



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Cancelled 05_08_2019

Wednesday, May 08, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Wednesday, May 08, 2019 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - April 15, 2019

Documents: [APC Minutes - April 15, 2019](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1904-DDP-04

**Westfield Playhouse
220 N. Union Street**

Main Street Productions, Inc. requests Detailed Development Plan approval of a 6,800 square foot theater on 0.3 acres +/- in the Westfield Playhouse PUD District.

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

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

1904-DDP-06

**Kiddie Academy (Chatham Commons)
Northwest Corner of U.S. 31 and 191st Street**

Woodmont Land Company by American Structurepoint, Inc. requests Detailed Development Plan approval of a 10,500 square foot daycare on 1.98 acres +/- in the Chatham Commons PUD District.

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

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

1904-DDP-02

Hoosier Market at Gristmill Crossing

Northwest Corner of SR 32 and Ditch Road

William Tres Development by Weihe Engineers requests Detailed Development Plan approval of a fuel and convenience store on approximately 1.6 acres +/- in the Spring Mill Trails PUD District.

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

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

1904-DDP-07

Monon Crossing

Southwest Corner of State Road 32 and Spruce Lane

Midland Atlantic Properties by Kimley-Horn & Associates, Inc. requests Detailed Development Plan approval of a 12,000 square-foot commercial building on approximately 3.18 acres +/- in the Monon Crossing PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Sightline Study](#)

ITEMS OF BUSINESS

1904-PUD-07

Southoak PUD Amendment

16465 Southpark Drive

16465 Southpark Dr, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Southoak PUD District to modify development standards on approximately 3.70 acres +/- in order to accommodate two (2) flex buildings.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-08](#) | [Exhibit 4: Public Comments \(As of 4:00pm 5/8/19\)](#)

PUBLIC HEARING ITEMS

1904-ODP-07 & 1904-SPP-07 [PUBLIC HEARING]

Wheeler Landing, Section 1

Southwest corner of Wheeler Road and 181st Street

Westfield Washington Schools and YMCA of Greater Indianapolis by Kimley-Horn & Associates, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 36 acres +/- in the Wheeler Landing PUD District.

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

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

1904-PUD-08 [PUBLIC HEARING]

Urban Vines PUD

303 East 161st Street

Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Sound Mitigation Exhibit](#) | [Exhibit 6: Ordinance 19-10](#) | [Exhibit 7: Petitioner's Narrative](#) | [Exhibit 8: Recorded Acknowledgement of Variance April 2016](#) | [Exhibit 9: Recorded Acknowledgement of Variance December 2016](#) | [Exhibit 10: Neighbor Meeting Summary 3-26-19](#) | [Exhibit 11: Petitioner's Update](#) | [Exhibit 12: Public Comment - updated 5/8/19 @ 5:20pm](#) | [Exhibit 13: Neighbor Meeting Summary 5-6-19](#)

1905-PUD-09

Chatham Hills PUD Amendment VI

East and adjacent to Horton Road, south and adjacent to 199th Street

Henke Development Group, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 153.2 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Color Concept Exhibit](#) | [Exhibit 5: Proposed Ordinance 19-11](#) | [Exhibit 6: Neighborhood Meeting Summary \(4-23-19\)](#) | [Presentation Slides](#)

1905-PUD-11 [PUBLIC HEARING]

Austrian Pine PUD

Southeast Corner of State Road 32 and Austrian Pine Way

Westfield Properties, LLC by Nelson & Frankenberger, LLC requests a change in zoning of approximately 12.53 acres +/- from the EI: Enclosed Industrial District to the Austrian Pine PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-12](#) | [Exhibit 4: Comprehensive Plan Map](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Illustrative Layout](#) | [Exhibit 7: Character Exhibits](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Presentation Slides](#)

1905-ZOA-01 [PUBLIC HEARING]

Unified Development Ordinance Amendment

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

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

Documents: [Exhibit 1: Department Report](#) | [Exhibit 2: Proposed Ordinance 19-13](#)

ITEMS CONTINUED TO A FUTURE MEETING:

1904-PUD-05 [CONTINUED]

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1904-DDP-04
Project Name: Westfield Playhouse
Subject Site Address: 220 N. Union Street
Petitioner: Main Street Productions, Inc.
Request: Detailed Development Plan review of a 6,800 square foot theater on 0.30 acres +/- in the Westfield Playhouse Planned Unit Development (PUD) District.
Current Zoning: Westfield Playhouse PUD
Current Land Use: Vacant
Approximate Acreage: 0.30 +/-
Property History: Westfield Playhouse (Ord. 18-18, 06/25/18)

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

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

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

The plans comply.

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

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

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:

- 22) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 23) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 24) 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.
 - 25) 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 4.15 (LB-H District) and Westfield Playhouse PUD District (Ord. 18-18 (Section 7 – Development Standards and Section 9 – Design Standards).

26) Article 4.15 LB-H Local Business / Historical District:

a) General Requirements and Guidelines:

- i) Commercial Buildings: Structures to be remodeled or altered to be utilized for business purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.
- ii) Exterior Modifications: Exterior modifications for porches, overhangs, chimneys and room additions shall be compatible in design of the original structure or like structures. Wood products and white and earth tone colors shall be utilized to the extent possible.

27) Section 7 – Development Standards (Ord. 18-18):

a) Article 6.3 Architectural Standards: Shall apply, except as modified below:

- i) Character Exhibit: New building(s) shall be substantially similar in quality and character with the Character Exhibit, attached hereto as **Exhibit C**. If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibit, then the Character Exhibit shall control.

b) Article 6.8 Landscape Standards: Shall apply, except as modified below:

- i) Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply to the Real Estate.
- ii) Article 6.8(N) Buffer Yard Requirements: Shall not apply to the Real Estate.

iii) Article 6.8(O) Parking Area Landscaping: Shall not apply to the Real Estate.

c) Article 6.14 Parking and Loading Standards: Shall apply, except as modified below:

i) Article 6.14(G)(2) Off-Street Parking: Location: Shall not apply to the Real Estate.

ii) Article 6.14(G)(11) Off-Street Parking: Required Spaces: No off-street Parking Spaces shall be required on the Real Estate

28) Section 9 – Design Standards (Ord. 18-18):

a) Article 8.7(D) Perimeter/External Pedestrian Network Standards: Shall not apply to the Real Estate

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

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

a) Screening of Receptacles and Loading Areas:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

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

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

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

vi) 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.

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

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

30) Architectural Standards (Article 6.3)

a) Building Orientation:

i) No loading spaces or loading docks shall be permitted to face a Street.

ii) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

b) Building Materials: In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area. Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

a) Non-Residential Districts:

i) In Business or Industrial Districts, the maximum Building Height requirements of the Zoning District may be increased if buildings are set back from Lot Lines, one (1) foot for each two (2) feet of additional height above forty-five (45) feet, or the Zoning District's maximum Building Height, whichever is less.

33) Home Business Standards (Article 6.7)

34) Landscaping Standards (Article 6.8)

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

35) 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.]

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

40) Performance Standards (Article 6.15)

41) Setback Standards (Article 6.16)

42) Sign Standards (Article 6.17)

43) Vision Clearance Standards (Article 6.19)

a) Vision Clearance:

- i) 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:

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

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

44) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

45) Easement Standards (Article 8.3)

46) Monument and Marker Standards (Article 8.5)

47) Open Space and Amenity Standards (Article 8.6)

48) Pedestrian Network Standards (Article 8.7)

49) Storm Water Standards (Article 8.8)

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

51) Surety Standards (Article 8.12)

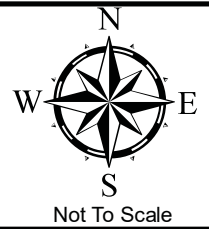
52) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION:** Approve Detailed Development Plan (1904-DDP-04) with the following conditions:
 - a. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.
 - b. Approval of the lighting plan and dumpster enclosure be delegated to the Department.
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



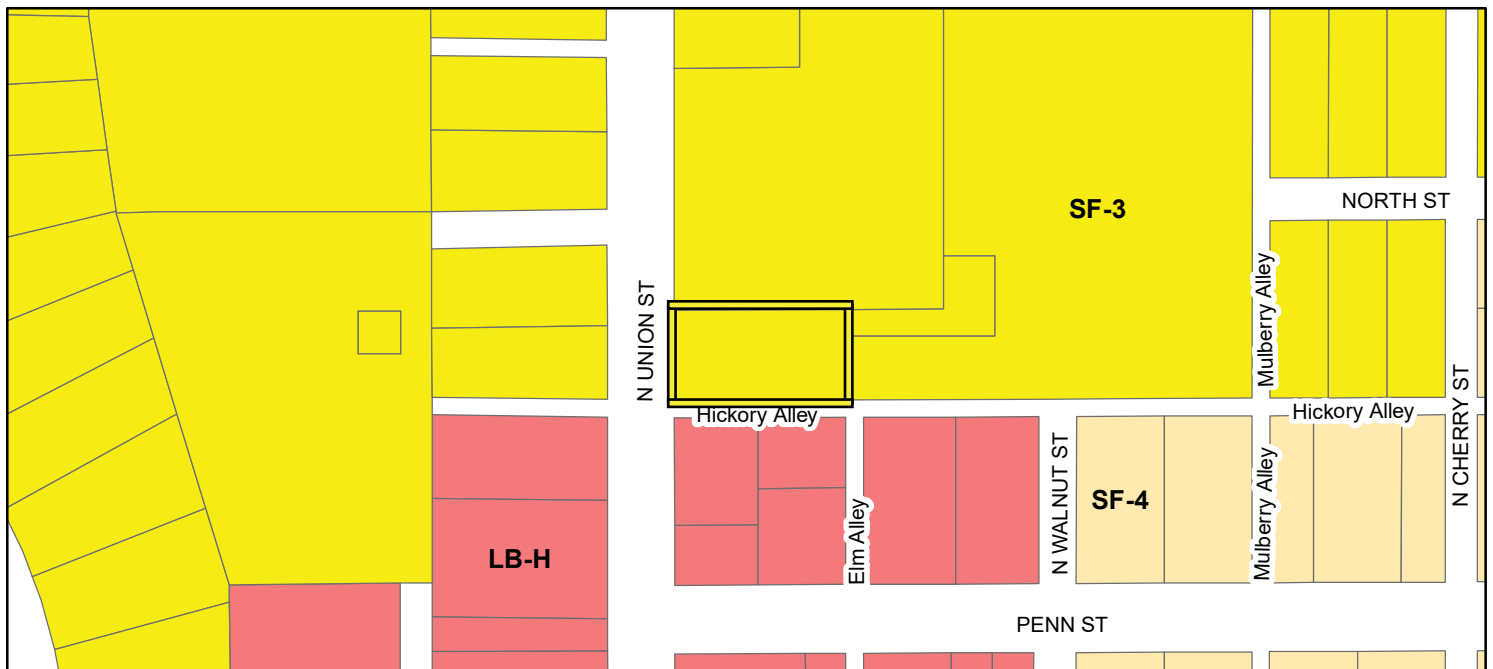
Property Location Map
1806-PUD-17
Westfield Playhouse PUD



Aerial Location Map

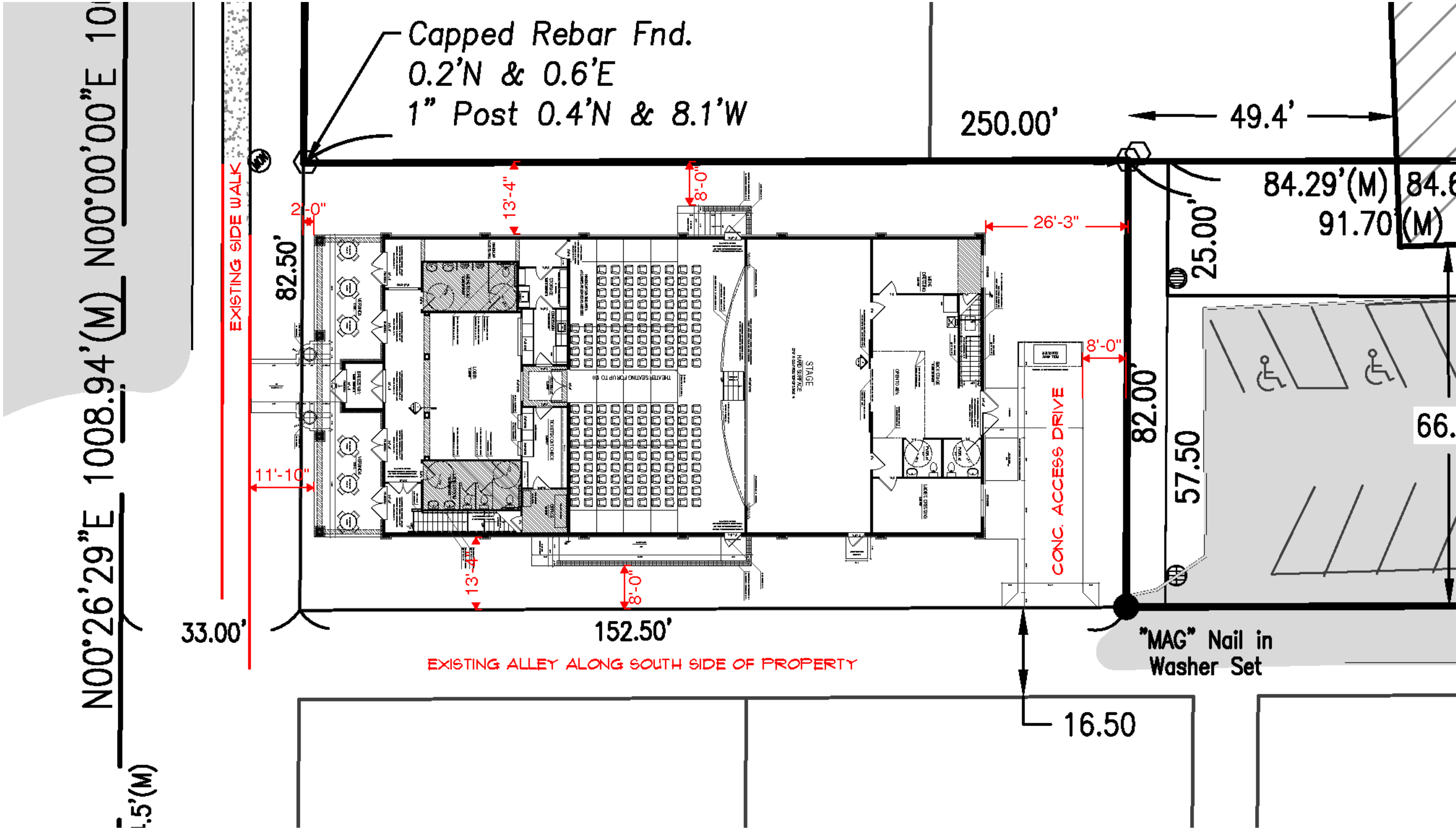


Zoning Map



Legend

- LB-H (Local Business - Historical)
- SF-4 (Single Family - 4)
- SF-3 (Single Family - 3)



SITE PLAN

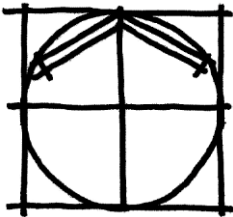
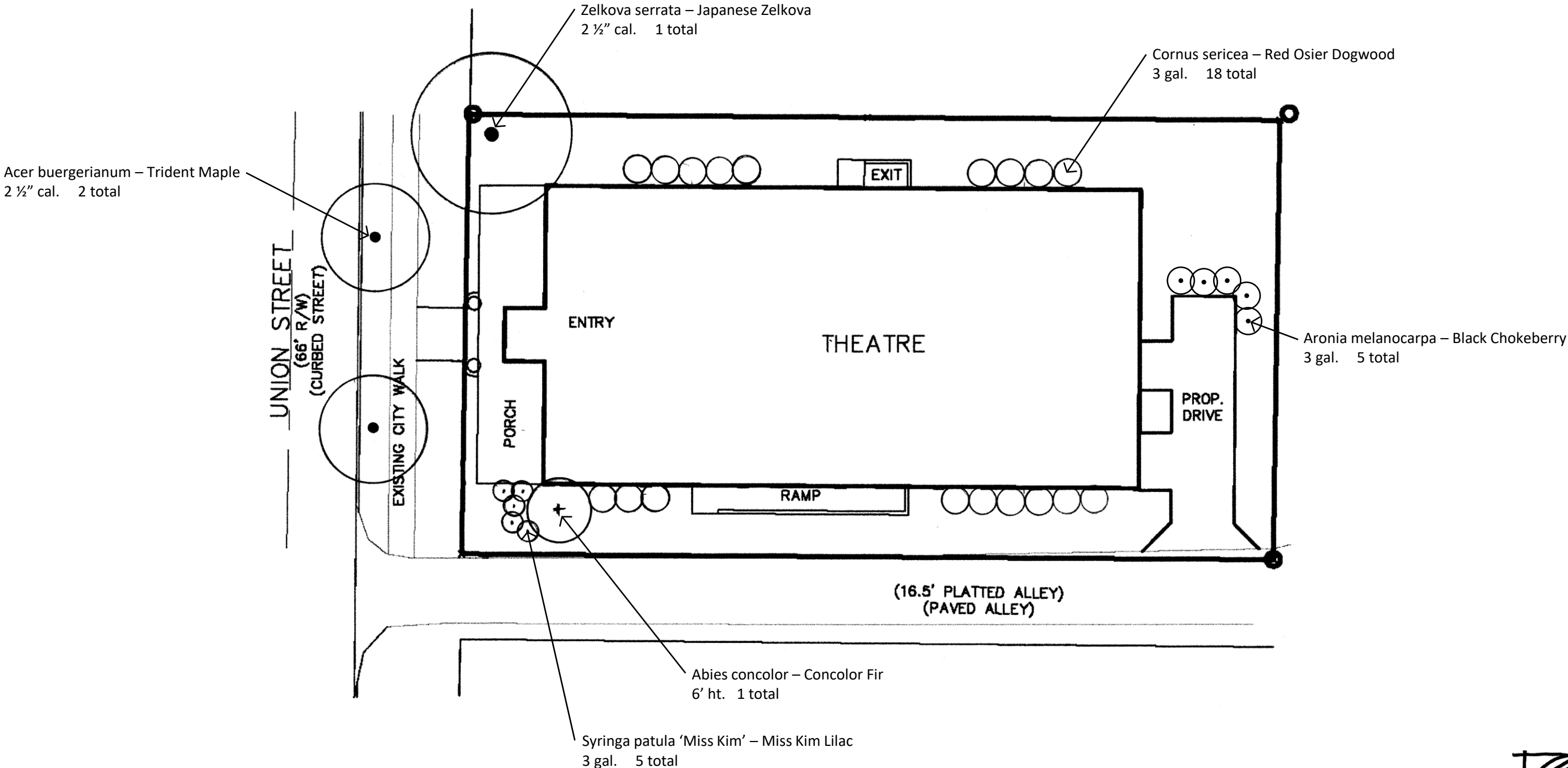
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MODEL #	PLAN TYPE	DATE	DESIGNER	REMARKS
Westfield Playhouse				
COLLECTION:				
ELEVATION:				
HANDING:				
GARAGE LEFT				
MUNICIPALITY:				
WESTFIELD				

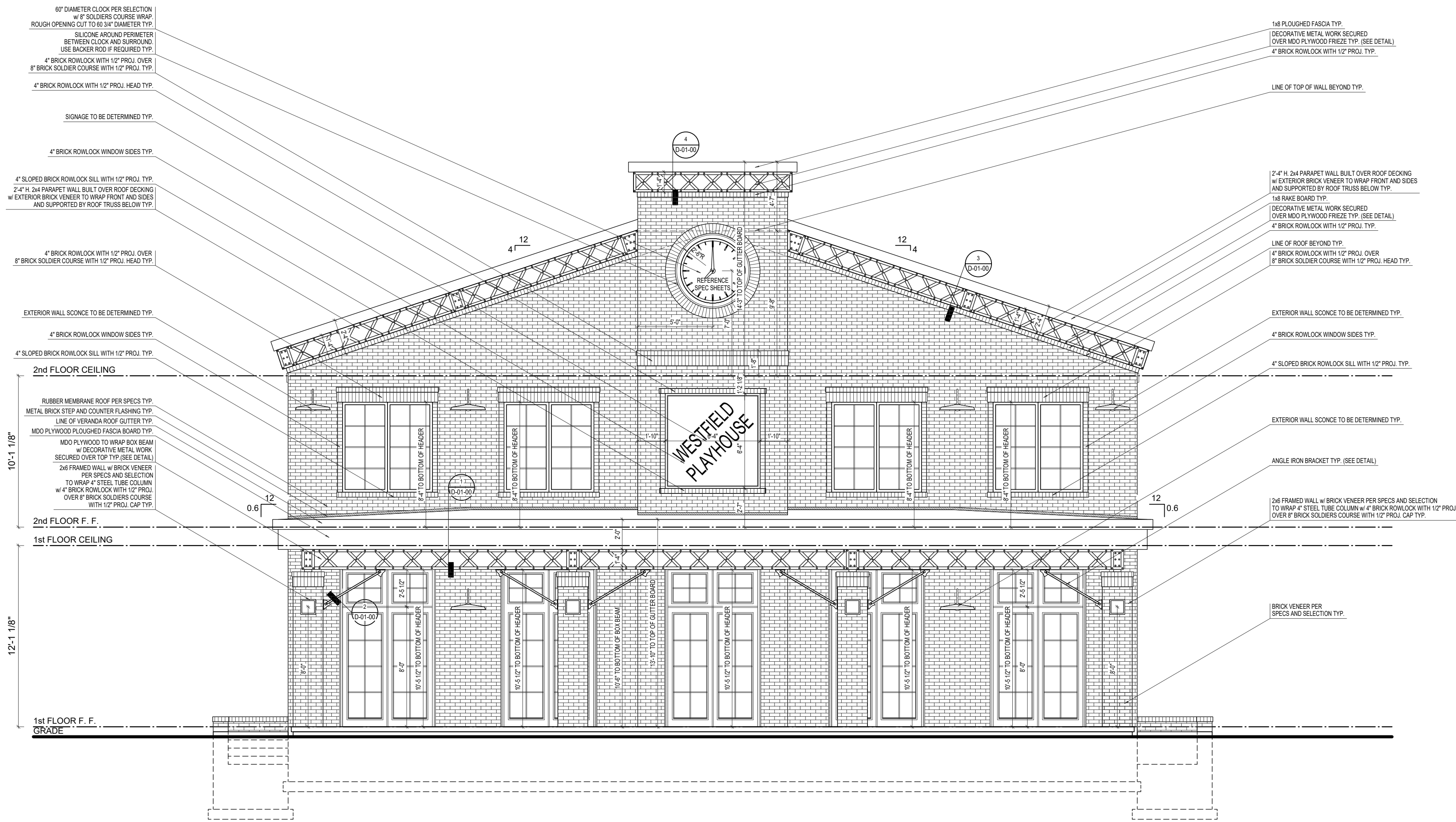


WF_PlayHouse	PRINT DATE:	04/05/2019
FOR:	ESTRIDGE HOMES	
DRAWN BY:		
COMMUNITY:		
SHEET NUMBER		
SP-01		

Westfield Playhouse
Landscape Plan



1"=20'
25 April 2019



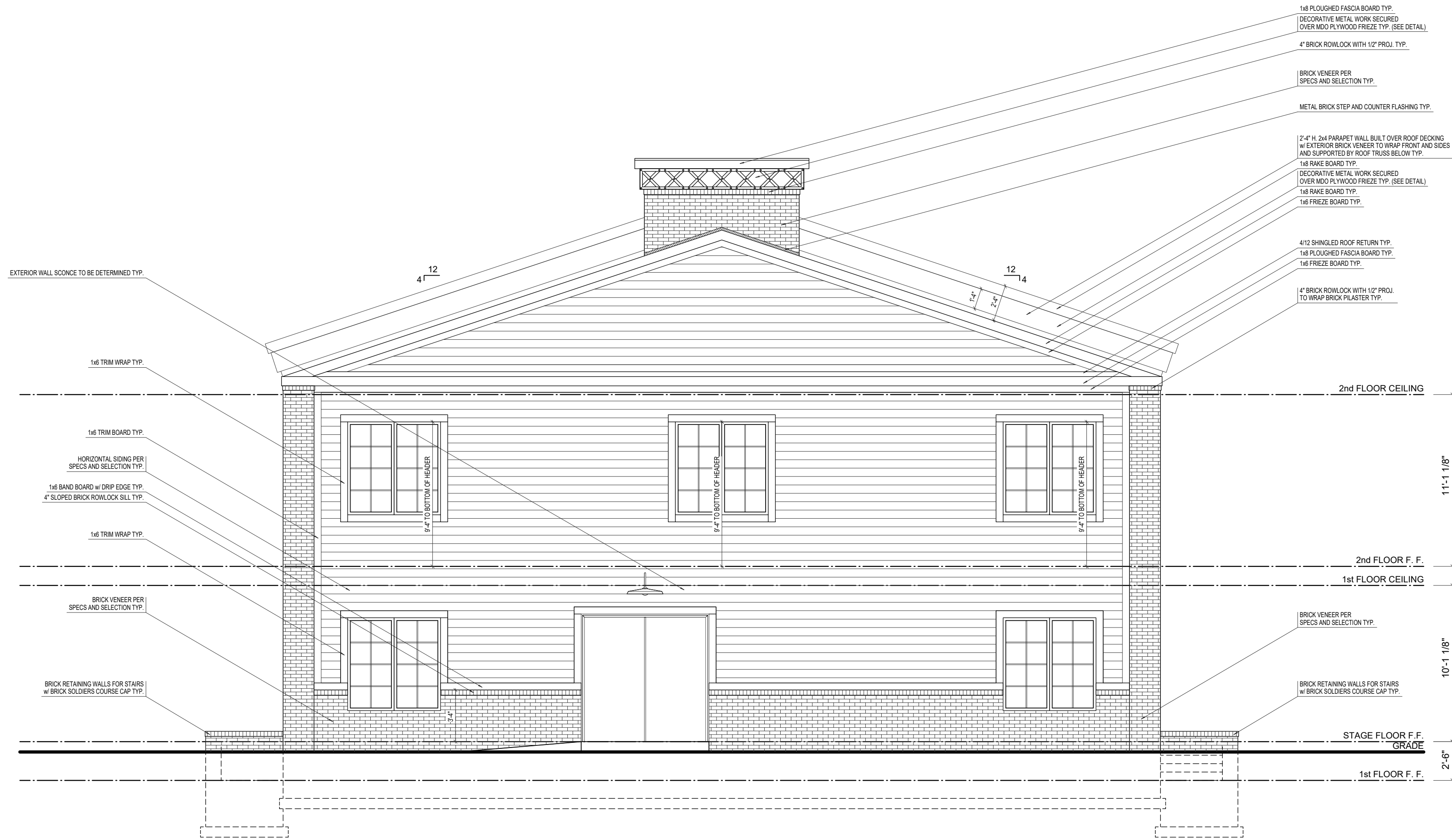
WEST ELEVATION

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

MODEL #	PLAN TYPE	DATE	DESIGNER	REMARKS
Westfield Playhouse				
COLLECTION:				
ELEVATION:				
HANDING:				
GARAGE LEFT				
MUNICIPALITY:				
WESTFIELD				



WF_PlayHouse			
FOR: Estridge Homes		LOT #:	
DRAWN BY:		COMMUNITY:	
SHEET NUMBER			
A-06			



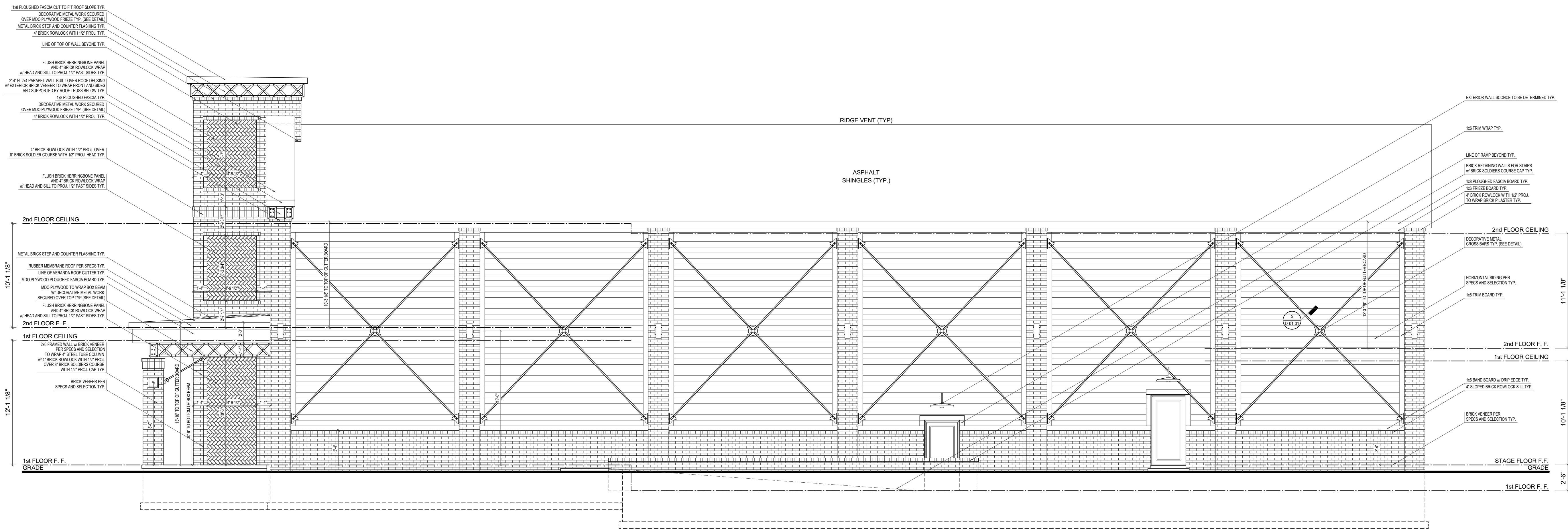
EAST ELEVATION

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

MODEL #	PLAN TYPE	DATE	DESIGNER	REMARKS
Westfield Playhouse				
COLLECTION:				
ELEVATION:				
HANDING:				
GARAGE LEFT				
MUNICIPALITY:				
WESTFIELD				



PRINT DATE: 04/05/2019				
WF_PlayHouse	FOR: Estridge Homes	DRAWN BY:	LOT #:	
			COMMUNITY:	
SHEET NUMBER A-07				



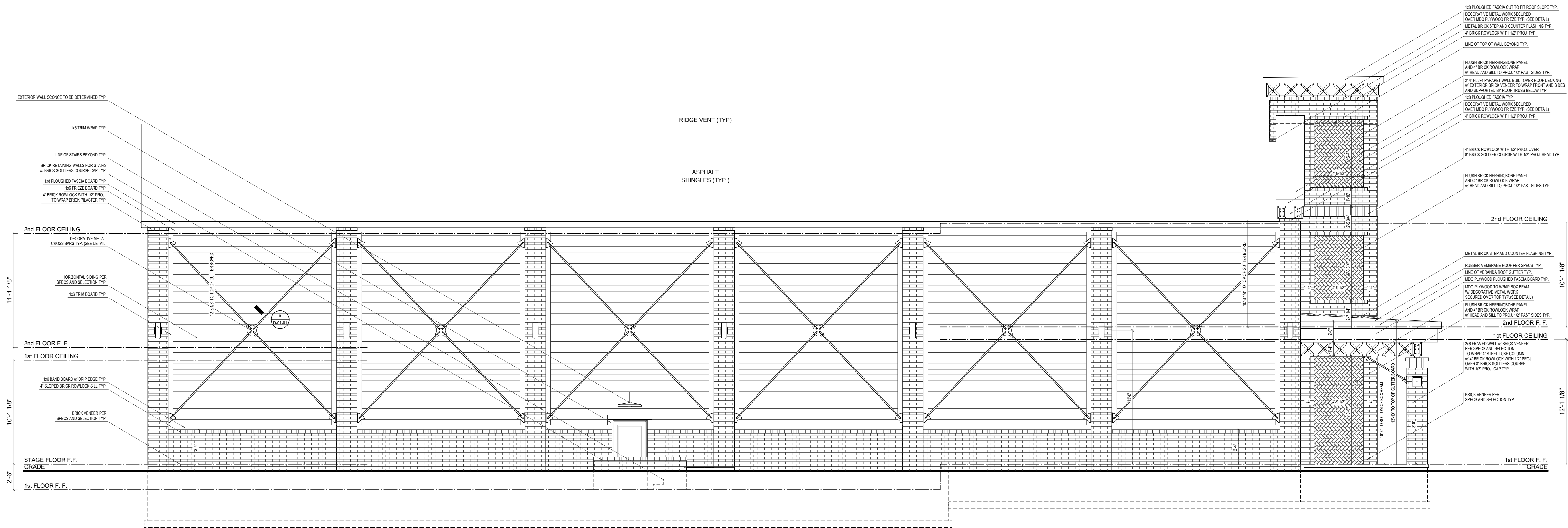
SOUTH ELEVATION

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

MODEL #	PLAN TYPE	DATE	DESIGNER	REMARKS
Westfield Playhouse				
COLLECTION:				
ELEVATION:				
HANDING:				
GARAGE LEFT				
MUNICIPALITY:				
WESTFIELD				



PRINT DATE: 04/05/2019				
WF_PlayHouse	FOR:	Estridge Homes	LOT #:	
	DRAWN BY:			
	SHEET NUMBER			COMMUNITY:
	A-08			



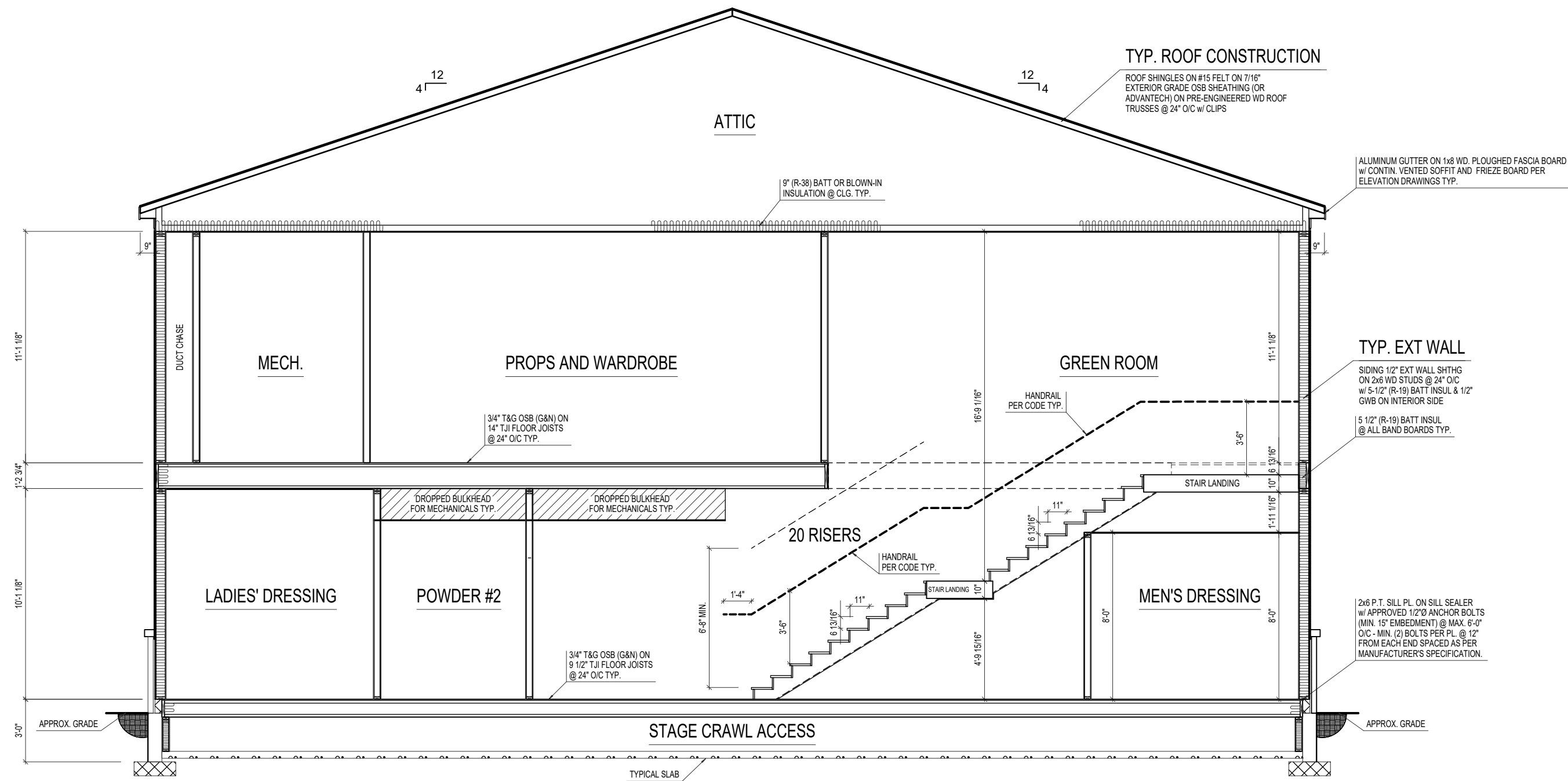
NORTH ELEVATION

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

PLAN TYPE	DATE	DESIGNER	REMARKS
MODEL #: Westfield Playhouse			
COLLECTION:			
ELEVATION:			
HANDING: GARAGE LEFT			
MUNICIPALITY: WESTFIELD			

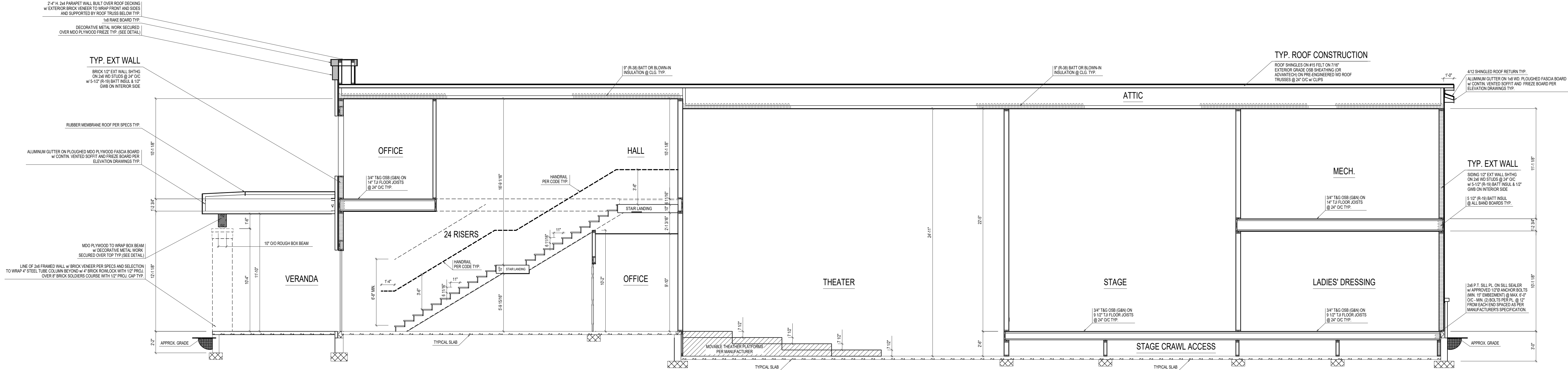


PRINT DATE: 04/05/2019		
WF_PlayHouse	FOR: Estridge Homes	LOT #:
	DRAWN BY:	
	COMMUNITY:	
SHEET NUMBER A-09		



SECTION A-A

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



SECTION B-B

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

MODEL #	PLAN TYPE	DATE	DESIGNER	REMARKS
Westfield Playhouse				
COLLECTION:				
ELEVATION:				
HANDING:				
GARAGE LEFT				
MUNICIPALITY:				
WESTFIELD				



PRINT DATE: 04/05/2019			
WF_PlayHouse	FOR: Estridge Homes	DRAWN BY:	LOT #:
SHEET NUMBER			
A-10			



Petition Number: 1904-DDP-06

Project Name: Kiddie Academy (Chatham Commons)

Subject Site Address: Northwest corner of 191st Street and US 31

Petitioner: Woodmont Land Company

Request: Detailed Development Plan review of a 10,500 square foot daycare on 1.98 acres +/- in the Chatham Commons Planned Unit Development (PUD) District.

Current Zoning: Chatham Commons PUD

Current Land Use: Vacant

Approximate Acreage: 1.98 +/-

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

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

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

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

DEVELOPMENT PLAN 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:

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Chatham Commons PUD District (Ord. 17-03, Section 8 – General Regulations) except for those items identified as outstanding below:

26) Minimum Lot Area: No Minimum

27) Minimum Lot Frontage: 80 feet

28) Minimum Building Setback Lines:

a) Front Yard (shall be that of which is facing the public right of way at entrance):

i) US Highway 31: 30 feet

ii) 191st Street: 30 feet

iii) Internal to District: 15 feet

b) Side Yard: No Minimum

c) Rear Yard: No Minimum

29) Minimum Lot Width: No Minimum

30) Building Height:

a) District 2 Minimum Building Height:

i) One (1) story

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

32) Minimum Building Size:

a) District 2: 3,000 square-foot footprint, shall include outdoor seating area.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

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

a) Screening of Receptacles and Loading Areas:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

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

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

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

vi) 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.

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

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

35) Architectural Standards (Article 6.3)

a) Building Orientation:

i) No loading spaces or loading docks shall be permitted to face a Street.

ii) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

b) Building Materials: In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area. Building Standards (Article 6.4)

36) Fence Standards (Article 6.5)

37) Height Standards (Article 6.6)

a) Non-Residential Districts:

i) In Business or Industrial Districts, the maximum Building Height requirements of the Zoning District may be increased if buildings are set back from Lot Lines, one (1) foot for each two (2) feet of additional height above forty-five (45) feet, or the Zoning District's maximum Building Height, whichever is less.

38) Home Business Standards (Article 6.7)

39) Landscaping Standards (Article 6.8)

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

40) 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.]

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

45) Performance Standards (Article 6.15)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

48) Vision Clearance Standards (Article 6.19)

a) Vision Clearance:

- i) 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:

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

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

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) Pedestrian Network Standards (Article 8.7)

54) Storm Water Standards (Article 8.8)

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

56) Surety Standards (Article 8.12)

57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

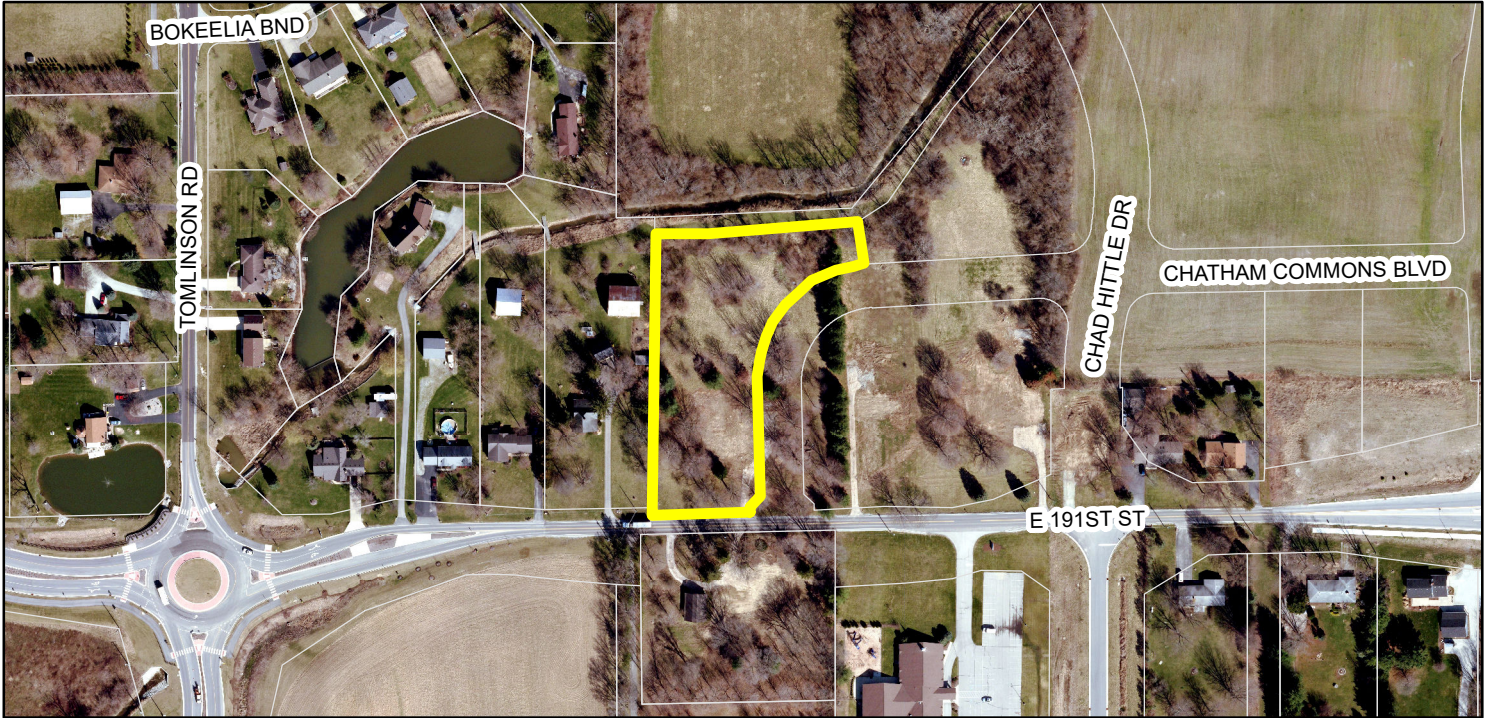
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION:** Approve Detailed Development Plan (1904-DDP-06) with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



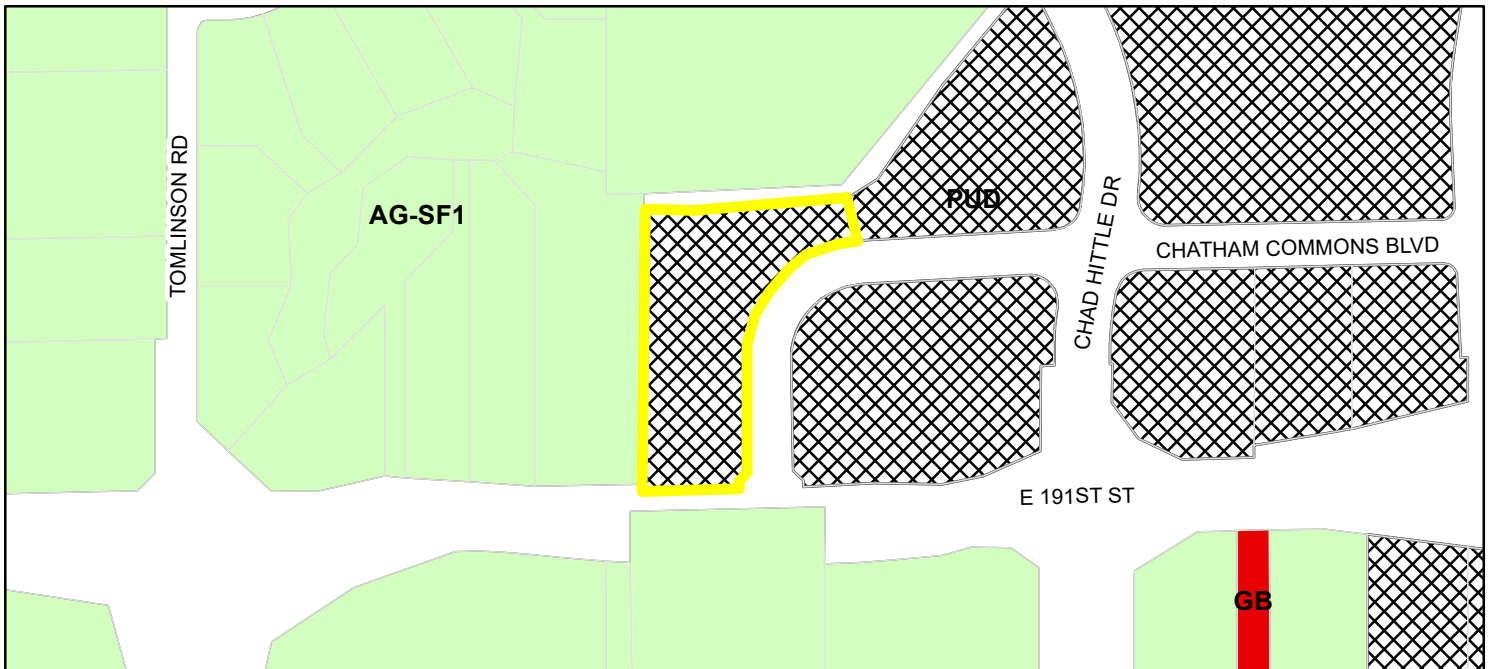
Property Location Map
Kiddie Academy (Chatham Commons)
Detailed Development Plan
1904-DDP-06



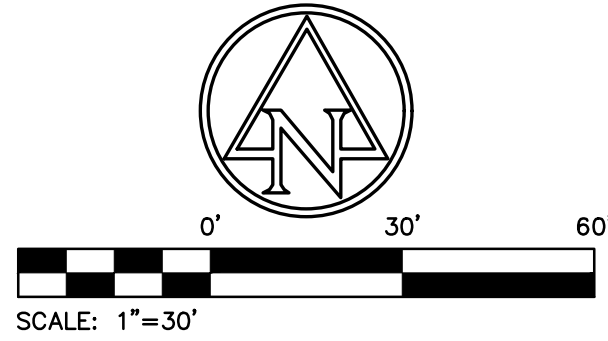
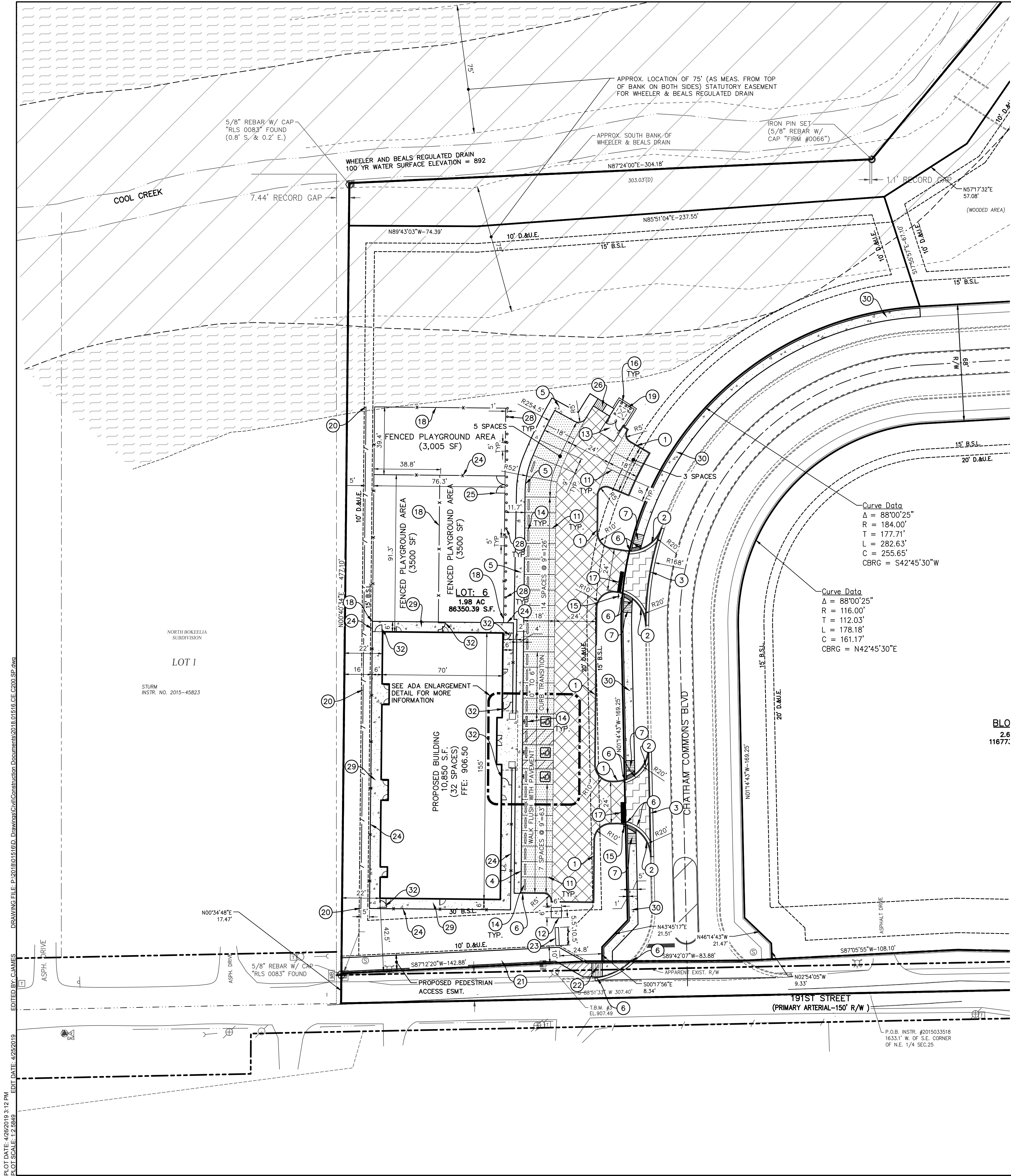
Aerial Location Map



Zoning Map



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



EXISTING LEGEND

- CHAIN LINK FENCE
- BOARD FENCE
- BURIED GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- TELEPHONE PEDESTAL
- UTILITY POLE
- UTILITY POLE W/ TRANS.
- SIGN
- GAS VALVE
- GAS LINE MARKER
- GUY WIRE
- MAILBOX
- 5/8" REBAR FOUND
- TEMPORARY BENCHMARK
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- 100 YR. BASE FLOOD EL.
- 100 YR. FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 16057001096
- 100 YR. FEMA FLOODWAY PER NOV. 19, 2014 PANEL 16057001096

SITE LEGEND

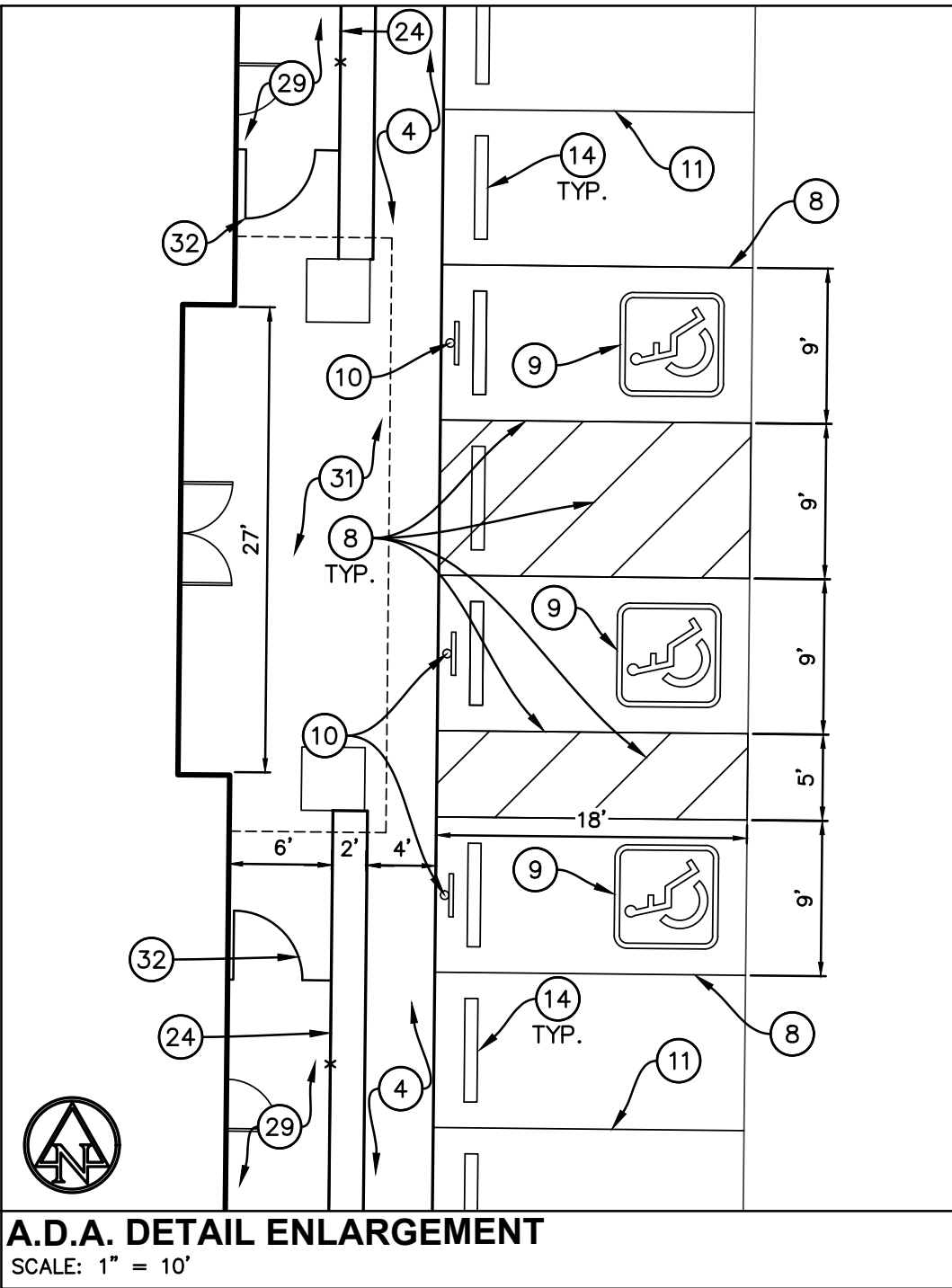
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CLASS III DRIVE PER INDOT STANDARD DETAIL
- CONCRETE PAVEMENT
- ASPHALT PATH

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	1.98± ACRES
BUILDING AREA:	10,850 SF
SITE IMPERVIOUS AREA:	0.81± ACRES
STANDARD PARKING (9'x18'):	29
ADA PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	3
TOTAL PROPOSED PARKING:	32

KEYNOTES

- 6" CONCRETE CURB
- 24" TYPE II CONCRETE CURB & GUTTER (PER CITY OF WESTFIELD CURB DETAILS)
- 24" DEPRESSED CONCRETE CURB
- 4" WIDE CONCRETE SIDEWALK (PER CITY OF WESTFIELD DETAILS)
- COMBINED CONCRETE CURB & WALK
- CURB TAPER
- ADA ACCESSIBLE RAMP TYPE 'G'
- ADA PARKING SPACE (4" BLUE PAINT STRIPE)
- ADA PARKING SYMBOL
- ADA ACCESSIBLE PARKING SIGN
- PARKING SPACE (4" WHITE PAINT STRIPE)
- TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
- DUMPSTER PAD
- CONCRETE WHEEL STOP
- STOP SIGN (PER CITY OF WESTFIELD DETAILS)
- CONCRETE BOLLARD
- 24" STOP BAR, PAINT, WHITE
- PROPOSED 5' PLAYGROUND FENCE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- 6' WOODEN FENCE
- 8" ASPHALT PATH (PER CITY OF WESTFIELD DETAILS)
- ADA ACCESSIBLE RAMP TYPE 'H'
- PROPOSED MONUMENT SIGN (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED 4' FENCE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- SET OF DOUBLE 5' GATES (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- ADA ACCESSIBLE RAMP TYPE 'K'
- NOT USED
- CONCRETE FILLED 4" STEEL PIPE BOLLARDS AT 5' 0" C-C (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- 6' WIDE CONCRETE SIDEWALK (PER CITY OF WESTFIELD DETAILS)
- 5' WIDE CONCRETE SIDEWALK (PER CITY OF WESTFIELD DETAILS)
- CONCRETE SIDEWALK (PER CITY OF WESTFIELD DETAILS)
- 4" WIDE GATE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)



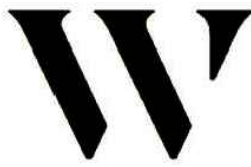
GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
- UTILITY CROSSINGS (BORE/JACK AND BORE). AVOID OPEN CUTS.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WPMI INSPECTOR.

CAUTION !!

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

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



THE WOODMONT COMPANY

2100 W. 7TH STREET
FORT WORTH, TX 76107

CONTACT: CRAIG PINCINE
PHONE: 817-377-7169
EMAIL: CPINCINE@WOODMONT.COM



AMERICAN
STRUCTUREPOINT
INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CONTACT: CHAD JAMES
PHONE: 317-547-5580
EMAIL: CJAMES@STRUCTUREPOINT.COM

KIDDIE ACADEMY -
CHATHAM COMMONS

NWC OF CHAD HITTLE
DR. AND 191ST STREET
WESTFIELD, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	
04/26/2019	
PROJECT PHASE:	
CONSTRUCTION DOCUMENTS	

REVISION SCHEDULE

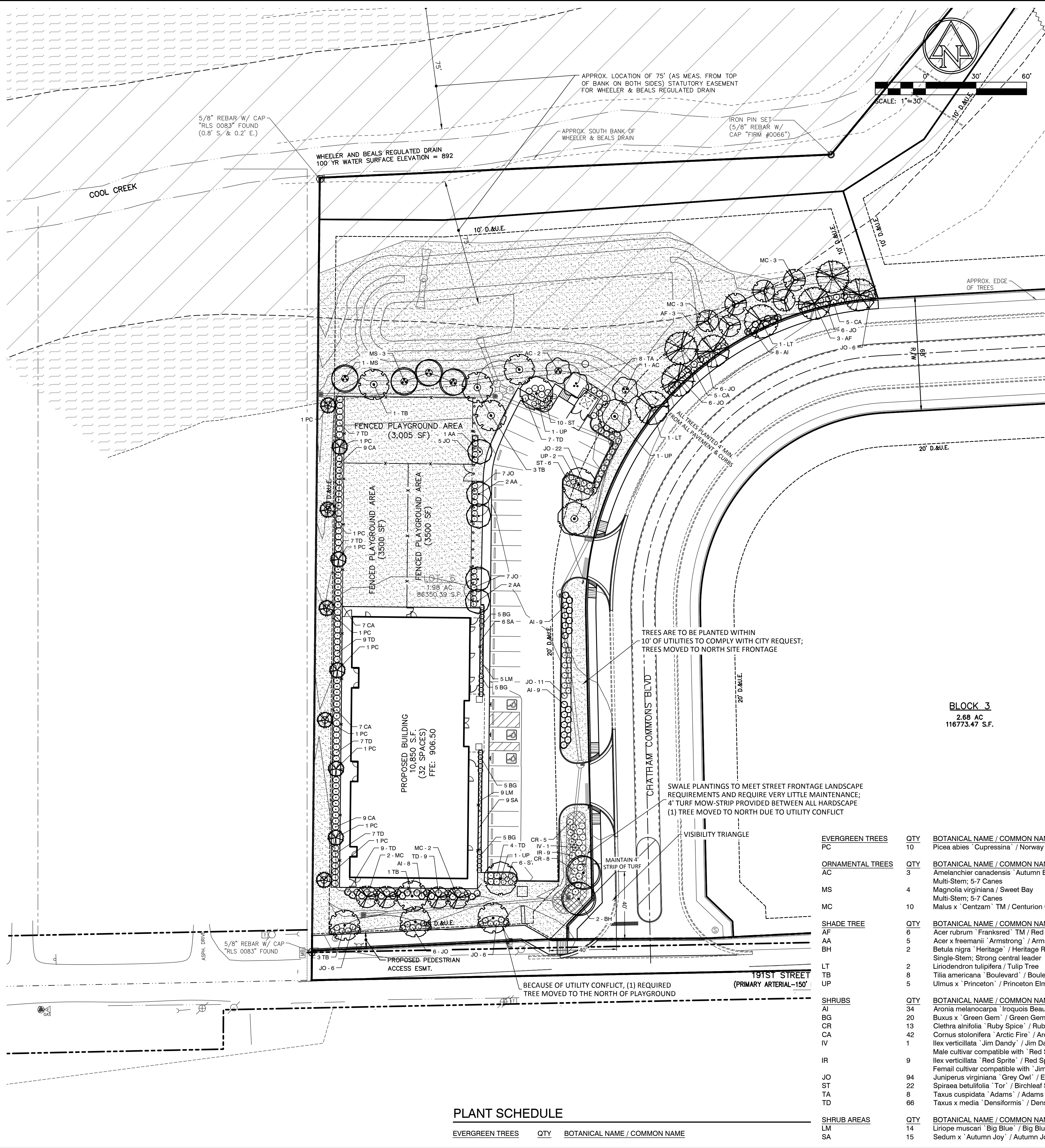
NO.	DESCRIPTION	DATE

Project Number 2018.01516

SITE PLAN

C200

PLOT DATE: 4/26/2019 3:17 PM
PLOT SCALE: 1"=30'
DRAWING FILE: P:\2018\015160 - Drawings\Civil\Construction Documents\2018.015160 CE C700 LP.dwg
EDIT DATE: 4/26/2019
EDITED BY: ABLECHER



NATIVE SEEDING NOTES:

- PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

NATIVE PRAIRIE SEEDING:
a. SEPTEMBER 15TH - FEBRUARY 28TH: OPTIMUM SEEDING PERIOD.
b. MARCH 1ST - JUNE 30TH: SEEDING DURING THIS PERIOD IS APPROPRIATE BUT GERMINATION OF A PORTION OF THE SEED MAY NOT OCCUR UNTIL THE FOLLOWING SEASON DUE TO LACK OF COLD STRATIFICATION TO BREAK SEED DORMANCY.
- WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS.
a. DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES ARE, OR ARE FORECASTED TO DROP, BELOW 30 DEGREES F OR RISE ABOVE 90 DEGREES F.
b. DO NOT INSTALL PLANTS WHEN WIND VELOCITY EXCEEDS, OR IS FORECASTED TO EXCEED, 30 MPH.
c. DO NOT INSTALL PLANTS WHEN GROUND IS FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION.
- AMEND SOIL WITH FERTILIZER, INORGANIC AND ORGANIC SOIL AMENDMENTS AS REQUIRED BY SOIL TESTING AND SUPPLIER/ MANUFACTURER RECOMMENDATIONS.
- SOW SEED WITH SPREADER OR SEEDING MACHINE. DO NOT BROADCAST OR DROP SEED WHEN WIND VELOCITY EXCEEDS 5 MPH. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
a. DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
b. DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
- RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL. ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- PROTECT SEEDED AREAS WITH EROSION CONTROL BLANKETS, AND WHERE SHOWN ON DRAWINGS, INSTALLED AND STAPLED ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS.
- MAINTAIN AND ESTABLISH NATIVE PRAIRIES AND WETLANDS BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH A HEALTHY, VIABLE PLANTING. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
- AT LEAST 90 PERCENT OF THE SEEDED AREA SHALL BE VEGETATED WITH NATIVE SPECIES OR COVER CROP SPECIES FROM THE SEED MIX BY JUNE 1 FOLLOWING SEEDING (IF PLANTING OCCURRED FROM SEPTEMBER 1 THROUGH MARCH 30), OR WITHIN 90 DAYS OF SEEDING IF PLANTED OUTSIDE THIS PERIOD. DETERMINATION IF THIS STANDARD HAS BEEN MET SHALL BE MADE BY MEANS OF A WALK-THROUGH INSPECTION BY THE CONTRACTOR WITH THE OWNER AND LANDSCAPE ARCHITECT. THERE SHALL BE NO SINGLE AREA OF BARE GROUND GREATER THAN 900 SQ. FT. (30' X 30').
- AFTER ONE FULL GROWING SEASON AT LEAST 50% OF THE NATIVE SPECIES SEEDED MUST BE PRESENT AS LIVE PLANTS, AND AREA COVERAGE OF NATIVE SPECIES SHOULD BE AT LEAST 20%.
- AT ANY TIME DURING THE CONTRACT PERIOD NO MORE THAN 10% (BY AREA COVER) OF THE SEEDED AREA SHALL BE DOMINATED BY WEEDS OR AGGRESSIVE EXOTIC SPECIES SUCH AS RED CLOVER (TRIFOLIUM SPP.), WHITE OR YELLOW SWEET CLOVER (MELLOTUS SPP.), CANADA THISTLE (CIRSILUM ARVENSE), TALL FESCUE (FESTUCA ELATIOR), ETC.
- SPRING MOWING: INSTALLER SHALL MOW ALL NATIVE PRAIRIES AND WETLANDS TO A HEIGHT OF 4 TO 6 INCHES THE FIRST SPRING FOLLOWING SUBSTANTIAL COMPLETION AND AFTER ESTABLISHMENT OF THE PLANTINGS.

CONCEPT PLANT SCHEDULE

VEGETATIVE SWALE PLANTINGS		440 sf	
Plantings to be installed as seed per schedule; See sheet C710 for additional information.			
LAWN SEED: SUN AND PARTIAL SHADE MIX		32,961 sf	
See general notes for additional lawn seed mixes and installation requirements.			
Festuca arundinacea / Tall Turf Fescue		26,369 sf	
Poa pratensis / Kentucky Bluegrass		6,592 sf	
ME	COND.	SIZE	SPACING
Spruce	B & B	7' HT	As shown
ME	COND.	SIZE	SPACING
Brilliance® / Autumn Brilliance Serviceberry	B & B	8' HT.	As shown
	B & B	8' HT.	As shown
Crab Apple	B & B	2" Cal.	As shown
ME	COND.	SIZE	SPACING
Sunset Maple	B & B	2" Cal.	As shown
strong Freeman Maple	B & B	2" Cal.	As shown
iver Birch	B & B	2" Cal.	As shown
	B & B	2" Cal.	As shown
	B & B	2" Cal.	As shown
ward Linden	B & B	2" Cal.	As shown
n	B & B	2" Cal.	As shown
ME	COND.	SIZE	SPACING
ity TM / Black Chokeberry	CONT.	18" Ht.	4' O.C.
Boxwood	B & B	18"-24" Ht.	3' O.C.
y Spice Clethra	CONT.	18" Ht.	4' O.C.
ctic Fire Dogwood	CONT.	18" Ht.	3' O.C.
andy Winterberry	CONT.	18" Ht.	4' O.C.
Sprite®			
Sprite Winterberry	CONT.	18" Ht.	4' O.C.
Dandy®			
estern Redcedar	CONT.	18" Ht.	4' O.C.
Spiraea	CONT.	18" Ht.	3' O.C.
Upright Yew	CONT.	4' Height	4' O.C.
se Yew	CONT.	18" Ht.	4' O.C.
ME	COND.	SIZE	SPACING
Lilyturf	CONT.	4" Pot	24" O.C.
y Sedum	CONT.	1 Gal.	24" O.C.

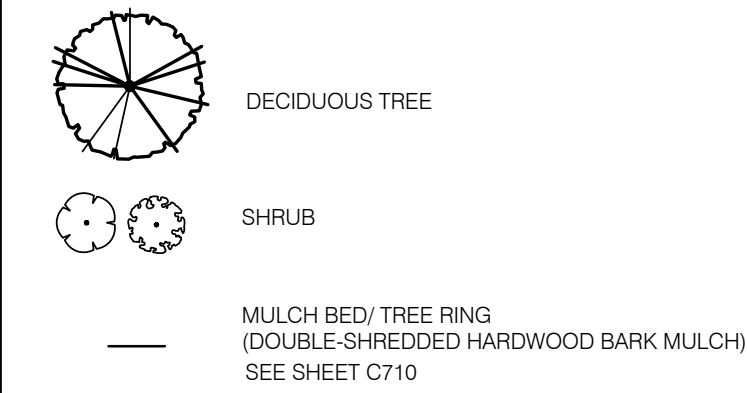
PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME
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GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL (3" TOPSOIL, 1" MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURERS RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
- PLANTINGS SHOULD BE INSTALLED BETWEEN APRIL 1ST AND MAY 31ST, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 31ST TO AVOID UNFAVORABLE WEATHER CONDITIONS. LANDSCAPE AND TURF PLANTED OUTSIDE OF THESE PERIODS WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN ACCEPTABLE HEALTH.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

LANDSCAPE LEGEND



ORDINANCE NOTES

EXTERNAL STREET FRONTAGE:
10 Landscape area is required abutting an external street with (3) Shade Trees or Evergreen Trees + (2) Ornamental Trees + (25) Shrubs per 100 LF.

SOUTH: 182 LF
REQUIRED: (5.46) Shade Trees + (3.64) Ornamental Trees + (45.5) Shrubs
PROPOSED: (5) Shade Trees + (4) Ornamental Trees + (45) Shrubs

EAST: 480 LF
REQUIRED: (14.4) Shade Trees + (9.6) Ornamental Trees + (120) Shrubs
PROPOSED: (14) Shade Trees + (9) Ornamental Trees + (121) Shrubs
**NOTE: Due to utilities and site constraints, trees have been relocated to the interior of the site.

BUILDING FACADES
(1) Shrub or Ornamental Tree is required per 12 LN FT of building facade.

WEST (150.6 LF)
REQUIRED: 13 Shrubs or ornamental trees
PROVIDED: 58 Shrubs provided for foundations

INTERIOR PARKING AREA:
(1) Shade Tree and (4) Shrubs are required per parking lot island.

PERIMETER PARKING (28 LF):
(1) Tree + (10) Shrubs are required per 30 LF of parking lot frontage.(1)

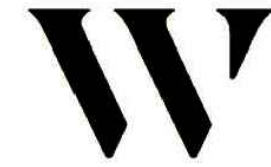
REQUIRED: (1) Shade Tree + (9.3) Shrubs
PROPOSED: (0) Shade Tree* + (10) Shrubs
**NOTE: Due to utilities, Shade Tree is moved to interior of the site.*

WEST OF PARKING LOT
REQUIRED: (9) Trees
PROPOSED: (9) Shade Trees

OVERALL LOT LANDSCAPE REQUIREMENTS:
For Business Uses, all lots are required to have (10) Shade Trees + (10) Ornamental Trees + (25) Shrubs per acre

DISTURBED SITE AREA: 86,250 SF
PLAYGROUND AREA: 9,530 SF
CALCULATED SITE AREA: 76,720 SF (1.76 Acres)

REQUIRED: (17.6) Shade Trees + (17.6) Ornamental Trees + (44.03) Shrubs
PROPOSED: (19) Shade Trees + (17) Ornamental Trees + (203) Shrubs
NOTE: playground area not included in overall site requirements.



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KIDDIE ACADEMY - CHATHAM COMMONS

NWC OF CHAD HITTLE DR. AND 191ST STREET WESTFIELD, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
04/26/2019
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

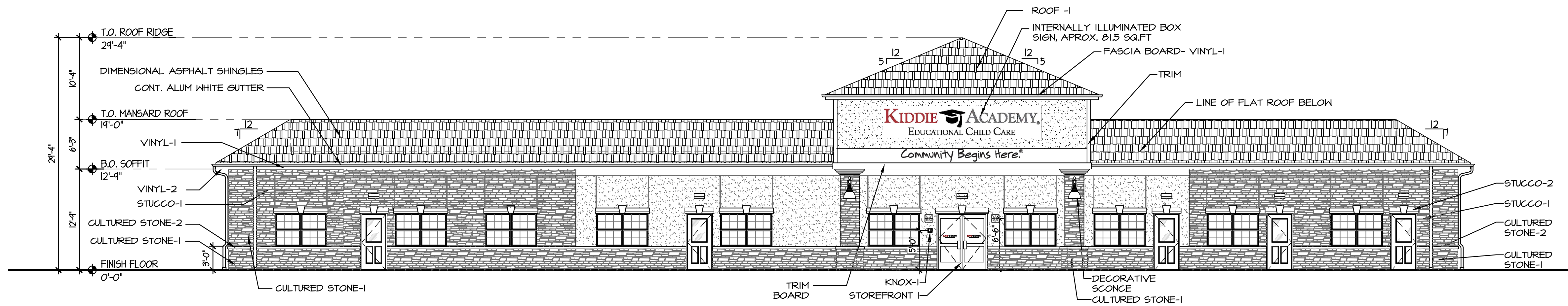
NO.	DESCRIPTION	DATE

Project Number 2018.01516

LANDSCAPE PLAN

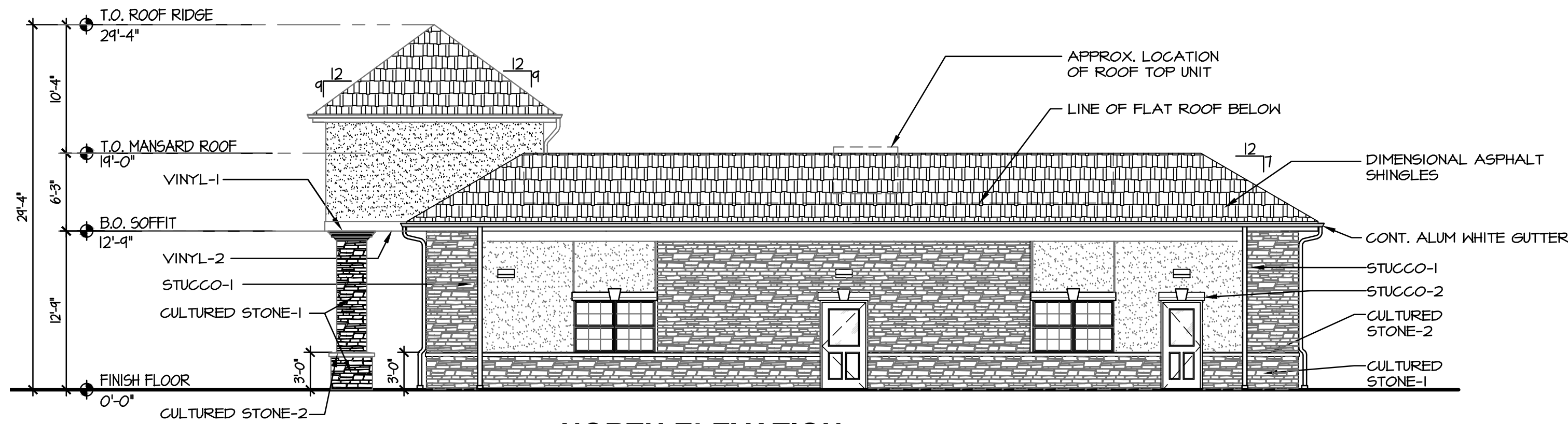
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H:\DRAWINGS\KIDDIE ACADEMY\INDIANA\KAI18-342 - KIDDIE ACADEMY WESTFIELD INSD\KAI18-342 SD-2. PLAN & ELEVATIONS.DWG SKADAM PLOTTED: 04/29/2019



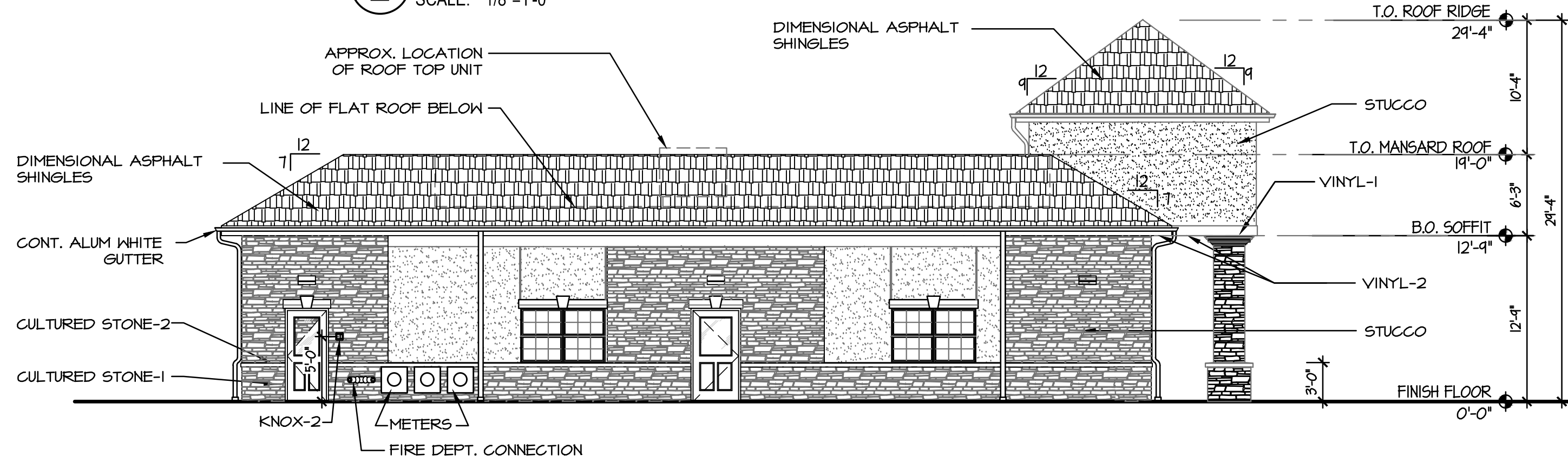
1 EAST ELEVATION

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



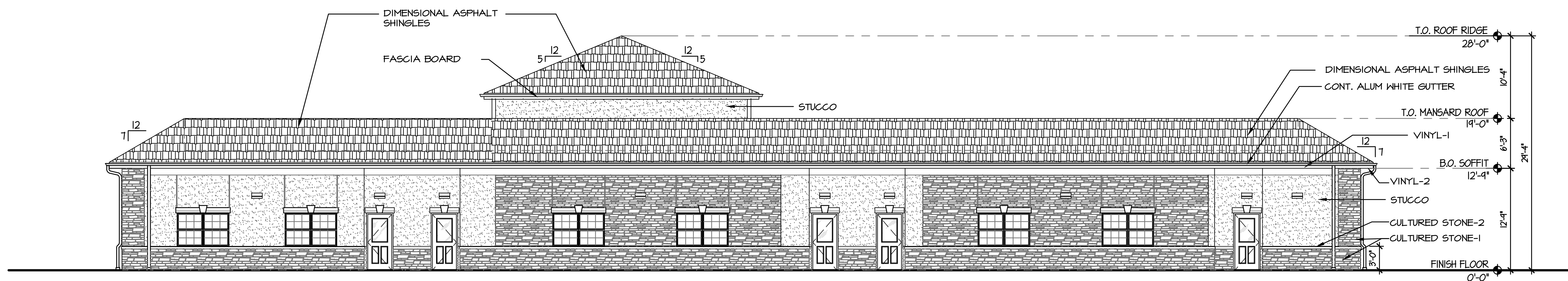
2 NORTH ELEVATION

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



3 SOUTH ELEVATION

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



4 WEST ELEVATION

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

EXTERIOR MATERIAL CALCULATION

MATERIAL	EAST ELEVATION 2,125 SQ.FT.	WEST ELEVATION 2,125 SQ.FT.	NORTH ELEVATION 980 SQ.FT.	SOUTH ELEVATION 980 SQ.FT.
CULTURED STONE	915 SQ.FT	1104 SQ.FT	522 SQ.FT	522 SQ.FT
STUCCO-1	425 SQ.FT	520 SQ.FT	212 SQ.FT	212 SQ.FT
VINYL	225 SQ.FT	250 SQ.FT	85 SQ.FT	85 SQ.FT
OPENING/OTHERS	500 SQ.FT	285 SQ.FT	110 SQ.FT	110 SQ.FT

EXTERIOR MATERIAL SCHEDULE

NAME	MANUFACTURER	SIZE / TYPE	COLOR / FINISH
STUCCO-1	TBD	TBD	COLOR: TBD
STUCCO-2 (WINDOWS & DOORS TRIM)	TBD	TBD	COLOR: TBD
CULTURED STONE-1	OWENS CORNING CULTURED STONE	COUNTRY LEDGESTONE	COLOR: TBD
CULTURED STONE-2	OWENS CORNING CULTURED STONE	WATER TABLE 18"X3"X4". WITH SLOPE FOR SLOPE 2" AT THE FRONT.	COLOR: TBD
VINYL-1	PLASTICLAD	VINYL FRIEZE BOARD. 5/4"X10"	-
VINYL-2	ROYAL BUILDING PRODUCTS	COLOR SCAPES NOMINAL THICKNESS .042"	TRIPLE 4 SOFFIT MATTE FINISH COLOR: WHITE PRODUCT:PERFORATED
ROOF SHINGLES	GAF	TIMBERLINE ULTRA ASPHALT SHINGLES 30 YEAR WARRANTY	COLOR: BARKWOOD PRODUCT:
STOREFRONT-1	KALNEER	REFER TO SHEET A-100	COLOR: TBD
EXIT DOOR-1	-	REFER TO SHEET A-100	COLOR: TBD
EXIT DOOR-2	-	REFER TO SHEET A-100	COLOR: TBD
WINDOW	SIMONTON	REFER TO SHEET A-101	COLOR: TBD



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Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

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Project:
**KIDDIE ACADEMY
CHATHAM COMMONS
WESTFIELD, IN**

Project Number:
KAIL18-342

Scale:
AS NOTED

Drawn By:
IF

Approved By:
MBJ

Drawing Name:
CONCEPT ELEVATIONS

Drawing Number:
SD-2.2

Initial Date:
02/27/19



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 8, 2019
1904-ODP-07 & 1904-SPP-07

Petition Number: 1904-ODP-07 & 1904-SPP-07
Subject Site Address: Southwest corner of Wheeler Road and 181st Street
Petitioner: Westfield Washington Schools and YMCA of Greater Indianapolis
Representative: Wheeler Farms, LLC
Request: Overall Development Plan and Primary Plat review of 3 lots on 34 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning: Wheeler Landing PUD District
Current Land Use: Agricultural / Residential
Approximate Acreage: 34 acres +/-
Property History: 1803-PUD-08 (Wheeler Landing PUD, Ord. 18-04)
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Wheeler Landing PUD District established by [Ordinance 18-04](#). The PUD (1803-PUD-08) was adopted at the September 24, 2018, City Council meeting contingent on the receipt of an executed Developer Agreement between the petitioner and the City. Since the City Council meeting, the Developer Agreement has been signed as of March 27, 2019. To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the “plans”) scheduled for the March 19, 2019, Technical Advisory Committee meeting.

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its March 19, 2019, meeting. This petition received a public hearing at the Plan Commission’s April 1, 2019, meeting.

PROJECT OVERVIEW

The Property encompasses approximately 34 acres +/- and is located at the southwest corner of Wheeler Road and 181st Street (see **Exhibit 2**). The Property is currently zoned the Wheeler Landing PUD District. Adjacent properties to the west are zoned AG-SF1: Agriculture / Single-Family Rural District and EI: Enclosed Industrial District. Adjacent properties to the south are zoned EI: Enclosed Industrial District. 181st Street is located to the north. Wheeler Road and the Monon Trail is located to the east.

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

The plans comply.

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



11) Building setback lines.

Comment: Please see Wheeler Landing PUD Standards.

12) Legend and notes.

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

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

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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

20) Title, scale, north arrow and date.

21) Proposed name of the development.

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

23) Address and legal description of the property.



- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: See Wheeler Landing PUD Standards for Building Setback Lines.

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.



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

WHEELER LANDING PUD STANDARDS (Wheeler Landing PUD: Ordinance 18-04)

The plans comply with Ordinance 18-04: Wheeler Landing PUD.

39) General Regulations

a) Area 1 Development Standards:

- | | |
|---|---------|
| i) Minimum Front Yard Setback: | 0 feet |
| ii) Minimum Side Yard Setback (internal to District): | 0 feet |
| iii) Minimum Side Yard Setback (abutting District perimeter): | 10 feet |
| iv) Maximum Building Height: | 75 feet |
| v) Minimum Distance Between Buildings: | 0 feet |
| vi) Minimum Lot Frontage: | 20 feet |

b) Area II Development Standards:

- | | |
|---|---------|
| i) Minimum Front Yard Setback: | 10 feet |
| ii) Minimum Side Yard Setback (internal to District): | 0 feet |
| iii) Minimum Side Yard Setback (abutting District perimeter): | 10 feet |
| iv) Maximum Building Height: | 75 feet |
| v) Minimum Distance Between Buildings: | 15 feet |

c) Area III and IV Development Standards:

- | | |
|--------------------------------|---------|
| i) Minimum Front Yard Setback: | 25 feet |
|--------------------------------|---------|



- ii) Minimum Side Yard Setback (internal to District): 0 feet
- iii) Minimum Side Yard Setback (abutting District perimeter): 20 feet
- iv) Maximum Building Height: 75 feet
- v) Minimum Distance Between Buildings: 15 feet
- d) Multi-family Residential: Shall be limited to sixty (60) acres within the District.
 - i) Maximum Density: Fifty (50) Dwelling Units per gross acre
 - ii) Minimum Density: Ten (10) Dwelling Units per gross acre
 - iii) Maximum Dwelling Units per Structure: One hundred (100)
 - iv) Maximum Number of Dwelling Units in the District: Seven hundred and fifty (750)
 - v) Minimum Building Setback Lines:
 - (1) Area I:
 - (a) Front Yard: zero (0) feet
 - (b) Side Yard: zero (0) feet
 - (c) Rear Yard: zero (0) feet
 - (2) Area III:
 - (a) Front Yard: ten (10) feet
 - (b) Side yard: 10 feet
 - (c) Rear yard: 10 feet
 - vi) Maximum Building Height: Seventy-five (75) feet
 - vii) Minimum Distance Between Buildings: zero (0) feet

40) Overlay Districts



- a) The standard of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall not apply to the development of Areas I, III and IV. The standards of the 32 Overlay shall only apply to the development of Area II of the Real Estate with the following exceptions:
 - i) The Minimum Gross Floor Area shall be four thousand (4000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area II.
 - ii) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1000) square feet.
 - b) The standards of Article 5.4 Economic Development District Overlay shall apply to the District; however, subject to an executed developer agreement with the City specifically allowing tax exempt uses by either (i) one nonprofit health, fitness and exercise center and public school district use or (ii) one nonprofit health, fitness and exercise center individually, exempt uses shall be permitted within the District on approximately eleven (11) acres in Areas I and III.
- 41) Development Standards: The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below. Areas I, II and III shall have a thematic consistency conveyed through the architecture, Signs, lighting and building materials.
- a) Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
 - b) Article 6.3 Architectural Standards: Article 6.3 Architectural Standards of the Unified Development Ordinance shall apply to Multi-family Dwellings (in accordance with Article 6.3(E)) and Industrial uses (in accordance with Article 6.3(G)). The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.
 - c) Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- i) Detention and Retention Areas (Article 6.8(I)(1)(c)). Shall apply to regional detention or retention basins unless otherwise approved by the Director of Public Works.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)). Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is Setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the Wheeler Road/Monon Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.
 - iii) Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)).
 - iv) Screening of Gas, Electric and Other Utility Services. Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods so as to obstruct the view of such services from public areas.
- d) Article 6.17 Sign Standards: shall apply, except as modified below.
- i) Individual Nonresidential Signs (Article 6.17(H)(1)). Shall apply however, Projecting Signs shall be permitted in Areas I and III.
 - ii) Monument Sign(s) (Center Only) (Article 6.17(J)(2)). The Nonresidential Center proposed for Areas I, II, and III shall be permitted up to four (4) Monument Signs. The Monument Signs shall be located along the Nonresidential Center's frontage on State Highway 32, Oak Ridge Road, 181st Street and Wheeler Road. The Monument Signs may contain Signs for any users within Areas I, II and III. No additional Nonresidential Center Monument Signs shall be permitted with the area bound by State Highway 32, Oak Ridge Road, 181st Street and Wheeler Road, as depicted on Exhibit B.
 - iii) Center In-Line Tenant Signage (Article 6.17(J)(5)(a)). Shall apply except as modified by the following: tenants shall be allocated two (2) square feet of signage for each linear foot of the tenant's side Building Façade and tenants shall be allocated two (2) square feet of signage for each linear foot of the tenant's rear Building Façade in Areas I, II and III. In order to utilize the increase to the Sign Area Allocation for the rear Building Façade from one (1) square foot of signage for each linear foot of rear Building Façade to two (2) square feet of signage for each linear foot of rear Building



- Façade the tenant must install signage on both the front and rear Building Facades and the rear Building Façade must also be utilized as a customer entrance.
- iv) Outlot Signage (Article 6.17(J)(8)(a)). Shall apply except as modified by the following: All Outlots of nonresidential centers shall be permitted one (1) Monument Sign per Outlot. These Monument Signs shall be regulated by the standards in Article 6.17(H)1 and (H)2. The square footage of the Sign Area of this Monument Sign shall count against the user's Sign Area Allocation.
 - v) Individual Nonresidential Signs (Article 6.17(H)). Signs for uses within Area II shall be regulated by the standards in Article 6.17(H).
 - vi) Signs Facing the Monon Trail. Wall Signs are allowed provided that they fit within the horizontal and vertical elements of the Building and do not obscure details of the Building. No Sign shall be allowed to extend above the cornice line of a Building. Wall Signs facing the Monon Trail shall either be (i) reverse channel letter; or (ii) externally lit. Projecting signs no larger than ten (10) square feet are allowed.
- e) Multi-story Parking Garage Standards.
- i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
 - ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
 - iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
 - iv) If any part of the Multi-story Parking Garage building abuts Wheeler Road / Monon Trail the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.

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

The plans comply.



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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Architectural Standards (Article 6.3)
- 47) Building Standards (Article 6.4)
- 48) Fence Standards (Article 6.5)
- 49) Height Standards (Article 6.6)
- 50) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):
 - a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):



- i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
 - b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):
 - c) General Landscape Design Standards:
 - i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
 - d) Detention and Retention Areas:
 - i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
 - e) Street Trees:
 - i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
 - f) Minimum Lot Landscaping Requirements
 - g) External Street Frontage Landscaping
 - i) External Street Frontage Landscaping Requirements (Article 6.8(M)(2)): Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet.
 - h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)
- 51) Lighting Standards (Article 6.9)
- 52) Lot Standards (Article 6.10)



53) Setback Standards (Article 6.16)

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

- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 1) Block Standards (Article 8.1)
- 2) Easement Standards (Article 8.3)
- 3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 4) Open Space and Amenity Standards (Article 8.6)
- 5) Infrastructure Standards (Section 20 of PUD Ordinance)
- 6) Pedestrian Network Standards (Article 8.7)
- 7) Storm Water Standards (Article 8.8)
- 8) Street and Right-of-Way Standards (Article 8.9)
- 9) Street Light Standards (Article 8.10)

- a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such



lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

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

10) Street Sign Standards (Article 8.11)

11) Surety Standards (Article 8.12)

12) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the May 8, 2019, Plan Commission Meeting. Because the plans comply with all applicable ordinances, after the public hearing, unless the Plan Commission has any concerns regarding the proposal, Staff recommends approving 1904-ODP-07 & 1904-SPP-07 with the following condition:

(a) That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

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.

TOTAL ACREAGE - 31.10 Acres
OF BLOCKS/LOTS - 3
DENSITY - 0.096 Blocks/acre
ZONING - PUD

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION 1
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD

WESTFIELD G.I.S.
CITY OF WESTFIELD
CONTACT: LEANE KMETZ
TEL: (317) 804-3001



SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	MAP SHEET
3	ADJOINER SHEET
4	PRIMARY PLAT
5	DEVELOPMENT PLAN
6	LANDSCAPE PLAN

HORIZONTAL DATUM: NAD 83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD 88
BENCHMARKS:
TBM #1: CUT "X", W BOLT OF FH,
SW CORNER SR 32 & WHEELER RD. EL=901.09
TBM #2: CUT "X", W BOLT OF TSP,
SE COR SR 32 & OAK RIDGE RD. EL=899.69
TBM #3: CUT "X", N BOLT OF FH,
S SIDE OF 181ST ST. EL=903.83

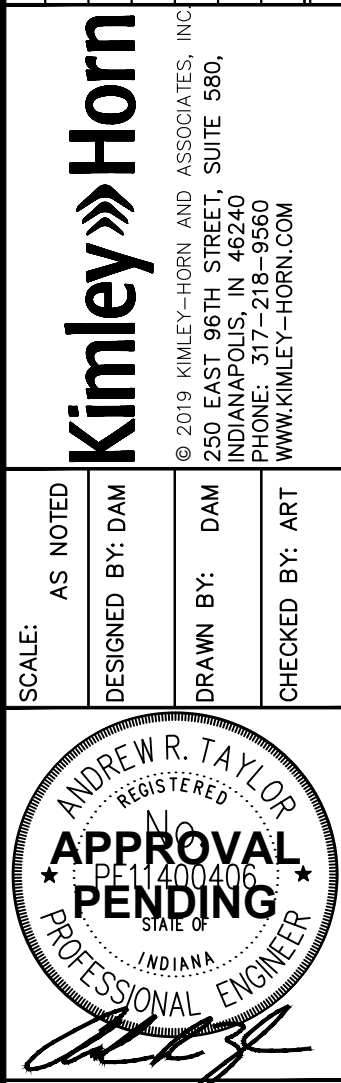
REVISÉ 36.00 ACRES PARCEL

A PART OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #9770013 OF HAMILTON DESIGNS FOR PROJECT # 2018-358 ON FEB 27, 2019:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST STATE PLANE BEARING OBSERVED THIS SURVEY 145.26 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 26 MINUTES 59 SECONDS EAST 40.22 FEET TO THE WESTERLY RIGHT OF WAY OF WHEELER ROAD PER INSTRUMENT NUMBER 2016-009472 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES:

- 1) SOUTH 41 DEGREES 52 MINUTES 12 SECONDS EAST 144.51 FEET;
- 2) SOUTH 00 DEGREES 19 MINUTES 40 SECONDS WEST 1231.61 FEET;
- 3) SOUTH 45 DEGREES 19 MINUTES 40 SECONDS WEST 75.78 FEET;
- 4) SOUTH 00 DEGREES 19 MINUTES 40 SECONDS WEST 58.20 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 1222.98 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 20 MINUTES 15 SECONDS EAST 891.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 535.3 FEET TO THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 9441732 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 03 MINUTES 18 SECONDS EAST 596.56 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 31 MINUTES 49 SECONDS EAST 646.33 FEET TO THE POINT OF BEGINNING; CONTAINING 36.00 ACRES, MORE OR LESS.



Drawing name: K:\NO_DRAW\17013000_YMCA_MWS Notetrium_Westfield_JAN 2 Design\CADD\PlanSheets\Primary Plat\TITLE SHEET.dwg 2 Apr 28, 2019 2:07pm by: dskotomedid
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE

TOTAL ACREAGE – 31.10 Acres
OF BLOCKS/LOTS – 3
DENSITY – 0.096 Blocks/acre
ZONING – PUD

SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

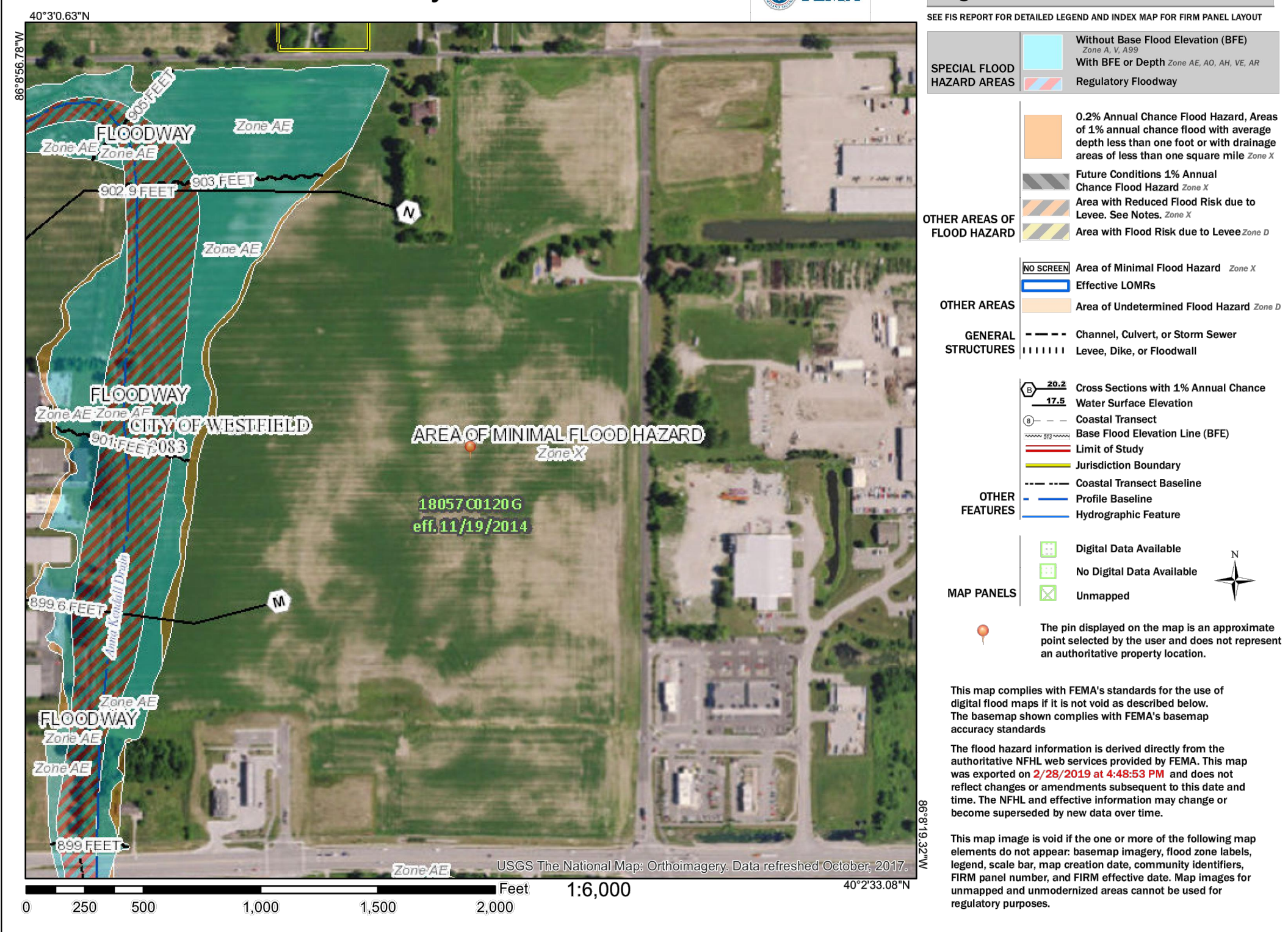
ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION 1 PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD

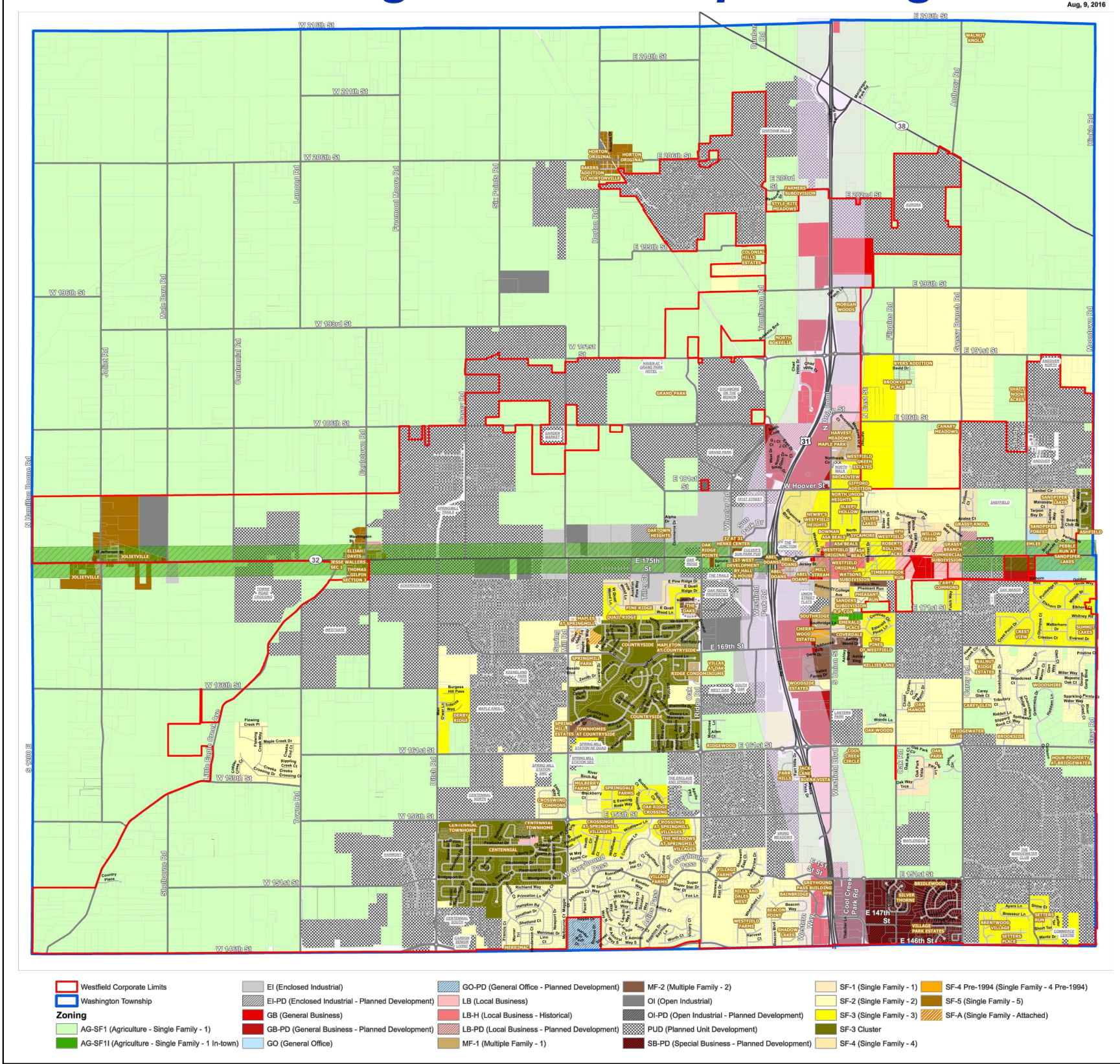
FEMA MAP

(NOT TO SCALE)

National Flood Hazard Layer FIRMette



Washington Township Zoning



BENCHMARKS

HORIZONTAL DATUM: NAD 83/2011 (INDIANA EAST)

VERTICAL DATUM: NAVD 88

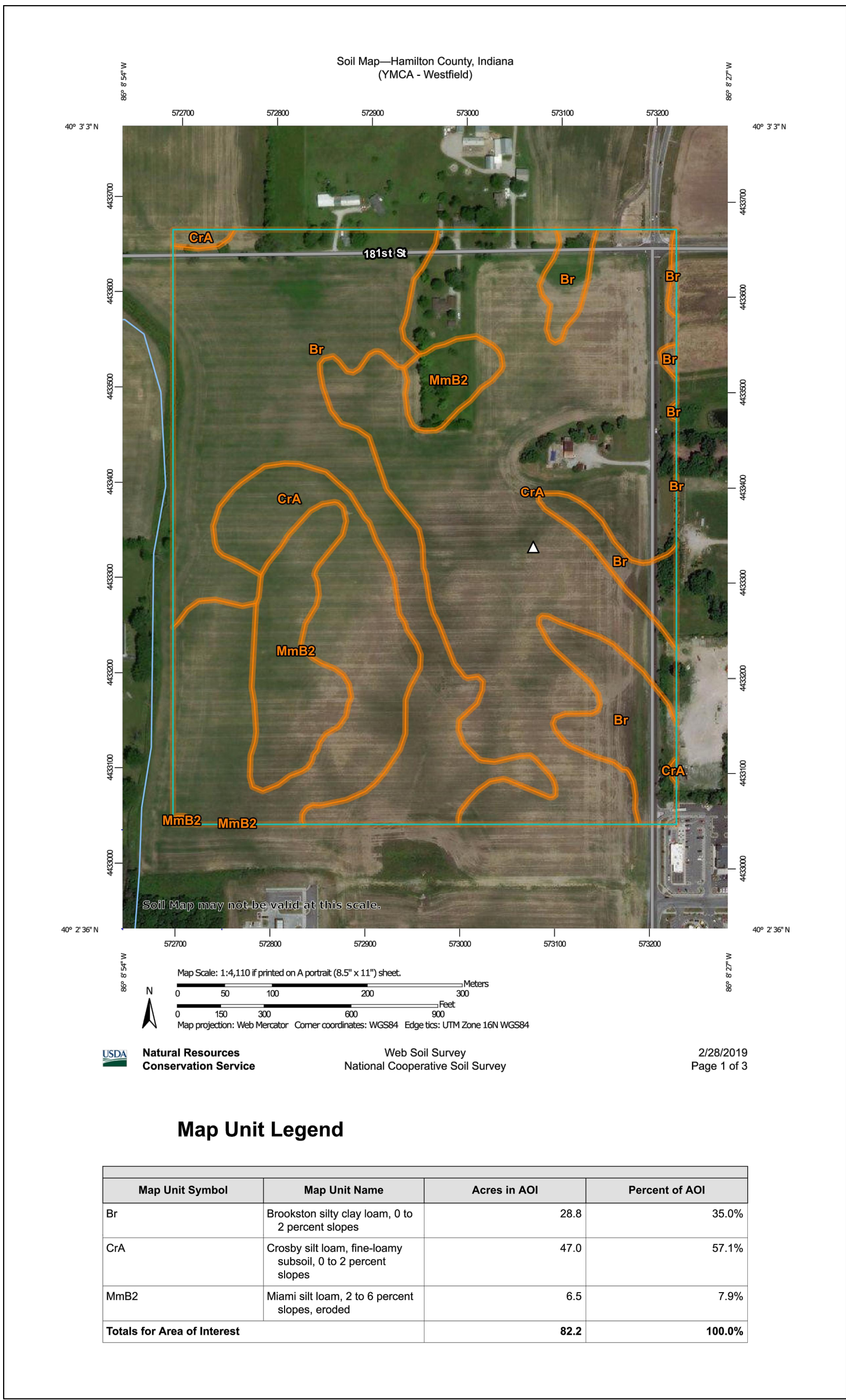
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SE COR SR 32 & OAK RIDGE RD. EL=899.69

TBM #3: CUT "X", N BOLT OF FH,
S SIDE OF 181ST ST. EL=903.83

SOILS MAP

(NOT TO SCALE)



NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.
2. THERE ARE NO PRIVATE STREETS PROPOSED WITH THIS DEVELOPMENT.
3. ALL STREET TREES (IF REQUIRED) ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
4. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
5. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LEGAL DESCRIPTION

REVISED 36.00 ACRES PARCEL

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

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SOIL DESCRIPTIONS & LIMITATIONS

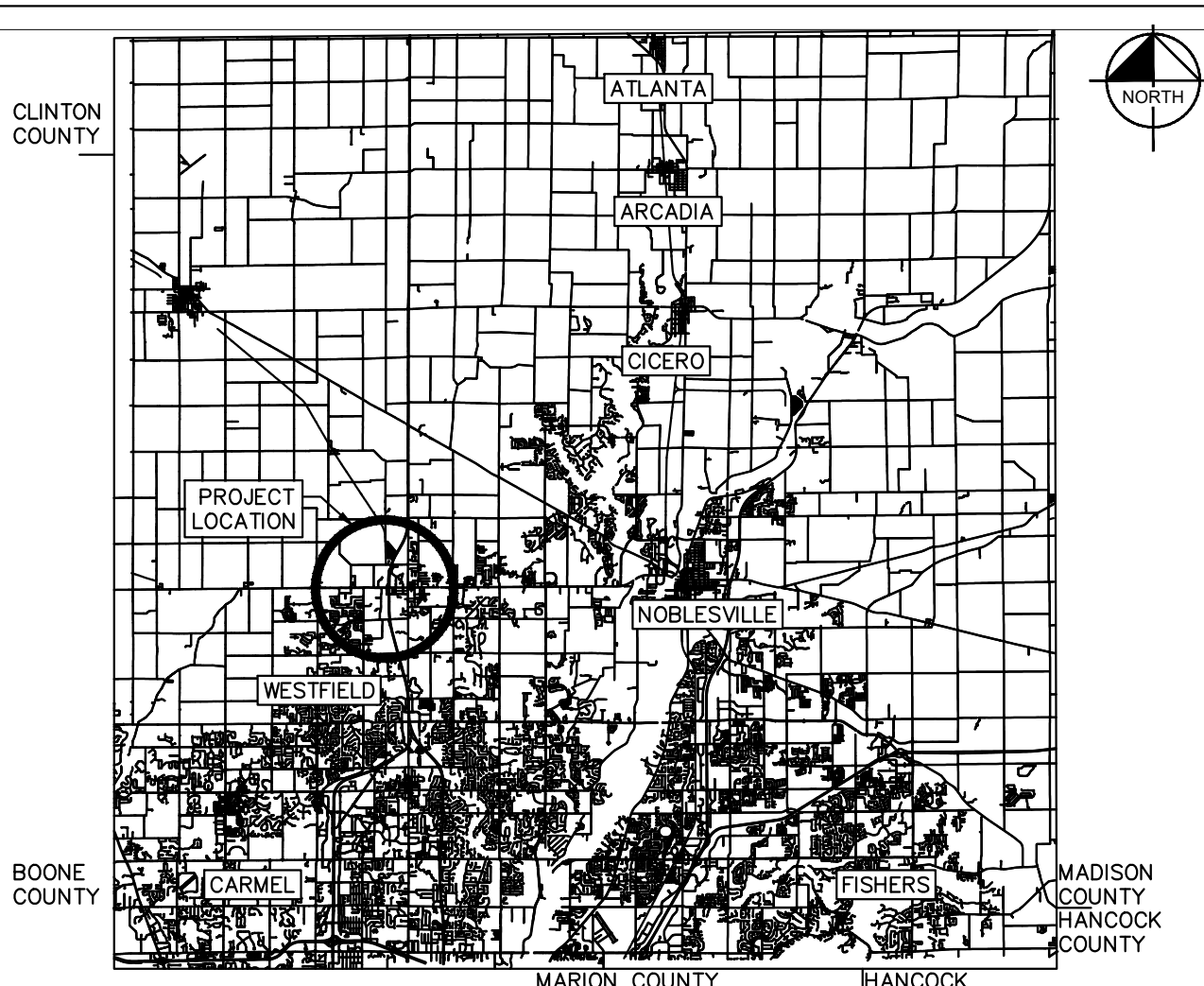
THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM, AND MIAMI SILT LOAM ARE LOCATED ON THE SITE.

THE SUITABILITY OF SOILS FOR SMALL COMMERCIAL BUILDINGS ARE CONSIDERED TO BE VERY LIMITED DUE TO THEIR PONDING PROPERTIES AND DEPTHS TO THE SATURATED ZONE.

THE ON-SITE SOIL WILL BE TREATED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOIL AND BACKFILLING WITH ENGINEERED MATERIAL, INSTALLATION OF A GEOTEXTILE WITHIN OR UNDER THE PAVEMENT SYSTEM, OR TREATMENT OF THE SUBGRADE WITH LIME STABILIZATION.

VICINITY MAP

(NOT TO SCALE)

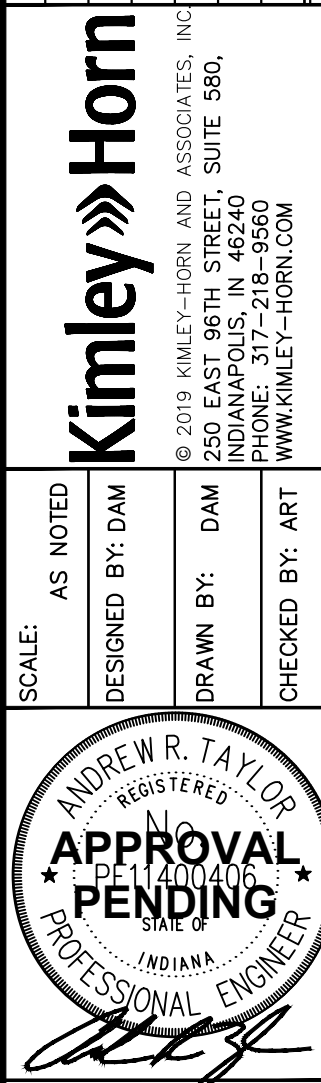


MAPS SHEET

WHEELER LANDING
SECTION 1

ORIGINAL ISSUE:
03/01/2019
KHA PROJECT NO.
170113000
SHEET NUMBER

2



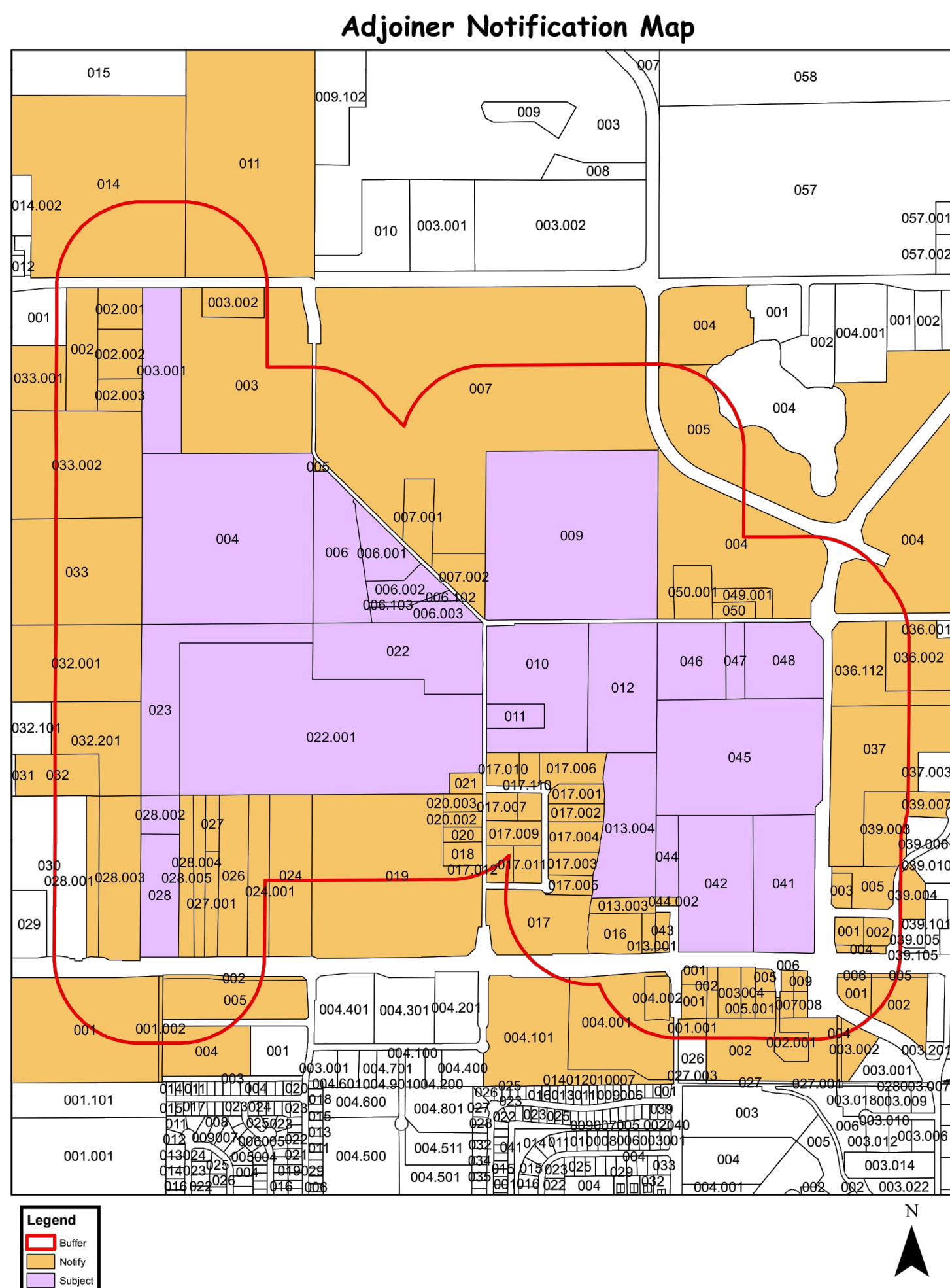
TOTAL ACREAGE – 31.10 Acres
OF BLOCKS/LOTS – 3
DENSITY – 0.096 Blocks/acre
ZONING – PUD

SURVEYOR:
TERRY D WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION 1
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD



06-35-35-00-00-006 023	Subject
Wheeler, Charles Mason	
1612 Kinney Ave	40274
Woodfield	
06-35-35-00-00-006 152	Subject
Wheeler, Charles	
1612 Kinney Ave	40274
Woodfield	
06-35-35-00-00-006 161	Subject
Bill, Mark Randall & Edmund Case SR	
1612 Kinney Ave	40274
Woodfield	
06-35-35-00-00-009 030	Subject
Wheeler Farms LLC	
1626 Kinney Ave	40274
Woodfield	
06-35-35-00-00-010 050	Subject
Wheeler Farms LLC	
1626 Kinney Ave	40274
Woodfield	
06-35-35-00-00-011 050	Subject
Wheeler, Richard M & Yvonne	
17303 Devotion Rd	40274
Woodfield	
06-35-35-00-00-012 020	Subject
Wheeler Farms LLC	
1626 Kinney Ave	40274
Woodfield	
06-35-35-00-00-013 024	Subject
Wheeler Farms LLC	
1626 Kinney Ave	40274
Woodfield	

Page 2 of 4

08-05-30-00-00-0222 000		Subject
Viewfield	IN	46074
08-05-30-00-00-0221 001		Subject
Whisper, Laidle & Tumble of Laidle & Wheeler Real Trust		
18206 Kinney Ave		46074
Viewfield	IN	46074
08-05-30-00-00-0223 000		Subject
Viewfield Airport LLC		
18206 KINNEY AVE		46074
Viewfield	IN	46074
08-05-30-00-00-0228 000		Subject
Viewfield Airport LLC		
18206 Kinney Ave		46074
Viewfield	IN	46074
08-05-30-00-00-0228 002		Subject
Viewfield Airport LLC		
18206 Kinney Ave		46074
Viewfield	IN	46074
08-05-30-00-00-041 000		Subject
Whisper Farms LLC		
18206 Kinney Ave		46074
Viewfield	IN	46074
08-05-30-00-00-042 000		Subject
Whisper Farms LLC		
18206 Kinney Ave		46074
Viewfield	IN	46074
08-05-30-00-00-041 000		Subject
Whisper Farms LLC		
18206 Kinney Ave		46074

Page 3 of 4

08-05-16-00-00-046-000		Subject
Wheatley Farms LLC		
18209 Kintony Ave		
Viewfield	IN	46074
08-05-16-00-00-046-000		Subject
Wheatley Farms LLC		
18209 Kintony Ave		
Viewfield	IN	46074
08-05-16-00-00-047-000		Subject
Mastione, Michael F & Michele		
801 161st St E		
Viewfield	IN	46074
08-05-16-00-00-048-000		Subject
Wheatley Farms LLC		
18209 Kintony Ave		
Viewfield	IN	46074

Page 4 of 4

HAMILTON COUNTY NOTIFICATION LIST			
PLEASE NOTIFY THE FOLLOWING PERSONS			
05-05-20-00-00-011-000			Neighbor
Westfield Residential/Enterprise Authority			
130 Pines St			
Westfield	IN	46074	
05-05-20-00-00-014-000			Neighbor
Westfield Residential/Enterprise Authority			
130 Pines St			
Westfield	IN	46074	
05-05-20-00-00-000-000			Neighbor
Monroe, Philip R & Debra L, Attn:rd Ofcations of Maricum Family Removable Living Trust			
20033 Beller St			
Westfield	IN	46099	
05-05-20-00-00-000-001			Neighbor
Stone, Barbara Ellen & Roseanne Green to			
2019 S 169th St			
Westfield	IN	46074	
05-05-20-00-00-000-002			Neighbor
Turner, Steven R & Karen A			
1452 Sunnyside Dr W			
Danville	IN	46009	
05-05-20-00-00-000-003			Neighbor
Mason, Vicki A, Owner of Madison & Trains & Moulton			
3638 W 186TH ST			
Westfield	IN	46074	
05-05-20-00-000-000-000			Neighbor
Wood Family Farm			
10154 Pennington Pl			
Camel	IN		
05-05-20-00-000-000-001			Neighbor

Page 1 of 1

101 188th St NW Westfield	IN	46074
00-00-00-00-00-000-000		
1813 Kinsey Ave J & Donald & Mary Lou Trustees	IN	Nephew
00-00-00-00-00-000-000		
1813 Kinsey Ave Westfield		Nephew
00-00-00-00-00-000-000		
1813 Kinsey Ave Westfield	IN	Nephew
00-00-00-00-00-000-000		
Dep. Kevin A & Ann E 1800N Kinsey Ave	IN	46074
00-00-00-00-00-000-000		
1813 Kinsey Ave Westfield	IN	46074
00-00-00-00-00-000-000		
1813 Kinsey Ave Westfield	IN	Nephew
00-00-00-00-00-000-000		
1813 Kinsey Ave Westfield	IN	46074
00-00-00-00-00-000-000		
Seedway LLC 530 S Main St Purdue	OH	43040
00-00-00-00-00-000-000		
Time Financial Corporation 14000 Clay Township Blvd Ste 209 Carmel	IN	46032
00-00-00-00-00-000-000		
City of Westfield 120 Penn St Westfield	IN	Nephew
00-00-00-00-00-000-000		
1813 Kinsey Ave Westfield	IN	46074
00-00-00-00-00-000-000		
	Nephew	

Page 2 of 2

Carnel			46332
06-06-06-00-00-018.000			Neighbor
Abad Properties LLC			
527C Southwell Pl			
Indianapolis	IN		46220
06-06-06-00-00-020.000			Neighbor
Abad Properties LLC			
527C Southwell Pl			
Indianapolis	IN		46220
06-06-06-00-00-020.002			Neighbor
ABCO Properties LLC			
527C Southwell Pl			
Indianapolis	IN		46220
06-06-06-00-00-020.003			Neighbor
ABCO Properties LLC			
527C Southwell Pl			
Indianapolis	IN		46220
06-06-06-00-00-021.000			Neighbor
ABCO Properties LLC			
527C Southwell Pl			
Indianapolis	IN		46220
06-06-06-00-00-024.000			Neighbor
Diagnostix, PLLC			
10015 W 42nd			
Indianapolis	IN		46280
06-06-06-00-024.001			Neighbor
Sawyer, James Roseberry & Nancy A Hagg Sawyer			
12320 3rd Plaza Rd			
Carmel	IN		46032
06-06-06-00-00-026.000			
D & M Partners, LLC			
78 E 24th Ave			

Source: *Author's calculations*.

Therapists	IN	46200
08-35-05-00-0227-000		Neighbor
Sandwich, Jane B		
10913 12th St E		
Flowers	IN	46008
08-35-05-00-0227-001		Neighbor
Oucheng, William P & Kay L		
18 501 St E		
Woodfield	IN	46074
08-35-05-00-028-001		Neighbor
Heart Group LLC		
107 Bangor St E		
Shelbyville	IN	46176
08-35-05-00-028-005		Neighbor
AR Holdings LLC		
40 S 5th St W		
Woodfield	IN	46074
08-35-05-00-028-004		Neighbor
Sandwich, Jane B		
10913 12th St E		
Flowers	IN	46008
08-35-05-00-028-006		Neighbor
Sandwich, Jane B		
10913 12th St E		
Flowers	IN	46008
08-35-05-00-032-000		Neighbor
Heart Group LLC		
107 E KANAWAT RD		
Shelbyville	IN	46176
08-35-05-00-032-001		Neighbor
AR Holdings LLC		
1470 Georgetown Verona Rd		

Figure 1

08-09-06-00-002-021		Neighbor
Brady-Glenville PO Box 280 Shadyside IN		46176
08-09-06-00-003-000		Neighbor
HAW Holdings V LLC 5746 Glenview Verona Rd Lombard OH		45208
08-09-06-00-003-031		Neighbor
Gilley, Scott E & Lisa A 1917 W CH 82S N Sayreva IN		47374
08-09-06-00-004-000		Neighbor
HAW Holdings V LLC 5746 Glenview Verona Rd Lombard OH		45208
08-09-06-00-004-004		Neighbor
D & W Farms Inc 18177 Kenney Ave Woodfield IN		46074
08-09-06-00-004-000		Neighbor
Sweeney LLC 539 S Main St Fowler OH		45840
08-09-06-00-004-001		Neighbor
City of Woodfield 132 Park St Woodfield IN		46074
08-09-06-00-004-002		Neighbor
Terra Financial Services 1400 City Terrace Drive Ste 249 Carmel IN		46002

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

05-05-30-00-00-040-001		Neighbor
Willis, David L & Beverly C		
452 W 1st St E		
05-05-30-00-00-000-000	IN	46074
05-05-30-00-00-000-000		Neighbor
Dr. Hennes C & Nathan w/dk		
402 E 10th St		
05-05-30-00-00-000-000	IN	46074
05-05-30-00-00-000-000		Neighbor
Cash, Barbara A & Geraldine S Trustees Cash Lvg Trst		
738 W 1st St E		
05-05-30-00-00-000-000	IN	46074
05-05-30-00-00-000-000		Neighbor
O & W Farms Inc		
14111 Kinney Ave		
05-05-30-00-00-000-000	IN	46074
05-05-30-00-00-000-000		Neighbor
2791 Westlark LLC		
12 Wadsworth Way Ste 100		
05-05-30-00-00-000-000	FL	32765
05-05-30-00-00-000-001		Neighbor
Cox Ridge Investments LLC		
111 Monument Cir. #900		
05-05-30-00-00-000-000	IN	46204
05-05-30-00-00-000-000		Neighbor
Cox Ridge Investments LLC		
111 Monument Cir. #900		
05-05-30-00-00-000-000	IN	46204
05-05-30-00-00-000-000		Neighbor
Cox Ridge Investments LLC		
111 Monument Cir. #900		
05-05-30-00-00-000-000	IN	46204

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08-08-01-01-001 005		Neighbor
2715 Westfield LLC		
10 Wilshire Way Ste 100		
Westfield	IN	32765
08-08-01-01-002 005		
2715 Westfield LLC		
10 Wilshire Way Ste 100		
Westfield	IN	32765
08-08-01-01-003 005		Neighbor
2715 Westfield LLC		
10221 Hague Rd		
Indianapolis	IN	46056
08-08-01-01-004 005		Neighbor
Williams, Sharon J		
PO Box 365		
Westfield	IN	46074 0058
08-08-01-01-005 005		Neighbor
Front St LLC		
733 E State Road 325		
Westfield	IN	46074
08-08-01-01-005 001		
Sales, Michael J Shumway M		
17515 Spruce Ln		
Westfield	IN	46074
08-08-01-01-006 005		Neighbor
Song, Jin Richard A Debra Ann		
300 Spring Ridge Ct		
Carmel	IN	46032
08-08-01-01-007 005		
Mangione, Bruce A & Kelly L		
17515 Spruce Ln		
Westfield	IN	46074

0

158th, China			
17155 Sprague Ln	IN		46074
Woodford			
05-04-01-00-00-00-000		Neighbor	
Reed, Jay Michael & Christine Jane			
320 Spring Ridge Cir			
Carmel	IN		46032
05-05-00-00-00-00-000		Neighbor	
Major Stone LP			
2929 Walker Ave NW			
Grand Rapids	MI		49544
05-06-00-00-00-00-000		Neighbor	
Major Stone LP			
2929 Walker Ave NW			
Grand Rapids	MI		49544
05-05-00-00-00-00-000		Neighbor	
Alpha Tax Enterprises LLC			
13026 Dixie Rd			
Carmel	IN		46032
05-05-00-00-00-00-000		Neighbor	
Schellinger Holdings Inc			
20715 Shalimar Ct			
Huntsville	IN		45885
05-05-00-00-00-00-000		Neighbor	
Tanish Company LLC			
14858 VICTORY CT			
Carmel	IN		46032
05-05-00-00-00-00-000		Neighbor	
Bollenberger Rental Management LLC			
366 GRADLE DR			
Carmel	IN		46032
05-05-00-00-00-00-000		Neighbor	

09-05-00-00-00-017	1775S Commena Dr Westfield	IN	46074
09-05-00-00-00-017	105 K & D Developers Inc 8808 Essex Overlook Dr Fairfax	IN	46058
09-05-00-00-00-017	106 JCF Commena LLC 4601 RILEY SUE CT Carmel	IN	46032
09-05-00-00-00-017	107 Ivy Real Estate Holding Co LLC 427 Albany Dr Westfield	IN	46074
09-05-00-00-00-017	108 Vorphe, John Scott & Alana K 2701 Arden Highway Dr Zionsville	IN	46087
09-05-00-00-00-017	109 Bob Devotion Inc 1774S Commena Dr Westfield	IN	46074
09-05-00-00-00-017	110 Park Co LLC 3003 West Bay Blvd Carmel	IN	46033
09-05-00-00-00-017	111 Baku Real Estate LLC 514 Enterprise Dr Westfield	IN	46074
09-05-00-00-00-017	112		

433 Emergentia Dr		
Wheatfield	IN	46074
09-05-30-00-017-10		Neighbor
Schaeffer Power Management LLC		
389 State St		
Carmel	IN	46032
09-05-30-00-018-000		Neighbor
ABCY Pipeline LLC		
8275 Broadway Rd		
Indianapolis	IN	46220
09-05-30-00-008-002		Neighbor
CH Group LLC		
1318 E 23ETH St		
Aranda	IN	46000
09-05-30-00-006-112		Neighbor
CH Group LLC		
19090 Sun Park Dr		
Wheatfield	IN	46074
09-05-30-00-007-000		Neighbor
Industrie, Groupy A, Deason A, Landesh A, Douglas A, Pickner A, Elmer K, Harding J, III et al		
PO Box 504		
Wheatfield	IN	46074
09-05-30-00-009-003		Neighbor
United Association of Indiana LLC		
2821 E 18TH St		
Wheatfield	IN	46074
09-05-30-00-008-004		Neighbor
Pearson Realty LLC		
55900 Russell Industrial Pk		
Mishawaka	IN	46545
09-05-30-00-009-007		Neighbor
HHS Property Investments LLC		

17738 Sun Park Dr		
Westfield	IN	46074
09-05-06-001-000		Neighbor
M'Conville Real Estate Company		
PO BOX 182871		
Columbus	OH	43218 2071
09-05-06-001-000		Neighbor
Farmers & Store Properties LLC		
2605 E Morgan Bv		
Madisonville	IN	46161
09-05-06-001-000		Neighbor
421 Prosperity LLC		
12025 LINCOLN ST #115		
Carmel	IN	46032
09-05-06-001-000		Neighbor
City of Wheeling		
120 PENN ST		
Wheeling	IN	46074
09-05-06-001-000		Neighbor
Grand Park Shopping LLC		
6306 ROCKFORD RD #101		
Indianapolis	IN	46222
09-05-06-003-000		Neighbor
L & G Realty LLC		
20 W 11th St		
Indianapolis	IN	46116
09-05-06-003-000		Neighbor
Greenleaf Mason Marketing LLC		
740 W Elm Meadows Dr Ste 320		
Indianapolis	IN	46140
09-05-06-003-000		Neighbor
Westfield Hampton Hotel LLC		

South Bend	IN	46001
(09-09-01-00-00-004 000)		neighbor
City of Westfield		
130 Fern St		
Westfield	IN	46074
(09-09-01-00-00-005 000)		neighbor
City of Westfield		
130 Fern St		
Westfield	IN	46074
(09-09-01-00-00-006 000)		neighbor
City of Westfield		
130 Fern St		
Westfield	IN	46074
(09-09-02-00-00-004 001)		neighbor
William Eric Group LLC		
208 W Main St		
Mamont	IN	46164
(09-09-02-00-00-004 002)		
Community First Bank of Indiana		
201 N Rymond St		
Kokomo	IN	46070
(09-09-02-00-00-004 101)		neighbor
Westfield Public Safety Building Corp		
130 Fern St		
Westfield	IN	46074
(09-09-02-00-01-002 000)		
Westfield Investment Co LP		
14709 Notwood Dr		
Carmel	IN	46031
(09-09-02-00-01-004 000)		neighbor
Westfield Investment Co LP		
14709 Notwood Dr		

0

Carmel	IN	46074
09-09-02-00-47-005.000		Neighbor
Westfield Investment Co LP		
14169 Nicholas Dr		
Carmel	IN	46074

Drawing name: K:\NDO_IDEV\2011-2030_YMCA_NCAS Natatorium_Westfield_INV_2 Design\CAD\PlanSheets\Primary_Plan\TITLE SHEET.dwg 3 Apr 29, 2016 2:07pm by dokola.mendond
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[illegible]

Drawing name: K:\NO_LDEV\17013000_MCA_WMS Notatiorum_Westfield_JAN\2 Design\CADD\PlanSheets\Primary Plat\20190301-PRIMARY PLAT & OVERALL DEVELOPMENT PLAN.dwg 4 Apr 29, 2019 2:07pm by daktormedond

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

SITE DATA TABLE

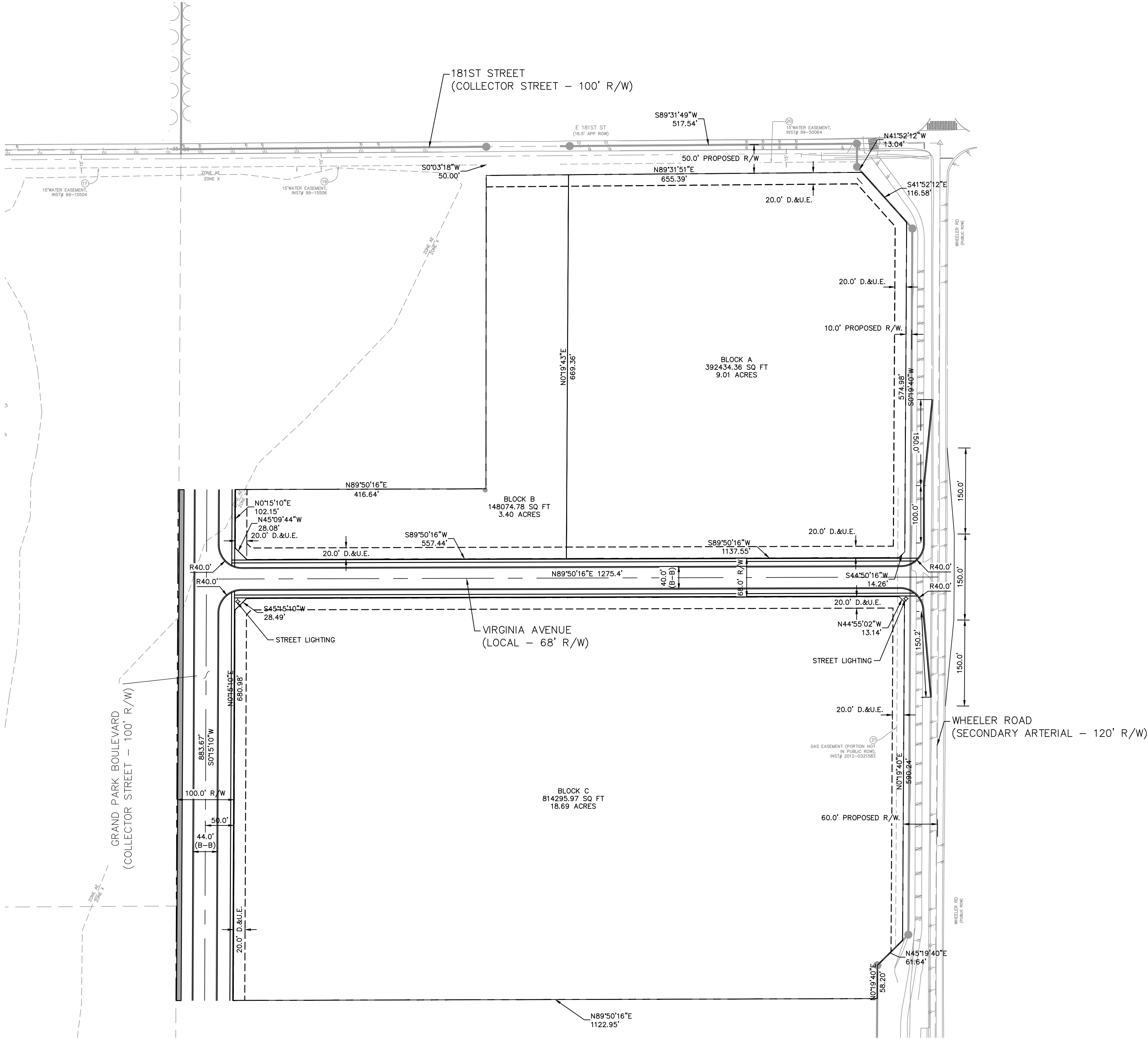
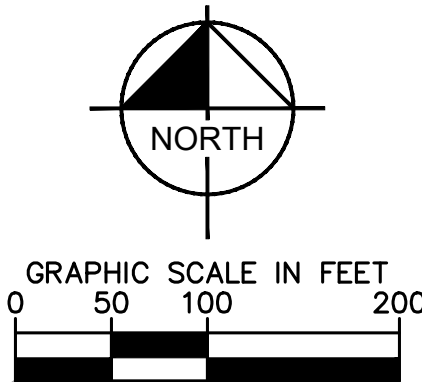
TOTAL ACREAGE - 31.10 Acres
OF BLOCKS/LOTS - 3
DENSITY - 0.096 Blocks/acre
ZONING - PUD

SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION 1 PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD



EXISTING LEGEND

●	○	△	SURVEY MONUMENT
— GAS —			EX. GAS LINE
— OVHD —			EX. OVERHEAD ELECTRIC
— FBOP —			EX. FIBER OPTIC
— uge —			EX. UNDERGROUND ELECTRIC
— COM — COM —			EX. COMMUNICATION LINE
— W — W —			EX. WATER LINE
— >> —			EX. STORM SEWER
— > —			EX. SANITARY SEWER

PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
---	PROPOSED EASEMENT
— W —	PROPOSED WATER MAIN
— > —	PROPOSED STORM SEWER
— > —	PROPOSED SANITARY SEWER
■	PROPOSED 8' PATH
◇	STREET LIGHTING

Kimley-Horn
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250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560
WWW.KIMLEY-HORN.COM

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



PRIMARY PLAT

WHEELER LANDING
SECTION 1

ORIGINAL ISSUE:
03/01/2019
KHA PROJECT NO.
170113000
SHEET NUMBER

Drawing name: K:\NO_LDE\17013000_1MCA_1MWS Notatiorum_Westfield_JAN 2 Design\CADD\PlanSheets\Primary Plat\20190301-PRIMARY PLAT & OVERALL DEVELOPMENT PLAN.dwg 5 Apr 29, 2019 2:07pm by daktariond

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SITE DATA TABLE

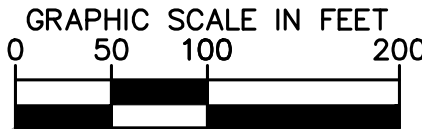
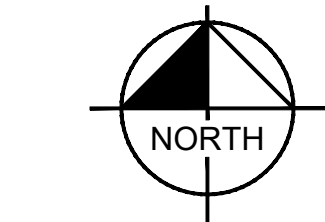
TOTAL ACREAGE - 31.10 Acres
OF BLOCKS/LOTS - 3
DENSITY - 0.096 Blocks/acre
ZONING - PUD

SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION 1 PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD

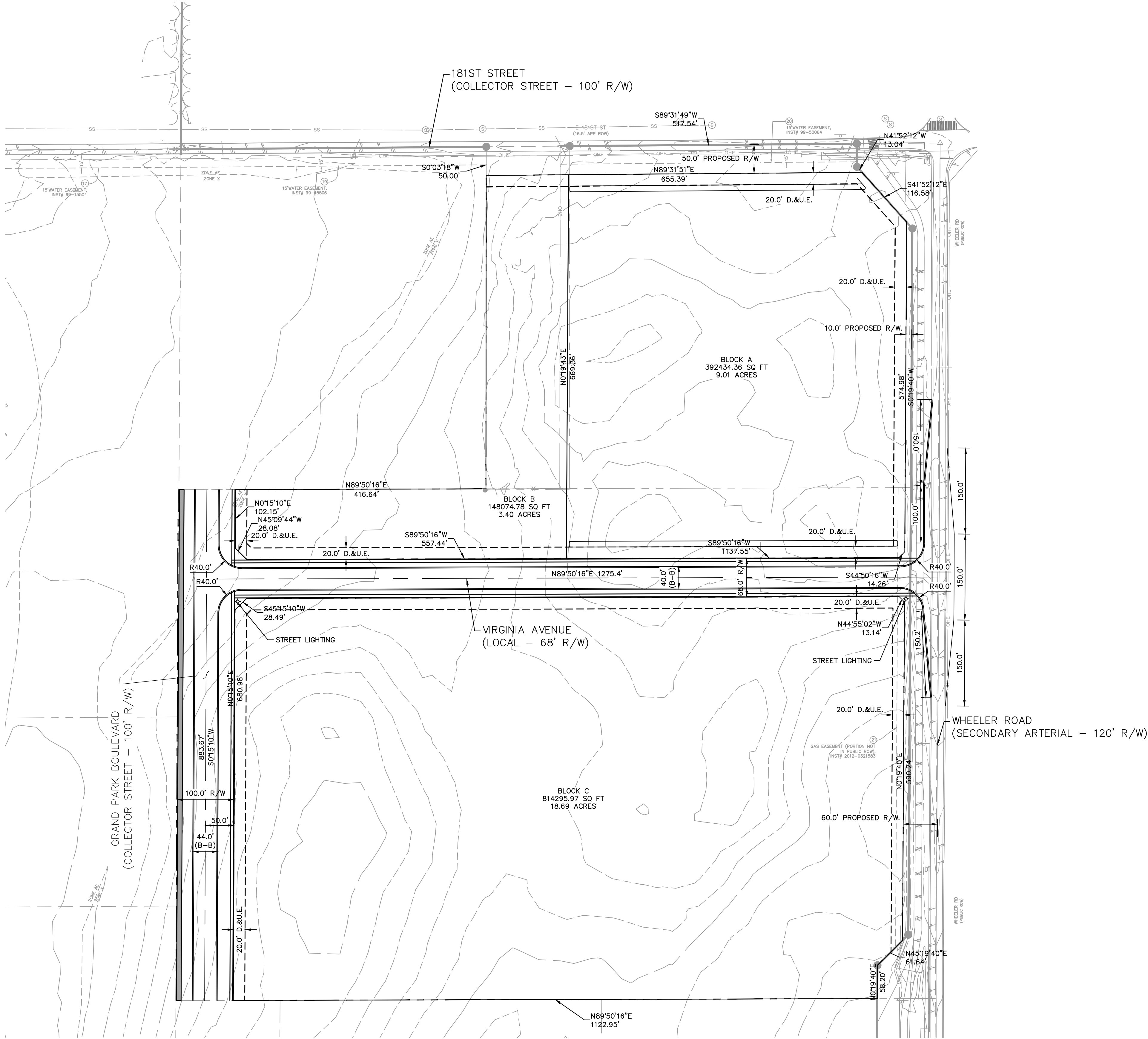


EXISTING LEGEND

●	○	△	SURVEY MONUMENT
— GAS —			EX. GAS LINE
— OVHD —			EX. OVERHEAD ELECTRIC
— FBOP —			EX. FIBER OPTIC
— uge —			EX. UNDERGROUND ELECTRIC
— COM —	COM		EX. COMMUNICATION LINE
— W —	W		EX. WATER LINE
— >> —			EX. STORM SEWER
— > —			EX. SANITARY SEWER

PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
---	PROPOSED EASEMENT
— W —	PROPOSED WATER MAIN
— > —	PROPOSED STORM SEWER
— > —	PROPOSED SANITARY SEWER
■	PROPOSED 8' PATH
◇	STREET LIGHTING



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DESIGNED BY: DAM
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DEVELOPMENT
PLAN

WHEELER LANDING
SECTION 1

ORIGINAL ISSUE:
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OF BLOCKS/LOTS - 3
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SURVEYOR:
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ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
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317-218-9560

A graphic scale in feet is shown below the map, with markings for 0, 50, 100, and 200 feet. Above the scale is a north arrow pointing upwards, with the word "NORTH" written inside the circle.



DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HT	
	4	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL MIN	---	
	3	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---	
	4	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	---	
	5	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2" CAL MIN	---	
	3	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	---	
	3	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	---	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HT	
	12	PICEA ABIES	NORWAY SPRUCE	B & B	---	6' HT MIN	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HT	
	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL MIN	---	
	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	B & B	2" CAL MIN	---	
	6	CERCIS CANADENSIS 'FLAME'	EASTERN RED BUD	B & B	2" CAL MIN	---	
	5	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	B & B	2" CAL MIN	---	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	IV	55	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	---	SEE PLAN	18" HT MIN
	PD	65	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	---	SEE PLAN	18" HT MIN
	TD	72	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	---	SEE PLAN	18" HT MIN
	VB	49	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	---	SEE PLAN	30" HT MIN
	VD	38	VIBURNUM DENTATUM	VIBURNUM	---	SEE PLAN	30" HT MIN

NOTES:

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

Drawing name: K:\IND_LDEV\170113000_YMCA_WWS Notatorium_Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat\20190301-PRIMARY PLAT & OVERALL DEVELOPMENT PLAN.dwg 5 Apr 29, 2019 2:07pm by dakota.medland

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A	REVIEW COMMENTS	04 /29 /19	DAM		
A	REVIEW COMMENTS	04 /19 /19	KJL		
No.	REVISIONS	DATE	BY		

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

LANDSCAPE
PLAN

WHEELER LANDING

SECTION 1

ORIGINAL ISSUE: 03/01/2019
KHA PROJECT NO. 170113000
SHEET NUMBER

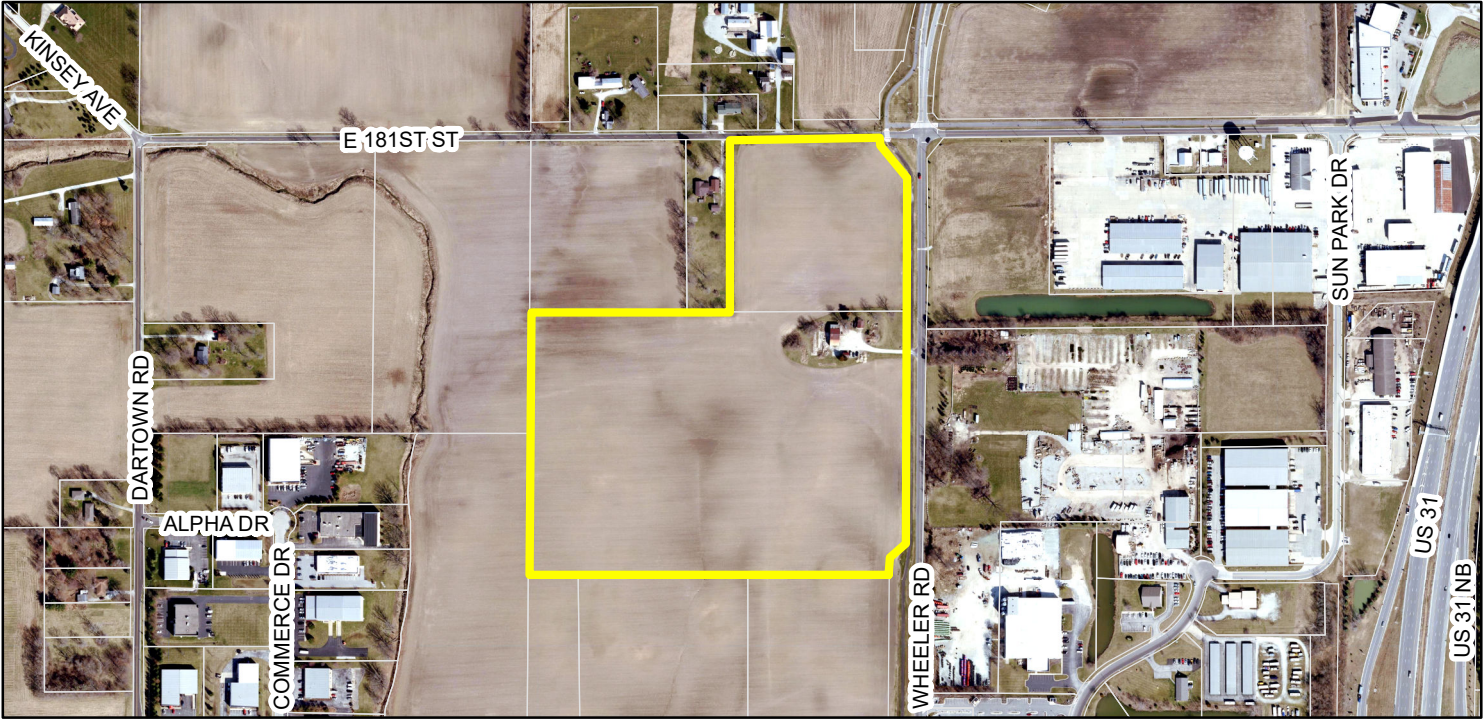


Property Location Map
Wheeler Landing, Section 1
Overall Development Plan & Primary Plat
1904-ODP-07 & 1904-SPP-07

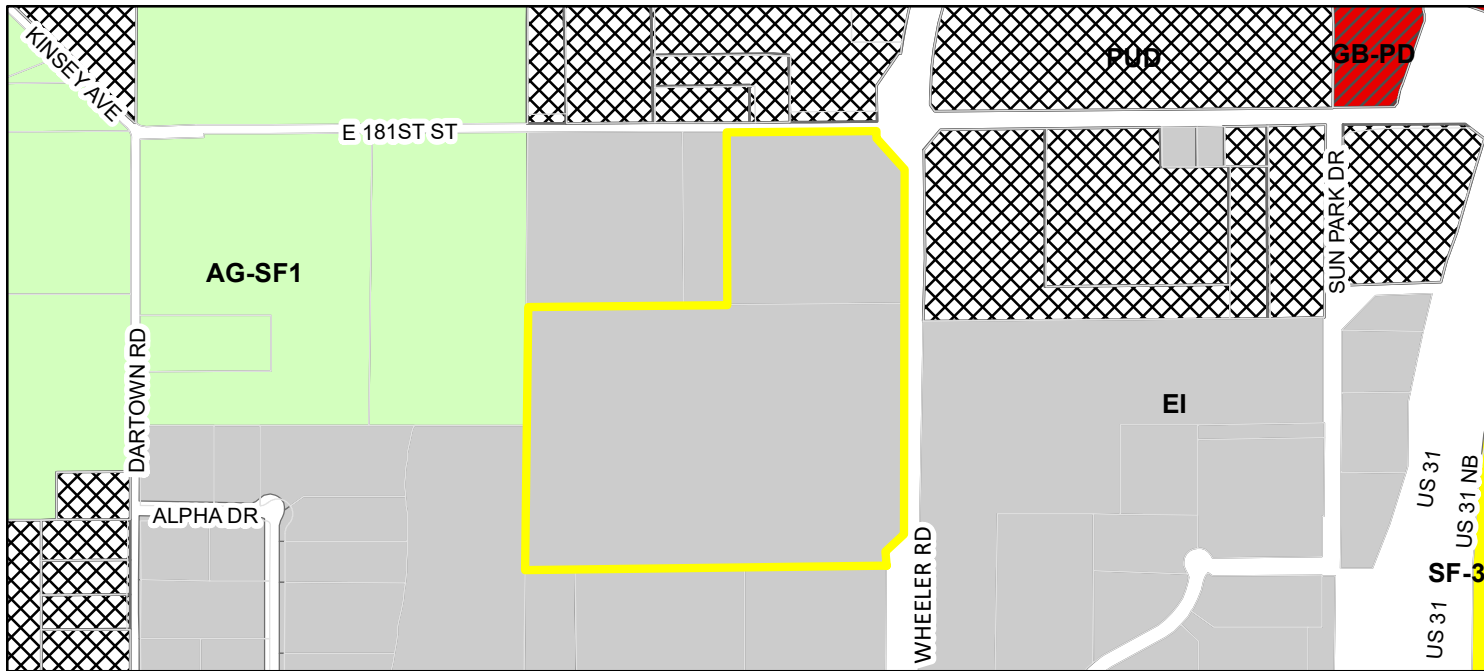


Aerial Location Map

Site



Zoning Map



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



Petition Number: 1905-PUD-09

Project Name: Chatham Hills PUD District

Subject Site Address: East and adjacent to Horton Road, south and adjacent to 199th Street (the "Property")

Petitioner: Henke Development Group, LLC

Representative: Nelson & Frankenberger, LLC

Request: Requests a change in zoning review of 153.2 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills Planned Unit Development (PUD) District.

Current Zoning: AG-SF1

Current Land Use: Agriculture / Residential

Approximate Acreage: 153.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 19-11

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the April 8, 2019, City Council meeting. The petitioner held a neighborhood meeting at the Chatham Hills clubhouse on April 23, 2019. The petition will receive a public hearing at the May 8, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally east and adjacent to Horton Road and south and adjacent to 199th Street (see [Exhibit 2](#)).

Property Description: The Property is currently in the process of being rezoned to the Chatham Hills PUD District (Ordinance 19-11, *pending*). The proposed PUD Ordinance assigns the standards and Underlying Zoning District from the Chatham Hills PUD ([Ordinance 13-24](#)) which establishes the SF4: Single-Family High Density District as the Underlying Zoning District.



District Area Assignment: The proposed PUD Ordinance assigns the District I: Residential District of Ordinance 13-24 to the Property. The standards of the Chatham Hills PUD applicable to the Property shall apply to the Development of the Property.

Bulk and Density Standards: The standards in Section 9 of Ordinance 13-24 shall apply to the Property, except as otherwise modified below:

- Maximum Dwelling Units (District Subarea 1-G): The Maximum Dwelling Units permitted in District Subarea 1-G shall be increased to two-hundred and ninety (290) Dwelling Units.
- Minimum Side Yard Setback (District Subarea 1-G): The Minimum Side Yard Setback shall be three (3) feet for lots occupied by a dwelling with a side-load garage. The minimum Building Separation shall remain ten (10) feet.
- Maximum Density (District I): With the addition of the Property, in no case shall the number of Single-family Residential dwellings in District I exceed one-thousand seven hundred and ninety (1,790) Dwelling Units.

COMPREHENSIVE PLAN

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 8, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

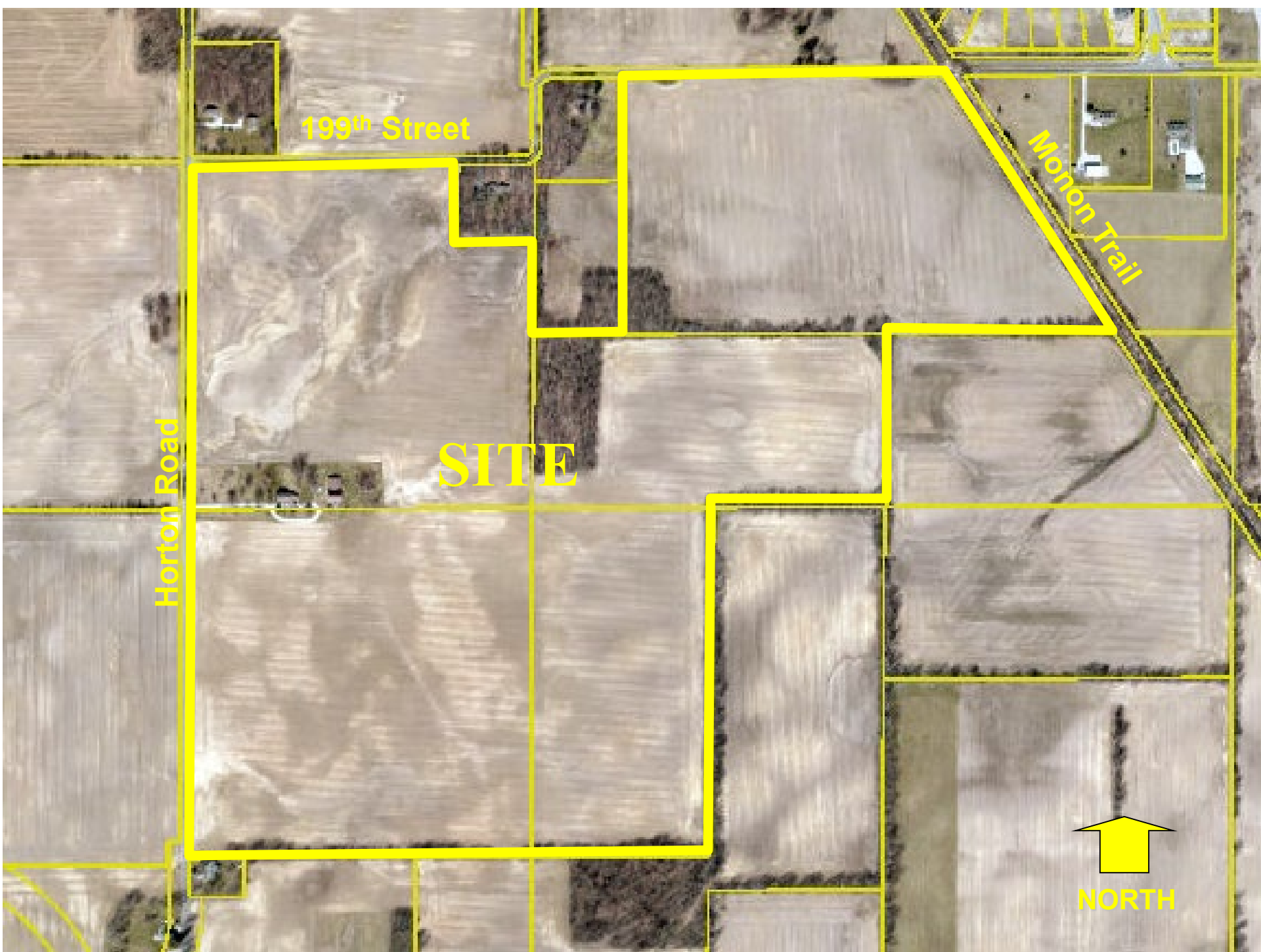
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the April 8, 2019, Council meeting.



DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the May 8, 2019, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



Chatham Amendment VI
Site Location Map



Chatham Amendment VI

Concept Plan

ORDINANCE NUMBER 19-11

Chatham Hills PUD District Amendment VI

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

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the Common Council on October 12, 2015; and (ii) Ordinance 16-46, enacted by the Common Council on December 12, 2016; and (iii) Ordinance 17-24, enacted by the Common Council on September 11, 2017; and (iv) Ordinance 18-51, enacted by the Common Council on February 11, 2019 (collectively, the "Chatham Hills Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1905-PUD-09**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and graphically depicted in **Exhibit B** attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded **Petition No. 1905-PUD-09** to the Common Council with a _____ recommendation (-) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

Section 2. District Area Assignment. The Real Estate is hereby assigned to District I: Residential District of Ordinance 13-24 (the “Assigned Area”). The standards of the Chatham Hills Planned Unit Development applicable to the Assigned Area shall apply to the Development of the Real Estate.

- 2.1 Illustrative Exhibits: Illustrative Exhibits are attached hereto and incorporated by reference as **Exhibit C**. The Illustrative Exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the added Real Estate. Although the Illustrative Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the Real Estate’s intent and vision.

Section 3. Bulk and Density Standards. The standards of Section 9 of Ordinance 13-24 shall apply to the Development of the Real Estate, except as otherwise modified below:

- 3.1 Maximum Dwelling Units (District Subarea 1-G): The Maximum Dwelling Units permitted in District Subarea 1-G, as identified in Section 9.1 of Ordinance 13-24 shall be increased by two-hundred and ninety (290) Dwelling Units.
- 3.2 Minimum Side Yard Setback (District Subarea 1-G): The Minimum Side Yard Setback shall be three (3) feet for lots occupied by a dwelling with a side-load

garage. The minimum Building Separation shall remain ten (10) feet.

- 3.3 Maximum Density (District I): With the addition of Real Estate, in no case shall the number of single-family residential dwellings in District I, as identified in Section 9.5 of Ordinance 13-24, exceed one-thousand seven hundred and ninety (1,790) Dwelling Units.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-11** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-11**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-11**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Illustrative Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

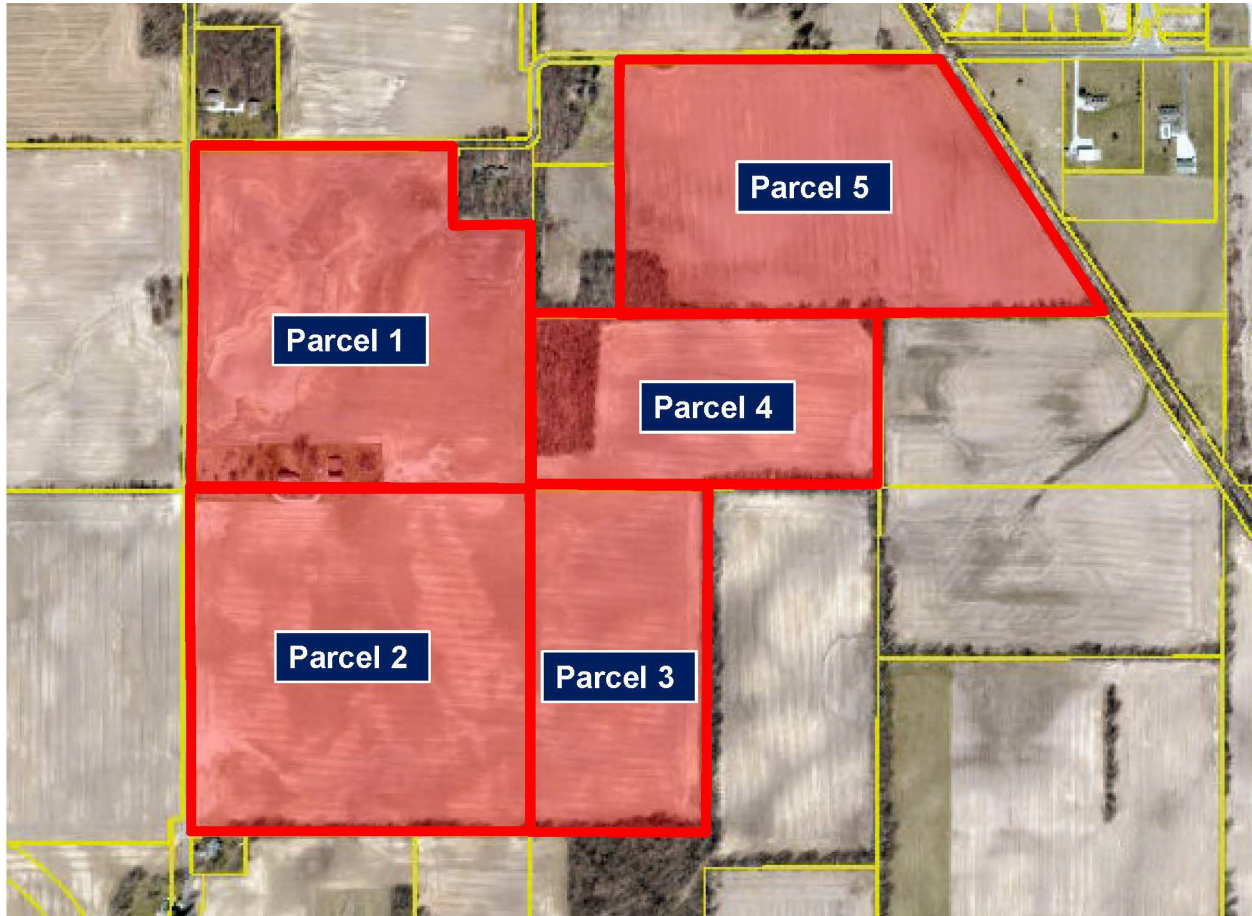


EXHIBIT A
REAL ESTATE
(Page 2 of 3)

Overall Legal Description

A part of the Northeast and Northwest Quarters of Section 26, and a part of the Southeast and Southwest Quarters of Section 23, all in Township 19 North, Range 3 East, Hamilton County, Indiana being that 153.208 acre parcel surveyed by Paul E. Klodzen, PS #20400015 and shown on a survey certified January 19, 2019 as Cripe Job number 170504-33000 more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 26; thence North 00 degrees 14 minutes 39 seconds East (basis of bearings is Indiana State Plane Grid Bearing, East Zone) along the East line of said Northeast Quarter 1988.70 feet to the Southeast corner of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 26; thence South 89 degrees 47 minutes 55 seconds West along the South line of said North Half 1323.05 feet to the Southwest corner thereof; thence North 00 degrees 14 minutes 49 seconds East along the West line of said North Half 662.10 feet to the Northwest corner thereof and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 50 seconds West along the North line of the Northeast Quarter of said Section 26 a distance of 661.51 feet to the Northeast corner of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 26; thence South 00 degrees 14 minutes 54 seconds West along the East line of said West Half 1323.41 feet to the Southeast corner thereof; thence South 89 degrees 49 minutes 59 seconds West along the South line of said West Half 661.54 feet to the Southwest corner thereof; thence South 89 degrees 45 minutes 06 seconds West along the South line of the Northeast Quarter of the Northwest Quarter of said Section 26 a distance of 1324.06 feet to the Southwest corner thereof; thence North 00 degrees 12 minutes 52 seconds East along the West line of said Quarter-Quarter 1321.94 feet to the Northwest corner thereof; thence North 00 degrees 06 minutes 09 seconds East along the West line of the Southeast Quarter of the Southwest Quarter of said Section 23 a distance of 1321.61 feet to the Northwest corner thereof; thence North 89 degrees 43 minutes 36 seconds East along the North line of said Quarter-Quarter 1037.15 feet to the northeast corner of Instrument Number 2015004954, recorded in the Office of the Recorder of Hamilton County, Indiana (the following two courses are along the West and South boundaries of said Instrument); (1) thence South 01 degrees 19 minutes 55 seconds West 316.44 feet; (2) thence North 88 degrees 56 minutes 56 seconds East 295.71 feet to the East line of the Southeast Quarter of the Southwest Quarter of said Section 23; thence South 00 degrees 10 minutes 00 seconds West along said East line 348.46 feet to the Southwest corner of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 23; thence North 89 degrees 39 minutes 19 seconds East along the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 23 a distance of 334.99 feet to the Southeast corner of Instrument Number 2016046931, recorded in said Recorder's Office; thence North 00 degrees 10 minutes 00 seconds East along the East boundary of said Instrument and parallel with the West line of the Southwest Quarter of the Southeast

EXHIBIT A
REAL ESTATE
(Page 3 of 3)

Quarter of said Section 23 a distance of 991.95 feet to the Northeast corner of said Instrument and the North line of 10 acres off the South side of the Northwest Quarter of the Southeast Quarter of said Section 23; thence North 89 degrees 32 minutes 47 seconds East along said north line 1193.20 feet to the Northwest corner of Instrument Number 2015055336, recorded in said Recorder's Office; thence South 33 degrees 30 minutes 39 seconds East along the West boundary of said Instrument 1187.67 feet to the North line of the South Half of the Southeast Quarter of the Southeast Quarter of said Section 23; thence South 89 degrees 39 minutes 19 seconds West along said North line 866.04 feet to the Northwest corner of said South Half; thence South 00 degrees 01 minutes 56 seconds East along the West line of said South Half 663.26 feet to the Point of Beginning, containing 153.208 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

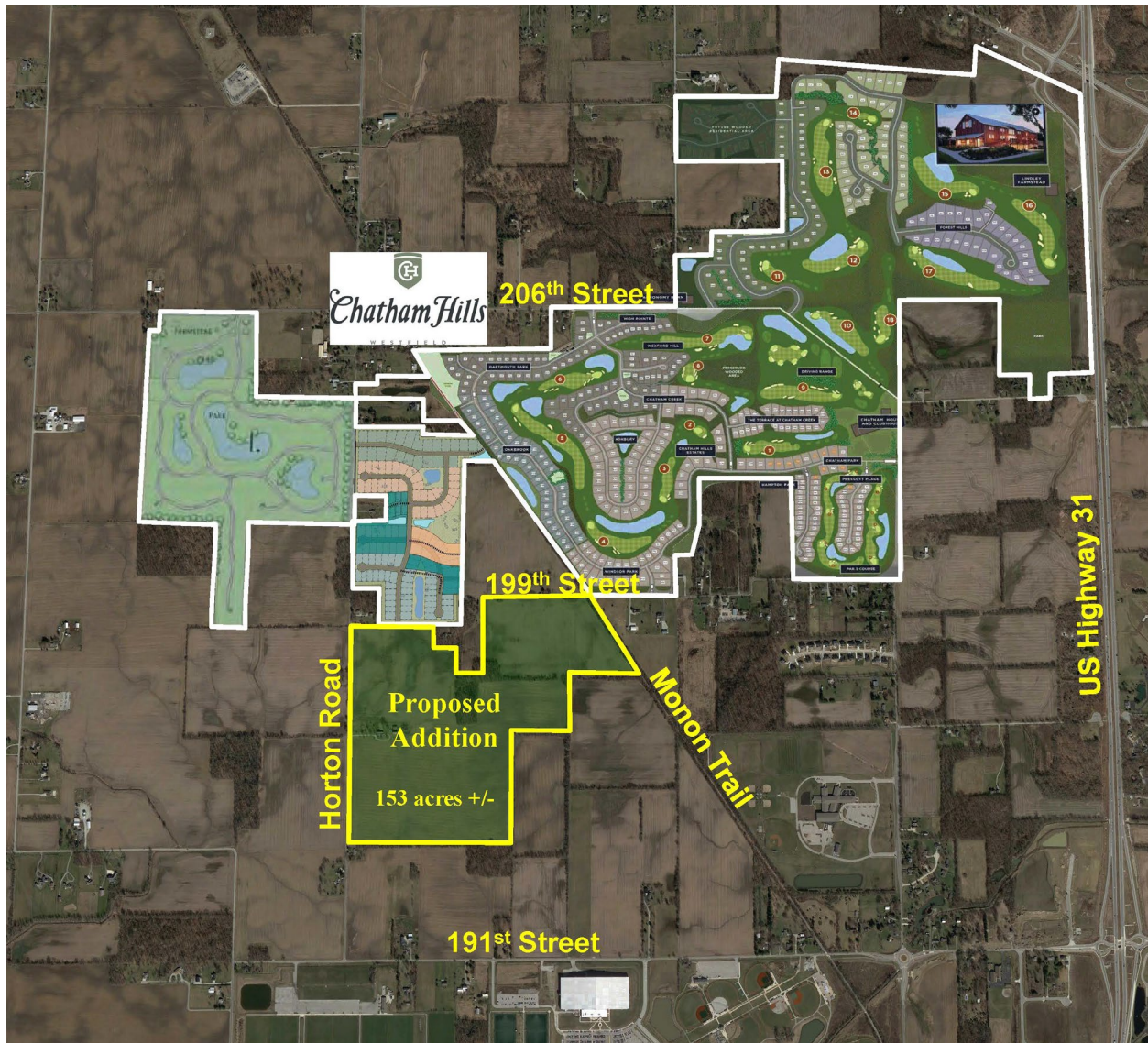


EXHIBIT C
Illustrative Exhibits
(Page 1 of 2)



EXHIBIT C
Illustrative Exhibits
(Page 2 of 2)

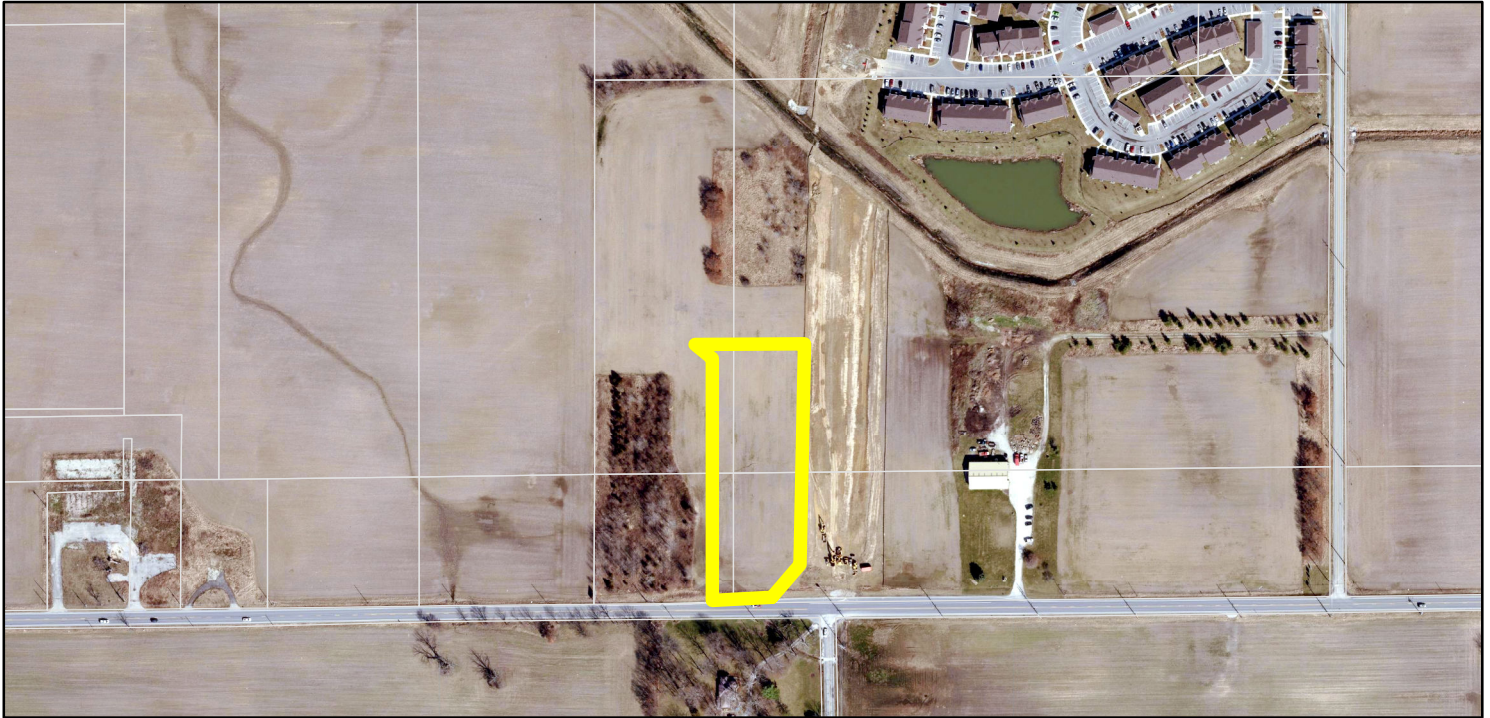




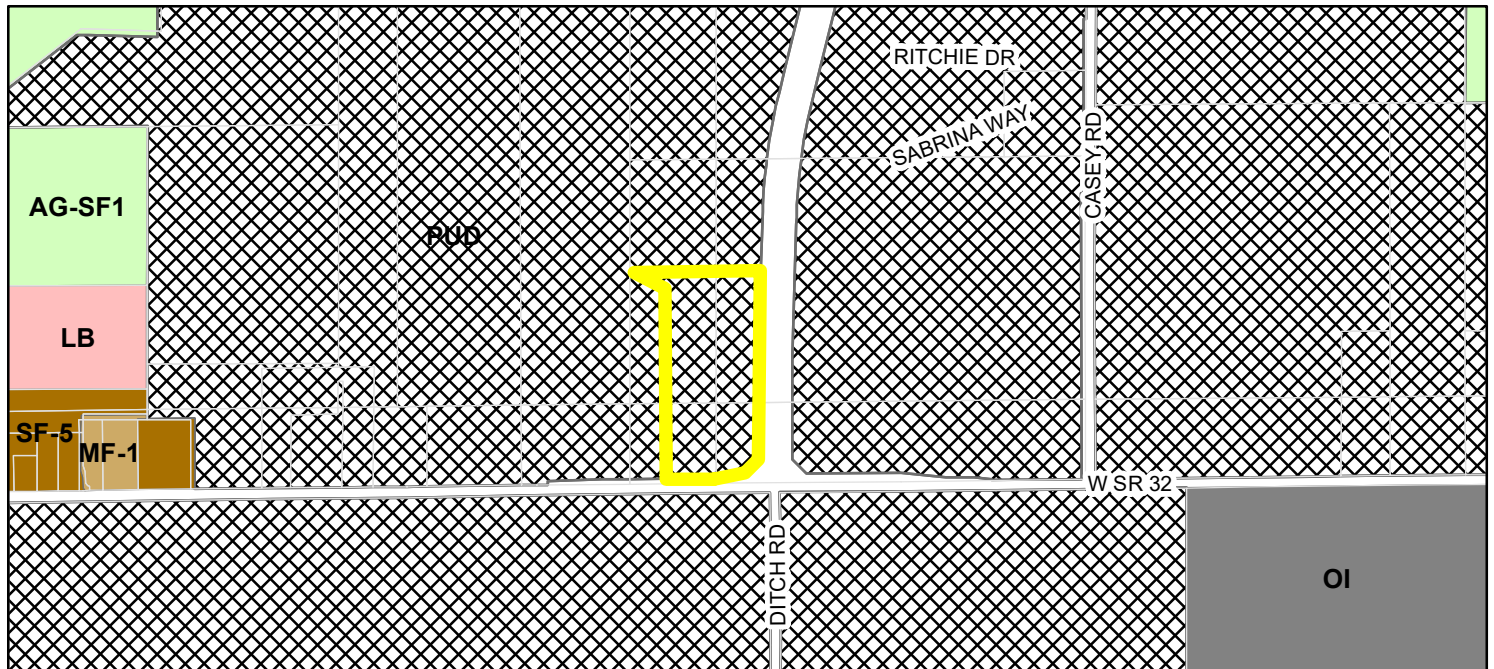
Property Location Map
Hoosier Market at Gristmill Crossing
Springmill Trails PUD
1903-DDP-02



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | MF-1 (Multiple Family - 1) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-5 (Single Family - 5) |
| LB (Local Business) | |

LOCATION: H:\2018\W180220\Engineering\Design\Construction\W180220-C001 title.dwg
DATE/PLT/NAME: April 18, 2019 - 9:43pm
PLOT/ID BY: mgiers

CONSTRUCTION PLANS FOR HOOSIER MARKET AT GRISTMILL CROSSING DITCH ROAD AND STATE ROAD 32 WESTFIELD, IN 46074

PLANS PREPARED FOR

JESSE MANN
5243 GRAPEVINE DRIVE
WEST LAFAYETTE, IN 47906
TELEPHONE: (765) 398-3700
CONTACT PERSON: JESSE MANN
EMAIL: JMANN765@YAHOO.COM

PLANS PREPARED BY

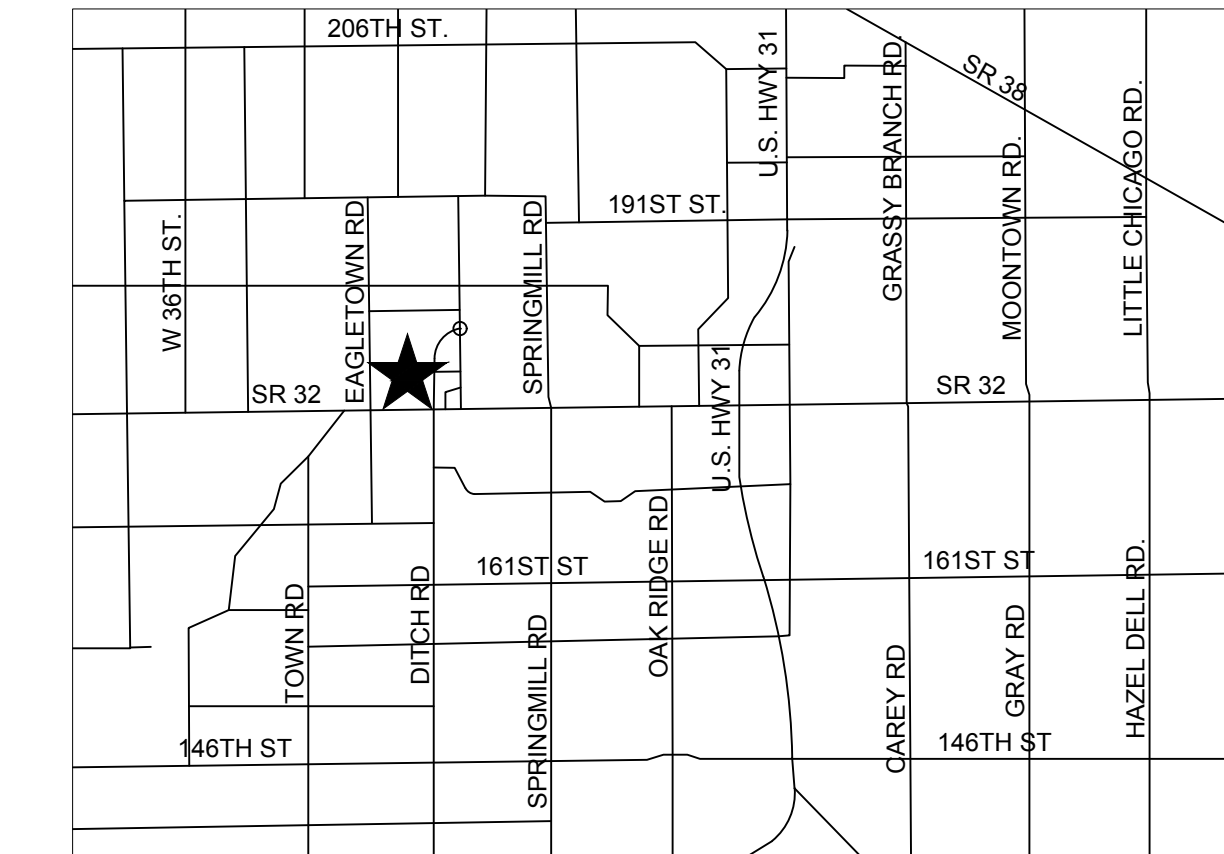
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: BRAD SCHOEFF
EMAIL: SCHOEFFB@WEIHE.NET

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0120G, DATED NOVEMBER 19, 2014.
13. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
14. THIS SITE DOES NOT CONTAIN ANY WETLANDS, BUT CONTAINS A RIVERINE COURSE THAT RUNS THROUGH THE SITE AS SHOWN ON THE U.S. FISH AND WILDLIFE SERVICE, WESTFIELD, INDIANA, ONLINE WETLANDS INVENTORY MAP.
15. ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ANY MODIFICATIONS NOT INCLUDED IN THIS SET OF PLANS MAY BE REQUIRED.
[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APP/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=90](http://WWW.WESTFIELD.IN.GOV/EGOV/APP/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=90)
16. THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION. THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

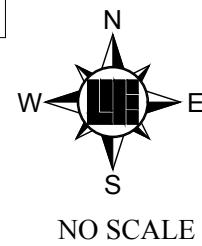
IMPERVIOUS
SURFACE AREA:
0.754 ACRES

INDIANA STATE DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS LATEST EDITION TO BE USED
WITH THESE PLANS.

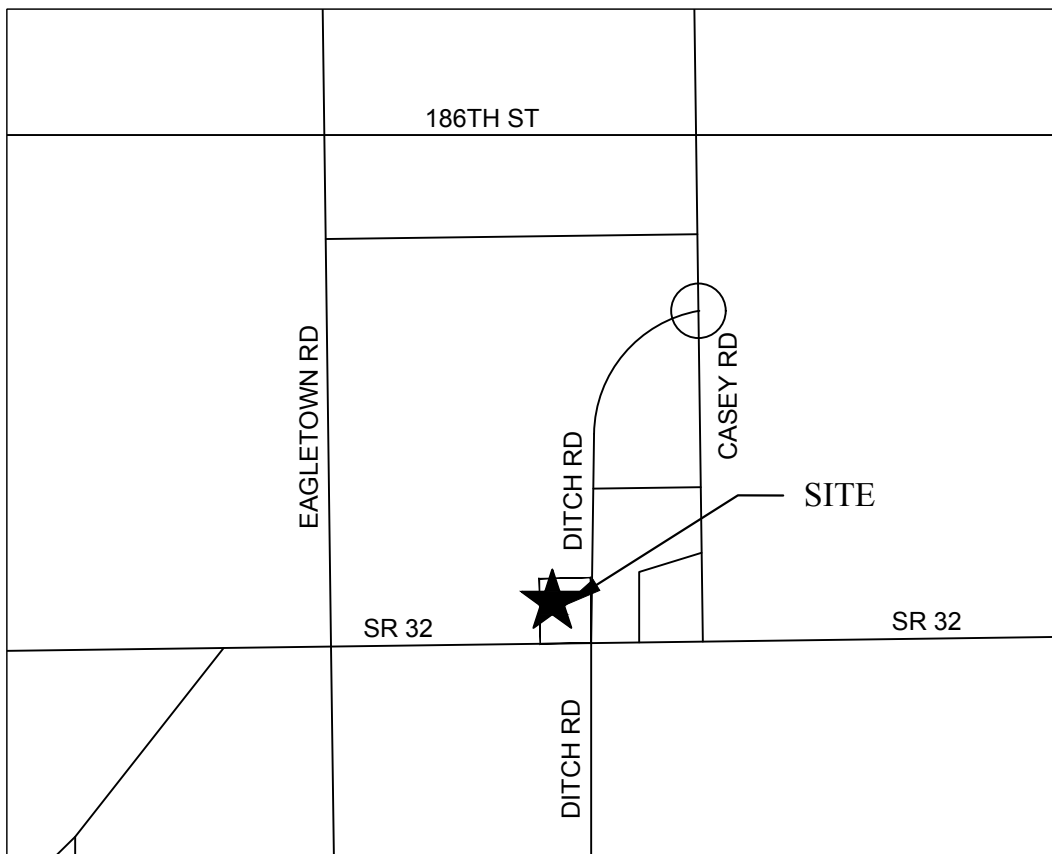


VICINITY MAP
NO SCALE

★ PROJECT LOCATION



NO SCALE



LOCATION MAP
NO SCALE

★ PROJECT LOCATION

LAND DESCRIPTION

THE FOLLOWING DESCRIPTION WAS PREPARED BY KAREN SUTTON, P.S. - INDIANA #LS21200013 OF WEIHE ENGINEERS, INC. AS PART OF A SURVEY PERFORMED UNDER JOB NO. W150193, DATED OCTOBER 23, 2018.

PART OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 20 MINUTES 01 SECONDS EAST A DISTANCE OF 2073.26 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 12 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE NORTH RIGHT OF WAY LINE TO THE CITY OF WESTFIELD AS RECORDED IN INSTRUMENT NUMBER 2017056244; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 88 DEGREES 15 MINUTES 06 SECONDS EAST A DISTANCE OF 190.03 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89 DEGREES 22 MINUTES 48 SECONDS EAST A DISTANCE OF 373.68 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD 32 AS RECORDED IN INSTRUMENT NUMBER 2008032205; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 83 DEGREES 36 MINUTES 05 SECONDS EAST A DISTANCE OF 117.25 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY NORTH 43 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 72.17 FEET TO THE WEST RIGHT OF WAY OF DITCH ROAD; THENCE NORTH 00 DEGREES 10 MINUTES 47 SECONDS WEST A DISTANCE OF 3.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST AND PARALLEL WITH SAID SOUTH LINE OF SECTION 33 A DISTANCE OF 187.77 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 356.10 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 476.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 115.33 FEET, HAVING A CHORD THAT BEARS NORTH 82 DEGREES 23 MINUTES 33 SECONDS EAST A DISTANCE OF 115.05 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECONDS EAST A DISTANCE OF 78.37 FEET TO THE WEST RIGHT OF WAY LINE OF DITCH ROAD AND A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10,660.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 183.03 FEET, HAVING A CHORD THAT BEARS SOUTH 00 DEGREES 20 MINUTES 29 SECONDS WEST 183.02 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 47 SECONDS EAST 187.02 FEET TO THE POINT OF BEGINNING. CONTAINING 1.60 ACRES, MORE OR LESS (69,630 SQ. FT.).

BENCHMARK INFORMATION

B.M. - "LEE 12 AZI" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1.855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD. ELEV. 909.71 (NAVD 88)

TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88)



SOILS TYPE LEGEND

MmB2 MIAMI SILT LOAM,
2 TO 6 PERCENT SLOPES, ERODED. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE MODERATE POTENTIAL FROST ACTION, MODERATELY SLOW PERMEABILITY, MODERATE SHRINK-SWELL POTENTIAL, AND LOW STRENGTH. EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYEY TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL. FOR LOCAL ROADS AND STREETS, THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.

CrA CROSBY SILT LOAM
0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL, USING PROPERLY DRAINED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS NEEDS TO BE STRENGTHENED OR REPLACED WITH SUITABLE MATERIAL.

Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET
C100	STORMWATER POLLUTION PREVENTION PLAN PHASE I
C101	STORMWATER POLLUTION PREVENTION PLAN PHASE II
C102	STORMWATER POLLUTION PREVENTION PLAN SPECS
C103	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C104	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C200	SITE PLAN
C201	SITE PLAN DETAILS
C202	SITE PLAN DETAILS
C300	GRADING PLAN
C500	SANITARY SEWER PLAN AND PROFILE
C501	SANITARY SEWER DETAILS
C502	CITIZENS - SANITARY SEWER SPECIFICATIONS
C503	CITIZENS - SANITARY SEWER SPECIFICATIONS
C504	CITIZENS - SANITARY SEWER SPECIFICATIONS
C505	CITIZENS - SANITARY SEWER SPECIFICATIONS
C506	CITIZENS - SANITARY SEWER SPECIFICATIONS
C507	CITIZENS - SANITARY SEWER SPECIFICATIONS
C508	CITIZENS - SANITARY SEWER SPECIFICATIONS
C600	DRAINAGE PLAN
C601	STORM SEWER PLAN AND PROFILES
C602	STORM SEWER PLAN AND PROFILES
C603	STORM SEWER PLAN AND PROFILES
C604	STORM SEWER PLAN AND PROFILES
C605	DRAINAGE DETAILS
C606	DRAINAGE DETAILS
C607	DRAINAGE DETAILS
C701	WATER DETAILS
C702	CITIZENS - WATER SPECIFICATIONS
C703	CITIZENS - WATER SPECIFICATIONS
C800	UTILITY PLAN
L100	LANDSCAPE PLAN
L200	LANDSCAPE PLAN DETAILS

CONTRACTOR INFORMATION

CONTRACTOR TO REFER TO THE CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS, LATEST EDITION, TO BE USED WITH THESE PLANS.



Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:
HOOSIER MARKET @ GRISTMILL
CROSSING
DITCH ROAD & STATE ROAD 32, WESTFIELD, IN 46074

SHEET NO.

C001

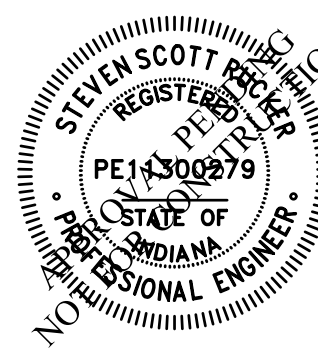
PROJECT NO.

W18.0220

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	02.01.2019	BJS	W18.0220
ISSUED FOR TAC REVISIONS	03.01.2019	BJS	W180220-C001-009
ISSUED FOR TAC REVISIONS	04.19.2019	BJS	W180220-C001-009
DESIGNED BY		RAM	
DRAWN BY		RAM	
CHECKED BY		BJS	
DATE	04.19.2019		



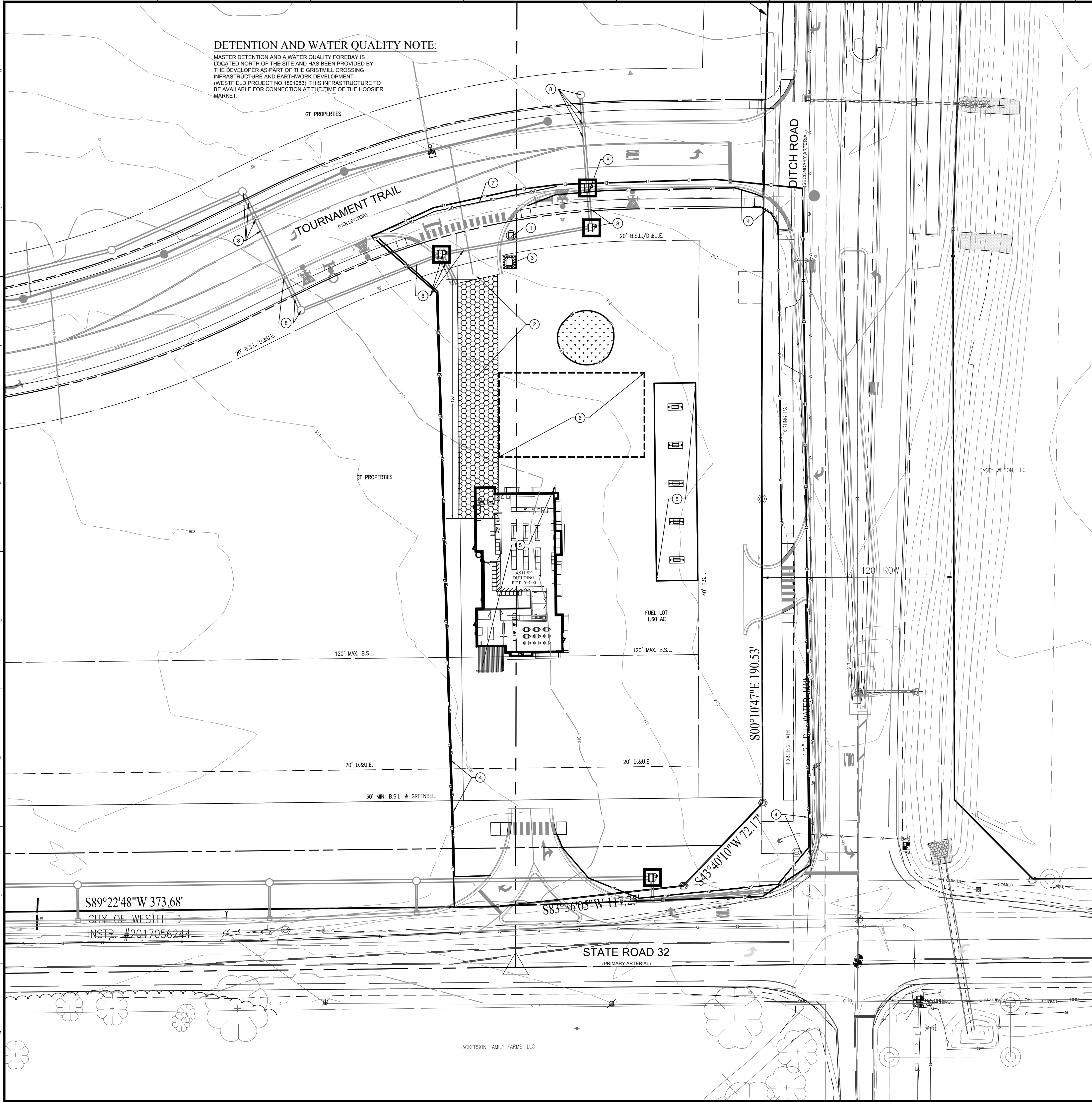
STEVEN SCOTT RUCKER P.E. 1390279

Part of the SW/4 of Section XX, Township XX North, Range X East, Hamilton County, Indiana

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

Build with confidence.

LOCATION: W18.0220 Engineering (design) \corseet\W18.0220-C100.mxd
DATE/TIME: April 18, 2019 - 10:08am
PLOTTER: b7i engines



DETENTION AND WATER QUALITY NOTE:

MASTER DETENTION AND A WATER QUALITY FOREBAY IS LOCATED NORTH OF THE SITE AND HAS BEEN PROVIDED BY THE DEVELOPER AS PART OF THE GRISTMILL CROSSING INFRASTRUCTURE AND EARTHWORK DEVELOPMENT (WESTFIELD PROJECT NO. 1801083). THIS INFRASTRUCTURE TO BE AVAILABLE FOR CONNECTION AT THE TIME OF THE HOOSIER MARKET.

SITE PREPARATION / SWPPP PHASE 1 NOTES

1. INSTALL PERMIT POSTING AREA. 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
2. USE EXISTING DRIVE AS THE CONSTRUCTION ENTRANCE. REFER TO DETAIL ON SHEET C103.
3. INSTALL CONCRETE WASHOUT. REFER TO DETAIL ON SHEET C103.
4. INSTALL SILT FENCE. REFER TO DETAIL ON SHEET C103.
5. LIMITS OF PROPOSED BUILDING.
6. STAGING AREA. PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED.
7. INSTALL SILT DIKE. REFER TO DETAIL ON SHEET C103.
8. STORM SEWER STRUCTURES AND PIPE SHOWN WITHIN THE TOURNAMENT TRAIL AND SR 32 RIGHT OF WAY TO BE INSTALLED BY THE DEVELOPER AS PART OF THE GRISTMILL CROSSING INFRASTRUCTURE AND EARTHWORK PROJECT. THE PIPES AND STORM STRUCTURES NOTED WILL BE AVAILABLE FOR CONNECTION WHERE SHOWN TO CONNECT THE HOOSIER MARKET STORM SEWER TO.

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER DURING BIDDING AND DURING CONSTRUCTION ACTIVITIES ALL ITEMS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY MATERIALS AND/OR STRUCTURES NOT LOCATED ON THIS SURVEY FOR THE INSTALLATION OF THE NEW WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK, AND TO VERIFY WHICH UTILITIES WILL BE REMOVED BY UTILITY COMPANY. ANY AND ALL UTILITIES NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED BY THE CONTRACTOR.
3. UTILITIES ARE SHOWN TO BE APPROXIMATE AND SHALL BE RELOCATED AND/OR CAPPED AND ABANDONED BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DEMOLITION MATERIAL AND SALVAGEABLE MATERIAL IS THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF THE SITE.
5. SLABS ON GRADE MUST BE REMOVED COMPLETELY AND TAKEN OFF THE SITE.
6. ALL UTILITIES MUST REMAIN ACTIVE FOR AREA TENANTS THAT ARE REMAINING. NO UTILITY SERVICE SHALL BE INTERRUPTED DURING THE CONSTRUCTION PROCESS.
7. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.
9. IF THERE ARE ANY QUESTIONS CONCERNING THIS DEMOLITION PLAN, PLEASE CONTACT THE ENGINEER BEFORE CONTINUING WORK.

LINE TYPES

— G — G — G —	UNDERGROUND GAS
— W — W — W —	UNDERGROUND WATER
— E(A) — E(A) — E(A) —	AERIAL ELECTRIC
— E — E — E —	UNDERGROUND ELECTRIC
— C — C — C —	UNDERGROUND COMMUNICATIONS
— C(A) — C(A) — C(A) —	AERIAL COMMUNICATIONS
— FO — FO — FO —	UNDERGROUND FIBER OPTIC
— FO(A) — FO(A) — FO(A) —	AERIAL FIBER OPTIC CABLE
— OHU — OHU — OHU —	OVERHEAD UTILITY
— FM — FM — FM —	FORCE MAIN
— — — — —	SANITARY SEWER
— — — — —	STORM SEWER
— — — — —	RIGHT OF WAY LINE
— — — — —	CHAIN LINK FENCE
— — — — —	BOARD FENCE
— X — X — X — X —	WROUGHT IRON FENCE
— T — T — T — T —	FARM FENCE
— * — * — * — * —	GUARD RAIL
— SF — SF — SF — SF —	HAND RAIL
— — — — —	SILT FENCE
— — — — —	BUILDING SETBACK LINE
— — — — —	BOUNDARY LINE
— — — — —	FLOW LINE
— — — — —	SECTION LINE
— — — — —	INDEX CONTOUR
— — — — —	INTERMEDIATE CONTOUR

SWPPP PHASE 1 LEGEND

- IP - INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY
- CE - CONSTRUCTION ENTRANCE
- SA - STAGING AREA
- PA - POSTING AREA - 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
- W - CONCRETE WASHOUT
- ST - STOCKPILE AREA (TEMPORARY SEEDING REQUIRED)
- SF - SILT FENCE
- D - LIMITS OF DISTURBANCE
- SD - SILT DIKE

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS SHALL BE SOODED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
2. INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
3. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.

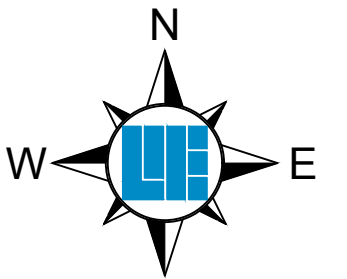
EROSION CONTROL SPECIFICATIONS

1. THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY WAY OF EROSION. IF EROSION OF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
2. TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 15 DAYS.
3. PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
4. PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
5. ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
6. IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
7. DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR CONSTRUCTION ACTIVITY. WATER GRASS AND EXECUTE NECESSARY WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
8. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
9. IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH RULE 5 (327 IAC 15-5, CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITY AND TO SUBMIT A COMPLETE NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
11. PORTABLE TOILETS MUST BE ANCHORED.

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6811
FAX: (317) 845-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

EXISTING AREAS	
TOTAL SITE	= 1.60 AC.
DISTURBED	= 1.78 AC.
PERVIOUS	= 1.60 AC.
IMPERVIOUS	= 0.00 AC.



BENCHMARK INFORMATION

B.M. - LEE 12 AZT A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

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TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88)

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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

PROJECT NO.:	W18.0220
DWG NAME:	W180220-C100 swppp1
DESIGNED BY:	RAM
DRAWN BY:	RAM
CHECKED BY:	BJS
DATE:	04.19.2019

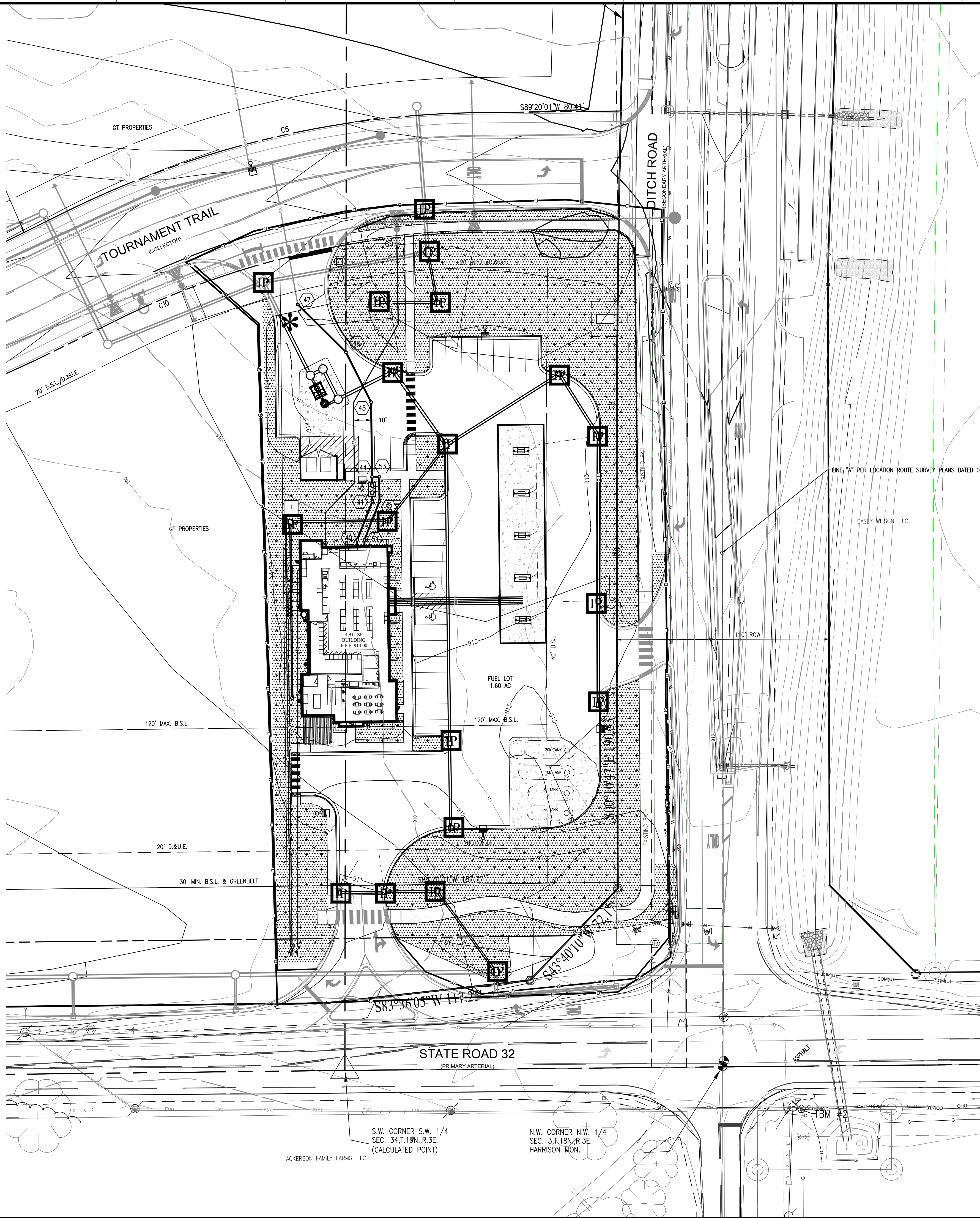
STEVEN SCOTT RUCKER, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PE 14300279

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
HOOSIER MARKET @ GRISTMILL CROSSING
DITCH ROAD & STATE ROAD 32, WESTFIELD, IN 46074
STORMWATER POLLUTION PREVENTION PLAN PHASE I
Part of the SWMA of Section XX, Township XX North, Range X East, Washington Township, Hamilton County, Indiana

SHEET NO.
C100
PROJECT NO.
W18.0220

LOCATION: I:\2018\W180220\Engineering\Design\Consent\W180220-C-01.mxd
DATE/PLT: April 19, 2019
PLOTTER: HP DesignJet 5000PS



LINE TYPES

G	—	G	—	UNDERGROUND GAS
W	—	W	—	UNDERGROUND WATER
E(A)	—	E(A)	—	AERIAL ELECTRIC
E	—	E	—	UNDERGROUND ELECTRIC
C	—	C	—	UNDERGROUND COMMUNICATIONS
C(A)	—	C(A)	—	AERIAL COMMUNICATIONS
FO	—	FO	—	UNDERGROUND FIBER OPTIC
FO(A)	—	FO(A)	—	AERIAL FIBER OPTIC CABLE
OHU	—	OHU	—	OVERHEAD UTILITY
FM	—	FM	—	FORCE MAIN
	—		—	SANITARY SEWER
	—		—	STORM SEWER
	—		—	RIGHT OF WAY LINE
	—		—	CHAIN LINK FENCE
	—		—	BOARD FENCE
	—		—	WROUGHT IRON FENCE
	—		—	FARM FENCE
	—		—	GUARD RAIL
	—		—	HAND RAIL
	—		—	SILT FENCE
	—		—	BUILDING SETBACK LINE
	—		—	BOUNDARY LINE
	—		—	FLOW LINE
	—		—	SECTION LINE
	—		—	INDEX CONTOUR
	—		—	INTERMEDIATE CONTOUR

SWPPP PHASE 2 LEGEND

	- INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY
	- PERMANENT/TEMPORARY SEEDING USE PLANTING CHART
	- LIMITS OF DISTURBANCE (CONSTRUCTION LIMITS)
	- SITE DISCHARGE POINT

EROSION CONTROL NOTES

- ALL DISTURBED AREAS SHALL BE SODED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
 - INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
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- ### EROSION CONTROL SPECIFICATIONS
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 - PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
 - PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
 - ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA THEY ARE INTENDED TO SERVE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
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 - DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR CONSTRUCTION ACTIVITY. WATER GRASS AND EXECUTE NECESSARY WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
 - THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
 - IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH "RULE 6" (327 IAC 15-5, CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITY AND TO SUBMIT A COMPLETE NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
 - PORTABLE TOILETS MUST BE ANCHORED.

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

DISTURBED ACREAGE
= 1.76± AC.

IMPERVIOUS AREA
= 37,026 ± SF.

-WARNING-
THIS PLAN TO BE USED FOR EROSION CONTROL PURPOSES ONLY. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.

-NOTE-
THIS PLAN INDICATES EROSION CONTROL MEASURES REQUIRED AFTER SOIL STRIPPING AND PAD BUILDING HAS TAKEN PLACE. COORDINATE WITH DEVELOPER FOR MEASURES REQUIRED UNTIL PROPERTY TURNED OVER FOR DEVELOPMENT. COORDINATE WITH SOIL CONSERVATION DISTRICT REPRESENTATIVE FOR ANY OTHER MEASURES REQUIRED DUE TO SITE CONDITIONS.

LAND DESCRIPTION

THE FOLLOWING DESCRIPTION WAS PREPARED BY KAREN SUTTON, P.S., INDIANA WL521200013 OF WEIHE ENGINEERS, INC. AS PART OF A SURVEY PERFORMED UNDER JOB NO. W1501393, DATED OCTOBER 23, 2018.

PART OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

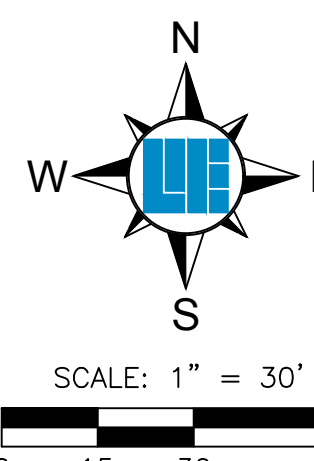
COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 20 MINUTES 01 SECONDS EAST A DISTANCE OF 2073.26 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 12 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE NORTH RIGHT OF WAY LINE TO THE CITY OF WESTFIELD AS RECORDED IN INSTRUMENT NUMBER 201705244; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 48 DEGREES 15 MINUTES 05 SECONDS EAST A DISTANCE OF 190.03 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89 DEGREES 22 MINUTES 48 SECONDS EAST A DISTANCE OF 373.68 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD 32 AS RECORDED IN INSTRUMENT NUMBER 2008032205; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 83 DEGREES 36 MINUTES 05 SECONDS EAST A DISTANCE OF 117.25 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY NORTH 43 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 72.17 FEET TO THE WEST RIGHT OF WAY OF DITCH ROAD; THENCE NORTH 00 DEGREES 10 MINUTES 47 SECONDS WEST A DISTANCE OF 3.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST AND PARALLEL WITH SAID SOUTHLINE OF SECTION 33 A DISTANCE OF 187.77 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 356.10 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 476.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 315.33 FEET, HAVING A CHORD THAT BEARS NORTH 82 DEGREES 23 MINUTES 33 SECONDS EAST A DISTANCE OF 115.05 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECONDS EAST A DISTANCE OF 78.37 FEET TO THE WEST RIGHT OF WAY LINE OF DITCH ROAD AND A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10,060.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 183.03 FEET, HAVING A CHORD THAT BEARS SOUTH 00 DEGREES 20 MINUTES 29 SECONDS WEST 183.02 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 47 SECONDS EAST 187.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES, MORE OR LESS (69,630 SQ. FT.).

BENCHMARK INFORMATION

B.M. - "LEE 12 AZT" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1.855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD.
ELEV. 915.74 (NAVD 88)

TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 912 FEET WEST OF DITCH ROAD.
ELEV. 908.71 (NAVD 88)

TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET.
ELEV. 913.22 (NAVD 88)



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

WEIHE ENGINEERS

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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W18.0220
ISSUED FOR IAC SUBMITTAL	02.01.2019	BJS	DWG NAME:	
ISSUED FOR IAC REVISIONS	03.01.2019	BJS	REVISION BY:	RAM
ISSUED FOR IAC REVISIONS	04.19.2019	BJS	DRAWN BY:	RAM
			CHECKED BY:	BJS
			DATE:	04.19.2019

STEVEN SCOTT RUCKER P.E. 11390279

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PE 1300279

PREPARED FOR: **HOOSIER MARKET @ GRISTMILL CROSSING**

DITCH ROAD & STATE ROAD 32, WESTFIELD, IN 46074

STORMWATER POLLUTION PREVENTION PLAN PHASE II

Part of the SWMA of Section XX, Township XX North, Range X East, Washington Township, Hamilton County, Indiana

SHEET NO. **C101**

PROJECT NO. **W18.0220**

SECTION A - CONSTRUCTION PLAN ELEMENTS

- A1 PLAN INDEX - SEE BELOW
A2 11'x17' PLAT - (REDUCTION OF STORMWATER POLLUTION PREVENTION PLAN TO BE SUBMITTED WITH FULL SIZE PLAN)
A3 PROJECT NARRATIVE - THIS IS A PROPOSED COMMERCIAL DEVELOPMENT ON APPROXIMATELY 1.60 ACRES. THE CONSTRUCTION SHALL CONSIST OF ONE BUILDING, ASPHALT PARKING, AN ACCESS DRIVE, LANDSCAPE UTILITY EXTENSIONS, DRAINAGE, CANOPY, FUEL PUMPS, DUMPSTER ENCLOSURE, AND PROVIDING AN 8' WIDE ASPHALT PATHWAY.
A4 VICINITY MAP - SEE BOTTOM OF THIS SHEET
A5 LEGAL DESCRIPTION - SEE SHEET 005, LOT 40/2323.97N LONG. 86°11'02.07W
A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS - SEE STORMWATER POLLUTION PREVENTION PLAN
A7 HYDROLOGIC UNIT CODE (14 DIGIT) - 05120201120060
A8 NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS - IDEM NOTICE OF SUFFICIENCY
A9 SPECIFIC POINTS WHERE STORMWATER DISCHARGE LEAVES SITE - STRUCTURE IN DRIVE AT NORTH WEST SIDE OF SITE.
A10 LOCATION AND NAME OF WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO SITE - NOT APPLICABLE
A11 IDENTIFICATION OF ALL RECEIVING WATERS - LITTLE EAGLE BRANCH-HEADWATERS TO LION CREEK AND EVENTUALLY TO EAGLE CREEK
A12 IDENTIFICATION OF POTENTIAL DISCHARGE TO GROUND WATER - NOT APPLICABLE
A13 100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES - NOT APPLICABLE
A14 PRE-CONSTRUCTION AND POST-CONSTRUCTION ESTIMATE OF PEAK DISCHARGE (10 YEAR) -
C100R# = 2.27 cfs C100R# = 9.47 cfs
A15 ADJACENT LANDSCAPE INCLUDING UPSTREAM WATERSHED - FARM-LAND.
A16 CONSTRUCTION LIMITS - SEE STORMWATER POLLUTION PREVENTION PLANS FOR BOTH ONSITE AND OFFSITE ACTIVITIES
A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER - GRASS AND SCRUB GROWTH
A18 SOILS MAP W/ SOIL DESCRIPTIONS AND LIMITATIONS - SEE BOTTOM OF THIS SHEET
A19 LOCATIONS, SIZE & DIMENSIONS OF PROPOSED STORMWATER SYSTEMS - SEE DRAINAGE PLAN SHEET C600.
A20 PLANS FOR OFF-SITE CONSTRUCTION ACTIVITIES - N/A
A21 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL AREAS - N/A
A22 EXISTING SITE TOPOGRAPHY - THE SITE DRAINS FROM THE NW CORNER TO THE SE CORNER OF THE SITE.
A23 PROPOSED FINAL TOPOGRAPHY - SEE STORMWATER POLLUTION PREVENTION PLAN.

SECTION B - SWPPP - CONSTRUCTION PHASE

- B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES - POTENTIAL POLLUTANTS FROM CONSTRUCTION ACTIVITY SUCH AS ASPHALT FROM PAVING, CONCRETE FROM CURBING, SIDEWALKS, OIL, GREASE, ANTIFREEZE, GASOLINE AND DIESEL FUEL FROM CONSTRUCTION EQUIPMENT, SOIL EROSION, FERTILIZER AND PESTICIDES FROM LANDSCAPING AND TRASH SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM.
B2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES
1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WESTFIELD IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK. ADDITIONALLY, IDEM IS REQUIRED TO BE CONTACTED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION
2. CONSTRUCTION ENTRANCE - CONSTRUCT AT SOUTH EAST CORNER OF SITE. STRIP TOPSOIL AND PLACE STONE AT ACCESS POINT ALONG PRIVATE DRIVE FOR ACCESS INTO THE SITE.
3. INSTALL SILT FENCING AND OTHER EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING.
4. EARTHWORK - STRIP TOPSOIL, BEGIN ROUGH GRADING AND PREPARE BUILDING PAD AND ROUGH GRADE.
5. SANITARY SEWER - INSTALL SANITARY SEWER SYSTEM
6. STORM SEWER - INSTALL STORM SEWER SYSTEM AND CORRESPONDING INLET PROTECTION
7. UTILITIES - COORDINATE INSTALLATION OF ALL UTILITIES
8. FINISH GRADING AND PERMANENT EROSION CONTROL - FINISH GRADE AND PERMANENTLY SEED ALL PROPERTY PERIMETER AREAS.
9. PAYMENT - INSTALL STONE, BASE COURSES AND FINISHED GRADES FOR ENTRY DRIVE.
10. CLEANUP - CONTRACTOR SHALL SPOIL ALL EXCESS MATERIALS, REGRADE AND STABILIZE ALL AREAS DISTURBED BY UTILITY INSTALLATIONS AND RESEED.
11. FINAL LANDSCAPING - INSTALL FINAL LANDSCAPING.
B3 CONSTRUCTION ENTRANCE - SEE STORMWATER POLLUTION PREVENTION PLAN AND WESTFIELD DPW DETAIL.
B4 SEDIMENT CONTROL PLAN FOR SHEET FLOW AREAS - SILT FENCE.
B5 SEDIMENT CONTROL PLAN FOR CONCENTRATED FLOW AREAS - N/A
B6 STORM SEWER INLET PROTECTION LOCATIONS AND SPECS - INLET PROTECTION TO BE DROP INLET PROTECTION PER WESTFIELD DPW DETAILS LOCATED IN THE SWPPP DETAILS SECTION OF THE PLANS.
B7 RUNOFF CONTROL MEASURES - NOT APPLICABLE
B8 STORM WATER OUTLET PROTECTION SPECS - THE OUTLET PIPE TO CONTAIN A RIPRAP PAD, THE DRY BASIN TO CONTAIN SEEDING AND EROSION BLANKETS. THE CONTROL STRUCTURE TO BE A CONCRETE STRUCTURE.
B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECS - SEE STORMWATER POLLUTION PREVENTION PLANS FOR PERMANENT AND TEMPORARY SEEDING.
B10 STORMWATER QUALITY CONSTRUCTION DETAILS - THERE WILL BE AN AQUA SWIRL BMP UPSTREAM OF THE DRY BASIN THAT CLEANSSES THE ENTIRE SITE.
B11 TEMPORARY SURFACE STABILIZATION METHOD FOR EACH SEASON - SEE SEASONAL SOIL PROTECTION CHART
B12 PERMANENT SURFACE STABILIZATIONS - FROM CURBING, SIDEWALKS, A CONCRETE WASHOUT AREA HAS BEEN DESIGNATED AS ASPHALT FROM PAVING, CONCRETE FROM CURBING, SIDEWALKS, A CONCRETE WASHOUT AREA HAS BEEN DESIGNATED OIL, GREASE, ANTIFREEZE, GASOLINE AND DIESEL FUEL FROM CONSTRUCTION EQUIPMENT. IF THERE IS A SPILL FROM ONE OF THESE, IMMEDIATE CLEANUP SHOULD OCCUR. SOIL EROSION, FERTILIZER AND PESTICIDES FROM LANDSCAPING AND TRASH SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM.
B13 STORMWATER QUALITY CONSTRUCTION DETAILS - FOLLOW MATERIAL SAFETY DATA SHEET (MSDS) GUIDELINES FOR CONTAMINANTS PRESENT ON SITE.
B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH STORMWATER QUALITY MEASURE - INSPECT ALL EROSION CONTROL AND STORMWATER QUALITY MEASURES WEEKLY AND AFTER EACH STORM EVENT OR HEAVY USE. REPAIR/REPLACE ANY COMPROMISED OR FAILED MEASURES AS REQUIRED. MORE SPECIFIC GUIDELINES ARE INCLUDED ON INDIVIDUAL DETAILS.
B15 EROSION & SEDIMENT CONTROL SPECS - N/A
B17 SEDIMENT CONTROL ASSOCIATED WITH DEWATERING AND DIRECTIONAL BORING OPERATIONS - IN THE EVENT THAT DEWATERING IS REQUIRED ON SITE, PROVIDE SEDIMENT AND OIL CONTAINMENT WITH THE USE OF THE ULTRA DEWATERING BAG, PART #9724-O/S AS PROVIDED BY ULTRATECH INTERNATIONAL, INC. AND SUPPLIED BY D2 LAND & WATER RESOURCES. REFER TO MANUFACTURER SPECIFICATIONS FOR ALTERNATE SIZES OF BAGS IF NEEDED. ALTERNATE OIL MEASURES OF CONTAINMENT MAY BE APPROVED BY THE ENGINEER OR EROSION CONTACT PERSON IF ANOTHER PRODUCT OR METHOD OF CONTAINMENT IS DESIRED.

SECTION C - SWPPP - POST-CONSTRUCTION PHASE

- C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LANDUSE - POTENTIAL POLLUTANTS FROM POST-CONSTRUCTION ACTIVITY SUCH AS SANDS AND SALTS FROM SNOW REMOVAL, OIL, GREASE, ANTIFREEZE, ETC. FROM VEHICLES INCLUDING HEAVY METAL FROM BRAKE PAD WEAR SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM. EXCESS FERTILIZERS AND HERBICIDES SHOULD BE AVOIDED. CLEAN UP IMMEDIATELY IF ANY IS SPILLED.
C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION - WATER QUALITY PROVIDED BY A MECHANICAL WATER QUALITY AND FILTER UNIT AS SHOWN ON THE PLANS. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES - MECHANICAL WATER QUALITY AND FILTER UNIT TO BE INSTALLED DURING STORM SEWER INSTALLATION. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C4 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORM WATER QUALITY MEASURE - MECHANICAL WATER QUALITY AND FILTER UNIT TO BE INSTALLED DURING STORM SEWER INSTALLATION. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES - MAINTENANCE GUIDELINES FOR THE MECHANICAL WATER QUALITY AND FILTER UNIT ARE INDICATED IN THE O&M MANUAL PROVIDED.

MECHANICAL WATER QUALITY UNIT:

THE MECHANICAL WATER QUALITY UNIT PROVIDES A HIGHLY EFFECTIVE MEANS FOR THE REMOVAL OF SEDIMENT, FLOATING DEBRIS AND FREE-OIL SWIRL TECHNOLOGY, OR VORTEX SEPARATION, IS A PROVEN FORM OF TREATMENT UTILIZED IN THE STORMWATER INDUSTRY TO ACCELERATE GRAVITATIONAL SEPARATION. THE VOU PROVIDES TREATMENT FOR MOST CONTAMINATED FIRST FLUSH, WHILE THE CLEANER PEAK STORM FLOW IS DIVERTED THROUGH THE MAIN CONVEYANCE PIPE. A COMBINATION OF GRAVITATIONAL AND HYDRODYNAMIC DRAG FORCES ENCOURAGES THE SOLIDS TO DROP OUT OF THE FLOW AND MIGRATE TO THE CENTER OF THE CHAMBER WHERE VELOCITIES ARE THE LOWEST.

MECHANICAL FILTER UNIT:

THE MECHANICAL FILTER UNIT PROVIDES A HIGHLY EFFECTIVE MEANS FOR THE REMOVAL OF PETROLEUM BASED HYDRO-CARBONLS. THE FILTER BED AND FILTER MEDIA ARE A PROVEN FORM OF TREATMENT USED ON FUEL FACILITY TO CAPTURE ANY POTENTIAL FUEL SPILLS THAT MAY OCCUR ONSITE TO PREVENT THEM FROM ENTERING THE OFFSITE STORM SEWER SYSTEM.

CATCH BASINS:

CATCH BASIN/INLET CLEANING AND REPAIR HAS TRADITIONALLY BEEN PERFORMED TO RESPOND TO LOCALIZED FLOODING PROBLEMS IN STREETS. CATCH BASINS ARE INLETS AT THE CURB WITH A SMALL TRAP (USUALLY SIX INCHES TO ONE FOOT DEEP) BELOW THE SEWER PIPE. THESE DEVICES HELP TO CLEAN STORM WATER BECAUSE PARTICLES IN STREET RUNOFF SETTLE INTO THE TRAP BEFORE THE WATER ENTERS THE STORM SEWERS. CATCH BASINS REQUIRE REGULAR CLEANING OF THE SEDIMENT TRAP TO BE. THE INLETS DO NOT TRAP SEDIMENTS AND DON'T NEED CLEANING UNLESS THEY ARE PLUGGED. CLEANING FOR EITHER CATCH BASINS OR INLETS CAN BE DONE BY HAND (E.G., WITH A CLAMSHELL OR SHOVEL) OR WITH A VACUUM TRUCK.

CONVEYANCE STORM PIPES:

A GOOD RULE OF THUMB IS TO CONDUCT INSPECTION OF STORM DRAIN INLETS, DITCHES, CHANNELS, PONDS AND OTHER TREATMENT FACILITIES AT LEAST ONCE A YEAR, PRIOR TO THE BEGINNING OF THE RAINY SEASON. COMPLETE INSPECTIONS EARLY ENOUGH SO THAT REPAIRS CAN BE MADE DURING DRY WEATHER. CATCH BASINS SHOULD BE INSPECTED AT LEAST ONCE EVERY SIX MONTHS. SOME STORM WATER TREATMENT DEVICES, SUCH AS OIL/WATER SEPARATORS, MAY REQUIRE MORE FREQUENT INSPECTION. FOR THESE, CHECK THE MANUFACTURER'S SPECIFICATION OR OTHER DESIGN GUIDANCE HANDBOOKS. SEWER PIPES AND CULVERTS SHOULD BE INSPECTED EVERY THREE TO FIVE YEARS, OR IN RESPONSE TO A REPORTED PROBLEM. MOST AGENCIES INSPECT THEIR SEWER PIPES SIX INCHES OR LARGER WITH A TV CAMERA, AND PIPES 36 INCHES OR LARGER WITH A WALK-THROUGH INSPECTION. ALL OTHER PARTS OF THE SYSTEM ARE INSPECTED VISUALLY.

LOOK FOR EXCESSIVE SILT BUILD-UP, EROSION, UNUSUAL ALGAL GROWTH, CRACKED OR COLLAPSED PIPES, MISALIGNED JOINTS, AND OTHER SIGNS OF PROBLEMS SUCH AS A SHEEN ON THE WATER SURFACE, DISCOLORED WATER, OR AN UNPLEASANT ODOOR. CHECK WITH PRODUCT MANUFACTURERS OR STORM WATER HANDBOOKS FOR ADVICE ON WHAT TO LOOK FOR WHEN INSPECTING MORE SOPHISTICATED TREATMENT DEVICES SUCH AS FLOW SPLITTERS AND DIVERTERS. WHEN A PROBLEM IS NOTED, TAKE STEPS TO CORRECT THE PROBLEM, OR ROUTE THIS INFORMATION IMMEDIATELY TO THE APPROPRIATE INDIVIDUAL(S) IN YOUR ORGANIZATION WHO CAN RESPOND. IF NEEDED, DEVELOP A GOOD RESPONSE PLAN TO ENSURE QUICK FOLLOW-UP IN THE FUTURE.

SECTION 1 EMERGENCY RESPONSE NUMBERS

EMERGENCY FOR ANY LIFE THREATENING PROBLEM	911
WESTFIELD FIRE DEPARTMENT	317.896.2704
WESTFIELD POLICE DEPARTMENT	317.776.6336
INDIANA DEPT. OF NATURAL RESOURCES	317.232.4200
INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT	317.233.7745
HAMILTON COUNTY COUNTY SOIL AND WATER	317.773.2181
CITY OF WESTFIELD PUBLIC WORKS	317.804.3100

SECTION 2 MATERIAL HANDLING AND SPILL PREVENTION PLAN

IN ORDER TO MINIMIZE THE RELEASE OF POTENTIAL POLLUTANTS DURING CONSTRUCTION OF THE CONTRACTOR SHALL PREVENT THIS MATERIAL HANDLING AND SPILL PREVENTION PLAN. THE CONTRACTOR SHALL REVIEW THIS PLAN WITH ALL SUBCONTRACTORS AND REQUIRE THAT THEY IMPLEMENT THE PLAN AS WELL.

1. CONSTRUCTION EQUIPMENT
A. FUELING, LUBRICATION AND FLUIDS: ALL OPERATIONS INVOLVING THE ADDITION OF FLUIDS TO EQUIPMENT SHOULD BE DONE IN ONE LOCATION, AS DESIGNATED BY THE CONSTRUCTION MANAGER, SO THAT SPILLS ARE LIMITED TO ONE LOCATION ON THE SITE, WHICH WILL FACILITATE THE CLEANUP OF SPILLS. IF AN ON-SITE FUELING TANK IS PLANNED TO BE ON SITE, IT SHALL BE DOUBLE WALLED AND STORED IN THIS DESIGNATED AREA. THIS LOCATION IS AN AREA THAT WILL NOT ALLOW SPILLED FLUIDS TO MIGRATE INTO SUBSURFACE SOILS. IN THE EVENT OF A SPILL, THE FLUID SHALL IMMEDIATELY BE CLEANED UP BY REMOVING THE CONTAMINATED SOIL OR STONE, WHICH SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER. SPILLS ON HARD SURFACES SHALL BE SOAKED UP BY AN ACCEPTABLE MATERIAL SUCH AS OIL DRY AND THE ABSORBENT MATERIAL DISPOSED OF IN A PROPER MANNER. THE SPILL SHALL ALSO BE REPORTED IMMEDIATELY TO THE CONSTRUCTION MANAGER'S SUPERINTENDENT.
B. EQUIPMENT REPAIR, ESPECIALLY WHEN FLUIDS MUST BE REMOVED FROM THE EQUIPMENT OR THE POSSIBILITY OF FLUID SPILLS IS HIGH, SHOULD ALWAYS BE DONE OFFSITE AT A FACILITY THAT IS MORE SUITABLE THAN A CONSTRUCTION SITE TO HANDLE SPILLS. WHEN EQUIPMENT MUST BE REPAIRED ONSITE IT SHOULD BE MOVED TO THE MAINTENANCE AND FUELING AREA IF POSSIBLE. OTHERWISE, SUITABLE ON SITE CONTAINERS SHOULD BE PLACED UNDER THE EQUIPMENT DURING REPAIR TO CATCH ANY SPILLED FLUIDS AND THESE FLUIDS SHOULD BE DISPOSED OF IN THE STORM SYSTEM.
C. ALL REUSABLE FLUID CONTAINERS, SUCH AS GASOLINE CANS, SHALL BE INSPECTED FOR LEAKS EACH TIME THEY ARE USED. IF LEAKS ARE FOUND, THE FLUID SHALL BE REMOVED FROM THE CONTAINER IN A PROPER MANNER AND THE CONTAINER DISPOSED OF IN AN ACCEPTABLE MANNER. EMPTY DISPOSABLE CONTAINER, SUCH AS GREASE TUBES AND LUBRICATING OIL AND BRAKE FLUID CONTAINERS, AND THEIR PACKAGING, SHALL BE DISPOSED OF IN A PROPER MANNER AND SHALL NOT BE LEFT ON THE GROUND OR IN THE OPEN ON THE CONSTRUCTION SITE.
2. CONSTRUCTION MATERIALS AND THEIR PACKAGING
A. EROSION CONTROL MEASURE SHOWN ON THE SUBJECT PROJECT SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION IN THE PROPER SEQUENCING TO MINIMIZE SOIL EROSION. EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED AS DESCRIBED ELSEWHERE ON THE PLANS. EXCESSIVE DUSTING OF SOIL ON THE SITE SHALL BE MINIMIZED BY REDUCING CONSTRUCTION TRAFFIC ACROSS BARE SOIL DURING DRY AND/OR WINDY WEATHER, AND BY APPLYING WATER OR OTHER ACCEPTABLE DUST CONTROL MEASURES TO THE SOIL. UPON COMPLETION OF CONSTRUCTION AND SUITABLE ESTABLISHMENT OF PERMANENT VEGETATION, TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE, CHECK DAMS AND INLET PROTECTION DEVICES SHALL BE REMOVED IN A MANNER TO MINIMIZE ADDITIONAL LAND DISTURBANCE. ANY AREAS DISTURBED BY THESE OPERATIONS SHALL BE PROPERLY REVEGETATED.
B. LARGE WASTE MATERIALS CREATED BY CUTTING, SAWING, DRILLING, OR OTHER OPERATIONS SHALL BE PROPERLY DISPOSED OF IN SUITABLE WASTE CONTAINERS. THE SITE SHALL BE CHECKED AT THE END OF THE DAY, AS A MINIMUM, AND ALL WASTE MATERIALS, INCLUDING THOSE BLOWN ACROSS OR OFF THE SITE BY WIND SHALL BE PICKED UP AND DISPOSED OF IN SUITABLE CONTAINERS. WHERE POSSIBLE, OPERATIONS SUCH AS SAWING THAT CREATE SMALL PARTICLES SHOULD BE PERFORMED IN ONE SPOT IN AN AREA PROTECTED FROM WIND, AND WASTE PARTICLES COLLECTED AND DISPOSED OF FREQUENTLY TO MINIMIZE WIND DISPERSAL. PACKAGING USED TO TRANSPORT MATERIALS TO THE SITE FOR CONSTRUCTION OF THE FACILITY SHALL BE DISPOSED OF PROPERLY, WHETHER THE MATERIAL IS TAKEN OUT OF ITS PACKAGE AND INCORPORATED INTO THE PROJECT IMMEDIATELY OR STORED ONSITE FOR FUTURE USE. PACKAGED MATERIALS STORED ONSITE SHALL BE INSPECTED REGULARLY AND ANY LOOSE PACKAGING SHALL BE REPAIRED OR DISPOSED OF PROPERLY.
C. ALL DEWATERING OF ACTIVITIES SHALL BE DONE IN ACCORDANCE TO GOOD EROSION CONTROL PRACTICES. THESE PRACTICES SHOULD INCLUDE THE USE OF DIRT BAGS SUCH AS SILT FENCE INLET PROTECTION. THE USE OF THESE TYPES OF DEWATERING DEVICES WILL REMOVE LARGE QUANTITIES OF SILT, SEDIMENT, AND DIRT AND PREVENT THESE MATERIALS TO ENTER THE STORM SEWER SYSTEM.
D. IF THE USE OF LIME IS USED TO STABILIZE THE SOIL OF THE SITE THEN ALL CONSTRUCTION EQUIPMENT USED SHALL BE CLEANED OF ALL EXCESS MATERIAL WITH WATER IN THE MAINTENANCE AND REFUELING AREA AS SHOWN WITH THESE PLANS.
E. NUTRIENTS AND FERTILIZERS SHALL ONLY BE USED TO ESTABLISH RAPID VEGETATION. WHEN THESE PRODUCTS ARE UTILIZED, THE USER SHOULD PAY STRICT ATTENTION TO THE PRODUCTS RECOMMENDED USAGE.
3. CONCRETE WASTE WATER
A. ALL CONCRETE WASTEWATER SHALL BE DISPOSED OF IN THE DESIGNED AREA AS DIRECTED BY THE CONSTRUCTION MANAGER. THIS AREA IS TO BE A 3' DEEP, 10' SQUARE PIT AS DETAILED ON THE EROSION CONTROL PLAN. THIS AREA SHALL BE INSPECTED ON A DAILY BASIS AT A MINIMUM. WHEN THIS AREA BECOMES FULL, THE POLLUTANTS SHALL BE EXCAVATED, PLACED IN AN ACCEPTABLE CONTAINER AND DISPOSED OF IN PROPER MANNER, BY THE EXCAVATION CONTRACTOR.
4. PAINT PRODUCTS
A. ALL EXCESS PAINT AND THEIR RELATED PRODUCTS SHALL BE DISPOSED OF IN THE MANNER AT WHICH THE MANUFACTURER SUGGESTS. UNDER NO CIRCUMSTANCES SHALL PAINT OR THEIR RELATED PRODUCTS BE CLEANED OR DISPOSED OF IN SOIL, SANITARY SEWERS, STORM SEWERS OR DETENTION BASINS. ANY VIOLATION OF THIS SHALL BE REPORTED TO THE JOB SUPERINTENDENT.
B. IN THE EVENT OF ACCIDENTALLY CONTAMINATION ALL EFFORTS SHOULD BE MADE TO REMOVE CONTAMINANTS IN AN APPROPRIATE MANNER. THE WESTFIELD FIRE DEPARTMENT SHOULD BE CONTACTED IMMEDIATELY TO DETERMINE IF FURTHER MEASURES ARE NEEDED.

RULE 6. SPILLS OF OIL AND OTHER OBJECTIONABLE SUBSTANCES; REPORTING, CONTAINMENT AND CLEANUP

(REPEALED BY WATER POLLUTION CONTROL BOARD, FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1734)

RULE 6.1. SPILLS; REPORTING, CONTAINMENT, AND RESPONSE

327 IAC 2-6.1-1. APPLICABILITY

AUTHORITY: IC 13-14-6-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 1. THIS RULE APPLIES TO THE REPORTING AND CONTAINMENT OF, AND THE RESPONSE TO THOSE SPILLS OF HAZARDOUS SUBSTANCES, PETROLEUM, AND MIXTURES THEREOF. EXTREMELY HAZARDOUS SUBSTANCES, PETROLEUM, AND OBJECTIONABLE SUBSTANCES THAT ARE OF A QUANTITY, TYPE, DURATION AND IN A LOCATION AS TO DAMAGE THE WATERS OF THE STATE. NOTHING IN THIS RULE IS INTENDED TO AFFECT REPORTING OR CLEANUP REQUIREMENTS SET FORTH BY OTHER FEDERAL, STATE, OR LOCAL LAWS. (WATER POLLUTION CONTROL BOARD: 327 IAC 2-6.1-1; FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1731; READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA)

327 IAC 2-6.1-2. SPECIAL AREAS

AUTHORITY: IC 13-14-6-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 2. CERTAIN AREAS OF THE STATE ARE RECOGNIZED AS HAVING UNIQUE GEOLOGY. A LARGE SECTION OF THE MID-SOUTHERN PART OF THE STATE IS A KARST REGION. PORTIONS OF SAINT JOSEPH, ELKHART, KOSCIUSKO, AND LAGRANGE COUNTIES CONTAIN A SOLE SOURCE AQUIFER. THIS AQUIFER IS IN 42 U.S.C. 300h-3(e). THE WATERS OF THE STATE ARE PARTICULARLY VULNERABLE TO DAMAGE FROM SPILLS IN THESE AREAS, AND CARE SHOULD BE EXERCISED WHEN EVALUATING DAMAGE FROM SPILLS. INFORMATION ABOUT THESE AREAS CAN BE OBTAINED BY CALLING THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF LAND QUALITY, EMERGENCY RESPONSE SECTION: AREA CODE 1-888-233-7745 FOR IN-STATE CALLS (TOLL FREE), (317) 233-7745 FOR OUT-OF-STATE CALLS. (WATER POLLUTION CONTROL BOARD: 327 IAC 2-6.1-2; FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1731; READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA; ERRATA FILED MAY 27, 2008, 2:06 P.M.: 20080625-IR-327080419AC)

327 IAC 2-6.1-3. EXCLUSIONS

AUTHORITY: IC 13-14-6-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 3. NOTWITHSTANDING ANY OTHER SECTION OF THIS RULE, THE REPORTING REQUIREMENT OF THIS RULE DOES NOT APPLY TO THE FOLLOWING OCCURRENCES:
(1) DISCHARGES OR EXCEEDANCES THAT ARE UNDER THE JURISDICTION OF AN APPLICABLE PERMIT WHEN THE SUBSTANCE IN QUESTION IS COVERED BY THE PERMIT AND DEATH OR ACUTE INJURY OR ILLNESS TO ANIMALS OR HUMANS DOES NOT OCCUR.
(2) LAWFUL APPLICATION OF MATERIALS, INCLUDING, BUT NOT LIMITED TO:
(A) COMMERCIAL OR NATURAL FERTILIZERS AND PESTICIDES ON OR TO LAND OR WATER; OR
(B) DUST SUPPRESSION MATERIALS.
(3) THE APPLICATION OF PETROLEUM NECESSARY FOR CONSTRUCTION THAT DOES NOT DAMAGE WATERS OF THE STATE.
(4) SPILLS OF LESS THAN ONE (1) POUND OR ONE (1) PINT.
(5) SPILLS OF INTERNAL OPERATING FLUIDS, IN THE USE OF MOTOR VEHICLES OR OTHER EQUIPMENT, THE TOTAL VOLUME OF WHICH IS LESS THAN OR EQUAL TO FIFTY-FIVE (55) GALLONS AND WHICH DO NOT DAMAGE WATERS OF THE STATE.
(6) OIL SHEENS PRODUCED AS A RESULT OF THE NORMAL OPERATION OF PROPERLY FUNCTIONING WATERPUMPS.
(7) A RELEASE OF A SUBSTANCE INTEGRAL TO A SPILL RESPONSE ACTIVITY THAT HAS BEEN APPROVED AND AUTHORIZED BY A STATE OR FEDERAL ONSCENE COORDINATOR. (WATER POLLUTION CONTROL BOARD: 327 IAC 2-6.1-3; FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1731; ERRATA FILED MAR 7, 1997, 2:25 P.M.: 20 IR 1738; READOPTED FILED JAN 10, 2001, 3:23 P.M.: 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA)

327 IAC 2-6.1-4. DEFINITIONS

AUTHORITY: IC 13-14-6-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17; IC 14-28-7; IC 14-28-7-15
SEC. 4. IN ADDITION TO THE DEFINITIONS CONTAINED IN IC 13-11-2-17(D), IC 13-11-2-35(A), IC 13-11-2-51 IC 13-11-2-158(A), IC 13-11-2-260, IC 13-11-2-265, AND IN 327 IAC 1.1, THE FOLLOWING DEFINITIONS APPLY THROUGHOUT THIS RULE:
(1) "ANIMAL" MEANS ALL MAMMALS, BIRDS, REPTILES, AMPHIBIANS, FISH, CRUSTACEANS, AND MOLLUSKS.
(2) "AQUATIC LIFE" MEANS THOSE PLANTS AND MACROINVERTEBRATES THAT ARE DEPENDENT UPON AN AQUATIC ENVIRONMENT.
(3) "CONTAIN" MEANS TO TAKE SUCH IMMEDIATE ACTION AS NECESSARY TO DAM, BLOCK, RESTRAIN, OR OTHERWISE ACT TO STOP OR EFFECTIVELY PREVENT A SPILL FROM ENTERING WATERS OF THE STATE OR MINIMIZE DAMAGE TO THE WATERS OF THE STATE FROM A SPILL.
(4) "DAMAGE" MEANS THE ACTUAL OR IMMINENT ALTERATION OF THE WATERS OF THE STATE SO AS TO RENDER THE WATERS HARMFUL, DETRIMENTAL, OR INJURIOUS TO:
(A) PUBLIC HEALTH, SAFETY, OR WELFARE;
(B) DOMESTIC, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, OR RECREATIONAL USES; OR
(C) ANIMALS OR AQUATIC LIFE.
(5) "DOWNSTREAM WATER USER" MEANS:
(A) A COMMUNITY PUBLIC WATER SUPPLY, AS IDENTIFIED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-28-7-15(D);
(B) A SIGNIFICANT WATER WITHDRAWAL FACILITY AS REGISTERED WITH THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-28-7-15;
(C) ANY OTHER USER MADE KNOWN TO THE PERSON WHO HAS A SPILL.
(6) "EXTREMELY HAZARDOUS SUBSTANCE" MEANS A SUBSTANCE IDENTIFIED PURSUANT TO 42 U.S.C. 11002 AND 11004. (40 CFR 355 APPENDIX A.)
(7) "FACILITY" MEANS ALL LAND, BUILDINGS, EQUIPMENT, STRUCTURES, AND OTHER STATIONARY ITEMS THAT ARE LOCATED ON A SINGLE SITE OR ON CONTIGUOUS SITES AND THAT ARE OWNED OR OPERATED BY THE SAME PERSON OR BY ANY PERSON OR GROUP OF PERSONS WHOSE BUSINESS OR OTHER ACTIVITY IS A SEVERE LIMITATION ON THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.
(8) "FACILITY BOUNDARY" MEANS THE BOUNDARY OF A FACILITY OR AN EASEMENT OR RIGHT-OF-WAY.
(9) "HAZARDOUS SUBSTANCE" HAS THE MEANING SET FORTH IN 42 U.S.C. 9601(14).
(10) "MODE OF TRANSPORTATION" INCLUDES, BUT IS NOT LIMITED TO, CARRIAGE BY:
(A) RAIL AND MOTOR VEHICLES;
(B) AIRCRAFT;
(C) WATERCRAFT;
(D) PIPELINES; OR
(E) OTHER MEANS OF TRANSPORTATION;

IN COMMERCE. THIS DEFINITION EXCLUDES CARRIAGE WITHIN A FACILITY BY TRANSPORTATION EQUIPMENT OWNED, OPERATED, OR CONTROLLED BY THAT FACILITY.
(11) "OBJECTIONABLE SUBSTANCES" MEANS SUBSTANCES THAT ARE:
(A) OF A QUANTITY AND A TYPE, AND
(B) PRESENT FOR A DURATION AND IN A LOCATION, SO AS TO DAMAGE WATERS OF THE STATE. THIS DEFINITION EXCLUDES HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, PETROLEUM, AND MIXTURES THEREOF.
(12) "ON-SCENE COORDINATOR" MEANS A STATE OR FEDERAL OFFICIAL DESIGNATED BY THE DEPARTMENT, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, OR THE UNITED STATES COAST GUARD TO DIRECT AND COORDINATE SPECIAL SPILL RESPONSE ACTIVITIES.
(13) "RECREATIONAL WATERS" MEANS ANY WATER USED FOR:
(A) BOATING, SWIMMING, FISHING, HUNTING, TRAPPING, OR WILDLIFE VIEWING; OR
(B) PUBLIC ACCESS AREAS THAT ARE OWNED BY THE DEPARTMENT OF NATURAL RESOURCES OR THE FEDERAL GOVERNMENT, AS LISTED BY THE DEPARTMENT.
(14) "REPORTABLE QUANTITY" MEANS THE AMOUNT OF A HAZARDOUS SUBSTANCE OR EXTREMELY HAZARDOUS SUBSTANCE THAT IS REQUIRED TO BE REPORTED UNDER FEDERAL LAW UNDER 42 U.S.C. 9602(A) AND (B) AND 42 U.S.C. 9603(A). (40 CFR 302.4 OR 40 CFR 355 APPENDIX A.) (15) "SPILL" MEANS ANY UNEXPECTED, UNINTENDED, ABNORMAL, OR UNAPPROVED DUMPING, LEAKAGE, DRAINAGE, OIL SEEPAGE, DISCHARGE OR OTHER LOSS OF PETROLEUM, HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, OR OBJECTIONABLE SUBSTANCES. THE TERM DOES NOT INCLUDE RELEASES TO IMPERMEABLE SURFACES WHEN THE SUBSTANCE DOES NOT MIGRATE OFF THE SURFACE OR PENETRATE THE SURFACE AND ENTER THE SOIL.
(16) "SPILL RESPONSE" FOR PURPOSES OF THIS RULE, MEANS THE FOLLOWING:
(A) THE SPILL IS CONTAINED, AND
(B) FREE MATERIAL IS REMOVED OR NEUTRALIZED.

(17) "SPILL REPORT" MEANS AN ORAL REPORT THAT INCLUDES THE FOLLOWING INFORMATION ABOUT A SPILL, TO THE EXTENT THAT THE INFORMATION IS KNOWN AT THE TIME OF THE REPORT:
(A) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON MAKING THE SPILL REPORT.
(B) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF A CONTACT PERSON IF DIFFERENT FROM CLAUSE (A).
(C) THE LOCATION OF THE SPILL.
(D) THE TIME OF THE SPILL.
(E) THE IDENTIFICATION OF THE SUBSTANCE SPILLED.
(F) THE APPROXIMATE QUANTITY OF THE SUBSTANCE THAT HAS BEEN OR MAY FURTHER BE SPILLED.
(G) THE DURATION OF THE SPILL.
(H) THE SOURCE OF THE SPILL.
(I) NAME AND LOCATION OF THE WATERS DAMAGED.
(J) THE IDENTITY OF ANY RESPONSE ORGANIZATION RESPONDING TO THE SPILL.
(K) WHAT MEASURES HAVE BEEN OR WILL BE UNDERTAKEN TO PERFORM A SPILL RESPONSE.
(L) ANY OTHER INFORMATION THAT MAY BE SIGNIFICANT TO THE RESPONSE ACTION.
(18) "WATERS," AS DEFINED IN IC 13-11-2-265, MEANS THE ACCUMULATIONS OF WATER, SURFACE AND UNDERGROUND, NATURAL AND ARTIFICIAL, PUBLIC AND PRIVATE, OR PARTS THEREOF, THAT ARE WHOLLY OR PARTIALLY WITHIN, FLOW THROUGH, OR BORDER UPON THIS STATE. THE TERM DOES NOT INCLUDE ANY PRIVATE POND OR ANY OFF-STREAM, RESERVOIR, OR FACILITY BUILT FOR REDUCTION OR CONTROL OF POLLUTION OR COOLING OF WATER PRIOR TO DISCHARGE UNLESS THE DISCHARGE FROM THE POND, RESERVOIR, OR FACILITY CAUSES OR THREATENS TO CAUSE WATER POLLUTION. (WATER POLLUTION CONTROL BOARD: 327 IAC 2-6.1-4; FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1731; ERRATA FILED MAR 7, 1997, 2:25 P.M.: 20 IR 1738; READOPTED FILED JAN 10, 2001, 3:23 P.M.: 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA)

327 IAC 2-6.1-5. REPORTABLE SPILLS; FACILITY

AUTHORITY: IC 13-14-8-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 5. THE FOLLOWING SPILLS FROM A FACILITY MUST BE REPORTED:
(1) SPILLS THAT DAMAGE THE WATERS OF THE STATE SO AS TO CAUSE DEATH OR ACUTE INJURY OR ILLNESS TO HUMANS OR ANIMALS.
(2) SPILLS FROM A FACILITY THAT HAS BEEN NOTIFIED IN WRITING BY A WATER UTILITY THAT IT IS LOCATED IN A DELINEATED PUBLIC WATER SUPPLY.
(3) SPILLS THAT DAMAGE THE WATERS OF THE STATE SO AS TO CAUSE DEATH OR ACUTE INJURY OR ILLNESS TO HUMANS OR ANIMALS.
(A) SPILLS OF HAZARDOUS SUBSTANCES OR EXTREMELY HAZARDOUS SUBSTANCES WHEN THE AMOUNT SPILLED EXCEEDS ONE HUNDRED (100) POUNDS OR THE REPORTABLE QUANTITY, WHICHEVER IS LESS;
(B) SPILLS OF PETROLEUM WHEN THE AMOUNT SPILLED EXCEEDS FIFTY-FIVE (55) GALLONS; OR
(C) SPILLS OF OBJECTIONABLE SUBSTANCES AS DEFINED IN SECTION 4(11) OF THIS RULE.
(3) SPILLS THAT DAMAGE WATERS OF THE STATE AND THAT:
(A) ARE LOCATED WITHIN FIFTY (50) FEET OF A KNOWN PRIVATE DRINKING WATER WELL LOCATED BEYOND THE FACILITY PROPERTY BOUNDARY, OR
(B) ARE LOCATED WITHIN ONE HUNDRED (100) YARDS OF:
(I) ANY HIGH QUALITY WATER DESIGNATED AS AN OUTSTANDING STATE RESOURCE PURSUANT TO IC 14-28-7-15(D);
(II) ANY WATER DESIGNATED AS EXCEPTIONAL USE PURSUANT TO 327 IAC 2-13(A)(6) [SIC, 327 IAC 2-13(A)(6) AND 327 IAC 2-1-11(B)];
(III) ANY WATER DESIGNATED AS CAPABLE OF SUPPORTING A SALMONID FISHERY PURSUANT TO 327 IAC 2-1-6(C)(1), EXCEPT LAKE MICHIGAN.
(4) "CONTAIN" MEANS TO TAKE SUCH IMMEDIATE ACTION AS NECESSARY TO DAM, BLOCK, RESTRAIN, OR OTHERWISE ACT TO STOP OR EFFECTIVELY PREVENT A SPILL FROM ENTERING WATERS OF THE STATE OR MINIMIZE DAMAGE TO THE WATERS OF THE STATE FROM A SPILL.
(4) "DAMAGE" MEANS THE ACTUAL OR IMMINENT ALTERATION OF THE WATERS OF THE STATE SO AS TO RENDER THE WATERS HARMFUL, DETRIMENTAL, OR INJURIOUS TO:
(A) PUBLIC HEALTH, SAFETY, OR WELFARE;
(B) DOMESTIC, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, OR RECREATIONAL USES; OR
(C) ANIMALS OR AQUATIC LIFE.
(5) "DOWNSTREAM WATER USER" MEANS:
(A) A COMMUNITY PUBLIC WATER SUPPLY, AS IDENTIFIED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-28-7-15(D);
(B) A SIGNIFICANT WATER WITHDRAWAL FACILITY AS REGISTERED WITH THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-28-7-15;
(C) ANY OTHER USER MADE KNOWN TO THE PERSON WHO HAS A SPILL.
(6) "EXTREMELY HAZARDOUS SUBSTANCE" MEANS A SUBSTANCE IDENTIFIED PURSUANT TO 42 U.S.C. 11002 AND 11004. (40 CFR 355 APPENDIX A.)
(7) "FACILITY" MEANS ALL LAND, BUILDINGS, EQUIPMENT, STRUCTURES, AND OTHER STATIONARY ITEMS THAT ARE LOCATED ON A SINGLE SITE OR ON CONTIGUOUS SITES AND THAT ARE OWNED OR OPERATED BY THE SAME PERSON OR BY ANY PERSON OR GROUP OF PERSONS WHOSE BUSINESS OR OTHER ACTIVITY IS A SEVERE LIMITATION ON THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.
(8) "FACILITY BOUNDARY" MEANS THE BOUNDARY OF A FACILITY OR AN EASEMENT OR RIGHT-OF-WAY.
(9) "HAZARDOUS SUBSTANCE" HAS THE MEANING SET FORTH IN 42 U.S.C. 9601(14).
(10) "MODE OF TRANSPORTATION" INCLUDES, BUT IS NOT LIMITED TO, CARRIAGE BY:
(A) RAIL AND MOTOR VEHICLES;
(B) AIRCRAFT;
(C) WATERCRAFT;
(D) PIPELINES; OR
(E) OTHER MEANS OF TRANSPORTATION;

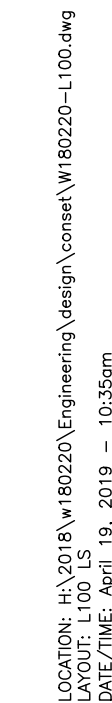
(5) ANY SPILL FOR WHICH A SPILL RESPONSE HAS NOT BEEN DONE.
(WATER POLLUTION CONTROL BOARD: 327 IAC 2-6.1-5; FILED FEB 25, 1997, 1:00 P.M.: 20 IR 1732; ERRATA FILED MAR 7, 1997, 2:25 P.M.: 20 IR 1738; READOPTED FILED JAN 10, 2001, 3:23 P.M.: 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.: 20071219-IR-327070553BFA)

327 IAC 2-6.1-6. REPORTABLE SPILLS; TRANSPORTATION

AUTHORITY: IC 13-14-8-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 6. THE FOLLOWING SPILLS FROM A MODE OF TRANSPORTATION MUST BE REPORTED:
(1) SPILLS THAT DAMAGE THE WATERS OF THE STATE SO AS TO CAUSE DEATH OR ACUTE INJURY OR ILLNESS TO HUMANS OR ANIMALS.
(2) SPILLS THAT DAMAGE SURFACE WATERS.
(3) SPILLS TO SOIL:
(A) SPILLS OF HAZARDOUS SUBSTANCES OR EXTREMELY HAZARDOUS SUBSTANCES WHEN THE AMOUNT SPILLED EXCEEDS ONE HUNDRED (100) POUNDS OR THE REPORTABLE QUANTITY, WHICHEVER IS LESS;
(B) SPILLS OF PETROLEUM WHEN THE AMOUNT SPILLED EXCEEDS FIFTY-FIVE (55) GALLONS; OR
(C) SPILLS OF OBJECTIONABLE SUBSTANCES AS DEFINED IN SECTION 4(11) OF THIS RULE.
(4) ANY SPILL FOR WHICH A SPILL RESPONSE HAS NOT BEEN DONE. (WATER POLLUTION CONTROL BOARD: 327 IAC 2-6.1-6; FILED FEB 25, 1997,



IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.

ALL TREES SPECIFIED ON THE LANDSCAPE PLAN SHALL BE PLANTED, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONSITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.

ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE MAINTAINED TO A MINIMUM OF 2" DEPTH. MULCH SHALL BE APPLIED IN A UNIFORM MANNER AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.

AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING AND GRASS COVER AREAS AS SPECIFIED BY THE MANUFACTURER FOR EACH VARIETY OF PLANT.

FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A 1" DIAL OR MAKE LINE IN GROUND. ALL SHRUB LOCATIONS SHALL BE MARKED WITH A 1" DIAL. ALL BEDS SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ANY CHANGES TO THE PLANTING OPERATIONS.

NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. IF PLANT MATERIALS ARE NOT AVAILABLE, THE INSPECTOR SHALL BE NOTIFIED PRIOR TO UNAVAILABLE OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.

ALL PLANTS ARE TO BE PLANTED OR OPERATIONS FOR NURSERY STOCK, LATEST EDITION, JULY 2012, OR LATER, OR MORE RECENT EDITIONS, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.

PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT BE A TRIP HAZARD TO MOTOR OR OPERATING EQUIPMENT, OR BE DAMAGED BY OWNERS.

ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL, TERMED "REPLACEMENT MATERIAL," SHALL BE PROVIDED BY LANDSCAPE DESIGNER AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

REQUIREMENT TRAILS PUD: COMMERCIAL MIN. ON SITE LANDSCAPE - 5 SHADE TREES, 5 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS PER ACRE - INCLUDES LANDSCAPING ISLANDS	REQUIRED: 1,600 ACRES - 8 SHADE TREES - 8 ORNAMENTAL TREES - 40 SHRUBS	PROVIDED: 1,600 ACRES - 12 SHADE TREES - 8 EVERGREEN TREES - 14 ORNAMENTAL TREES - 165 SHRUBS - BY OTHER REQUIREMENTS
TRAIL CORRIDOR PLANTINGS ALONG SR 32 (2' OVERLAY*) (TC) - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAR FEET - SHADE TREES SHOULD BE 2.5' IN CALIPER WHEN PLANTED	SR 32 = 132' - 4 SHADE TREES - 2 ORNAMENTAL TREES	SR 32 = 132' - 4 SHADE TREES - 2 ORNAMENTAL TREES
EXTERNAL STREET FRONTAGE (UDO CH.6) (SF) - 10' WIDE - 3 SHADE TREES OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAR FEET - MAY BE CREDITED TOWARD THE REQUIRED PARKING AREA LANDSCAPING IF LOCATED WITHIN 20' OF THE ROW.	DITCH ROAD = 216' - 7 SHADE OR EVERGREEN - 5 ORNAMENTAL TREES - 54 SHRUBS	DITCH ROAD = 216' - 7 SHADE OR EVERGREEN - 5 ORNAMENTAL TREES - 54 SHRUBS
PERIMETER PARKING LOT LANDSCAPING (UDO CH.6) (PL) - 5' WIDE - MINIMUM OF 1 TREE PER 30' OF PARKING AREA LENGTH AND 1 SHRUB PER EVERY 3' OF PARKING LENGTH - DRIVE AISLES REQUIRED HALF THE AMOUNT OF PLANTINGS AS THE PARKING AREAS.	NORTH (FULL) = 64' - 3 TREES - 22 SHRUBS NORTH (HALF) = 62' - 1 TREE - 10 SHRUBS SOUTH (HALF) = 108' - 2 TREES - 18 SHRUBS EAST = - COVERED BY DITCH ROAD EXTERNAL ST. FRONTAGE WEST (HALF) = 68' - 1 TREE - 10 SHRUBS	NORTH (FULL) = 64' - 3 TREES - 22 SHRUBS NORTH (HALF) = 62' - 1 TREE - 10 SHRUBS SOUTH (HALF) = 108' - 2 TREES - 18 SHRUBS EAST = - COVERED BY DITCH ROAD EXTERNAL ST. FRONTAGE WEST (HALF) = 58' - 1 TREE - 10 SHRUBS
INTERIOR PARKING AREA (UDO CH.6) (IP) - INTERIOR LANDSCAPE AREAS SHALL BE DISPERSED SO AS TO DEFINE ISLES AND LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAX. OF 200' IN LENGTH. - TREES AND SHRUB REQUIRED TO BE PLANTED IN PARKING LOT LANDSCAPING ISLANDS SHALL BE COUNTED TOWARD MEETING TOTAL ON-SITE LANDSCAPING REQUIREMENTS. - 7.5% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - EACH ISLAND SHALL BE AM IN OF 120SF AND 7' WIDE FROM BACK OF CURB TO BACK OF CURB. - EACH ISLAND REQUIRES 1 TREE AND 4 SHRUBS	7.5% = 1,014sf/ PER ISLAND= - 1 TREE - 4 SHRUBS	1,163sf/ PER ISLAND= - 1 TREE - 4 SHRUBS
FOUNDATION PLANTINGS (UDO CH.6) (FP) - FOR EXPANSES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OF ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAR FEET - PLANTING BEDS MUST BE AT LEAST 8' WIDE - PLANTINGS SHALL BE LOCATED WITHIN 15' OF THE BUILDING	NORTH & SOUTH = 53' - 5 SHRUBS OR ORNAMENTAL TREES EAST = 100' - 9 SHRUBS OR ORNAMENTAL TREES WEST = 100' - 3 SHRUBS OR ORNAMENTAL TREES	NORTH & SOUTH = 53' - 5 SHRUBS EAST = 100' - 9 SHRUBS WEST = 100' - 3 SHRUBS
MONUMENT SIGN (UDO CH.6) (SI) - THE BASE OF ALL MONUMENT SIGNS MUST BE LANDSCAPED WITH AN AREA EQUAL TO ONE SIDE OF THE SIGN FACE WITH GROUND COVER, PERENNIALS, SHRUBS AND ORNAMENTAL TREES	TBD	TBD
GENERAL SCREENING STANDARDS (UDO CH.6) (SC) - DUMPSTER AND LOADING AREA A 6' HIGH SCREEN OF EVERGREENS PLANTED 9' ON CENTER IN A DOUBLE STAGGERED ROW * FRONTAGE CALCULATIONS EXCLUDE THE DISTANCE WITHIN THE SITE TRIANGLES.	DUMPSTER ENCLOSURE = EVERGREEN SCREEN	DUMPSTER ENCLOSURE = 5 EVERGREEN TREES

GIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

PLANTING AREA KEY
 C = CORRIDOR PLANTINGS
 L = LOT LANDSCAPING
 F = FOUNDATION PLANTING
 S = SIGN LANDSCAPING
 SF = EXTERNAL STREET FRONT
 BY = BUFFER YARD
 IP = INTERIOR PARKING
 PP = PERIMETER PARKING



10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. THE LANDSCAPE CONTRACTOR SHALL SELECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. DESIGN MOSS IS ALSO TO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PRIOR TO DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
12. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE INCLUDE WATERING, WEEDING, FERTILIZING, AND CULCIVATING PLANTS AND OTHER NECESSARY MAINTENANCE REQUIRED FOR PROPER ESTABLISHMENT OF PLANTING. NO ATTEND OF OPERATION PERIOD, CONTRACTOR TO REMOVE GUMMING AND STAKING FROM TREES.
13. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF PLANT AS REQUESTED BY LANDSCAPE ARCHITECT.
14. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE APPLIED TO ALL PLANTINGS.
15. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPOSING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL, AND 4 PARTS PEAT MOSS. 1/4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
16. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL INSPECTION.
17. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL, OR OTHER LANDSCAPE MATERIAL.
19. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LEGEND



- ① SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- ② MULCH ALL LANDSCAPE MATERIAL UNLESS OTHERWISE NOTED.



ERIC A. CARTER RLA 20300131

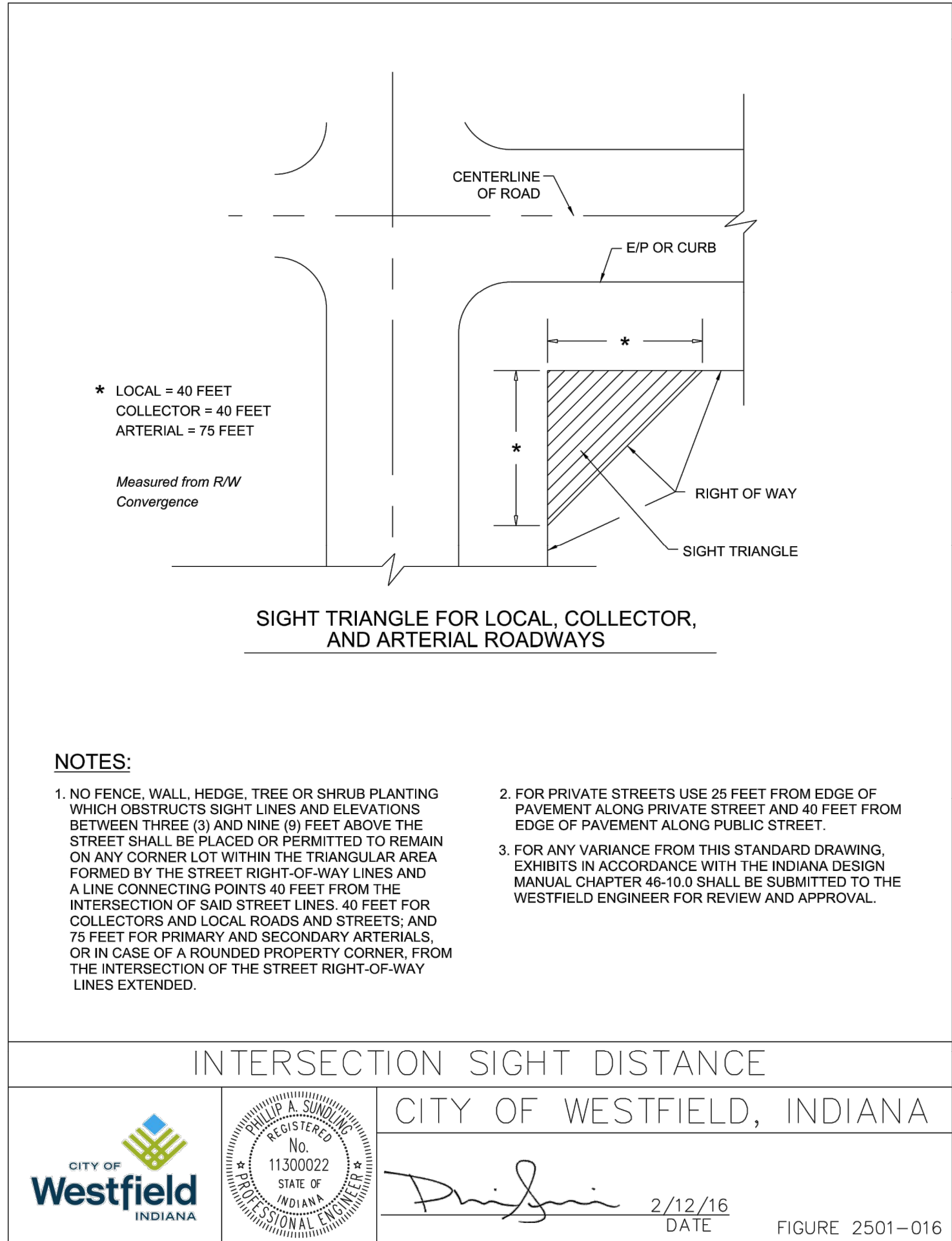
PREPARED FOR:
**HOOSIER MARKET @ GRISTMILL
CROSSING**
DITCH ROAD & STATE ROAD 32, WESTFIELD, IN 46074
LANDSCAPE PLAN

SHEET NO.

L100

PROJECT NC

W18.0220



NOTES:

1. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN THREE (3) AND NINE (9) FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 40 FEET FROM THE INTERSECTION OF SAID STREET LINES. 40 FEET FOR COLLECTORS AND LOCAL ROADS AND STREETS, AND 75 FEET FOR PRIMARY AND SECONDARY ARTERIALS, OR IN CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.
2. FOR PRIVATE STREETS USE 25 FEET FROM EDGE OF PAVEMENT ALONG PRIVATE STREET AND 40 FEET FROM EDGE OF PAVEMENT ALONG PUBLIC STREET.
3. FOR ANY VARIANCE FROM THIS STANDARD DRAWING, EXHIBITS IN ACCORDANCE WITH THE INDIANA DESIGN MANUAL CHAPTER 46-10.0 SHALL BE SUBMITTED TO THE WESTFIELD ENGINEER FOR REVIEW AND APPROVAL.

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

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

NOTES

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

INSTALLATION

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

SEEDBED PREPARATION

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

SEEDING

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

MAINTENANCE

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

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS

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

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

PERMANENT SEED

SPECIFICATIONS

SITE PREPARATION

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

MATERIALS

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

INSTALLATION

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

SITE PREPARATION

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

SOD BED PREPARATION

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

LAYING THE SOD

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

SLOPE APPLICATION

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

CHANNEL APPLICATION

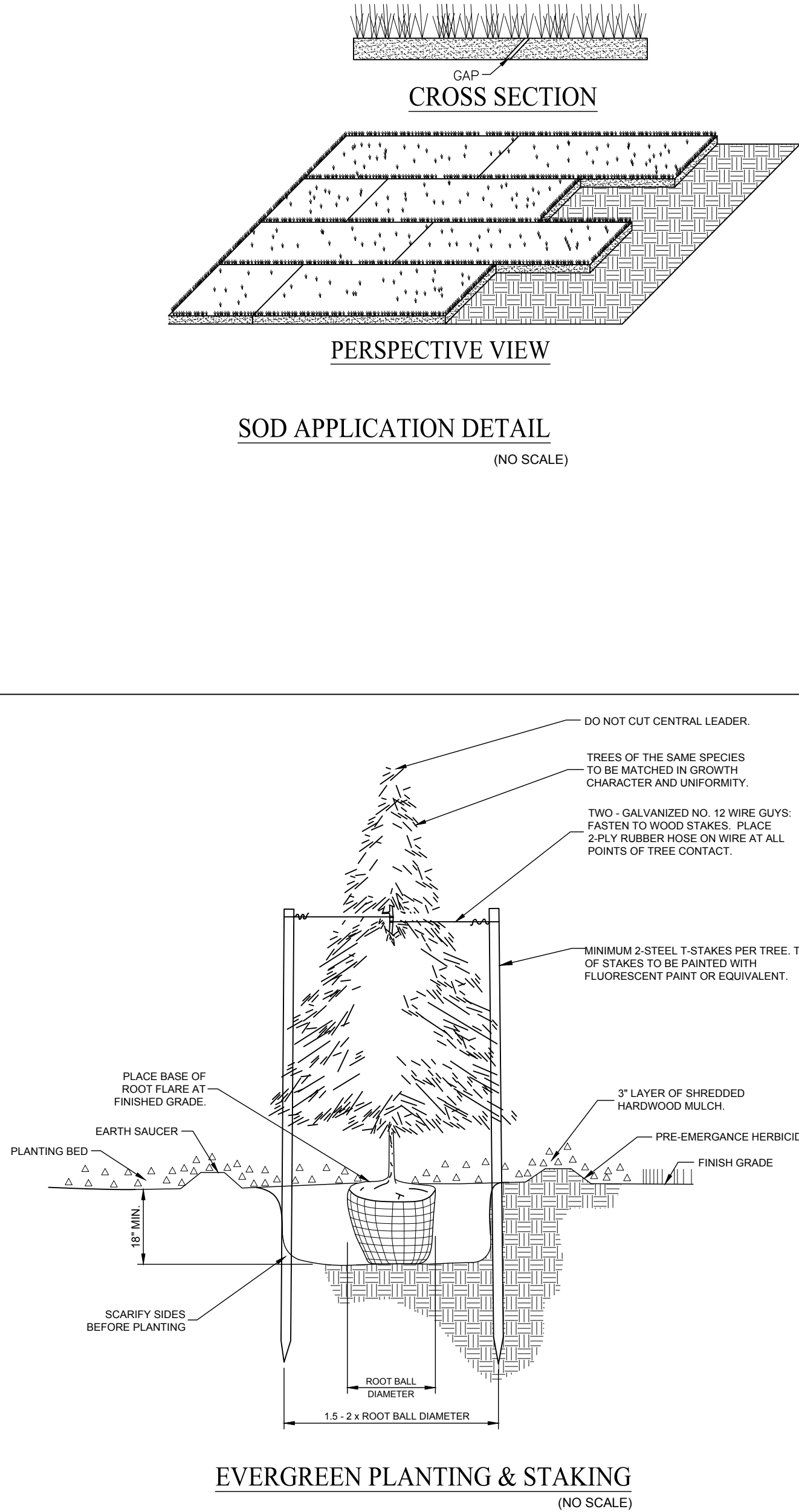
(SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)

1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
4. STAPLE, JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

MAINTENANCE

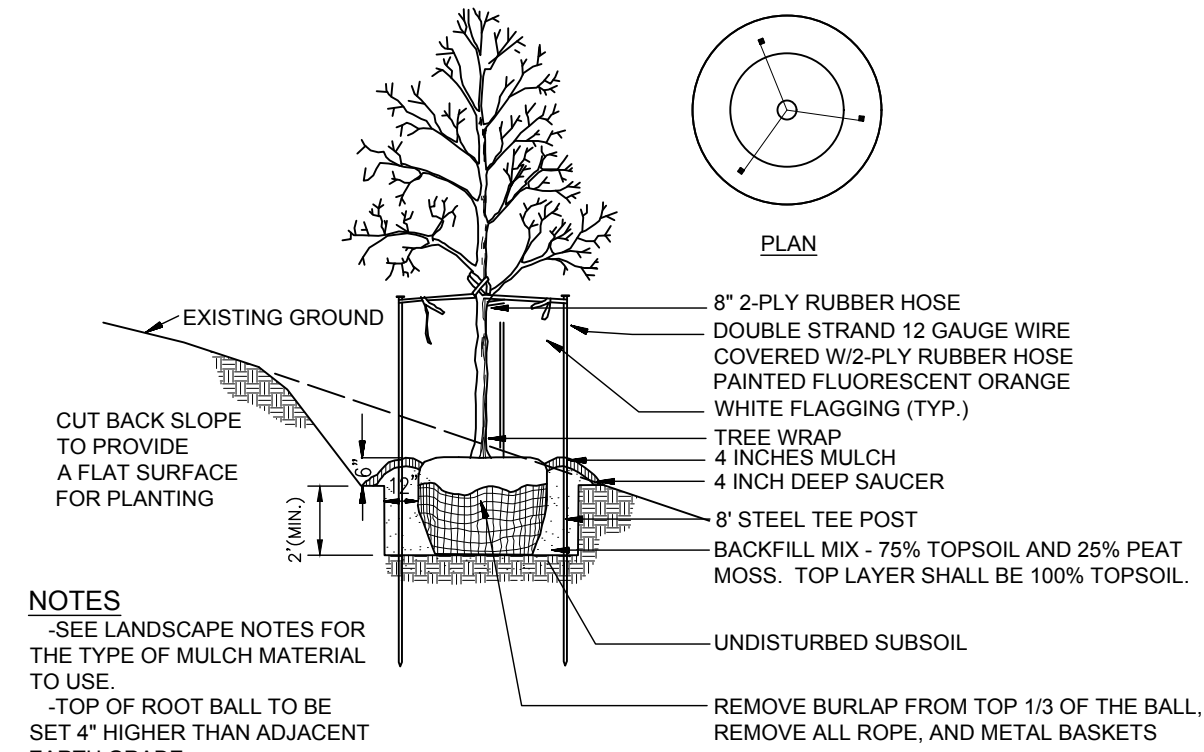
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
- KEEP SOD MOIST UNTIL FULLY ROOTED.
- AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
- TIME MOWING TO AVOID RUTS IN TURF.
- FERTILIZE TURF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

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



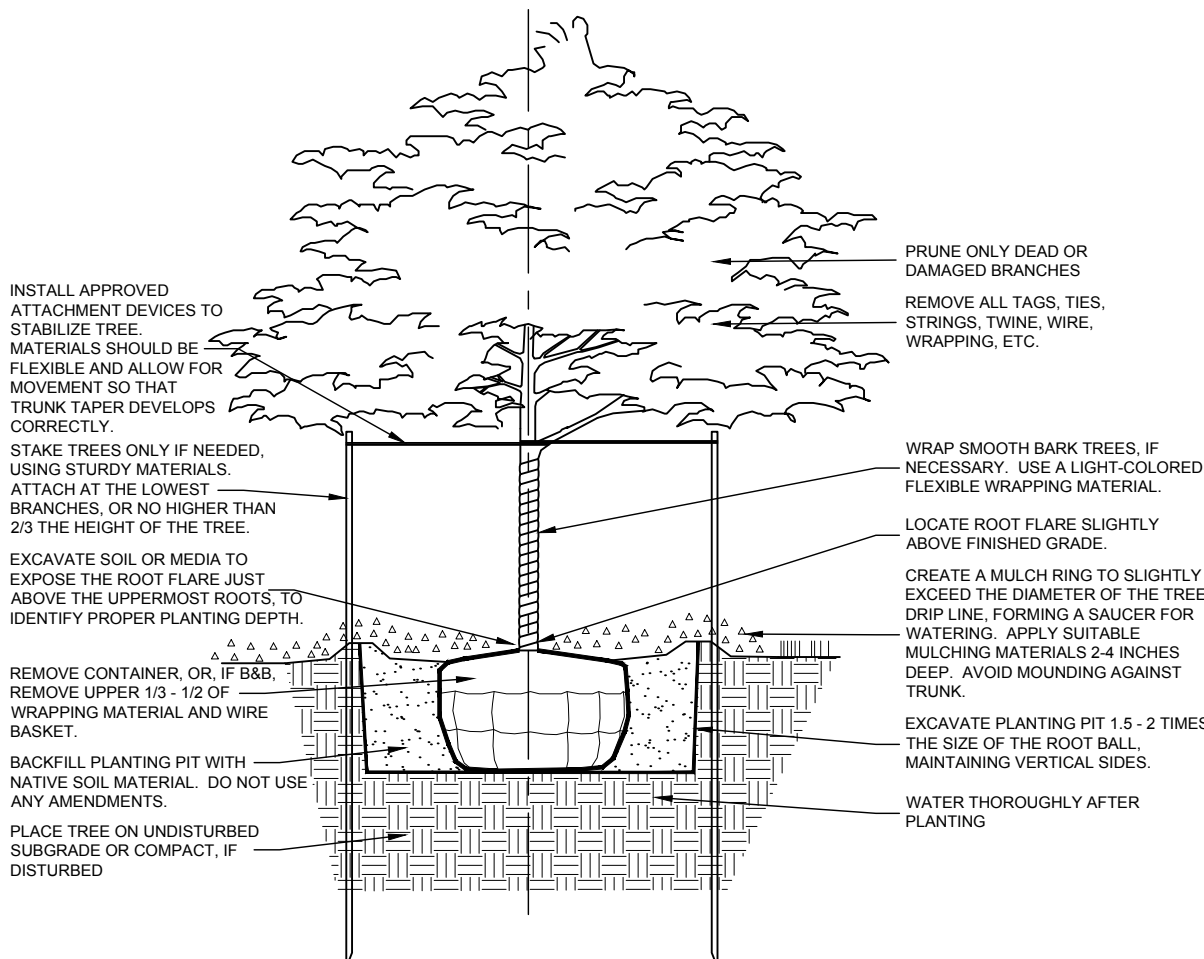
EVERGREEN PLANTING & STAKING

(NO SCALE)



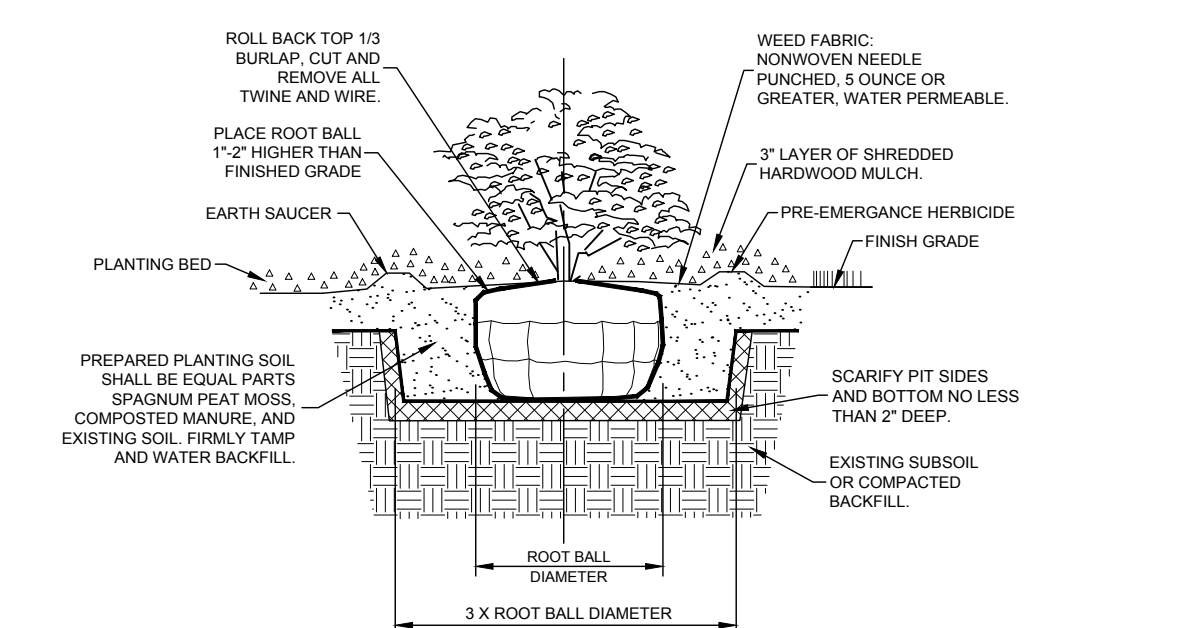
TREE PLANTING ON SLOPE

(NO SCALE)



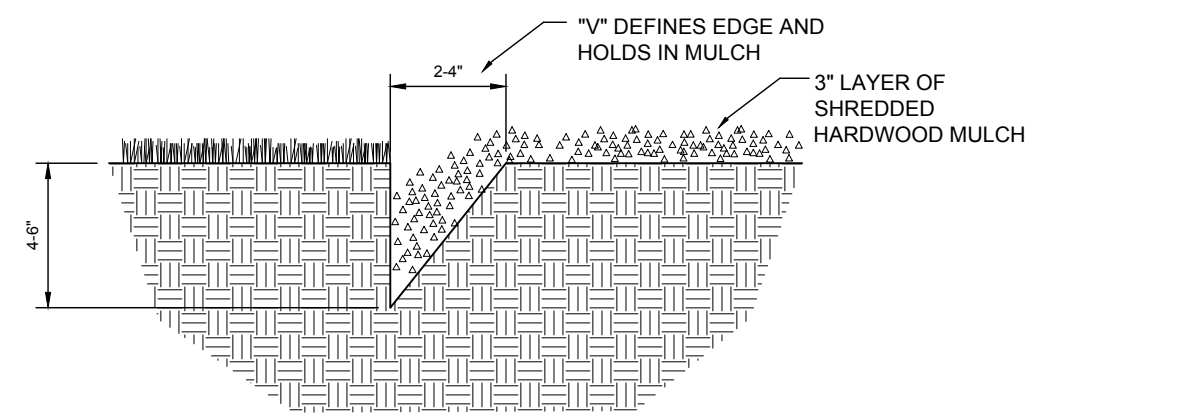
SHADE TREE PLANTING DETAIL

(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL

(NO SCALE)



V-CUT LANDSCAPE BED EDGE DETAIL

(NO SCALE)

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PROJECT NO.:	W18.0220
DWG NAME:	W180220-L100
DESIGNED BY:	RAM
DRAWN BY:	RAM
CHECKED BY:	BJS
DATE:	04.19.2019

REVISIONS AND ISSUES	DATE	BY
ISSUED FOR IAC SUBMITTAL	02.07.2019	BJS
ISSUED FOR IAC REVISIONS	03.07.2019	BJS
ISSUED FOR IAC REVISIONS	04.19.2019	BJS



ERIC A. CARTER RLA 20300131

PREPARED FOR:
HOOSIER MARKET @ GRISTMILL CROSSING
DITCH ROAD & STATE ROAD 32, WESTFIELD, IN 46074
LANDSCAPE PLAN DETAILS
Part of the SWMA of Section XX, Township XX North, Range X East, Washington Township, Hamilton County, Indiana

SHEET NO.
L200
PROJECT NO.
W18.0220



1 East Elevation
D1 SCALE: 1/4" = 1'-0"



1 South Elevation
D2 SCALE: 1/4" = 1'-0"

TABBERTSON

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Hoosier Market

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NCARB Certification No. 48418
Indiana Certification No. 13703041

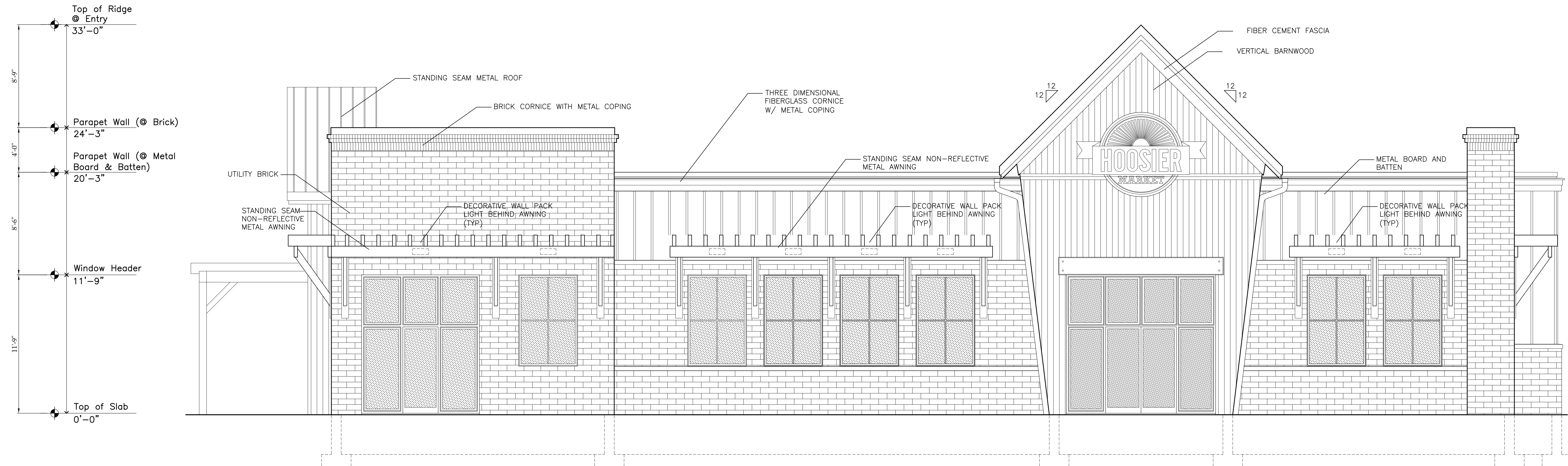
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RENDERED
ELEVATIONS

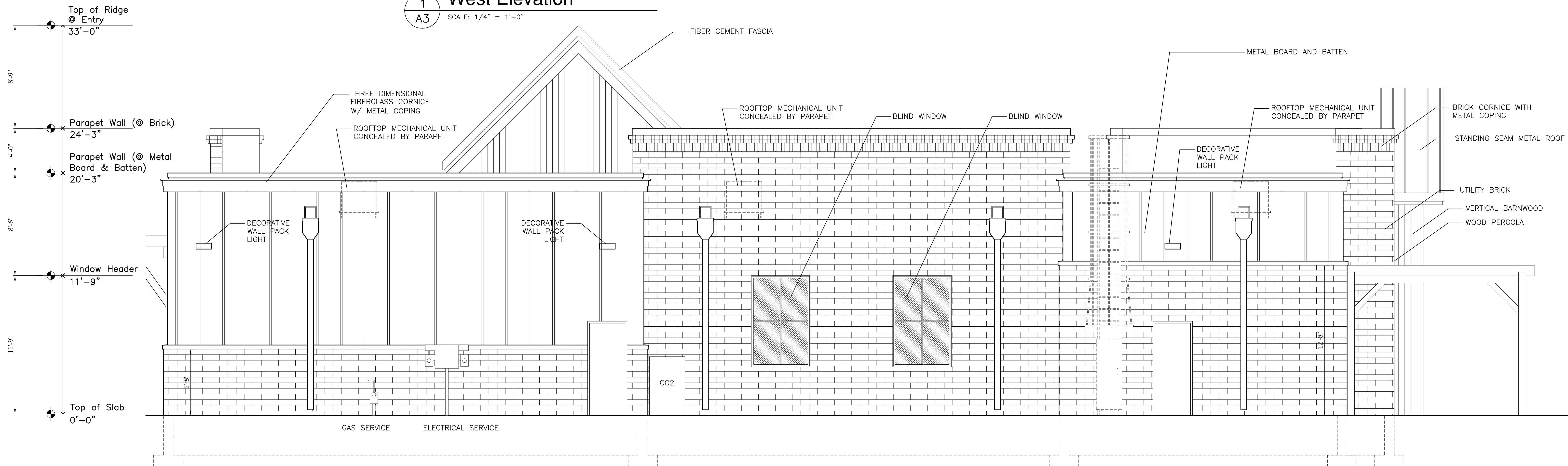
D1

DRAWING NUMBER:

MARCH 28, 2019
DRAWING ISSUE DATE:
18.660 HOOSIER
MARKET
PROJECT FILE NUMBER:



1 West Elevation
A3 SCALE: 1/4" = 1'-0"



2 East Elevation
A3 SCALE: 1/4" = 1'-0"

ELEVATION	PERCENT MASONRY	VERTICAL BARNWOOD	PERCENT METAL BOARD AND BATTEN
NORTH	61%	22%	17%
SOUTH	79%	0%	21%
EAST	66%	0%	34%
WEST	60%	21%	19%



1
D2 West Elevation
SCALE: 1/4" = 1'-0"



2
D2 North Elevation
SCALE: 1/4" = 1'-0"

TABBERTSON

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Hoosier Market

Travis May
SR 32 & Ditch Road
Westfield, IN

William Tabbertson, AIA
NCARB Certification No. 48418
Indiana Certification No. 13700041

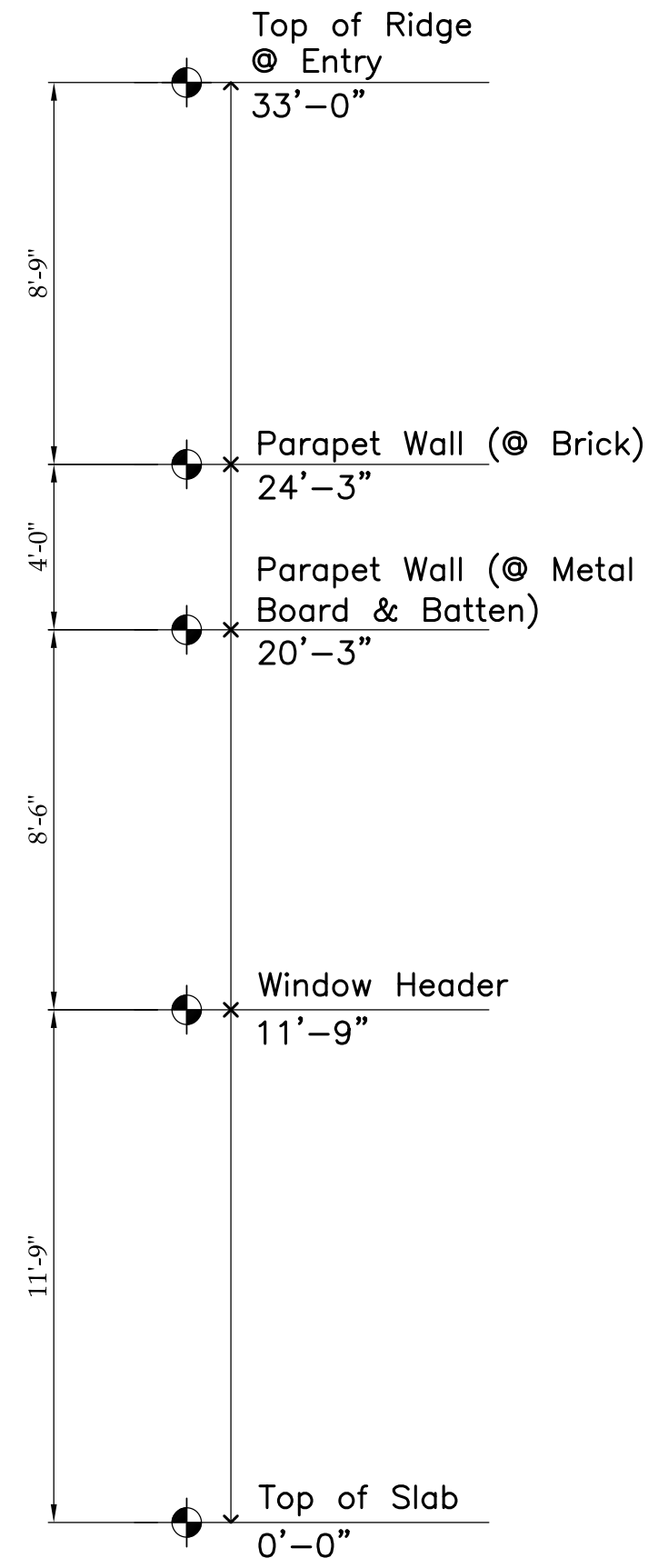
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ELEVATIONS

D2

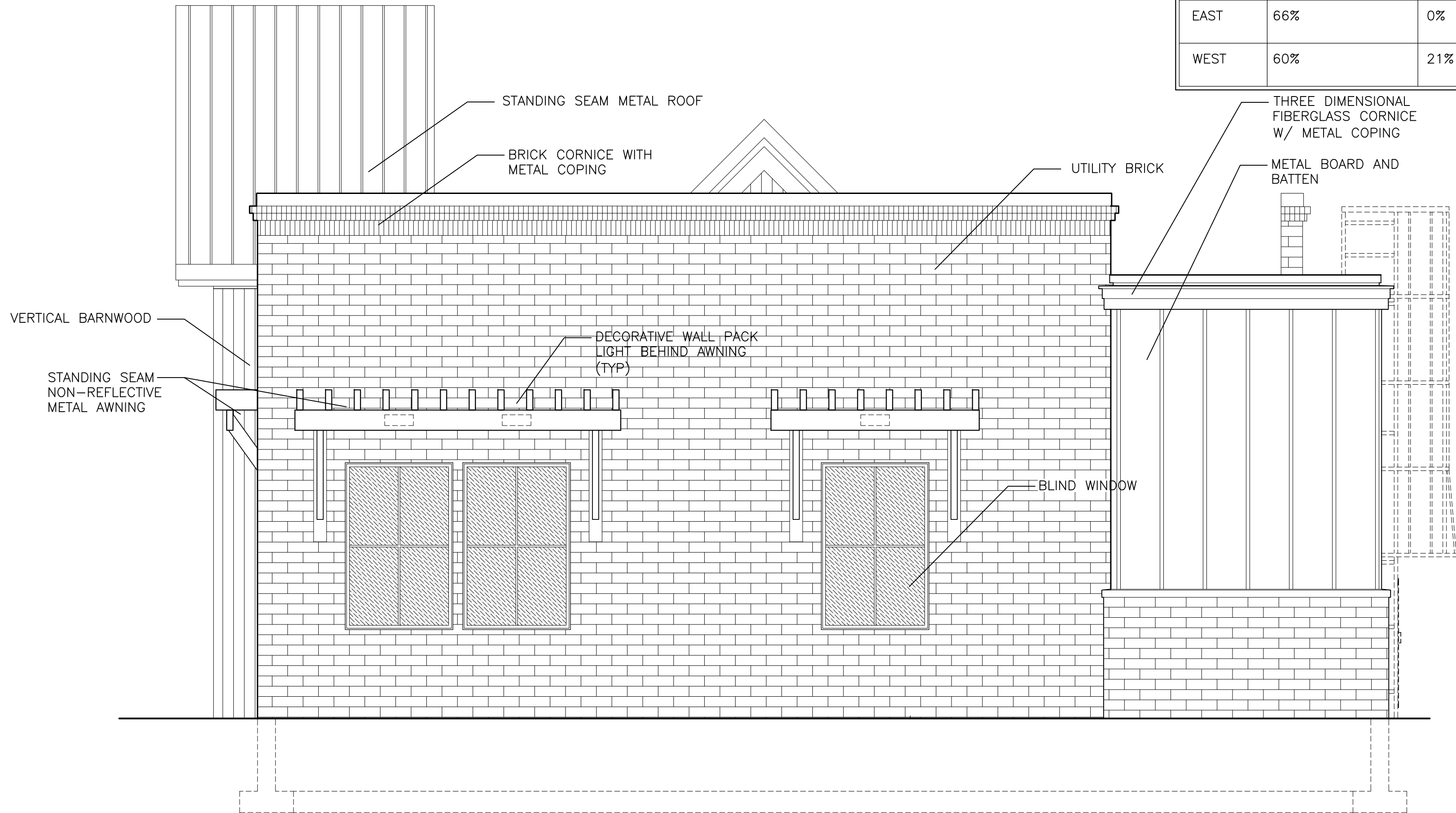
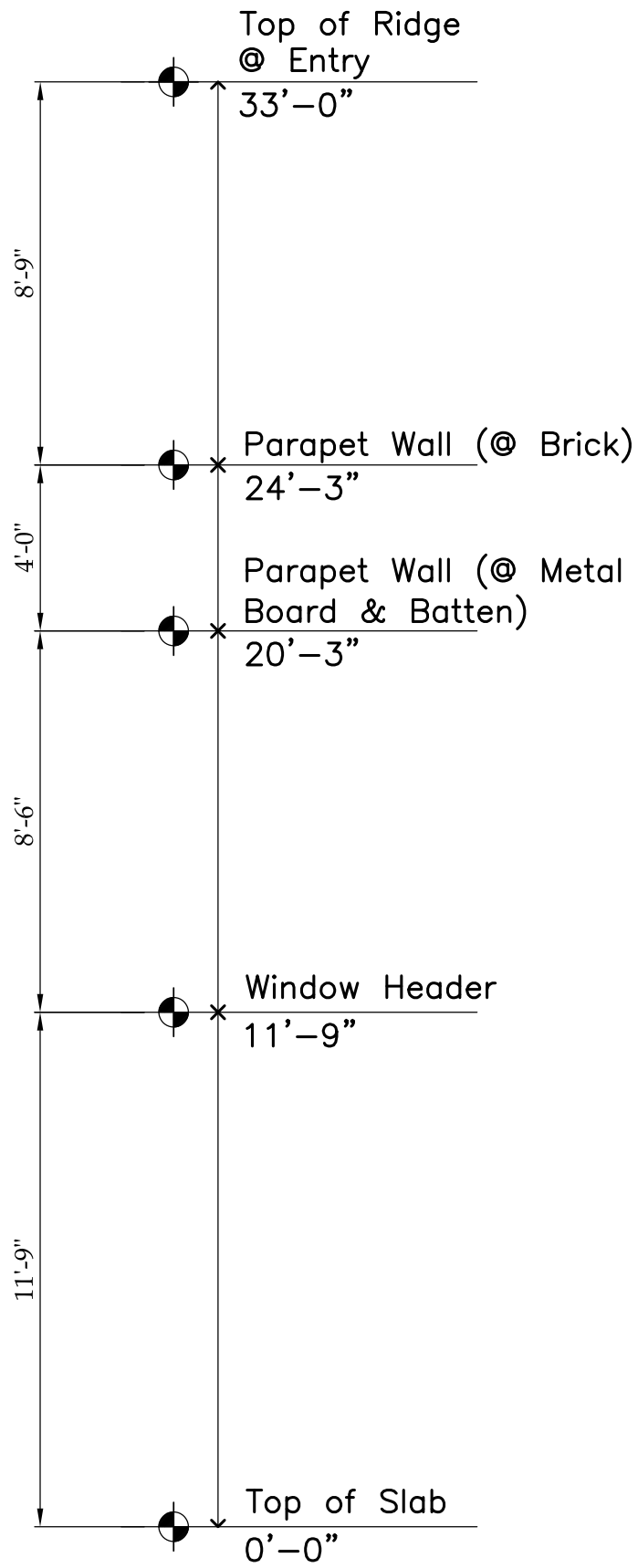
DRAWING NUMBER:

APRIL 19, 2019
DRAWING ISSUE DATE:
18.660 HOOSIER
MARKET
PROJECT FILE NUMBER:



1 North Elevation
A4 SCALE: 1/4" = 1'-0"

ELEVATION	PERCENT MASONRY	VERTICAL BARNWOOD	PERCENT METAL BOARD AND BATTEN
NORTH	61%	22%	17%
SOUTH	79%	0%	21%
EAST	66%	0%	34%
WEST	60%	21%	19%



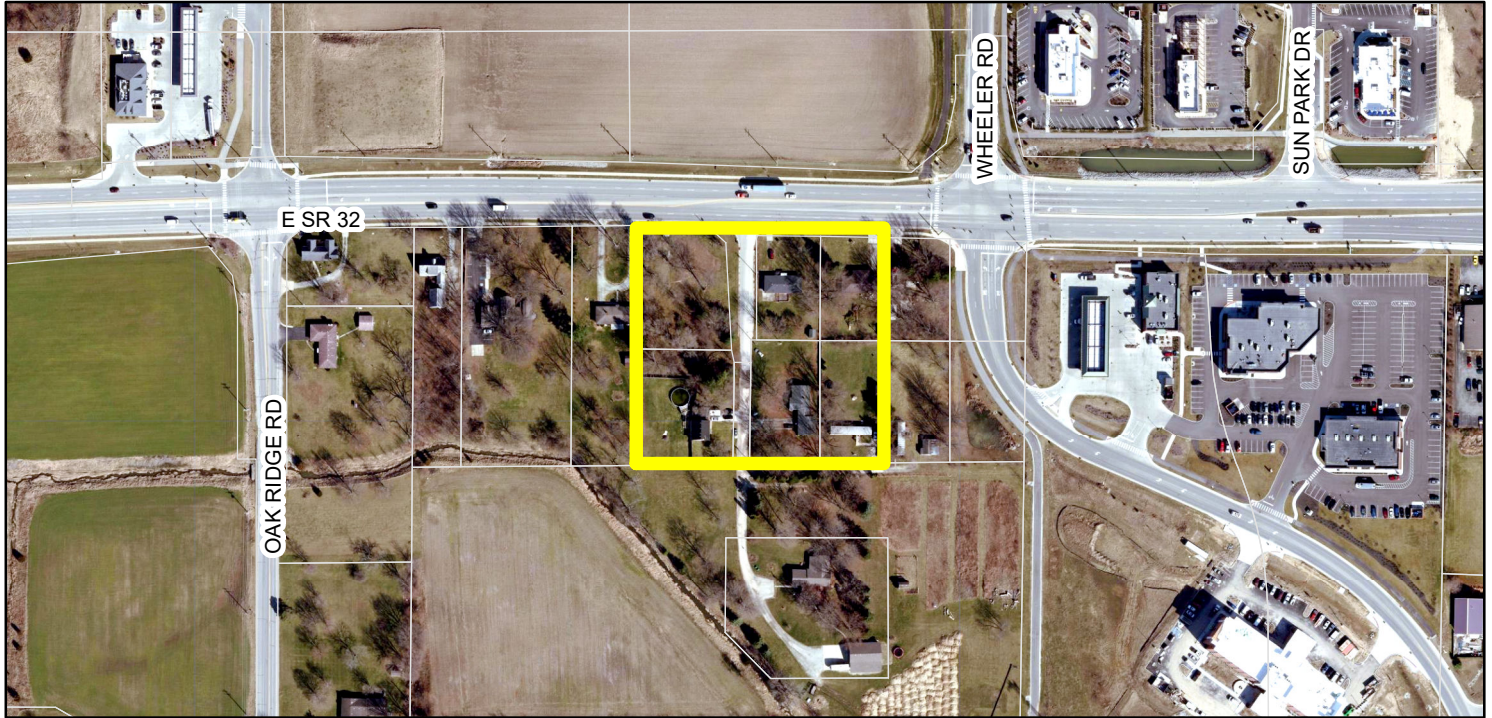
2 South Elevation
A4 SCALE: 1/4" = 1'-0"



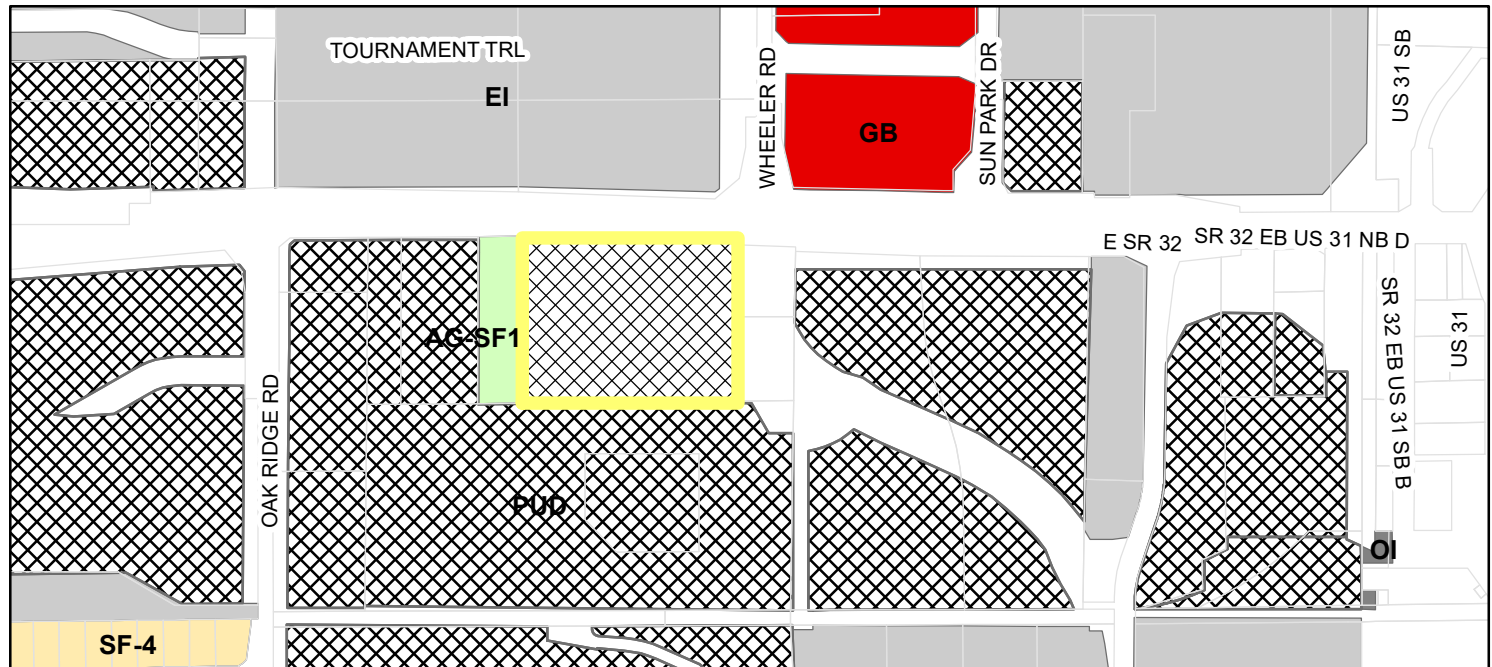
Property Location Map
Monon Crossing
Monon Crossing PUD
1904-DDP-07



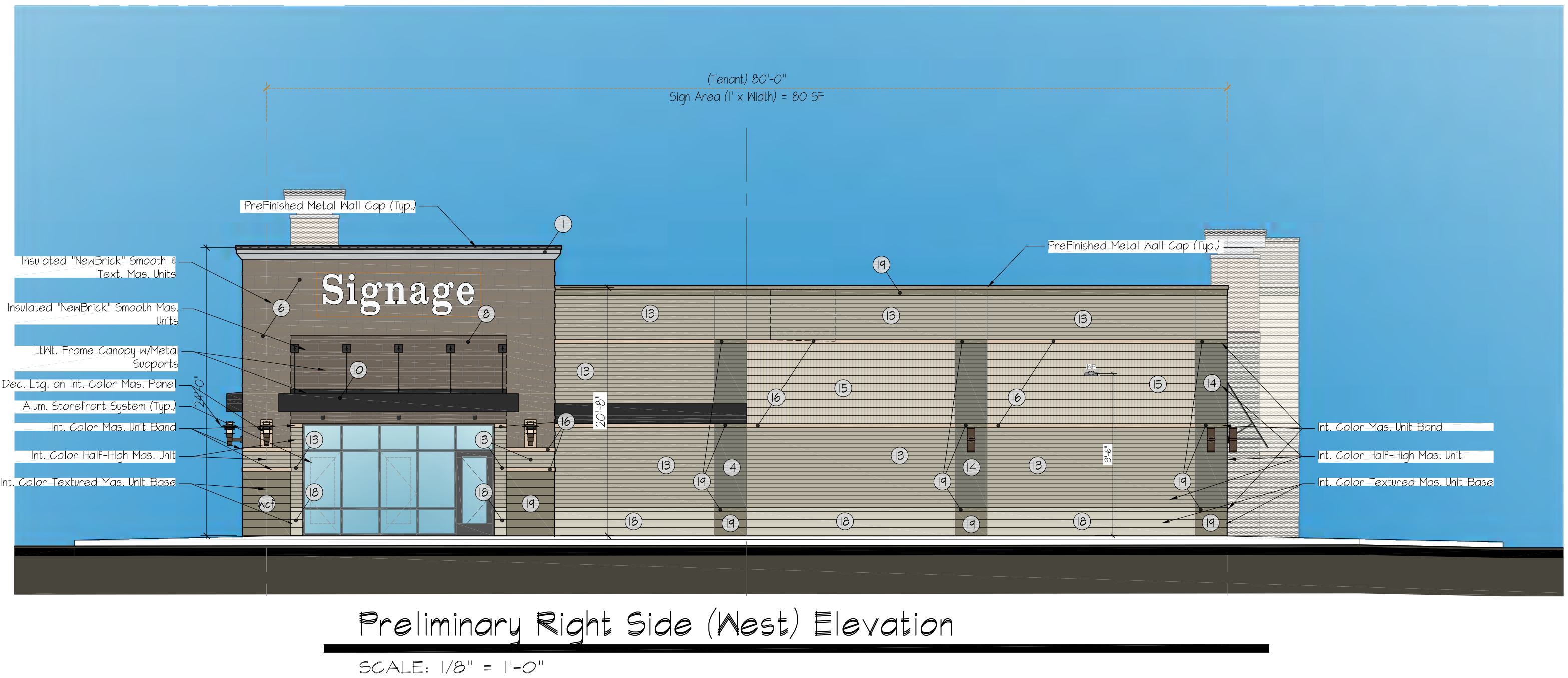
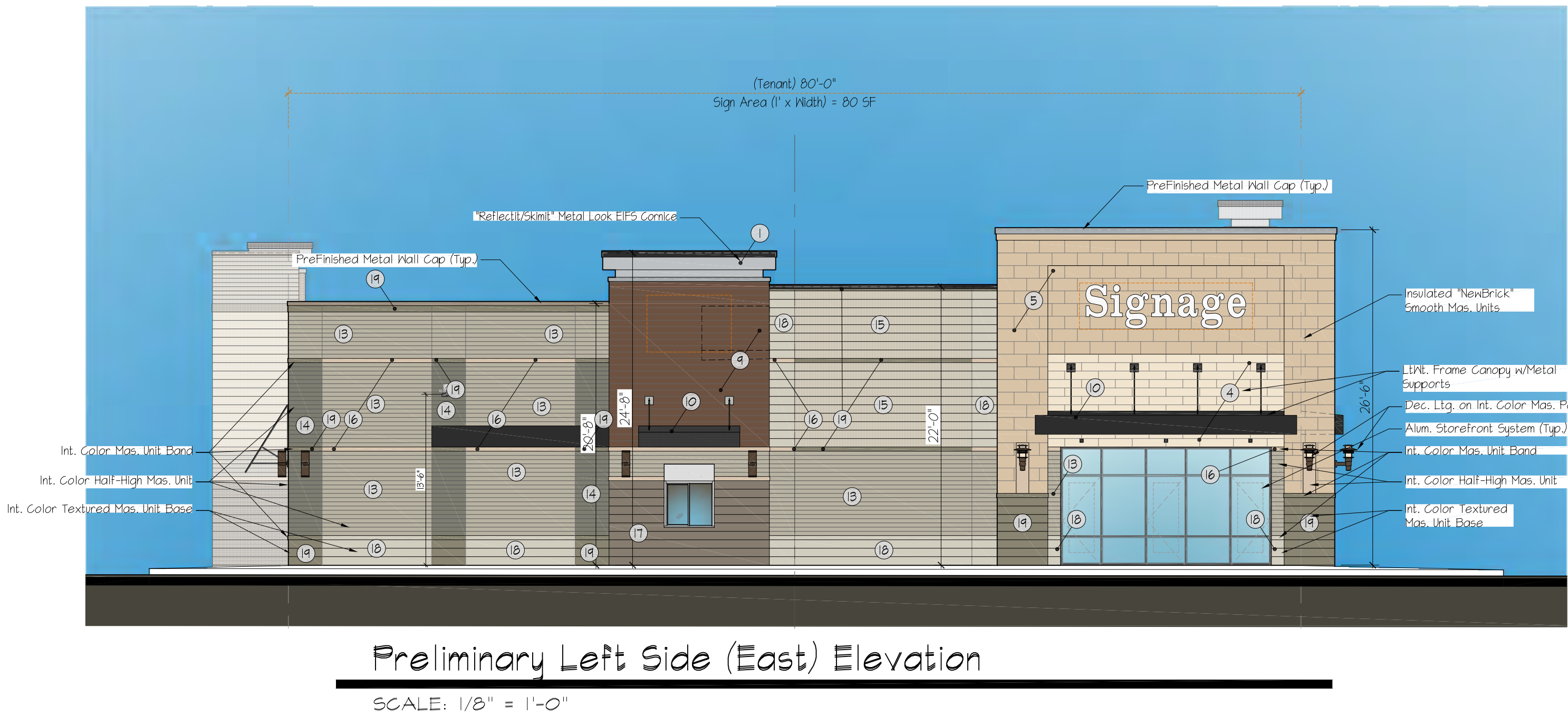
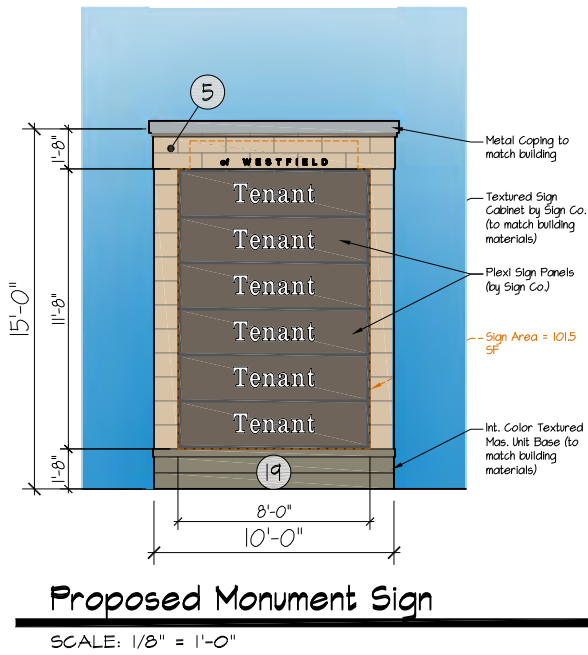
Aerial Location Map



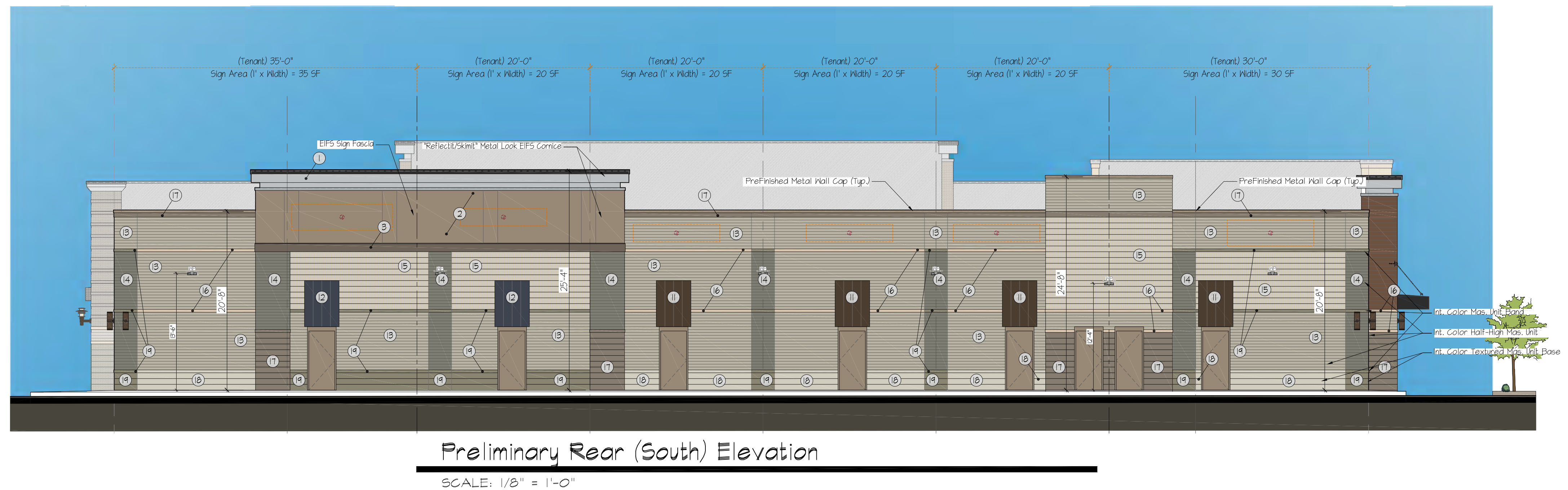
Zoning Map



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



MONON CROSSING - MATERIALS/SAMPLE CHART			
Metal Casing - Masonry UNACGLAD (or Equal) - "Taupe" (to match Mas/Metals PL - see elevs for locations)	2	Metal Casing - Accent UNACGLAD (or Equal) - "Black" or "Silver" (see elevations for locations)	5
Vinyl Canopy PRECONTAIN/FERRARI VINYL COLOR, "Black" 502-8450 (FFRC)	6	Faux Metal Cornice/Feature DRYVIT - "Tin Man" #255 - Reflect/Skiml (Alt. for Limestone)	1
Fabric Awning SUNERELLA - "True Brown" #462 (FFine Resistive Coating)	11	Synthetic Stucco Sign Area DRYVIT - "Monastery Brown" #381 - (not final) Sandable Fine	2
Fabric Awning SUNERELLA - "Captain Navy" #4646 (FFine Resistive Coating)	12	Synthetic Stucco Band DRYVIT - "Monastery Brown" #381 - (not final) Limestone	3
Masonry Panel OLDCASTLE - "QuikBrk" "Dover Green" + Lehigh #11-E Mortar (not final)	13	Ins. Mas. Unit - Cut Stone Panel NEWBRICK - "Brite White" #102 - (not final) Velour + SpecMix "White" Mortar (not final)	4
Masonry Panel OLDCASTLE - "QuikBrk" "Met" + Lehigh #11-E Mortar (not final)	14	Ins. Mas. Unit - Cut Stone Panel NEWBRICK - "Amorillo White" #113 - (not final) Velour + SpecMix "Antique White" Mortar (not final)	5
Masonry Panel OLDCASTLE - Full HT "Indy Oak" "Founders" Finish + Lehigh #11-E Mortar (not final)	15	Ins. Mas. Unit - Var. Cut Stone Panel NEWBRICK - "Stone Gray" #454A - (not final) Velour/coarse Col. + SpecMix "Gray" Mortar (not final)	6
Masonry Band CORDOVA STONE/ECHOLON - "Burl" "Grand Face"	16	Ins. Mas. Unit - Brick Panel NEWBRICK - "Patriot Red" (not final) Velour + SpecMix "Silverstone" Mortar (not final)	7
Mas. Base/4" Match Band (Grand Face) CORDOVA STONE/ECHOLON - "Woodland Blend" "Grand Face"	17	Ins. Mas. Unit - Cut Stone Panel NEWBRICK - Match #5K1026 "Griffin" - (not final) Velour + SpecMix "Tanglewood" Mortar (not final)	8
Mas. Base/4" Match Band (Grand Face) CORDOVA STONE/ECHOLON - "Graphite" "Chisel Face"	18	Faux Wood Feature DRYVIT - Match #9K255 "Fairfax Brown" - (not final) Limestone	9
Mas. Base/4" Match Band (Grand Face) CORDOVA STONE/ECHOLON - "Woodland Blend" "Chisel Face"	19		

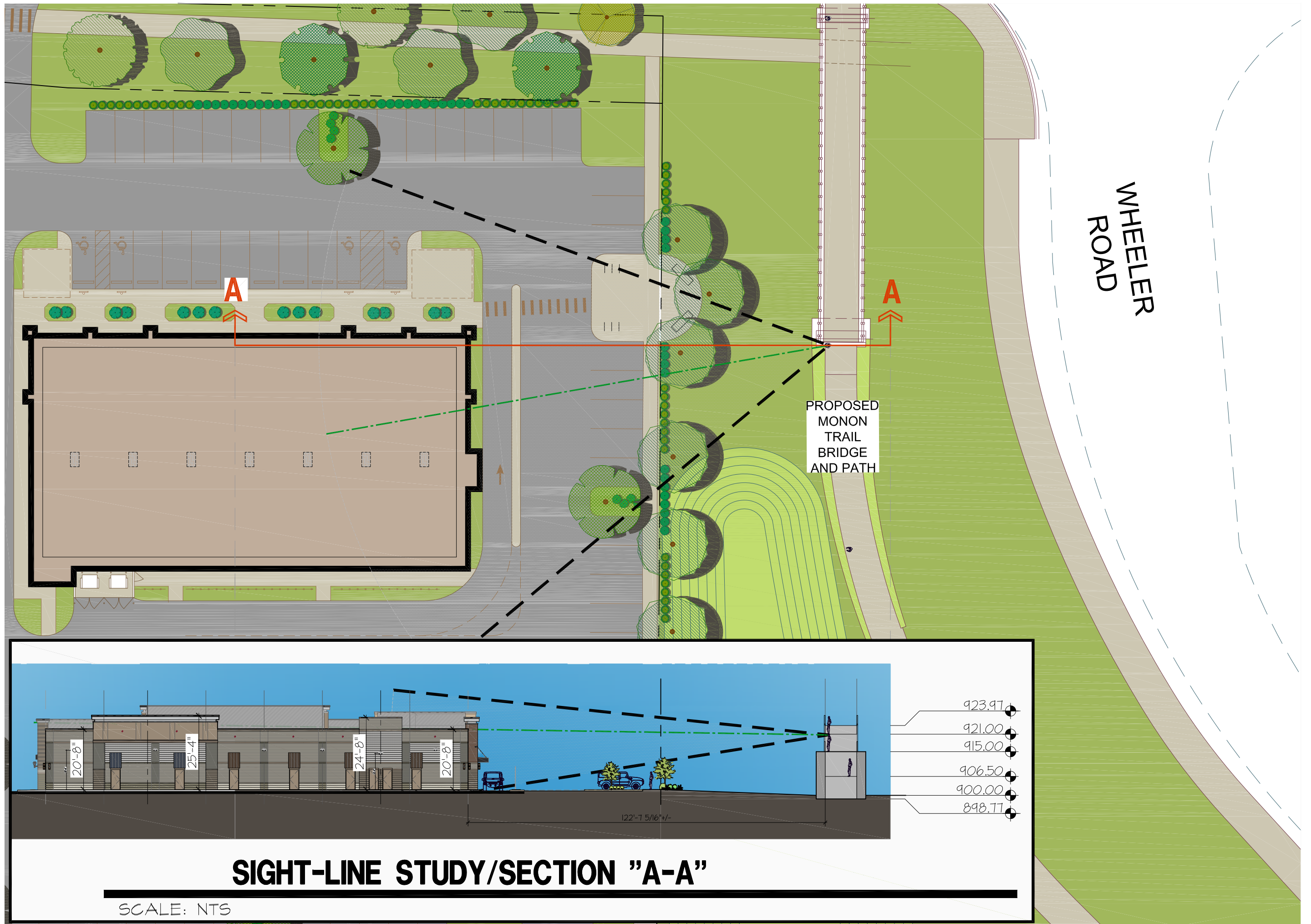


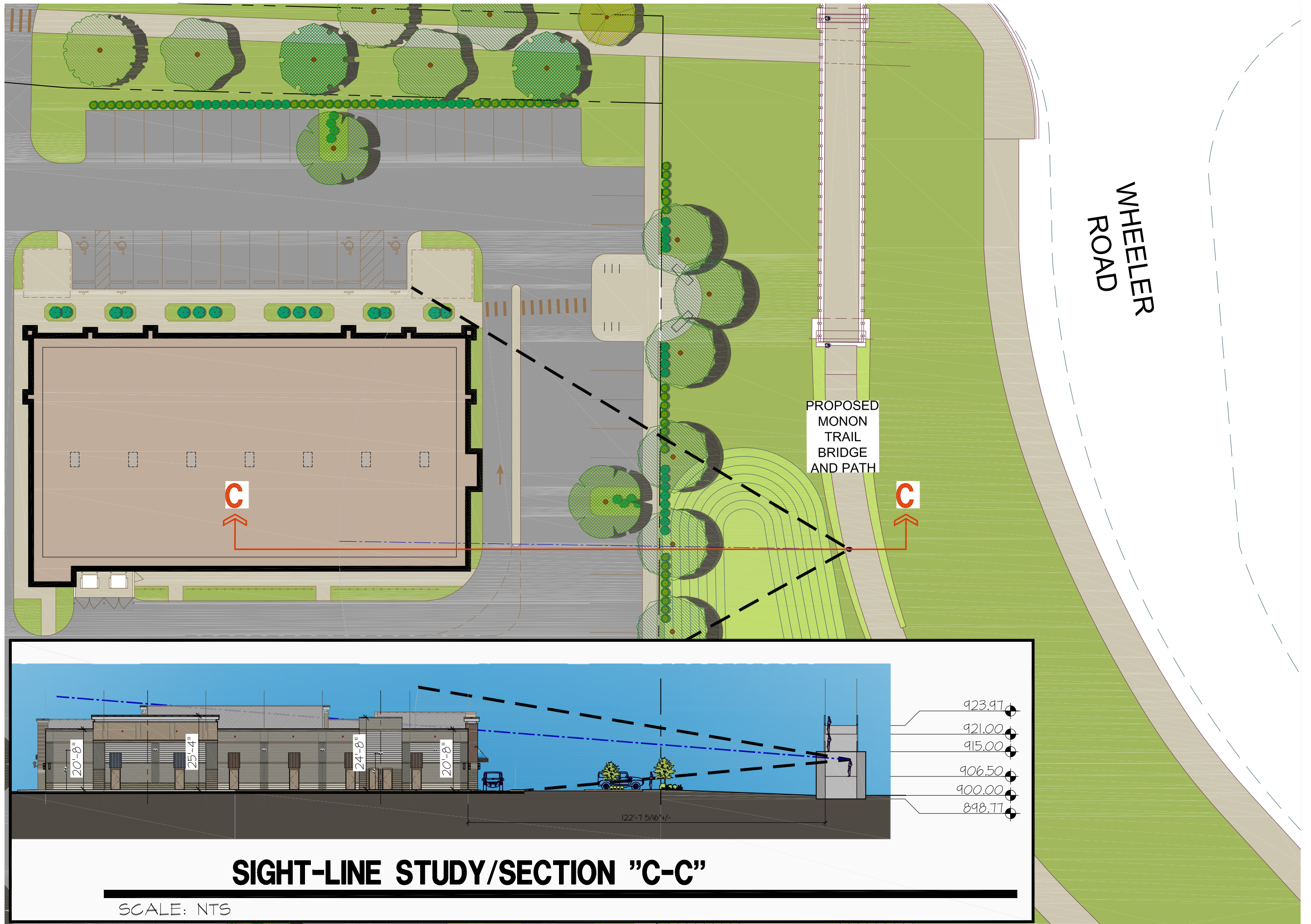
LEECH-HENSLEY ARCHITECTS^{PC}
7755 East 128th St. Fishers, IN 46038
tel 317.842.1931 fax 317.842.7994

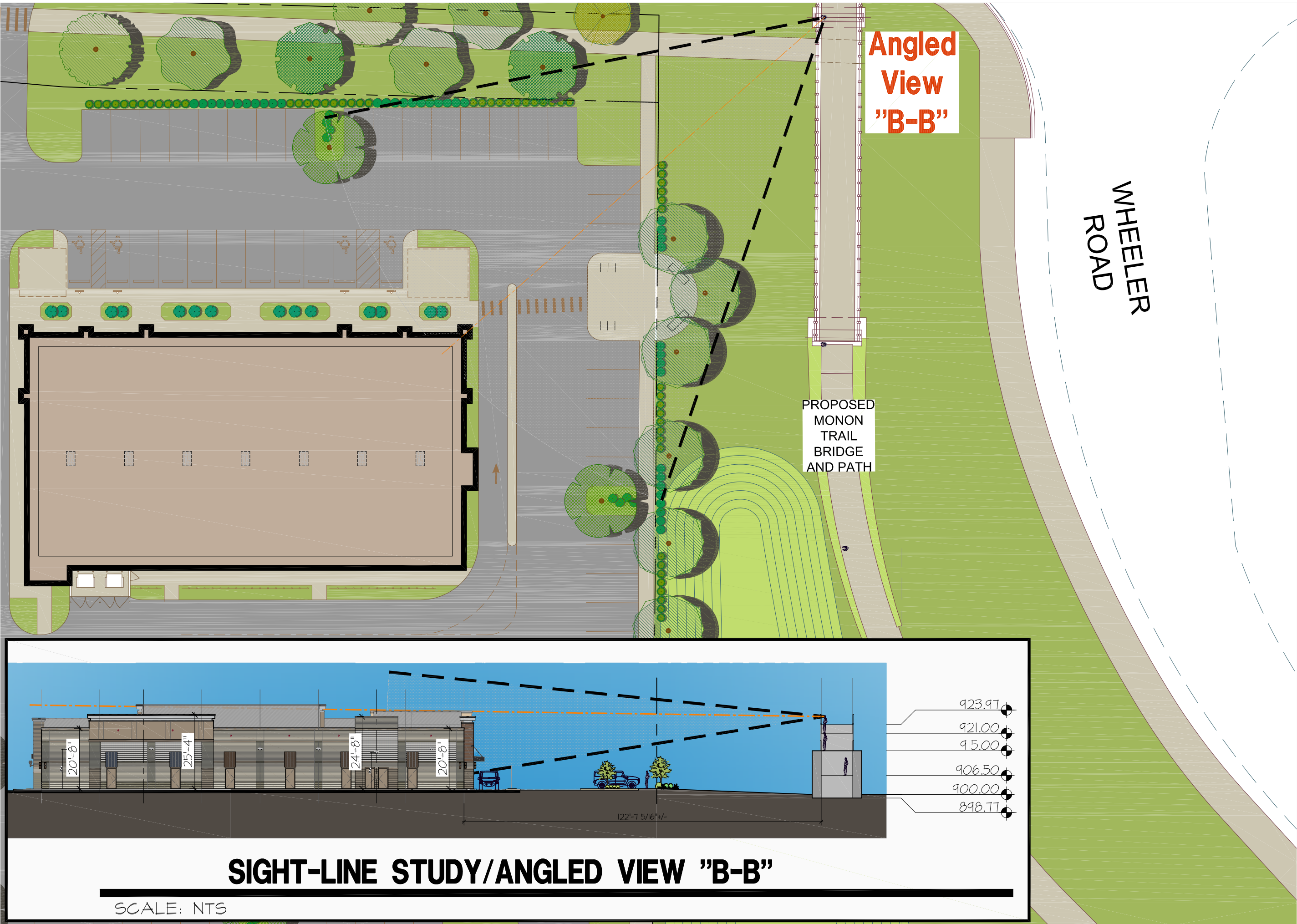
DRAWING REVIEW ISSUE		
△	February 11, 2019	
△	February 27, 2019	
△	March 1, 2019	
△	March 8, 2019	
BUILDING AGENCY SUBMITTAL		
CONSTRUCTION BID/ISSUE		
REVISIONS		
△		
△		
△		
△		
PRELIMINARY		
FILE	DATE	TIME
T. 09/4/20	09:50	
PLOT SCALE		DRAWN BY:
SEEDING = 1'-0"		???

Monon Crossing
* WESTFIELD, INDIANA
development proposed by:
Midland Atlantic Properties

Preliminary Elevations
A2.0
PROJECT NO.
18000N







SIGHT-LINE STUDY/ANGLED VIEW "B-B"

SCALE: NTS



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 1, 2019
1904-PUD-08
Exhibit 1

Docket Number: 1904-PUD-08 (Ordinance No. 19-10)

Petitioner: Urban Vines, LLC

Request: A change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Commercial / Agritourism

Acreage: 5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Sound Mitigation Exhibit
6. Proposed Ord. 19-10
7. Petitioner's Narrative
8. Acknowledgement of Variance (1604-SE-01 & 1604-VS-07)
9. Acknowledgement of Variance (1612-VS-16)
10. Neighbor Meeting Summary (3/26/19)
11. Petitioner's Update
12. Public Comment
13. Neighbor Meeting Summary (5/6/19)

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the March 11, 2019, City Council meeting. The petition will receive a public hearing at the May 8, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted a neighbor meeting on March 26, 2019. A summary of that meeting has been provided by the petitioner and included as **Exhibit 10**. The petitioner is hosting a second neighbor meeting on May 6, 2019. It is anticipated that a summary will be provided and uploaded as **Exhibit 12**.

PROJECT OVERVIEW

Location: This subject property is approximately 5 acres in size and is located at 303 E. 161st Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties are also zoned AG-SF1.

Property History: On April 12, 2016, the Board of Zoning Appeals (the “BZA”) approved a Special Exception to permit an Agritourism Use on the Property, along with Variances of Development Standard related to landscaping, parking, and architecture (see **Exhibit 7**). On December 13, 2016, the BZA approved a Variance of Development Standard related to signage (see **Exhibit 8**).

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Urban Vines PUD District to accommodate the existing business, as described in the Petitioner’s Narrative (see **Exhibit 5**).

Applicability: The proposed ordinance will replace and supersede the previously granted Variances and Special Exception. The standards related to the previous approvals have been incorporated into the proposed ordinance.

Definitions: The proposed ordinance includes two defined terms which differ from the definitions in the UDO. These terms are Special Events and Temporary Use and Events.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**). The real estate is required to remain in substantial compliance with that exhibit.

Legally Established Pre-Existing Improvements: As proposed, the PUD Ordinance legally establishes all previously constructed improvements to the property. Any new improvements will be subject to the processes and permits outlined in Chapter 11 of the UDO

Permitted Uses: In addition to the uses permitted in the Underlying Zoning District (AG-SF1), the proposed ordinance permits uses related to current and proposed activities on the property. Additionally, several conditions related to noise are being placed on the use of the property.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Accessory Use and Building Standards: The proposed ordinance permits the existing stage to be located 15 feet off of the east property line. The UDO would require it to meet the minimum setback for the underlying zoning district, which is 30 feet.

Architectural Standards: The proposed ordinance exempts the property from the standards for Article 6.3 and instead requires new buildings to be consistent with existing buildings, as depicted in the Existing Character Exhibit.

Landscaping Standards: As proposed, the PUD ordinance exempts the property from the standards of UDO Article 6.8, and instead requires that the existing landscaping approved by variance, as depicted in the Existing Character Exhibit, be maintained.

Lighting Standards: The proposed ordinance defaults to the Lighting Standards of the UDO, except that when determining compliance of the light meter readings in Article

6.9(F)(2), a distance of ten (10) feet from the building façade will be used instead of the property line.

Parking and Loading Standards: As proposed, the PUD ordinance defaults to the Parking and Loading standards of the UDO, with the exception of exempting the property from the surfacing and curbing requirements of the UDO, which was previously approved by variance.

Sign Standards: As proposed, the PUD Ordinance defaults to the Sign Standards of the UDO, with the exception of permitting two (2) signs at the entrance, which were permitted by variance.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 8, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

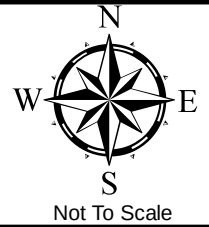
Council Introduction: The petition was introduced at the March 11, 2019, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the May 8, 2019, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.



Property Location Map
Urban Vines PUD
1904-PUD-08



Aerial Location Map



Zoning Map

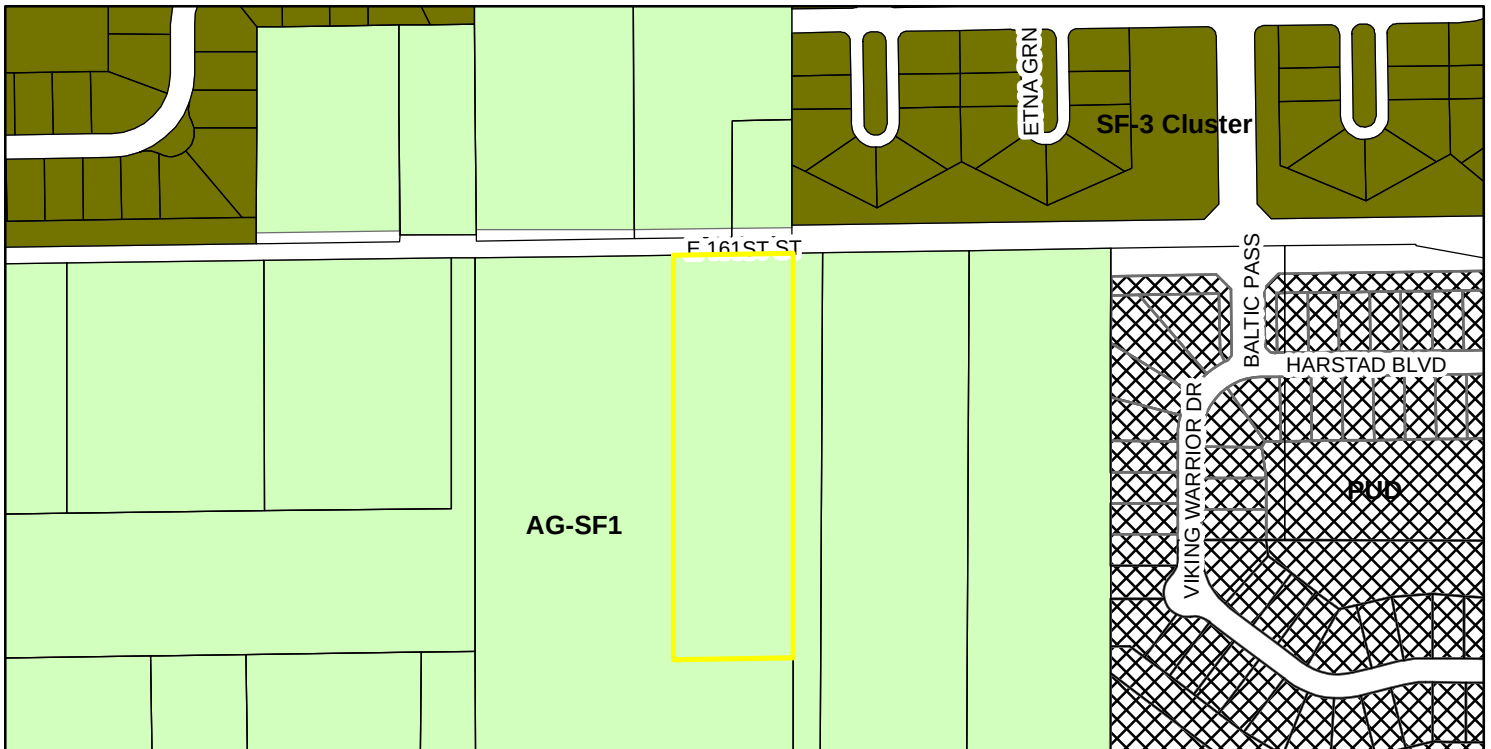


EXHIBIT B
CONCEPT PLAN



EXHIBIT C
CHARACTER EXHIBIT



EXHIBIT D
SOUND MITIGATION EXHIBIT







ORDINANCE NUMBER 19-10

Urban Vines PUD District

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1904-PUD-08**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1904-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**URBAN VINES PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance, unless otherwise specified herein.
- 1.4 All provisions and representations of the Unified Development Ordinance and Code of Ordinances, of Westfield, Indiana Chapter 34(II)(2): Environment; Nuisances; Noise that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 This Ordinance is adopted with the intent and purpose to repeal, supersede and/or void any and all variances and special exceptions previously granted to the Real Estate by the Board of Zoning Appeals ("Granted Variances"). Further, this Ordinance is adopted with the expressed request and consent of the Petitioner. Any Granted Variance held to be valid after the adoption date of this Ordinance shall render this Ordinance void.

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

- 2.1 Special Events: The use of the Real Estate for activities and events that typically include cultural (e.g., weddings), community (e.g., educational tours, fundraising events, charitable events, corporate outings), entertainment (e.g. festivals, concerts), and other similar uses.
- 2.2 Temporary Use and Events: The use of the Real Estate for activities that generally occur over short periods of time with varying frequency but that typically include the use of tents, pavilions, patios and related equipment or displays which are ancillary uses to other permitted uses on the Real Estate. Temporary Use and Events, including Special Events, shall be deemed and defined as a permanent and ongoing ancillary use to the existing operations of the Real Estate and shall not require a temporary use and event permit.

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

Section 4. **Legally Established Pre-Existing Improvements.** The Real Estate has been developed as an Agritourism Use, as generally depicted on the Concept Plan and the Existing Character Exhibit, attached hereto as **Exhibit C** (the “Existing Character Exhibit”), in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (collectively, the “Existing Improvements”). All existing structures and conditions of the Real Estate are hereby legally-established.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the AG-SF1: Agriculture / Single-Family Rural District (the “Underlying Zoning District”).

Section 6. **Permitted Uses.** All uses permitted in the underlying zoning District shall be permitted on property, in addition to the following:

6.1 Additional Uses: The following uses shall be permitted:

- A. Agritourism Use (or Agritainment Use), including related outdoor storage not visible from an External Street and display
- B. Agricultural Use, including Agricultural Processing (e.g., grape processing) of on-site crops, and related outdoor storage and display not visible from an External Street
- C. Special Events
- D. Temporary Use and Events
- E. Brewing, Winery and Distilling Production Facility & Tastings
- F. Mobile & Food Service Vendors
- G. Serving of food prepared on the Property

6.2 Conditions of Use:

- A. The sound blankets placed on the stage, fence, and building, as depicted in the Sound Mitigation Exhibit, will remain in place for every outdoor stage event.
- B. Short throw speakers, provided by a 3rd party sound technician, will be used for every outdoor stage event
- C. A 3rd party sound technician will be present at every outdoor stage event
- D. The Nuisance provisions of the Code of Ordinance, of Westfield, Indiana shall be replaced with the following:
 - i. Outdoor music shall not be permitted after 10 pm
 - ii. The decibel level shall not exceed seventy (70) decibels when measured from a point six (6) feet outside the property line.

Section 7. **Development Standards.** The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.1 Accessory Use and Building Standards: The existing stage, as depicted in the Existing Character Exhibit, is permitted to be located fifteen (15) feet off of the east property line.
- 7.2 Article 6.3 Architectural Standards: Shall not apply, rather, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in the Existing Character Exhibit.
- 7.3 Article 6.8 Landscaping Standards: Shall not apply, rather, existing landscaping within the District shall be maintained, as depicted in the Existing Character Exhibit and Sound Mitigation Exhibit.
- 7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below.
 - A. Article 6.14(G)(7) Off-street Parking; Surfacing and Curbs: Shall not apply.
- 7.5 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.
 - A. Article 6.17(H)(2): Shall apply, except that two (2) signs shall be permitted at the entrance on 161st Street, one (1) affixed to each fence on either side of the entrance.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-10** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-10**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-10**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: Pamela L. Howard, Senior Planner, City of Westfield, Economic and
Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows: Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the point of beginning; thence continue thence North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch Iron pin with a orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the point of beginning and containing 5.00 acres more or less.

Rights and benefits of a utility easement and an Ingress and egress easement as described in and created in Easement Agreement recorded December 10, 2004 as Instrument Number 200400083566 in the Office of the Recorder of Hamilton County, Indiana.

Tax ID Number(s): 08-09-11-00-00-013.103

EXHIBIT B
CONCEPT PLAN



EXHIBIT C
CHARACTER EXHIBIT



EXHIBIT D
SOUND MITIGATION EXHIBIT







Narrative Statement

The Urban Vines PUD is submitted to address a few areas that are needed to keep us in compliance with the UDO. Things such as food trucks, tent usage and property usage are addressed and updated within the submitted PUD.

Noah Herron

A handwritten signature in blue ink, appearing to read 'Noah', followed by a long, horizontal, slightly wavy line that extends to the right.



2016020974 VARIANCE \$27.00
05/10/2016 01:37:13P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented
[Barcode]

ACKNOWLEDGEMENT OF VARIANCE

Document Cross Reference Number: 2013052337

This **ACKNOWLEDGEMENT**, made this 14th day of April, 2016, by Matthew S. Skelton, Economic and Community Development Director, City of Westfield, Indiana (the "Director") WITNESSETH:

Mayor
Andy Cook

City Council
Chuck Lehman
Jim Ake
Joe Edwards
Steven Hoover
Robert L. Horkay
Dr. Mark Keen
Cindy L. Spoljaric

Clerk Treasurer
Cindy J. Gossard

WHEREAS, on Tuesday, April 12, 2016, the Westfield-Washington Township Board of Zoning Appeals (the "Board") heard Petition No. 1604-SE-01 (the "Special Exception") and Petition No. 1604-VS-07 (the "Variances of Development Standard") (collectively, the "Petition"), filed by Noah Herron (d/b/a Urban Vines) (the "Petitioner"), for approval of a Special Exception and Variances of Development Standard from the Westfield-Washington Township Unified Development Ordinance regarding property commonly known as 303 East 161st Street, Westfield, Indiana 46074 (Parcel No. 08-09-11-00-00-013.103), and more particularly described in the attached **Exhibit A** (the "Property").

WHEREAS, the Petitioner requested approval of a Special Exception to allow an Agritourism Use (vineyard and winery) within the AG-SF1: Agriculture / Single-Family Rural District.

WHEREAS, the Board voted five (5) to zero (0) to approve the Special Exception with the following conditions:

1. The Agritourism Use shall be developed and operated in substantial compliance to the Petitioner's Narrative and Site Plan Exhibit, as revised and attached hereto as **Exhibit B** and **Exhibit C**, respectively, subject to review and approval for compliance with applicable ordinances and laws of the development plan and appropriate permits. Any expansion or substantial alteration to the scope and operation of the Agritourism Use, as determined by the Director, shall require approval by the Board.
2. The standards of Chapter 6 and Chapter 8 of the Unified Development Ordinance that are applicable to nonresidential uses and buildings in a Business District shall apply to the Agritourism Use, except as otherwise varied by an approved variance of development standard, or waiver by the Plan Commission as part of a Detailed Development Plan approval.
3. The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department prior to the approval of a development plan and/or issuance of a building permit for the property.

COPY

**Economic and
Community
Development**

(317) 804-3170

2728 East 171st Street
Westfield, IN 46074

westfield.in.gov

WHEREAS, the Petitioner requested the following Variances of Development Standard:

1. Petitioner requests the following landscaping standards not apply: Minimum Lot Landscaping Requirements (Article 6.8(K)); External Street Frontage Landscaping Requirements (Article 6.8(M)); Buffer Yard Requirements (Article 6.8(N)); Interior Parking Area Landscaping (Article 6.8(O)(1)).
2. Petitioner requests the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply.
3. Petitioner requests the standards of Article 6.3 (Architectural Standards) not apply.

WHEREAS, the Board voted five (5) to zero (0) to approve the Variances of Development Standard with the following conditions:

1. Approval shall be subject to the approval of a Detailed Development Plan that ensures that adequate surface design, parking space delineation, and maintenance is provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access), as deemed appropriate by the City (e.g., Department of Public Works, Fire Department, Economic and Community Development Department) and County Surveyor's Office.
2. Buildings on the Property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit, attached hereto as Exhibit D.

NOW, THEREFORE, the Director hereby declares that all the Property as it is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, or occupied and improved, is subject to the Special Exception and Variances of Development Standard approved by the Board on April 12, 2016. Unless otherwise modified herein, this Special Exception and Variances of Development Standard shall run with the land, and shall be binding upon the owner, heirs and assigns, and all parties having an interest in and to the Property or any part or parts thereof subject to such Special Exception and Variances of Development Standard, and shall inure to the benefit of the owner and every one of his/her successors in title to any real estate in the Property.

WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
"DIRECTOR"



MATTHEW S. SKELTON, ESQ., DIRECTOR
Economic and Community Development Department, City of Westfield, IN

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

Mteck, LLC, the Property Owner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Variance and any conditions and limitations placed on the Petition and Property, as set forth herein.

IN WITNESS WHEREOF, the Property Owner has executed this instrument, on the 3rd day of May, 2016.

Mteck LLC

Mteck, LLC

By: Steve Schneider

Title: President

5/31/2016

Date

STATE OF Indiana

)

) SS:

COUNTY OF Hamilton

)

Signed and acknowledged before me this 3rd day of May, 2016.

(SEAL)

Jacqueline G. Morgan

Signature of Notary Public



Jacqueline G. Morgan

Printed name of Notary Public

My County of Residence: Hamilton

My Commission Expires: 9/4/21

PREPARED BY:

[Signature]

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

(name) [Signature]

nistration

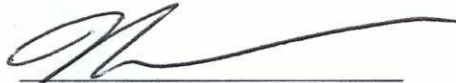
3040 office
4-3190 fax

71st Street
, IN 46074

Id.in.gov

Noah Herron (d/b/a Urban Vines), the Petitioner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Variance and any conditions and limitations placed on the Petition and Property, as set forth herein.

IN WITNESS WHEREOF, the Petitioner has executed this instrument, on the 10th day of MM, 2016.



Noah Herron

5-10-16

Date

STATE OF INDIANA)

COUNTY OF HAMILTON)

SS:

Signed and acknowledged before me this 10 day of May, 2016.

(SEAL)

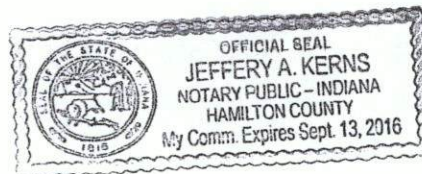


Signature of Notary Public

JEFFERY ALLEN KERNS
Printed name of Notary Public

My County of Residence: HAMILTON

My Commission Expires: September 13, 2016



Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT A
THE PROPERTY

Property Address: Vacant Land, 303 East 161st Street, Westfield, IN 46074

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the point of beginning; thence continue thence North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the point of beginning and containing 5.00 acres more or less.

Rights and benefits of a utility easement and an ingress and egress easement as described in and created in Easement Agreement recorded December 10, 2004 as Instrument Number 200400083566 in the Office of the Recorder of Hamilton County, Indiana.

Tax ID Number(s):
08-09-11-00-00-013.103

29-09-11-000-013.103-015

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT B
PETITIONER'S NARRATIVE

We intend to purchase 303 East 161st Street in Westfield, Indiana and start a vineyard and winery to be known as "Urban Vines". As a result, this request is to allow a Special Exception for an Agritourism Use and related Variances of Development Standard to accommodate our proposed use. The Agritourism Use will include a vineyard (4.5 acres +/-) and 4,000 sq. ft. +/- building. The building is proposed to include wine processing (i.e. grape crushing, fermenting, aging, storage) and related sales (i.e. retail, tasting facilities). Urban Vines will host wine tours and small events on the premises, which may on accession include live music. Event sizes will be limited to the capacity of the parking lot and tasting room, as regulated by the Fire Department.

The requested Variances of Development Standard include:

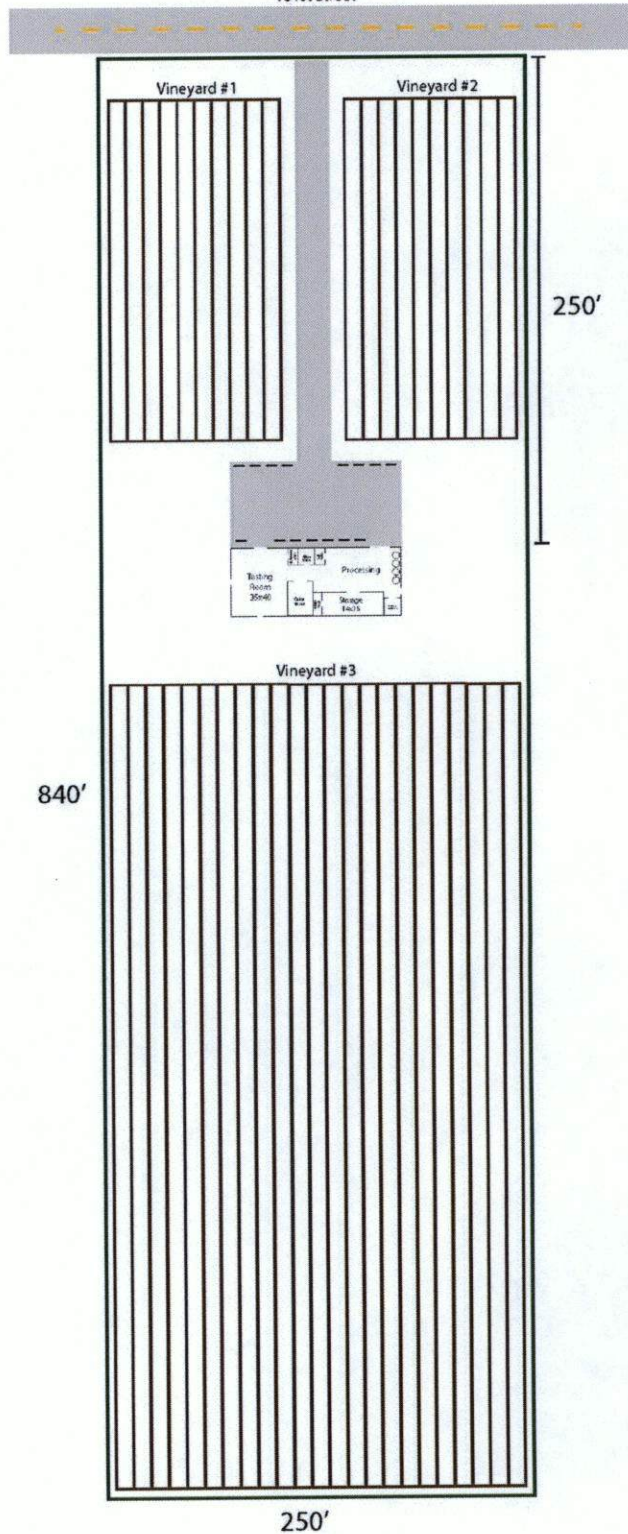
1. **Landscaping Standards (Article 6.8).**
Petitioner requests that the following landscaping standards not apply to the property: Minimum Lot Landscaping Requirements (Article 6.8(K)); External Street Frontage Landscaping Requirements (Article 6.8(M)); Buffer Yard Requirements (Article 6.8(N)); Interior Parking Area Landscaping (Article 6.8(O)(1)). The property is proposed to consist of over 2,000 grape vines that will span the entire area of property. The grape vines will require full sun and air circulation for viability, and the property will otherwise include the required foundation plantings and perimeter parking area landscaping required by the UDO.
2. **Off-street Parking Surfacing and Curbs (Article 6.14).**
Petitioner requests that the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply to the property; rather, a gravel driveway and parking surface is proposed to better allow for storm water management for the grape vines. Petitioner agrees to work with the City and County to ensure adequate surface design, parking space delineation, and maintenance is being provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access).
3. **Architectural Standards (Article 6.3).**
Petitioner requests that the standards of Article 6.3 (Architectural Standards) not apply to the property; rather, to enhance and contribute to the desired agricultural theming of the proposed use and surrounding properties, the petitioner agrees that buildings on the property shall be substantially similar in quality and character to the illustrative building exhibits attached hereto.

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT C-1
SITE PLAN EXHIBIT: SITE PLAN
161st Street

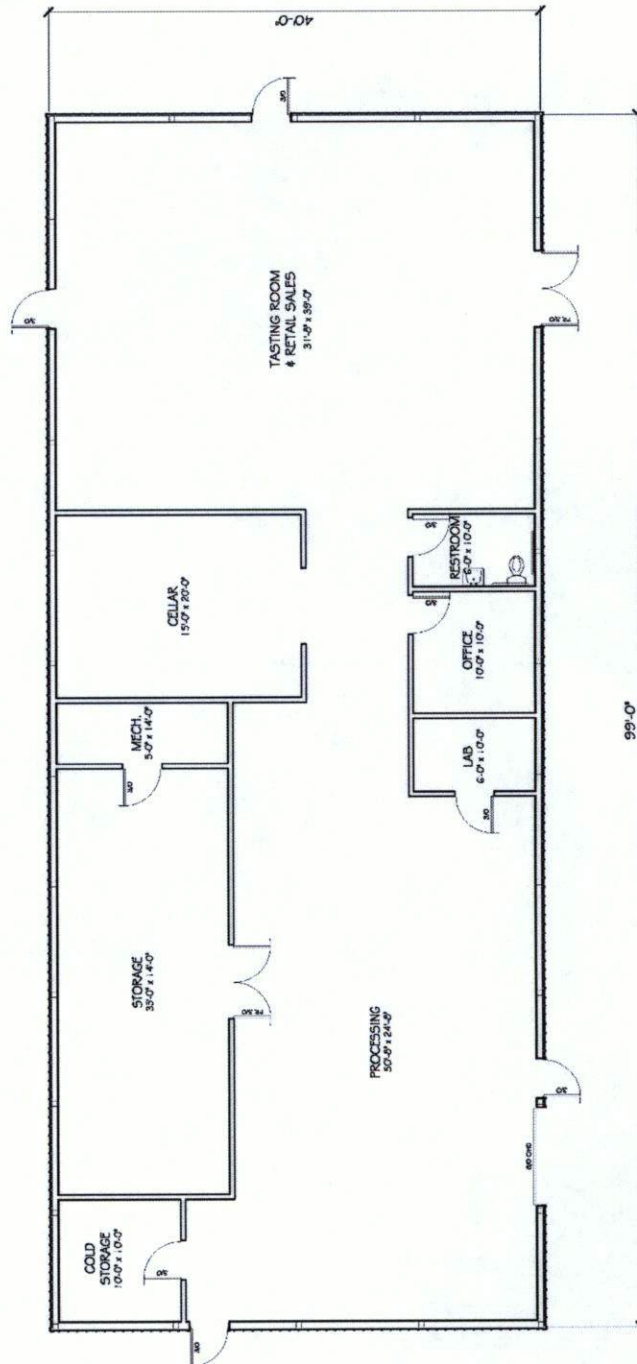


Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT C-2
SITE PLAN EXHIBIT: FLOORPLAN

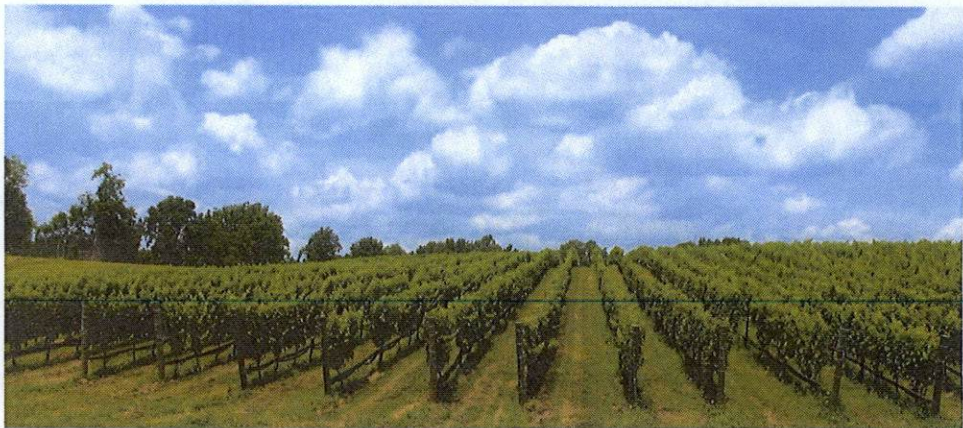
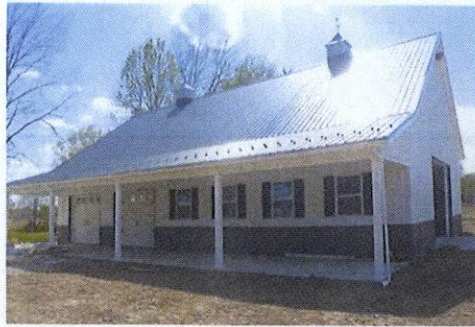


Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT



Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov



2017018259 VARIANCE \$25.00
04/27/2017 10:30:09A 7 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented


ACKNOWLEDGEMENT OF VARIANCE

Document Cross Reference Number: 2013052337

This **ACKNOWLEDGEMENT**, made this 15th day of December, 2016, by Matthew S. Skelton, Economic and Community Development Director, City of Westfield, Indiana (the "Director") WITNESSETH:

Mayor
Andy Cook

City Council
Chuck Lehman
Jim Ake
Joe Edwards
Steven Hoover
Robert L. Horkay
Dr. Mark Keen
Cindy L. Spoljaric

Clerk Treasurer
Cindy J. Gossard

WHEREAS, on Tuesday, December 13th, 2016, the Westfield-Washington Township Board of Zoning Appeals (the "Board") heard Petition No. 1612-VS-16 (the "Variance"), filed by Noah Herron (d/b/a Urban Vines) (the "Petitioner"), for approval of a Variance of Development Standard from the Westfield-Washington Township Unified Development Ordinance regarding property commonly known as 303 East 161st Street, Westfield, Indiana 46074 (Parcel No. 08-09-11-00-00-013.103), and more particularly described in the attached **Exhibit A** (the "Property").

WHEREAS, the Petitioner requested approval of a Variance of Development Standard to allow a second monument sign be placed on the Property.

WHEREAS, the Petitioner requested the following Variances of Development Standard:

Petitioner requests the standard of Article 6.17(H)(2) (Monument Signs) not apply.

WHEREAS, the Board voted five (5) to zero (0) to approve the Variance of Development Standard with the following conditions:

1. Signs shall be installed in substantial compliance (e.g. design, size, location) with the Site Plan (**Exhibit B**) and Sign Elevations (**Exhibit C**).
2. The property shall not exceed the maximum Sign Area otherwise set forth by the Unified Development Ordinance.

NOW, THEREFORE, the Director hereby declares that all the Property as it is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, or occupied and improved, is subject to the Variance of Development Standard approved by the Board on December 13, 2016. Unless otherwise modified herein, this Variance of Development Standard shall run with the land, and shall be binding upon the owner, heirs and assigns, and all parties having an interest in and to the Property or any part or parts thereof subject to such Variance of Development Standard, and shall inure to the benefit of the owner and every one of his/her successors in title to any real estate in the Property.

**Economic and
Community
Development**

(317) 804-3170

2728 East 171st Street
Westfield, IN 46074

westfield.in.gov

WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
"DIRECTOR"



MATTHEW S. SKELTON, ESQ., DIRECTOR
Economic and Community Development Department, City of Westfield, IN

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

"PROPERTY OWNER"

Herron Holdings, LLC, the Property Owner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Variance and any conditions and limitations placed on the Petition and Property, as set forth herein.

IN WITNESS WHEREOF, the Property Owner has executed this instrument, on the 26 day of APRIL, 2017.



Herron Holdings, LLC

By: NOAH HERRON

Title: OWNER

4-26-17
Date

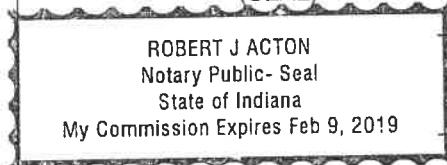
STATE OF INDIANA)

) SS:

COUNTY OF HAMILTON)

Signed and acknowledged before me this 26 day of APRIL, 2017.

(SEAL)





Signature of Notary Public

Robert Acton

Printed name of Notary Public

My County of Residence: Hamilton

My Commission Expires: FEB 9, 2019

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

"PETITIONER"

Noah Herron (d/b/a Urban Vines), the Petitioner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Variance and any conditions and limitations placed on the Petition and Property, as set forth herein.

IN WITNESS WHEREOF, the Petitioner has executed this instrument, on the 26 day of APRIL, 2017.



Noah Herron

4-26-17

Date

STATE OF INDIANA

)

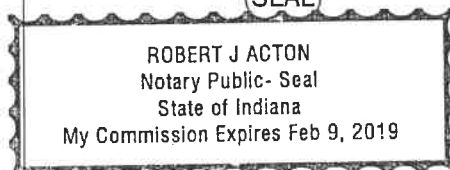
) SS:

COUNTY OF HAMILTON

)

Signed and acknowledged before me this 26 day of APRIL, 2017.

(SEAL)





Signature of Notary Public

Robert Acton

Printed name of Notary Public

My County of Residence: Hamilton

My Commission Expires: Feb 9 2019

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

Prepared by: Daine Crabtree, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT A
THE PROPERTY

Property Address: Vacant Land, 303 East 181st Street, Westfield, IN 46074

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the point of beginning; thence continue thence North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch Iron pin with a orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch Iron pin with a orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the point of beginning and containing 5.00 acres more or less.

Rights and benefits of a utility easement and an Ingress and egress easement as described in and created in Easement Agreement recorded December 10, 2004 as Instrument Number 200400083586 in the Office of the Recorder of Hamilton County, Indiana.

Tax ID Number(s):
08-09-11-00-00-013.103

29-09-11-000-013.103-015

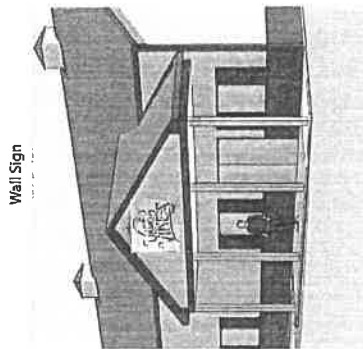
Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT C SIGN ELEVATIONS

Landscaping Plan



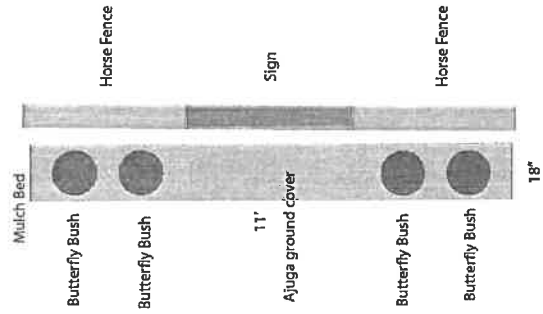
Wall Sign



4'

4'

16 sq. ft.



Monument Sign

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

Urban Vines PUD Neighborhood Meeting 3/26/19

Introduced the PUD to neighbors about the food trucks and tents. No neighbors had concerns about the food trucks or tents. Just wanted to know how many food trucks. We will not have any more than 1-2 food trucks on the property at one time.

There were a few neighbors that were concerned with the sound carrying from the outdoor concerts. Some neighbors could hear the music and voices of patrons carrying over the field and into parts of Viking Meadows and Mulberry Farms. They requested that a sound engineer be hired to find ways to reduce sound carry. We agreed to do more research and bring in experts that can find ways to reduce sound reflection and carry.

Noah Herron
Urban Vines

Pamela Howard

From: Urban Farmer <noah@ufseeds.com>
Sent: Wednesday, April 24, 2019 8:54 AM
Subject: Urban Vines Sound Update
Attachments: eNoise Control.pdf; Kingston Audio To Go.pdf; IMG-3330.JPG; IMG-3331.JPG; IMG-3329.JPG; IMG-3327.JPG; IMG-3328.JPG; IMG-3326.JPG; UV Outdoor Stage Sound.pdf

Hey Everyone,

Hope all is well. Wanted to update everyone on the progress we've made regarding sound at Urban Vines. We hired sound engineers, eNoise Control, to visit our site and make suggestion on how to mitigate sound from our outdoor concerts. They suggested building 8' fence around each side of the stage and covering them with sound absorption blankets. As well as covering the stage with them as well. These blankets lower the reflective sound energy by over 50%. We also decide to cover parts of the South and East of our metal building to help with sound reflection. This has been done and I have attached photos. We also planted a 125' of Emerald Arborvitae behind the stage that will grow to 12' tall and will eventually help with sound as well. I have attached a letter from eNoise Control explaining the sound blankets.

We have also hired 'Kingston Audio to Go' to bring in all speaker equipment and monitor all outdoor shows in 2019. He will be using short throw speakers which dissipate sound much faster therefore sound waves not traveling as far. With the new 8' fence with sound blankets we are confident that unwanted sound will no longer be a problem. I have attached a letter from Kingston Audio to Go explaining our contract and what we will be doing.

I will be having another neighbor meeting this coming Monday (4/29) at 6pm at Urban Vines. If you would like a tour of the new stage area to see the improvements or for me to answer any questions please stop by. If you can't make it and would like to still meet, please let me know a good time for you.

Please feel free to contact Rick Kingston and I with any questions, suggestions or concerns.

Noah Herron
Cell: 260-602-9400
noah@ufseeds.com

Rick Kingston
Cell: 317-979-0137
rkingston2019@gmail.com

--

Noah Herron
Urban Vines



Specializing in Acoustics, Noise & Vibration Control

129 Penn Street
Westfield, IN 46074

Ph: 317.774.1900
Fax: 317.774.1911
info@eNoiseControl.com

April 17, 2019

To: Noah Herron
Urban Vines
Westfield, IN 46074

Thank you for your recent purchase of noise control material.

You have purchased our outdoor rated quilted sound blanket material, Model QFA-XT-2D. The product is rated for outdoor use. It resists UV rays, moisture, etc. The product is engineered for sound absorption {NRC 0.75} and sound blocking {STC 21}. You are concerned with "band/speaker" sound reflecting off your metal building siding. Installing this material against the metal siding will lower that reflective sound energy by over 50%.

Please call or email if I can assist further.

Regards –

A handwritten signature in black ink, appearing to read "Jeff Unger", with a stylized flourish at the end.

Jeff Unger
President & Sound Engineer

April 19, 2019

The following are updates to the stage area to improve sound for the patrons and reduce unwanted sound in the surrounding neighborhoods.

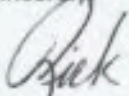
This summer season we plan to add eight foot sections of wooden fencing on both sides of the stage that will form a type of funnel, directing most of the sound toward the patrons. This will cut down the sound that spills out of the stage area, similar to walls we see built on the sides of interstate highways.

Also, we are sealing up open areas inside the stage area, including where the roof joists meet the back wall. This will cut down on the sound "spilling" out the rear of the stage.

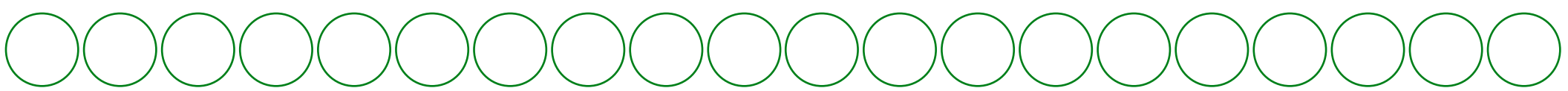
In addition, all bands have been contacted to make sure that the minimum amount of sound equipment needed will be used.

Lastly, a representative of Kingston's will be on site at every concert with a db meter to measure the sound pressure levels and work with the groups to insure that we continue to be within the guidelines set forth by the local ordinances.

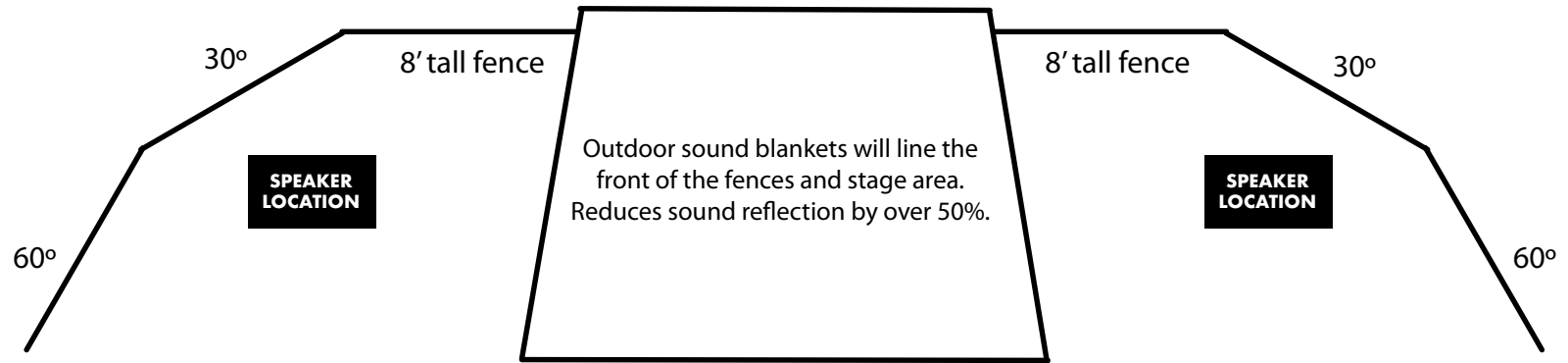
Sincerely,



Rick Kingston



Emerald Green Arborvitae Landscaping (120' Length)



All outdoor stage concerts will be overseen
by a 3rd party sounds technician.
Hired for the 2019 season: Kingston's Audio to Go
Speakers: Short throw speakers will be used.

Outdoor sound blankets will line parts
of the building that reflect sound
East and South. Reduces sound reflection
by over 50%.









WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 8, 2019
1805-ZOA-01
Exhibit 1

Docket Number: 1805-ZOA-01 (Ordinance No. 19-13)

Petitioner: City of Westfield

Request: Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.

Exhibits: 1. Department Report
2. Ordinance 19-13

Staff Reviewer: Pamela Howard, Senior Planner

PETITION HISTORY

This ordinance was introduced at the April 8, 2019, City Council meeting. The ordinance is scheduled for a public hearing at the May 8, 2019, Advisory Plan Commission (the "Plan Commission") meeting. Subject to the public hearing, the petition should be ready for Plan Commission action as early as May 20, 2019, and the Council's adoption consideration on June 10, 2019.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was originally adopted in September 2014. Since then, four amendment ordinances have been adopted (November 2014, May 2015, May 2017, and April 2018). This amendment ordinance is proposed to address the following topics, which are further summarized herein.

1. Mechanical Screening
2. Landscaping Standards
3. Infrastructure and Utility Standards
4. Miscellaneous Items

After consideration by the Ordinance Revision Task Group, the proposed amendments are reflected in the attached ordinance (see **Exhibit 2**).

MECHANICAL SCREENING:

The proposed amendment addresses Screening of Mechanical Equipment in several sections of the UDO:

1. **Definitions:** The UDO does not currently include a definition for Mechanical Equipment. Historically, the UDO's standards for Mechanical Screening have been applied larger

standalone pieces of equipment located on the ground or roof. Recently, it has also been applied to wall mounted utility meters.

Amendment: Add a definition for “Mechanical Equipment” as follows:

Mechanical Equipment: Equipment, devices, and accessories, the use of which relates to water supply, drainage, powering, heating, ventilating, air conditioning, and similar purposes.

2. **Architectural Standards:** The UDO’s Architectural Standards currently address roof and ground mounted Mechanical Equipment, with no mention of wall mounted Mechanical Equipment. Similarly, there is a standard to reduce the visibility of roof vents, but no similar standard for vents located on a wall.

Amendment: Include wall mounted Mechanical Equipment in Article 6.3(F)(1) as follows:

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 ~~Ground~~-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.”

Amendment: Broaden the existing standard for gutters and downspouts (Article 6.3(F)(6)) to include wall vents as follows:

Gutters and Downspouts External Wall Protrusions: Gutters, downspouts, vents, and other external wall protrusions 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

3. **Landscaping Standards:** The UDO’s Landscaping Standards currently address screening of ground mounted Mechanical Equipment, with no mention of wall mounted Equipment. The screening is currently required to be Masonry Material which can be difficult in some locations because of the increased area necessary for a masonry structures.

Amendment: Include wall mounted Mechanical Equipment in Article 6.8(H)(1), and permit wood and Fiber Cement as a material for screening walls and fences.

Mechanical Screening: Wall and ground ~~Ground~~-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a ~~Masonry Material~~ wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)”

LANDSCAPING STANDARDS:

The proposed amendment addresses several issues related to landscaping standards, in addition to the mechanical screening change mentioned in the previous section.

1. **Street Trees:** While reviewing landscaping plans for residential developments, we have come across instances where it is not practical to plant Street Trees in the locations and/or with the spacing required by the UDO. These instances are described in more detail below:

- a. **Location:** The UDO currently requires Street Trees to be planted in an eight-foot (8') wide planting strip between the curb and the sidewalk, but allows the Director to approve location on the adjacent lot within ten (10) feet of the Right-of-Way. Recently, the Public Works Department has adopted a new Cul-de-sac Detail, which requires increased pavement width. They have permitted that width to be taken from the planting strip, which causes a compliance issue with our standard. The proposed change addresses this issue.

Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). ~~Where impracticable, If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way may permit either: (i) a lesser width for the planting strip; or (ii) then the planting of Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, In no case shall the sStreet Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.~~

- b. **Spacing:** The UDO currently requires that street trees be placed no greater than sixty (60) feet apart. There have been some instances where that is not possible, mainly due to easements. Regulated Drain Easements, for example, are often exceed sixty (60) feet in width. The proposed change allows the Director to increase the spacing where the current requirement is not practical.

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. Where impracticable, the Director may approve an increase in the maximum spacing. 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.

2. **Foundation Plantings:** Article 6.8(L)(4) contained a typo. This change adds the word "feet" to fix the typo.

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) feet in width.

3. **External Street Frontage Landscaping Requirements:** The Architectural Standards of the UDO exempt lots from this requirement where the Front Building Façade of the Dwelling is oriented towards the External Street; however, no mention of this exemption was made in the Landscaping standards. A cross reference is being added to address this.

Residential Uses: landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a)(i). 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. Meandering mounds are encouraged.

INFRASTRUCTURE AND UTILITY STANDARDS:

The proposed amendment revises and adds standards related to infrastructure and utilities, as follows:

1. **Storm Water Standards:** The UDO does not currently contain standards for the maintenance of Detention Basins.

Maintenance of Detention Basins:

1. *Vegetation should not be overgrown as to impede the flow of water or alter the volume of the basin's design scope.*
 2. *Inlets and outfalls must be maintained clear of debris and vegetation as not to impede the flow of storm water.*
 3. *Detention basins shall be maintained free of debris (man-made and natural) and noxious growth of aquatic vegetation.*
 4. *Access to the basin must be available for cleaning and maintaining.*
2. **Street and Right-of-Way Standards:** The UDO currently limits access to Arterial and Collector streets to one (1) per development. In practice, it is often beneficial from a public safety standpoint to have more than one. This has resulted in waivers being requested during the Primary Plat approval process. The proposed amendment would remove this standard. The department will continue to coordinate with the Public Works Department on all points of access.

~~Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector."~~

3. **Utility Standards:** The UDO contains standards related to the installation of utilities. The proposed amendment would modify those as follows:
 - a. **Applicability:** Currently, it is not explicitly clear if the Standards of Article 8.13 apply to utility installations that are not associated with other development

approvals. The proposed amendment clarifies that it applies to all Public Utility Installations.

Applicability: This Article applies to all development including, but not limited to Major Subdivisions, Improvement Location Permits~~and~~, Development Plans and Public Utility Installations.

- b. Location and Character: The UDO currently requires that utilities be installed underground and in designated utility easements or rights-of-way, without consideration of future right-of-way expansion. The proposed amendment would require that utilities be placed in easements outside of the future anticipated right-of-way (as designated in the Thoroughfare Plan), or to obtain approval from the Board of Public Works and Safety if they are to be placed in the current or anticipated right-of-way.

Location and Character: All newly installed, replaced or relocated utilities including, but not limited to, water, sewer, storm sewer, electric lines, phone lines, cable lines, gas lines and pipelines (collectively, the "Utilities"), shall be installed underground (i) in designated utility easements ~~or~~ outside the Rights-of-way identified in the Westfield Thoroughfare Plan, or (ii) within the Rights-of-way identified in the Westfield Thoroughfare Plan after obtaining prior written approval from the Westfield Board of Public Works and Safety. If Utilities are to be installed within a Right-of-way identified in the Westfield Thoroughfare Plan, such Utilities shall be installed in a location and in a manner that is acceptable to the Westfield Board of Public Works and Safety in its sole discretion.

MISCELLANEOUS STANDARDS:

The proposed amendment addresses several issues with respect to the following:

1. **Duplex Standards in the SF3 District:** The UDO carried over many standards for the old zoning ordinance. This included some standards for Duplex Dwellings on Corner Lots in the SF3: Single-Family Medium Density District. Duplex Dwellings are no longer a permitted use in the SF3 District. This amendment would remove the existing standards since they are no longer applicable.

Article 4.6(C)(1); SF3: Single-Family Medium Density District; Minimum Lot Area:

~~1. Duplex Dwellings on Corner Lot: 15,000 square feet"~~

Article 4.6(C)(1); SF3: Single-Family Medium Density District; Minimum Lot Width:

~~1. Duplex Dwellings on Corner Lot: 90 feet"~~

2. **Pitched Roofs:** The UDO's Architectural Standards for Business Districts require that pitched roofs contain a minimum of 3 "roof slope planes". This term has created some confusions so the amendment is proposed to change it to "sloped roof planes".

Shall be comprised of three (3) or more ~~roof slope~~ sloped roof planes.

3. **Vision Clearance Standards:** Many of the UDO's infrastructure related standards are also present in the City's Construction Standards, which are maintained by Public Works. The UDO currently requires a forty (40) foot triangle for Private Streets, whereas the Construction Standards only require twenty-five (25) feet.

1. Forty (40) feet from intersections of Collectors, ~~Private~~ or Local Streets.

4. Twenty-five (25) feet from intersections of Private Streets.

4. **Open Space Access:** Article 8.6(C) of the UDO requires that fifteen (15) feet of access be provided for all Open Space. Since Open Space areas are a separate tax parcel, they are consider Lots by the UDO's definition. They are therefore subject to the Minimum Lot Frontage standards of the applicable Zoning District. For this reason, many PUD have incorporated a standard that exempts Open Space from the Minimum Lot Frontage standards.

Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

5. **Nonconforming Regulations:** The UDO combined various sections from the old zoning ordinance with regard to nonconforming standards; however, two existing standards have warranted clarification:

- a. **Nonconforming Lots of Record:** The purpose of the Nonconforming Lot of Record standards is to permit Legal Nonconforming Lots (a lot that was legal when created but that no longer complies with the current lot size and width requirements) to be built upon if it meets certain criteria. Currently, if a Nonconforming Lot of Record is combined with another lot that decreases the nonconformity, then the lot losses its Legal Nonconforming status resulting in an unbuildable lot. The proposed amendment would allow a Legal Nonconforming Lot to retain its Legal Nonconforming status when combined with another lot.

A Legal Nonconforming Lot ~~shall lose its status as~~ is no longer deemed a Legal Nonconforming Lot if the Lot has been either: (i) combined into a single Lot or parcel that ~~either~~ fully conforms with the standards of the Zoning District, ~~or decreases the nonconformity;~~ or (ii) is combined with a conforming Lot or parcel. A Legal Nonconforming Lot shall retain its Legal Nonconforming status if combined with another Legal Nonconforming Lot resulting in increased conformity of the Lot. Once combined with another Lot, a Legal Nonconforming Lot shall not thereafter be subdivided except when the resulting Lots are in full compliance with this Ordinance.

- b. **Nonconforming Uses:** Article 9.5(A) contains a typo. The proposed amendment fixes that typo.

A Legal Nonconforming use of Structures, land, or Structures and land in combination (collectively, "Legal ~~ENonconforming~~ Use") shall be deemed a Legal

Nonconforming Use if it: (i) was established prior to the date of passage of the Westfield Washington Township Zoning Ordinance of December 20, 1977; (ii) does not conform to the regulations set forth in this Ordinance, or its subsequent amendments; (iii) no longer is a permitted use in the applicable Zoning District in which it is located.

6. **Foundation Release Permit:** The UDO requires that certain infrastructure improvements be completed or bonded prior to the release of a foundation permit. This currently includes sanitary sewer. Since the city no longer controls the sewer utility, we cannot accept bonds for these improvements. The proposed amendment removes “sanitary sewer” from this standard.

Release of Foundation: No permit to release construction of a building foundation shall be issued until: (i) streets, curbs, gutters, ~~sanitary sewers~~, storm sewers and the like infrastructure have been constructed and inspected in accordance with the City's Construction Standards; or (ii) financial sureties for all ~~public improvements~~ City infrastructure are secured in accordance with this Ordinance and the City's Construction Standards

7. **Nonresidential Center Definition:** The current definition of Nonresidential Center includes only buildings or center with three (3) or more tenants, while an Individual Nonresidential Use is defined as a building or center with a single tenant. Neither definition includes a building or center with two (2) tenants. The proposed amendment would change the Nonresidential Center definition to include buildings and centers with two (2) tenants.

Nonresidential Center: A building or combination of buildings containing ~~three (3)~~ two (2) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

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

PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the May 8, 2019, Plan Commission meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing (1905-ZOA-01 / Ord. 19-13).
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

ORDINANCE 19-13

AN ORDINANCE TO AMEND A VARIETY OF PROVISIONS OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

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

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

WHEREAS, from time to time it becomes necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1905-ZOA-01 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

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

Section 1. **Article 4.6 Zoning Districts; SF3: Single-Family Medium Density District** shall be amended as follows:

- A. Article 4.6(C); Minimum Lot Area** shall be deleted: “~~1. Duplex Dwellings on Corner Lot: 15,000 square feet~~”
- B. Article 4.6(F); Minimum Lot Width** shall be deleted: “~~1. Duplex Dwellings on Corner Lot: 90 feet~~”

Section 2. **Article 6.3 Architectural Standards** shall be amended as follows:

- A. Article 6.3(F)(1) Architectural Standards; Business Districts; Mechanical Screening** shall be amended as follows: “1. 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 ~~Ground~~-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.”
- B. Article 6.3(F)(6) Architectural Standards; Business Districts; Gutters and Downspouts** shall be amended as follows Gutters and Downspouts ~~External Wall Protrusions~~: Gutters, downspouts, vents, and other external wall protrusions ~~s~~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.

- C. **Article 6.3(F)(7)(a)(ii) Architectural Standards; Business Districts; Roof Design, Pitched Roofs** shall be amended as follows: “Shall be comprised of three (3) or more ~~roof slope~~ sloped roof planes.”

Section 3.

- Article 6.8 Landscaping Standards** shall be amended as follows:

- A. **Article 6.8(H)(1); General Screening Standards; Mechanical Screening** shall be amended as follows: “1. Mechanical Screening: Wall and ground ~~Ground~~-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a ~~Masonry Material~~ wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)”
- B. **Article 6.8(J)(2) Street Trees; Location** shall be amended as follows: “2. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8’) wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way may permit either: (i) a lesser width for the planting strip; or (ii) then the planting of Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way.; ~~however,~~ In no case shall the ~~s~~Street Tree ~~shall not~~ be credited towards that Lot or Common Area’s Minimum Lot Landscaping Requirements.”
- C. **Article 6.8(J)(3) Street Trees; Spacing** shall be amended as follows: “3. 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. Where impracticable, the Director may approve an increase in the maximum spacing. 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.”
- D. **Article 6.8(L)(4) Foundation Plantings** shall be amended as follows: “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) feet in width.”
- E. **Article 6.8(M)(1) External Street Frontage Landscaping Requirements; Residential Uses** shall be amended as follows: “1. Residential Uses: landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a)(i). 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. Meandering mounds are encouraged."

Section 4. **Article 6.19 Vision Clearance Standards** shall be amended as follows:

- A. Article 6.19(A)(1)** shall be amended as follows: “1. Forty (40) feet from intersections of Collectors,~~Private~~ or Local Streets.”
- B. Article 6.19(A)(4)** shall be added as follows: “4. Twenty-five (25) feet from intersections of Private Streets.”

Section 5. **Article 8.6(C) Design Standards; Open Space and Amenity Standards; Access** shall be amended as follows: “**Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

Section 6. **Article 8.8 Storm Water Standards** shall be amended as follows:

- A. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
- B. Maintenance of Detention Basins:
1. Vegetation should not be overgrown as to impede the flow of water or alter the volume of the basin's design scope.
 2. Inlets and outfalls must be maintained clear of debris and vegetation as not to impede the flow of storm water.
 3. Detention basins shall be maintained free of debris (man-made and natural) and noxious growth of aquatic vegetation.
 4. Access to the basin must be available for cleaning and maintaining.

Section 7. **Article 8.9(G)(6)(a) Street and Right-of-Way Standards; Improvement Standards; Access Points** shall be deleted: “a. ~~Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector.”~~

Section 8. Article 8.13 Utility Standards shall be amended as follows:

- A. **Article 8.13(A) Utility Standards; Applicability** shall be amended as follows: “A. Applicability: This Article applies to all development including, but not limited to Major Subdivisions, Improvement Location Permits and, Development Plans and Public Utility Installations.”
- B. **Article 8.13(C) Utility Standards; Location and Character** shall be amended as follows: “C. Location and Character: All newly installed, replaced or relocated utilities including, but not limited to, water, sewer, storm sewer, electric lines, phone lines, cable lines, gas lines and pipelines

(collectively, the “Utilities”), shall be installed underground (i) in designated utility easements ~~or outside the~~ Rights-of-way identified in the Westfield Thoroughfare Plan, or (ii) within the Rights-of-way identified in the Westfield Thoroughfare Plan after obtaining prior written approval from the Westfield Board of Public Works and Safety. If Utilities are to be installed within a Right-of-way identified in the Westfield Thoroughfare Plan, such Utilities shall be installed in a location and in a manner that is acceptable to the Westfield Board of Public Works and Safety in its sole discretion.

Section 9. Chapter 9 Nonconforming Regulations shall be amended as follows:

- A. **Article 9.4(D) Nonconforming Lots of Record** shall be amended as follows: “D. A Legal Nonconforming Lot ~~shall lose its status as is no longer deemed a~~ Legal Nonconforming Lot if the Lot has been ~~either: (i) combined into a single Lot or parcel that either fully conforms with the standards of the Zoning District, or decreases the nonconformity; or (ii) is combined with a conforming Lot or parcel.~~ A Legal Nonconforming Lot shall retain its Legal Nonconforming status if combined with another Legal Nonconforming Lot resulting in increased conformity of the Lot. Once combined with another Lot, a Legal Nonconforming Lot shall not thereafter be subdivided except when the resulting Lots are in full compliance with this Ordinance.”
- B. **Article 9.5(A) Nonconforming Uses, Land, or Structures and Land in Combination** shall be amended as follows: “A. A Legal Nonconforming use of Structures, land, or Structures and land in combination (collectively, “Legal ~~Nonconforming~~ Use”) shall be deemed a Legal Nonconforming Use if it: (i) was established prior to the date of passage of the Westfield Washington Township Zoning Ordinance of December 20, 1977; (ii) does not conform to the regulations set forth in this Ordinance, or its subsequent amendments; (iii) no longer is a permitted use in the applicable Zoning District in which it is located.”

Section 10. **Article 10.8(D) Processes & Permits; Improvement Location Permit; Infrastructure; Release of Foundation** shall be amended as follows: “1. Release of Foundation: No permit to release construction of a building foundation shall be issued until: (i) streets, curbs, gutters, ~~sanitary sewers,~~ storm sewers and the like infrastructure have been constructed and inspected in accordance with the City’s Construction Standards; or (ii) financial sureties for all ~~public improvements~~ City infrastructure are secured in accordance with this Ordinance and the City’s Construction Standards.”

Section 11. **Article 12.1 Definitions** shall be amended as follows:

- A. Add new definition to read as follows:

- (1) Mechanical Equipment: Equipment, devices, and accessories, the use of which relates to water supply, drainage, powering, heating, ventilating, air conditioning, and similar purposes.

B. Modify the following definition as follows:

- (1) Nonresidential Center: A building or combination of buildings containing ~~three (3)~~ two (2) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

Section 12. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

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ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-13 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-13
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-13
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by
Pamela L. Howard, Senior Planner, City of Westfield, Economic and Community Development
Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 8, 2019
1904-PUD-07
Exhibit 1

Docket Number: 1904-PUD-07 (Ordinance No. 19-08 “the PUD Amendment”)

Petitioner: 16465 Southpark Dr, LLC by Clark Quinn Moses Scott & Grahm, LLP (“the Petitioner”)

Request: An amendment to the Southoak PUD to modify permitted uses on approximately 3.70 acres +/- in the Southoak PUD District

Current Zoning: Southoak PUD ([Ord. 03-12](#)) (the “Existing Zoning”)

Current Land Use: Vacant

Acreage: 3.70 acres +/- (the “Real Estate”)

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-08
4. Public Comments

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the March 11, 2019, City Council meeting. The Petitioner held a neighborhood meeting on March 27th at City Hall. The petition received a public hearing at the April 1, 2019, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Southoak PUD specific to the Real Estate, which is approximately 3.70 +/- acres in size (see **Exhibit 2**).

Properties to the north and east are also zoned as part of the Southoak PUD while properties to the south are zoned AG-SF1: Agriculture/Single-Family Rural. West of the Real Estate is zoned as the Westoak PUD, specifically the Residential Area, for which the underlying zoning is the MF2 District of the Zoning Ordinance in force at the time of the enactment of the Westoak PUD.

ZONING REQUEST

History

The Existing PUD Ordinance was approved at the June 9, 2003, Westfield-Washington Town Council meeting. This PUD Ordinance was written so that certain standards (including

development, landscaping, and signage) that were in effect at the time of the PUD was filed and/or approved are applicable today.

The Real Estate is located in the 'Southern Area' (the "Southern Area") of the Southoak PUD, though the entire Southoak PUD's underlying zoning district is the, "EI District of the Zoning Ordinance in force at the time of the enactment of the Southoak PUD" (the "Underlying Zoning District").

Uses

The PUD Amendment proposes permitting several uses not currently permitted under the Existing Zoning including:

- Concrete contractors, office and indoor storage uses only
- Dancing schools
- General construction company, office and indoor storage uses only
- Health, Fitness and Exercise Center, not to exceed 5,700 square feet
- Home remodeling company, office and indoor storage uses only
- Indoor Sports and Recreational Facilities, not to exceed 5,00 square feet
- Paint and decorating contractors, office and indoor storage uses only
- Plumbing contractors, office and indoor storage uses only with no heavy equipment
- Roofing contractors, office and indoor storage uses only
- Sheet metal shop/contractors, office and indoor storage uses only

All of the above uses are currently permitted under the EI: Enclosed Industrial District of the UDO with the exception of 'Health, Fitness and Exercise Center'.

ISSUES RAISED AT THE PUBLIC HEARING

Several issues and concerns regarding proposed south facing loading docks were brought up by members of the public and Plan Commission including noise, truck traffic, pollution and headlights, and devaluation of adjacent property. Proposed loading docks would not only face existing residential properties, but it was mentioned that when the property to the south redevelops into a subdivision with multiple homes, it would affect even more people than today.

The addition of multiple uses not currently permitted, with particular regard to manufacturing-related uses, is a concern.

Although the Petitioner proposed installing mounding, it was stated that when the PUD was created, mounding was contemplated but not added because it was deemed they would not sufficiently reduce noise and that they would be potentially injurious to adjacent properties due to drainage issues.

Requests for fencing along the west property line was suggested.

Also mentioned from multiple members of the public was that all other buildings in the 'Southern Area' of the PUD have met the required standards thus far and there was no need to allow new standards for the final parcel in that area.

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has removed all proposals to modify various development standards of the existing Southoak PUD. Instead, the Petitioner now requests only to modify the Existing PUD so that the aforementioned uses that are not currently permitted on the Real Estate would be permitted. As a result, the Petitioner has also removed the Concept Plan and Illustrative Character Exhibit that were originally presented as part of the PUD.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the Property within the "Business Park" land use classification. The Business Park classification identifies manufacturing, subordinate office, retail and services, research and development and warehousing as appropriate land uses.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the April 1, 2019 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

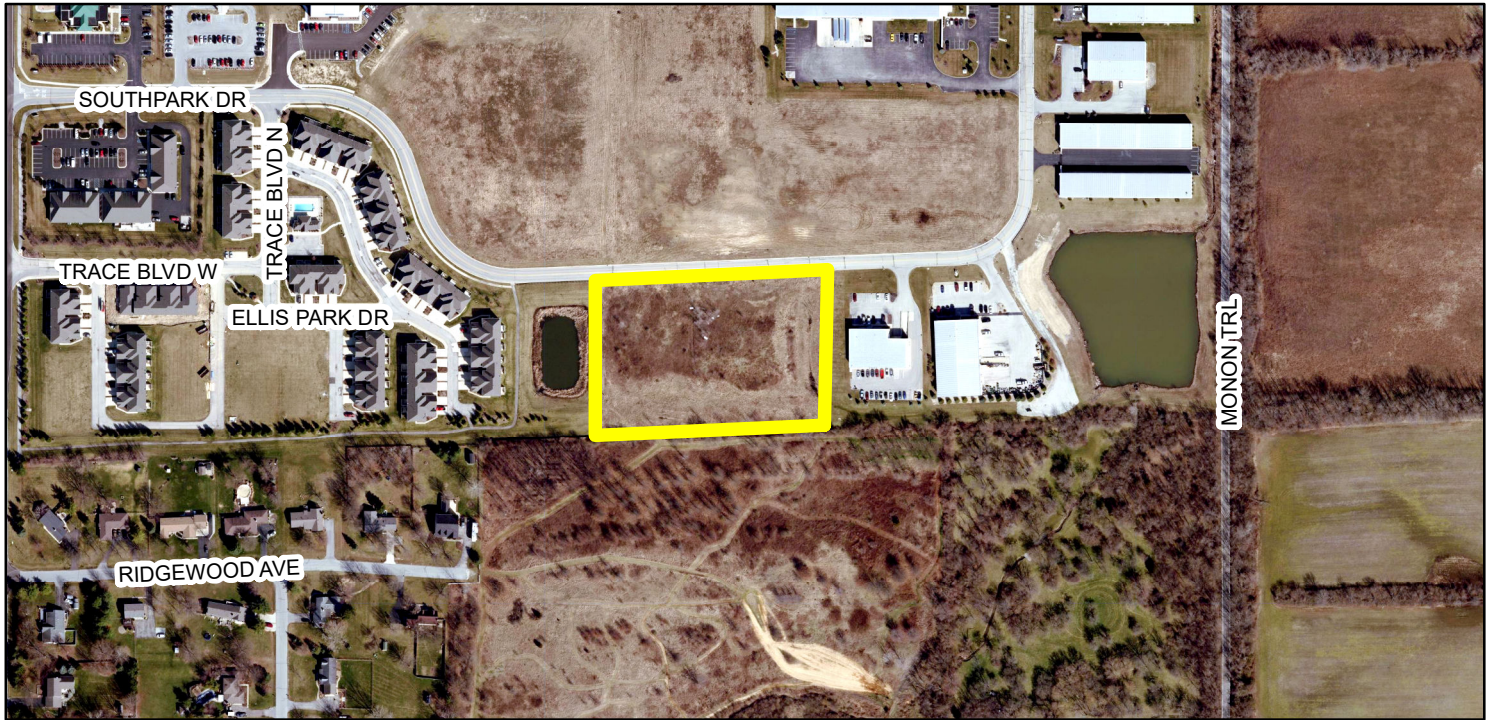
May 8, 2019
1904-PUD-07
Exhibit 1

DEPARTMENT COMMENTS

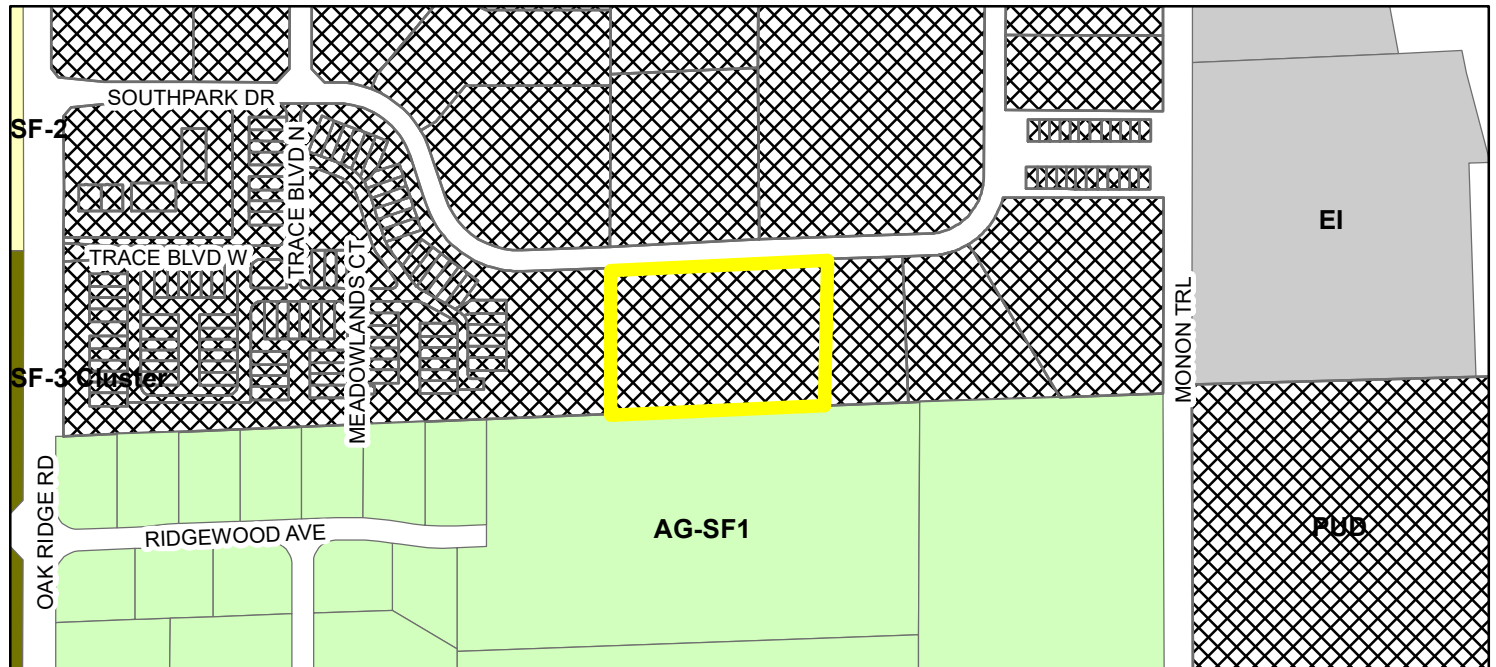
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



Zoning - All

Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  EI (Enclosed Industrial)
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)
-  SF-3 Cluster



ORDINANCE NUMBER 19-08

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
AMENDMENT TO THE SOUTHOAK PLANNED UNIT DEVELOPMENT DISTRICT
BEING THAT OF ORDINANCE 03-12 AND THE UNIFIED DEVELOPMENT
ORDINANCE**

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") enacted Ordinance No. 03-12, Southoak Planned Unit Development District on June 9, 2003, recorded as Instrument No.200400008892 in the Office of the Recorder of Hamilton County, Indiana (the "Southoak PUD Ordinance");

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 1904-PUD-07**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Southoak PUD Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1904-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana with a _____ recommendation (___ in favor, ___ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the “Southoak PUD Amendment” shall amend the Southoak PUD Ordinance as applicable to the Real Estate described in Exhibit A hereto.
- 1.2 All other provisions of the Southoak PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits; (ii) the Southoak PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District (the “Underlying Zoning District”) or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Southoak PUD Ordinance.
- 1.4 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Uses. In addition to the uses permitted in Exhibit 3 of the Southoak PUD Ordinance, “Schedule of Uses Permitted in the EI District”, the following uses shall also be permitted on the Real Estate:

- Concrete contractors, (office and indoor storage uses only)
- Dancing schools
- General Construction company (office and indoor storage uses only)
- Health fitness and exercise center (not to exceed 5,700 square feet)
- Home Remodeling company (office and indoor storage uses only)
- Indoor Sports and recreational facilities (not to exceed 5,700 square feet)
- Paint and decorating contractors (office and indoor storage uses only)
- Plumbing Contractors, (office and indoor storage uses only with no heavy equipment)
- Roofing Contractors (office and indoor storage uses only)
- Sheet metal shop/contractors (office and indoor storage uses only)

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-08** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-08**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-08**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in
this document, unless required by law. Russell L. Brown

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 03 MINUTES 25 SECONDS WEST (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, 1183.04 FEET TO THE NORTHWEST CORNER OF RIDGEWOOD SECTION TWO, AS RECORDED IN PLAT BOOK 6, PAGES 75-77, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 87 DEGREES 41 MINUTES 43 SECONDS EAST ON THE NORTH LINE OF SAID SUBDIVISION AND THE PROLONGATION THEREOF, 1290.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE, SAID POINT BEING MARKED BY A 5/8 INCH REBAR WITH WEIHE CAP ("CAPPED REBAR"); THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS EAST, 331.27 FEET TO A CAPPED REBAR; THENCE NORTH 87 DEGREES 41 MINUTES 26 SECONDS EAST, 526.44 FEET TO A CAPPED REBAR; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST, 331.32 FEET TO A CAPPED REBAR ON THE PROLONGATION OF SAID NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 87 DEGREES 41 MINUTES 43 SECONDS WEST ON SAID LINE, 526.44 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.

EXCEPT:

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 03 MINUTES 25 SECONDS WEST (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHWEST QUARTER, 1183.04 FEET TO THE NORTHWEST CORNER OF RIDGEWOOD SECTION TWO, AS RECORDED IN PLAT BOOK 6, PAGES 75-77, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 87 DEGREES 41 MINUTES 43 SECONDS EAST, ON THE NORTH LINE OF SAID SUBDIVISION, AND THE PROLONGATION THEREOF, 1290.23 FEET, TO THE SOUTHWEST CORNER OF THE PARENT TRACT OF REAL ESTATE, SAID POINT BEING MARKED BY A 5/8 INCH REBAR WITH WEIHE CAP ("CAPPED REBAR"); THENCE CONTINUING NORTH 87 DEGREES 41 MINUTES 43 SECONDS EAST, ALONG THE PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION, 486.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS EAST, 331.31 FEET; THENCE NORTH 87 DEGREES 41 MINUTES 26 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTHPARK DRIVE, 40.04 FEET TO A CAPPED REBAR; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST, 331.32 FEET TO A CAPPED REBAR ON THE PROLONGATION OF SAID NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 87 DEGREES 41 MINUTES 43 SECONDS WEST ON SAID LINE, 40.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.304 ACRES, MORE OR LESS.

Parcel No: 09-09-12-00-00-002.101

State ID No: 29-09-12-000-002.101-015



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 8, 2019
1905-PUD-11

Docket Number: 1905-PUD-11 (Ord. 19-12)

Petitioner: Westfield Properties, LLC by Nelson & Frankenger, LLC (the "Petitioner")

Subject Site Address: SE Corner of State Road 32 and Austrian Pine Way

Request: Westfield Properties LLC by Nelson & Frankenger, LLC requests a change in zoning on 12.53 acres +/- from the EI: Enclosed Industrial District to the Austrian Pine Planned Unit Development (PUD) District

Current Zoning: EI: Enclosed Industrial

Current Land Use: Vacant

Approximate Acreage: 12.53 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-12
4. Comprehensive Plan Map
5. Concept Plan
6. Illustrative Layout
7. Character Exhibits
8. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the April 9, 2019, City Council meeting. The petition will receive a public hearing the May 8, 2019, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, April 24th. A summary of this meeting can be viewed in **Exhibit 8**.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to the Austrian Pine PUD District (the "District") for approximately 12.53 acres +/- (the "Property") located at the southeast corner of State Road 32 & Austrian Pine Way (see **Exhibit 2**).



The Property is currently zoned EI: Enclosed Industrial. Properties to the north are zoned the Dartown Crossing PUD. Properties to the east and south are zoned Enclosed Industrial; Properties west are zoned the Maple Knoll PUD.

This petition will have a public hearing at the May 8, 2019, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to allow for commercial development not currently permitted on the subject property as well as relief from various development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Illustrative Layout: An Illustrative Layout (see **Exhibit 6** or **Exhibit C** of the PUD) is made a part of the PUD which provides a possible site layout for parking, internal drives and building locations. The final layout is subject to change.

Underlying Zoning: The proposed underlying zoning of the GB: General Business.

Character Exhibits: The PUD sets forth Character Exhibits (see **Exhibit 7** or **Exhibit D** of the PUD) which provides a visual representation of the quality of proposed architecture within the PUD.

Permitted Uses: All uses permitted in the underlying zoning shall be permitted with the exception of heliports and Special Exception uses.

General Regulations: The PUD proposes modifications to lot frontage and building setback requirements.

Overlay Districts: The PUD proposes to clarify the required Access Road requirement set forth by the State Road 32 Overlay and modify setback, building height, and mechanical/utility screening.

Development Standards: Clarification regarding the architectural standards for the Property is given while modifications to development standards of the UDO have been requested including accessory building placement and landscaping standards.

Other: The PUD proposes dedicating land on the Property for the Midland Trail as well as a pocket park which will have connection to either the State Road 32 Trail Corridor or the Midland Trail Corridor.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor" (aka 'Highway Corridor'). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Highway Corridors are office and service uses,



research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Property is also located within the 2010 Family Sports Capital Addendum II to the Westfield-Washington Township Comprehensive Plan.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 8, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

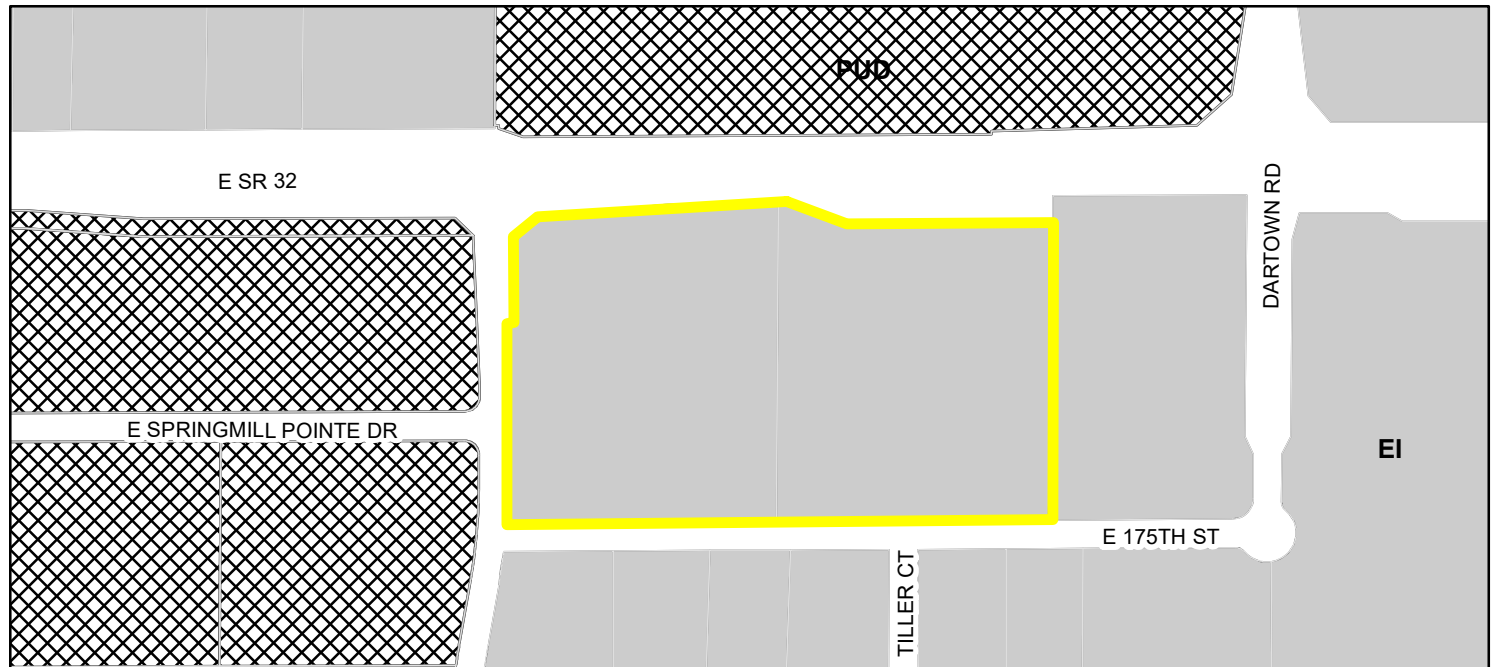
1. **Action: Hold a public hearing at the May 8, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

Aerial Location Map

 Site



Zoning Map



Parcel  Zoning
Zoning - All  EI (Enclosed Industrial)
 PUD (Planned Unit Development)



ORDINANCE NUMBER 19-12

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1905-PUD-11**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1905-PUD-11** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Austrian Pine PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

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

2.1 **Access Road:** 175th Street is the Access Road for the purpose of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Layout.** The “Illustrative Layout”, attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives, and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. **Character Exhibit.** The “Character Exhibit” attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 6. **Underlying Zoning District(s).** The Underlying Zoning District shall be the GB: General Business District.

Section 7. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

7.1 Prohibited Uses: The following shall be explicitly prohibited:

- A. Heliport
- B. Special Exception Uses

Section 8. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of

the District, except as otherwise modified below:

- 8.1 Minimum Lot Frontage: 0 feet
- 8.2 Minimum Building Setback Lines:
 - A. Front Yard
 - i. State Road 32 Right-of-Way and Midland Trail Corridor: 0 feet
 - ii. Austrian Pine Way: 30 feet
 - B. Side Yard (Internal to District): 0 feet
 - C. Side Yard (Abutting District perimeter): 20 feet
 - D. Rear Yard (Internal to District): 0 feet

Section 9. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall apply except as modified below:

- 9.1 Article 5.3(F) Access Control Requirements: Shall be satisfied by 175th Street which shall meet and satisfy the Access Road Requirement of the State Highway 32 Overlay District.
- 9.2 Article 5.3(G) Setback Requirements: Shall apply except as modified below:
 - A. A minimum of two (2) buildings and no more than two-thirds of the buildings (once three or more building are constructed) may exceed the Maximum Setback to provide for staggered building setbacks.
- 9.3 Article 5.3(I) Building Height Standards: Shall apply except as modified below:
 - A. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be four-thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
- 9.4 Article 5.3(L) Miscellaneous Requirements: Shall apply, except as modified below:
 - A. Mechanical / Utility Meter Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints and are encouraged to be clustered. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a

combination of trees and shrubs; or (iii) a combination of the aforementioned.

Section 10. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below:

- 10.1 Article 6.1 Accessory Buildings: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard of the Access Road. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the Access Road.
- 10.2 Article 6.3 Architectural Standards: Shall not apply; rather, the Architectural Design Requirements of the 32 Overlay Shall apply.
- 10.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:
 - A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement.
 - B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; however, the Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32.
 - C. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall not apply.
 - D. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:
 - i. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; however, if adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

Section 11. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan

Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 12. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District except as modified below:

- 12.1 Midland Trail. A Twenty (20) foot wide block shall be dedicated to the City of Westfield for the Midland Trail along 175th Street at the time of Secondary Plat approval.
- 12.2 Pocket Park. A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the US Highway 32 Trail Corridor or the Midland Trail.

[Remainder of page intentionally left blank]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

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Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-12** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-12**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-12**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Layout
Exhibit D	Character Exhibits

EXHIBIT A
REAL ESTATE

LEGAL DESCRIPTION

PARCEL I

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST THAT IS 1862.55 FEET SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST (ASSUMED BEARING) MEASURED ON SAID NORTH LINE FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST ON SAID NORTH LINE 464.00 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 615.00 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS EAST PARALLEL WITH SAID NORTH LINE 464.00 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 615.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.550 ACRES, MORE OR LESS.

PARCEL II

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST THAT IS 2326.55 FEET SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST (ASSUMED BEARING) MEASURED ON SAID NORTH LINE FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST ON SAID NORTH LINE 332.22 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST ON THE NORTH LINE OF SAID NORTHWEST QUARTER 156.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 32 MINUTES 41 SECONDS EAST 530.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH LIES 1000.00 FEET SOUTH 89 DEGREES 27 MINUTES 19 SECONDS WEST FROM SAID POINT OF CURVATURE; THENCE SOUTHWESTERLY, CURVING TO THE RIGHT OF SAID CURVE, AN ARC DISTANCE OF 83.99 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 615.00 FEET SOUTH 00 DEGREES 34 MINUTES 25 SECONDS

EAST OF THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS EAST ON SAID LINE 492.43 FEET TO A LINE THAT BEARS SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST FROM THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST ON SAID LINE 615.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.902 ACRES, MORE OR LESS.

EXCEPTING FROM SAID PARCELS I AND II THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 6, 2007 AS INSTRUMENT NO. 2007050879, DESCRIBED AS FOLLOWS:

A PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B," DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 50 SECONDS WEST 1,862.55 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS WEST 25.00 FEET ALONG SAID EAST LINE PROLONGED TO THE SOUTH BOUNDARY OF 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 43 MINUTES 08 SECONDS WEST 57.01 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS WEST 353.70 FEET TO THE POINT DESIGNATED 1037 ON SAID EXHIBIT "B," THENCE NORTH 70 DEGREES 44 MINUTES 49 SECONDS WEST 105.95 FEET TO THE POINT DESIGNATED 1036 ON SAID EXHIBIT "B," THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS WEST 200.00 FEET TO THE POINT DESIGNATED 1035 ON SAID EXHIBIT "B," THENCE SOUTH 84 DEGREES 58 MINUTES 34 SECONDS WEST 230.07 FEET TO THE POINT DESIGNATED 1034 ON SAID EXHIBIT "B"; THENCE SOUTH 46 DEGREES 51 MINUTES 41 SECONDS WEST 43.76 FEET TO THE POINT DESIGNATED 1033 ON SAID EXHIBIT "B"; THENCE SOUTH 00 DEGREES 44 MINUTES 08 SECONDS WEST 153.60 FEET TO THE POINT DESIGNATED 1032 ON SAID EXHIBIT "B"; THENCE NORTH 89 DEGREES 15 MINUTES 52 SECONDS WEST 12.98 FEET TO THE POINT DESIGNATED 1031 ON SAID EXHIBIT "B" ON THE EAST BOUNDARY OF AUSTRIAN PINE WAY; THENCE NORTH 00 DEGREES 44 MINUTES 31 SECONDS EAST 225.34 FEET ALONG THE BOUNDARY OF SAID AUSTRIAN PINE WAY TO THE SOUTH BOUNDARY OF S.R. 32; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 927.59 FEET ALONG THE BOUNDARY OF SAID S.R. 32 TO THE POINT OF BEGINNING AND CONTAINING 0.931 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

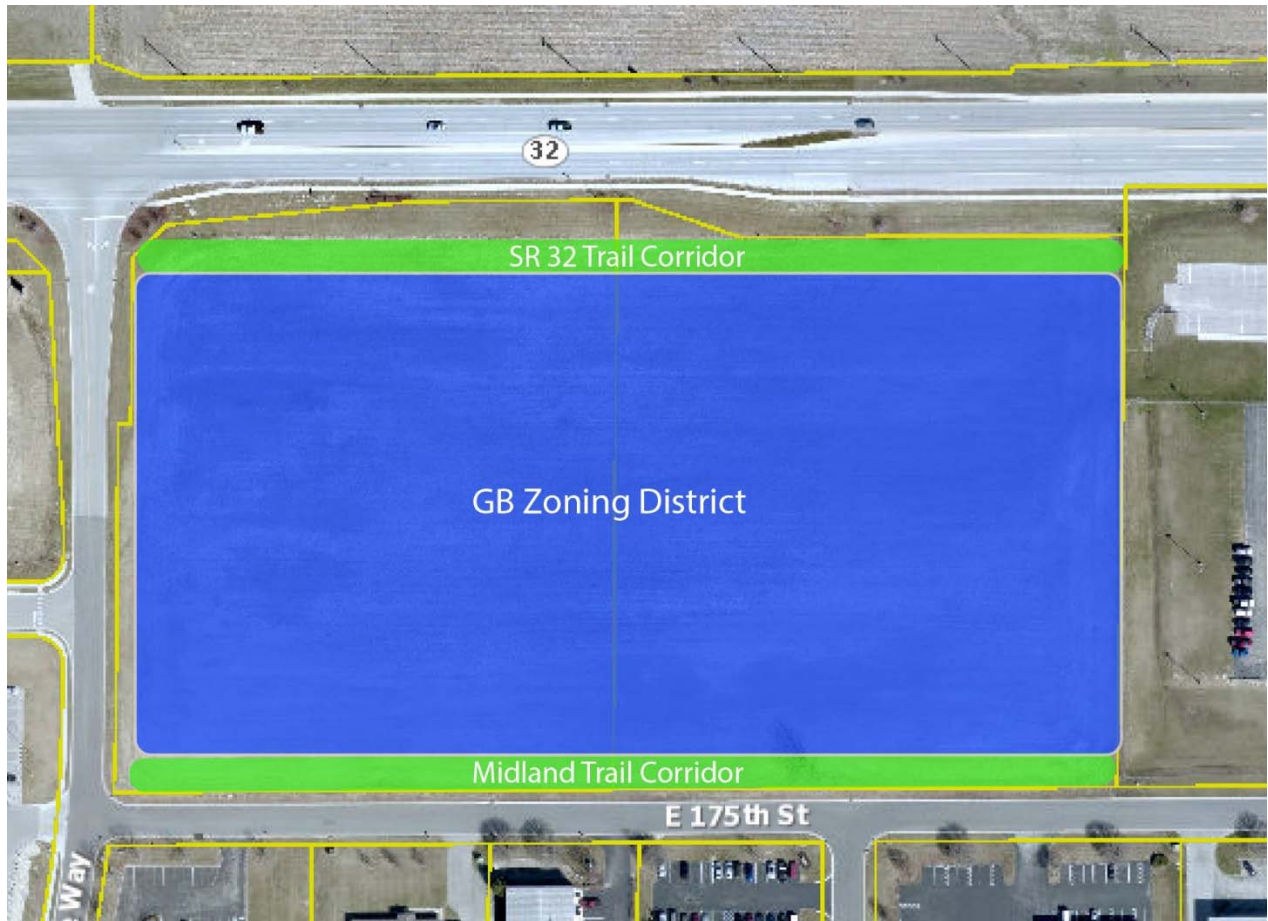


EXHIBIT C
Illustrative Layout
(Page 1 of 1)

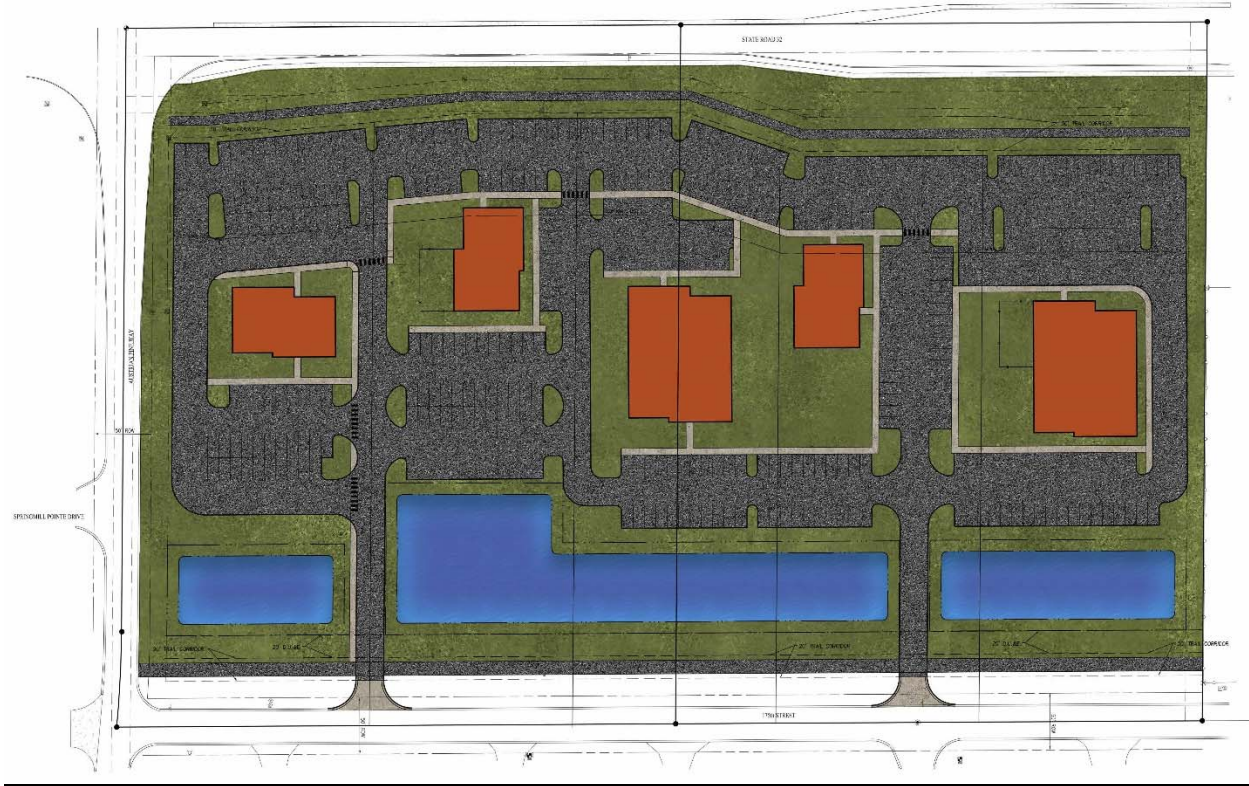
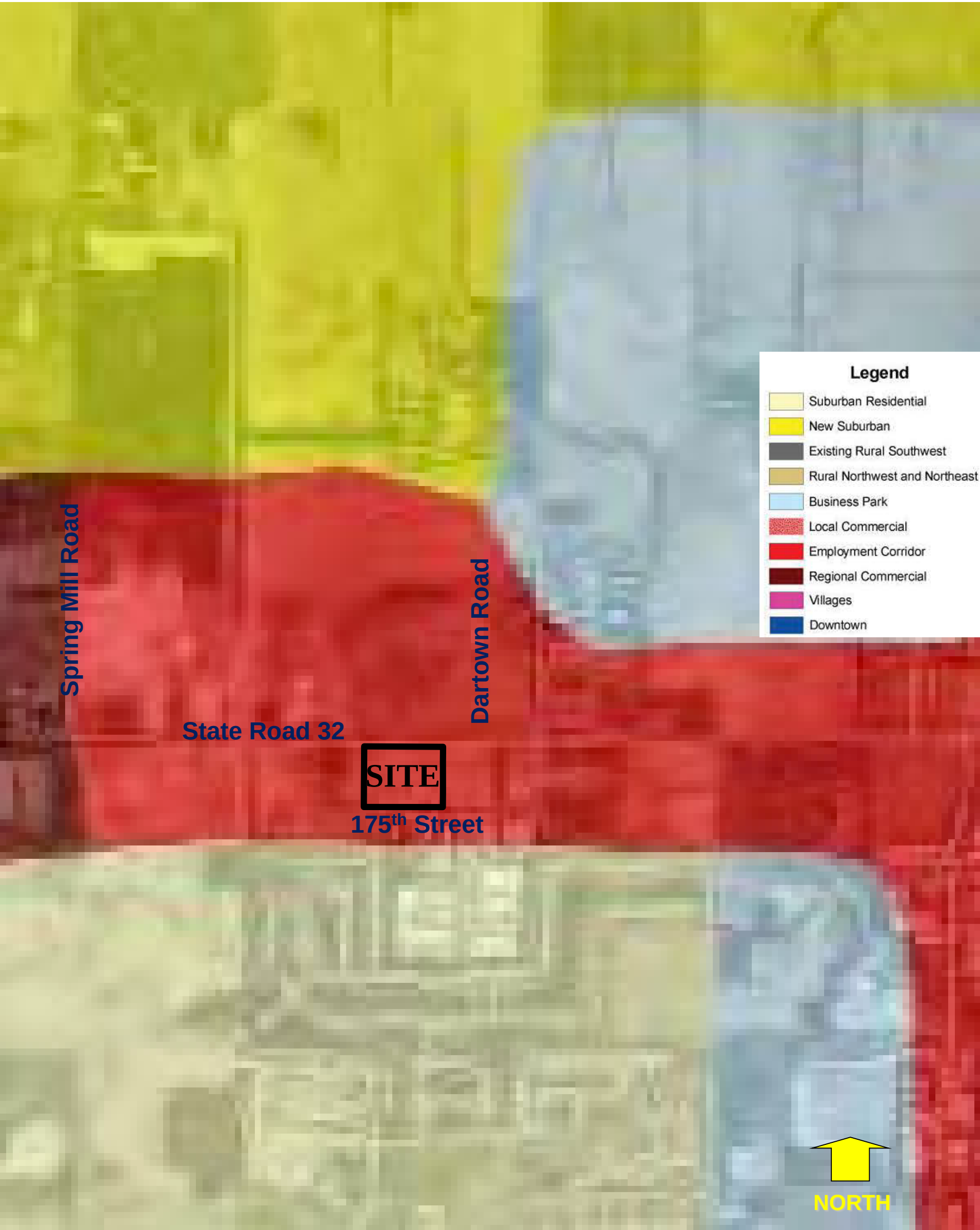


EXHIBIT D
Character Exhibits
(Page 1 of 2)



EXHIBIT D
Character Exhibits
(Page 2 of 2)





32

SR 32 Trail Corridor

GB Zoning District

Midland Trail Corridor

E 175th St

Way

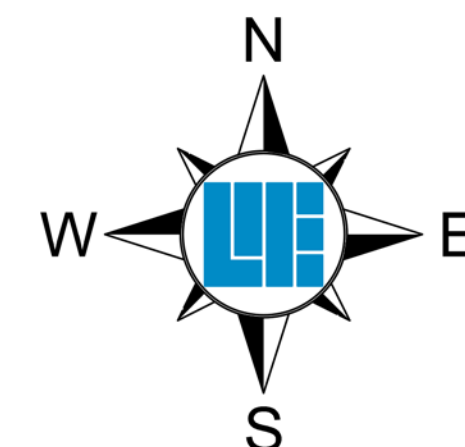
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DATE/TIME: April 30, 2019 - 9:37am
PLOTTED BY: wagner



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

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0 20 40 80

Page 1 of 1



AUSTRIAN PINE CONCEPT PLAN

Date: 04/30/19

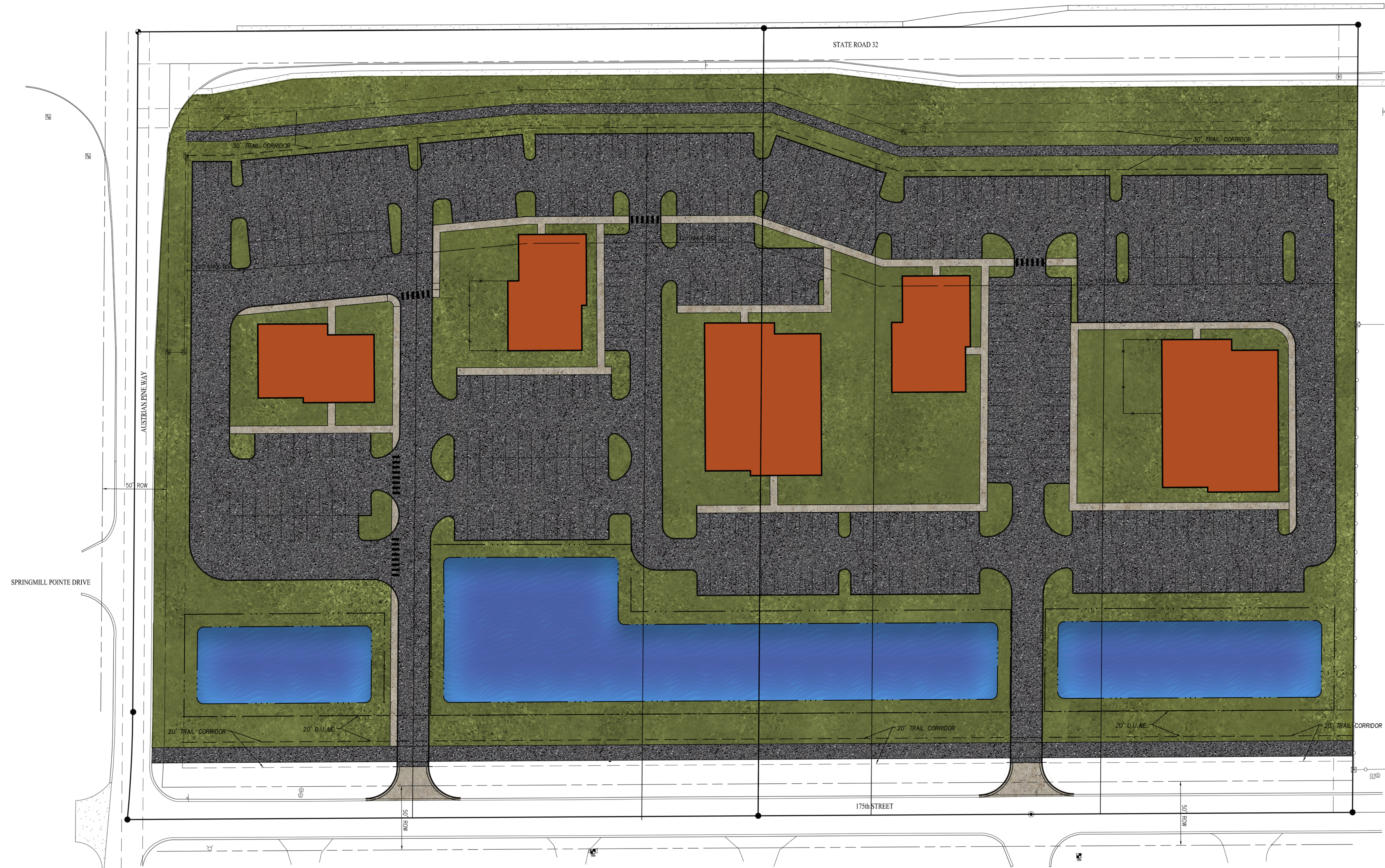


EXHIBIT D
Character Exhibits
(Page 1 of 2)



EXHIBIT D
Character Exhibits
(Page 2 of 2)



April 24, 2019 Austrian Pine PUD - Neighborhood Meeting Summary

Project: Proposed Austrian Pine PUD Ordinance

Docket Number: 1905-PUD-11

Date: April 24, 2019 at 6:30pm

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

Attendees: Jon Dobosiewicz, Jim Shinaver, and Matt Pleasant – Nelson & Frankenberger
Wayne Timberman – Owner Representative
Cindy Spoljaric – Westfield City Council
Daine Crabtree – Staff
See **Exhibit A:** Sign In Sheet

Meeting began at 6:35pm. Jon Dobosiewicz provided an overview summary of the proposal and reviewed the attached illustrative plan.

Neighbor Comments and Questions:

1. Are architectural requirements changing?

Response: No. The PUD will default to the SR 32 Overlay which is currently applicable to the site.

2. Will there be any density provisions?

Response: Density is not typically determined for commercial developments.

3. Is this establishing lots?

Response: No. That process will be established at the time of platting. You will receive notice at that time.

4. Is the owner developing the parcels or will they sell?

Response: All options are open.

5. Enclosed Industrial is not a good use for this property.

Response: Understood.

6. I would like to see cohesiveness along SR 32 from US Highway 31.

Response: The same site and architectural standards will apply here that are applied to SR 32.

The meeting ended at 6:56 p.m.

Neighborhood Meeting Sign In-Sheet

Zoning Proposal: Austrian Pine PUD Ordinance

Petitioner: Westfield Properties, LLC

Docket Number: 1905-PUD-11

Neighborhood Meeting: Wednesday, April 24, 2019 at 6:30 p.m.
Westfield City Services Building 2728 E. 171st Street, Westfield, IN 46074.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. J.R. FRETBURGER	233 E. 175 TH ST.	317-714-8386	jrf@construct.com
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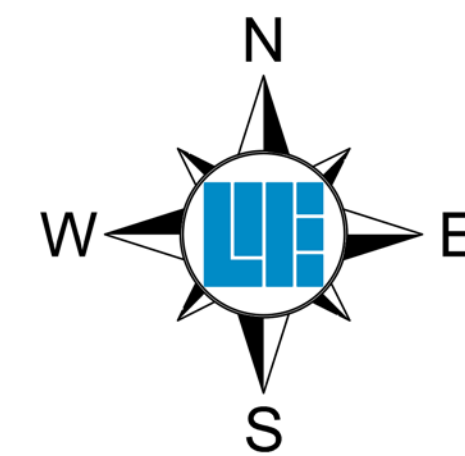
LOCATION: H:\2018\180069\Engineering\design\exhibits\W180069BS.dwg
DATE/TIME: April 30, 2019 - 9:37am
PLOTTED BY: wagner



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

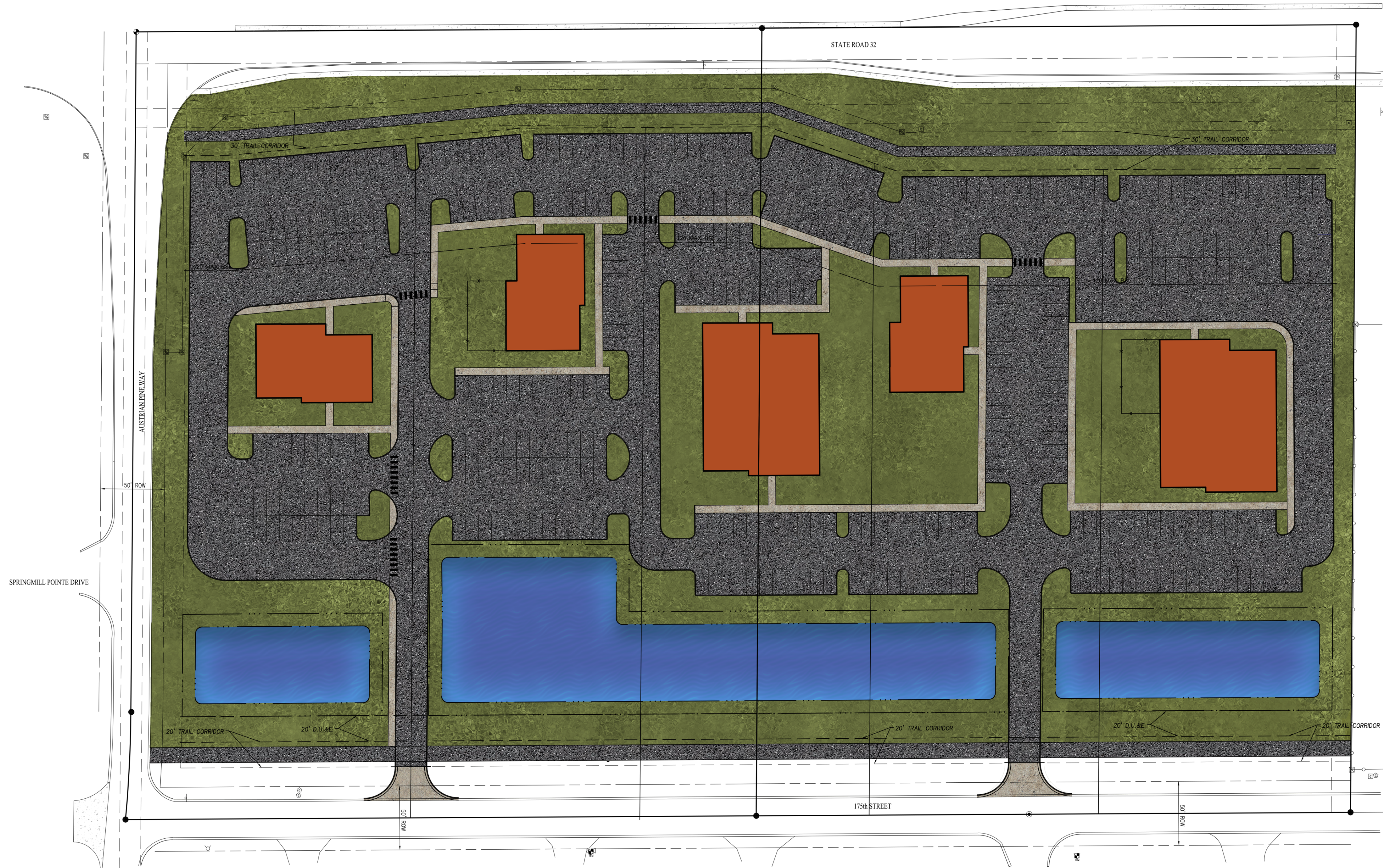
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Page 1 of 1



AUSTRIAN PINE CONCEPT PLAN

Date: 04/30/19





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 8, 2019
1903-DDP-02

Petition Number: 1903-DDP-02

Subject Site Address: Northwest corner of SR 32 and Ditch Road

Petitioner: William Tres Development

Representative: Brad Schoeff, Weihe Engineers

Request: Detailed Development Plan review of a 4,911 square foot fuel and convenience store on 1.6 acres +/- in the Springmill Trails PUD District.

Current Zoning: Springmill Trails PUD

Current Land Use: Vacant

Approximate Acreage: 1.6 +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations

Property History: Springmill Trails PUD District (Ord. 11-19, 09/12/11)
Overall Development Plan & Primary Plat (1803-SPP-03 & 1803-ODP-03, 03/05/18)

Staff Reviewer: Jonathan Dorsey, Associate Planner

PROCEDURAL

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



PROJECT OVERVIEW

The 1.6 +/- acre site is located at Northwest corner of SR 32 and Ditch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan of a 4,911 square foot commercial development and 1.6 acre fuel lot.

The petition was reviewed in advance of the February 19, 2019 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's May 8, 2019, meeting.

The applicable zoning district is the Springmill Trails PUD District (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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

The plans comply.

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 8, 2019
1903-DDP-02

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

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

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

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

Comment: Please see District Standards comments herein.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.



- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS (CHAPTER 4 OF UDO AND ORD. 11-19)

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

- 22) Minimum Lot Area: No Minimum
- 23) Minimum Lot Frontage: Direct or Indirect access to a public right-of-way is required.
- 24) Minimum Building Setback Lines:
- a) Front Yard: 20 feet
 - b) Side Yard: 20 feet
 - c) Rear Yard: 20 feet
- 25) Minimum Gross Floor Area: 5,000 square feet
- 26) Maximum Building Height: 60 feet

OVERLAY DISTRICTS

- 27) State Highway 32 Overlay District (Chapter 5 Of UDO)

DEVELOPMENT STANDARDS (Chapter 6 of UDO AND ORD. 17-18 AS AMENDED BY ORD. 18-21)

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

- 28) Accessory Use and Building Standards (Article 6.1)
- a) Screening of Receptacles and Loading Areas (Article 6.1(H))



29) Architectural Standards (Article 6.3)

- a) Mechanical Screening
- b) Building Materials (UDO Article 6.3(F) and Section 5 of Ord. 18-21)
- c) Architectural Theme
- d) Four-Sided Architecture
- e) Building Elevations
- f) Gutters and Downspouts
- g) Roof Design
- h) Main Entrances
- i) Windows
- j) Awnings

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

34) Lighting Standards (Article 6.9)

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Setback Standards (Article 6.16)



39) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

40) Vision Clearance Standards (Article 6.19)

41) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

42) Easement Standards (Article 8.3)

43) Pedestrian Network Standards (Article 8.7)

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

45) Surety Standards (Article 8.12)

46) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **Action: Approve Detailed Development Plan (1903-DDP-02) with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Jonathan Dorsey at 463-221-8375 or jdorsey@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 8, 2019
1904-DDP-07

Petition Number: 190-DDP-07

Subject Site Address: 827 State Road 32 East, Westfield, IN 46074

Petitioner: Midland Atlantic Properties, Inc.

Representative: Bill Butz, P.E., Kimley-Horn & Associates, Inc.

Request: Midland Atlantic Properties by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 12,000 square-foot commercial building on approximately 3.18 acres +/- in the Monon Crossing PUD District.

Current Zoning: Monon Crossing PUD

Current Land Use: Vacant / Single-Family Residential

Approximate Acreage: 3.2 +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan

Property History:

- The Trails PUD Ordinance 15-27 (November 2015)
- The Trails PUD Ordinance 16-26 (November 2016)
- The Trails PUD Ordinance 17-50 (January 2018)
- Monon Crossing PUD Ordinance 18-54 (February 2019)

Staff Reviewer: Jonathan Dorsey, Associate Planner

PROCEDURAL

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



PROJECT OVERVIEW

The 3.18 +/- acre site is located at Northwest corner of SR 32 and Spruce Lane (see **Exhibit 2**). The request is for approval of a Detailed Development Plan of a 12,000 square foot commercial development.

The petition was reviewed in advance of the March 19, 2019 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's May 8, 2019, meeting.

The applicable zoning district is the Monon Crossing PUD District (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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

The plans comply.

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



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

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

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

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

Comment: Please see District Standards comments herein.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.



- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS (CHAPTER 4 OF UDO AND ORD. 18-54)

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

22) Minimum Lot Area: No Minimum

23) Minimum Lot Frontage: 80 feet

24) Minimum Building Setback Lines:

- a) State Highway 32: 30 feet
- b) 175th Street: 30 feet
- c) District West Property Line: 10 feet
- d) District East Property Line: No minimum
- e) All Other (internal to District): No minimum

25) Minimum Lot Width: No minimum

OVERLAY DISTRICTS

26) State Highway 32 Overlay District (Chapter 5 Of UDO)

DEVELOPMENT STANDARDS (Chapter 6 of UDO AND ORD. 17-18 AS AMENDED BY ORD. 18-21)

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

27) Accessory Use and Building Standards (Article 6.1)



- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

28) Architectural Standards (Article 6.3)

- a) Mechanical Screening
- b) Building Materials (UDO Article 6.3(F) and Section 5 of Ord. 18-21)
- c) Architectural Theme
- d) Four-Sided Architecture
- e) Building Elevations
- f) Gutters and Downspouts
- g) Roof Design
- h) Main Entrances
- i) Windows
- j) Awnings

29) Building Standards (Article 6.4)

30) Fence Standards (Article 6.5)

31) Height Standards (Article 6.6)

32) Landscaping Standards (Article 6.8)

33) Lighting Standards (Article 6.9)

34) Lot Standards (Article 6.10)

35) Outside Storage and Display (Article 6.12)

36) Outdoor Café and Eating Areas (Article 6.13)

37) Setback Standards (Article 6.16)



38) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

39) Vision Clearance Standards (Article 6.19)

40) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

41) Easement Standards (Article 8.3)

42) Pedestrian Network Standards (Article 8.7)

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

44) Surety Standards (Article 8.12)

45) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **Action: Approve Detailed Development Plan (1904-DDP-07) with the following conditions:**

a) **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**

b) **Approval of the lighting plan be delegated to the Department.**

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



Westfield–Washington Township Advisory Plan Commission
Minutes of the April 15, 2019 APC Meeting
Presented for approval: May 8, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 15, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: Scott Willis and Chris Woodard.

City Staff Present: Matt Skelton, ECD Director, Pam Howard, Senior Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve April 1, 2019 meeting minutes as written.

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

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1904-ODP-08

1904-SPP-08

Lancaster Residential Subdivision

West and adjacent to Spring Mill Road, North and adjacent to 186th Street
Platinum Properties Management Co, LLC by Nelson & Frankenberger requests a Primary Plat and Overall Development Plan review of 190 Lots on approximately 145 acres +/- in the Lancaster PUD District.

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

Dorsey overviewed this request for a Primary Plat and Overall Development Plan review.

No petitioner presentation.

No comments.

Motion: Approve 1904-ODP-08 & 1904-SPP-08 with the condition that all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and the Indiana Department of Natural Resources prior to the issuance of an improvement location permit.

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

PUBLIC HEARING ITEMS

1904-PUD-05

[PUBLIC HEARING]

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

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

Howard introduced and overviewed this request. She turned the presentation over to the petitioners, Katie Conner and David Bunch with iBeach31.

Conner summarized this project along with the use and offerings of the facility. She spoke of her extensive history and experience with volleyball and beach volleyball. She stated that she has a strong community of beach volleyball players. She said that in addition to making this facility available to those players, she would like to see it be an asset to the City.

Bunch reiterated Conner's comments and said that this project would offer additional playing area for local sports.

Conner showed exhibits of the facility and spoke of iBeach's discussion with the adjacent property owner, the Grand Park Fieldhouse/Pacers Event Center. She said that they have discussed the appearance of the building and the proposed building materials, including the roofing materials.

Bunch said that this construction is consistent with the Grand Parks Events Center and Pro-X. He also compared the look of this proposed building to similar facilities in Noblesville and Zionsville.

Conner said they are working with the Grand Park Fieldhouse/Pacers Event Center on the proposed building materials. She also said that the petitioners have addressed the advantage their proposed parking lot would offer to Grand Park and the Grand Park Fieldhouse/Pacers Event Center.

Public Hearing for 1904-PUD opened at 7:20 p.m.

Billy Bunlowfst, 200 East 186th Street, on behalf of Andy Card and the Grand Park Fieldhouse/Pacers Event Center; referred to the letter submitted by Card regarding quality of architectural and fence materials. He said he is very excited to have iBeach as partners; however, expressed concern regarding the proposed architecture and fence material. He stated that the Fieldhouse adhered to the standards and wants this petitioner to be held to the same standards. He asked to see examples of the proposed building materials.

Public Hearing for 1904-PUD closed at 7:22 p.m.

Maue said that he shared the architecture concerns. He said he feels the use is good and added that standards have changed in the past three years. He said he is not opposed to fabric roof; however, would like the more visible facades be more substantial and broken up to provide more character. He asked about bay doors/loading doors.

Bunch responded that there would be no loading doors and described the purpose and location of the potential bay doors. He asked Maue for clarification on what he meant about more substantial facades.

Maue responded that the use masonry, metal panel, or concrete would be more substantial. He added that he is not in favor of taking the fabric down onto the side walls.

Schmitz asked if the indoor courts would be sand or hard courts. He also agreed with Maue regarding the building architecture. He said he likes the offsets, as they offer additional character.

Bunch said indoor courts would be all sand.

Hoover asked for clarification on "Exhibit 4 Character Exhibit". He stated that liked the wave pattern on the original better than what was shown on the new rendering.

Bunch responded that "Exhibit 4 Character Exhibit was the outdated version with all fabric walls. He added that the original wave pattern was tailored specifically to the nature of the volleyball business. He said that the newer patterns were designed to better fit in the many uses at Grand Park. He said they would be willing to go back and revisit the design.

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

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Maue stated that also likes the original pattern better. He said he likes the newest-proposed materials better, but feels muting the colors takes something away for the building's appearance.

Hoover said the building is attractive, especially the entryway design.

Graham agreed with Hoover.

Conner responded that she is not sure if the wave pattern can be accomplished with metal.

Kelleher agreed; however, she noted that wasn't around when Grand Park was approved. She asked Bunlowfst to elaborate on what he meant by "quality materials".

Bunlowfst responded that they want to use materials that would be comparable to the Grand Park Fieldhouse/Pacers Event Center. He said the APC expected them to do concrete all the way to the top of the building, and he said that he would like the proposed iBeach31 building to follow the same standards used by the Grand Park Fieldhouse/Pacers Event Center.

Horkay agreed that the original design for iBeach looks better than the newest revision. He said that he is not too excited about using metal siding for this building.

Kelleher said she can't speak to cost of construction, but has seen beautiful poured concrete with patterns such as that located under the bridges along Keystone Avenue.

Maue said that there are many options and variety with concrete and masonry, but cost will be the issue. He said doesn't believe all metal siding would be his preference. He said he would like fabric limited to roof.

Bunch stated that concrete becomes more cost effective for a larger building. He said that the Grand Park Fieldhouse/Pacers Event Center is double the size of iBeach proposal. He added that iBeach can't economically do the building in all concrete.

Skelton asked if the Grand Park Fieldhouse/Pacers Event Center was required to use concrete or if they voluntarily committed to use that product.

Horkay responded that it was voluntary.

Connor stated that most people will be looking at buildings from inside Grand Park and will see Grand Park Event Center and iBeach at the same time. She said that the two are comparable buildings

Kelleher asked if the fence would be green or black chain link.

Bunch responded that it would be black.

ITEMS CONTINUED TO A FUTURE MEETING

1904-ODP-07

1904-SPP-07

Wheeler Landing, Section 1

Southwest corner of Wheeler Road and 181st Street

Westfield Washington Schools and YMCA of Greater Indianapolis by Kimley-Horn & Associates, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 34 acres +/- in the Wheeler Landing PUD District.

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

1904-PUD-07

Southoak PUD Amendment

16465 Southpark Drive

16465 Southpark Dr, LLC by Clark Quinn Moses Scott & Grahm, LLP requests an amendment to the Southoak PUD District to modify development standards on approximately 3.70 acres +/- in order to accommodate two (2) flex buildings.

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

1904-PUD-08

Urban Vines PUD

303 East 161st Street

Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

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

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting.

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

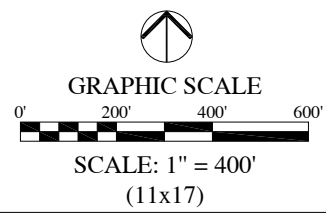
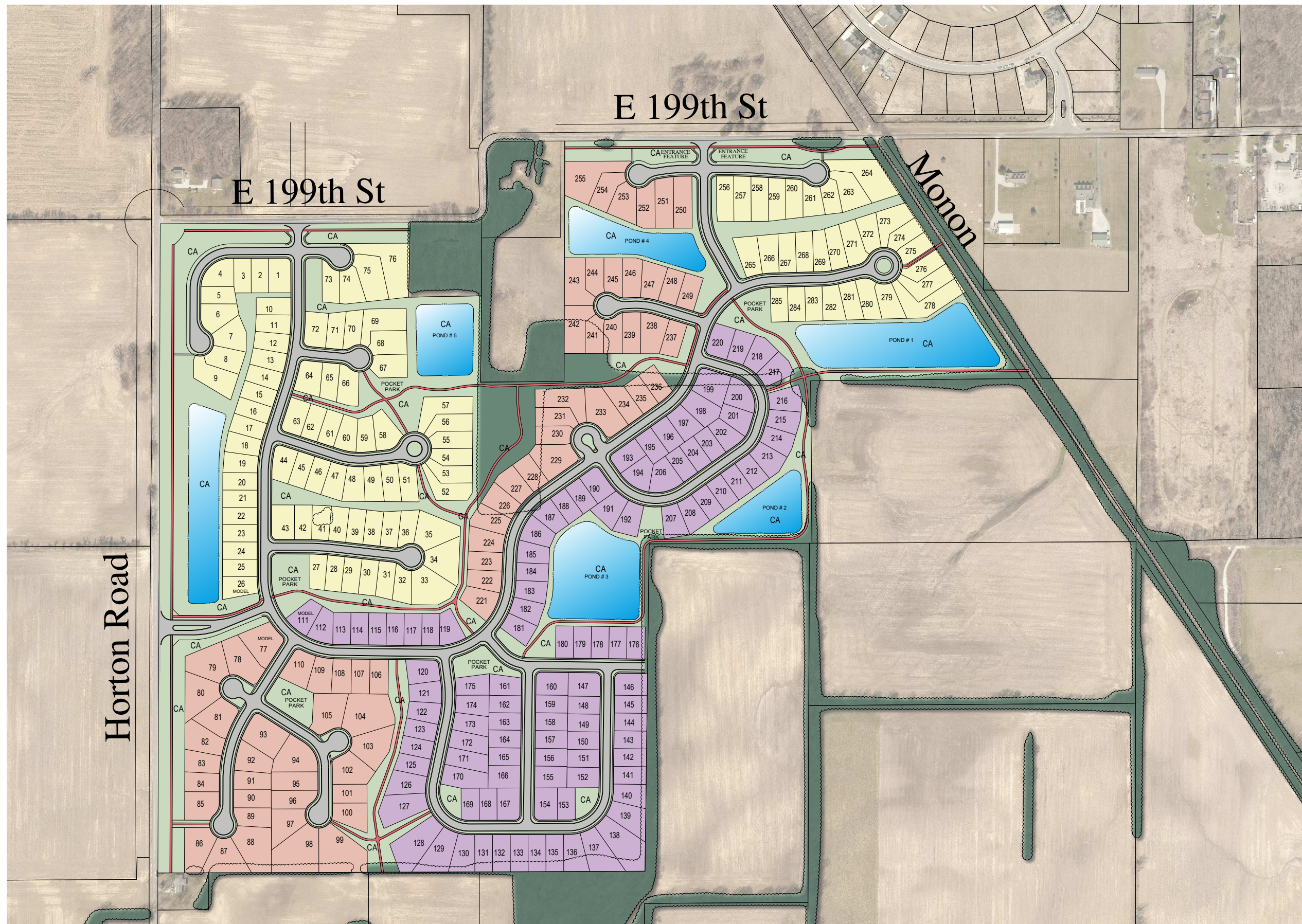
Meeting adjourned at 7:45 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

Plot Date: Apr 23, 2019 Plot Time: 3:12pm File Name: W:\Pulte Homes\2019-117-A Pulte - Westfield Chatham Hills\Design\Renderings\19117-A Chatham - MColor Exhibit.dwg Layout: Overall Plan (No summary) By: dchesterfield



CHATHAM HILLS
WESTFIELD, INDIANA
APRIL 23, 2019

Urban Vines PUD Neighborhood Meeting 5/6/19

We had a follow meeting to update neighbors with the progress that was made to help reduce sound level from concerts. We went over all the updates that would help reduce sound including new fence, sound blankets, hiring sound technician and reducing allowable decibels from 90 decibels to 70 decibels six feet from source.

All neighbors that attended were happy with the new updates.

Noah Herron
Urban Vines

ENGINEERING PLANS

MONON CROSSING

SWC OF WESTFIELD PARK RD & SR32

WESTFIELD, IN 46074

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
https://www.westfield.in.gov/egov/documents/1487701592_98677.pdf

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

Indiana Utilities Protection Service



Sheet List Table	
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NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.
- THERE ARE NO PRIVATE STREETS PROPOSED WITH THIS DEVELOPMENT.
- ALL STREET TREES (IF REQUIRED) 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.

SOIL DESCRIPTIONS & LIMITATIONS

THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM, AND SHOALS SILT LOAM ARE LOCATED ON THE SITE.

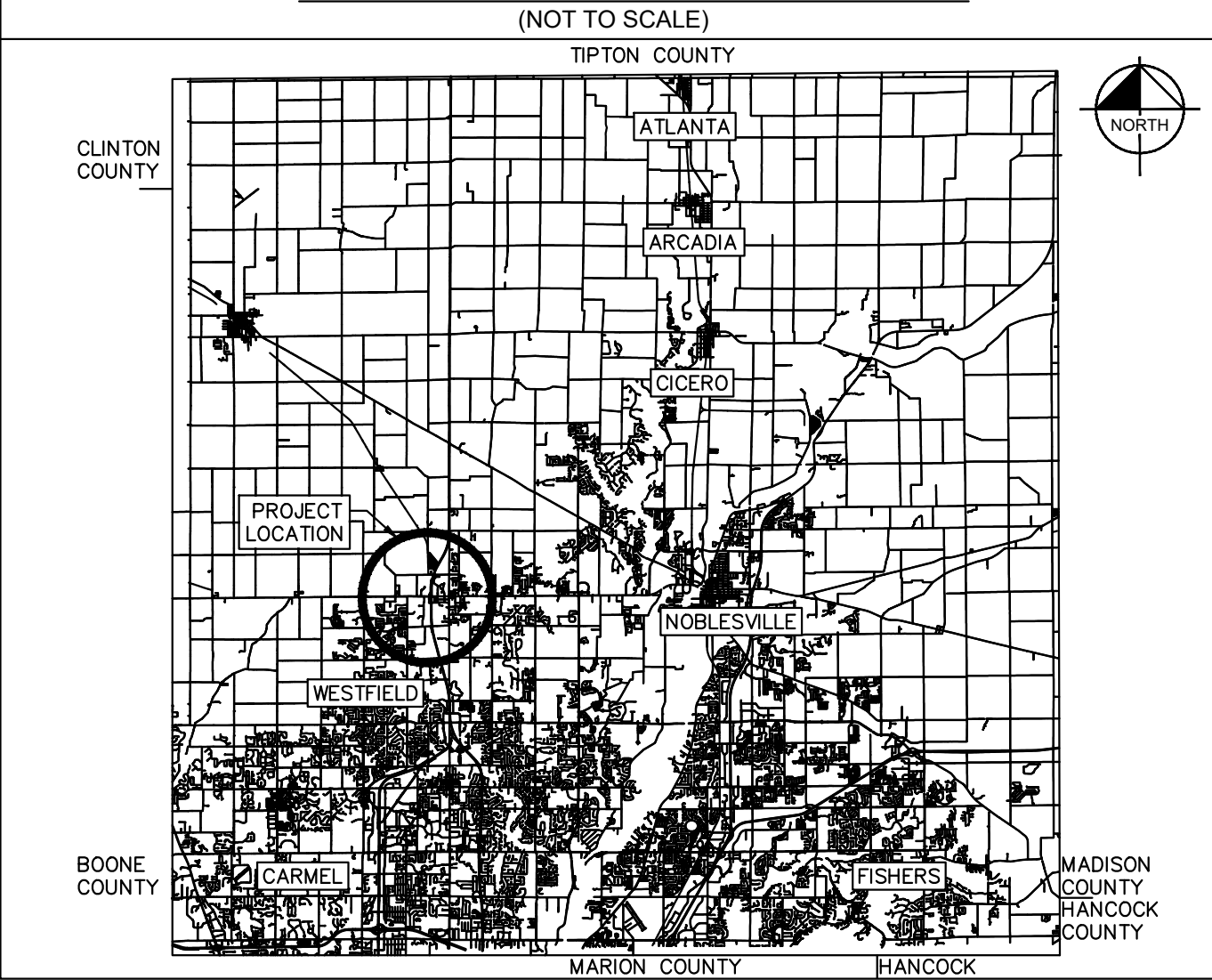
THE SUITABILITY OF SOILS FOR SMALL COMMERCIAL BUILDINGS ARE CONSIDERED TO BE VERY LIMITED DUE TO THEIR PONDING PROPERTIES AND DEPTHS TO THE SATURATED ZONE.

THE ON-SITE SOIL WILL BE TREATED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOIL AND BACKFILLING WITH ENGINEERED MATERIAL, INSTALLATION OF A GEOTEXTILE WITHIN OR UNDER THE PAVEMENT SYSTEM, OR TREATMENT OF THE SUBGRADE WITH LIME STABILIZATION.

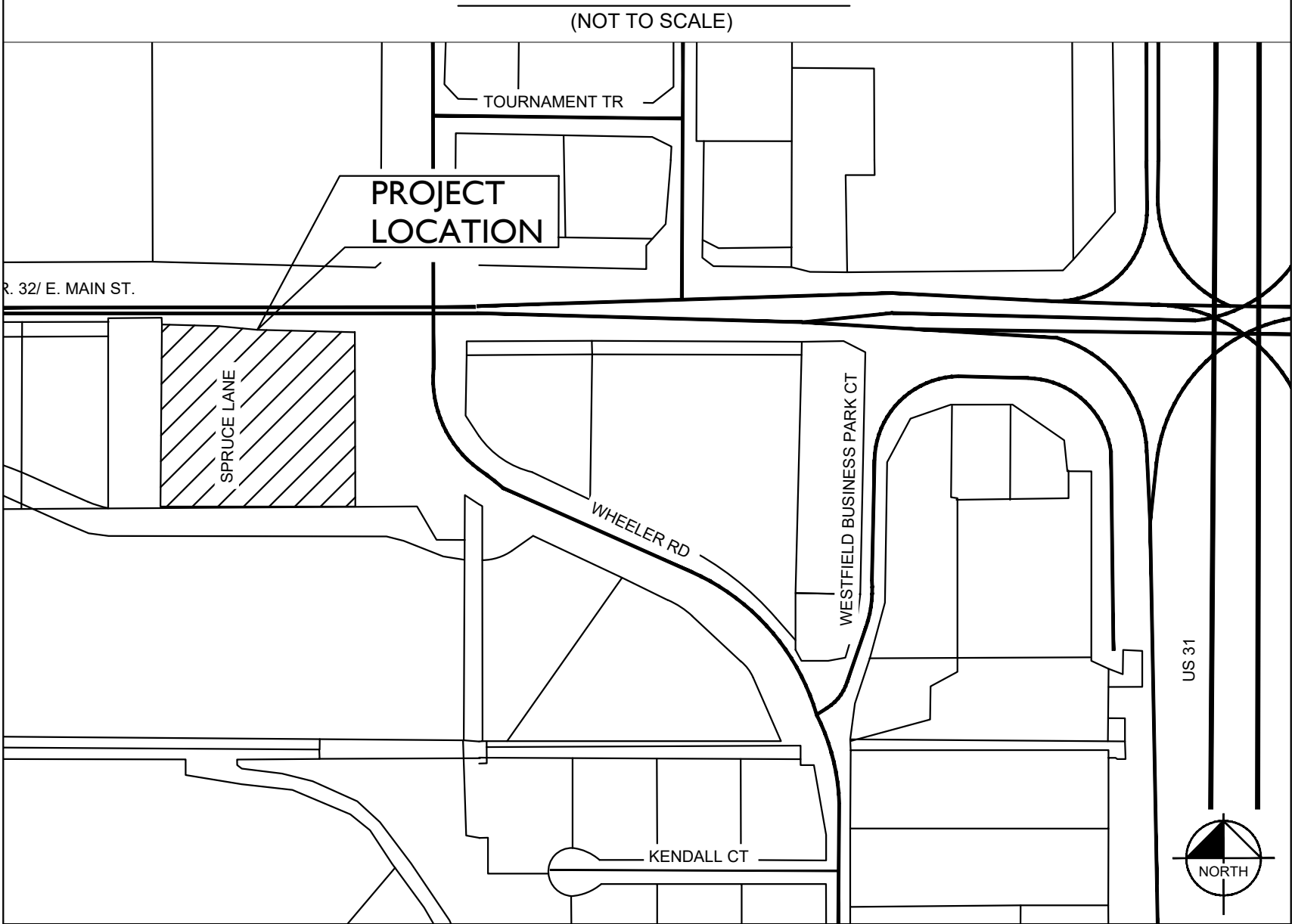
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	B/D	0.1	2.6%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	C/D	3.6	94.3%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	B/D	0.1	3.1%
Totals for Area of Interest			3.8	100.0%



COUNTY VICINITY MAP



LOCATION MAP



COMBINED LEGAL DESCRIPTION

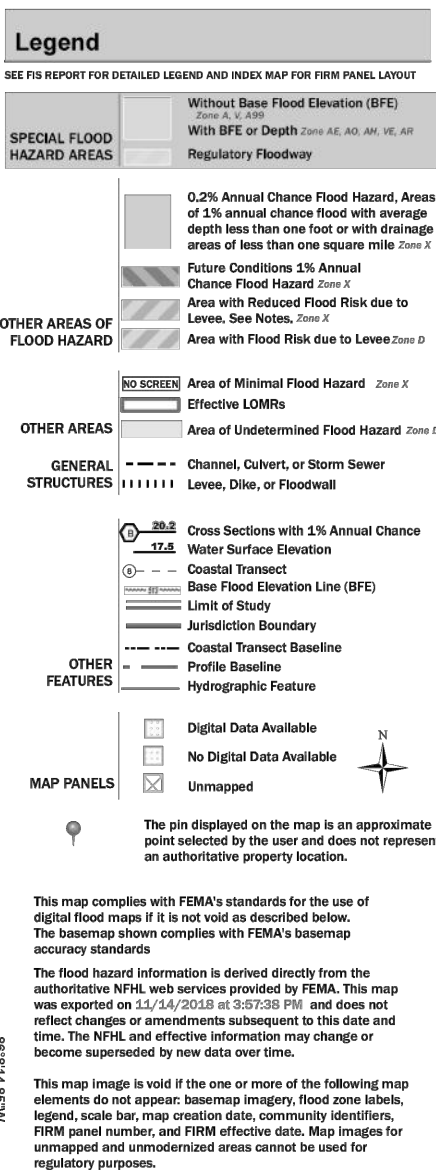
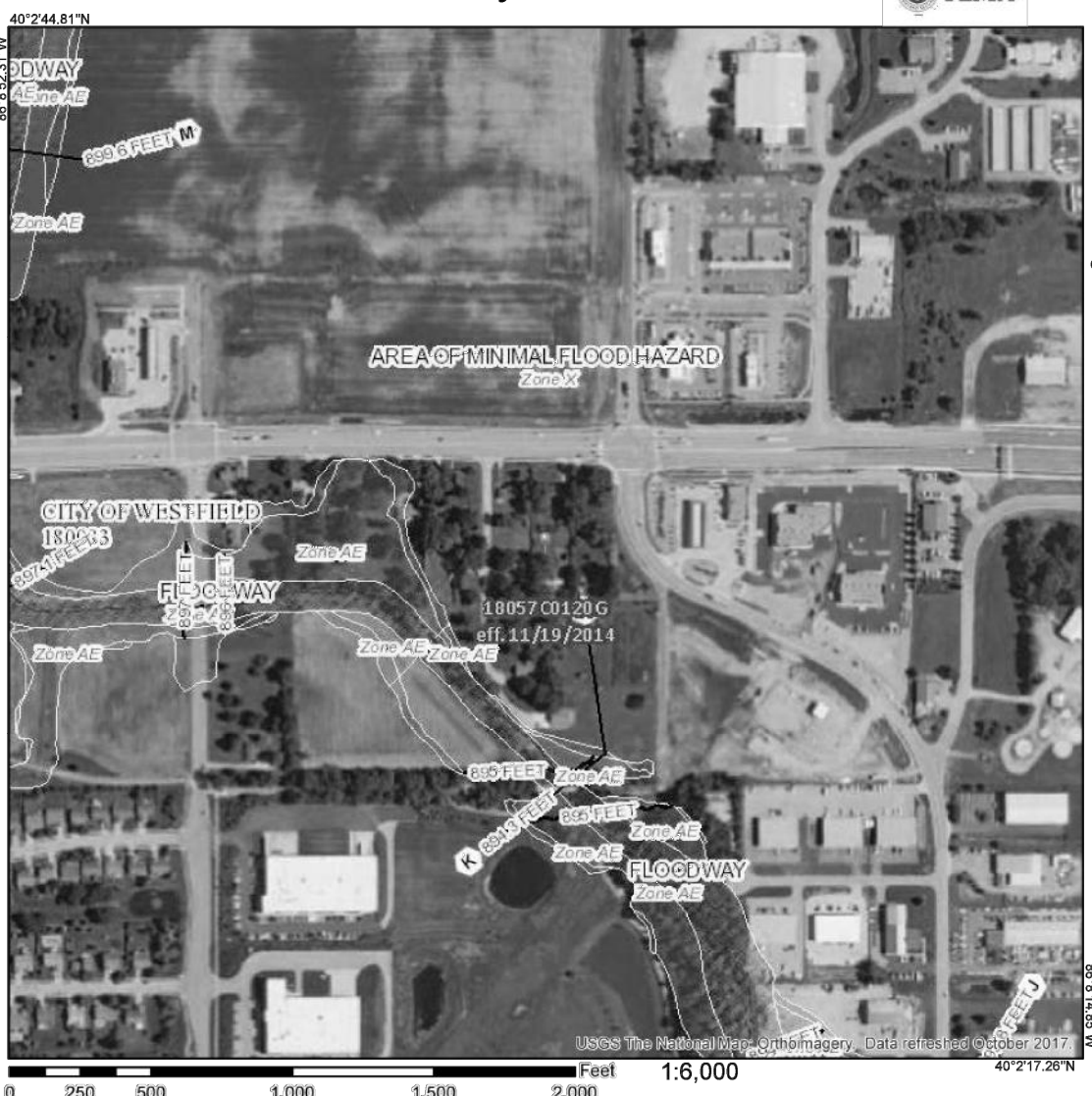
A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST STATE PLANE BEARING ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION 598.85 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 30.99 FEET TO THE SOUTH RIGHT OF WAY OF STATE ROAD 32 AND SPRUCE LANE, AS DESCRIBED IN INSTRUMENT # 2007-040771 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE ON AND ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 117.55 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 22 SECONDS EAST ACROSS THE NORTH LINE OF SPRUCE STREET 81.79 FEET TO THE RIGHT OF WAY OF SPRUCE LANE AND STATE ROAD 32 AS DESCRIBED IN INSTRUMENT # 2007-040161; THENCE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST ON AND ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 202.71 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 362.40 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT # 2008-005438; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST 401.75 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT # 2003-110187; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST 379.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 3.42 ACRES MORE OR LESS.

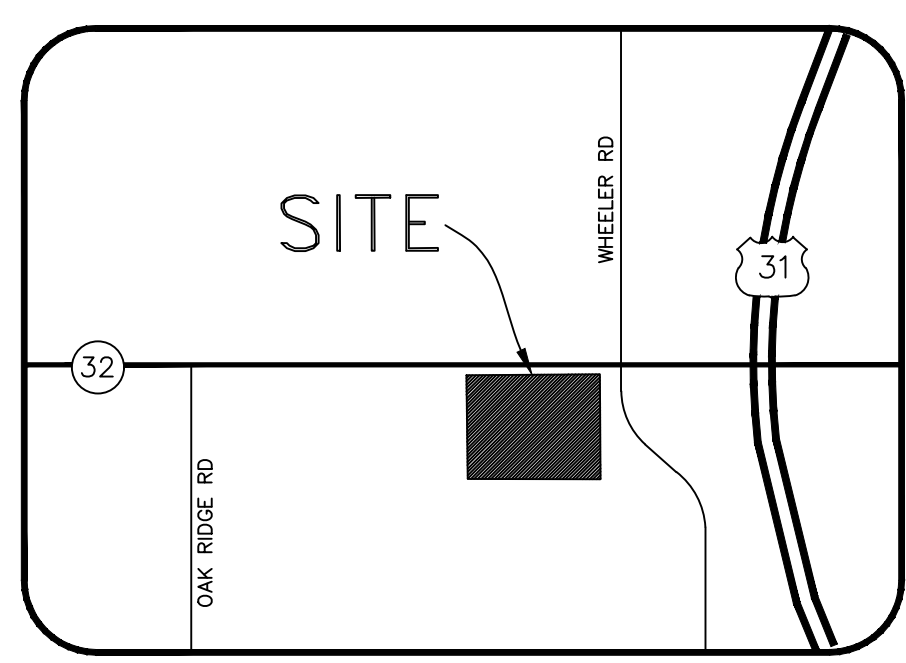
TECHNICAL ADVISORY COMMITTEE MEMBERS				
SERVICE/JURISDICTION	COMPANY/DEPARTMENT	ADDRESS	PHONE NUMBER	CONTACT
ECONOMIC AND COMMUNITY DEVELOPMENT	WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT	2728 E. 171ST STREET WESTFIELD, IN 46074	317-804-3170	KEVIN TODD
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17535 DARTOWN ROAD WESTFIELD, IN 46074	317-804-3307	GARRY HARLING
G.I.S.	WESTFIELD G.I.S.	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	LEANE KMETZ
PUBLIC WORKS	WESTFIELD PUBLIC WORKS DEPARTMENT	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	JEREMY LOLLAR
PRE-CONSTRUCTION	WESTFIELD PRE-CONSTRUCTION	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3147	JOHN RANKIN
STORM WATER	WESTFIELD STORM WATER	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3100	WES ROOD
SCHOOL	WESTFIELD-WASHINGTON SCHOOL CORPORATION	322 W. MAIN STREET WESTFIELD, IN 46074	317-867-8045	JON MONTALONE
STATE ROADWAY	INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) TIPTON SUB-DISTRICT	2152 W. STATE ROAD 28 TIPTON, IN 46072	317-402-1823	SANDRA LANDRUM
COUNTY SURVEYOR	HAMILTON COUNTY SURVEYOR'S OFFICE	ONE HAMILTON COUNTY SQUARE, SUITE 188 NOBLESVILLE, IN 46060	317-776-8495	JERRY LISTON
COUNTY ROADWAY	HAMILTON COUNTY HIGHWAY DEPARTMENT	1700 S. 10TH STREET NOBLESVILLE, IN 46060	317-773-7770	DAVE LUCAS
COUNTY HEALTH	HAMILTON COUNTY HEALTH DEPARTMENT	18090 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060	317-776-8500	LARRY BEARD
WATER/SANITARY SEWER	CITIZENS WESTFIELD	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-917-5294	MITCH HOUSE
ENERGY/POWER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-927-4538	CHRIS L. KEHL
ENERGY/POWER	DUKE ENERGY (NOBLESVILLE OFFICE)	100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062	317-776-5331	BILL OLDHAM
ENERGY/POWER	DUKE ENERGY (CARMEL OFFICE)	16475 SOUTHPARK DRIVE WESTFIELD, IN 46074	317-896-6704	MATT DAYHUFF
ENERGY/POWER	DUKE ENERGY: ASSET PROTECTION	WF500/2727 CENTRAL AVENUE COLUMBUS, IN 47201	812-375-2021	RYAN DAUGHERTY
GAS	PANHANDLE EASTERN PIPELINE COMPANY	9370 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268	371-733-3213	TROY YACKLE
GAS	PANHANDLE EASTERN PIPELINE COMPANY	9371 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268	371-733-3213	MARK WOOD
GAS	INDIANA GAS / VECTREN	P.O. BOX 1700 NOBLESVILLE, IN 46061	317-776-5550	CHAD MILLER
GAS	MARATHON PIPELINE, LLC.	10722 E. C.R. 300 N INDIANAPOLIS, IN 46234	317-291-9460x1233	AUSTIN GUYER
GAS	BUCKEYE PARTNERS, L.P.	941 BUCKEYE ROAD, LIMA, OH 45804	419-993-8008	KYLE SMITH
TELECOMMUNICATIONS	COMCAST CABLE	5330 E. 65TH STREET INDIANAPOLIS, IN 46220	317-982-1161	EAR SMALL, JR.
TELECOMMUNICATIONS	LEVEL 3 COMMUNICATIONS	1902 S. EAST STREET INDIANAPOLIS, IN 46225	317-916-2708	DEWAYNE HAMILTON
TELECOMMUNICATIONS	SPECTRUM	3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46218	317-713-3899	MATT FILSON
TELECOMMUNICATIONS	FRONTIER COMMUNICATION	20905 HAGUE ROAD NOBLESVILLE, IN 46060	317-984-9010	STEVE COSTLOW
TELECOMMUNICATIONS	AT&T	5858 N. COLLEGE AVENUE INDIANAPOLIS, IN 46268	317-252-4275	BRIAN WENTE
TELECOMMUNICATIONS	ZAYO GROUP	5200 E. 64TH STREET INDIANAPOLIS, IN 46220	317-508-2807	DAN JONES
TELECOMMUNICATIONS	INDIANA FIBER NETWORK	5520 W. 76TH STREET INDIANAPOLIS, IN 46268	317-280-4636	BRUCE SPECK
TELECOMMUNICATIONS	METRONET	330 E. MAIN STREET WESTFIELD, IN 46074	317-465-1046	CHRIS BLUTO

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER/EMAIL	CONTACT
DEVELOPER/OWNER	MIDLAND ATLANTIC PROPERTIES	9000 KEYSTONE CROSSING, STE 850 INDIANAPOLIS, IN 46240	317-580-9900 kboyle@midlandatlantic.us	KELLY BOYLE
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9561 bill.butz@kimley-horn.com	BILL BUTZ, P.E.
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-218-9571	BRANDON SHREEG, L.A.
LAND SURVEYOR	HAMILTON DESIGNS, LLC	11988 FISHERS CROSSING DR., STE 154 FISHERS, IN 46038	317-570-8800	TERRY WRIGHT, P.S.
GEOTECHNICAL ENGINEER	ALT & WITZIG ENGINEERING, INC.	4105 WEST 99TH STREET CARMEL, IN 46032	317-875-7000	NICHOLAS HAYES
ARCHITECT	LEECH-HENSLEY ARCHITECTS, INC.	7785 EAST 126TH STREET, FISHERS, IN 46038	317-842-1931	APRIL HENSLEY

National Flood Hazard Layer FIRMette





FRONT 32, LLC (819 E SR 32)
LAND DESCRIPTION (PER A TITLE REPORT)
PARCEL 1:
PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION
BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED
BEARING) 598.85 FEET FROM THE NORTHWEST CORNER THEREOF TO THE
POINT OF BEGINNING; THENCE CONTINUE ON AND ALONG THE NORTH LINE OF
SAID QUARTER SECTION, BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS
EAST (ASSUMED BEARING) 159.36 FEET; THENCE SOUTH 00 DEGREES 33
MINUTES 14 SECONDS WEST; PARALLEL WITH THE WEST LINE OF SAID
QUARTER SECTION, 205.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00
SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 159.36 FEET; THENCE
NORTH 00 DEGREES 33 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID
WEST LINE, 205.00 FEET TO THE POINT
OF BEGINNING AND CONTAINING 0.750 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED REAL ESTATE
CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED MAY
30, 2007 AS INSTRUMENT NO. 2007029528 IN THE OFFICE OF RECORDER OF
HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH
89 DEGREES 50 MINUTES 43 SECONDS EAST 598.85 FEET ALONG THE NORTH
LINE OF SAID SECTION TO THE PROLONGED WEST LINE OF THE GRANTORS'
LAND; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS WEST 25.00
FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING
OF THIS DESCRIPTION, WHICH POINT OF BEGINNING IS ON
THE SOUTH BOUNDARY OF S.R. 32; THENCE SOUTH 89 DEGREES 50 MINUTES
43 SECONDS EAST 159.36 FEET ALONG THE BOUNDARY OF SAID S.R. 32 TO
THE EAST LINE OF THE GRANTORS' LAND; THENCE SOUTH 00 DEGREES 43
MINUTES 08 SECONDS WEST 180.08 FEET ALONG SAID EAST LINE TO THE
SOUTHEAST CORNER OF THE GRANTORS' LAND; THENCE NORTH 89 DEGREES
50 MINUTES 43 SECONDS WEST 4.56 FEET ALONG THE SOUTH LINE OF THE
GRANTORS' LAND; THENCE NORTH 05 DEGREES 08 MINUTES 04 SECONDS
WEST 150.83 FEET TO A POINT; THENCE NORTH 46 DEGREES 34 MINUTES 28
SECONDS WEST 29.89 FEET TO A POINT; THENCE NORTH 88 DEGREES 11
MINUTES 20 SECONDS WEST 117.55 FEET TO A POINT ON THE WEST LINE OF
THE GRANTORS' LAND; THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS
EAST 5.98

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN,
FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.
NCS-924636-INDY, DATED SEP 10, 2018, EASEMENTS CREATED OR
RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

TITLE REPORT SCHEDULE B PART 2 EXCEPTIONS:

- EASEMENT IN FAVOR OF: MELVIN P. JARRETT AND GRETCHEN L. JARRETT
TYPE OF EASEMENT: RIGHT OF WAY RECORDED: NOVEMBER 29, 1984
INSTRUMENT NO.: 8416116. SUBJECT TO THE TERMS AND CONDITIONS
THEREOF. (AFFECTS PARCEL 1) NOTE: DESCRIBED SPRUCE LAKE
- EASEMENT IN FAVOR OF: STATE OF INDIANA TYPE OF EASEMENT:
TEMPORARY HIGHWAY EASEMENT RECORDED: MAY 30, 2007 INSTRUMENT
NO.: 2007029529. SUBJECT TO THE TERMS AND CONDITIONS THEREOF.
(AFFECTS PARCEL 1) NOTE: TEMPORARY EASEMENT HAS EXPIRED

SMITH (17515 SPRUCE LN)
LAND DESCRIPTION (PER A TITLE REPORT)
A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18, RANGE 3
EAST, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 894.41 FEET EAST AND 205.0 FEET SOUTH OF THE
NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP
18, RANGE 3 EAST; RUN THENCE SOUTH PARALLEL WITH THE WEST LINE OF
SAID QUARTER SECTION 205.0 FEET; THENCE EAST PARALLEL TO THE NORTH
LINE OF SAID QUARTER SECTION 106.2 FEET TO AN IRON STAKE; THENCE NORTH
205.0 TO AN IRON STAKE; THENCE WEST 106.2 FEET TO THE PLACE OF
BEGINNING; CONTAINING .50 ACRE MORE OR LESS, IN HAMILTON COUNTY,
INDIANA.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN,
FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.
NCS-924652-INDY, DATED SEP 10, 2018, EASEMENTS CREATED OR
RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

TITLE REPORT SCHEDULE B PART 2 EXCEPTIONS:

- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 08-32 ENTITLED
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF
WESTFIELD, HAMILTON COUNTY, INDIANA RECORDED AS DOCUMENT
2008050581. NOTE: BLANKET IN NATURE
- RESOLUTION NO. 08-351 ENTITLED A RESOLUTION ADOPTING A FISCAL
PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 08-32,
RECORDED AS DOCUMENT 2008050582. NOTE: BLANKET IN NATURE
- 75 FOOT RIGHT OF ENTRY; SETBACK AND USE RESTRICTIONS; POSSIBLE
ASSESSMENTS FOR MAINTENANCE AND/OR RECONSTRUCTION, AND ALL
RIGHTS OF OTHERS ENTITLED TO THE CONTINUED UNINTERRUPTED FLOW
OF WATER THROUGH THE COOL CREEK DRAIN, A LEGAL DRAIN
ESTABLISHED IN ACCORDANCE WITH I.C. 36-9-27-33.
NOTE: 75' EASEMENT DOES NOT OCCUR ON SUBJECT PARCEL

BAKER (17510 SPRUCE LN)
LAND DESCRIPTION (PER A TITLE REPORT)
A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION
BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED
BEARING) 598.85 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE
SOUTH 0 DEGREES 33 MINUTES 14 SECONDS WEST, PARALLEL WITH THE WEST
LINE OF SAID QUARTER SECTION, 136.66 FEET TO THE POINT OF BEGINNING
OF THIS DESCRIPTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS
EAST, PARALLEL WITH SAID NORTH LINE, 159.36 FEET; THENCE SOUTH 0
DEGREES 33 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID WEST LINE
273.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST,
PARALLEL WITH SAID NORTH LINE, 159.36 FEET;
THENCE NORTH 0 DEGREES 33 MINUTES 14 SECONDS EAST, PARALLEL WITH
SAID WEST LINE, 273.34 FEET TO THE POINT OF BEGINNING AND CONTAINING
1.00 ACRE, MORE OR LESS.

EXCEPT THEREFROM A PART OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION
BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED
BEARING) 598.85 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE
SOUTH 0 DEGREES 33 MINUTES 14 SECONDS WEST, PARALLEL WITH THE
POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 90 DEGREES 00
MINUTES 00 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, 159.36 FEET;
THENCE SOUTH 0 DEGREES 33 MINUTES 14 SECONDS WEST, PARALLEL WITH
SAID WEST LINE, 68.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00
SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 159.36 FEET; THENCE
NORTH 0 DEGREES 33 MINUTES 14 SECONDS EAST, PARALLEL WITH SAID
WEST LINE, 68.34 FEET TO THE POINT OF BEGINNING AND CONTAINING .250
ACRES, MORE OR LESS.

ALSO EXCEPT THEREFROM THAT PORTION DEEDED TO THE STATE OF INDIANA
AS PER DEED RECORDED MAY 02, 2007, AS INSTRUMENT NO. 2007024274,
DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE
GRANTORS' LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE
RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B" FROM INSTRUMENT NO.
2007024274, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION
BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED
BEARING) 598.85 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE
SOUTH 0 DEGREES 33 MINUTES 14 SECONDS WEST 136.66 FEET (THE
FOREGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS
'COMMENCING AT A POINT' IS QUOTED FROM INSTRUMENT NO. 200300110187);
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH
SAID NORTH LINE, 159.36 FEET; THENCE SOUTH 0 DEGREES 33 MINUTES 14
SECONDS WEST, PARALLEL WITH SAID WEST LINE 68.34 FEET (THE FOREGOING
PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS 'THENCE NORTH'
IS QUOTED FROM INSTRUMENT NO. 200300110187) TO THE POINT OF
BEGINNING OF THIS DESCRIPTION, WHICH POINT OF BEGINNING IS THE
NORTHEAST CORNER OF THE GRANTORS' LAND; THENCE SOUTH 0 DEGREES
43 MINUTES 08 SECONDS WEST 44.78 FEET ALONG THE EAST LINE OF THE
GRANTORS' LAND TO THE POINT DESIGNATED 1059 ON SAID EXHIBIT "B";
THENCE NORTH 5 DEGREES 06 MINUTES 04 SECONDS WEST 44.97 FEET TO
THE NORTH LINE OF THE GRANTORS' LAND; THENCE SOUTH 89 DEGREES 50
MINUTES 43 SECONDS EAST 4.56 FEET TO THE POINT OF BEGINNING AND
CONTAINING 0.002 ACRES, MORE OR LESS.

ALL BEARINGS IN THIS DESCRIPTION WHICH ARE NOT QUOTED FROM PREVIOUS
INSTRUMENTS ARE BASED ON THE BEARING SYSTEM FOR INDIANA
DEPARTMENT OF TRANSPORTATION PROJECT STP-088-6(006) AS SHOWN ON
INSTRUMENT NO. 2007024274.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN,
FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.
NCS-924645-INDY, DATED SEP 10, 2018, EASEMENTS CREATED OR
RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

TITLE REPORT SCHEDULE B PART 2 EXCEPTIONS:

- EASEMENT IN FAVOR OF: MELVIN P. JARRETT AND GRETCHEN L. JARRETT
TYPE OF EASEMENT: RIGHT OF WAY RECORDED: NOVEMBER 29, 1984 AS
INSTRUMENT NO.: 8416116 IN BOOK 2, PAGE 221. SUBJECT TO THE
TERMS AND CONDITIONS THEREOF. NOTE: DESCRIBED SPRUCE LAKE
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 08-51 ENTITLED
RESOLUTION RECORDED OCTOBER 07, 2008 AS INSTRUMENT NO.
2008050582. NOTE: BLANKET IN NATURE
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 08-32 ENTITLED
ORDINANCE RECORDED MARCH 26, 2009 AS INSTRUMENT NO. 2009017219.
NOTE: BLANKET IN NATURE

MONTGOMERY (17511 SPRUCE LN)
LAND DESCRIPTION (PER A TITLE REPORT)
A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18, RANGE 3
EAST, DESCRIBED AS FOLLOWS:
BEGIN AT AN IRON STAKE 788.21 FEET EAST AND 205.0 FEET SOUTH OF THE
NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP
18, RANGE 3 EAST; RUN THENCE SOUTH PARALLEL TO THE EAST LINE OF
THIS TRACT 205.0 FEET TO AN IRON STAKE; THENCE EAST PARALLEL TO THE
NORTH LINE OF THIS TRACT 106.2 FEET TO AN IRON STAKE; THENCE NORTH
205.0 TO AN IRON STAKE; THENCE WEST 106.2 FEET TO THE PLACE OF
BEGINNING; CONTAINING .50 ACRE MORE OR LESS, IN HAMILTON COUNTY,
INDIANA.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN,
FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.
NCS-924654-INDY, DATED SEP 10, 2018, EASEMENTS CREATED OR
RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

TITLE REPORT SCHEDULE B PART 2 EXCEPTIONS:

- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 08-32 ENTITLED
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF
WESTFIELD, HAMILTON COUNTY, INDIANA RECORDED AS DOCUMENT
2008050581. NOTE: BLANKET IN NATURE
- RESOLUTION NO. 08-351 ENTITLED A RESOLUTION ADOPTING A FISCAL
PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 08-32,
RECORDED AS DOCUMENT 2008050582. NOTE: BLANKET IN NATURE
- 75 FOOT RIGHT OF ENTRY; SETBACK AND USE RESTRICTIONS; POSSIBLE
ASSESSMENTS FOR MAINTENANCE AND/OR RECONSTRUCTION, AND ALL
RIGHTS OF OTHERS ENTITLED TO THE CONTINUED UNINTERRUPTED FLOW
OF WATER THROUGH THE COOL CREEK DRAIN, A LEGAL DRAIN
ESTABLISHED IN ACCORDANCE WITH I.C. 36-9-27-33.
NOTE: 75' EASEMENT DOES NOT OCCUR ON SUBJECT PARCEL

SERGI (827&835 E SR 32)
LAND DESCRIPTION (PER A TITLE REPORT)
PARCEL 1:
A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 788.2 FEET EAST OF THE NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST;
RUN THENCE EAST ALONG THE NORTH LINE OF THIS QUARTER 106.2 FEET TO
A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER
205.0 FEET TO A STAKE; THENCE WEST PARALLEL TO THE NORTH LINE OF
THE QUARTER 106.2 FEET TO AN IRON STAKE; THENCE NORTH 205.0 FEET TO
THE PLACE OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF INDIANA APRIL 23, 2007
RECORDED JULY 17, 2007 AS DOCUMENT NO. 2007040161 MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST, HAMILTON COUNTY, INDIANA AND BEING THAT PART OF THE
GRANTORS' LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE
ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS
FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 89 DEGREES 50 MINUTES 43 SECONDS EAST 788.20 FEET
ALONG THE NORTHLINE OF SAID SECTION TO THE PROLONGED WEST LINE OF
THE GRANTORS' LAND; THENCE SOUTH 0 DEGREES 43 MINUTES 08 SECONDS
WEST 25.00 FEET ALONG SAID WEST LINE PROLONGED TO THE SOUTH
BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 89 DEGREES 50 MINUTES 43 SECONDS EAST 106.20 FEET
ALONG THE BOUNDARY OF SAID S.R. 32; THENCE SOUTH 0 DEGREES 43
MINUTES 08 SECONDS WEST 19.53 FEET; THENCE NORTH 88 DEGREES 11
MINUTES 20 SECONDS WEST 96.56 FEET TO THE POINT DESIGNATED 1062 ON
SAID EXHIBIT "B"; THENCE SOUTH 0 DEGREES 43 MINUTES 36 SECONDS WEST
163.26 FEET TO THE POINT DESIGNATED 1061 ON SAID EXHIBIT "B" ON THE
SOUTH LINE OF THE GRANTORS' LAND; THENCE NORTH 89 DEGREES 50
MINUTES 43 SECONDS WEST 9.72 FEET ALONG SAID SOUTH LINE TO THE
POINT DESIGNATED 1060 ON SAID EXHIBIT "B" ON THE WEST LINE OF THE
GRANTORS' LAND; THENCE NORTH 0 DEGREES 43 MINUTES 08 SECONDS EAST
180.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND
CONTAINING 0.080 ACRES, MORE OR LESS.

PARCEL 2:
PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST IN HAMILTON COUNTY INDIANA, DESCRIBED AS FOLLOWS:
BEGIN AT A POINT 894.41 FEET EAST OF THE NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST;
RUN THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 106.2
FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID
QUARTER SECTION 205.0 FEET TO AN IRON STAKE; THENCE WEST PARALLEL
WITH THE NORTH LINE OF SAID QUARTER SECTION 106.2 FEET TO AN IRON
STAKE; THENCE NORTH 205.0 FEET TO THE PLACE OF BEGINNING, CONTAINING
0.50 ACRE, MORE OR LESS.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF INDIANA APRIL 23, 2007
RECORDED JULY 17, 2007 AS DOCUMENT NO. 2007040161 MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE
GRANTORS' LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE
ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS
FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 89 DEGREES 50 MINUTES 43 SECONDS EAST 788.20 FEET
ALONG THE NORTH LINE OF SAID SECTION TO THE PROLONGED WEST LINE OF
THE GRANTORS' LAND; THENCE SOUTH 0 DEGREES 43 MINUTES 08 SECONDS
WEST 25.00 FEET ALONG SAID WEST LINE PROLONGED TO THE SOUTH
BOUNDARY OF S.R. 32; THENCE SOUTH 89 DEGREES 50 MINUTES 43
SECONDS EAST 106.20 FEET ALONG THE BOUNDARY OF SAID S.R. 32 TO THE
POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89
DEGREES 50 MINUTES 43 SECONDS EAST 106.20 FEET ALONG SAID
BOUNDARY TO THE EASTLINE OF THE GRANTORS' LAND; THENCE SOUTH 0
DEGREES 43 MINUTES 08 SECONDS WEST 22.60 FEET ALONG SAID EAST LINE;
THENCE NORTH 88 DEGREES 11 MINUTES 20 SECONDS WEST 106.21 FEET;
THENCE NORTH 0 DEGREES 43 MINUTES 08 SECONDS EAST 19.53 FEET TO
THE POINT OF BEGINNING AND CONTAINING 0.051 ACRES, MORE OR LESS.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN,
FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.
NCS-924643-INDY, DATED SEP 10, 2018, EASEMENTS CREATED OR
RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

TITLE REPORT SCHEDULE B PART 2 EXCEPTIONS:

- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 08 - 51
ENTITLED A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION
OF LANDS DEFINED IN ORDINANCE 08 - 32 RECORDED AS DOCUMENT
2008050582. (AFFECTS ALL PARCELS)
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 08 - 32
ENTITLED AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY
OF WESTFIELD, HAMILTON COUNTY, INDIANA RECORDED AS DOCUMENT
2009017219. (AFFECTS ALL PARCELS)

OAK RIDGE INVESTORS, LLC
LAND DESCRIPTION (PER A TITLE REPORT)
A PART OF BLOCK C IN THE TRAILS OF WESTFIELD ACCORDING TO THE PLAT
THEREOF RECORDED AS INSTRUMENT 2018023077, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE NORTH 89
DEGREES 50 MINUTES 23 SECONDS EAST 758.21 FEET ALONG THE NORTH
LINE OF SAID QUARTER SECTION TO PROLONGED EAST LINE OF THE TRACT OF
LAND DESCRIBED IN INSTRUMENT NUMBER 200300110187 AS RECORDED IN
THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, THENCE SOUTH 00
DEGREES 23 MINUTES 47 SECONDS WEST 249.86 FEET ALONG SAID
PROLONGED EAST LINE TO A SOUTHWEST CORNER OF THE TRACT OF LAND
DESCRIBED IN INSTRUMENT NUMBER 2007040771 (SAID TRACT BEING STATE
OF INDIANA RIGHT-OF-WAY) AS RECORDED IN SAID OFFICE OF THE
RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS
DESCRIPTION; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS EAST
30.00 FEET ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO THE WEST
LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012048382
AS RECORDED IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 00
DEGREES 23 MINUTES 47 SECONDS WEST 159.86 FEET ALONG SAID WEST LINE
TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN
INSTRUMENT NUMBER 2012048382; THENCE SOUTH 89 DEGREES 50 MINUTES
23 SECONDS WEST 30.00 FEET ALONG THE NORTH LINE OF THE TRACT OF
LAND DESCRIBED IN INSTRUMENT NUMBER 9105488 AS RECORDED IN SAID
OFFICE OF THE RECORDER AND TO THE SOUTHEAST CORNER OF SAID TRACT
OF LAND DESCRIBED IN INSTRUMENT NUMBER 200300110187; THENCE NORTH
00 DEGREES 23 MINUTES 47 SECONDS EAST 180.14 FEET ALONG THE EAST
LINE OF SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER
200300110187 AND TO THE POINT OF BEGINNING, CONTAINING 0.110 ACRES,
MORE OR LESS.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN,
FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.
NCS-930038-INDY, DATED SEP 10, 2018, EASEMENTS CREATED OR
RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

TITLE REPORT SCHEDULE B PART 2 EXCEPTIONS:

- RESTRICTIONS, DEDICATIONS, RESERVATIONS, EASEMENTS AND
OTHER MATTERS SHOWN ON THE PLAT OF THE TRAILS OF WESTFIELD, AS
RECORDED IN 2018023077, BUT DELETING ANY COVENANT, CONDITION OR
RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION
BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR
NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR
RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS PARCEL BLANKET IN
NATURE
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 08-32
ENTITLED ORDINANCE RECORDED MARCH 26, 2009 AS INSTRUMENT
2009017219. AFFECTS PARCEL BLANKET IN NATURE
- THE EFFECT OF A DOCUMENT ENTITLED NON-ENFORCEMENT OF DRAINAGE
EASEMENT IN SUBDIVISIONS RECORDED JUNE 25, 2018 AS INSTRUMENT
NO. 2018-028111. AFFECTS PARCEL BLANKET IN NATURE

UTILITY PROVIDERS:
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DUKE ENERGY INDIANA, INC
1619 W DEFENBAUGH
KOKOMO, IN 46902
PH.: 317-736-2018
FAX: 765-454-6581
CONTACT: TIM UMBGAUGH
CONNIE.MAUS@DUKE-ENERGY.COM

TELEPHONE
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FAX: 765-436-7979
CONTACT: DAN WHITE
DANIEL.WHITE@FRONTIERCORP.COM

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FAX: 317-275-6415
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BILL.MOORE@CABLE.COMCAST.COM

GAS/WATER
CITIZENS ENERGY SERVICES CORPORATION
2150 DR. MARTIN LUTHER KING JR. STRE
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FAX: 317-927-4684
CONTACT: RICHARD A. MILLER JR.
RMILLER@CITIZENSENERGYGROUP.COM

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INDIANA FIBER NETWORK, LLC
5520 W. 76TH ST.
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FAX: 317-471-8108
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ZAYO BANDWIDTH INDIANA, LLC
701 W. HENRY ST, SUITE 201
INDIANAPOLIS, IN 46225
PH.: 317-524-5712
FAX: 317-524-5722
CONTACT: JIM KELLAM
JKELLAM@ZAYO.COM

STORM/SEWER/
CITY OF WESTFIELD
2706 E 171ST STREET
WESTFIELD, IN 46074
PH.: 317-804-3141
FAX: 317-804-3190
CONTACT: ERIC BISHOP
EBISHOP@WESTFIELD.IN.GOV

COMBINED LAND DESCRIPTION

COMBINED LAND DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CITY OF WESTFIELD,
HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHWEST
CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 50 MINUTES
12 SECONDS EAST STATE PLANE BEARING ON AND ALONG THE NORTH LINE
OF SAID QUARTER SECTION 598.85 FEET; THENCE SOUTH 00 DEGREES 23
MINUTES 45 SECONDS WEST 30.99 FEET TO THE SOUTH RIGHT OF WAY OF
STATE ROAD 32 AND SPRUCE LAKE, AS DESCRIBED IN INSTRUMENT #
2007-040771 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL;
THENCE ON AND ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 3
COURSES:

- SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 117.55 FEET;
- SOUTH 46 DEGREES 53 MINUTES 33 SECONDS EAST 29.89 FEET;
- SOUTH 05 DEGREES 25 MINUTES 44 SECONDS EAST 195.69 FEET TO THE
WEST LINE OF SPRUCE LAKE;
- THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST 30.00 FEET TO
THE EAST LINE OF SPRUCE LAKE; THENCE NORTH 00 DEGREES 22 MINUTES
59 SECONDS EAST ON AND ALONG THE EAST LINE OF SPRUCE LAKE 44.74
FEET TO THE RIGHT OF WAY OF SPRUCE LAKE AND STATE ROAD 32 AS
DESCRIBED IN INSTRUMENT # 2007-040161; THENCE ON AND ALONG SAID
RIGHT OF WAY LINE THE FOLLOWING 3 COURSES:

- NORTH 89 DEGREES 50 MINUTES 13 SECONDS EAST 9.72 FEET;
- NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST 163.26 FEET;
- SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 202.71 FEET;
- THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 362.40 FEET TO
THE SOUTHEAST CORNER OF INSTRUMENT # 2008-005438; THENCE SOUTH
89 DEGREES 50 MINUTES 12 SECONDS WEST 401.75 FEET TO THE SOUTHWEST
CORNER OF INSTRUMENT # 2003-110187; THENCE NORTH 00 DEGREES 23
MINUTES 45 SECONDS EAST 379.01 FEET TO THE POINT OF BEGINNING OF
THIS DESCRIBED PARCEL, CONTAINING 3.18 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

PURPOSE OF THIS SURVEY: TO PERFORM AN ALTA/NSPS LAND TITLE SURVEY ON THE 6
LOTS (SHOWN HEREON) IN WESTFIELD, INDIANA

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTION 1 THROUGH 30
OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE
SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND
CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- VARIANCE IN THE REFERENCE MONUMENTS;
- DISCREPANCIES IN RECORD DESCRIPTION AND PLATS;
- INCONSISTENCIES IN LINES OF OCCUPATION AND;
- ACCEPTABLE RELATIVE POSITIONAL ACCURACY

THIS SURVEY IS A RETRACEMENT SURVEY AS DEFINED IN IAC 865, ARTICLE 1.1, CHAPTER
12 SECTIONS 6-18.

FINDING OF FACTS:
WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYORS ACCEPT A MONUMENT DOES NOT
MAKE IT CORRECT; THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON
REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE,
THE LOCATION OF ANY OF THE ABOVE-DISCUSSED MONUMENTS MAY YET BE
CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY
PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS
SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION
FOR THE CORNERS. BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE
CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF
THESE CORNERS IS UNKNOWN.

OF THE CORNERS SHOWN ON THIS SURVEY, SOME ARE REFERENCED AS TITLE CORNERS
AND OTHERS AS RECORD CORNERS. A RECORD CORNER BEING A MONUMENT IN ITS
PROPER LOCATION ACCORDING TO THE RULES OF THE SUBDIVISION OF SECTIONS. A TITLE
CORNER IS AN EXISTING MONUMENT ESTABLISHED AND HAVING BEEN ACCEPTED OVER
PERIOD OF TIME AS THE PROPER CORNER. A TITLE CORNER IS SUBJECT TO
UNDISCOVERED EVIDENCE.

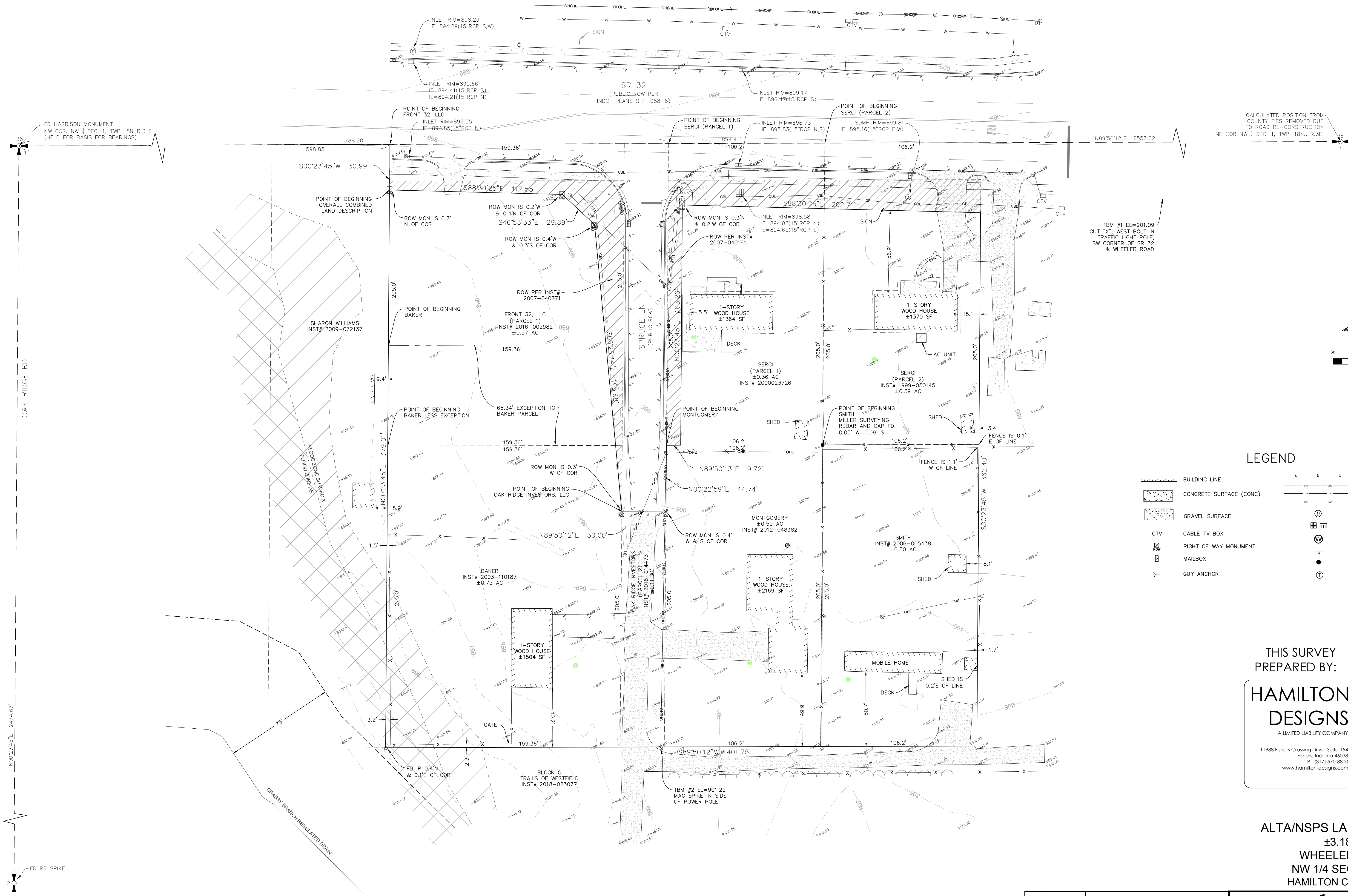
AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND
BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS
ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: THE NORTHWEST AND SOUTHWEST
CORNERS OF THE NORTHWEST QUARTER OF SECTION 1 WERE FOUND PER THE COUNTY
SURVEYOR TIES. THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER WAS VERIFIED
PER CALCULATED PER PLAT OF TRAILS OF WESTFIELD, INST# 2018-023077 AND THE
STATE PLANE COORDINATES FROM THE COUNTY SURVEYOR'S TIES. THE MONUMENT
APPEARS TO HAVE BEEN REMOVED DUE TO ROAD RE-CONSTRUCTION. VARIOUS RIGHT OF
WAY MONUMENTS WERE FOUND ALONG THE RIGHT OF WAY TAKING ALONG THE NORTH LINE
OF THE SUBJECT PARCEL, AS SHOWN. THE UNCERTAINTY IN THESE MONUMENTS IS UP TO
0.7'. AN IRON PIPE WAS FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL,
AS SHOWN. THE UNCERTAINTY IN THIS MONUMENT IS 0.4'

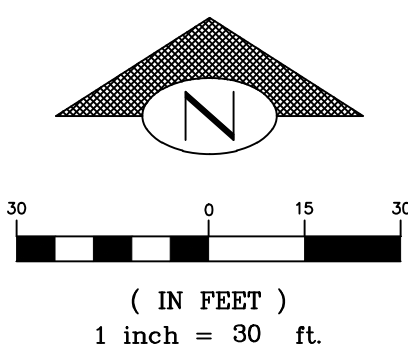
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS: NONE APPARENT

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: THERE ARE SEVERAL FENCES
RUNNING ALONG THE PERIMETER OF THE SUBJECT PARCEL, AS SHOWN. SEE DRAWING FOR
DIMENSIONS.

RELATIVE POSITIONAL TOLERANCE:
THE RELATIVE POSITIONAL TOLERANCES IS DETERMIN



CALCULATED POSITION FROM
COUNTY TIES REMOVED DUE
TO ROAD RE-CONSTRUCTION
NE COR NW 1/4 SEC. 1, TWP. 18N., R.3E.



LEGEND

- BUILDING LINE
- CONCRETE SURFACE (CONC)
- GRAVEL SURFACE
- CTV
- CABLE TV BOX
- RIGHT OF WAY MONUMENT
- MAILBOX
- GUY ANCHOR
- EDGE OF ASPHALT
- OVERHEAD CABLE
- UNDERGROUND CABLE
- UNDERGROUND ELECTRIC
- STORM DRAIN MANHOLE (SDMH)
- STORM INLET
- WELL HEAD
- SIGN
- UTILITY POLE
- TELEPHONE MANHOLE (TMH)

THIS SURVEY
PREPARED BY:

**HAMILTON
DESIGNS**
A LIMITED LIABILITY COMPANY
11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
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www.hamilton-designs.com

PROJECT NO.	2018-289
DRAWN BY	JBK
CHECKED BY	TDW
SCALE	1"=30'

ALT/NSPS LAND TITLE SURVEY
±3.18 ACRES
WHEELER RD & SR 32
NW 1/4 SEC 1, T18N, R3E
HAMILTON COUNTY, INDIANA

Kimley»Horn

250 E 96TH ST, SUITE 580
INDIANAPOLIS, IN 46240
Tel. No. (317) 218-9560

No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
			1"=30'					2 OF 2

Drawing name: K:\NO-IDEV\17008B000-Midland Atlantic-Source Line Retain-Westfield-JM_V2-CADD\NO-IDEV\17008B000-Midland Atlantic-Source Line Retain-Westfield-JM_V2-GENERAL NOTES.dwg GENERAL NOTES Apr 28, 2019 8:53am By: Mike Timko This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.	GENERAL NOTES 1. THE MUNICIPALITY REQUIREMENTS AND THE LATEST INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS INCLUDING CHANGES OF THE INDIANA DEPARTMENT OF TRANSPORTATION ITEMS THAT ARE A PART OF THIS PLAN UNLESS OTHERWISE NOTED, WHEN CONFLICTS ARISE BETWEEN ABOVE LISTED SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE. 2. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. STANDARD SPECIFICATIONS ARE NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THIS CONTRACT. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL INDIANA UTILITIES PROTECTION SERVICE (811 OR 1.800.362.2764) AND THE MUNICIPALITY FOR UTILITY LOCATIONS. 4. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE CONSTRUCTION OF THE PROJECT AND THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE SURVEYOR'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE/SHE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL HAVE ASSUMED THE CONTRACTOR'S OWN RISK. THE CONTRACTOR SHALL BE RESPONSIBLE IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE. 5. NOTIFICATION OF COMMENCING CONSTRUCTION: 5.1. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. 5.2. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR. 6. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY. 7. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE. 8. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED, ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE. 9. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR. THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES MAY BE DETERMINED BY THE MUNICIPALITY AND MAY VARY FROM PLAN GRADE. 10. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGED OR REFINISHED ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS. 11. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL. 12. ANY FIELD TIES ENCOUNTERED SHALL BE INSPECTED BY THE MUNICIPALITY. THE DRAIN TIE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE MUNICIPALITY UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. 13. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY. 14. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAY ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LOCATIONS ARE NOT SHOWN ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. 15. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS. 16. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS, AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. 17. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB PER OSHA REGULATIONS. 18. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPAL ORDINANCES. 19. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED. 20. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAYMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY. 21. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST. 22. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. 23. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED, AS PER MUNICIPAL STANDARDS. 24. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS/HER OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT. 25. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY. THE STRUCTURES NOT TO BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THIS PROJECT. 26. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREA OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, SHALL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT HIS EXPENSE. 27. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS. 28. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE CONSIDERED INCIDENTAL TO THE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER. 29. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IDEM REGULATIONS AND STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.	PAVING NOTES 1. GENERAL 1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS INTERMEDIATE AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK. 2. SUBGRADE PREPARATION 2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PIPE ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT HE/SHE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. 2.2. AFTER STRIPPING TO THE PROPOSED SUBGRADE LEVEL, THE BUILDING AND PARKING AREA SHOULD BE PROOF-ROLLED WITH A TANDEM AXLE DUMP TRUCK OR SIMILAR HEAVY RUBBER Tired VEHICLE TYPICALLY WITH AN AXIAL LOAD GREATER THAN NINE (9) TONS OR MEETING SPECIFICATIONS OUTLINED IN INDOT CMS ITEM 204 FOR ROADWAY SUBGRADE COMPACTION AND PROOF-ROLLING. 2.3. MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE (1) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA. 2.4. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED. 2.5. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER. 2. CONCRETE WORK 3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS S1 OR PV. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. 3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4"-INCH BY 18"-INCH EPOXY-COATED STEEL WEDGE BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES, SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN TEN (10) TO TWENTY-FIVE FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED. 3.3. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. 3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. 3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT MAXIMUM 6-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 50-FOOT MAXIMUM INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES. 3.6. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6-INCH BY 6-INCH NO. 6 WELDED WIRE MESH IN ALL DRIVEWAYS. PROVIDE 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15-FOOT MAXIMUM. 3.7. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS. 3.8. CONCRETE CURING AND PROTECTION SHALL BE PER INDOT STANDARDS. TWO (2) COATS OF INDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. 3.9. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM. 4. FLEXIBLE PAVEMENT 4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETALLED ON THE PLANS, UNLESS OTHERWISE SHOWN ON THE PLANS. THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE, ASPHALT INTERMEDIATE COURSE TYPE 2, AND ASPHALT SURFACE COURSE TYPE 1, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. 4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE INTERMEDIATE COURSE IS LAID. 4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE INTERMEDIATE COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE INTERMEDIATE COURSE, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WATERVEY EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER INDOT STANDARDS. 4.4. SEAMS IN SURFACE AND BASE COURSES SHALL BE STAGGERED A MINIMUM OF 6 INCHES. 5. TESTING AND FINAL ACCEPTANCE 5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE ENGINEER. 5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE INTERMEDIATE COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION. 5.3. WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY INDOT STANDARDS. 5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE. 5.5. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPAL CODE, WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, AND GENERAL NOTES, THE MORE STRINGENT SHALL TAKE PRECEDENCE.	EARTHWORK NOTES 1. GENERAL 1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. 1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF/HERSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED. 1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND SUBGRADE ELEVATIONS (AS NOTED) AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR. 1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADJUST COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC. 1.5. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED AND APPROVED PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION. 1.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF, TO PROTECT ADJACENT PROPERTY, ETC., SHALL OCCUR BEFORE GRADING BEGINS. 1.7. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE. THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED. 2. TOPSOIL. EXCAVATION INCLUDES: 2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS. 2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE. 2.3. TOPSOIL STOCKPILED FOR SPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE. 2.4. TOPSOIL SPREAD SHALL INCLUDE HAULING AND SPREADING OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER. 3. EARTH EXCAVATION INCLUDES: 3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALKS, ETC. COMPACTED SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS. 3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. 3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL. WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER. 3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR OR THE SUBGRADE PROPOSED PAVEMENT AREAS, SIDEWALKS, ETC. COMPACTED SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS. 4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE GEOTECHNICAL ENGINEER OR SOILS TESTING AGENCY WITH THE CONCURRENCE OF THE OWNER. 5. MISCELLANEOUS. THE CONTRACTOR SHALL: 5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENT. 5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT ARE NOT TO BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS. 5.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION. 5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. 5.5. TESTING AND FINAL ACCEPTANCE 5.6. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER OR SOILS TESTING AGENCY AND THE OWNER. (SEE PAVING SPECIFICATION.) 5.7. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER OR SOILS TESTING AGENCY.	SANITARY SEWER NOTES 1. ALL UNSUITABLE MATERIALS SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE, AS PER INDOT STANDARDS. 2. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF THREE (3) FEET ON EITHER SIDE OF SAME AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH MATERIAL THAT HAS BEEN TREATED AND COMPACTED TO 95% OF STD. PROCTOR MAXIMUM DRY DENSITY. 3. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE. 4. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY. 5. WATERMANS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT REQUIREMENTS, AS SPECIFIED IN THE STANDARDS FOR WATER AND SEWER CONSTRUCTION IN INDIANA. 6. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES: 6.1. IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE MUNICIPALITY IN WRITING PRIOR TO BEGINNING CONSTRUCTION. 6.2. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER. 6.3. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS. 6.4. FRAMES AND LIDS: ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE PER DETAIL SHEET, UNLESS OTHERWISE NOTED ON THE PLANS AND DETAILS. THE LIDS SHALL HAVE RECESSED (CONCAVED) PICK HOLE AND BE SELF-SEALING WITH AN "O" RING GASKET. THE JOINTS BETWEEN THE FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE. 6.5. A MAXIMUM OF TWELVE (12) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE. 7. TESTING: DEFLECTION, AIR, AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE IN ACCORDANCE WITH THE TEN STATE STANDARDS. 12. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS. 13. TELEVISION: IF REQUIRED BY THE MUNICIPALITY, ALL SANITARY SEWERS SHALL BE TELEVIEWED, AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS, AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND IN WRITING USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES. 14. TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS. 15. CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY. THE LABORATORY SHALL BE APPROVED BY THE CITY. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING." ASTM STANDARDS D-2241, AS APPLICABLE. THE CONTRACTOR SHALL SUBMIT TO THE CITY A REPORT OF TEST RESULTS TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT. 16. IF CONFLICT ARISES BETWEEN MUNICIPAL STANDARDS AND SANITARY SEWER NOTES, THE MORE STRINGENT SHALL APPLY. 17. ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 STANDARDS AND JOINTS MEETING ASTM D-3212. ALL SANITARY MANHOLES TO BE CONCRETE AND MEET MANHOLE DESIGN REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF LINES THAT ARE PROPOSED AT A DEPTH 15 FEET OR GREATER SHALL BE DUCTILE IRON CLASS S1 PIPE.	DEMOLITION NOTES 1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THE DEMOLITION PLAN. 2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND FIELD VERIFY ALL UNDERGROUND UTILITIES. 3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING BUILDING AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER. 4. CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY DEMOLITION PERMITS. 5. THE CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE TRUCKS AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. 6. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. 7. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES OR PRIOR TO ANY FURTHER DEMOLITION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES. 8. THE CONTRACTOR SHALL USE DUE CARE IN HAULING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. 9. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. 10. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE NOTIFIED BY THE CONSTRUCTION MANAGER. 11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL. 12. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY. 13. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED. DEWATERING SHALL BE DONE IN ACCORDANCE WITH LOCAL AND REGIONAL REQUIREMENTS.	WATERMAIN NOTES 1. ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE INDIANA UTILITIES DEPARTMENT. 2. PIPE MATERIALS: WATERMANS SHALL BE CONSTRUCTED OF AWWA C900 OR AWWA C905 PLASTIC PIPE. JOINTS SHALL BE CLASS 150 UNLESS OTHERWISE INDICATED ON THE PLANS. ONE COUPLING WITH TWO RUBBER GASKETS SHALL BE FURNISHED WITH EACH LENGTH OF PIPE. IT SHALL BE THE SAME MATERIAL AND BY THE SAME MANUFACTURER AS THE PIPE AND CONFORM TO ASTM D3159. RUBBER GASKETS SHALL CONFORM TO ASTM F477. 3. TESTING OF THE PIPE AND COUPLINGS SHALL BE MADE IN ACCORDANCE WITH AWWA C900. REGARDLESS OF THE PLACE OF MANUFACTURE, ALL PIPE SHALL BE TESTED WITHIN THE CONTINENTAL UNITED STATES. 4. PRESSURE RATING: THE PIPE SHALL BE DR 14 FOR FIRE PROTECTION MAINS AND DR 18 FOR WATER MAINS. 5. JOINTS: JOINTS SHALL BE BELL END OR COUPLING PUSH-ON TYPE. THE PUSH-ON JOINT AND JOINT COMPONENTS SHALL MEET THE REQUIREMENTS FOR ASTM D-3139. JOINT FOR PLASTIC PRESSURE PIPE, USING FLEXIBLE ELASTOMERIC SEALS. THE JOINT SHALL BE DESIGNED SO AS TO PROVIDE FOR THE THERMAL EXPANSION AND CONTRACTION EXPERIENCED WITH A TOTAL TEMPERATURE CHANGE OF 75 DEGREES F IN EACH JOINT OF PIPE. THE LUBRICANT SHALL HAVE NO DETRIMENTAL EFFECTS ON THE GASKET OR THE PIPE. GASKETS SHALL MEET ALL APPLICABLE REQUIREMENTS OF ANSI STANDARD A21.1. 6. FITTINGS: ALL FITTINGS SHALL BE OF DUCTILE IRON WITH GASKETS, GLANDS AND T-HEAD BOLTS WITH NUTS. DUCTILE IRON FITTINGS SHALL CONFORM TO ANSI/AWWA C110/A21.1 350 POUNDS PER SQUARE INCH (PSI) PRESSURE RATING REQUIREMENTS. ALL FITTINGS SHALL BE CEMENT MORTAR LINER CONFORMING TO ANSI/AWWA C104/A21.4 AND SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING OF FUSIBLE FLOW. ALL FITTINGS SHALL HAVE THE FOLLOWING: (1) THE PIPE EXTERIOR THE PRESSURE RATING AND LETTERS "DI" OR "DUCTILE". ALL DUCTILE IRON FITTINGS ACCEPTABLE TO THE UTILITY SHALL BE RATED AT A MINIMUM OF 70-50-05 (KSI) TENSILE STRENGTH-100 KSI YIELD STRENGTH-100 KSI IN ACCORDANCE WITH ANSI/AWWA C110 STANDARDS REGARDING STRENGTH OF MATERIALS. 7. FITTING JOINTS SHALL BE OF THE STANDARD MECHANICAL JOINT TYPE CONFORMING TO ANSI/AWW C111/A21.1 OR PUSH JOINT TYPE CONFORMING TO ANSI/AWWA C111/A21.1. ALL GASKETS, GLANDS AND T-HEAD BOLTS SHALL BE IN ACCORDANCE WITH AWWA C111/A21.1. 8. POLYETHYLENE ENCASEMENT: HIGH DENSITY CROSS-LAMINATED POLYETHYLENE ENCASEMENT MATERIALS SHALL BE USED FOR DUCTILE IRON PIPE AND FITTINGS. THE HIGH DENSITY STRESSOR SHALL BE A 12 INCH DIA. POLYETHYLENE TUBE MATERIAL SHALL CONFORM TO ANSI/AWWA C105 WITH A MINIMUM THICKNESS OF 4 MILS. 9. VALVES: GATE VALVES SHALL BE USED ON ALL WATERMANS. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE-MOUNTED SEATS AND NON-RIISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS. 10. WHERE WATERMANS AND SERVICES CROSS PROPOSED OR EXISTING STREETS, BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL EXTENDING AT LEAST 5 FEET BEYOND THE BACK OF CURB OR EDGE OF PAVEMENT. 11. PROVIDE AND INSTALL FOUR MEGALUG JOINT RESTRAINTS AT EACH JOINT FROM THE MAINLINE TEE TO THE AUXILIARY VALVE AND BETWEEN THE AUXILIARY VALVE AND THE HYDRANT BARREL. 12. THE BREAK FLANGE AND ALL BELOW-GRADE FITTING SHALL HAVE STAINLESS STEEL NUTS AND BOLTS. 11. CORPORATION STOPS: CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800 AND SHALL INCLUDE "J" BEND, TAILPIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON THE PLANS. 12. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS. 13. BEDDING: ALL WATERMANS SHALL BE BEDDED ON FIRM GROUND, WITH BELLHOLES EXCAVATED SO THAT THE PIPE HAS AN EVEN BEDDING FOR ITS ENTIRE LENGTH. 14. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION. 15. A MINIMUM DEPTH OF COVER OF FIFTY-FOUR (54) INCHES SHALL BE MAINTAINED OVER THE MAINS. THE MAXIMUM COVER SHALL BE SEVENTY-TWO (72) INCHES, EXCEPT AT SPECIAL CROSSINGS. 16. "MEGA-LUG" RETAINER GLANDS AND THRUST BLOCKING SHALL BE INSTALLED ON WATERMANS AT ALL BENDS, FITTINGS, TEES, ELBOWS, ETC. "MEGA-LUG" RESTRAINED JOINTS ARE REQUIRED ON ALL VALVES AND ALL FITTINGS. 17. HORIZONTAL SEPARATION 17.1. WATERMANS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION. 17.2. WATERMANS MAY BE LAID CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN: 17.2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET; 17.2.2. THE WATERMAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE SEWER; 17.2.3. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SLOPE LOCATED TO ONE SIDE OF THE SEWER. 17.3. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING. 18. VERTICAL SEPARATION 18.1. ALL SERVICE PIPES SHALL BE BURIED AT LEAST FIFTY-FOUR (54) INCHES DEEP IN THE GROUND. 18.2. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER. HOWEVER, WATERMANS CROSSING STREETS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS, THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN. 18.3. BOTH THE WATERMANS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN: 18.3.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED IN (1) ABOVE; 18.3.2. OR THE WATERMAIN PASSES UNDER A SEWER OR DRAIN. 18.4. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN. 18.5. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINES IS AT LEAST (10) FEET. 19. ALL WATERMANS SHALL BE PRESSURE-TESTED FOR A MIN. OF 2 HOURS AT 150 PSI. FLUSHED, AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE-TESTED FOR A MINIMUM OF ONE (1) HOUR. ALLOWABLE LEAKAGE SHALL BE PER THE MUNICIPAL CODE. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN. 20. IDEM WATERMAIN NOTES 20.1. ALL WATERLINES SHALL BE AWWA APPROVED. 20.2. THE NORMAL WORKING PRESSURE IN THE WATERLINES WILL NOT BE LESS THAN 35 PSI. 20.3. INDIVIDUAL BOOSTER PUMPS WILL NOT BE ALLOWED FOR ANY INDIVIDUAL SERVICE. 20.4. ALL FIRE HYDRANTS SHALL BE AWWA APPROVED.	AS NOTED DESIGNED BY: MUT DRAWN BY: MUT CHECKED BY: WBS SCALE: 1"=40' PRELIMINARY MDLAND ATLANTIC PROPERTIES MONON CROSSING 829 E. SR 32 WESTFIELD, IN ORIGINAL ISSUE: 03/01/19 KHA PROJECT NO. 17008B000 SHEET NUMBER C1.0
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COMBINED LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST STATE PLANE BEARING ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION 1.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST STATE PLANE BEARING ON AND ALONG THE NORTH LINE OF WAY OF STATE ROAD 322 AND SPRUCE LANE, AS DESCRIBED IN INSTRUMENT # 2007-040771 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE ON AND ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 117.75 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 22 SECONDS EAST ACROSS THE NORTH LINE OF SPRUCE STREET 61.79 FEET TO THE INTERSECTION OF SAID SPRUCE STREET AND SAID RIGHT OF WAY LINE; THENCE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 117.75 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST ON AND ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 322 102.71 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 362.40 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT # 2006-005438; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST 401.75 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT # 2003-110187; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST 379.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING

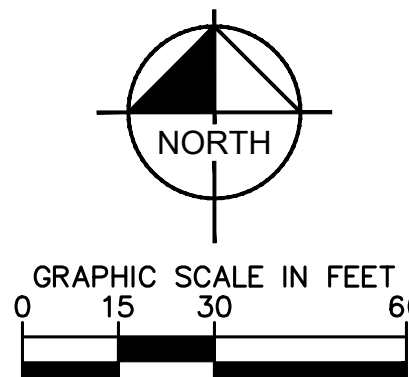
3.42 ACRES OR LESS.



- | | |
|---|---|
|  | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
|  | CURB REMOVAL |
|  | UTILITY REMOVAL |
|  | ITEM TO BE REMOVED |
|  | FULL-DEPTH ASPHALT PAVEMENT REMOVAL |
|  | CONCRETE REMOVAL |
|  | BUILDING REMOVAL |
|  | ASPHALT 1.5" MILL |
|  | SAWCUT LINE |
|  | FENCE REMOVAL |
|  | ITEM TO BE RELOCATED |

NOTES:

1. CONTRACTOR TO DETERMINE THE NUMBER OF TREES ONSITE AND COORDINATE WITH OWNER AND CIVIL ENGINEER PRIOR TO TREE REMOVAL.
2. UTILITY POLES AND ELECTRICAL METERS TO BE REMOVED BY DUKE ENERGY.



DEMOLITION NOTES

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORD OF THE BUREAU OF PUBLIC WORKS. THE CONTRACTOR SHALL MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNERS TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING INDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
7. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
8. PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.
9. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION IS COMPLETED. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
10. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION. REFER TO SHEET C4.0
11. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.

DEMOLITION NOTES

THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. SEE ARCHITECTURAL DRAWINGS FOR LIMITS AND PROPER DEMOLITION OF EXISTING BUILDING. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:

- SIDEWALK AND ON-SITE PAVEMENT
- BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
- DEBRIS AND FOUNDATIONS FROM ALL DEMOLISHED STRUCTURES
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN
SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A
"CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.

CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

DISPOSAL OF DEMOLISHED MATERIALS

REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

LANDSCAPE PROTECTION AND REMOVAL

SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION,
PRESERVATION AND REMOVAL.

UTILITY SERVICES

EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED PRIOR TO START OF DEMOLITION WORKING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILL OR FILLER SHALL BE PLACED OVER THE CAPS. UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED AASHTO PROCTOR DENSITY. ALL UTILITIES TO BE REMOVED SHALL BE REMOVED FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

UTILITY PROTECTION

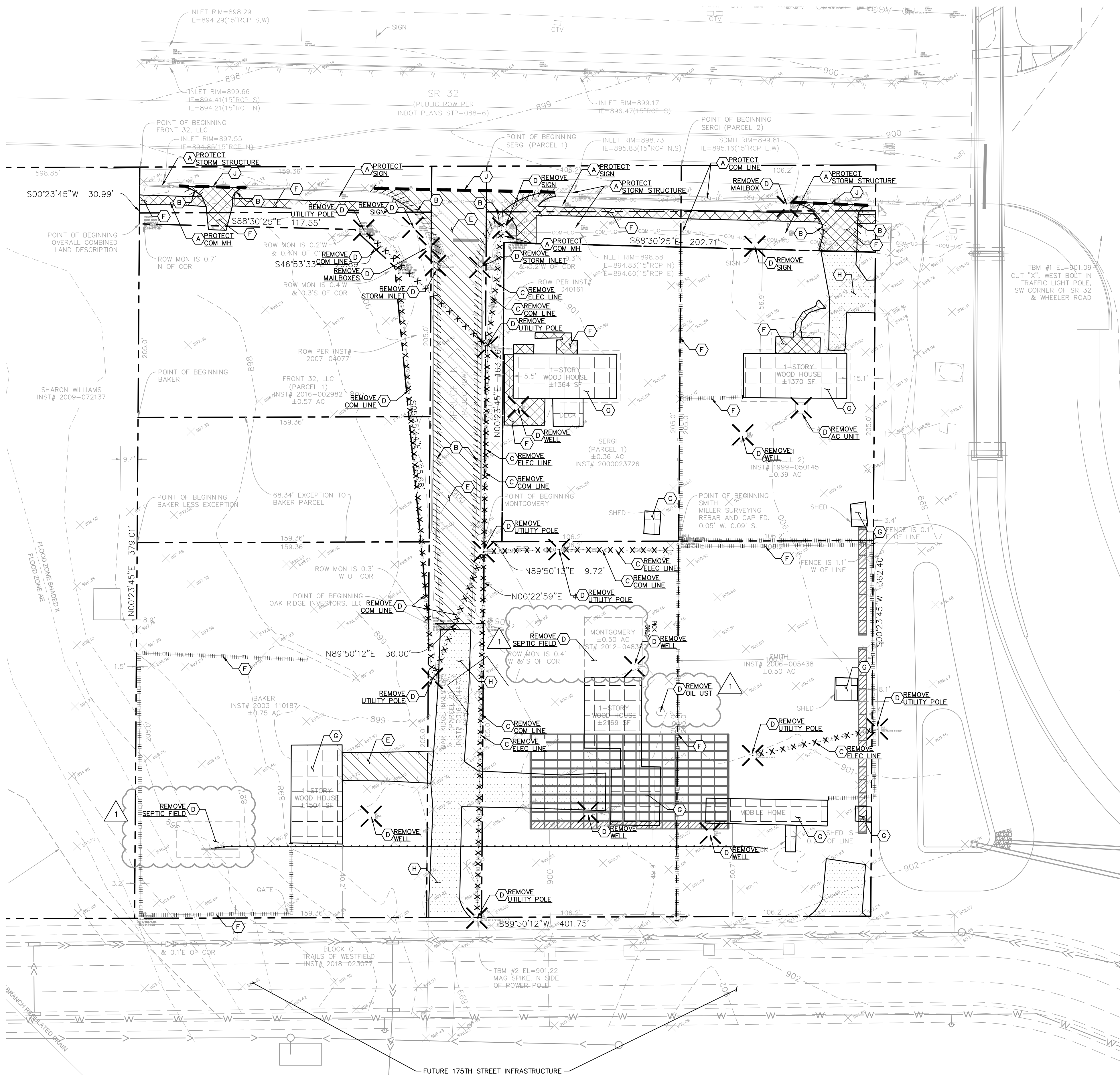
UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL INDIANA 811 (811 OR 800-362-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES SHALL BE REPAIRED OR REPLACED IN-KIND AT THE CONTRACTOR'S EXPENSE. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTICES TO THE LOCAL UTILITY OWNERS SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

POLLUTION CONTROLS

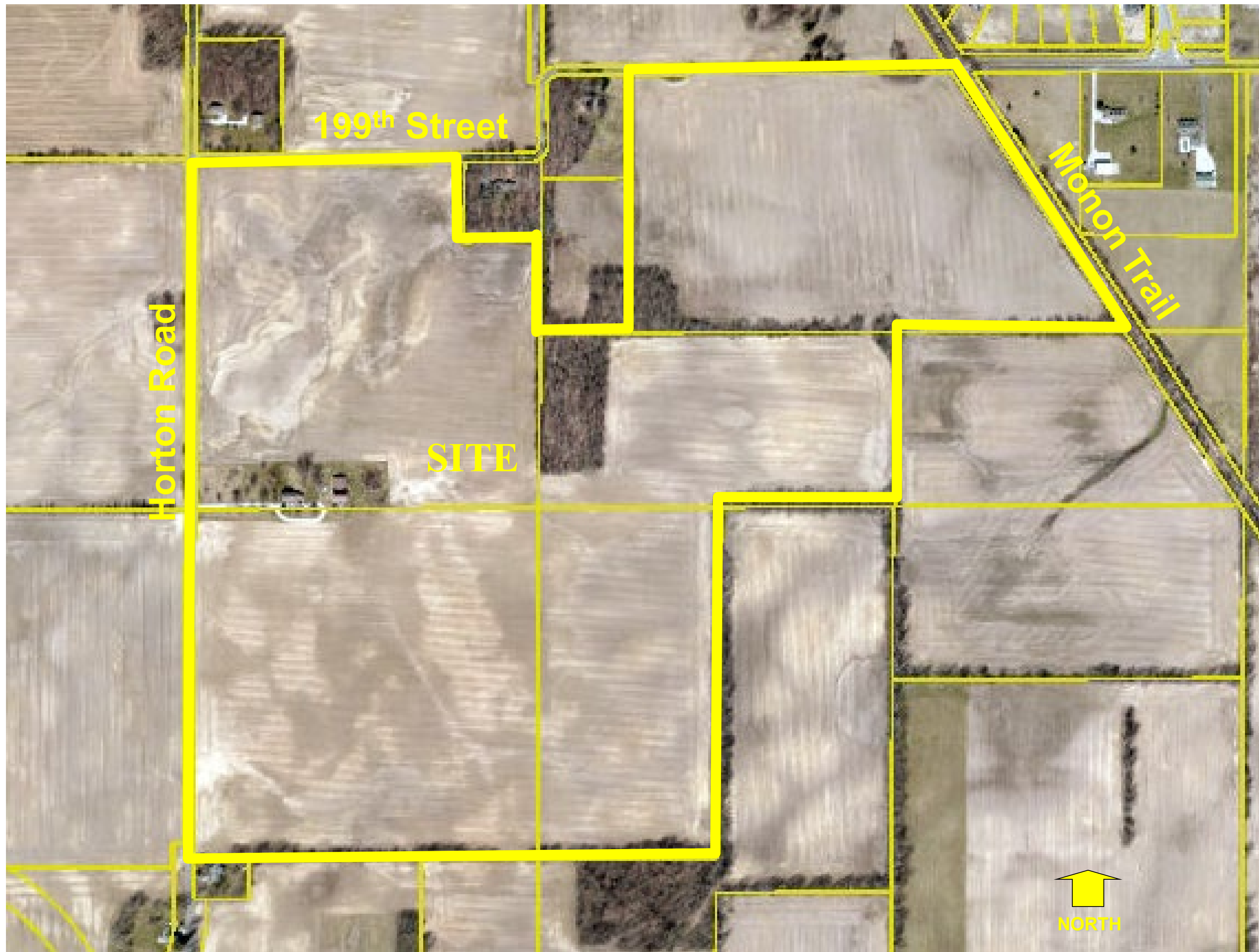
USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVELS POSSIBLE. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.

FILLING BASEMENTS AND VOIDS

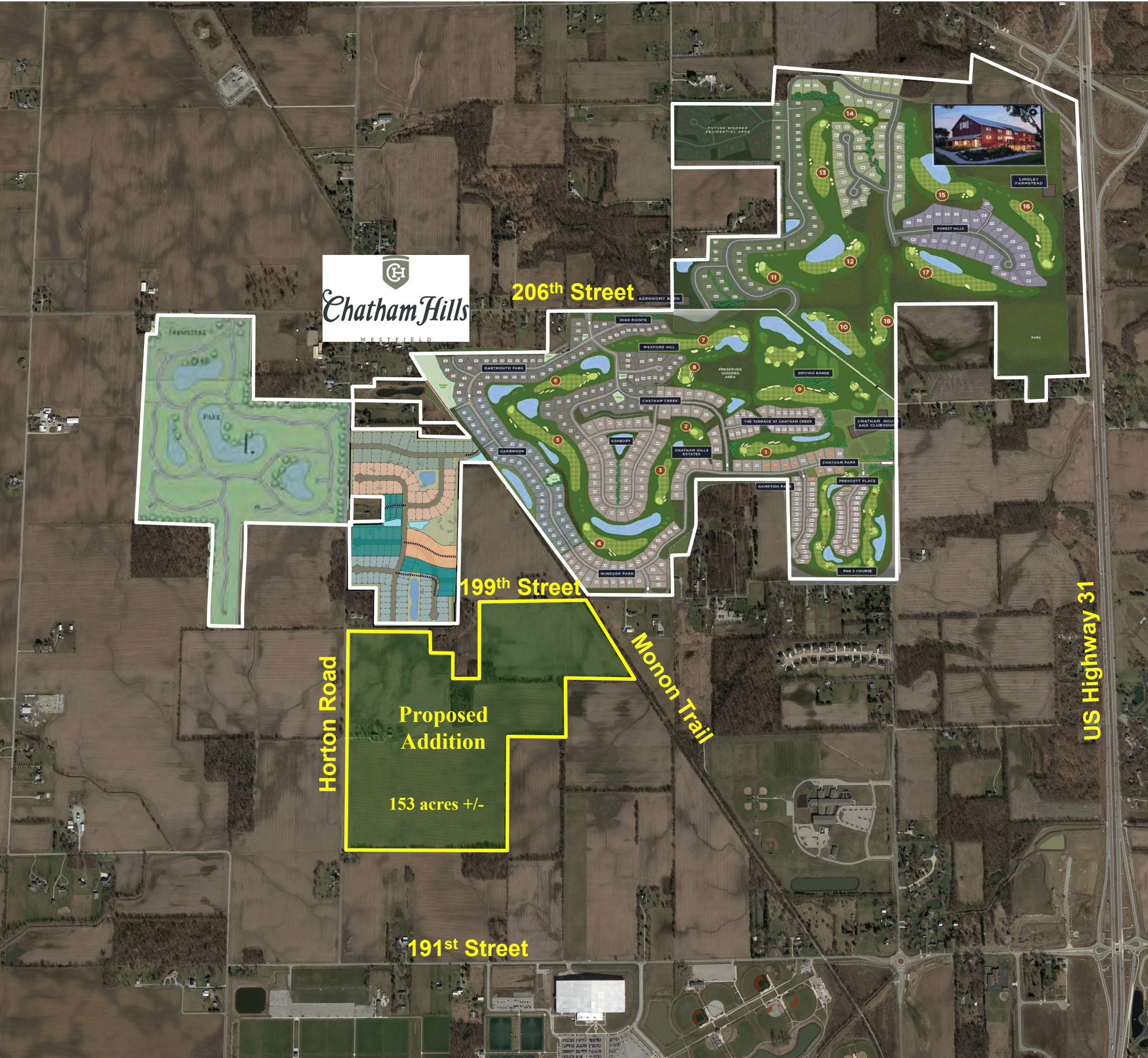
COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE INDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATERIAL. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 18" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF 95% TO 98% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.



MONON CROSSING 829 E. SR 32 WESTFIELD, IN		EXISTING CONDITIONS & DEMOLITION PLAN		 MIDLAND ATLANTIC PROPERTIES				Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 100 WEST WASHINGTON STREET, SUITE 580, INDIANAPOLIS, IN 46250 PHONE: 317-218-9550 WWW.KIMLEY-HORN.COM		SCALE: _____ AS NOTED _____ DESIGNED BY: MJT _____ DRAWN BY: MJT _____ CHECKED BY: WAB _____ TAC & OWNER COMMENTS _____ REVISIONS _____ DATE _____ BY _____	
C2.0											

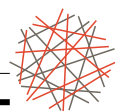
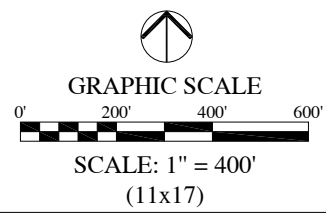
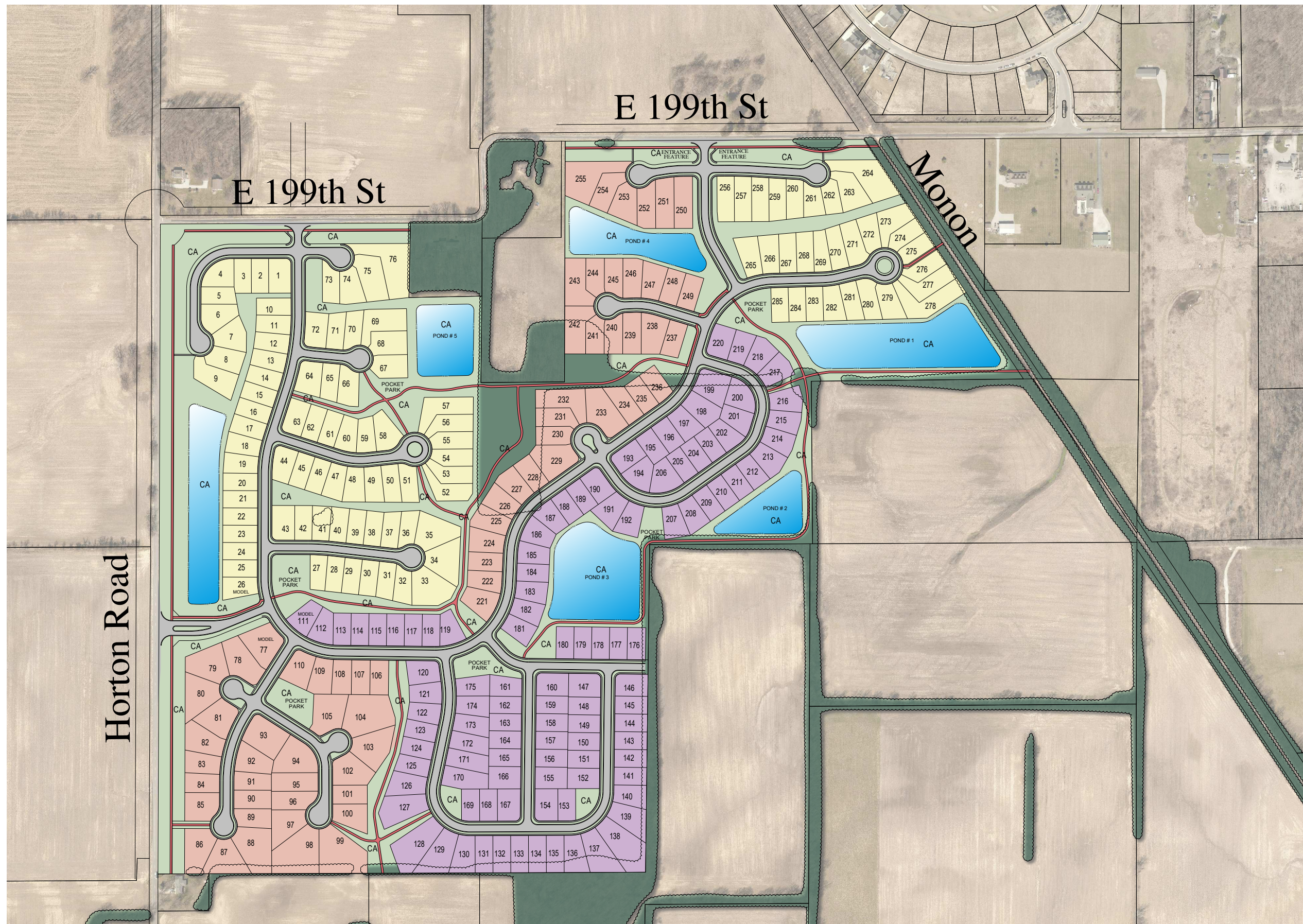


Chatham Amendment VI
Site Location Map



Chatham Amendment VI
Concept Plan

Plot Date: Apr 23, 2019 Plot Time: 3:12pm File Name: W:\Pulte Homes\2019-117-A Pulte - Westfield Chatham Hills\Design\Renderings\19117-A Chatham - MColor Exhibit.dwg Layout: Overall Plan (No summary) By: dchesterfield



HWC
ENGINEERING

CHATHAM HILLS
WESTFIELD, INDIANA
APRIL 23, 2019

April 23, 2019 Chatham Hills VI PUD - Neighborhood Meeting Summary

<u>Project:</u>	Proposed Chatham Hills PUD Amendment VI
<u>Docket Number:</u>	1905-PUD-09
<u>Date:</u>	April 23, 2019 at 6:30pm
<u>Location:</u>	Chatham Hills Clubhouse, Sky Room, 1100 Chatham Hills Boulevard, Westfield, IN 46074
<u>Attendees:</u>	Steve Henke, Phil Sundling, Brad Henke – Henke Development Group, LLC Jon Dobosiewicz, Jim Shinaver, and Matt Pleasant – Nelson & Frankenger Steve Hoover, Chuck Lehman – Westfield City Council Daine Crabtree – Staff See <u>Exhibit A</u>: Sign In Sheet

Meeting began at 6:30pm. Jon Dobosiewicz provided an overview summary of the proposal including the review of the attached plans.

Neighbor Comments and Questions:

1. What kind of housing types will be permitted in the neighborhood?

Response: The home products will be all single-family detached housing. Attached housing is not permitted or proposed.

2. Where will there be access to the neighborhood? Will they be public streets or private?

Response: There will be an entrance on Horton Road and two entrances on 199th Street. All street will be public streets.

3. Will this development be annexed into the City?

Response: The property is currently not annexed but the plan is to annex the Real Estate into the City of Westfield.

4. Where will the utilities come from?

Response: There is a sanitary line coming from the southwest and gas will come from the south generally along Horton Road. There is a possibility that some utilities could come from the current Chatham development if timing is of the essence.

5. Our property is on top of a gas line. Will this development effect our property?

Response: If the developer needs access to the gas line, easements will need to be in place to access it. You should receive notification and specific site details at the time of Primary Plat approval in the event easements are necessary.

6. There are considerable drainage issues on the location.

Response: The development will require the site to manage all storm water on the property and discharge at a controlled rate in the form of detention and retention ponds or a legal drain. The Hamilton County Surveyor's office and the City of Westfield will review and approve the details at the time of Primary Plat and Overall Development Plan approval.

7. Will you be keeping the woods that are existing?

Response: Yes, the woods will be preserved as much as possible and buffering is required.

8. What is the buffer plan?

Response: There is a requirements under the PUD and the UDO that we must meet. A definitive buffer plan will be submitted at the time of Primary Plat review.

9. Will there be a road extension to 191st Street?

Response: The property abutting to the south is zoned commercial and the east could potentially be residential. The City visions more commercial along 191st Street therefore no stub street is contemplated to connect to the south.

10. How long until the development meets our property?

Response: The development will start along Horton Road and is expected to be a multi-year buildout generally form west to east.

11. What are the prices of the homes?

Response: The average sales price of homes is anticipated to be in the \$400,000s.

12. 199th Street is a problem and dangerous.

Response: Henke Development has dedicated additional extra Right-of-Way with their previous zoning approval to allow the City to amend the "S Curve" of the road.

13. 199th Street from the Monon and east is a major issue and needs to be addressed.

Response: The Road Impact Fees provided by this development will be available to assist in road improvements to the area. The City will assess road design and improvements.

14. There are already too many cars traveling on 199th Street when the infrastructure is already crumbling.

Response: We anticipate the majority of people will exit to Horton Road and travel south to 191st Street.

15. Will there be an extension of Grand Park Boulevard?

Response: The City of Westfield's Thoroughfare Plan does not contemplate an extension of Grand Park Blvd thru the subject parcel.

16. Will this neighborhood be gated or open to the public?

Response: This development will not include gates and all streets are planned to be public.

17. How many homes are being proposed?

Response: There will be approximately 280 +/- homes on 153 acres.

18. Will the City put up a sign for safety at the current S-curves?

Response: Please contact the City Public Works department for any suggested signs on the roads.

Meeting ended at 7:00p

Neighborhood Meeting Sign In-Sheet

Zoning Proposal:

Chatham Hills PUD Amendment VI

Petitioner:

Henke Development Group, LLC

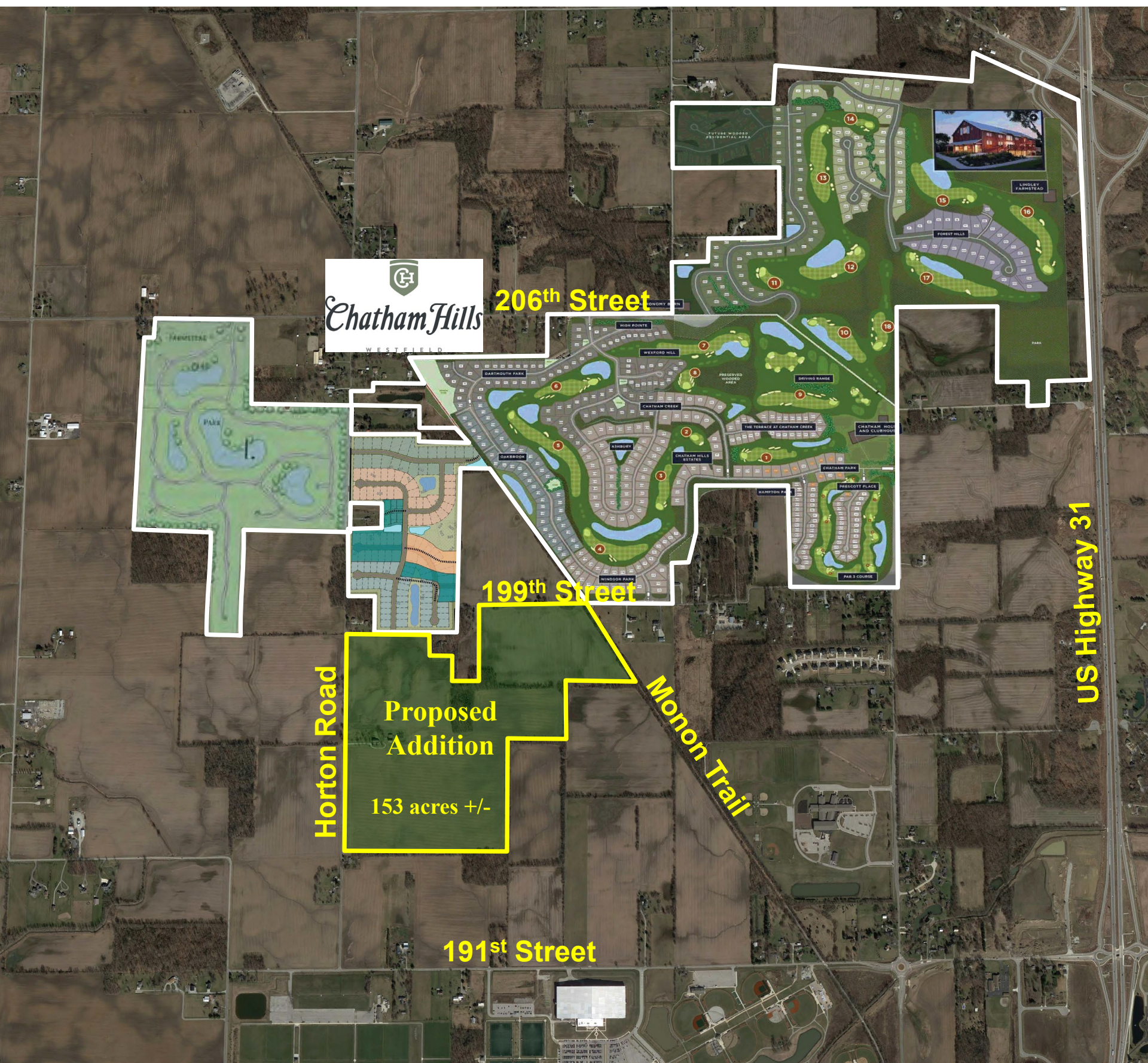
Docket Number:

1905-PUD-09

Neighborhood Meeting:

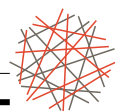
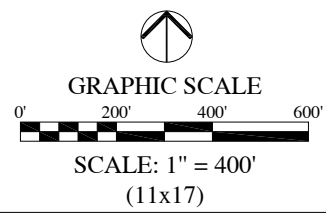
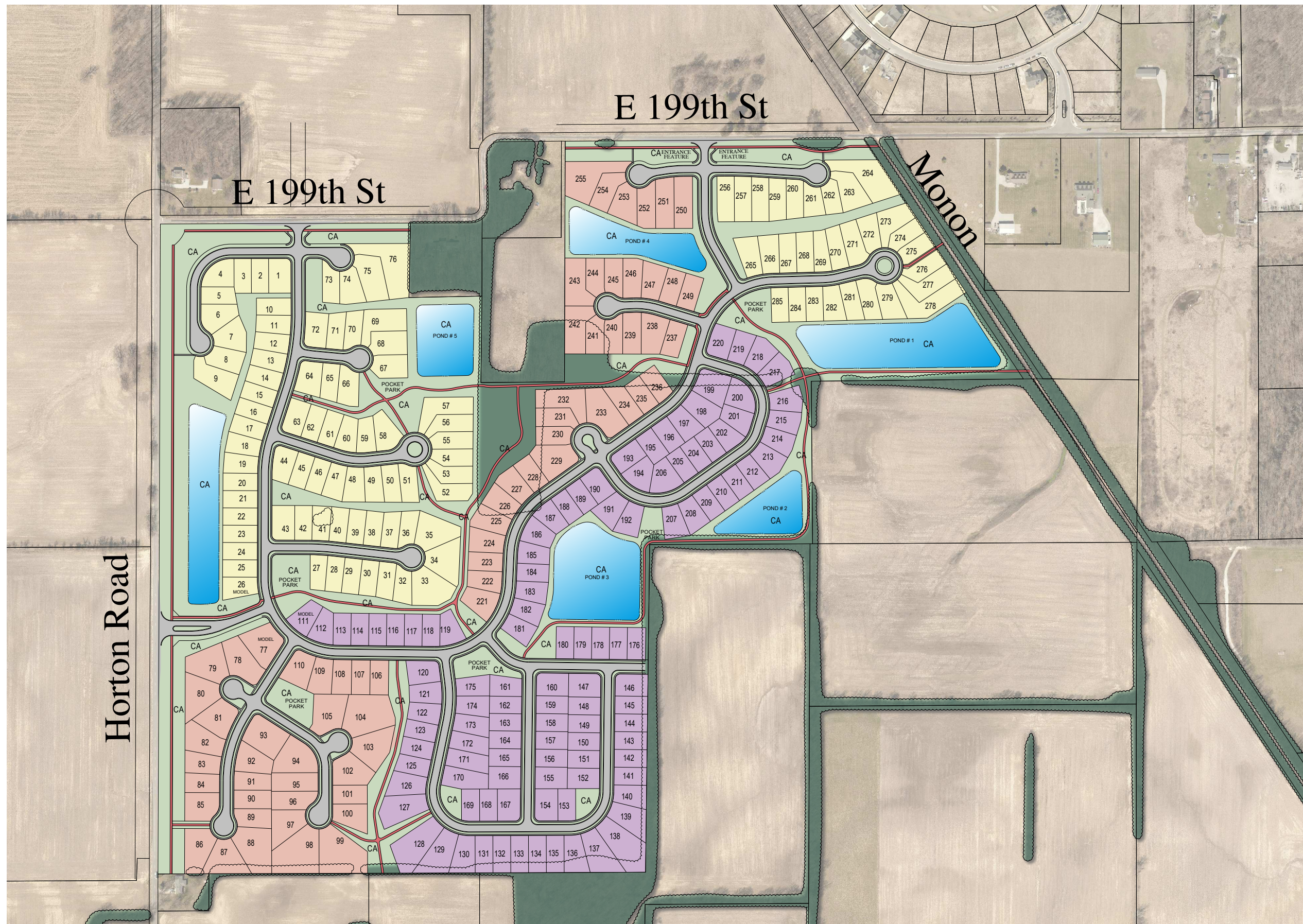
Tuesday, April 23, 2019, at 6:30 p.m. at the Chatham Hills Clubhouse,
Sky Room, located at 1100 Chatham Hills Boulevard, Westfield, IN 46074.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Jack E Kruse	725 EAST 199TH ST	317-376-2282	JAACKRUSESR@gmail.com
2. Aileen Kruse	725 E 199th St	317-258-4301	AileenKruse@gmail.com
3. Dorothy J. Kruse	20540 Horton Rd	317-431-9307	joannakruse@comcast.net
4. Jennifer Cole	10184 Partridge Place		
5. Joe Monics	8248 Creekside Dr		
6. Doug Kristi Widy	19323 Horton Rd.	317-446-0823	KWiley@SCI LLC MI
7. Marc Buggs	4450 W 196th 46069		
8. Kristen Mendelsohn	219 E 199th St	317-694-0281	KristenDmeza@gmail.com
9. Karl Mandel	728 E 199th Westfield		
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			



Chatham Amendment VI Concept Plan

Plot Date: Apr 23, 2019 Plot Time: 3:12pm File Name: W:\Pulte Homes\2019-117-A Pulte - Westfield Chatham Hills\Design\Renderings\19117-A Chatham - MColor Exhibit.dwg Layout: Overall Plan (No summary) By: dchesterfield

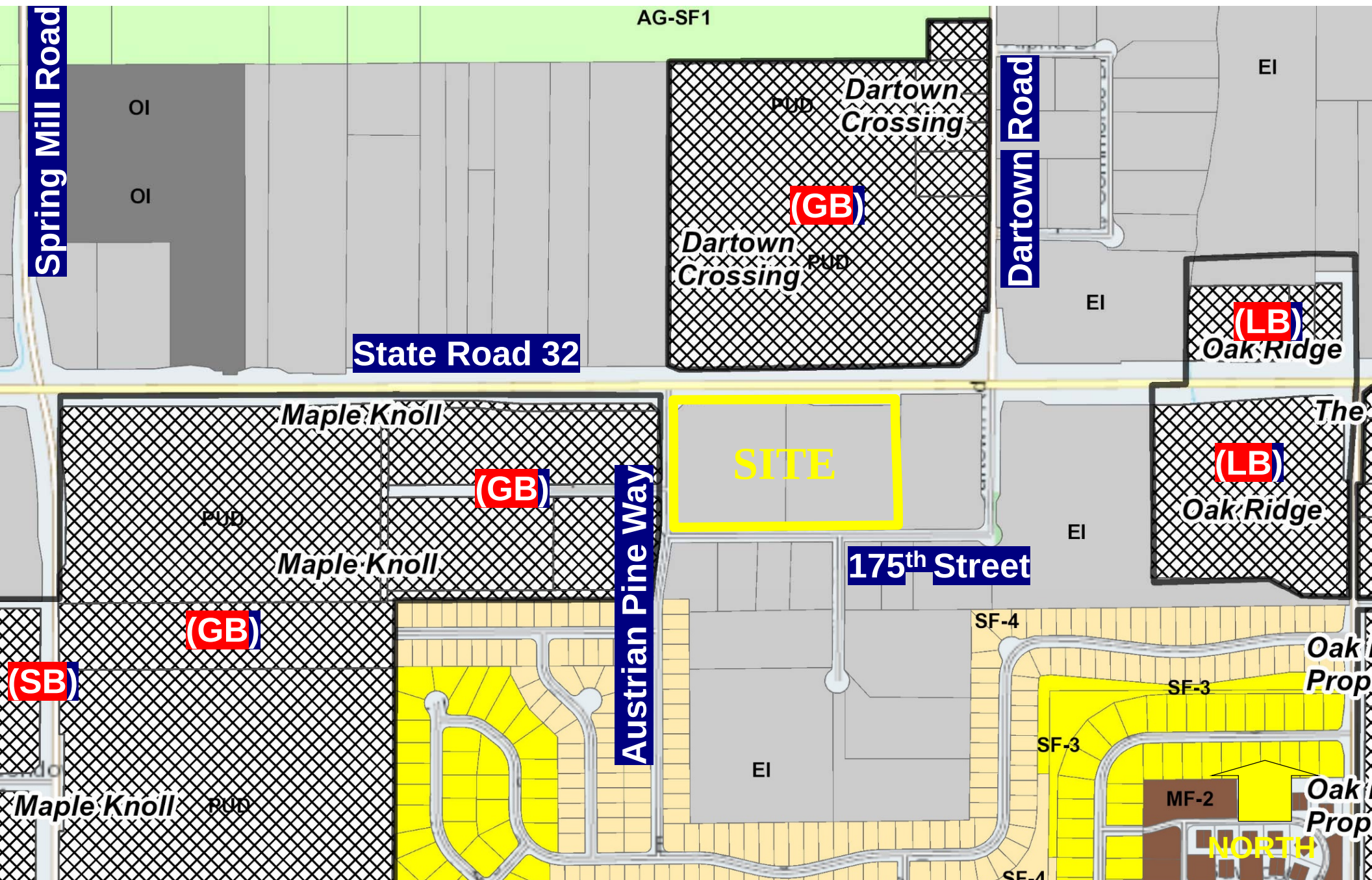


HWC
ENGINEERING

CHATHAM HILLS
WESTFIELD, INDIANA
APRIL 23, 2019



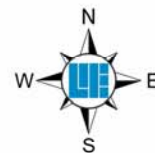
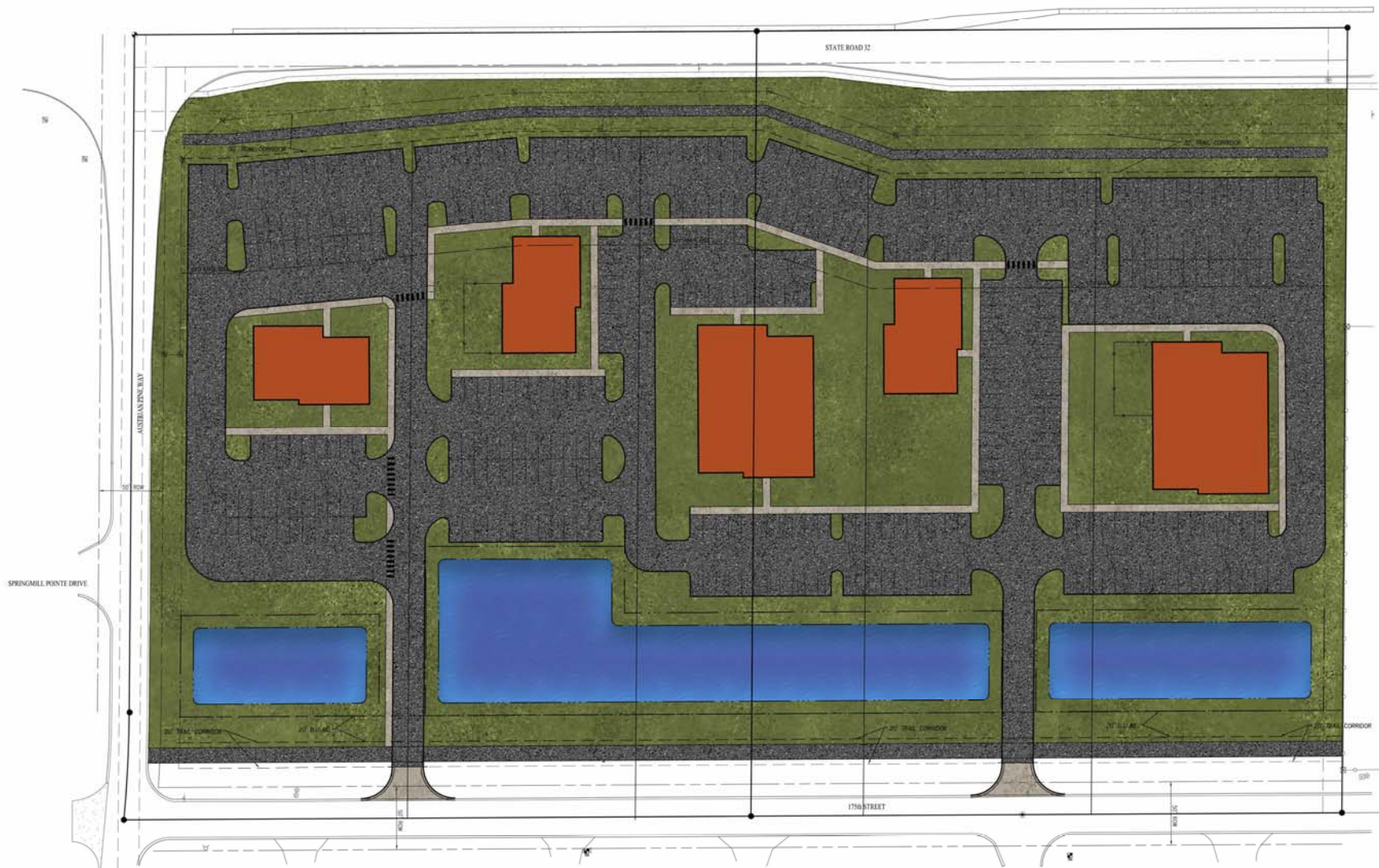
**Austrian Pine PUD
Site Location Map / Aerial Photograph**



Austrian Pine PUD
Current Zoning



**Austrian Pine PUD
Concept Plan**





**Austrian Pine PUD
Character Illustrations**

WRITTEN PUBLIC COMMENTS

Docket Number: 1904-PUD-07

Petitioner: 16465 Southpark Dr, LLC by Clark Quinn Moses Scott & Grahn, LLP

Request: An amendment to the Southoak PUD to modify permitted uses on approximately 3.70 acres +/- in the Southoak PUD District.

Enclosed Attachments:

May 8, 2019 Advisory Plan Commission Meeting

1. Jim Kent c/o Southpark Investments, LLC	P.O Box 930, Westfield	(3/28/19)
2. Alan and Linda Naas	1122 E. 161 st Street	(3/29/19)
3. Michael and Mary Harrington	16325 Meadowlands Ln.	(3/31/19)
4. Robert and Daphne O'Brien		(4/4/19)
5. Susan Goldman		(4/3/19)
6. Mike Johns		(4/3/19)
7. Marc Kruithoff		(4/4/19)
8. Beau Benjamin		(4/4/19)
9. Myra Levine	Village Farms	(4/4/19)
10. Kathy Wilkerson		(4/4/19)
11. Greg Cradick		(4/6/19)
12. Marissa		(4/7/19)
13. Christopher Bluto	16438 Lakeville Crossing	(4/9/19)
14. Linda Naas & Robert O'Brien		(4/11/19)
15. Robert O'Brien		(5/6/19)
16. Mike Johns		(5/6/19)
17. Alan and Linda Naas	1122 E. 161 st Street	(5/8/19)
18. Jim Kent c/o Southpark Investments, LLC	P.O. Box 930, Westfield	(5/8/19)

March 28, 2019

Mr. Daine Crabtree, Associate Planner
Economic and Community Development Department
City of Westfield
2728 East 171st Street
Westfield, IN 46074

Re: Southoak PUD Amendment

Dear Mr. Crabtree:

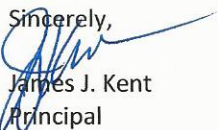
Mr. Wayne Beverage, co-developer of Southoak, forwarded me your e-mail of March 22, 2019 regarding the above referenced proposed amendment. Mr. Beverage is traveling this week.

I developed Southpark Business Center in 2001 and worked with Mr. Beverage and his partner Mr. Dale Hinshaw on area drainage issues, development timing and the area lift station. Once our park was fully developed I purchased 21-acres in Southoak from Mr. Beverage in early 2004. The lots included all the Monon Area Lots (Direct Enterprises, RCS Management, Odorox Hydroxyl and the Westfield Storage Condominiums) much of the internal lot area (Linc Systems) and Lot 5 (Duke Energy) and 5B (Ball Systems) in the southern district of the PUD.

The purpose of the three different areas was to soften buildings and businesses types located on the Monon Trail and the residential areas south of the southern district. In selecting the existing uses for the Southern District, which were negotiated with the area neighbors, considerable thought was given to the types of businesses that would best serve to limit delivery traffic, trash trucks, employee vehicle noise, dumpster smells, and light pollution with neighbors adjacent or close to the southern lots who were adamantly against the development. We were able to make the existing PUD work as written for the two existing building located on the southern district. Although we in fact had to buy a portion of the subject property to maintain our side yard requirements on the Ball Systems facility.

There is property currently available directly across the street with all of the requested new uses and permissible dock locations as requested in this amendment. I see no reason why the Plan Commission should allow this requested change as it was negotiated over 15 years ago with the adjoining neighbors to protect their property values. Why penalize the citizens of Westfield who negotiated in good faith to originally allow this development?

Given there is now residential directly to the west of the subject property, encroaching on the side yard set-backs would be a greater negative situation to them.

Sincerely,

James J. Kent
Principal

Southpark Investments, LLC
P.O. Box 930
Westfield, IN 46074
(317) 867-1139

cc: Mr. Wayne Beverage

To: Daine Crabtree, Westfield APC and City Council
From: Alan and Linda Naas, 1122 E. 161st Street
Re: Southoak PUD Proposed Amendment, Ordinance No. 19-08

We would invite you to drive through West Oak and Southpark by turning East onto Southpark Drive from Oak Ridge Road, directly across from Oak Trace Elementary School. Notice the attractiveness of the mixed use area and notice the residential areas directly to the South and picture the coming additional residential use directly south of the subject parcel.

We are opposed to this amendment based on how much it changes the intended design of this area. In 2003 much time, effort and cooperation from neighbors (in person and by petition), developers Wayne Beverage, Dale Hinshaw and Jim Kent, the APC committee including Ginny Kelleher, Bob Horkay and Bill Sanders with the entire APC and Town Council allowed the Town to adopt the existing Ordinance No 03-12 which was a model for enclosed industrial with surrounding residential and the Monon Trail. This thoughtful design as a model for incorporating mixed uses with adjoining residential uses came after Jack Hart and his Council expressed regret with the development of Quail Ridge and Pine Ridge (residential) with industrial and trucking issues immediately West of them that fences and trees could not mitigate for the backyards and bedrooms of the residents.

The first 11 pages of the Southoak PUD (page 9 is out of order), the 4 pages of Use Charts, and Exhibit 9 Concept Plan define the detail given to setting up three different constructions areas within the 35.29 Acre PUD acknowledging current and future surrounding uses. The next year in 2004 the West Oak PUD was approved which included even more residential. The location of the ponds in Southoak and West Oak considered surrounding residential use. There was also consideration for the fact that Southpark Drive to the West intersects Oak Ridge Road directly across from Oak Trace Elementary School and the effects of large truck traffic and business uses.

The amendment proposed affects one of only three parcels in the Southern Area of Southoak PUD. The other 2 parcels have been developed adhering to the Southoak PUD Southern Area. This amendment is asking for modifications which already exist and are allowed for in the "Internal Area". Granting these modifications would essentially make the Southern Area identical to the Internal Area and thereby extinguish the Southern Area considering it is the largest parcel and is proposing 2 buildings not in compliance.

Land is available across the street in Southoak which would accommodate what this developer wants to do. It is unfortunate that not enough study and due diligence was done before getting to this point in the process.

The Southoak PUD on page 7 allows parcels of 1.3 acres rather than 3 acres typical of Enclosed Industrial thus encouraging and allowing less intensive uses especially for the Southern Area. The two parcels developed to the east of proposed parcel are 1.37 and 1.96 acres respectively. Subject parcel is 3.7 acres and could be divided down to 1.3 acres. However, if it develops as one parcel, the existing Southoak PUD Southern Area specific ordinances and requirements should apply as they limit the need for so many loading docks by way of allowed uses and location.

Loading and unloading berths in the Southern area are allowed on the side elevation or the elevation nearest the northern boundary which is Southpark Drive. Developed and existing Lot 5 berths face the street and Lot 5B berths face the east and are surrounded by slatted fencing maintained by the owner.

The petitioner should be asked for side and rear elevations as they did not present side or rear elevations that would allow a better understanding of the impact of 15 (fifteen) loading berths and the associated truck traffic over the life of the building. Fewer berths can be seen across the street.

Landscaping proposed is not sufficient. Current landscaping requirement is to buffer existing and future residential related to sight as it has no effect on sounds or possible smells. Berms were not originally included in the Southoak PUD as not considered useful.

Dirt fill and dump on parcel should be trucked off, builder said it would be and building grade would be comparable to street grade.

Final site grade should not be higher than existing properties to East and should not increase ground water runoff to properties to South created by hard surfaces of buildings and parking.

Existing swale and storm drain in Southoak are directly under one of the proposed buildings as shown on concept plan. This will require change if possible.

Many hours were spent studying and agreeing on uses. The Southern Area of 3 parcels was approved for 71 uses which are less than the Monon or Internal Areas but are conducive to the type of area. We oppose any additional uses.

Thank you for your time and consideration in maintaining this unique model known as Southoak.

MICHAEL & MARY HARRINGTON

16325 Meadowlands LN, Westfield, IN 46074 | 317.764.7434 | mike@michaelharrington.tv

March 31, 2019

Mr. Russel L. Brown
Clark Quinn
320 North Meridian St. Suite 100
Indianapolis, IN 46204

Re: Plan Commission Docket # 1904-PUD-07

Dear Mr. Russel L. Brown:

This is to address our concerns with the changes planned and amendments to existing Sourthoak PUD.

My family, Wife Mary, Daughter Jenny and 19-month-old Granddaughter Maggie reside at 16325 Meadowlands LN, Westfield, IN. Our property is adjacent to the property and perhaps the closest neighbor to the proposed development and much of our living space and patio face the proposed area. One second story bedroom window offers a birdseye view toward the property development mentioned above.

Our concerns are many and since I'm short on time before work today I'll keep it brief;

We have concerns regarding the hours of operation for construction and the business hours once construction is completed.

Noise abatement, currently we are woken very early, 4:30am, with disposal trucks hauling trash from other new business properties. So far, we have endured months of construction and now business operations with another adjacent property with times of very early morning or late-night noisy work. Noises so loud it's not possible to have our windows or doors open and enjoy our living space.

The proposed loading docks are of great concern because of noise and other activities that will potentially disrupt our privacy and quiet hours. I'd like to see plans to locate loading docks out of sight and minimize noise and interruptions. This should include substantial berm, mature trees and fence to block the view of new buildings and loading docks.

We are also concerned for the safety for our children. As of now Southpark road traffic has increased significantly while some drive without regard to the posted speed limit. Also concerned about the route of trucks entering the business. It would be preferable for trucks to enter Southpark from the West end rather than the East end where many residents live.

These are just a few of our main concerns. Please take our concerns into consideration as this project is approved for construction and how the new businesses impact our community

Sincerely,

Michael & Mary Harrington

From: rjoone@aol.com
To: [APC](#)
Subject: Docket #1904-PUD-07 Southoak PUD
Date: Thursday, April 4, 2019 4:26:56 PM

We are opposed to the proposed Amendment, Ordinance No. 19-08.

We have owned our property since 1999, its adjacent to Southoak, and we participated in developing the Southoak PUD in 2003.

In our work on the PUD we recognized the negative impact having any truck loading bays facing any residential would create.

We appreciate your attention to this matter.

Sincerely,

Robert & Daphne O'Brien

From: [Susan Goldman](#)
To: [APC](#)
Subject: Loading bays facing residential property
Date: Wednesday, April 3, 2019 2:17:58 PM

Please do not allow this to happen to the residential home owners. Hold to the current agreement!
Susan Goldman

Sent from my iPhone

From: [Mike Johns](#)
To: [APC](#)
Subject: Southpark Changes
Date: Wednesday, April 3, 2019 5:07:54 PM

I attended the April 1st APC meeting. Based on everything that I heard, I would personally be in opposition to modification of the original PUD Ord 03-12.

The original ordinance is not broken. It is working as intended. As one of the top realtors in Hamilton County, I can assure you that the building as planned would have a major negative impact to surrounding residential property values. As a past trucking executive, I can attest that there will be a fair amount of noise pollution from box trucks with their lift gates and air brakes. I also believe based on the plan that tractors with overseas containers could easily be making deliveries. While a 53' trailer may not be able to make the turns, these shorter units certainly could and they are in my opinion even less desirable than a 53' trailer.

I agree with Ginny Kelleher. It is not broken and doesn't need to be changed.

Thank you,

Mike Johns

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

Disclaimer

I do **NOT** send wiring instructions for real estate transactions via email. Please contact your title company for wiring instructions. Please do not convey your financial information via email to me. Contact me via telephone regarding any suspicious or inconsistent communications you receive from my email.

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**

From: [kruithoffmw](#)
To: [APC](#)
Date: Thursday, April 4, 2019 6:18:48 PM

I am not in favor of a variance to allow truck loading bays to face residential property.
I will vote the way I feel

Marc Kruithoff
Sent from my Sprint Samsung Galaxy S® 6.

From: [Beau Benjamin](#)
To: [APC](#)
Subject: Regarding: 1904-PUD-07
Date: Thursday, April 4, 2019 10:50:59 AM

Please let it be known, that as a homeowner and a Realtor that I do NOT support truck loading bays facing residential homes.

Thank you,
Beau Benjamin
317-416-8457

From: [Myra Levine](#)
To: [APC](#)
Subject: Tell me this is a mistake
Date: Thursday, April 4, 2019 12:42:45 PM

Are you really considering letting truck loading bays face houses?? Are you trying to destroy property values? Is the idea to make the houses cheap and then grab them up to be torn down and the land rezoned industrial?

I suppose it would make it cheaper for eminent domain, but you will be forever known for ruining the financial lives of Westfield citizens.

Myra Levine
Village Farms

From: [Kathy Wilkerson](#)
To: [APC](#)
Subject: Truck Loading Docks
Date: Thursday, April 4, 2019 2:54:25 PM

Please do not allow truck loading docks to face residential property.
Thank You

Sent from my iPad

From: [Greg Cradick](#)
To: [APC](#)
Subject: PUD Ammendment
Date: Saturday, April 6, 2019 9:05:58 AM

City Council and APC,

You need to remember that there is a reason development standards are written. It is your job as an elected official to uphold these development standards and to know why they are in place. In this case it appears the building bays can be flipped. I am not sure why you would be more concerned about a turning radius for a truck over property values or noise pollution to a Residential area. Make the right choice and uphold the regulations you put in place for a reason.

Greg Cradick
Westfield Resident

1904-PUD-07 [PUBLIC HEARING]
Southoak PUD Amendment
16465 Southpark Drive
16465 Southpark Dr, LLC by Clark Quinn
Moses Scott & Grahn, LLP requests an
amendment to the Southoak PUD District
to modify development standards on
approximately 3.70 acres +/- in order to
accommodate two (2) flex buildings.
(Planner: Daine Crabtree -
[*DCrabtree@westfield.in.gov*](mailto:DCrabtree@westfield.in.gov))****

Sent from my iPhone

From: [M](#)
To: [APC](#)
Subject: 1904-PUD-07
Date: Sunday, April 7, 2019 6:52:21 PM

Greetings,

Do any of the companies listed, in the link provided (on Nextdoor) have any association with Simon Property Group or any employee previously associated with currently or past with Simon Property Group? Under a shell, by another LLC?

Thank you for time and hopeful reply.

Marissa

From: [Chris Bluto](#)
To: [APC](#)
Subject: 1904-PUD-07
Date: Tuesday, April 9, 2019 10:09:58 AM

APC Members,

My name is Christopher Bluto. My Westfield address is 16438 Lakeville Crossing. I would like to express my deep concern relating to a variance request by the petitioner in reference to 1904-PUD-07.

Please uphold the current PUD standards that limit how access locations and aesthetics related to the building and property are deemed. I am in concert with the majority opinion of my fellow Westfield citizens that believe we must maintain these standards as written, in order to protect the original value and intent expressed. This petitioner should not receive a variance regarding the location of loading bays and other business access that would be detrimental to other private land value and quality of life for Westfield residents.

I am certain of how import this is to residents throughout the City who want to know that PUD guidelines like this will be respected so they can maintain trust in the process of establishing PUD's to protect the wider interest and value of property and places within the City of Westfield.

Regards,

Chris Bluto
317.465.1046

Date: 4/11/19

To: Daine Crabtree, Westfield Washington APC

From: Bob O'Brien, Linda Naas

Notes from 4/10/2019 Neighbor's Meeting with Mr. Andrius Doniela, Mr. Robert O'Brien and Mrs. Linda Naas re: Ordinance 19-08, an amendment to Southoak PUD

The attendees met from approximately 2pm to 3pm at Titus Bakery on US 32 in Westfield, IN, in a cordial exchange to understand the interests and concerns of all parties.

Bob and Linda asked Mr. Doniela if he had any documents to share with them. He presented a plot plan from February of 2018. The plan showed 2 separate buildings going North and South in length with loading bays facing each other in an East and West fashion. Other than references to Use charts from the existing PUD no other documents were presented.

Bob and Linda asked if Mr. Doniela was aware that the other 2 buildings currently constructed in the Southern Area were constructed under the current PUD guidelines. He responded that he was aware. They also asked if he was aware that Mr. James Kent was one of the original developers of the infrastructure ground work for the entire Southoak Development. They stated that he was one of the owners of land and buildings within the 37-acre Industrial Park (Mr. Kent owns 21 acres) and that he built on 2 of the 3 lots in the Southern Area of the Industrial Park in accordance with the existing PUD. (Note: Mr. Doniela's is the only remaining lot of 3.7 acres which could be subdivided into 1.3 acre lots per the PUD.)

Bob and Linda stated they see no reason to amend the existing PUD. They explained that the Southern Area of the PUD was defined as such because it adjoins residentially zoned parcels and nothing has changed about that since 2003.

Mr. Doniela proceeded to draw 4 below grade loading docks (2 on each building) and stated there would be additional bays between the 2 below grade loading docks on each site. Bob and Linda reminded Mr. Doniela of the limited number of loading berths on the 2 existing buildings which have been sufficient and meet the PUD. Bob and Linda redirected Mr. Doniela to the subject at hand, a proposed PUD amendment, not a development plan or site plan review and reserved comments on Mr. Doniela's drawing.

Mr. Doniela asked about the uses of the businesses from the 4 pages of Uses charts. He asked about adding fitness and dance studios to the list of current uses, as he would like to have those considered. Bob and Linda stated there are currently 71 uses in the PUD which were gone through in great detail with much input in 2003 when expanded to 71. Mr. Doniela's suggested uses were allowed elsewhere in the PUD and in Westfield but not on this parcel. Bob and Linda expressed they did not feel there was any need to add uses for the Southern Area and did not comment on adding any more to the PUD.

Bob and Linda reiterated that the current PUD "was working" and all other building owners were able to build to the guidelines of the existing PUD and were able to use the land to meet the needs of their businesses. They also expressed that neighbors existing in the two adjoining PUD's and adjoining residential who have made significant investments in their properties and businesses live in this part of the Westfield community with an understanding and acceptance of the existing PUD. Nothing has

changed within this area that would bring a need to amend this one of three PUD's, (SouthPark and WestOak being the other 2 – Mr. Beverage was involved in Southoak and WestOak.) These three PUD's were planned and approved with respect to the others.

There seemed to be agreement that enclosed industrial next to residential affects neighboring residential values negatively and trucks and loading bays facing residential affects those properties more negatively, hence the definition of the Southern Area. Bob and Linda expressed their belief that amending the PUD as Mr. Doniela has requested eliminates all the considerations for adjoining residential.

There was agreement that the PUD sets the parameters and requirements for the lifelong development and use of this parcel even if Mr. Doniela should not ultimately build on this lot.

The meeting concluded with Bob and Linda stating they support Mr. Doniela building and operating his business, as others have done, within the conditions of the current PUD.

From: rjoone@aol.com
To: [APC](#)
Subject: Southoak Amendment Ordinance #19-08
Date: Monday, May 6, 2019 12:37:11 PM

Dear Planning Commission,

Our goal in finalizing the Southoak PUD in June 2003 was to facilitate thoughtful economic development in this designated area with businesses that have typical office hours, typical business traffic, and safety for children in adjacent residential.

The 10 businesses listed on the ordinance amendment # 19-08 are not new, these were all discussed and determined to be inappropriate adjacent to residential properties. They are allowed on the other two areas in the industrial park.

What would be exciting to create is new business like incubators for startup companies, technical training and retirement placement-coaching.

Respectfully,
Robert O'Brien

Mike Johns

To: Advisory Plan Commission – City of Westfield

RE: Proposed Southoak PUD Amendment – Ordinance 19-08, Item of Business 1904-PUD-07

I am pleased to see that all mention of loading docks facing the adjoining property owners have been removed from the Amendment. As a past transportation/trucking executive, I can assure you that even though tractor trailers were to have been banned from the site, delivery trucks, which we commonly refer to as straight trucks, are extremely noisy due to their air brakes and lift gates. Not to mention that tractors pulling overseas containers would have been allowed and these are often much noisier than a standard tractor/trailer unit.

With respect to the ten additional requested uses for the structure, I would not support dancing schools, fitness centers or sports facilities. I do not believe that these uses would be in line with the three zoned industrial park as historically approved. Inviting children, who may be riding bikes into an industrial site is never in my opinion ever desirable and can be a safety hazard. It is also likely that fitness and sports facilities could operate long into the evening hours which would undoubtedly add to noise and light pollution issues. These would definitely have an adverse effect upon the real estate values of the adjoining residential property as well as their right to enjoyment.

I would encourage you to hold true to the Ordinance as originally approved and not relax standards to accommodate a new developer at the expense of current residents.

Thank you for your consideration,

Mike Johns



Helping My Clients Move Ahead

Mike Johns, MBA, CMC

Office: 317-814-8233 • Cell: 317-414-2088 • Fax: 317-843-4450

mjohns@21scheetz.com • www.21scheetz.com

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Centurion Award Winner

From: [Linda Naas](#)
To: [APC](#); [Daine Crabtree](#)
Subject: Southoak PUD Amendment for APC consideration 05/08/19
Date: Wednesday, May 8, 2019 9:00:49 AM

APC Members and Daine Crabtree,

https://www.westfield.in.gov/egov/documents/1556799103_267.pdf

We appreciate the move to remove all mention of loading bays in the amendment.

Much time and effort was put into accepting the uses that became part of the original PUD. Neighbors started with a list of about 36 uses and through much deliberation and compromise through many meetings, a list of 71 uses in the Southern Area was approved in the PUD, 91 in the Monon Area and about 121 in the Internal Area. We didn't want a lot of traffic, long hours, nighttime hours, children drawn into the industrial area, an increase in trespassing prospects, nuisance types of delivery systems and trucks associated with type of business, noise pollution, light pollution, etc. abutting residential zoning. It was explained during the 2003 PUD process that we could not include operating hours in the PUD and therefore it became important to choose uses that didn't allow extensive, early morning, late night, or 24-hour business. For example, some health fitness and exercise centers are going to 24-hour operation. This Southern Area was planned that with lower building heights and location of bays, the businesses would be more like office buildings. The enjoyment of the residential properties abutting was and is an important consideration. These additional uses would further devalue adjacent properties.

Currently there are 2 businesses within the Southern Area that meet the existing PUD. We would not want to open the possibility of changing approved uses for these 2 parcels and believe uses should be consistent throughout as they exist. There are only 3 parcels in the Southern Area.

There are currently 71 approved uses in this area. The ten additional uses in the current amendment proposal are allowed in the other 2 areas of the PUD - Monon Area and Internal Area, so therefore we do not feel the overall PUD was or is restricted.

This entire area starting with West Oak on Oak Ridge Road was planned with a transition of uses with business, multi-family residential and into light enclosed industrial in the Southern Area to more intense enclosed industrial in the Internal Area which does not abut residential zoning.

In the ensuing 16 years, nothing has changed within the area that would warrant a consideration of change for a model PUD that is working.

From Staff Report: "COMPREHENSIVE PLAN The Westfield-Washington Township Comprehensive Plan identifies the Property within the "Business Park" land use classification. The Business Park classification identifies manufacturing, subordinate office, retail and services, research and development and warehousing as appropriate land uses." Regardless, the area was rezoned by the 2003 Southoak PUD Ordinance 03-12.

Respectfully submitted,

Alan and Linda Naas
317-867-0584

SOUTHPARK INVESTMENTS, LLC

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Commercial Real Estate
Development and Investment

May 8, 2019

Mr. Daine Crabtree, Associate Planner
Economic and Community Development Department
City of Westfield
2728 East 171st Street
Westfield, IN 46074

Re: Southoak PUD Amendment

Dear Mr. Crabtree:

I learned that the group trying to develop the vacant lot in Southoak along the Southern District is still requesting a change to the approved uses in this area.

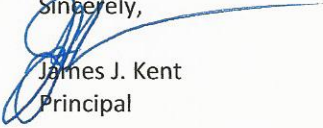
Once again, these uses were negotiated with the adjoining neighbors to the south most greatly impacted by the industrial uses over 16 years ago. The uses accepted at that time are what helped Wayne Beverage and Dale Hinshaw receive approval from the neighbors with the requested PUD.

The uses which do not exist along the Southern District but do exist on the internal lots were decided over several meetings. Business uses that could create noise pollution, light pollution or to be viewed as nuisance businesses were not allowed in the Southern District. The neighbors did not want business that operated 24-hours a day, had heavy equipment being moved around early in the morning or were just a general bad mixture with the neighbors to the south.

My concern is not for only the subject lot but the other developed lots along the Southern District. Ball Systems located directly east of the subject property is the third owner of that building. Ball Systems and the other two owners made the existing approved uses work while maintaining harmony with the neighbors. If by chance Ball Systems or Duke Energy sold their buildings then the new uses requested would apply to those lots as well, possibly subjecting the neighbors who acted in good faith with the developer in selecting the current approved uses to be saddled with a noisy 24-hour operation business.

I truly feel it is unfair to the citizens of Westfield who worked diligently with the developer to now be faced with a new set of rules 16-years after the fact. I ask that you deny this Southoak PUD Amendment.

Sincerely,



James J. Kent
Principal

Southpark Investments, LLC
P.O. Box 930
Westfield, IN 46074
(317) 867-1139

WRITTEN PUBLIC COMMENTS

Docket Number: 1904-PUD-08
Petitioner: Urban Vines, LLC
Request: Petitioner requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

Enclosed Attachments:

May 8, 2019, Public Hearing

1. Koenig, Jerry	03/28/19
2. Fuller, Bill	03/28/19
3. Mayer, Matt	05/08/19

Pamela Howard

From: Jerry Koenig <jkoenig@ivytech.edu>
Sent: Thursday, March 28, 2019 12:46 PM
To: Matthew S. Skelton, Esq., AICP; Kevin M. Todd, AICP; Pamela Howard; Daine Crabtree; jdorsey@westfield.in.gov;; Caleb Ernest; Amanda Rubadue
Subject: Urban Vines Zoning to Allow Concert Music

All,

First of all, thank you all for reading my email, I am not sure if I am writing to the appropriate group of people to voice my opinion but if not I would appreciate it if you could pass this on to the appropriate department/person.

I am writing in regard to the Urban Vines place of business. It is my understanding that they are doing something to try and get their location zoned in a manner that will allow them to have concert music at their place of business. Just so you know, I live in Mulberry Farms, just South of the landing strip so there is quite a bit of open land between my home and the Urban Vines place of business, although I can't quite see their building from the back of my house, I'm pretty close. I have no real objections about this place of business, I do find it kind of hard to believe they only have one restroom to accommodate all the cars I see there sometimes. Last year they had music, not sure how many times but I can tell you some of the music was much louder than others. If I walk outside in my back yard and I barely hear some music from down the way but not real loud I have no problem with that. But a couple times last year I was sitting in my family room, no doors open and all windows in the house shut, and I couldn't even listen to my TV easily because the music was incredibly loud. When the music is so loud I hear it inside my house where I live I feel that is just TOO LOUD. I do not want to be one of those residents that just complains about everything but I thought I should at least voice my opinion on this subject, I do not feel it is unreasonable at all to feel you should not have to listen to any music while inside your home. And I'm sure it was even much louder right behind their place of business. Now I'm sure that some people think it's good for the community and they don't mind hearing the music outside but that still doesn't make it right to allow music in an area that has many residential homes nearby. I can't even imagine what their neighbors must think right next door.

I think if they could somehow have the music somewhat outside but in a controlled environment where the music sound doesn't carry possibly they could still accomplish what they want. It would probably take some additional renovation/construction of a building of some type but I think they run a little on a shoestring budget as it is so I don't see them putting big dollars into engineering this the right way. But I think you are going to have a whole lot of people angry if the music gets to the same decibels I heard last year.

Thanks again for reading my email.

Jerry Koenig
15853 River Birch Rd.
Westfield, IN 46074
pistoljerry@gmail.com

Pamela Howard

From: Fuller, Bill J <Bill.Fuller@allegion.com>
Sent: Thursday, March 28, 2019 5:30 PM
To: Pamela Howard
Subject: Urban Vines proposal

I am looking for the correct avenue to register my opposition to the proposed zoning changes for the Urban Vines location and business. I'd heard there was some kind of meeting on April 1st and I am out of town and cannot attend. I live in Richter's Corner of the Countryside division and I feel the current activities Of Urban Vines are already too intrusive on our neighborhood and our privacy to even consider expanding. Personally I have to sit and listen to their "Entertainment " close to weekly in summers from the comfort inside my own home, let alone working in the yard or sitting outside, and others live even closer to the business than I do. We can hear the music while sitting inside. Then we can talk about the neighborhood being used as the Urban Vines overflow parking lot. Not sure why we as residents of Countryside have to have our streets covered close to once a week in summers, both sides of the street, with their overflow parking. To be followed by their guests wandering back to their cars at all hours of the evening, some of them loud and presumably various levels of intoxication, sometimes leaving their trash in our yards and streets. To expand on anything this business does is a bad proposal, what they are allowed to get away with now should be stopped. In my opinion this is not a good precedent to set for the town of Westfield and an image the council would desire to present and uphold. Thank you for listening and please let me know what other steps I can take to register my opposition to this proposed zoning change that would allow them to increase and become a larger entertainment venue. I did not know who I should really contact. In truth it was a bad idea to open this facility in this location in the first place, in the midst of what could be a very nice residential area for many families. They should not be allowed to intrude even further and ruin the lives of so many in my humble opinion.

Thanks,

Bill Fuller
Mgr. System Administration Team

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"Developer, Learner, Achiever, Individualization, Empathy"



Pamela Howard

From: Matt Mayer <matt.mayer@stratospherica.net>
Sent: Wednesday, May 8, 2019 1:52 PM
To: APC
Subject: Urban Vines PUD Requested Amendments

Hi All,

I live in the Oak Ridge Crossing neighborhood just south of the Urban Vines location. Having been impacted by noise issues from concerts at Urban Vines through last year and hearing complaints of other nearby neighbors with respect to traffic and parking, I would like to propose a few changes to the PUD ordinance which I will outline below.

I've been reading through the PUD documents and the updates proposed by Urban Vines to mitigate sound issues many of us have experienced, however I have some concerns remaining. This is a business located squarely in the middle of a residential area. As such it is important to make sure that it does not impact the local residents right to quiet enjoyment of the property they have purchased in the area. At the same time, I would like to see Urban Vines succeed and thrive in our community. I believe a few changes to the PUD ordinance will make a fair compromise to achieve these ends.

My concerns are primarily noise and traffic/parking. In that regard, my specific concerns are under Section 6 of the ordinance which does not place any specific limits on the frequency or duration of "Special Events" and "Temporary Use Events". I would suggest these be amended to allow no more than 1 week day night per month and no more than 4 weekend nights per month of combined "Special Events" and "Temporary Use Events" and to limit outdoor concert/PA system use to end by 9PM for week night events and 10PM for week end events. I also believe a limit on the maximum size/number of attendees for events at the location should also be put in place to avoid potential traffic and parking issues, but I do not have a specific recommendation on the limit. I believe this is a fair compromise to allow Urban Vines to build their business while limiting their impact on a largely residential area that surrounds them.

I urge you to not approve the proposed ordinance without limiting these events which have a detrimental impact on nearby residents quiet enjoyment of their property.

Thank You,
Matt Mayer