



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_06_15_2020

Monday, June 15, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, June 15, 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

OPENING OF MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes - June 3, 2020

Documents: [APC Minutes - June 3, 2020](#)

Review APC Rules & 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)

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

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)/i>

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

CONSENT AGENDA

2005-DDP-11

Hamilton Memorial Subdivision

4180 Westfield Road

Detailed Development Plan 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)

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

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)

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 Comment](#)

ITEMS CONTINUED TO A FUTURE MEETING

2003-PUD-02 [CONTINUED]

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)

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)

2006-PUD-06 [CONTINUED]

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

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 15, 2020
2005-SPP-08 & 2005-ODP-08

Petition Number: 2005-SPP-08 & 2005-ODP-08

Project Name: Grand Central SPP & ODP

Subject Site Address: South Side of 181st Street between Wheeler Road and US Highway 31 (the "Property")

Petitioner: CH Group, LLC by Church, Church, Hittle + Antrim, LLP (the "Petitioner")

Request: The Petitioner requests Overall Development Plan and Primary Plat review for five (5) lots on approximately 24.47 acres +/- in the 181st Street PUD

Current Zoning: 181st Street PUD (Ord. 14-03 (Original) & Amendments I-V (16-45, 16-50, 18-28, 18-53 & 19-34))

Current Land Use: Industrial, Commercial & Institutional

Approximate Acreage: 24.47 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan

2005-SPP-08

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)



- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) 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.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) 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.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 25) Block Standards (Article 8.1)
- 26) Easement Standards (Article 8.3)
- 27) Monument and Marker Standards (Article 8.5)
- 28) Open Space and Amenity Standards (Article 8.6)



- 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)
- 33) Street Sign Standards (Article 8.11)
- 34) Surety Standards (Article 8.12)
- 35) Utility Standards (Article 8.13)

181st STREET PUD (AND AMENDMENTS) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

Ord. 14-03

- 36) US Highway Overlay Zone: Is inapplicable to the use & development of the Real Estate (Sec. 1.3 of Ord. 14-03)
- 37) Transportation Infrastructure (Sec. 1.5 of Ord. 14-03)
 - A. The Real Estate shall comply with the Westfield Thoroughfare Plan
 - B. All property necessary to construct a roundabout at the intersection of 181st Street and Wheeler Road shall be dedicated
- 38) Applicability (Sec 2.1 of Ord. 14-03)
 - A. Development and Use Sequence (superseded by Ord. 18-28)
 - B. Site/Concept Plan (as amended by Ord. 16-45, 16-50, 18-53 and 19-34)
- 39) Development Standards & Architectural Design Requirements (Sec. 2.3 of Ord. 14-03)
 - A. Setbacks
 - a. Front Yard Setbacks
 - i. Expressway, Primary or Secondary Arterial (**Applicable to US Highway 31, 181st Street & Wheeler Road**)
 - 1. Building: 60 feet
 - a. Parcel E specifically: 20 feet
 - 2. Signs: 10 feet
 - ii. All other Rights-of-way (**Applicable to Sun Park Drive**)
 - 1. Buildings: 40 feet



- a. Parcel E specifically: 20 feet
 - 2. Signs: 10 feet
 - b. Side Yard Setbacks
 - i. Public street or Right-of-way
 - 1. Buildings: 40 feet
 - a. Parcel E specifically: 20 feet
 - 2. Signs: 10 feet
 - ii. Other property lines
 - 1. Building (including Parcel E): 20 feet
 - 2. Signs: 10 feet
 - c. Rear Yard Setbacks
 - i. Buildings: 10 feet
 - d. Separate building setbacks for an Outdoor Event Stage (Ord. 18-53)
 - i. 5 feet along 181st Street
 - ii. Permitted in Front Yard of 181st Street
- B. State Highway 32 Overlay Zone
- a. Streetscape along 181st & Wheeler (superseded by Ord. 19-34)
 - i. External Landscaping requirements of UDO shall apply, except that in the event that a building façade is located 20 feet or closer to the right of way on Parcel E, trees shall not be required.
 - b. Pedestrian pathway
 - i. Shall be installed in the Right of way of Wheeler Road (east side)
 - ii. Shall be installed in the Right of Way of 181st Street (south side)
 - c. Access Control requirements shall not apply
 - d. Fencing shall not be allowed in the Front Yard except for security purposes, as approved by the Director, or as otherwise allowed by the 181st Street PUD.
 - e. Inapplicable to any Outdoor Event Stage (Ord. 18-53)

2005-ODP-08

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

The plans comply.

- 40) 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.
- 41) Address and legal description of the property.
- 42) Boundary lines of the property including all dimensions.



- 43) 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.
 - 44) 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.
 - 45) 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.
 - 46) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 47) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 48) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 49) Location and dimensions of all existing structures and paved areas.
 - 50) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 51) Location of all Floodplain areas within the boundaries of the property.
 - 52) Names of legal ditches and streams on or adjacent to the site.
 - 53) 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.
 - 54) Identify buildings proposed for demolition.
 - 55) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 56) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-



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

The plans comply.

- 57) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 58) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 59) 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.
- 60) 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.

- 61) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Buffer Yard Requirements
 - 62) Lot Standards (Article 6.10)
 - 63) Setback Standards (Article 6.16)
 - 64) Vision Clearance Standards (Article 6.19)
 - 65) Yard Standards (Article 6.21)
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DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 66) Block Standards (Article 8.1)
- 67) Easement Standards (Article 8.3)
- 68) Monument and Marker Standards (Article 8.5)
- 69) Open Space and Amenity Standards (Article 8.6)
- 70) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 71) Storm Water Standards (Article 8.8)
- 72) Street and Right-of-Way Standards (Article 8.9)
- 73) Street Light Standards (Article 8.10)
- 74) Street Sign Standards (Article 8.11)
- 75) Surety Standards (Article 8.12)
- 76) Utility Standards (Article 8.13)

181st STREET PUD (ORD. 17-05) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

Ord. 14-03

- 77) US Highway Overlay Zone: Is inapplicable to the use & development of the Real Estate (Sec. 1.3 of Ord. 14-03)
- 78) Transportation Infrastructure (Sec. 1.5 of Ord. 14-03)
 - a) The Real Estate shall comply with the Westfield Thoroughfare Plan
 - b) All property necessary to construct a roundabout at the intersection of 181st Street and Wheeler Road shall be dedicated
- 79) Applicability (Sec 2.1 of Ord. 14-03)
 - a) Development and Use Sequence (superseded by Ord. 18-28)
 - b) Site/Concept Plan (as amended by Ord. 16-45, 16-50, 18-53 and 19-34)
- 80) Development Standards & Architectural Design Requirements (Sec. 2.3 of Ord. 14-03)
 - a) Setbacks



Front Yard Setbacks

- i) Expressway, Primary or Secondary Arterial
 - (1) Building: 60 feet
 - (a) Parcel E specifically: 20 feet
 - (2) Signs: 10 feet
- ii) All other Rights-of-way
 - (1) Buildings: 40 feet
 - (a) Parcel E specifically: 20 feet
 - (2) Signs: 10 feet

Side Yard Setbacks

- iii) Public street or Right-of-way
 - (1) Buildings: 40 feet
 - (a) Parcel E specifically: 20 feet
 - (2) Signs: 10 feet
- iv) Other property lines
 - (1) Building (including Parcel E): 20 feet
 - (2) Signs: 10 feet

Rear Yard Setbacks

- v) Buildings: 10 feet
- Separate building setbacks for an Outdoor Event Stage (Ord. 18-53)
- vi) 5 feet along 181st Street
 - vii) Permitted in Front Yard of 181st Street

81) State Highway 32 Overlay Zone

- a) Streetscape along 181st & Wheeler (superseded by Ord. 19-34)
 - i) External Landscaping requirements of UDO shall apply, except that in the event that a building façade is located 20 feet or closer to the right of way on Parcel E, trees shall not be required.
 - b) Pedestrian pathway
 - i) Shall be installed in the Right of way of Wheeler Road (east side)
 - ii) Shall be installed in the Right of Way of 181st Street (south side)
 - c) Access Control requirements shall not apply
 - d) Fencing shall not be allowed in the Front Yard except for security purposes, as approved by the Director, or as otherwise allowed by the 181st Street PUD.
 - e) Inapplicable to any Outdoor Event Stage (Ord. 18-53)
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DEPARTMENT COMMENTS

1. **Action: 2005-SPP-07 and 2005-ODP-07** comply with the 181st Street PUD and the UDO. The Department recommends approving the petition with the following condition:

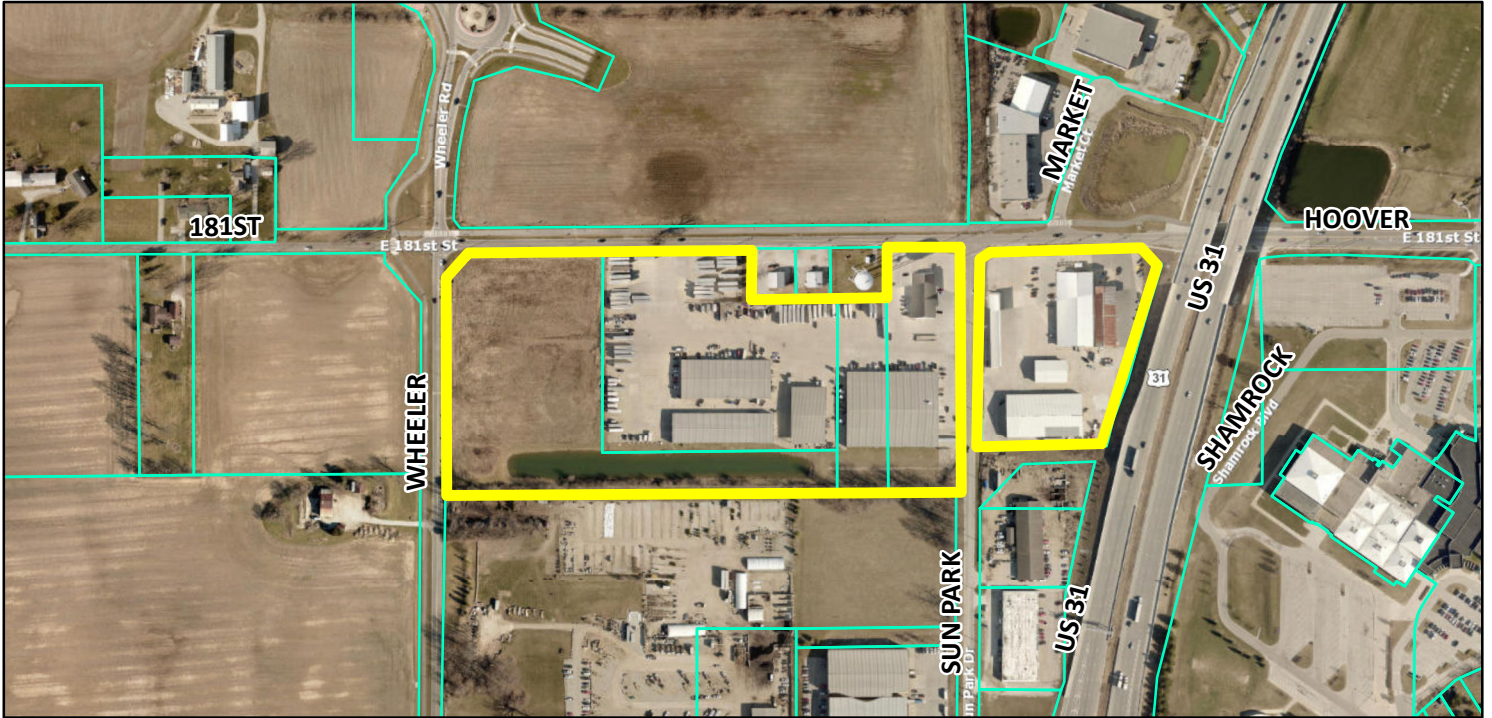
- **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**

2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

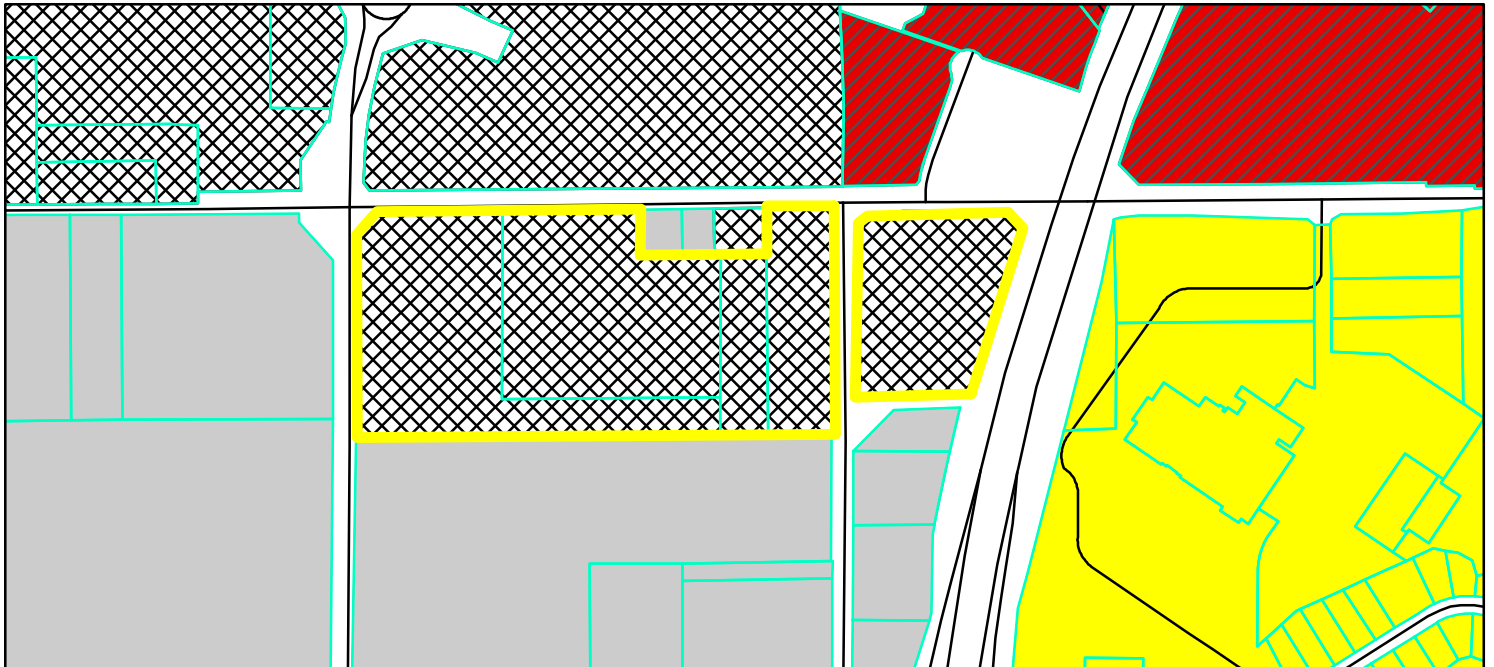
181st Street PUD

Aerial Location Map

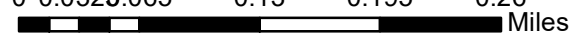
 Site



Zoning Map

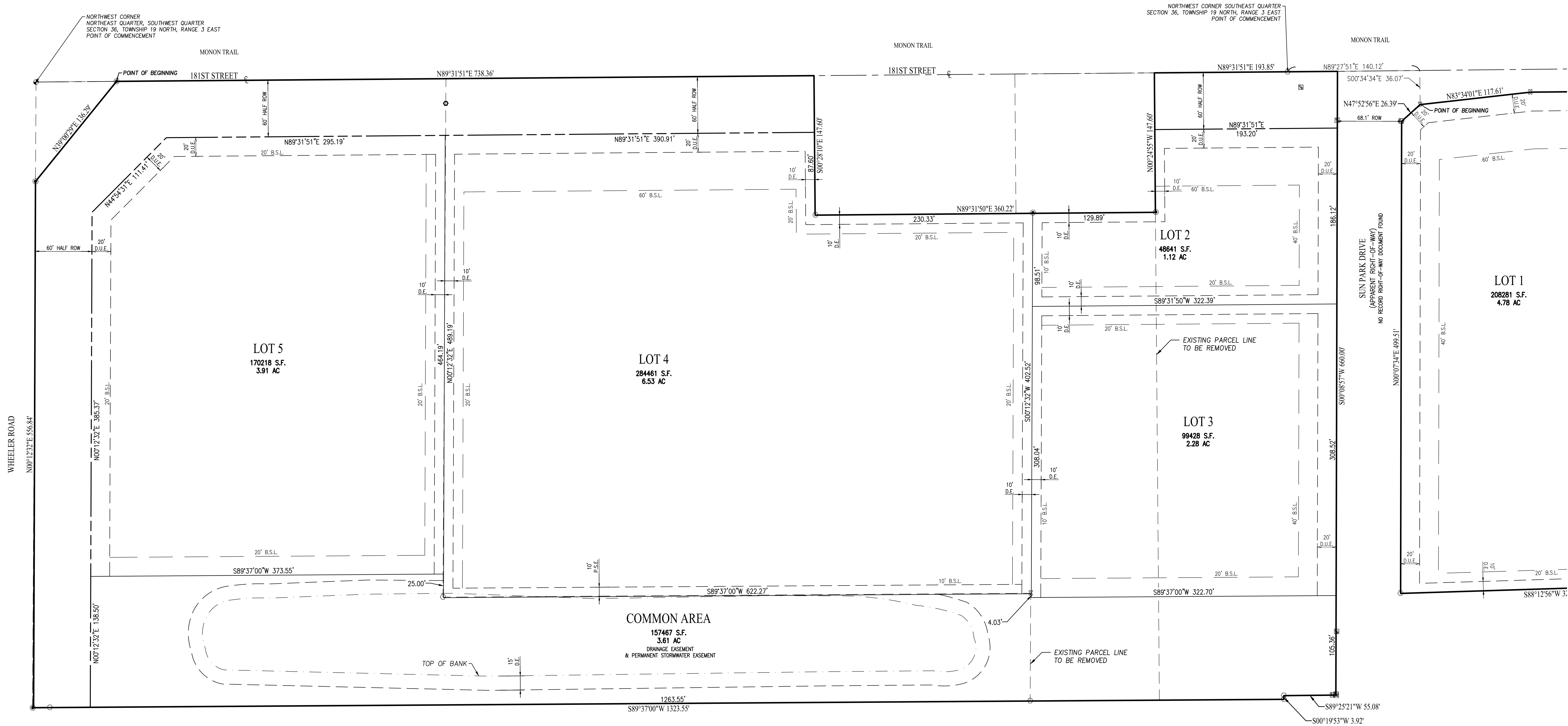


 Parcel
 GIS DBO, PW, Streets
Zoning - All
 PUD (Planned Unit Development)
 GB-PD (General Business - Planned Development)
 SF-3 (Single Family - 3)
 EI (Enclosed Industrial)

0 0.0326.065 0.13 0.195 0.26
 Miles

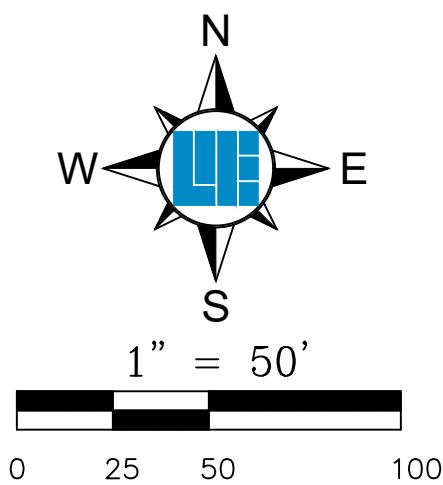


PRIMARY PLAT
GRAND CENTRAL



LEGEND

- IRON PIN FOUND/SET (IPF)
- PK OR MAG NAIL FOUND/SET
- RIGHT-OF-WAY
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE EASEMENT
- PERMANENT STORMWATER EASEMENT



This instrument prepared for:

GRAND PARK PROPERTIES, LLC
P.O. BOX 629
WESTFIELD, IN 46074

THIS INSTRUMENT PREPARED BY: JOSEPH TRTAN, P.S.

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

PRIMARY PLAT
GRAND CENTRAL

LAND DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 85.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 738.36 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 10 SECONDS EAST, 147.60 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 50 SECONDS EAST, 360.22 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 55 SECONDS WEST, 147.60 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 193.85 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, 660.00 FEET TO THE NORTH LINE OF WICKER RECORDED AS DEED RECORD 125, PAGE 465 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE SOUTH 89 DEGREES 25 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID PROPERTY, 55.08 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE, 3.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 1323.55 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID WEST LINE, 556.84 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 29 SECONDS EAST, 136.29 FEET TO THE POINT OF BEGINNING, CONTAINING 19.65 ACRES, MORE OR LESS

ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 27 MINUTES 51 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID QUARTER SECTION 140.12 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS EAST 36.07 FEET TO A CUT "X" ALSO BEING THE SOUTH RIGHT-OF-WAY OF 181ST STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THE NEXT THREE COURSES FOLLOW SAID RIGHT-OF-WAY; 1) THENCE NORTH 84 DEGREES 01 MINUTES 52 SECONDS EAST 117.61 FEET TO A CUT "X"; 2) THENCE NORTH 89 DEGREES 53 MINUTES 13 SECONDS EAST 272.70 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076"; 3) THENCE SOUTH 56 DEGREES 22 MINUTES 15 SECONDS EAST 71.62 FEET TO A 5/8" REBAR WITH PINK CAP STAMPED "NPES 20100076" BEING THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #31, THE NEXT THREE (3) COURSES FOLLOW SAID RIGHT-OF-WAY; SAID POINT ALSO BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8120.00 AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 36 SECONDS BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16 DEGREES 57 MINUTES 37 SECONDS WEST AND A CHORD LENGTH OF 329.70 FEET; 1) THENCE SOUTHWESTERLY ALONG SAID CURVE 329.72 FEET TO A CUT "X"; 2) THENCE SOUTH 21 DEGREES 04 MINUTES 09 SECONDS WEST 101.93 FEET TO A CUT "X"; 3) THENCE SOUTH 14 DEGREES 49 MINUTES 05 SECONDS WEST 74.71 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076"; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST 322.33 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076" BEING THE EAST RIGHT-OF-WAY OF SUN PARK DRIVE; THENCE NORTH 00 DEGREES 35 MINUTES 25 SECONDS EAST ALONG LAST SAID RIGHT-OF-WAY 499.51 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID 181ST STREET; THENCE NORTH 48 DEGREES 21 MINUTES 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY 26.39 FEET TO THE POINT OF BEGINNING CONTAINING 4.78 ACRES MORE OR LESS.

COMMON AREA NOTE

THE COMMON AREA IS TO BE USED EXCLUSIVELY FOR DRAINAGE AND STORM WATER DETENTION, BENEFITING THE LOTS IN THIS SUBDIVISION

SETBACK NOTES

- BUILDING SETBACK LINES DO NOT APPLY TO EXISTING STRUCTURES.
- A 10' SIGN SETBACK SHALL APPLY TO ALL LOT LINES.

PEDESTRIAN PATHWAY NOTES

- A FUTURE 8' WIDE PEDESTRIAN PATHWAY SHALL BE INSTALLED IN THE RIGHT-OF-WAY OF WHEELER ROAD (EAST SIDE).
- A FUTURE 8' WIDE PEDESTRIAN PATHWAY SHALL BE INSTALLED IN THE RIGHT-OF-WAY OF 181ST STREET (SOUTH SIDE).

LANDSCAPE NOTES

- THE LINE OF SIGHT SHALL NOT BE OBSTRUCTED BY ANY VEGETATION.
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STEET TREES SHALL NOT BE PLANTED WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES PLANTED WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- THERE SHALL BE NO TREES OR SHRUBS PLANTED, NOR ANY STRUCTURES OR FENCES ERECTED, IN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE ACCEPTED BY THE WPWD. THERE SHALL BE NO TREES PLANTED WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.
- NO DRAINAGE EASEMENT OR A COMBINATION DRAINAGE AND UTILITY EASEMENT SHALL BE LOCATED WITHIN A TREE PRESERVATION EASEMENT.
- STREETSCAPE ALONG 181ST STREET AND WHEELER ROAD: EXTERNAL LANDSCAPING REQUIREMENTS SHALL APPLY EXCEPT IN THE EVENT THAT A BUILDING FACADE IS LOCATED 20 FEET OR CLOSER TO THE RIGHT OF WAY, AS IN PARCEL E, TREES SHALL NOT BE REQUIRED.
- FENCING SHALL NOT BE ALLOWED IN THE FRONT YARD EXCEPT FOR SECURITY PURPOSES, AS APPROVED BY THE DIRECTOR, OR AS OTHERWISE ALLOWED BY THE 181ST STREET PUD.
- EXISTING TREES MAY BE CREDITED TOWARDS LANDSCAPING REQUIREMENTS.
- LANDSCAPING TO MEET REQUIREMENTS MAY BE INSTALLED AS LOTS ARE REDEVELOPED.

LANDSCAPE ORDINANCE REQUIREMENTS

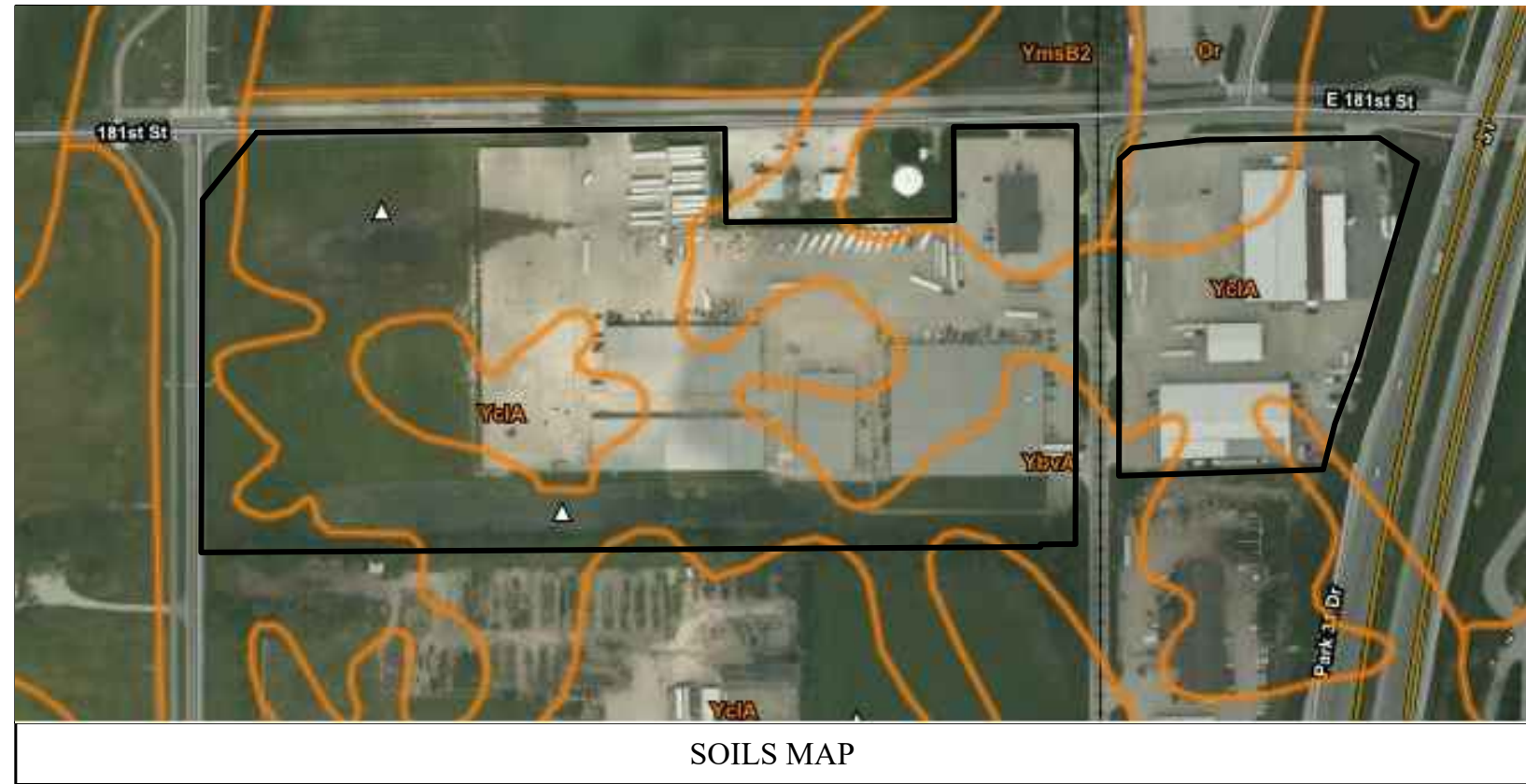
REQUIREMENT:	REQUIRED:
3 SHADE/EVERGREEN TREES PER 100 LINEAL FEET	181ST STREET (1779 LF): 54 TREES WHEELER ROAD (653 LF): 19 TREES US HIGHWAY 31 (506 LF): 15 TREES
2 ORNAMENTAL TREES PER 100 LINEAL FEET	181ST STREET (1779 LF): 36 TREES WHEELER ROAD (653 LF): 13 TREES US HIGHWAY 31 (506 LF): 10 TREES
25 SHRUBS PER 100 LINEAL FEET	181ST STREET (1779 LF): 445 SHRUBS WHEELER ROAD (653 LF): 161 SHRUBS US HIGHWAY 31 (506 LF): 127 SHRUBS
3' TALL UNDULATING MOUND	ENTIRE EXTERNAL STREET FRONTAGE

PROPERTY INFORMATION

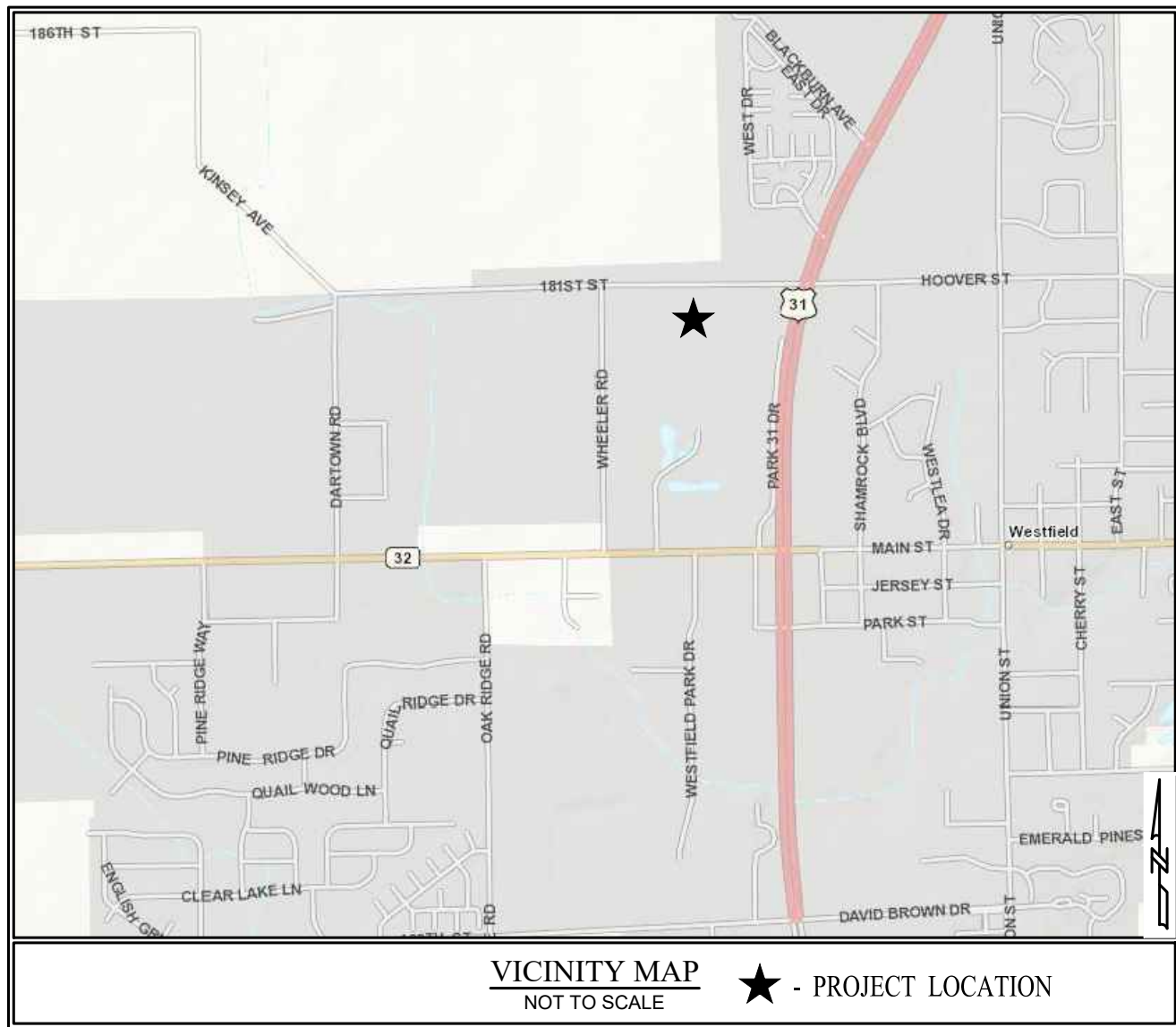
OWNERS
GRAND PARK PROPERTIES, LLC
P.O.Box 629
Westfield, IN 46074

CH GROUP, LLC
1318 East 236th Street
Arcadia, IN 46030

CURRENT ZONING
181st STREET PUD

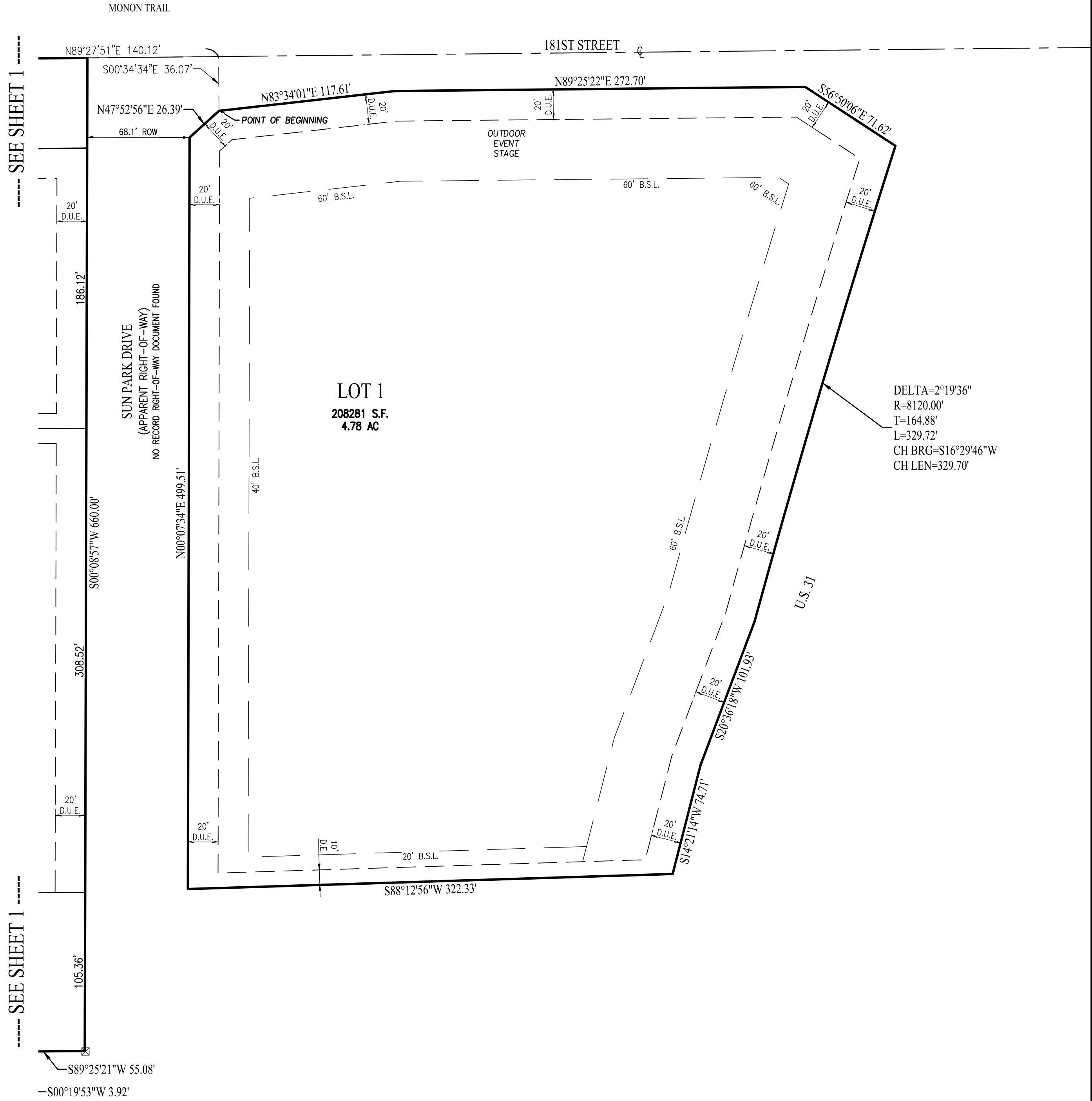
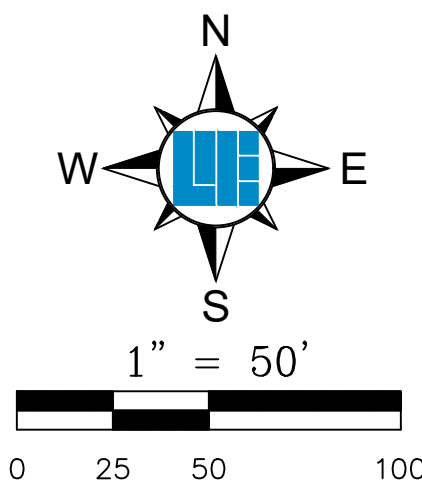


Ybva BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX, 0 TO 2 % SLOPES
Yc1a CROSBY SILT LOAM-URBAN LAND COMPLEX, 0 TO 2 % SLOPE
YmB2 MIAMI SILT LOAM-URBAN LAND COMPLEX, 2 TO 6 % SLOPES, ERODED
OR ORTHENTS



LEGEND

- IRON PIN FOUND/SET (IPF)
- PK OR MAG NAIL FOUND/SET
- RIGHT-OF-WAY
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE EASEMENT
- PERMANENT STORMWATER EASEMENT



This instrument prepared for:

GRAND PARK PROPERTIES, LLC
P.O. BOX 629
WESTFIELD, IN 46074

THIS INSTRUMENT PREPARED BY: JOSEPH TRTAN, P.S.

WEIHE
ENGINEERS

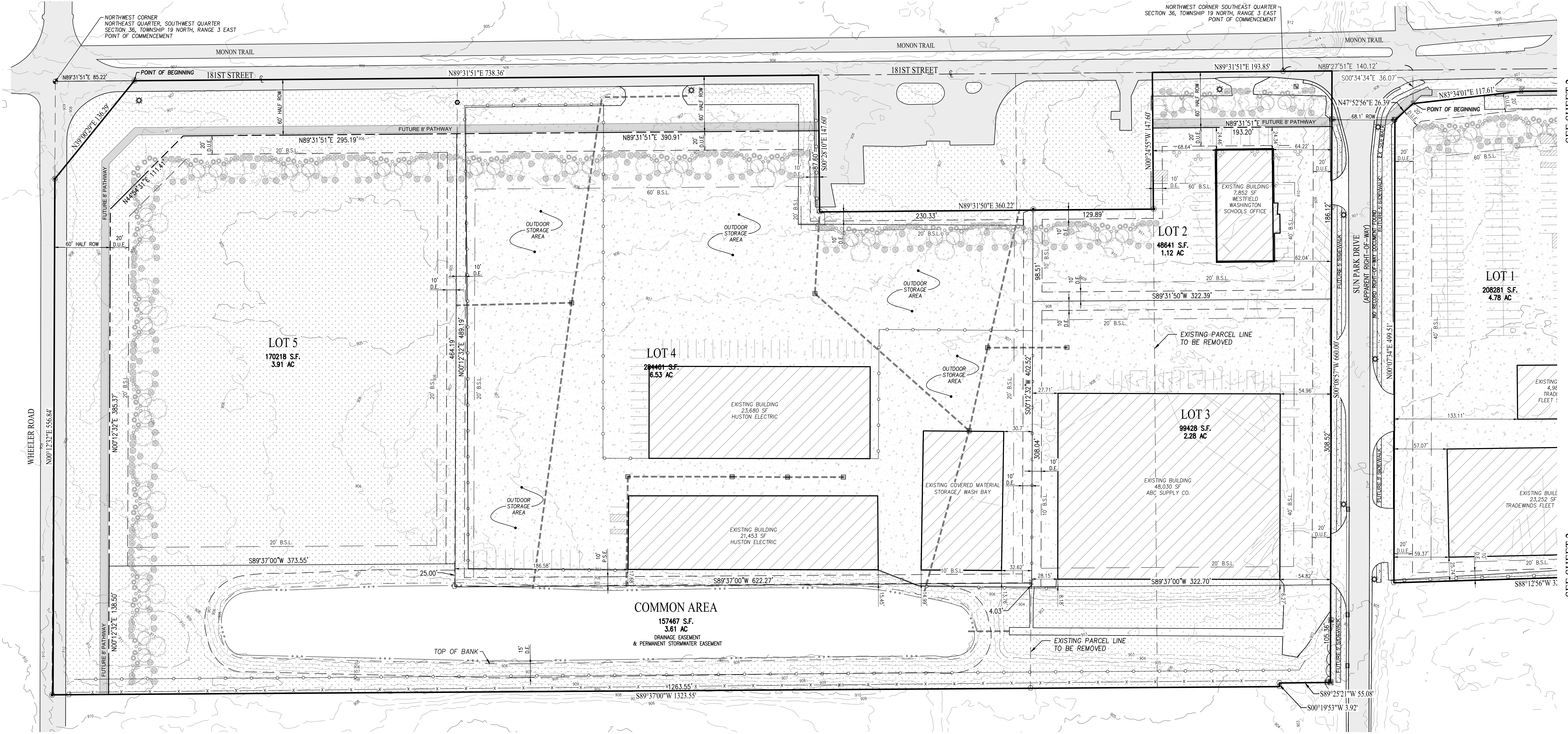
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317 | 843 - 0546 fax

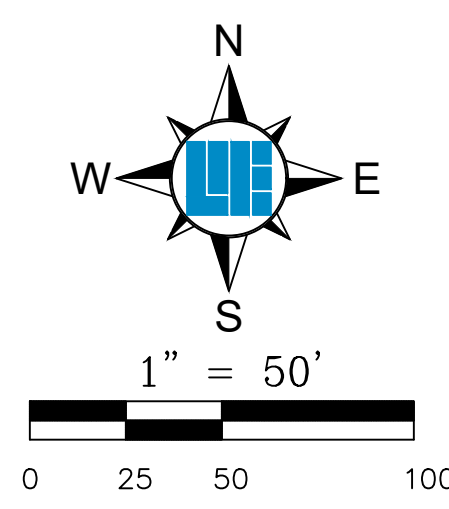
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PRELIMINARY
DEVELOPMENT PLAN
GRAND CENTRAL



LEGEND

○● IRON PIN FOUND/SET (IPF)	ROW	RIGHT-OF-WAY
● PK OR MAG NAIL FOUND/SET	D.U.E.	DRAINAGE AND UTILITY EASEMENT
— BOARD FENCE	D.E.	DRAINAGE EASEMENT
— FARM FENCE	P.S.E.	PERMANENT STORMWATER EASEMENT
— CHAIN LINK FENCE		
— INDEX CONTOUR	☀	LIGHT POLE
— INTERMEDIATE CONTOUR	🌳	SHRUBS (FUTURE)
CONCRETE	🌳	ORNAMENTAL TREES (FUTURE)
ASPHALT	🌳	SHADE/EVERGREEN TREES (FUTURE)
GRASS		



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

PRELIMINARY
DEVELOPMENT PLAN
GRAND CENTRAL

LAND DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 85.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 738.36 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 10 SECONDS EAST, 147.60 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 50 SECONDS EAST, 360.22 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 55 SECONDS WEST, 147.60 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 193.85 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, 660.00 FEET TO THE NORTH LINE OF WICKER RECORDED AS DEED RECORD 125, PAGE 465 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE SOUTH 89 DEGREES 25 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID PROPERTY, 55.08 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE, 3.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 1323.55 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID WEST LINE, 556.84 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 29 SECONDS EAST, 136.29 FEET TO THE POINT OF BEGINNING, CONTAINING 19.65 ACRES, MORE OR LESS

ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 27 MINUTES 51 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID QUARTER SECTION 140.12 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS EAST 36.07 FEET TO A CUT "X" ALSO BEING THE SOUTH RIGHT-OF-WAY OF 181ST STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THE NEXT THREE COURSES FOLLOW SAID RIGHT-OF-WAY; 1) THENCE NORTH 84 DEGREES 01 MINUTES 52 SECONDS EAST 117.61 FEET TO A CUT "X"; 2) THENCE NORTH 89 DEGREES 53 MINUTES 13 SECONDS EAST 272.70 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076"; 3) THENCE SOUTH 56 DEGREES 22 MINUTES 15 SECONDS EAST 71.62 FEET TO A 5/8" REBAR WITH PINK CAP STAMPED "NPES 20100076" BEING THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #31, THE NEXT THREE (3) COURSES FOLLOW SAID RIGHT-OF-WAY; SAID POINT ALSO BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8120.00 AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 36 SECONDS BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16 DEGREES 57 MINUTES 37 SECONDS WEST AND A CHORD LENGTH OF 329.70 FEET; 1) THENCE SOUTHWESTERLY ALONG SAID CURVE 329.72 FEET TO A CUT "X"; 2) THENCE SOUTH 21 DEGREES 04 MINUTES 09 SECONDS WEST 101.93 FEET TO A CUT "X"; 3) THENCE SOUTH 14 DEGREES 49 MINUTES 05 SECONDS WEST 74.71 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076"; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST 322.33 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076" BEING THE EAST RIGHT-OF-WAY OF SUN PARK DRIVE; THENCE NORTH 00 DEGREES 35 MINUTES 25 SECONDS EAST ALONG LAST SAID RIGHT-OF-WAY 499.51 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID 181ST STREET; THENCE NORTH 48 DEGREES 21 MINUTES 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY 26.39 FEET TO THE POINT OF BEGINNING CONTAINING 4.78 ACRES MORE OR LESS.

COMMON AREA NOTE

THE COMMON AREA IS TO BE USED EXCLUSIVELY FOR DRAINAGE AND STORM WATER DETENTION, BENEFITING THE LOTS IN THIS SUBDIVISION

SETBACK NOTES

1. BUILDING SETBACK LINES DO NOT APPLY TO EXISTING STRUCTURES.
2. A 10' SIGN SETBACK SHALL APPLY TO ALL LOT LINES.

PEDESTRIAN PATHWAY NOTES

1. A FUTURE 8' WIDE PEDESTRIAN PATHWAY SHALL BE INSTALLED IN THE RIGHT-OF-WAY OF WHEELER ROAD (EAST SIDE).
2. A FUTURE 8' WIDE PEDESTRIAN PATHWAY SHALL BE INSTALLED IN THE RIGHT-OF-WAY OF 181ST STREET (SOUTH SIDE).

LANDSCAPE NOTES

1. THE LINE OF SIGHT SHALL NOT BE OBSTRUCTED BY ANY VEGETATION.
2. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. STEET TREES SHALL NOT BE PLANTED WITHIN 4 FEET OF ANY PAVEMENT.
4. THERE SHALL BE NO TREES PLANTED WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
5. THERE SHALL BE NO TREES OR SHRUBS PLANTED, NOR ANY STRUCTURES OR FENCES ERECTED, IN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE ACCEPTED BY THE WPWD. THERE SHALL BE NO TREES PLANTED WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.
6. NO DRAINAGE EASEMENT OR A COMBINATION DRAINAGE AND UTILITY EASEMENT SHALL BE LOCATED WITHIN A TREE PRESERVATION EASEMENT.
7. STREETScape ALONG 181ST STREET AND WHEELER ROAD: EXTERNAL LANDSCAPING REQUIREMENTS SHALL APPLY EXCEPT IN THE EVENT THAT A BUILDING FACADE IS LOCATED 20 FEET OR CLOSER TO THE RIGHT OF WAY, AS IN PARCEL E, TREES SHALL NOT BE REQUIRED.
8. FENCING SHALL NOT BE ALLOWED IN THE FRONT YARD EXCEPT FOR SECURITY PURPOSES, AS APPROVED BY THE DIRECTOR, OR AS OTHERWISE ALLOWED BY THE 181ST STREET PUD.
9. EXISTING TREES MAY BE CREDITED TOWARDS LANDSCAPING REQUIREMENTS.
10. LANDSCAPING TO MEET REQUIREMENTS MAY BE INSTALLED AS LOTS ARE REDEVELOPED.

LANDSCAPE ORDINANCE REQUIREMENTS

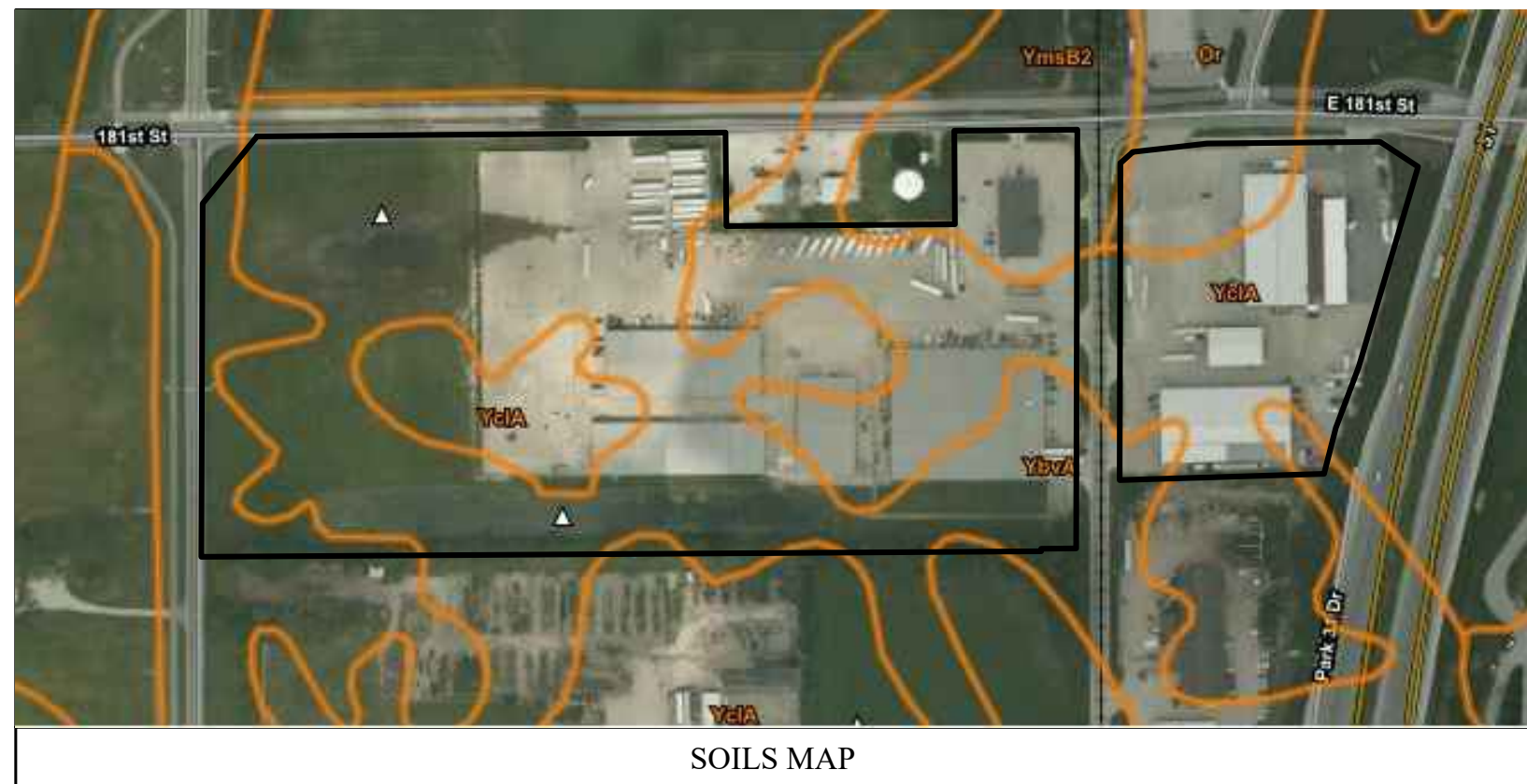
REQUIREMENT:	REQUIRED:
3 SHADE/EVERGREEN TREES PER 100 LINEAL FEET	181ST STREET (1779 LF): 54 TREES WHEELER ROAD (653 LF): 19 TREES US HIGHWAY 31 (506 LF): 15 TREES
2 ORNAMENTAL TREES PER 100 LINEAL FEET	181ST STREET (1779 LF): 36 TREES WHEELER ROAD (653 LF): 13 TREES US HIGHWAY 31 (506 LF): 10 TREES
25 SHRUBS PER 100 LINEAL FEET	181ST STREET (1779 LF): 445 SHRUBS WHEELER ROAD (653 LF): 161 SHRUBS US HIGHWAY 31 (506 LF): 127 SHRUBS
3' TALL UNDULATING MOUND	ENTIRE EXTERNAL STREET FRONTAGE

PROPERTY INFORMATION

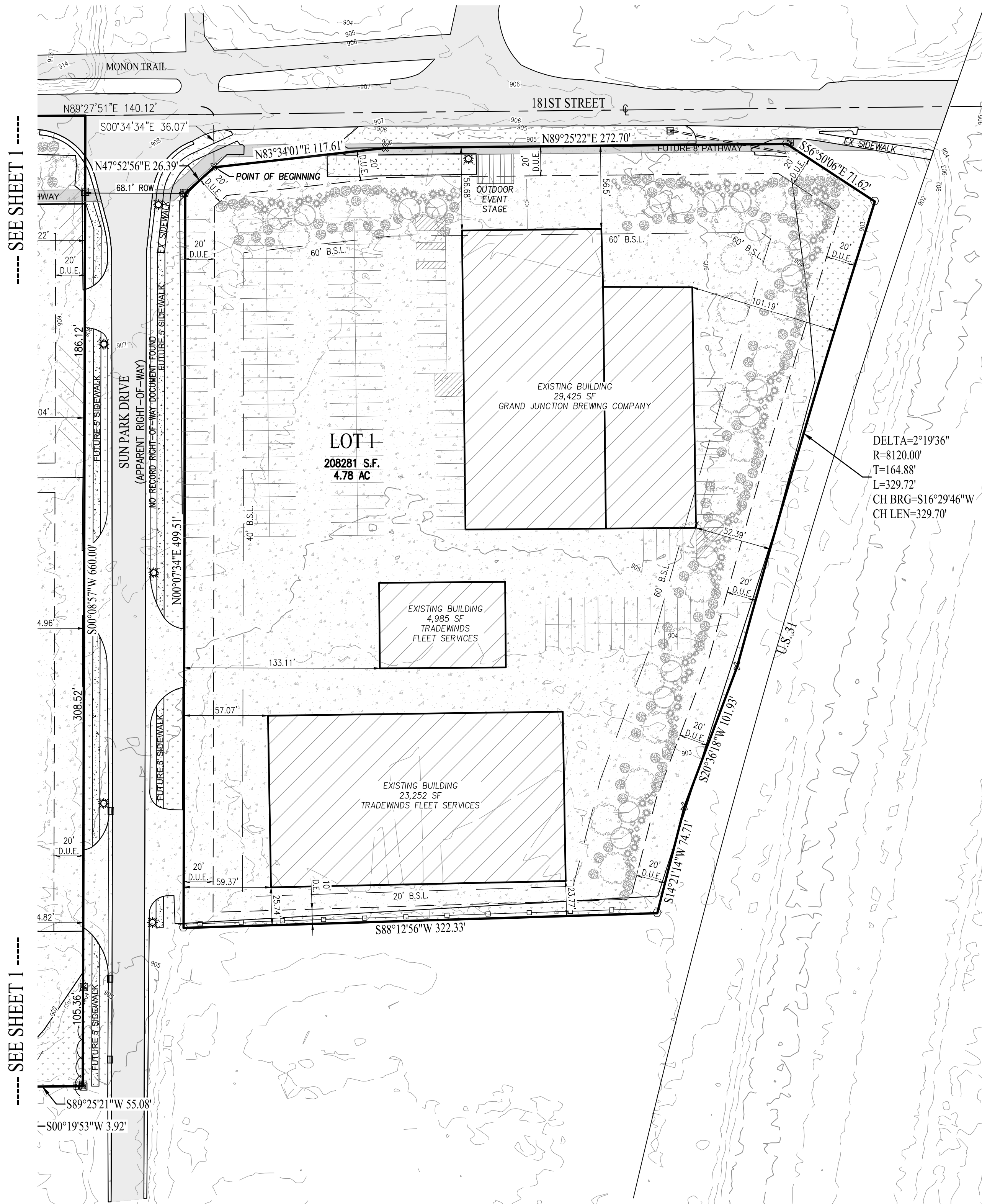
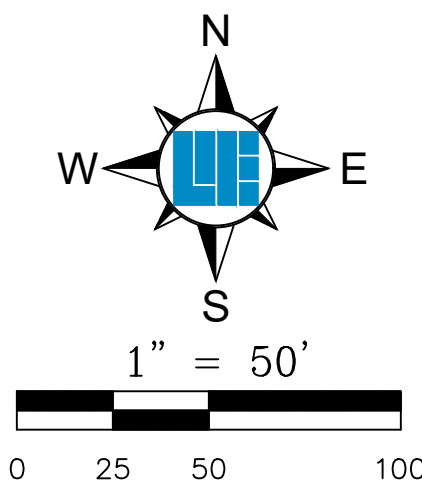
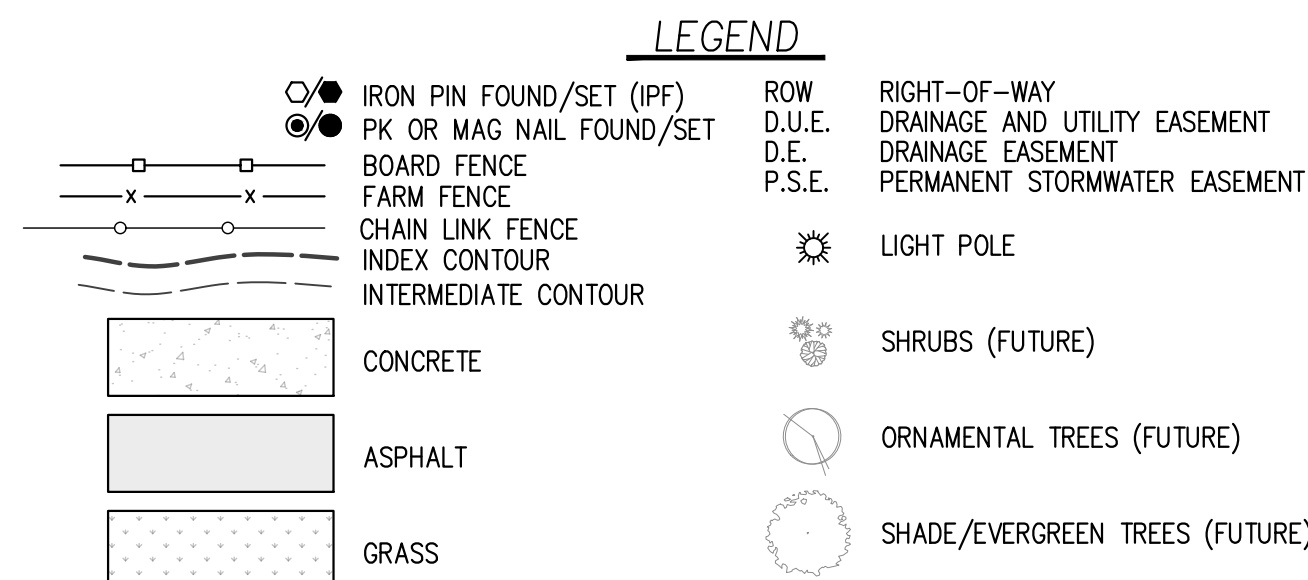
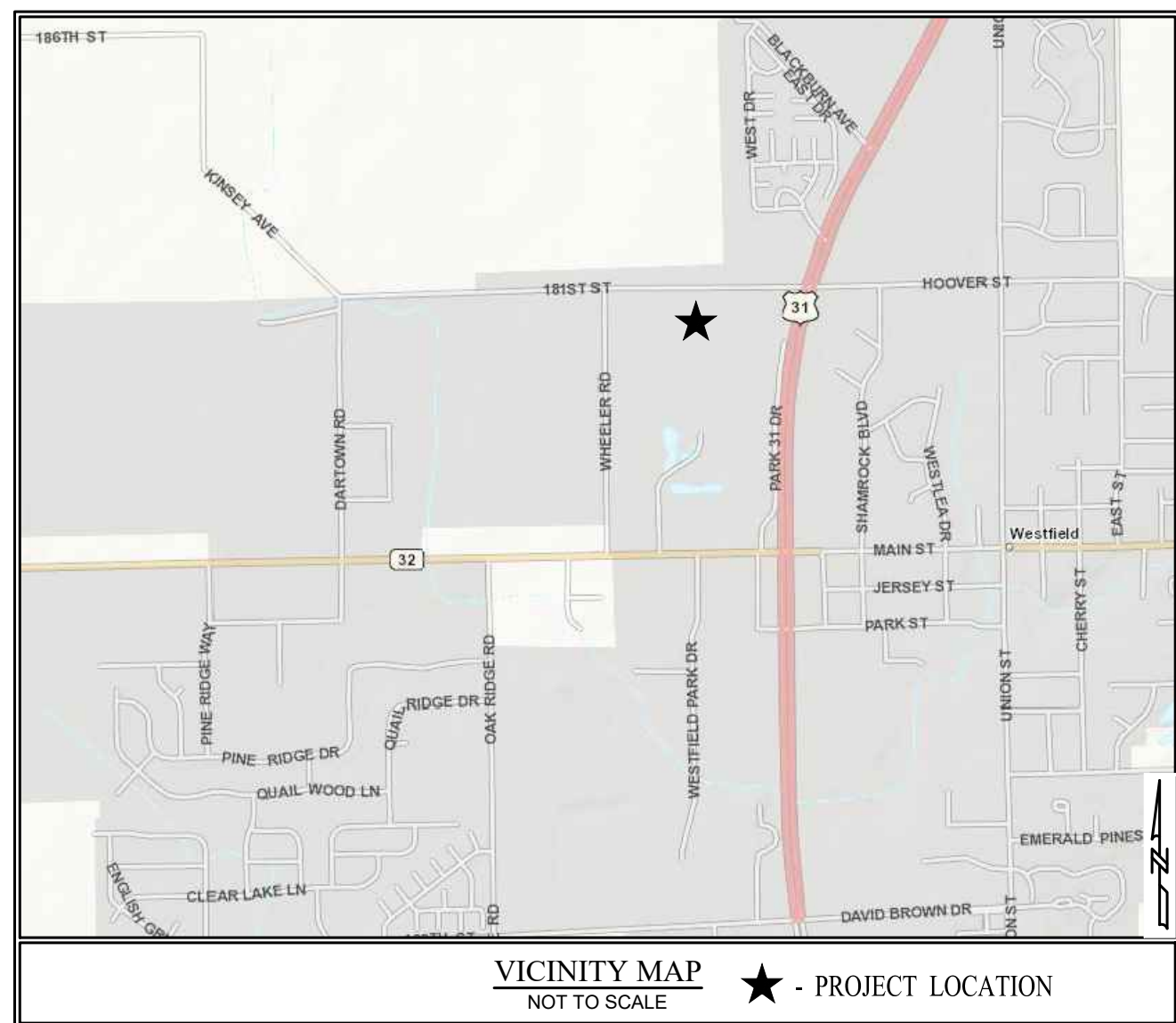
OWNERS
GRAND PARK PROPERTIES, LLC
P.O.Box 629
Westfield, IN 46074

CH GROUP, LLC
1318 East 236th Street
Arcadia, IN 46030

CURRENT ZONING
181st STREET PUD



Ybva BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX, 0 TO 2 % SLOPES
Yc1a CROSBY SILT LOAM-URBAN LAND COMPLEX, 0 TO 2 % SLOPE
YmB2 MIAMI SILT LOAM-URBAN LAND COMPLEX, 2 TO 6 % SLOPES, ERODED
OR ORTHENTS



This instrument prepared for:

GRAND PARK PROPERTIES, LLC
P.O. BOX 629
WESTFIELD, IN 46074

THIS INSTRUMENT PREPARED BY: JOSEPH TRTAN, P.S.

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ENGINEERS

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



Petition Number: 2005-ODP-10 & 2005-SPP-10
Project Name: Hamilton Memorial
Subject Site Address: 4180 Westfield Road (the “Property”)
Petitioner: Washington Park Cemetery Association
Representative: Martin Construction
Request: Overall Development Plan & Primary Plat review of 1 lot on 54.6 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.
Current Zoning: AG-SF1 District
Current Land Use: Cemetery
Approximate Acreage: 54.6 acres +/-
Property History: 0310-DP-27 & 0310-SIT-14 Storage Building
2005-DDP-11 (*pending*)
2005-SFP-23 (*pending*)
2006-VS-09 (June 9, 2020)
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the AG-SF1 District.

In October of 2003, a Development and Site Plan were reviewed and approved for a storage building on the Property.

In May of 2020 after completing staff review of the submitted Overall Development Plan and Primary Plat, the Maximum Setback standard in the State Highway 32 Overlay District was found to be not compliant with the Unified Development Ordinance. The Petitioner seeks to remedy this standard by submitting a Variance of Development Standard asking for relief from this requirement. The Variance of Development Standard application was received by Staff in May of 2020 and approved at the June 9, 2020, Board of Zoning Appeals meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the April 21, 2020, Technical Advisory Committee meeting.

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control



ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its April 21, 2020, meeting. This petition received a public hearing at the Plan Commission's May 6, 2020, meeting.

REVIEW COMMENTS

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

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

The plans comply.

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



- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 15) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see District Standards.

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

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



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

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District).

- 44) Minimum Lot Area: Three (3) acres
- 45) Minimum Lot Frontage: 250 feet
- 46) Minimum Building Setback Line:
 - a) Front Yard:
 - i) Expressways/Arterials: 100 feet
 - ii) On all other Streets: 80 feet
 - b) Side and Rear Yard: 30 feet
- 47) Minimum Lot Width: 100 feet
- 48) Maximum Building Height: Two and one-half (2 ½) stories
- 49) Minimum Living Area (Ground Floor):



- a) Single-story: 1,350 square feet
 - b) All others: 800 square feet
-

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:

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

Comment: Please see District Standards.

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

- a) State Highway 32 Overlay District (Article 5.3):

- i) Setback Requirements:

- 1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail 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.

Comment: Remedied with Variance 2006-VS-09.

- 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.

- ii) Architectural Design Requirements:

- iii) Trail Corridor Requirement:

1. 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.
2. 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.
3. 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).
4. 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.
 - (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.
5. 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.

- 52) 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.
- 53) 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.

- 54) Architectural Standards (Article 6.3)
- 55) Building Standards (Article 6.4)
- 56) Fence Standards (Article 6.5)
- 57) Height Standards (Article 6.6)
- 58) Landscaping Standards (Article 6.8)
- a) Preservation and Replacement of Trees:
 - i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of



existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

b) Minimum Lot Landscaping Requirements:

c) Foundation Plantings:

d) External Street Frontage Landscaping Requirements:

i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees 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:

Comment: Not required for the Property as it is zoned AG-SF1.

f) Parking Area Landscaping:

59) Lighting Standards (Article 6.9)

60) Lot Standards (Article 6.10)

Comment: Please see District Standards.

61) Setback Standards (Article 6.16)

Comment: Please see District Standards.

62) Vision Clearance Standards (Article 6.19)

63) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

64) Block Standards (Article 8.1)

65) Easement Standards (Article 8.3)

66) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

67) Open Space and Amenity Standards (Article 8.6)

68) Pedestrian Network Standards (Article 8.7)

69) Storm Water Standards (Article 8.8)

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

71) Street Light Standards (Article 8.10)

72) Street Sign Standards (Article 8.11)

73) Surety Standards (Article 8.12)

74) Utility Standards (Article 8.13)

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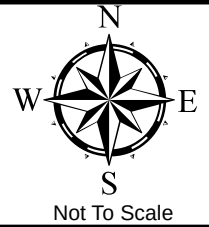


DEPARTMENT COMMENTS

- 1) **Action: 2005-ODP-10 (Overall Development Plan) & 2005-SPP-10 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



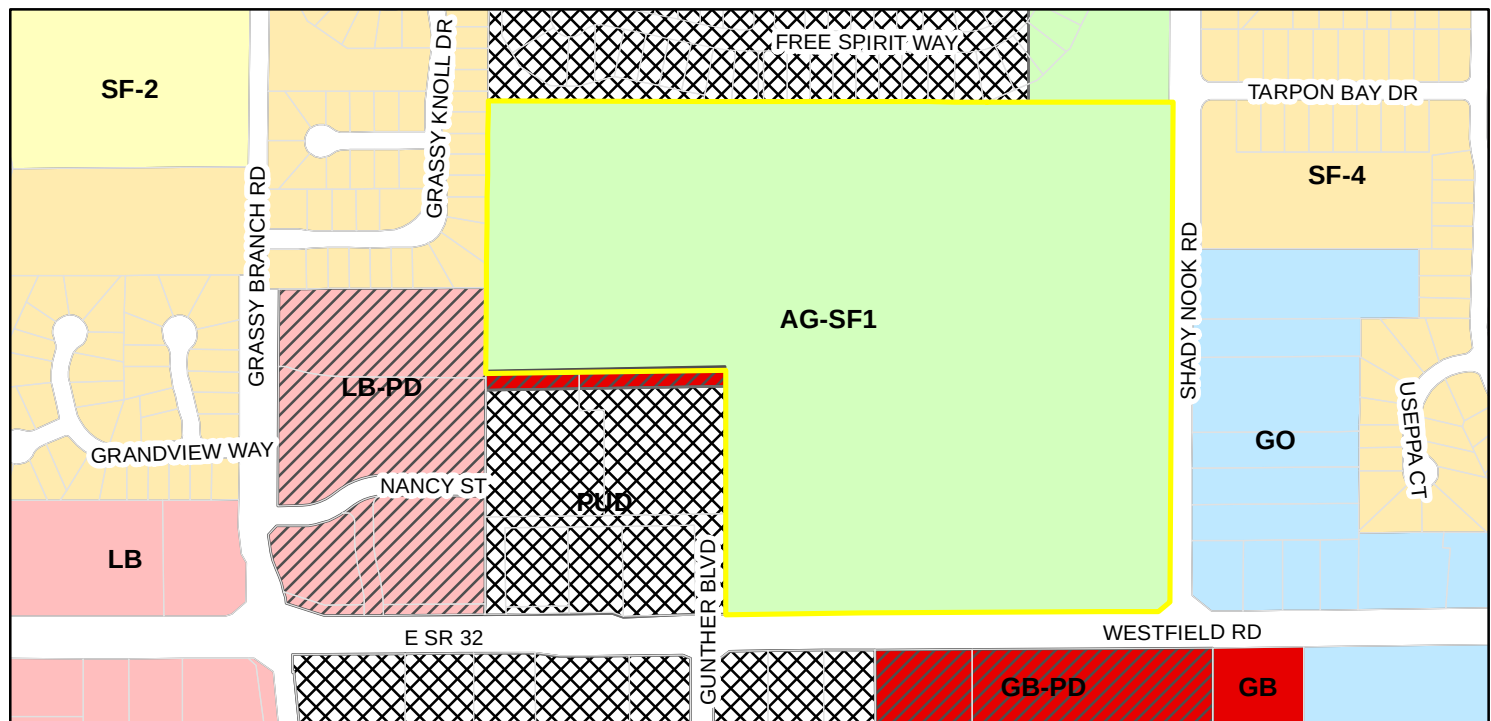
Property Location Map Hamilton Memorial Subdivision 2005-ODP-10 & 2005-SPP-10



Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

GB-PD (General Business - Planned Development)

GO (General Office)

LB (Local Business)

LB-PD (Local Business - Planned Development)

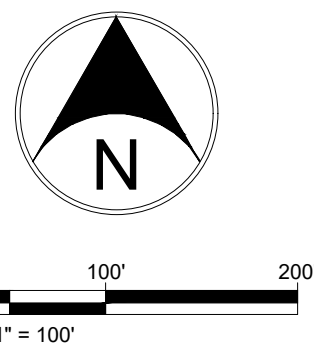
PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-4 (Single Family - 4)



SITE VICINITY MAP



**Fritz Engineering
Services, LLC**
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com



1. REV PER TAC COMMENTS	5/4/2020	AF
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND

RECORD LEGAL DESCRIPTION (RECITED FROM INSTRUMENT #200000032213)

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH RANGE 4 EAST AND THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST AND PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION
 32, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 37 MINUTES 26
 SECONDS EAST (ASSUMED BEARING) ON AND ALONG THE NORTH LINE OF SAID
 SOUTHEAST QUARTER A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID
 NORTH LINE OF SAID SOUTHEAST QUARTER WITH THE WEST LINE OF SAID
 SHADY NOOK ROAD; THENCE SOUTH 71 (0) DEGREES 00 MINUTES 35 SECONDS
 EAST ON SAID NORTHERLY PROLONGATION AND SAID EAST RIGHT-OF-WAY LINE AND
 ITS SOUTHERLY PROLONGATION 2668.14 FEET TO SOUTH LINE OF SAID SOUTHEAST
 QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 55 SECONDS WEST ON THE SOUTH
 LINE OF SAID SOUTHEAST QUARTER TO THE WEST CORNER OF THE SOUTHWEST
 CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 89
 DEGREES 18 MINUTES 38 SECONDS WEST 1325.17 FEET ALONG THE SOUTH LINE OF
 SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE EAST HALF OF
 SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS
 WEST 1662.59 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST
 CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE
 NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST, 2684.10 FEET ALONG THE WEST
 LINE OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER TO THE
 WEST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE
 QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 56 SECONDS EAST 661.85 FEET
 ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER
 OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 45
 MINUTES 56 SECONDS EAST 1323.70 FEET ALONG THE NORTH LINE OF SAID
 SOUTHWEST QUARTER TO THE PLACE OF BEGINNING CONTAINING 112.05 ACRES
 MORE OR LESS

EXCEPT THE FOLLOWING PARCELS:

10.803 ACRES TO FLYNN & ZINKAN & BAKER HOLDINGS, LLC, INSTRUMENT # 20040000659
0.86 ACRES TO FLYNN & ZINKAN & BAKER HOLDINGS, LLC, INSTRUMENT # 200500076309
22.264 ACRES TO TIMBERSTONE DEVELOPMENT LLC, INSTRUMENT # 2010702117
30.00 ACRES TO TIMBERSTONE DEVELOPMENT LLC, INSTRUMENT # 2015024517
1.413 ACRES DEDICATION OF PUBLIC RIGHT OF WAY, INSTRUMENT # 9609652193
1.484 ACRES DEDICATED RIGHT OF WAY PER ISHC PLANS FOR SR 32 PROJ. S-166(2)

CONTAINING HEREINAFTER SAID EXCEPTIONS 55.226 ACRES (NET), 54.173 ACRES AS SURVEYED.

SURVEY NOTES:

ALTA/LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY JD HALL LAND SURVEYING (PROJ. #18-003) DATED MARCH 2018.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK:
G-11, AN ISHC DISK SET IN THE TOP OF THE SW WINGWALL OF A CONCRETE
SLAB CULVERT, OVER THE BOWMAN DRAIN, 293'+/- WEST OF INTERSECTION
OF S.R. 32 AND UNION STREET ON THE SOUTH SIDE OF S.R.32 IN WESTFIELD
ELEV = 876.57

LANDSCAPE NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

FLOOD ZONE:

THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' 'UN-SHADED', AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE 'AE', AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS CALLED OFF THE FEMA FIRM MAP NUMBER 18057C0136G, DATED NOVEMBER 19, 2014.

PROJECT:

**HAMILTON
MEMORIAL PARK
EVENT CENTER**

PROJECT LOCATION:

4180 WESTFIELD RD.
WESTFIELD, INDIANA 46062
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
SW $\frac{1}{4}$, S32, T19N, R4E

CLIENT: **WASHINGTON PARK
CEMETERY ASSOCIATION**

2020 MONTCALM ST.
INDIANAPOLIS, INDIANA 46202

PLAN DATE:

4/3/2020

DESIGN:

CHECK:	
--------	--

PROJECT NO.

1801004

SHEET NAME

OVERALL DEVELOPMENT PLAN

STREET NO.

ODP-1



Petition Number: 2005-DDP-11
Project Name: Hamilton Memorial
Subject Site Address: 4180 Westfield Road (the "Property")
Petitioner: Washington Park Cemetery Association
Representative: Martin Construction
Request: Detailed Development Plan review of a new 12,300 square foot event center on 54.6 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.
Current Zoning: AG-SF1 District
Current Land Use: Cemetery
Approximate Acreage: 54.6 +/-
Property History: 0310-DP-27 & 0310-SIT-14 Storage Building
2005-ODP-10 & 2005-SPP-10 (*pending*)
2005-SFP-23 (*pending*)
2006-VS-09 (June 9, 2020)

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.

Comment: Please see District Standards for Setbacks.

- 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).

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

The plans comply.

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District).

- 27) Minimum Lot Area: Three (3) acres
- 28) Minimum Lot Frontage: 250 feet
- 29) Minimum Building Setback Line:
- a) Front Yard:
 - i) Expressways/Arterials: 100 feet
 - ii) On all other Streets: 80 feet
 - b) Side and Rear Yard: 30 feet
- 30) Minimum Lot Width: 100 feet
- 31) Maximum Building Height: Two and one-half (2 ½) stories

32) Minimum Living Area (Ground Floor):

- | | |
|------------------|-------------------|
| a) Single-story: | 1,350 square feet |
| b) All others: | 800 square feet |

OVERLAY DISTRICT:

The plans comply with Article 5 of the UDO.

33) State Highway 32 Overlay District (UDO):

- a) 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.
- b) Building Elevations:
 - i) 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.
 - ii) 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.
 - iii) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
 - iv) 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, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

- (2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (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.
- v) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

vi) Roof:

(1) 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.
- (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:
 - (i) 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.
 - (ii) 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.

(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 (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

(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.

c) Main Entrances:

- i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- 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.
- iii) The location, orientation, proportion and style of doors shall complement the style of the building.

d) 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).
- 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).

e) 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.
- f) 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 brickwrap 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.
- g) Trail Corridor Requirement:

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

a) Screening of Receptacles and Loading Areas:

- i) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- ii) 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.
- iii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- iv) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

35) Architectural Standards (Article 6.3)

- a) Mechanical Screening: All roof and wall 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 (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

36) Building Standards (Article 6.4)

- a) Industrial and Business Uses: More than one (1) Principal Building shall be permitted on a Lot in an Industrial or Business District when such buildings are devoted to Industrial or Business Uses.

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

Comment: Please see District Standards.

39) Home Business Standards (Article 6.7)

40) Landscaping Standards (Article 6.8)

a) Preservation and Replacement of Trees:

- i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

b) 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.

c) Minimum Lot Landscaping Requirements:

d) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

e) External Street Frontage Landscaping Requirements:

- i) 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.

f) Buffer Yard Requirements:

g) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

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

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

(2) Interior Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

(1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

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

41) 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.]

42) Lot Standards (Article 6.10)

Comment: Please see District Standards.

43) Outside Storage and Display (Article 6.12)

44) Outdoor Café and Eating Areas (Article 6.13)

45) Parking and Loading Standards (Article 6.14)

a) Off-Street Parking:

b) Bicycle Parking:

i) Number of Spaces:

- (1) A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

46) Performance Standards (Article 6.15)

47) Setback Standards (Article 6.16)

Comment: Please see District Standards.

48) Sign Standards (Article 6.17)

49) Vision Clearance Standards (Article 6.19)

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

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

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) Surety Standards (Article 8.12)
 - 59) Utility Standards (Article 8.13)
-

DEPARTMENT COMMENTS

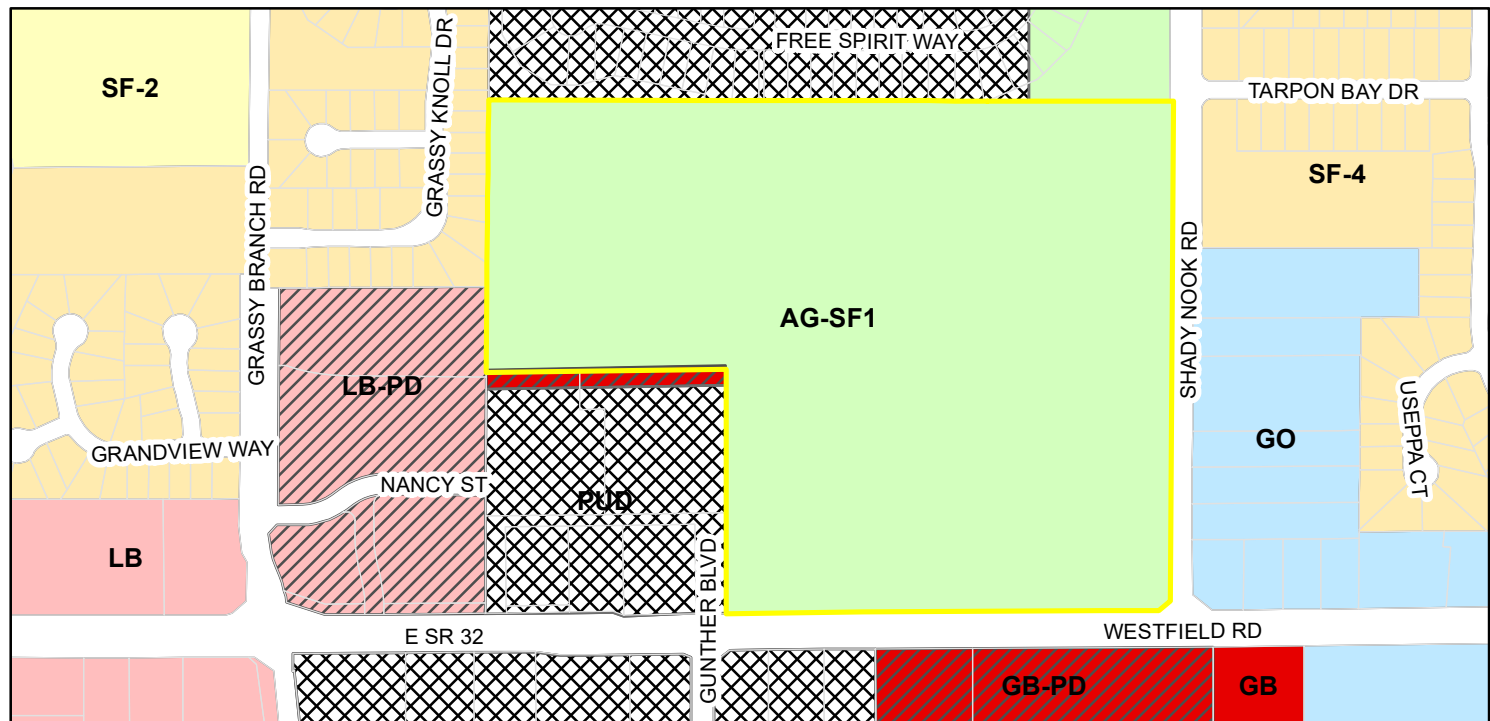
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (2005-DDP-11) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
- 3) **If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.**

Aerial Location Map

Site



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

GB-PD (General Business - Planned Development)

GO (General Office)

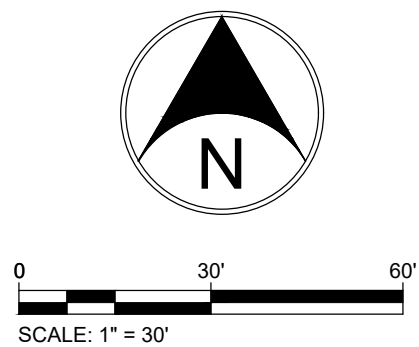
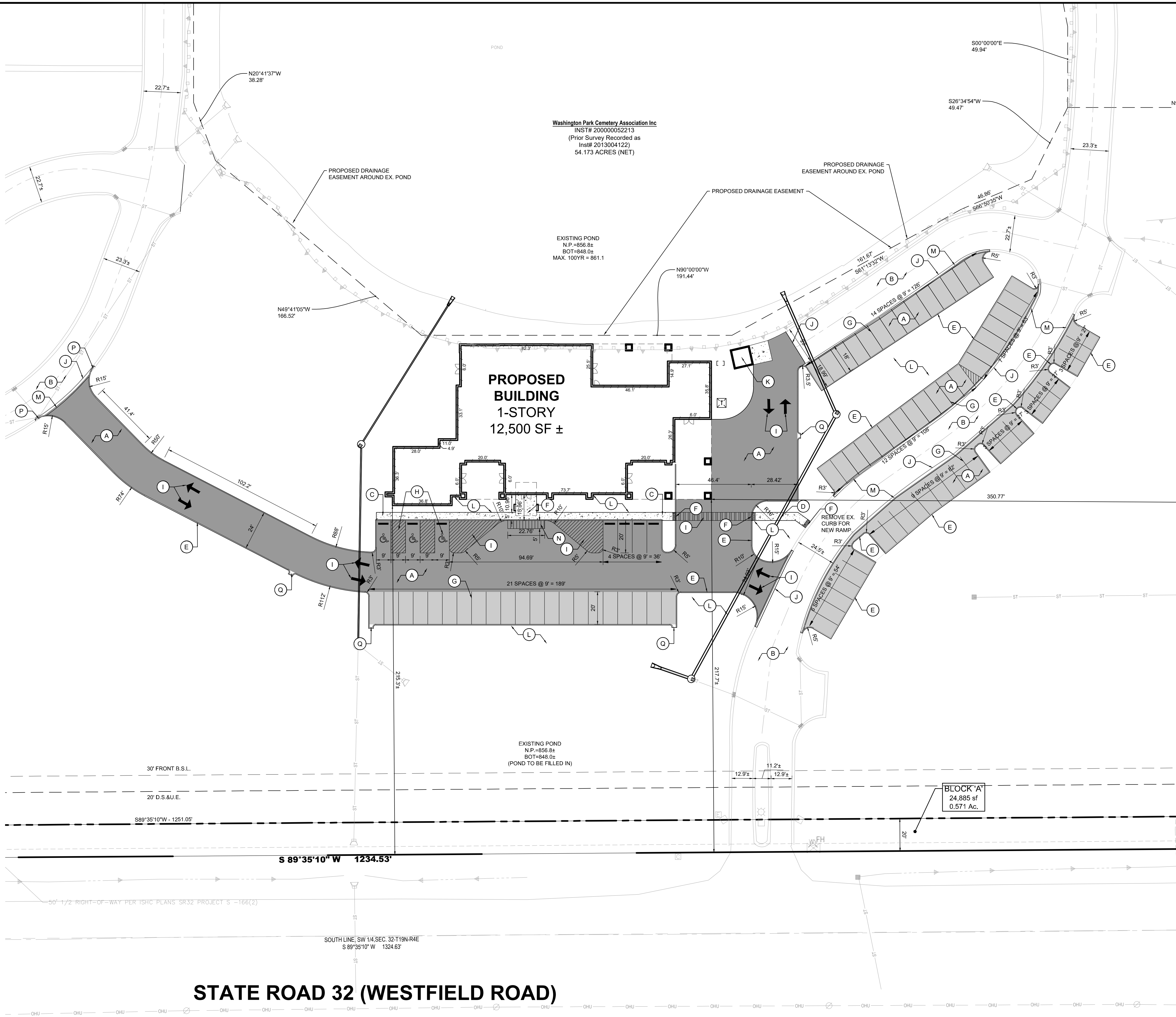
LB (Local Business)

LB-PD (Local Business - Planned Development)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-4 (Single Family - 4)

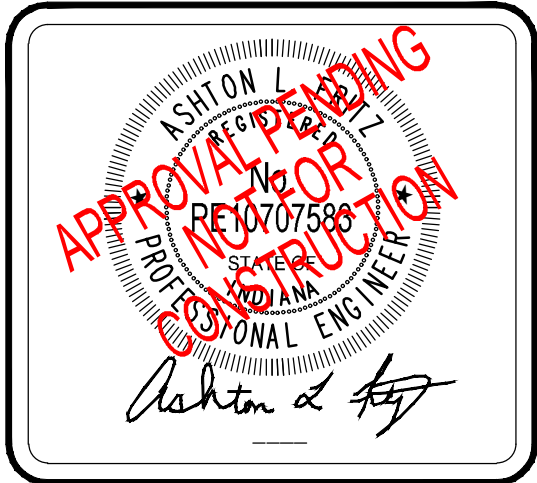


- KEY NOTES:** (XX)
- A PROPOSED ASPHALT PAVEMENT
 - A1 PROPOSED 8" ASPHALT TRAIL (REF. WESTFIELD DETAIL)
 - B EXISTING PAVEMENT TO REMAIN
 - C COMBINED CONCRETE CURB & WALK
 - D CONCRETE WALK
 - E 6" CONCRETE CURB
 - F ADA RAMP
 - G 4" WHITE PAVEMENT STRIPING, TYP.
 - H ADA BLUE PAVEMENT STRIPING, TYP.
 - I PAVEMENT MARKING (AS SHOWN)
 - J MATCH EXISTING PAVEMENT, CURB, OR WALK
 - K DUMPSTER ENCLOSURE
 - L LANDSCAPE AREA (REF. LANDSCAPE PLAN)
 - M VALLEY CURB AND GUTTER
 - N CURB RAMP (PER INDOT DETAIL)
 - O BICYCLE PARKING (U-SHAPED, BLACK THERMOPLASTIC POWDER COATED)
 - P FLUSH CURB / CURB TAPER
 - Q CURB TURNOUT

NOTES:

**PROPOSED PARKING:
82 STANDARD SPACES
+ 3 ADA SPACES
85 TOTAL SPACES

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com



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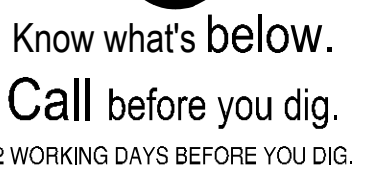
GENERAL NOTES / LEGEND:

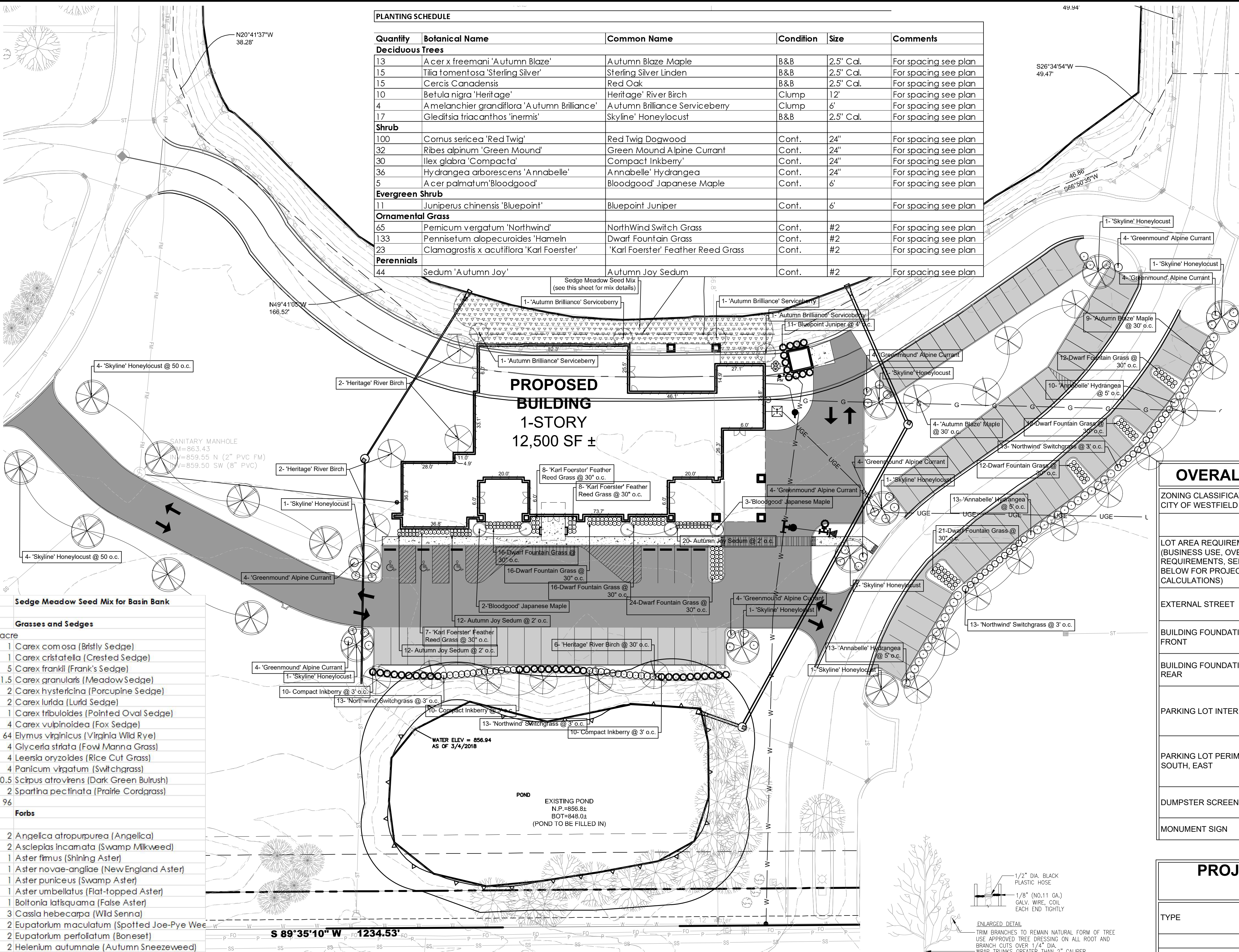
PROJECT: **HAMILTON MEMORIAL PARK EVENT CENTER**
PROJECT LOCATION:
4180 WESTFIELD RD.
WESTFIELD, INDIANA 46062
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
SW 1/4, S32, T19N, R4E

CLIENT: **WASHINGTON PARK CEMETERY ASSOCIATION**
2020 MONTCALM ST.
INDIANAPOLIS, INDIANA 46202

PLAN DATE: **4/3/2020**
DESIGN: AF CHECK: AF DRAWN: RG
PROJECT NO.: **1801004**
SHEET NAME: **SITE PLAN**
SHEET NO.: **C201**

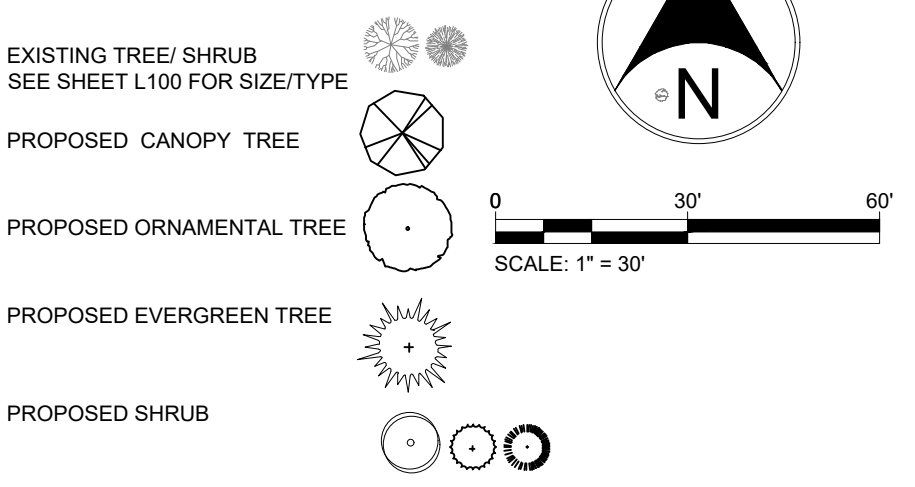
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PLANTING SCHEDULE					
Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
13	Acer x freemianii 'Autumn Blaze'	Autumn Blaze Maple	B&B	2.5' Cal.	For spacing see plan
15	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	B&B	2.5' Cal.	For spacing see plan
15	Cercis canadensis	Red Oak	B&B	2.5' Cal.	For spacing see plan
10	Betula nigra 'Heritage'	Heritage River Birch	Clump	12'	For spacing see plan
4	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	Clump	6'	For spacing see plan
17	Gleditsia triacanthos 'inermis'	Skyline Honeylocust	B&B	2.5' Cal.	For spacing see plan
Shrub					
100	Cornus sericea 'Red Twig'	Red Twig Dogwood	Cont.	24"	For spacing see plan
32	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	Cont.	24"	For spacing see plan
30	Ilex glabra 'Compacta'	Compact Inkberry	Cont.	24"	For spacing see plan
36	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	Cont.	24"	For spacing see plan
5	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	Cont.	6'	For spacing see plan
Evergreen Shrub					
11	Juniperus chinensis 'Bluepoint'	Bluepoint Juniper	Cont.	6'	For spacing see plan
Ornamental Grass					
65	Panicum vergatum 'Northwind'	NorthWind Switch Grass	Cont.	#2	For spacing see plan
133	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	#2	For spacing see plan
23	Clamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Reed Grass	Cont.	#2	For spacing see plan
Perennials					
44	Sedum 'Autumn Joy'	Autumn Joy Sedum	Cont.	#2	For spacing see plan

SYMBOL LEGEND



GENERAL NOTES

1. PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTS SHALL BE NURSERY GROWN.
2. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE GRADE FOR TREES UNDER FOUR INCHES IN DIAMETER AND 12 INCHES ABOVE GRADE FOR TREES FOUR INCHES OR LARGER IN DIAMETER.
3. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE 4 FEET.
4. MINIMUM HEIGHT OF CANOPY TREES SHALL BE 8 FEET AT TIME OF PLANTING.
5. THE OWNER OF THE PREMISES SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS ON THE PREMISES.
6. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF REFUSE AND DEBRIS.
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REMOVE ANY DEAD, DISEASED, OR DANGEROUS TREES OR SHRUBS WHICH OVERHANG OR INTERFERE WITH LINE OF SIGHT OR TRAFFIC CONTROL.
8. PLANT MATERIAL QUANTITIES NOTED ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES LISTED ON THE PLANTING SCHEDULE SHOWN ON THIS SHEET.

OVERALL PLANT MATERIAL CALCULATIONS TABLE

ZONING CLASSIFICATION, CITY OF WESTFIELD	SITE IS ZONED AG-SF1, GB LANDSCAPE REQUIREMENTS	
	REQUIRED	PROVIDED (EXISTING + PROPOSED)
LOT AREA REQUIREMENT (BUSINESS USE, OVERALL REQUIREMENTS, SEE TABLE BELOW FOR PROJECT CALCULATIONS)	10 SHADE TREES, 10 ORNAMENTAL/EVERGREEN TREES, 25 SHRUBS PER ACRE	54.65 ACRES = 550 SHADE, 550 ORNAMENTAL/EVERGREEN, 1,375 SHRUBS
EXTERNAL STREET	SR 32 OVERLAY	SR 32 OVERLAY EASEMENT
BUILDING FOUNDATION, FRONT	1 SHRUB OR ORNAMENTAL TREE PER 12' OF BUILDING FACADE	159' = 5 TREES AND 99 SHRUBS/GRASSES
BUILDING FOUNDATION, SIDES, REAR	1 SHRUB OR ORNAMENTAL TREE PER 40' OF BUILDING FACADE OVER 80'	130' = 4 SHADE TREES
PARKING LOT INTERIOR	10% OF PARKING LOT TO CONTAIN ISLAND AREA = 19,351 SF x 0.10 = 1,935 SF OF ISLAND AREA REQUIRED TO BE PLANTED. 1 TREE AND 4 SHRUBS PER ISLAND	2,900 SF OF ISLAND AREA PROVIDED = 13 TREES, AND 32 SHRUBS/ORNAMENTAL GRASSES
PARKING LOT PERIMETER SOUTH, EAST	5' WIDE, 1 TREE PER 30 LF, AND 1 SHRUB PER 3 LF OF PARKING LOT LENGTH	SOUTH, 189' = 8 TREES AND 56 SHRUBS EAST, 252' = 9 TREES AND 62 SHRUBS
DUMPSTER SCREENING	SCREENING	ARCHITECTURAL SCREEN
MONUMENT SIGN	N/A	N/A

PROJECT SPECIFIC LANDSCAPING LOT AREA REQUIREMENT (BUSINESS USE)

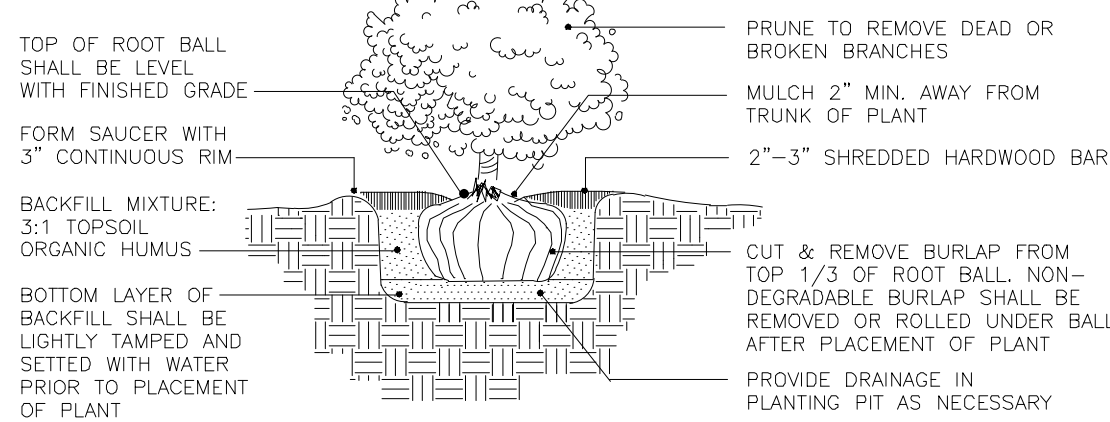
TYPE	EXISTING	PROPOSED	TOTAL	LOT AREA REQUIREMENT (1.75 ACRES DISTURBED)
CANOPY TREES	69	70	139	18
ORNAMENTAL/EVERGREEN TREES	199	15	214	18
SHRUBS/ORNAMENTAL GRASS	60	468	528	44

- Grasses and Sedges**
oz./acre
- 1 Carex comosa (Bristly Sedge)
 - 1 Carex cristatella (Crested Sedge)
 - 5 Carex frankii (Frank's Sedge)
 - 1.5 Carex granularis (Meadow Sedge)
 - 2 Carex hystericina (Porcupine Sedge)
 - 2 Carex lurida (Lurid Sedge)
 - 1 Carex tribuloides (Pointed Oval Sedge)
 - 4 Carex vulpinoidea (Fox Sedge)
 - 64 Elymus virginicus (Virginia Wild Rye)
 - 1 Glycyrrhiza striata (Fowl Manna Grass)
 - 4 Leersia oryzoides (Rice Cut Grass)
 - 4 Panicum virgatum (Switchgrass)
 - 0.5 Scirpus atrovirens (Dark Green Bulrush)
 - 2 Spartina pectinata (Prairie Cordgrass)
- Forbs**
- 2 Angelica atropurpurea (Angelica)
 - 2 Asclepias incarnata (Swamp Milkweed)
 - 1 Aster firmus (Shining Aster)
 - 1 Aster novae-angliae (New England Aster)
 - 1 Aster puniceus (Swamp Aster)
 - 1 Aster umbellatus (Flat-topped Aster)
 - 1 Boltonia latifolia (False Aster)
 - 3 Cassia hebecarpa (Wild Senna)
 - 2 Eupatorium maculatum (Spotted Joe-Pye Weed)
 - 2 Eupatorium perfoliatum (Boneset)
 - 2 Helianthus autumnalis (Autumn Sneezeweed)
 - 2 Liatris spicata (Dense Blazing Star)
 - 0.25 Lobelia cardinalis (Cardinal Flower)
 - 0.25 Lobelia siphilitica (Great Blue Lobelia)
 - 0.5 Mimulus ringens (Monkey Flower)
 - 1 Penstemon digitalis (Foxglove Beardtongue)
 - 1 Pycnanthemum virginianum (Mountain Mint)
 - 3 Rudbeckia fulgida speciosa (Showy Black-Eyed)
 - 4 Rudbeckia hirta (Black-Eyed Susan)
 - 3 Rudbeckia subtomentosa (Sweet Black-Eyed Susan)
 - 2 Silphium integrifolium (Raisinweed)
 - 2 Silphium perfoliatum (Cupplant)
 - 2 Silphium terebinthinaceum (Prairie Dock)
 - 1 Solidago patula (Swamp Goldenrod)
 - 2 Solidago rigida (Ridgell's Goldenrod)
 - 2 Verbena hastata (Blue Vervain)
 - 2 Vernonia fasciculata (Smooth Ironweed)
 - 1 Veronicastrum virginicum (Culver's Root)
 - 1 Zizia aurea (Golden Alexanders)

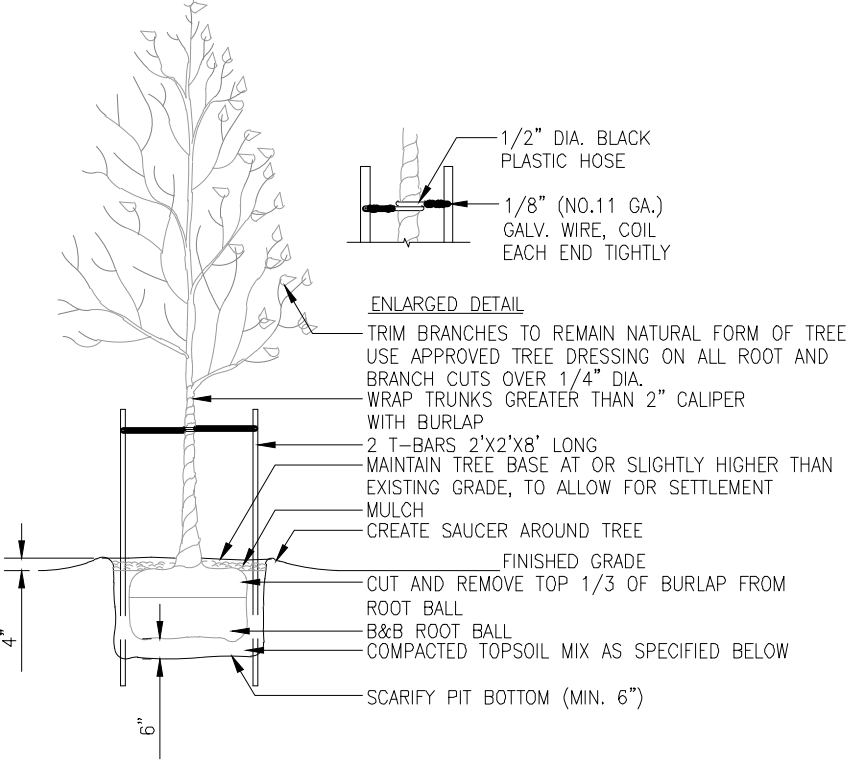


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SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



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

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com



REV.	PER TAC COMMENTS	DATE	BY
1	REV. PER TAC COMMENTS	6/19/2020	AF

GENERAL NOTES / LEGEND:

PROJECT: **HAMILTON MEMORIAL PARK EVENT CENTER**

PROJECT LOCATION:
4180 WESTFIELD RD.
WESTFIELD, INDIANA 46062
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
SW 1/4, S32, T19N, R4E

CLIENT: **WASHINGTON PARK CEMETERY ASSOCIATION**

2020 MONTCALM ST.
INDIANAPOLIS, INDIANA 46202

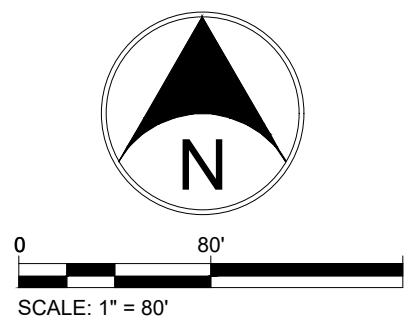
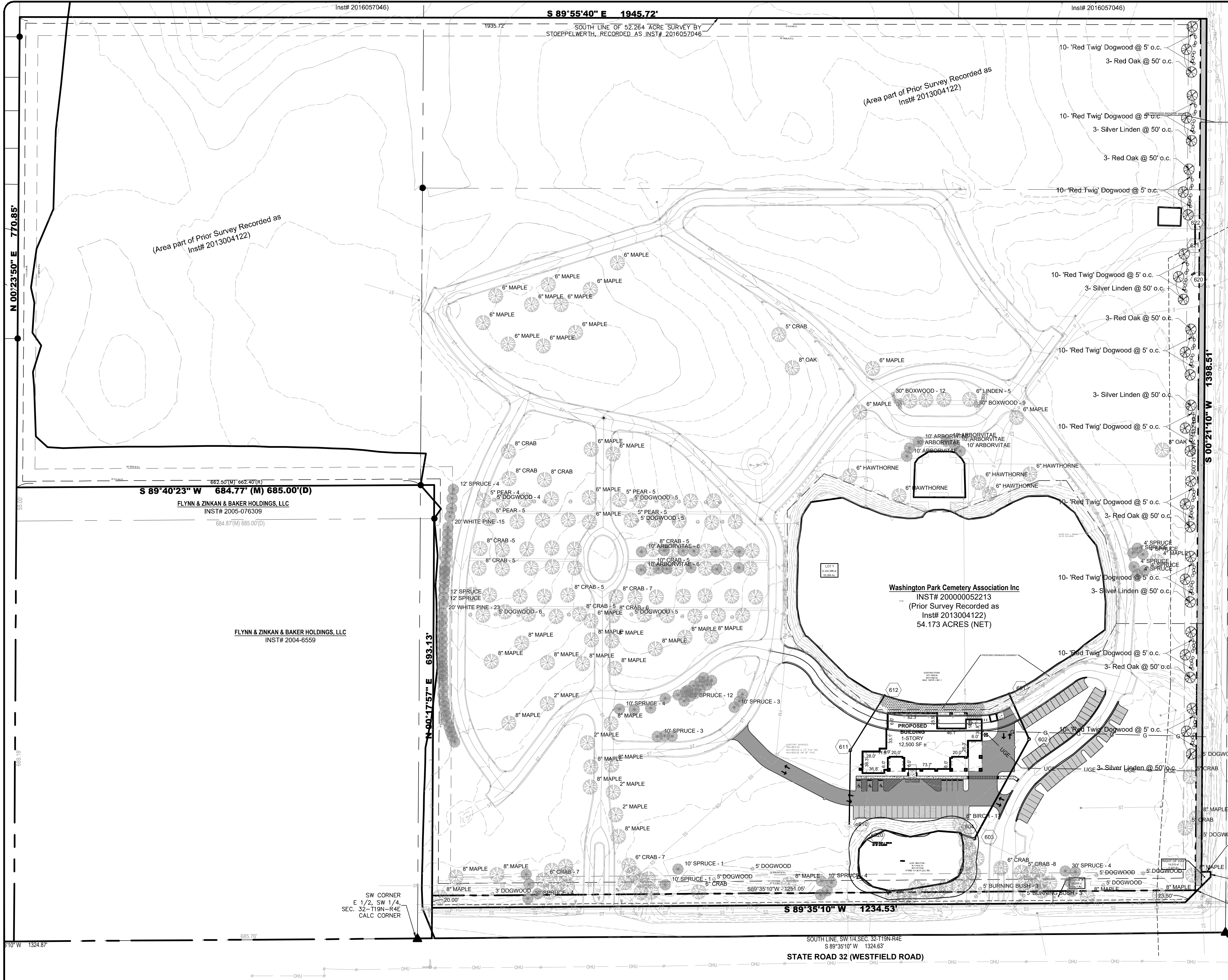
PLAN DATE: **4/3/2020**

DESIGN: AF CHECK: AF DRAWN: RG

PROJECT NO.: **1801004**

SHEET NAME: **LANDSCAPE PLAN**

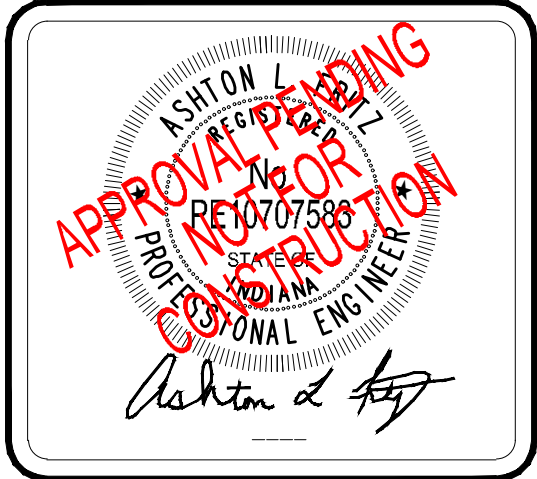
SHEET NO.: **L101**



SYMBOL LEGEND

- EXISTING TREE/ SHRUB
SEE SHEET L100 FOR SIZE/TYPE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

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www.Fritz-Eng.com
ashton@Fritz-Eng.com



1. REV. PER TAC COMMENTS	6/19/2020	AF
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

PROJECT:
HAMILTON MEMORIAL PARK EVENT CENTER
PROJECT LOCATION:
4180 WESTFIELD RD.
WESTFIELD, INDIANA 46062
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
SW 1/4, S32, T19N, R4E

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2020 MONTCALM ST.
INDIANAPOLIS, INDIANA 46202

PLAN DATE:
4/3/2020
DESIGN: AF CHECK: AF DRAWN: RG
PROJECT NO.:
1801004
SHEET NAME:
LANDSCAPE PLAN
SHEET NO.:
L102

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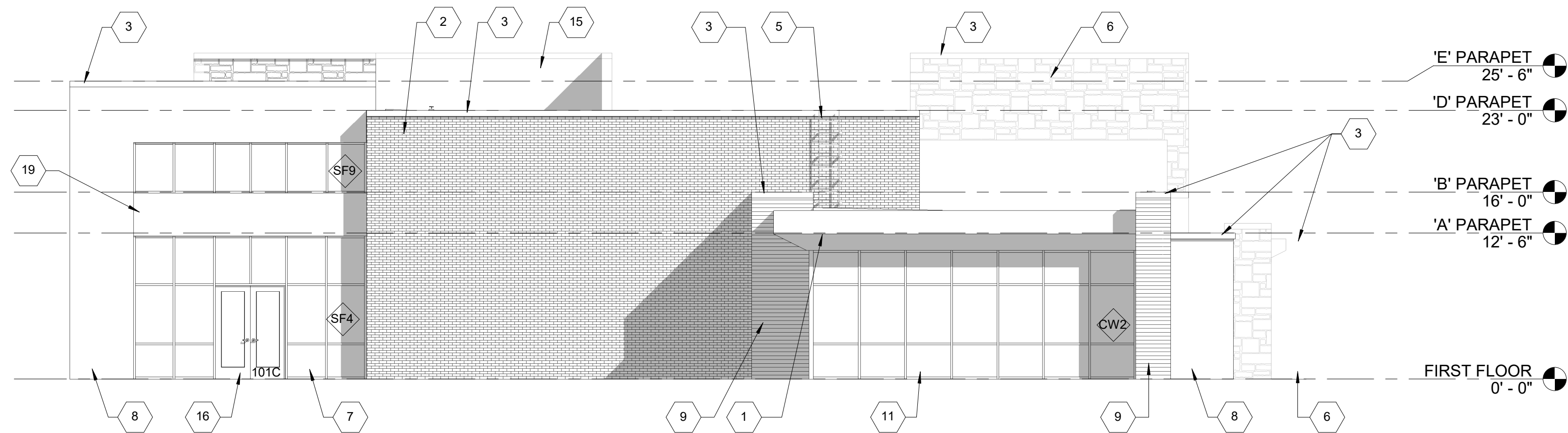


CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR., SUITE 212
INDIANAPOLIS, IN 46212
O :: 317.288.0681
F :: 317.288.0753

ELEVATION KEYNOTES

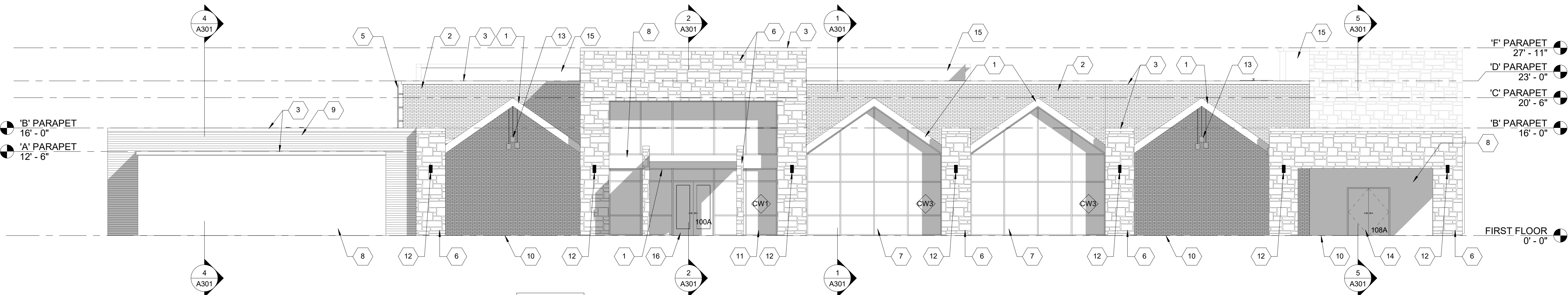
- 1 PRE-FINISHED ALUMINUM FASCIA W/ STAINED WOOD SOFFIT.
- 2 MODULAR BRICK, RUNNING BOND. COLOR - TBD
- 3 PREFINISHED ALUMINUM COPING.
- 4 SCUPPER & DOWNSPOUT.
- 5 METAL ROOF LADDER.
- 6 THIN STONE VENEER - BASIS OF DESIGN: EARTHWORKS , RUSTIC CLEFT
- 7 PRE-FINISHED ALUMINUM THERMALLY BROKEN STOREFRONT WITH 1" INSULATED LOW"E" GLAZING.
- 8 2" EIFS. COLOR - TBD
- 9 FIBER CEMENT SIDING. PROVIDE ALL REQUIRED FASTENERS, TRIMS, ETC..FROM SAME SOURCE.
- 10 REFER TO SITE DWGS. FOR GRADES & EXTENT OF WALKS.
- 11 PRE-FINISHED ALUMINUM THERMALLY BROKEN CURTAINWALL W/ 1" INSULATED LOW"E" GLAZING.
- 12 LIGHT PENDANT. REFER TO ENGINEERING DRAWINGS.
- 13 LIGHT FIXTURE, CENTER ON WIDTH OF WALL. REFER TO ENGINEERING DRAWINGS.
- 14 INSULATED STEEL DOOR & FRAME. REFER TO DOOR SCHEUDLE.
- 15 PARAPET WALL BEYOND.
- 16 ANODIZED ALUMINUM STOREFRONT DOOR. REFER TO DOOR SCHEDULE.
- 17 CEILING FAN. SEE ELECT. DWGS.
- 18 2'-0" X 19'-0" RECTANGULAR CONCRETE PLANTER.
- 19 PRE-FINSHED COMPOSITE METAL RAINSCREEN SYSTEM.



STONE:	10%
EIFS:	13%
GLAZING:	32%
SIDING:	5%
BRICK:	37%
ALUM.:	3%

WEST ELEVATION

1/8" = 1'-0"



STONE:	26%
EIFS:	14%
GLAZING:	26%
SIDING:	6%
BRICK:	28%
ALUM.:	0%

SOUTH ELEVATION

1/8" = 1'-0"

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PROJECT INFORMATION

HAMILTON MEMORIAL PARK
4180 Westfield Road, Westfield,
IN 46062

May 04, 2020

REVIEW SET

ISSUE DATES

NO.	DESCRIPTION	DATE
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PROJECT NUMBER: 190438

EXTERIOR ELEVATIONS

A201



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INDIANAPOLIS, IN 46212
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F :: 317.288.0753

ELEVATION KEYNOTES

- PRE-FINISHED ALUMINUM FASCIA & SOFFIT.
- THIN BRICK VENEER COLOR - TBD
- PREFINISHED ALUMINUM COPING.
- SCUPPER & DOWNSPOUT.
- METAL ROOF LADDER.
- THIN STONE VENEER - BASIS OF DESIGN: EARTHWORKS , RUSTIC CLEFT
- PRE-FINISHED ALUMINUM THERMALLY BROKEN STOREFRONT WITH 1" INSULATED LOW "E" GLAZING.
- 1 1/2" EIFS. COLOR - TBD
- FIBER CEMENT SIDING. PROVIDE ALL REQUIRED FASTENERS, TRIMS, ETC..FROM SAME SOURCE.
- REFER TO SITE DWGS. FOR GRADES & EXTENT OF WALKS.
- PRE-FINISHED ALUMINUM THERMALLY BROKEN CURTAINWALL W/ 1" INSULATED LOW "E" GLASS.
- LIGHT FIXTURE. CENTER ON WIDTH OF WALL. REFER TO ENGINEERING DRAWINGS.
- LIGHT PENDANT. REFER TO ENGINEERING DRAWINGS.
- INSULATED STEEL DOOR & FRAME. REFER TO DOOR SCHEDULE.
- PARAPET WALL BEYOND.
- ANODIZED ALUMINUM STOREFRONT DOOR. REFER TO DOOR SCHEDULE.
- CEILING FAN. SEE ELECT. DWGS.
- 2'-0" X 19'-0" RECTANGULAR CONCRETE PLANTER.
- PRE-FINISH COMPOSITE METAL PANEL SYSTEM, FINISH TO MATCH STOREFRONT.
- PRAIRIE GRASS PATTERN IN EIFS.
- STANDING SEAM METAL ROOF SYSTEM.

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PROJECT INFORMATION

HAMILTON MEMORIAL PARK
4180 Westfield Road, Westfield,
IN 46062

JUNE 06, 2020

PERMIT SET

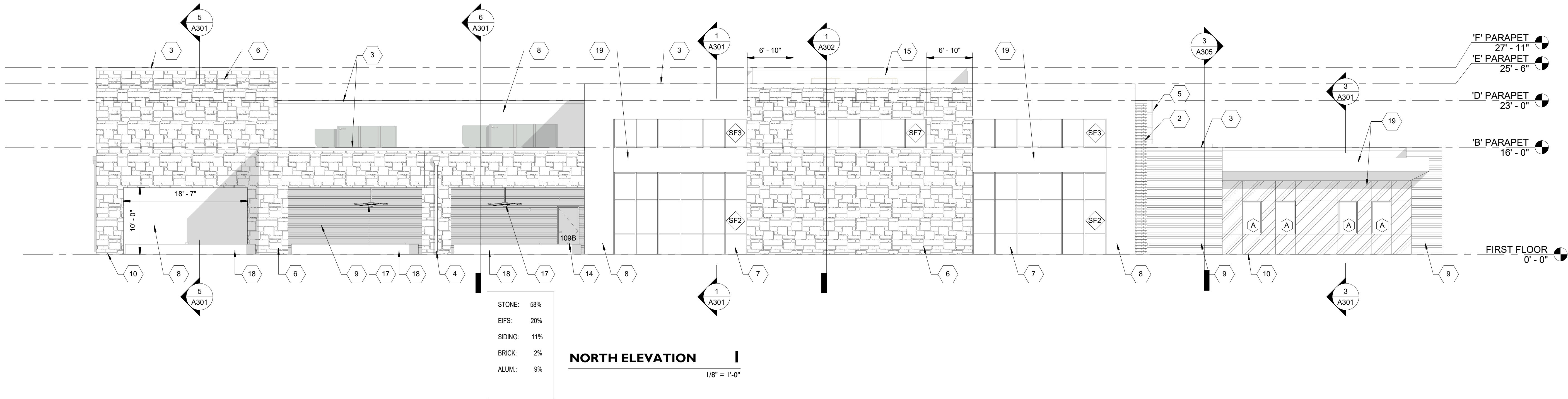
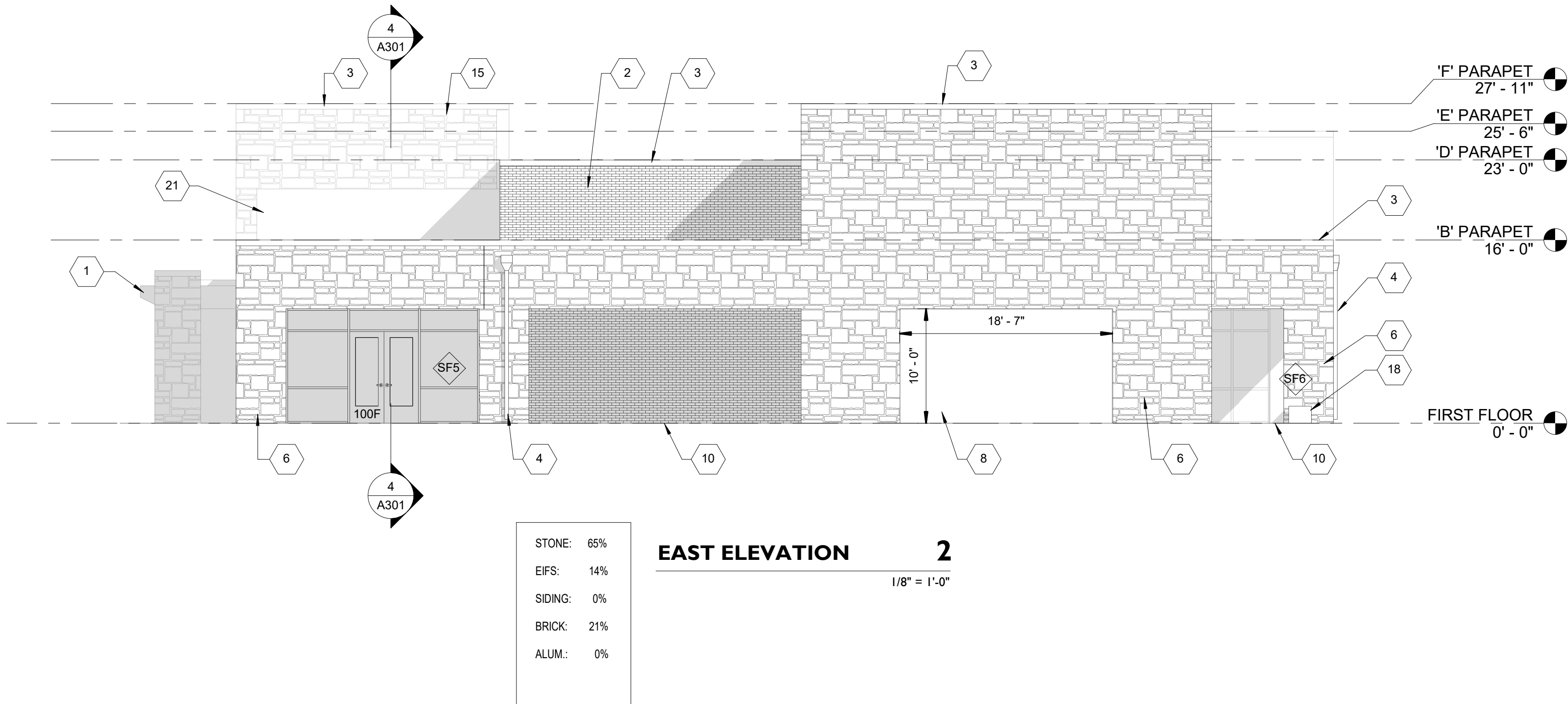
ISSUE DATES

NO.	DESCRIPTION	DATE
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PROJECT NUMBER: 190438

EXTERIOR ELEVATIONS

A202





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PROJECT INFORMATION

HAMILTON MEMORIAL PARK
4180 Westfield Road, Westfield,
IN 46062

May 04, 2020
REVIEW SET
ISSUE DATES

NO.	DESCRIPTION	DATE
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PROJECT NUMBER: 190438

3D VIEWS

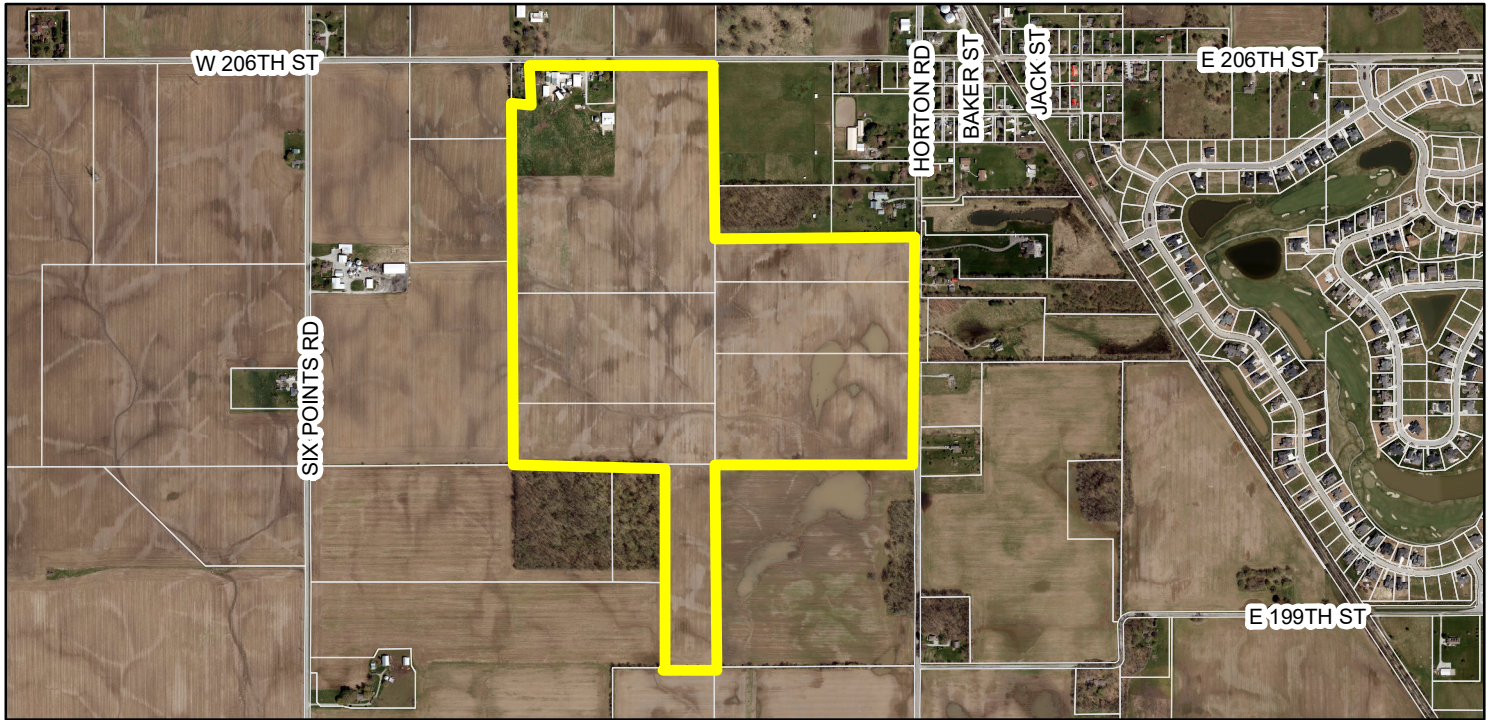
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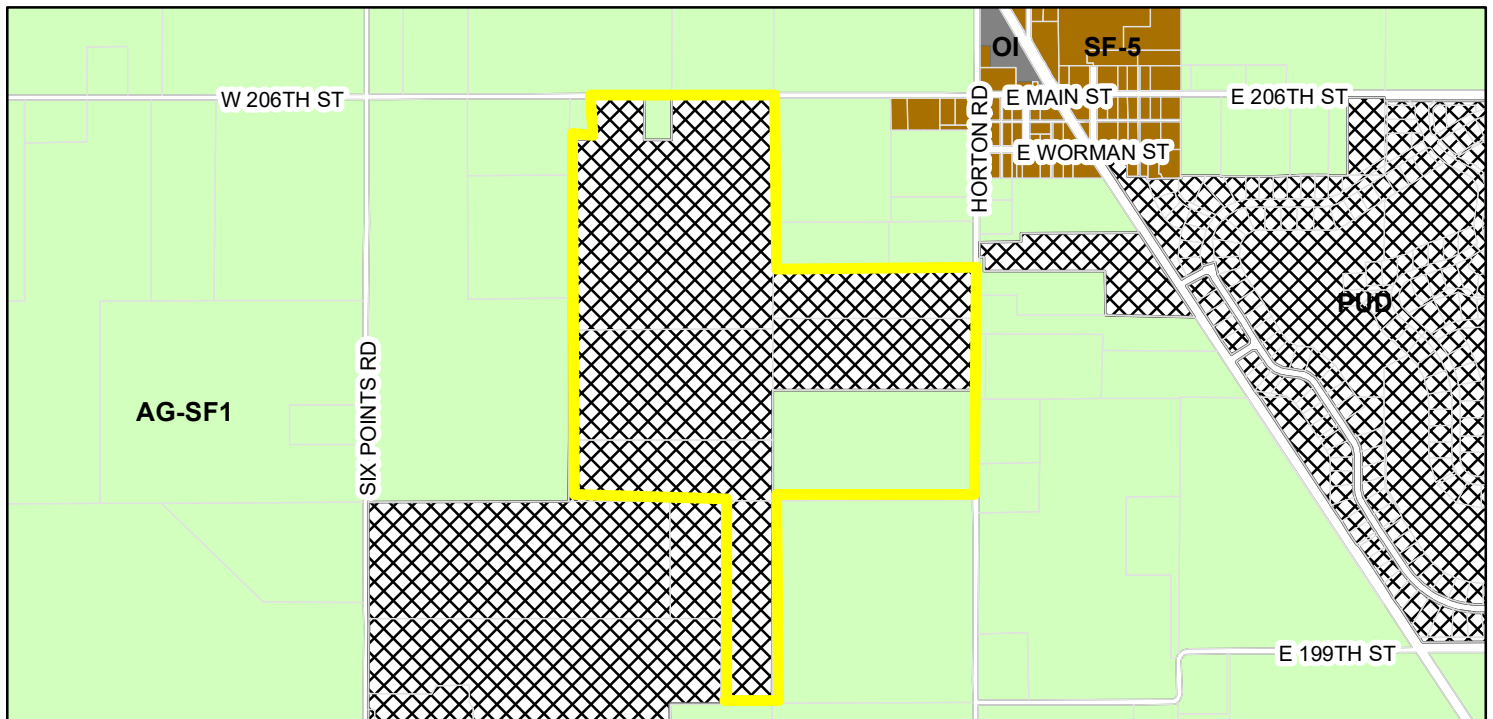
Property Location Map
Monon Corner
2005-SPP-09 & 2005-ODP-09



Aerial Location Map



Zoning Map

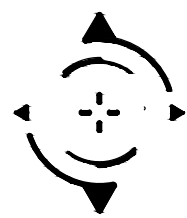


Zoning

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 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'

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 SSO

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

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

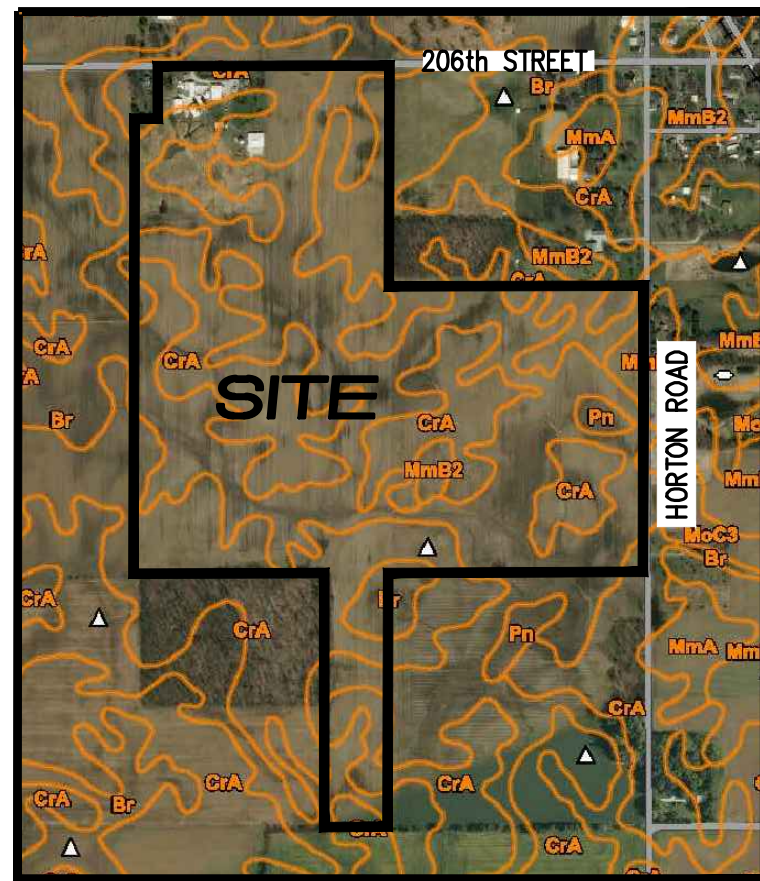
EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUNRAIL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193RD STREET.

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:

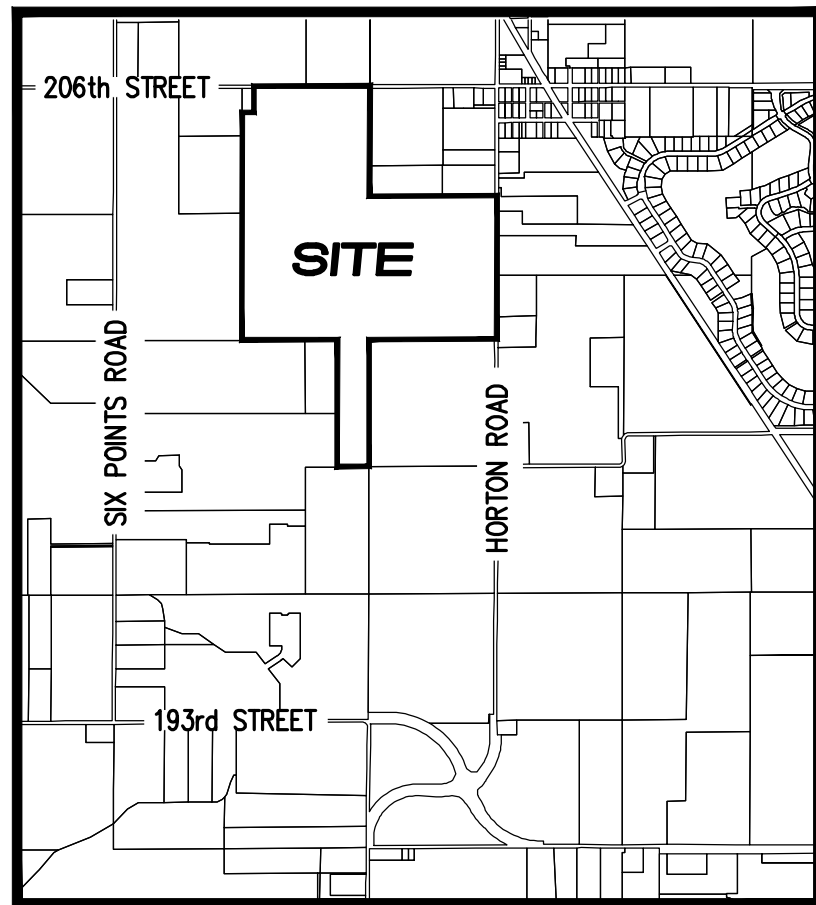
Beginning at the Northwest corner of the Northwest Quarter of said Section 23, thence South 00 degrees 11 minutes 17 seconds West, along the West line of said Section, a distance of 1,149.44 feet to the Southwest corner of the land described in Instrument Number 200500048163 in the Office of the Hamilton 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 05 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 Quarter-Quarter Section; thence North 00 degrees 05 minutes 37 seconds East, along the West line of said partial Quarter-Quarter Section, 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.



SOILS MAP

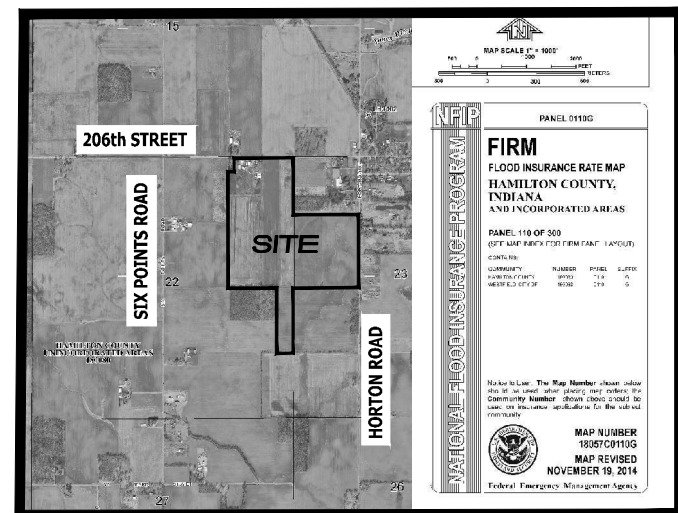
SCALE: 1"=1000'

Br / CrA / MmB2 / Pn



LOCATION MAP

SCALE: 1"=1200'



INDEX

SIT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C121	PRIMARY PLAT / DEVELOPMENT PLAN
L101-111	LANDSCAPE PLAN

INDEX

DATE	REVISION
ALL	REV. PER TAC COMMENTS 5/26/20

D. D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

4/3/20

DATE

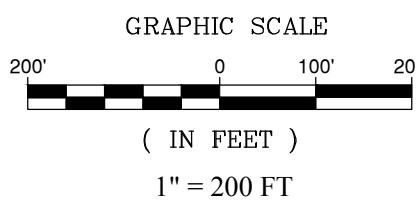
PLANS PREPARED BY:

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



Know what's below.
Call before you dig.

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'	S72°11'18"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"



Banas, Mary Margaret
Zoning AG-SF1

Chatham Hills - future sections
Zoning PUD

199th STREET

HORTON ROAD
(PRIMARY ARTERIAL 2 60' HALF R/W)

Caulfield, Michael A
Zoning AG-SF1

Proposed
Chatham Hills, Section 6
Zoning PUD

Esher, Mikel G & Josefine Esher
Zoning AG-SF1

Crouse, Bradley A & Beverly J
Zoning AG-SF1

Chatham Oaks LLP
Zoning PUD

Sherley, Gregory M & Theresa L
Zoning AG-SF1

Hinkle Creek Farms LLC
Zoning AG-SF1

Hinkle Creek Farms LLC
Zoning AG-SF1

Hinkle Creek Farms LLC
Zoning AG-SF1

Hinkle Creek Farms LLC
Zoning AG-SF1

Carey & Sons Inc
Zoning AG-SF1

Osborne Trails - future sections
Zoning PUD

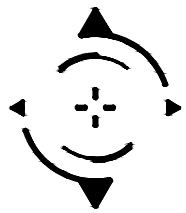
SIX POINTS ROAD

206th STREET
(COLLECTOR 50' HALF R/W)

N

N

N

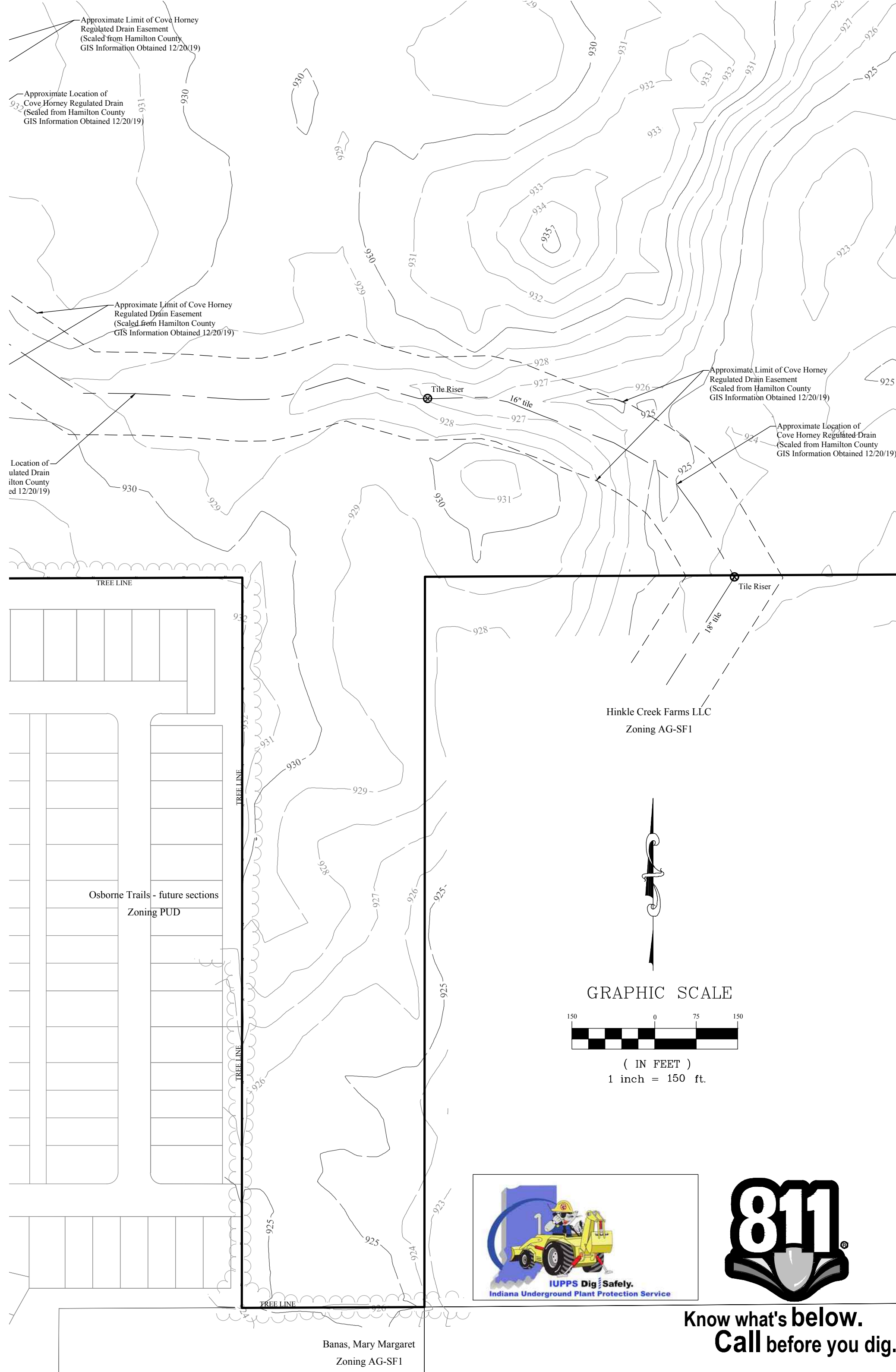
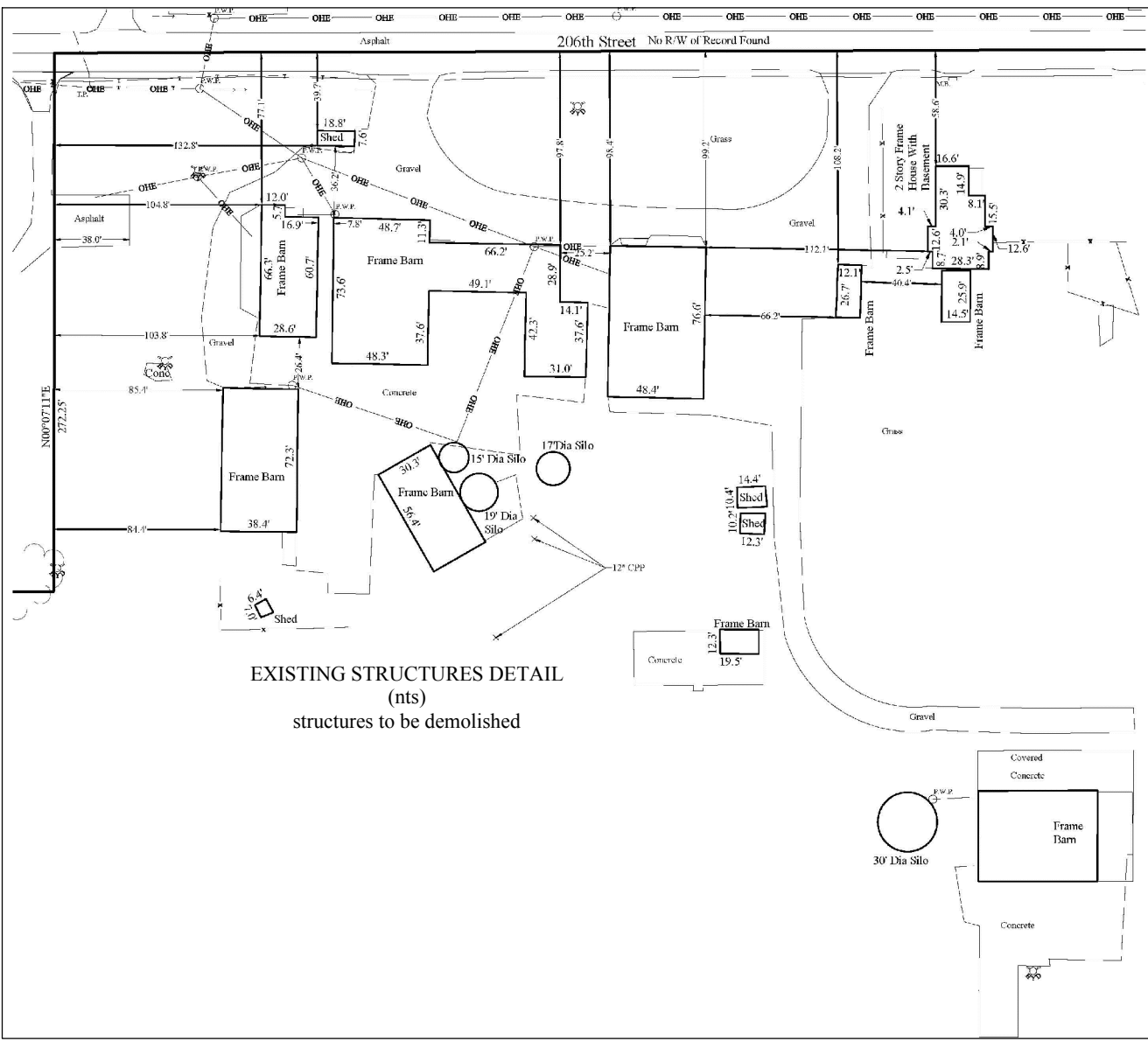
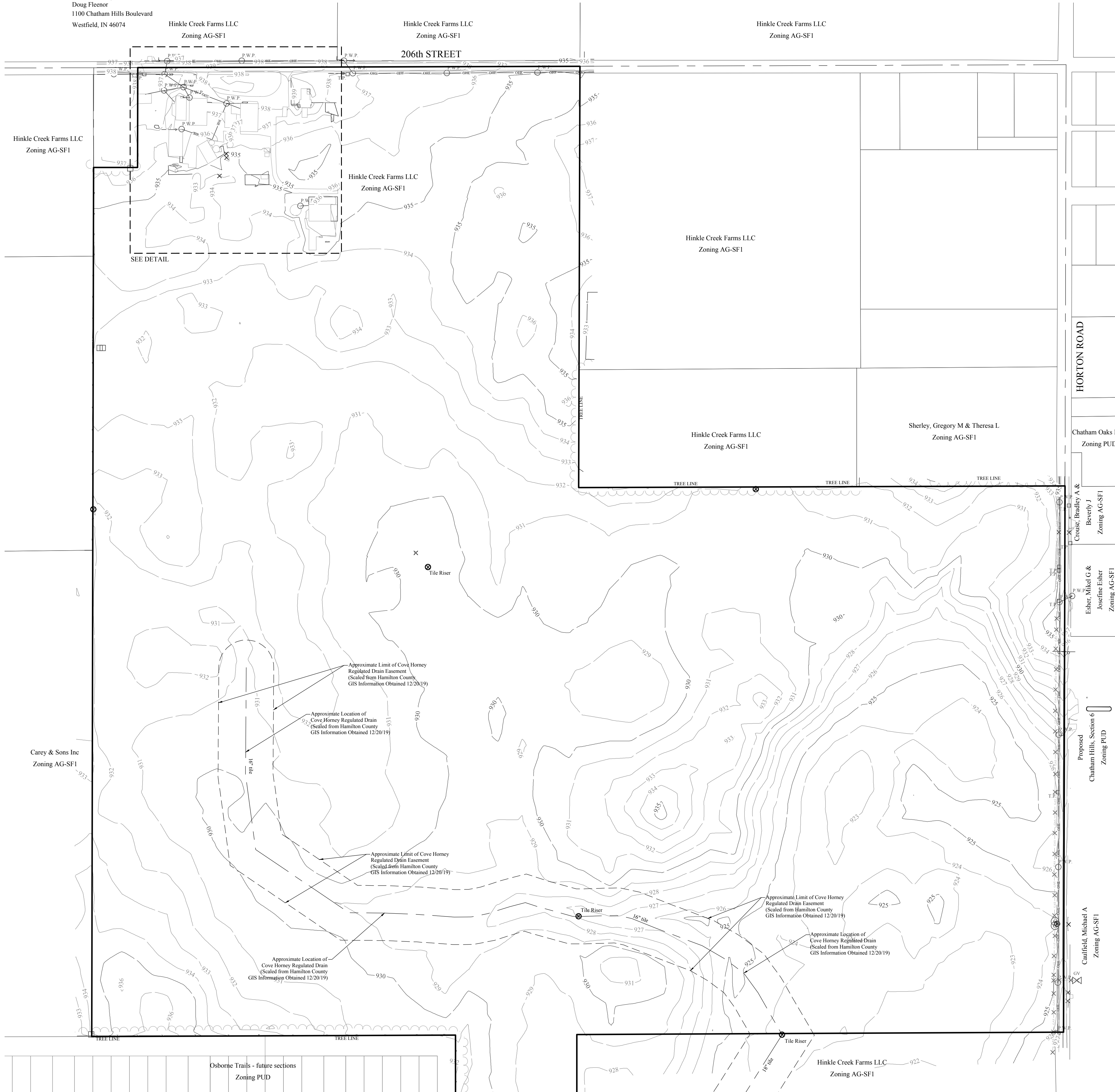


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING



STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2405 Phone: (317) 849-5935 Fax: (317) 849-5942			DENNIS D. OLNSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 04/03/2020			REVISIONS			GDK BY		
EXISTING CONDITIONS			PREPARED FOR:			DATE			REV PER TAC COMMENTS		
MONON CORNER			SECTION: 22&23			TOWNSHIP: 19N			RANGE: 3E		
WASHINGTON TOWNSHIP			DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO.		
HAMILTON CO., INDIANA			C100			S & A JORN NO.			89590ARB		



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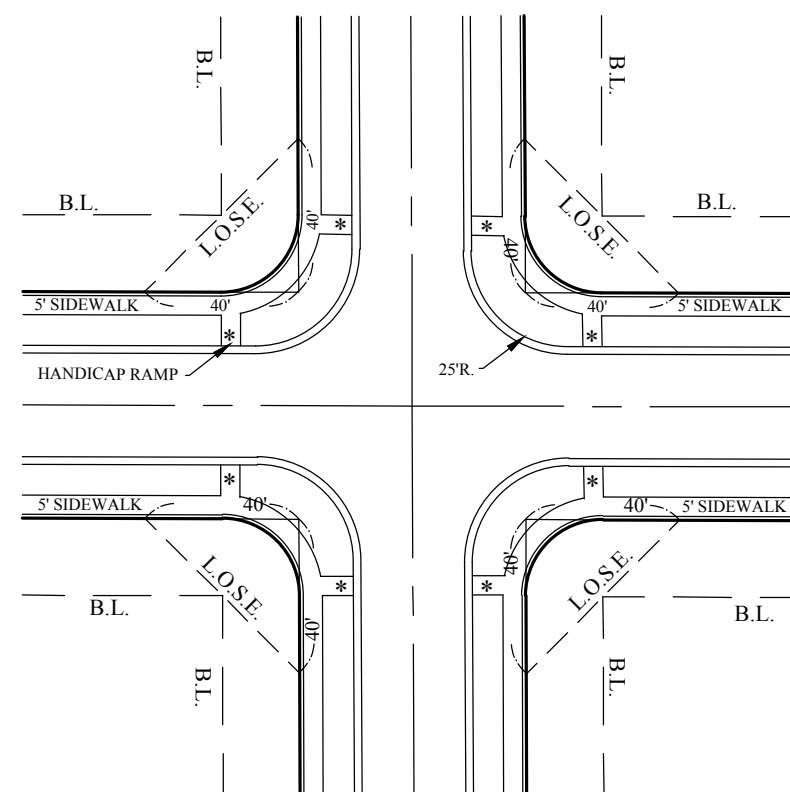
TOTAL SITE = 135.130ac±
TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)
CHATHAM HILLS PUD
DISTRICT 1-1 STANDARDS
Minimum Lot Width - 60'
Minimum Lot Frontage - 20'
Minimum Lot Area - 7,500 sq.ft.
Front Setback - 20'
Side Setback - 5'
Rear Setback - 10'
Building Separation - 10'

LEGEND

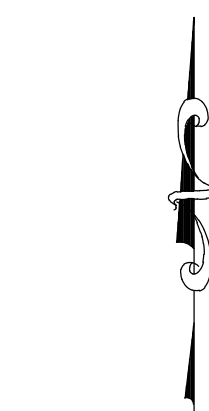
- 30 LOT NUMBER
S.S.E. SANITARY SEWER EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E. REGULATED DRAINAGE EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
☼ STREET LIGHT

NOTE:
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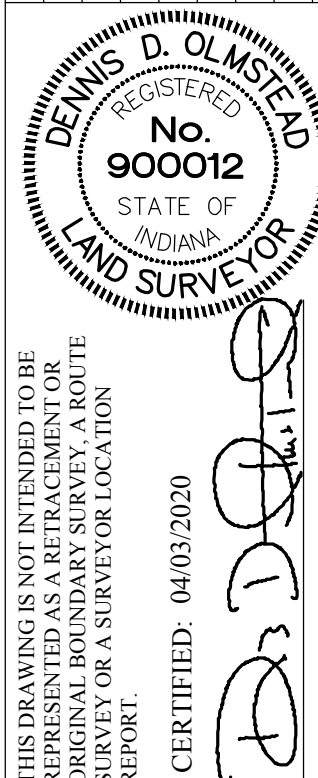
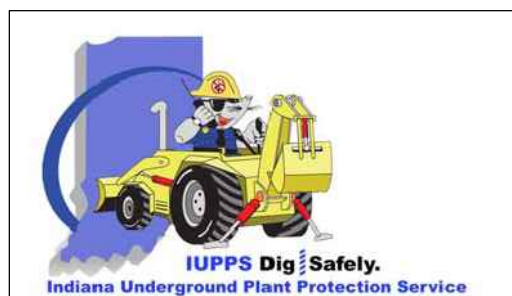
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SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.
A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



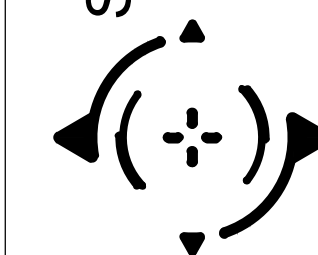
TYPICAL LOCAL ROAD INTERSECTION



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



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



PRIMARY PLAT
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO.

SECTION: 22&23
TOWNSHIP: 19N
RANGE: 3E
C101
S & J ORNO
89590ARB



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THIS INSTRUMENT PREPARED BY:
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MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

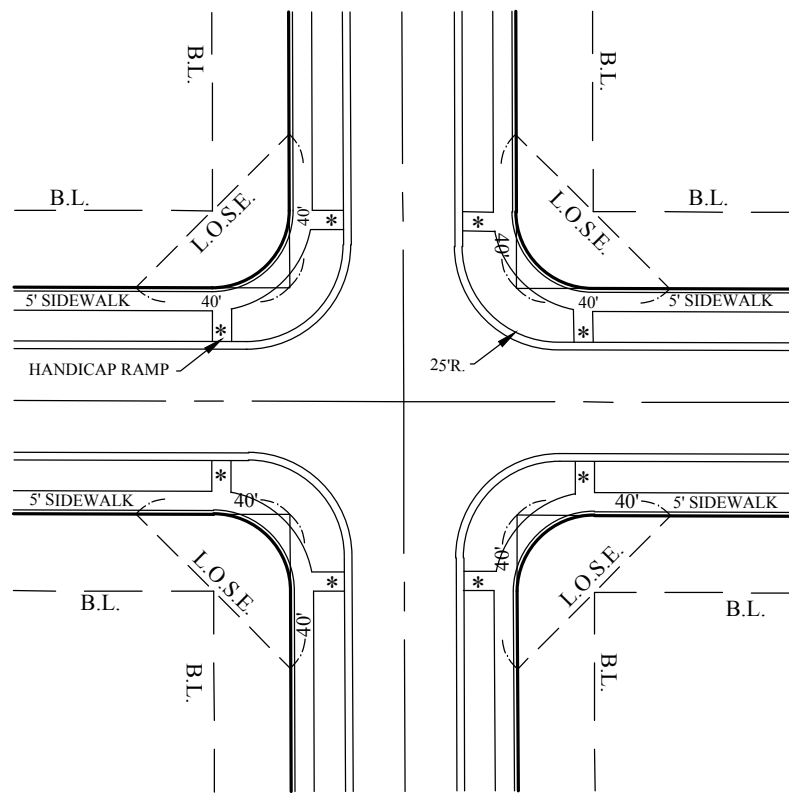
TOTAL SITE = 135.130ac±
TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)
CHATHAM HILLS PUD
DISTRICT 1-1 STANDARDS
Minimum Lot Width - 60'
Minimum Lot Frontage - 20'
Minimum Lot Area - 7,500 sq.ft.
Front Setback - 20'
Side Setback - 5'
Rear Setback - 10'
Building Separation - 10'

LEGEND

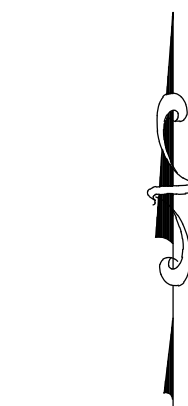
- 30 LOT NUMBER
S.S.E. SANITARY SEWER EASEMENT
D&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E. REGULATED DRAINAGE EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
☼ STREET LIGHT

NOTE:
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• MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
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PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 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.
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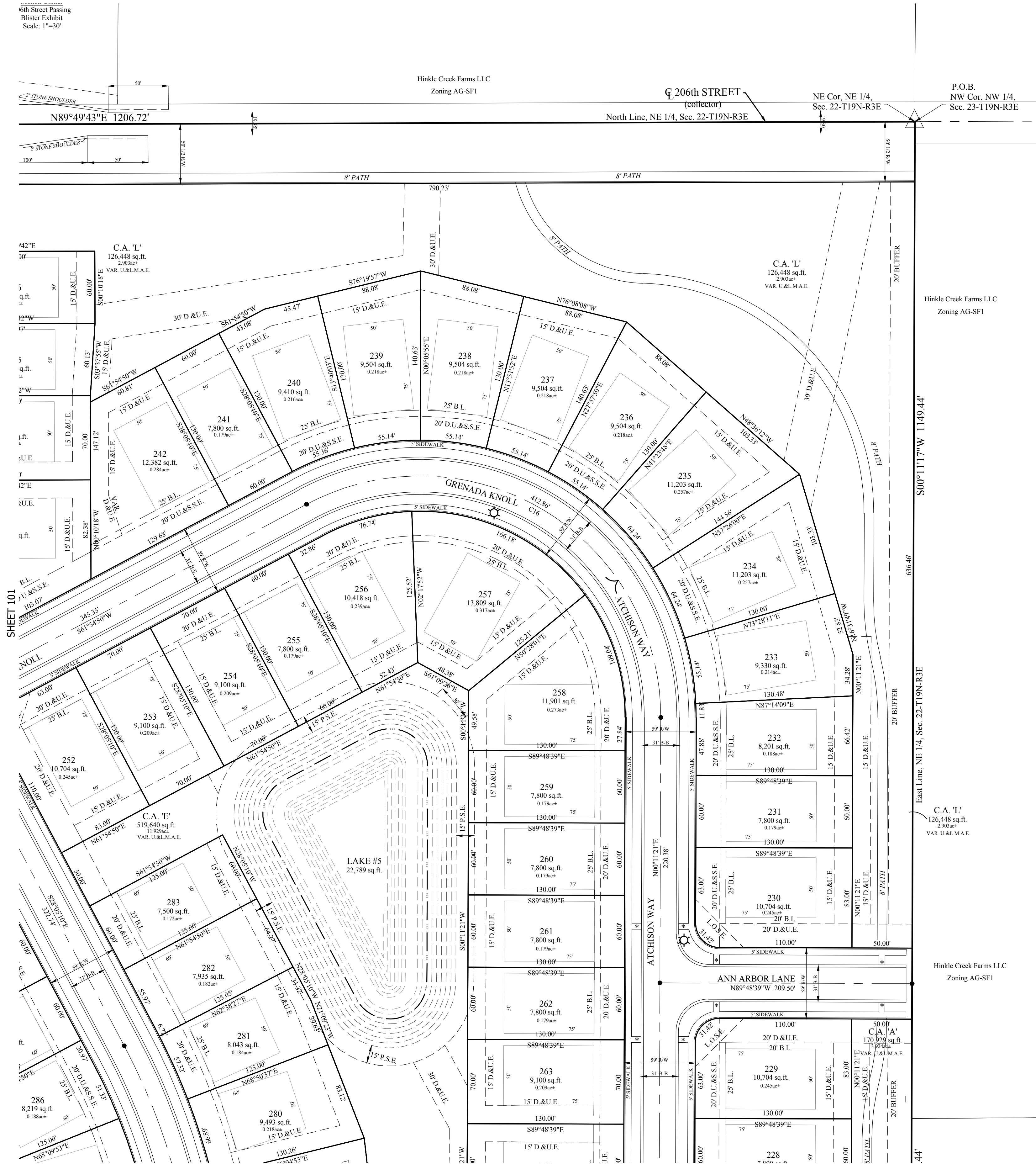
TYPICAL LOCAL ROAD INTERSECTION



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



Know what's below.
Call before you dig.



SHEET 104

SECTION: 22&23			TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF			CHECKED BY: GDK	SHEET NO: C102
PREPARED FOR: MONON CORNER			WASHINGTON TOWNSHIP	
HAMILTON CO., INDIANA			S & A JORN NO: 89590ARB	
STOEPPELWERTH ALWAYS ON.			7965 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942	
DENNIS D. OLMSHEAD No. 900012 STATE OF INDIANA LAND SURVEYOR			REV. PER TAC COMMENTS	
5/26/20			DATE	
BY			GDK	



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARROW HOMES
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INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
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sean.downey@yourarborhome.com
CURRENT LANDOWNERS:
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Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

SHEET 101

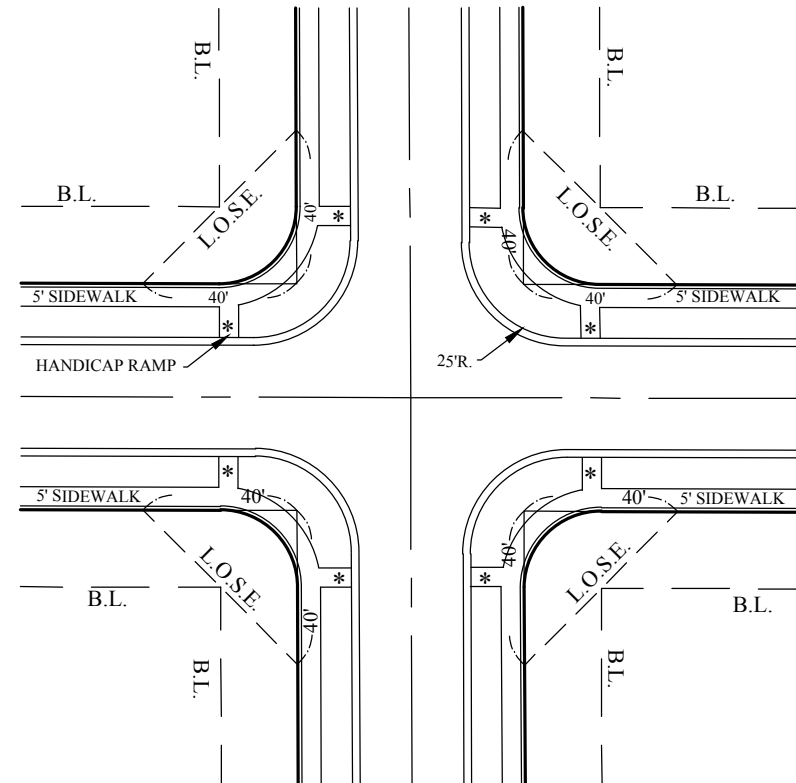


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CHATHAM HILLS PUD
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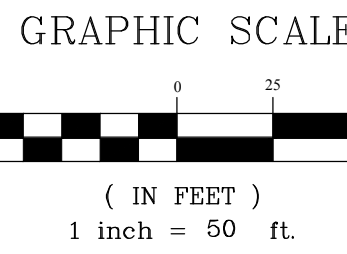
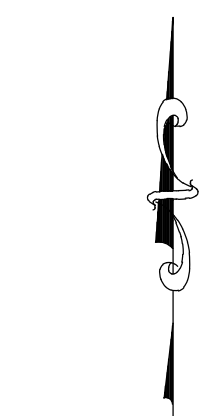
LEGEND

- 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

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TYPICAL LOCAL ROAD INTERSECTION



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



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

CERTIFIED: 04/03/2020

STOEPELWERTH
ALWAYS ON.

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

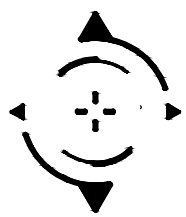
PRIMARY PLAT

MONON CORNER

HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.

C103
S & A JORN NO
89590ARB



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
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MONON CORNER

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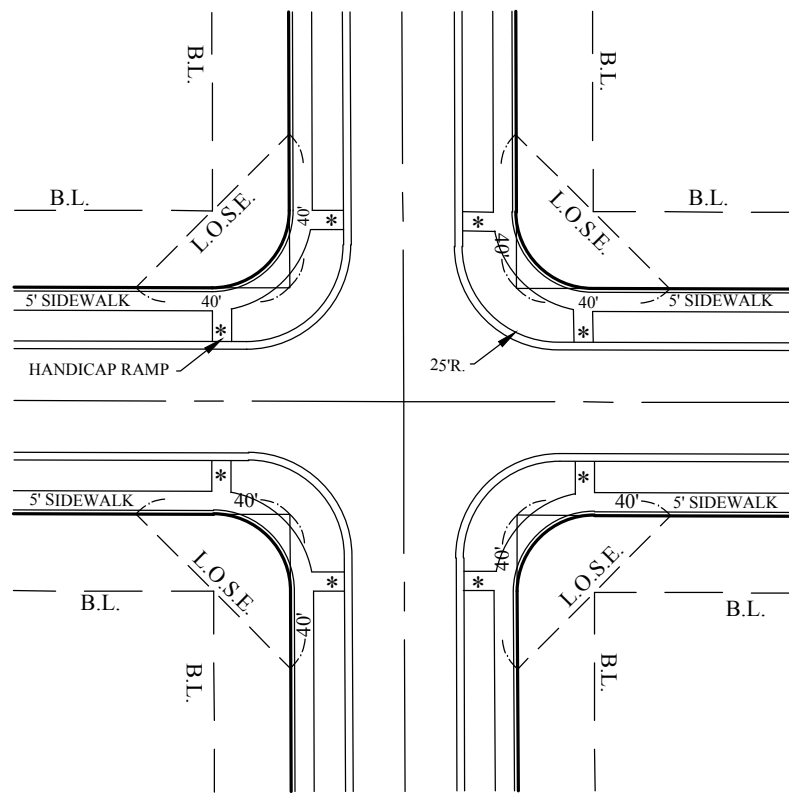
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TYPICAL LOCAL ROAD INTERSECTION



GRAPHIC SCALE

50 0 25 50
(IN FEET)
1 inch = 50 ft.

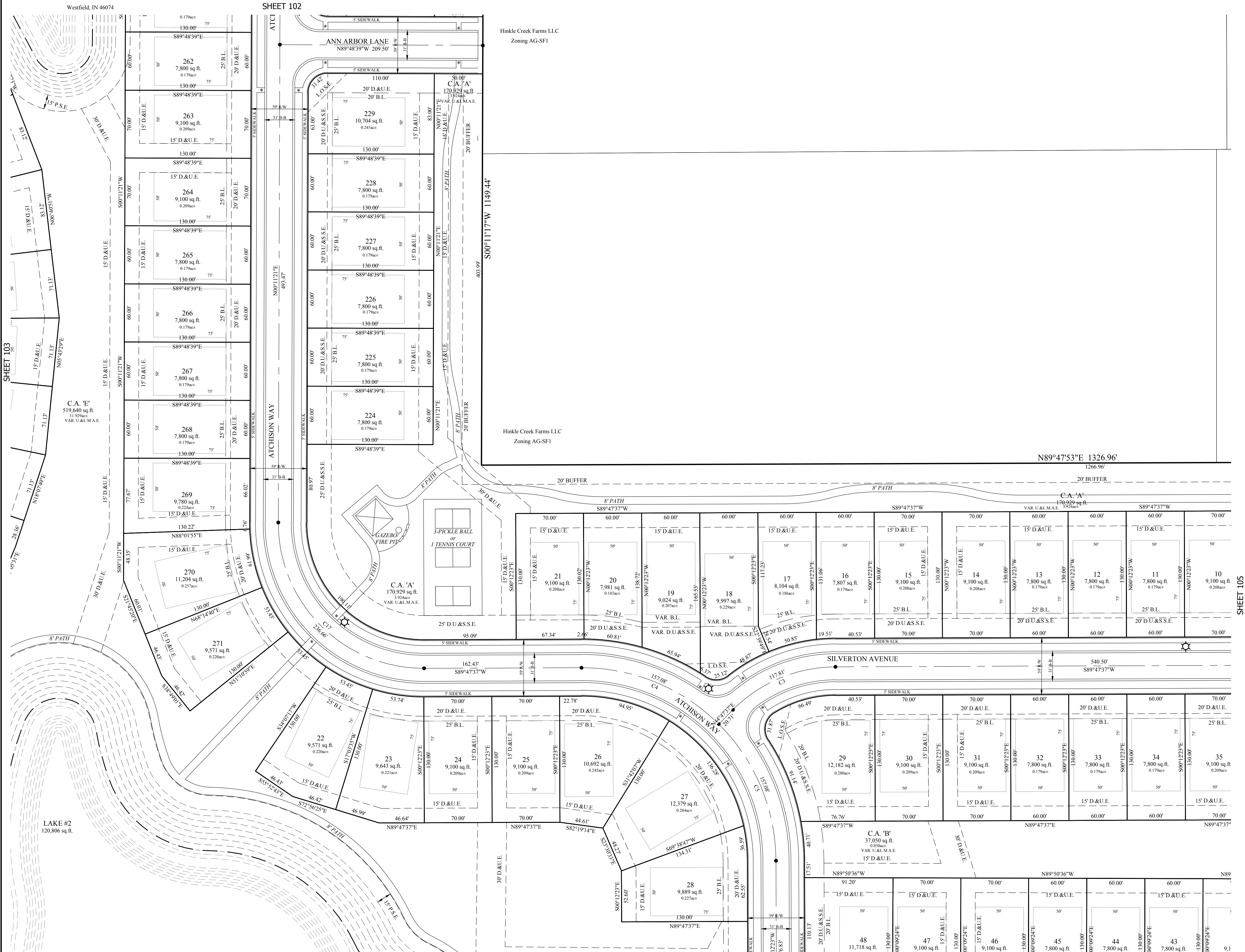


STOEPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO: C104
S & A JORN NO: 89590ARB

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 04/03/2020
DENNIS D. OLMSHEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

REV PER TAC COMMENTS
5/26/20 DATE
GDK BY



Hinkle Creek Farms LLC
Zoning AG-SF1

Hinkle Creek Farms LLC
Zoning AG-SF1

SHEET 107

SHEET 105



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARROW HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com
CURRENT LANDOWNERS:
Chatham Hills, LLP
Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

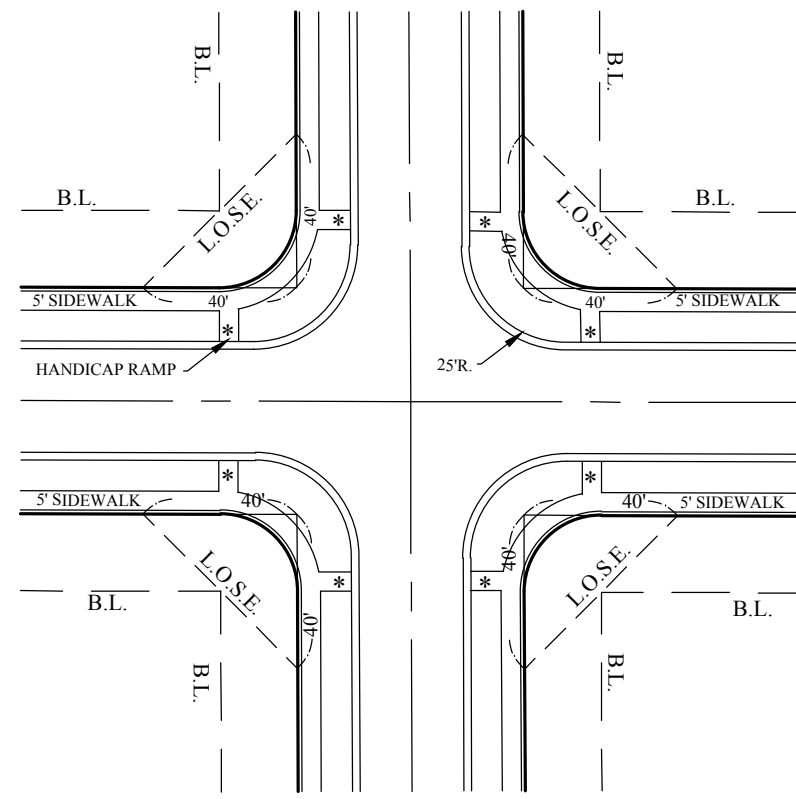
TOTAL SITE = 135.130ac±
TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)
CHATHAM HILLS PUD
DISTRICT 1-1 STANDARDS
Minimum Lot Width - 60'
Minimum Lot Frontage - 20'
Minimum Lot Area - 7,500 sq.ft.
Front Setback - 20'
Side Setback - 5'
Rear Setback - 10'
Building Separation - 10'

LEGEND

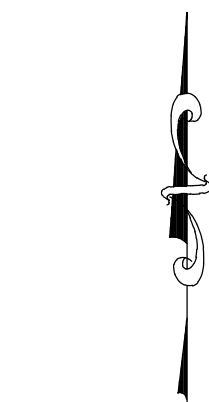
- 30 LOT NUMBER
S.S.E. SANITARY SEWER EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E. REGULATED DRAINAGE EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
☼ STREET LIGHT

NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD
• MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING 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

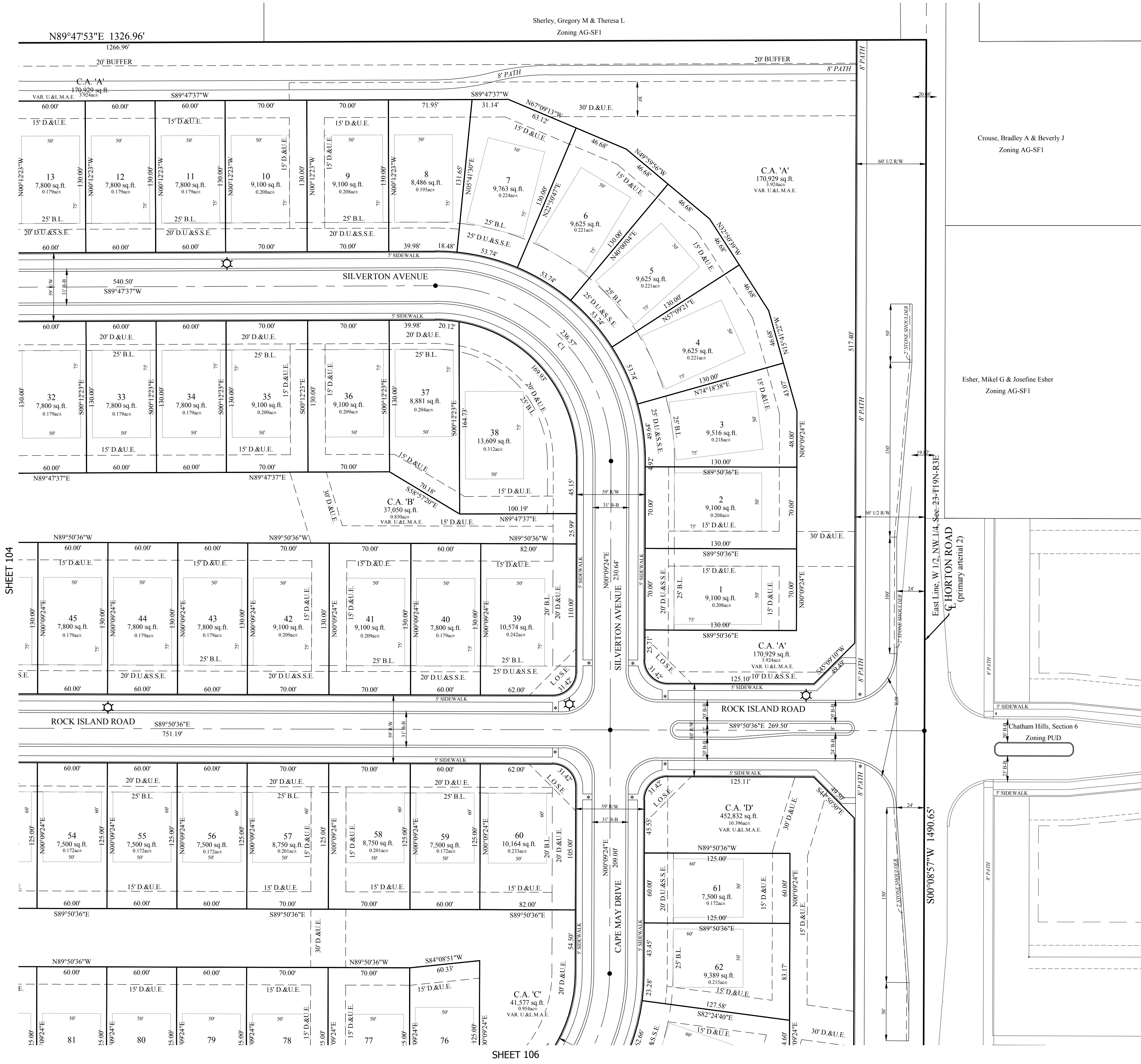


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.



SHEET 104

SHEET 106

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

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
CERTIFIED: 04/03/2020

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

SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C105
S & A JORN NO. 89590ARB

PREPARED FOR:
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

REV. PER TAC COMMENTS
5/26/20
DATE

BY
GDK

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 9:49:44 AM, DWG To PDF.pc3, 11



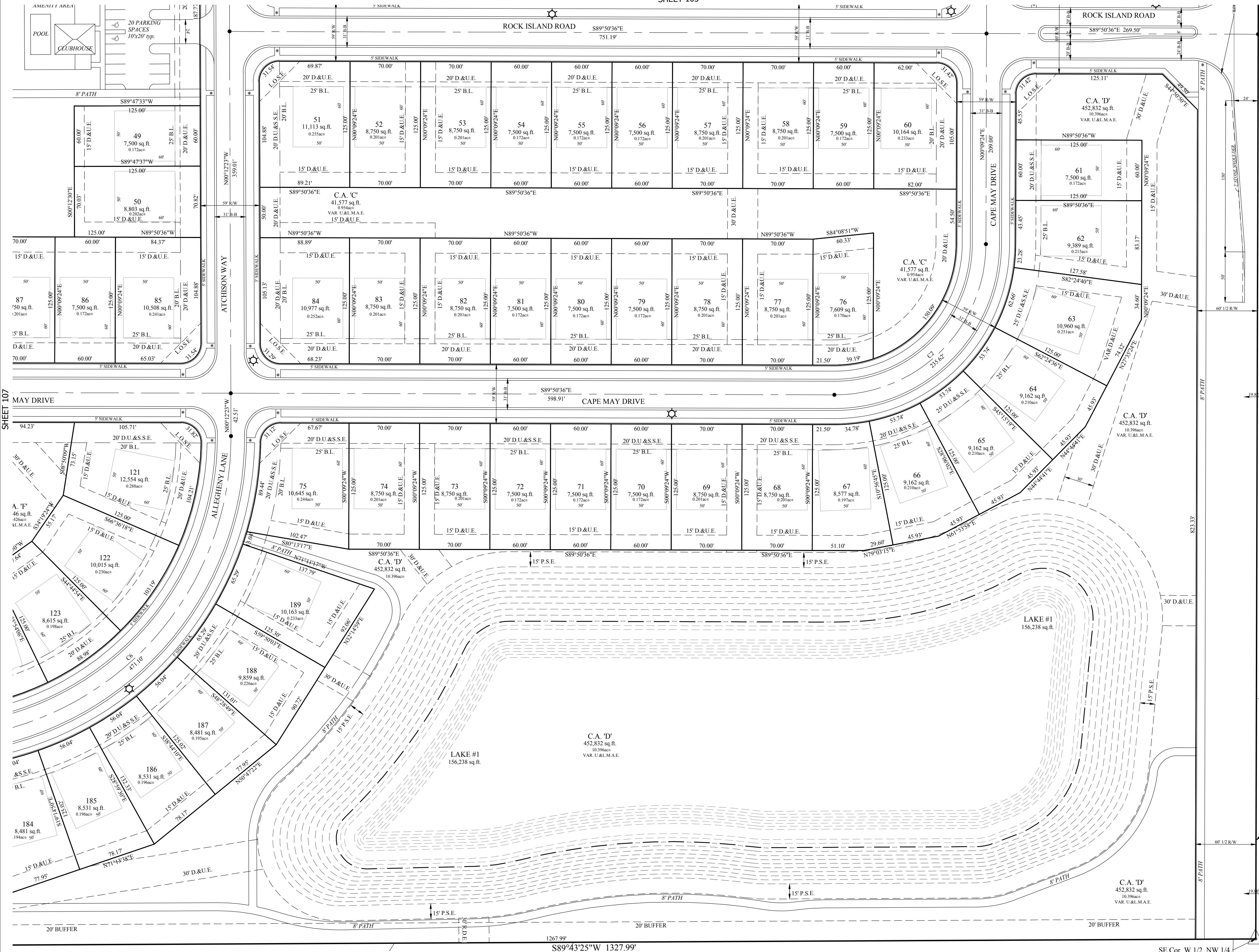
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARROW HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS:
Chatham Oaks, L.P.
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 1-1 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

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

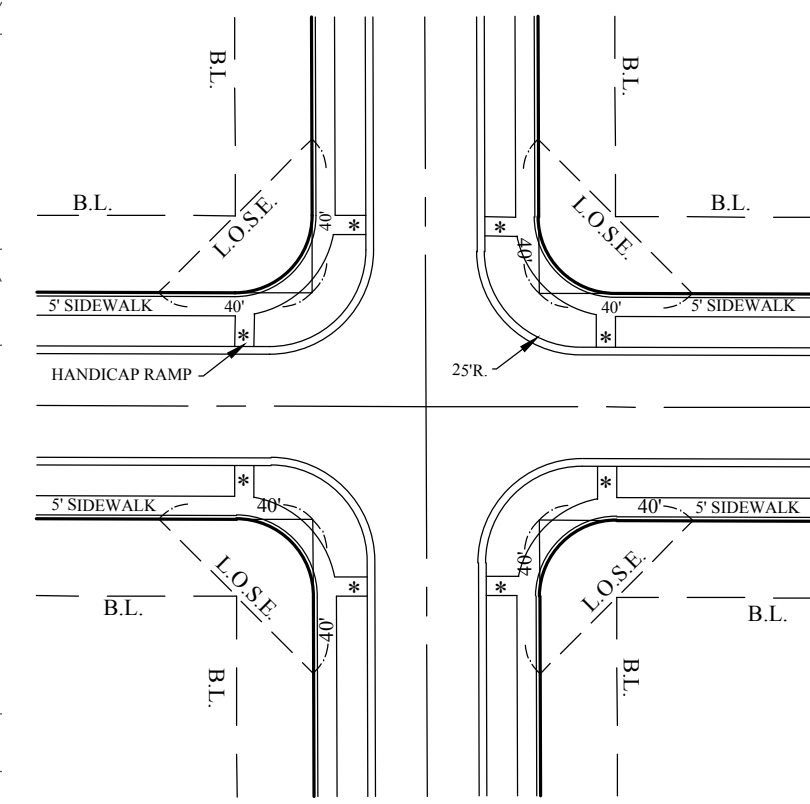
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

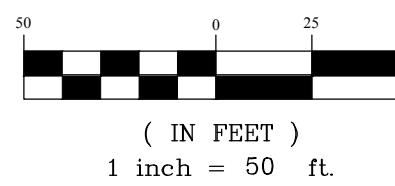
EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMRALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193RD STREET.

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.



GRAPHIC SCALE



Know what's below.
Call before you dig.



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

PRIMARY PLAT
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA
PREPARED FOR:
SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
C106
S & A JORN NO.
89590ARB



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
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sean.downey@yourarborhome.com
CURRENT LANDOWNERS:
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Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

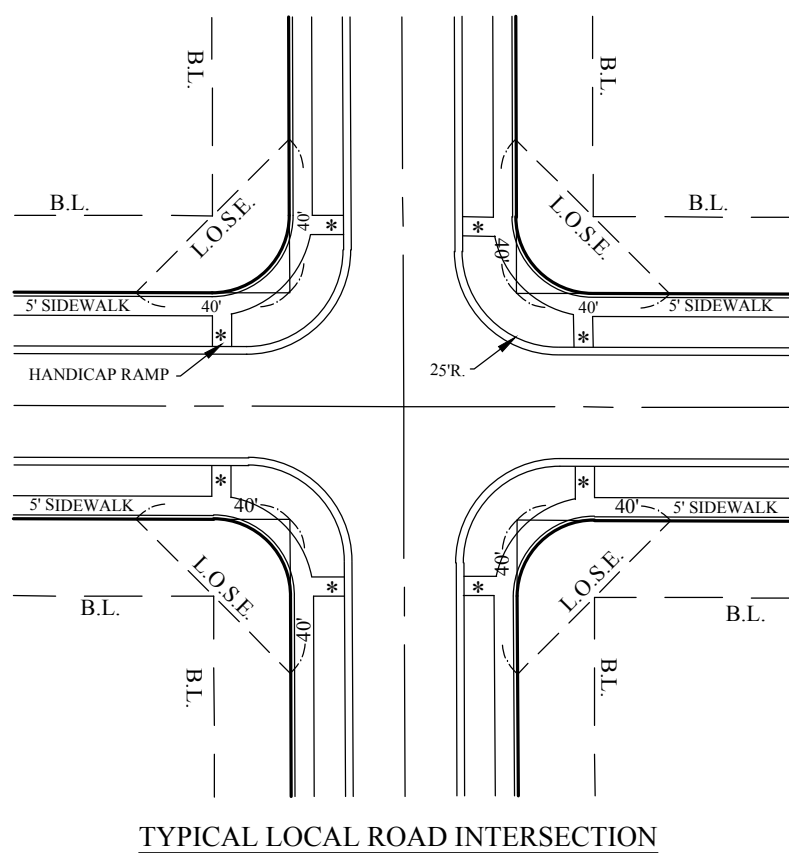
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CHATHAM HILLS PUD
DISTRICT 1-1 STANDARDS
Minimum Lot Width - 60'
Minimum Lot Frontage - 20'
Minimum Lot Area - 7,500 sq.ft.
Front Setback - 20'
Side Setback - 5'
Rear Setback - 10'
Building Separation - 10'

LEGEND

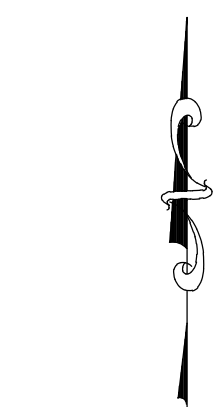
- 30 LOT NUMBER
S.S.E. SANITARY SEWER EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E. REGULATED DRAINAGE EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
☼ STREET LIGHT

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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.



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

PRIMARY PLAT

MONON CORNER

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO:
C107
S & A JORN NO: 89590ARB



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARROW HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 x653
sean.downey@yourarborhome.com

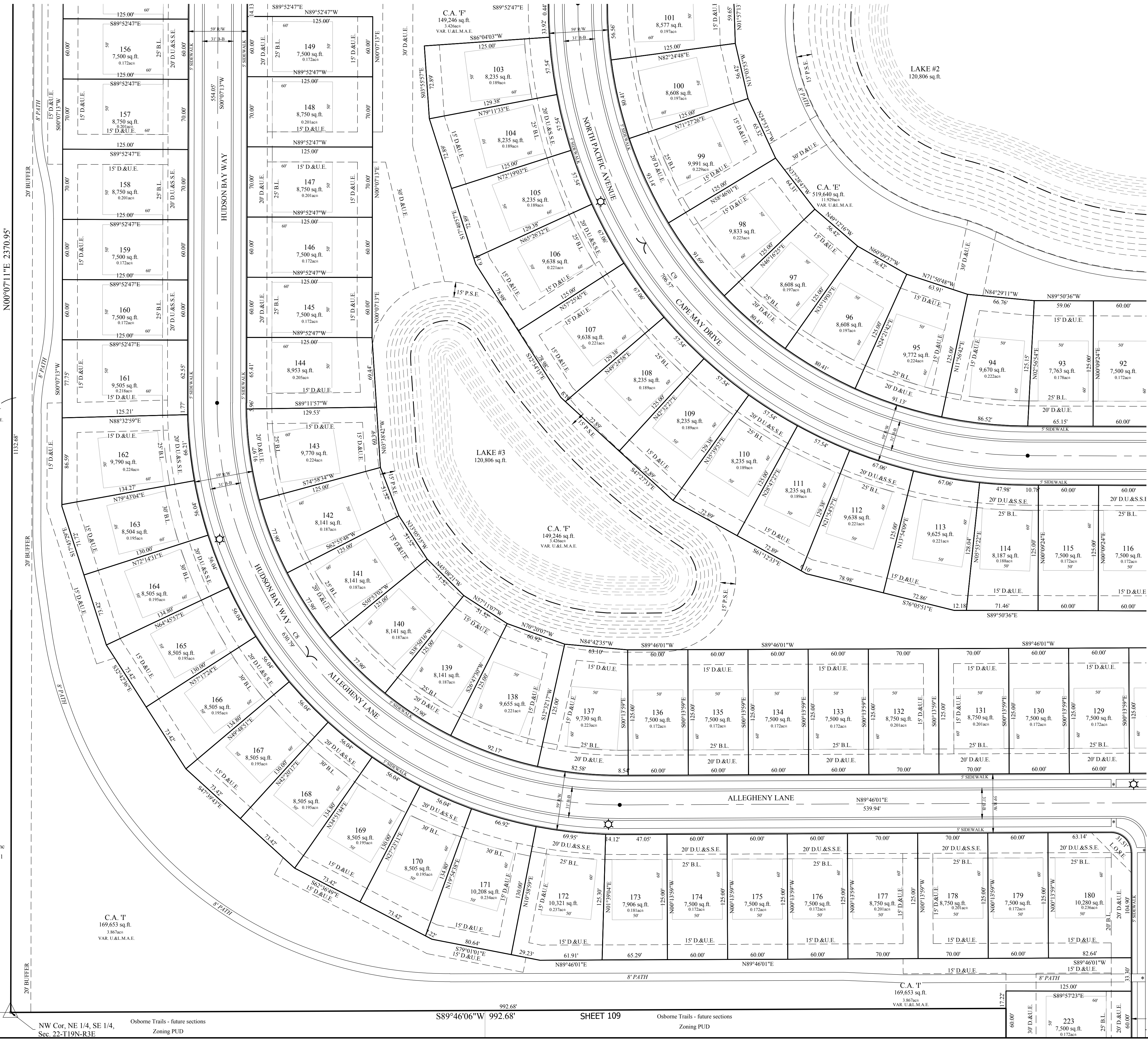
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

SHEET 103



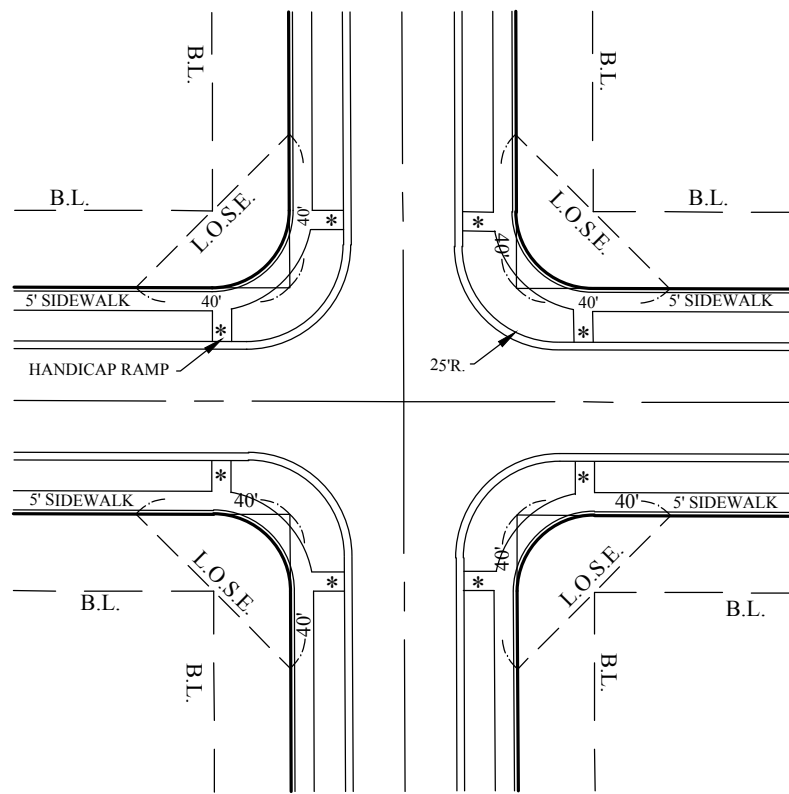
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CHATHAM HILLS PUD
DISTRICT 1-1 STANDARDS
Minimum Lot Width - 60'
Minimum Lot Frontage - 20'
Minimum Lot Area - 7,500 sq.ft.
Front Setback - 20'
Side Setback - 5'
Rear Setback - 10'
Building Separation - 10'

LEGEND

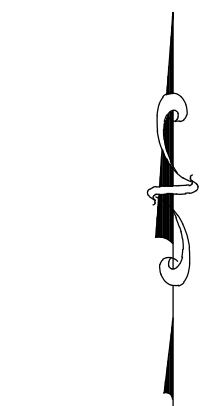
- 30 LOT NUMBER
S.S.E. SANITARY SEWER EASEMENT
D&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E. REGULATED DRAINAGE EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
☼ STREET LIGHT

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TYPICAL LOCAL ROAD INTERSECTION



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



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

PREPARED FOR:
SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C108
S & A JORN NO. 89590ARB

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 900012
STATE OF INDIANA
CERTIFIED: 04/03/2020
D.D.O.

REVISIONS
DATE
BY
GDK



SHEET 108



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.

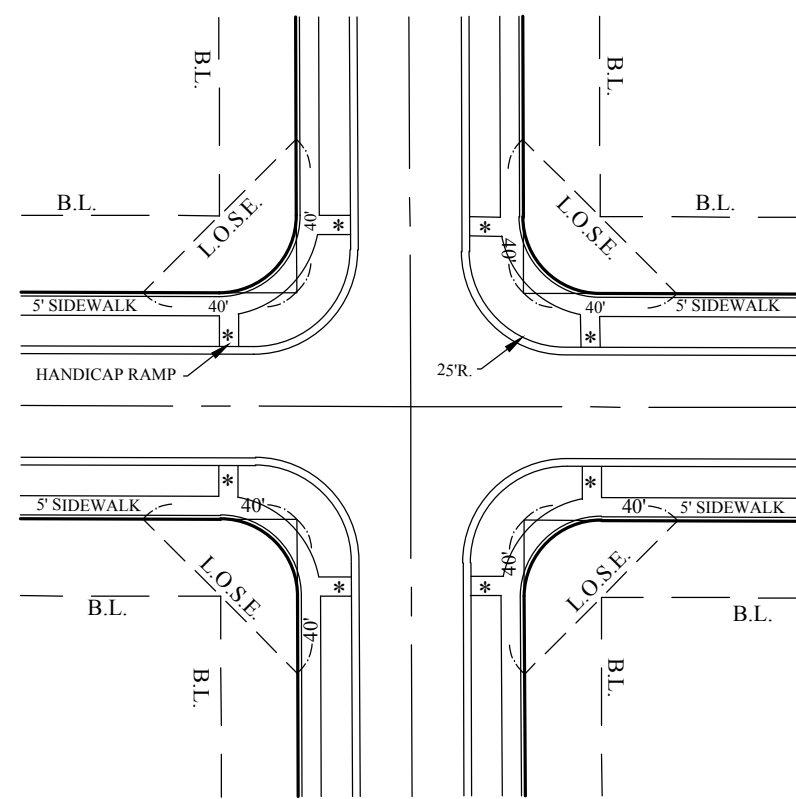
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SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



TYPICAL LOCAL ROAD INTERSECTION



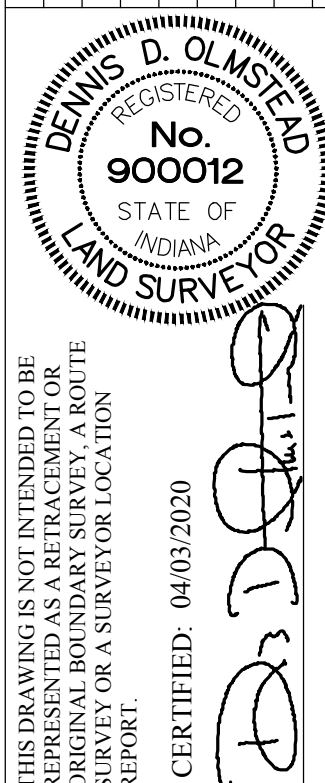
GRAPHIC SCALE

(IN FEET)
inch = 50 ft

(IN FEET)
inch = 50 ft



Know what's **below**.
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STOEPPELWERTH

ALWAYS ON.
965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

MONON CORNER

HAMILTON CO., INDIANA

PREPARED FOR:

TOWNSHIP:	RANGE:
19N	31E
SECTION:	CHECKED BY:
	GDK

SHEET NO.
C109
S & A JOB NO.
85360PLA

S & A JOB NO.
5360PLA



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

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LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
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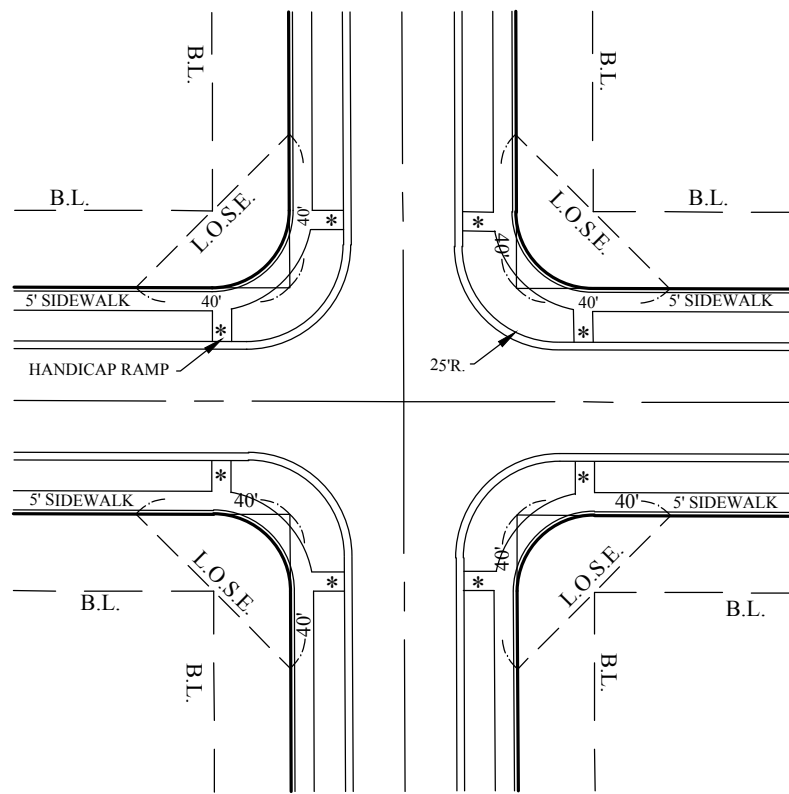
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SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE EAST SIDE OF HOKTOR ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HOKTOR ROAD WITH THE CHATHAM MILLS, SECTION 6 PROJECT.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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



THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OF
ORIGINAL BOUNDARY SURVEY. A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT

CERTIFIED: 04/03/2020

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

[Signature]

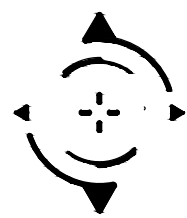


STOEPPELWERTH

— ALWAYS ON. —

7963 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E			PRIMARY PLAT MONON CORNER
DRAWN BY: LAF CHECKED BY: GDK			
SHEET NO. C110 S & A JOB NO. 89590ARB			



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

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 SSO

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

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

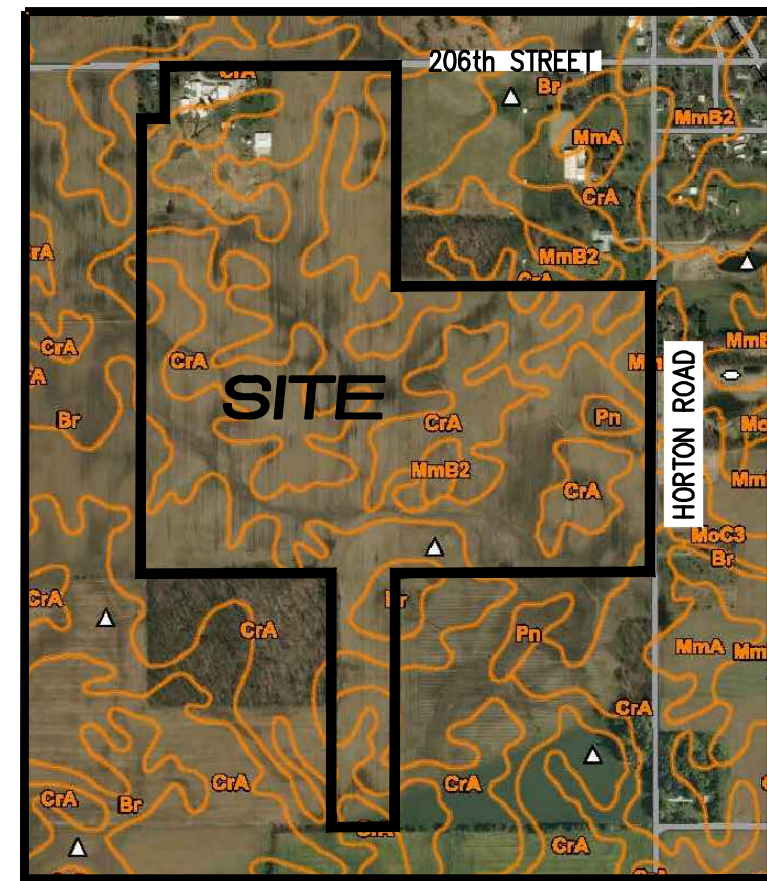
EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUNRAIL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 193RD STREET.

SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

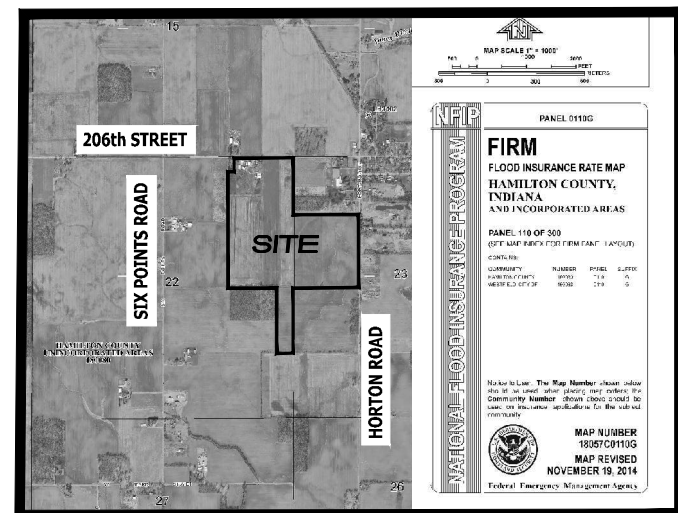
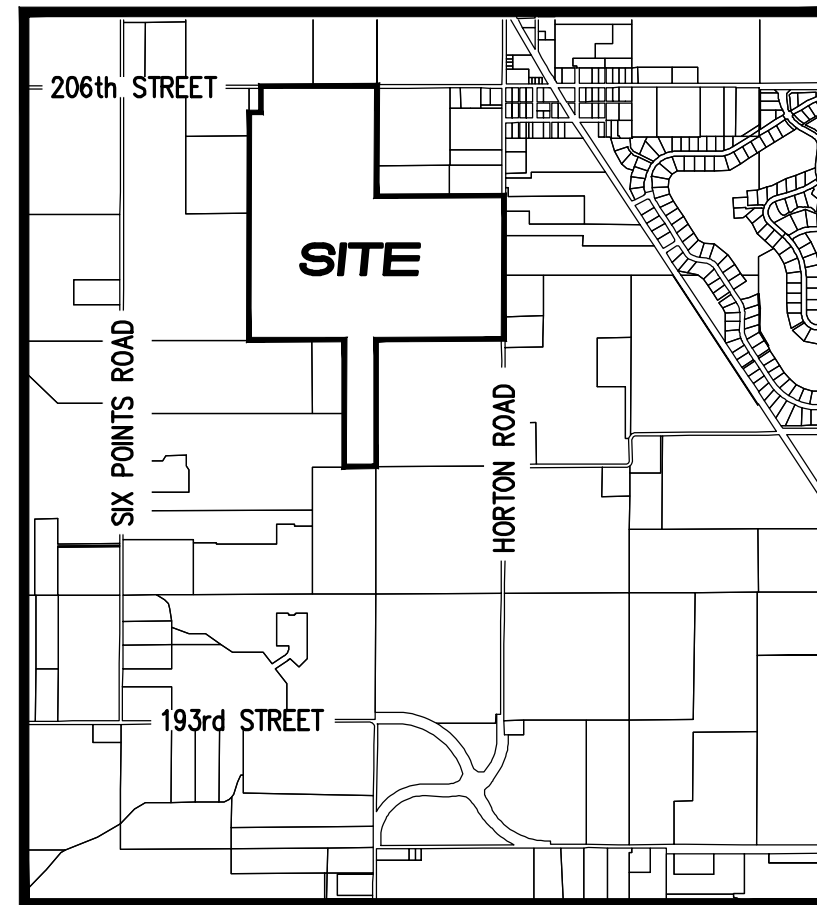
A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.

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 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 05 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 Quarter-Quarter Section; thence North 00 degrees 05 minutes 37 seconds East, along the West line of said partial Quarter-Quarter Section, 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.



SOILS MAP
SCALE: 1"=1000'
Br / CrA / MmB2 / Pn



INDEX

SIT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C121	PRIMARY PLAT / DEVELOPMENT PLAN
L101-111	LANDSCAPE PLAN

INDEX

DATE	REVISION
ALL	REV. PER TAC COMMENTS 5/26/20

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

4/3/20

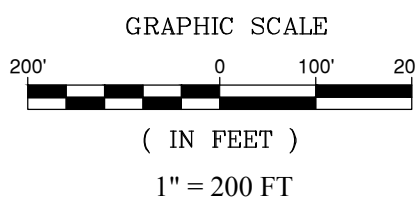
DATE

PLANS PREPARED BY:

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



Know what's below.
Call before you dig.



Banas, Mary Margaret
Zoning AG-SF1

Chatham Hills - future sections
Zoning PUD

199th STREET

HORTON ROAD
(PRIMARY ARTERIAL 2 60' HALF R/W)

Caulfield, Michael A
Zoning AG-SF1

Proposed
Chatham Hills, Section 6
Zoning PUD

Esher, Mikel G & Josefine Esher
Zoning AG-SF1

Crouse, Bradley A & Beverly J
Zoning AG-SF1

Chatham Oaks LLP
Zoning PUD

Sherley, Gregory M & Theresa L
Zoning AG-SF1

Hinkle Creek Farms LLC
Zoning AG-SF1

Hinkle Creek Farms LLC
Zoning AG-SF1

Hinkle Creek Farms LLC
Zoning AG-SF1

206th STREET
(COLLECTOR 50' HALF R/W)

Hinkle Creek Farms LLC
Zoning AG-SF1

Carey & Sons Inc
Zoning AG-SF1

Osborne Trails - future sections
Zoning PUD

SIX POINTS ROAD



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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

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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 #0088
—	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0088
—	H.C.S.
—	(M)
—	(R)
—	N.A.E.
—	NO ACCESS EASEMENT
—	POWER POLE
—	ELECT. TRANSFORMER
—	ELECT. PEDESTAL
—	ELECT. METER
—	GUY WIRE
—	TELEPHONE POLE
—	TELEPHONE PEDESTAL
—	TELEPHONE MANHOLE
—	CABLE T.V. POLE
—	CABLE T.V. PEDESTAL
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—	TRAFFIC MANHOLE
—	TRAFFIC CONTROL BOX
—	GAS VALVE
—	GAS METER
—	WATER METER
—	WATER VALVE
—	FIRE HYDRANT
—	MAILBOX

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



Know what's below.
Call before you dig.

DEVELOPMENT PLAN

MONON CORNER

HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 22&23
TOWNSHIP: 19N
RANGE: 3E

DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO: C111

S & A JORN
89590ARB

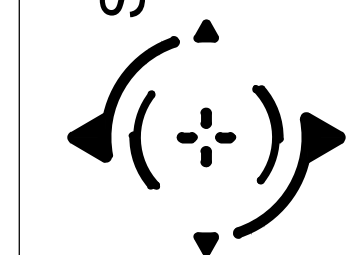


THIS DRAWING IS NOT INTENDED TO BE
A PART OF THE ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 04/03/2020

STOEPELWERTH
ALWAYS ON.

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



DEVELOPMENT PLAN

MONON CORNER

HAMILTON CO., INDIANA

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DRAWN BY: LAF
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S & A JORN
89590ARB



MONON CORNER

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CHATHAM HILLS PUD

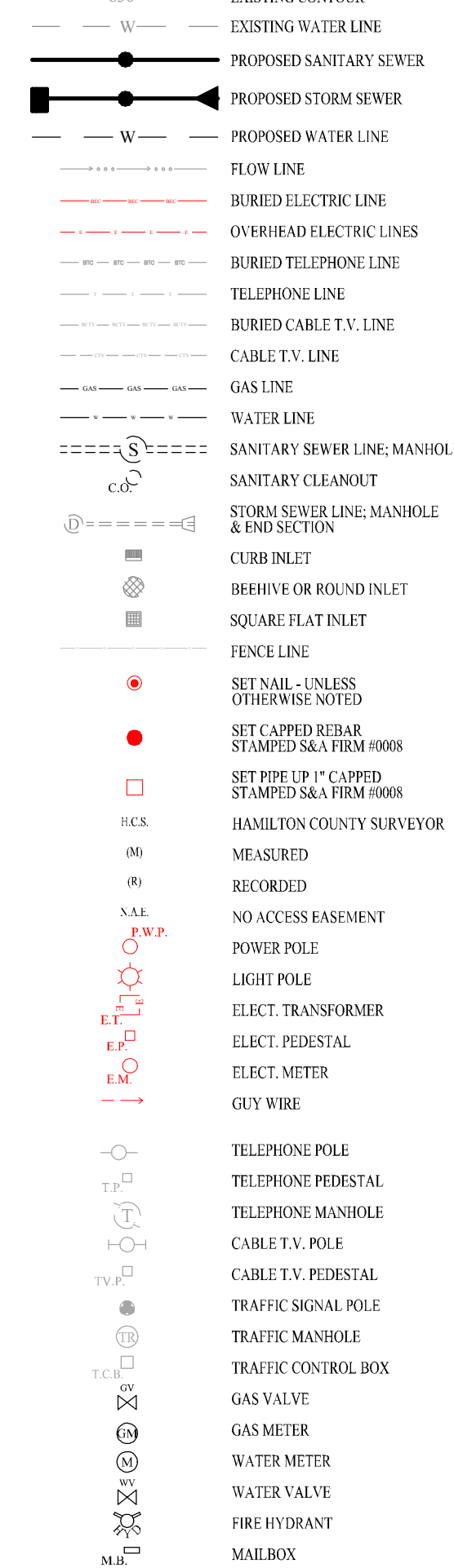
DISTRICT 1-1 STANDARDS

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B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☆	STREET LIGHT

LEGEND

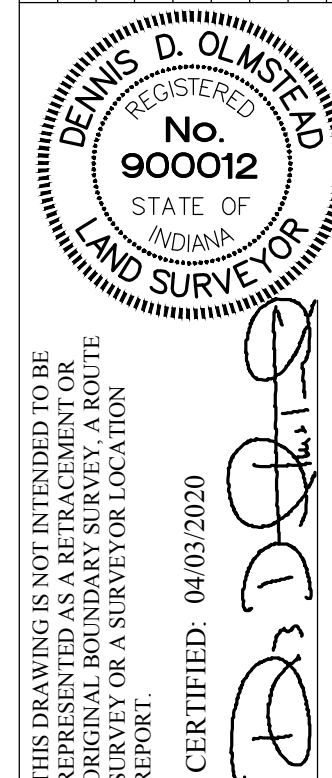


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



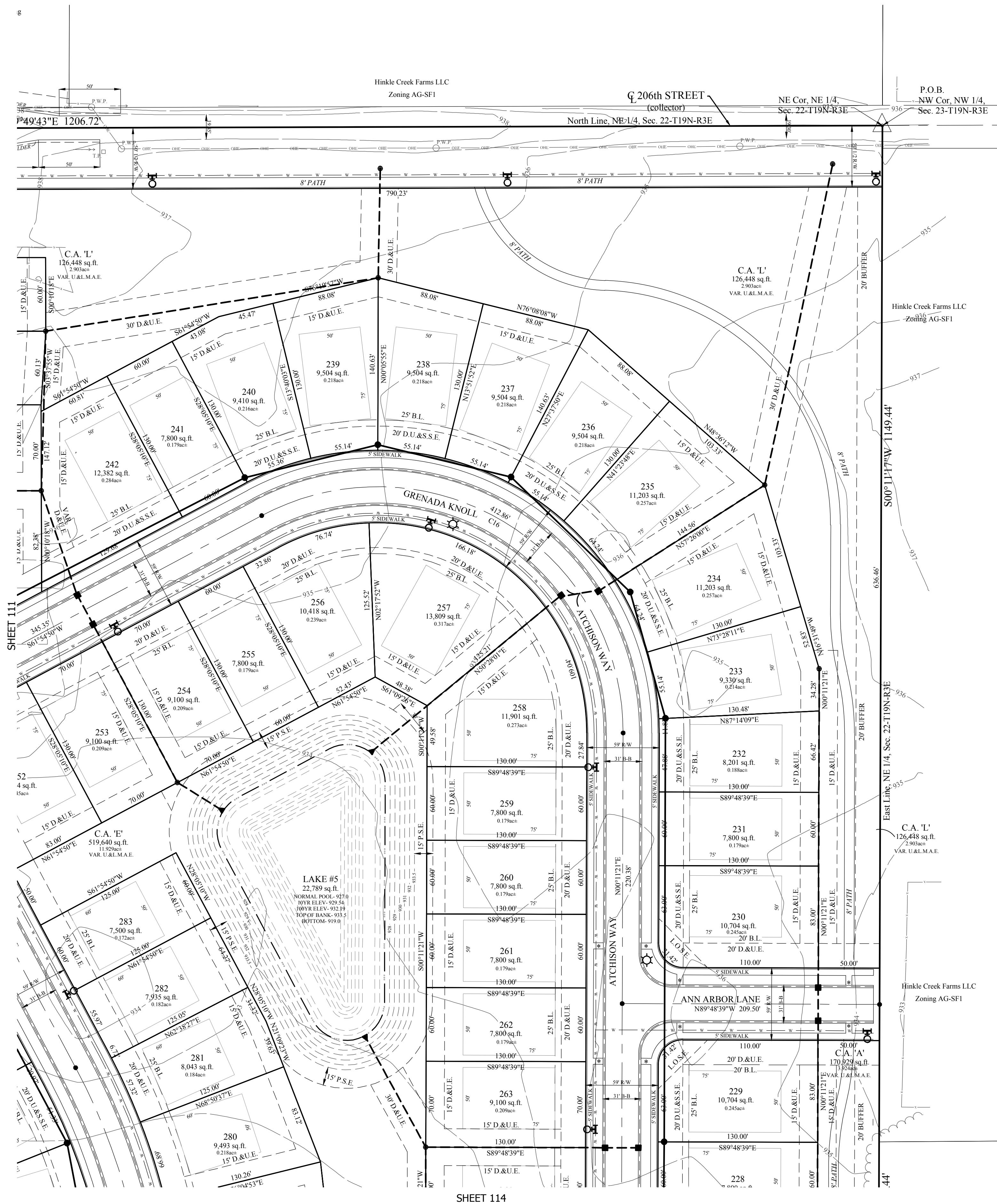
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 7963 East 106th Street, Fishers, IN 46038-2505
 Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
 MONON CORNER

SECTION: 22&23		TOWNSHIP: 19N		RANGE: 3E
		DRAWN BY: LAF		CHECKED BY: GDK
SHEET NO.				
C112				
S & A JOB NO. 89590ARB				





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LEGEND

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PROPOSED STORM SEWER
PROPOSED WATER LINE
FLOW LINE
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HAMILTON COUNTY SURVEYOR
MEASURED
RECORDED
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LIGHT POLE
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ELECT. PEDESTAL
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TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
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GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX

GRAPHIC SCALE
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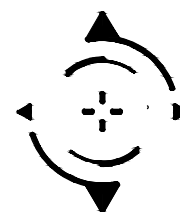
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ALWAYS ON.
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Phone: (317) 849-5935 Fax: (317) 849-5942

SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO: C113
S & A JORN NO: 89590ARB

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSSTEAD
CERTIFIED: 04/03/2020

REVISIONS
GDK BY
5/26/20 DATE
REV PER TAC COMMENTS

DEVELOPMENT PLAN
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA
PREPARED FOR:
C113



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

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CERTIFIED: 04/03/2020
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DEVELOPMENT PLAN

MONON CORNER

WASHINGTON TOWNSHIP

PREPARED FOR:

SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. C114

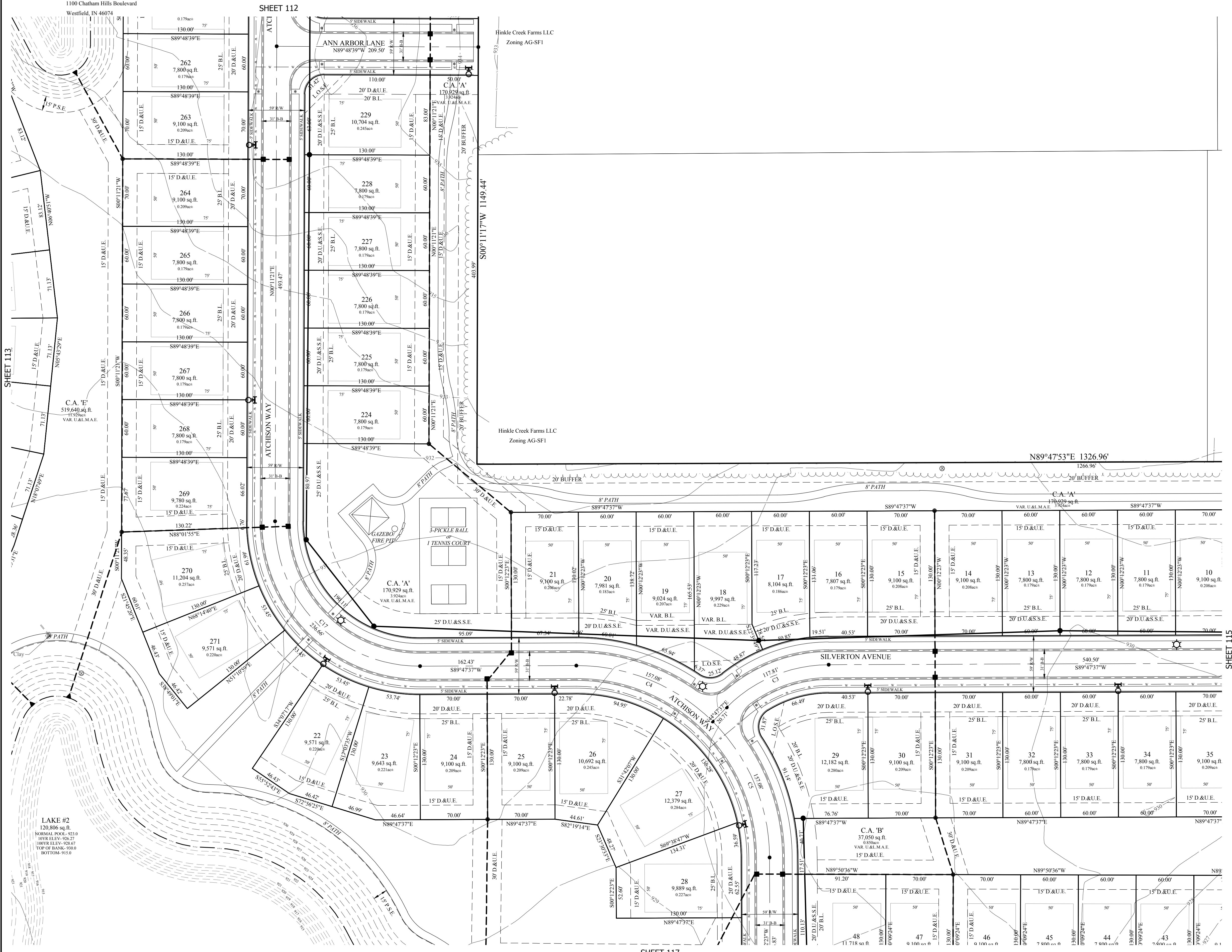
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REV PER TAC COMMENTS

DATE

BY

GDK



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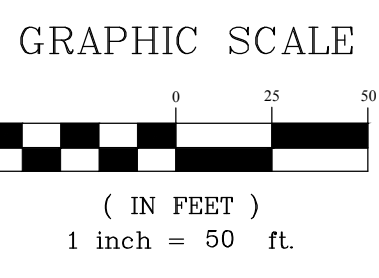
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Minimum Lot Area - 7,500 sq.ft.
Front Setback - 20'
Side Setback - 5'
Rear Setback - 10'
Building Separation - 10'

LEGEND

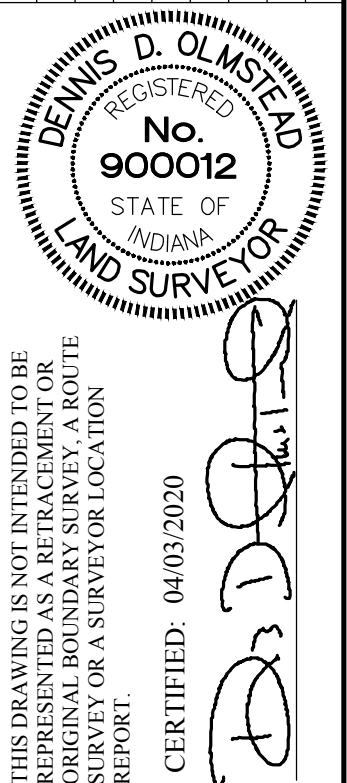
- 30 LOT NUMBER
S.S.E. SANITARY SEWER EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E. REGULATED DRAINAGE EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
⊙ STREET LIGHT

LEGEND

- 830 EXISTING CONTOUR
— EXISTING WATER LINE
— PROPOSED SANITARY SEWER
— PROPOSED STORM SEWER
— PROPOSED WATER LINE
— FLOW LINE
— BURIED ELECTRIC LINES
— OVERHEAD ELECTRIC LINES
— BURIED TELEPHONE LINES
— TELEPHONE LINES
— BURIED CABLE T.V. LINES
— CABLE T.V. LINES
— GAS LINES
— WATER LINES
— SANITARY SEWER LINE, MANHOLE
— SANITARY CLEANOUT
— STORM SEWER LINE, MANHOLE & END SECTION
— CURB INLET
— BEHIVE OR ROUND INLET
— SQUARE FLAT INLET
— FENCE LINE
— SET NAIL - UNLESS OTHERWISE NOTED
— SET CAPPED REBAR
— STAMPED S&A FIRM 10008
— SET PIPE UP 1" CAPPED
— STAMPED S&A FIRM 10008
— HAMILTON COUNTY SURVEYOR
— MEASURED
— RECORDED
— NO ACCESS EASEMENT
— POWER POLE
— LIGHT POLE
— ELECT. TRANSFORMER
— ELECT. PEDESTAL
— ELECT. METER
— GUY WIRE
— TELEPHONE POLE
— TELEPHONE PEDESTAL
— TELEPHONE MANHOLE
— CABLE T.V. POLE
— CABLE T.V. PEDESTAL
— TRAFFIC SIGNAL POLE
— TRAFFIC MANHOLE
— TRAFFIC CONTROL BOX
— GAS VALVE
— GAS METER
— WATER METER
— WATER VALVE
— FIRE HYDRANT
— MAILBOX



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

DEVELOPMENT PLAN
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C115
S & A JORN NO. 89590ARB

REV	PER	TAC	COMMENTS	DATE
5/26/20				

BY: GDK

STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARROW HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653 3653
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

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

TOTAL SITE = 135.130ac±

TOTAL LOTS - 325

TOTAL COMMON AREA = 47.1ac± (34.86%)

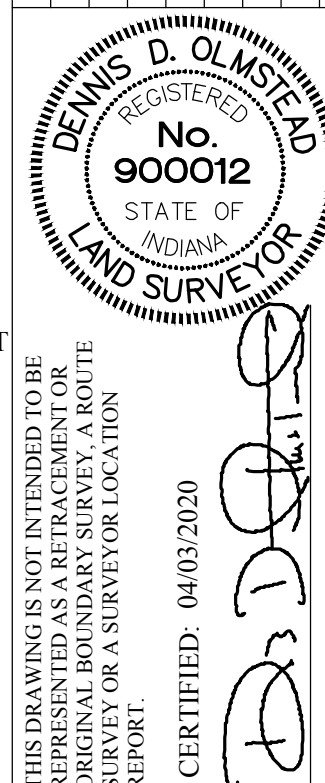
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DISTRICT 1-1 STANDARDS
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Side Setback - 5'
Rear Setback - 10'
Building Separation - 10'

LEGEND

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
—●—	BEHIVE OR ROUND INLET
—●—	SQUARE FLAT INLET
—●—	FENCE LINE
—●—	SET NAIL - UNLESS OTHERWISE NOTED
—●—	SET CAPPED REBAR STAMPED S&A FIRM 1008
—●—	SET PIPE UP 1" CAPPED STAMPED S&A FIRM 1008
—●—	HAMILTON COUNTY SURVEYOR MEASURED
—●—	RECORDED
—●—	NO ACCESS EASEMENT
—●—	POWER POLE
—●—	LIGHT POLE
—●—	ELECT. TRANSFORMER
—●—	ELECT. PEDESTAL
—●—	ELECT. METER
—●—	GUY WIRE
—●—	TELEPHONE POLE
—●—	TELEPHONE PEDESTAL
—●—	TELEPHONE MANHOLE
—●—	CABLE T.V. POLE
—●—	CABLE T.V. PEDESTAL
—●—	TRAFFIC SIGNAL POLE
—●—	TRAFFIC MANHOLE
—●—	TRAFFIC CONTROL BOX
—●—	GAS VALVE
—●—	GAS METER
—●—	WATER METER
—●—	WATER VALVE
—●—	FIRE HYDRANT
—●—	MAILBOX



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DEVELOPMENT PLAN

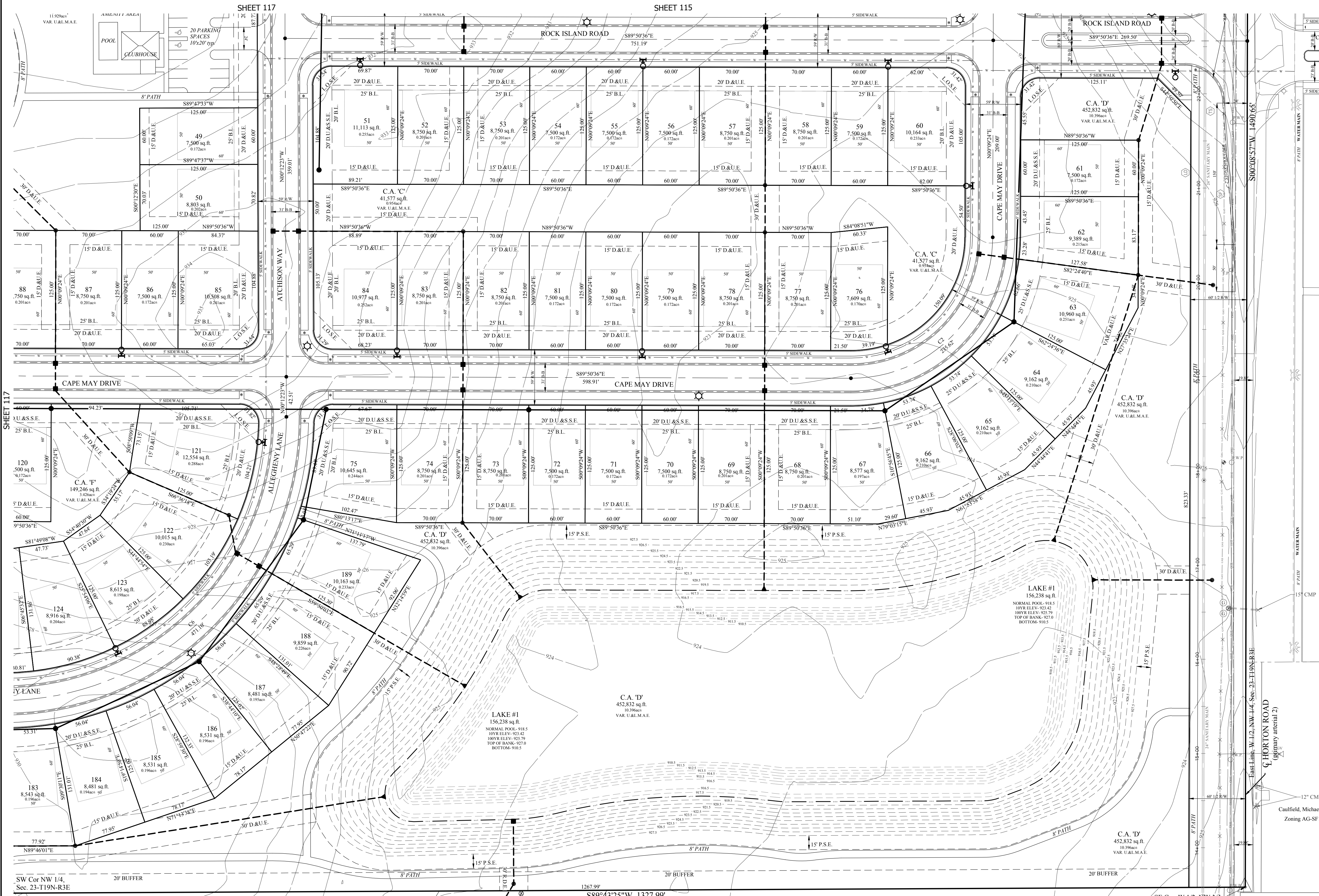
MONON CORNER

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.
C116
S & A JORN NO.
89590ARB





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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
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317-429-9653 x653
sean.downey@yourarborhome.com
CURRENT LANDOWNERS:
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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 1-1 STANDARDS
Minimum Lot Width - 60'
Minimum Lot Frontage - 20'
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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
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B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
⊙ STREET LIGHT

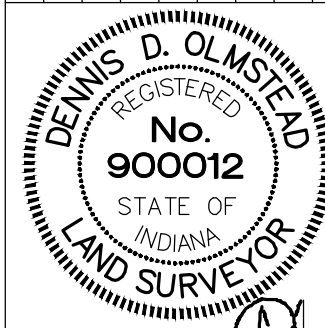
LEGEND

- 830 EXISTING CONTOUR
EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATER LINE
FLOW LINE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINES
BURIED TELEPHONE LINE
TELEPHONE LINE
BURIED CABLE T.V. LINE
CABLE T.V. LINE
GAS LINE
WATER LINE
SANITARY SEWER LINE: MANHOLE
SANITARY CLEANOUT
STORM SEWER LINE: MANHOLE & END SECTION
CURB INLET
BEHIVE OR ROUND INLET
SQUARE FLAT INLET
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HAMILTON COUNTY SURVEYOR
MEASURED
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ELECT. PEDESTAL
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TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX

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



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CERTIFIED: 04/03/2020

STOEPPELWERTH
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7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO: C117
S & A JORN NO: 89590ARB



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ATTN: SEAN DOWNEY
317-429-9653 3653
sean.downey@yourarborhome.com

CURRENT LANDOWNERS
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Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER DEVELOPMENT PLAN CHATHAM HILLS PUD ZONING

SHEET 113

TOTAL SITE = 135.130ac±
TOTAL LOTS - 325
TOTAL COMMON AREA = 47.1ac± (34.86%)
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Front Setback - 20'
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Building Separation - 10'

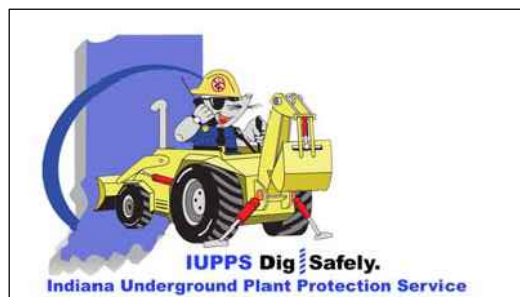
LEGEND

- 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
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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
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HAMILTON COUNTY SURVEYOR
MEASURED
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ELECT. METER
GUY WIRE
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TRAFFIC MANHOLE
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GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX

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



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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSSTEAD
CERTIFIED: 04/03/2020

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

DEVELOPMENT PLAN

MONON CORNER

WASHINGTON TOWNSHIP

PREPARED FOR:

SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C118
S & A JORN NO. 89590ARB

S:\89590ARB\DWG\Primary Plat.dwg, 5/26/2020 11:00:55 AM, DWG To PDF.pc3, 11



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DENNIS D. OLMSHEAD
7965 E. 106TH STREET
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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
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317-429-9653 x653
sean.downey@yourarborhome.com
CURRENT LANDOWNERS:
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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 1-1 STANDARDS
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P.S.E. PERPETUAL STORMWATER EASEMENT
B.L. BUILDING LINE
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☆ STREET LIGHT

LEGEND

- 830 EXISTING CONTOUR
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GRAPHIC SCALE
50 0 25 50
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CERTIFIED: 04/03/2020
D.D. OLMSHEAD
REGISTERED
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LAND SURVEYOR

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

DEVELOPMENT PLAN

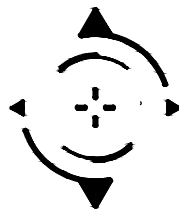
MONON CORNER

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

PREPARED FOR:

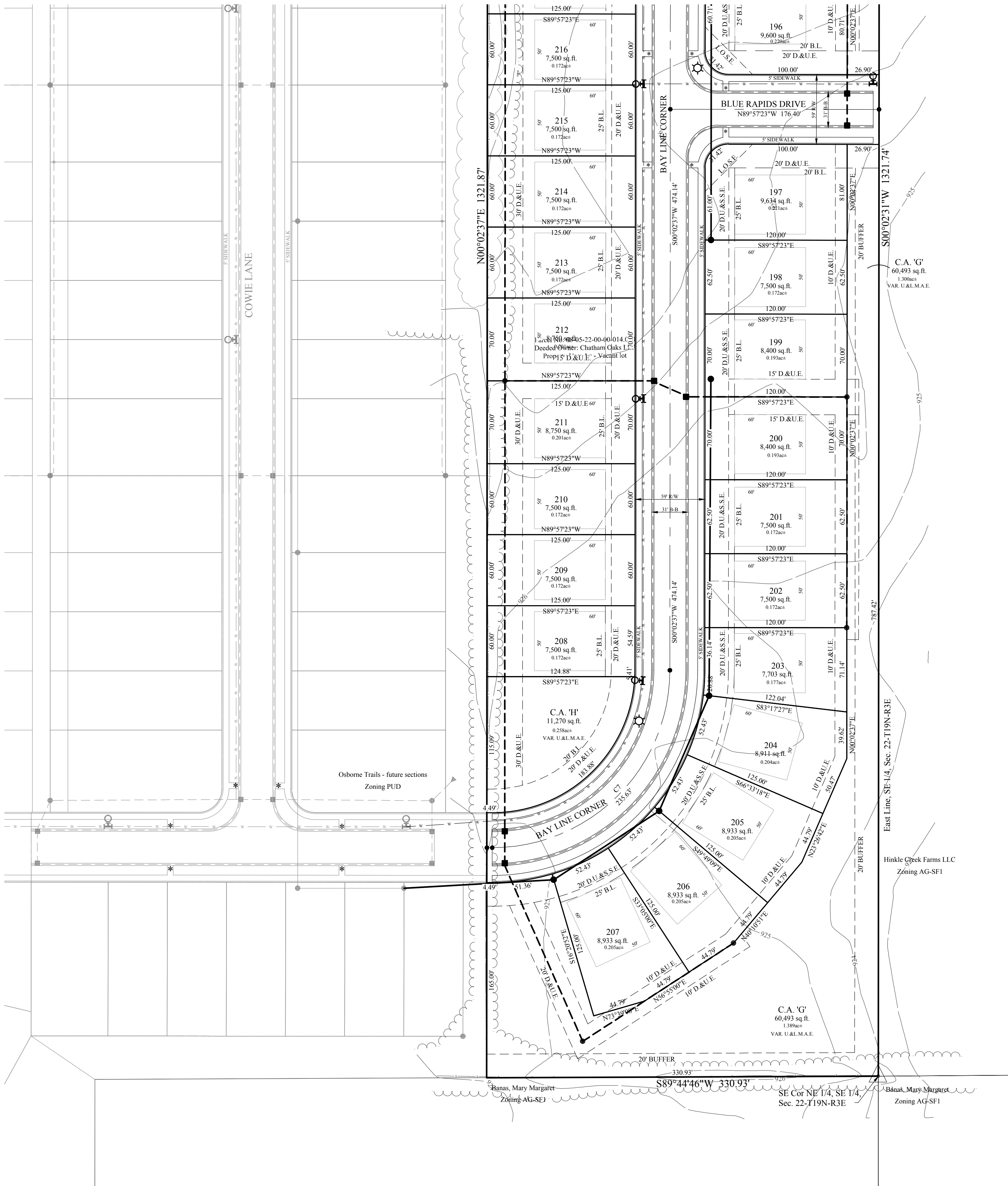
SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C119
S & A JORN NO. 89590ARB



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MONON CORNER DEVELOPMENT PLAN CHATHAM HILLS PUD ZONING

SHEET 119



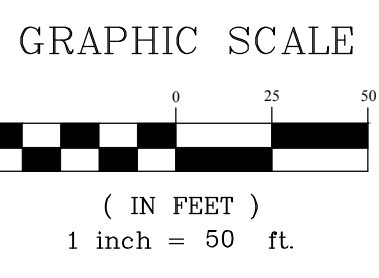
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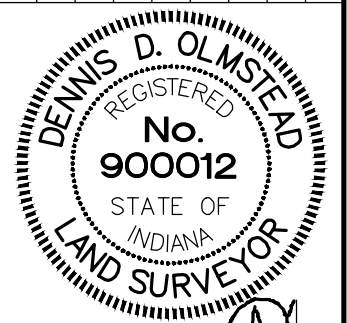
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LEGEND

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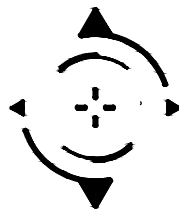


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REPORT.
CERTIFIED: 04/03/2020
D.D.O.

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DEVELOPMENT PLAN
PREPARED FOR:
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WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 22&23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
C120
S & A FIRM NO.
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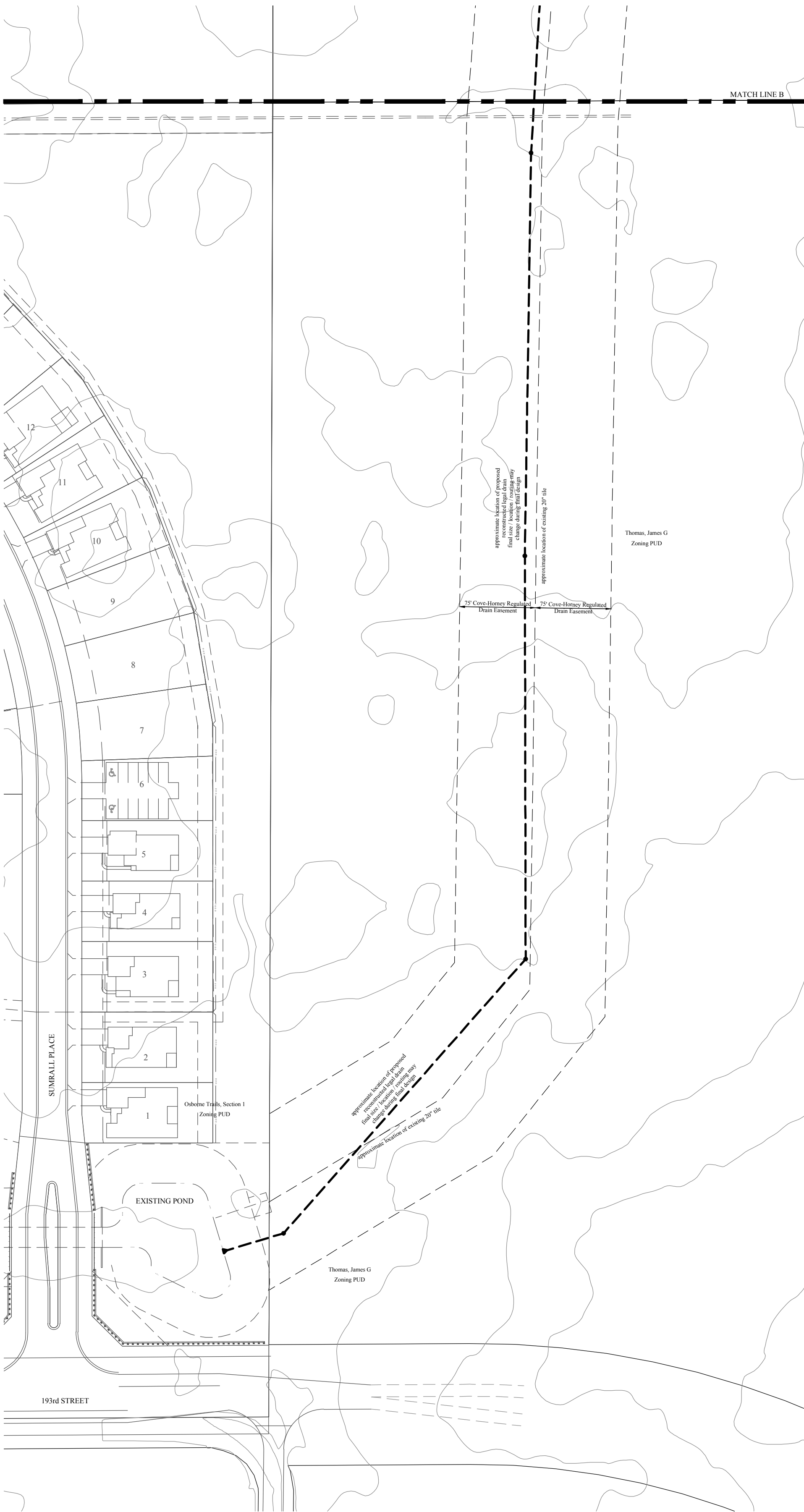
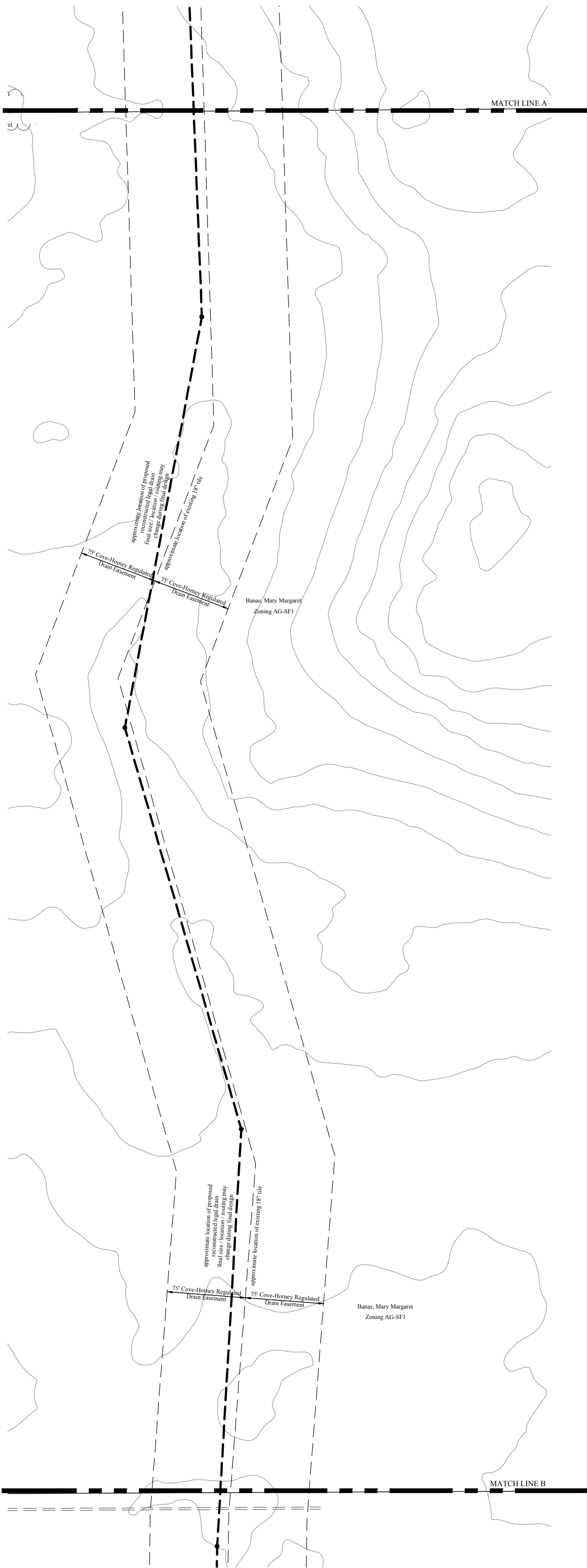
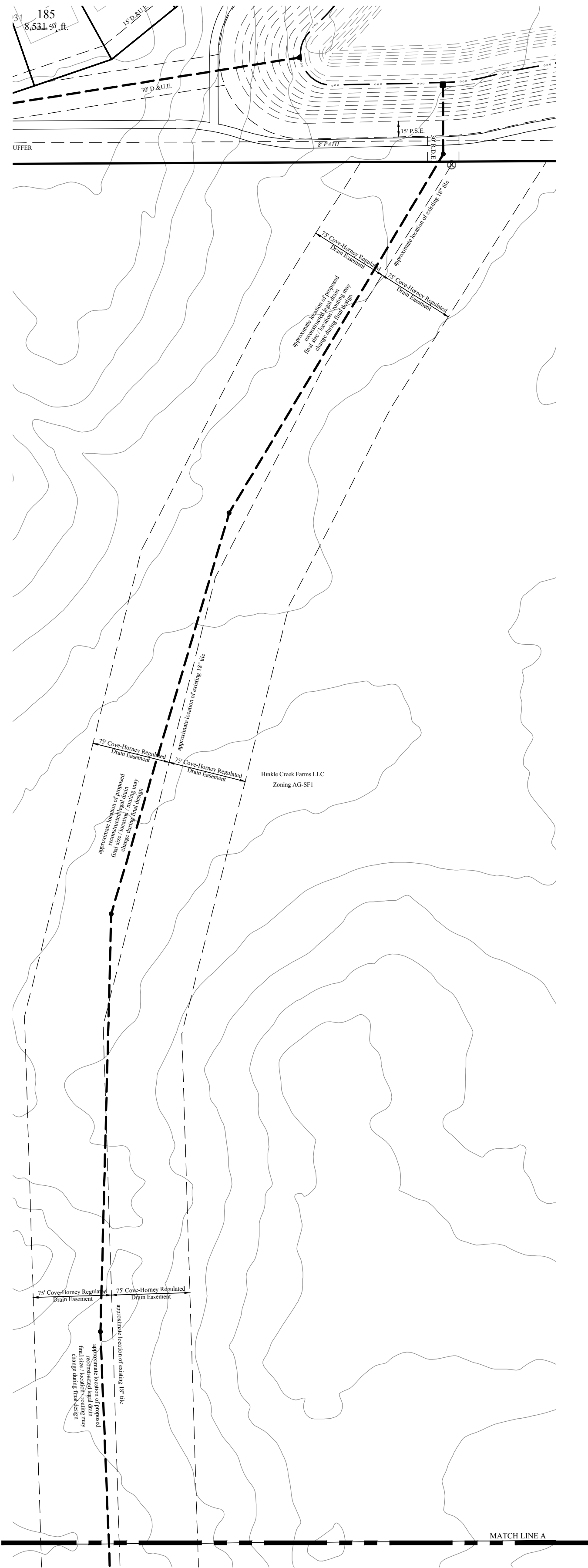


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
ATTN: SEAN DOWNEY
317-429-9653
sean.downey@yourarborhome.com
CURRENT LANDOWNERS:
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Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

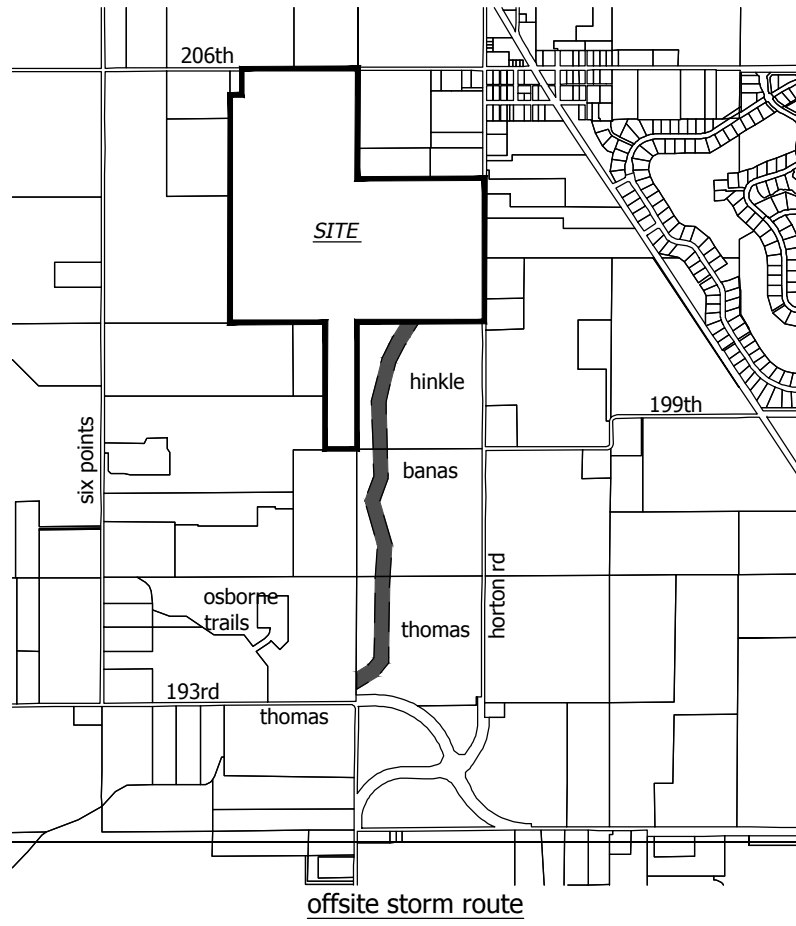
MONON CORNER

DEVELOPMENT PLAN

CHATHAM HILLS PUD ZONING



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



SECTION: 22&23			TOWNSHIP: 19N			RANGE: 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C121		
OFFSITE DRAINAGE ROUTE			PREPARED FOR:			MONON CORNER		
			WASHINGTON TOWNSHIP			HAMILTON CO., INDIANA		
			STOEPPELWERTH			ALWAYS ON.		
			7965 East 106th Street, Fishers, IN 46038-2905			Phone: (317) 849-5935 Fax: (317) 849-5942		
			THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			CERTIFIED: 04/03/2020		
						DENNIS D. OLNSTEAD		
						REGISTERED		
						No. 900012		
						STATE OF INDIANA		
						LAND SURVEYOR		
						DATE		
						5/26/20		
						REV PER TAC COMMENTS		
						BY		
						GDK		
						REVISIONS		



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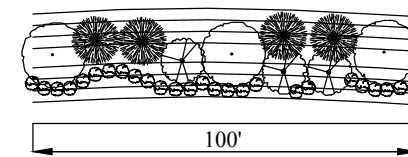
MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

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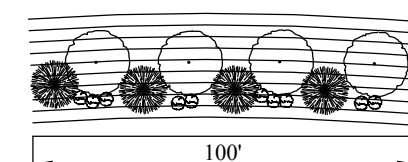
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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' UNULATING MOUND



AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNULATING 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
- PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

LANDSCAPE PLAN			MONON CORNER		
PREPARED FOR:			WASHINGTON TOWNSHIP		
SECTION: 23	TOWNSHIP: 19N	RANGE: 3E			
DRAWN BY: LAF	CHECKED BY: GDK	SHEET NO:			
L101			S & A JORNNO 89590ARB		
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			CERTIFIED: 04/03/2020		
DENNIS D. OLMSFELD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR			ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942		
GDK			BY		
REV PER TAC COMMENTS			REVISIONS		
5/26/20			DATE		

SHEET L103

SHEET L102



STOEPPELWERTH & ASSOCIATES, INC.
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MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING



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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' UNUNDULATING MOUND

AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNUNDULATING 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

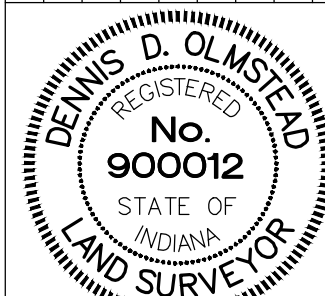
- PROPOSED SANITARY SEWER
—●— PROPOSED STORM SEWER
—W— PROPOSED WATER LINE



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



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CERTIFIED: 04/03/2020

Signature of Dennis D. Olmshead

STOEPPELWERTH
ALWAYS ON.

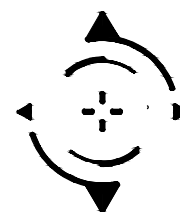
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

MONON CORNER

HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION: 23	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. L102		
S & A JOB NO. 89590ARB		



STOEPPELWERTH & ASSOCIATES, INC.
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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
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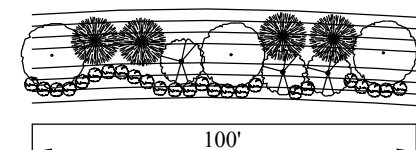
MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

NOTE:

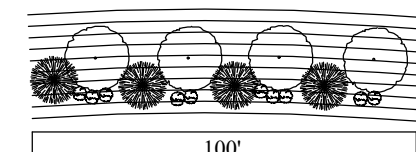
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ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

- shade
- evergreen
- ornamental
- shrub



206th STREET /
HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND



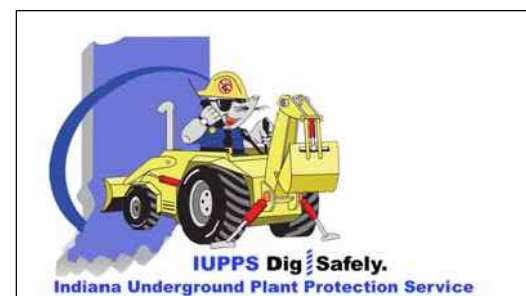
AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNDULATING MOUND

LEGEND

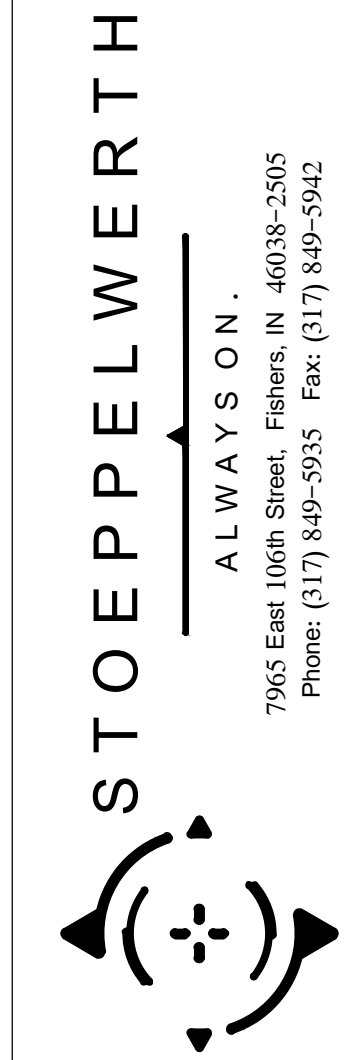
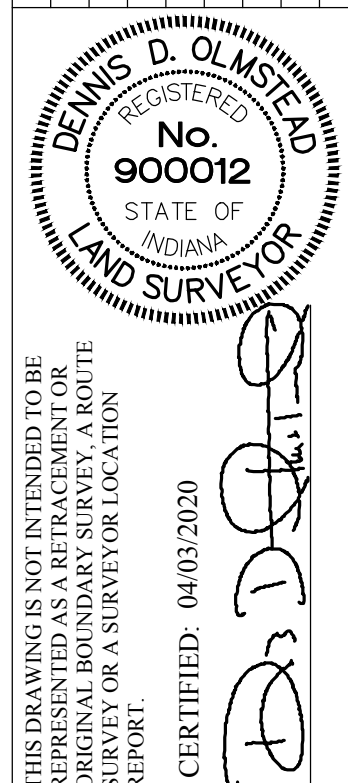
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| P.S.E. | 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
- PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.



LANDSCAPE PLAN
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. L103
S & A JORN NO. 89590ARB



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
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7965 E. 106TH STREET
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PHONE: (317) 849-5935
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MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

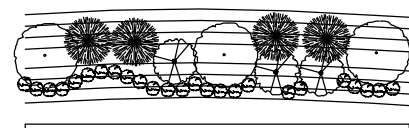
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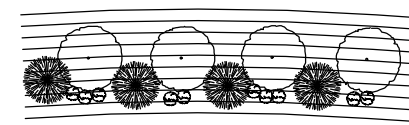
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SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

- shade
- evergreen
- ornamental
- shrub



206th STREET /
HORTON ROAD BUFFER
3 SHADE 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 |
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| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☆ | STREET LIGHT |

- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



LANDSCAPE PLAN

MONON CORNER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.

L104
S & A JORN NO
89590ARB

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



CERTIFIED: 04/03/2020

Signature of Dennis D. Olmsfeld

STOEPPELWERTH
ALWAYS ON.

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

DATE	5/26/20	REV PER TAC COMMENTS	BY	GDK
REVISIONS				



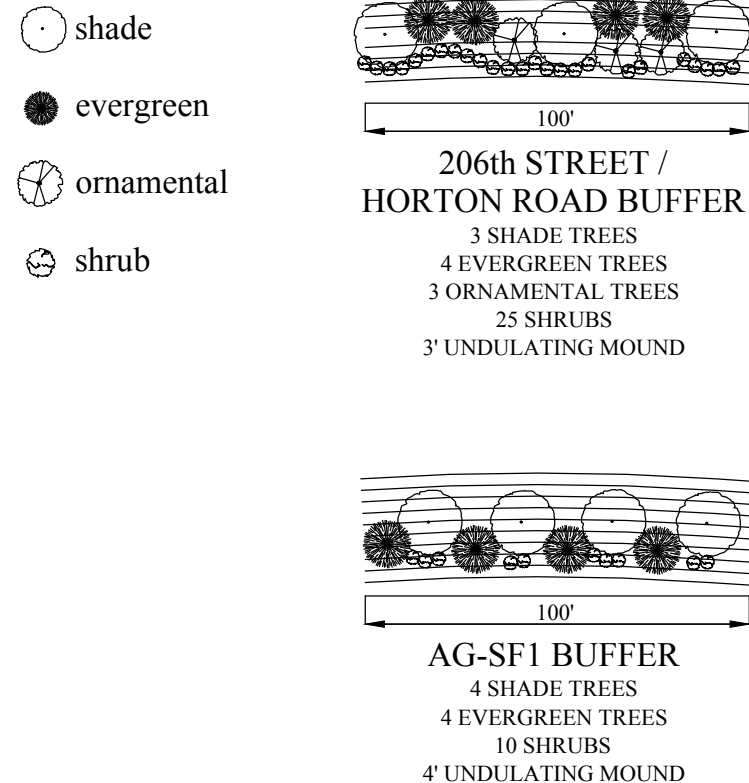
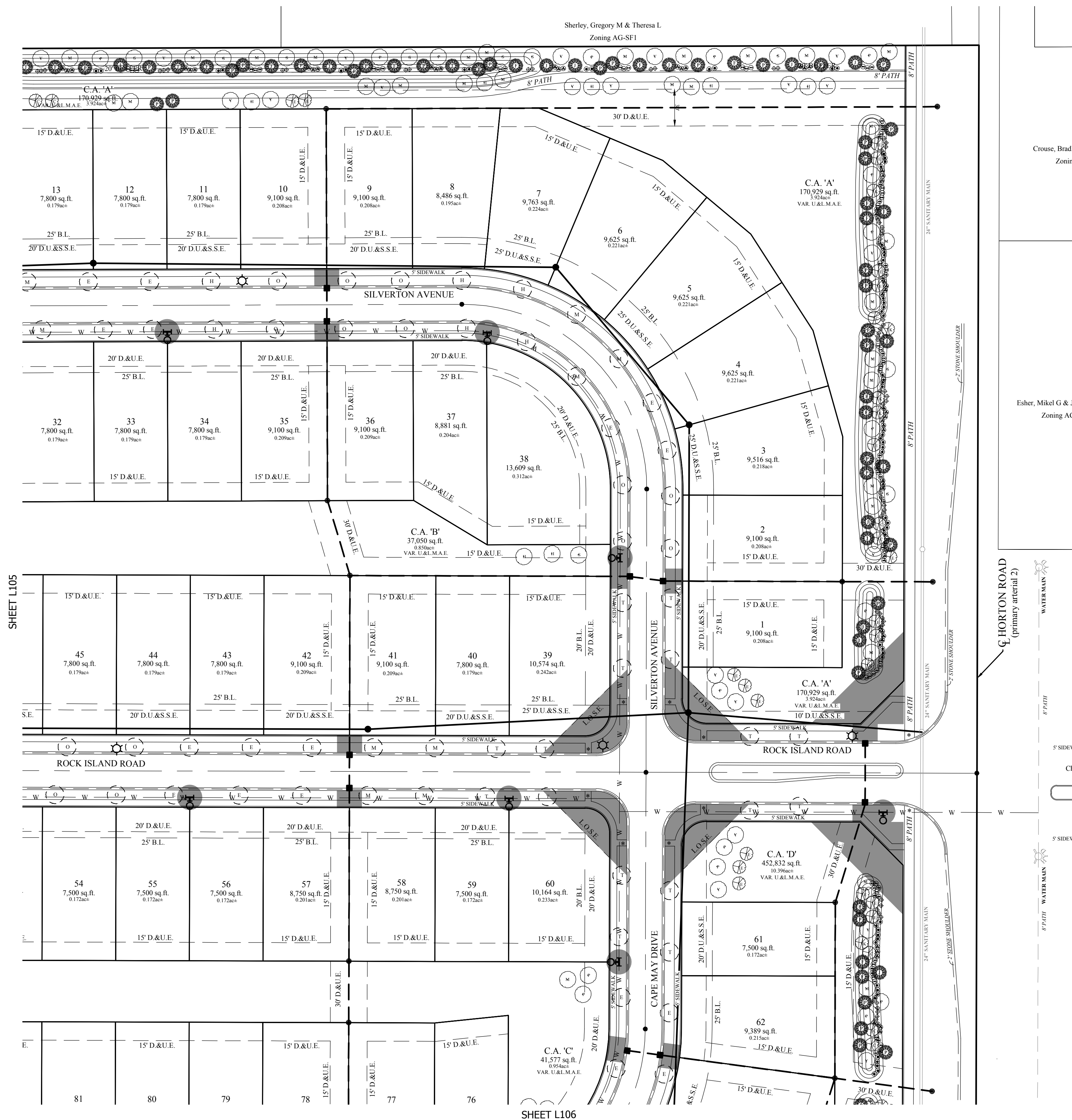
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MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

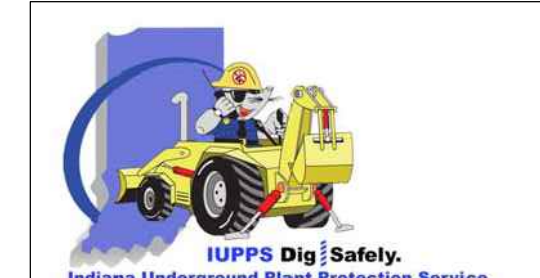
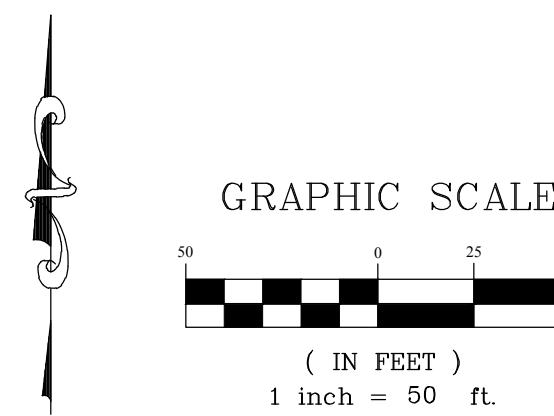
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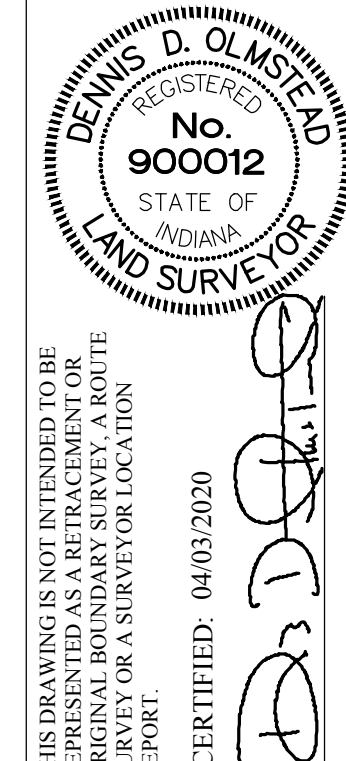
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



- 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
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 - 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



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LANDSCAPE PLAN		
MONON CORNER		
WASHINGTON TOWNSHIP		
HAMILTON CO., INDIANA		
SECTION 23	TOWNSHIP 19N	RANGE 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. L105		
S & A JOB NO. 89590ARB		

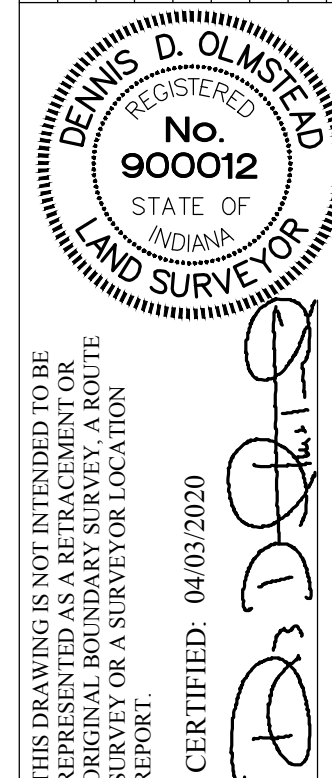
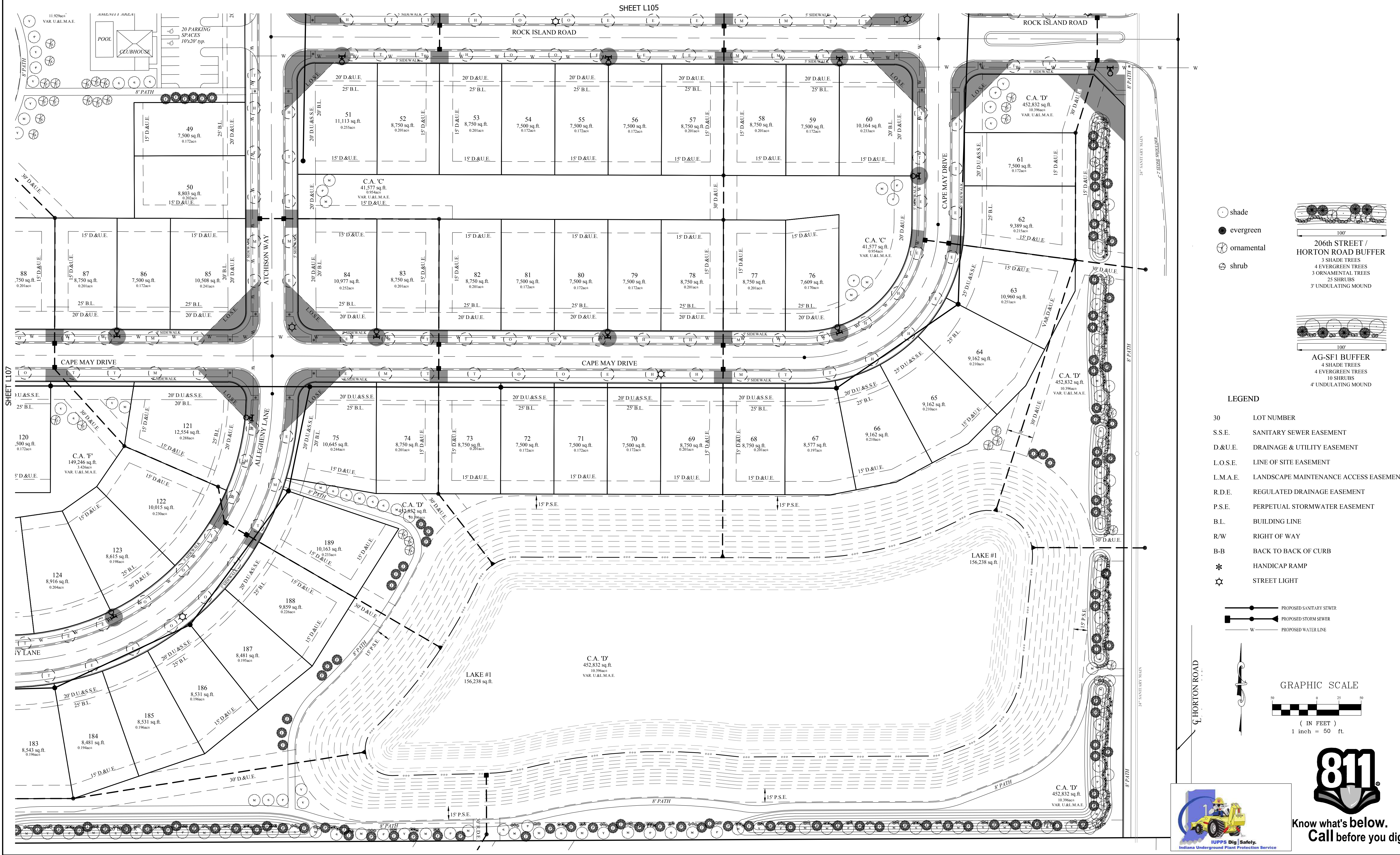
STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
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sean.downey@yourarborhome.com
CURRENT LANDOWNERS:
Chatham Oaks, LLP
Doug Flenor
1100 Chatham Hills Boulevard
Westfield, IN 46074

MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

- NOTE:
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SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



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DEVELOPMENT PLAN
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

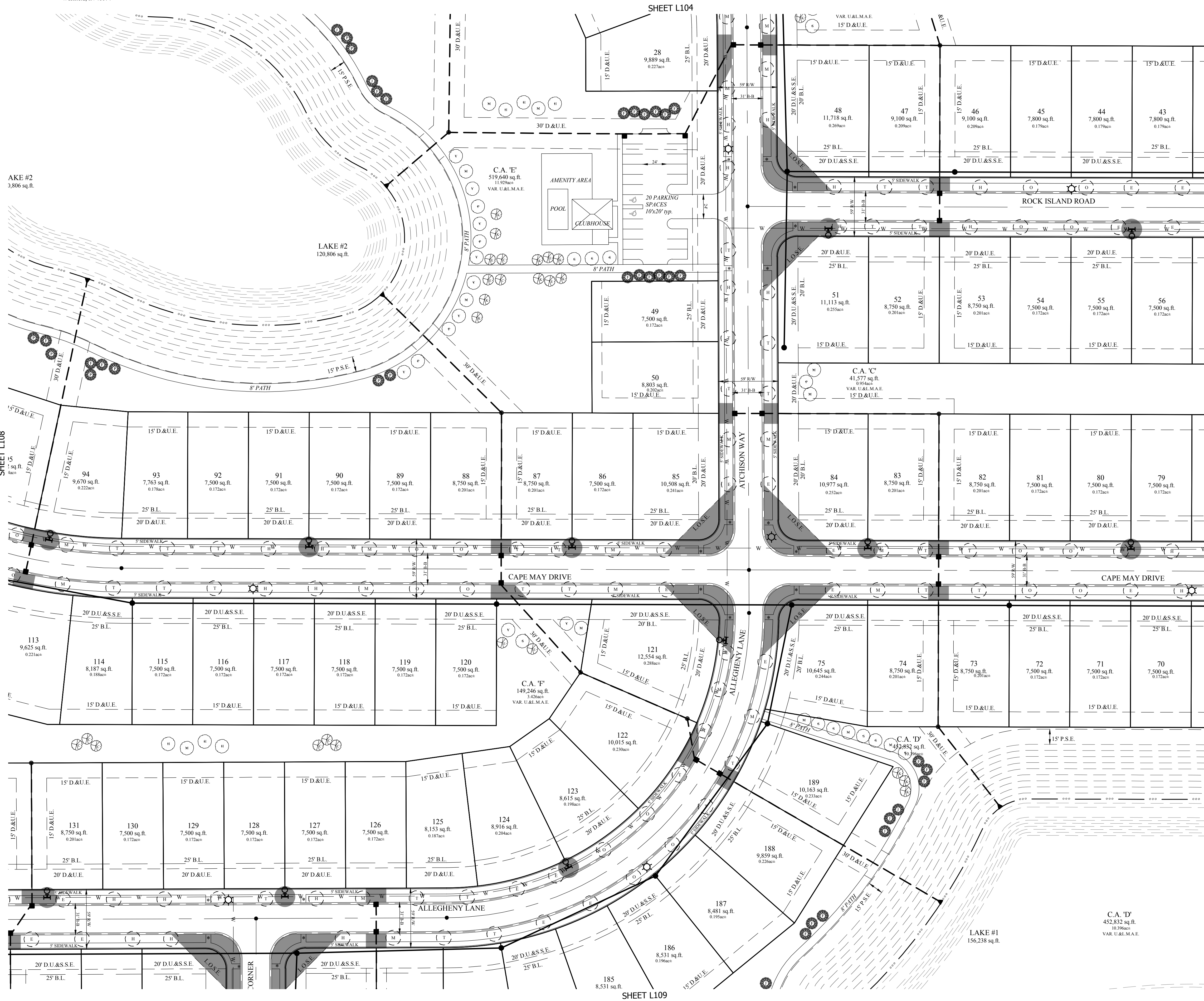
PREPARED FOR:
SECTION: 23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO:
L106
S & A JORN NO: 89590ARB



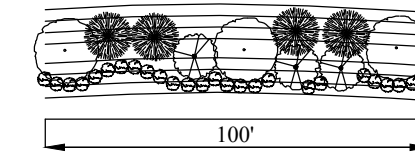
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MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

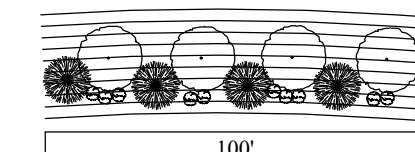
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SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



- 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.



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

CERTIFIED: 04/03/2020

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LANDSCAPE PLAN

MONON CORNER

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 23 TOWNSHIP: 19N RANGE: 3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO: L107

S & A JORDO 89590ARB

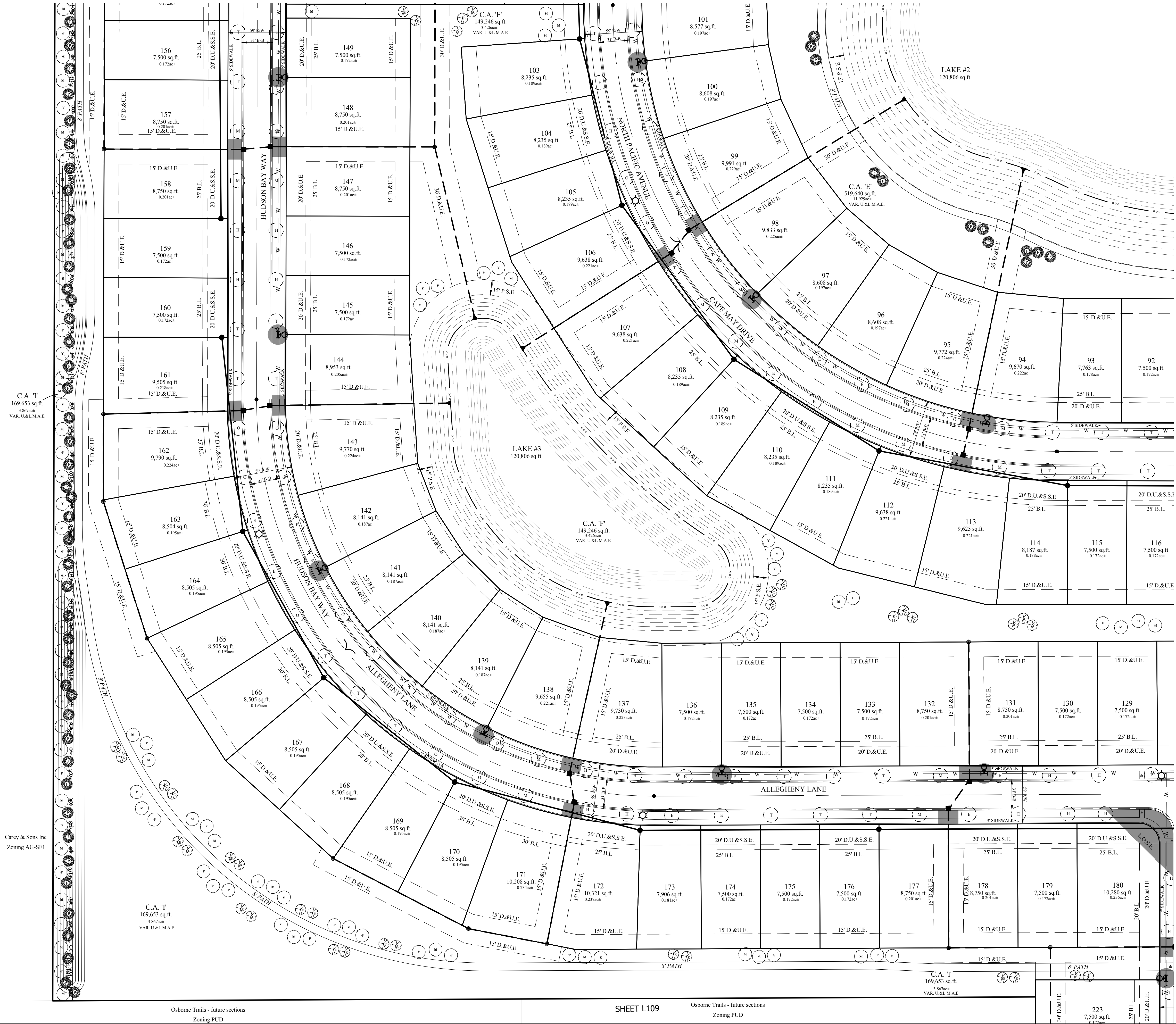


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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
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MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

SHEET L103



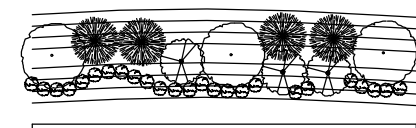
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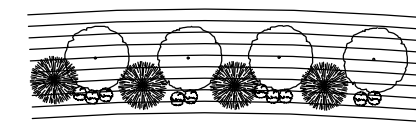
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SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

- shade
- evergreen
- ornamental
- shrub



206th STREET /
HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNULATING MOUND

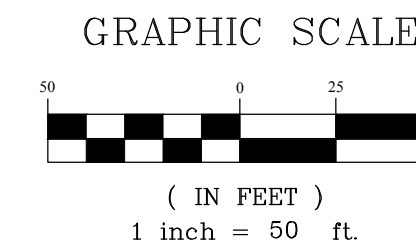


AG-SF1 BUFFER
4 SHADE TREES
4 EVERGREEN TREES
10 SHRUBS
4' UNULATING MOUND

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 |
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| 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
- PROPOSED WATER LINE



(IN FEET)
1 inch = 50 ft.



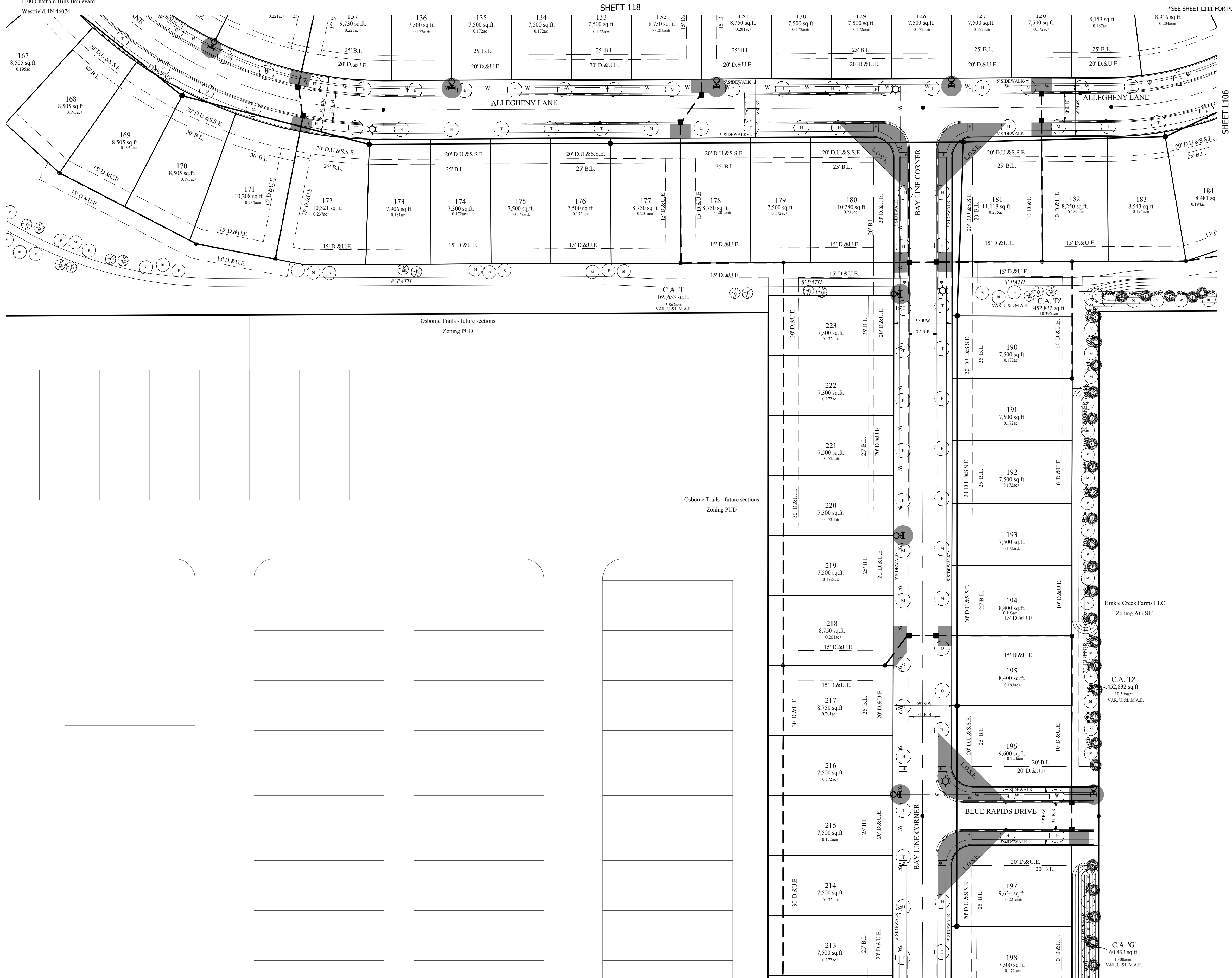
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LANDSCAPE PLAN		
MONON CORNER		
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		
SECTION: 23	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	SHEET NO. L108
S & A JORN NO. 89590ARB		



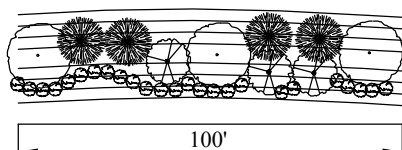
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sean.downey@yourarborhome.com
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MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

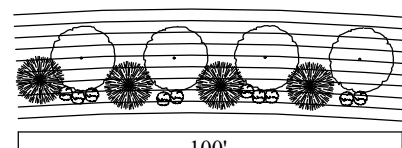


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SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

- 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
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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.



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Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
MONON CORNER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
L109
S & A JORN NO.
89590ARB

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSSTEAD
CERTIFIED: 04/03/2020

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SURVEY OR A SURVEYOR LOCATION
REPORT.

REVISIONS
REV. PER TAC COMMENTS
DATE
5/26/20

BY
GDK

S:\89590ARB\DWG\Primary Plat Landscape Plan.dwg, 5/26/2020, 12:51:55 PM, DWG To PDF.pc3, 11



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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	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Horechestnut, Red	<i>Aesculus x carnea</i> 'Briotii'
Katsuratre	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa</i> 'Sterling Silver'
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinkapin	<i>Quercus muhlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Zelkova	<i>Zelkova serrata</i>

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.

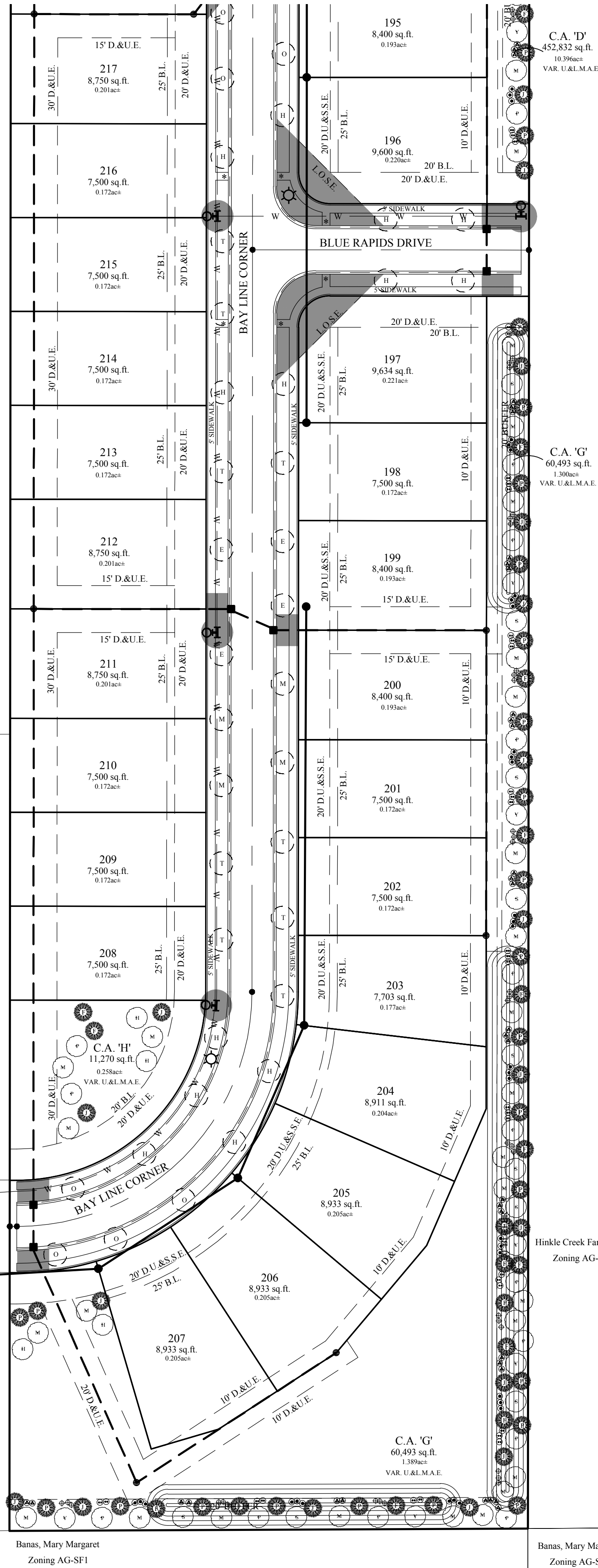
COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	<i>Cornus mas</i>
Crabapple Var.	<i>Malus</i> var.
Hawthorn Var.	<i>Crataegus crusgalli</i> var.
Hornbeam, American	<i>Carpinus caroliniana</i>
Hornbeam, European	<i>Carpinus betulus</i>
Ironwood	<i>Ostrya virginiana</i>
Japanese Lilac	<i>Syringa reticulata</i>
Maple, Amur	<i>Acer ginnala</i> (single stem)
Maple, Hedge	<i>Acer campestre</i>
Maple, Paperbark	<i>Acer griseum</i>
Redbud	<i>Cercis canadensis</i>
Servicberry	<i>Amelanchier</i> 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

MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING

SHEET L109

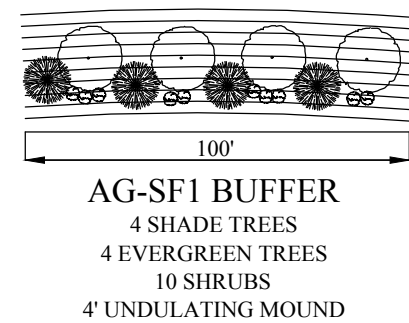
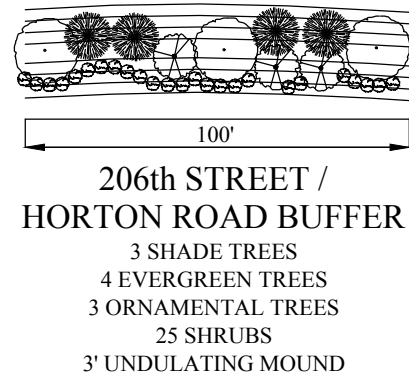


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 - STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

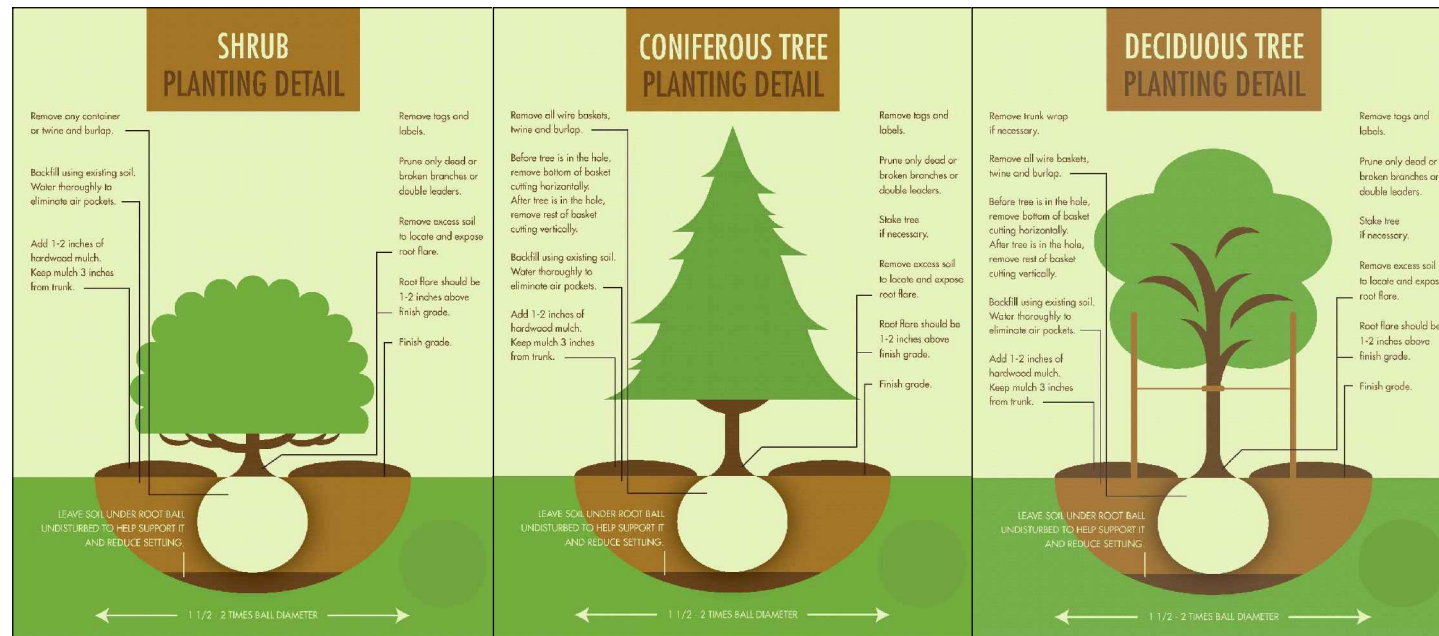
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

- shade
● evergreen
● ornamental
● shrub



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.



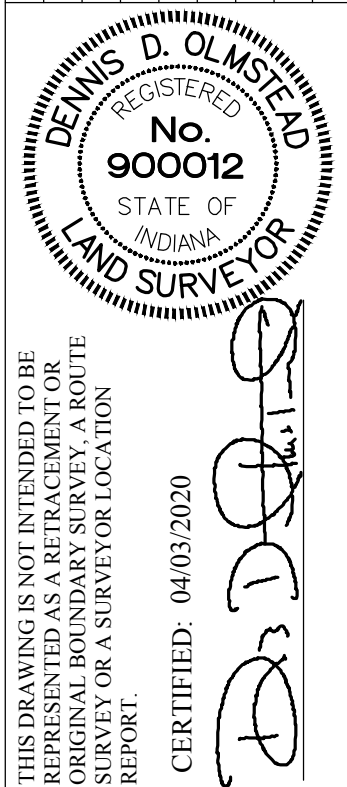
STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

MONON CORNER

HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 23 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO:
L110
S & A JOB NO:
89590ARB



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

REV	PER	TAC	COMMENTS	DATE	BY
5/26/20					GDK

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	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Horechestnut, Red	<i>Aesculus x carnea</i> 'Briotii'
Katsurtree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa</i> 'Sterling Silver'
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinkapin	<i>Quercus muehlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Zelkova	<i>Zelkova serrata</i>

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).

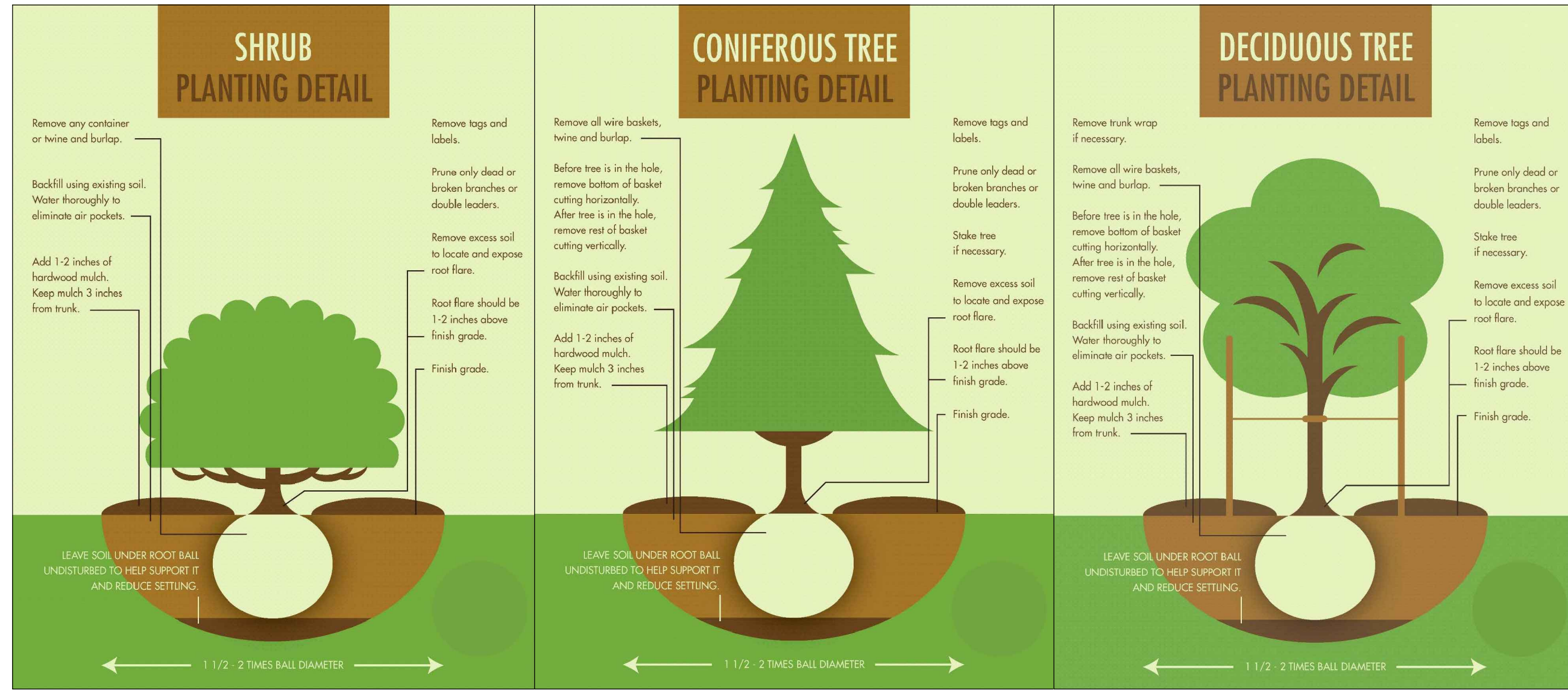
*See note below.

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	<i>Cornus mas</i>
Crabapple Var.	<i>Malus</i> var.
Hawthorn Var.	<i>Crataegus crusgalli</i> var.
Hornbeam, American	<i>Carpinus caroliniana</i>
Hornbeam, European	<i>Carpinus betulus</i>
Ironwood	<i>Ostrya virginiana</i>
Japanese Lilac	<i>Syringa reticulata</i>
Maple, Amur	<i>Acer ginnala</i> (single stem)
Maple, Hedge	<i>Acer campestre</i>
Maple, Paperbark	<i>Acer griseum</i>
Redbud	<i>Cercis canadensis</i>
Serviceberry	<i>Amelanchier</i> 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 column 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

MONON CORNER LANDSCAPE PLAN CHATHAM HILLS PUD ZONING



Shade Trees (2")

- Acer rubrum 'Autumn Flame' - 258 (Autumn Flame Red Maple)
- Cladastrus kentukea - 128 (Yellowwood)
- Diospyros virginiana - 150 (American Persimmon)
- Gleditsia triacanthos var inermis 'Suncole' - 44 (Sunburst Honeylocust)
- Liquidambar styraciflua 'Worplesdon' - 103 (Worplesdon Sweetgum)

Evergreen Trees (6")

- Abies balsamea var phanerolepis - 129 (Canaan Fir)
- Juniperus virginiana 'Carnaei' - 164 (Carnaeri Juniper)
- Picea abies - 239 (Norway Spruce)

Street Trees (2")

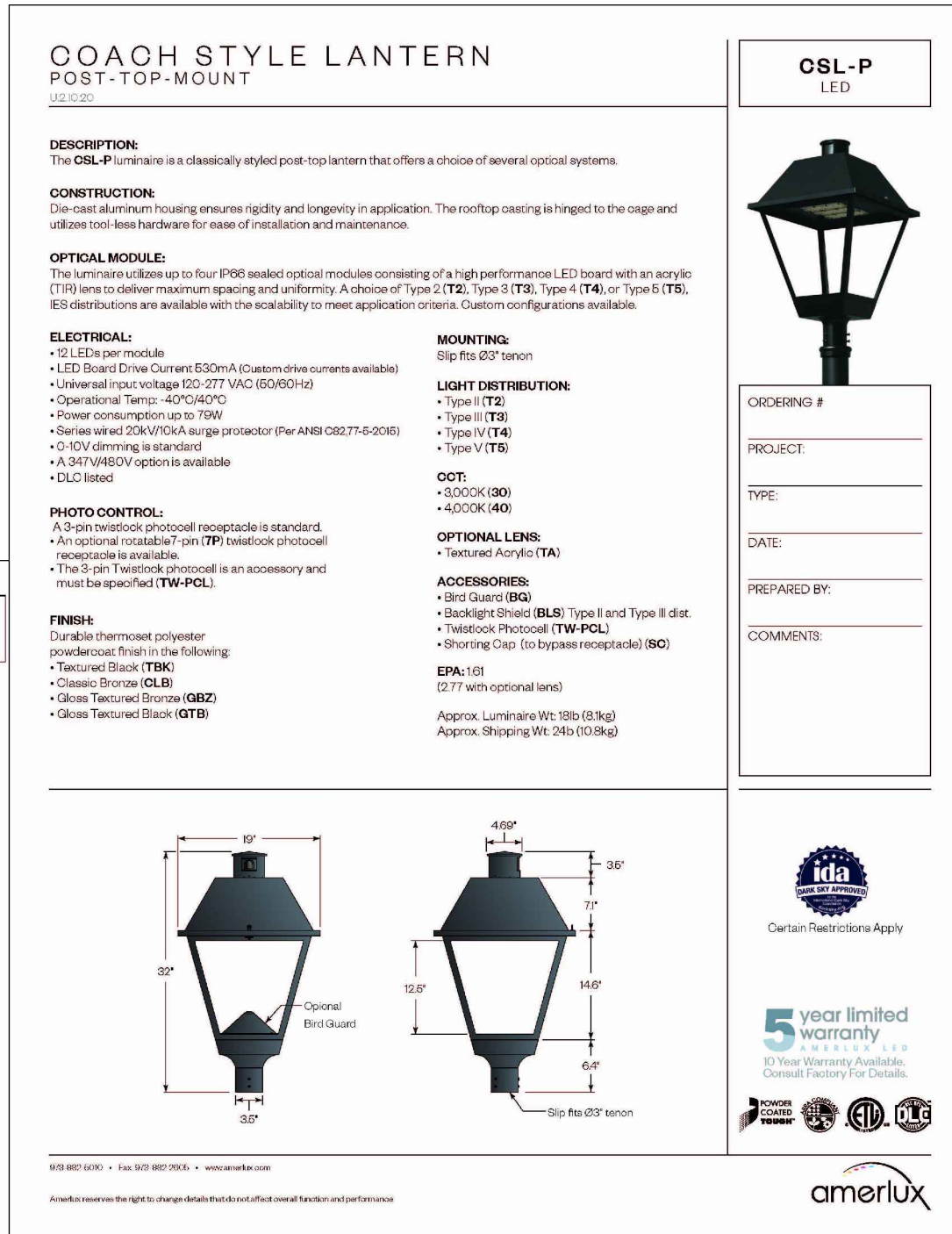
- Acer saccharum 'Legacy' - 94 (Legacy Sugar Maple)
- Celtis occidentalis 'Prairie Pride' - 98 (Prairie Pride Hackberry)
- Liriodendron tulipifera - 141 (Tulip Tree)
- Quercus bicolor - 91 (Swamp White Oak)
- Ulmus x 'Morton' - 102 (Accolade Elm)

Ornamental Trees (2")

- Cercis canadensis - 91 (Eastern Redbud)
- Cornus Kousa - 47 (Kousa Dogwood)
- Prunus virginiana 'Canada Red' - 53 (Canada Red Chokecherry)

Shrubs (18")

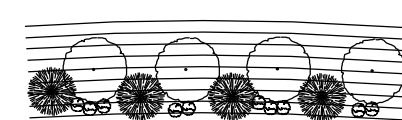
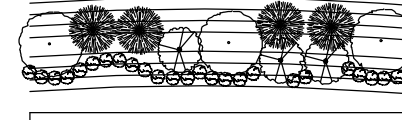
- Aronia melanocarp 'Autumn Magic' - 371 (Autumn Magic Black Chokeberry)
- Hydrangea paniculata 'Bulk' - 386 (Quick Fire Hydrangea)
- Syringa meyeri 'Palibin' - 423 (Dwarf Korean Lilac)
- Viburnum x burkwoodii - 319 (Burkwood Viburnum)



- 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' UNULATING MOUND
 - COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL OR EVERGREEN) PER 1 ACRE OR COMMON AREA (47,168 common area x 10 = 471 trees)
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 - 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 BUFFER - 1,207'

- 37 SHADE TREES
- 49 EVERGREEN TREES
- 37 ORNAMENTAL TREES
- 302 SHRUBS
- 3' UNULATING MOUND

HORTON ROAD BUFFER - 1,491'

- 45 SHADE TREES
- 60 EVERGREEN TREES
- 45 ORNAMENTAL TREES
- 373 SHRUBS
- 3' UNULATING MOUND

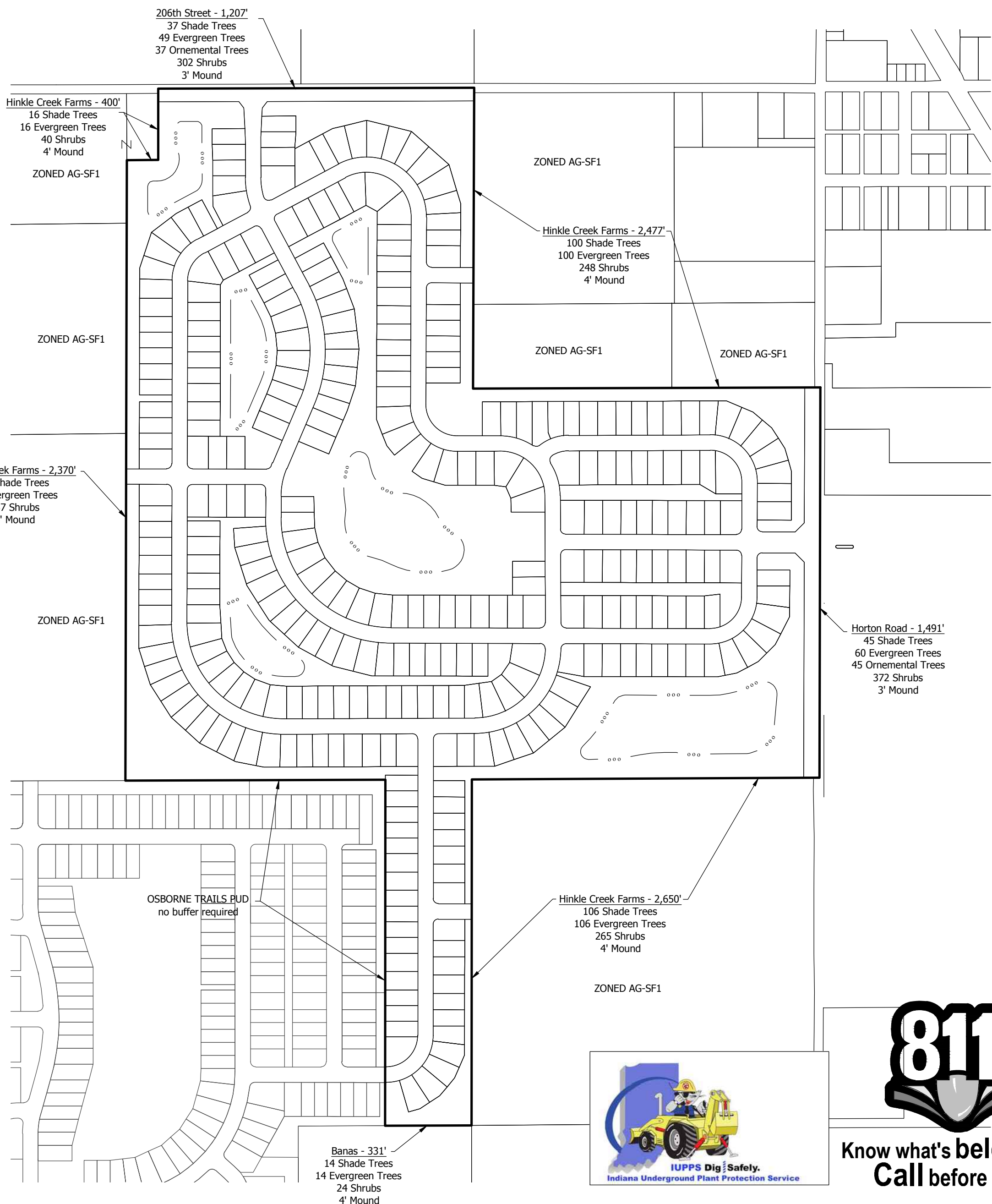


Exhibit 6 – Public Comment

1. 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 a stone wall or vinyl fence to create a barrier and also provide some ecstasics 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



Minutes of the June 3, 2020 APC Meeting
Presented for approval: June 15, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Wednesday, June 3, 2020 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

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

Members Absent: All Present

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

Motion: Horkay motioned to approve the May 18, 2020 meeting minutes as written.
Kelleher seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

2005-PUD-04

Junction PUD Amendment IV

17655 Shamrock Blvd.

Shamrock Land Acquisitions requests an amendment to the permitted uses and Building Height standards within District 3 of the Junction PUD.

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

Howard overviewed this request for an amendment to the Junction PUD.

The Petitioner, Birch Dalton, with Shamrock Land Acquisitions presented a follow up to this project. He addressed the traffic issue and said that the congestion is only two times a day for short periods of times during school drop off and pick-up. He said this project does not negatively impact traffic and that it actually will enhance the traffic patterns.

Spoljaric said her initial concerns remain. She said she was concerned that the other agencies also have concerns with this project. She addressed the traffic issues are of concern. She said a 4-story structure is not what she envisioned and that this not something she is comfortable with.

Schmitz asked where Spoljaric had seen the other agencies' concerns.

Howard responded that the comments were in the staff report.

Schmitz asked Public Works to help explain the traffic concerns related to turning on and off of Shamrock Boulevard.

Nail responded that the bottleneck occurs further north and that there may be challenges during student drop off and pick-up times. He said that a 4th floor will not make much of a difference in regard to congestion. The left turn issue with relation to school traffic is largely dependent on the retail users who may be in this project.

McCarty said he did not share the safety concerns that were brought up at the last APC meeting. He said he hopes this project would stay at a price point affordable for new teachers.

Maue said he was not as concerned about the height as he was previously. He said that Public Works eased his traffic concerns. He stated that this project fits the spirit and intent of the Comprehensive Plan.

Johns said he was not comfortable with this project and that he thinks the height difference is too much bordering single-family homes. He has concerns with the traffic. He said he questioned the need for additional multi-family at this site, and that he would like to see assisted living or independent senior apartments.

Horkay stated support of this project and that he was not concerned about the proposed additional height. He said he felt the density would be good for the downtown.

Burkman said she was concerned about the traffic turning right/north out of this project and resulting pedestrian conflicts. She asked if the proposed road improvements are a done deal and if there is anything in writing regarding the acquisition of ROW from the other property owners, and what the timing would be

Dalton, responded that although nothing is yet in writing, he has met with Riverview Hospital and they agreed to give the Right of Way (ROW). Schools would need to give ROW as well for widening to occur for the full length of the road.

Nail responded that any improvement would be coordinated with the City, Schools, and Riverview to come up with the best plan for improvement.

Kelleher said she liked the original design better. She said she is concerned about the traffic to the north and that she thinks the height difference is too much in regard to the adjoining single-family properties.

Graham said that the traffic is a pre-existing condition and only occurs at the school pick-up and drop-off times. He said he understands that market has changed for assisted living and multi-family and that he doesn't want to see a building go unused. He said he doesn't think 1-story will make that big of a difference. He said the widening of the road would be coordinated with the City.

Maue asked about traffic counts for the area.

Nail said that the he did not have the actual numbers on hand from the Roundabout project; however, the count was approximately 18,000 vehicles per day on State Road 32.

Motion: Horkay motioned to forward 2005-PUD-04 to the City Council with a favorable recommendation:
Second: Graham. Motion passed. Vote 5-4.

PUBLIC HEARING ITEMS

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)

Dorsey overviewed this request for an amendment to the Urban Vines PUD. He said that Staff had received one public comment that is included in the Public Comments exhibit on the agenda.

Matt Pleasant, with Pleasant Cities LLC, on behalf of the Petitioner summarized the details of this request. He stated that this amendment is to update the original concept plans with the addition of a covered patio and the removal of outdoor restrooms. He said there was a neighborhood meeting held regarding this project and the summary of that meeting is included in the exhibits.

Public Hearing for 2006-PUD-05 opened at 7:40 p.m.

No additional public comments.

Public Hearing for 2006-PUD-05 closed at 7:42 p.m.

Graham asked Pleasant to respond to written comment received prior to meeting.

Pleasant stated that the only change is to remove the outdoor restroom requirement. He said that if the Hoosier Hills PUD request is approved, then the truck and shipping traffic will be reduced at this winery facility.

Graham asked if additional indoor restrooms will be added. He asked if the additional restrooms space would be same amount that were going to be built outside or less.

Pleasant said that if the brewing operations are moved to Hoosier Hills, will ensure that the correct number of restrooms are included

Graham asked if the covered patio existed when the last petition was before the APC.

Pleasant said the Petitioner, Noah Herron, was unaware that covering the area qualified it as additional square footage. He ensured that any change will be shown on DDP

The Petitioner stated that the building is the same that is was when the last petition was being considered.

Kelleher said she is concerned that PUD text doesn't reference moving the restroom inside. She said she thought that additional parking would be required based on new plans. She said there is an enforcement issue in that not all landscaping has been installed resulting in making this noncompliant with the previous BZA approval from last year. She said that there is time to get landscaping in before coming back for additional approvals such as the bathroom improvement. She said she had concerns that adding additional

patron space will require more parking.

Herron responded that landscaping has been installed and that no additional space will be created for patrons. He said that one or two existing offices will be converted to restrooms.

Horkay shared others concerns about timing. He said he felt that like other items need to be addressed before this request can be considered. He said he is mostly favorable towards this request; however, he is concerned about the timing in regard to the Hoosier Hills PUD request.

Pleasant responded that they are not seeking a vote tonight for this project or Hoosier Hills. He said he felt it was important to present the two projects together.

Johns said he agreed with Horkay about timing and said he thought that Hoosier Hills should be considered first.

Maue said he was concerned that the Concept Plan does not show landscaping. He said that in regard to moving the restrooms indoors, he feels there needs more specific language addressing restrooms. He said he believed the covered patio was an honest mistake, but feels that the development of this property has been a series of honest mistakes. He suggested that all changes should be reviewed by a professional.

Herron said that he has worked with Westfield Fire Department on public capacity and fire protection issues. He said that the changes to patio were incremental and the issue surrounding the patio was an honest mistake.

Pleasant responded that the landscape plans from the original PUD still apply. He said he would work with Staff on this.

Herron said he can add the landscaping to the plan.

McCarty said he would like to have all building plans at once instead of piece by piece. He said he agrees that the same number of restrooms needs to be provided. He said he also agrees that the APC should see how Hoosier Hills develops first

Schmitz said he wants certainty that new restrooms will be constructed inside

Spoljaric said she was also concerned about the language related to the restrooms.

Graham said he agrees about the restrooms and that the timeline should be included and should still remain as this September.

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.

Dorsey overviewed this request for a change of zoning. He said that Staff had received public comments that are included in the Public Comments portion of the agenda.

Matt Pleasant, with Pleasant Cities LLC, on behalf of the Petitioner summarized the details of this request. He said that the area for the proposed Hoosier Hills was originally designated as New Suburban prior the establishment of the Grand Park Sports Addendum which permits some regional commercial and industrial uses. He said that this proposal is located along the Spring Mill Road which is a primary arterial leading up to Grand Park that contemplates commercial and residential uses. He said that since the City Council introduction, changes have been made based on feedback from the Council. He said existing buildings would be brought into code. He said the proposed cabins that are designed for smaller families as where the other lodging uses would house larger extended families/sports teams.

He said there was a neighborhood meeting held regarding this project and the summary of that meeting is included in the exhibits.

Public Hearing for 2006-PUD-06 opened at 8:17 p.m.

No additional public comments.

Public Hearing for 2006-PUD-06 closed at 8:19 p.m.

Spoljaric voiced concerns about the lack of the inspection and permitting processes for Airbnb's. She said it seems that this project would fall into that category. She said that the Concept Plan doesn't seem fully developed. She said it seems that this proposal is thought out for Urban Farmer/Urban Vines but not for the other uses. She said she will submit written comments.

Pleasant said he had a discussion with Staff regarding use definitions. He said he understood that Airbnb's are a concern in many neighborhoods and that this proposal could be an alternative to that situation.

Schmitz said that he thinks more information and refinements are needed.

McCarty agreed that more information is needed. He said he thought that this is more like an Airbnb rather than a hotel. He said he thought the aesthetics are great for the area. He said he wants this area to develop nicely and not be a hodgepodge of developments.

Maue said he shared Spoljaric's concerns about operation of the lodging and that he is additionally concerned about management. He said he thinks a barrier is necessary to prohibit the lodging residents from entering other areas of the PUD. He said he did not have concerns about moving the winery's processing operations to this area.

Johns said he shared Spoljaric's concerns and McCarty's hodgepodge comment. He is concerned about the multi-uses that are proposed. He said that he thinks Westfield has enough storage facilities. He stated concerns about how this proposal would affect the City's already approved hotels. He said he would like to see a more detailed business plan about how the cabins will operate. He said he will submit written comments.

Horkay said he needs more clarity in definitions and that he would like the cabins to be more like those in a national park setting. He added that the cabins are attractive; however, the wooded setting, depicted in the Character Exhibits, adds to the appeal but questioned if those areas would be present. He said that there may be a need for more green space to accommodate team workouts.

Burkman said she thinks this is an exciting project and compliments Westfield's identity. She said that this could be good for the marketing for Grand Park. She stated that she does share other concerns regarding details. She suggested that the petitioner visit Lake Rudolph Campground in Santa Claus near Holiday World, as that would be a good resource. She also suggested the Petitioner look at Dulls Tree Farm. She said she will submit written comments.

Kelleher said she agreed that the Petitioner has great ideas but feels there is some trouble with execution of the plans. She said she has issues with the Petitioner modifying the UDO definitions and thinks they should stick with the City's definitions and add additional uses that are desired. She said she is also concerned about the cabin use and their competition with hotels and that there needs added detail in the PUD related to the cabins. She stated concerns about the language related to the Concept Plan "one possible layout..." and there is a need for specific wording. She said she was concerned about some of the images in the Character Exhibit. She said she had concerns about existing landscaping replacing street frontage landscaping because parts of the lot are a field. She said she shared Spoljaric's concerns about this being like a minor subdivision while getting around some of the standards.

Pleasant has responded that staff has previously preferred that all definitions be included in the ordinance and stated he will defer to staff. Pleasant also explained the difference between Exhibits D & E

Graham said he agreed with other APC comments and that he needs to see more detail. He said he wants to make sure the APC get this right the first time.

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)

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 review for five (5) lots on 24.47 acres +/- in the 181st Street PUD District
(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

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 review of 1 lot on 54.6 acres +/- in the AG-SF1: Agricultural Single-family Rural District.
(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

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)

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: 8-0.

Spoljaric left the meeting at 8:48 p.m.

Meeting adjourned at 8:55 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



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

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Public Comment

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.



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.
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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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.



- 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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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 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
- b) Single-family Attached Residential Uses:
- c) Nonresidential and Mixed-Uses:
- d) District II Multi-family Uses:
- e) Maximum Density:
 - i) 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.
- 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 (Article 6.8(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)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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: Hold a public hearing at the June 3, 2020, Advisory 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 comment, prior to the Plan Commission's further consideration.
3. If any APC member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.