



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_04_15_2019

Monday, April 15, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, April 15, 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 1, 2019

Documents: [APC Minutes - April 1, 2019](#)

Review APC Rules & Procedures

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall](#)

[Development Plan and Primary Plat](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Conceptual Entry Exhibit](#)

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Proposed Ordinance 19-09](#) | [Exhibit 6: Petitioner's Narrative](#) | [Exhibit 7: Public Comment](#) | [Updated Renderings and Floorplan Received 4-15-19](#) | [Images of Comparable Building in Zionsville](#) | [Petitioner's Presentation](#)

ITEMS CONTINUED TO A FUTURE MEETING:

1904-ODP-07 & 1904-SPP-07 [CONTINUED]

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 [CONTINUED]

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 [CONTINUED]

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

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 1, 2019
1904-ODP-08 & 1904-SPP-08

Petition Number: 1904-ODP-08, 1904-SPP-08

Project Name: Lancaster Residential Subdivision

Subject Site Address: West and adjacent to Spring Mill Road, North and adjacent to 186th Street

Petitioner: Platinum Properties Management Co., LLC

Representative: Nelson & Frankenberger

Request: Platinum Properties Management Co, LLC by Nelson & Frankenberger requests a Primary Plat and Overall Development Plan review of 190 Lots on approximately 31.7 acres +/- in the Lancaster PUD District.

Current Zoning: Lancaster PUD

Current Land Use: Single-Family Residential
Agricultural

Approximate Acreage: 145 +/-

Property History: Lancaster PUD Ord. 19-02 (March 11, 2019)

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
4. Landscape Plan
5. Conceptual Entry Exhibit

Staff Reviewer: Jonathan Dorsey, Associate Planner

BACKGROUND

The Property is currently zoned the Lancaster PUD District established by Ordinance 19-02.

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 has been properly noticed for a public hearing at the Plan Commission's April 1, 2019, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 145 acres +/- and is located west and adjacent to Spring Mill Road, North and adjacent to 186th Street (see **Exhibit 2**). The Property is currently zoned the Lancaster PUD District. Adjacent properties to the east are zoned AG-SF1: Agriculture and Rural Single-family, the Spring Mill Trails PUD District, and the Grand Park PUD District. Adjacent properties to the west, north and south are zoned AG-SF1 and the Spring Mill Trails PUD District.

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

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

Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:

- 1) Proposed name of the subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north point 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).
- 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).
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.



Development Plan Review (Article 10.7 of UDO)

The plans comply, as applicable to an Overall Development Plan, except for those items identified as outstanding below.

- 21) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 22) Development Plan Review Criteria: 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:
- a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - c. 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:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - d. 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.



23) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
- f. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. 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;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.
 - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - viii. 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.
 - ix. 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.
 - x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;



- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. 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.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. 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).
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Development Standards UDO and Lancaster PUD (Ord. 19-02)

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

24) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-02):

- a) The Concept Plan and Illustrative 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 and Illustrative Plan.



Zoning Districts (Chapter 4 of UDO and Section 4 of Ord. 19-02)

25) Permitted Uses (Section 5 of Ord. 19-02):

- a) All uses permitted in the Underlying Zoning District, SF4: Single-Family High Density in Area A and SFA: Single-Family Attached in Area B as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

26) Standard Lot Regulations (Section 6 of Ord. 19-02 and UDO Article 4.6)

a) **Minimum Lot Area:**

Single-Family Detached: 9,000 sq ft

b) **Minimum Lot Width:**

Single-Family Detached: 70 ft

c) **Minimum Lot Frontage:**

Single-Family Detached: 40 ft

d) **Minimum Building Setback Lines:**

i) Front Yard:

Single-Family Detached: 20 ft

ii) Side Yard:

Single-Family Detached: 0 ft

iii) Rear Yard:

Single-Family Detached: 20 ft

e) **Minimum Building Separation:**

Single-Family Detached: 10 ft

f) **Maximum Building Height:**

Single-Family Detached: 2.5 Stories

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Development Standards (Chapter 6 and Section 7 of Ord. 19-02)

27) Accessory Use and Building Standards (Article 6.1): Shall apply with following modifications.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

28) Architectural Standards (UDO Article 6.3 and Section 7.1 of Ord. 19-02)



Comment: Not Applicable to DPR. To be reviewed at building permit stage.

29) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

30) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

31) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 19-02): UDO shall apply, except as otherwise modified or enhanced below.

Minimum Lot Landscaping			
Residential	Required	Provided	Remaining
Shade (2 per lot over 8,000 sq. ft.)	380	380	0
Ornamental or Evergreen (2 per lot over 8,000 sq. ft.)	380	380	0
Shrub (8 per lot over 8,000 sq. ft.)	1,520	1,520	0

a) Foundation Plantings (Article 6.8(L))

b) External Street Frontage Landscaping Requirements (Article 6.8(M))

c) Buffer Yard Article 6.8(N): Article (6.8(N)) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below. Buffer Yard and common area landscaping shall be as generally depicted as Exhibit G. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit G, then this ordinance shall control. Relocation of plant materials shall be permitted as part of the development Plant approval:

i) No mounds shall be required in a Buffer Yard.



- ii) A six-foot (6') privacy fence may be located within a Buffer Yard in lieu of the required plantings. Article 6.8(L) shall apply to the interior of the fence. If said privacy fence is not applied, all required planting materials shall be provided.
- d) Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- e) Sign Standards (Article 6.17)

Design Standards (Chapter 8 and Section 9 of Ord. 19-02)

24) Block Standards (Article 8.1)

25) Easement Standards (Article 8.3)

26) Monument and Marker Standards (Article 8.5)

27) Open Space and Amenity Standards (Article 8.6)

28) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall

comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

29) Storm Water Standards (Article 8.8)

30) Streets and Right-of-Way Standards (Article 8.9)



31) Street Light Standards (Article 8.10)

32) Street Sign Standards (Article 8.11)

Surety Standards (Article 8.12)

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

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

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

DEPARTMENT COMMENTS

- 1) **Action:** 1904-ODP-08 (Overall Development Plan) & 1904-SPP-08 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:



- a. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and the Indiana Department of Natural Resources prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Jonathan Dorsey at 463-221-8375 or jdorsey@westfield.in.gov.

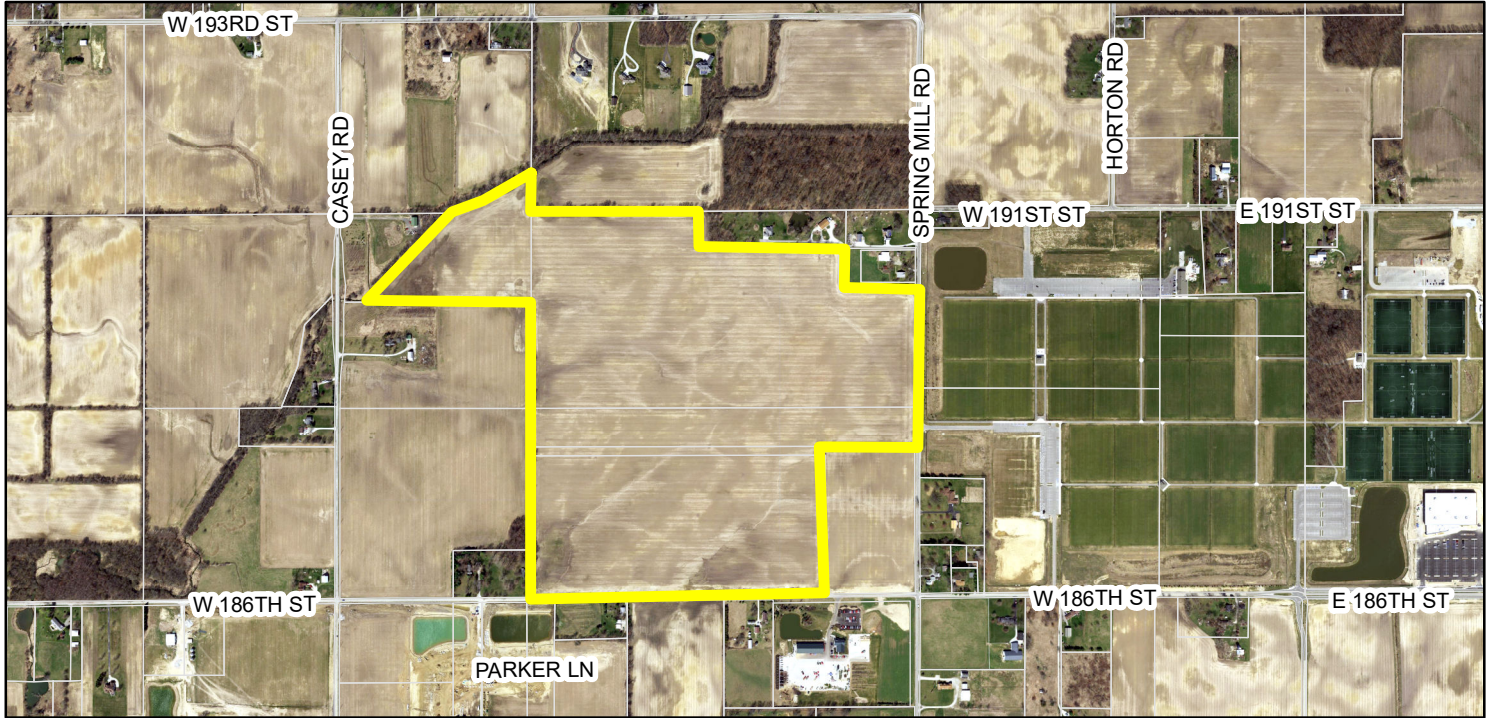
Property Location Map

Lancaster Residential Subdivision

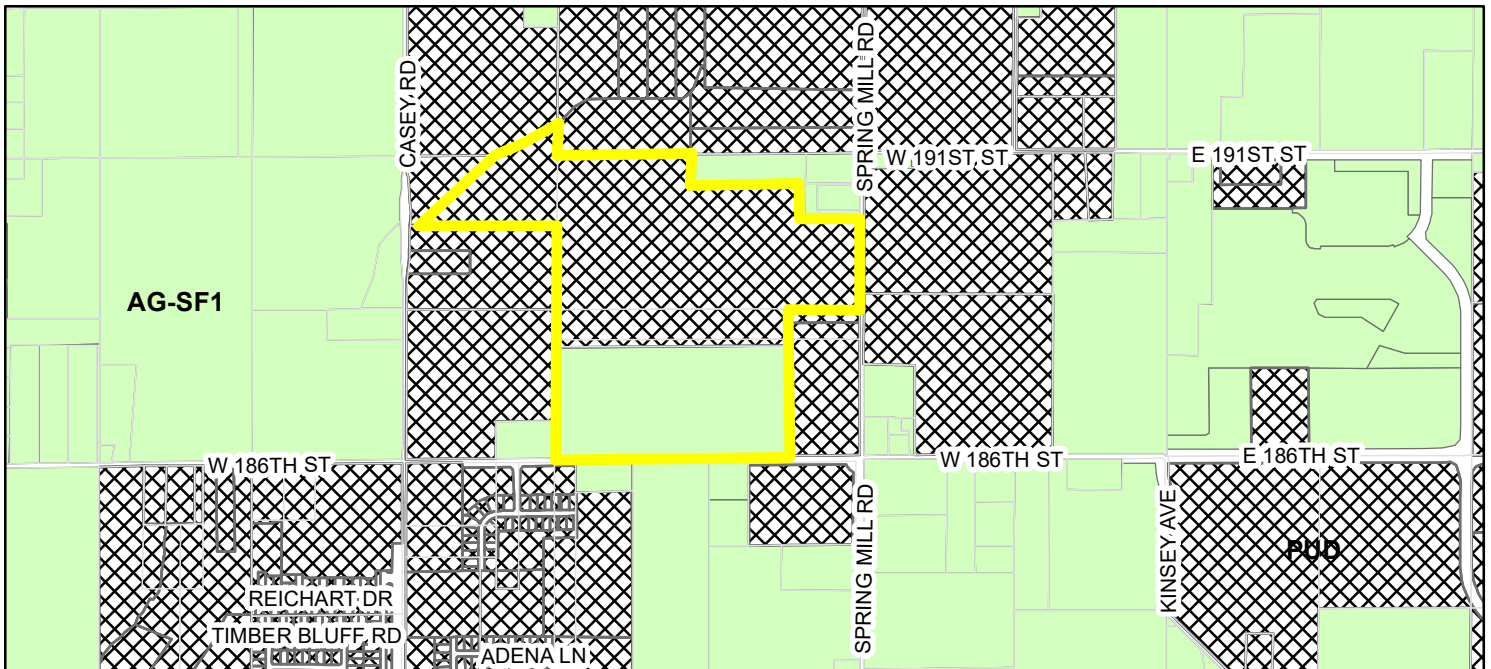
1904-ODP-08 1904-SPP-08

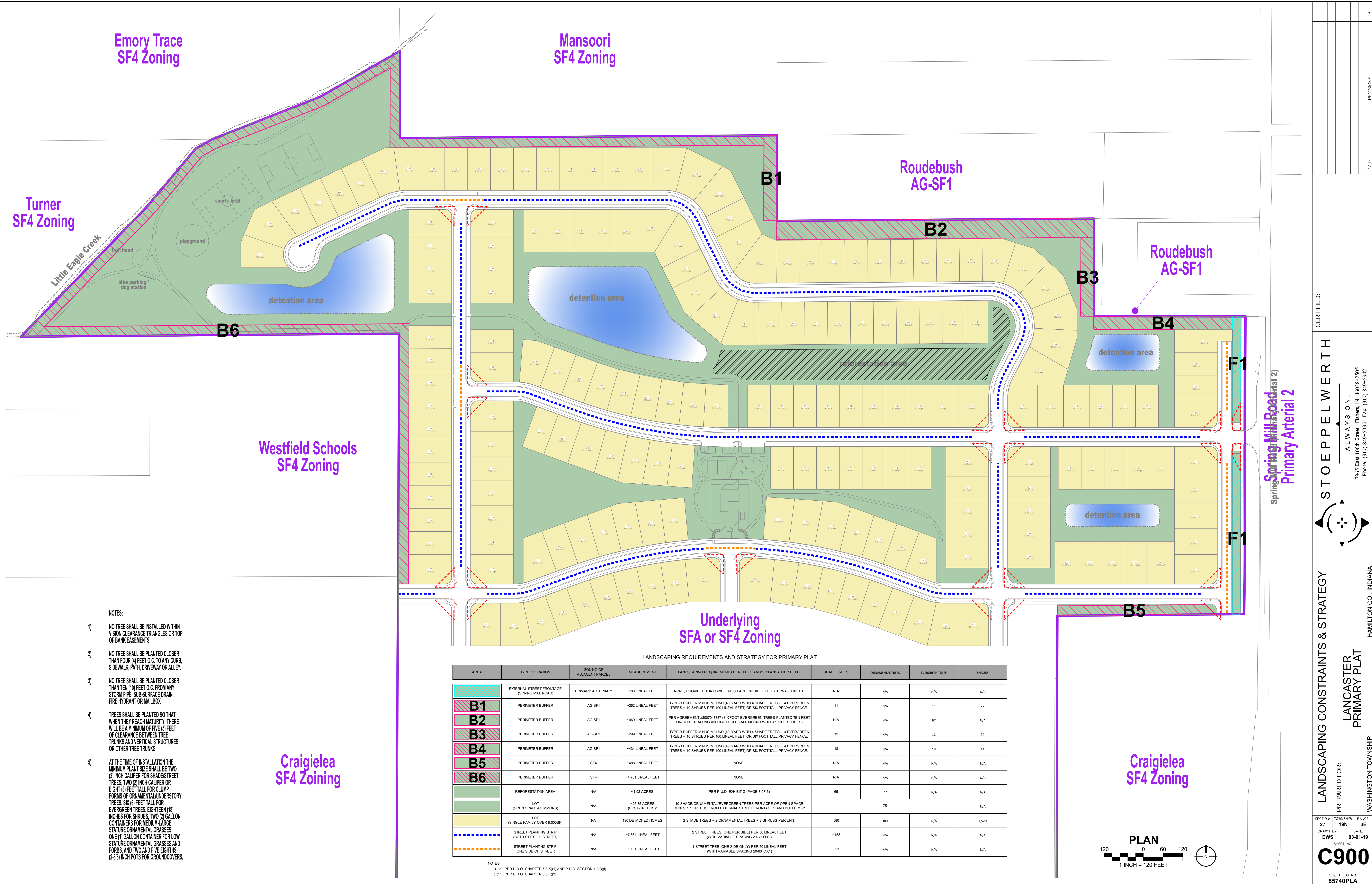


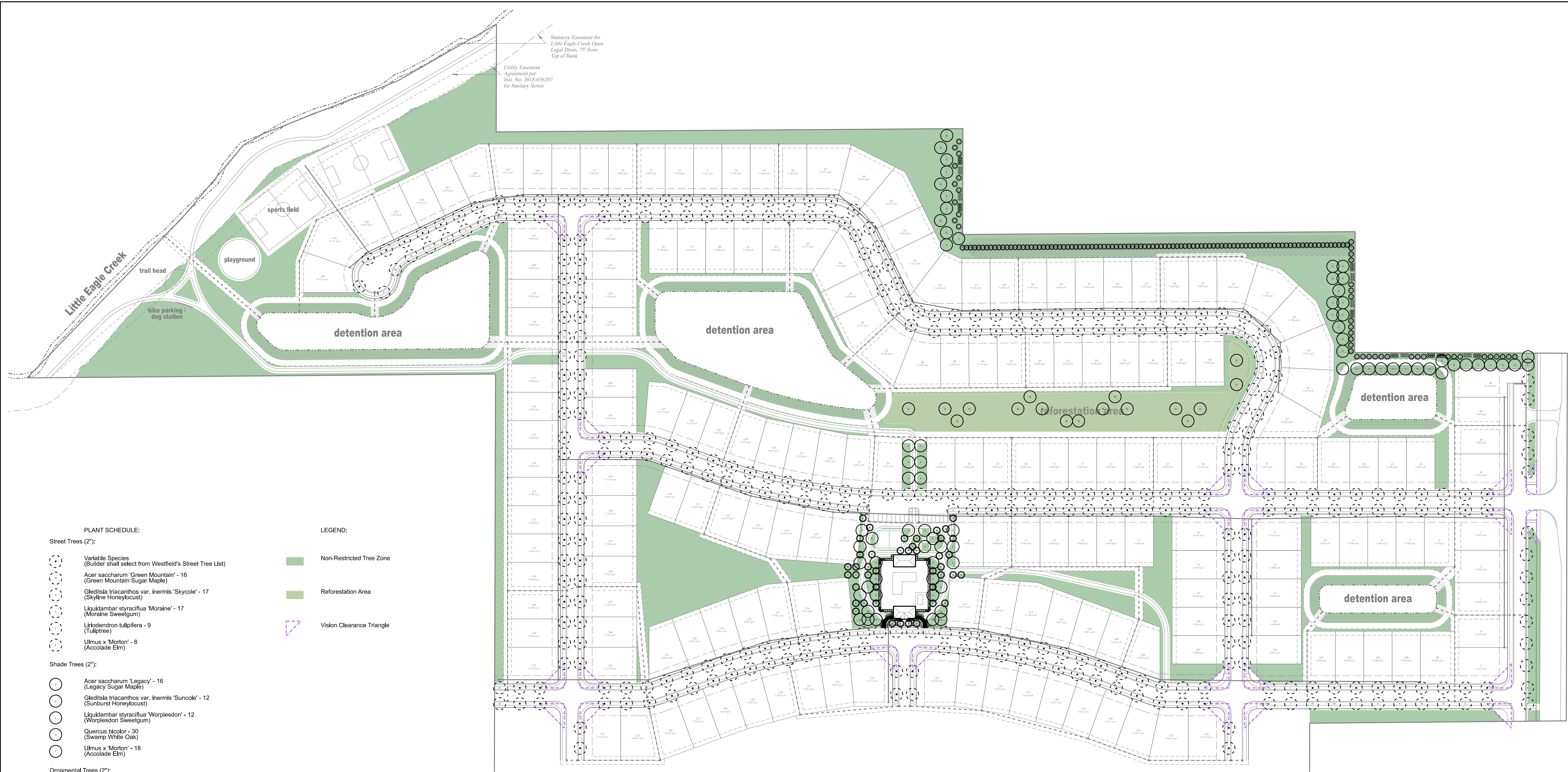
Aerial Location Map



Zoning Map







- PLANT SCHEDULE:
- Street Trees (2''): Variable Species (Builder shall select from Westfield's Street Tree List)
- Acer saccharum 'Green Mountain' - 16 (Green Mountain Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Skycole' - 17 (Skyline Honeylocust)
 - Liquidambar styraciflua 'Moraine' - 17 (Moraine Sweetgum)
 - Liriodendron tulipifera - 9 (Tuliptree)
 - Ulmus x 'Morton' - 8 (Accolade Elm)
- Shade Trees (2''): Acer saccharum 'Legacy' - 16 (Legacy Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 12 (Sunburst Honeylocust)
 - Liquidambar styraciflua 'Worpleston' - 12 (Worpleston Sweetgum)
 - Quercus bicolor - 30 (Swamp White Oak)
 - Ulmus x 'Morton' - 18 (Accolade Elm)
- Ornamental Trees (2''): Amelanchier canadensis 'Autumn Brilliance' - 15 (Autumn Brilliance Serviceberry)
- Cercis canadensis - 16 (Eastern Redbud)
 - Cornus florida 'Cherokee Brave' - 12 (Cherokee Brave Flowering Dogwood)

- Evergreen Trees (6''): Abies concolor - 35 (White Fir)
- Juniperus chinensis 'Blue Point' - 62 (Blue Point Juniper)
 - Picea abies - 41 (Norway Spruce)

- Shrubs (18''): Aronia melanocarpa 'Viking' - 72 (Viking Black Chokeberry)
- Juniperus chinensis 'Saybrook Gold' - 34 (Saybrook Gold Juniper)
 - Physocarpus opulifolius 'Seward' - 54 (Summer Wine Ninebark)
 - Taxus x media 'Densiformis' - 28 (Dense Spreading Yew)
 - Viburnum plicatum tomentosum 'Summer Snowflake' - 52 (Summer Snowflake Viburnum)

- LEGEND:
- Non-Restricted Tree Zone
 - Reforestation Area
 - Vision Clearance Triangle

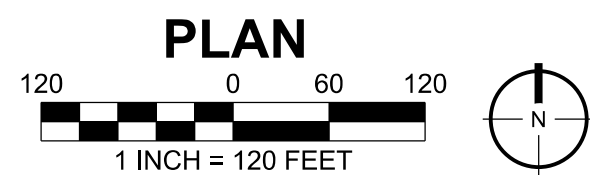
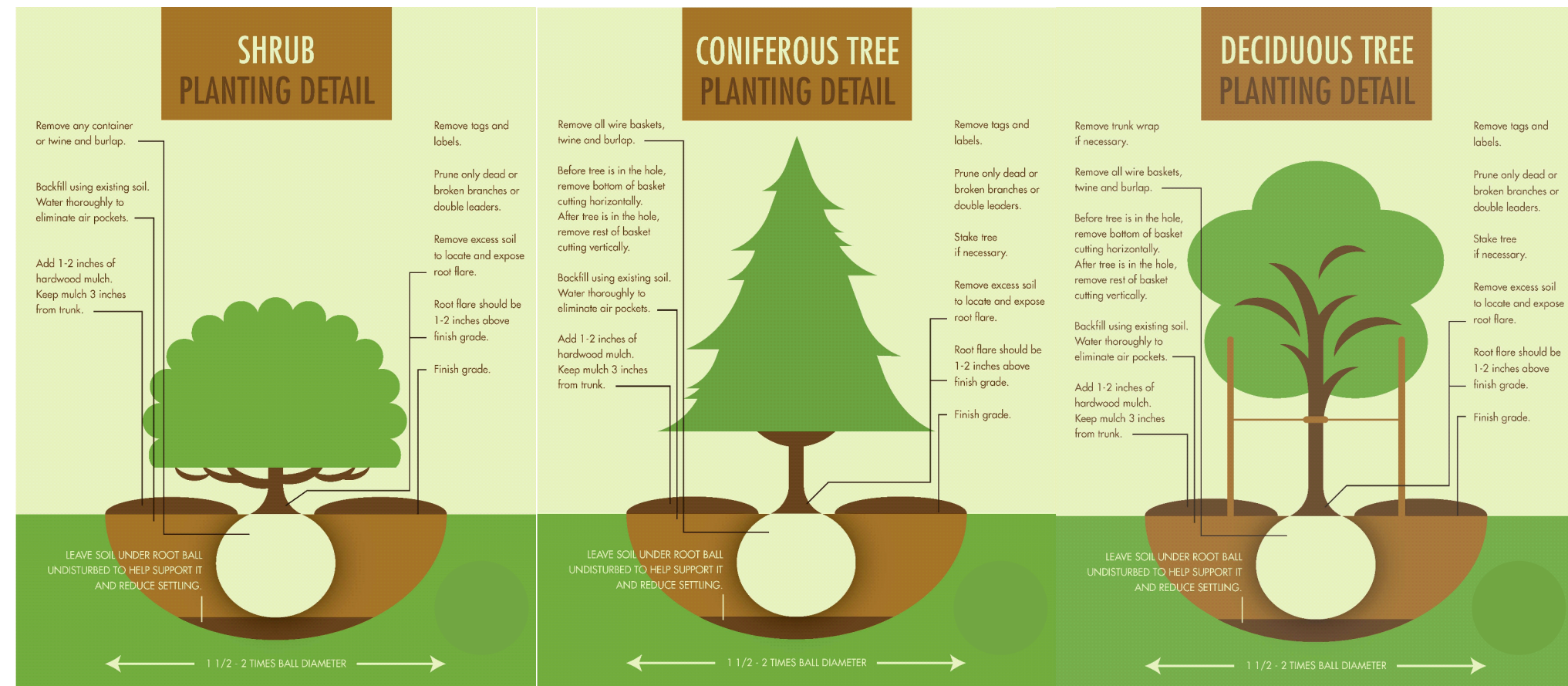
- NOTES:
- All Street Trees species shall comply with Westfield's Preferred Street Tree List. See Table 1 below.
 - The quantity and location of proposed Street Trees may be adjusted in the field to accommodate notes #3 and #4.
 - No trees shall be planted within 4 feet of any pavement.
 - No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain or fire hydrant.
 - No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Site Clearance Triangle.
 - No plantings shall be located in perimeter street rights-of-way.
 - No plantings shall be installed in a Legal Drain Easement, Tree Preservation Easement or Top Of Bank Easement.
 - Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and vertical structures or other tree trunks.
 - At the time of installation the minimum plant size shall be two (2) inch caliper for Shade/Street Trees, two (2) inch caliper or eight (8) feet tall for clump forms of Ornamental/Understory Trees, six (6) feet tall for Evergreen Trees, eighteen (18) inches for Shrubs, two (2) gallon containers for medium-large stature Ornamental Grasses, one (1) gallon containers for low stature Ornamental Grasses and Forbs, and two and five eighths (2-5/8) inch pots for Groundcovers. see Exhibit-C (page 3 of 3) for reforestation plant information.

SECTION 02800 - STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the Preferred Shade Tree List may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties must be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

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



CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

7905 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5955 Fax: (317) 849-5942

LANDSCAPING PLAN

LANCASTER PRIMARY PLAT

PREPARED FOR:

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

SECTION: 27

TOWNSHIP: 19N

RANGE: 3E

DRAWN BY: EWS

DATE: 03-01-19

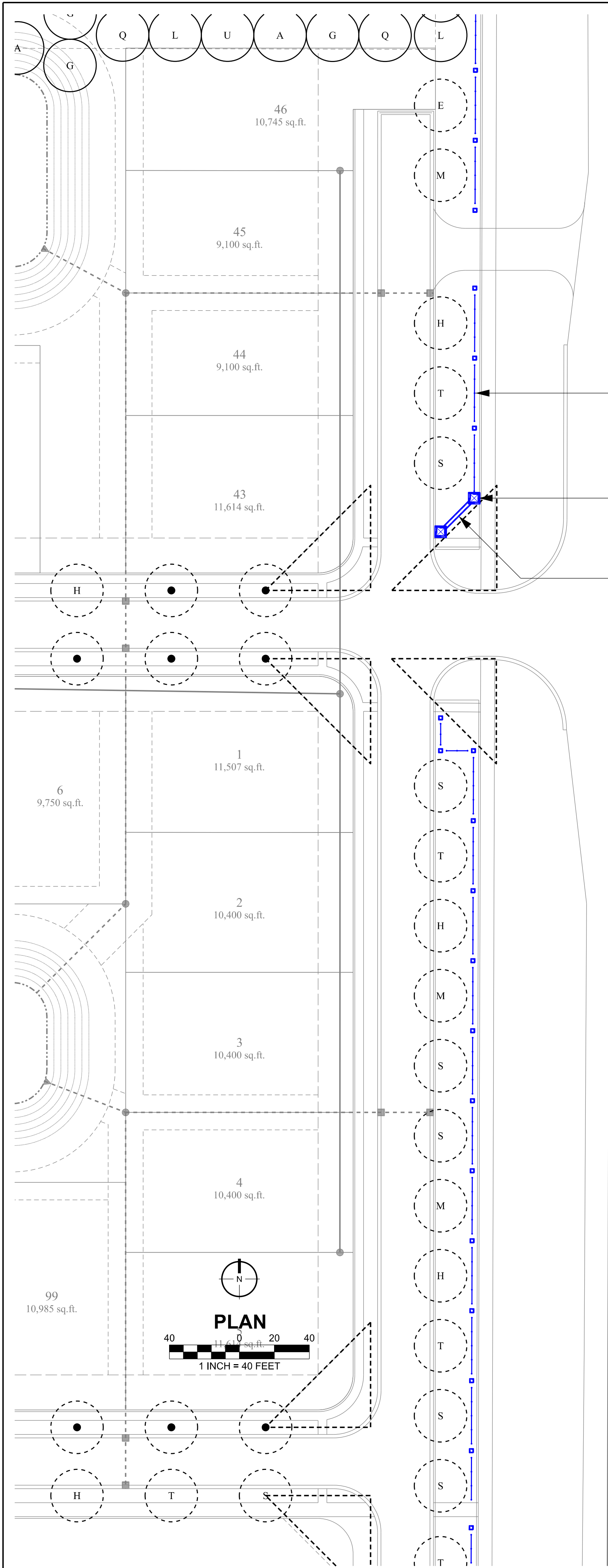
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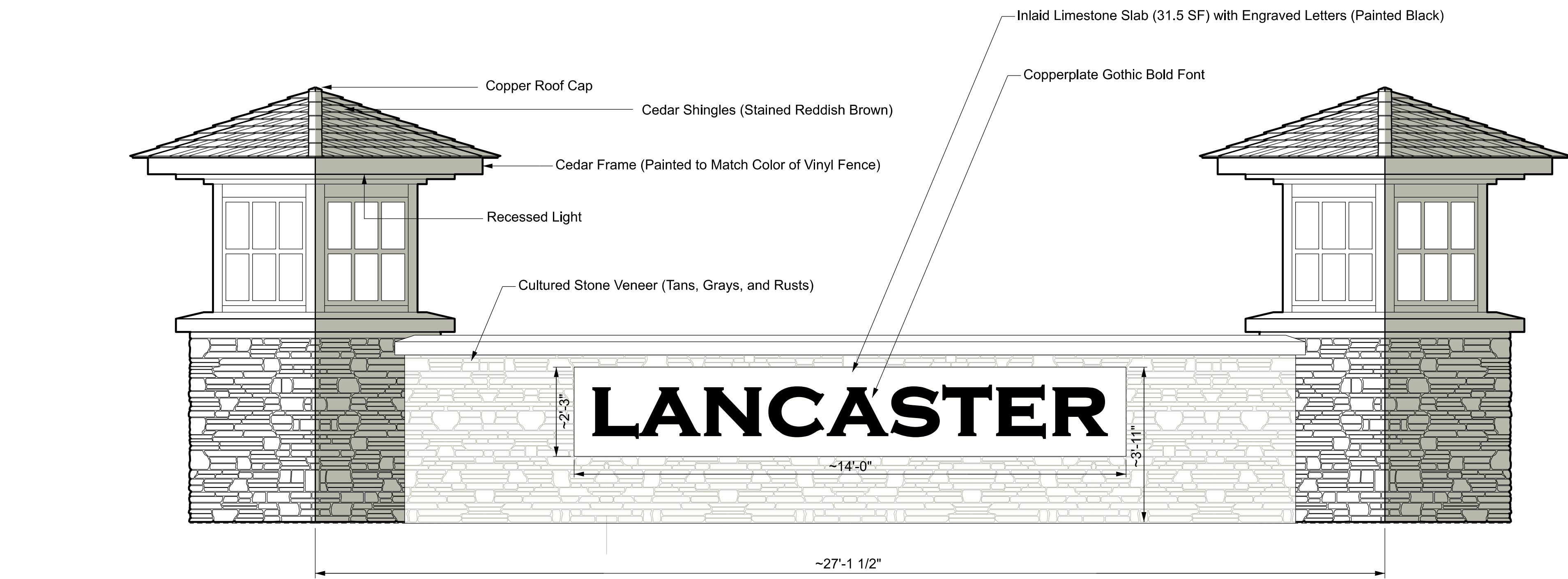
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BY

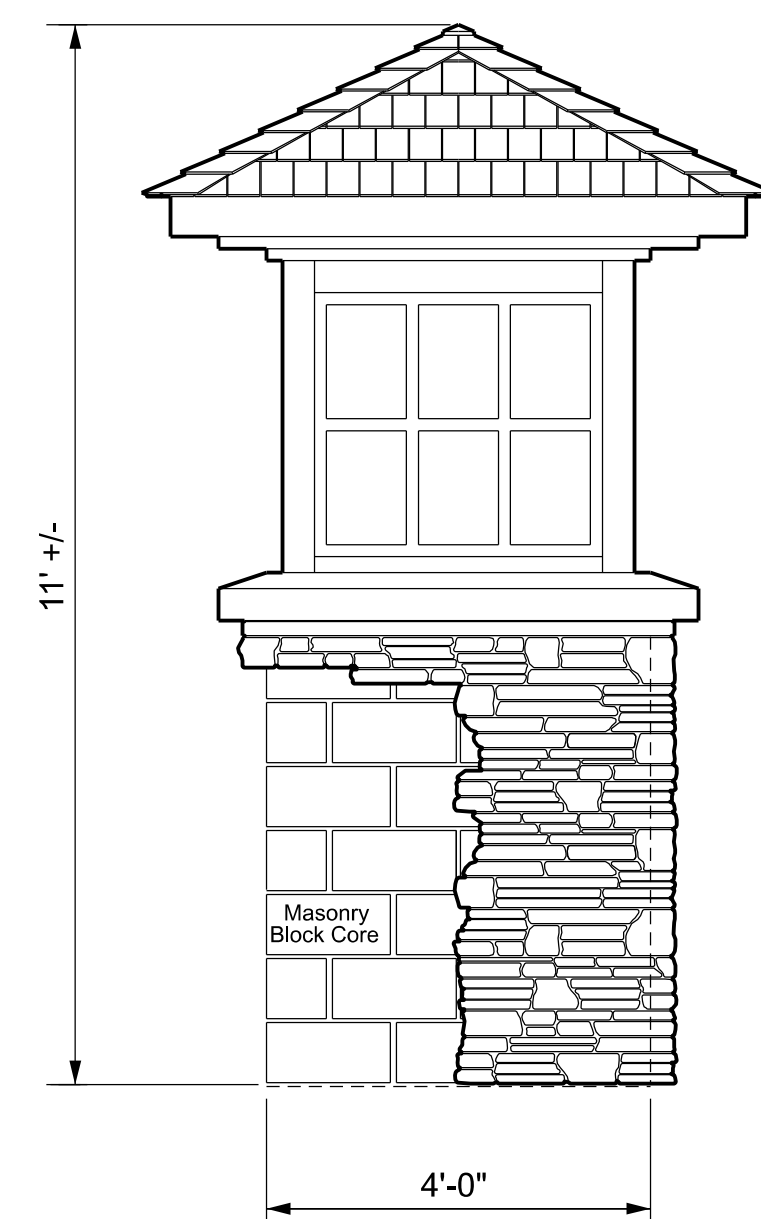


Spring Mill Road

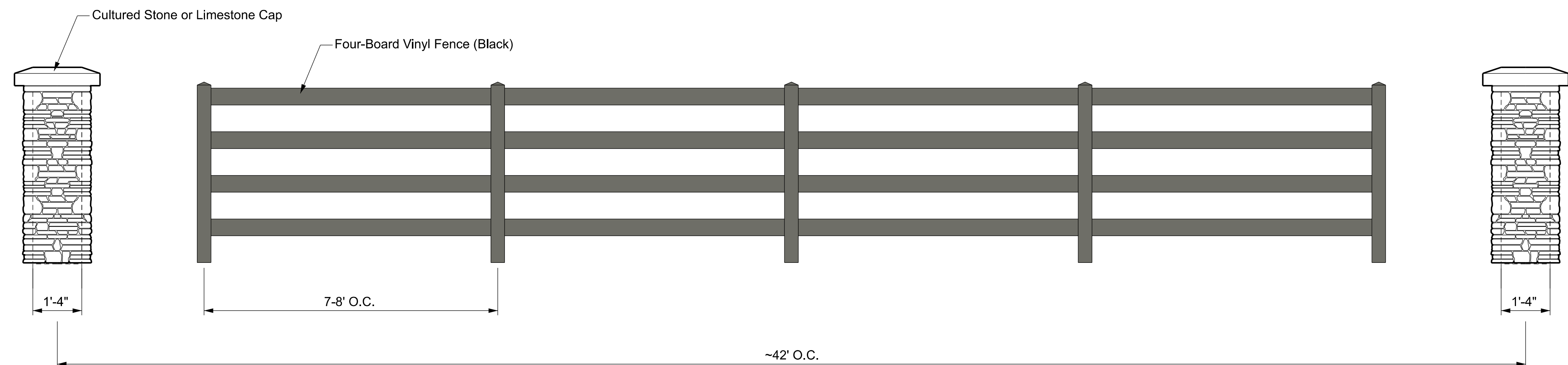
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2
1



1 **ELEVATION OF ENTRY MONUMENTS and SIGN WALL**
perpendicular to sign



2 **ELEVATION OF ENTRY MONUMENT**
perpendicular to monument



3 **ELEVATION OF FOUR BOARD FENCE AND MASON COLUMNS**
perpendicular to fence

CERTIFIED:

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

ENTRY FEATURE

LANCASTER
PRIMARY PLAT

HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: EWS DATE: 03-22-19
SHEET NO.

C902
S & A JOB NO.
85740PLA



CHARACTER EXHIBIT
entry monuments and sign wall



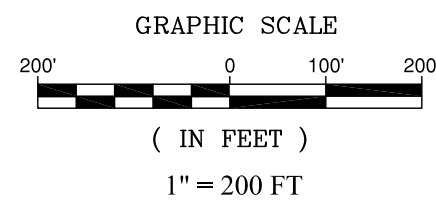
CHARACTER EXHIBIT
four board fence and masonry columns



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL KIOUX
PHONE: (317) 863-2053

CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074



EMORY TRACE
Zoning: PUD

PRIMARY PLAT / DEVELOPMENT PLAN for LANCASTER WESTFIELD, INDIANA LANCASTER PUD DISTRICT

STREET DATA	
ALLANDALE AVENUE	2,475.60 L.F.
PINDA DRIVE	834.62 L.F.
BEDWELL BAY ROAD	2,568.86 L.F.
MORAY STREET	637.68 L.F.
COWLEY DRIVE	2,288.37 L.F.
COWLEY COURT	530.00 L.F.
EXPLANADE STREET	165.69 L.F.
SEAFORTH WAY	1,362.78 L.F.
TOTAL	10,863.60 L.F.

TOTAL SITE = 144.512ac±
TOTAL LOTS - 190
TOTAL COMMON AREA (in Area A) = 31.7 ac± (35%)

LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

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

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

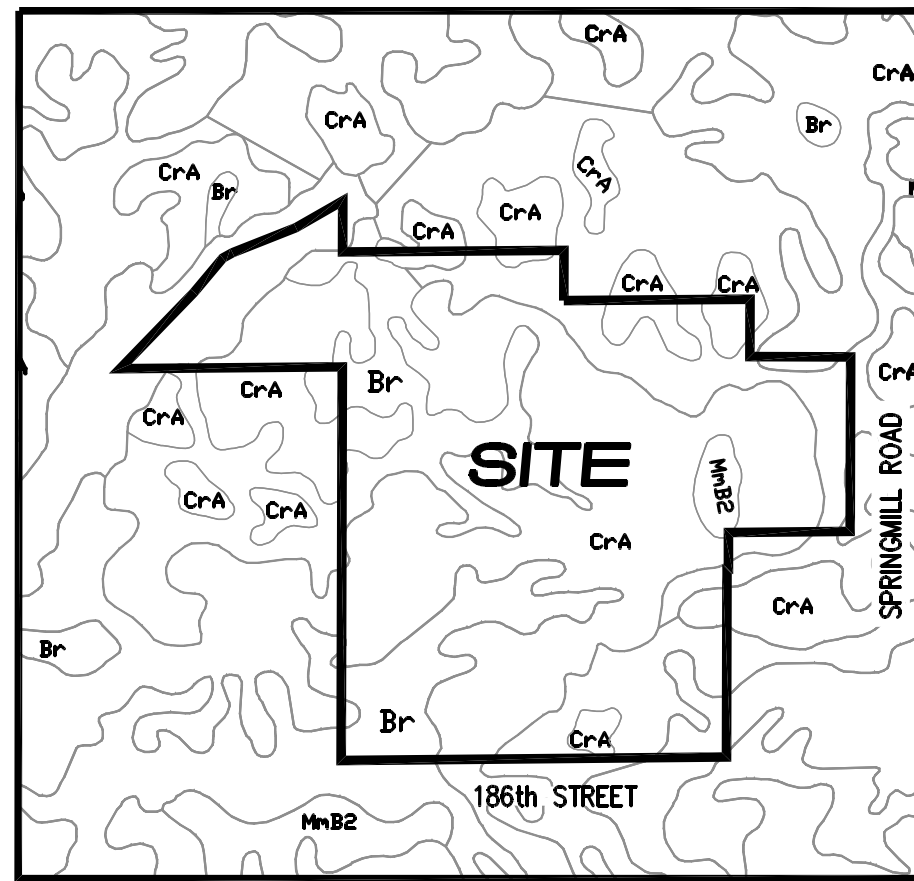
EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.

SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHWEST PROPERTY LINE.

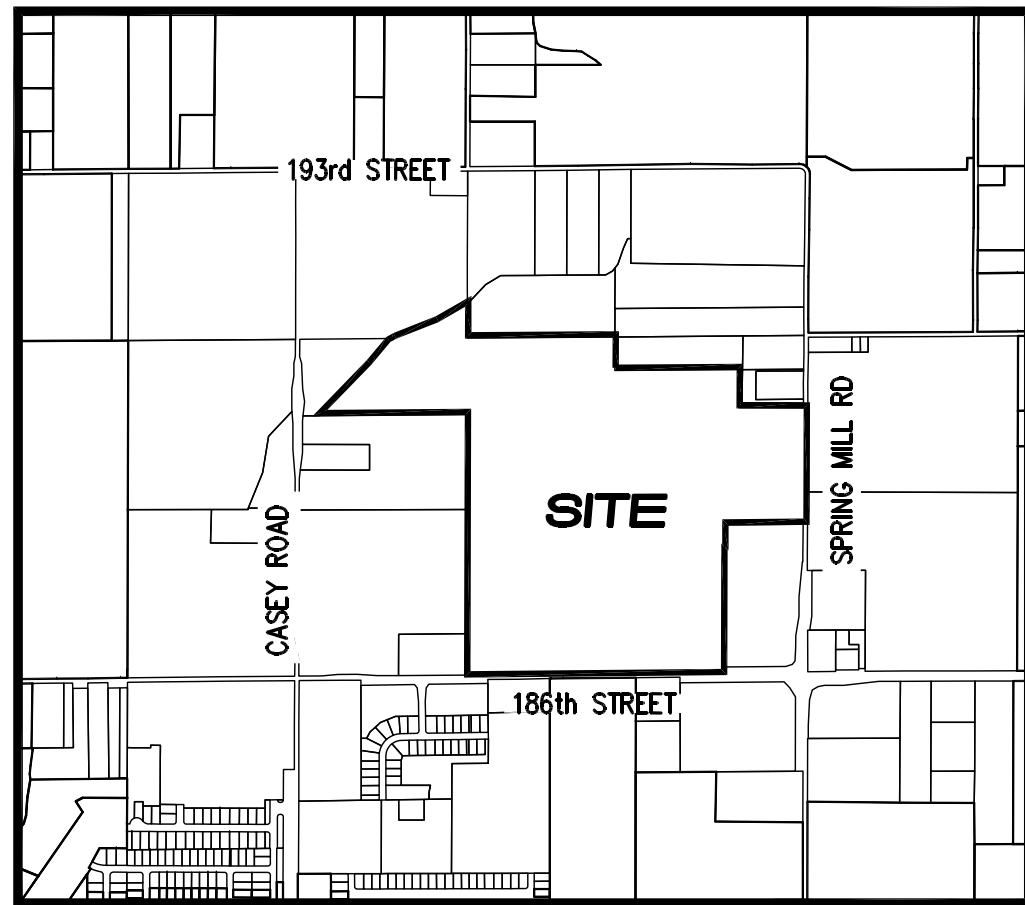
A part of the Southeast Quarter, part of the Southeast Quarter of the Northwest Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 27; thence South 00 degrees 09 minutes 59 seconds West (assumed bearing) a distance of 565.41 feet along the East line of said Southeast Quarter to the Southeast corner of a 0.55 acre parcel owned by Ashley Dawn Roudeshush as recorded in Inst. No. 2015-039273, in the Office of the Recorder, Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence South 00 degrees 09 minutes 59 seconds West a distance of 908.45 feet along said East line to the Northeast corner of a 17.00 acre parcel owned by Craigielea Enterprises LLC as recorded in Inst. No. 2013-020452, in said Recorders Office; thence the next two (2) courses are along the northerly lines of said 17.00 acre parcel: (1) South 89 degrees 28 minutes 22 seconds West a distance of 633.60 feet; (2) South 00 degrees 09 minutes 59 seconds West a distance of 191.87 feet to a Southeast corner of the 99.530 acre parcel owned by HRKK, LLC as recorded in Inst. No. 2016-009622, in said Recorders Office; thence South 89 degrees 28 minutes 22 seconds West a distance of 6.98 feet along the North line of said parcel to the Northeast corner of the 45 acre parcel (Tract VII) owned by Wheeler Farms, LLC as recorded in Inst. No. 2011-060204, in said Recorders Office; thence South 00 degrees 09 minutes 41 seconds West a distance of 976.97 feet along the East line of said 45 acre parcel to the South line of the Southeast Quarter of said Section 27; thence South 89 degrees 28 minutes 22 seconds West a distance of 2,006.40 feet along said South line to the Southwest corner of said Southeast Quarter; thence North 00 degrees 09 minutes 41 seconds East a distance of 2,050.07 feet along the West line of said Southeast Quarter to the Northeast corner of the land owned by Westfield High School 1995 Building Corporation as recorded in Inst. No. 2008-009361, in said Recorders Office; thence South 89 degrees 31 minutes 51 seconds West a distance of 1,156.56 feet along the North line of said land to the Southeast corner of the 5.758 acre parcel owned by David K. Turner II et ux as recorded in Inst. No. 2014-01577, in said Recorders Office; thence the next three (3) courses are along the easterly lines of said 5.758 acre parcel: (1) North 44 degrees 04 minutes 36 seconds East a distance of 553.83 feet; (2) North 40 degrees 01 minutes 38 seconds East a distance of 231.50 feet; (3) North 60 degrees 35 minutes 20 seconds East a distance of 57.66 feet to a Southeast corner of a 37.261 acre parcel owned by Emory Trace Developer, LLC as recorded in Inst. No. 2018-057654, in said Recorders Office; thence the next two (2) courses are along the southeasterly lines of said 37.261 acre parcel: (1) North 68 degrees 30 minutes 12 seconds East a distance of 356.05 feet; (2) North 60 degrees 07 minutes 38 seconds East a distance of 280.60 feet to the East line of the Southeast Quarter of the Northwest Quarter of said Section 27; thence South 00 degrees 09 minutes 41 seconds West a distance of 266.14 feet; thence North 89 degrees 35 minutes 28 seconds East a distance of 1,152.65 feet to the Northwest corner of the lands owned by Ashley Dawn Roudeshush as recorded in Inst. No. 2015-039273, in said Recorders Office; thence the next four (4) courses are along the southerly lines of said lands: (1) South 00 degrees 10 minutes 00 seconds West a distance of 261.53 feet; (2) North 89 degrees 35 minutes 27 seconds East a distance of 969.40 feet; (3) South 00 degrees 09 minutes 59 seconds West a distance of 298.61 feet; (4) South 89 degrees 50 minutes 01 seconds East a distance of 524.99 feet to the place of beginning, containing 144.512 acres, more or less.

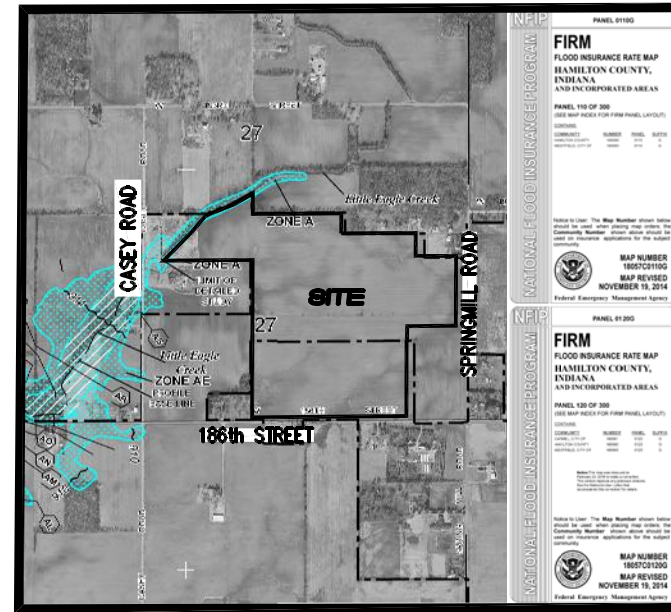
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	488.69'	1400.00'	246.86'	S79°59'37"E	486.21'	20°00'00"
C2	52.36'	150.00'	26.45'	N79°59'37"W	52.09'	20°00'00"
C3	52.36'	150.00'	26.45'	S79°59'37"E	52.09'	20°00'00"
C4	488.69'	1400.00'	246.86'	N79°59'37"W	486.21'	20°00'00"
C5	488.69'	1400.00'	246.86'	S80°00'23"W	486.21'	20°00'00"
C6	52.36'	150.00'	26.45'	N80°00'23"E	52.09'	20°00'00"
C7	66.02'	150.00'	33.56'	S77°23'48"W	65.49'	25°13'10"
C8	118.89'	107.00'	66.42'	N58°09'48"W	112.86'	63°39'38"
C9	119.66'	107.00'	66.96'	S58°22'16"E	113.52'	64°04'34"
C10	220.86'	107.00'	179.01'	N31°16'36"W	183.69'	118°15'53"
C11	72.91'	150.00'	37.19'	S13°55'52"W	72.19'	27°50'57"



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



LOCATION MAP
SCALE: 1"=1500'



FLOOD STATEMENT
THIS SITE LIES PARTIALLY WITHIN ZONE AE PER
FIRM 18057C0110G & 18057C0120G DATED
NOVEMBER 19, 2014

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C115	PRIMARY PLAT / DEVELOPMENT PLAN
C900-C901	LANDSCAPE PLAN

INDEX	
DATE	REVISION
4/2/19	REVISED PER TAC COMMENTS GDK

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

3/1/19

DATE

PLANS PREPARED BY:

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



Know what's below.
Call before you dig.

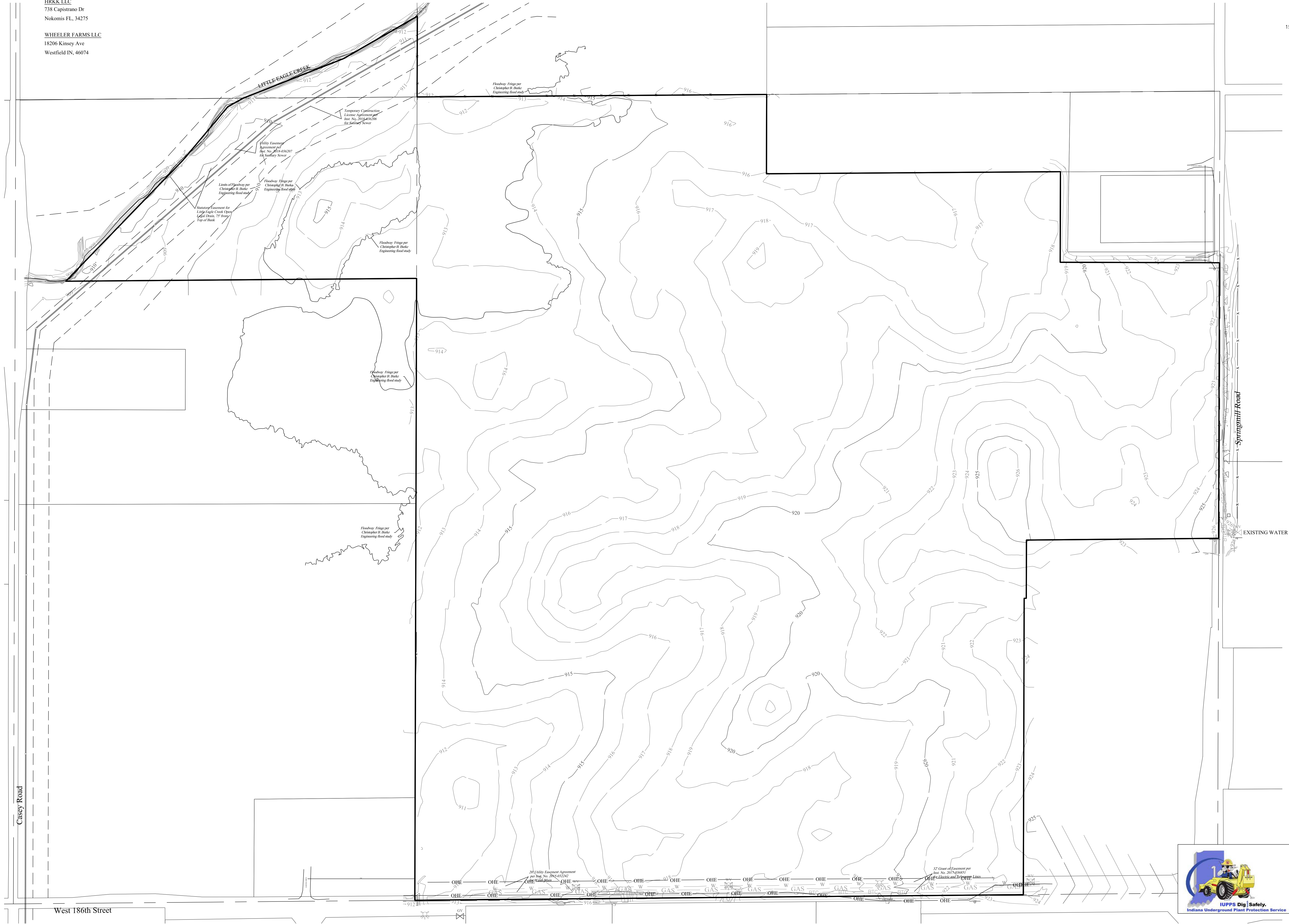
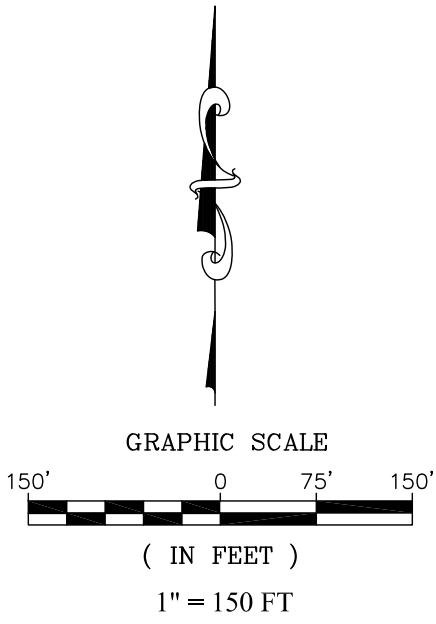


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275
WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT



SECTION: 27			TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF			CHECKED BY: GDK	SHEET NO.
EXISTING CONDITIONS			LANCASTER	C100
PREPARED FOR:			WASHINGTON TOWNSHIP	S & A JORN NO. 85740PLA
HAMILTON CO., INDIANA			STOEPPELWERTH	REVISIONS
ALWAYS ON.			7965 East 106th Street, Fishers, IN 46038-2005	DATE
Phone: (317) 849-5935 Fax: (317) 849-5942			REGISTERED	BY
No. 900012			STATE OF INDIANA	LAF
LAND SURVEYOR			CERTIFIED: 03/01/19	
THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.				
DENNIS D. OLNSTEAD				



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
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9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
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Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT

SHEET C102



LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

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

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

EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE
REDUCED FLOWS OF THIS SITE.

SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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

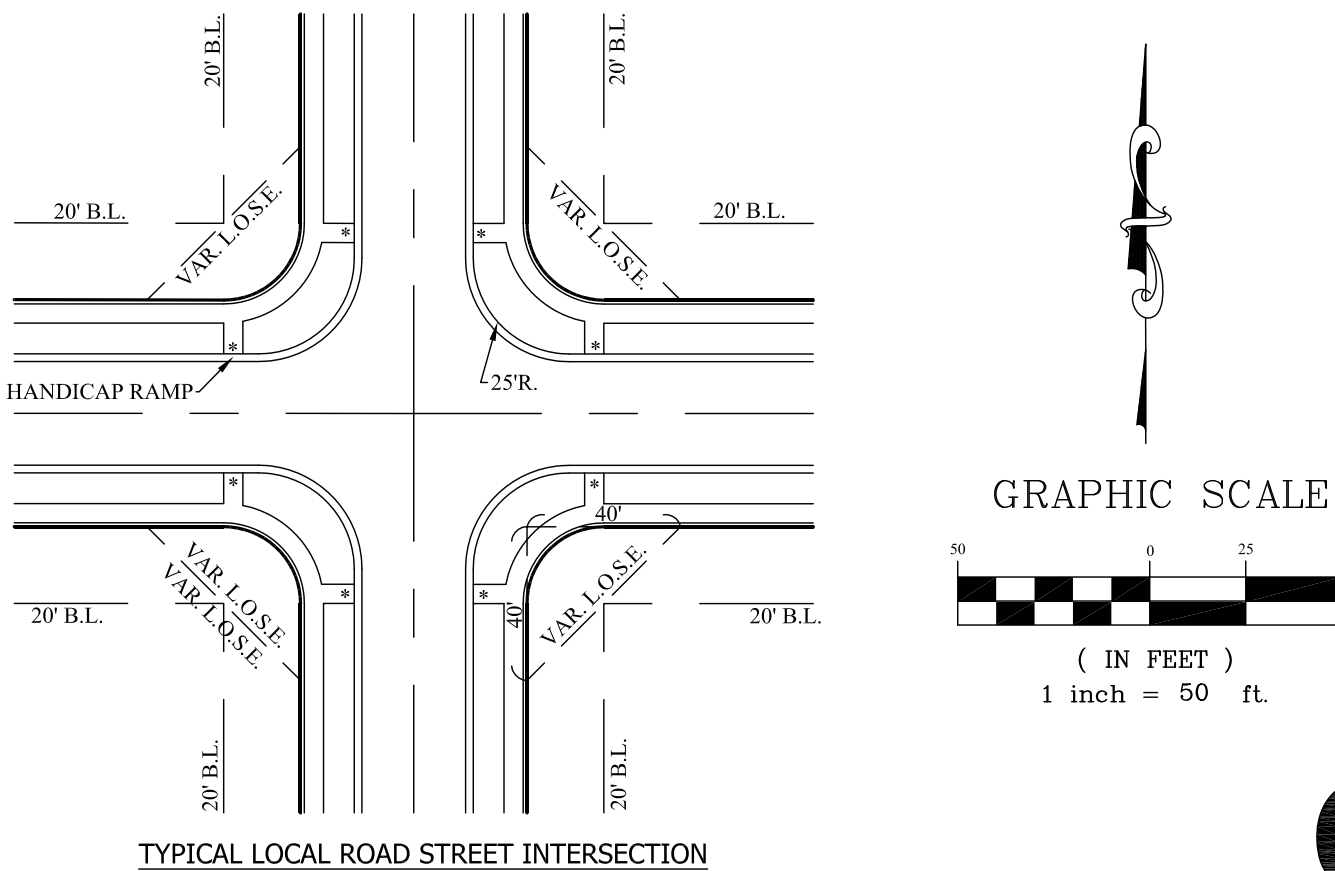
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CEG PROPOSES TO CONSTRUCT A 16" WATER MAIN NORTH ALONG CASEY
ROAD TRAIL WEST ALONG 195th TO CONNECT TO EXISTING WATER AT
OSBORNE TRAILS. THIS WATER MAIN WILL SERVE AS THE CONNECTION TO
THE SITE.

EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE
REDUCED FLOWS OF THIS SITE.
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE SOUTHEAST PROPERTY LINE



SECTION: 27			TOWNSHIP: 19N			RANGE: 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO.		
C101			S & A JOHN NO. 85740PLA			DATE		
REV. PER TAC COMMENTS			BY			DATE		
4/2/19			GDK			BY		

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

PREPARED FOR:
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

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

CERTIFIED: 03/01/19
DENNIS D. OLMESTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

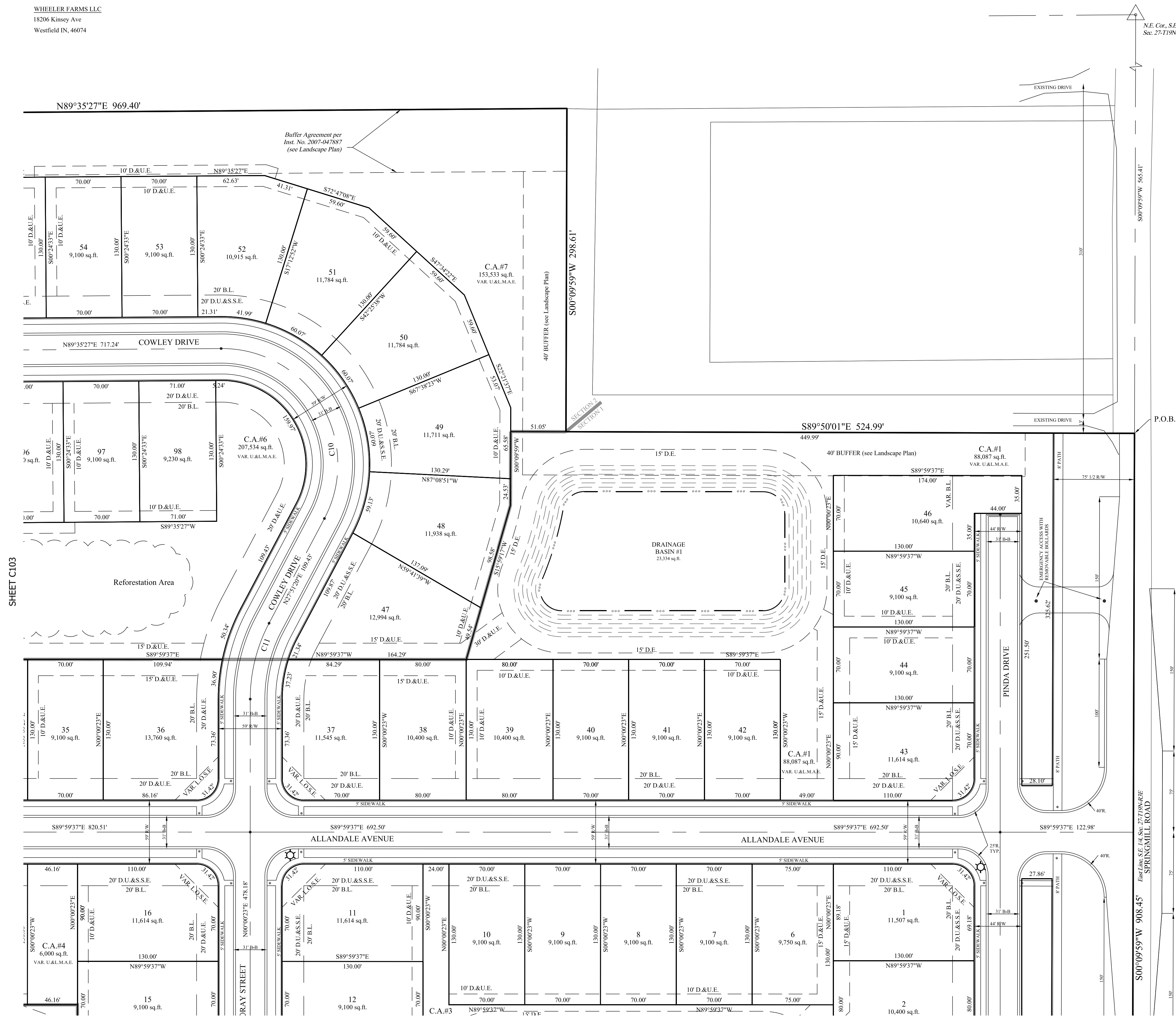


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RHOX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275
WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT



N.E. Cor. S.E.1/4,
Sec. 27-T19N-R3E

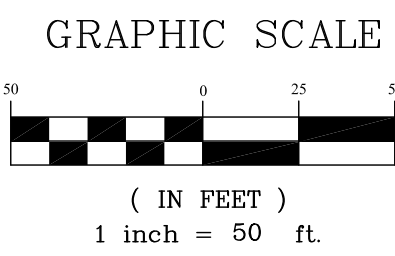
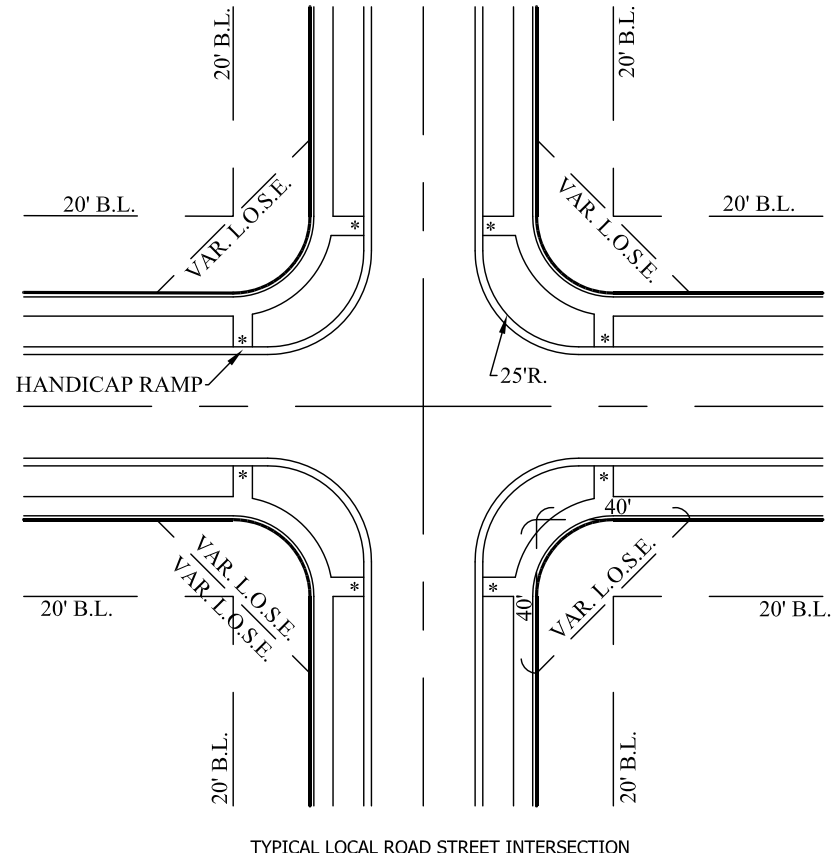
P.O.B.

LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'
Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

NOTE:
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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



Know what's below.
Call before you dig.

SECTION: 27			TOWNSHIP: 19N			RANGE: 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C102		
PREPARED FOR: HAMILTON CO., INDIANA			WASHINGTON TOWNSHIP			S & A JOHN D. 85740PLA		
PRIMARY PLAT			LANCASTER			HAMILTON CO., INDIANA		
STOEPPELWERTH			ALWAYS ON.			7965 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942		
REGISTERED			No. 900012			STATE OF INDIANA		
LAND SURVEYOR			DENNIS D. OLMSTEAD			4/2/19		
REV. PER TAC COMMENTS			BY			GDK		
REVISIONS			DATE			4/2/19		



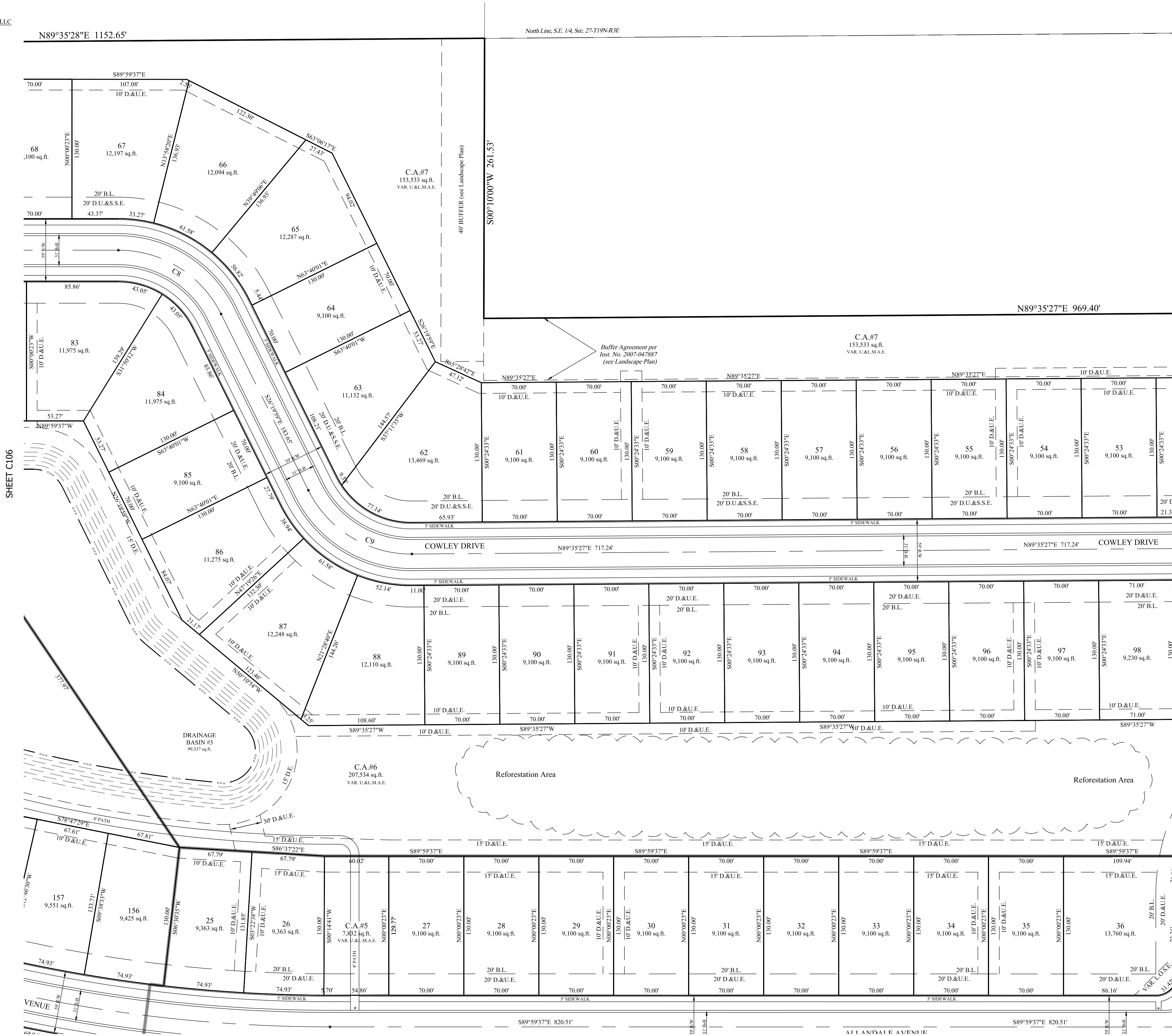
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
7865 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
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LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT



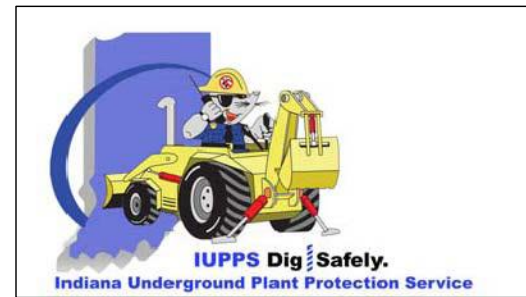
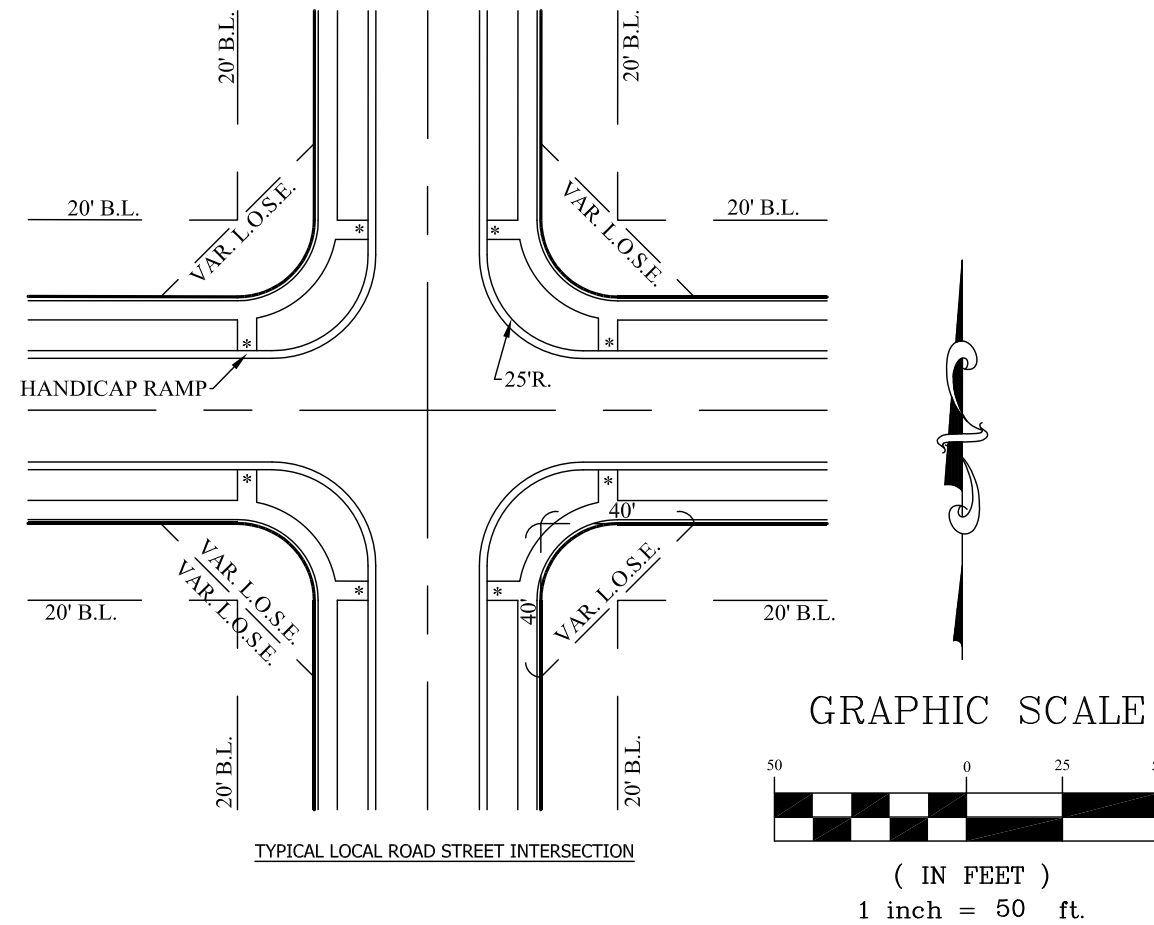
LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
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LEGEND

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D.&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
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R.D.E. REGULATED DRAINAGE EASEMENT
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
☆ STREET LIGHT

SHEET C102



Know what's below.
Call before you dig.

SECTION: 27

TOWNSHIP: 19N

RANGE: 3E

DRAWN BY: LAF

CHECKED BY: GDK

SHEET NO.

C103

PREPARED FOR:

LANCASTER

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

STOEPPELWERTH

ALWAYS ON.

7065 East 106th Street, Fishers, IN 46038-2005

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

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

CERTIFIED: 03/01/19

REGISTERED LAND SURVEYOR

STATE OF INDIANA

No. 900012

DENNIS D. OLMESTEAD

REV. PER TAC COMMENTS

BY

DATE

4/2/19

GDK



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7863 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
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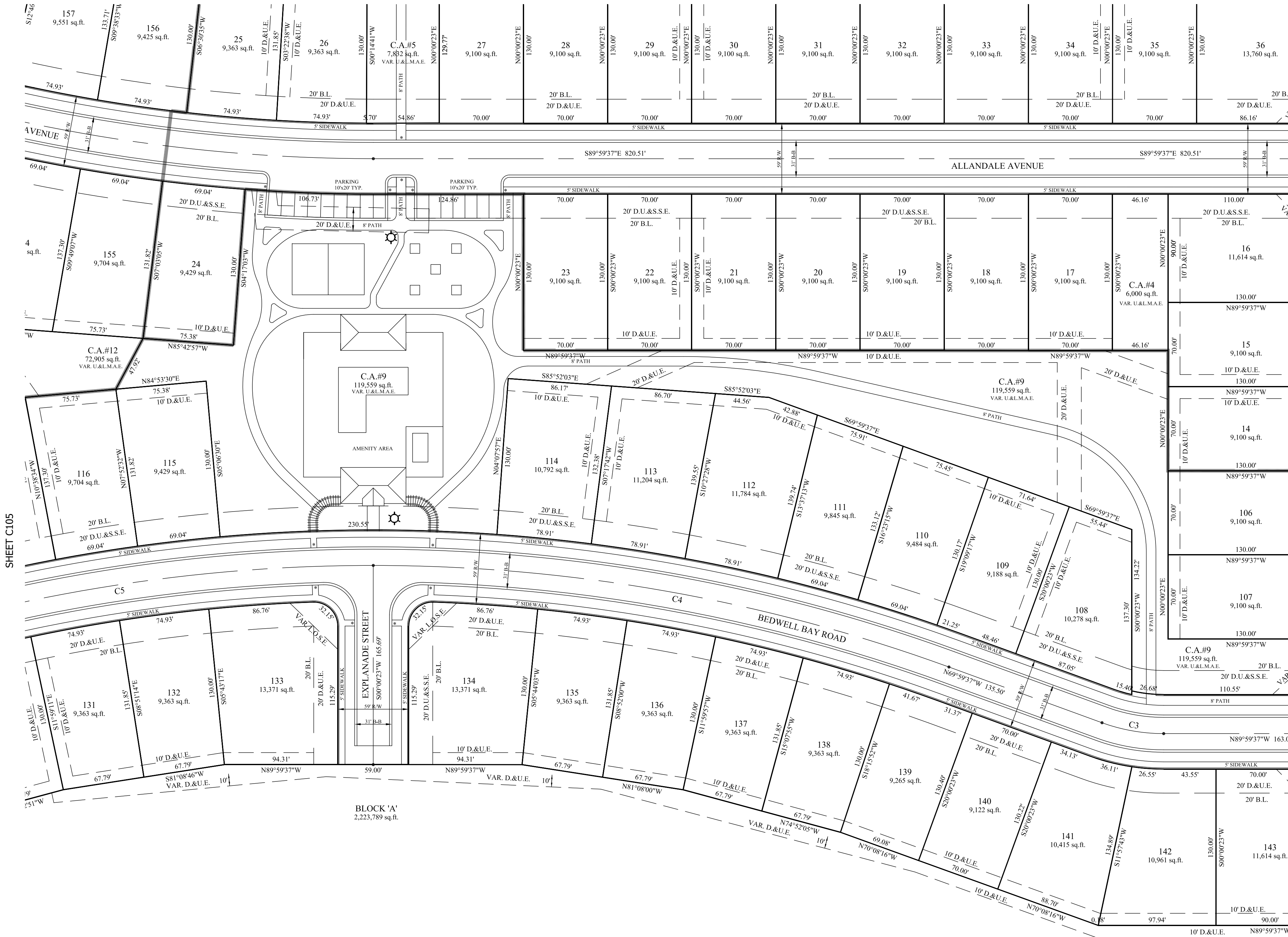
WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT

SHEET 103



LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

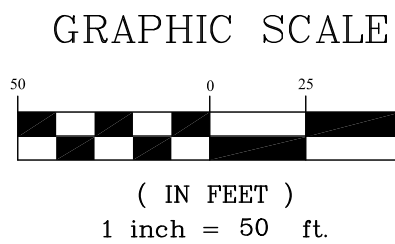
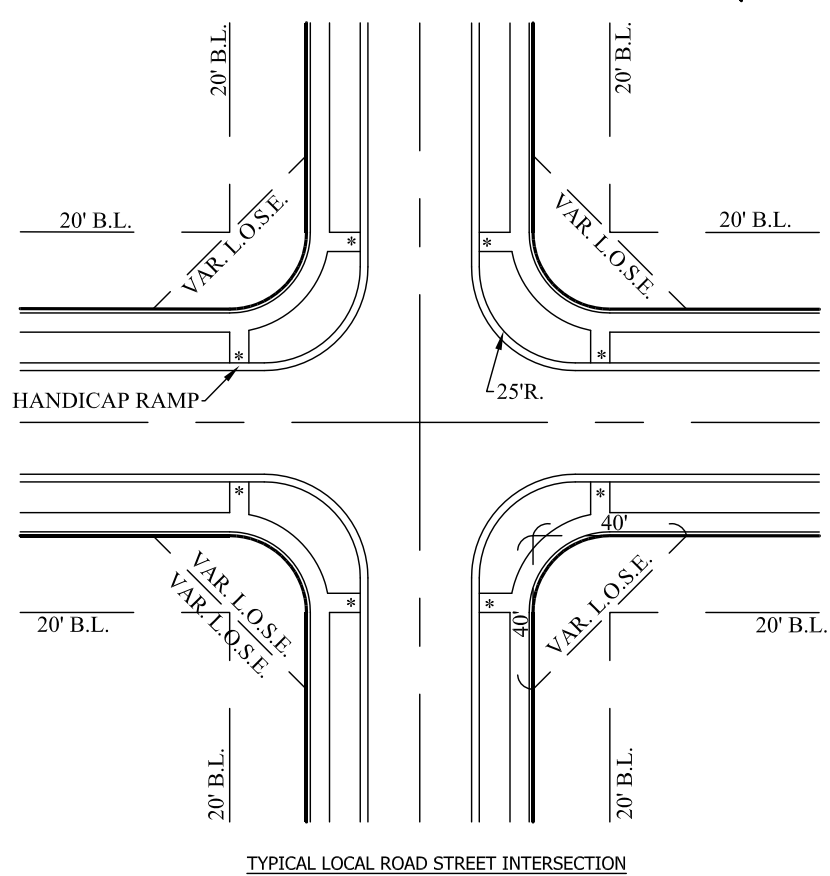
Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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



Know what's below.
Call before you dig.

SECTION: 27			TOWNSHIP: 19N			RANGE: 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO.		
PREPARED FOR:			HAMILTON CO., INDIANA			DATE: 4/2/19		
PRIMARY PLAT			LANCASTER			REV. PER TAC COMMENTS		
WASHINGTON TOWNSHIP			BY: GDK			REVISIONS		

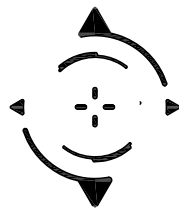
THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 03/01/19

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

STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
SECTION: 27
TOWNSHIP: 19N
RANGE: 3E
DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO.
C104
S & A JORN NO
85740PLA



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLAMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT

SHEET 106



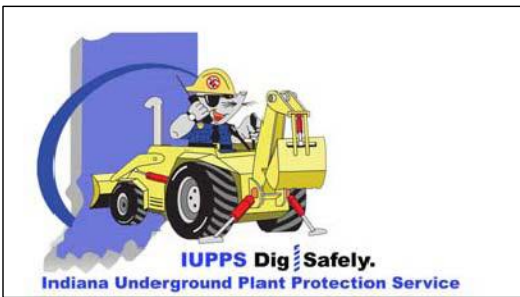
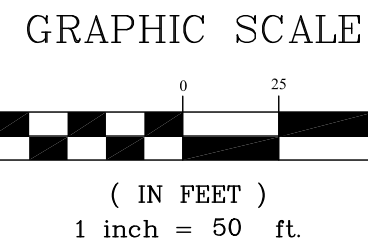
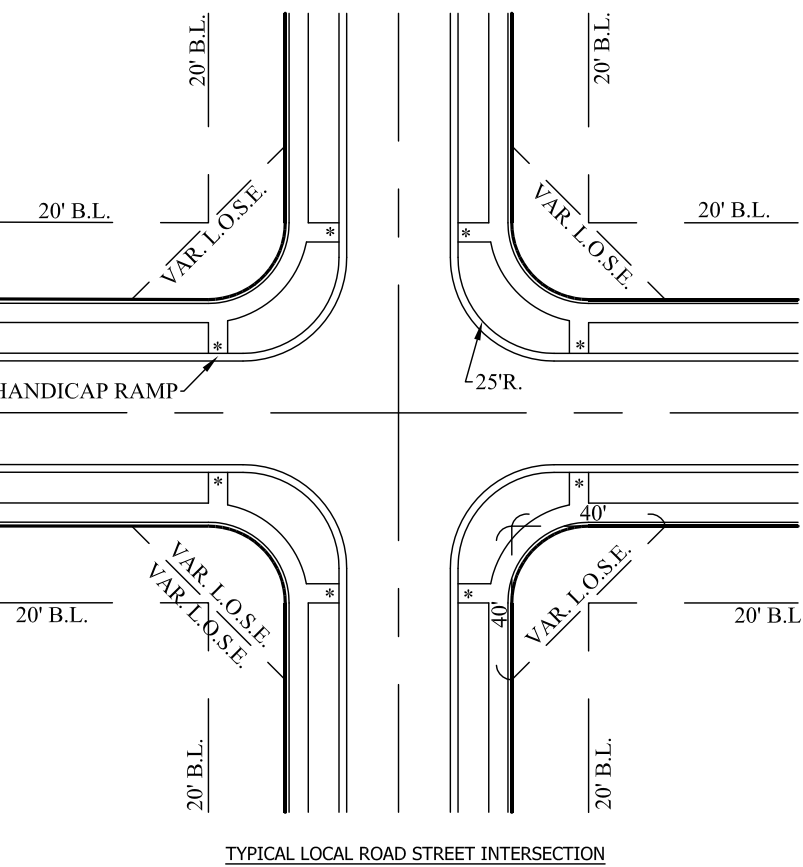
SHEET C104

LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'
Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minumum Lot Width - 70' min.

NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".
EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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



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

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLAMSTEAD
CERTIFIED: 03/01/19

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

PRIMARY PLAT

LANCASTER

WASHINGTON TOWNSHIP

PREPARED FOR:

SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C105
S & A JORN NO. 85740PLA

REV. PER TAC COMMENTS

DATE

BY

GDK

BY



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275
WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT

LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

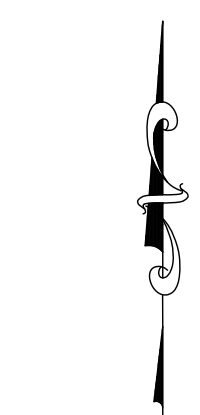
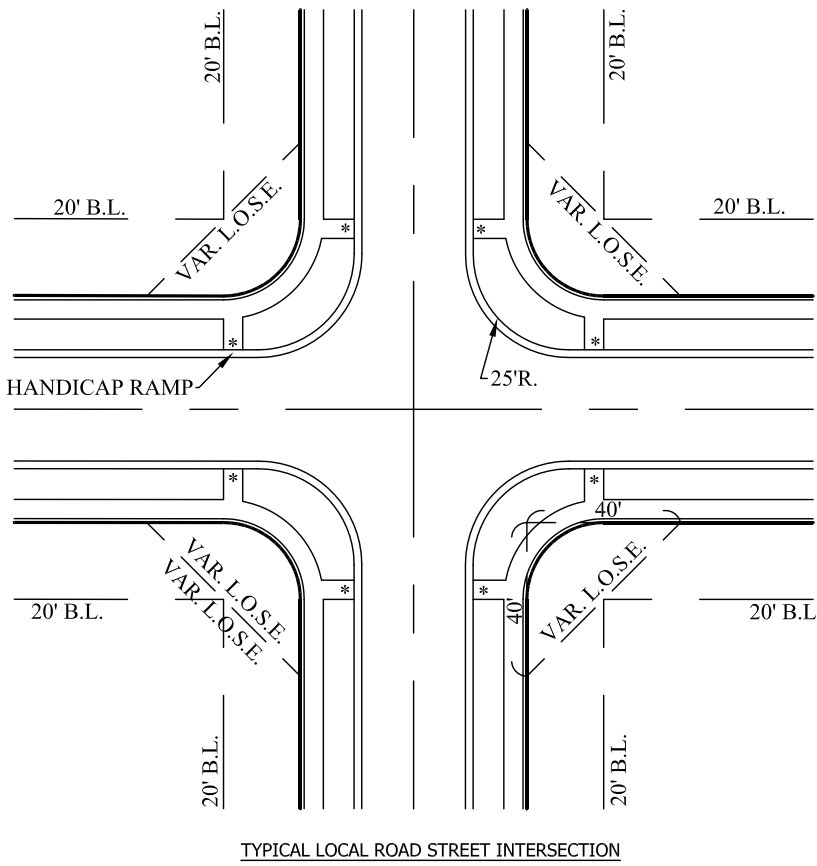
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT
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PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

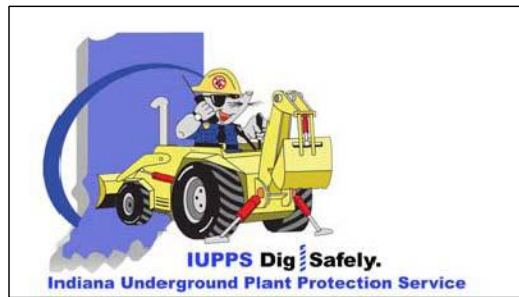
EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE
REDUCED FLOWS OF THIS SITE.
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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

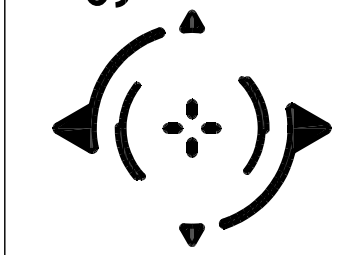


GRAPHIC SCALE
1 inch = 50 ft.



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

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



PRIMARY PLAT

LANCASTER

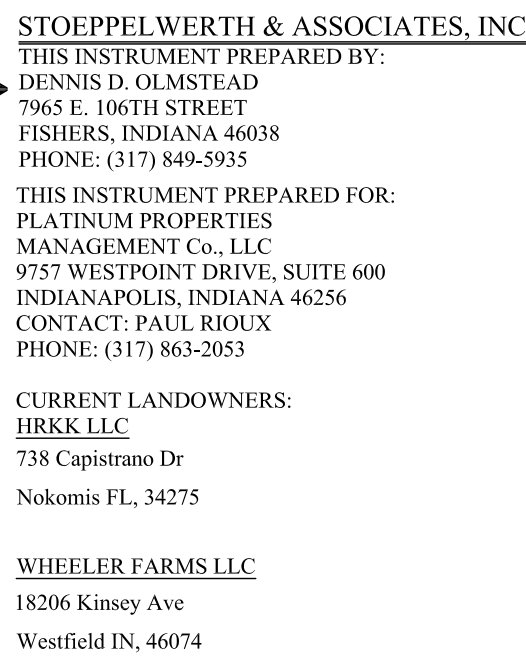
PREPARED FOR:

SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.
C106

S & A JOHN D.
85740PLA

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA



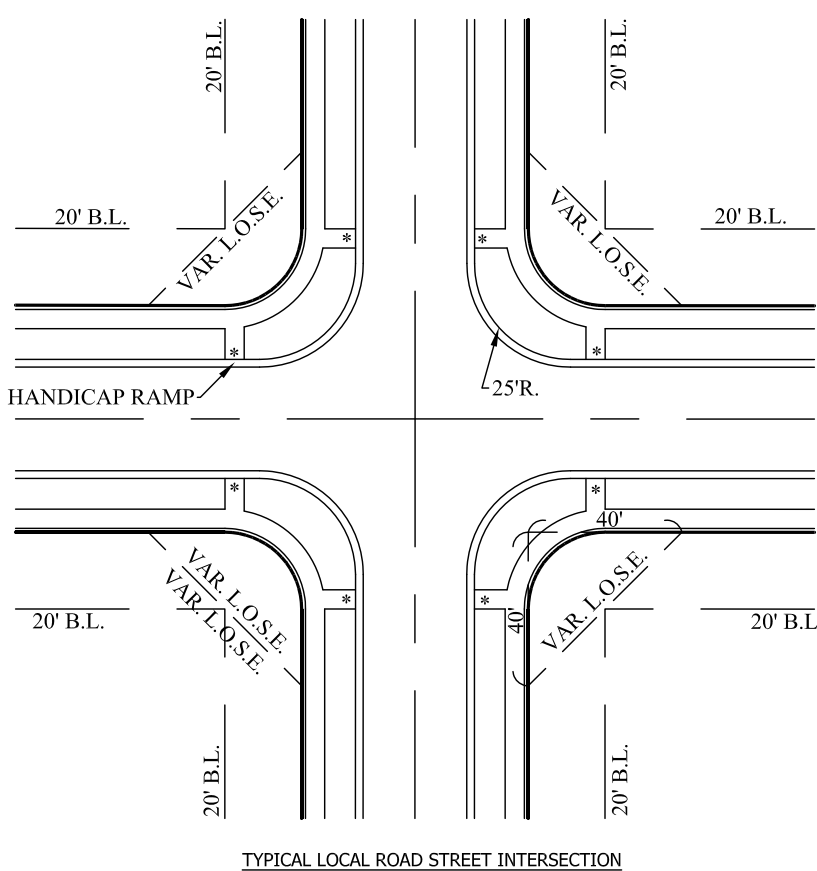
LANCASTER
PRIMARY PLAT
LANCASTER PUD DISTRICT

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minumum Lot Width - 70' min.

SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE NORTHWEST PROPERTY LINE

LEGEND

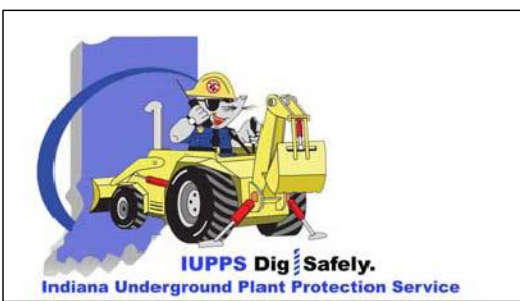
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| D.E. | DRAINAGE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



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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

PRIMARY PLAT			SECTION: 27		
			DRAWN BY: LAF		
PREPARED FOR:			TOWNSHIP: 19N		
			CHECKED BY: GDK		
SHEET NO.					
C107					
S & A JOB NO. 85740PLA					
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA					



STOEPPELWERTH

ALWAYS ON.

7065 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

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

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

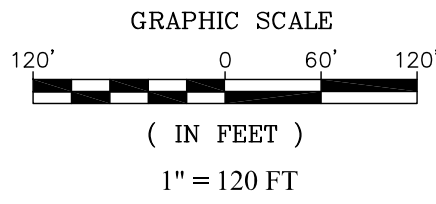
CERTIFIED: 03/01/19

[Signature]

REV. PER TAC COMMENTS	GDK
REVISIONS	BY
DATE	4/2/19



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275
WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074



LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT

LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

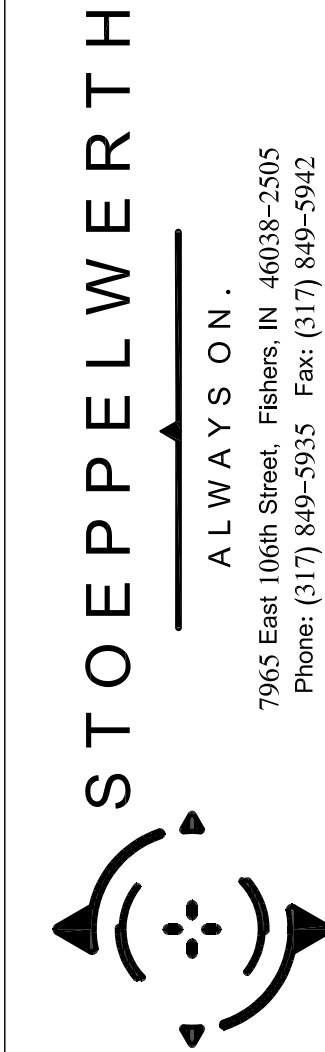
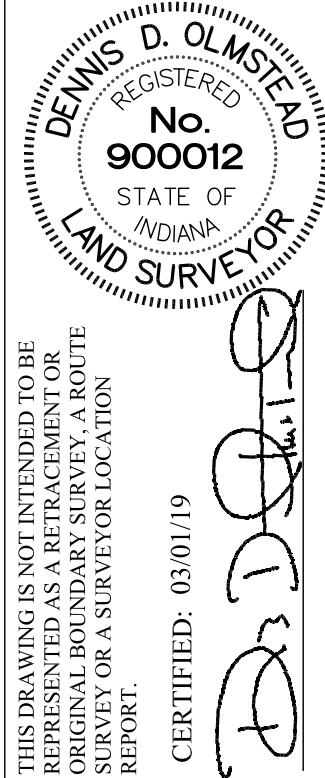
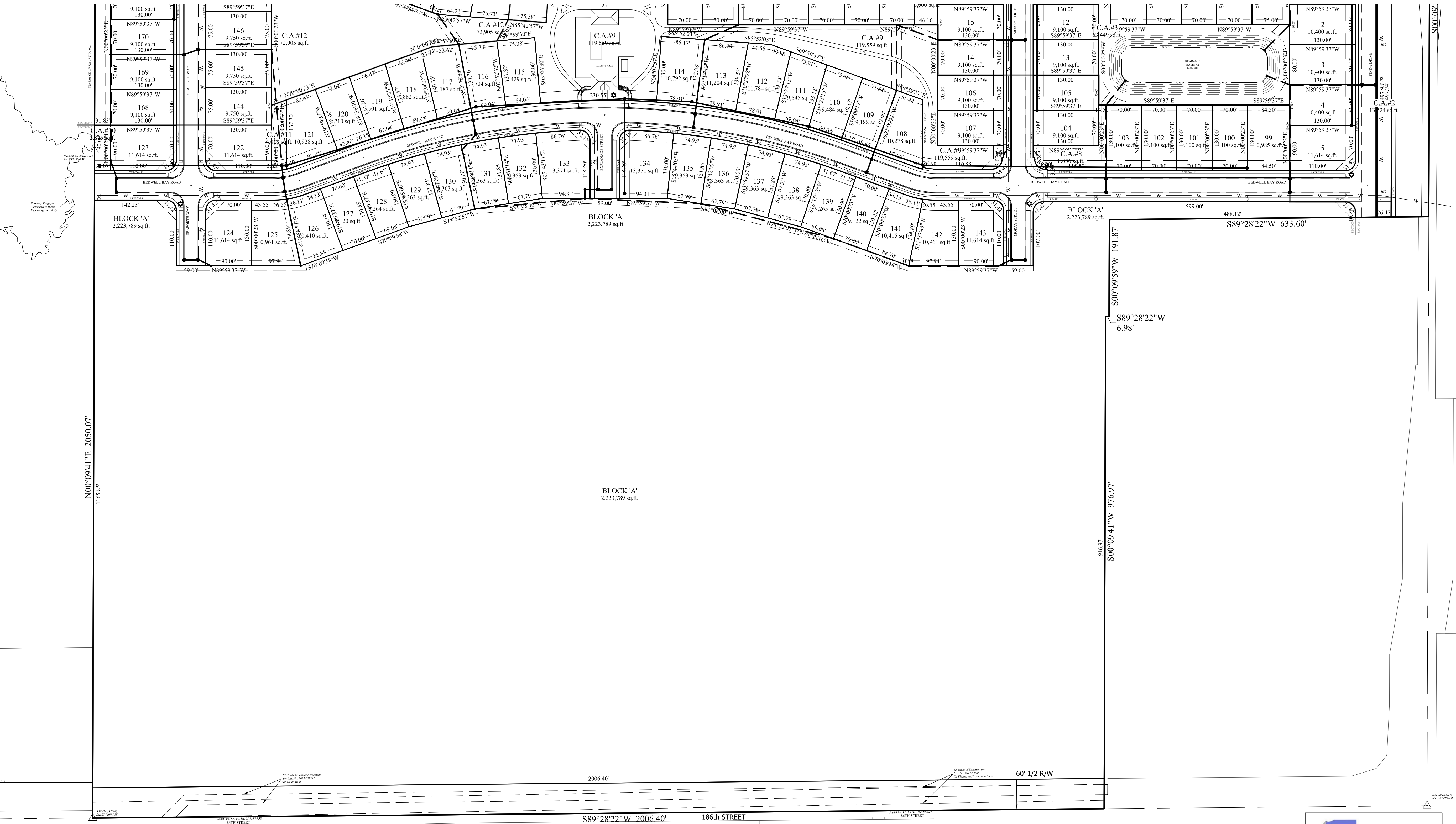
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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



PRIMARY PLAT
LANCASTER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
C108
S & A JORDN
85740PLA





STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER DEVELOPMENT PLAN LANCASTER PUD DISTRICT

LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

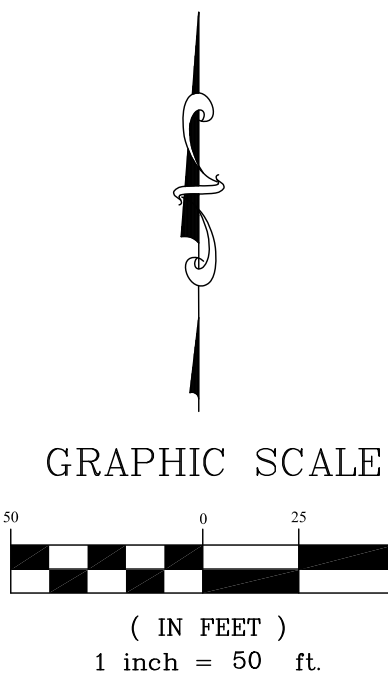
NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD
• MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING S&S
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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

LEGEND

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



Know what's below.
Call before you dig.

SECTION: 27			TOWNSHIP: 19N			RANGE: 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C109		
PREPARED FOR: DEVELOPMENT PLAN			TOWNSHIP: WASHINGTON TOWNSHIP			RANGE: 3E		
LANCASTER			HAMILTON CO., INDIANA			S & A JORN NO. 85740PLA		
STOEPPELWERTH			ALWAYS ON.			7965 East 106th Street, Fishers, IN 46038-2905		
DENNIS D. OLMSTEAD			REGISTERED			No. 900012		
STATE OF INDIANA			LAND SURVEYOR			CERTIFIED: 03/01/19		
THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			REV. PER TAC COMMENTS			DATE		
BY			GDK			4/2/19		



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

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

CURRENT LANDOWNERS:
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Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

DEVELOPMENT PLAN

LANCASTER PUD DISTRICT

LEGEND

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

LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
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Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER
INCLUDING SSD

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

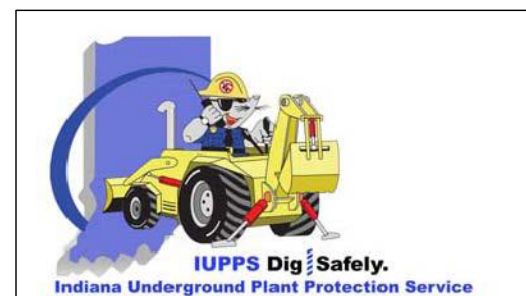
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REDUCED FLOWS OF THIS SITE.

SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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

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



Know what's below.
Call before you dig.

SECTION: 27	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C110		
S & A JORN NO. 85740PLA		
PREPARED FOR: HAMILTON CO., INDIANA		
WASHINGTON TOWNSHIP		
LANCASTER		
STOEPELWERTH		
ALWAYS ON.		
7965 East 106th Street, Fishers, IN 46038-2905		
Phone: (317) 849-5935 Fax: (317) 849-5942		
CERTIFIED: 03/01/19		
REGISTERED No. 900012		
STATE OF INDIANA		
LAND SURVEYOR		
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REVISIONS		
REV. PER TAC COMMENTS		
DATE		
BY		
GDK		
4/2/19		



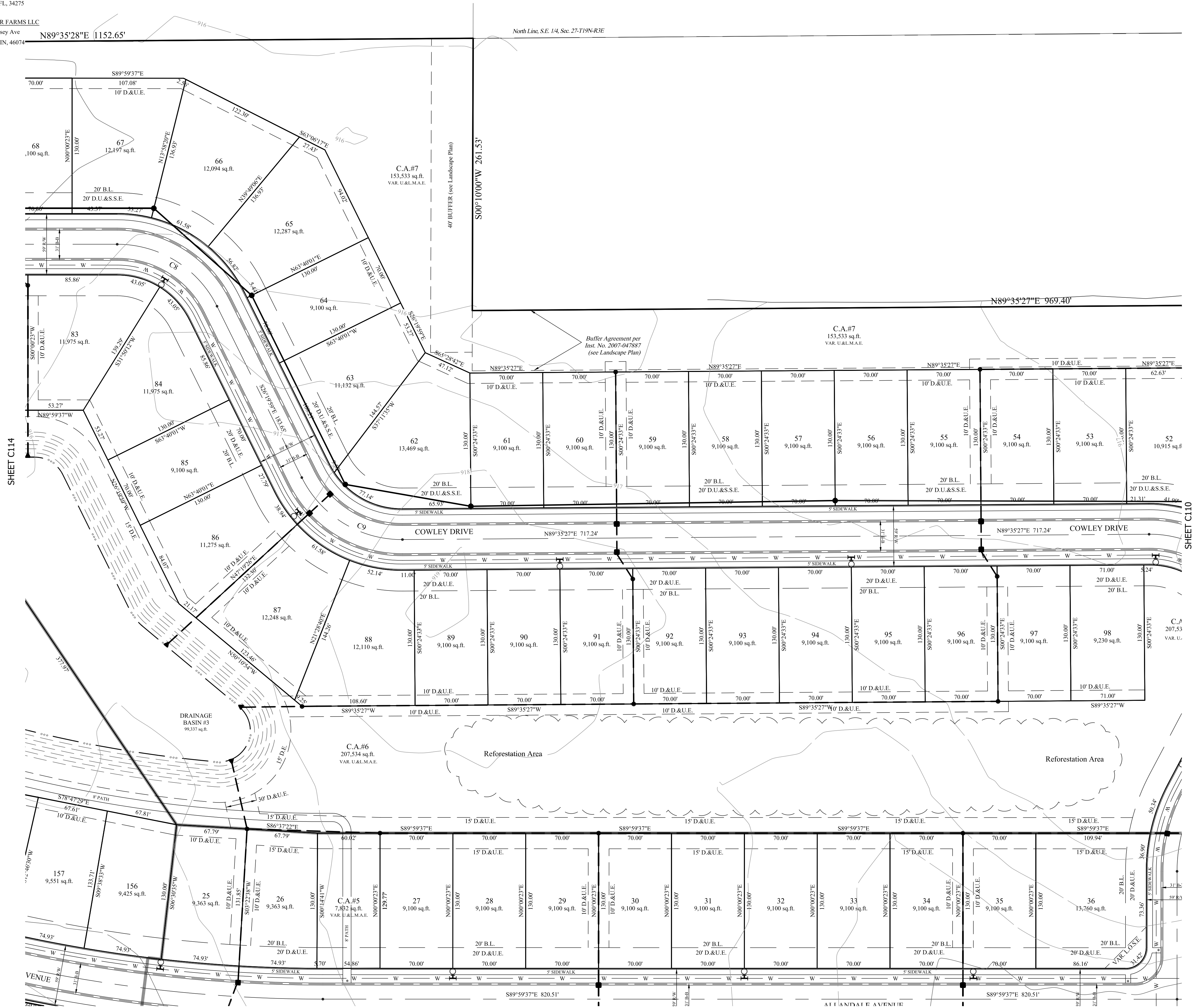
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

DEVELOPMENT PLAN

LANCASTER PUD DISTRICT



LEGEND

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

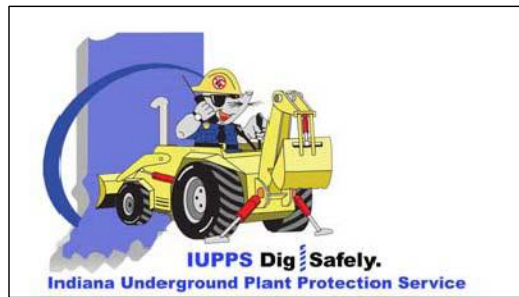
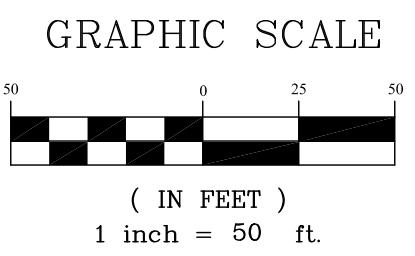
LEGEND

- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER LINE
- FLOW LINE
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- TELEPHONE LINE
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- GAS
- GAS LINE
- WATER LINE
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- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR
- STAMPED S&A FIRM #0008
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
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- ELECT. PEDISTAL
- ELECT. METER
- GUY WIRE
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CERTIFIED: 03/01/19

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

DENNIS D. OLMSHEAD

STOEPPELWERTH

ALWAYS ON.

7963 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

LANCASTER

WASHINGTON TOWNSHIP

PREPARED FOR:

SECTION: 27 TOWNSHIP: 19N RANGE: 3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. C111

S & A JOHN D. 85740PLA

REV. PER TAC COMMENTS

REVISIONS

DATE

BY

GDK



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
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9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RHOX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
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738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

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LANCASTER

DEVELOPMENT PLAN

LANCASTER PUD DISTRICT

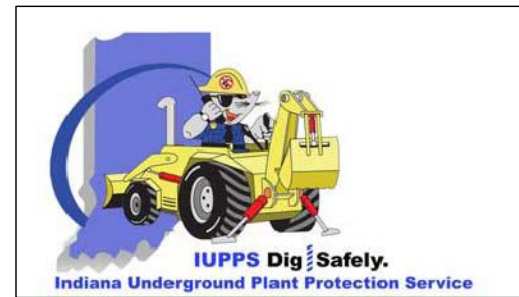
LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
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Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

LEGEND

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

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

GRAPHIC SCALE
1 inch = 50 ft.



Know what's below.
Call before you dig.

SECTION 27			TOWNSHIP 19N			RANGE 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C113		
PREPARED FOR: DEVELOPMENT PLAN			WASHINGTON TOWNSHIP			HAMILTON CO., INDIANA		
DENNIS D. OLMESTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 03/01/19			STOEPELWERTH ALWAYS ON. 7963 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942			BY: GDK		
REV. PER TAC COMMENTS			DATE			BY		



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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

CURRENT LANDOWNERS:
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738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER

DEVELOPMENT PLAN

LANCASTER PUD DISTRICT

LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
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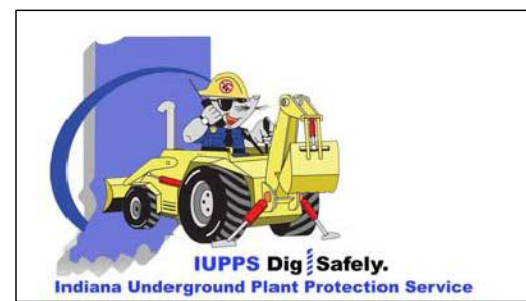
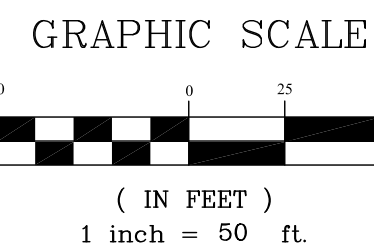
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHWEST PROPERTY LINE

LEGEND

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

LEGEND

830	EXISTING CONTOUR
W	EXISTING WATER LINE
—●—	PROPOSED SANITARY SEWER
—●—	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
—●—	FLOW LINE
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—●—	MAILBOX



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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSTEAD
CERTIFIED: 03/01/19

STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

LANCASTER

WASHINGTON TOWNSHIP

PREPARED FOR:

SECTION: 27 TOWNSHIP: 19N RANGE: 3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. C114

S & A JORN NO. 85740PLA



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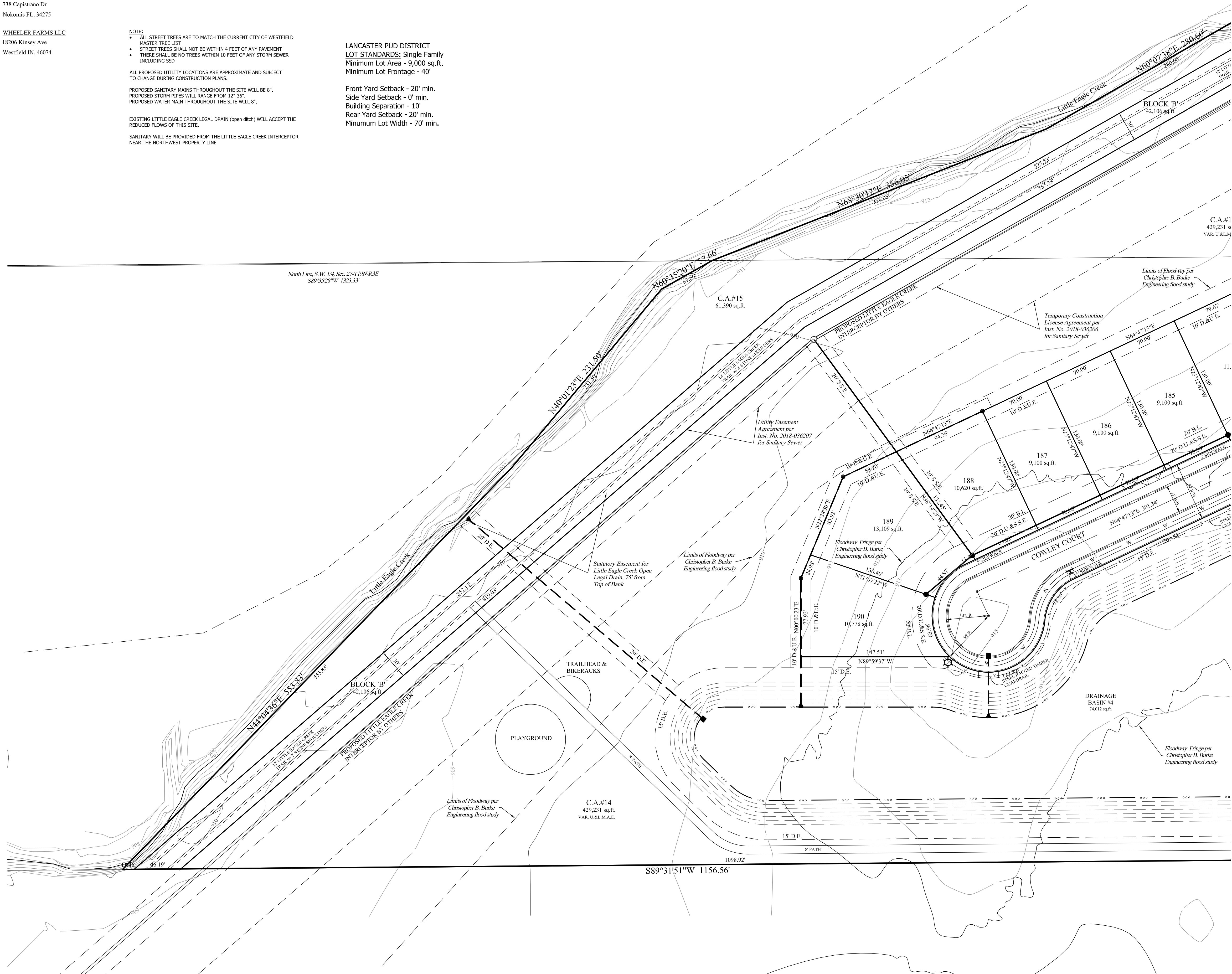
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LANCASTER

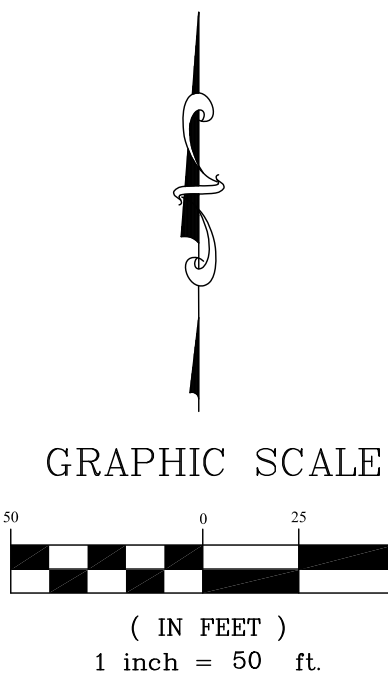
DEVELOPMENT PLAN

LANCASTER PUD DISTRICT



- LEGEND
- 30 LOT NUMBER
 - S.S.E. SANITARY SEWER EASEMENT
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 - ☆ STREET LIGHT

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 - SET PIPE UP 1\"/>



SECTION: 27			TOWNSHIP: 19N			RANGE: 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C115		
PREPARED FOR: DEVELOPMENT PLAN			TOWNSHIP: WASHINGTON TOWNSHIP			RANGE: 3E		
LANCASTER			HAMILTON CO., INDIANA			S & A JOB NO. 85740PLA		
STOEPPELWERTH			ALWAYS ON.			DENNIS D. OLNSTEAD		
7963 East 106th Street, Fishers, IN 46038-2905			Phone: (317) 849-5935 Fax: (317) 849-5942			REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		
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BY			DATE			GDK		



Westfield–Washington Advisory Plan Commission (APC)

Minutes of the April 1, 2019 APC Meeting

Presented for approval: April 15, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 1, 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, Robert Smith, and Scott Willis.

Members Absent: Dave Schmitz and Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Jonathan Dorsey, Associate Planner; Caleb Ernest, Associate Planner, and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve March 4, 2019 meeting minutes as written.

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

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1807-DDP-17

Spring Mill Grand Station

16156 Spring Mill Road

Detailed Development Plan approval for a 75,748 sf commercial development on 4.62 acres +/- in the Spring Mill Grand Station PUD District.

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

1809-DDP-23

Union Bible College Dining Hall

304 College Avenue

Union Bible College of Hamilton County by Deboy Land Development Services requests Detailed Development Plan approval of a new dining hall addition for Union Bible College on 1.74 acres +/- in the SF4: Single-Family High Density District.

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

Motion: Approve Consent Agenda as presented.

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

ITEMS OF BUSINESS

Plan Commission Order 19-01 Wheeler Landing EDA

The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to determine that a Declaratory Resolution and an Economic Development Plan for the Wheeler Landing Economic Development Area conform to the Westfield-Washington Township Comprehensive Plan.

Zaiger overviewed this item and its need to be compliant with the Comprehensive Plan.

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Willis asked for clarification for the purpose for this action.

Zaiger responded that this action is a process of sharing transparency and knowledge of the RDC activities.

Motion: Approve Plan Commission Order 19-01.

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

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 34 acres +/- in the Wheeler Landing PUD District.

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

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

Andy Taylor with Kimley-Horn and Associates, on behalf of the petitioners, summarized the details of this request by Westfield-Washington Schools and YMCA of Greater Indianapolis.

Joint Public Hearing for 1904-ODP-07 /1904-SPP-07 opened at 7:09 p.m.

No public comments.

Joint Public Hearing for 1904-ODP-07 /1904-SPP-07 closed at 7:10 p.m.

1904-ODP-08

1904-SPP-08

[PUBLIC HEARING]

Lancaster Residential Subdivision

West and adjacent to Spring Mill Road, North and adjacent to 186th Street

Platinum Properties Management Co, LLC by Nelson & Frankenger 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 and turned the presentation over to Jon Dobosiewicz with Nelson & Frankenger.

Dobosiewicz summarized this project and indicated that there is one additional detail included that addresses the entry way details and design of the subdivision's entrance located west of Grand Park.

Joint Public Hearing for 1904-ODP-08 /1904-SPP-08 opened at 7:13 p.m.

No public comments.

Joint Public Hearing for 1904-ODP-08 /1904-SPP-08 closed at 7:14 p.m.

Willis asked about fence details.

Dobosiewicz responded that the fence along Spring Mill will be a perimeter fence. He added that the subdivision would eventually have perimeter fencing along 186th Street as that section is developed.

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)

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Crabtree introduced and overviewed this proposed amendment request.

Russell Brown with Clark Quinn Moses Scott & Grahm, LLP, on behalf of the petitioner, summarized this project and its three proposed changes to the 2003 Southoak PUD Ordinance. He stated that at the neighborhood meeting, the residents voiced concerns about manufacturing uses and he said that this is not the intent of the developer and this concern will be clarified going forward. He said the first proposed change would be the addition of certain uses; secondly, a request to allow for overhead doors to be oriented toward the south property line; and a third request to allow for changes in the buffer yard on the western boundary. In exchange for granting the second and third requests, the petitioner proposes a modification to the ordinance that would require berms at least three (3) feet in height planted with evergreen trees every fifteen feet along the western and southern boundaries of the property to provide additional shielding. He acknowledged the significant time and effort that went into the current PUD by several residents who continue to be property owners.

Public Hearing for 1904-PUD-08 opened at 7:24 p.m.

Steve Barrett, 16355 Meadowlands Lane; stated that while he is not in total opposition, he has several major concerns about the impact of this proposed project on existing residential properties. He stated concerns about manufacturing uses. He also stated concerns with the number of loading docks and their associated noise and truck traffic. He added that he is concerned with the reduction of the west buffer width. He suggested that in addition to a larger berm that a fence be added. He said that commercial properties can negatively impact home values and asked the APC members to take into account the concerns and input of the neighboring property owners.

Linda Nass, 1122 East 161st Street on behalf of the 161st Street Neighbors; stated that she had submitted a detailed letter to the APC. She said she had been very involved in the original PUD. She said that the original PUD considered berms; however, they don't reduce noise. She said she had spoken with a developer and a property owner in the Southoak area and that they support leaving the original PUD as it currently exists.

Robert O'Brien, 926 East 161st Street; stated his AG-SF1 property, known as Cielo Ranch, has been in existence since 1999. He stated his disappointment to the proposed changes to the existing Southoak PUD. He said the current PUD is the result of extensive work previously conducted by the Plan Commission, Town Council, and adjacent property owners. He stated great concern of the impact to the south properties including issues of noise, truck traffic, and lighting. He stated concerns about south-facing loading docks. He said he appreciates the existing commercial properties who have complied with the current PUD requirements. He asked that this request for the proposed changes to the PUD be denied.

Steve Hood, 16323 Meadowlands Lane; said he is concerned about the density of loading docks and daily truck traffic. He said screening is very important. He stated that Ball Systems and Duke Energy, both Southoak businesses, complied with the current PUD. He asked that request for the proposed changes to the PUD be denied.

Public Hearing for 1904-PUD-08 closed at 7:34 p.m.

Brown responded that the intention is to have at-grade loading areas with no sunken loading docks that would only allow for smaller box trucks. He said uses would potentially include office and field uses, and that he does not anticipate this will be a distribution facility with high volume of truck traffic. He said that some uses may be office-only. He said that the concerns regarding manufacturing uses was heard and will be addressed. He said the developer is working on maximizing berm improvements allowable within the UDO standards. He added that the petitioner will be addressing the number of loading docks and modifications to the southern boundary landscaping.

Hoover asked if the petitioner would consider the request for a fence.

Brown said yes, and will consider fencing for both the west and south boundaries.

Hoover asked for clarification that the docks, asking that they would not be sunken and only overhead doors.

Brown responded that was correct and the petitioner would work with staff on to define "loading dock" within the PUD.

Graham asked for confirmation that the docks would be at-grade.

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Brown responded yes.

Kelleher said that this was a well thought out PUD and designed to best situate commercial uses in respect to the Monon and the neighboring residential area. Regarding drainage issues, she said that a berm may harm properties to the south. She added that she didn't feel a berm would be adequate for the screening of sounds and smell. She said that the original developer of Southoak and landowner north of the Property submitted letters that were not in support of changing the current PUD. She said she felt the current PUD is not broken, that all others have followed the PUD, and she does not feel modifications are necessary.

Smith asked if the petitioner would anticipate the use of box trucks. He asked if these trucks could be larger.

Brown responded that a box truck would be the largest allowed as there is not adequate room for a larger truck to maneuver.

Smith asked how large of a box truck.

Brown responded he was not sure what the engineering model is for this type of truck.

Smith responded that the box truck he previously drove was large and noisy with high headlights. He then asked why the petitioner chose this parcel for this project.

Brown responded that the petitioner owns the parcel.

Smith asked why the petitioner did not pick a parcel that would be a better fit in regard to zoning.

Brown said that the petitioner feels that his proposed project is more attractive and usable than what could be built under the current PUD standards.

Willis said the building looks exceptional and that projects built to encourage small businesses are important. He added that he was struggling with the loading dock orientation and is open to hearing options.

Horkay said he worked extensively on the original PUD feels that it is good. He said he is open to new ideas; however, he said he has heard many concerns that need attention.

ITEMS CONTINUED TO A FUTURE MEETING

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)

1904-PUD-05

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

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

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ADJOURNMENT

Motion: Adjourn Meeting.

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

Meeting adjourned at 7:56 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 15, 2019
1904-PUD-08
Exhibit 1

Docket Number: 1904-PUD-05 (Ordinance No. 19-09)

Petitioner: iBeach31

Request: 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.

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

Current Land Use: Undeveloped

Acreage: 3 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Proposed Ord. 19-09
6. Petitioner's Narrative

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 April 15, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property is approximately 3 acres in size and is located on the north side of 186th Street, west of Grand Park Blvd. (see [Exhibit 2](#)). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties are also zoned AG-SF1 to the east, Grand Park PUD to the north and west, and Grand Park Village PUD to the south.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility, as described in the Petitioner's Narrative (see [Exhibit 5](#)). The ordinance proposes the GB: General Business District as the Underlying Zoning District.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see [Exhibit 3](#)) to guide the development of the Property.

Permitted Uses: As proposed, the PUD Ordinance limits the use of the property to indoor and outdoor multi-sport athletic facilities, restaurants & bars, Office Uses, and Health/fitness center uses.

General Regulations: The proposed ordinance reduces the Minimum Side Yard Setback to ten (10) feet from the twenty (20) required by the Underlying Zoning District.

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

Architectural Standards: The proposed ordinance exempts the property from the standards for *Article 6.3* and instead requires construction in substantial compliance with the Illustrative Character Exhibit.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the landscaping standards of the UDO, with the following exceptions:

Minimum Lot Landscaping: The proposed ordinance would reduce the number for ornamental or evergreen trees required per acre from ten (10) to five (5).

Buffer Yard Requirements: As proposed, the PUD ordinance exempts the property from *Article 6.8(N) Buffer Yard Requirements*, of the UDO.

Parking Area Landscaping: The proposed ordinance defaults to the standards of *Article 6.8(O)*, with the following exceptions:

Interior Parking Area Landscaping: As proposed, the PUD Ordinance would require one (1) Parking Area island per twenty (20) Parking Spaces. The UDO requires a certain percentage of the Parking Area to be islands based on the number of spaces proposed.

Perimeter Parking Area Landscaping: The proposed ordinances reduces the number of trees and shrubs required in perimeter parking areas by half, resulting in one (1) tree and ten(10) shrubs per sixty (60) feet.

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship

quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

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 April 15, 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.

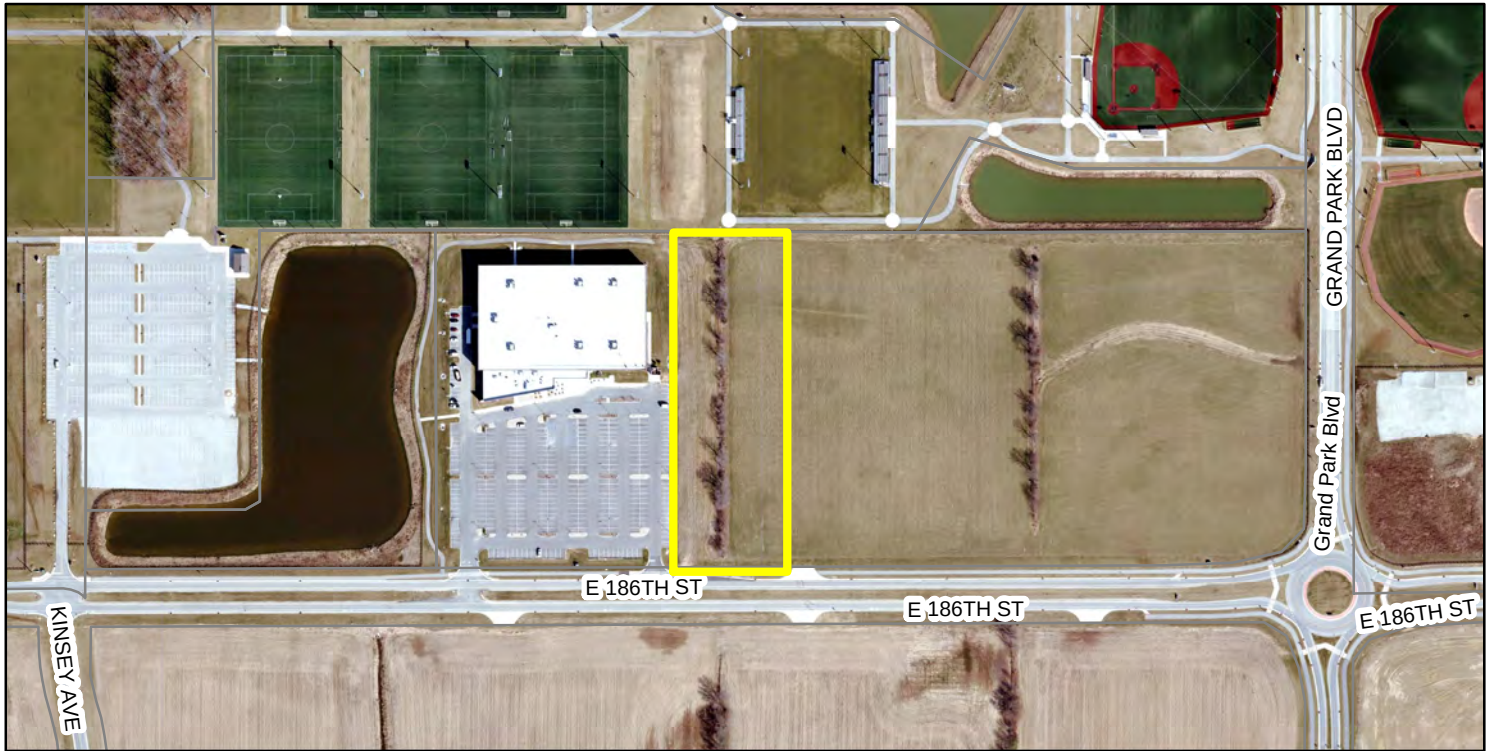
Council Introduction: The petition was introduced at the March 11, 2019, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 15, 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.

Aerial Location Map

 Site



Zoning Map

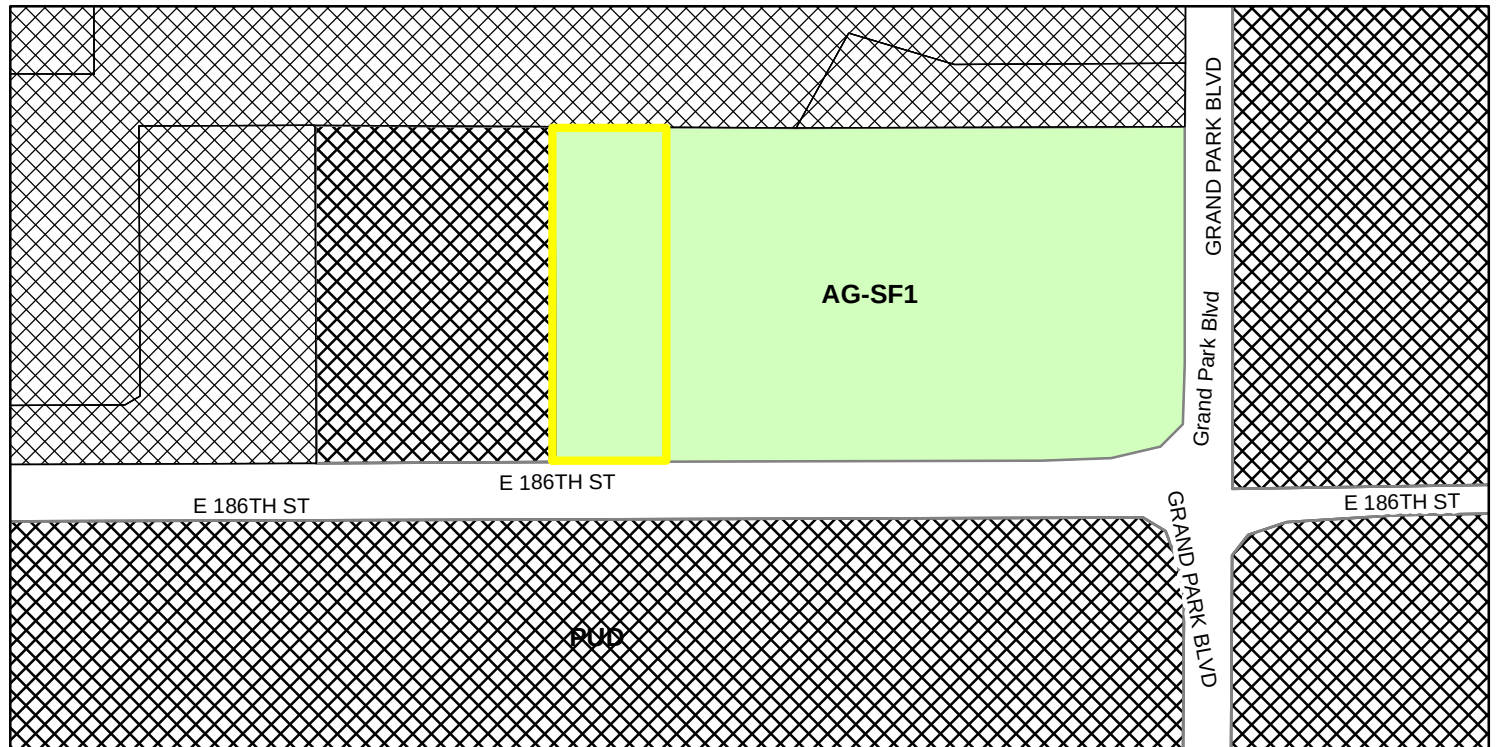
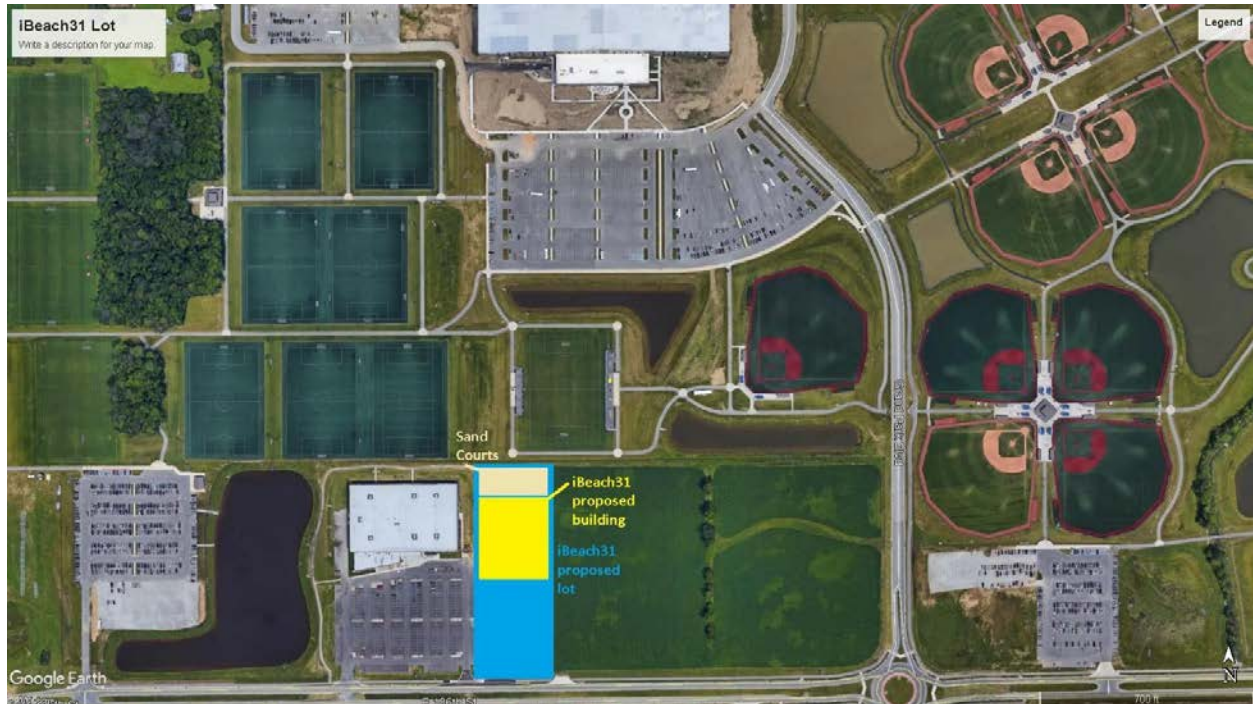


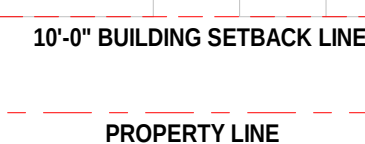
EXHIBIT B
CONCEPT PLAN





Enter address here

SITE PLAN



1 ARCHITECTURAL SITE PLAN
A0.1 1" = 20'-0"

CERTIFICATION:

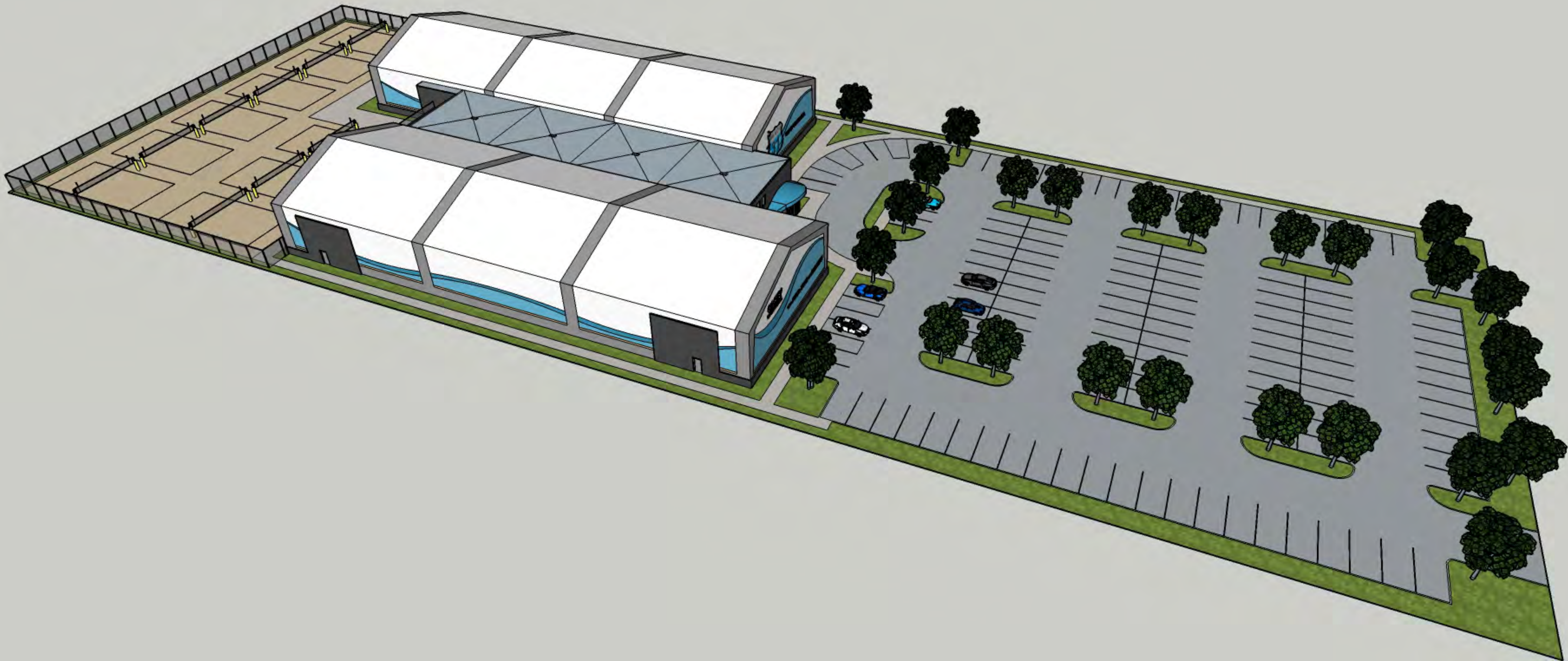
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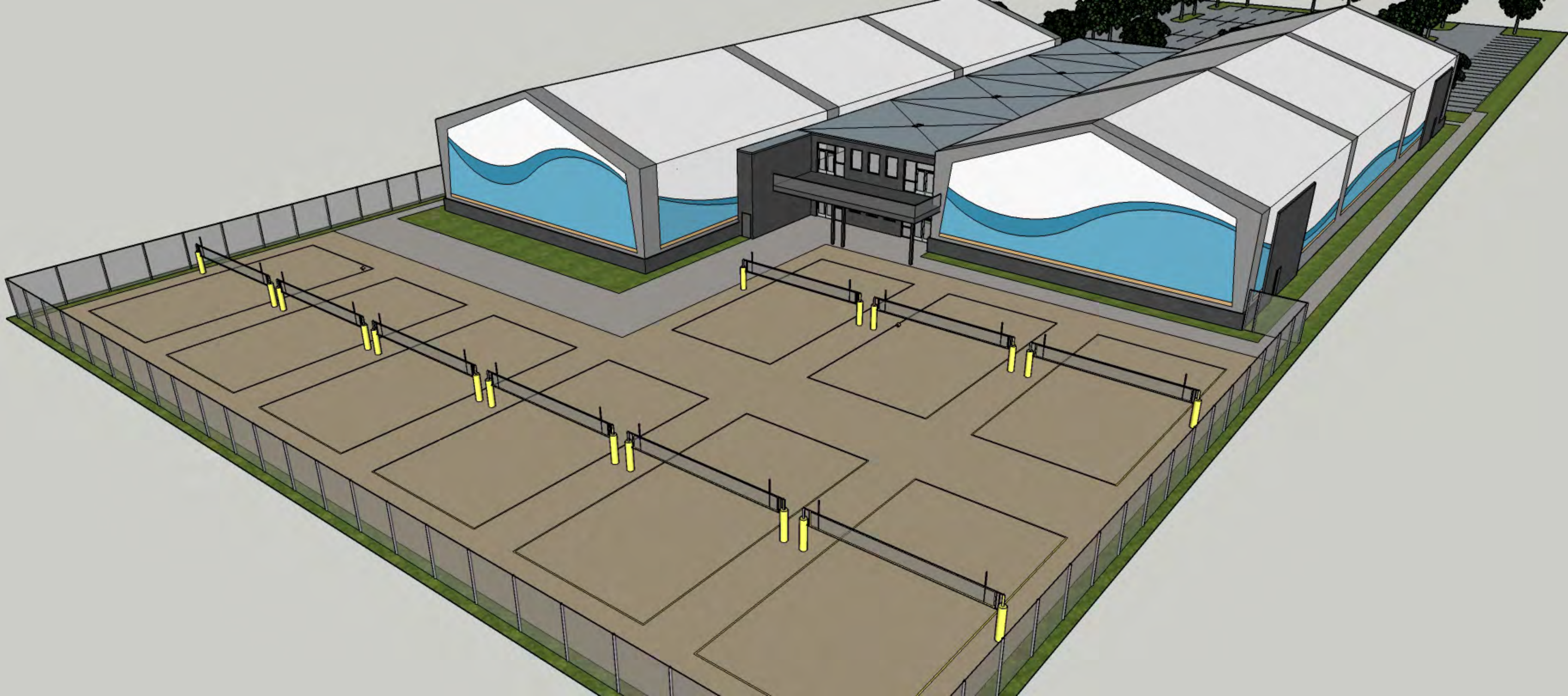
PLOT DATE:	2/25/19
PROJECT NUMBER:	150023

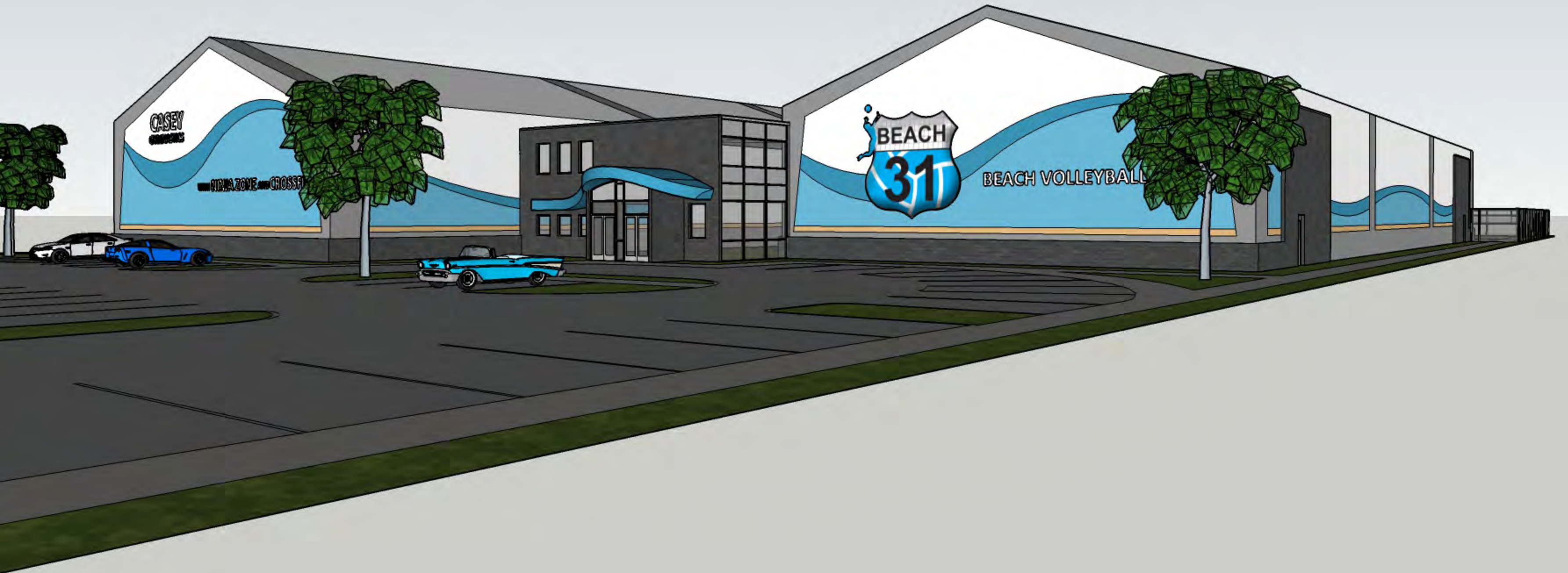
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CHECKED BY:	PW
DRAWN BY:	PW

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ORDINANCE NUMBER 19-09

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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1904-PUD-05**), 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-05** 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 "**iBeach31 at Grand Park 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 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 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 concept plan 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 Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 5. **Permitted Uses.** The only permitted use on the Real Estate shall be:

- 5.1 Indoor multi-sport athletic facility including but not limited to Sand Volleyball, Hard Surface Volleyball, Basketball, & Football. Offices, retail sales, athletic and recreational uses (strength conditioning services and equipment), locker rooms, rehabilitation and recovery services, and other temporary or permanent similar and associated uses as may be determined by the Director (collectively, the “Athlete Facility”).
- 5.2 Outdoor multi-sport sand courts specifically for but not limited to sand volleyball.
- 5.3 **Additional Uses:** The following additional uses shall be permitted:
 - A. Restaurant & Bar
 - B. Office
 - C. Health, fitness, and exercise center.

Section 6. **General Regulations.** The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Side Yard Setback: 10 feet

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

7.1 Article 6.3 Architectural Standards:

A. Building(s) shall be in substantial compliance with the Illustrative Character Exhibit, attached hereto as Exhibit C. Although the Illustrative Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of the structures permitted to be constructed and that contribute to the intent and vision for the district. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this ordinance.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below:

- A. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs.
- B. Article 6.8(N) Buffer Yard Requirements: Shall not apply
- C. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications:
- i. Interior Parking Area Landscaping: A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces.
- ii. Perimeter Parking Area Landscaping: If Perimeter Parking area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

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 19-09** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-09**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-09**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Katie Conner

katie@ibeach31.com

219-363-7121 Mobile

David Bunch

david@davidbunch.org

317-509-6429 Mobile

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

This description includes one (1) parcel of land:

PARCEL ID: 29-05-26-001-003.002-015

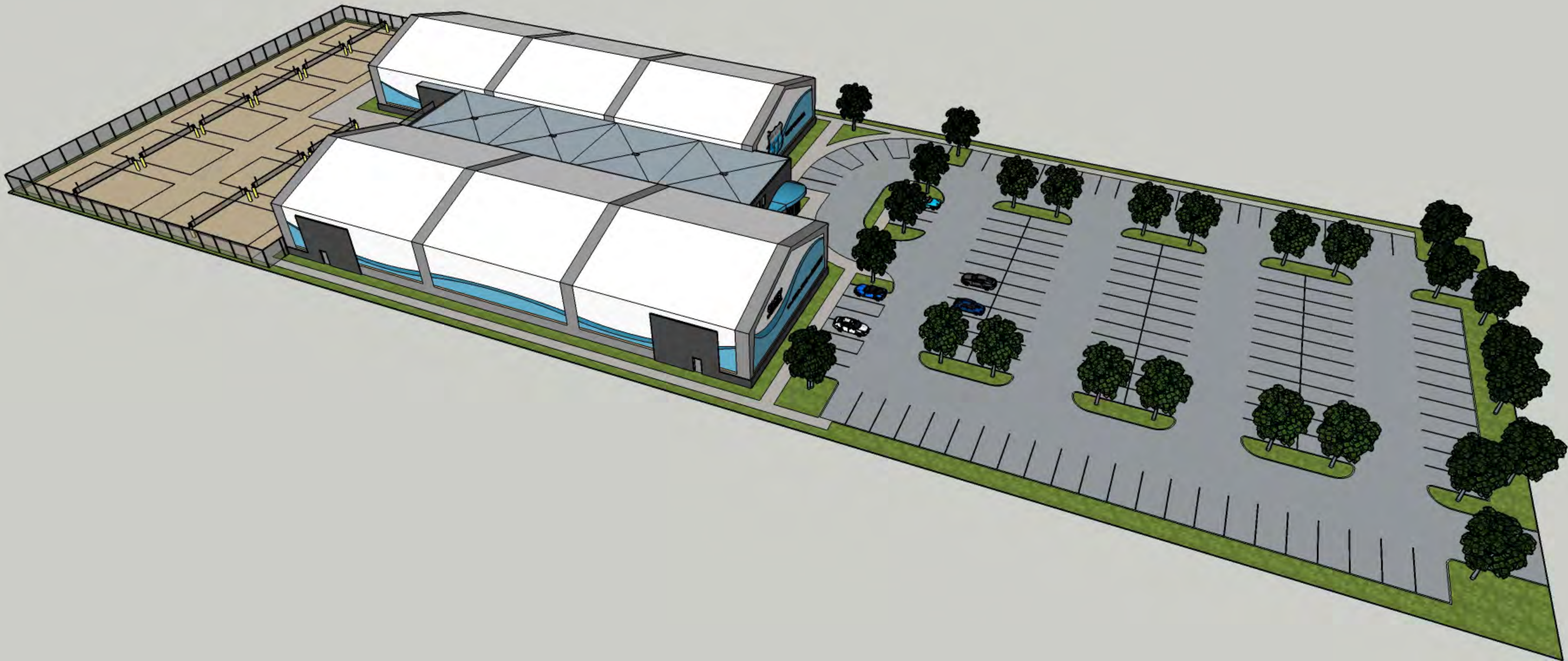
Section 0 Grand Park Blvd , an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded December 17, 2014, as Instrument 2014057320, in the Office of the Recorder of Hamilton County, Indiana.

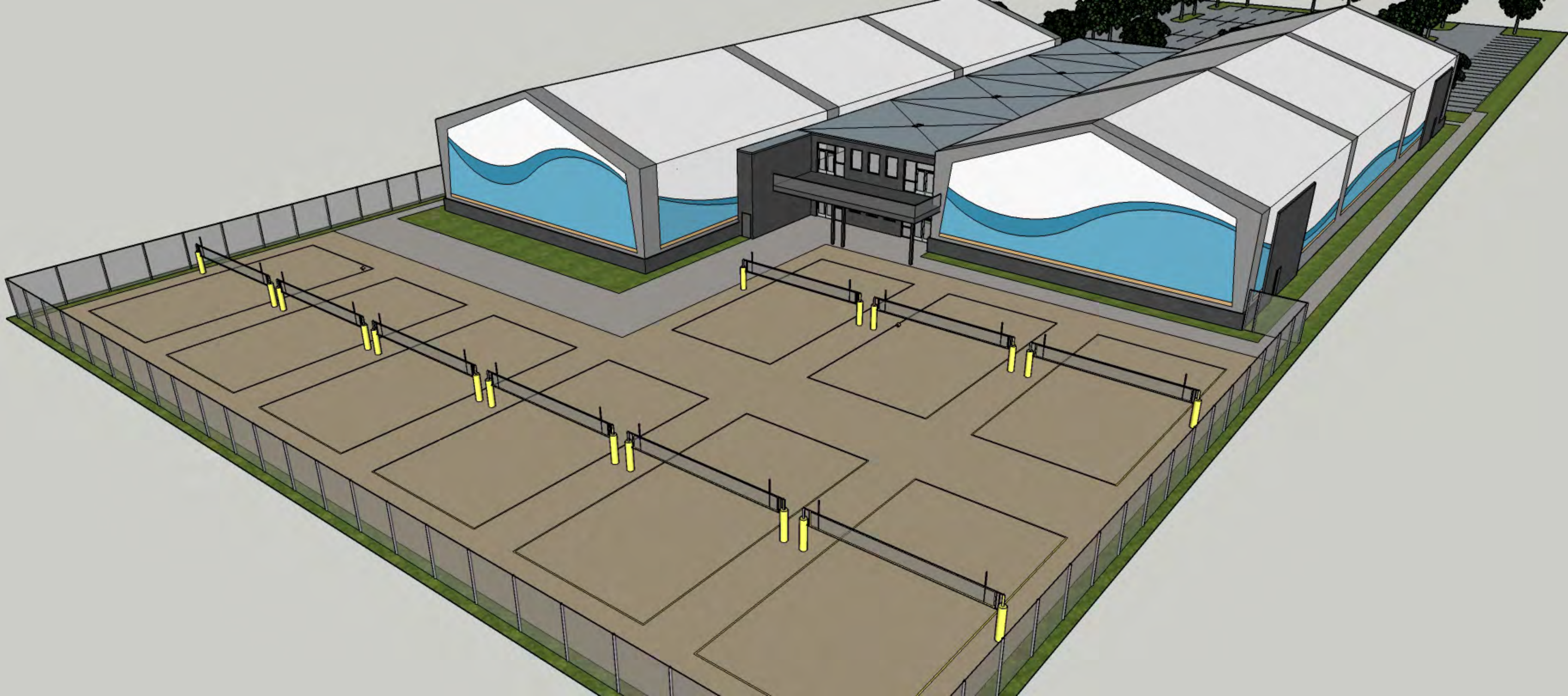
EXHIBIT B
CONCEPT PLAN

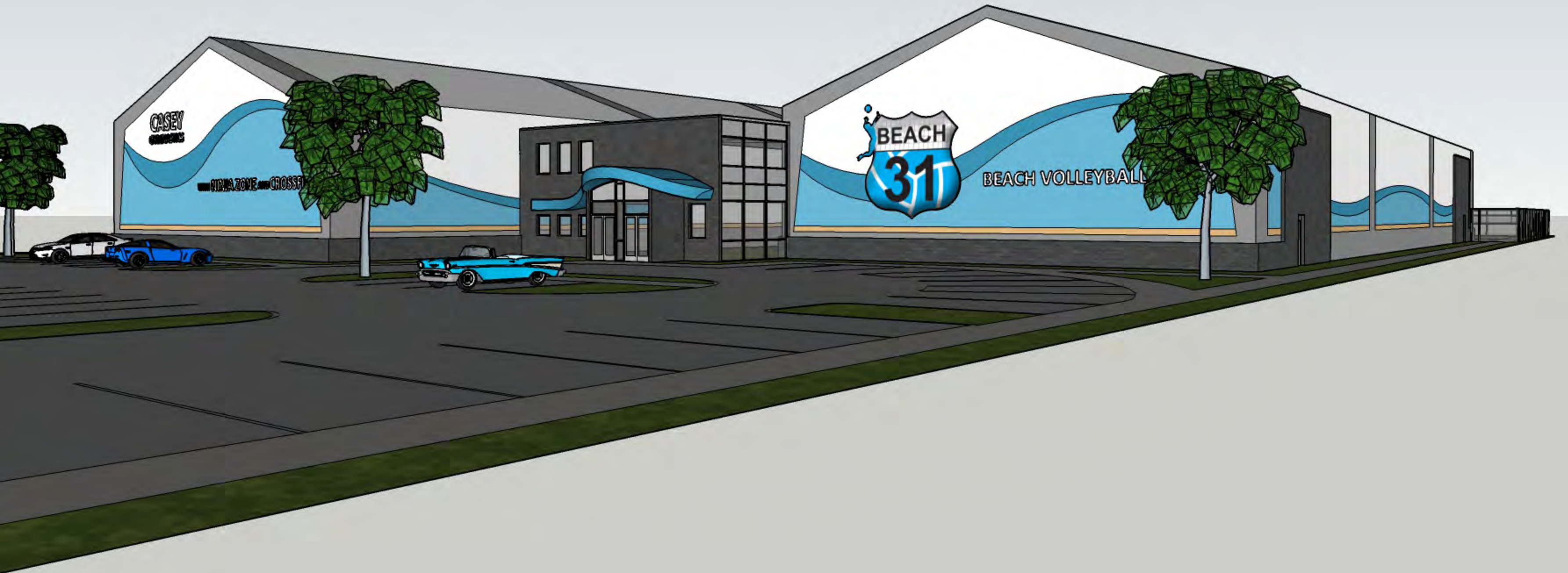


EXHIBIT C
CHARACTER EXHIBIT

[See Following Pages]







IBeach31 Beach Volleyball

Date: April 11, 2019

Project: iBeach31 Beach volleyball 6 indoor and 6-8 outdoor beach volleyball courts

Property: 4 acres located in Grand Park directly east of the Pacers Athletic Center, Westfield, IN 46074. The property will include two 20,000-square foot buildings with an 8,000 square foot center building connecting the two buildings with 200 parking spaces, and 8 outdoor beach courts that will be fenced in. The building materials will be a mix of steel framed structure with fabric and metal, along with a store front, with glass, masonry, and bump outs along the side of the building consisting of CMU, cinder block. We will have emergency doors placed at the corners of the buildings along with four bay doors. We will have a balcony/patio area on the south side of our building facing the beach courts.

Owner: iBeach31, LLC

17341 Westfield Park, Westfield, IN 46074

Katie Conner

219-363-7121

Katie@ibeach1.com

Business:

IBeach31's prime operating hours will be from 5pm-10pm Sunday through Friday and Saturdays 8am-4pm. Leagues will consist of junior and adult leagues with 3 different formats, doubles, quads, and sixes. Doubles would have a max of 24 participants, quads (32) and sixes would be mixed with other league formats lessening total max capacity to around (60-70). It is also estimated that a percentage of players will be carpooling for the adult leagues and will drop the numbers significantly as many of the leagues will be business/church/organizational and may be riding together. In June and July, junior camps will take place during the day, which will be a drop off event. In addition to staff parking, which can park on the paved area leading up to the outdoor area not needing to take any official parking spots. The average number of people attending iBeach31 Ind is estimated to be 50-60 at one time, at the low end needing 30 parking spots and maximum needs 72 at full capacity. Parking needs comparable to other sports beach volleyball venues, typically estimate 6 spots per court.

The center building will have a bar/grab and go foods, restrooms, showers, pro shop, and office space.

The 2nd building will be used for gymastics and Ninja.

If you have further questions or concerns, please do not hesitate to contact us.

Play Beach Indy

Owner: Katie Conner

219-363-7121

Katie@ibeach31.com

Pamela Howard

From: Andy Card (KlipschCard) <acard@klipschcard.com>
Sent: Monday, April 15, 2019 11:09 AM
To: Economic Development
Cc: Andy Cook
Subject: IBeach Volleyball Proposed Development

Mayor Cook, Planning Commission, Westfield Town Council Members, and Staff, I hope this letter finds you well. Within the last several weeks I have been made aware that there is a proposed development for Sand Volleyball and Gymnastics, on 4 acres directly East of the Pacers Athletic Center. Ownership of Grand Park Fieldhouse, LLC (Pacers Athletic Center) does support Sand Volleyball and Gymnastics at Grand Park and or a surrounding property. Because of our multi million dollar investment, we of course encourage the development of different additional sports and support other Entrepreneurs, to create thriving companies that will further enhance what many of us have already created.

However, what we cannot support and must strongly remonstrate against, are companies putting up businesses with inferior materials, design, landscaping, etc. We have met with the Conner's and their partners on multiple occasions, in a true effort to try to be a good neighbor and a counselor in the assistance of creation of their proposed development. Unfortunately we have been left with an unfavorable and NON Supportive opinion of their project. The proposed materials of their structure fall way short of the standards, we believe the law allows and the same standards we were held to just a few years ago. We have continually made ourselves available however when we meet or talk with them no changes have been made to their original proposal. In fact one of the team members made the statement to me, if IBeach has to use similar materials as the Pacers athletic center, IBeach won't be able to afford to develop in Grand Park.

At the end of the day all that we ask is future developments in Grand Park are held to the same standard of materials and high quality of workmanship and development, as the rest of us. I was hoping to present this letter to all of you in person however I canceled my spring break plans only to find out that IBeach was not coming to the development commission meeting due to the fact that they were not prepared. I moved this trip to depart Indianapolis this AM, I would've been happy to rearrange my travel plans again, however after my COO spoke with Katie Conner just a couple of days ago, Katie indicated that there are no changes other than they've now decided to add gymnastics. We will have a representative at this evening's planning commission meeting and I am happy to get on the phone or meet with each of you individually and in person. I hope that I have clearly communicated our level of concern and pleade that this Commission, Council Members, and the Mayor takes to heart our concerns.

Sincere Regards,

Andy Card

Andy Card

Co-Founder & CEO

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www.klipschcard.com



iBEACH31 VOLLEYBALL COMPLEX

Enter address here

PERSPECTIVES

CERTIFICATION:

[illegible]

A9.0



Enter address here

SITE PLAN



DESIGNED BY:	DATE:	PROJECT NUMBER:	DATE:	NO. ISSUED FOR:	DATE:	NO. REMAINS:	DATE:
DRAWN BY:	DATE:						

SITE PLAN

SHEET:

A0.1

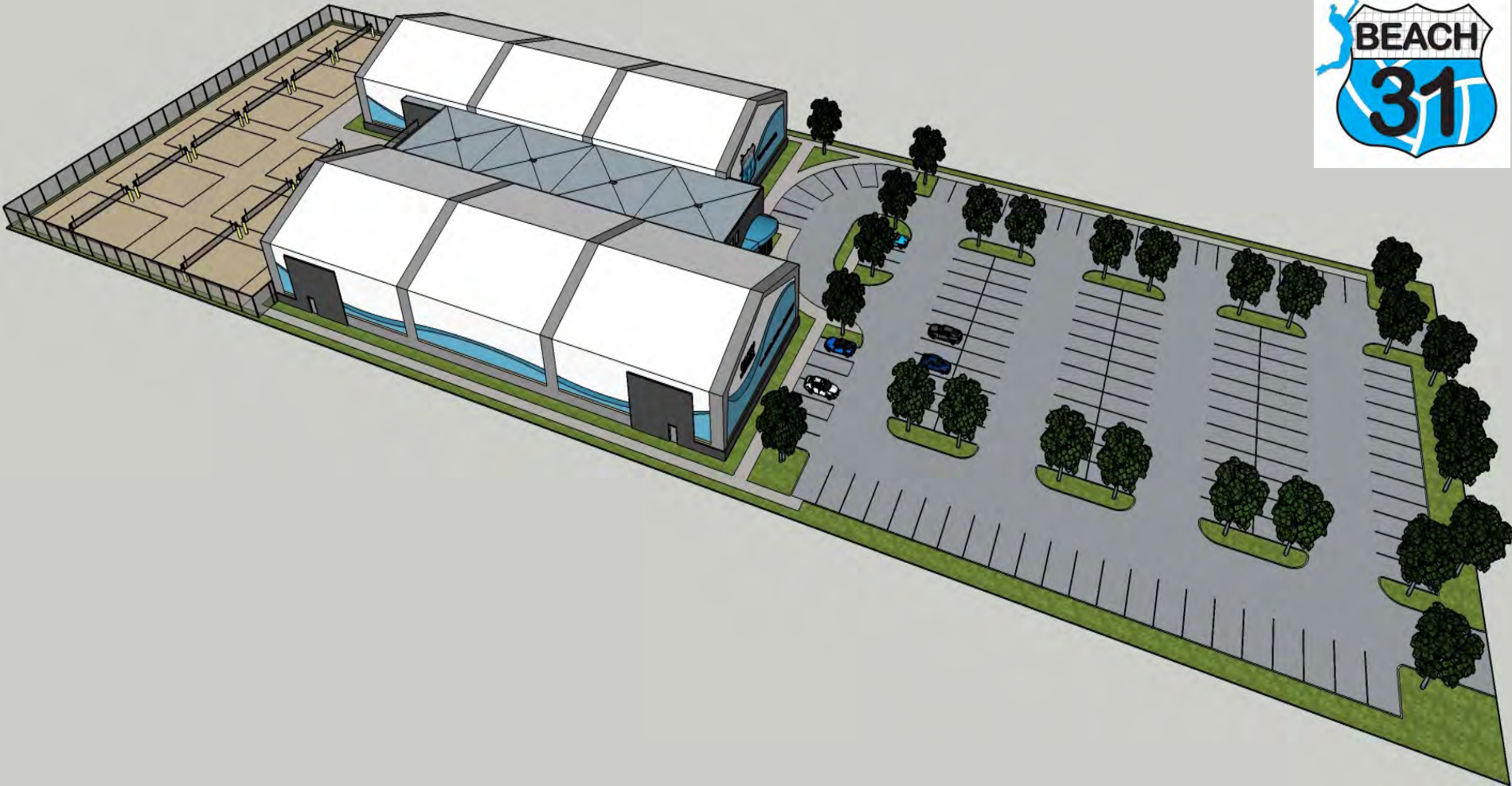
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New iBeach31 Volleyball & Multi-Sport Facility @ Grand Park, Westfield, IN

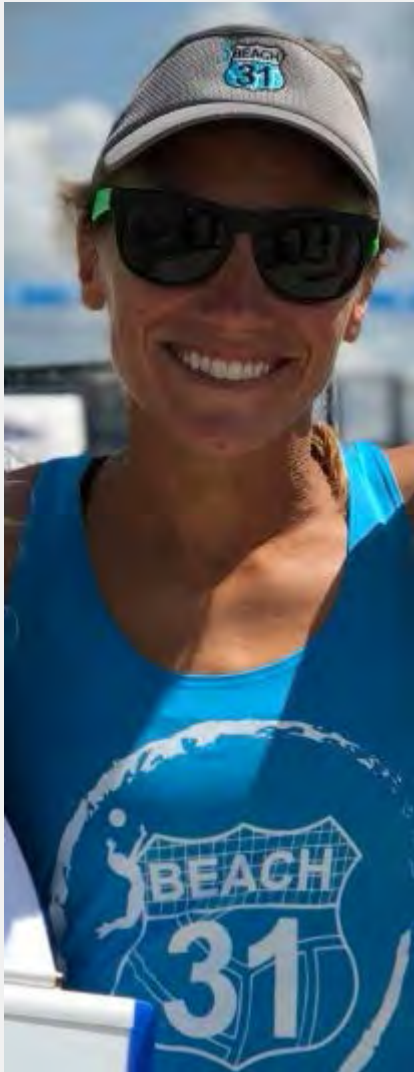


KATIE CONNER:
219-363-7121
KATIE@IBEACH31.COM

CONTACT THE
OWNERS

BRITTANEY/DAVID BUNCH
317-509-6429
INFO@IBEACH31.COM

How iBeach31 came to be...Founders Experience



Katie Conner

- Volleyball experience
 - Played on #1 (U.S) ranked club volleyball team at Purdue University for 4 years
 - Played 15 years playing semi-pro AVP next beach volleyball (women's 2 v 2) traveling to tournaments around the Midwest
 - 8th Grade Volleyball Coach – Westfield - 2018 & JV/Varsity Volleyball Coach Hamilton Heights High School – June 2015 – 2017
 - Years of beach coaching juniors camps, clinics, clubs, and tournaments beginner through elite level
- Founder/CEO of Powerful Health (year round wellness campaigns for small employers and cooking camps around the community)
 - Plans to create top notch nutrition atmosphere for adult and junior athletes
 - Chefs with farm to table philosophy with healthy grab and go items
 - Kitchen built to house cooking classes
- Developed and operated iBeach31 opening in April 2018, coaching, sales and marketing, operations, and development.
 - Over 500 juniors participated in clinics, clubs, and tournaments
- Corporate and Community public health experience for the past 15 years. Currently work for Indiana Rural Health Association.
- Passion to grow the game and build a fun social, recreational, and competitive place for the surrounding communities.

Katie Conner, Owner



...Combined Owners Experience



- **Bart Conner**
Financial Advisor & Planner with over 11 years at Principal Financial Group
- 3 years football experience @ Butler



- **David Bunch**
Engineering & Design background
Owner of other business ventures
- **Brittane Bunch**
15 years management experience including restaurant management & successful cleaning company



- **Kevin Griffin**
Retired Engineer
Varsity Volleyball Coach – Scecina High School
- **Maureen Griffin**
Attorney & Shareholder at Hall, Render, Killian, Heath, & Lyman, P.C.

Design Team

Hamilton Designs: Civil Engineering

HAMILTON DESIGNS

MD Architects: Architect



Holladay Construction Group:
General Contractor



Green Spring Solutions: Steel
FramedFabric Building



Business Info

What We Do:

- We are a Beach (Sand) Volleyball Facility with other Multi-Sport activities offered.
- Our business revenue comes from Adult & Junior beach volleyball leagues, camps, clinics, and rentals.
- We offer court rentals to players, volleyball clubs, businesses, families, and more.

Current Status:

- We opened a six outdoor Beach Volleyball Court facility in April 2018 here in Westfield, Indiana, on the Southwest corner of 31/32.
- Due to Indiana weather the outdoor facility is open only from April through October, and during that time over 2000 volleyball athletes played at our facility.
- Athletes visited from all over the Midwest for tournaments and came from surrounding cities for adult leagues and junior camps and clinics including but not limited to Westfield, Carmel, Fishers, Zionsville, and Noblesville.

Expansion Plans:

- 1: Relocate to Grand Park on 2 acres, to include a brand new 20,000sq ft building to house (6) indoor sand volleyball courts, bar, food, and pro shop along with (8) outdoor sand volleyball courts.

2018 Adult Tournament(s)



2018 Adult Quads League(s)



2018 Juniors Pic



2018 Intermediate Quads



2018 Competitive Doubles



Current Market Conditions

Volleyball – the Fastest Growing Sport among all NCAA Division 1 Schools:

- There were over 446,000 ISHAA (High School) volleyball players in the US in 2017/2018.
- For the first time in history, in 2015 high school Volleyball (432,176) participation surpassed basketball (429,504) participation. Statistics compiled by the NFHS over the past decade showed an increase of over 40,000 volleyball players versus a decrease of 23,000 basketball players.
- Over 300 Division 1 NCAA Schools currently have highly recognized Volleyball programs, 55 of those have highly recognized Beach Volleyball programs.
- Per CDC Sports Injury Statistics, Volleyball is ranked as one of the safest sports.

Local Market Conditions:

- Currently the State of Indiana only has one indoor beach volleyball venue, located in Fort Wayne, IN.
- Statistics show that based on average annual income and sports participation, residents in Hamilton County are eight times more likely to play volleyball than the average American.
- Indianapolis and surrounding area Adult volleyball leagues and Junior Club Teams are maxed out on number of volleyball registrations & maxed out on available courts to practice and play on.

Strategic Advantage

HOW ARE WE DIFFERENT?

- Only 3 sand/beach volleyball facilities in the Indianapolis Area
 - CCA (waiting lists for adult leagues) & Midwest Sport Complex & iBeach31
 - Will be the only indoor sand facility within 2 hours
 - High quality, safe, deep sand courts — critical to play and longevity
- Owner/CEO 30 years of volleyball as a player, 20 years coaching, and extensive access to volleyball community of players and coaches
- Access to professional beach athletes to coach and train attracting large numbers of youth and adults
- Facility in the heart of Grand Park with exposure to millions of athletes each year.
- Diversifies sports at Grand Park
- Can play at a young age into later adulthood, social sport, and easier on the body/joints playing and landing on a soft surface



“The Amateur Sports Capital of America”



DISTANCE TO GRAND PARK

CITY	MILEAGE
Indianapolis	20 miles
Indianapolis International Airport	35 miles
Indianapolis Executive Airport	7 miles
Evansville	196 miles
Fort Wayne	115 miles
South Bend	118 miles
Chicago	175 miles
Cincinnati	129 miles
Columbus	178 miles
Louisville	140 miles
St. Louis	267 miles

WESTFIELD, HAMILTON COUNTY, INDIANA

REGIONAL ACCESS + VISIBILITY

HIGHLY EDUCATED (56% = BACHELORS' DEGREE+)

MEDIAN HH INCOME: \$87,435

MEDIAN HOME VALUE: \$217,400

HAMILTON COUNTY:

- **AWARD WINNING + FAST GROWING COMMUNITIES OF WESTFIELD, CARMEL, NOBLESVILLE, FISHERS**
- **+382% COUNTY POPULATION GROWTH (1990-2013)**
- **+2.33% COUNTY POPULATION GROWTH (2015-2016)**



COMMUNITY PROFILE

LIVE + WORK + PLAY

TOURISM INDUSTRY NICHE

POPULATION: 85,564 (5-MILE RADIUS OF



- GROWTH (1,200-1,400 PPL/YR)

AWARD WINNING SCHOOLS

DESTINATION PUBLIC INVESTMENTS

- GRAND JUNCTION PLAZA
(DOWNTOWN PARK)(PICTURE)
- GRAND PARK





SPORTS CAMPUS AT GRAND PARK

We Field Champions.™



SPORTS CAMPUS AT GRAND PARK

400 ACRES

31 FIELDS

26 DIAMONDS

TURF + GRASS

BASEBALL + SOFTBALL

SOCCER + FUTSAL

VOLLEYBALL + BASKETBALL

LACROSSE





SPORTS CAMPUS AT GRAND PARK

1.5 MILLION ANNUAL VISITS

\$97 MILLION VISITOR SPENDING (2015)

PUBLIC + PRIVATE LEAGUES



HOW BIG IS GRAND PARK?



IT CAN HOLD ALL OF THESE VENUES WITH ROOM TO SPARE!





INDOOR FACILITIES AT GRAND PARK



GRAND PARK EVENT CENTER

350,000 SQ. FT. (\$20 MILLION)

3 SOCCER FIELDS

17,000 SQ. FT. RESTAURANT + BAR





JONATHAN BYRD'S FIELDHOUSE

88,000 SQ. FT. (\$8.5 MILLION)

8 COURTS (basketball/volleyball)

300 SEAT MEZZANINE

**4,000 SQ. FT. ST. VINCENT'S SPORTS
PERFORMANCE FACILITY**





EXTERIOR DESIGN + MATERIALS

GRAND PARK EVENT CENTER



COMPARABLE EXAMPLE



...New iBeach31 Site Preferred Location



CONTACT INFORMATION

Katie Conner - Founder/Owner 219-363-7121

David Bunch – Owner

Brittaney Bunch – Owner

THANK YOU FOR YOUR TIME AND

CONSIDERATION! We look forward to further
discussions.