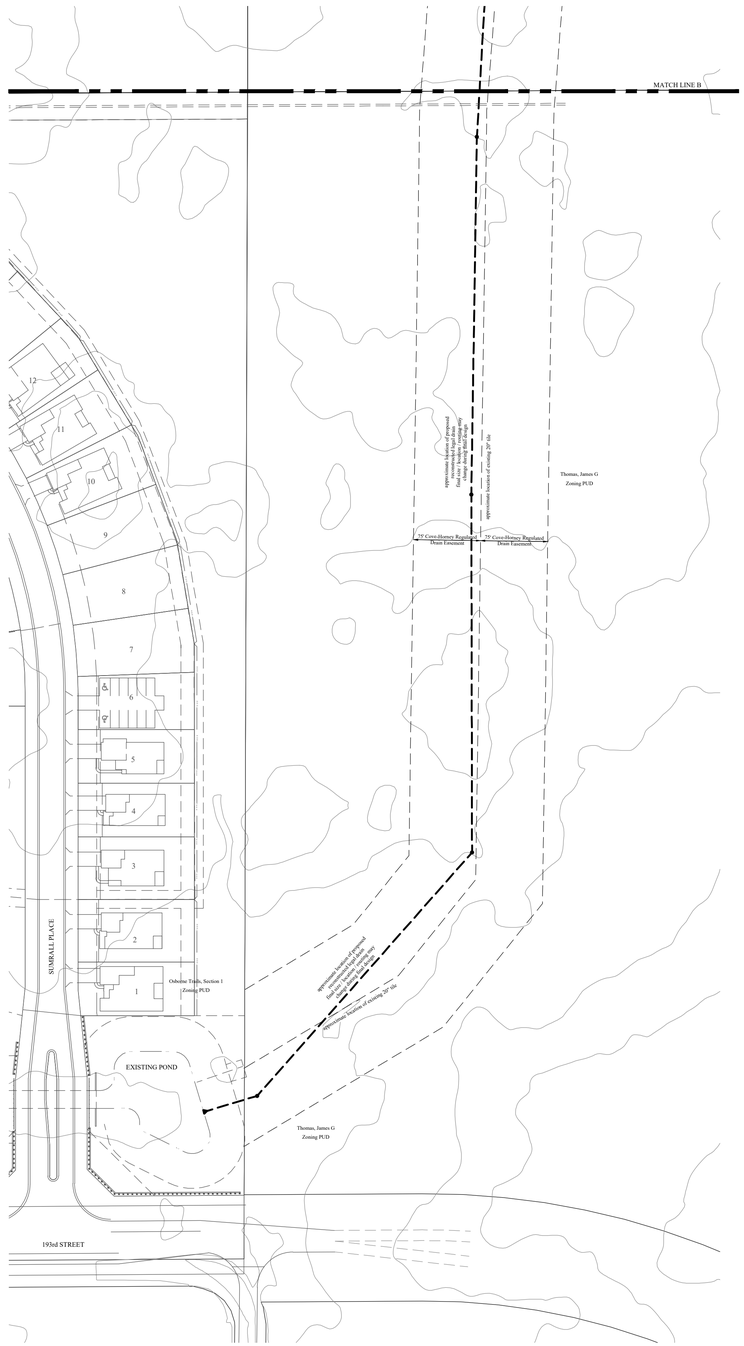
MONON CORNER

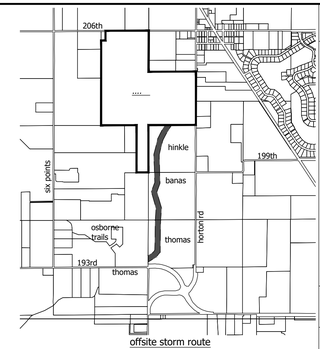
DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING









GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SEPARATION LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

OFFSITE DRAINAGE ROUTE

PREPARED FOR:

MONON CORNER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C121

S & A JOB NO.
89590ARB

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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

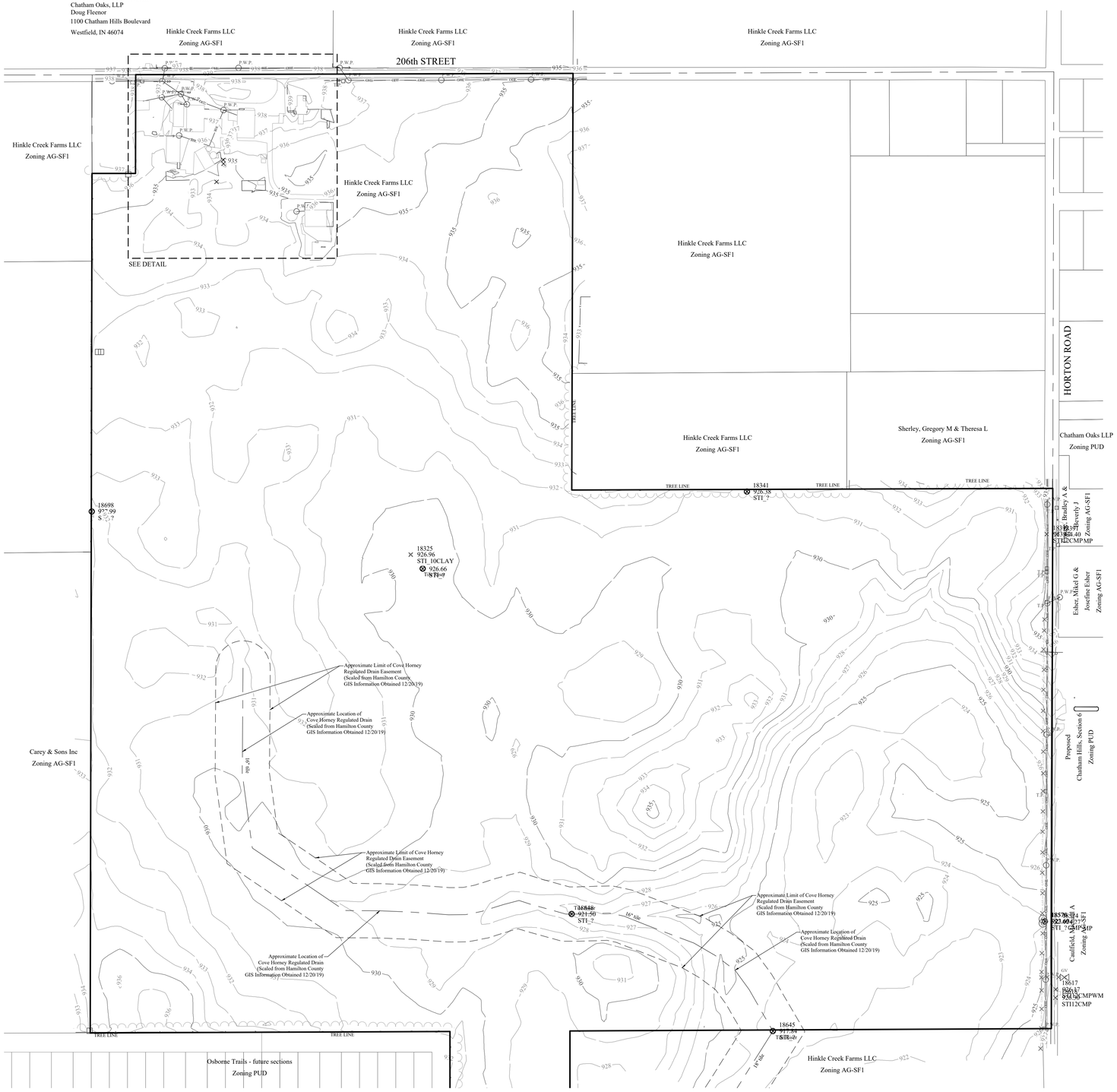
S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 10:59:12 AM, DWG To PDF.pc3, 1:1

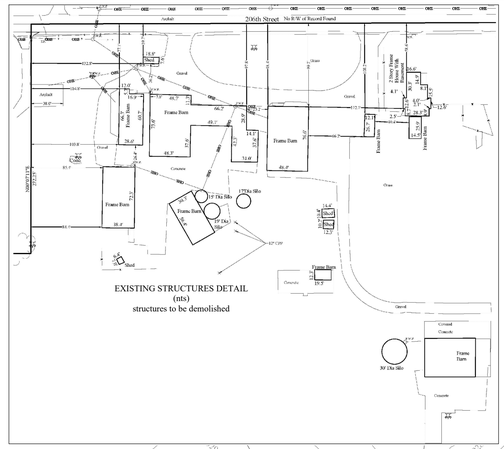
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

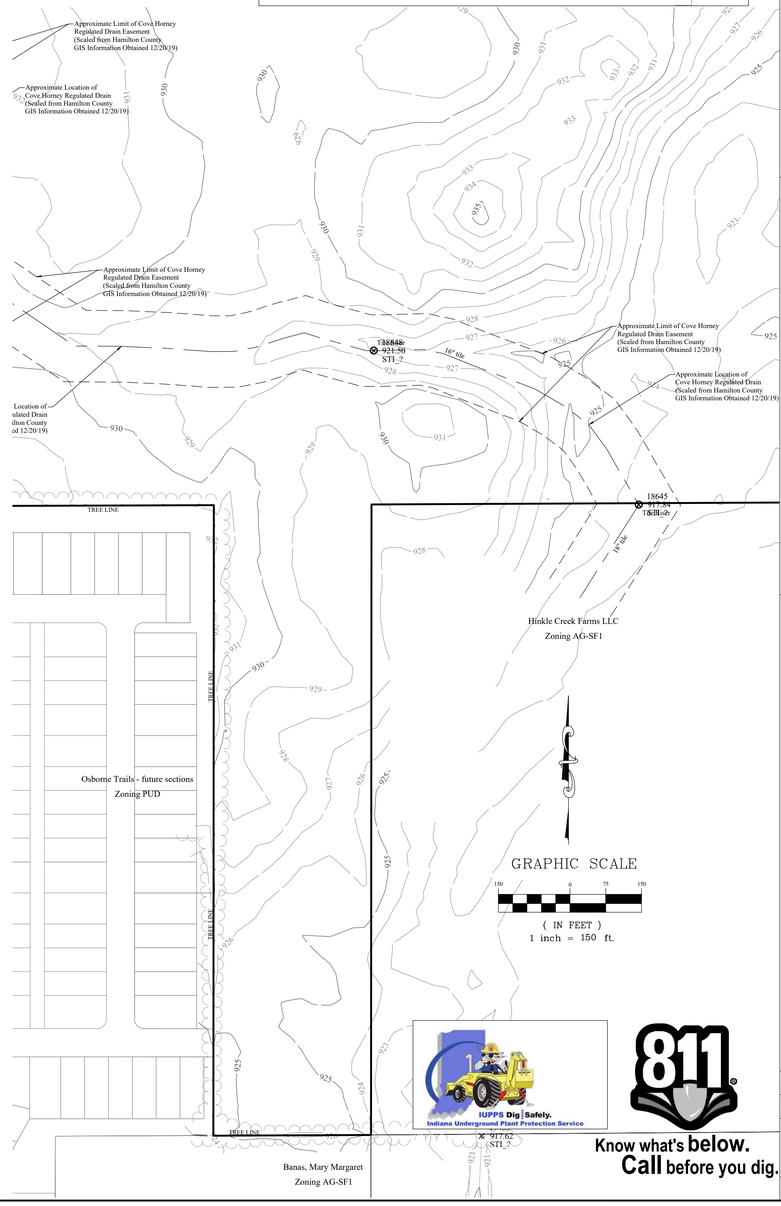
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER
DEVELOPMENT PLAN
CHATHAM HILLS PUD ZONING





EXISTING STRUCTURES DETAIL
(nts)
structures to be demolished



GRAPHIC SCALE
150 0 75 150
(IN FEET)
1 inch = 150 ft.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEY FOR LOCATION REPORT.

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

CERTIFIED: 04/03/2020

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

EXISTING CONDITIONS

PREPARED FOR:

MONON CORNER

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
22&23	19N	3E
DRAWN BY:	CHECKED BY:	
LAF	GDK	

SHEET NO.
C122

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 6/29/2020 12:31:11 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesnor
1100 Chatham Hills Boulevard
Westfield, IN 46074

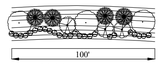
MONON CORNER
LANDSCAPE PLAN
CHATHAM HILLS PUD ZONING

NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

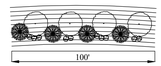
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

shade
evergreen
ornamental
shrub


100'

206th STREET /
HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND


100'

AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SIGHT EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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

BY	DATE	REVISIONS
GDK	5/26/20	REV. PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATEMENT OF LOCATION REPORT.

CERTIFIED: 04/03/2020

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

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

LANDSCAPE PLAN
PREPARED FOR:
MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E
DRAWN BY:	CHECKED BY:	
LAF	GDK	

SHEET NO.
L101

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020 1:09:09 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesnor
1100 Chatham Hills Boulevard

Westfield, IN 46074

MONON CORNER
LANDSCAPE PLAN
CHATHAM HILLS PUD ZONING

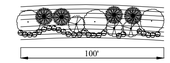
206th Street Passing Blister Exhibit
Scale: 1"=30'

NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ace common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

shade
evergreen
ornamental
shrub


100'
206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND

100'
AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SEARCH FOR LOCATION REPORT.

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

CERTIFIED: 04/03/2020

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

LANDSCAPE PLAN
PREPARED FOR:
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
L102

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020 12:55:57 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

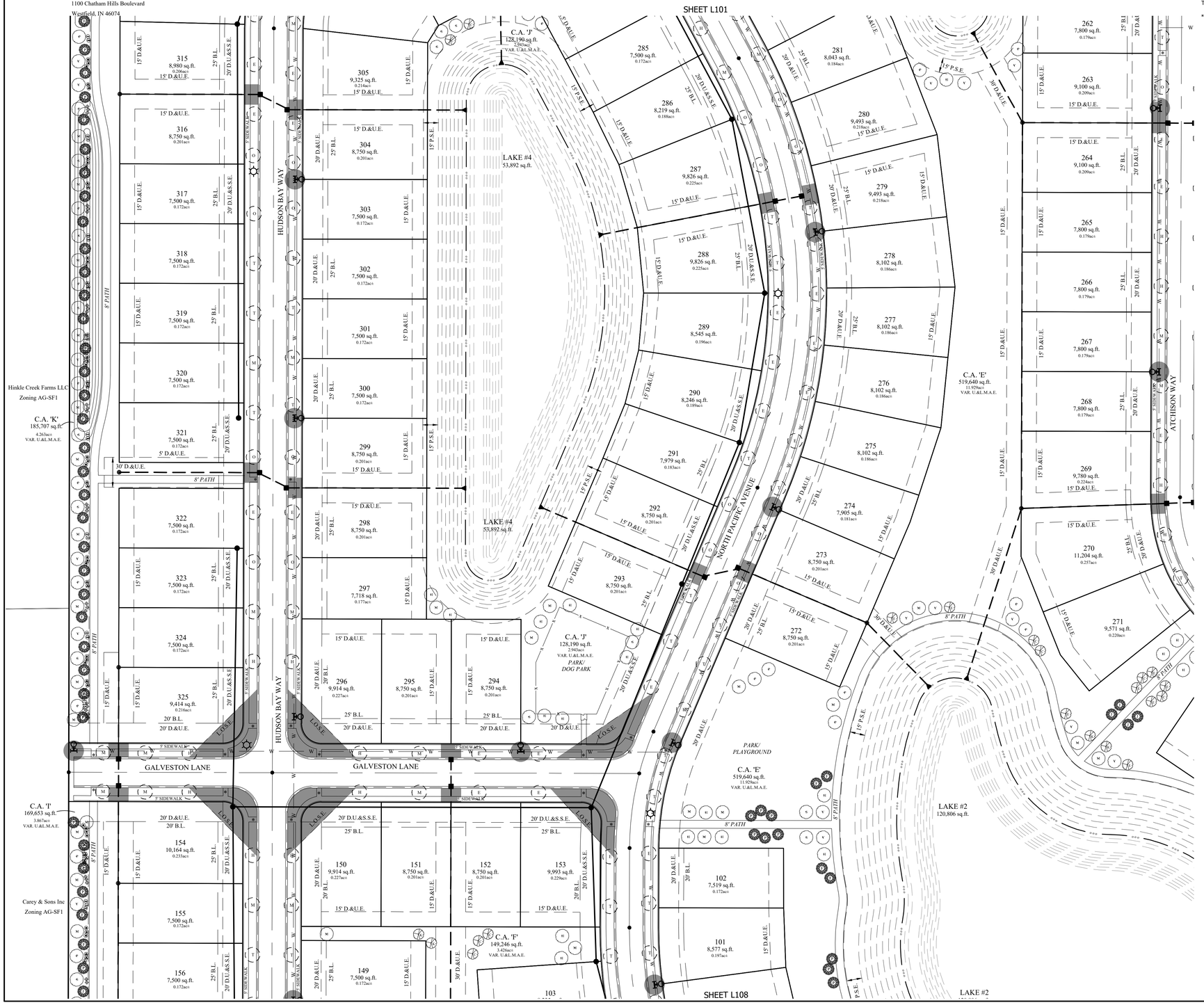
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesnor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER
LANDSCAPE PLAN
CHATHAM HILLS PUD ZONING

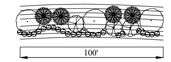
NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

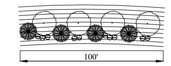
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



shade
evergreen
ornamental
shrub



206th STREET /
HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND



AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SUBDIVISION LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH
& ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
PREPARED FOR:
MONON CORNER
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO.
L103

S.& A. JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020 12:55:42 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

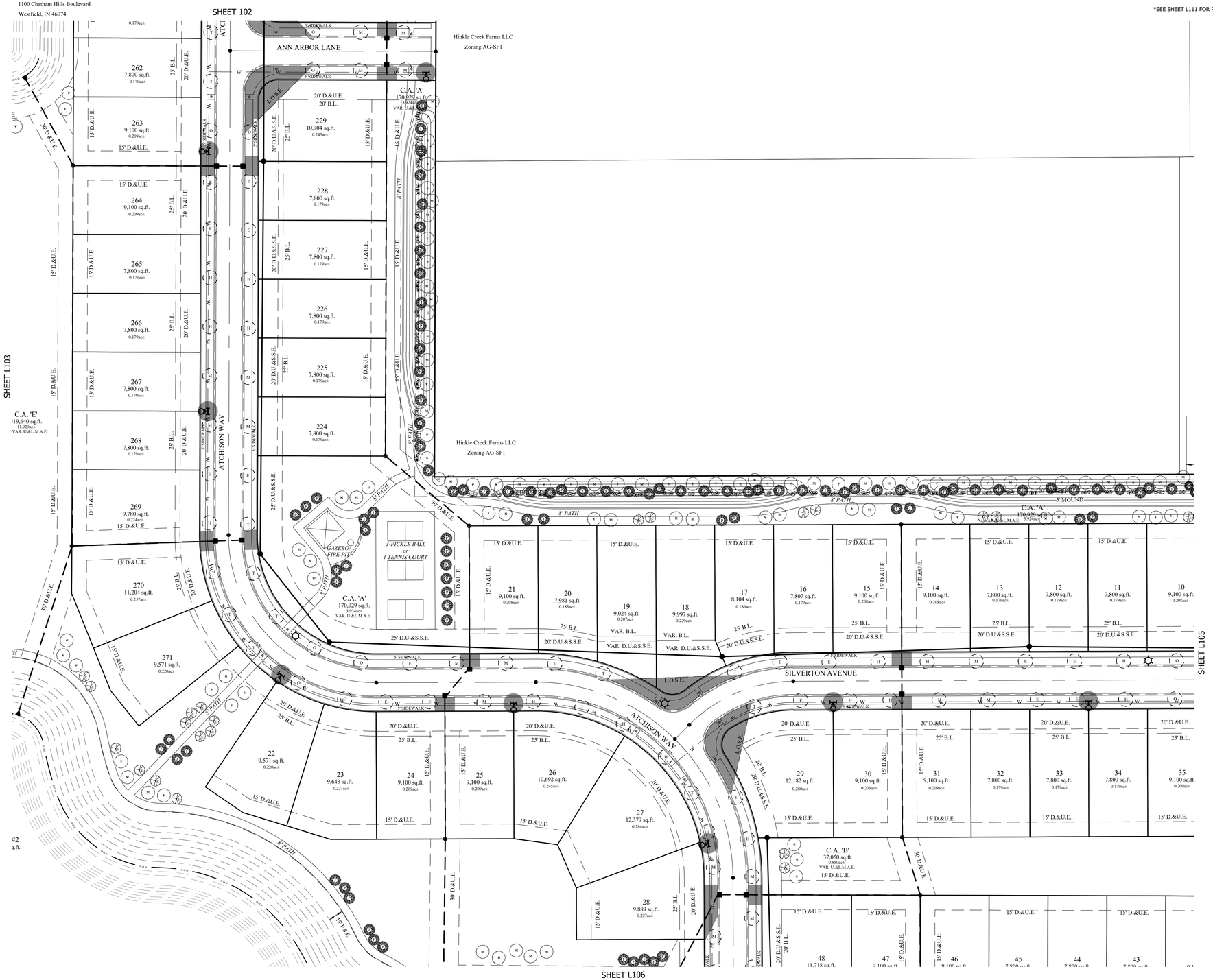
LANDSCAPE PLAN

CHATHAM HILLS PUD ZONING

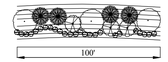
NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

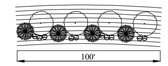
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



shade
evergreen
ornamental
shrub



206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND



AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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

DATE	REVISIONS	BY
6/26/20	REV. BUFFER PLANTINGS ALONG SHERLEY PROPERTY	GDK
5/26/20	REV. PER TAC COMMENTS	GDK

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATEMENT OF LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
PREPARED FOR:
MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E

DRAWN BY: LAF | CHECKED BY: GDK

SHEET NO. L104

S & A JOB NO. 89590ARB

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 6/26/2020 2:38:31 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard

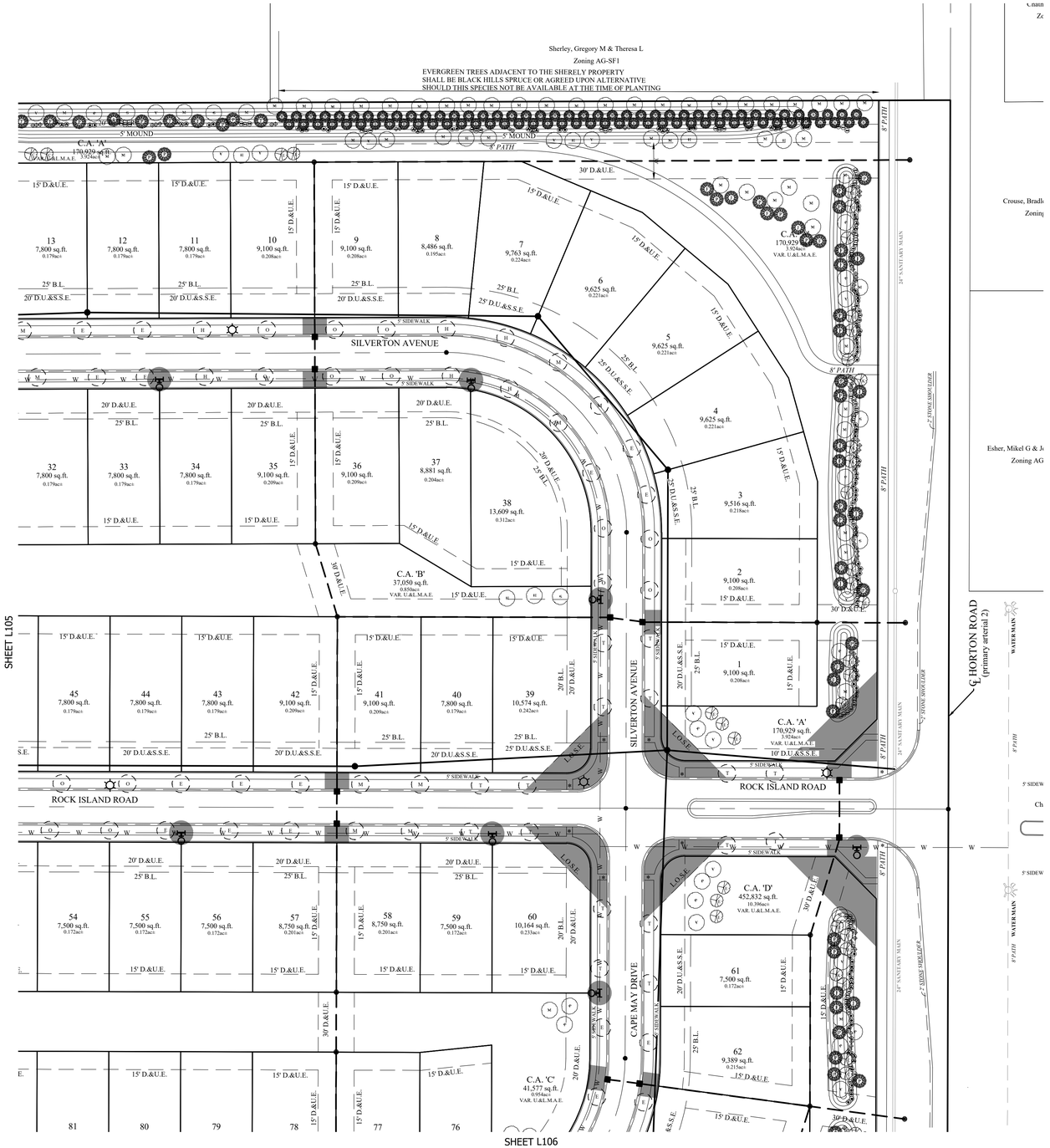
Westfield, IN 46074

MONON CORNER
LANDSCAPE PLAN
CHATHAM HILLS PUD ZONING

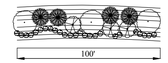
NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

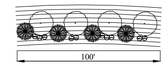
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



shade
evergreen
ornamental
shrub



206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND



AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely. Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY
6/26/20	REV. BUFFER PLANTINGS ALONG SHERLEY PROPERTY	GDK
5/26/20	REV. PER TAC COMMENTS	GDK

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A SANITARY LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
PREPARED FOR:
MONON CORNER
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
L105

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 6/26/2020 2:39:08 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard

Westfield, IN 46074

MONON CORNER

LANDSCAPE PLAN

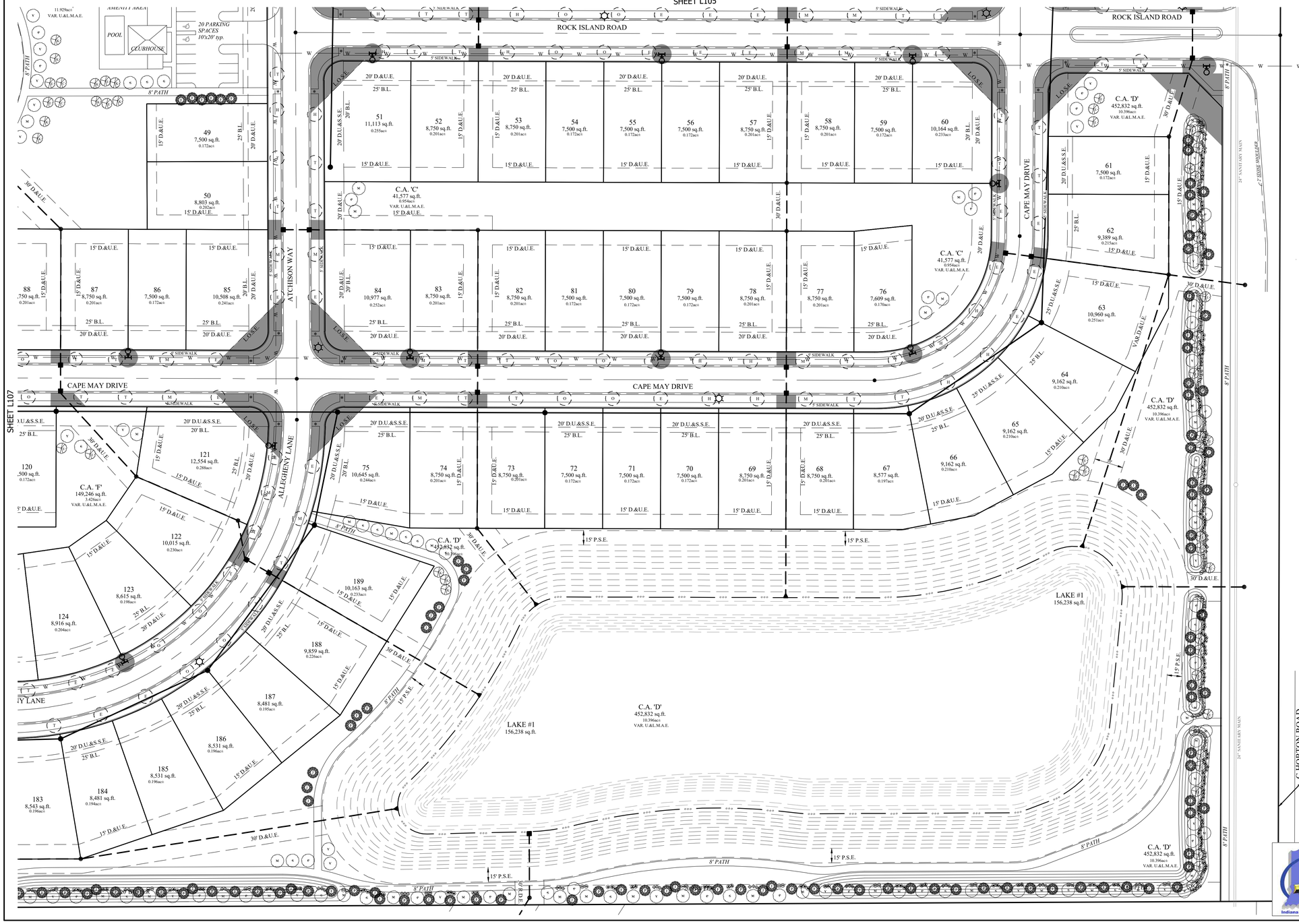
CHATHAM HILLS PUD ZONING

NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

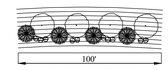
SHEET L105



shade
evergreen
ornamental
shrub

100'

206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND



100'

AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

Know what's below. Call before you dig.
IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

BY	DATE	REVISIONS
GDK	5/26/20	REV. PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, A STAKING OR LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
PREPARED FOR:
MONON CORNER
WASHINGTON TOWNSHIP, HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
L106

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020 12:54:53 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard

Westfield, IN 46074

MONON CORNER

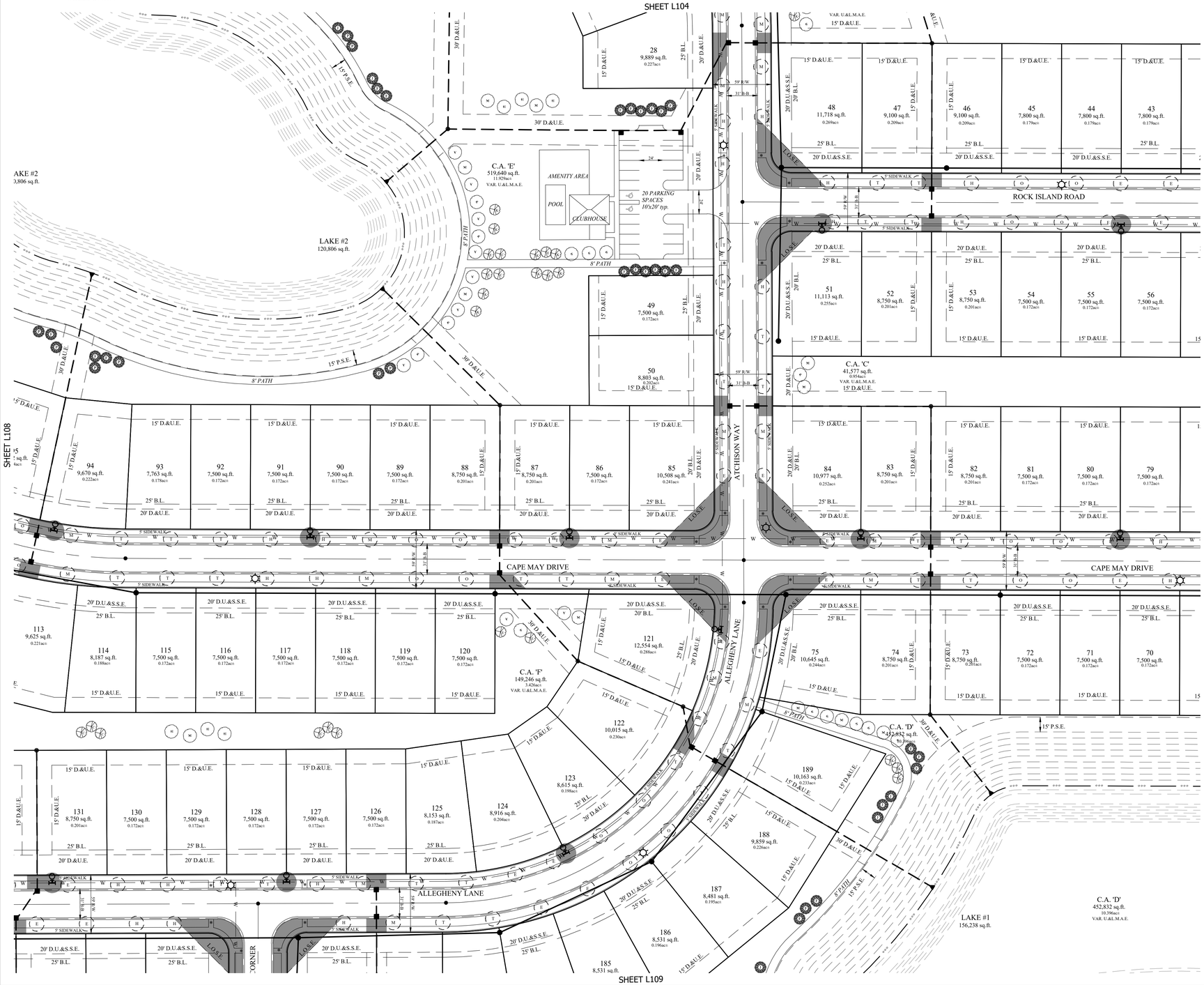
LANDSCAPE PLAN

CHATHAM HILLS PUD ZONING

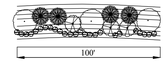
NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

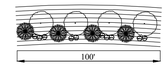
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



shade
evergreen
ornamental
shrub



206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND



AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20
	REVISIONS	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATEMENT OF LOCATION REPORT.

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

CERTIFIED: 04/03/2020

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON THE WAYS.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
PREPARED FOR:
MONON CORNER
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO. L107

S & A JOB NO. 89590ARB

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020 12:54:33 PM, DWG To PDF.pc3, 1:1

MONON CORNER

LANDSCAPE PLAN

CHATHAM HILLS PUD ZONING

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Fleenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

shade
evergreen
ornamental
shrub

206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND

AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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

BY	DESCRIPTION	DATE
GDK	REV. PER TAC COMMENTS	5/26/20
	REVISIONS	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STAKEOUT LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:

MONON CORNER

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
L108

S.& A. JOB NO.
89590ARB

SHEET L103
SHEET L107
SHEET L109

Carey & Sons Inc
Zoning AG-SF1

Osborne Trails - future sections
Zoning PUD

Osborne Trails - future sections
Zoning PUD

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020 12:53:37 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flesner
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

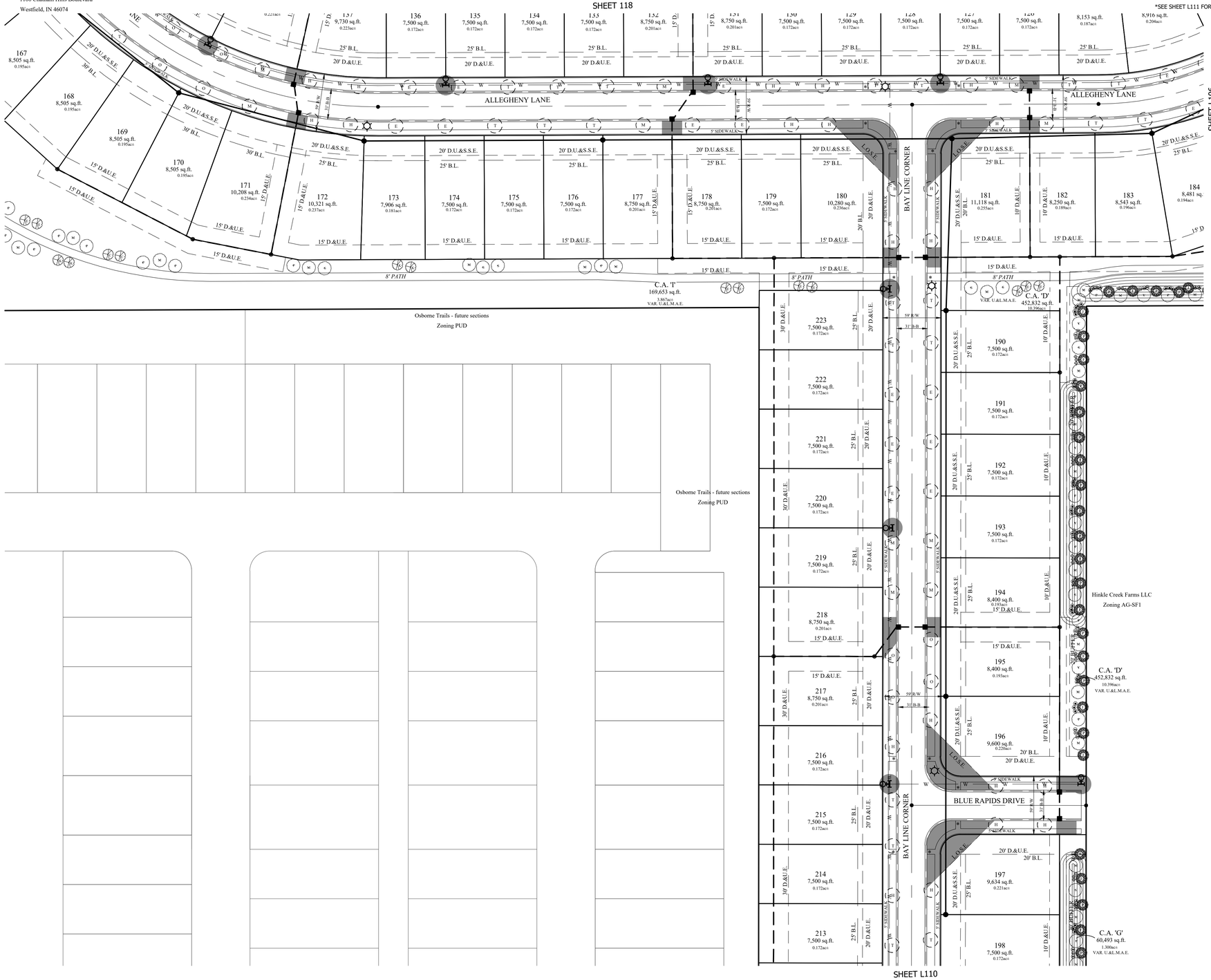
LANDSCAPE PLAN

CHATHAM HILLS PUD ZONING

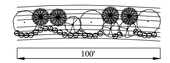
NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

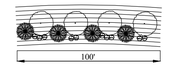
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



shade
evergreen
ornamental
shrub



206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND



AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	5/26/20

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SEPTIC LOCATION REPORT.

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

CERTIFIED: 04/03/2020

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
PREPARED FOR:
MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E
DRAWN BY: LAF		CHECKED BY: GDK

SHEET NO.
L109

S & A JOB NO.
89590ARB

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020 12:51:55 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard

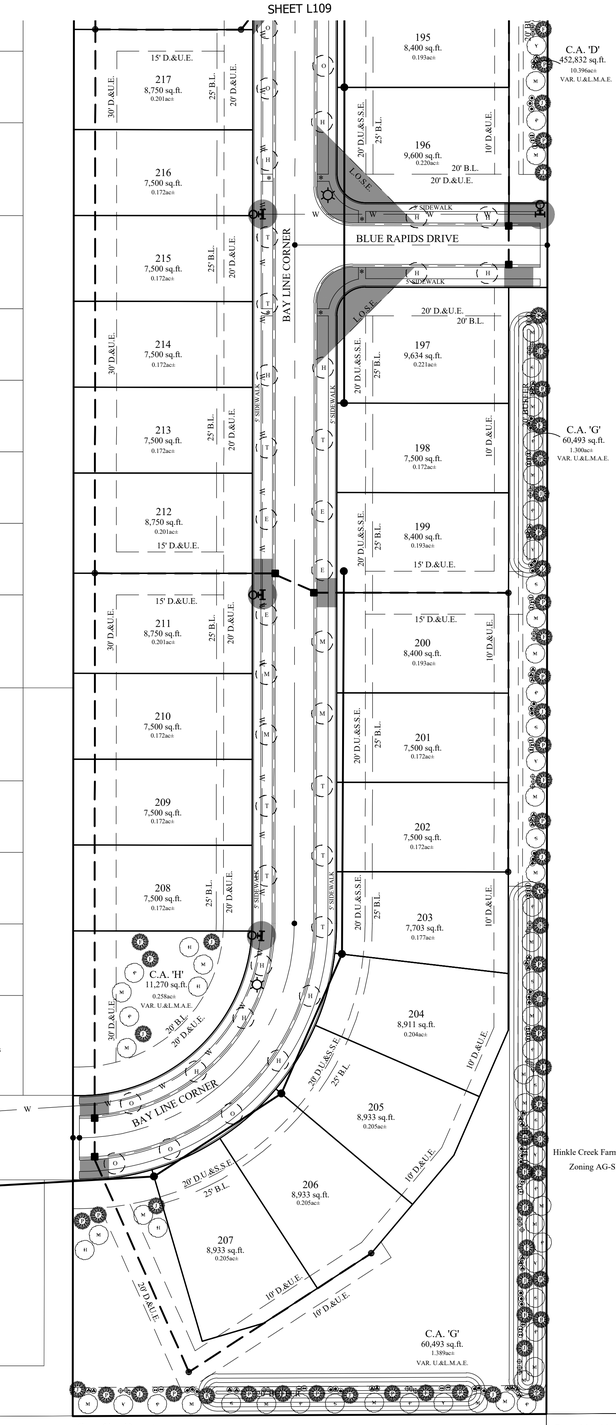
Westfield, IN 46074

MONON CORNER
LANDSCAPE PLAN
CHATHAM HILLS PUD ZONING

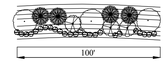
NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

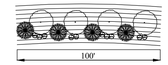
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



shade
evergreen
ornamental
shrub



206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND

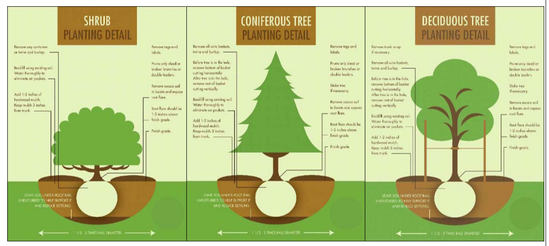


AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

SECTION 02800 – STREET TREE LIST

Table 1

Preferred Street Trees

Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the *Preferred Shade Tree List* may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties **must** be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

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

Table 2

Alternative/ Substitute Trees

Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The *Alternate/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

*See note below.

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	*Cornus mas*
Crabapple Var.	*Malus var.*
Hawthorn Var.	*Crataegus crusgalli var.*
Hornbeam, American	*Carpinus caroliniana*
Hornbeam, European	*Carpinus betulus*
Ironwood	*Ostrya virginiana*
Japanese Lilac	*Syringa reticulata*
Maple, Amur	*Acer ginnala (single stem)*
Maple, Hedge	*Acer compestre*
Maple, Paoerbark	*Acer griseum*
Redbud	*Cercis canadenala*
Serviceberry	*Amelanchier var.*

Note:

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation

		BY
	REV. PER TAC COMMENTS	GDK
5/26/20	REVISIONS	
DATE		

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, NOR A STATEMENT OF LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:

MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E
DRAWN BY:		CHECKED BY:
LAF		GDK

SHEET NO.
L110

S & A JOB NO.
89590ARB

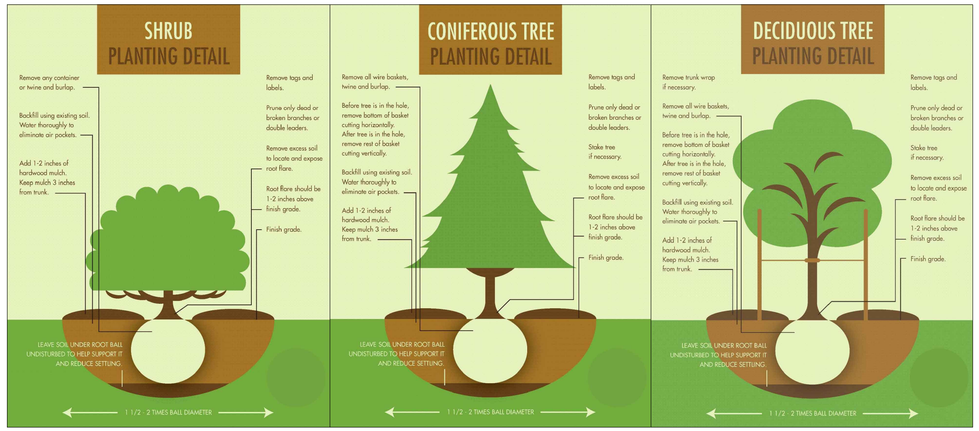
S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020 12:51:24 PM, DWG To PDF.pc3, 1:1

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

THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flexnor
1100 Chatham Hills Boulevard
Westfield, IN 46074

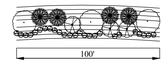
MONON CORNER
LANDSCAPE PLAN
CHATHAM HILLS PUD ZONING



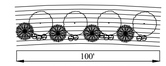
NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- ALL LOTS UNDER 8,000 sq.ft. SHALL HAVE 2 SHADE TREES, 1 ORNAMENTAL TREE AND 4 SHRUBS
- ALL LOTS GREATER THAN 8,000 sq.ft. SHALL HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (47.1ac± common area x 10 = 471 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD AND 206TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

shade
evergreen
ornamental
shrub



206th STREET / HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND



AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

206th STREET BUFFER - 1,207'
37 SHADE TREES
49 EVERGREEN TREES
37 ORNAMENTAL TREES
302 SHRUBS
3' UNDULATING MOUND

HORTON ROAD BUFFER - 1,491'
45 SHADE TREES
60 EVERGREEN TREES
45 ORNAMENTAL TREES
373 SHRUBS
3' UNDULATING MOUND

SECTION 02800 – STREET TREE LIST

Table 1

Preferred Street Trees

Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the *Preferred Shade Tree List* may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties **must** be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

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

Table 2

Alternative/ Substitute Trees

Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The *Alternate/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

*See note below.

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian Crabapple Var. Hawthorn Var.	*Cornus mas* *Malus var.* *Crataegus crusgalli var.*
Hornbeam, American Hornbeam, European Ironwood	*Carpinus caroliniana* *Carpinus betulus* *Ostrya virginiana*
Japanese Lilac Maple, Amur Maple, Hedge	*Syringa reticulata* *Acer ginnala (single stem)* *Acer campestre*
Maple, Paoerbark Redbud Serviceberry	*Acer griseum* *Cercis canadenaia* *Amelanchier var.*

Note:

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation

Shade Trees (2")

(M) Acer rubrum 'Autumn Flame' - 281
(Autumn Flame Red Maple)

(Y) Cladastrus kentukea - 122
(Yellowwood)

(P) Diospyros virginiana - 145
(American Persimmon)

(G) Gleditsia triacanthos var inermis 'Suncole' - 44
(Sunburst Honeylocust)

(L) Liquidambar styraciflua 'Worplesdon' - 98
(Worplesdon Sweetgum)

Evergreen Trees (6')

(B) Abies balsamea var phanerolepis - 125
(Canaan Fir)

(J) Juniperus virginiana 'Carnaertii' - 155
(Carnaeri Juniper)

(P) Picea abies - 229
(Norway Spruce)

(P) Picea glauca - 82
(Black Hills Spruce)

Street Trees (2")

(M) Acer saccharum 'Legacy' - 94
(Legacy Sugar Maple)

(H) Celtis occidentalis 'Prairie Pride' - 98
(Prairie Pride Hackberry)

(T) Liriodendron tulipifera - 141
(Tulip Tree)

(O) Quercus bicolor - 91
(Swamp White Oak)

(E) Ulmus x 'Morton' - 102
(Accolade Elm)

Ornamental Trees (2")

Cercis canadensis - 91
(Eastern Redbud)

Cornus Kousa - 47
(Kousa Dogwood)

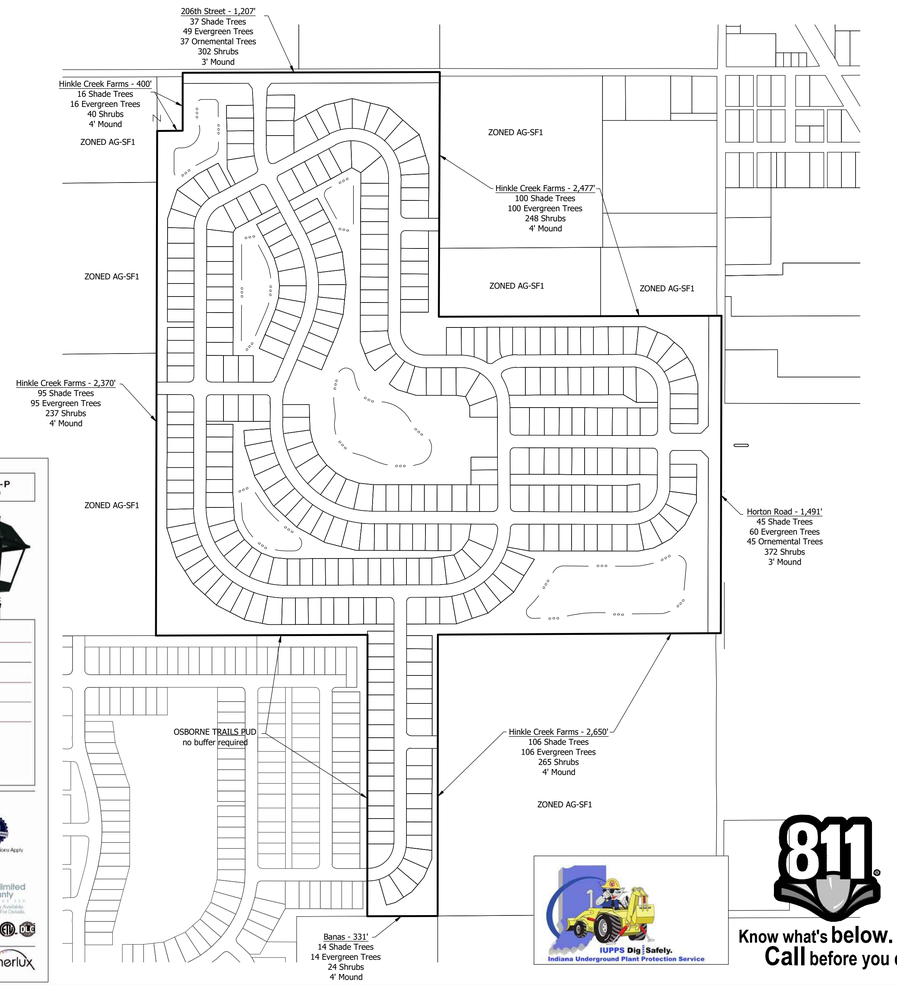
Prunus virginiana 'Canada Red' - 53
(Canada Red Chokecherry)

Aronia melanocarp 'Autumn Magic' - 371
(Autumn Magic Black Chokeberry)

Hydrangea paniculata 'Bulk' - 386
(Quick Fire Hydrangea)

Syringa meyeri 'Palibin' - 423
(Dwarf Korean Lilac)

Viburnum x burkwoodii - 319
(Burkwood Viburnum)



811 Know what's below. Call before you dig.
IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

BY	DESCRIPTION	DATE
GDK	REV. BUFFER PLANTINGS ALONG SHERLEY PROPERTY	6/26/20
GDK	REV. PER TAC COMMENTS	5/26/20
BY	REVISIONS	DATE

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A STATEMENT OF LOCATION REPORT.

CERTIFIED: 04/03/2020

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

STOEPPELWERTH & ASSOCIATES, INC.
ALWAYS
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN DETAILS
PREPARED FOR:
MONON CORNER
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
23	19N	3E
DRAWN BY:		CHECKED BY:
LAF		GDK

SHEET NO.
L111

S & A JOB NO.
89590ARB

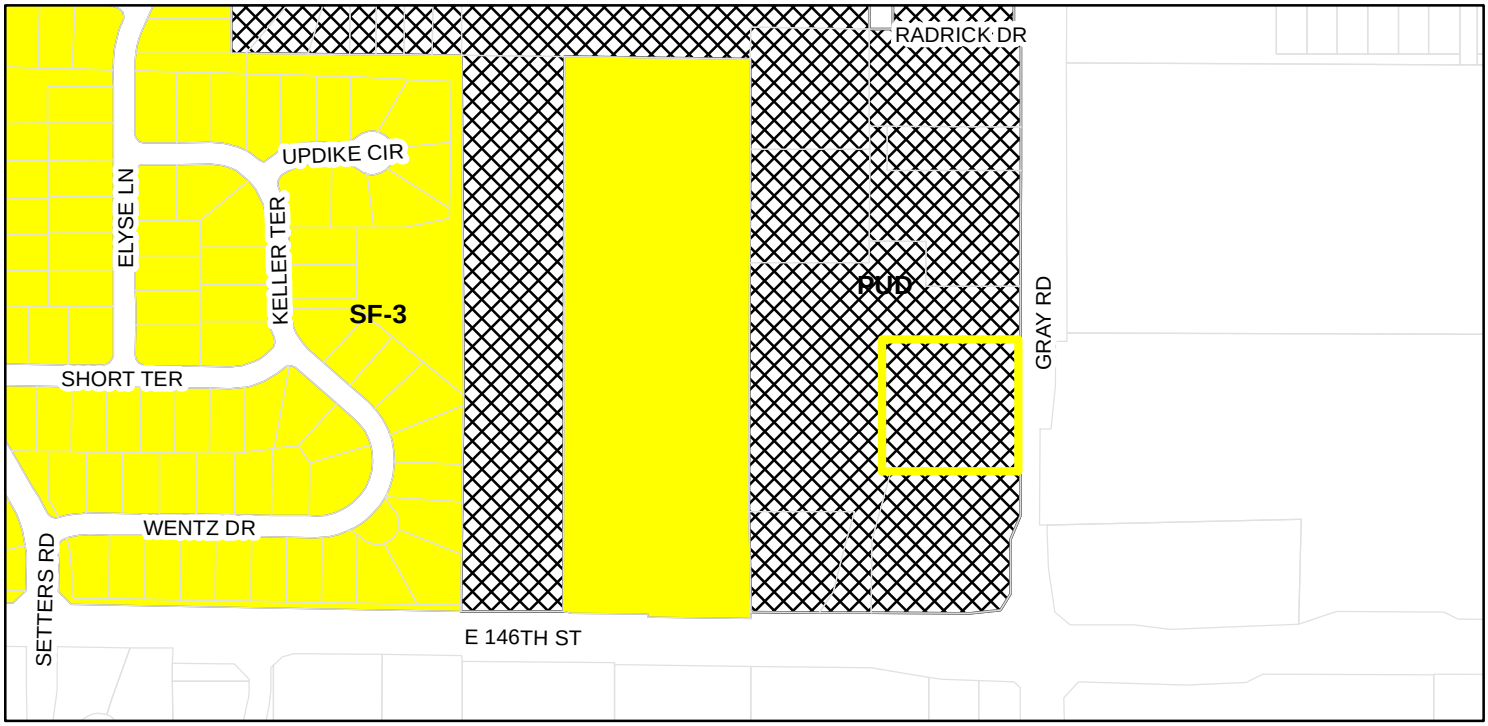
S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 6/26/2020 2:43:07 PM, DWG To PDF.pc3, 1:1

Property Location Map
Bridgewater PUD Amendment (Culver's)
2007-PUD-07

Not To Scale

Aerial Location Map

Zoning Map



Zoning

SF-3 (Single Family - 3)

PUD (Planned Unit Development)

EXHIBIT B
CONCEPT PLAN

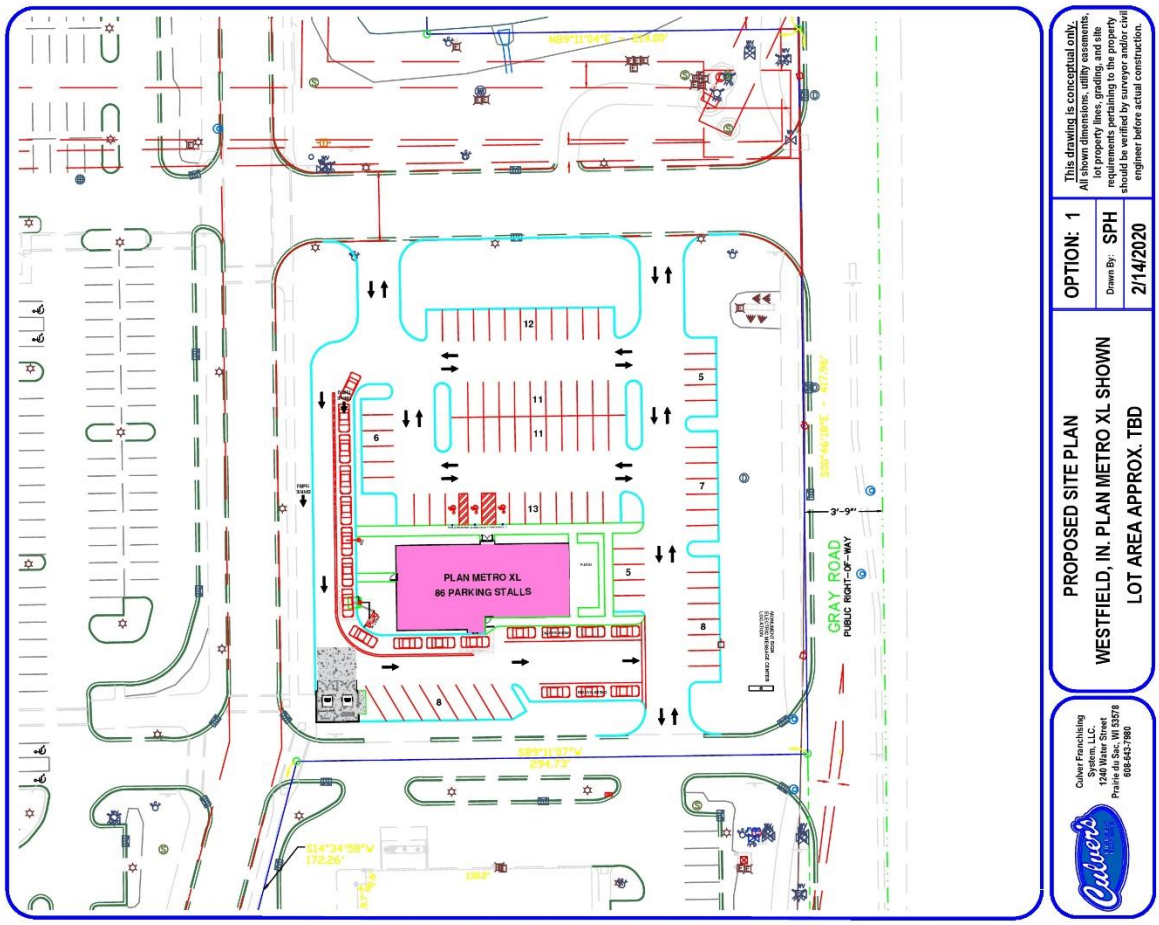


EXHIBIT C
BUILDING AND SIGN ELEVATIONS
1 of 2

EXHIBIT C
BUILDING AND SIGN ELEVATIONS
2 of 2

ORDINANCE NUMBER 20-##

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49 ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-08, ORDINANCE 11-01, ORDINANCE 12-10 AND TITLE 16 – LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket ####-PUD-##), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Westfield Town Council on October 9, 2006, and amended by (i) Ordinance 08-0, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08 enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (vii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (viii) Ordinance 13-03, enacted by the City Council on February 11, 2013; (ix) Ordinance 13-06, enacted by the City Council on March 11, 2013; (x) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xi) Ordinance 14-02, enacted by the City Council on February 24, 2014; (xii) Ordinance 14-16, enacted by the City Council on May 12, 2014; (xiii) Ordinance 15-29, enacted by the City Council on October 12, 2015; (xiv) Ordinance 15-35, enacted by the City Council on November 24, 2015; (xv) Ordinance 15-36, enacted by the City Council on January 11, 2016; (xvi) Ordinance 16-13, enacted by the City Council on August 8, 2016; (xvii) and Ordinance 17-22, enacted by the City Council on September 11, 2017 (collectively, the "Bridgewater PUD Ordinance");

WHEREAS, the Commission, on _____, ##, 2020, considered a petition (Petition No. ####-PUD-20), requesting an amendment to the Bridgewater PUD Ordinance (the "Amendment") with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. ####-PUD-20 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, 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 _____ ##, 2020;

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. The Bridgewater PUD Ordinance is hereby amended for the Real Estate. In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Bridgewater PUD Ordinance conflict with this Amendment, the provisions of this Amendment shall prevail.

SECTION 2. Concept Plan. The concept plan attached hereto as Exhibit B (the "Concept Plan") 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 3. Building and Signage Elevations. The building and signage elevations attached hereto as Exhibit C (the "Elevations") are hereby incorporated in this Amendment. The improvements on the Real Estate shall be developed in substantial compliance with the Elevations.

SECTION 4. Permitted Uses. In addition to the uses already permitted on the Real Estate, the following additional use shall be permitted: Fast Food Restaurant.

SECTION 4. Upon motion duly made and seconded, this Ordinance was fully passed by members of the Council this ## day of _____, 2020. Further, this Ordinance 20-## 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 ordinance or parts thereof that are in conflict herewith are hereby ordered amended. To the extent that this Ordinance 20-## conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 20-## shall prevail.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
_____	_____	_____
James Edwards	James Edwards	James Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-## was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ ___m.

_____
Cindy Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 20-##

this ____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 20-##

this ____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

This document prepared by:
Matthew S. Skelton, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060

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: Matthew S. Skelton.

EXHIBIT A
LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principle Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 46 minutes 18 seconds East (basis of bearings per Instrument Number 200600005931, on file in the Office of the Recorder of Hamilton County, Indiana) 1,249.15 feet along the east line of said Southeast Quarter to the northeast corner of the 8.000-acre parcel conveyed in Instrument Number 2006062411, on file in the Office of said Recorder; thence South 89 degrees 46 minutes 53 seconds West 45.00 feet along the north line of said 8.000-acre parcel to the west right-of-way line of Gray Road as described in Instrument Number 2007038726, on file in the Office of said Recorder; thence South 00 degrees 46 minutes 18 seconds East 727.51 feet along said west right-of-way line to the POINT OF BEGINNING; thence continuing South 00 degrees 46 minutes 18 seconds East 276.09 feet along said west right-of-way line to the north line of the parcel conveyed to Gray Road Property LLC in Instrument Number 200600059203, on file in the Office of said Recorder; thence South 89 degrees 11 minutes 07 seconds West 294.73 feet along said north line; thence North 14 degrees 34 minutes 58 seconds East 4.77 feet; thence North 00 degrees 42 minutes 27 seconds West 289.83 feet; thence Easterly 15.39 feet along a non-tangent curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of North 71 degrees 18 minutes 49 seconds East and a length of 15.15 feet; thence North 88 degrees 56 minutes 38 seconds East 241.88 feet; thence Southeasterly 46.55 feet along a curve to the right having a radius of 40.00 feet and subtended by a long chord having a bearing of South 57 degrees 43 minutes 00 seconds East and a length of 43.97 feet to the POINT OF BEGINNING. Containing 2.011 acres, more or less.

EXHIBIT B
CONCEPT PLAN

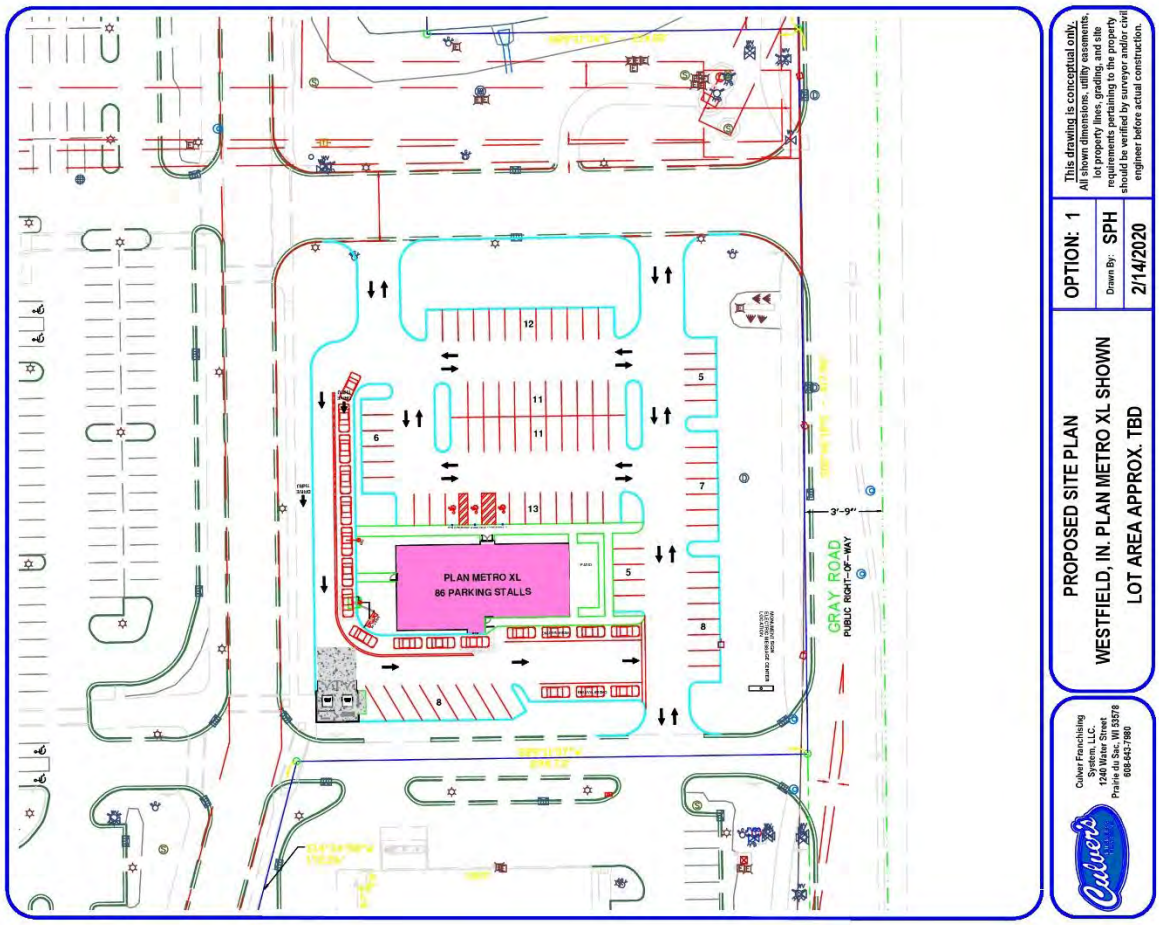


EXHIBIT C
BUILDING AND SIGN ELEVATIONS
1 of 2

EXHIBIT C
BUILDING AND SIGN ELEVATIONS
2 of 2

CULVER'S BRIDGEWATER MARKETPLACE - NARRATIVE STATEMENT

The applicant, K&J Acquisitions LLC, is seeking approval of a proposed modification to the Bridgewater PUD. The purpose is to develop a Culver's restaurant at Bridgewater Marketplace. The specific location is 14631 Gray Road, which will be platted as Outlot 2 of Bridgewater Marketplace Section 4.

Culver's will join other existing commercial establishments on one of the last outlots in Bridgewater Marketplace, where development was first launched in 2006. Culver's is eager to join one of the premier development projects in Central Indiana.

Memorandum

Date: July 2, 2020

To: Pam Howard, Senior Planner
Economic and Community Development Department

From: Matthew S. Skelton
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Bridgewater PUD Amendment (2007-PUD-07)
Summary of Neighbor Open House

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, K & J Acquisitions (Culver's), LLC along with KRG Bridgewater, LLC (Kite Realty Group) hosted an open house for neighboring property owners on Monday, June 29, 2020, at the Bridgewater Clubhouse (3535 E. 161st Street, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:00 p.m.

Petitioner representatives included Tony Halsey, Mark Jenkins and Blake Beaver (KRG Bridgewater, LLC), Jeff Meyer (K & J Acquisitions, LLC), Matthew S. Skelton, Eric Douthit and Andrew Wert (Church Church Hittle + Antrim).

Attendees included David Mennel (Bridgewater Club), Pam Howard (Westfield planning staff) and three (3) City Council members (J. Edwards, S. Frei and M. Johns).

After initial introductions and brief overview of the PUD amendment request, discussion included the following: incorporating additional architectural elements that create the "village feel" of the Bridgewater Marketplace while preserving branded architectural design; the addition of a possible outdoor passive amenity area near pond (to the north of the site); traffic circulation (good access from within Bridgewater Marketplace); and possibly incorporating a canopy for the curb service area (to protect servers from sun and weather).

After some additional general discussion, the open house concluded before 7:00 p.m.

Docket Number: 2007-PUD-07 (Ordinance No. 20-23)

Petitioner: K & J Acquisitions, LLC (the "Petitioner")

Request: An amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

Current Zoning: Bridgewater PUD District

Current Land Use: Vacant

Acreage: 2.01 acres +/-

Property History:
0406-PUD-04 Bridgewater PUD Amendment Ord. 04-33 (09/13/04)
0607-PUD-08 Bridgewater PUD (Restated) Ord. 06-49 (10/09/06)
1004-PUD-05 Bridgewater PUD Amendment Ord. 10-08 (05/24/10)
1008-PUD-10 Bridgewater PUD Amendment Ord. 10-19 (09/13/10)
1203-PUD-03 Bridgewater PUD Amendment Ord. 12-10 (04/09/12)
1509-SPP-19 Primary Plat (10/05/15)
1509-ODP-19 Overall Development Plan (10/05/15)
1509-DDP-16 Detailed Development Plan (10/05/15) (never built)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Building and Sign Elevations
5. Proposed Ord. 20-23 (Bridgewater PUD Amendment (Culvers))
6. Project Narrative
7. Neighbor Meeting Summary

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the June 8, 2020, City Council meeting. The petition will receive a public hearing at the July 6, 2020, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a virtual neighbor meeting on June 29, 2020, a summary of that meeting has been included as **Exhibit 7**.

PROJECT OVERVIEW

Location: This subject property (the "Property") is located at 14631 North Gray Road (see **Exhibit 2**).

Property History: The Property was incorporated into the Bridgewater PUD in an amendment (Ord. 04-33) adopted by Council in 2004. The Bridgewater PUD Ordinance was then restated in 2006, incorporating the original PUD an all approved amendments into Ordinance 06-49. Since that time, three (3) amendments have been approved which apply to the Property. Ordinances 10-08 and 10-19 relate to signage, and Ordinance 12-10 updated the Concept Plan and addressed phasing.

A Primary Plat and Overall Development Plan were approved at the October 5, 2015, Plan Commission meeting. A Detailed Development Plan was also approved for a multi-tenant building at that time, however the approved building was never constructed. If the proposed PUD amendment is approved, a Secondary Plat and Detailed Development Plan would need to be submitted.

REQUESTED MODIFICATIONS

Permitted Uses: The proposed Amendment would add Fast Food Restaurant as a permitted use. A definition for this is not included in the ordinance and there for would follow the definition established in the UDO.

> Restaurant, Fast Food: An establishment whose primary business is the sale of food prepared and available before an order is placed and typically includes most of the following characteristics: (i) the meal is paid for prior to consumption; (ii) patrons often order from a menu board, are served their food at a counter or in a motor vehicle in packages prepared to leave the premises or may be taken to a table or counter to be consumed; (iii) includes a high-volume drive-through facility. Example businesses include drive-in food and beverage establishments and restaurants or cafeterias having less than fifty percent (50%) of gross sales derived from food sales excluding drive-through.

For reference, the Bridgewater PUD Ordinance currently permits restaurants, but not Fast Food, using the following standard:

> Ordinance 06-49, Section 8(B)(8): Uses; Permitted Uses for Area Y: While traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafes, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.

Exhibits: The PUD Amendment includes a Concept Plan (see **Exhibit 3**), Building Elevations, and Signage Elevations (see **Exhibit 4**). The site would be required to develop in substantial compliance with these plans.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property within the "Local Commercial" land use classification. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Development Policies for "Local Commercial" include: (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (ii) require the size, materials, color, and design of buildings to be unique to Westfield; (iii) Parking areas should be broken up by landscaping or by being located on more than one side of the buildings; (iv) encourage signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed; and (v) encourage pedestrian connections between local commercial areas and adjacent residential areas.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 6, 2020, 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 June 8, 2020, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the July 6, 2020, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or phoward@westfield.in.gov.

Petition Number:	2006-PUD-06
Project Name:	Hoosier Hills PUD
Subject Site Address:	Approximately 18326 Spring Mill Road (the "Property")
Petitioner:	Noah Herron (the "Petitioner")
Representative:	Pleasant Cities, LLC
Request:	Requests a change in zoning review of 35 acres +/- from the AG-SF1: Agricultural / Single-Family District to the Hoosier Hills PUD District.
Current Zoning:	AG-SF1: Agricultural / Single Family Residential District
Current Land Use:	Agricultural
Approximate Acreage:	35.0 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Concept Plan
	4. Character Exhibit
	5. Proposed Ordinance 20-18
	6. Issue List
Staff Reviewer:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the May 11, 2020, City Council meeting. The Petitioner held a neighborhood meeting via Online Video Conference Call on May 28, 2020. The petition held a public hearing at the June 3, 2020, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 18326 Spring Mill Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Hoosier Hills PUD District (Ordinance 20-18, *pending*). The proposed PUD Ordinance establishes the AG-SF1: Agricultural / Single-Family Rural District as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance permits all permitted uses in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below:

Additional Uses: The following uses shall be permitted:

A. Agritourism Uses (or Agritainment Uses)

B. Agricultural Uses

C. Equestrian Facility (Only to Agritourism District #1)

D. Garden Center

Prohibited Uses: The following uses shall be explicityly prohibited by the the proposed PUD Ordinance:

A. Special Exception Uses not otherwise permitted within.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the "UDO"), and as modified below:

	Proposed PUD	**AG-SF1: Agricultural / Single-Family Rural District**
Front Yard:		One hundred (100) feet
Spring Mill Road Right-of-Way:	Fifty (50) feet	
Internal to District:	Zero (0) feet	
Side Yard:		Thirty (30) feet
Abutting District Perimeter:	Thirty (30) feet	
Internal to District:	Zero (0) feet	
Rear Yard:		Thirty (30) feet
Abutting District Perimeter:	Thirty (30) feet	
Internal to District:	Zero (0) feet	

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

Architectural Standards:

i. Agritourism District: Article 6.3(D) Architectural Standards Single-Family Districts (Nonresidential Uses) shall apply. Additionally, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use

exterior building materials, roof line treatments, and roofing materials that are compatible with and consistent with the existing buildings within the District (as depicted in **Exhibit 4**).

Landscaping Standards: Article 6.8 shall apply, except as otherwise modified or enhanced below.

i. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply; however, the number of shrubs shall be modified to ten (10) shrubs per one-hundred (100) linear feet.
ii. Required Buffer Yard: Article 6.8(N) Shall apply except as modified below:
    a. Buffer Yard Requirements shall not apply internally throughout the District.
    b. Buffer Yard Requirements shall not apply along the northern border of the District.
iii. Parking Area Landscaping: Article 6.8(O) shall apply except as modified below:
    a. Interior Parking Area Islands: Aricle 6.8(O)(b) shall not apply.
iv. Parking and Loading Standards: Article 6.14 shall apply except as modified below:
    a. Article 6.14(G)(7) Off-Street Parking; Surfacing and Curbs: Shall not apply.

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

Article 8.7 Pedestrian Network Standards: Shall apply except as otherwise modified or enhanced below.

i. Internal Pedestrian Network Standards: Article 8.7(C) shall not apply.

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, 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 Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the June 3, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.

4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

Council Introduction: The petition was introduced at the May 11, 2020, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Staff recommends sending a recommendation to City Council for 2006-PUD-06 (Ord. 20-18)**

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.

ORDINANCE NUMBER 20-18

HOOSIER HILLS PUD District

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 "**HOOSIER HILLS 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. 2006-PUD-06**), 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**. **2006-PUD-06** 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 _____, 2020;

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 (the "UDO") and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**HOOSIER HILLS 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 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.

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

1.4 All provisions and representations of the UDO 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 UDO.

2.1 Agritourism Use (or Agritainment Use): In addition to the definition described in the UDO, a garden center shall be permitted.

2.2 Special Events: The use of the Real Estate for activities and events that typically include cultural (e.g. weddings), community (e.g. educational tours, fundraising events, charitable events, corporate outings), entertainment (e.g. festivals), and other similar uses.

2.3 Temporary Use and Events: The use of the Real Estate for activities that generally occur over short periods of time with varying frequency but that typically include the use of tents, pavilions, patios and related equipment or displays which are ancillary uses to other permitted uses on the Real Estate. Temporary Use and Events, including Special Events, shall be deemed and defined as a permanent ongoing ancillary use to the existing operations of the Real Estate and shall not require a temporary use and event permit.

Section 3. Zoning District Map. The Zoning District Map of Hoosier Hills PUD Ordinance, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit District Ordinance Requirements; Concept Plan. The Real Estate is divided into two (2) subareas, as depicted on the Zoning District Map labeled as Agritourism District #1 and #2 (individually or collectively, "Subdistrict"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth in "Zoning District Map", **Exhibit B**, shall apply.

Section 4. Character Exhibit. The "Character Exhibit" attached hereto as **Exhibit C**, is

hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not intended to limit the architecture shown in the Character Exhibit, but to encourage diversity of architecture within the District.

Section 5. **Underlying Zoning District:** The Underlying Zoning District of this District shall be AG-SF1: Agriculture / Single Family Rural District.

Section 6. **Permitted Uses.** All permitted uses in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below:

6.1 Additional Uses: The following uses shall be permitted:

A. Agritourism Uses (or Agritainment Uses).

B. Agricultural Uses.

C. Equestrian Facility shall apply to Agritourism District #1.

D. Special Events.

E. Temporary Use and Events.

6.2 Prohibited Uses: The following uses shall be explicitly prohibited:

A. Special Exception Uses not otherwise permitted herein.

Section 7. **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 modified below:

7.1 Minimum Building Setback Lines:

A. Front Yard

i. Spring Mill Road Right-of-Way: 50 feet

ii. Internal to District: 0 feet

B. Side Yard

i. Internal to District: 0 feet

ii. Abutting District Perimeter: 30 feet

C. Rear Yard

i. Internal to District: 0 feet

ii. Abutting District Perimeter: 30 feet

Section 8. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6.3 Architectural Standards: Shall apply except as modified below:

A. District Standards. Article 6.3(D) Architectural Standards Single-family Districts (Nonresidential Uses) shall apply. Additionally, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in **Exhibit C.**

8.2 Article 6.8 Landscaping Standards: Shall apply except as modified below:

A. External Street Frontage Landscaping Requirements (Article 6.8(M)). Shall apply; however, the number of shrubs shall be modified to ten (10) shrubs per one-hundred (100) linear feet.

B. Buffer Yard Requirements (Article 6.8(N)). Shall apply except as modified below:

i. Buffer Yard Requirements shall not apply internally throughout the District.

ii. Buffer Yard Requirements shall not apply along the northern border of the District.

C. Parking Area Landscaping (Article 6.8(0)). Shall apply except as modified below:

i. Interior Parking Area Islands (Article 6.8(O)(b)). Shall not apply.

8.3 Article 6.14 Parking and Loading Standards. Shall not apply. New or Expanded parking areas may include grass, rock, gravel or other natural parking surfaces; however, new or expanded permanent Parking Areas may be subject to review and approval to ensure appropriate erosion control and drainage measures are in place.

Section 9. **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.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

10.1 Article 8.7 Pedestrian Network Standards. Shall apply except as modified below:

A. Article 8.7(C) Internal Pedestrian Network Standards. Shall not apply.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frie	Scott Frie	Scott Frie
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number of this document, unless required by law: Matt Pleasant, AICP

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

on the _____ day of _____, 2020, at _____ _ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-18**

this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-18**

this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

This document prepared by: Matt Pleasant, AICP
Pleasant Cities, LLC
5821 Julian Avenue, Indianapolis, Indiana 46219, (317) 500-4489

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Zoning District Map

Exhibit C Character Exhibit – Existing Buildings

EXHIBIT A
REAL ESTATE

BEGIN AT A POINT OF 46 RODS SOUTH OF THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, THENCE NORTH 72 RODS, THENCE EAST TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA.

EXCEPT: A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, DESCRIBED AS FOLLOWS:

BEGIN 1762.0 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; RUN THENCE SOUTH ON AND ALONG THE EAST LINE OF SAID QUARTER, 185.0 FEET TO A POINT; THENCE WEST ALONG A FENCE LINE ON NEIMAN'S SOUTH LINE, 235.46 FEET TO AN IRON STAKE; THENCE NORTH PARALLEL WITH SAID EAST LINE, 185.0 FEET TO AN IRON STAKE, SAID STAKE BEING 235.46 FEET WEST OF PLACE OF BEGINNING; THENCE EAST 235.46 FEET TO THE PLACE OF BEGINNING.

EXHIBIT B
ZONING DISTRICT MAP

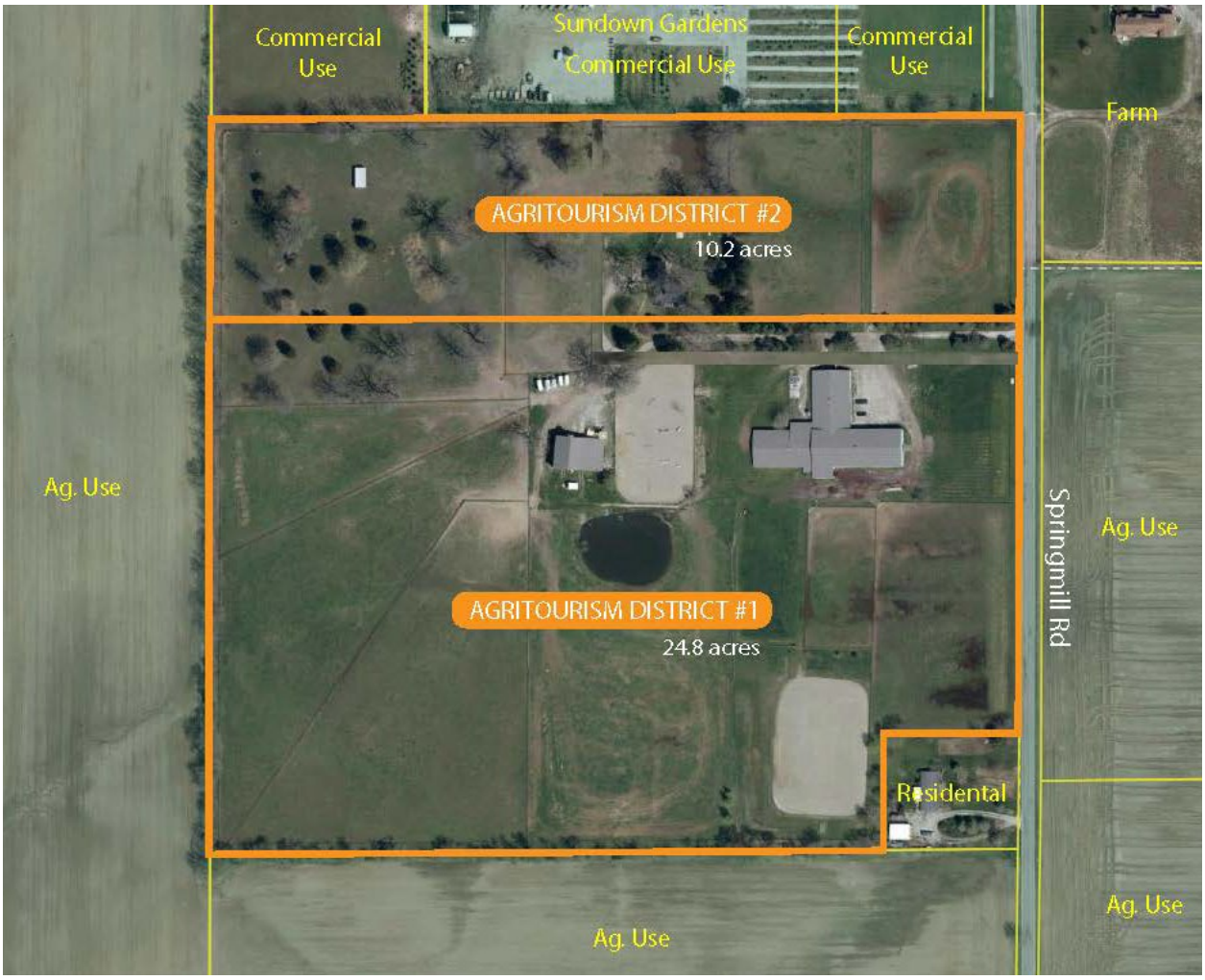


EXHIBIT C
EXISTING BUILDINGS

ORDINANCE NUMBER 20-18

HOOSIER HILLS PUD District

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 "**HOOSIER HILLS 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. 2006-PUD-06**), 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**. **2006-PUD-06** 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 _____, 2020;

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 (the "UDO") and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**HOOSIER HILLS 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,~~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.

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~~UDO.

1.4 All provisions and representations of the ~~Unified Development Ordinance~~UDO 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~~UDO.

~~2.1 Agricultural Use: The use of land for farming, including plowing, tilling, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food; the grazing or raising of Livestock; horticulture; orchards; tree farms; vineyards; and related buildings (e.g., greenhouses, barns, Stables, sheds, feeding bins).~~

~~2.2 Agritourism: An agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, uses and activities such as: farm stand, pumpkin patches, tree sales, garden center, apple or strawberry picking, seasonal or holiday activities (i.e. corn mazes, hay or wagon rides, straw piles, haunted houses), community activities (i.e. kiddie rides, festivals, weddings, live music, fundraising events, charitable events, corporate outings), creamery, vineyards, breweries, distilleries, educational experiences or tours, limited retail sales of products not produced on-site (i.e. country store, activity ticket sales), related beverage or food sales (i.e. tasting facilities, lunch counters, dairy bar, refreshment or specialty food stands), and related ancillary uses and buildings.~~

~~2.1 Cabin/Barn Home: A building with a Minimum Living Area (Ground Floor) of 400 square feet where lodging is provided and offered for compensation and which is open to transient guests to one (1) or more, but not exceeding thirty (30) persons per dwelling. A maximum of thirty-five (35) Cabin/Barn Homes shall apply to the District.~~Agritourism Use (or Agritainment Use): In addition to the definition described in the UDO, a garden center shall be permitted.

2.2 Special Events: The use of the Real Estate for activities and events that typically

include cultural (e.g. weddings), community (e.g. educational tours, fundraising events, charitable events, corporate outings), entertainment (e.g. festivals), and other similar uses.

2.3 Temporary Use and Events: The use of the Real Estate for activities that generally occur over short periods of time with varying frequency but that typically include the use of tents, pavilions, patios and related equipment or displays which are ancillary uses to other permitted uses on the Real Estate. Temporary Use and Events, including Special Events, shall be deemed and defined as a permanent ongoing ancillary use to the existing operations of the Real Estate and shall not require a temporary use and event permit.

Section 3. **Zoning District Map.** The Zoning District Map of Hoosier Hills PUD Ordinance, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit District Ordinance Requirements; Concept Plan. The Real Estate is divided into two (2) subareas, as depicted on the Zoning District Map labeled as Agritourism District #1 and #2 (individually or collectively, "Subdistrict"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth in "Zoning District Map", **Exhibit B**, shall apply.

~~**Section 4.** **Illustrative Layout.** The Illustrative Layout of the Hoosier Hills PUD Ordinance is attached hereto as **Exhibit C**. The Illustrative Layout provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.~~

~~**Section 5.**~~**Section 4.** **Character Exhibit.** The "Character Exhibit" attached hereto as **Exhibit ~~E~~C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not intended to limit the architecture shown in the Character Exhibit, but to encourage diversity of architecture within the District.

~~**Section 6.**~~**Section 5.** **Underlying Zoning District:** The Underlying Zoning District of this District shall be AG-SF1: Agriculture / Single Family Rural District.

~~**Section 7.**~~**Section 6.** **Permitted Uses.** All permitted uses in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below:

~~7.1 Temporary Use and Events: Agritourism uses shall not require a temporary use and event permit unless such event utilizes a temporary structure, then such permit~~

~~and any corresponding inspection(s) shall be required.~~

6.1 Additional Uses: The following uses shall be permitted:

A. Agritourism Uses (or Agritainment Uses).

B. Agricultural Uses.

C. Equestrian Facility shall apply to Agritourism District #1.

D. Special Events.

E. Temporary Use and Events.

6.2 Prohibited Uses: The ~~permitted~~following uses ~~in the Agritourism District, Agricultural District, and Cabin/Barn Homes, as defined in Article 2 of this Ordinance,~~ shall be explicitly prohibited:

~~7.2~~ Special Exception Uses not otherwise permitted~~.~~

~~7.3~~A. ~~Agritourism District #2: The permitted uses in the Agritourism District, and Agricultural District, as defined in Article 2 of this Ordinance, shall be permitted.~~ herein.

~~7~~**Section 7. 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:

7.1 Minimum Building Setback Lines:

A. Front Yard

i.	Spring Mill Road Right-of-Way:	50 feet
ii.	Internal to District:	0 feet

B. Side Yard

i.	Internal to District:	0 feet
ii.	Abutting District Perimeter:	30 feet

C. Rear Yard

i.	Internal to District:	0 feet
ii.	Abutting District Perimeter:	30 feet

~~8~~**Section 8. Development Standards.** The standards of Chapter 6: Development Standards

shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6.3 Architectural Standards: Shall apply except as modified below:

A. ~~Agritourism~~ District ~~Standards~~. Article 6.3(D) Architectural Standards Single-family Districts (Nonresidential Uses) shall apply. Additionally, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in ~~the **Exhibit D** and the Cabin/Barn Homes Examples of **Exhibit E**.~~**Exhibit C.**

8.2 Article 6.8 Landscaping Standards: Shall apply except as modified below:

~~A. Street Trees (Article 6.8(J)). Shall not apply.~~

~~B. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply to the Agritourism and Agricultural Districts.~~

~~C. Foundations Plantings (Article 6.8(L)). Shall apply. Additional planters located at the base of a building or attached to the façade shall be counted to meet the requirement.~~

~~D.~~A. External Street Frontage Landscaping Requirements (Article 6.8(M)). Shall apply; however, the ~~existing External Street Frontage Landscaping shall meet the required External Street Frontage Landscaping Requirement. No additional plantings shall be required~~number of shrubs shall be modified to ten (10) shrubs per one-hundred (100) linear feet.

~~E.~~B. Buffer Yard Requirements (Article 6.8(N)). Shall apply except as modified below:

i. Buffer Yard Requirements shall not apply internally throughout the District.

ii. Buffer Yard Requirements shall not apply along the northern border of the District.

~~F.~~C. Parking Area Landscaping (Article 6.8(0)). Shall apply except as modified below:

i. Interior Parking Area Islands (Article 6.8(O)(b)). Shall not apply.

~~8.3~~ Article 6.14 Parking and Loading Standards. ~~Shall apply except as modified below:~~

~~A.~~8.3 ~~Article 6.14(G)(7) Off-Street Parking; Surfacing and Curbs. Shall not apply.~~Shall not apply. New or Expanded parking areas may include grass, rock, gravel or other natural parking surfaces; however, new or expanded permanent Parking

Areas may be subject to review and approval to ensure appropriate erosion control and drainage measures are in place.

~~9~~**Section 9.** **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.

~~10~~**Section 10.** **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

10.1 Article 8.7 Pedestrian Network Standards. Shall apply except as modified below:

A. Article 8.7(C) Internal Pedestrian Network Standards. Shall not apply.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frie	Scott Frie	Scott Frie
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number of this document, unless required by law: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 20-18** was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ _ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-18** this _____ day of _____, 2020.

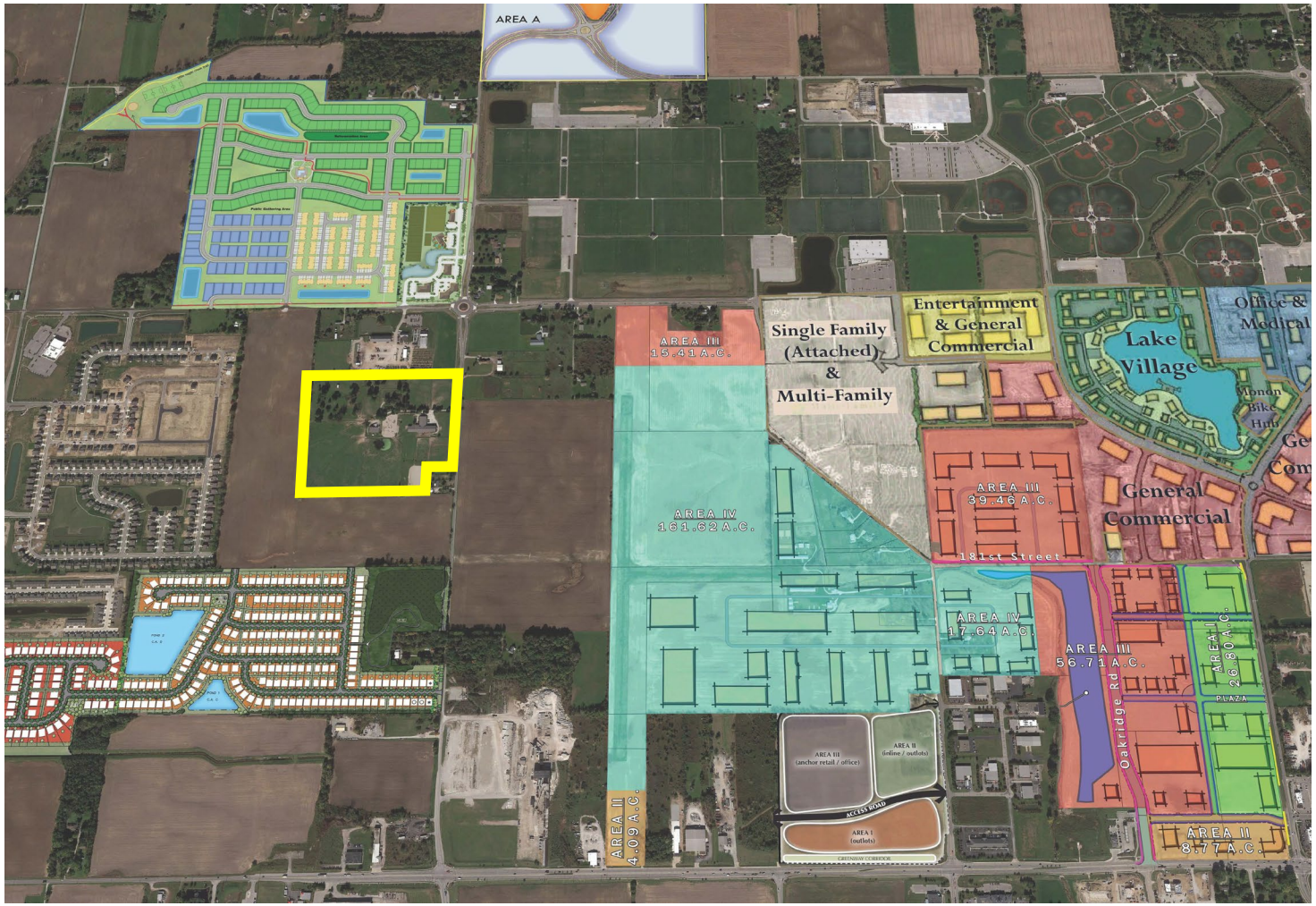
_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-18** this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

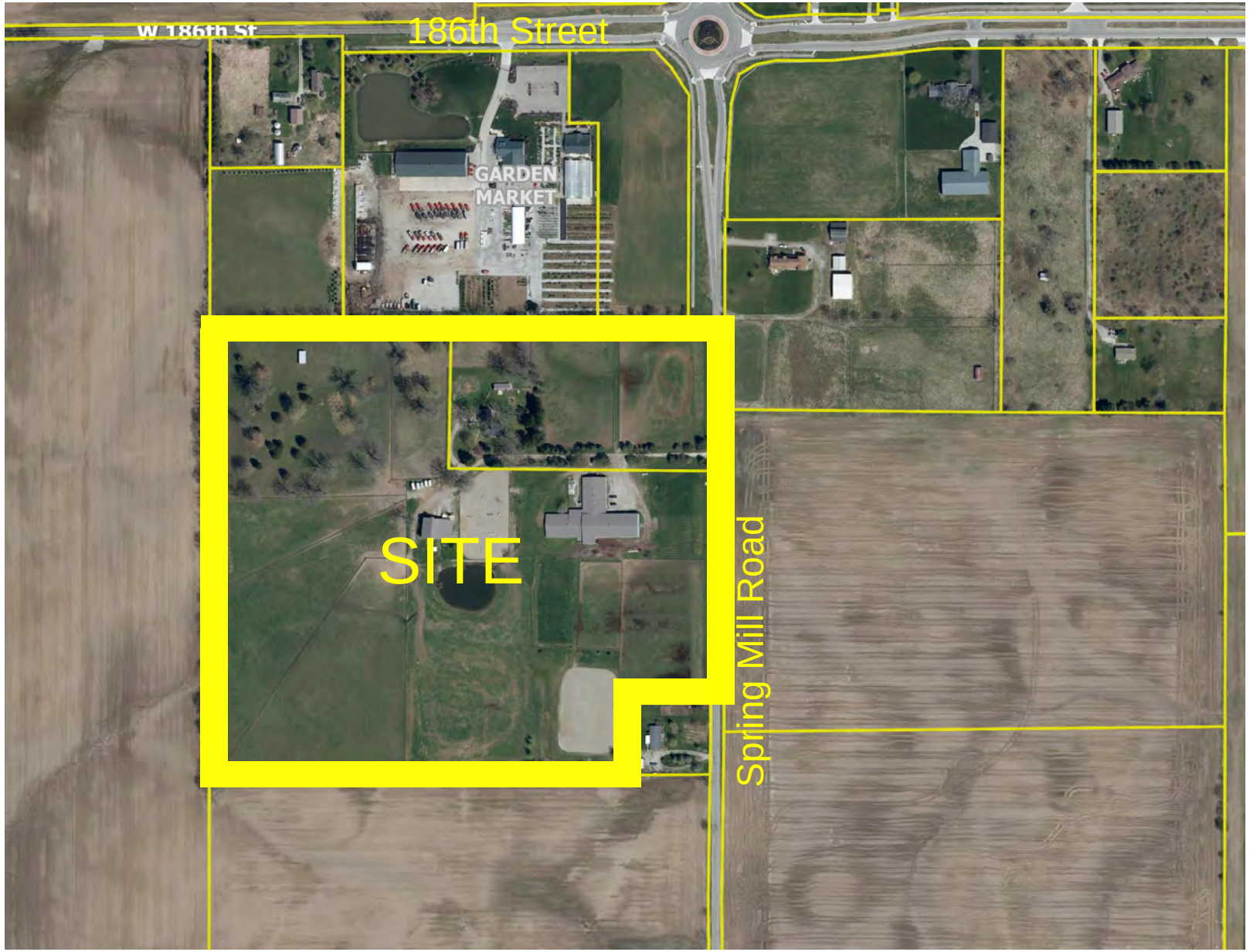
This document prepared by: Matt Pleasant, AICP
Pleasant Cities, LLC
5821 Julian Avenue, Indianapolis, Indiana 46219, (317) 500-4489

Hoosier Hills PUD



URBAN FARMER
LOVE THE EARTH

PC
Pleasant Cities, LLC



URBAN FARMER
LOVE THE EARTH

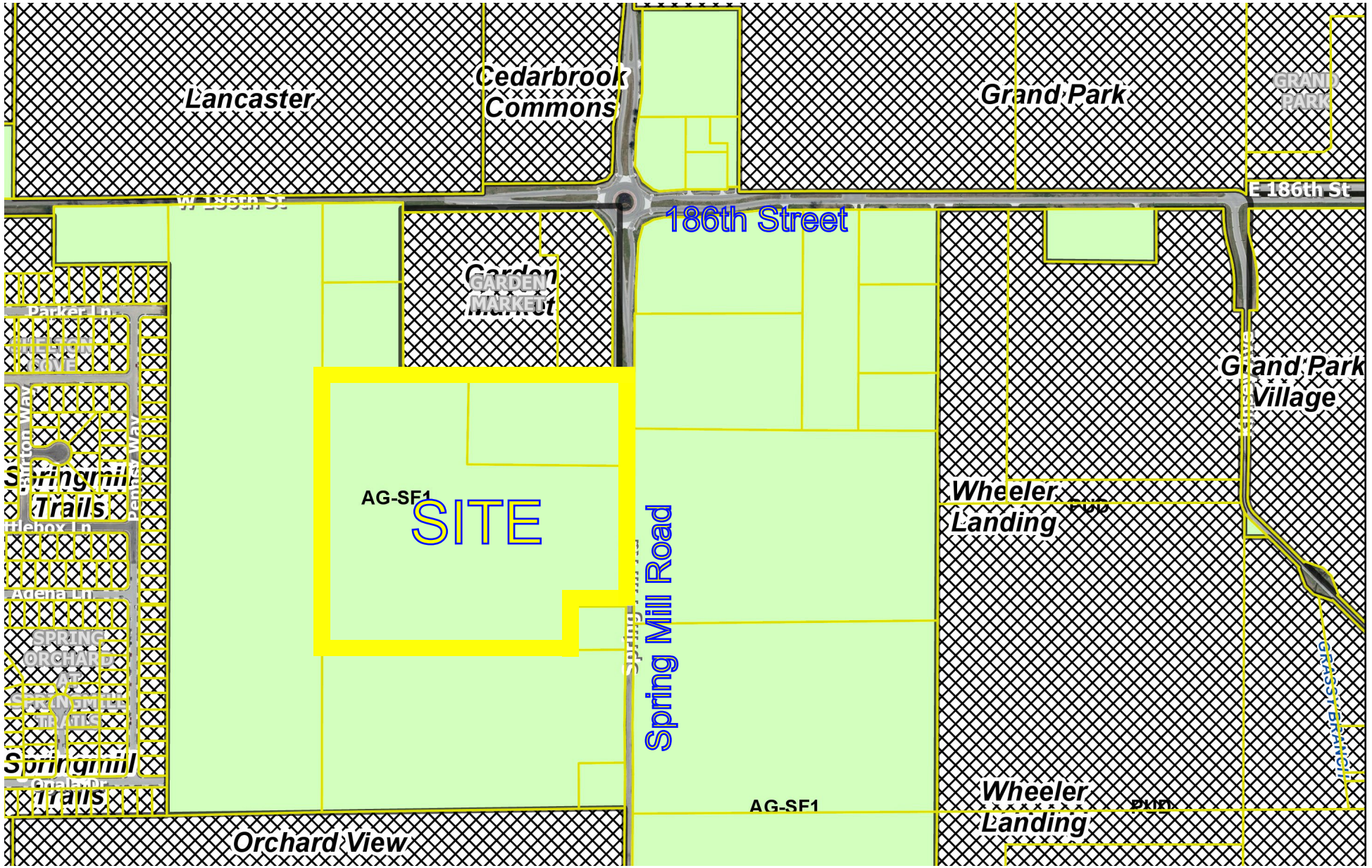
URBAN VINES

N

PC
Pleasant Cities, LLC

Hoosier Hills PUD

Aerial Map



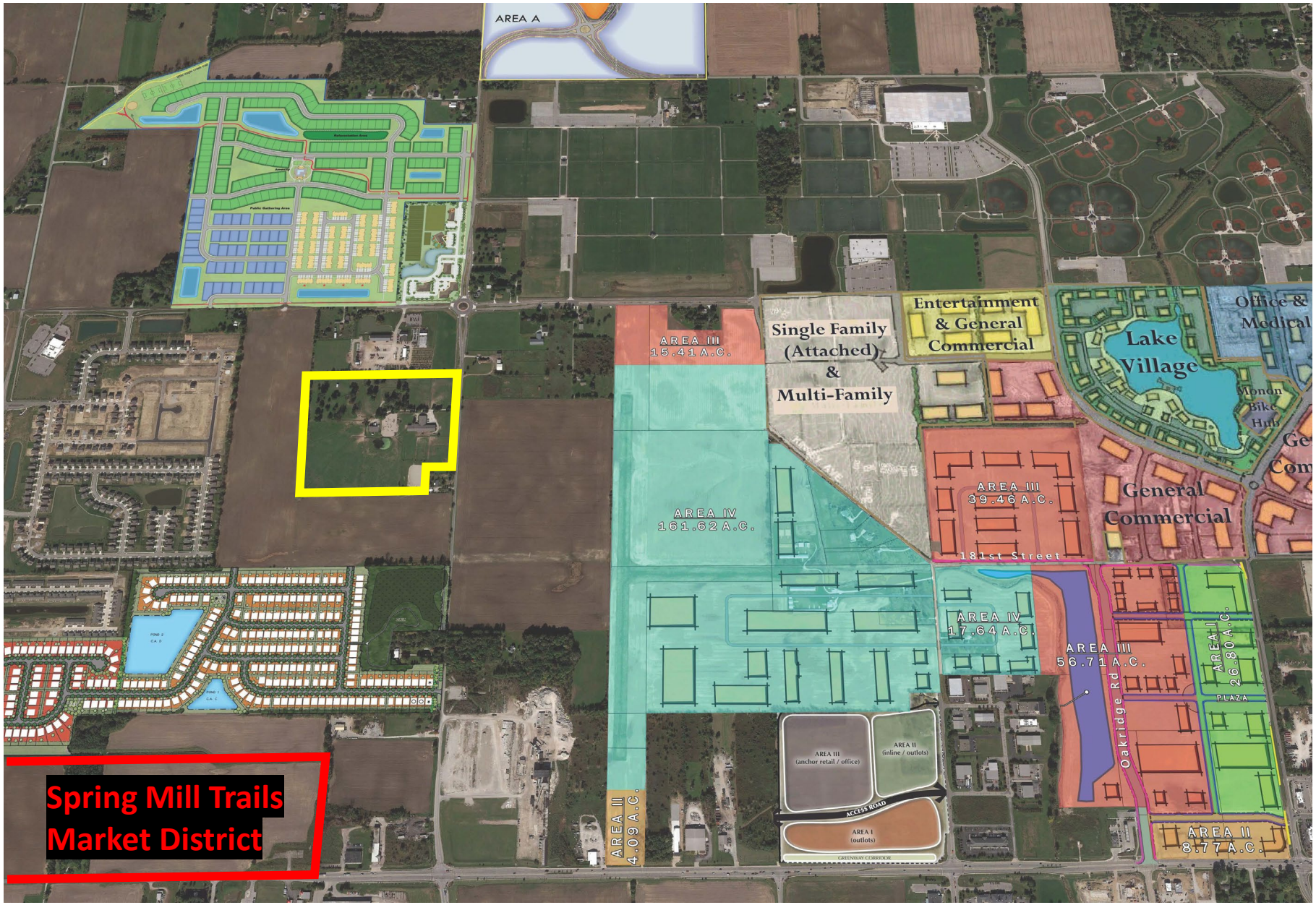
URBAN FARMER
LOVE THE EARTH

URBAN VINES

Hoosier Hills PUD

Zoning Map

PC
Pleasant Cities, LLC



Hoosier Hills PUD

Context Map

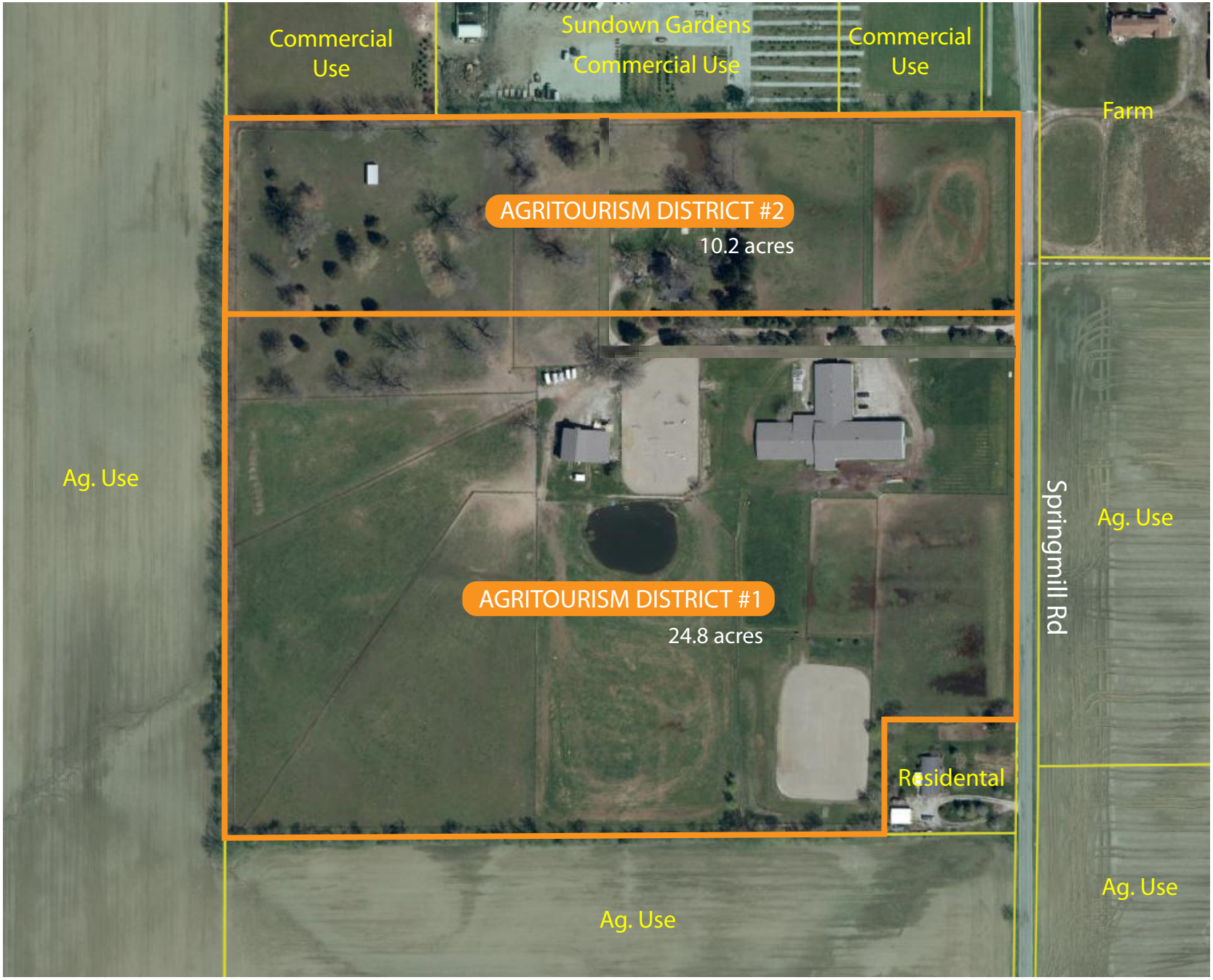


EXHIBIT B: ZONING DISTRICT MAP

HOOSIER HILLS PUD

JIGSAW DESIGN & DEVELOPMENT

EXISTING
BUILDINGS

AGRICULTURE / AGRITOURISM

AGRICULTURE / AGRITOURISM / EQUESTRIAN

PARKING

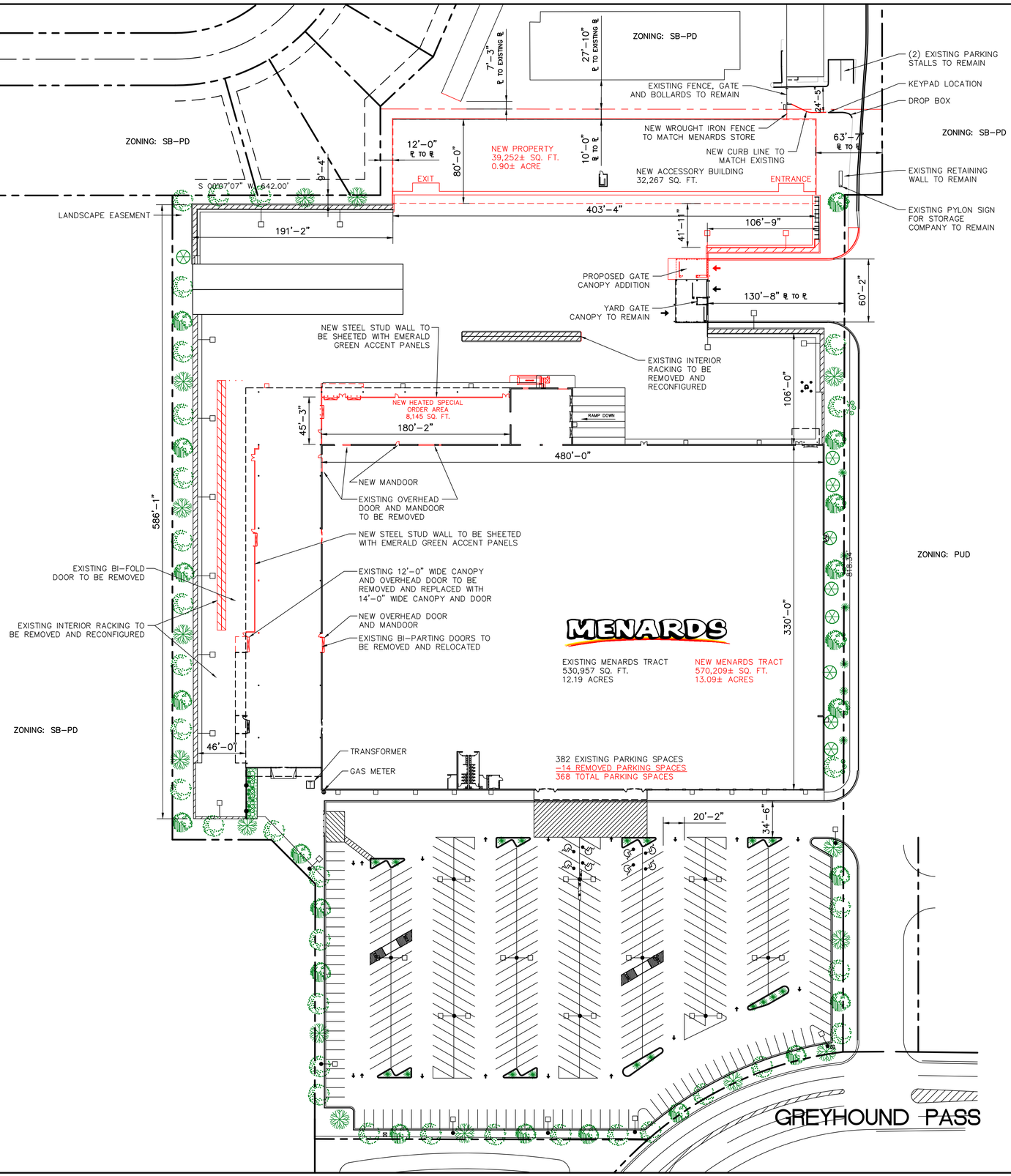
PARKING

LOADING DOCK

AGRICULTURE / AGRITOURISM

AGRICULTURE:
VINEYARDS, ORCHARDS, FARMING

Springmill Rd



ELECTRICAL LEGEND

	17	400W H.P.S. PARKING LOT LIGHTING ON 30'–0" TALL POLES
	17	250W H.P.S. WAL–PAC LIGHTING
	1	EXISTING 250W H.P.S. WAL–PAC LIGHTING TO BE REMOVED AND RELOCATED
	1	RELOCATED 250W H.P.S. WAL–PAC LIGHTING TO MATCH EXISTING
	17	EXISTING 250W H.P.S. COBRA HEAD YARD LIGHTS TO REMAIN
	7	EXISTING 250W H.P.S. COBRA HEAD YARD LIGHTS TO BE REMOVED AND RELOCATED OR SALVAGED
	2	RELOCATED 250W H.P.S. COBRA HEAD YARD LIGHTS TO MATCH EXISTING
	2	277V M.H. DECORATIVE LAMP

LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST	16
	EXISTING GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST TO BE REMOVED	3
	MALUS X HYBRID, 'CENTURION' FLOWERING CRABAPPLE	24
	TILIA CORDATA 'GREENSPIRE', 'GREENSPIRE' LITTLELEAF LINDEN	21
	EXISTING TILIA CORDATA 'GREENSPIRE', 'GREENSPIRE' LITTLELEAF LINDEN TO BE REMOVED	3
	ACER PLATANOIDES 'CLEVELAND', 'CLEVELAND' NORWAY MAPLE	33
	EXISTING ACER PLATANOIDES 'CLEVELAND', 'CLEVELAND' NORWAY MAPLE TO BE REMOVED	3
	MALUS 'MAZAM', 'MADONNA' FLOWERING CRABAPPLE	11
	EXISTING MALUS 'MAZAM', 'MADONNA' FLOWERING CRABAPPLE TO BE REMOVED	1
	POTENTILLA FRUTICOSA 'GOLDFINGER', 'GOLDFINGER' POTENTILLA	50
	BERBERIS THUNBERGII, JAPANESE BARBERRY	9
	JUNIPERUS HORIZONTALIS 'BAR HARBOR', 'BAR HARBOR' JUNIPER	20

GREENSPACE DATA

EXISTING MENARDS TRACT	530,957 sq. ft.	100.0 %
EXISTING GREENSPACE	43,637 sq. ft.	8.2 %
PROPOSED MENARDS TRACT	570,209 sq. ft.	100.0 %
PROPOSED GREENSPACE	45,102 sq. ft.	7.9 %

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

MENARDS

Carmel, Indiana
Menards Site Plan
June 30, 2020
Scale: 1" = 50'–0"

CT1

Exhibit 6 – Public Comments

1. Sherley Public Comment
2. Greg Sherley Public Comment
3. Theresa Sherley Public Comment
4. Sherley Public Comment

Greg & Theresa Sherley
20478 Horton Road
Sheridan, IN. 46069

Westfield Washington Township
Advisory Plan Commission
May 6,2020

City OF Westfield,
Community Development
2005-ODP-09 & 2005-SPP-09 [CONTINUED]
Monon Corner Subdivision
South of 206th Street and West of Horton Road
Arbor Homes by Stoeppelwerth & Associates Inc requests Primary Plat and Overall Development Plan review of 325 Lots on approximately 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
(Planner: Corey Harris - charris@westfield.in.gov)

For the attention of Corey Harris

Dear Mr. Harris
Reference:
PLANNING APPLICATION 2005-ODP-09 & 2005-SPP-09

I am writing in concern with the proposed subdivision by Arbor Homes on 206th and Horton Rd. where 325 homes are proposed on 135 acres. Our property is adjacent to the property.

Our concerns regarding this development is with the above planning application. I have seen the plans and I know the site well. I wish to object strongly to the development of Arbor homes in this location, this will put 325 homes adjacent to our home on a two lane road that is already congested with normal travel, and also extremely congested when Grand Park is in operation compounded when Colt Camp is going on. Also adding more homes to this school district will also have a negative impact on an already full school district creating overcrowded class rooms. Furthermore, the infrastructure currently in place for power is below satisfactory with continued power outages.

206th and Horton Road (Monon Corner) is a dispersed settlement where development proposals should be considered very carefully: infilling could ruin the potential character of the plotted land due to a lack luster planned development. The proposed land is not meeting the needs of high quality homes. Arbor homes is an affordable home with low construction quality which starts showing after 5 years in their neighborhoods. Arbor home represent a very low standard for curb appeal. Each community Arbor Homes produces you will see very little differences creating a very streamline appearance. Giving you the feel of every 3rd or 4th house exterior

appearance as being the same. This Development Plan of Monon Corner should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Arbor Home models their homes as affordable, which in turns represents a low income housing community. With low income housing community usually has a higher crime level. Please take in to consideration the long term effect this type of housing may have on the community.

Also as home owner adjacent to the the property we would like to request some buffering to our property with mounds and tree screening, a pond adjacent to ours will provide a buffer between our property and a subdivision. Also installation of of a stone wall or vinyl fence to create a barrier and also provide some ecstatics to the buffer would be nice. Further more we are open to communications between us and the builder to help provide a working relationship should the city allow this development be granted approval to move forward.

Greg & Theresa Sherley
20478 Horton Road
Sheridan, IN. 46069

From: Greg Sherley <gsherley@comcast.net>
Sent: Monday, June 15, 2020 7:20 PM
To: APC
Subject: Monon corner

Warning: This external email is from gsherley@comcast.net. Do not click on unexpected or untrusted links and attachments.
From: Sherley‘s
Can the pond on the south side of the property be moved to the north east corner to increase a buffer between the Sherley family and the development.

Also the 8’ wide path not run parallel Next to the Sherley’s property.

Sent from my iPhone

From: Theresa Sherley <tsherley@icloud.com>
Sent: Monday, June 15, 2020 7:16 PM
To: APC
Subject: 2005-ODP-09 & 2005-SPP-09

Follow Up Flag: Follow up
Flag Status: Completed

Warning: This external email is from tsherley@icloud.com. Do not click on unexpected or untrusted links and attachments.
I live at 20478 Horton Road sitting next to development, Have lived in Westfield for 26 years and 19 years at this property. Inquiring for more of a buffering.
Pond on North side with mounds and trees.

Thanks

Theresa Sherley

Sent from my iPad

From: Greg Sherley <gsherley@comcast.net>
Sent: Thursday, July 2, 2020 9:51 PM
To: Corey Harris
Cc: Theresa Sherley
Subject: Fwd: 206th and Monon Sherley's Property
Attachments: 8' PATH.pdf

Warning: This external email is from gsherley@comcast.net. Do not click on unexpected or untrusted links and attachments.

Corey,
See below our request that we are still waiting on from Arbor homes. While we appreciate Arbor adding some trees we are still requesting more to create the screen we want. While I have been a life long residence and have worked for the city for 22 years we want to continue to live here and raise our child in Westfield. While being the only neighbor buffering this new subdivision we feel we have asked for an appropriate amount of screening but are receiving just a slight increase.
Theresa and I greatly appreciate the support from the planning commission in having Arbor create more screening and privacy for our family.

Attached in Red are the items we are still waiting on:

Items still not resolved:
Requested 3 rows of pines (see attached photo) Viking Meadows in Westfield has three rows 161st and Oak Ridge Road south east corner at interestion.
Alternative pines if Black Hill spruce not available (Serbian Spruce, Norway Spruce)
Light post frosted glass yet to be confirmed
Additional Maple trees in common area requested, only received 3 additional requesting 8 additional from the original 12 would like to see five more (see attached Photo)
Requested Plot Plan Elevation Grade along Sherley's Property Line. (Grade needs to stay the same with a 5' mound placed along property line)
Confirming Houses are at Single Story and 55 and old community closet to the Sherley's Property

Begin forwarded message:.

From: Greg Sherley <gsherley@comcast.net>
Subject: 206th and Monon Sherley's Property
Date: July 2, 2020 at 9:40:04 PM EDT
To: Austin Schile <AustinS@YourArborHome.com>, Christian Rector <christianr@YourArborHome.com>

Cc: Theresa Sherley <tsherley@comcast.net>

Austin,

I have received the revision and have talked with Theresa in reference to the tree line. While I understand that your landscape firm may not want to install three rows of trees because they feel it's unhealthy for the trees I tend to disagree. I have a Horticultural Degree and have done landscape for 30 years and have not seen conifers trees die due to planting to close. I have seen them die due to lack of water and improper plantings. While we appreciate the fact of the mound being extended further to the east and the mound being 5 foot tall we are still asking for the three rows of spruce trees to create the screening of homes being built. The original landscape plan showed a 3 row at the beginning of the tree mound. We are just asking for it to be continued.

Privacy and Buffering

Items still not resolved:

Requested 3 rows of pines (see attached photo) Viking Meadows in Westfield has three rows 161st and Oak Ridge Road south east corner at interestion.
Alternative pines if Black Hill spruce not available (Serbian Spruce, Norway Spruce)
Light post frosted glass yet to be confirmed
Additional Maple trees in common area requested, only received 3 additional requesting 8 additional from the original 12 would like to see five more (see attached Photo)
Requested Plot Plan Elevation Grade along Sherley's Property Line. (Grade needs to stay the same with a 5' mound placed along property line)
Confirming Houses are at Single Story and 55 and old community closet to the Sherley's Property

Arbor Homes Responses

June 18th 2020

Property Line Buffer and Trail Changes

- Landscape and mound (5-1 slope) your entire property line
- Increase the number of pine trees by 3x – we will confirm with the landscaping team to ensure the revised tree spacing is sufficient for the long-term health and maintenance of the trees

- Move the trail away from your property so that it follows the backs of the perimeter lots
- Add trees and landscaping within the adjacent common area to further provide privacy between the trail/houses and your property line

Acceptable Tree List

- Modify the tree list for the trees along your property line and in the common area adjacent to your property to the following:
    - Evergreens: NO BLUE SPRUCE
    - Shade Trees: Sugar Maple and Red Maple only

DCCRs:

- Limit fencing materials and colors to promote consistency (white vinyl or rot iron)

Street Lights:

- Determine the type of street light glass (frosted or clear) – we will research the type of material currently being used in Chatham and Osborne Trails and match for consistency

June 24th 2020 Arbor Homes Response

- Increased the length of the landscaping and mounding buffer to extend the maximum allowable distance along the property line.
- Increased the number of evergreen trees on the mound from 23 to 83 to provide a uniform "shadow-box" privacy screen. The trees are spaced 12' from center (horizontally). They will not be blue spruces.
- Ensured the type of shade tree along your property line is of the sugar maple or red maple species
- Added 12 trees to Common Area "A"
- Modified the path location to bend away from your property line

June 26th 2020 Arbor Homes Response

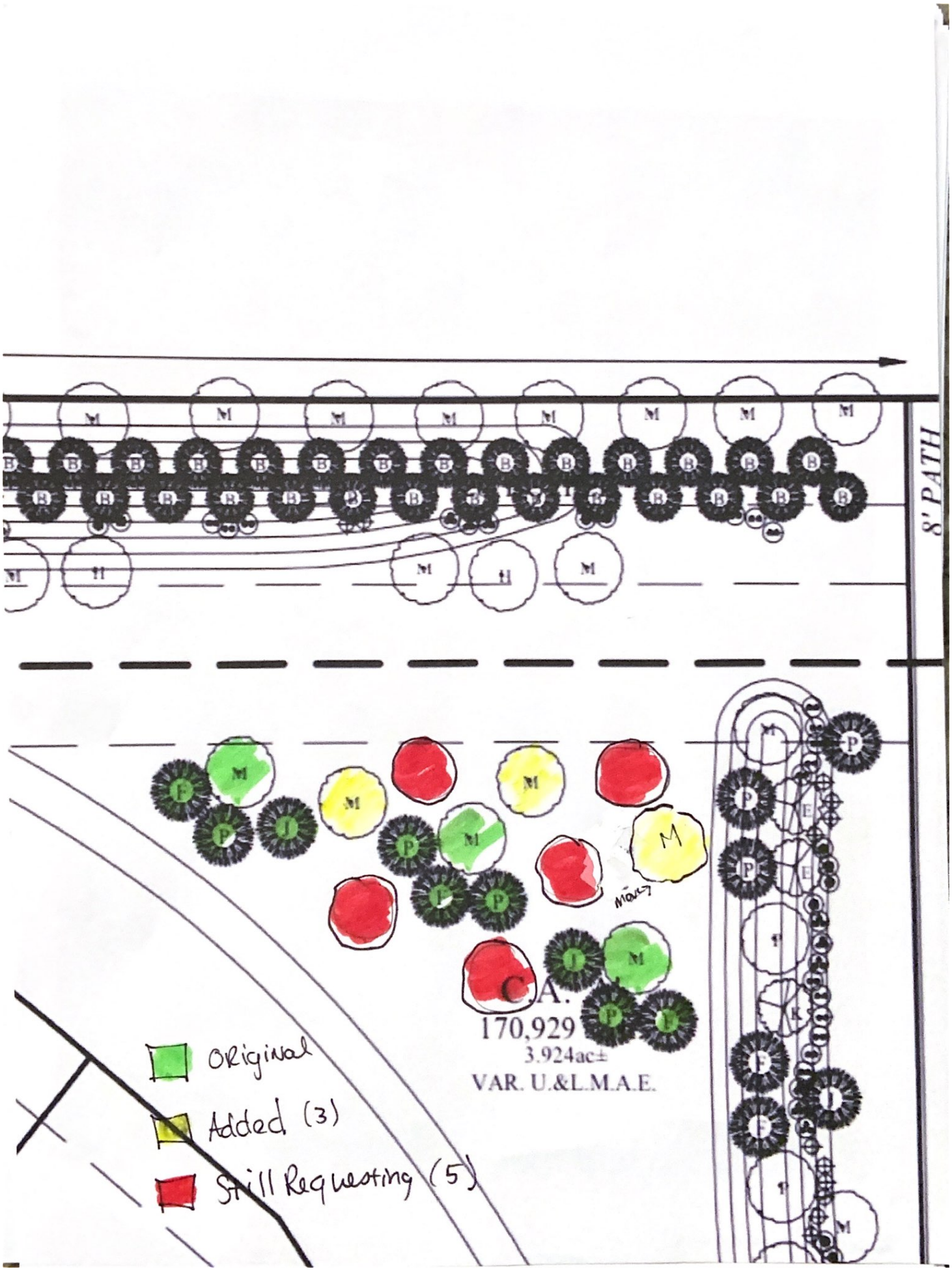
- Updated Plan: We are proceeding with submitting the revised plat exhibit showing the two rows of evergreens (totaling 83). We will include a statement to the following effect "Evergreen trees adjacent to the Sherley property shall be Black Hill Spruce or agreed upon alternative should this species not be available at time of planting".
- Tree Spec: Minimum tree spec is 6ft – that is consistent with the spec we meet in most municipalities.
- Grade Change: We are not far enough in the engineering process to specifically and directly answer this question, however we do not intend nor do we foresee a need to significantly alter the grade of the area closest to your property. Things could change as engineering becomes more clear, but we do not expect a change in grade at this time.

- Drainage Repair: If a drainage pipe on our property is struck and/or damaged during the development process, we expect to be required to accept its output into our system. We agree to work in good faith to make any required repairs. These repairs shall be consistent with the current drain conditions, and shall be at Arbor's expense and shall occur the same day or consistent with the timing required by municipal officials.
- Fencing Options: Arbor agrees to limit buyer fencing options to black rot iron to promote consistency throughout the community.

Thanks
We look forward from hearing from you with answers in writing

Greg Sherley

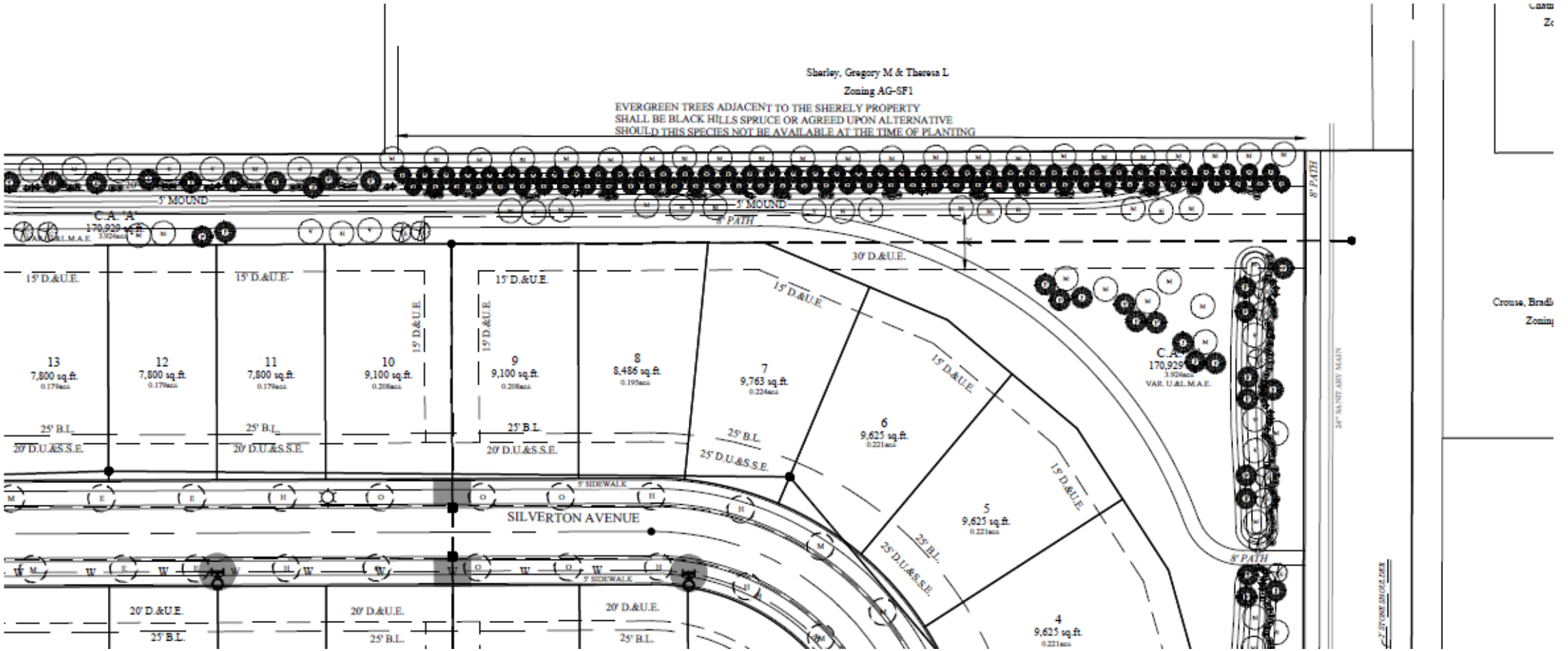
8' PATH


8' PATH
C.A.
170,929
3.924ac±
VAR. U.&L.M.A.E.
Original
Added (3)
Still Requesting (5)

MONON CORNER

LANDSCAPE PLAN

CHATHAM HILLS PUD ZONING



NOTE:

- ALL STI
- STREET
- THERE
- ALL LO
- ALL LO
- SIZES A
- MOUNC
- MINIMU SHRUB
- COMMO (SHADE (47.1
- ROAD F ORNAM
- STREET

ALL PROPOS TO CHANGE

*SEE SHEET

Cronse, Bradl
Zoning