



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_04_01_2019

Monday, April 01, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, April 01, 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 - March 4, 2019

Documents: [APC Minutes - March 4, 2019](#)

Review APC Rules & Procedures

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)

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

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)

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

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.

Documents: [Declaratory Resolution_19-01](#)

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)

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

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 & 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 & Primary Plat](#) | [Exhibit 4: Conceptual Entry Exhibit](#)

1904-PUD-07 [PUBLIC HEARING]

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-08](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Illustrative Character Exhibit](#) | [Exhibit 6: Neighborhood Meeting Summary](#) | [Exhibit 7: Public Comments \(As of 6:15pm, 4/1/19\)](#)

ITEMS CONTINUED TO A FUTURE MEETING:

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)

1904-PUD-05 [CONTINUED]

iBeach31 at Grand Park PUD

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

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

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

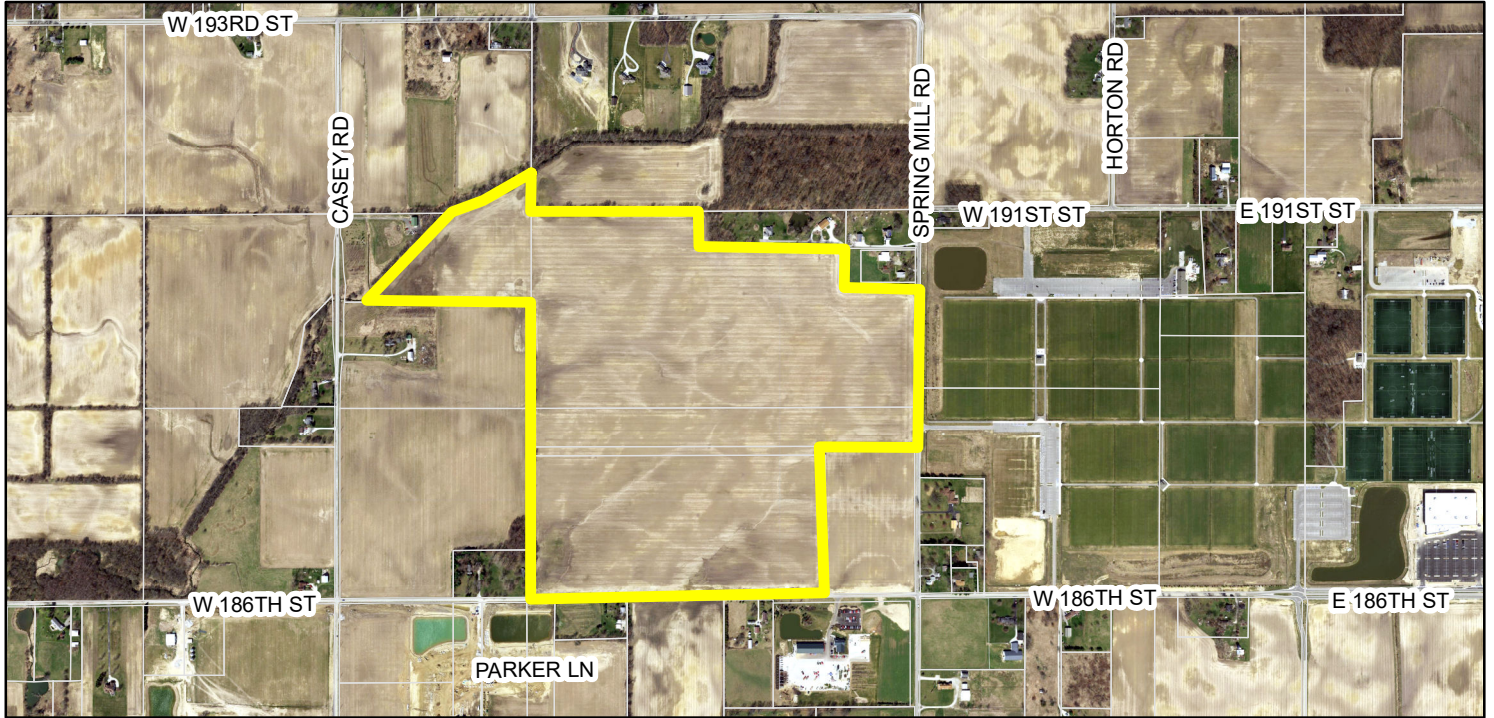
Property Location Map

Lancaster Residential Subdivision

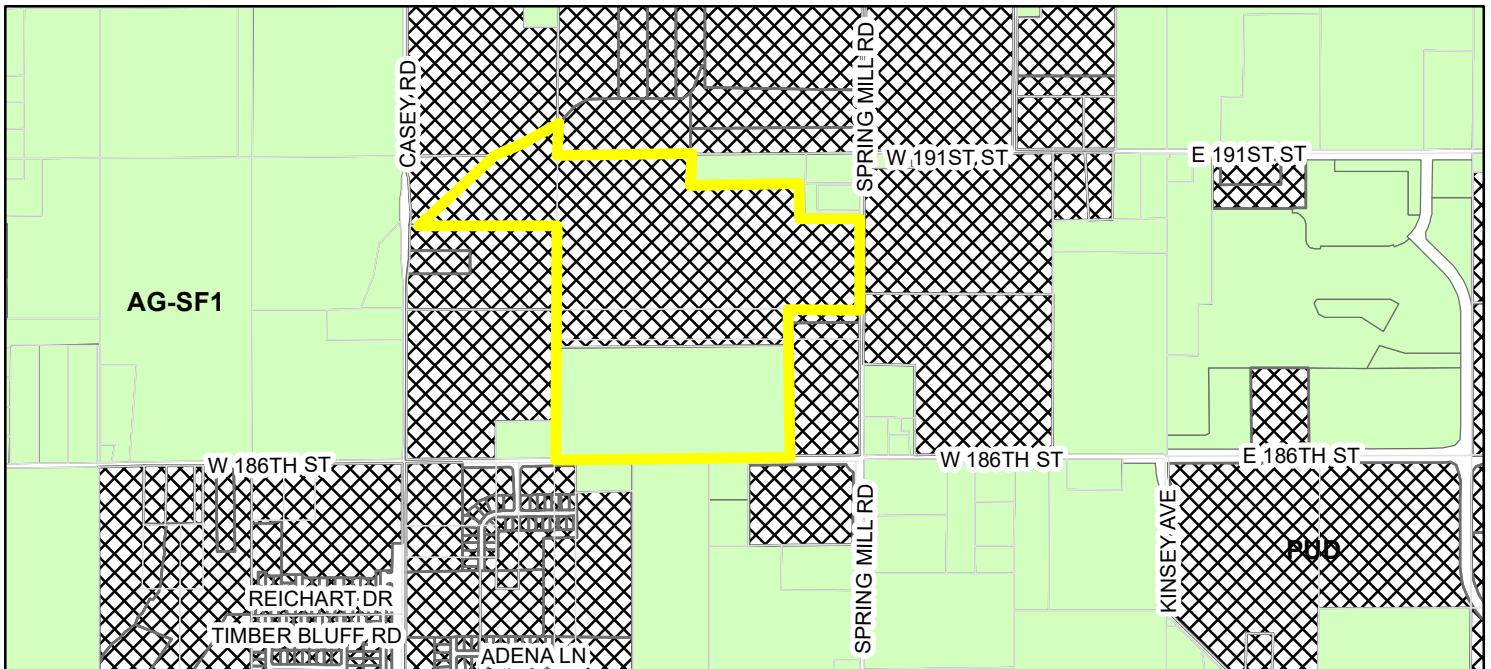
1904-ODP-08 1904-SPP-08

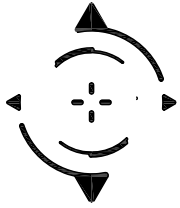


Aerial Location Map

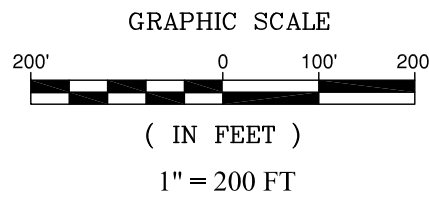


Zoning Map





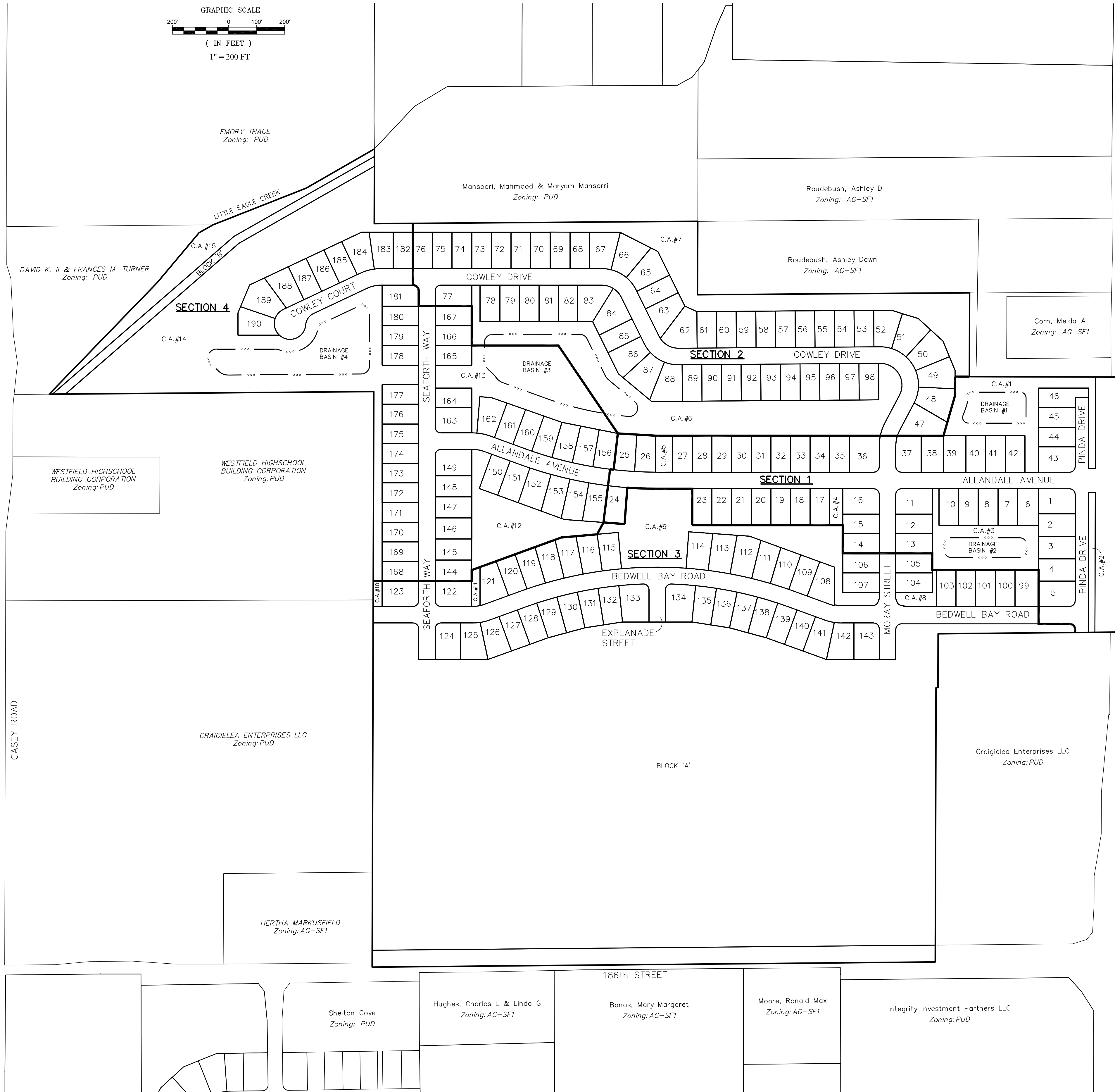
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL KIOUX
PHONE: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



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".

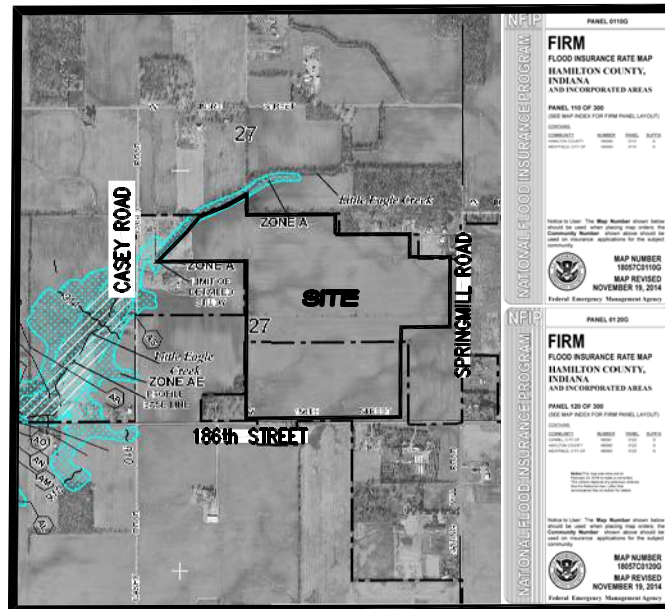
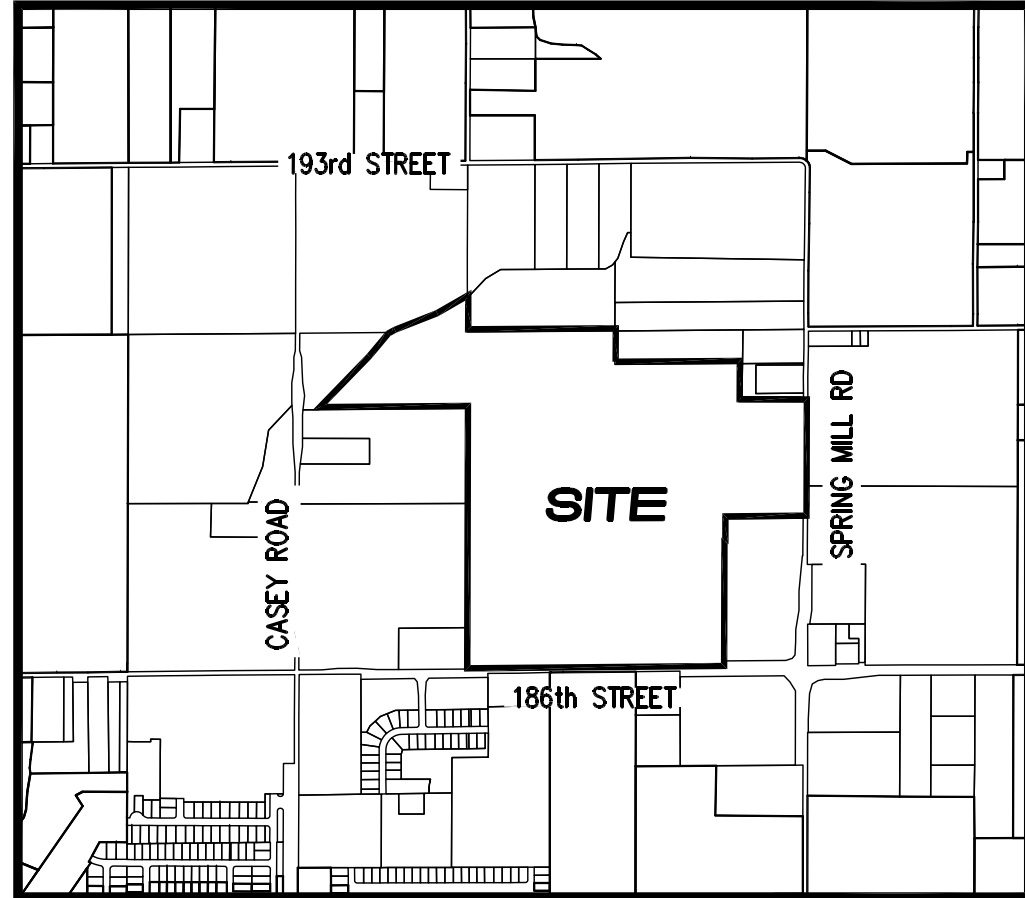
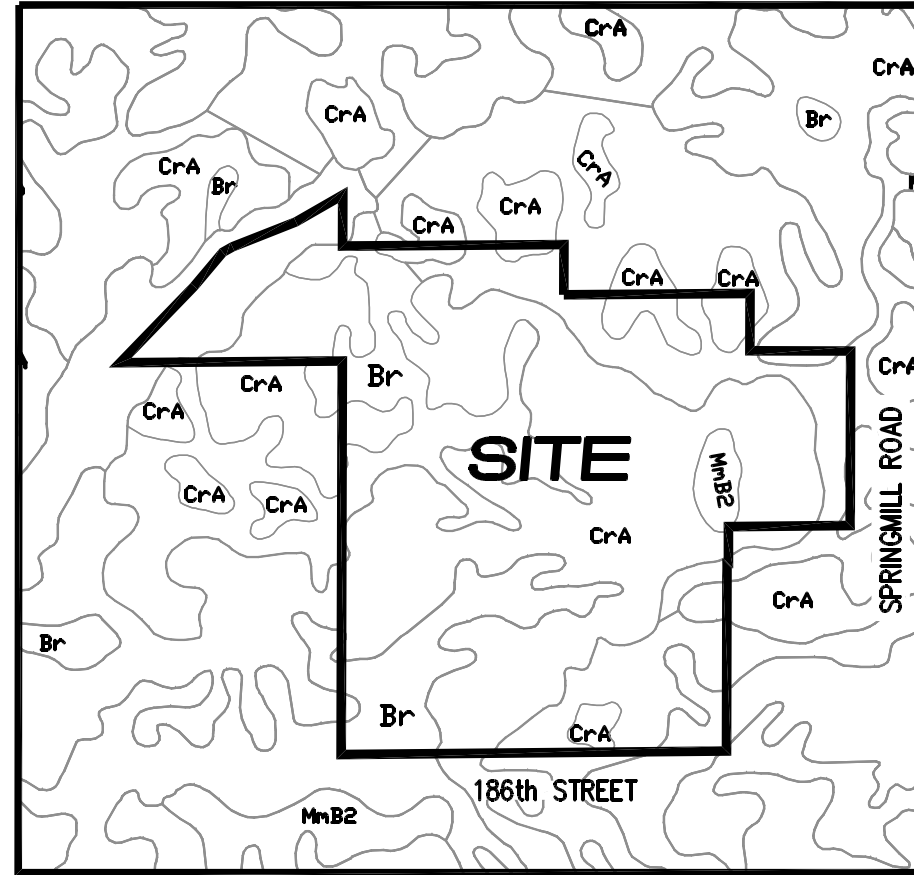
EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.

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 Roudebush 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. 2011-069204, 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 23 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 Roudebush 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"



INDEX

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

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

3/1/19
DATE

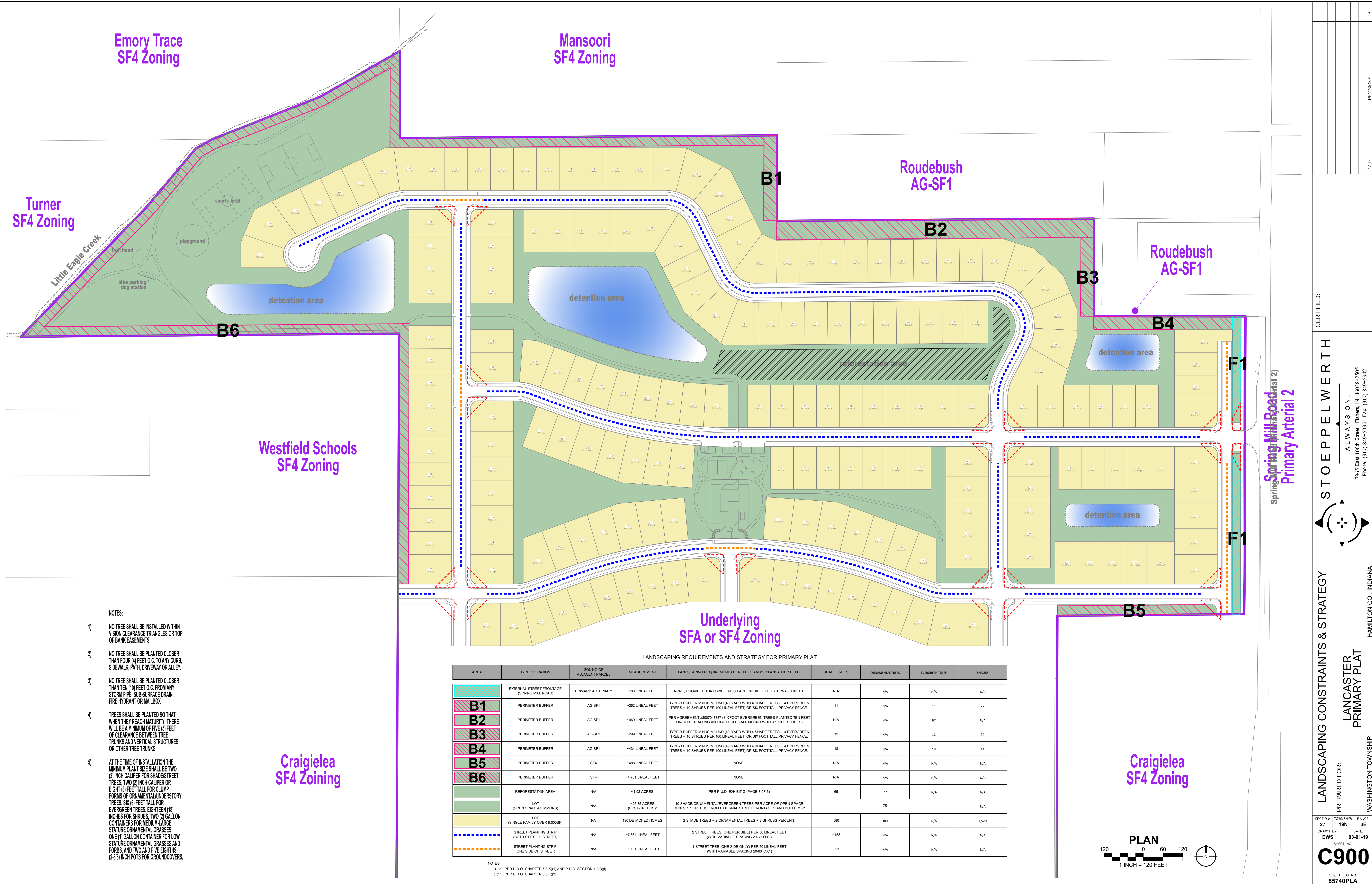


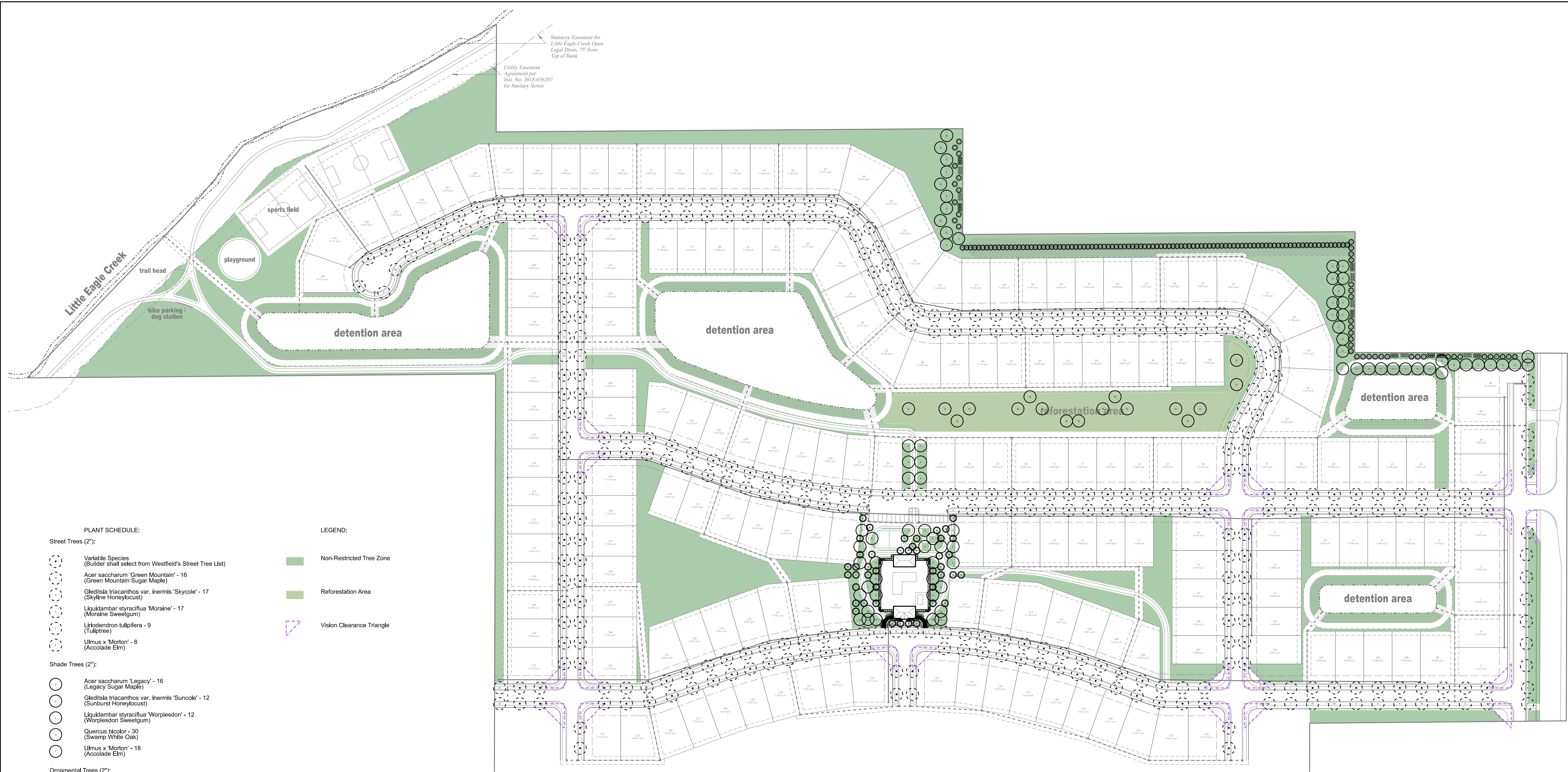
PLANS PREPARED BY:

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.
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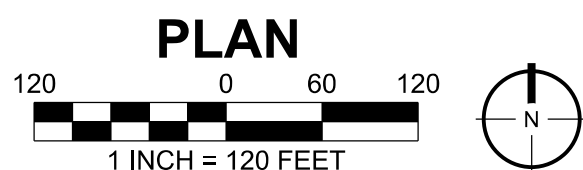
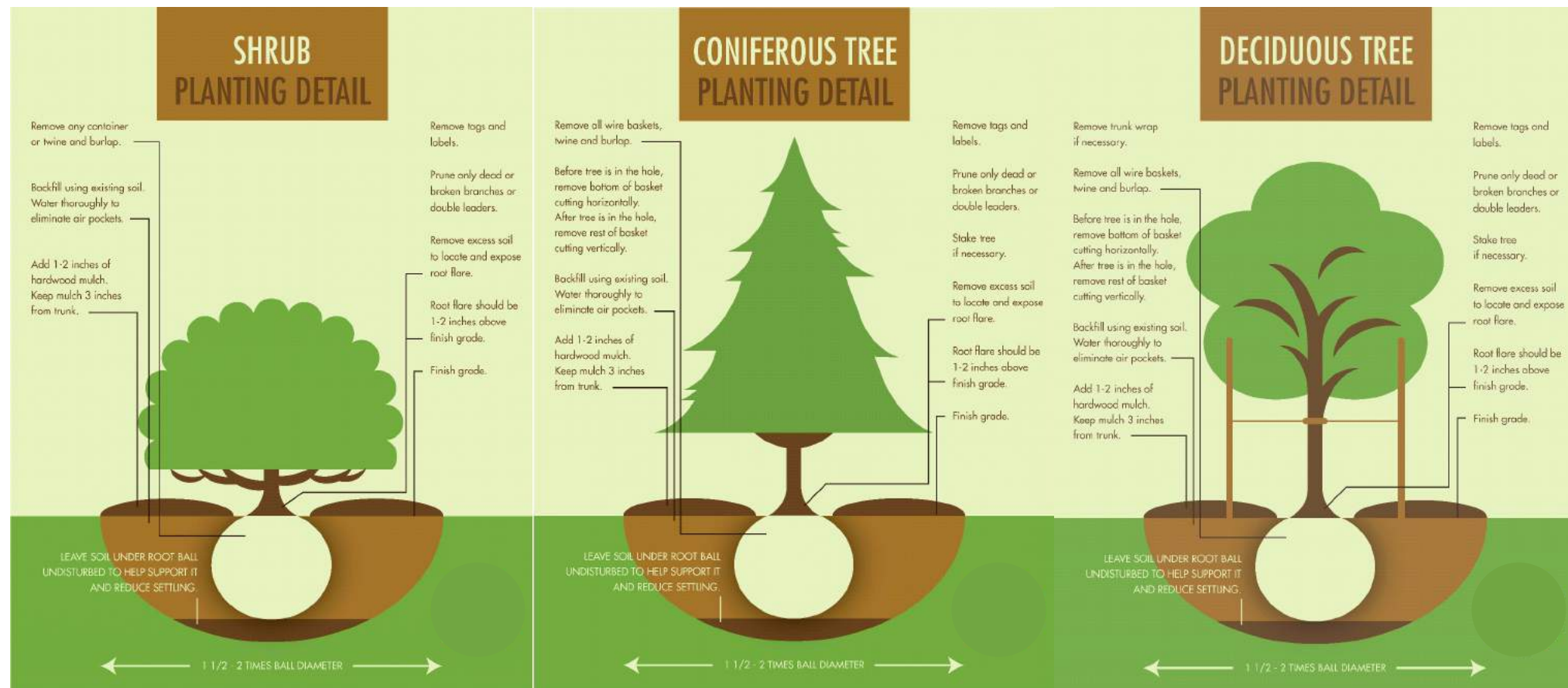


- PLANT SCHEDULE:
- Street Trees (2''): Variable Species (Builder shall select from Westfield's Street Tree List)
- Acer saccharum 'Green Mountain' - 16 (Green Mountain Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Skycole' - 17 (Skyline Honeylocust)
 - Liquidambar styraciflua 'Moraine' - 17 (Moraine 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	
COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky Elm, Accolade Ginkgo	Gymnocladus dioica (male only) Ulmus 'Morton' Ginkgo biloba (male only)
Hackberry Honeylocust (thornless) Honeychestnut, 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



Spring Mill Road (Primary Arterial 2)

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.

LANDSCAPING PLAN

LANCASTER
PRIMARY PLAT

HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: EWS DATE: 03-01-19
SHEET NO.

C901

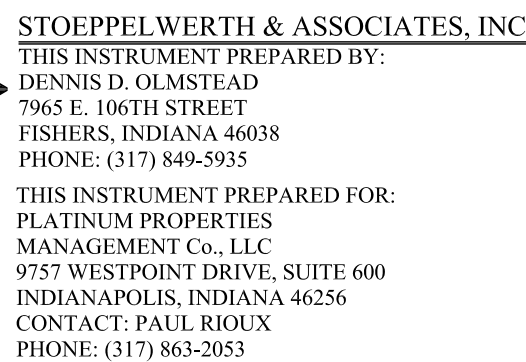
S & A JOB NO.
85740PLA

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

REVISIONS

DATE

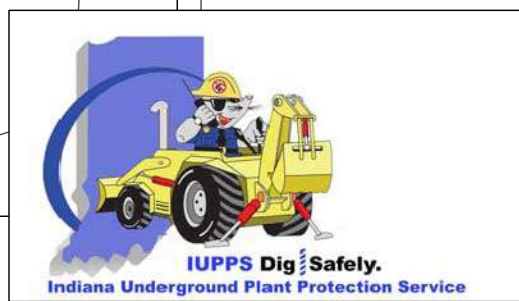
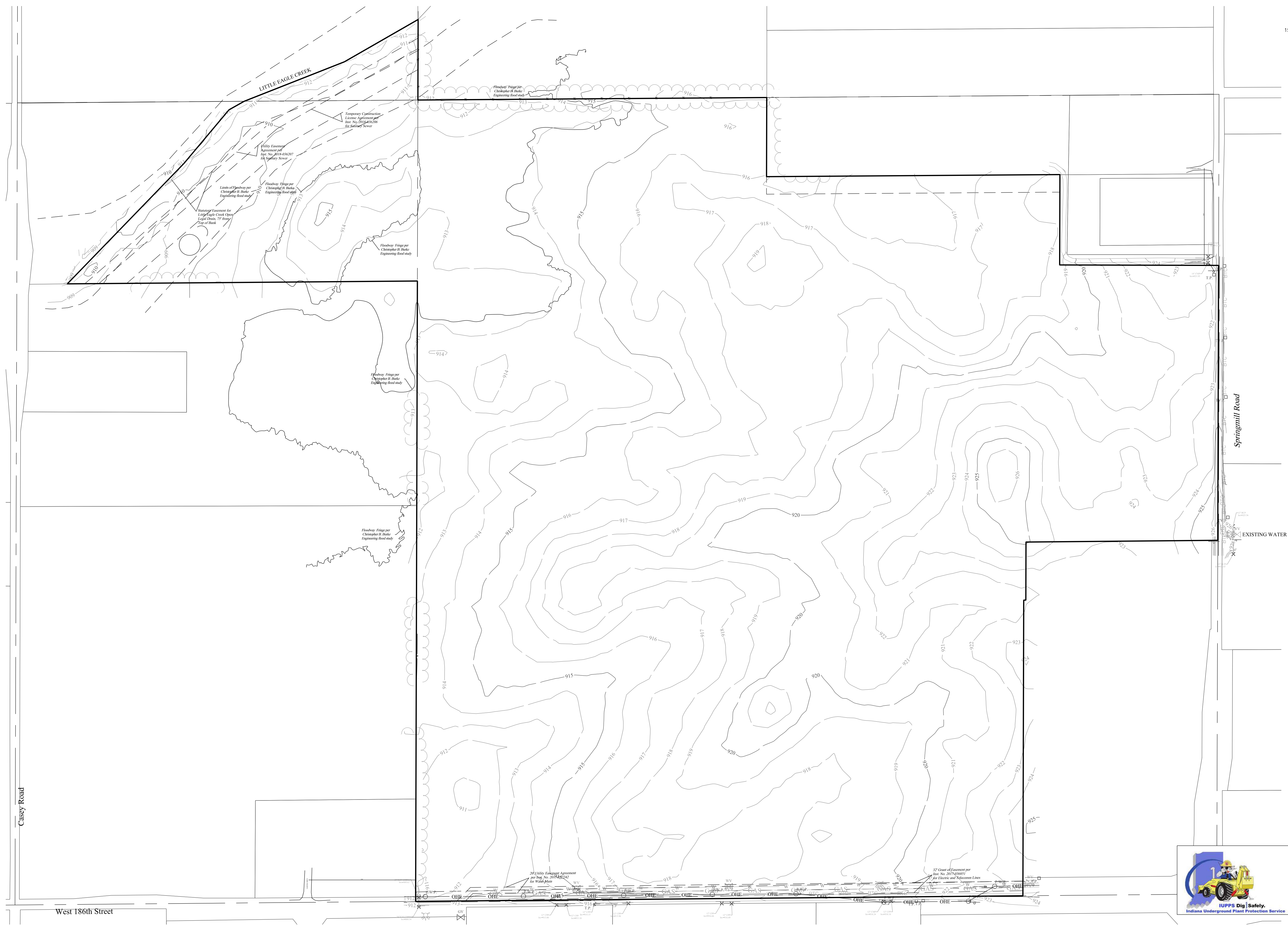
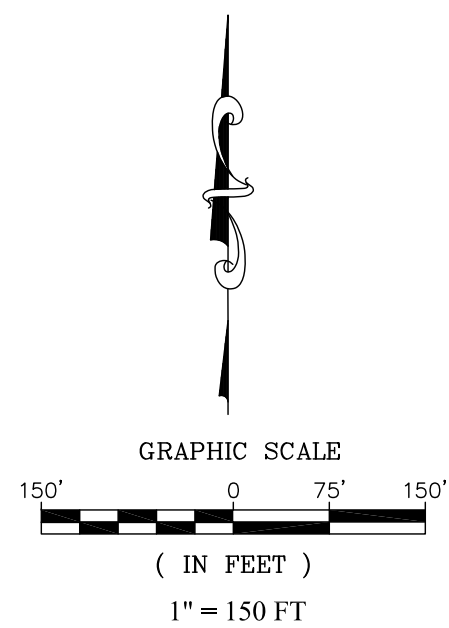
BY



LANCASTER

PRIMARY PLAT

LANCASTER PUD DISTRICT



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EXISTING CONDITIONS

PREPARED FOR:

LANCASTER

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

STOEPPELWERTH

ALWAYS ON.

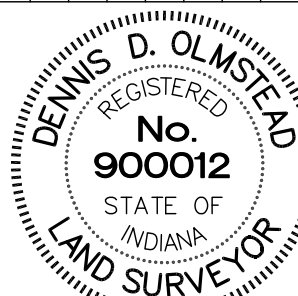
965 East 106th Street. Fishers, IN 46038-2505

905 East 100th Street, Ishioka, IL 60038-2302
Phone: (317) 849-5935 Fax: (317) 849-5942

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

CERTIFIED: 03/01/19

CELESTIAL, 250000





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

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"-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

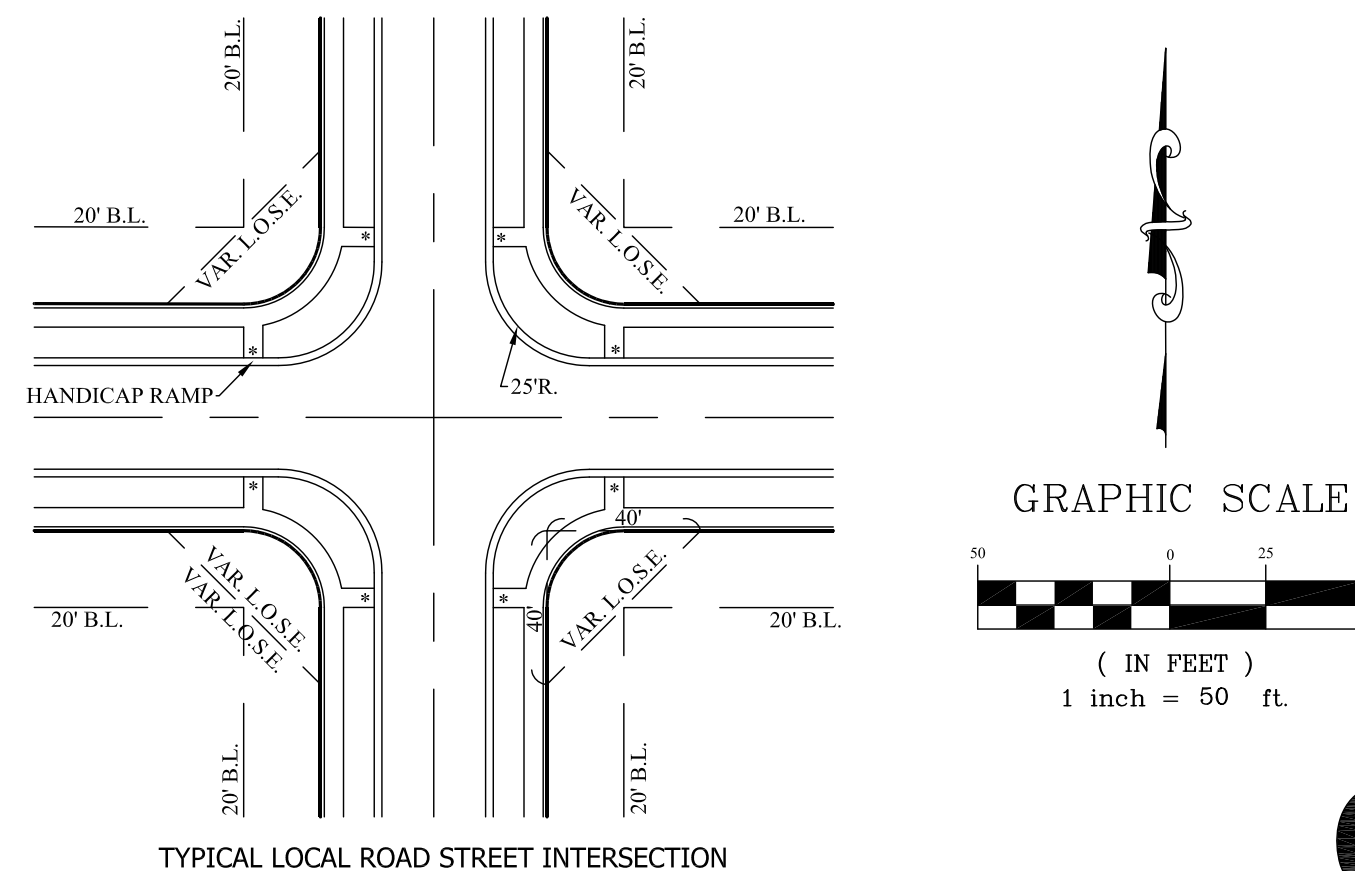
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CEG PROPOSES TO CONSTRUCT A 16" WATER MAIN NORTH ALONG CASEY
ROAD TRAIL WEST ALONG 1950' TO CONNECT TO EXISTING WATER AT
OSBORNE TRAILS. THIS WATER MAIN WILL SERVE AS THE CONNECTION TO
THE SITE.

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



Know what's below.
Call before you dig.

SECTION: 27			TOWNSHIP: 19N			RANGE: 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C101		
S&A JORN NO. 85740PLA			PREPARED FOR: HAMILTON CO., INDIANA			WASHINGTON TOWNSHIP		
STOEPPELWERTH			ALWAYS ON.			7965 East 106th Street, Fishers, IN 46038-2905		
Phone: (317) 849-5935			Fax: (317) 849-5942			DENNIS D. OLAMSTEAD		
REGISTERED			No. 900012			STATE OF INDIANA		
LAND SURVEYOR			CERTIFIED: 03/01/19			DATE		
BY			REVISIONS			DATE		



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

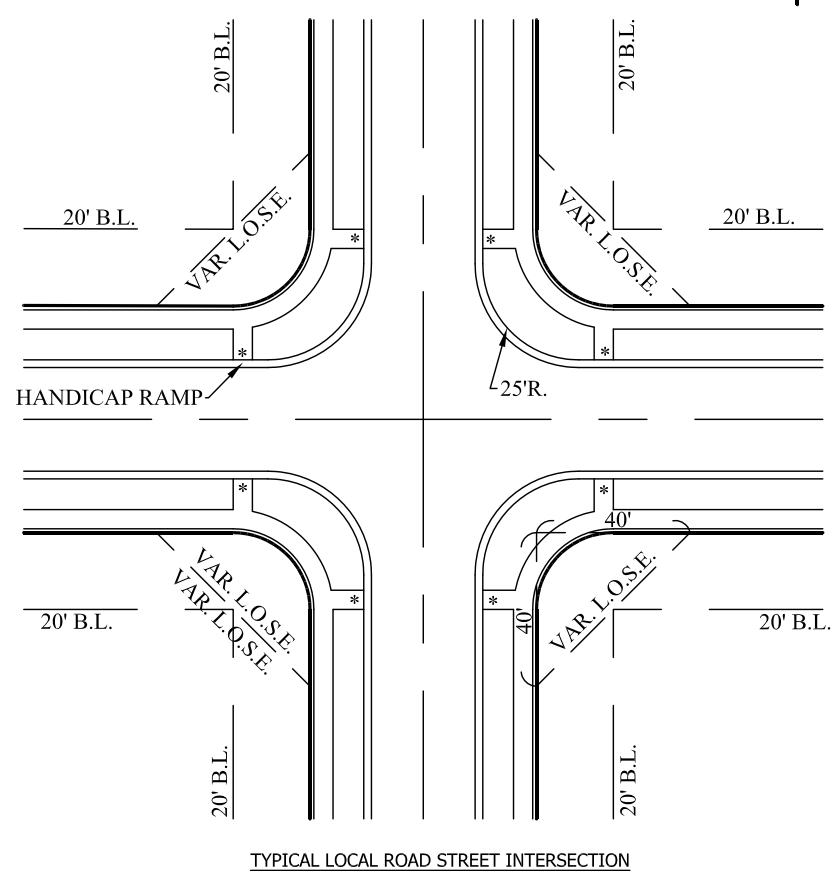
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL 8".

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

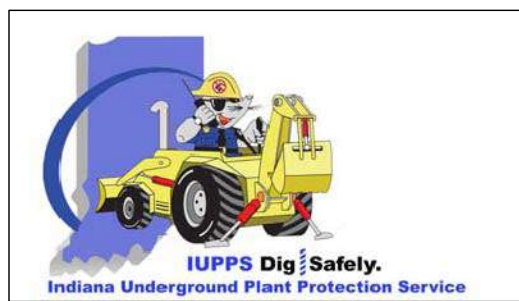
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| D.E. | DRAINAGE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



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ROUTINE 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.
965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

LANCASTER

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION:
27

DRAWN
LAI

SHEET NO.

C102

S & A JOB NO.
85740PLA

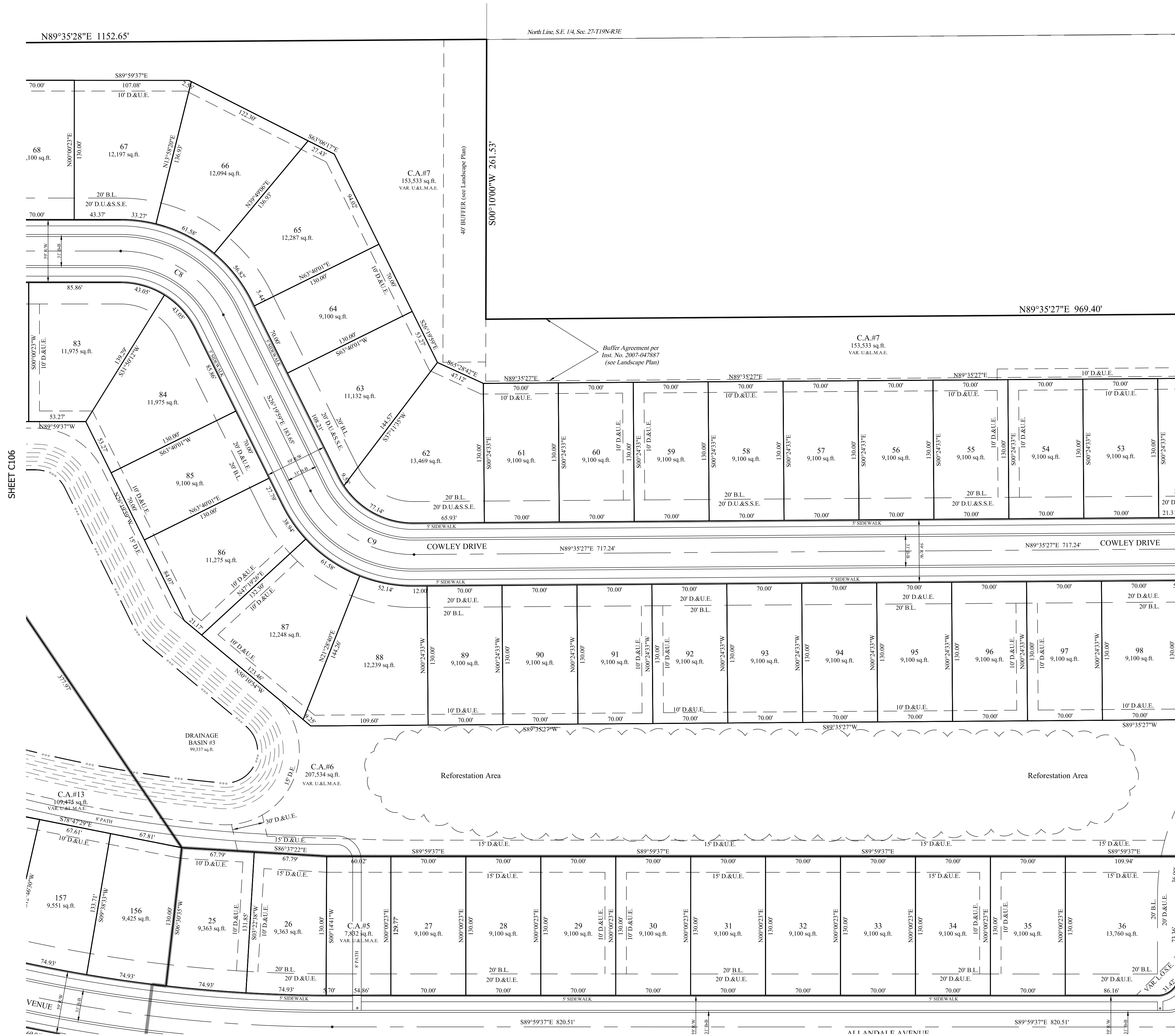


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7865 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

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.

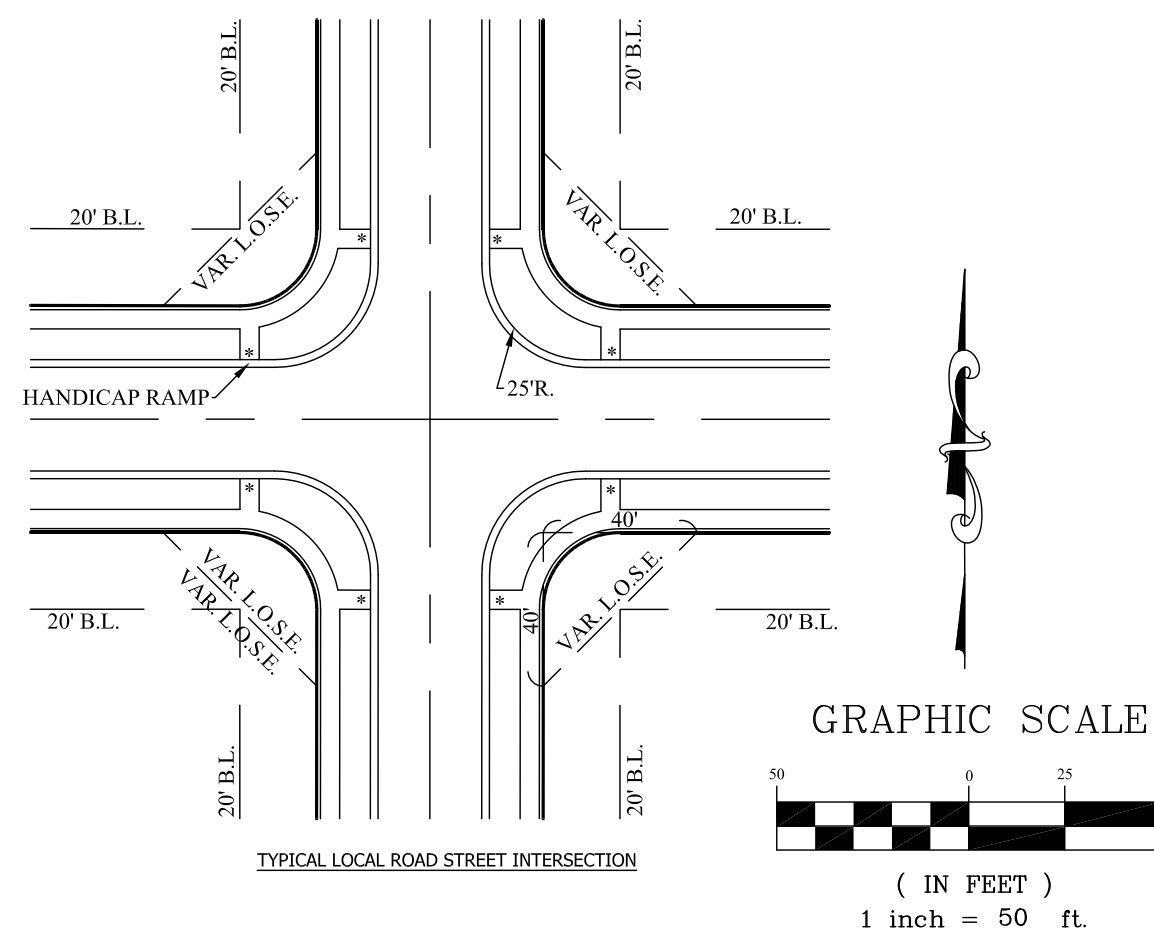
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-30".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

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 |



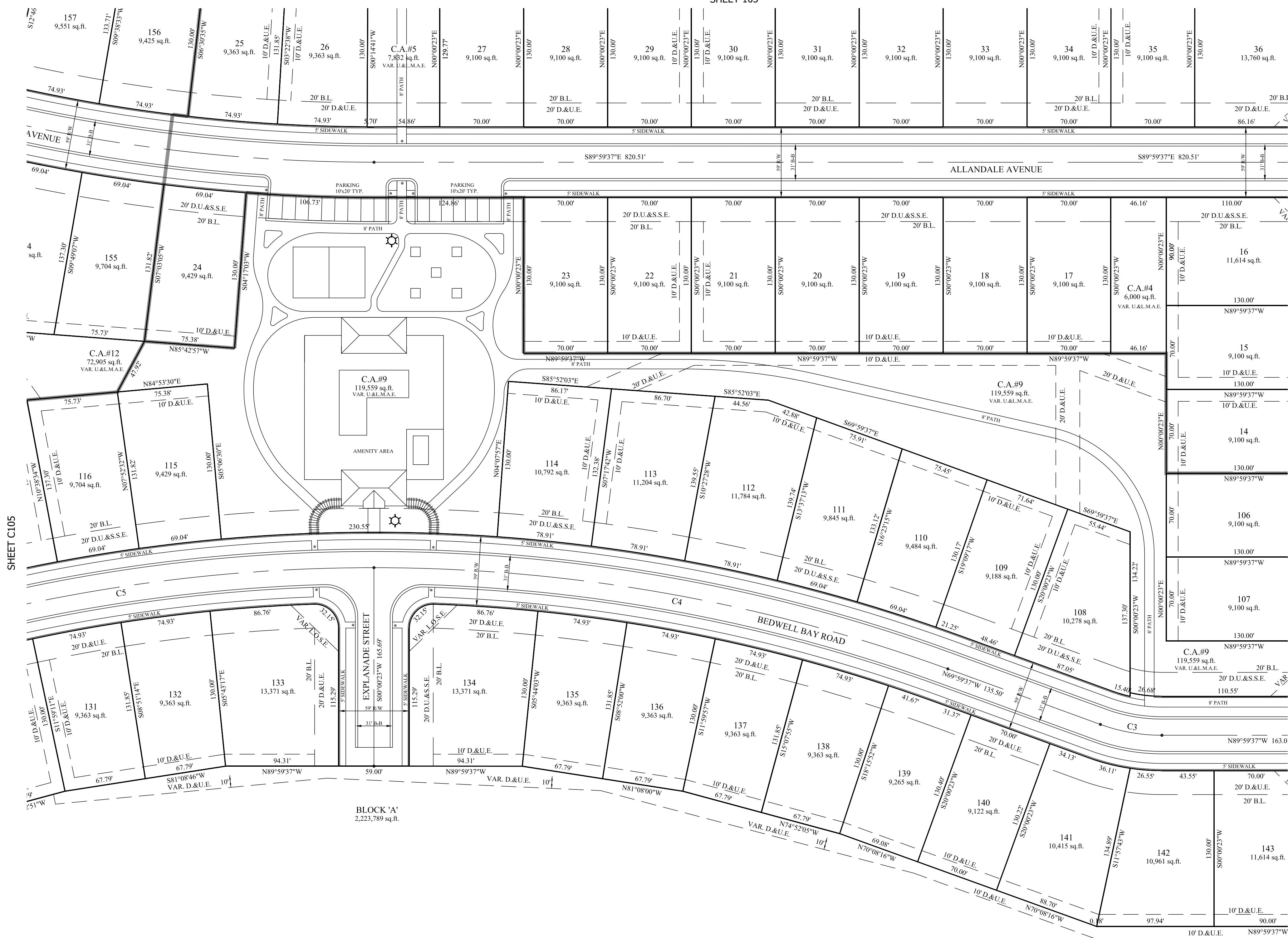
Know what's below.
Call before you dig.

SECTION: 27			TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF			CHECKED BY: GDK	SHEET NO.
PREPARED FOR: PRIMARY PLAT			WASHINGTON TOWNSHIP	
LANCASTER			HAMILTON CO., INDIANA	
C103			S & J JOB NO. 85740PLA	
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			REVISIONS	
DENNIS D. OLMSHEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR			DATE	
CERTIFIED: 03/01/19			BY	



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.
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

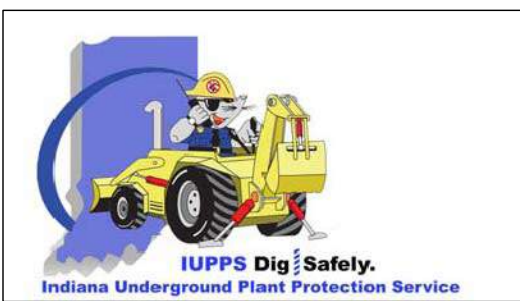
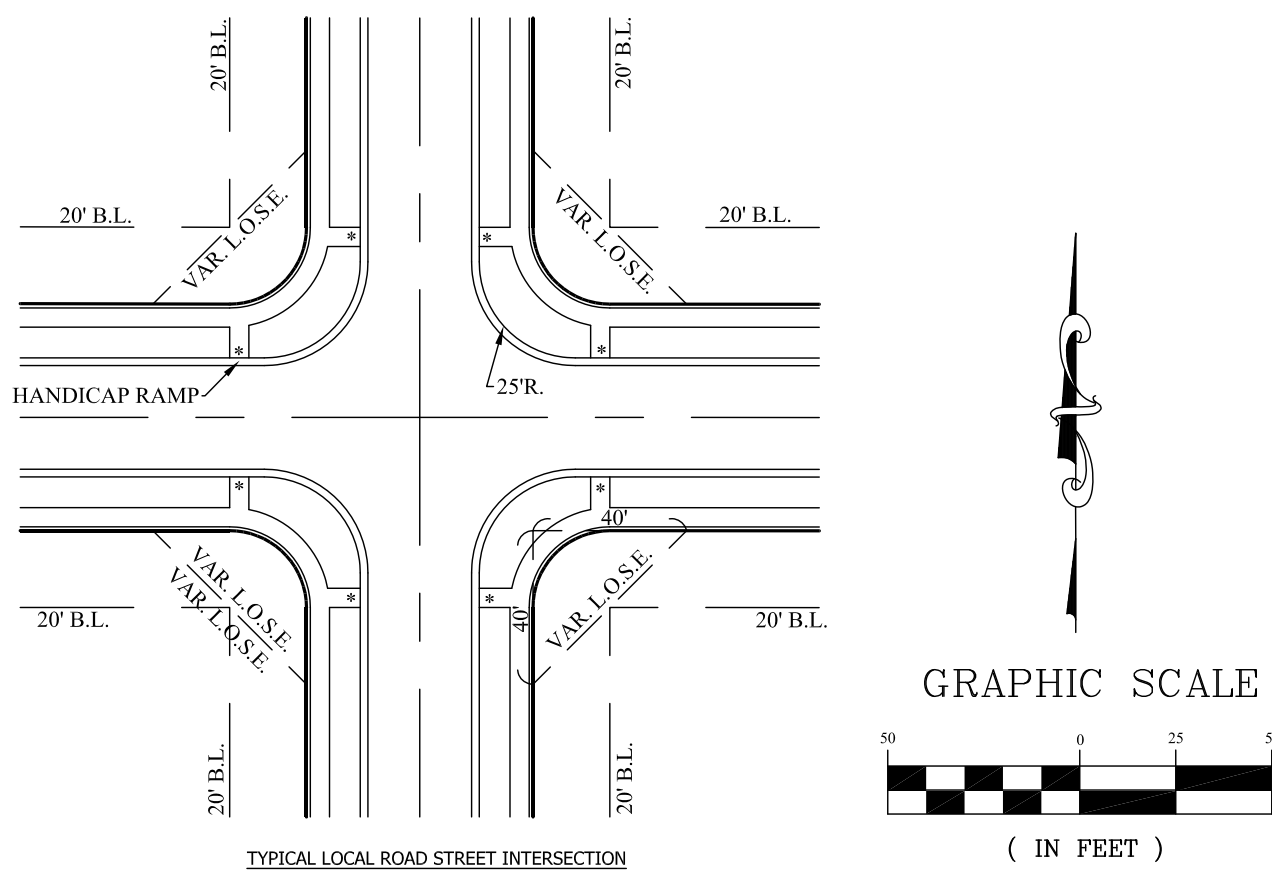
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL 8".

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.

[illegible]

STOEPPELWERTH

ALWAYS ON.

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

PRIMARY PLAT

LANCASTER

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

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



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 RIOUX
PHONE: (317) 863-2053

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.
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.

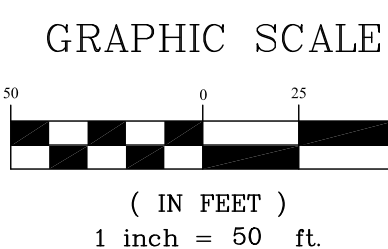
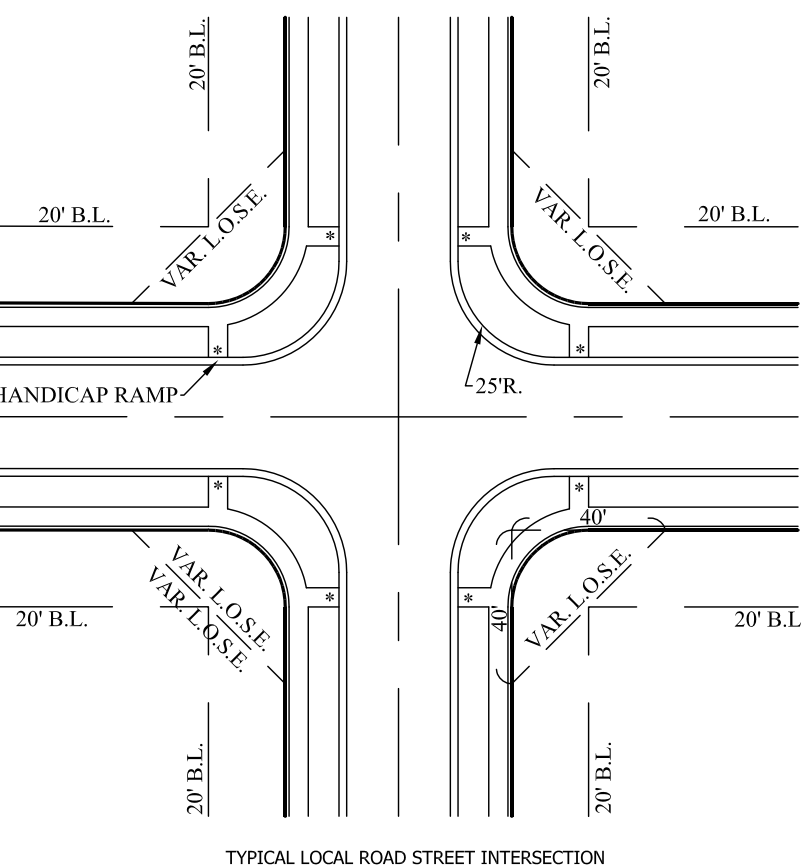
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

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



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

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

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

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

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

REVISIONS
DATE
BY



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

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

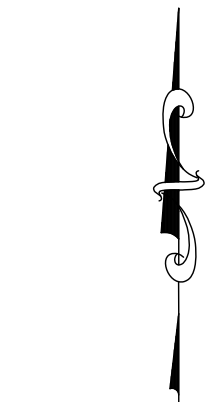
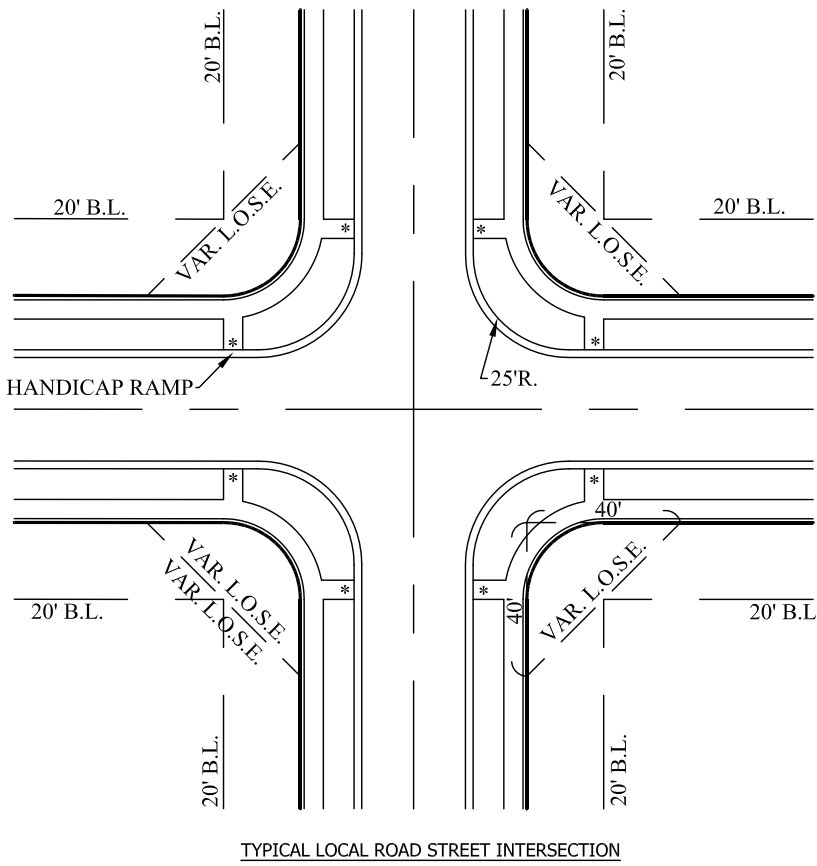
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT
TO CHANGE DURING CONSTRUCTION PLANS.

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".

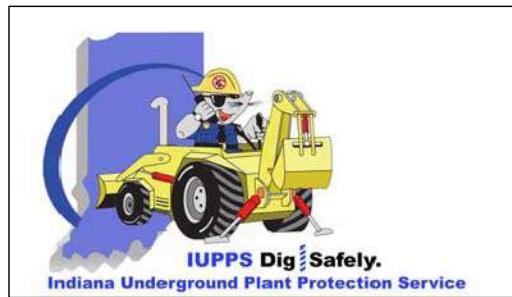
EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE
REDUCED FLOWS OF THIS SITE.
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE NORTHWEST PROPERTY LINE

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



GRAPHIC SCALE
1 inch = 50 ft.



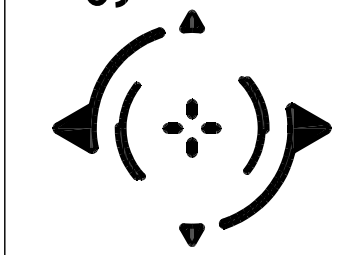
Know what's below.
Call before you dig.

SECTION	TOWNSHIP	RANGE
27	19N	3E
DRAWN BY:	CHECKED BY:	SHEET NO.
LAF	GDK	C106



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

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



SECTION	TOWNSHIP	RANGE
27	19N	3E
DRAWN BY:	CHECKED BY:	SHEET NO.
LAF	GDK	C106
S & A JOINT NO. 85740PLA		



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

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

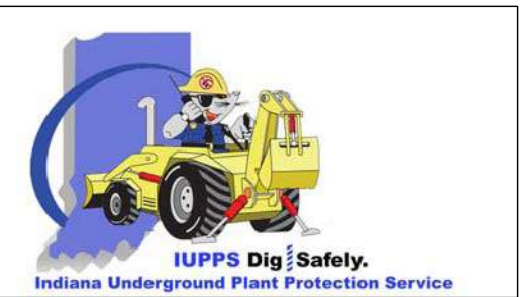
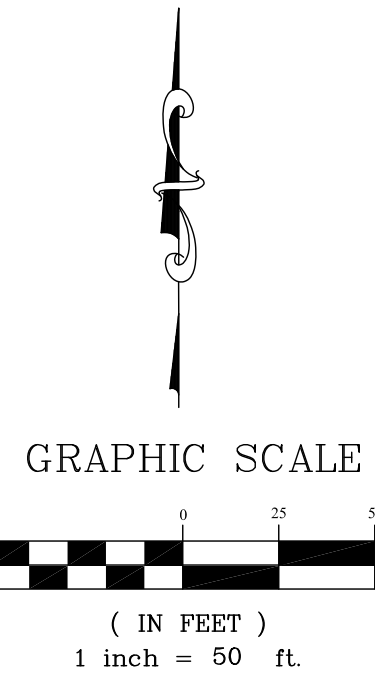
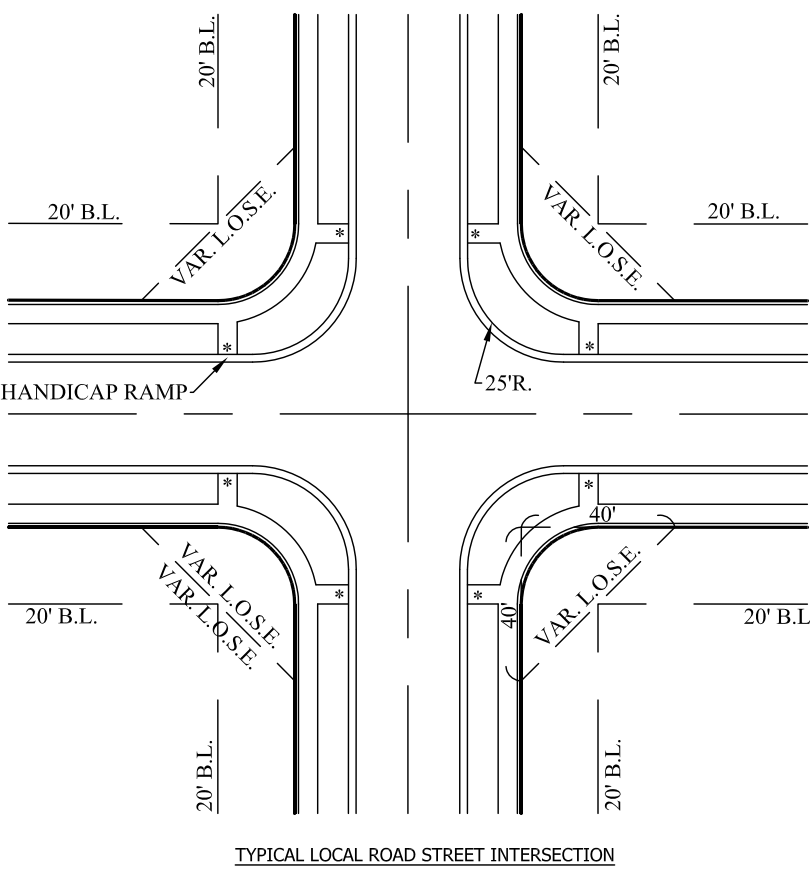
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT
TO CHANGE DURING CONSTRUCTION PLANS.

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

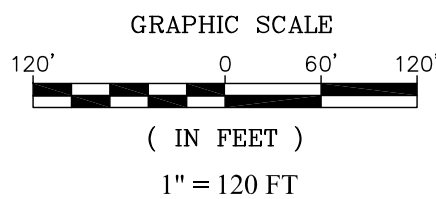
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|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E.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



BY		
REVISIONS		
DATE		
DENNIS D. OLMSHEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 03/01/19		
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. 7065 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942		
HAMILTON CO., INDIANA		
WASHINGTON TOWNSHIP		
PREPARED FOR: LANCASTER		
SECTION: 27 TOWNSHIP: 19N RANGE: 3E		
DRAWN BY: LAF CHECKED BY: GDK		
SHEET NO.		
C107		
S & A JOB NO. 85740PLA		



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



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.

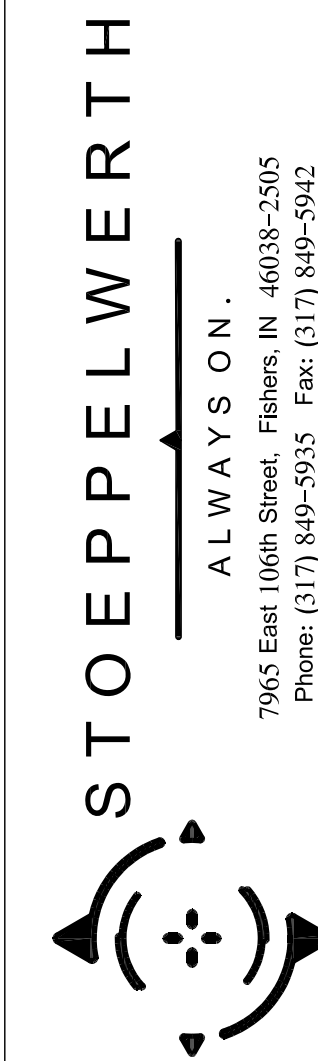
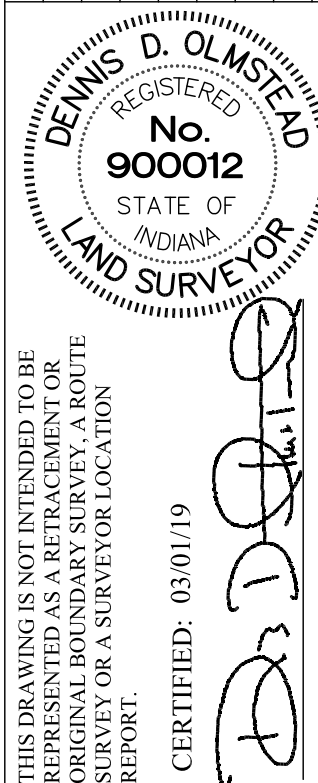
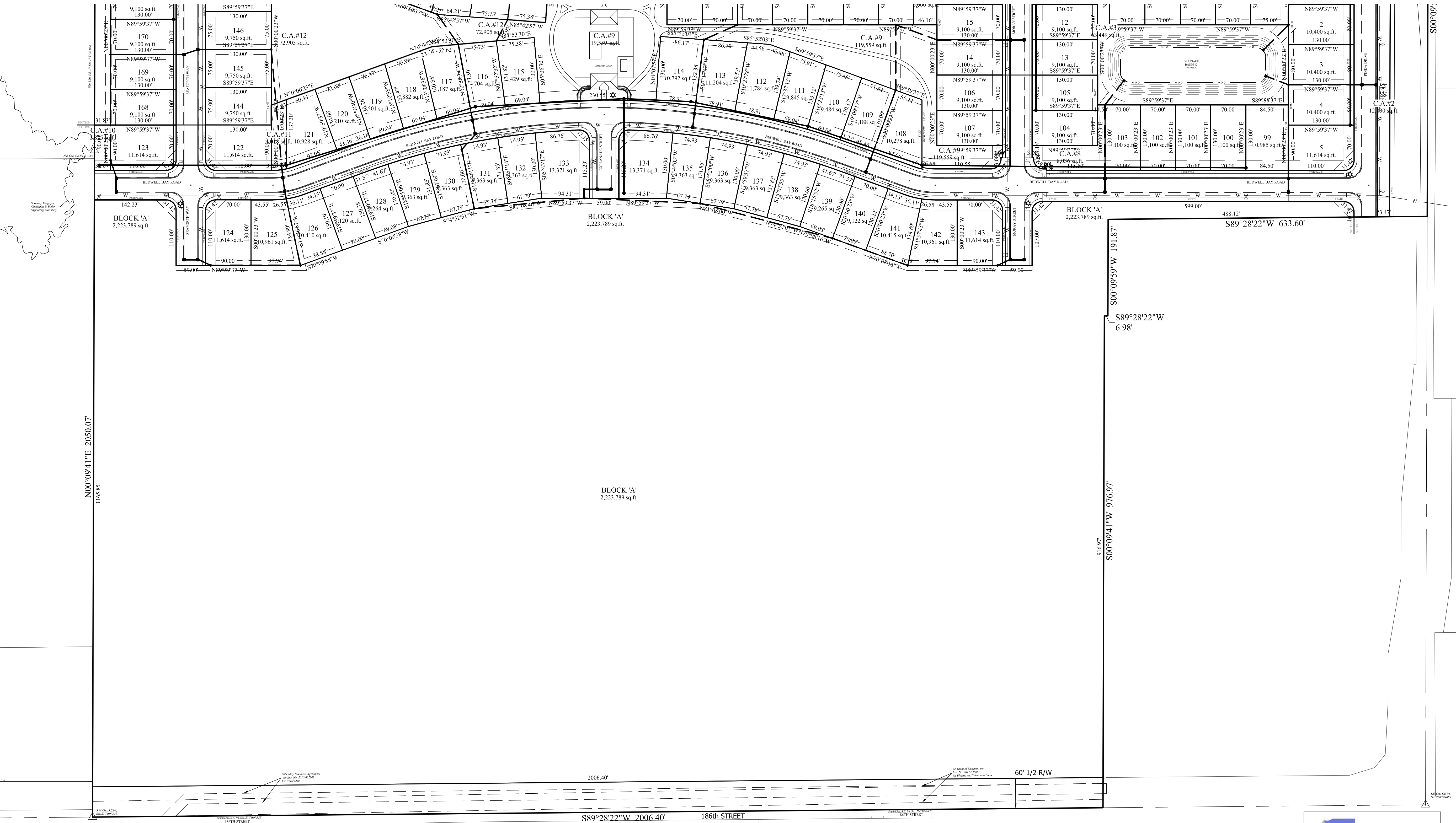
- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

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

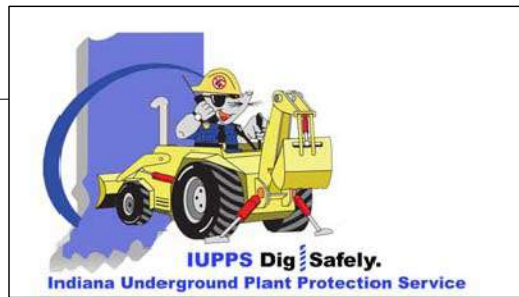
LEGEND

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 JORN NO. 85740PLA



Know what's below.
Call before you dig.



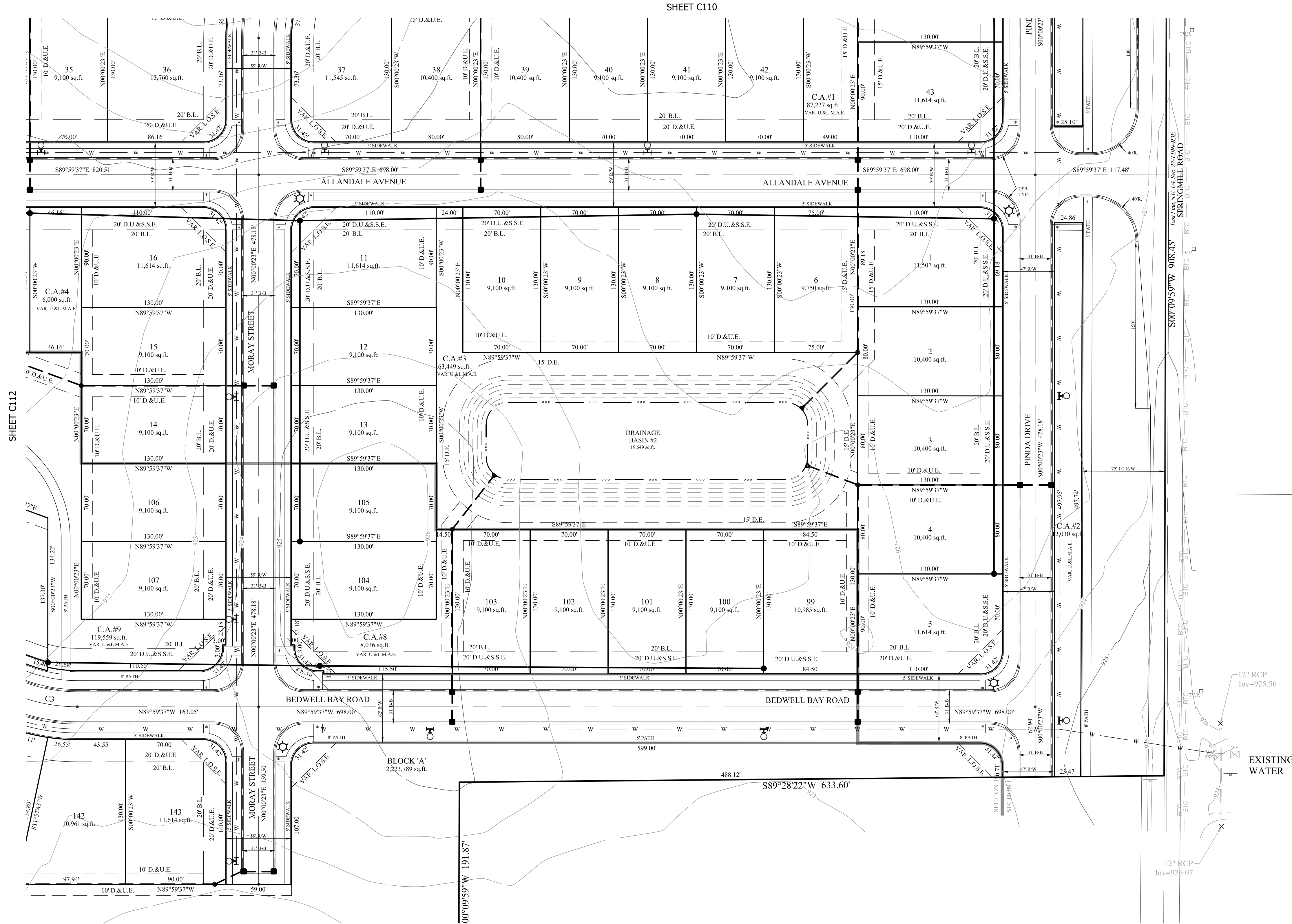
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: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

LANCASTER DEVELOPMENT PLAN LANCASTER PUD DISTRICT

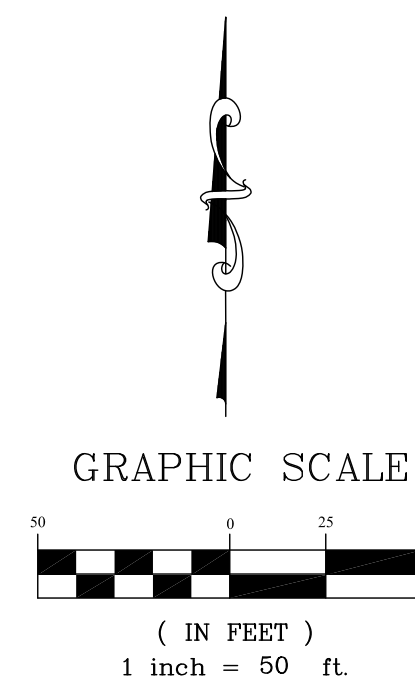
LANCASTER PUD DISTRICT
LOT STANDARDS: Single Family
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'
Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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.
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



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
---	GLY 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.

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

CERTIFIED: 03/01/19

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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

DEVELOPMENT PLAN
LANCASTER
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
C109
S & A JORN NO.
85740PLA



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7865 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

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
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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.
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
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INCLUDING SSD

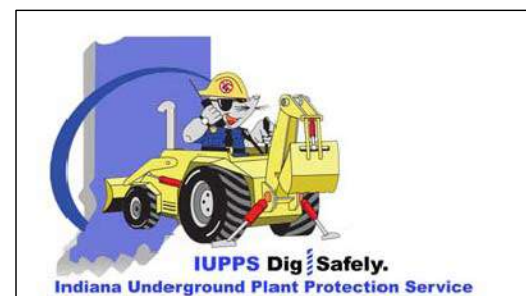
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE NORTHWEST PROPERTY LINE

LEGEND

---	EXISTING CONTOUR
---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED WATER LINE
---	FLOW LINE
---	BURIED ELECTRIC LINE
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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" 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.

STOEPPELWERTH
ALWAYS ON.
7865 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

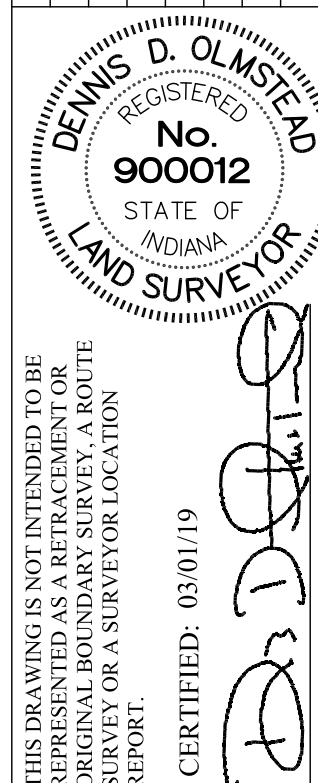
DEVELOPMENT PLAN

LANCASTER

WASHINGTON TOWNSHIP

PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.

C110
S & A JORDN
85740PLA



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

CERTIFIED: 03/01/19

D. D. OLMSHEAD

REVISIONS
DATE

SHEET C111

SHEET C109



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7865 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

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 |
| —●— | 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 |
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| —●— | CABLE T.V. PEDESTAL |
| —●— | TRAFFIC SIGNAL POLE |
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| —●— | TRAFFIC CONTROL BOX |
| —●— | GAS VALVE |
| —●— | GAS METER |
| —●— | WATER METER |
| —●— | WATER VALVE |
| —●— | FIRE HYDRANT |
| —●— | MAILBOX |

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

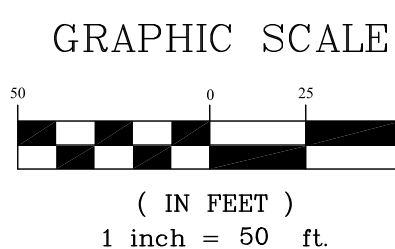
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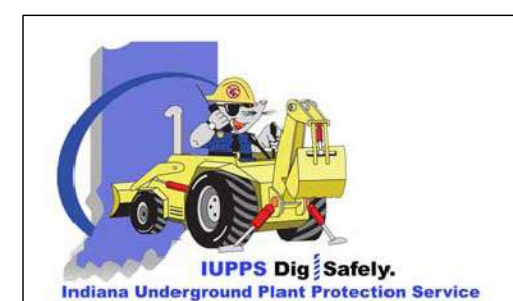
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Know what's below.
Call before you dig.



SECTION: 27			TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF			CHECKED BY: GDK	SHEET NO. C111
PREPARED FOR: DEVELOPMENT PLAN			WASHINGTON TOWNSHIP	
HAMILTON CO., INDIANA			LANCASTER	
STOEPELWERTH			ALWAYS ON.	
7865 East 106th Street, Fishers, IN 46038-2405			Phone: (317) 849-5935 Fax: (317) 849-5942	
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. OLMSHEAD			REGISTERED No. 900012	
STATE OF INDIANA			LAND SURVEYOR	
REVISIONS			DATE	
BY				



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7863 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

LANCASTER DEVELOPMENT PLAN LANCASTER PUD DISTRICT

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

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LEGEND

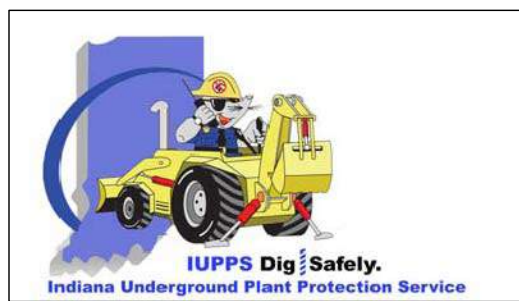
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
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| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
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|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

LEGEND

- | | |
|-----|--|
| --- | EXISTING CONTOUR |
| --- | EXISTING WATER LINE |
| --- | PROPOSED SANITARY SEWER |
| --- | PROPOSED STORM SEWER |
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| --- | FLOW LINE |
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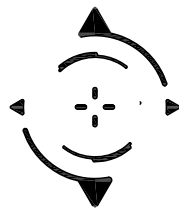
GRAPHIC SCALE

(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. C112
PREPARED FOR: DEVELOPMENT PLAN			WASHINGTON TOWNSHIP	
LANCASTER			HAMILTON CO., INDIANA	
STOEPPELWERTH			ALWAYS ON.	
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DENNIS D. OLMSHEAD			REGISTERED	
No. 900012			STATE OF INDIANA	
LAND SURVEYOR			BY: _____	
REVISIONS			DATE	



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

DEVELOPMENT PLAN

LANCASTER PUD DISTRICT

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LOT STANDARDS: Single Family
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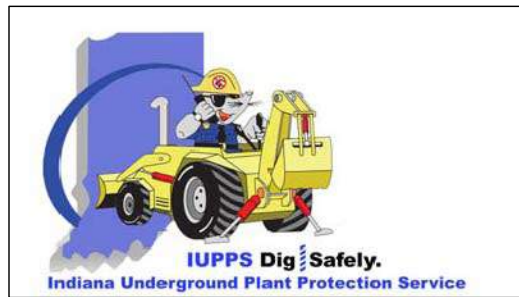
LEGEND

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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

LEGEND

830	EXISTING CONTOUR
W	EXISTING WATER LINE
—●—	PROPOSED SANITARY SEWER
—●—	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
—●—	FLOW LINE
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—●—	ELECT. METER
—●—	GUY WIRE
—●—	TELEPHONE POLE
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—●—	GAS METER
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—●—	WATER VALVE
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—●—	MAILBOX

GRAPHIC SCALE
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Know what's below.
Call before you dig.

SECTION 27			TOWNSHIP 19N			RANGE 3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO.		
C113			S & A JORN NO.			85740PLA		
DEVELOPMENT PLAN			LANCASTER			WASHINGTON TOWNSHIP		
PREPARED FOR:			HAMILTON CO., INDIANA			BY		
STOEPPELWERTH			ALWAYS ON.			REVISIONS		
7963 East 106th Street, Fishers, IN 46038-2905			Phone: (317) 849-5935 Fax: (317) 849-5942			DATE		
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY OR A SURVEYOR LOCATION REPORT.			CERTIFIED: 03/01/19			BY		
DENNIS D. OLMESTEAD			REGISTERED			BY		
No. 900012			STATE OF INDIANA			BY		
LAND SURVEYOR			DATE			BY		

SHEET C108

SHEET C112

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

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 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

LEGEND

830	EXISTING CONTOUR
W	EXISTING WATER LINE
—●—	PROPOSED SANITARY SEWER
—●—	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
—●—	FLOW LINE
—●—	BURIED ELECTRIC LINE
—●—	OVERHEAD ELECTRIC LINES
—●—	BURIED TELEPHONE LINE
—●—	TELEPHONE LINE
—●—	BURIED CABLE T.V. LINE
—●—	CABLE T.V. LINE
—●—	GAS LINE
—●—	WATER LINE
—●—	SANITARY SEWER LINE: MANHOLE
—●—	SANITARY CLEANOUT
—●—	STORM SEWER LINE: MANHOLE & END SECTION
—●—	CURB INLET
—●—	BEEHIVE OR ROUND INLET
—●—	SQUARE FLAT INLET
—●—	FENCE LINE
—●—	SET NAIL - UNLESS OTHERWISE NOTED
—●—	SET CAPPED REBAR STAMPED S&A FIRM #0008
—●—	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
—●—	HAMILTON COUNTY SURVEYOR
—●—	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
1 inch = 50 ft.



THIS DRAWING IS NOT INTENDED TO BE A LEGAL DOCUMENT. IT IS FOR INFORMATION ONLY. THE ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 03/01/19

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

WASHINGTON TOWNSHIP
LANCASTER

PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C114
S & A JORN NO. 85740PLA

S:\85740PLA\DWG\Primary Plat.dwg, 2/28/2019 4:07:50 PM, Adobe PDF, 11



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

LANCASTER

DEVELOPMENT PLAN

LANCASTER PUD DISTRICT

NOTES

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

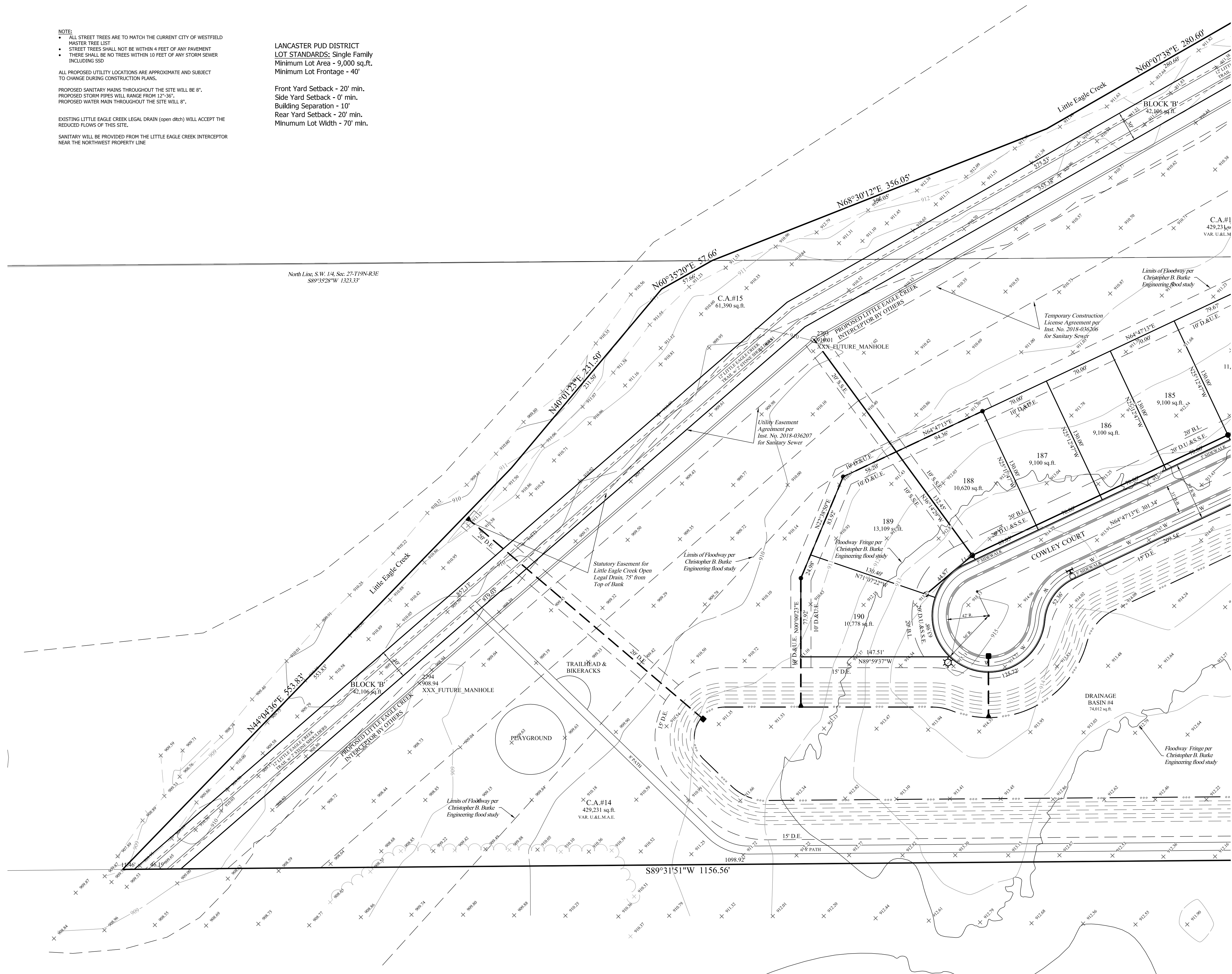
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHWEST PROPERTY LINE

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.



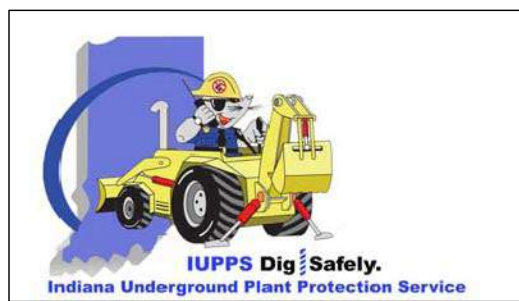
LEGEND

- 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
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- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

GRAPHIC SCALE
1 inch = 50 ft.



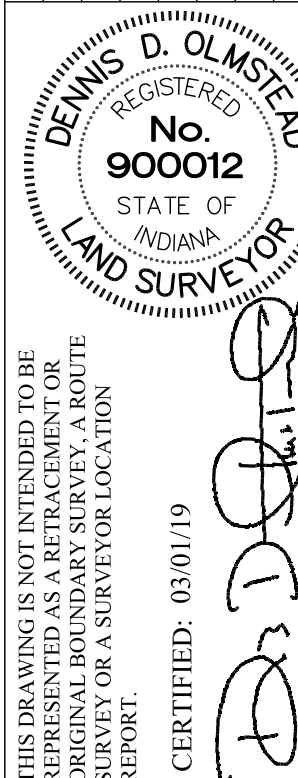
Know what's below.
Call before you dig.

DEVELOPMENT PLAN
LANCASTER

PREPARED FOR:

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

SHEET NO.
C115
S & A JOHN D.
85740PLA



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

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

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

SHEET NO.
C115
S & A JOHN D.
85740PLA



Petition Number: 1809-DDP-23
Project Name: Union Bible College New Dining Hall
Subject Site Address: 204 College Ave
Petitioner: Union Bible College
Representative: Deboy Land Development Services
Request: Detailed Development Plan review of a new dining hall addition for Union Bible College.
Current Zoning: SF4: Single-Family High Density District
Current Land Use: Educational Institution
Approximate Acreage: 1.74 acres +/-
Property History: 0404-DP-14 & 0404-SIT-10 Development Plan and Site Plan approval (04/26/04)

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

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

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

The plans comply.

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

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

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

The plans comply.

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

- 22) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 23) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 24) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 25) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District).

- 26) Minimum Lot Area: 9,000 square feet
- 27) Minimum Lot Frontage: 40 feet
- 28) Minimum Building Setback Line:
- a) Front Yard: 25 feet
 - b) Side Yard: 8 feet
 - c) Rear Yard: 25 feet
- 29) Minimum Lot Width: 50 feet
- 30) Maximum Building Height: 25 feet
- 31) Minimum Living Area (Ground Floor):
- a) Single Story: 1,000 square feet
 - b) Two Story: 750 square feet
 - c) Tri-level: 750 square feet (Basement and first level)
 - d) Story and one-half: 750 square feet
- 32) Development Plan Review: Required for Major Subdivisions.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

34) Architectural Standards (Article 6.3)

- a) Single-Family Districts (Non-Residential Uses): All non-residential uses in a Single-family District shall comply with the following:
 - i) Building Materials: In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

35) Building Standards (Article 6.4)

36) Fence Standards (Article 6.5)

37) Height Standards (Article 6.6)

38) Home Business Standards (Article 6.7)

39) Landscaping Standards (Article 6.8)

40) Lighting Standards (Article 6.9)

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

- a) Health Department: All outdoor cafés and eating areas shall conform to all State and County Health Department regulations and code, including but not limited to I.C. 16-42-5 and 410 IAC 7-24.

- b) Lighting: Shall comply with Article 6.9 Lighting Standards. Festoon lighting shall not be permitted.
- c) Audio: Music and other audio devices shall be maintained at a level: (i) not audible from forty (40) feet from the source; or (ii) ninety (90) decibels or less when measured six (6) feet from source on a dB(A) meter.
- d) Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:
 - i) A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.
 - ii) Proposed outdoor cafés and eating areas that would occupy or extend into public rights-of-way may not be located in such a manner that renders any Right-of-way, sidewalk, or path non-compliant with Federal, State, or City Building Code.
- e) Required Approvals:
 - i) Permanent Areas: Outdoor cafes and eating areas that are utilized or set aside for use for a period longer than seven (7) days in a calendar year shall be deemed permanent in nature. Permanent outdoor cafes and eating areas shall require Development Plan approval, in accordance with Article 10.7 Development Plan Review, to ensure compliance with this Ordinance and that its use and design is compatible with the surrounding area and Zoning District.

44) Parking and Loading Standards (Article 6.14)

- a) Off-Street Parking: In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:
 - i) Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.
 - i) Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business uses during business hours and minimum security illumination during nonbusiness hours. All lights shall be shielded

so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

45) Performance Standards (Article 6.15)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

48) Vision Clearance Standards (Article 6.19)

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

50) Easement Standards (Article 8.3)

51) Pedestrian Network Standards (Article 8.7)

52) Storm Water Standards (Article 8.8)

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

54) Surety Standards (Article 8.12)

55) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

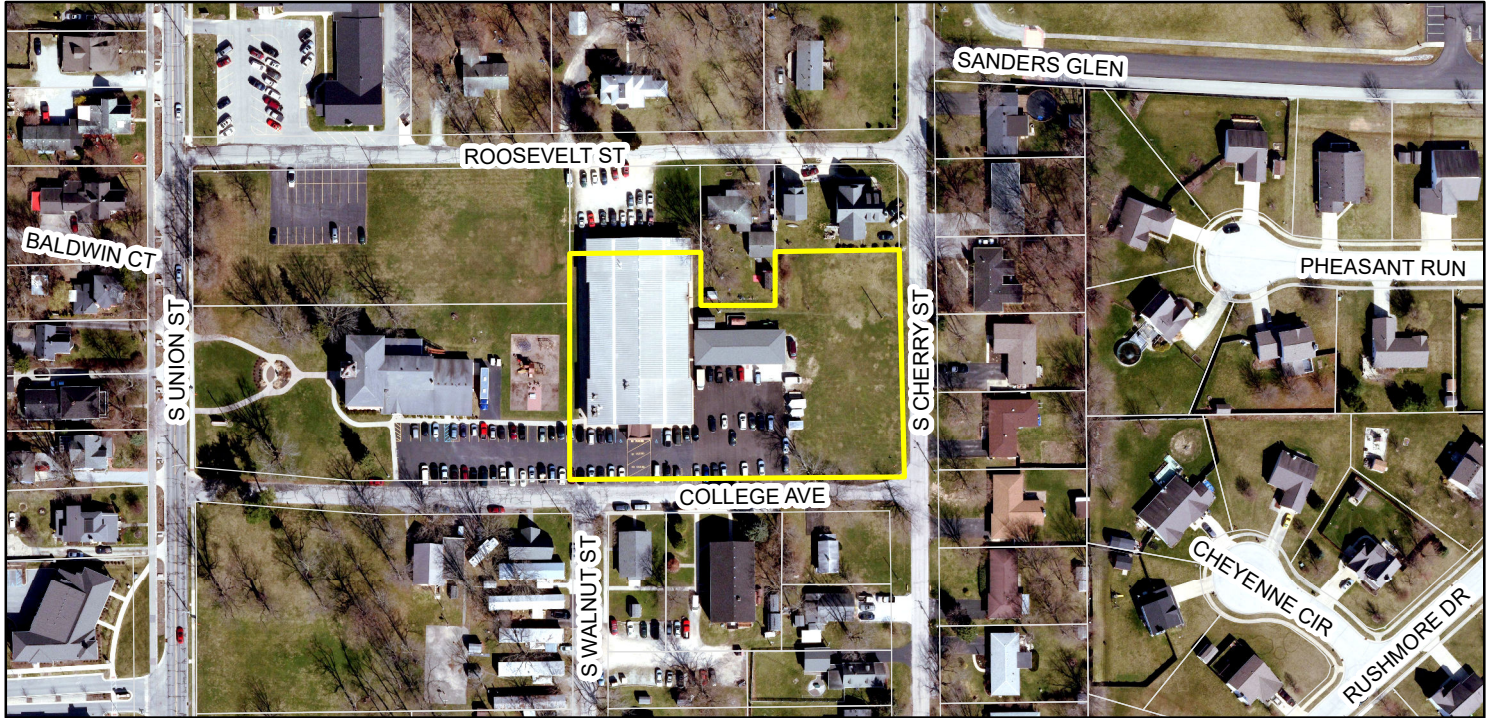
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (1809-DDP-23) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



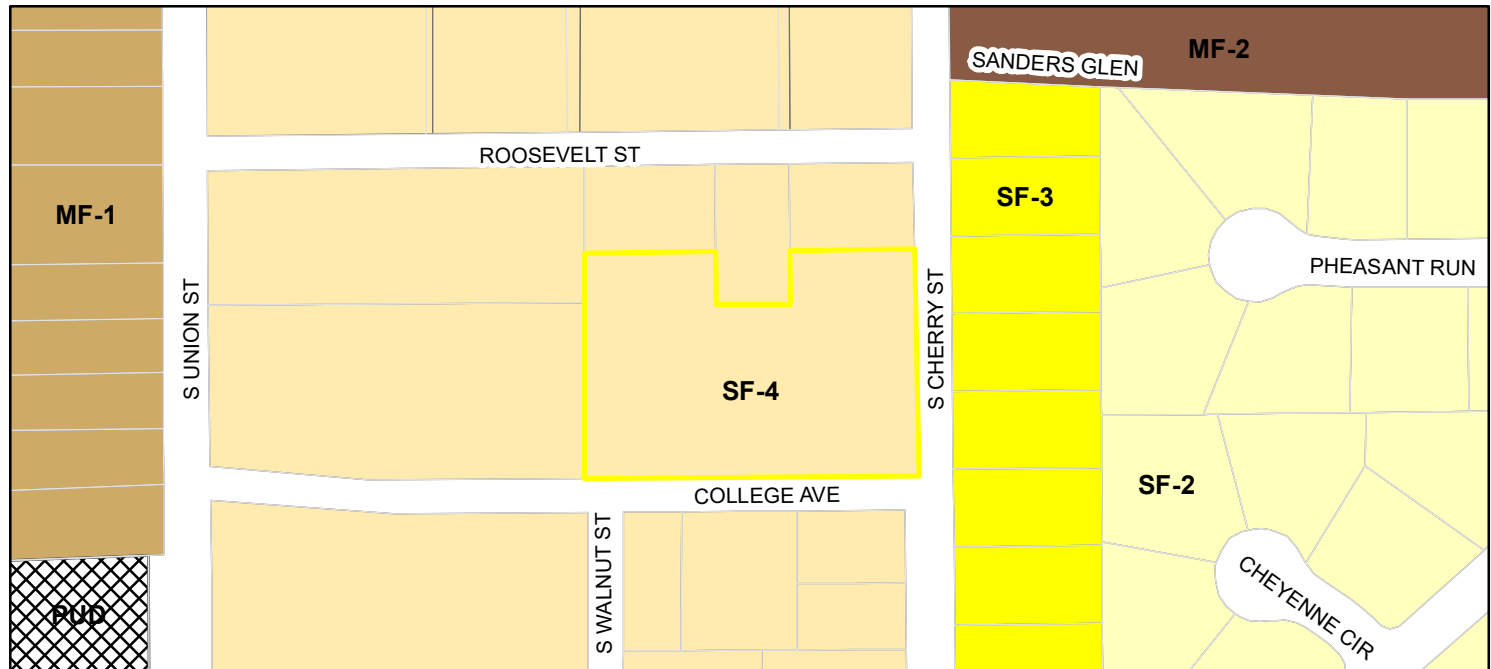
Property Location Map
Union Bible College (New Dining Hall)
Detailed Development Plan
1809-DDP-23



Aerial Location Map



Zoning Map



- Parcel
- PUD (Planned Unit Development)
- Zoning - All**
- Zoning**
- MF-1 (Multiple Family - 1)
 - MF-2 (Multiple Family - 2)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)
 - SF-4 (Single Family - 4)

SITE CONSTRUCTION PLANS FOR:

DINING HALL UNION BIBLE COLLEGE



Designers Engineers Surveyors
501 S. 9th Street, Suite 100, Noblesville, IN, 46060
Phone: 317.770.1801 Toll Free: 1.888.801.8555

ERRORS AND OMISSIONS STATEMENT:

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR/OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

DETAIL SPECIFICATIONS ORDER OF PREFERENCE

1. CITY / TOWN STANDARD DRAWINGS AND SPECIFICATIONS.
2. COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
3. I.N.D.O.T. STANDARD DRAWINGS AND SPECIFICATIONS.
4. TEN STATE STANDARDS.
5. SITE ENGINEER'S STANDARD DRAWINGS AND SPECIFICATIONS.
6. ANY OTHER APPLICABLE STANDARD DRAWINGS AND SPECIFICATIONS.

NOTICE, PERMITS AND NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS AREA OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING ANY CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATE OF ALL CONSTRUCTION FOR THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING, AS-BUILT, INFORMATION TO THE ENGINEERING/ SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

NOTE:

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO ACQUIRE ALL EASEMENTS AND APPROVALS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

NOTES:

ANY ALTERATIONS TO THESE PLANS NOT AUTHORIZED BY DEBOY LAND DEVELOPMENT SERVICES AND NOT IN ACCORDANCE WITH THE PLANS AND RECORDS ON FILE AT THE DEBOY OFFICE SHALL RELIEVE DEBOY LAND DEVELOPMENT SERVICES OF RESPONSIBILITY FOR OVERALL ACCURACY OF THESE PLANS.

UTILITIES CONTACT LIST

Westfield Economic and Community Development Department(II)
2728 East 171st Street
Westfield, Indiana 46074
(317) 804-3170
economicdevelopment@westfield.in.gov

Westfield Public Works Department
Plan Review, Pre-Construction, & Stormwater(C)(P)
2706 East 171st Street
Westfield, Indiana 46074
John Rankin (317) 804-3147
jrankin@westfield.in.gov

Westfield Fire Department(II)
17535 Dartown Road
Westfield, Indiana 46074
Garry Harting (317) 804-3307
gharting@westfield.in.gov

Westfield C.I.S.
(for addressing)
2706 East 171st Street
Westfield, Indiana 46074
Leanne Kmetz (317) 804-3001
lkmetz@westfield.in.gov

Westfield-Washington School Corp.
322 West Main Street
Westfield, Indiana 46074
Joe Montaloni (317) 867-8045
montaloni@jews.k12.in.us

Indiana Department of Transportation (INDOT) Tipton Sub-District
2152 West State Road 28,
Tipton, Indiana 46072
Sandra Landrum
(317) 402-1823 (cell)
(765) 675-7402 x 6
slandrum@indot.in.gov

Hamilton County Surveyor's Office(II)
One Hamilton County Square, Suite 100
Noblesville, Indiana 46060
Greg Hayes (317) 776-8495
greg.hayes@hamiltoncounty.in.gov

Citizens Westfield
(for water & sanitary sewer)
2150 Dr. Martin Luther King Drive
Indianapolis, Indiana 46202
Mitch House (317) 917-5294
mhouse@citizensenergysgroup.com

Hamilton County Highway Department
1700 S. 10th Street
Noblesville, Indiana 46060
Dave Lucas (317) 773-7770
david.lucas@hamiltoncounty.in.gov

Citizens Gas of Westfield(C)
2150 Dr. Martin Luther King Drive
Indianapolis, Indiana 46202
Richard Miller, Jr. Construction Field Coordinator (317) 927-4684
miller@citizensenergysgroup.com

Hamilton County Health Department
18030 Foundation Drive, Suite A
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Larry Beard (317) 776-8500
larry.beard@hamiltoncounty.in.gov

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One Hamilton County Square, Suite 100
Noblesville, Indiana 46060
Chris L. Kohl (317) 927-4536
ckohl@citizensenergysgroup.com

Duke Energy (Noblesville Office)(C)
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Westfield, Indiana 46074
Matt Dayhuff (317) 896-6704
matt.dayhuff@duke-energy.com

Duke Energy: Asset Protection(II)(C) WF500 / 2727
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Ryan Daugherty (317) 375-2021
ryan.daugherty@duke-energy.com

Panhandle Eastern Pipeline Company
9371 Zionsville Road
Indianapolis, Indiana 46268
Troy Yackie (317) 733-3313
tray.yackie@energytransfer.com

Mark Wood (317) 733-3232
mark.wood@energytransfer.com

Indiana Gas / Vectren(II)(C)
P.O. Box 1700
Noblesville, Indiana 46061
Chad Miller (317) 776-5550
cmiller@vectren.com

Comcast Cable
5330 East 65th Street
Indianapolis, Indiana 46220
Earl Small, Jr.
(317) 982-1161
Earl.Small@cable.comcast.com

Level 3 Communications
1902 South East Street
Indianapolis, Indiana 46225
Dwayne Hamilton
(317) 916-2708
dwayne.hamilton@level3.com

Bright House Networks
3030 Roosevelt Avenue
Columbus, Indiana 46218
J.D. Trueblood
(317) 713-3899 / (317) 716-0932 (cell)
j.trueblood@mvrbrighthouse.com

Buckeye Partners, L.P.
940 Buckeye Road
Lima, Ohio 45804
Kyle Smith (419) 993-8008
ksmith@buckeye.com

Marathon Pipeline LLC
10722 East County Road 300 North
Indianapolis, Indiana 46234
Austin Guyer (317) 291-9400
aguyer@marathonpetroleum.com

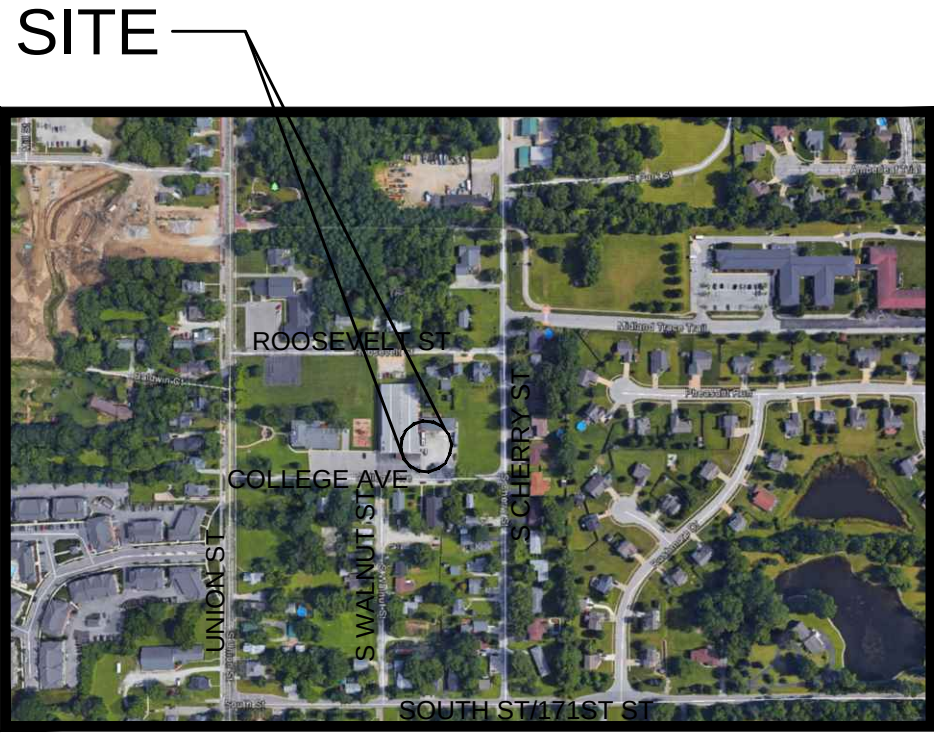
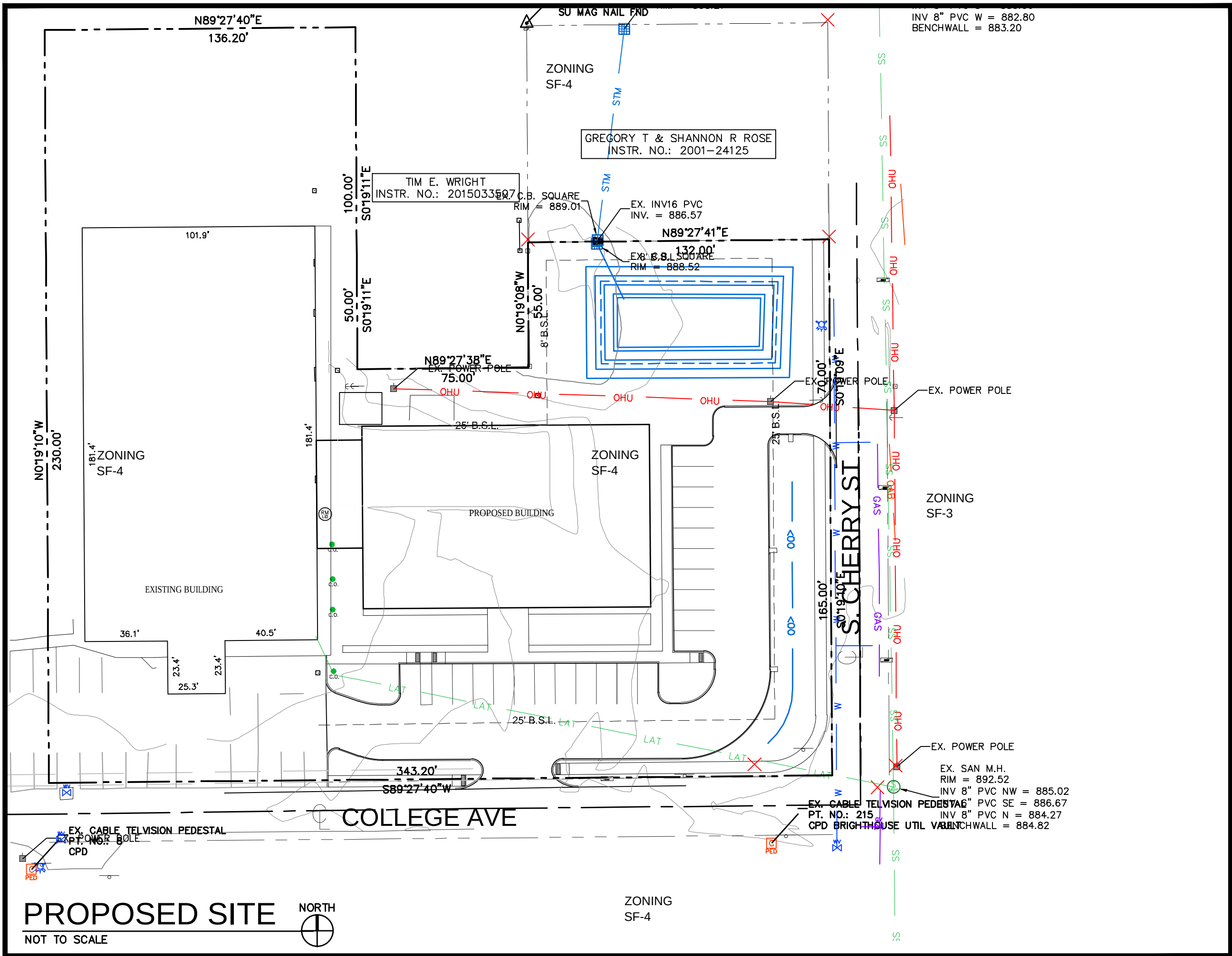
Frontier Communication
20905 Hague Road
Noblesville, Indiana 46060
Steve Costlow (317) 984-9010
steve.costlow@ftr.com

AT&T
5858 North College Avenue
Indianapolis, Indiana 46220
Brian Wenke
(317) 252-4275
bw1917@att.com

Zayo Group
5200 East 64th Street
Indianapolis, Indiana 46220
Dan Jones
(317) 508-2807
dan.jones@zayo.com

Indiana Fiber Network
5520 West 76th Street
Indianapolis, Indiana 46268
Bruce Speck / Keith Hamm
(317) 280-4636 / (317) 771-7223 (cell)
bspeck@ficon.net

MetroNet(C)
330 East Main Street
Westfield, Indiana 46074
Chris Bluto (317) 465-1046
christopher.bluto@metronetinc.com



VICINITY MAP
NOT TO SCALE

SHEET INDEX

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	PRE-CONSTRUCTION SWPPP
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	CONSTRUCTION SWPPP
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C6.0	STORMWATER POLLUTION PREVENTION PLAN
C6.3	SWPPP DETAILS
C6.4	SWPPP DETAILS
C9.0	SITE SPECIFICATIONS
C10.0	SITE DETAILS
C10.1	UTILITY DETAILS
C10.2	SITE UTILITY DETAILS
LS1.0	LANDSCAPE PLAN

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana; thence South 00 degrees 19 minutes 10 seconds West (bearing based upon State Plane Coordinates - East Zone) on the West line of said Northwest Quarter 1617.17 feet; thence North 89 degrees 27 minutes 40 seconds East parallel with the South line of said Northeast Quarter 412.50 feet to the Southwest corner of the real estate described in Deed Record 199, Page 74 in the Office of the Recorder of Hamilton County, Indiana, said corner being the Point of Beginning for the tract herein described; thence North 00 degrees 19 minutes 10 seconds West on the West line of said real estate and the west line of the real estate described in Instrument 96-8980 in said office 330.00 feet; thence North 89 degrees 27 minutes 40 seconds East on the North line of the real estate described in said Instrument 96-8980 a distance of 136.20 feet; thence South 00 degrees 19 minutes 10 seconds East on the East line of the real estate described in said Instrument 96-8980 and the East line of the real estate described in said Deed Record 199, Page 74 a distance of 150.00 feet; thence North 89 degrees 27 minutes 40 seconds East on the perimeter of the real estate described in said Deed Record 199, Page 74 to the West line of the real estate described in Instrument 2000-12433 a distance of 55.00 feet; thence North 89 degrees 27 minutes 40 seconds East on the Northline of the real estate described in said Instrument 2000-12433 a distance of 132.00 feet to the East line of the real estate described in said Instrument 2000-12433; thence South 00 degrees 19 minutes 10 seconds East on the East line of the real estate described in said Instrument 2000-12433 and the East line of the real estate described in said Deed Record 199, Page 74 a distance of 235.00 feet; thence South 89 degrees 27 minutes 40 seconds West on the South line of the real estate described in said Deed Record 199, Page 74 a distance of 343.20 feet to the Point of Beginning, containing 2.05 acres, more or less.

DINING HALL UNION BIBLE COLLEGE

204 COLLEGE AVENUE, WESTFIELD, IN

COVER SHEET

CLIENT NAME:
DINING HALL UNION BIBLE COLLEGE
SPROLES CORPORATION
204 COLLEGE AVENUE
WESTFIELD, IN 46074

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DESIGNED: BAW APPROVED: MLD

DRAWN: BAW CHECKED BY: MLD

SCALE: NTS DATE: 08/03/18

PROJECT NO.: 2018-0034

C0.0

PROJECT:
DWG:
PLOTED BY:
DATE:

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DEMOLITION LEGEND

- REMOVE EXISTING RIGHT-OF-WAY FENCING
- LINE OF SAWCUT
- REMOVE EXISTING TREE
- REMOVE EXISTING CURB
- REMOVE EXISTING PAVEMENT
- RELOCATED EXISTING SWALE

DEMOLITION NOTES

1. DRAIN, PURGE OR OTHERWISE REMOVE, COLLECT AND LEGALLY DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER HAZARDOUS MATERIALS AND WASTE BEFORE PROCEEDING WITH DEMOLITION OPERATIONS.
2. CONTRACTOR SHALL NOTIFY BUILDING INSPECTOR FOR DEMOLITION PROCEDURES. CONTRACTOR TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL REGULATIONS.
3. CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL REQUIRED PERMITS, INCLUDING DEMOLITION AND REMOVAL OF APRONS, ETC. BEFORE THE START OF ANY DEMOLITION.
4. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO THE START OF DEMOLITION.
5. CONTRACTOR SHALL CAP AND MARK ALL UNUSED UTILITIES BACK TO PROPERTY LINE. CONTRACTOR TO FORWARD, IN DRAWING FORM, TO ARCHITECT AND ENGINEER, LOCATION OF ALL CAPPED AND UNUSED UTILITIES. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING STRUCTURES TO BE DEMOLISHED.
6. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERY OF HAZARDOUS OR CONTAMINATED MATERIALS.
7. EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING OPERATIONS, IF APPLICABLE.
8. CONTRACTOR SHALL CONTACT DEVELOPER REGARDING THE SALVAGE OF ANY ON-SITE MATERIAL.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL BUILDING REMOVAL, UTILITY REMOVAL, AND UTILITY RELOCATION ARE DONE AT THE DIRECTION OF THE APPROPRIATE UTILITY.
10. ALL UTILITY LOCATIONS SHOWN ON THIS SHEET ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS.
11. IT MAY BE NECESSARY TO REMOVE OR RELOCATE ADDITIONAL UTILITIES AND/OR STRUCTURES NOT INDICATED ON THIS SHEET. A PRE-CONSTRUCTION MEETING SHOULD BE SET UP TO ESTABLISH THE EXTENT OF WORK NECESSARY FOR CONSTRUCTION OF BUILDING AND PARKING LOT.
12. LIMITS OF CONSTRUCTION WILL BE TO THE EXTENTS OF THE PROPERTY LINE AND THE DASHED LIMITS OF CONSTRUCTION LINE.

BENCHMARK INFORMATION

TEMPORARY BENCHMARK (TBM) IS LOCATED AT THE SOUTHWEST SIDE OF THE SITE. TBM IS ON THE NORTH BONNET BOLT OF THE FIRE HYDRANT.
NORTHING : 1870198.2170'
EASTING : 3007921.3780'
ELEVATION : 650.412'

PRE-CONSTRUCTION EROSION CONTROL LEGEND

- INLET PROTECTION WITHIN PAVEMENT (SEE C6.2)
 - TEMPORARY DROP INLET PROTECTION (SEE C6.2)
 - EROSION CONTROL FENCE
 - PERMANENT SEEDING
 - EROSION CONTROL MAT
 - CONSTRUCTION ENTRANCE
 - STONE STAGING AREA
 - PERMITTED POSTER / SIGN (48" MIN. SIZE)
 - PERMITTED POSTER / SIGN (48" MIN. SIZE)
 - CONCRETE WASHOUT AREA
 - REFUELING AREA W/ BERM
 - CONSTRUCTION DUMPSTER
 - NEW PORT-O-LIT AREA
 - LIMITS OF CONSTRUCTION
- NOTE: CONTRACTOR SHALL CLEAN ALL CONSTRUCTION DEBRIS FROM PUBLIC STREET(S) IMMEDIATELY.

DINING HALL UNION BIBLE COLLEGE
204 COLLEGE AVENUE, WESTFIELD, IN
PRE-CONSTRUCTION SWPPP
EXISTING CONDITIONS

CLIENT NAME:
DINING HALL UNION BIBLE COLLEGE
SPOLES CORPORATION
204 COLLEGE AVENUE
WESTFIELD, IN 46074

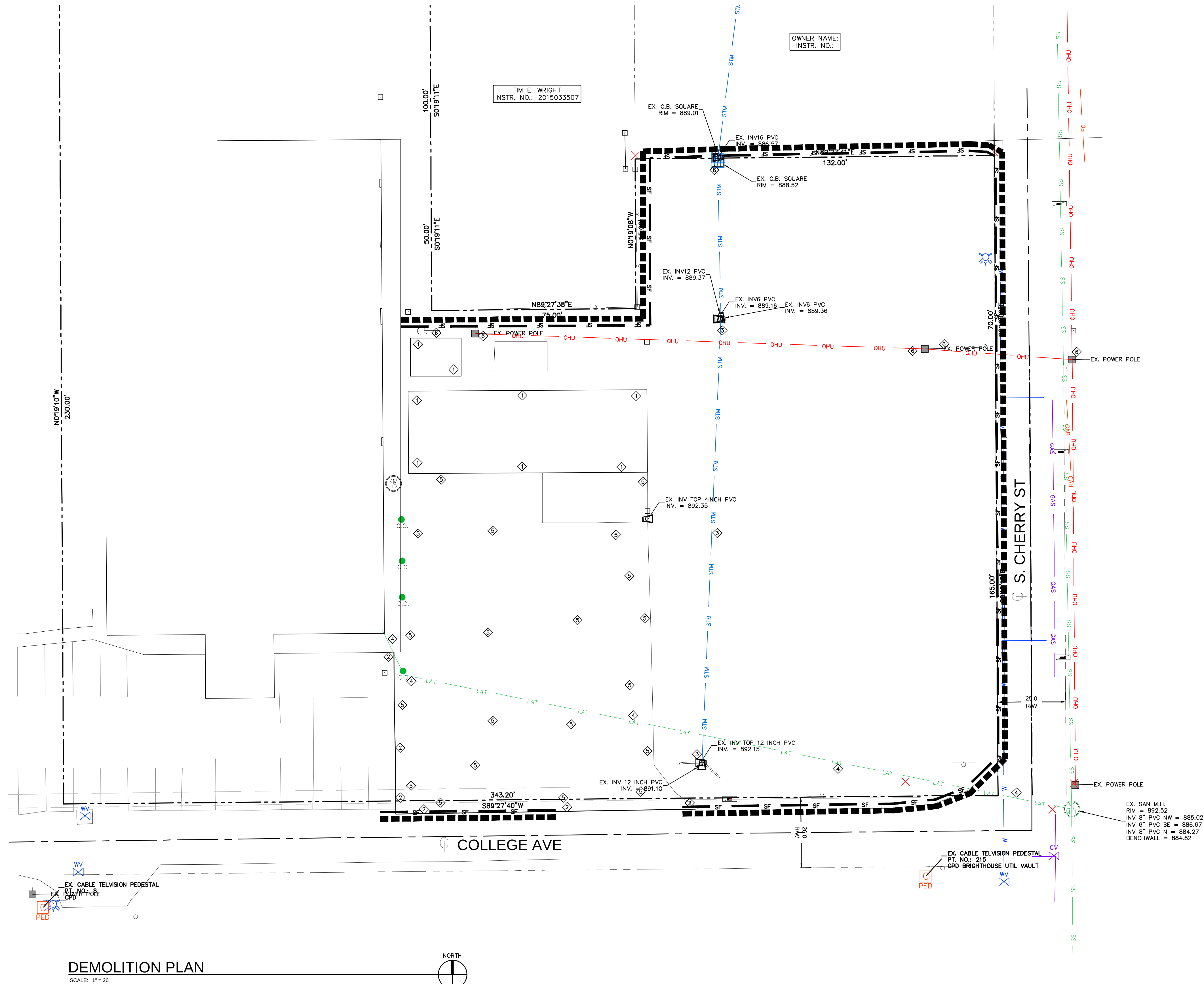
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SCALE: 1" = 20' DATE: 08/03/18
PROJECT NO.: 2018-0034

C1.0

1	REMOVE EXISTING BUILDING
2	LINE OF SAWCUT
3	REMOVE EXISTING STORM SEWER PIPE
4	PROTECT EXISTING SANITARY LATERAL
5	REMOVE EXISTING PAVEMENT
6	PROTECT EXISTING UTILITIES

1. DRAIN, PURGE OR OTHERWISE REMOVE, COLLECT AND LEGALLY DISPOSE OF CONTAMINANTS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER HAZARDOUS MATERIALS AND WASTE IN ACCORDANCE WITH DEMOLITION OPERATIONS.
2. CONTRACTOR SHALL NOTIFY BUILDING INSPECTOR FOR DEMOLITION PROCEDURES. CONTRACTOR TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL REGULATIONS.
3. CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL REQUIRED PERMITS, INCLUDING DEMOLITION AND REMOVAL OF APRONS, ETC. BEFORE THE START OF ANY DEMOLITION.
4. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO THE START OF DEMOLITION.
5. CONTRACTOR SHALL CAP AND MARK ALL UNUSED UTILITIES BACK TO PROPERTY LINE. CONTRACTOR TO FORWARD, IN DRAWING FORM, TO ARCHITECT AND ENGINEER, LOCATION, DEPTH, GASED AND UNUSED UTILITIES. LOCATIONS IDENTIFIED, SHUT OFF, DISCONNECT AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING STRUCTURES TO BE DEMOLISHED.
6. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERY OF HAZARDOUS OR CONTAMINATED MATERIALS.
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12. LIMITS OF CONSTRUCTION WILL BE TO THE EXTENTS OF THE PROPERTY LINE AND THE DASHED LIMITS OF CONSTRUCTION LINE.

TEMPORARY BENCHMARK (TBM) IS LOCATED

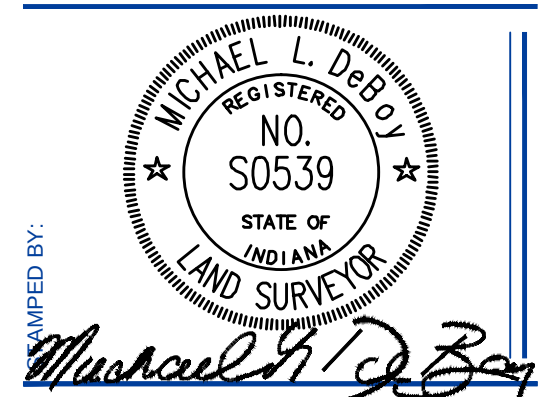


SCALE: 1" = 20'



PREPARED BY:

STAMPED BY:

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DINING HALL UNION BIBLE COLLEGE

204 COLLEGE AVENUE, WESTFIELD, IN

DEMOLITION PLAN EXISTING CONDITIONS

CLIENT NAME:
DINING HALL UNION BIBLE COLLEGE
SPROLES CORPORATION
204 COLLEGE AVENUE
WESTFIELD, IN 46074

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DESIGNED: BAW APPROVED: MLD

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SCALE: 1" = 20' DATE: 08/03/18

PROJECT NO.: 2018-0034

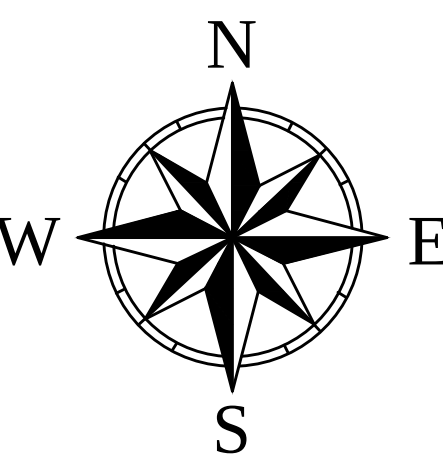
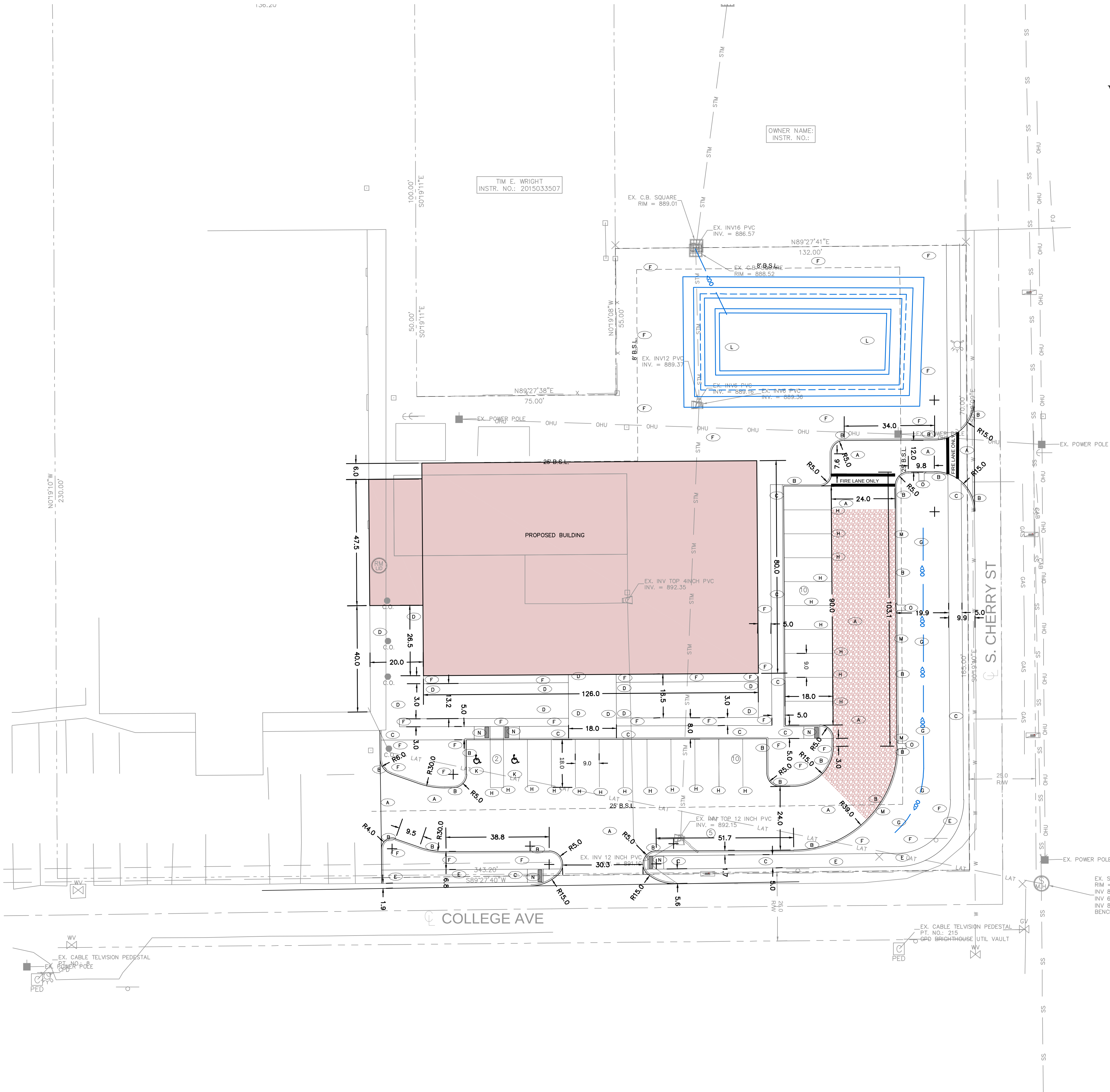
C1.1

C1.1

Conclusion

1000

Bible College Dining Hall - Sproles Corp\ENGINEERING\DRAWINGS\SHEET



SITE LEGEND

- NEW THERMALPLASTIC EMBLEMS
- PARKING SPACE COUNT (9'X18' TYP.)
- LIMITS OF CONSTRUCTION
- NEW ASPHALT PAVEMENT
- NEW 6" CONCRETE CURB
- NEW INTEGRAL WALK AND CURB
- NEW CONCRETE PATIO
- NEW CONCRETE WALK
- NEW LANDSCAPE AREA, TBD
- BMP/DETENTION SWALE
- NEW 4" WIDE TRAFFIC PAVEMENT MARKINGS
- NEW ACCESSIBLE SPACE/ PARKING SIGN/ BUMPER AND BLUE THERMALPLASTIC EMBLEM
- BMP/DETENTION FACILITY
- CONCRETE CURB TURNOUT
- NEW ACCESSIBLE INLINE SIDEWALK RAMP
- CURB TURNOUT
- NEW BUILDING PAD OUTLINE
- NEW STONE UNDERGROUND DETENTION

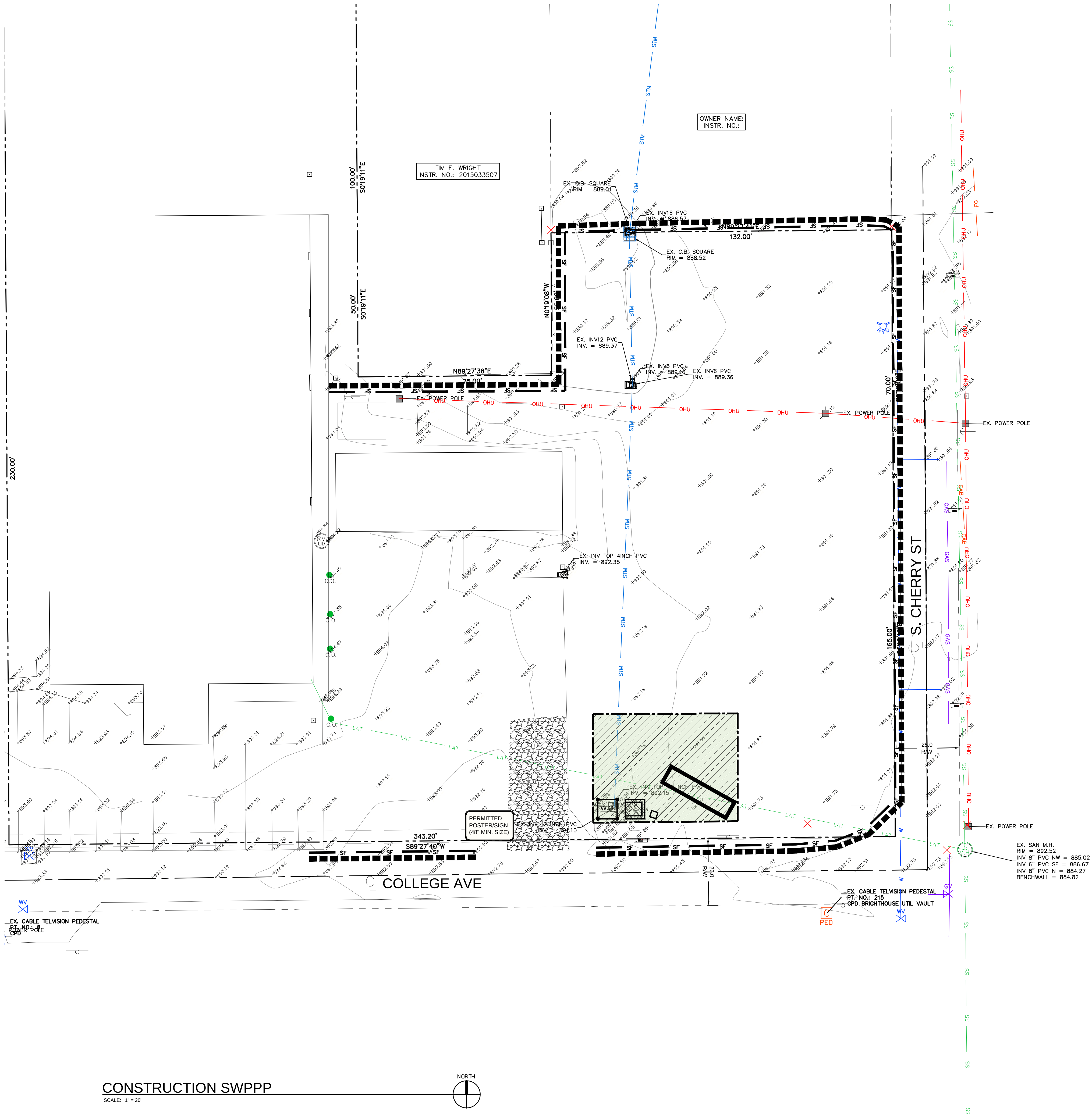
SITE DATA TABLE	
SITE ZONING	SF-4
PROJECT AREA	1.08 ± ACRES
BUILDING AREA	10,349 ± SF
PAVEMENT/SIDEWALK/PATIO AREA	18,940 ± ACRES
PARKING INFORMATION:	
ACCESSIBLE PARKING (9'X18') TYP.	2 SPACE(S)
ADDITIONAL PARKING (9'X18') TYP.	20 SPACE(S)
DETACHED PARKING GARAGES	0 SPACE(S)
TOTAL PARKING	22 SPACE(S)

SITE PLAN
SCALE: 1" = 20'

DINING HALL UNION BIBLE COLLEGE
TAC REVIEW
204 COLLEGE AVENUE, WESTFIELD, IN
SITE PLAN

CLIENT NAME:
DINING HALL UNION BIBLE COLLEGE
SPOLES CORPORATION
204 COLLEGE AVENUE
WESTFIELD, IN 46074
.....
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SCALE: 1" = 20' DATE: 08/03/18
PROJECT NO.: 2018-0034

C2.0



DEMOLITION LEGEND

- REMOVE EXISTING RIGHT-OF-WAY FENCING
- LINE OF SAWCUT
- REMOVE EXISTING TREE
- REMOVE EXISTING CURB
- REMOVE EXISTING PAVEMENT
- RELOCATED EXISTING SWALE

DEMOLITION NOTES

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12. LIMITS OF CONSTRUCTION WILL BE TO THE EXTENTS OF THE PROPERTY LINE AND THE DASHED LIMITS OF CONSTRUCTION LINE.

BENCHMARK INFORMATION

TEMPORARY BENCHMARK (TBM) IS LOCATED AT THE SOUTHWEST SIDE OF THE SITE. TBM IS ON THE NORTH BONNET BOLT OF THE FIRE HYDRANT.
NORTHING : 1870198.2170'
EASTING : 3007921.3780'
ELEVATION : 650.412'

PRE-CONSTRUCTION EROSION CONTROL LEGEND

- INLET PROTECTION WITHIN PAVEMENT (SEE C6.2)
 - TEMPORARY DROP INLET PROTECTION (SEE C6.2)
 - EROSION CONTROL FENCE
 - PERMANENT SEEDING
 - EROSION CONTROL MAT
 - CONSTRUCTION ENTRANCE
 - STONE STAGING AREA
 - PERMITTED POSTER/SIGN (48" MIN. SIZE)
 - PERMITTED POSTER/SIGN (48" MIN. SIZE)
 - CONCRETE WASHOUT AREA
 - REFUELING AREA W/ BERM
 - CONSTRUCTION DUMPSTER
 - NEW PORT-O-LIT AREA
 - LIMITS OF CONSTRUCTION
- NOTE: CONTRACTOR SHALL CLEAN ALL CONSTRUCTION DEBRIS FROM PUBLIC STREET(S) IMMEDIATELY.

DINING HALL UNION BIBLE COLLEGE

TAC REVIEW
204 COLLEGE AVENUE, WESTFIELD, IN

CONSTRUCTION SWPPP

CLIENT NAME:
DINING HALL UNION BIBLE COLLEGE
SPROLES CORPORATION
204 COLLEGE AVENUE
WESTFIELD, IN 46074

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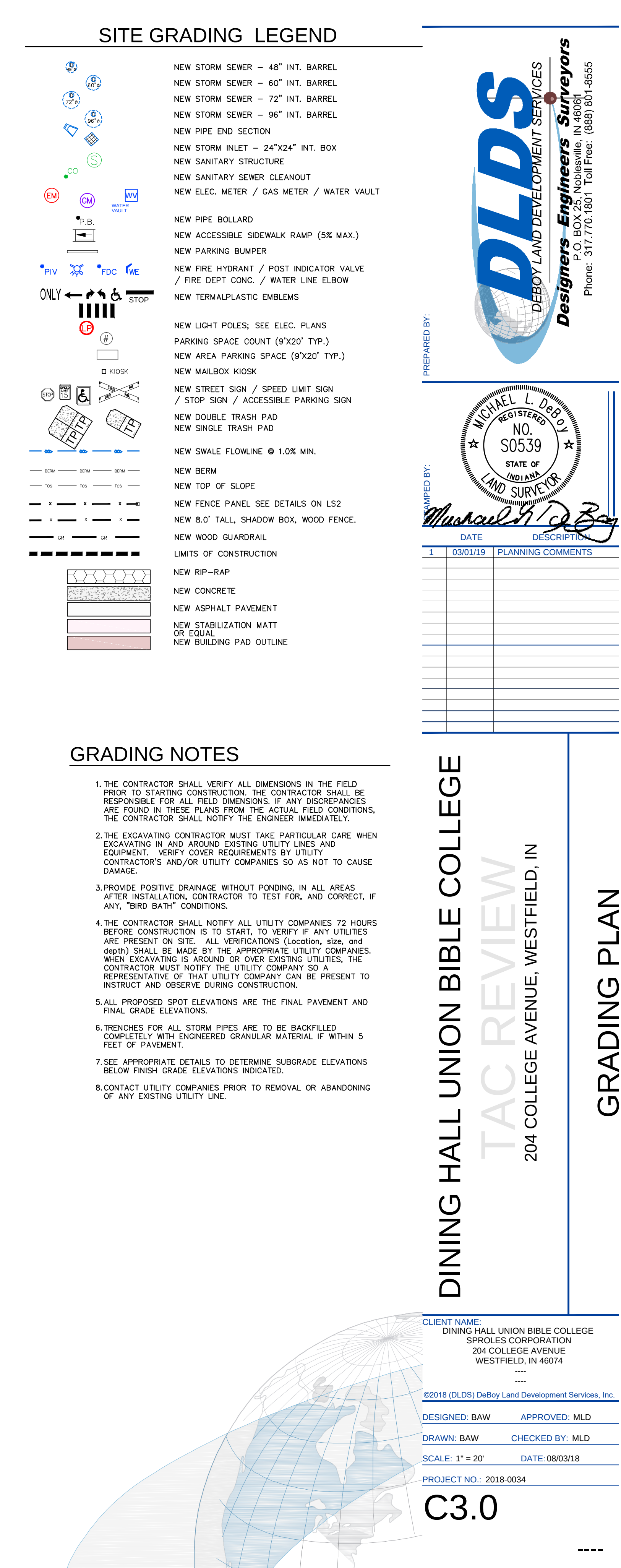
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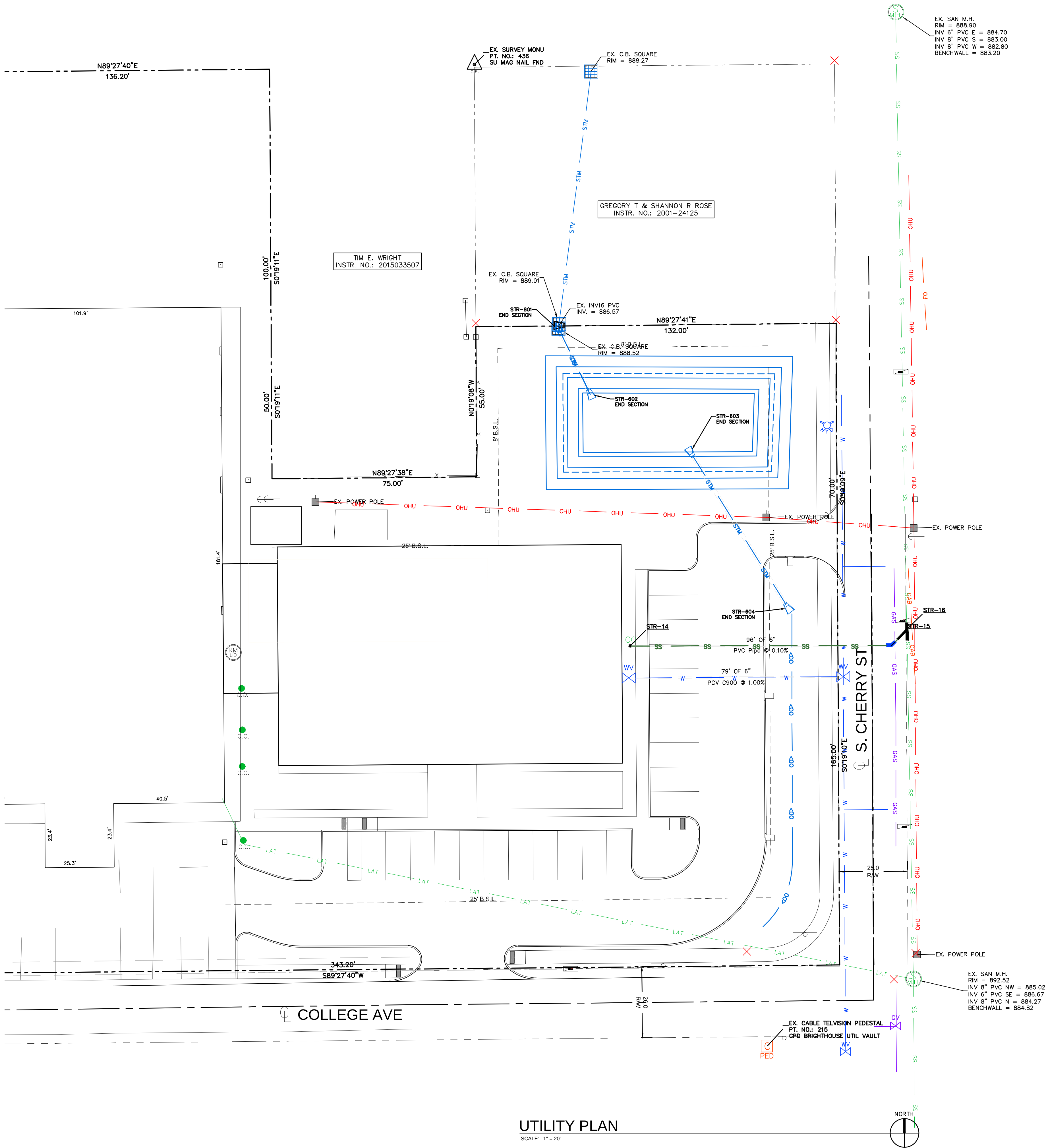
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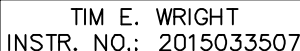
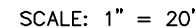
PROJECT NO.: 2018-0034

C2.1





SITE UTILITY LEGEND



GREGORY T & SHANNON R ROSE
INSTR. NO.: 2001-24125

**PERMITTED POSTER/SIGN
(48" MIN. SIZE)**

INLET PROTECTION WITHIN
PAVEMENT (SEE C6.2)

TEMPORARY DROP INLET
PROTECTION (SEE C6.2)

EMERGENCY SPILLWAY ROUTING

EROSION CONTROL FENCE

PERMANENT SEEDING

EROSION CONTROL MAT

CONSTRUCTION ENTRANCE

NEW RIP-RAP

NEW CONCRETE

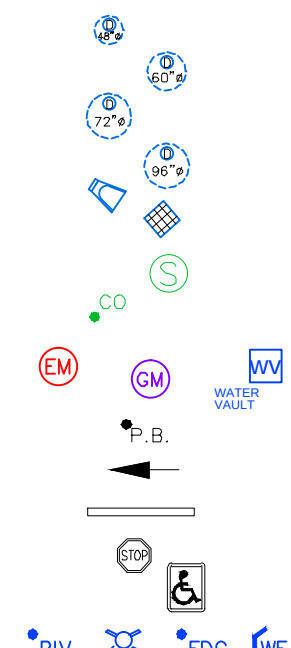
NEW ASPHALT PAVEMENT

NEW STABILIZATION MATT
OR EQUAL

STONE STAGING AREA

PERMITTED POSTER / SIGN (48" MIN.)

NOTE: CONTRACTOR SHALL CLEAN ALL CONSTRUCTION DEBRIS FROM PUBLIC STREET(S) IMMEDIATELY.



NEW STORM SEWER - 48" INT. BARREL
 NEW STORM SEWER - 60" INT. BARREL
 NEW STORM SEWER - 72" INT. BARREL
 NEW STORM SEWER - 96" INT. BARREL
 NEW PIPE END SECTION
 NEW STORM INLET - 24"x24" INT. BOX
 NEW SANITARY STRUCTURE
 NEW SANITARY SEWER CLEANOUT
 NEW ELEC. METER / GAS METER / WATER VALVE

 NEW PIPE BOLLARD
 NEW ACCESSIBLE SIDEWALK RAMP (5% MAX.)
 NEW PARKING BUMPER
 NEW STOP SIGN
 NEW ACCESSIBLE SIGN
 NEW FIRE HYDRANT / POST INDICATOR VALVE
 / FIRE DEPT CONC. / WATER LINE ELBOW
 NEW LIGHT POLES; SEE ELEC. PLANS
 NEW SWALE FLOWLINE @ 1.0% MIN.

 NEW BERM
 NEW TOP OF SLOPE
 NEW FENCE PANEL SEE DETAILS ON LS2
 NEW 8.0" TALL, SHADOW BOX, WOOD FENCE.
 NEW WOOD GUARDRAIL
 LIMITS OF CONSTRUCTION
 NEW GAS LINE
 NEW TELEPHONE LINE
 NEW ELECTRICAL LINE

 NEW 2" DOMESTIC WATER SERVICE - PVC-C900
 PIPING AT 54" MIN. COVER

 NEW 6" FIRE SERVICE - PVC-C900
 PIPING AT 54" MIN. COVER
 NEW 8" WATER LINE - PVC-C900
 PIPING AT 54" MIN. COVER

 NEW SANITARY LATERAL - 6" PVC @ 1.0% MIN.
 SEE PLUMBING PLANS FOR CONTINUATION
 NEW STORM SEWER

1. SEE SHEETS "C10.0" AND "C10.1" FOR SITE DETAILS.
2. SEE SHEET "C9.0" FOR SITE SPECIFICATIONS.
3. ALL CONSTRUCTION WITHIN STATE ROAD RIGHT-OF-WAY SHALL CONFORM WITH THE CITY OF WESTFIELD, INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF WESTFIELD, INDIANA STANDARD SPECIFICATIONS, LATEST EDITION.
5. MAXIMUM LAWN SLOPE IS 3:1.
6. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC., IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HEREIN IN ACCORDANCE WITH AVAILABLE INFORMATION, THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SURROUNDING MAINTENANCE AND PROTECTION SHALL BE THE COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
7. ALL STRUCTURES WITHIN THE SITE BOUNDARY, UNLESS SHOWN OTHERWISE ARE TO RECEIVE INLET PROTECTION.
8. ALL SWALES ON SITE ARE TO BE HAVE EROSION CONTROL MATERIALS SHOWN THEREON.
9. ALL DISTURBED NON-PAVED SURFACES SHALL BE PERMANENTLY SEEDED.

PREPARED BY-

INSTAMPED BV.

[illegible]

DINING HALL UNION BIBLE COLLEGE

TAC REVIEW
204 COLLEGE AVENUE, WESTFIELD, IN

STORMWATER POLLUTION PREVENTION PLAN

CLIENT NAME:
DINING HALL UNION BIBLE COLLEGE
SPROLES CORPORATION
204 COLLEGE AVENUE
WESTFIELD, IN 46074

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DESIGNED: BAW APPROVED: MLD

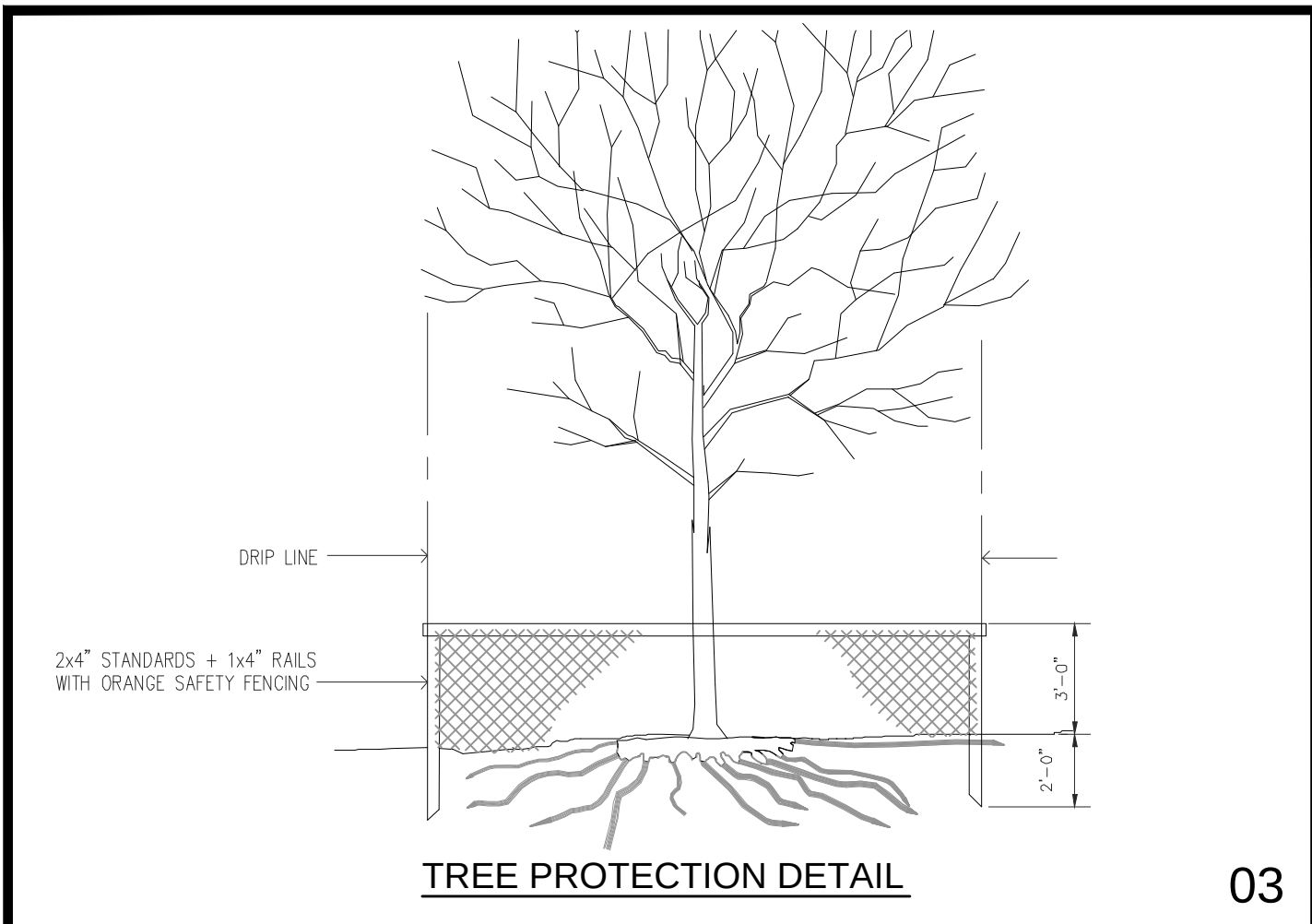
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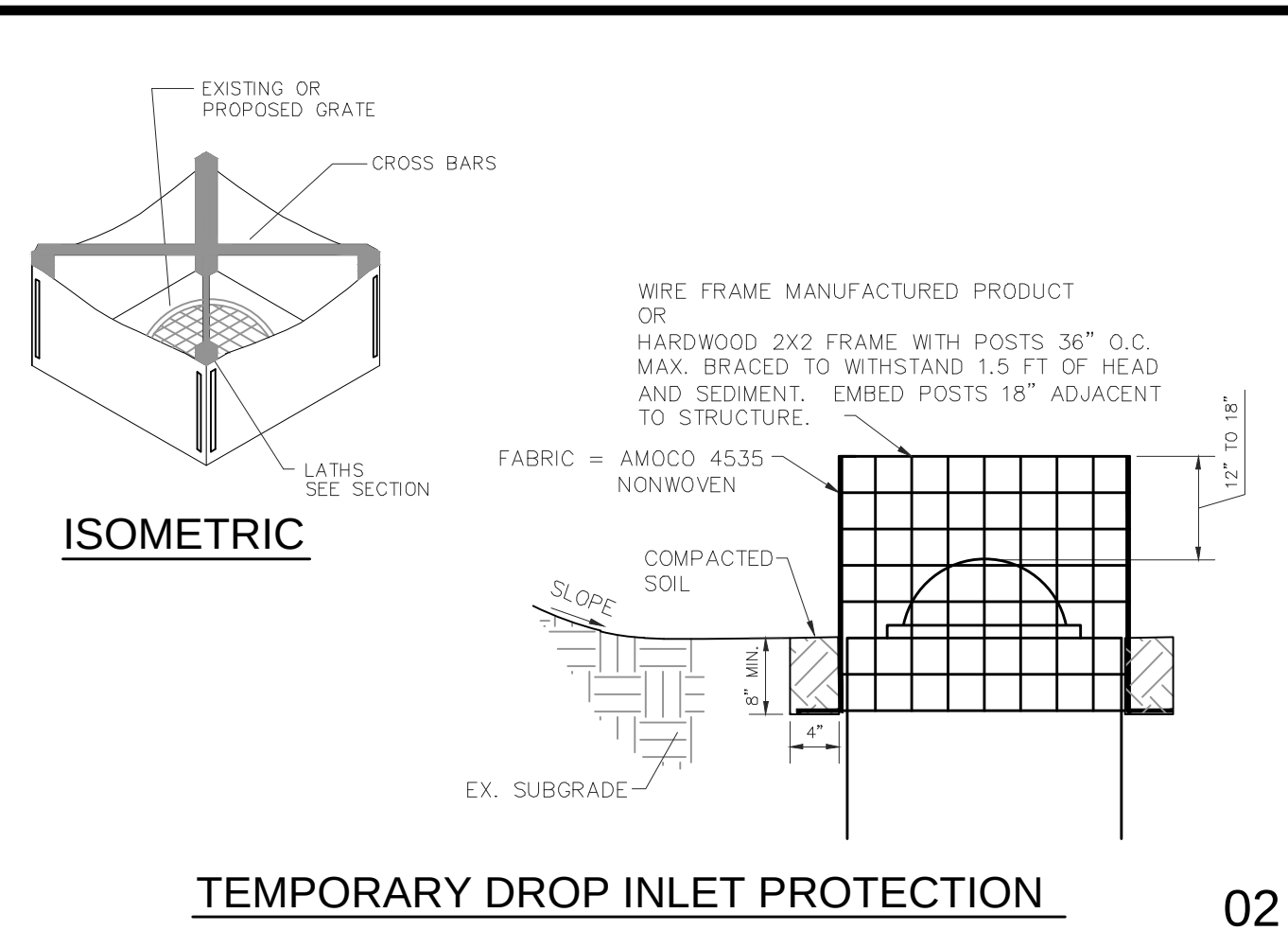
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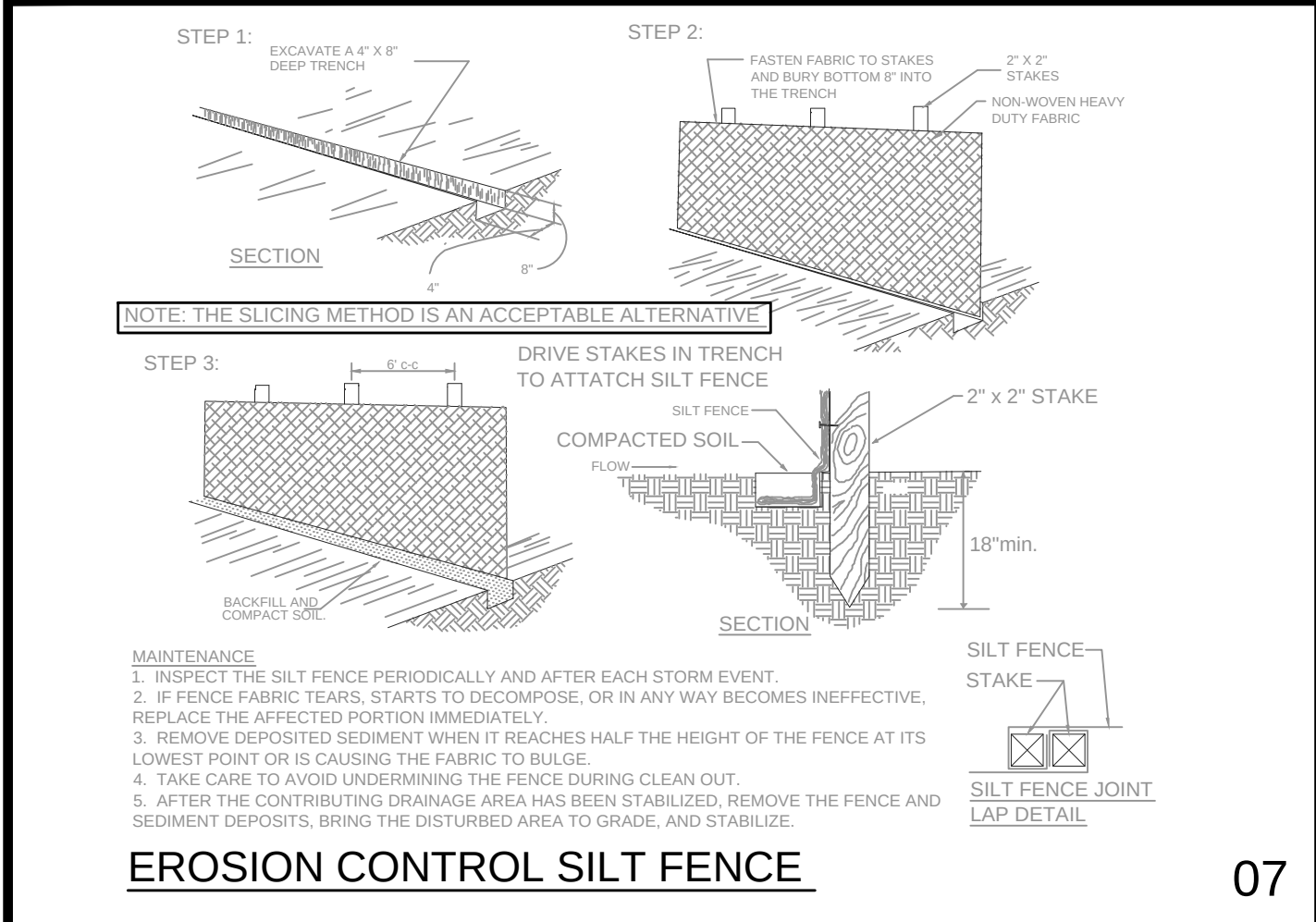
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DATE: Friday, March 1, 2019 2:24:22 PM



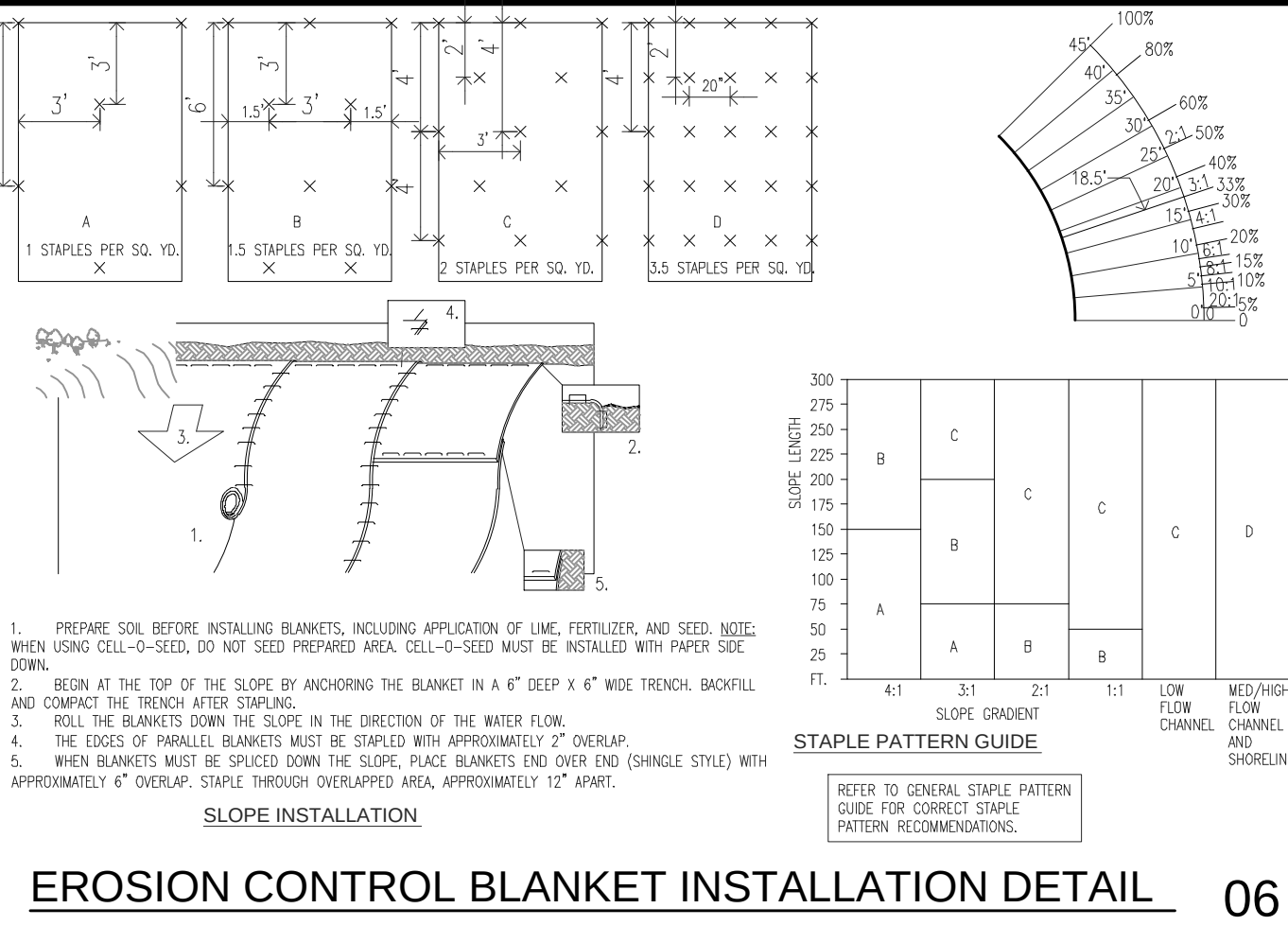
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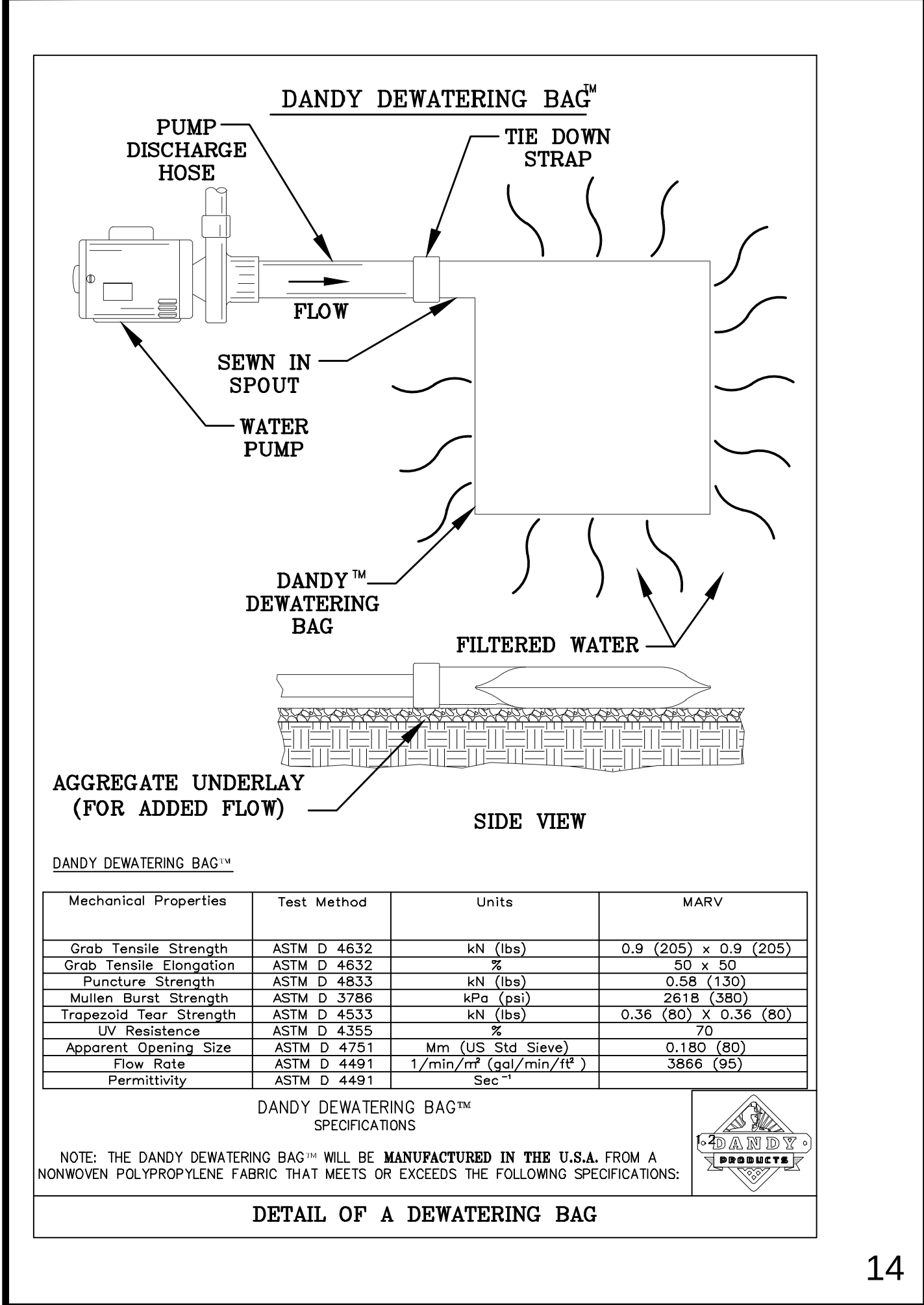
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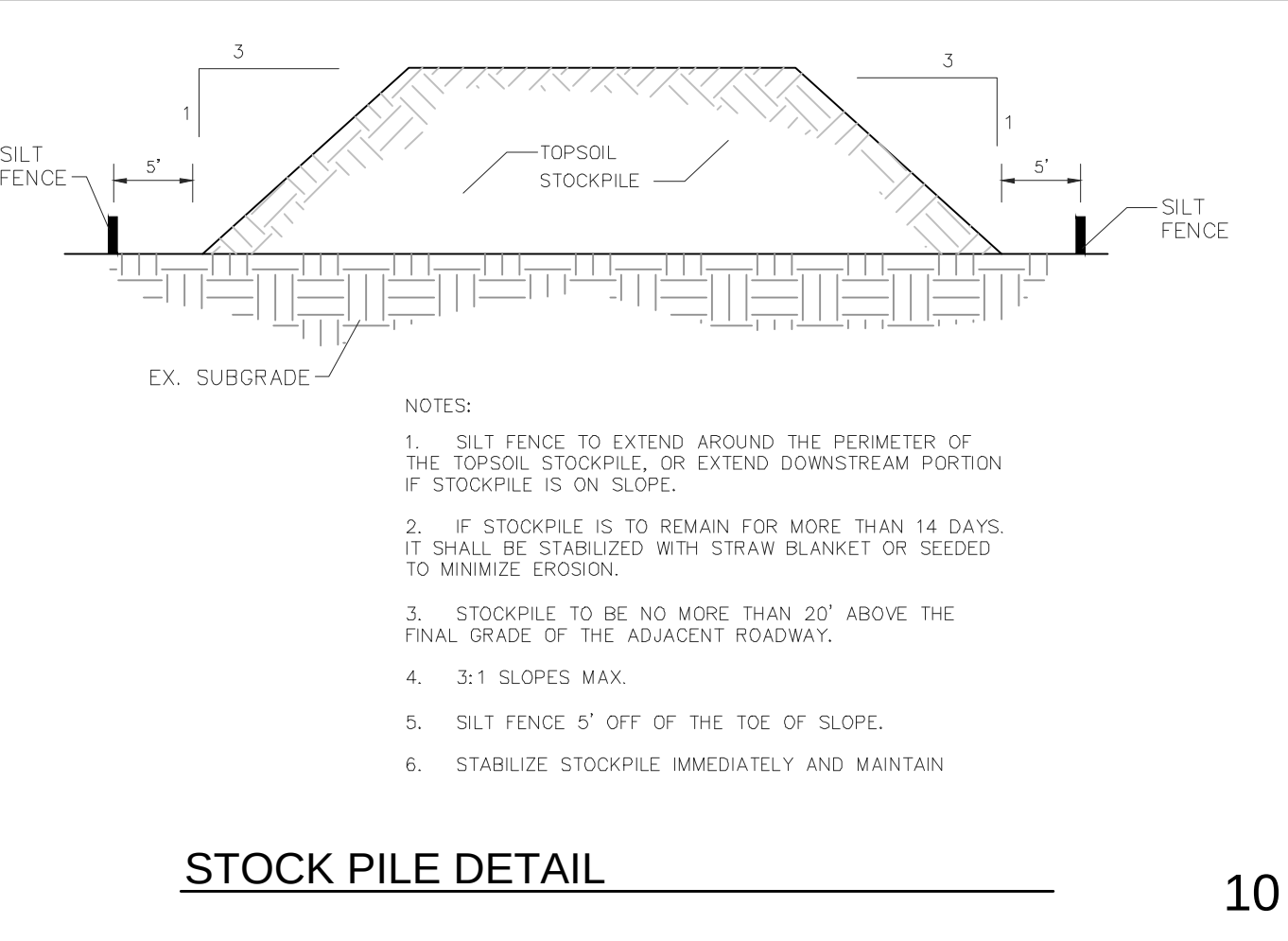
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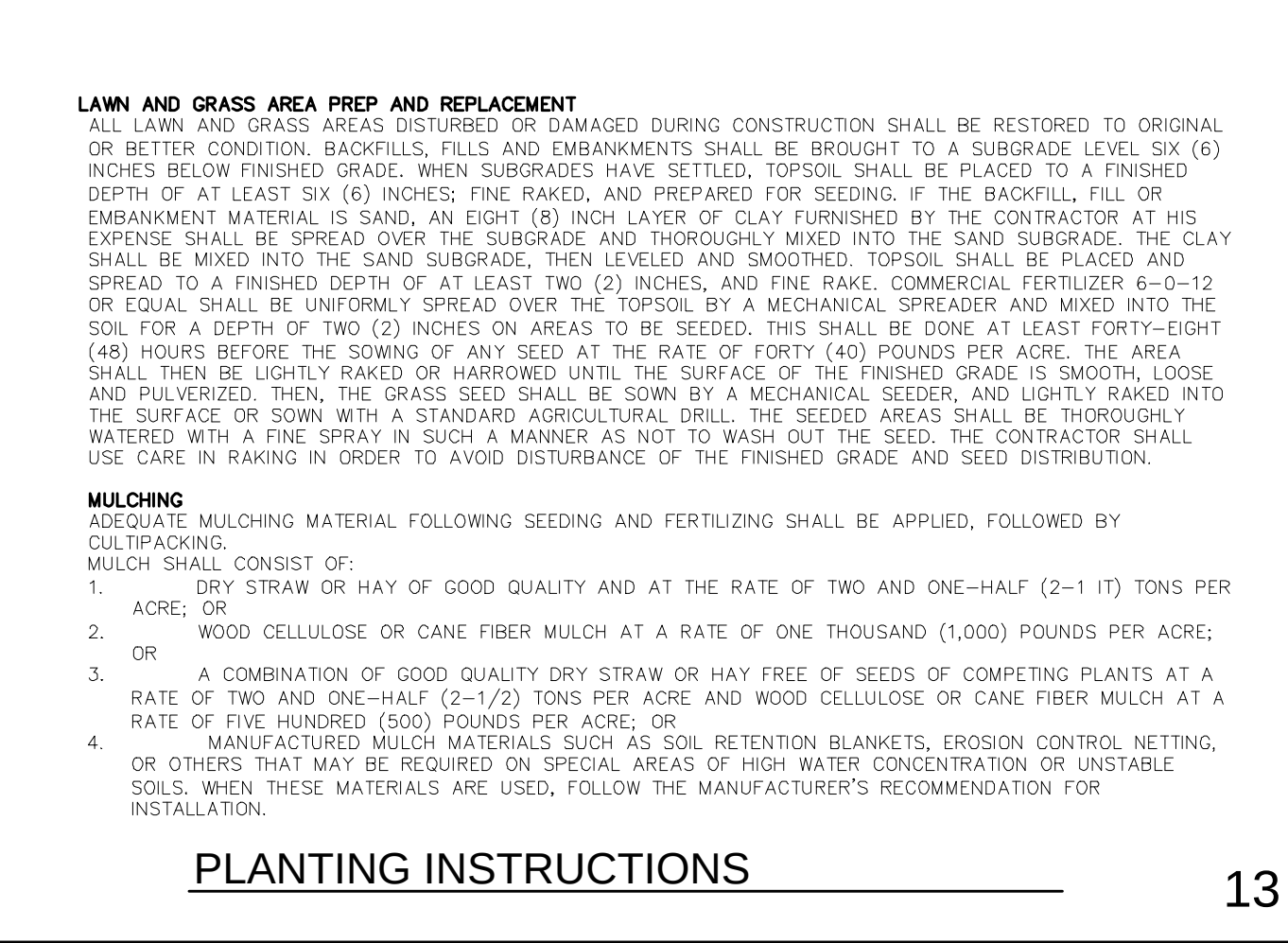
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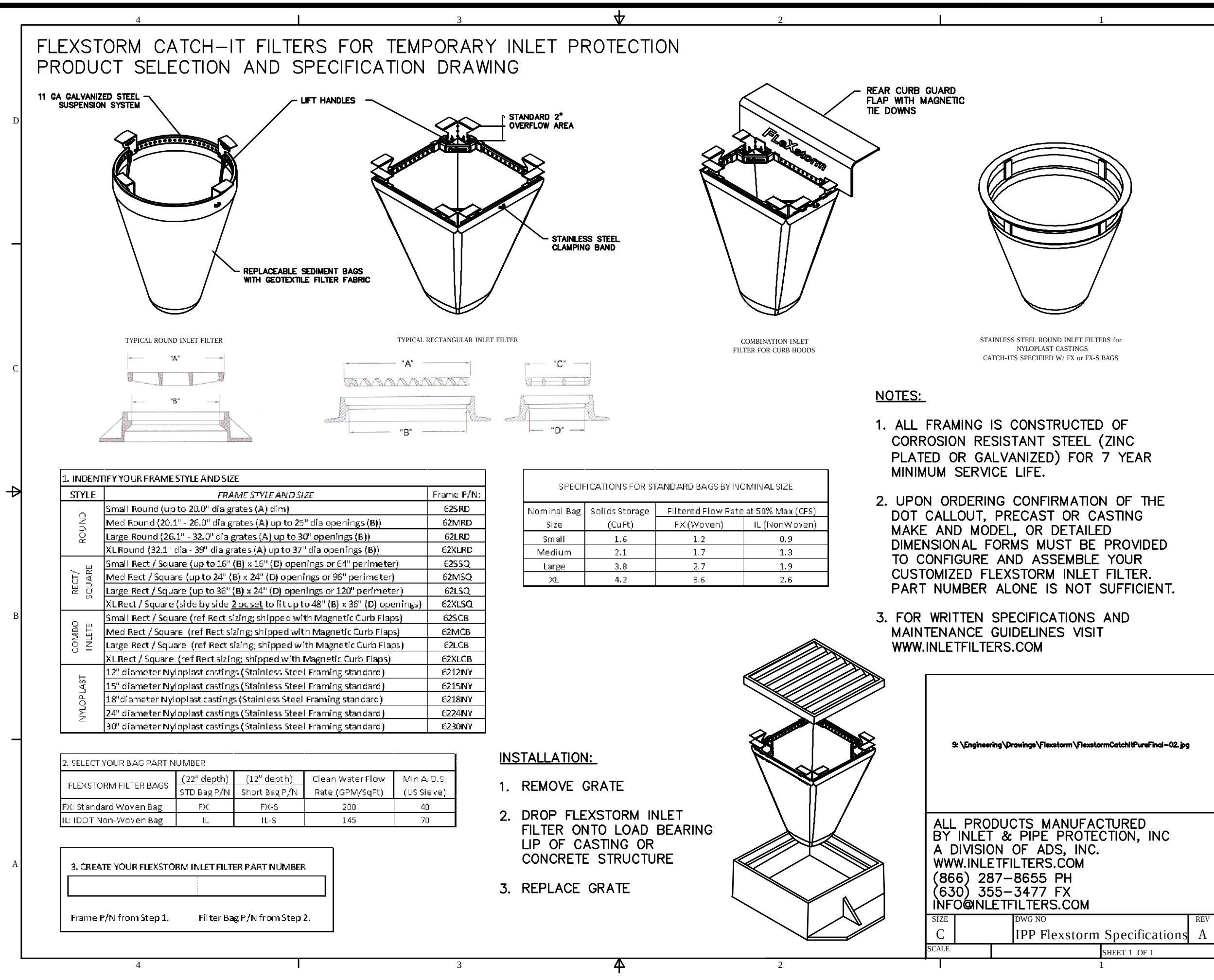
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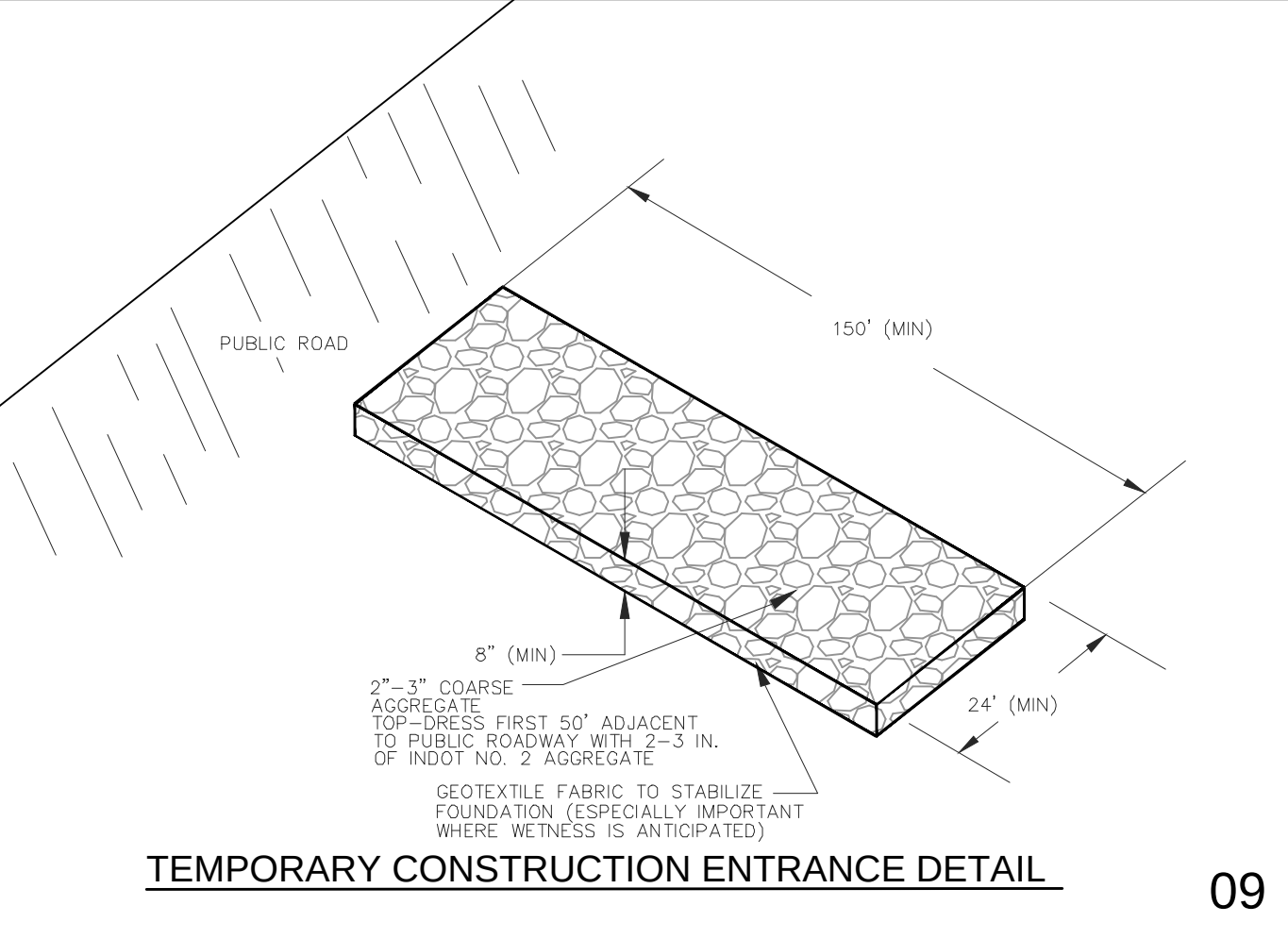
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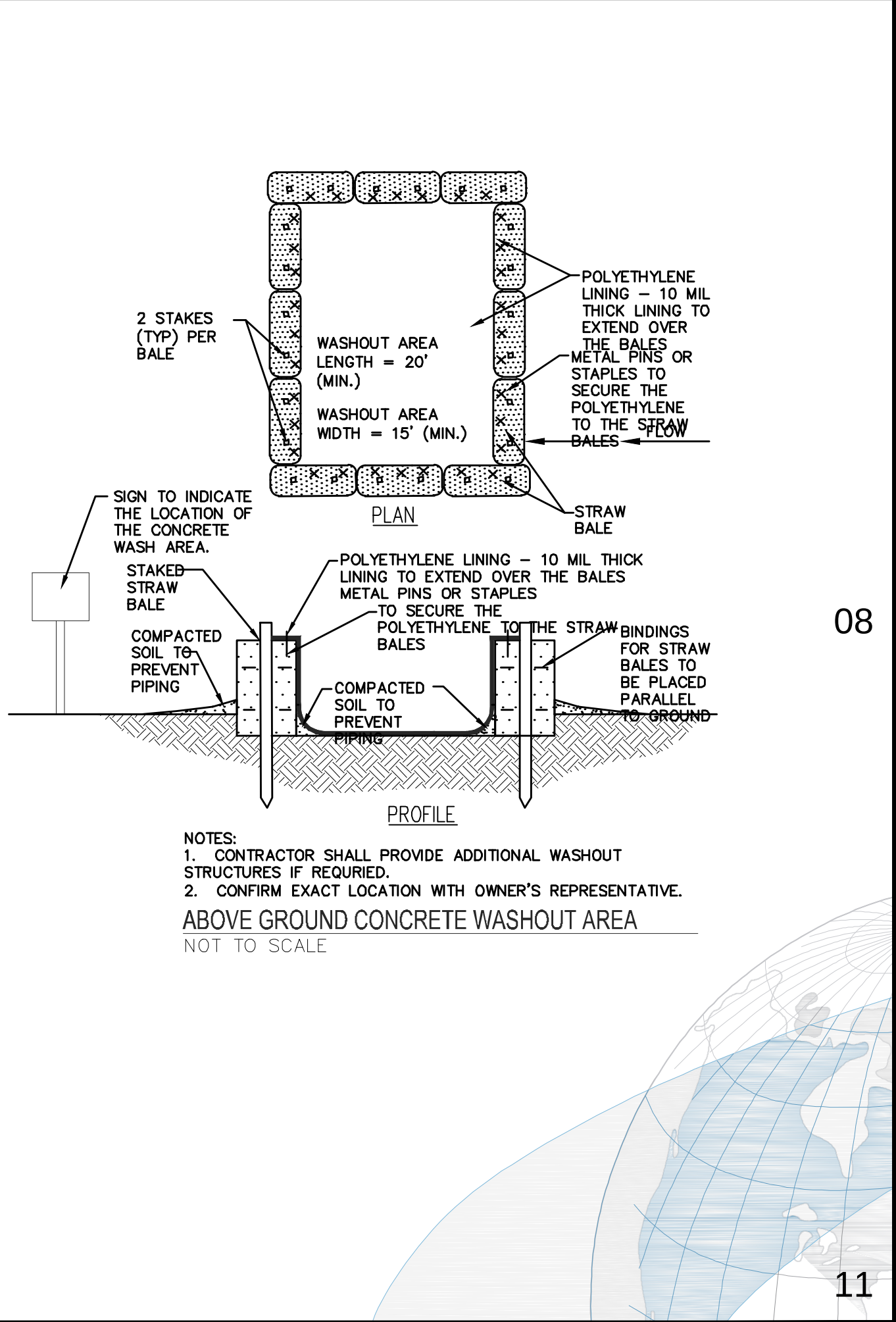
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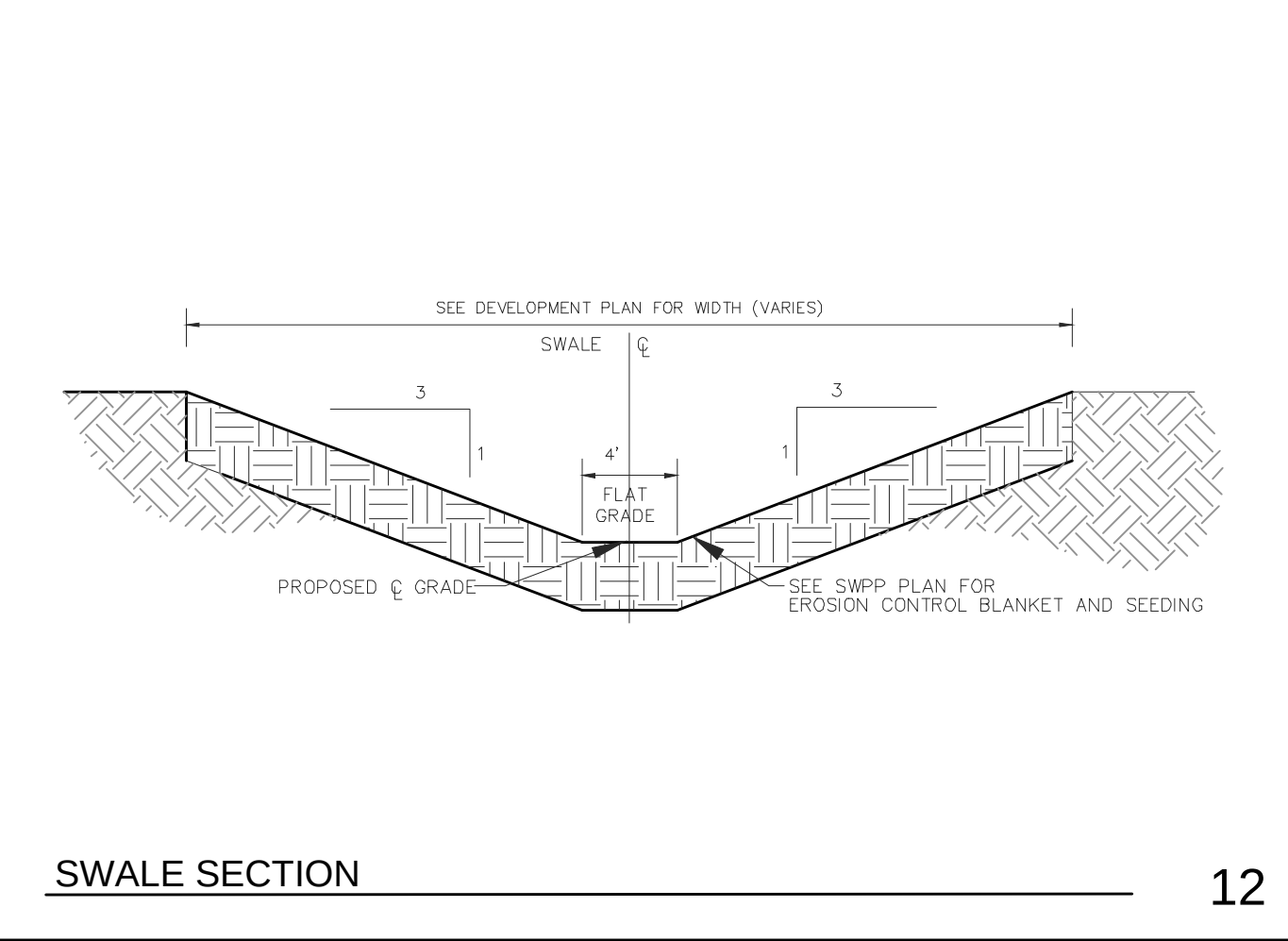
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DLDS
DeBoy Land Development Services
Designers-Engineers-Surveyors
P.O. BOX 25, Noblesville, IN 46061
Phone: 317.770.1801 Toll Free: (888) 801-8555

PREPARED BY: **Michael L. DeBoy**
REGISTERED NO. **S0539**
STATE OF INDIANA
LAND SURVEYOR

DATE: **03/01/19** DESCRIPTION: **PLANNING COMMENTS**

DINING HALL UNION BIBLE COLLEGE
TAC REVIEW
204 COLLEGE AVENUE, WESTFIELD, IN

SWPPP DETAILS

CLIENT NAME: **DINING HALL UNION BIBLE COLLEGE**
SPROLES CORPORATION
204 COLLEGE AVENUE
WESTFIELD, IN 46074

DESIGNED: **BAW** APPROVED: **MLD**
DRAWN: **BAW** CHECKED BY: **MLD**
SCALE: **NTS** DATE: **08/03/18**
PROJECT NO.: **2018-0034**

C6.3

RULE 5 - PLAN CHECKLIST			
SECTION A: ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS			
CHECKLIST REQUIREMENT		ITEM INFORMATION / MISCELLANEOUS	LOCATION DRAWING
ITEM	DESCRIPTION		
A1	REQUIRED PLAN ELEMENT INDEX	SEE THIS SHEET	C6.3
A2	PLAT DRAWING		PLAT
A3	PROJECT NARRATIVE	SEE THIS SHEET	C6.3
A4	VICINITY MAP	SEE SITE COVER SHEET	C5
A5	LEGAL DESCRIPTION	SEE SITE COVER SHEET	C0.0
A6	LOCATION OF SITE IMPROVEMENTS	SEE SITE PLAN SHEETS	C2.0
A7	HYDROLOGIC UNIT CODE	HYDROLOGIC UNIT CODE IS 05120201090010	---
A8	NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS	N/A	---
A9	SPECIFIC POINTS WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE	SEE SITE UTILITY PLAN SHEETS	C1.0 - C4.0
A10	LOCATION AND NAME OF ALL WETLANDS, LAKES AND WATER COURSES ON/ADJACENT TO SITE	N/A	---
A11	IDENTIFICATION OF ALL RECEIVING WATERS	CONNECTING TO A EXISTING DETENTION FACILITY WHICH IS PART OF McMAHON-OVERDORF REGULATED REGULATED DRAIN	---
A12	IDENTIFICATION OF POTENTIAL DISCHARGES TO GROUND WATER	N/A	---
A13	100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES	SITE DOES NOT LIE IN ANY FLOODPLAINS, FLOODWAYS, AND OR FLOODWAY FRINGES PER FMI8057C0145F & FMI8057C0165F	---
A14	PRE CONSTRUCTION AND POST CONSTRUCTION ESTIMATE OF PEAK DISCHARGE (10 YEAR STORM)	10 YEAR PRE: 6.30 CFS; 10 YEAR POST: 7.76 CFS	---
A15	ADJACENT LANDUSE, INCLUDING UPSTREAM WATERSHED	NORTH: COMMERCIAL; WEST: UNDEVELOPED; SOUTH: COMMERCIAL; EAST: COMMERCIAL	---
A16	LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS	SEE SITE PLAN	C2.0
A17	IDENTIFICATION OF EXISTING VEGETATIVE COVER	SEE EXISTING CONDITIONS/ SITE SURVEY SHEET	C1.0
A18	SOILS MAP INCLUDING SOIL DESCRIPTIONS AND LIMITATIONS	SEE THIS SHEET	C6.3
A19	LOCATIONS, SIZE AND DIMENSIONS OF PROPOSED STORMWATER SYSTEMS	SEE SITE UTILITY PLAN SHEETS	C4.0
A20	PLANS FOR ANY OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT	N/A	---
A21	LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/ DISPOSAL AREAS	SEE SITE STORMWATER PREVENTION POLLUTION PLAN;	C1.0 & C6.0
A22	EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS	SEE EXISTING CONDITIONS/ SITE SURVEY PLAN SHEET	C1.0 & C1.1
A23	APPROPRIATE TO INDICATE DRAINAGE PATTERNS	SEE SITE GRADING PLAN SHEET	C3.0

SECTION B: CONSTRUCTION COMPONENT			
CHECKLIST		ITEM INFORMATION	LOCATION DRAWING
ITEM	DESCRIPTION		
B1	DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES	SEE THIS SHEET	C6.3
B2	SEQUENCE OF STORMWATER QUALITY MEASURE IMPLEMENTATION	SEE THIS SHEET	C6.3
B3	CONSTRUCTION ENTRANCE LOCATION AND SPECIFICATIONS	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS	C1.0, C1.1, C6.0 THROUGH C6.3
B4	SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS	C1.0, C1.1, C6.0 THROUGH C6.3
B5	SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS	C1.0, C1.1, C6.0 THROUGH C6.3
B6	STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECS	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS	C1.0, C1.1, C6.0 THROUGH C6.3
B7	RUNOFF CONTROL MEASURES	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS	C1.0, C1.1, C6.0 THROUGH C6.3
B8	STORM WATER OUTLET PROTECTION SPECIFICATIONS	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS	C1.0, C1.1, C6.0 THROUGH C6.3
B9	GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECS	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS	C1.0, C1.1, C6.0 THROUGH C6.3
B10	LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTR. DETAILS OF EACH CONTROL MEASURE	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS	C1.0, C1.1, C6.0 THROUGH C6.3
B11	TEMP. SURFACE STABILIZATION METHODS APPROPRIATE FOR EA. SEASON (INC. SEQUENCING)	SEE THIS SHEET	C6.3
B12	PERMANENT SURFACE STABILIZATION SPECIFICATIONS (INCLUDE SEQUENCING)	SEE THIS SHEET	C6.3
B13	MATERIAL HANDLING AND SPILL PREVENTION PLAN	SEE THIS SHEET	C6.3
B14	MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE	SEE THIS SHEET	C6.3
B15	EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS	N/A	---

SECTION C: POST CONSTRUCTION COMPONENT				
CHECKLIST			LOCATION	
ITEM	DESCRIPTION	ITEM INFORMATION	DRAWING	
C1	DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH PROPOSED LAND USE	POTENTIAL POLLUTION SOURCES ASSOCIATED WITH THIS SITE INCLUDE: RUNOFF FROM PAVED PARKING AREAS, SPILLAGE FROM EQUIPMENT AND FUEL STORAGE ONSITE. THE OWNER SHALL INSTALL ALL PERMANENT EROSION CONTROL PRACTICES AS INDICATED IN THE STORM WATER POLLUTION PREVENTION PLAN AND SHALL CONTROL POLLUTION FROM MATERIAL STORAGE BY PROPER STORAGE PROCEDURES. MATERIALS THAT ARE A POTENTIAL SOURCE OF POLLUTION SHALL BE STORED IN CONTAINERS PROTECTED FROM THE ELEMENTS. POLLUTION FROM FUELING AND FUEL STORAGE AREAS SHALL BE PREVENTED BY PROPER PRACTICES. PROPER CONTAINMENT AND CLEANUP SHALL BE EMPLOYED IF A SPILL OCCURS.	C6.3	
C2	SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION	SEE THIS SHEET	C6.3	
C3	DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES (INCLUDE A WRITTEN DESC. OF HOW THESE MEASURES WILL REDUCE DISCHARGE OF EXPECTED POLLUTANTS)	STORM WATER RUNOFF SHALL BE COLLECTED VIA STORM SEWER SYSTEM AND RAN THROUGH A HYDRODYNAMIC SEPARATOR PRIOR TO BEING RELEASED WITHIN THE CITY OF NOBLESVILLE DRAIN LOCATED WITHIN NORTH POINT BLVD.	C6.3	
C4	LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE	SEE STORM WATER POLLUTION PREVENTION PLAN SHEETS; IN ADDITION, REFER TO THE DRAINAGE REPORT FOR THIS PROJECT ON THE CALCULATIONS USED IN DETERMINING THE SIZE OF POST CONSTRUCTION STORM WATER QUALITY BMP DEVICE FOR THIS SITE.	C6.0, C1.0, C6.2 & C6.3	
C5	DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES	SEE O & M MANUAL – NOT INCLUDED IN THESE PLANS.	--	

SEASONAL SOIL PROTECTION CHART

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
STABILIZATION PRACTICE												
PERMANENT SEEDING												
DORMANT SEEDING												
TEMPORARY SEEDING												
SODDING												
MULCHING												

SEEDBED PREPARATION:
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS. (CONTACT YOUR COUNTY SWCD OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOILS INFORMATION, INCLUDING AVAILABLE TESTING SERVICES.)
2. IF SOIL PH IS UNSUITABLE FOR THE SPECIES TO BE SEEDD, APPLY LIME ACCORDING TO TEST RECOMMENDATIONS.
3. FERTILIZE AS RECOMMENDED BY THE SOIL TEST. IF TESTING IS NOT DONE, CONSIDER APPLYING 400-600 LBS / ACRE OF 12-0-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.
4. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED, WORKING THE FERTILIZER AND LIME INTO THE SOIL 2-4 IN. DEEP WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. USE PHOSPHOROUS FREE FERTILIZERS (12-0-12).

RULE 5 REQUIRES THAT ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 15 DAYS OR MORE BE STABILIZED (SEEDD, MULCHED, ETC.) IMMEDIATELY.

ASSESSMENT OF STORMWATER POLLUTION PREVENTION PLAN - CONSTRUCTION COMPONENT

B1. POTENTIAL POLLUTANT SOURCES INCLUDE EXPOSED SOILS AND LEAKING VEHICLES AND EQUIPMENT. THE MEASURES OR OPERATIONAL ACTIVITIES THAT WILL BE INITIATED TO MINIMIZE THE DANGER OF POLLUTANTS ENTERING STORMWATER ARE SHOWN ON THIS SHEET.

B2. SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES.

1. SCHEDULE PRE-CONSTRUCTION MEETING WITH HAMILTON COUNTY SURVEYOR'S OFFICE AND THE ENGINEER'S OFFICE FOR THE CITY OF NOBLESVILLE A MINIMUM 48 HOURS BEFORE ANY CONSTRUCTION COMMENCES.

2. NOTIFY IDEM AND HAMILTON COUNTY SURVEYOR'S OFFICE AND THE ENGINEER'S OFFICE FOR THE CITY OF NOBLESVILLE WITHIN 48 HOURS OF STARTING CONSTRUCTION.

3. POST THE NOI AND CONTACT INFORMATION FOR THE PERSON ONSITE RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION.

4. DESIGNATE THE TRAINED INDIVIDUAL THAT WILL COMPLETE THE WEEKLY SITE EVALUATIONS.

5. CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEMS, INC. (HOLEY MOLEY) AT 1-800-382-5544 TO CHECK THE LOCATION OF ANY EXISTING UTILITIES. THEY SHOULD BE NOTIFIED TWO WORKING DAYS BEFORE CONSTRUCTION TAKES PLACE.

6. INSTALL PERIMETER BMP'S AS SHOWN ON SHEET C6.0 AND CONTACT THE CITY AT THIS POINT TO CONDUCT AN INITIAL EROSION INSPECTION PRIOR TO MASS CLEARING OR EARTH WORK.

7. CLEAR THE AREAS OF THE SITE NOT DESIGNATED AS TREE PRESERVATION AREAS.

8. ROUGH GRADE THE SITE.

9. INSTALL STORM SEWER SYSTEM.

10. INSTALL INLET PROTECTION AS STORM INLETS ARE COMPLETED.

11. INSTALL UTILITIES.

12. CONSTRUCT BUILDING AND PAVED AREAS.

13. TEMPORARY SEED ALL DISTURBED AREAS.

14. COMPLETE FINAL SEEDING.

15. INSPECT EROSION CONTROL MEASURES WEEKLY OR FOLLOWING A STORM EVENT.

16. RULE 5 REQUIRES THAT ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 15 DAYS OR MORE BE STABILIZED (SEEDD, MULCHED, ETC.) IMMEDIATELY.

17. MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

18. OVERALL PROJECT START TO COMPLETION TIMING IS 1.1 TO 5. YEARS.

B3. SEE SHEET C1.0 & C1.1 FOR LOCATION OF STABLE CONSTRUCTION ENTRANCE AND SEE SHEET C6.2 AND C6.3 FOR DETAILS.

B4. SEE SHEET C6.0 & C6.1 FOR LOCATION OF SEDIMENT MEASURES AND SEE SHEET C6.2 AND C6.3 FOR DETAILS ON THE MEASURES.

B5. SEE SHEET C6.0 & C6.1 FOR LOCATION OF SEDIMENT MEASURES AND SEE SHEET C6.2 AND C6.3 FOR DETAILS ON THE MEASURES.

B6. SEE SHEET C6.0 & C6.1 FOR LOCATION OF INLET PROTECTION MEASURES AND SEE SHEET C6.2 AND C6.3 FOR DETAILS ON THE MEASURES.

B7. SEE SHEET C6.0 & C6.1 FOR LOCATION OF RUNOFF CONTROL MEASURES AND SEE SHEET C6.2 AND C6.3 FOR DETAILS ON THE MEASURES.

B8. SEE SHEET C6.0 & C6.1 FOR LOCATION OF OUTLET PROTECTION AND SEE SHEET C6.2 AND C6.3 FOR DETAILS ON THE MEASURES.

B9. SEE SHEET C6.0 & C6.1 FOR LOCATION OF GRADE STABILIZATION STRUCTURES AND SEE SHEET C6.2 AND C6.3 FOR DETAILS ON THE MEASURES.

B10. SEE SHEET C6.0 & C6.1 FOR THE LOCATION OF EACH STORMWATER QUALITY MEASURE AND SEE SHEET C6.2 AND C6.3 FOR DETAILS ON THE MEASURES.

B11. TEMPORARY SEEDING WILL BE USED FOR TEMPORARY SURFACE STABILIZATION. SEE SEASONAL SOIL PROTECTION CHART SHEET C6.3.

B12. LANDSCAPING AND PERMANENT SEEDING WILL BE USED FOR PERMANENT SURFACE STABILIZATION. SEE SEASONAL SOIL PROTECTION CHART SHEET C6.3 FOR APPLICATION.

B13. MATERIAL HANDLING AND SPILL PREVENTION PLAN: IN ORDER TO MINIMIZE THE RELEASE OF POTENTIAL POLLUTANTS DURING CONSTRUCTION THE CONTRACTOR SHALL IMPLEMENT THIS MATERIAL HANDLING AND SPILL PREVENTION PLAN. THE CONTRACTOR SHALL REVIEW THIS PLAN WITH ALL SUBCONTRACTORS AND REQUIRE THAT THEY IMPLEMENT THE PLAN AS WELL. POSSIBLE MATERIALS ON SITE INCLUDE FUELING, EQUIPMENT REPAIR OR SERVICE, DEWATERING, DUST CONTROL, PAINTS AND SOLVENTS, SOLID WASTE AND CONCRETE WASHQUIT.

-1. CONSTRUCTION EQUIPMENT
A. FUELING, LUBRICATION AND FLUIDS: ALL OPERATIONS INVOLVING THE ADDITION OF FLUIDS TO EQUIPMENT SHOULD BE DONE IN ONE LOCATION, SO THAT SPILLS ARE LIMITED TO ONE LOCATION ON THE SITE, WHICH WILL FACILITATE THE CLEANUP OF SPILLS. IF AN ONSITE FUELING TANK IS PLANNED TO BE ON SITE, IT SHALL BE DOUBLE WALLED AND STORED IN THIS DESIGNATED AREA. THIS LOCATION IS AN AREA THAT WILL NOT ALLOW SPILLED FLUIDS TO MIGRATE INTO SUBSURFACE SOILS. IN THE EVENT OF A SPILL, THE FLUID SHALL IMMEDIATELY BE CLEANED UP BY REMOVING THE CONTAMINATED SOIL OR STONE WHICH SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER. SURFACES SHALL BE SOAKED BY AN ACCEPTABLE MATERIAL, SUCH AS OIL DRY AND THE ABSORBENT MATERIAL DISPOSED OF IN A PROPER MANNER. THE SPILL SHALL ALSO BE REPORTED IMMEDIATELY TO THE CONTRACTOR'S SUPERINTENDENT.

B. EQUIPMENT REPAIR, ESPECIALLY WHEN FLUIDS MUST BE REMOVED FROM THE EQUIPMENT OR THE POSSIBILITY OF FLUID SPILLS IS HIGH, SHOULD ALWAYS BE DONE OFFSITE AT A FACILITY THAT IS MORE SUITABLE THAN A CONSTRUCTION SITE TO HANDLE SPILLS. WHEN EQUIPMENT MUST BE REPAIRED ONSITE, IT SHOULD BE MOVED TO THE MAINTENANCE AND FUELING AREA IF POSSIBLE. OTHERWISE, SUITABLE ON SITE CONTAINERS SHOULD BE PLACED UNDER THE EQUIPMENT DURING REPAIR TO CATCH ANY SPILLED FLUIDS AND THESE FLUIDS SHOULD BE DISPOSED OF IN A PROPER MANNER.

C. ALL REUSABLE FLUID CONTAINERS, SUCH AS GASOLINE CANS, SHALL BE INSPECTED FOR LEAKS EACH TIME THEY ARE USED. IF LEAKS ARE FOUND, THE FLUID SHALL BE REMOVED FROM THE CONTAINER IN A PROPER MANNER AND THE CONTAINER DISPOSED OF IN AN ACCEPTABLE MANNER. EMPTY DISPOSED CONTAINERS, SUCH AS GREASE TUBES AND LUBRICATING OIL AND BRAKE FLUID CONTAINERS, AND THEIR PACKAGING, SHALL BE DISPOSED OF IN A PROPER MANNER AND SHALL NOT BE LEFT ON THE GROUND OR IN THE OPEN ON THE CONSTRUCTION SITE.

-2. CONSTRUCTION MATERIALS AND THEIR PACKAGING
A. EROSION CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION IN THE PROPER SEQUENCING TO MINIMIZE SOIL EROSION. EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED AS DESCRIBED ELSEWHERE IN THESE PLANS. EXCESSIVE DUSTING ON SOIL ON THE SITE SHALL BE MINIMIZED BY REDUCING STORMWATER TRAFFIC ACROSS BARE SOIL DURING DRY AND/OR WINDY WEATHER, AND BY APPLYING WATER OR OTHER ACCEPTABLE DUST CONTROL MEASURES TO THE SOIL UPON COMPLETION OF CONSTRUCTION AND SUITABLE ESTABLISHMENT OF PERMANENT VEGETATION. TEMPORARY EROSION CONTROL MEASURES SUCH AS EROSION CONTROL MATS SHALL BE REMOVED IMMEDIATELY OR IN A MANNER TO MINIMIZE ADDITIONAL LAND DISTURBANCE. ANY AREAS DISTURBED BY THESE OPERATIONS SHALL BE PROPERLY REVEGETATED.

B. LARGE WASTE MATERIALS CREATED BY CUTTING, SAWING, DRILLING, OR OTHER OPERATIONS SHALL BE PROPERLY DISPOSED OF IN A SUITABLE ONSITE WASTE CONTAINER. THE SITE SHALL BE CHECKED AT THE END OF THE DAY AS A MINIMUM, AND ALL WASTE MATERIALS, INCLUDING THOSE BLOWN ACROSS OR OFF THE SITE BY WIND, SHALL BE PICKED UP AND DISPOSED OF IN SUITABLE CONTAINERS, WHERE POSSIBLE, OPERATIONS SUCH AS SAWING THAT CREATE SMALL PARTICLES SHOULD BE PERFORMED IN ONE SPOT IN AN AREA PROTECTED FROM WIND, AND WASTE PARTICLES COLLECTED AND DISPOSED OF FREQUENTLY TO MINIMIZE WIND DISPERSAL. PACKAGING USED TO TRANSPORT MATERIALS TO THE SITE FOR CONSTRUCTION OF THE FACILITY SHALL BE DISPOSED OF PROPERLY, WHETHER THE MATERIAL IS TAKEN OUT OF ITS PACKAGING AND INCORPORATED INTO THE PROJECT IMMEDIATELY OR STORED ONSITE FOR FUTURE USE. PACKAGED MATERIALS STORED ONSITE SHALL BE INSPECTED REGULARLY AND ANY LOOSE PACKAGING SHALL BE REPAIRED OR DISPOSED OF PROPERLY.

C. ALL DEWATERING OF ACTIVITIES SHALL BE DONE IN ACCORDANCE TO GOOD EROSION CONTROL PRACTICES. THESE PRACTICES SHOULD INCLUDE THE USE OF DIRT BAGS SUCH AS DANDY DIRT BAGS. THE USE OF THESE TYPES OF DEWATERING DEVICES WILL REMOVE LARGE QUANTITIES OF SILT, SEDIMENT AND DIRT, AND PREVENT THESE MATERIALS TO ENTER THE STORM SEWER SYSTEM.

-3. CONCRETE WASTE WATER
A. ALL CONCRETE WASTE WATER SHALL BE DISPOSED OF IN THE DESIGNATED AREA. THIS AREA IS A 4' HIGH, 10' DIAMETER AROUNDHOLE TYPE MULCH BERM, WHICH SHALL BE CONSTRUCTED OVER A GEOTEXTILE FABRIC AND AREA SHALL BE INSPECTED ON A DAILY BASIS AS A MINIMUM. WHEN THIS AREA BECOMES FULL, THE POLLUTANTS SHALL BE EXCAVATED, PLACED IN AN ACCEPTABLE CONTAINER AND DISPOSED OF IN A PROPER MANNER.

-4. PAINT PRODUCTS
A. ALL EXCESS PAINT AND THEIR RELATED PRODUCTS SHALL BE DISPOSED OF IN THE MANNER AT WHICH THE MANUFACTURER SUGGESTS. UNDER NO CIRCUMSTANCES WILL PAINT OR THEIR RELATED PRODUCTS BE CLEANED OR DISPOSED OF IN SOIL, SANITARY SEWERS, STORM SEWERS, DETENTION BASINS OR BURNED. ANY VIOLATION OF THIS SHALL BE REPORTED TO THE JOB SUPERINTENDENT.

-PROCEDURES FOR SPILLS:
1. BARRICADE THE AREA ALLOWING NO VEHICLES TO ENTER OR LEAVE THE SPILL ZONE.
2. NOTIFY THE NOBLESVILLE FIRE DEPARTMENT (317) 776-6336 OR 911 IN EMERGENCY.
3. NOTIFY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF EMERGENCY RESPONSE BY CALLING (888) 233-7745.
4. NOTIFY WASTE RECOVERY CONTRACTOR, MAINTENANCE PERSONNEL OR OTHER PERSONNEL AS NECESSARY FOR CLEANUP.
5. COORDINATE AND MONITOR CLEANUP UNTIL COMPLETE.
6. COOPERATE WITH THE IDEM-OR ON PROCEDURES AND REPORTS INVOLVED WITH THE EVENT.
B14. MAINTENANCE GUIDELINES ARE SHOWN ON THIS SHEET.
B15. N/A

-5. FERTILIZER
A. WHEN POSSIBLE, USE COMMERCIAL WASHING AND CLEANING FACILITIES THAT EMPLOY PROPER POLLUTION CONTROL MEASURES.
IF YOU CANNOT USE A COMMERCIAL CAR WASH, USE A BUCKET (NOT A RUNNING HOSE) TO WASH AND RINSE VEHICLES TO CONSERVE WATER AND REDUCE RUNOFF.
- USE DESIGNATED WASH AREAS (PREFERABLY COVERED). USE BERMED WASH AREAS OR OTHER MEASURES TO CONTAIN WASH WATER.
- STABILIZE ENTRANCES AND ON-SITE ROADS TO REDUCE OFF-SITE TRANSPORTATION OF SEDIMENTS.
- DESIGNATE A PAVED WASHING SITE FOR VEHICLES WHERE THE WATER WILL DRAIN DOWNSLOPE.
- DIVERT WASH WATER TO A VEGETATED AREA SO IT CAN PERCOLATE INTO THE GROUND.
OR, USE AT-GRADE STORM DRAINS FITTED WITH INSERTS. INSERTS HANG DOWN INTO DRAINS CATCH BASIN TO FILTER OUT SOLIDS AND OTHER POLLUTANTS FROM RINSEWATER RUNOFF. TRAPPED MATERIALS CAN BE REMOVED OR THE INSERTS REPLACED.
- WASH VEHICLES WITH BIOGRADABLE, PHOSPHATE-FREE DETERGENT.
- USE NONTOXIC CLEANING PRODUCTS.
IF POSSIBLE, USE "DRY" CLEANING METHODS (SUCH AS WIPING DOWN) RATHER THAN HOSE EQUIPMENT.
- AVOID PRESSURE WASHING ON SITE IF COMMERCIAL WASHING FACILITIES ARE AVAILABLE.
AREA THAT CAN CAPTURE AND PROPERLY DISPOSE OF OR RECYCLE ALL OF THE WASH WATER. USE HIGH-PRESSURE, LOW-VOLUME WASHERS TO REDUCE OVERSPRAY.
WHEN MULTI-STAGE WASHING IS PRACTICED, WASH AND RINSE WATERS CAN BE RECYCLED BY REUSING THE WATER FROM THE FINAL STAGE FOR THE FIRST PREWASH AND RINSE STAGE.
- PROPERLY CONTAIN, LABEL, AND DISPOSE OF CLEANUP MATERIALS (RAGS, TOWELS, ABSORBENT MATERIALS).
- TRAIN EMPLOYEES ON PROPER WASHING METHODS.

B = KENTUCKY BLUEGRASS 120 LBS/ACRE, CREEPING RED FESCUE 100 LBS/ACRE, PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 30 LBS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS/ACRE OF 12-0-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

C = SPRING DATS 3 BUSHELS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS/ACRE OF 12-0-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

D = WHEAT OR RYE 2 BUSHELS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS/ACRE OF 12-0-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

E = ANNUAL RYEGRASS 40 LBS/ACRE (1 LB/1000 SQ. FT.) FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS/ACRE OF 12-0-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

F = SOD

G = STRAW MULCH 2 TONS/ACRE

* // * IRRIGATION NEEDED DURING JUNE, JULY, AUGUST AND/OR SEPTEMBER

** =IRRIGATION NEEDED FOR 2 WEEKS AFTER SUPPLYING SOD

STORM WATER POLLUTION PREVENTION MAINTENANCE NOTES

1. SILT FENCE: INSPECT SILT FENCE WEEKLY AND AFTER EACH STORM EVENT. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE AND STABILIZED.

2. CATCH BASIN FILTER: INSPECT WEEKLY AND AFTER EACH STORM EVENT. REMOVE BUILD-UP SEDIMENT AND REPLACE THE GEOTEXTILE FABRIC AFTER EACH STORM EVENT. PERIODICALLY REMOVE SEDIMENT AND TRACKED ON SOIL FROM THE STREET (BUT NOT BY FLUSHING WITH WATER) TO REDUCE THE SEDIMENT LOAD ON THIS CURB INLET PRACTICE.

3. EROSION CONTROL BLANKETS: DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION BELOW THE BLANKET. IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING IT, ADD SOIL, RE-SEED THE AREA AND RE-LAY AND STAPLE THE BLANKET. AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY.

4. STONE CONSTRUCTION ENTRANCE: INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. TOP DRESS WITH CLEAN STONE AS NEEDED. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED IF THE WATER IS CONVEYED INTO A SEDIMENT TRAP OR BASIN. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

PROJECT NARRATIVE

THIS PROJECT IS TO CONSTRUCT A DINING HALL AND ADDITIONAL PARKING FOR THE UNION BIBLE COLLEGE.

VEHICLE & EQUIPMENT MAINTENANCE MANAGEMENT MEASURES

- ESTABLISH A SCHEDULE TO INSPECT ALL VEHICLES AND EQUIPMENT FOR LEAKS.
- INSPECT AND CLEAN EQUIPMENT REGULARLY TO PREVENT LEAKS AND EXCESSIVE BUILDUP OF CONTAMINANTS.
- CONDUCT VEHICLE AND EQUIPMENT MAINTENANCE AT ONE LOCATION AWAY FROM STORM DRAINS.
- COVER MAINTENANCE AREAS WITH A PERMANENT ROOF TO HELP MINIMIZE STORM WATER RUNOFF.
- USE DRIP PANS AND DROP CLOTHS TO CATCH DRIPS AND SPILLS WHEN DRAINING OR REPLACING MOTOR OIL, RADIATOR COOLANT, OR OTHER FLUIDS.
- AVOID USING WATER TO CLEAN WORK AREAS. TRY TO USE DRY METHODS TO CLEAN UP MATERIALS. CLEAN SMALL SPILLS WITH RAGS. LARGER SPILLS WITH ABSORBENT MATERIAL.
- USE NONTOXIC SUBSTITUTES FOR CHEMICALS WHERE POSSIBLE.
- DO NOT USE STORM DRAINS FOR DISPOSAL OF MATERIALS.
- STORE RECYCLABLE MATERIALS (OIL, BATTERIES, ETC.) FOR PROPER DISPOSAL.
- WHEREVER POSSIBLE, CONNECT EQUIPMENT PROCESSING AREAS TO A SANITARY SEWER OR WASTEWATER TREATMENT FACILITY.
- RECYCLE GREASES, OIL, AND FILTERS, ANTIFREEZE, CLEANING SOLUTIONS, BATTERIES, AND TRANSMISSION FLUIDS THROUGH PROPER DISPOSAL AGENCIES.
- BUY RECYCLED ENGINE OIL, ENGINE COOLANT, TIRES, AND OTHER VEHICLE PARTS WHEN POSSIBLE.
- TRAIN EMPLOYEES ON REDUCING POLLUTANT DISCHARGE, SPILL PREVENTION, AND CLEANUP.
- BE SURE THAT EMPLOYEES ARE AWARE OF ALL ILLEGAL ACTIONS ASSOCIATED WITH POLLUTANT DISPOSAL.
- COVER FUELING AREAS TO HELP INTERCEPT PRECIPITATION AND REDUCE STORM WATER RUNOFF.
- PAVE FUELING AREAS WITH CONCRETE RATHER THAN ASPHALT (GASOLINE DETERIORATES ASPHALT).
- DESIGN FUELING AREAS TO DRAIN INWARD TO A PUMP OR AN OIL-WATER SEPARATOR. PERIMETER DRAINS CAN BE INSTALLED AS AN ALTERNATIVE TO INWARD-DRAINING AREAS.
- DISCOURAGE TOPPING OFF FUEL TANKS AND INSTALL VAPOR RECOVERY NOZZLES TO CONTROL DRIPPAGE.
- WHERE APPROPRIATE, USE DRIP PANS TO CATCH SPILLS.
- CLEAN UP SPILLS IMMEDIATELY TO MINIMIZE SAFETY HAZARDS AND PREVENT SPREADING.
- MOP UP SMALL SPILLS OR USE ABSORBENT MATERIALS. REMOVE ABSORBENT MATERIAL PROMPTLY.
- TRANSPORT INDUSTRIAL EQUIPMENT TO A DESIGNATED FUELING AREA RATHER THAN USING MOBILE FUELING.
- MAKE SURE THAT ALL EMPLOYEES ARE TRAINED IN PROPER FUELING AND CLEANUP PROCEDURES.

STORMWATER POLLUTION PREVENTION SCHEDULE

STORMWATER POLLUTION PREVENTION MEASURE	MAINTENANCE	INSTALLATION SEQUENCE
STONE ENTRANCE	INSPECT WEEKLY, AFTER STORM EVENTS, AND AFTER HEAVY USE. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. TOPDRESS WITH CLEAN STONE AS NEEDED. REMOVE ALL MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS IMMEDIATELY	PRIOR TO CLEARING AND GRADING
SILT FENCE	INSPECT AFTER STORM EVENTS. REPAIR ANY AREAS OF DECOMPOSITION OR DAMAGE TO FENCE MATERIAL. REMOVE SEDIMENT AT TOP OF ONE HALF FENCE HEIGHT AT LOWEST POINT OR IF FABRIC BULGES; AVOID UNDERMINING DURING CLEANOUT	PRIOR TO CLEARING AND GRADING
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS, AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS, AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TOPSOIL STOCKPILE	DETERMINE DEPTH AND SUITABILITY OF TOPSOIL AT THE SITE. (FOR HELP, CONTACT YOUR LOCAL SWCD OFFICE TO OBTAIN A COUNTY SOIL SURVEY REPORT OR CONSULT WITH A SOIL SCIENTIST). PRIOR TO STRIPPING TOPSOIL, INSTALL ANY SITE-SPECIFIC DOWNSLOPE PRACTICES NEEDED TO CONTROL RUNOFF AND SEDIMENTATION. REMOVE THE SOIL MATERIAL NO DEEPER THAN WHAT THE COUNTY SOIL SURVEY DESCRIBES AS "SURFACE SOIL" (IE A DR AP HORIZON). STOCKPILE THE MATERIAL IN ACCESSIBLE LOCATIONS THAT NEITHER INTERFERE WITH OTHER CONSTRUCTION ACTIVITIES NOR BLOCK NATURAL DRAINAGE. AND INSTALL SILT FENCES OR OTHER BARRIERS TO TRAP SEDIMENT (SEE EXHIBIT A.02-B). (SEVERAL SMALL PILES AROUND THE CONSTRUCTION SITE ARE USUALLY MORE EFFICIENT AND EASIER TO CONTAIN THAN ONE LARGE PILE). IF SOIL IS STOCKPILED FOR MORE THAN 6 MO., IT SHOULD BE TEMPORARILY COVERED OR COVERED WITH A TARP OR SURROUNDED BY A SEDIMENT BARRIER. STOCKPILE TO BE NO MORE THAN 20' ABOVE THE FINISH GRADE OF THE ADJACENT ROADWAY. MAXIMUM SIDE SLOPES 3:1. SILT FENCING SHALL BE LOCATED 5' OFF OF THE TOP OF SLOPES AND STABILIZE IMMEDIATELY AND MAINTAIN AS NECESSARY.	PRIOR TO CLEANING AND GRADING
TEMPORARY SEEDING	INSPECT PERIODICALLY TO VERIFY ADEQUATE ESTABLISHMENT OF VEGETATIVE STANDS. RESEED AND MULCH AS NEEDED; INSPECT AFTER STORM EVENTS AND AFTER PROUSIVE DAMAGING. FERTILIZE IN FEBRUARY OR MARCH IF NITROGEN DEFICIENCY IS APPARENT; WATER AS NEEDED	AFTER ROUGH GRADING
PERMANENT SEEDING	INSPECT PERIODICALLY AND AFTER STORM EVENTS UNTIL VEGETATIVE STAND IS ESTABLISHED. ADD FERTILIZER AFTER GROWING SEASON PER SOIL TEST RECOMMENDATIONS; REPAIR DAMAGED, BARE, OR SPARSE AREAS BY FILLING, PREPARING THE SEED BED, FERTILIZING, AND/OR SEEDING AND MULCHING.	AFTER FINISH GRADING OF EACH AREA
EROSION CONTROL BLANKET	INSPECT FOR AREAS OF EROSION BELOW THE BLANKET AFTER EACH STORM EVENT. REPAIR AREAS OF EROSION BY REMOVING AFFECTED PORTION OF BLANKET, ADD SOIL, RESEED, RELAY AND STAPLE BLANKET; INSPECT PERIODICALLY AFTER VEGETATION IS ESTABLISHED	AFTER FINISH GRADING
INLET PROTECTION	INSPECT FABRIC BARRIER AFTER STORM EVENTS AND MAKE NEEDED REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE POOL AREA WHILE AVOIDING DAMAGING OR UNDERCUTTING THE FABRIC	AFTER EACH INLET IS PLACED
SEED, SOD & LANDSCAPE AROUND UNITS FINISHED	KEEP SOD MOST UNTIL FULLY ROOTED; WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT FENCE	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED



GENERAL NOTES

1. REFER TO THE INDIAN DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VACUATED PAVED ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY APPLY TO THIS PROJECT.
2. CONTRACTORS SHALL CHECK WITH ENGINEER PRIOR TO START OF CONSTRUCTION TO VERIFY DATE OF PLANS, MINOR CHANGES MAY BE MADE IF ALL REVIEWING AGENCY APPROVALS ARE NOT GRANTED. CONTRACTORS SHALL BE RESPONSIBLE FOR COSTS OF VACUATED PRIOR TO PHYSICAL CONSTRUCTION AND BASED ON UNIT PRICES SUBMITTED ON THE CONTRACT.
3. CONTRACTORS SHALL CONTACT ALL UTILITIES AGENCIES TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. ALL AFFECTED CONSTRUCTION AREA, EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND DEPTH OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY). IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE PERFORMANCE OF THE CONTRACT AND IN PREPARATION OF THE BID.
4. BACKFILL AROUND ALL STRUCTURES AND IN ALL TRENCHES BENEATH PAVED AREAS SHALL BE COMPACTED GRANULAR MATERIAL. BACKFILL ABOVE SHALL BE COMPACTED GRANULAR MATERIAL.
5. FILL MATERIAL SHALL CONSIST OF SOFTB OBTAINED FROM CUT AND FILL OR BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATERIAL AND OTHER DELETERIOUS SUBSTANCES AND SHALL BE COMPACTED TO THE FOLLOWING DENSITIES. EARTH SHALL NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION, PROPER MEDIUM CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED DENSITIES. THE MAXIMUM DENSITY OF THE SUBGRADE SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557.
6. FILL SHALL BE LIFTED TO THE MAXIMUM DRY DENSITY PER LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE ATTAINED. THE COMPACTION OF THE FILL IN THE COMPACTION TESTS SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.

CLEARING AND GRUBBING

1. CLEARING AND GRUBBING SHALL CONSIST OF CUTTING, REMOVING AND SATISFACTORY DISPOSAL OF ALL TREES, DOWNED TIMBER, BRUSH, PROJECTING ROOTS, STUMPS, RUBBISH, BOULDERS, BROKEN CONCRETE, FENCING (AS DESIGNATED), AND OTHER MATERIAL ON THE PROJECT SITE AND WITHIN THE BOUNDARY AS SHOWN ON THE CONSTRUCTION DOCUMENTS AND/OR AS DESIGNATED BY "CONSTRUCTION LIMITS".
2. ALL "UNSUITABLE MATERIAL" FROM CLEARING OPERATIONS SHALL BE REMOVED TO DISPOSAL AREA(S) OFF OF THE PROJECT SITE; NO "BURY PITTS" SHALL BE USED FOR ONSITE DISPOSAL.
3. MATERIALS SHALL NOT BE DISPOSED OF BY BURNING UNLESS APPROVED BY THE LOCAL FIRE MARSHAL.

TREE REMOVAL AND PROTECTION

1. TREES SHALL BE REMOVED FROM THE PROJECT ONLY WHERE THE AREA IS TO BE OCCUPIED BY ROAD AND SURFACED AREAS.
2. TREES SHALL BE REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE CITY ENGINEER.
3. TREES SHALL BE REMOVED FROM THE PROJECT SITE WHERE THEY INTERFERE DIRECTLY WITH THE PLACEMENT OF STORM OR SANITARY SEWERS, AND THAT SUCH EXCAVATION IS OR WILL BE FATAL TO SUCH ADJACENT TREES.
4. THE CONTRACTOR SHALL ENDEAVOR TO SAVE AND PROTECT TREES WITHIN FIVE FEET OR NORTH WHICH DO NOT IMPAIR CONSTRUCTION OF IMPROVEMENTS AS DESIGNATED, IN THE EVENT CUT OR FILL EXCEEDS THE DESIGNATED LIMITS. TREES SHALL BE REMOVED ONLY WHEN NECESSARY WITH RESPECT TO PROTECTIVE MEASURES TO BE TAKEN, IF ANY, TO PRESERVE SUCH TREES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION AND SECTION OF POTS, TRUNKS AND ROOTS OF ALL EXISTING TREES ON THE PROJECT SITE THAT ARE TO REMAIN. EXISTING TREES SUBJECT TO CONSTRUCTION DAMAGE SHALL BE PROTECTED BY THE CONTRACTOR. BRANCHES THAT ARE NOT TO BE STOCKPILED OR STORED WITHIN THE SPREAD OF BRANCHES, BRANCHES WHICH NEED TO BE REMOVED OR ARE BROKEN SHALL BE NEATLY CUT AND REMOVED FROM THE PROJECT SITE.

STRIPPING OF TOPSOIL

1. THE CONTRACTOR SHALL VERIFY THAT ALL TOPSOIL HAS BEEN REMOVED IN THE AREAS TO BE OCCUPIED BY ROAD, WALKS AND DRIVEWAYS. TOPSOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF SIX (6) INCHES OR DEEPER, IF NECESSARY, TO REMOVE ORGANIC MATTER WHERE REQUIRED.
2. TOPSOIL SHALL BE KEPT SEPARATED FROM SUITABLE FILL MATERIALS AND SHALL NOT BE USED AS FILL UNDER PAVEMENT, BUILDING AREAS AND/OR FUTURE STRUCTURAL AREAS.
3. TOPSOIL SHALL BE STORED AT A LOCATION WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OPERATIONS. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
4. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL DEBRIS AND STONES.

PAVEMENT CONSTRUCTION

1. THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION SHALL APPLY TO WORKMANSHIP AND MATERIALS IN CONSTRUCTION OF SUBGRADE, PAVEMENT, CURBS AND WALKS.
 - A. PREPARE THE SUBGRADE IN ACCORDANCE WITH INDOT SECTION 207. NO TRAFFIC WILL BE PERMITTED ON THE PREPARED SUBGRADE UNTIL PRIOR TO PAVING.
 - B. BITUMINOUS PAVEMENT IN ACCORDANCE WITH INDOT SECTION 402.
 - C. FINISHING EARTH GRADED SHOULDERS, DITCHES AND SLOPES IN ACCORDANCE WITH INDOT SECTION 208.

UTILITIES

1. ALL WATER LINES FROM THE WATER COMPANY MAIN TO ANY LOT SHALL BE INSTALLED OF MATERIAL AND WORKMANSHIP AS APPROVED WITH THE WATER COMPANY.
2. CONDUIT SHALL BE REQUIRED FOR ALL ELECTRICAL AND TELEPHONE LINES UNDER PAVED AREAS.
3. COMPACTED GRANULAR BACKFILL SHALL BE REQUIRED FOR ALL CROSSINGS OF PAVED AREAS PER THE CITY OF WESTFIELD, INDIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

CONCRETE CURB AND WALKS

1. SEE DETAIL SHEET FOR TYPE AND DETAILS.
2. CONCRETE SHALL BE READY MIXED PORTLAND CEMENT AND WATER CONFORMING TO A.S.T.M. C-150. AGGREGATES SHALL CONFORM TO A.S.T.M. SPECIFICATION. COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 4000 P.S.I. MINIMUM. REINFORCEMENT SHALL BE WELDED STEEL WIRE FABRIC CONFORMING TO A.S.T.M. A-185.
3. ALL EXTERIOR CONCRETE SHALL CONTAIN 3% TO 6% AIR ENTRAINMENT.
4. APPLICATION
 - A. PLACE CONCRETE ONLY ON A MOIST, COMPACT SUBGRADE OR BASE FREE FROM LOOSE MATERIAL. PLACE NO CONCRETE ON FROZEN SUBGRADE IN ACCORDANCE WITH INDOT SECTION 604 AND 605.
 - B. CONCRETE SHALL BE DEPOSITED SO AS TO REQUIRE AS LITTLE REHANDLING AS PRACTICAL. WHEN CONCRETE IS TO BE PLACED AT AN ATMOSPHERIC TEMPERATURE OF 35 DEGREES FOR LESS, PARAGRAPH 702.11 OF THE INDOT SPECIFICATIONS SHALL APPLY.
 - C. EXCEPT AS OTHERWISE SPECIFIED, CURE ALL CONCRETE BY ONE OF THE METHODS DESCRIBED IN INDOT SECTION 501.17.
5. TOP OF CASTING ELEVATIONS REFER TO THE CASTING'S S.O.M. OR TOP OF CURB. THE CURB CONTRACTOR SHALL INSURE THAT CURB INLET CASINGS ARE SET AT PROPER ELEVATION PRIOR TO CONSTRUCTION OF ADJACENT CURB.

DEMOLITION

1. THE CONTRACTOR SHALL EXCAVATE, DEMOLISH, REMOVE AND DISPOSE OF THE DEBRIS FROM THE AREAS SHOWN ON THE SITE DEVELOPMENT PLAN.
- a. BUILDING WALLS.
- b. FOUNDATIONS.
- c. PAVEMENT (CONCRETE, ASPHALT AND BRICK).
- d. CONCRETE SLABS.
2. ALL MATERIAL AS A RESULT OF THE GENERAL DEMOLITION SHALL BE THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR'S LUMP SUM BID PRICE FOR THE DEMOLITION SHALL TAKE INTO ACCOUNT THE SALVAGEABLE VALUE OF MATERIALS AND SAID BID PRICE SHALL REFLECT SAID SAVINGS.
3. THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH AND REMOVE DESIGNATED FOUNDATION WALLS, RETAINING WALLS, CURBING, CONCRETE SLABS, PAVING, RAILROAD STRUCTURES, PIPES, MANHOLES AS SHOWN ON THE PROJECT DOCUMENTS. ALL EXISTING BASEMENT FLOOR SLABS THAT ARE NOT REMOVED SHALL BE BROKEN UP AND REMOVED TO A LOCATION OUTSIDE THE SLAB. ALL EXISTING BASEMENT WALLS, FOUNDATIONS, FLOOR SLABS, AND ETC. SHALL BE REMOVED TO AN ELEVATION SUCH THAT THEY WILL NOT SUPPORT PROPOSED FLOOR SLABS OR PAVEMENTS.
4. THE CONTRACTOR SHALL OBTAIN FROM THE CITY OF WESTFIELD, INDIANA, AND ALL OTHER APPLICABLE GOVERNMENTAL AUTHORITIES, NECESSARY PERMITS REQUIRED, A COPY OF SUCH PERMITS TO BE FURNISHED TO THE OWNER. THE CONTRACTOR SHALL FURNISH TO THE OWNER REQUIRED HEREIN. THE CONTRACTOR SHALL FURTHER FURNISH TO THE OWNER PROOF THAT HE HAS COMPLIED WITH THE PROVISIONS OF THE MUNICIPALITIES INDIANA.

STORM SEWER SPECIFICATIONS

1. STANDARD SPECIFICATIONS OF THE CITY OF WESTFIELD, INDIANA AND INDIANA DEPARTMENT OF TRANSPORTATION SHALL APPLY FOR ALL ITEMS. RIP SHALL BE INSTALLED IN ACCORDANCE WITH INDOT SECTION 715.
2. ALL REINFORCED CONCRETE STORM SEWER PIPE (RCP) SHALL CONFORM TO ASTM DESIGNATION C-76 CLASS III, ALL HELICALLY CAST CONCRETE STORM SEWER PIPE SHALL CONFORM TO ASTM 16 GAUGE IN ACCORDANCE WITH INDOT SECTION 908. ALL HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO AASHTO M240A AND SHALL BE MANUFACTURED BY THE FOLLOWING: 1. POLYMERIZATION OF ETHYLENE IN D-3350, FLEXIBILITY FACTOR NOT TO EXCEED 0.995 AND ALL JOINTS SHALL BE ASTM D3321 & F447. ALL POLYVINYL CHLORIDE PIPE (PVC) SHALL BE MANUFACTURED BY THE FOLLOWING: 1. CLASS OF 12454C OR 12364C PER ASTM D1784 AND JOINTS SHALL CONFORM TO ASTM D3321 AND F447.
3. BACKFILL AROUND ALL STRUCTURES AND CUTS UNDER PAVED AREAS SHALL BE GRANULAR MATERIAL IN ACCORDANCE WITH INDOT SECTION 211 AND 715.
4. SEE STANDARD DETAIL SHEET FOR CONSTRUCTION DIMENSIONS OF STORM STRUCTURES. MANHOLE, INLETS AND CATCH BASINS SHALL BE IN ACCORDANCE WITH INDOT SECTION 720. PRECAST CONCRETE AND STORM MANHOLES AND INLETS SHALL BE IN ACCORDANCE WITH ASTM C-478.
5. STORM SEWER DISCHARGE AREAS AND INVERTS ARE TENTATIVE AND ARE SUBJECT TO FIELD MODIFICATIONS BY THE ENGINEER OR HIS REPRESENTATIVE. THE CONTRACTOR WILL BE REQUIRED FOR ANY ADDITIONAL LABOR AND MATERIALS NECESSARY TO COMPLETE ANY MODIFICATIONS ACCORDING TO THE FIELD SURVEY SUBMITTED BY THE CONTRACTOR OR THE CONTRACT ADMINISTATOR.
6. THE CONTRACTOR SHALL PROVIDE AT LEAST 2" OF COVER OVER ALL STORM STRUCTURES AND DISCHARGES PROVIDED BY PLANS.
7. RIP RAP SHALL BE A MINIMUM OF 1/2" CUBIC FOOT IN SIZE AND A MINIMUM OF 100 LBS PER CUBIC FOOT FOR RIP RAP IN PLACES USED FOR ESTIMATING PURPOSES ONLY. ACTUAL BEST PLACEMENT OF RIP RAP SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE IN ACCORDANCE WITH INDOT SECTION 715.
8. ALL DRAINAGE PIPE AND DITCH OUTFALLS TO RECEIVING STREAMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DRAWINGS, SUBJECT HOWEVER, TO ANY MODIFICATION REQUIRED BY THE ENGINEER AT THE DISCRETION OF THE CONTRACTOR AND TO ANY ADJUSTMENTS NEEDED FOR FIELD CONDITIONS NOT ADEQUATELY ANTICIPATED BY THE DESIGN DRAWING.
9. CASTINGS SHALL BE AS SHOWN ON DETAIL SHEET FOR MANHOLE CASTINGS. ALL CASTINGS SHALL BE NEENAH OR EAST JORDAN APPROVED EQL.

SOIL EROSION CONTROL SUMMARY

1. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN.
2. MASS GRADE THE SITE (SIDES OF SWALES, AND MOUNDS TO BE SODDED OR SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION). TEMPORARY SEEDING SHALL BE RECOMMENDED FOR ALL SWALES AND DISTURBED AREAS. CAUTION SHALL BE EXERCISED DURING THE PERIOD THAT WILL PREVENT SOIL EROSION, FOR TEMPORARY SEEDING OF THE SITES SHALL UTILIZE A FAST GROWING SEED OF EITHER OATS, ANNUAL REGRASS, WHEAT OR RYE DEPENDING UPON TIME OF YEAR. DISTURBED AREAS SHOULD BE KEPT TO A MINIMUM AT ALL TIMES.
3. CONTRACTOR SHALL CONTROL MUD ACCUMULATION ON ALL STREETS SURROUNDING THE PROJECT BY INSTALLING STORM SURFACE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC LEAVES THE SITE. A 1% SLOPE SHALL BE MAINTAINED TO PREVENT SPRINKLING OF CALCIUM CHLORIDE, VEGETATIVE COVER, SPRAY ON ADDITIVES OR OTHER APPLICATIONS. THE USE OF FREEZE OR DE-ICE SHALL NOT BE DIRECTED BY LOCAL AUTHORITIES, ENGINEER, ARCHITECT, OR ENGINEER.
4. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION TO PREVENT ANY BLOCKAGES FROM ACCUMULATED SEDIMENT. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED. CONSTRUCTION SHALL BE SPECIFIED BY ENGINEER OR SOIL CONSERVATION SERVICE. RIP RAP SHALL BE PLACED IN AREAS OF EROSION. THE RIP RAP SHALL BE PLACED IN AREAS OF EROSION FOR ADDITIONAL RIP RAP NOT SHOWN ON PLANS AND SEEDING SHALL BE ON A UNIT BASIS.
5. CONTRACTOR SHALL INSTALL ALL STORM SEWER INLET FILTERS AS STORM SEWER SYSTEM IS INSTALLED.
6. ALL PROPOSED PARKING AREAS TO BE PAVED AS SOON AS POSSIBLE AFTER SUBGRADE IS PREPARED.
7. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ONLY WHEN NOT SUFFICIENT TO PREVENT EROSION OF GROUND COVER TO PREVENT FURTHER EROSION.
8. ALL SWALES SHALL BE SEEDED IMMEDIATELY AFTER FINAL GRADING.

PARKING LOT STRIPING

1. PAINT MATERIAL SHALL COMPLY WITH FEDERAL SPECIFICATION TP-115A FOR TRAFFIC PAINT WITHOUT GLASS SPHERES. (COLOR BY OWNER SELECTION).
2. STRIPE PARKING LINES AS SHOWN ON DRAWINGS WITH STRIPING PAINT. SUBCONTRACTOR TO PERFORM ALL FIELD LAYOUT WORK NECESSARY TO ACHIEVE STRAIGHT AND TRUE LINES. ASPHALT MUST BE CLEAN, DRY AND FREE OF ALL OILS, GREASES, AND LOOSE MATERIAL BEFORE STRIPING. THE SUBCONTRACTOR TO PROVIDE BARRIERS TO PREVENT MARRING OF LINES BY VEHICLES UNTIL PAINT IS COMPLETE. STRIPING PAINT SHALL BE APPLIED AT A MINIMUM RATE OF ONE GALLON PER 100 SQUARE FEET OF PAINT (BASED ON 39% SOLIDS) AT A WIDTH OF FOUR INCHES.

PREPARED BY:

STAMPED BY:

	DATE	DESCRIPTION
1	10/15/14	Addressing City Comments
2	11/30/15	Addressing City Comments
3	03/30/17	BID, PERMIT, ISDH, & HUD REVIEW
4	04/05/17	ADDRESS CITY COMMENTS
5	05/11/17	HUD 3RD PARTY RESPONSE
9	09/07/17	HUD ISSUE
10	09/15/17	CONSTRUCTION PLANS

DINING HALL UNION BIBLE COLLEGE

204 COLLEGE AVENUE, WESTFIELD, IN

SITE SPECIFICATIONS

CLIENT NAME:
FHA PROJECT #: 073-43146

DINING HALL UNION BIBLE COLLEGE
SPROLES CORPORATION
204 COLLEGE AVENUE
WESTFIELD, IN 46074

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DESIGNED: BAW APPROVED: MLD

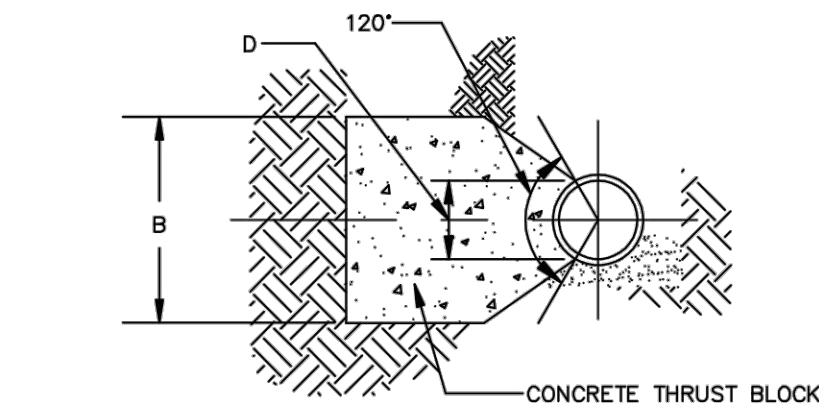
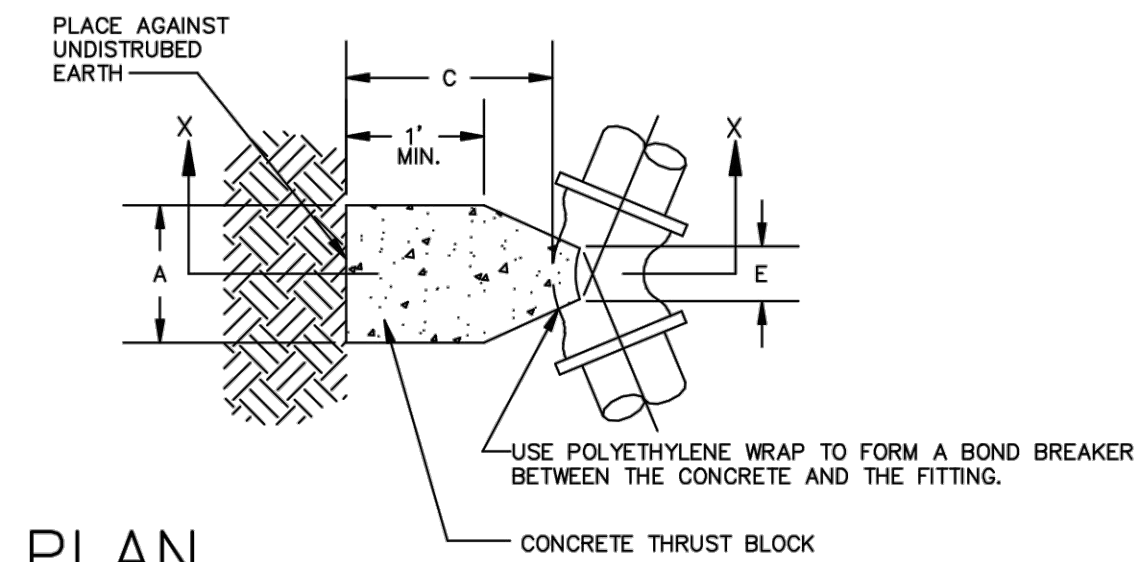
DRAWN: BAW CHECKED BY: MLD

SCALE: NTS DATE: 08/03/18

PROJECT NO.: 2018-0034

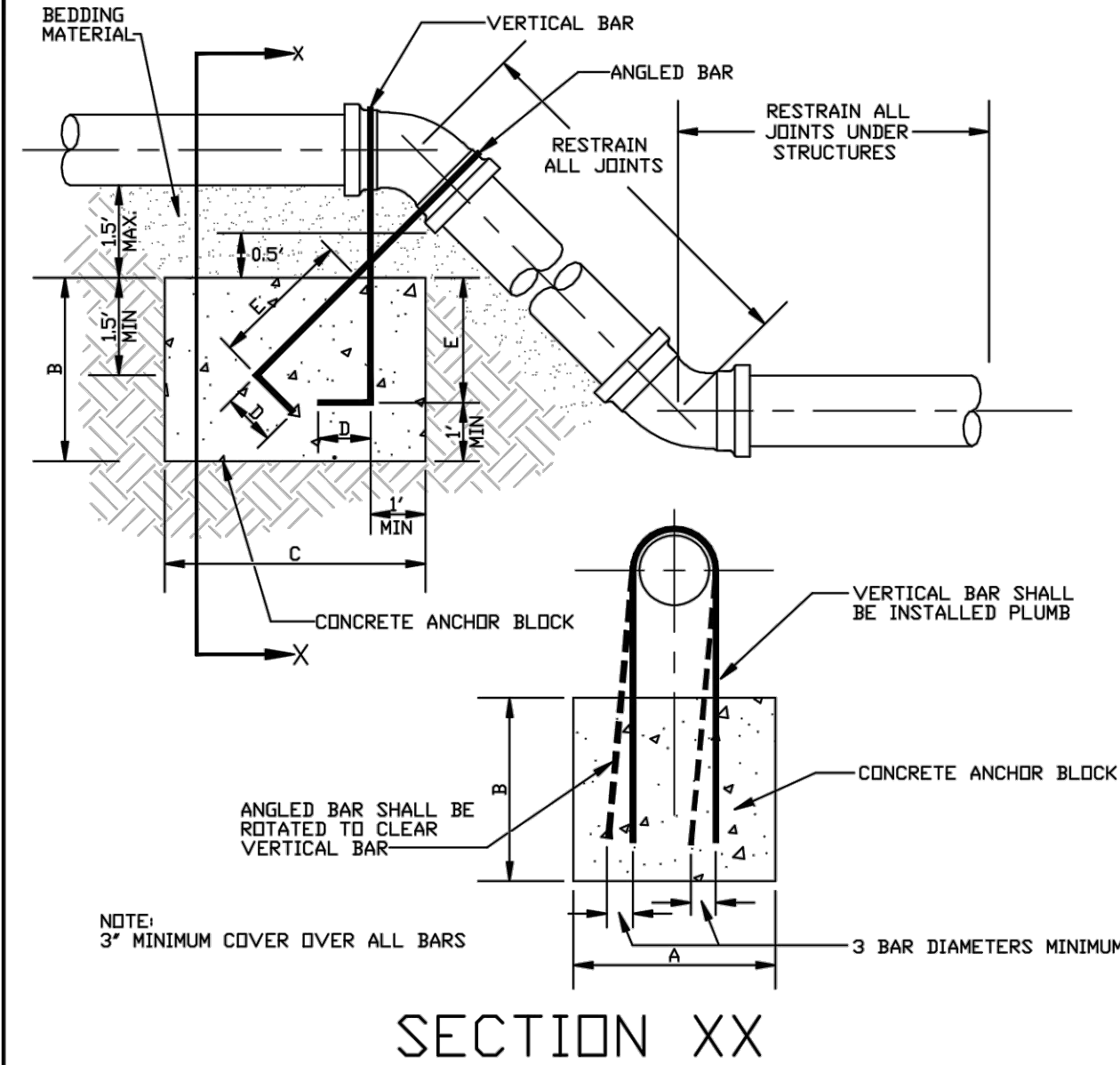
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NOMINAL PIPE SIZE	HORIZONTAL BENDS																			
	11 1/4"				22 1/2"				45°				90°							
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D				
4"	1.0'	1.0'	1.5'	0.4'	1.0'	1.5'	1.5'	0.4'	0.8'	2.0'	1.5'	1.5'	0.4'	3.5'	1.5'	1.5'	0.4'	0.4'		
6"	1.0'	1.5'	1.5'	0.6'	0.4'	1.5'	1.5'	0.6'	0.8'	2.5'	1.5'	1.5'	0.6'	4.0'	5.0'	1.5'	1.5'	0.6'	0.4'	
8"	1.0'	2.5'	1.5'	0.7'	0.4'	1.5'	2.5'	1.5'	0.7'	0.8'	3.0'	2.5'	1.5'	0.7'	0.4'	7.5'	1.5'	2.5'	0.7'	0.4'
12"	1.5'	2.5'	1.5'	1.0'	0.6'	3.0'	2.5'	1.5'	1.1'	6.0'	2.5'	1.5'	1.0'	0.5'	10.5'	2.5'	1.5'	1.0'	0.5'	0.5'

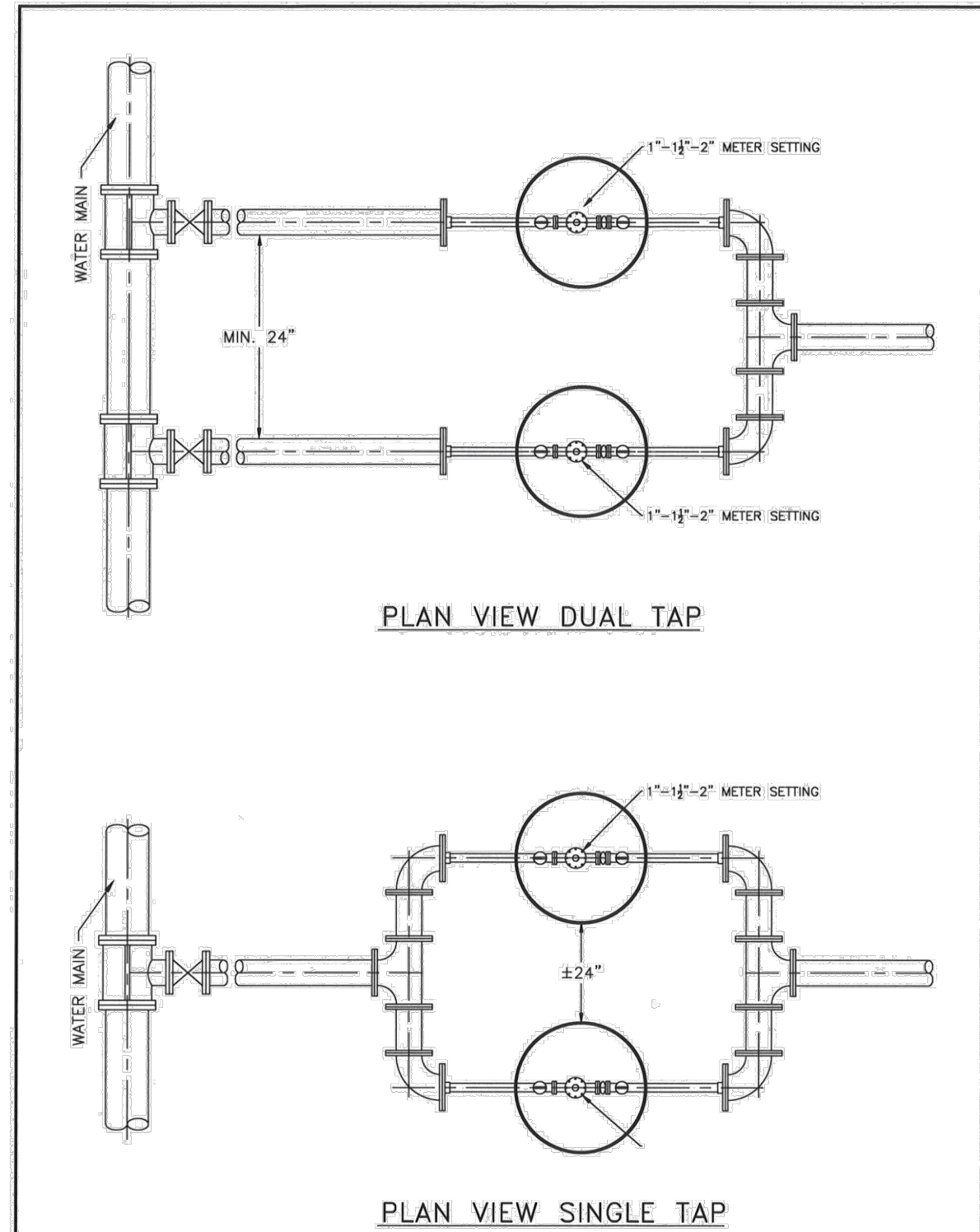
ISSUED:	STANDARD DETAIL	DETAIL NO.
6/97	CONCRETE THRUST BLOCKING	SD-610
REVISD:		
6/00		SHEET 2 OF 4



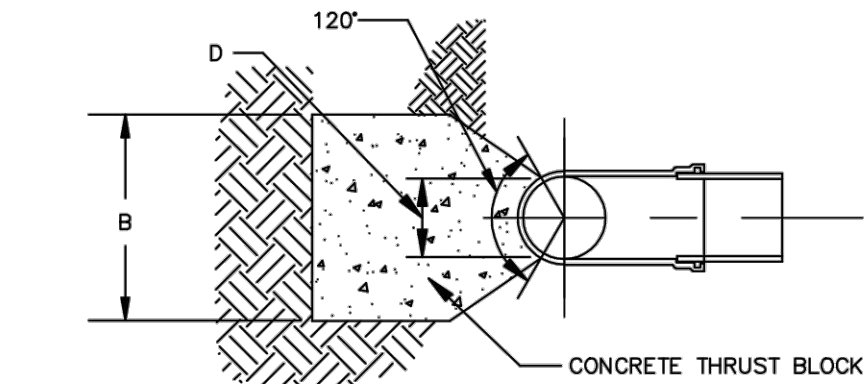
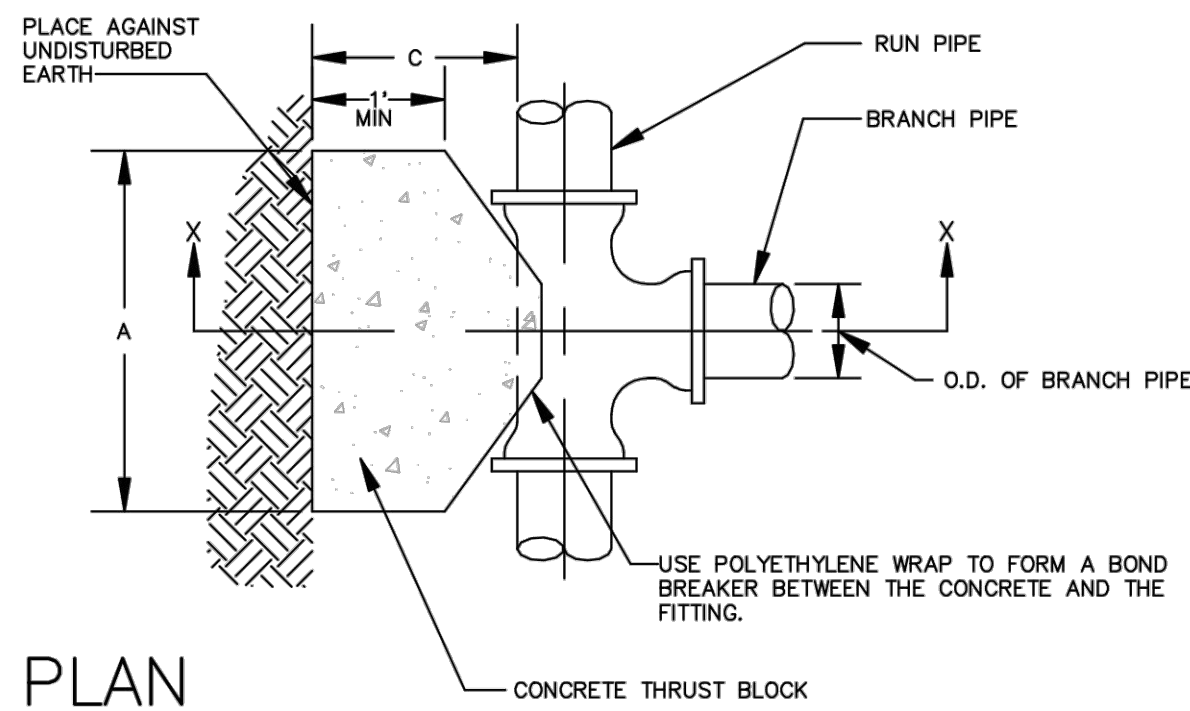
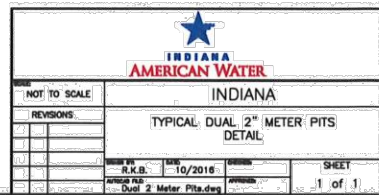
NOMINAL PIPE SIZE	VERTICAL BENDS																	
	11 1/4"					22 1/2"					45°							
	A	B	C	BAR SIZE	D	A	B	C	BAR SIZE	D	E	A	B	C	BAR SIZE	D	E	
4"	1.5'	2.0'	2.0'	#4	0.5'	1.0'	2.0'	2.5'	2.0'	#4	0.5'	1.0'	2.0'	2.5'	3.0'	#4	0.5'	1.0'
6"	2.0'	2.0'	3.0'	#4	0.5'	1.0'	2.0'	3.5'	3.0'	#4	0.5'	1.0'	3.0'	4.0'	3.0'	#5	0.7'	1.0'
8"	2.0'	3.0'	3.0'	#4	0.5'	1.2'	2.5'	4.5'	3.0'	#5	0.7'	1.2'	3.0'	5.5'	4.0'	#6	0.8'	1.2'
12"	3.0'	4.0'	3.0'	#5	0.7'	1.4'	3.0'	6.0'	4.0'	#6	0.8'	1.4'	4.0'	6.5'	5.0'	#7	1.0'	1.4'

90° BENDS ARE NOT RECOMMENDED

ISSUED:	STANDARD DETAIL	DETAIL NO.
6/97	CONCRETE THRUST BLOCKING	SD-610
REVISD:		
6/00		SHEET 4 OF 4



NOTES:
METER PIT DETAIL PER DISTRICT.
SERVICE MAY REQUIRE APPROVED BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH 327 IAC 8-10.



BRANCH PIPE SIZE	A	B	C	D
4"	2.5'	1.5'	1.5'	0.4'
6"	3.5'	1.5'	1.5'	0.6'
8"	3.5'	2.5'	1.5'	0.7'
12"	7.5'	2.5'	1.5'	1.0'

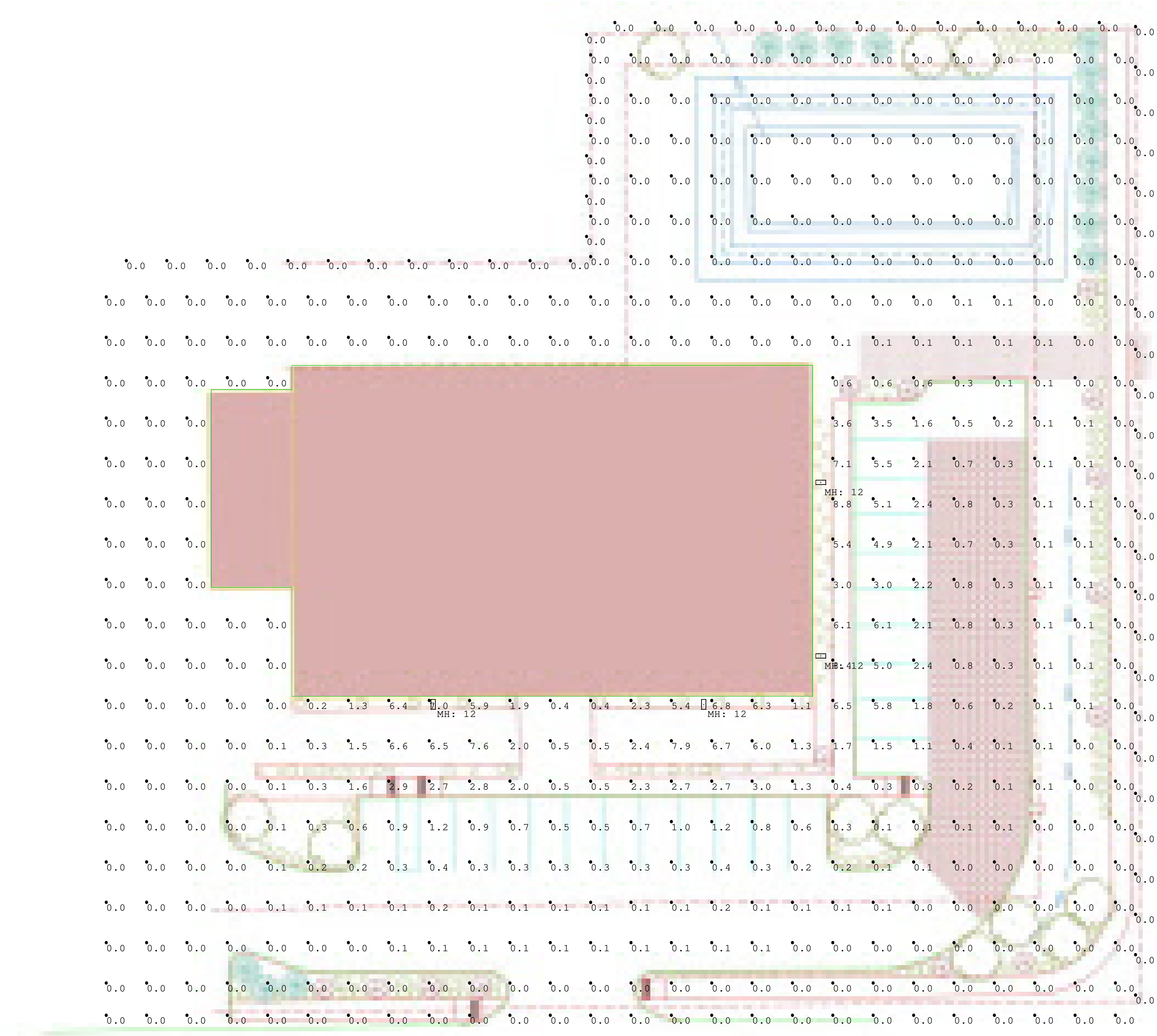
*FOR DEAD END FITTINGS USE THRUST BLOCK DIMENSIONS FOR SAME SIZE BRANCH PIPE

ISSUED:	STANDARD DETAIL	DETAIL NO.
6/97	CONCRETE THRUST BLOCKING	SD-610
REVISD:		
6/00		SHEET 3 OF 4

C:\C:\survey Design Aldes\Projects\OLD\2018\2018-0034 - Union Bible College Dining Hall - Sproles Corp\ENGINEERING\DRAWINGS\LS1.0-LANDSCAPE PLAN.dwg
BRENT WHITE
Friday, March 1, 2019 2:43:14 PM

Luminaire Schedule				
Symbol	Qty	Label	LLF	Description
	4	WP2	0.950	XSPW-B-xx-4ME-8L-40K-UL

Calculation Summary					
Label	Units	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	8.8	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.0	0.0	N.A.	N.A.



XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mid rise single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weatherlight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI [3000K, 4000K & 5700K]; 90 CRI [5000K]

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

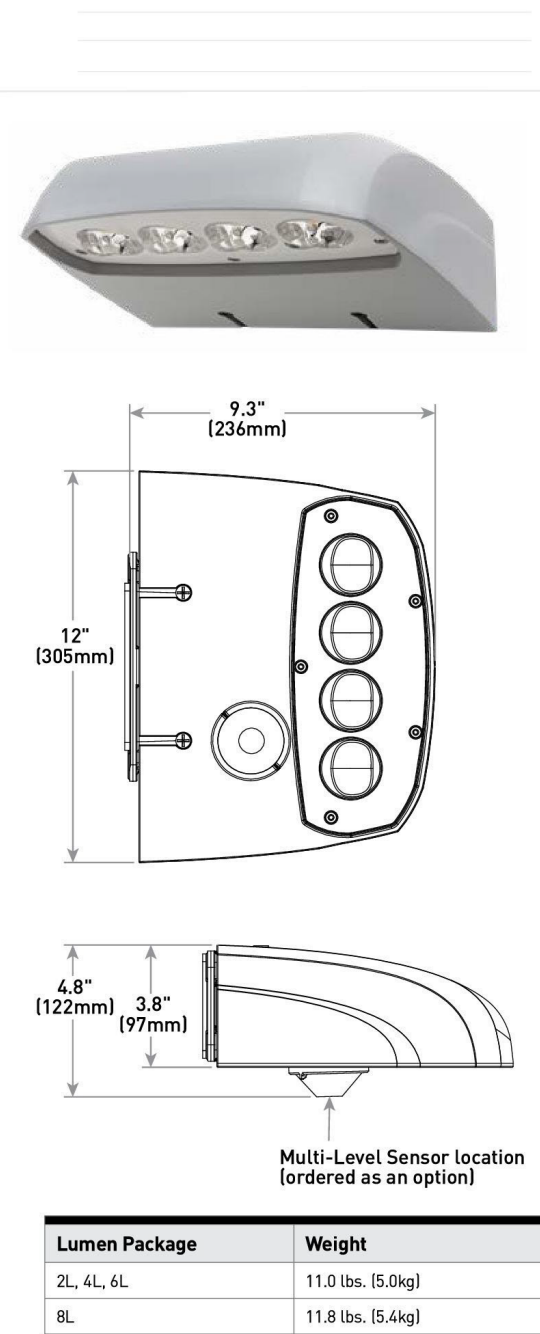
¹See <http://lighting.cree.com/warranty> for warranty terms.

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

** Must specify color



Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM Wall	2ME Type II Medium	2L	3000K	UL	BK	ML Multi-Level Refer to ML spec sheet for details
				2,670 Lumens	4000K	120-277V	Black	
			Type II Medium	4L	5000K	UL*	BZ	P Button Protocol Available with ML, P, and 34 voltages only
				4,270 Lumens	4000K	Universal 347-480V	Bronze	
			Type IV Medium	2L*	347V	S	PML Programmable Multi-Level Refer to PML spec sheet for details	
				6,100 Lumens	-70 °CRI	347V		Silver
			8L	50K	For use with P option only	WH	Available with UL, voltage only	
				8,275 Lumens		5000K		White
			57K	5700K				
				6,275 Lumens	-70 °CRI			

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
 ** Consult factory for availability

Rev. Date: VersionB V2 01/03/2019



CMBUCKLIGHTING

Indianapolis Office:
6850 Guion Rd
Indianapolis, IN 46268
(317) 299-1515

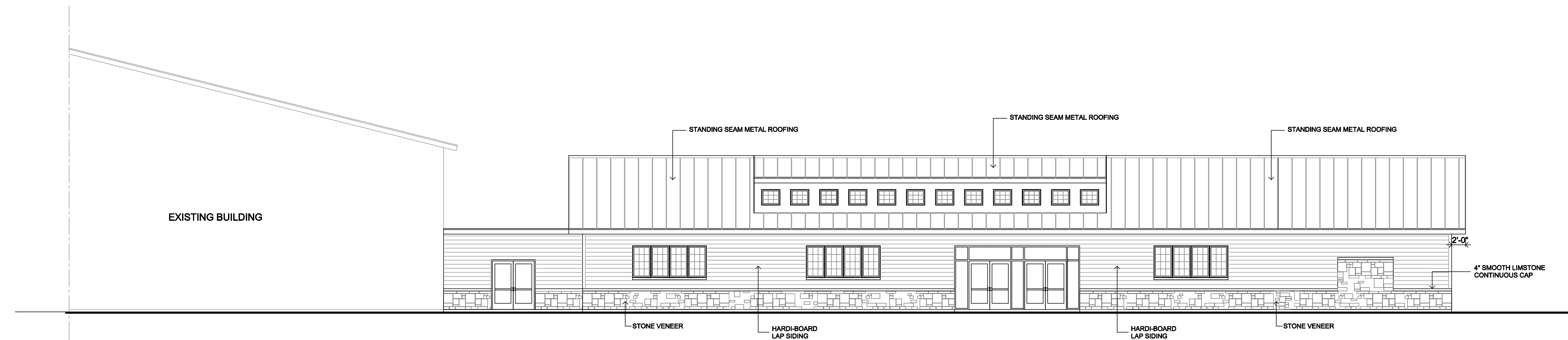
Fort Wayne Office:
6305 Constitution Dr.
Fort Wayne, IN 46804
(260) 482-5399

[illegible]

Drawn By: BRB
Checked By:
Date: 3/1/2019
Scale: DNS

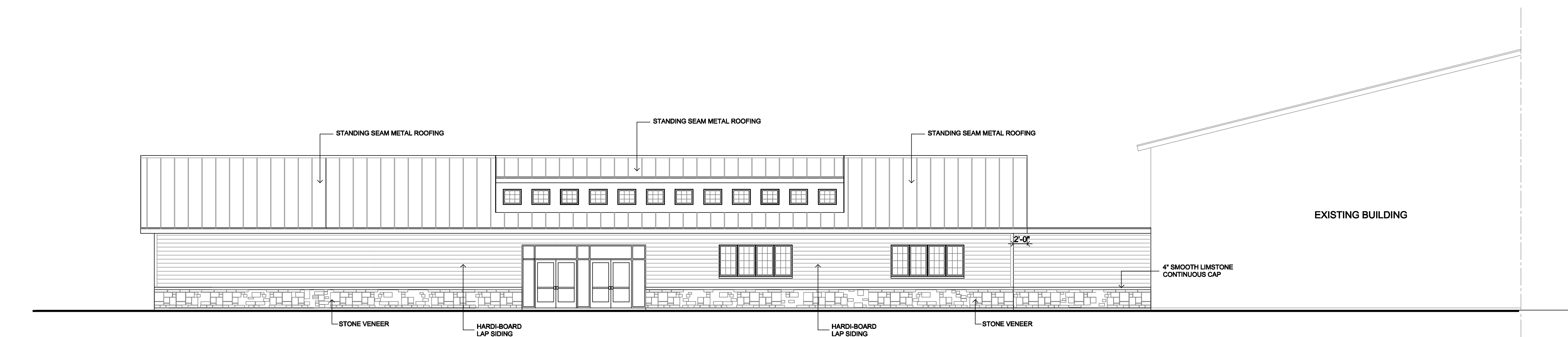
DEBOY UNION BIBLE COLLEGE DINING

Page 1 of 1



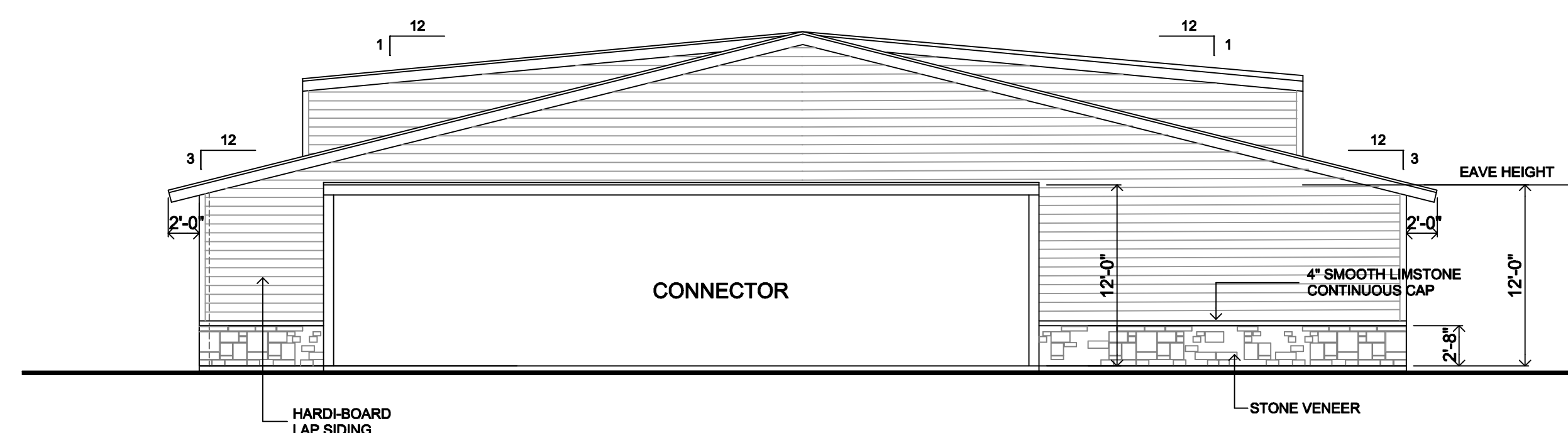
SOUTH ELEVATION

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



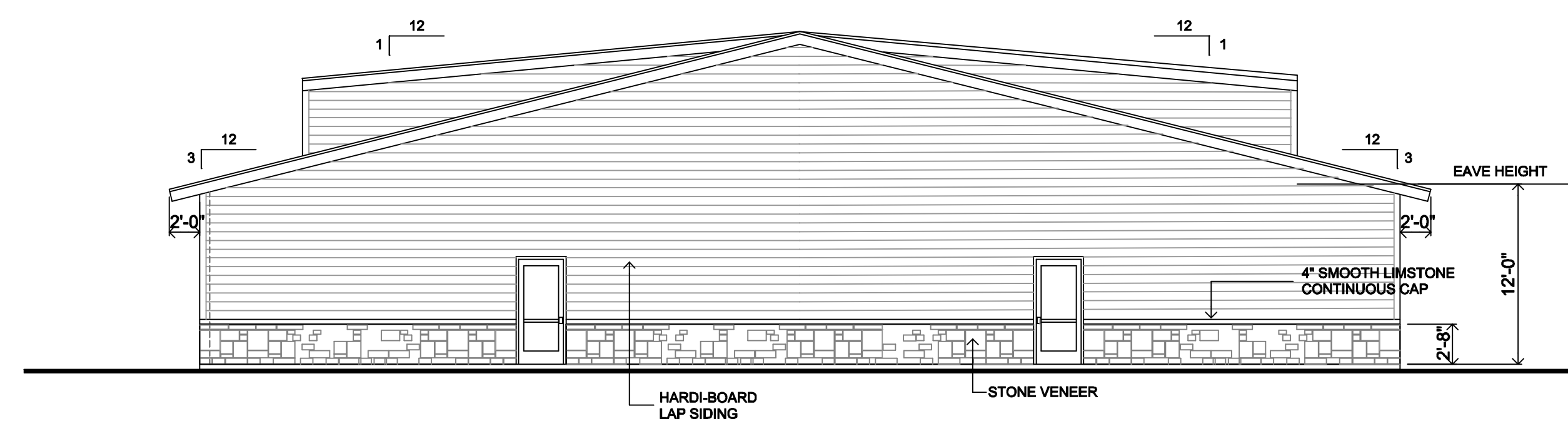
NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

New Dining Hall
Addition
For

Union
Bible
College

Westfield,
Indiana



COMMERCIAL
BUILDING CONTRACTORS
NEW CASTLE, INDIANA



KEITH A. PUGH, Architect
Principal in Charge
JOHN D. HICKS
Partner

OFFICE ONE: 1107 N. BALSAM DRIVE
MUNCIE, IN 47304
765.748.3000
jhicksarch@aol.com

OFFICE TWO: 8736 WEST 200 SOUTH
FARMLAND, IN 47340
765.768.6912
arckap@aol.com

Drawing Date: March 2, 2019

Drawn By: John D. Hicks

Checked By: Keith A. Pugh

Revision Dates:



Sheet Number:

A2

Exterior Elevations



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 1, 2019
1904-ODP-07 & 1904-SPP-07

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

BACKGROUND

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

To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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

PROCEDURAL

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



The petition was reviewed by the Technical Advisory Committee at its March 19, 2019, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's April 1, 2019, meeting.

PROJECT OVERVIEW

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

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)

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

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.

Comment: Please see Wheeler Landing PUD Standards.

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

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

- 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.

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



OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

20) Title, scale, north arrow and date.

21) Proposed name of the development.

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

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

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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



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

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

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

- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply with Ordinance 18-04: Wheeler Landing PUD except for those items with comments identified as outstanding below:

39) General Regulations

a) Area 1 Development Standards:

- i) Minimum Front Yard Setback: 0 feet
- ii) Minimum Side Yard Setback (internal to District): 0 feet
- iii) Minimum Side Yard Setback (abutting District perimeter): 10 feet



- iv) Maximum Building Height: 75 feet
- v) Minimum Distance Between Buildings: 0 feet
- vi) Minimum Lot Frontage: 20 feet
- b) Area II Development Standards:
 - i) Minimum Front Yard Setback: 10 feet
 - ii) Minimum Side Yard Setback (internal to District): 0 feet
 - iii) Minimum Side Yard Setback (abutting District perimeter): 10 feet
 - iv) Maximum Building Height: 75 feet
 - v) Minimum Distance Between Buildings: 15 feet
- c) Area III and IV Development Standards:
 - i) Minimum Front Yard Setback: 25 feet
 - ii) Minimum Side Yard Setback (internal to District): 0 feet
 - iii) Minimum Side Yard Setback (abutting District perimeter): 20 feet
 - iv) Maximum Building Height: 75 feet
 - v) Minimum Distance Between Buildings: 15 feet
- d) Multi-family Residential: Shall be limited to sixty (60) acres within the District.
 - i) Maximum Density: Fifty (50) Dwelling Units per gross acre
 - ii) Minimum Density: Ten (10) Dwelling Units per gross acre
 - iii) Maximum Dwelling Units per Structure: One hundred (100)
 - iv) Maximum Number of Dwelling Units in the District: Seven hundred and fifty (750)
 - v) Minimum Building Setback Lines:



(1) Area I:

- | | |
|-----------------|---------------|
| (a) Front Yard: | zero (0) feet |
| (b) Side Yard: | zero (0) feet |
| (c) Rear Yard: | zero (0) feet |

(2) Area III:

- | | |
|-----------------|---------------|
| (a) Front Yard: | ten (10) feet |
| (b) Side yard: | 10 feet |
| (c) Rear yard: | 10 feet |

vi) Maximum Building Height: Seventy-five (75) feet

vii) Minimum Distance Between Buildings: zero (0) feet

40) Overlay Districts

- a) The standard of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall not apply to the development of Areas I, III and IV. The standards of the 32 Overlay shall only apply to the development of Area II of the Real Estate with the following exceptions:
 - i) The Minimum Gross Floor Area shall be four thousand (4000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area II.
 - ii) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1000) square feet.
- b) The standards of Article 5.4 Economic Development District Overlay shall apply to the District; however, subject to an executed developer agreement with the City specifically allowing tax exempt uses by either (i) one nonprofit health, fitness and exercise center and public school district use or (ii) one nonprofit health, fitness and exercise center individually, exempt uses shall be permitted within the District on approximately eleven (11) acres in Areas I and III.



- 41) Development Standards: The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below. Areas I, II and III shall have a thematic consistency conveyed through the architecture, Signs, lighting and building materials.
- a) Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
 - b) Article 6.3 Architectural Standards: Article 6.3 Architectural Standards of the Unified Development Ordinance shall apply to Multi-family Dwellings (in accordance with Article 6.3(E)) and Industrial uses (in accordance with Article 6.3(G)). The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.
 - c) Article 6.8 Landscaping Standards: Shall apply, except as modified below.
 - i) Detention and Retention Areas (Article 6.8(I)(1)(c)). Shall apply to regional detention or retention basins unless otherwise approved by the Director of Public Works.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)). Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is Setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the Wheeler Road/Monon Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.
 - iii) Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)).

- iv) Screening of Gas, Electric and Other Utility Services. Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods so as to obstruct the view of such services from public areas.
- d) Article 6.17 Sign Standards: shall apply, except as modified below.
 - i) Individual Nonresidential Signs (Article 6.17(H)(1)). Shall apply however, Projecting Signs shall be permitted in Areas I and III.
 - ii) Monument Sign(s) (Center Only) (Article 6.17(J)(2)). The Nonresidential Center proposed for Areas I, II, and III shall be permitted up to four (4) Monument Signs. The Monument Signs shall be located along the Nonresidential Center's frontage on State Highway 32, Oak Ridge Road, 181st Street and Wheeler Road. The Monument Signs may contain Signs for any users within Areas I, II and III. No additional Nonresidential Center Monument Signs shall be permitted with the area bound by State Highway 32, Oak Ridge Road, 181st Street and Wheeler Road, as depicted on Exhibit B.
 - iii) Center In-Line Tenant Signage (Article 6.17(J)(5)(a)). Shall apply except as modified by the following: tenants shall be allocated two (2) square feet of signage for each linear foot of the tenant's side Building Façade and tenants shall be allocated two (2) square feet of signage for each linear foot of the tenant's rear Building Façade in Areas I, II and III. In order to utilize the increase to the Sign Area Allocation for the rear Building Façade from one (1) square foot of signage for each linear foot of rear Building Façade to two (2) square feet of signage for each linear foot of rear Building Façade the tenant must install signage on both the front and rear Building Facades and the rear Building Façade must also be utilized as a customer entrance.
 - iv) Outlot Signage (Article 6.17(J)(8)(a)). Shall apply except as modified by the following: All Outlots of nonresidential centers shall be permitted one (1) Monument Sign per Outlot. These Monument Signs shall be regulated by the standards in Article 6.17(H)1 and (H)2. The square footage of the Sign Area of this Monument Sign shall count against the user's Sign Area Allocation.
 - v) Individual Nonresidential Signs (Article 6.17(H)). Signs for uses within Area II shall be regulated by the standards in Article 6.17(H).
 - vi) Signs Facing the Monon Trail. Wall Signs are allowed provided that they fit within the horizontal and vertical elements of the Building and do not obscure details of the Building. No Sign shall be allowed to extend above the cornice line of a Building. Wall Signs facing the Monon Trail shall either be (i) reverse channel letter; or (ii) externally lit. Projecting signs no larger than ten (10) square feet are allowed.



- e) Multi-story Parking Garage Standards.
 - i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
 - ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
 - iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
 - iv) If any part of the Multi-story Parking Garage building abuts Wheeler Road / Monon Trail the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.

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

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

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



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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

46) Architectural Standards (Article 6.3)

47) Building Standards (Article 6.4)

48) Fence Standards (Article 6.5)

49) Height Standards (Article 6.6)

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

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

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

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

c) General Landscape Design Standards:

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

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

d) Detention and Retention Areas:

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



e) Street Trees:

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

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

f) Minimum Lot Landscaping Requirements

g) External Street Frontage Landscaping

- i) External Street Frontage Landscaping Requirements (Article 6.8(M)(2)): Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet.

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

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

51) Lighting Standards (Article 6.9)

52) Lot Standards (Article 6.10)

Comment: Please see District Standards.

53) Setback Standards (Article 6.16)

Comment: Please see District Standards.

54) Vision Clearance Standards (Article 6.19)

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



within the triangular area formed by the Right-of-way line and a line connecting points Forty (40) feet from intersections of Collectors, Private or Local Street.

- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 1) Block Standards (Article 8.1)
- 2) Easement Standards (Article 8.3)

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

- 3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 4) Open Space and Amenity Standards (Article 8.6)
- 5) Infrastructure Standards (Section 20 of PUD Ordinance)

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

- 6) Pedestrian Network Standards (Article 8.7)

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

- 7) Storm Water Standards (Article 8.8)
- 8) Street and Right-of-Way Standards (Article 8.9)
- 9) Street Light Standards (Article 8.10)

- a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all



intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

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

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

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

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

10) Street Sign Standards (Article 8.11)

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

11) Surety Standards (Article 8.12)

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

12) Utility Standards (Article 8.13)

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

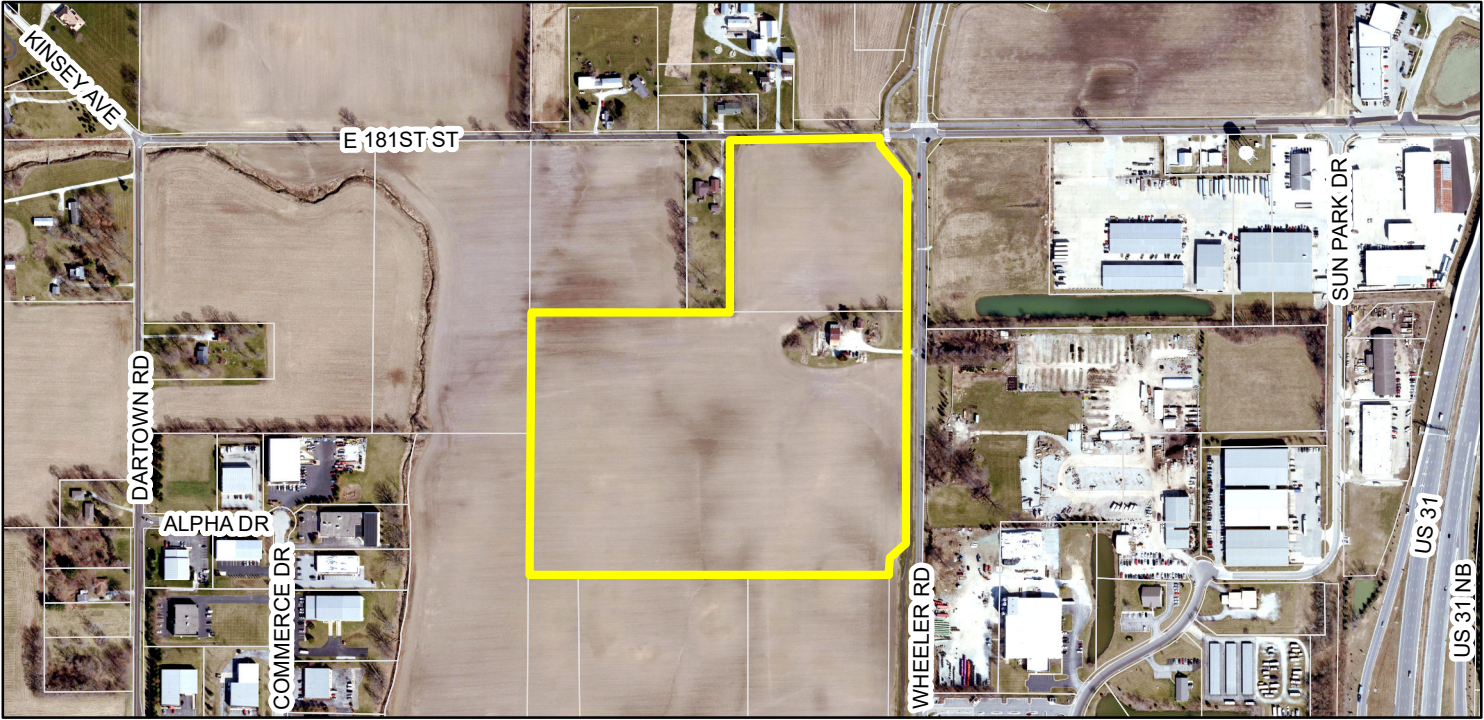


Property Location Map
Wheeler Landing, Section 1
Overall Development Plan & Primary Plat
1904-ODP-07 & 1904-SPP-07

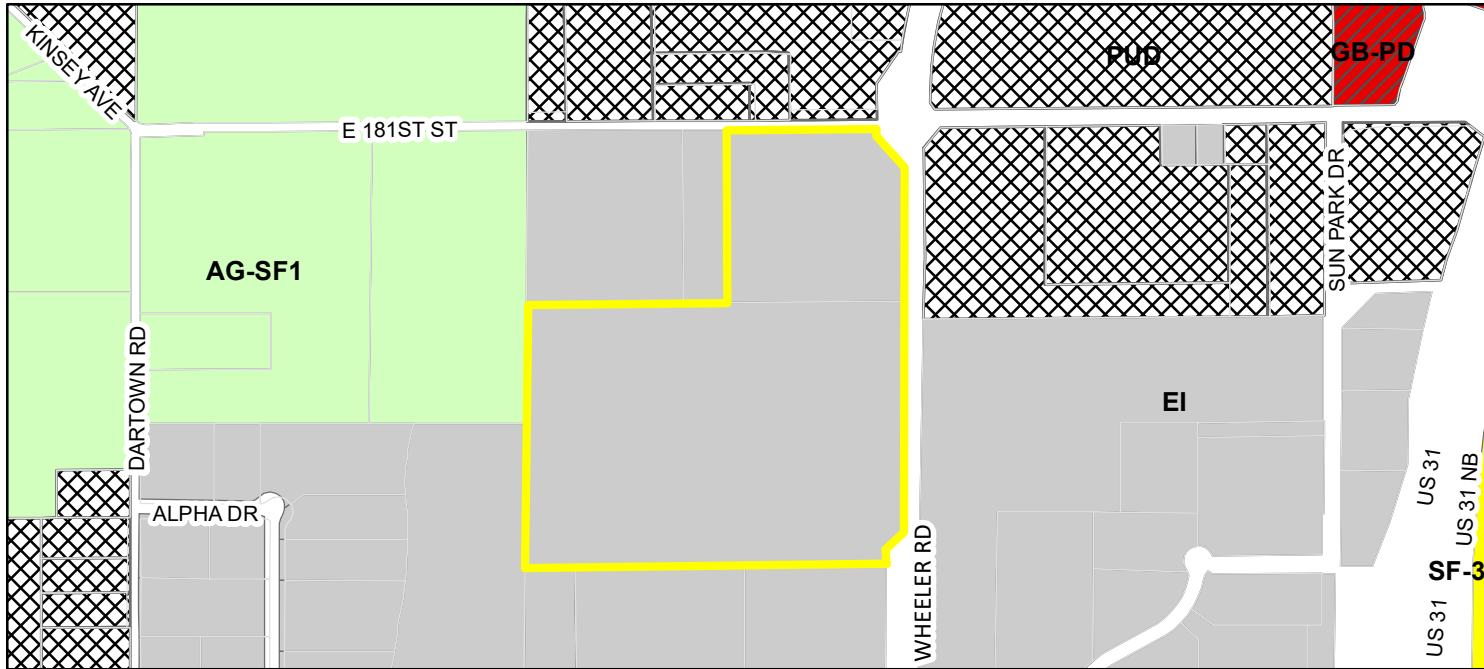


Aerial Location Map

Site



Zoning Map



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

Drawing name: G:\Marketing\Proposals\DEV\2018\YMCA\2018-11-29_YMCA_Westfield_IN\TITLE SHEET.dwg 1 Mar 01, 2019 10:38am by: dakota.medland
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SITE DATA TABLE

TOTAL ACREAGE – 29.53 Acres
OF BLOCKS/LOTS – 3
DENSITY – 0.102 Blocks/acre
ZONING – PUD

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

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

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

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

UTILITY AND GOVERNING AGENCY CONTACTS

GAS
CITIZENS GAS OF WESTFIELD
CONTACT: RICHARD MILLER JR.
TEL: (317) 927-4684

SANITARY SEWER AND WATER
CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
TEL: (317) 917-5294
CONTACT: MITCH HOUSE

HIGHWAY DEPARTMENT
HAMILTON COUNTY
CONTACT: DAVE LUCAS
TEL: (317) 773-7770

ELECTRIC
DUKE ENERGY – NOBLESVILLE OFFICE
CONTACT: BILL OLDHAM
TEL: (317) 776-5331

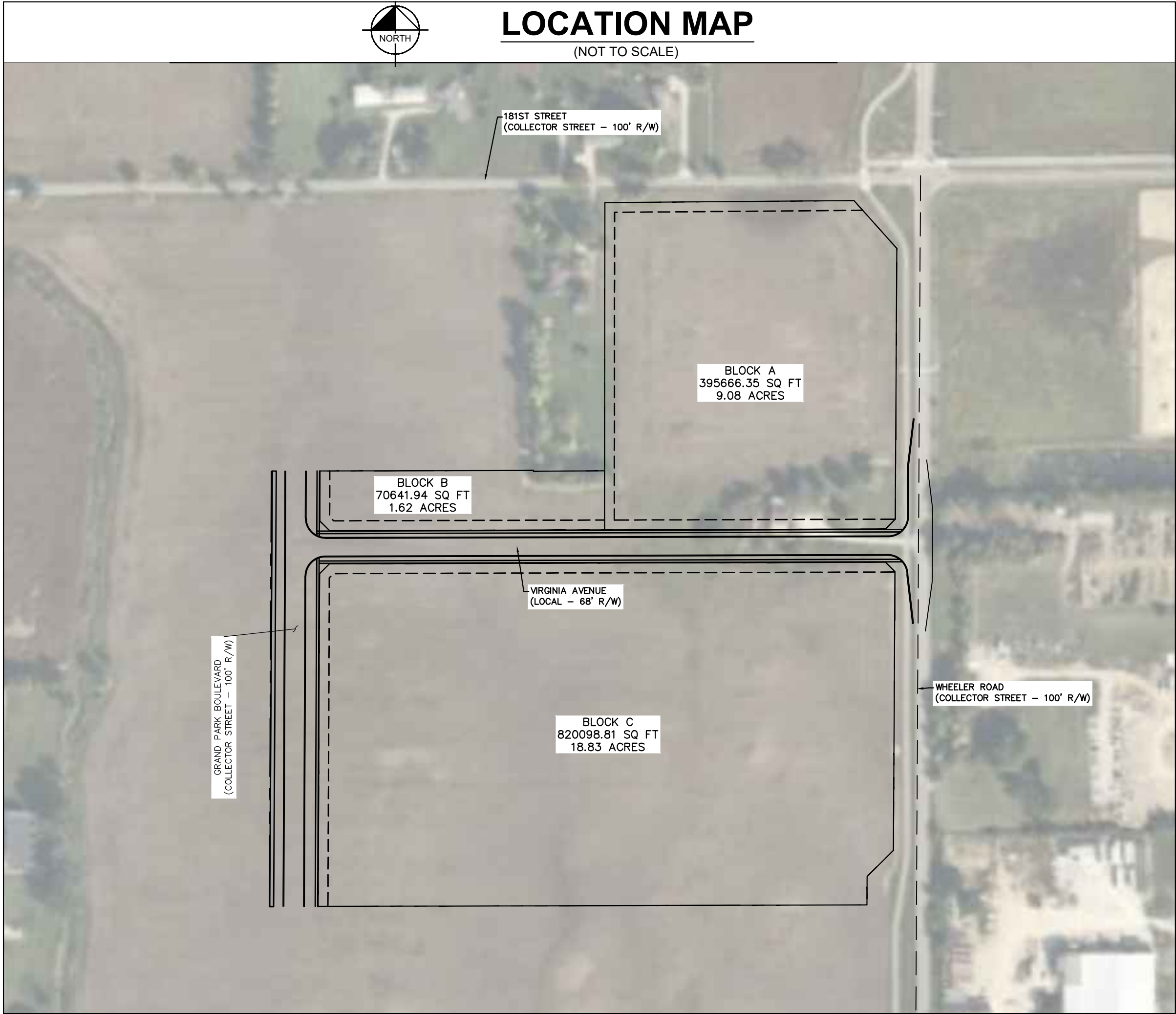
COMMUNICATIONS
COMCAST CABLE
CONTACT: EARL SMALL JR.
TEL: (317) 982-1161

PUBLIC WORKS
CITY OF WESTFIELD
CONTACT: JOHN RANKIN
TEL: (317) 804-3147

ECONOMIC & COMMUNITY
DEVELOPMENT DEPARTMENT
CITY OF WESTFIELD
TEL: (317) 804-3170

FIRE DEPARTMENT
WESTFIELD FIRE DEPARTMENT
CONTACT: GARY HARLING
TEL: (317) 804-3307

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



SHEET INDEX

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

BENCHMARKS

HORIZONTAL DATUM: NAD 83/2011 (INDIANA EAST)

VERTICAL DATUM: NAVD 88

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

TBM #2: CUT "X", W BOLT OF TSP,
SE COR SR 32 & OAK RIDGE RD. EL=899.69

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

LEGAL DESCRIPTION

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

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

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

WHEELER LANDING
SECTION 1

ORIGINAL ISSUE:

03/01/2019

KHA PROJECT NO.

170113000

SHEET NUMBER

1

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

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



APPROVAL
PENDING

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FISHERS, IN 46038
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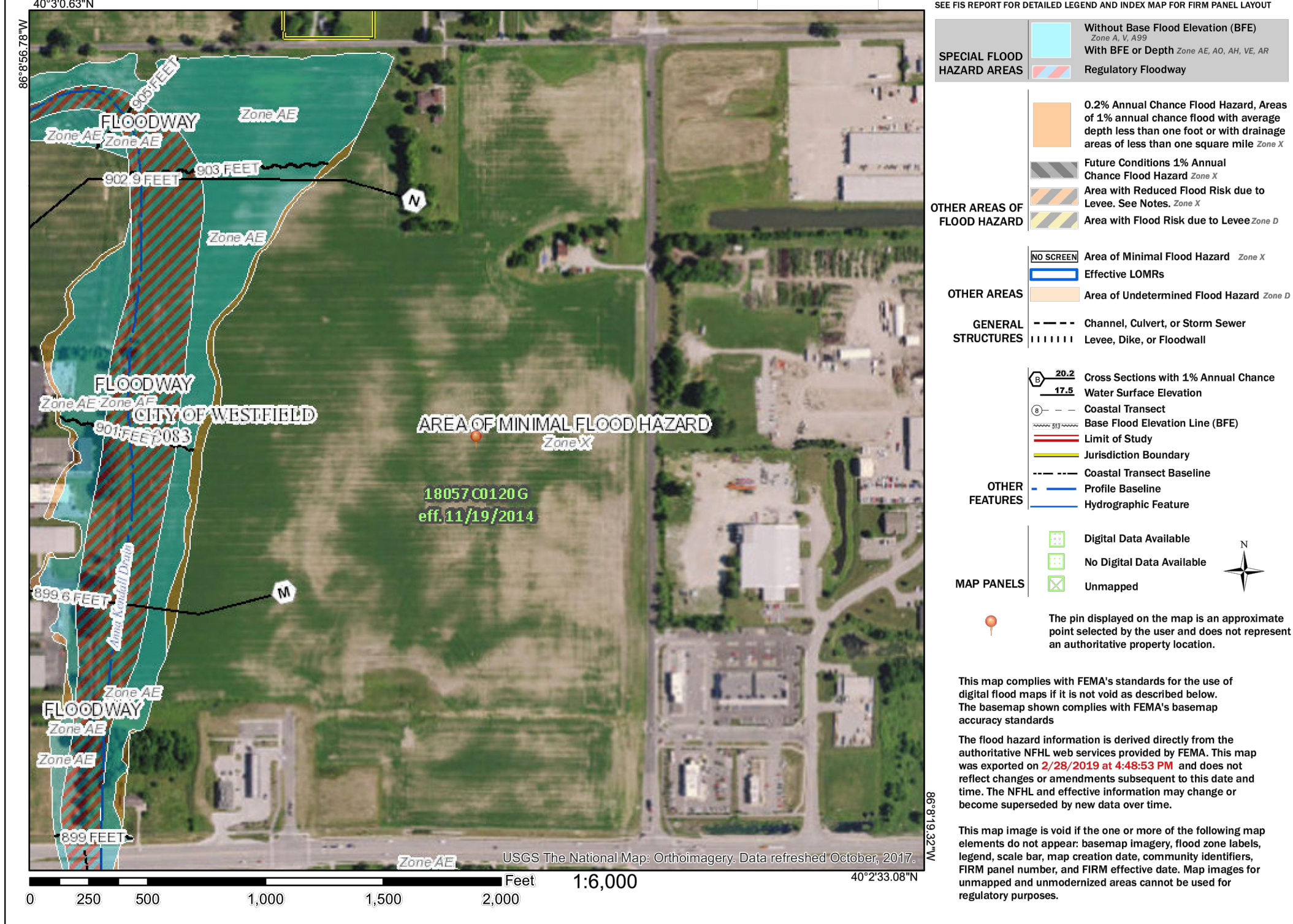
ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

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

FEMA MAP

(NOT TO SCALE)

National Flood Hazard Layer FIRMette



BENCHMARKS

HORIZONTAL DATUM: NAD 83/2011 (INDIANA EAST)

VERTICAL DATUM: NAVD 88

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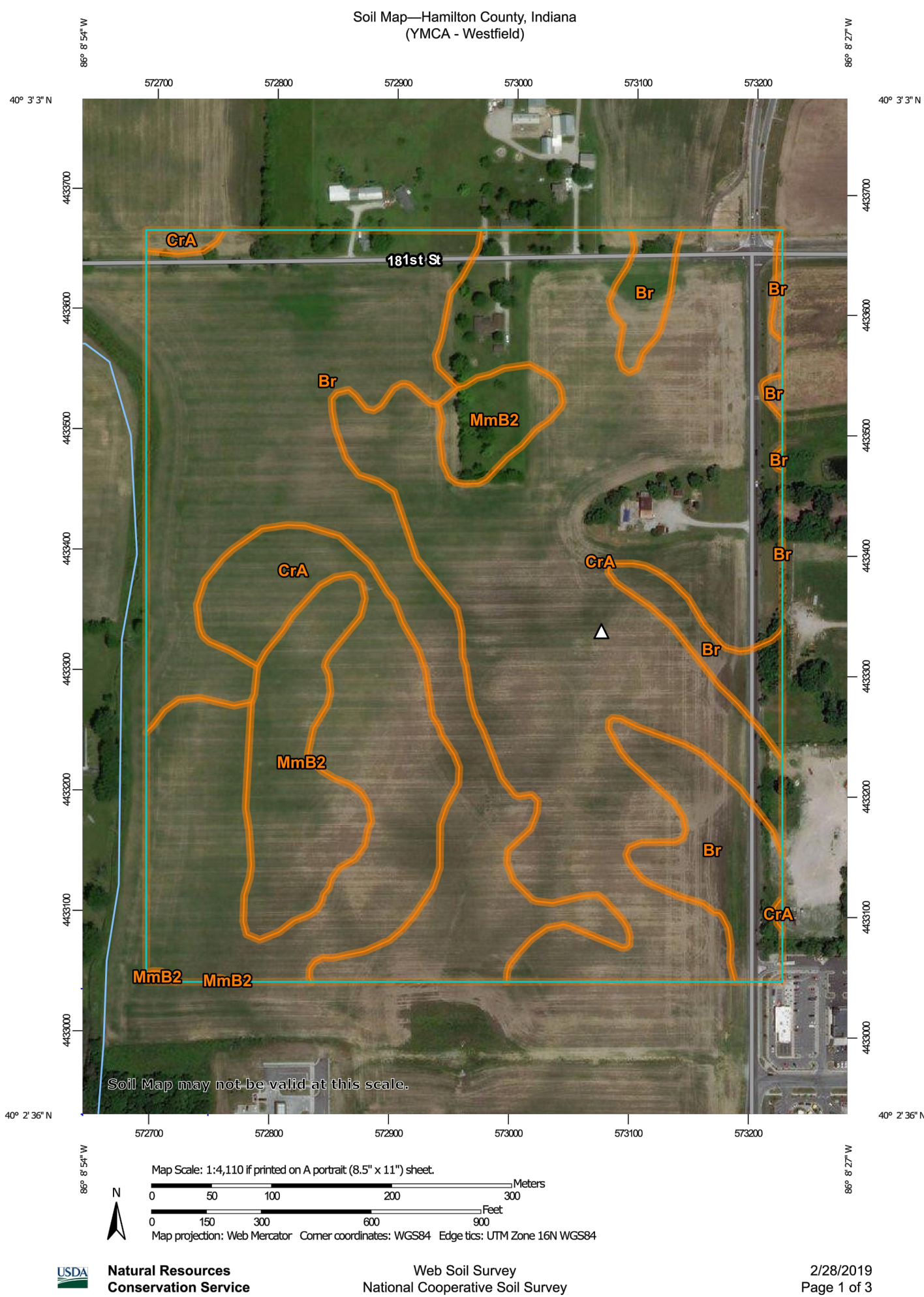
TBM #3: CUT "X", N BOLT OF FH,
S SIDE OF 181ST ST. EL=903.83

NOTES

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

SOILS MAP

(NOT TO SCALE)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	28.8	35.0%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	47.0	57.1%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	6.5	7.9%
Totals for Area of Interest		82.2	100.0%

SOIL DESCRIPTIONS & LIMITATIONS

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

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

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

LEGAL DESCRIPTION

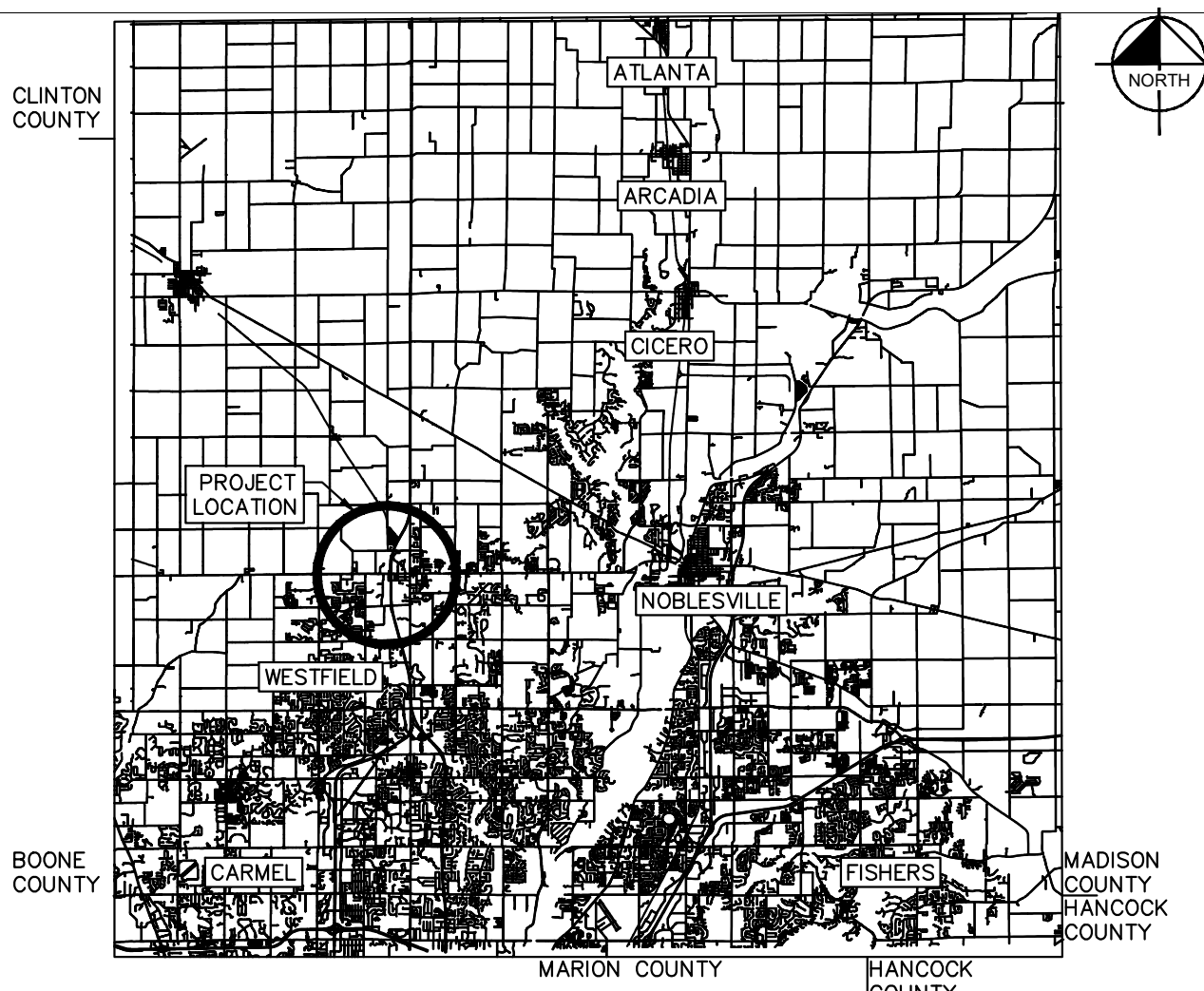
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VICINITY MAP

(NOT TO SCALE)



MAPS SHEET

WHEELER LANDING
SECTION 1

ORIGINAL ISSUE:

03/01/2019
KHA PROJECT NO.
170113000

SHEET NUMBER

2

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

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250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

ANDREW R. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
INDIANA
APPROVAL
PENDING

SITE DATA TABLE
TOTAL ACREAGE – 29.53 Acres
OF BLOCKS/LOTS – 3
DENSITY – 0.102 Blocks/acre
ZONING – PUD

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

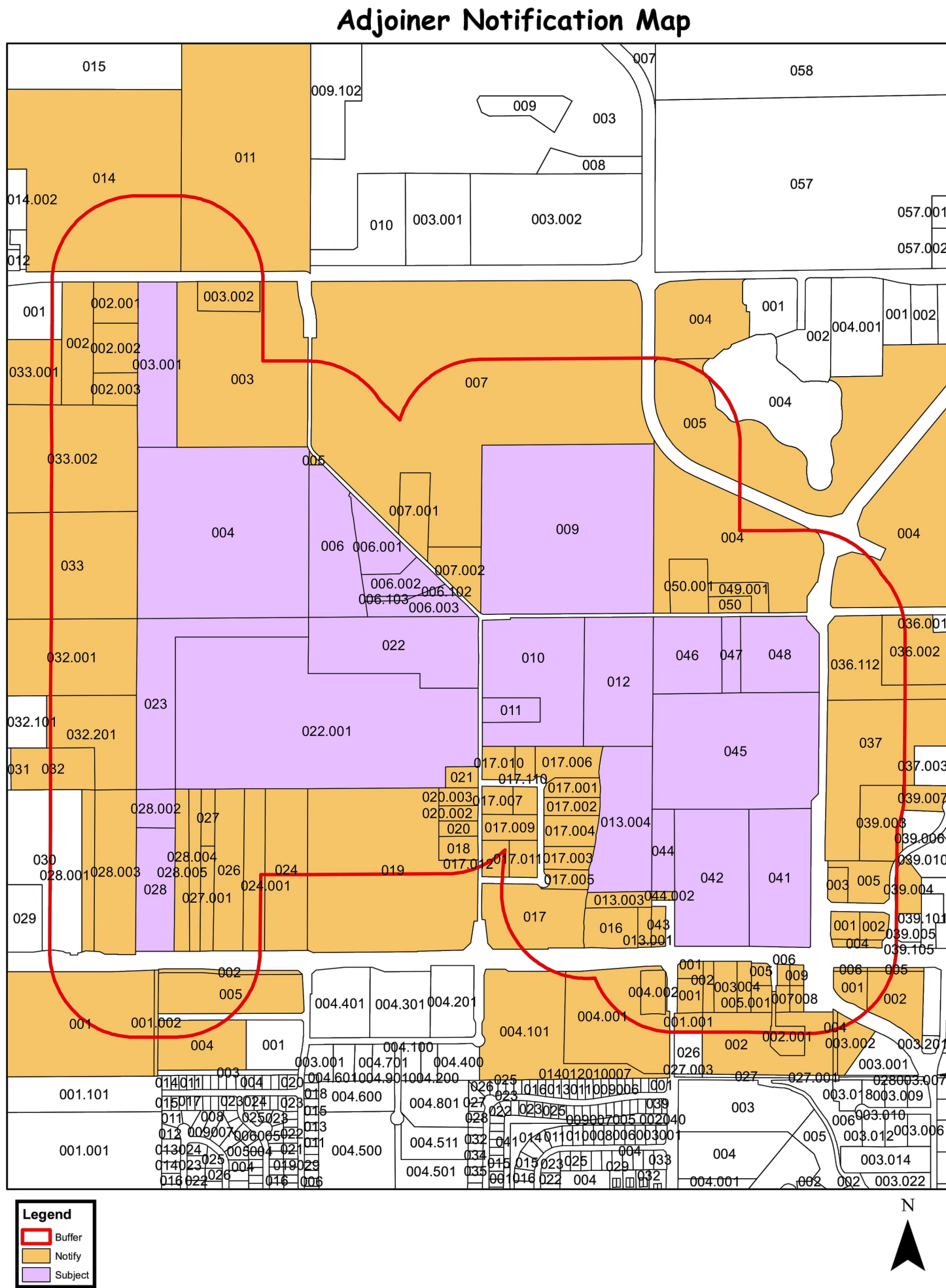
OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

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

WHEELER LANDING - SECTION 1

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



08-05-35-00-00-000.003	Subject	08-05-35-00-00-022.000	Subject
Wheeler, Charles Martin		Westfield Airport LLC	
18110 Kinsey Ave		18110 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-006.103	Subject	08-05-35-00-00-022.001	Subject
Wheeler, Charles		Wheeler, Leslie S Trustee of Leslie S Wheeler Rev Trust	
18110 Kinsey Ave		18110 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-006.103	Subject	08-05-35-00-00-023.000	Subject
SR. Mark Turrent & Sharon Dee SR		Westfield Airport LLC	
18110 Kinsey Ave		18110 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-009.000	Subject	08-05-35-00-00-028.000	Subject
Wheeler Farms LLC		Westfield Airport LLC	
18206 Kinsey Ave		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-010.000	Subject	08-05-35-00-00-028.002	Subject
Wheeler Farms LLC		Westfield Airport LLC	
18206 Kinsey Ave		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-011.000	Subject	08-05-35-00-00-041.000	Subject
Wheeler, Richard S & Nanci L		Wheeler Farms LLC	
17929 Outback Rd		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-012.000	Subject	08-05-35-00-00-042.000	Subject
Wheeler Farms LLC		Wheeler Farms LLC	
18206 Kinsey Ave		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-013.004	Subject	08-05-35-00-00-044.000	Subject
Wheeler Farms LLC		Wheeler Farms LLC	
18206 Kinsey Ave		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074

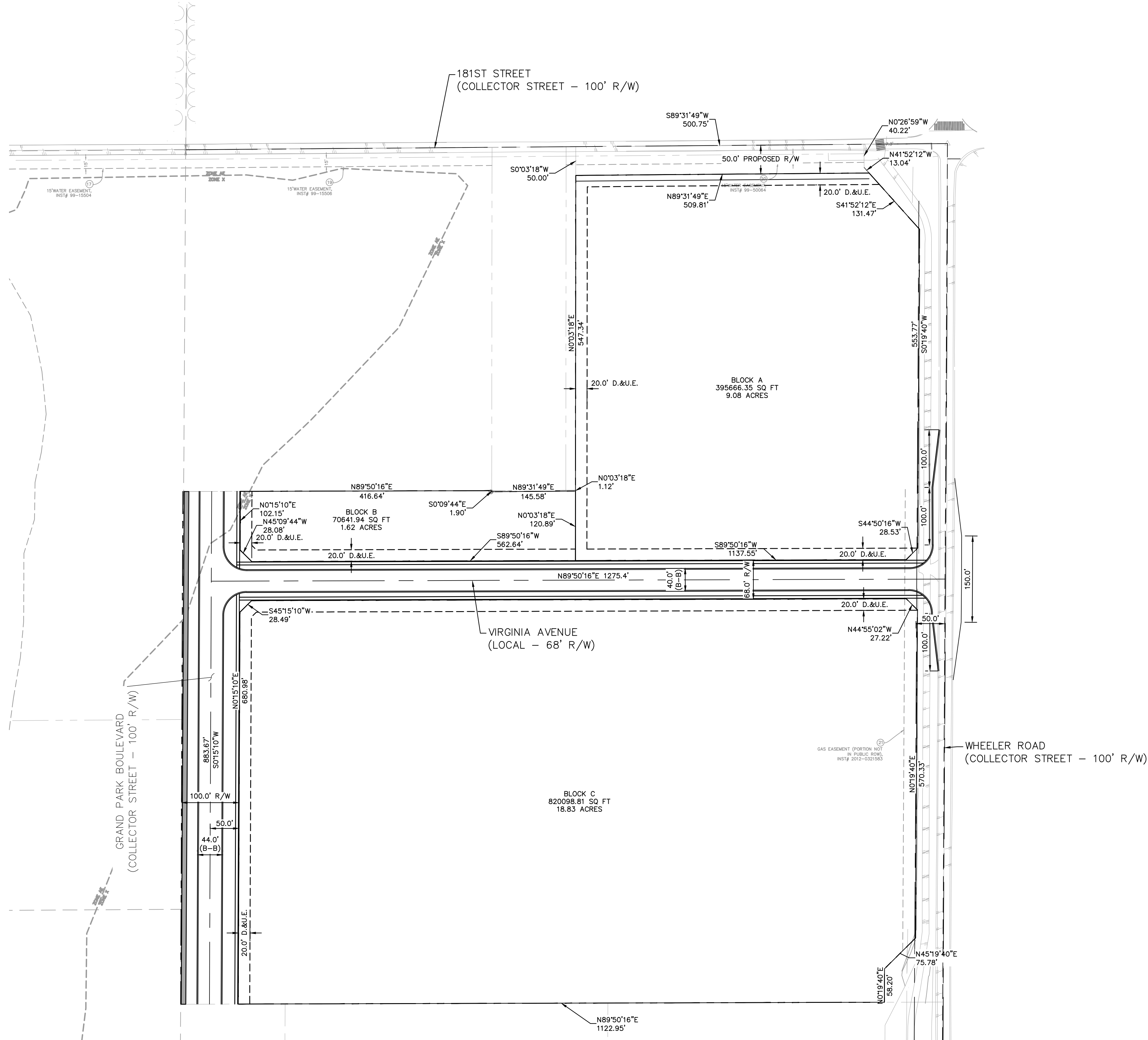
08-05-35-00-00-022.000	Subject	08-05-35-00-00-045.000	Subject
Westfield Airport LLC		Wheeler Farms LLC	
18110 Kinsey Ave		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-046.000	Subject	08-05-35-00-00-046.000	Subject
Wheeler, Leslie S Trustee of Leslie S Wheeler Rev Trust		Wheeler Farms LLC	
18110 Kinsey Ave		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-023.000	Subject	08-05-35-00-00-047.000	Subject
Westfield Airport LLC		Mohr, Michael P & Michele	
18110 Kinsey Ave		801 19th St E	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-028.000	Subject	08-05-35-00-00-048.000	Subject
Westfield Airport LLC		Wheeler Farms LLC	
18206 Kinsey Ave		18206 Kinsey Ave	
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08-05-35-00-00-028.002	Subject	08-05-35-00-00-049.000	Subject
Westfield Airport LLC		Wheeler Farms LLC	
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Westfield	IN 46074	Westfield	IN 46074

08-05-35-00-00-045.000	Subject	08-05-35-00-00-046.000	Subject
Wheeler Farms LLC		Wheeler Farms LLC	
18206 Kinsey Ave		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-046.000	Subject	08-05-35-00-00-047.000	Subject
Wheeler Farms LLC		Mohr, Michael P & Michele	
18206 Kinsey Ave		801 19th St E	
Westfield	IN 46074	Westfield	IN 46074
08-05-35-00-00-047.000	Subject	08-05-35-00-00-048.000	Subject
Wheeler Farms LLC		Wheeler Farms LLC	
18206 Kinsey Ave		18206 Kinsey Ave	
Westfield	IN 46074	Westfield	IN 46074

HAMILTON COUNTY NOTIFICATION LIST	
PLAT: SUBJECT THE FOLLOWING PARCELS:	
08-05-35-00-00-011.000	Neighbor
Westfield Redevelopment Authority	
130 Penn St	
Westfield	IN 46074
08-05-35-00-00-012.000	Neighbor
Westfield Redevelopment Authority	
130 Penn St	
Westfield	IN 46074
08-05-35-00-00-013.001	Neighbor
Marston, Philip R & Debra L Asentd CofTrustees of Marston Family Revocable Living Trust	
20022 Baker St	
Shurden	IN 46069
08-05-35-00-00-013.001	Neighbor
Marston, Philip R & Debra L Asentd CofTrustees of Marston Family Revocable Living Trust	
20022 Baker St	
Shurden	IN 46069
08-05-35-00-00-013.001	Neighbor
Marston, Philip R & Debra L Asentd CofTrustees of Marston Family Revocable Living Trust	
20022 Baker St	
Shurden	IN 46069
08-05-35-00-00-013.001	Neighbor
Marston, Philip R & Debra L Asentd CofTrustees of Marston Family Revocable Living Trust	
20022 Baker St	
Shurden	IN 46069
08-05-35-00-00-013.001	Neighbor
Marston, Philip R & Debra L Asentd CofTrustees of Marston Family Revocable Living Trust	
20022 Baker St	
Shurden	IN 46069

151 166th St W		
08-05-35-00-00-000.000	IN	46074
Neighbor		
City of Donald & Mary Lee Trusts		
18110 Kinsey Ave		
Westfield	IN	46074
08-05-35-00-00-007.000		Neighbor
D & W Farms Inc		
18110 Kinsey Ave		
Westfield	IN	46074
08-05-35-00-00-007.001		Neighbor
Day, Keith A & Ann E		
18206 Kinsey Ave		
Westfield	IN	46074
08-05-35-00-00-007.002		Neighbor
Day, J Donald & Mary Lee		
18110 Kinsey Ave		
Westfield	IN	46074
08-05-35-00-00-007.003		Neighbor
Somewell LLC		
539 E Main St		
Franklin	OH	45640
08-05-35-00-00-007.004		Neighbor
Time Financial Corporation		
14300 City Terrace Blvd 240		
Carmel	IN	46032
08-05-35-00-00-007.005		Neighbor
City of Westfield		
120 Fern St		
Westfield	IN	46074
08-05-35-00-00-007.006		Neighbor
Time Financial Corporation		
14300 City Terrace Blvd the 240		
PREPARED BY THE HAMILTON COUNTY AUDITOR'S OFFICE, DEPARTMENT OF LAND MANAGEMENT		

4	SHEET NUMBER	KHA PROJECT NO. 170113000	ORIGINAL ISSUE: 03/01/2019	WHEELER LANDING SECTION 1	PRIMARY PLAT		Kimley»Horn 250 EAST 98TH STREET, SUITE 500 INDIANAPOLIS, IN 46240 TEL: 317.551.1100 WWW.KIMLEY-HORN.COM DESIGNED BY: DAM DRAWN BY: DAM CHECKED BY: ART SCALE:	AS NOTED REVISIONS DATE BY
---	--------------	------------------------------	-------------------------------	------------------------------	--------------	---	---	--



TOTAL ACREAGE - 29.53 Acres
OF BLOCKS/LOTS - 3
DENSITY - 0.102 Blocks/acre
ZONING - PUD

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

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

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



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

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

Kimley»»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

DESIGNED BY: DAM
DRAWN BY: DAM
CHECKED BY: ART



DEVELOPMENT PLAN

SECTION 1

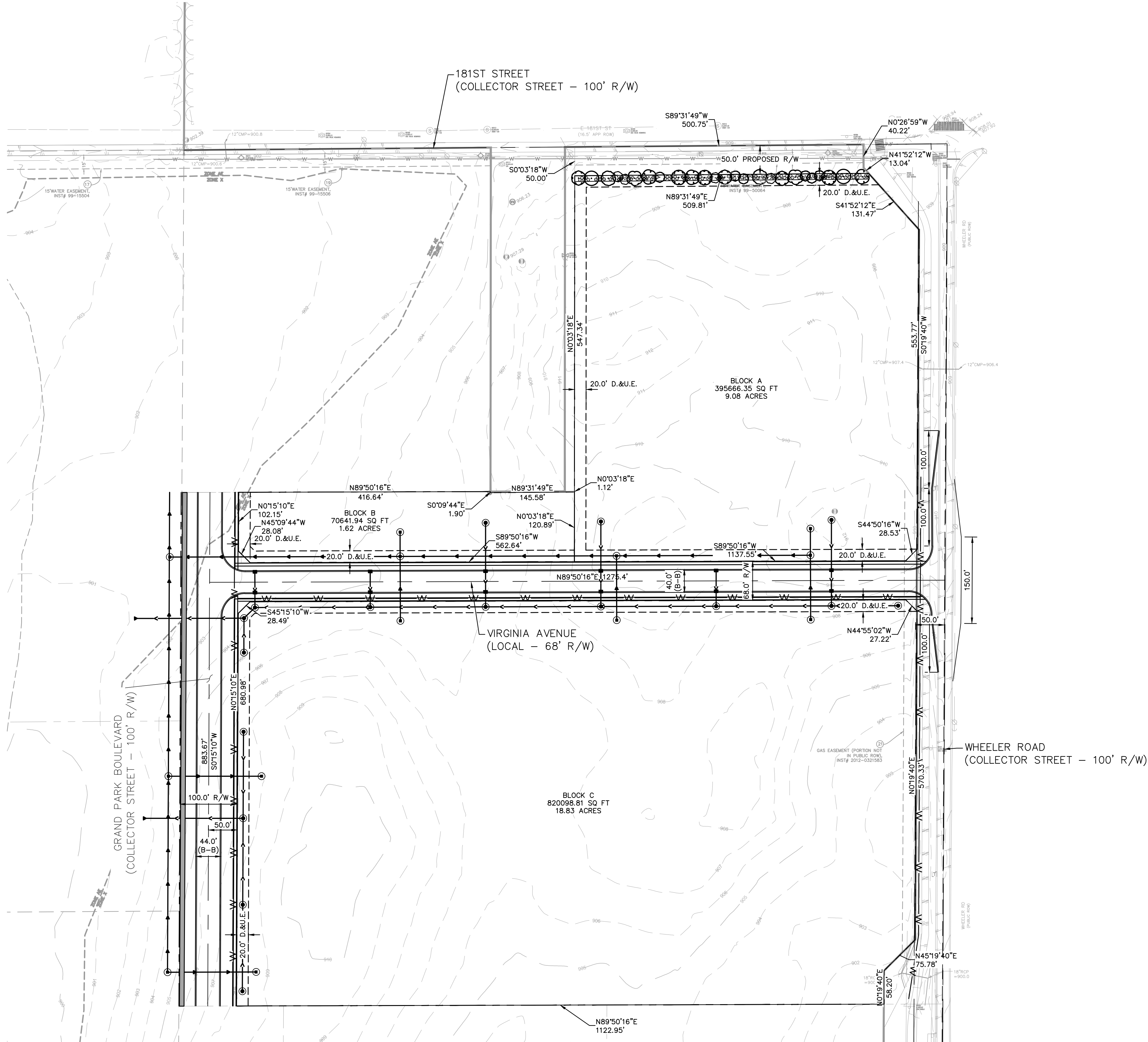
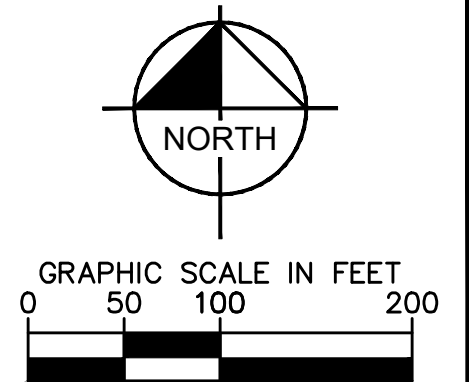
ORIGINAL ISSUE:	03/01/2019
PROJECT NO.	170113000
SHEET NUMBER	

•

TOTAL ACREAGE - 29.53 Acres
OF BLOCKS/LOTS - 3
DENSITY - 0.102 Blocks/acre
ZONING - PUD

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

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



DECIDUOUS TREES							
	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	
	2	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL MIN	---	
	2	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---	
	2	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	---	
	3	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2" CAL MIN	---	
	3	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	---	
	3	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	---	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	
	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL MIN	---	
	6	CERCIS CANADENSIS 'FLAME'	EASTERN RED BUD	B & B	2" CAL MIN	---	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	IV	24	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	---	SEE PLAN	18" HT MIN
	PD	25	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	---	SEE PLAN	18" HT MIN
	TD	29	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	---	SEE PLAN	18" HT MIN
	VB	27	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	---	SEE PLAN	30" HT MIN
	VD	20	VIBURNUM DENTATUM	VIBURNUM	---	SEE PLAN	30" HT MIN

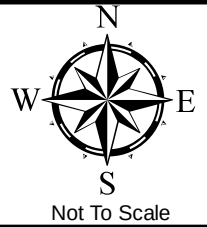
- NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

Drawing name: G:\Marketing_Proposals\DEV\2018\NICA_(*)_29_NICA_Westfield_IN\PRIMARY PLAT & OVERALL DEVELOPMENT PLAN.dwg 6 Mar 01, 2019 10:43am by dokata.medard
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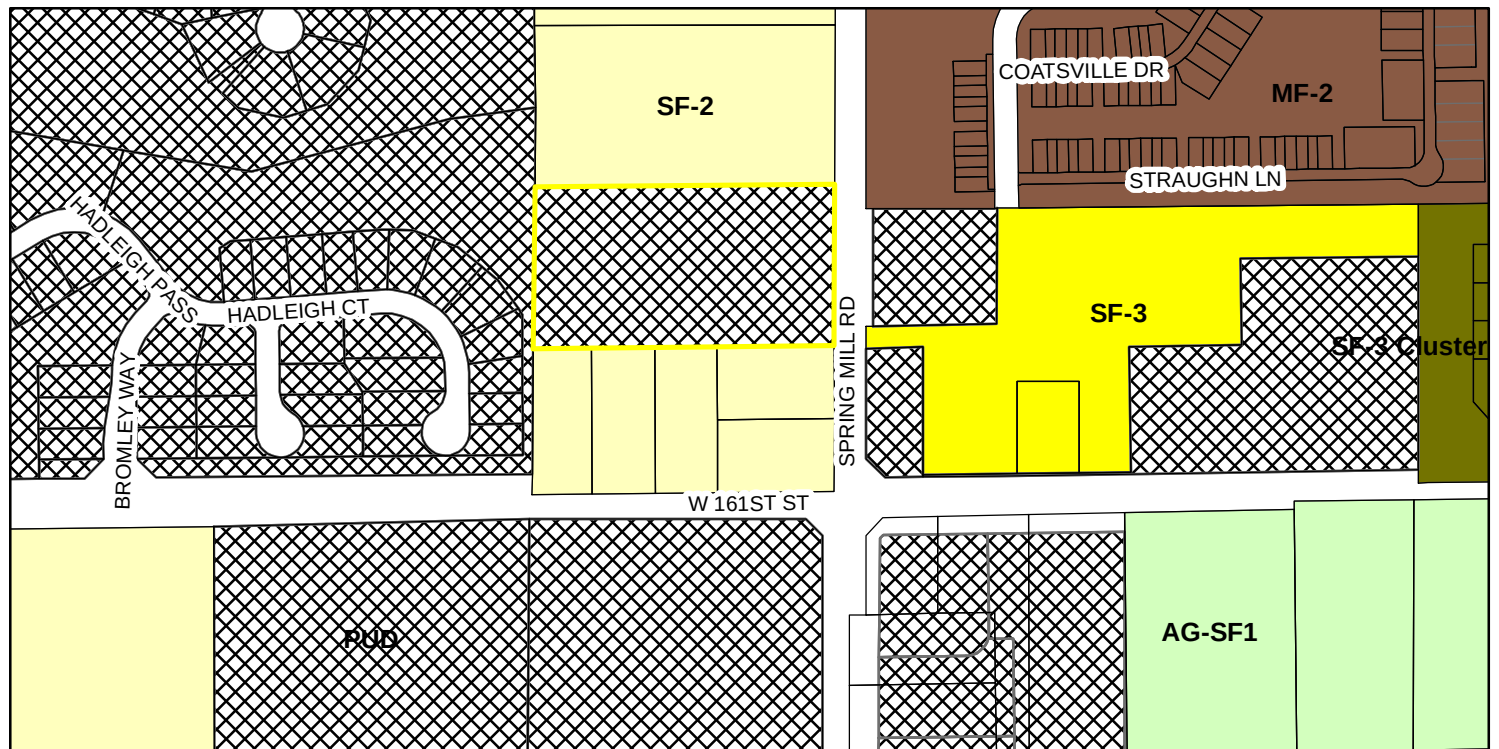
Property Location Map
Spring Mill Grand Station
1807-DDP-17



Aerial Location Map

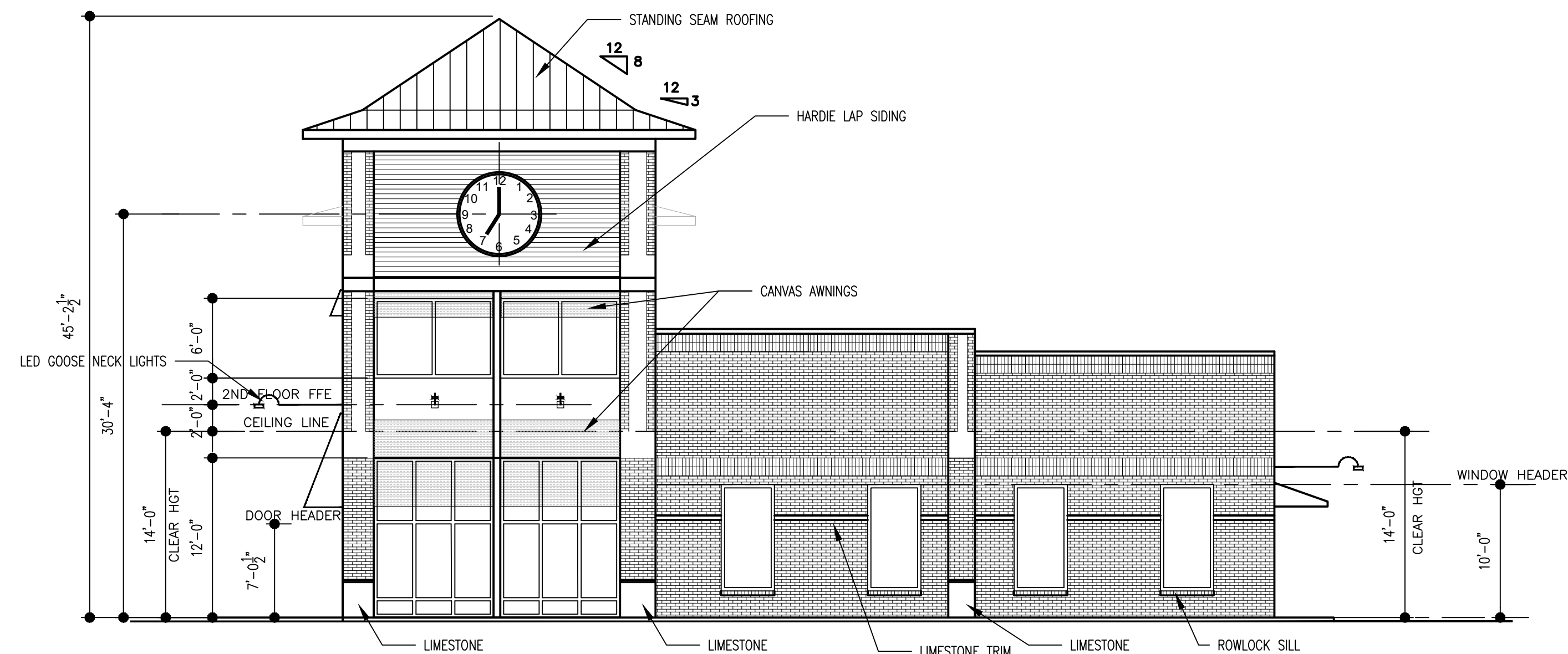


Zoning Map



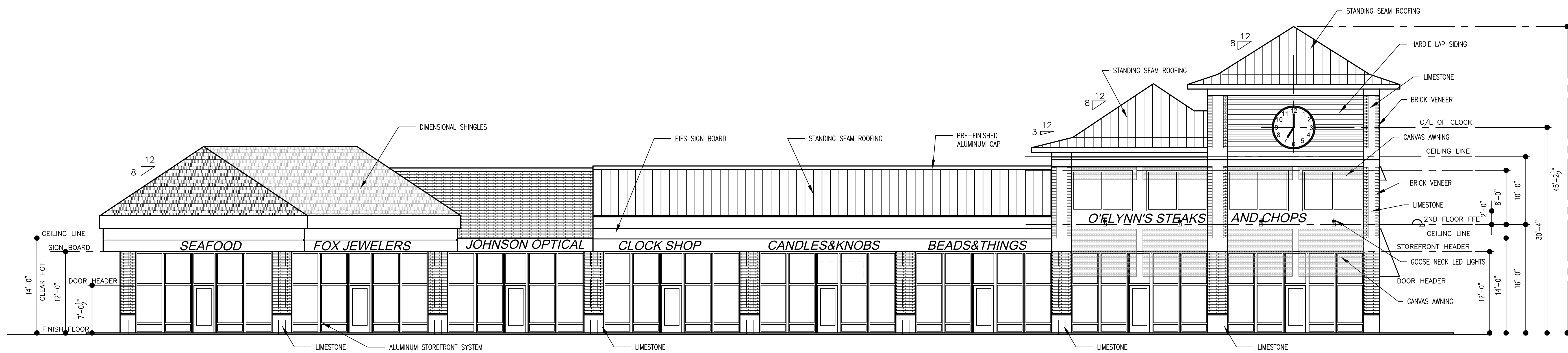
- | | | |
|--|--------------------------------|--------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) | SF-3 (Single Family - 3) |
| MF-2 (Multiple Family - 2) | SF-2 (Single Family - 2) | SF-3 Cluster |

C201



G1	BUILDING "A" NORTH ELEVATION
-----------	------------------------------

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

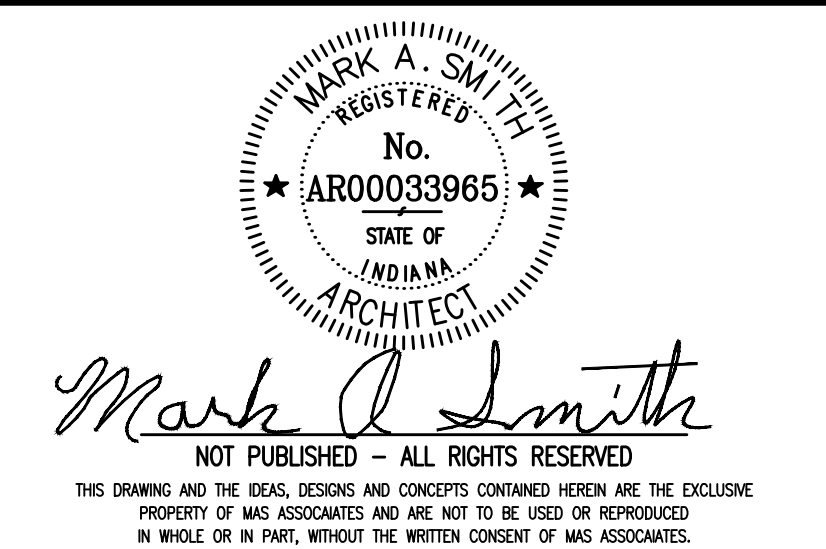


A1	BUILDING "A" EAST ELEVATION
-----------	-----------------------------

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

REVISIONS		
NO.	DATE	REVISIONS/SUBMISSIONS

FINAL BID SET 01/24/2019



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Architects and Planners

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mrksmith@comcast.net

Phone 317 726 1060 Fax 317 726 1061

SPRING MILL GRAND STATION LLC
SPRING MILL GRAND STATION
Westfield, Indiana

BUILDING "A"
ELEVATIONS

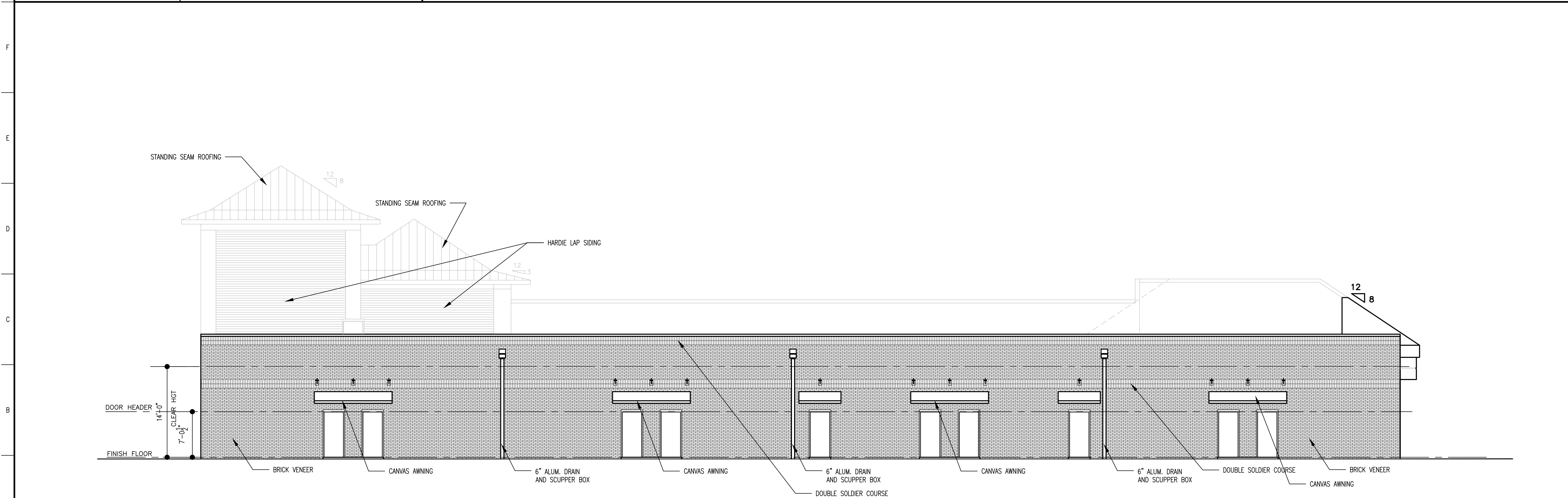
DATE 12/21/2017	PROJECT NO. 21718.001	DRAWN DFA	APPROVED MAS
COMPUTER FILE NAMES		SHEET NO.	

A201



G1 BUILDING "A" SOUTH ELEVATION

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



A1 BUILDING "A" WEST ELEVATION

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

REVISIONS		
NO.	DATE	REVISIONS/SUBMISSIONS

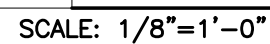
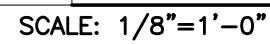
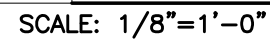
FINAL BID SET 01/24/2019

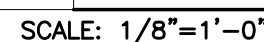
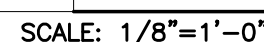
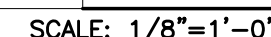
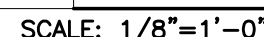
MARK A. SMITH
REGISTERED ARCHITECT
No. AR00033965
STATE OF INDIANA
Mark A. Smith
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Indianapolis, Indiana 46220
mrksmith@comcast.net
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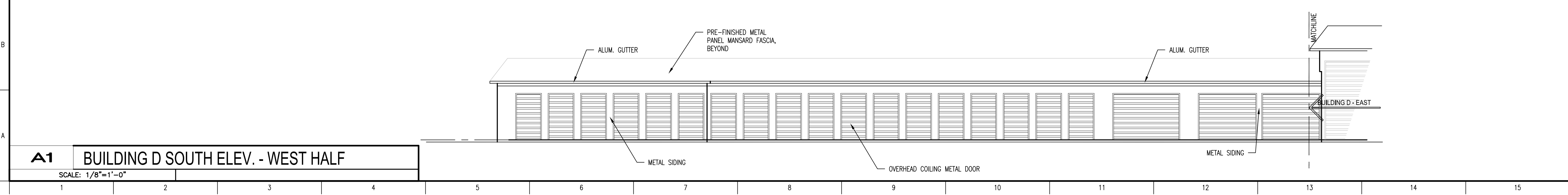
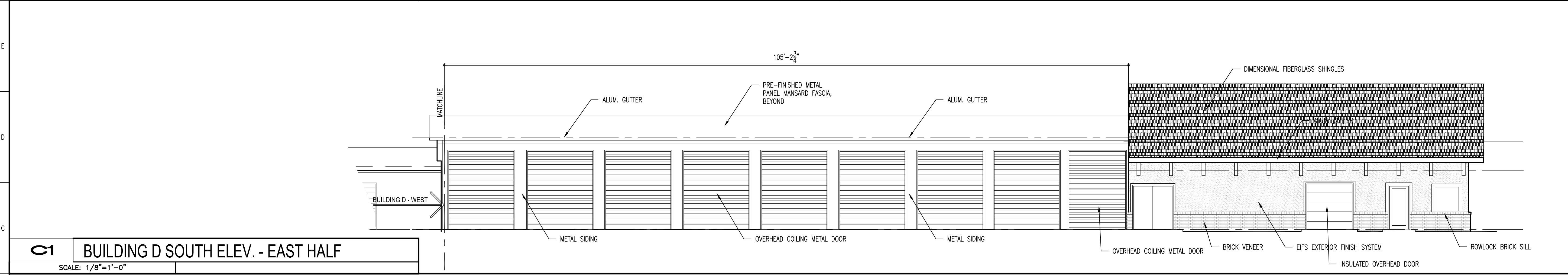
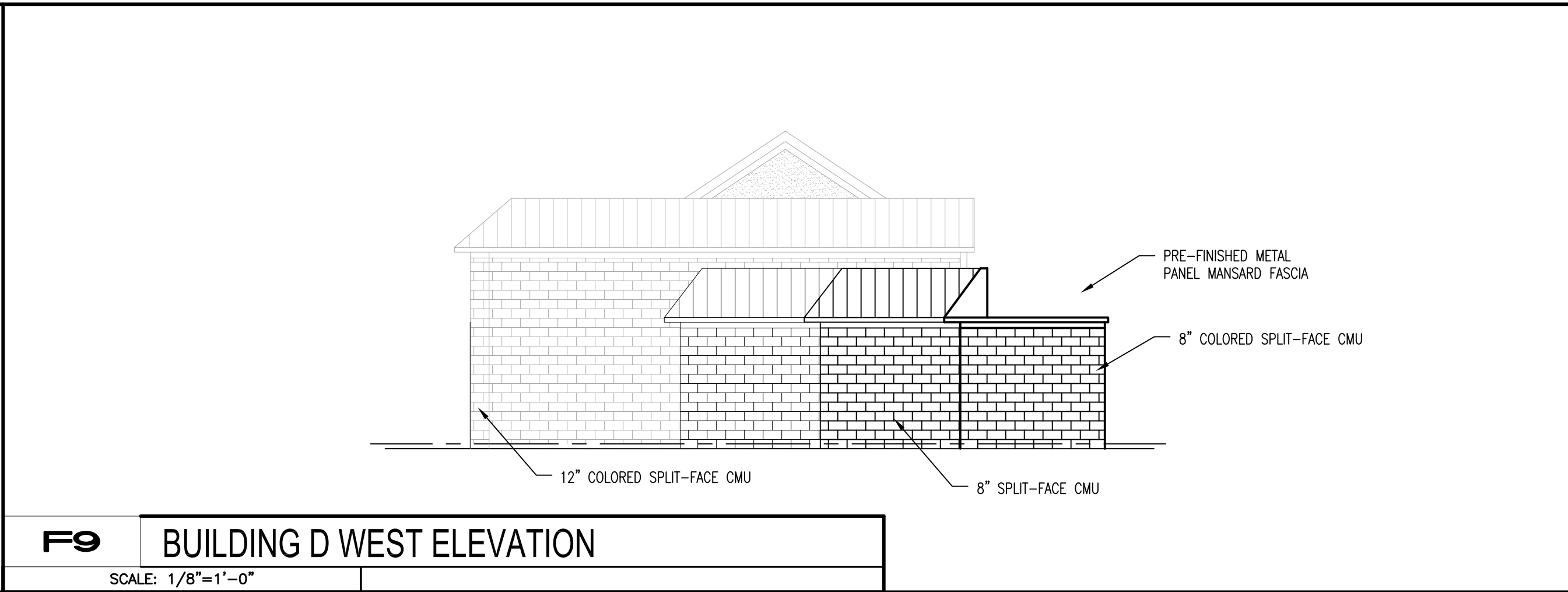
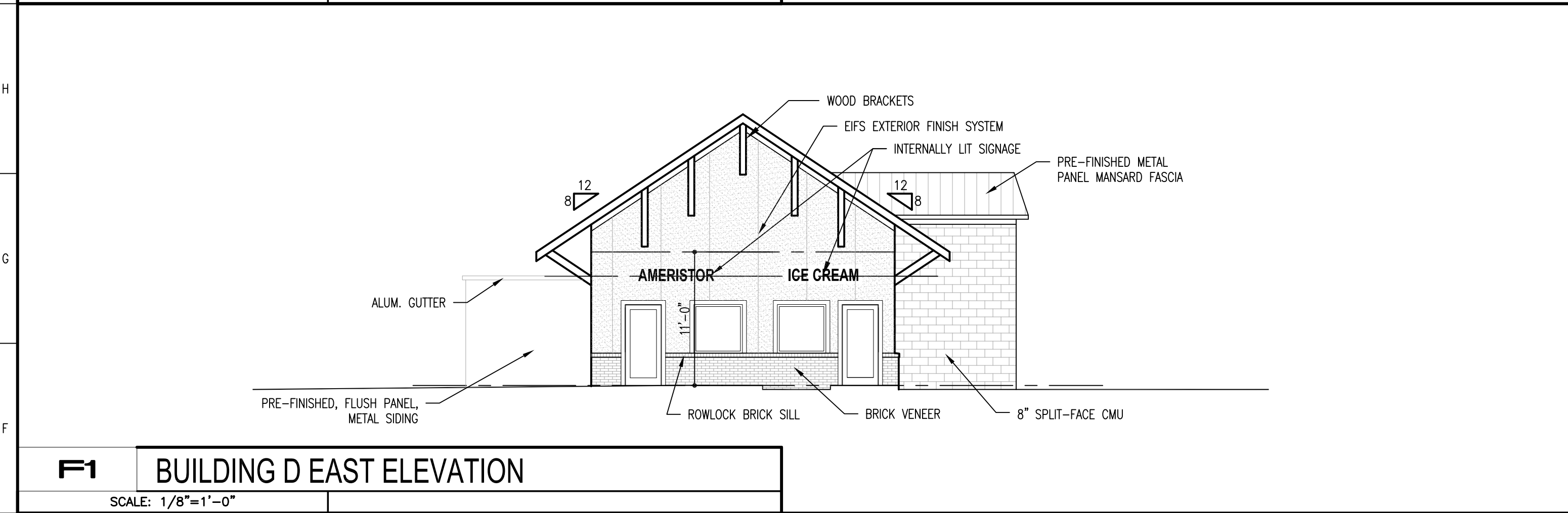
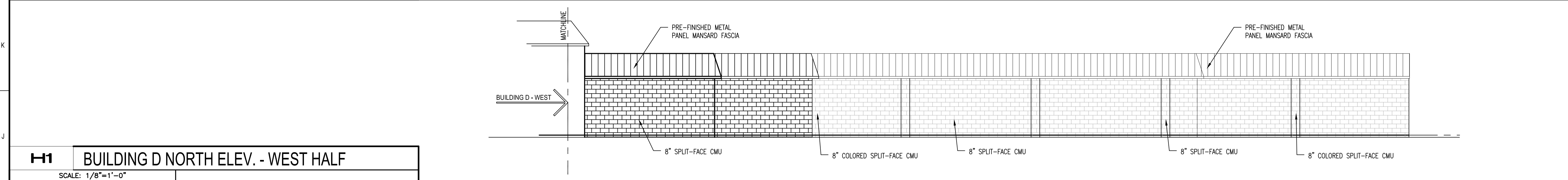
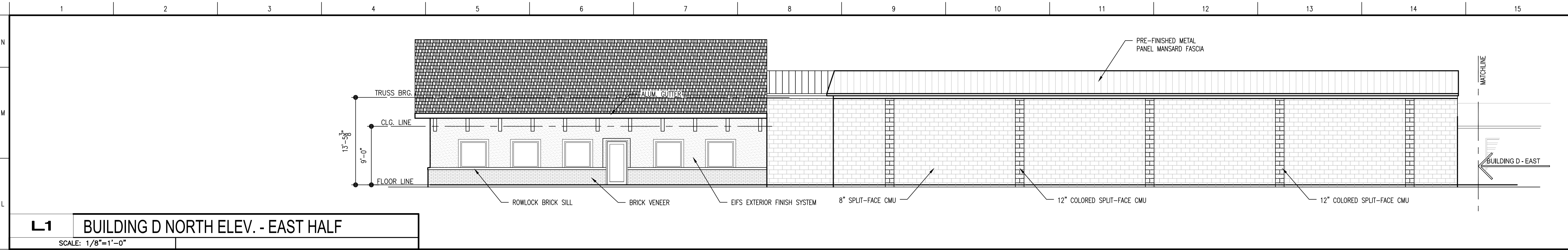
SPRING MILL GRAND STATION LLC
SPRING MILL GRAND STATION
Westfield, Indiana

BUILDING "A" ELEVATIONS		DATE	PROJECT NO.	DRAWN	APPROVED
		12/21/2017	21718.001	DFA	MAS
COMPUTER FILE NAMES		SHEET NO.		A202	

A203



COMPUTER FILE NAMES	SHEET NO. A206
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REVISIONS		
NO.	DATE	REVISIONS/SUBMISSIONS

FINAL BID SET 01/24/2019

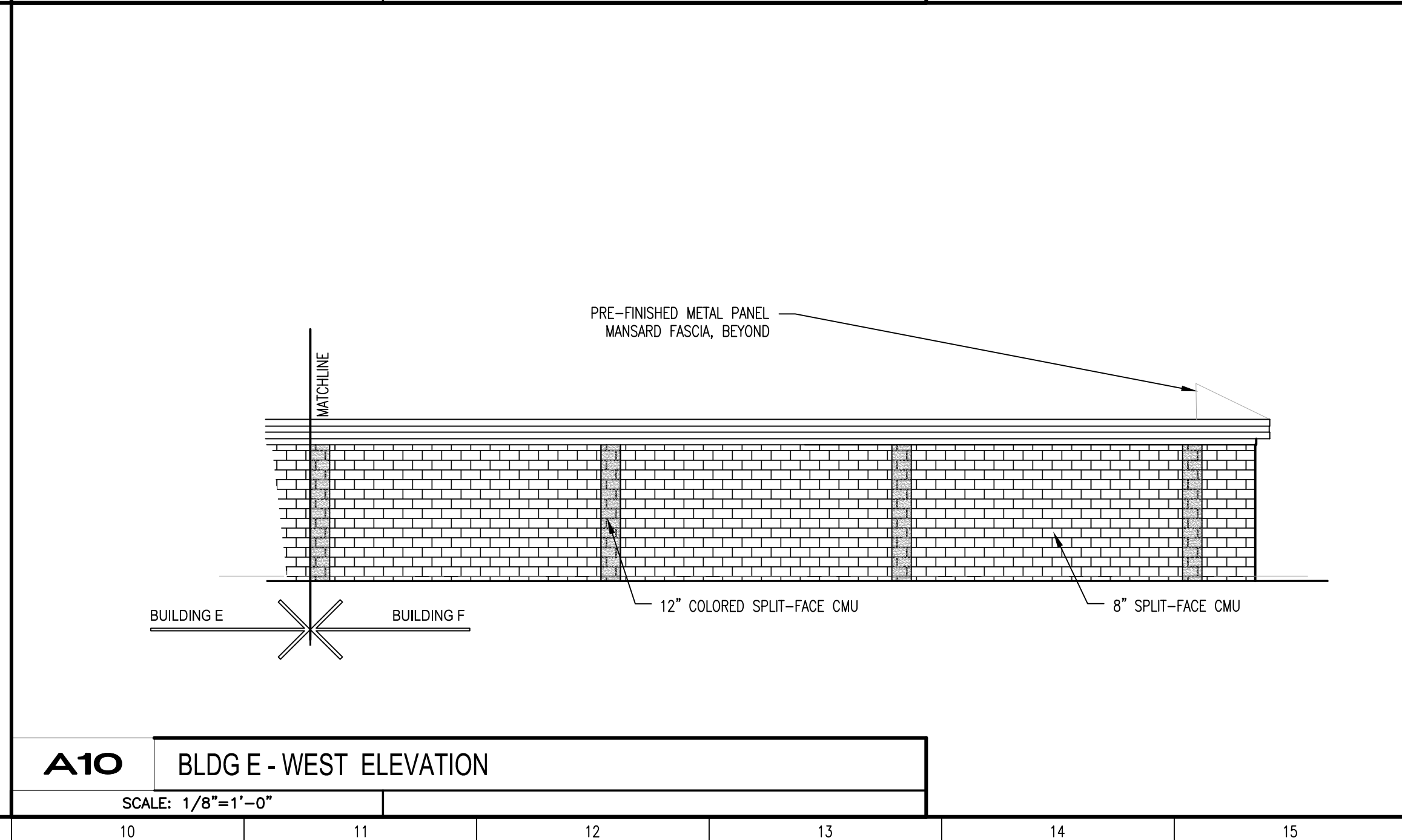
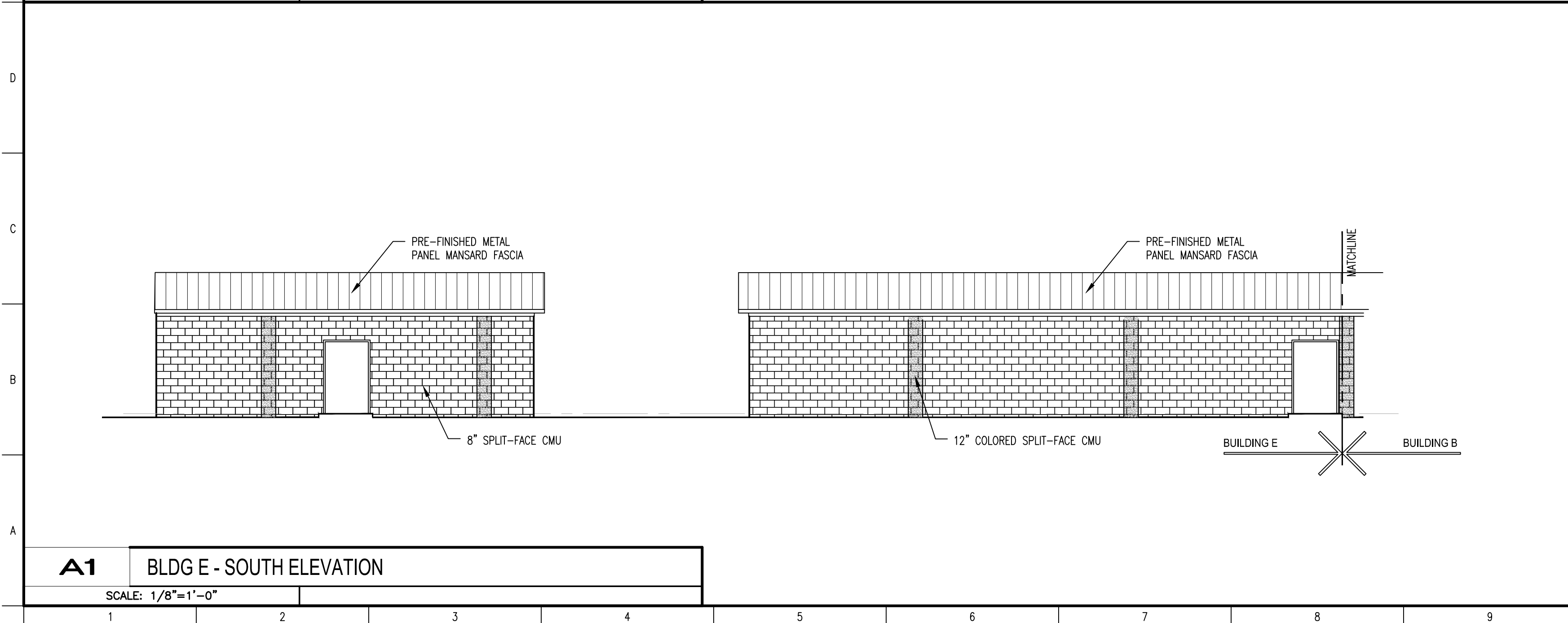
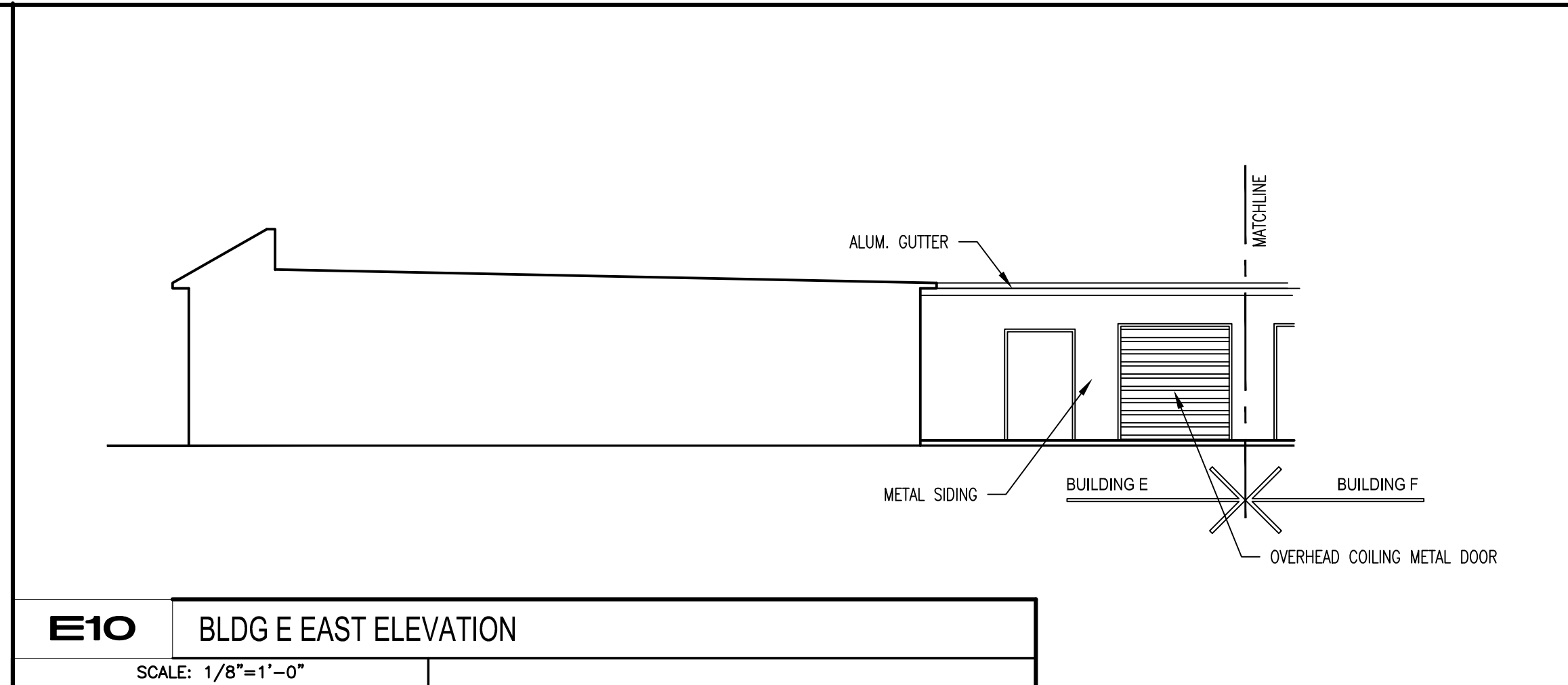
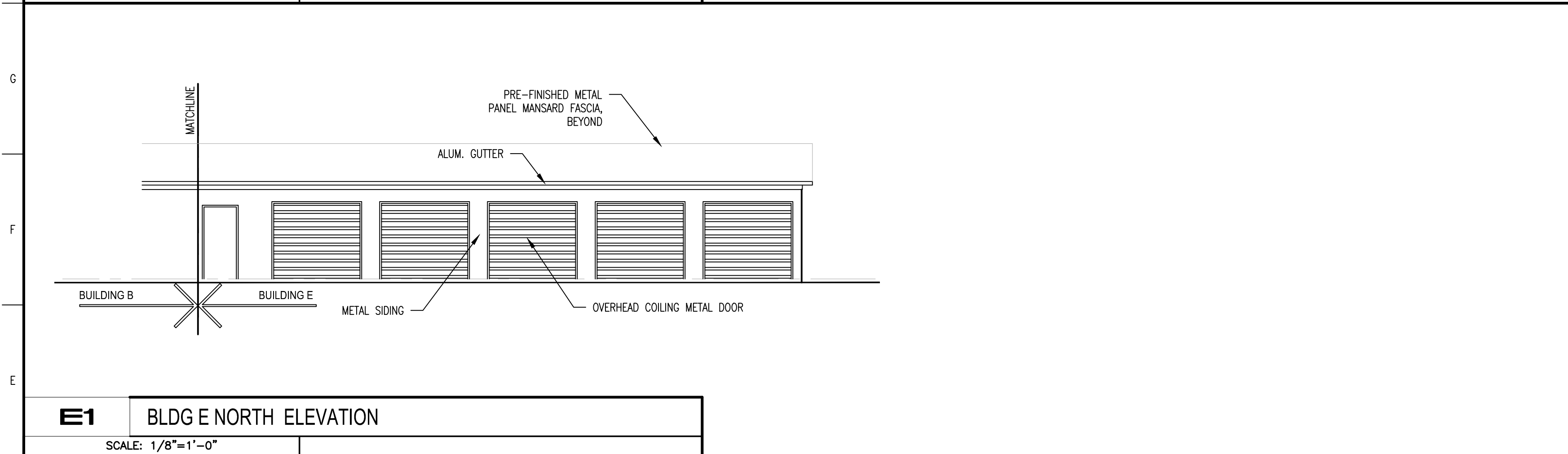
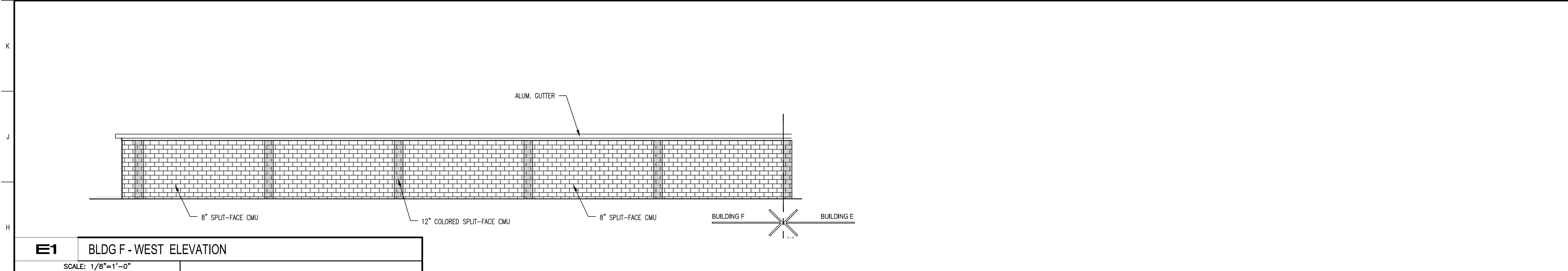
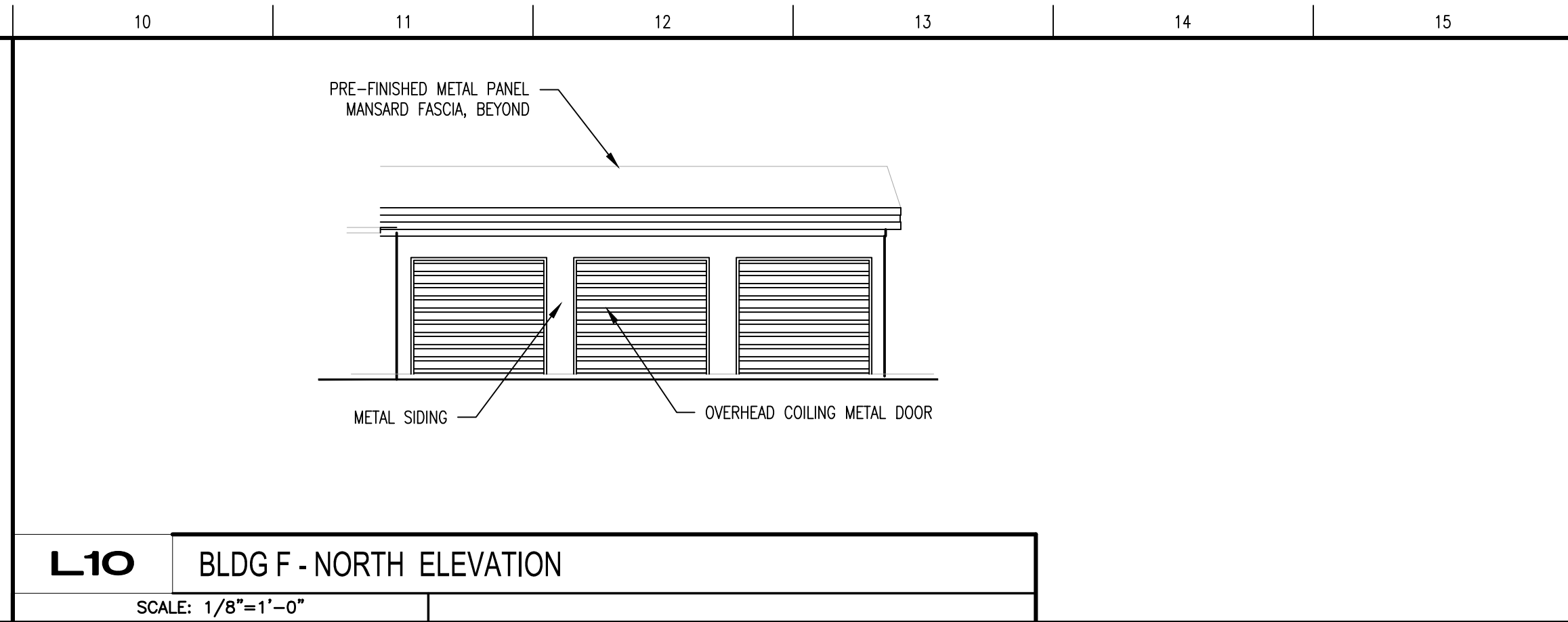
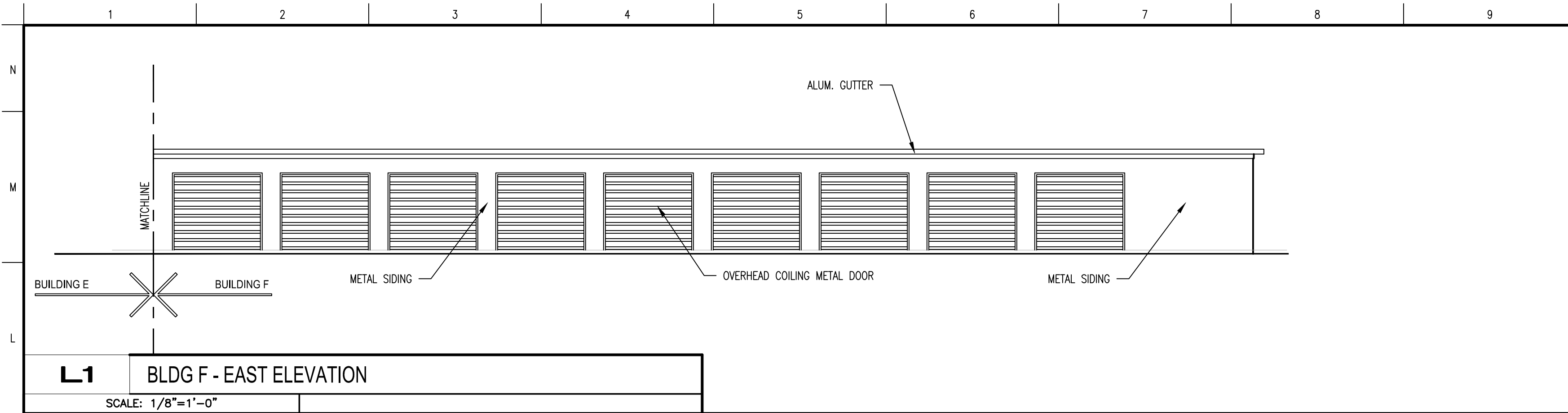
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SPRING MILL GRAND STATION
Westfield, Indiana

BUILDING "D"
EXTERIOR ELEVATIONS

DATE 12/21/2017	PROJECT NO. 21718.001	DRAWN DFA	APPROVED MAS
COMPUTER FILE NAMES		SHEET NO. A205	



REVISIONS		
NO.	DATE	REVISIONS/SUBMISSIONS

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MARK A. SMITH
REGISTERED ARCHITECT
No. AR00033965
STATE OF INDIANA

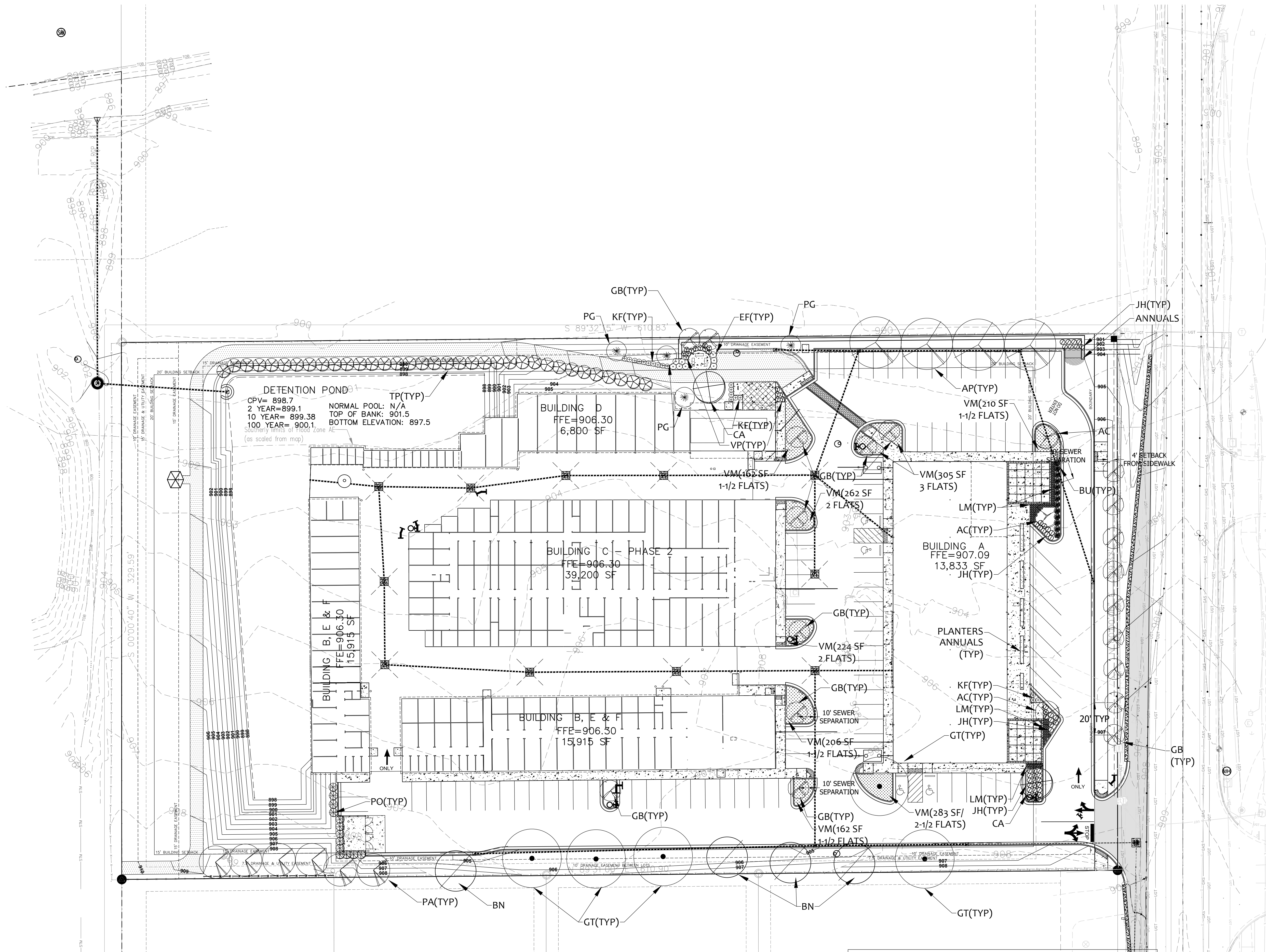
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SPRING MILL GRAND STATION LLC
SPRING MILL GRAND STATION
Westfield, Indiana

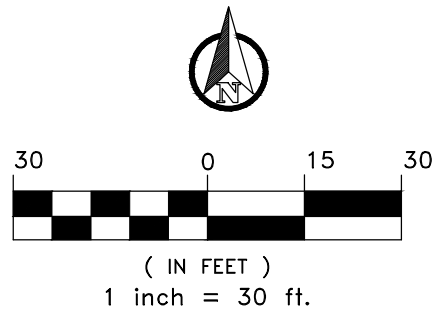
BUILDINGS "E & F" EXTERIOR ELEVATIONS			
DATE 12/21/2017	PROJECT NO. 21718.001	DRAWN DFA	APPROVED MAS
COMPUTER FILE NAMES		SHEET NO.	

A204



- PROPOSED LEGEND**
- CLEANOUT
 - SSD LATERAL
 - RIGHT-OF-WAY LINE
 - STORM SEWER LINE
 - SWALE
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LATERAL
 - FLOW DIRECTION
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOURS
 - PROPOSED ELEVATION
 - STORM BEEHIVE INLET
 - STORM INLET
 - SUBSURFACE DRAIN
 - AND SUMP LINE
 - GRANULAR BACKFILL
 - CONCRETE END SECTION
 - NORMAL POOL ELEVATION
 - PROPOSED PAD ELEVATION
 - TOP OF CASTING / TOP OF CURB
 - INVERT
 - REINFORCED CONCRETE PIPE
 - MANHOLE
 - STRUCTURE
 - REGULATED DRAIN AND UTILITY EASEMENT
 - DRAINAGE AND UTILITY EASEMENT
 - SANITARY, DRAINAGE, AND UTILITY EASEMENT
 - SANITARY SEWER
 - HANDICAP RAMP
 - MATCH EXISTING GRADE
 - STORM SEWER
 - SUBSURFACE DRAIN
 - SANITARY SEWER PIPE
 - MINIMUM PAD ELEVATION
 - TYPICAL
 - PROPOSED
 - EXISTING
 - RADIUS
 - BACK TO BACK
 - EXISTING
 - CLEANOUT

SYMBOL LEGEND			
SEA GROUP MONUMENT SET	SIGN	FIRE MAIN	GAS LINE MARKER
CUT "X" SET or FOUND	LARGE SIGN	FIRE HYDRANT	GAS VALVE
BRASS PLUG / COPPER WELD	UTILITY POLE	WATER METER	GAS METER
SURVEY MARKER FOUND	LIGHT POLE	WATER VALVE	TELEPHONE MANHOLE
PK or MAG NAIL FOUND	GROUND LIGHT	WATER WELL	TELEPHONE UTILITY
SECTION CORNER (AS NOTED)	ELECTRIC METER	BEE-HIVE INLET	TELEPHONE LINE MARKER
BENCHMARK (AS NOTED)	ELECTRIC UTILITY	CURB INLET	SANITARY SEWER MANHOLE
RIGHT OF WAY MARKER	DECIDUOUS TREE	DRAINAGE INLET	SANITARY SEWER MARKER
TRAFFIC SIGNAL POLE	EVERGREEN TREE	MANHOLE	STORM SEWER MANHOLE
AIR CONDITIONER	MAIL BOX	AIR / VACUUM EQUIPMENT	COMMUNICATIONS UTILITY
BOLLARD	HANDICAPPED PARKING SPOT	MONITORING WELL	CLEAN OUT



"IT'S THE LAW"
811
Know what's Below
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

SPRING MILL GRAND STATION
16156 Spring Mill Road
Westfield, Indiana

LANDSCAPE PLAN

DATE:	7/16/2018
JOB NO.	160014
DRAWN BY:	AMM
CHECKED BY:	MM
REVISIONS	
WESTFIELD	02/11/2019

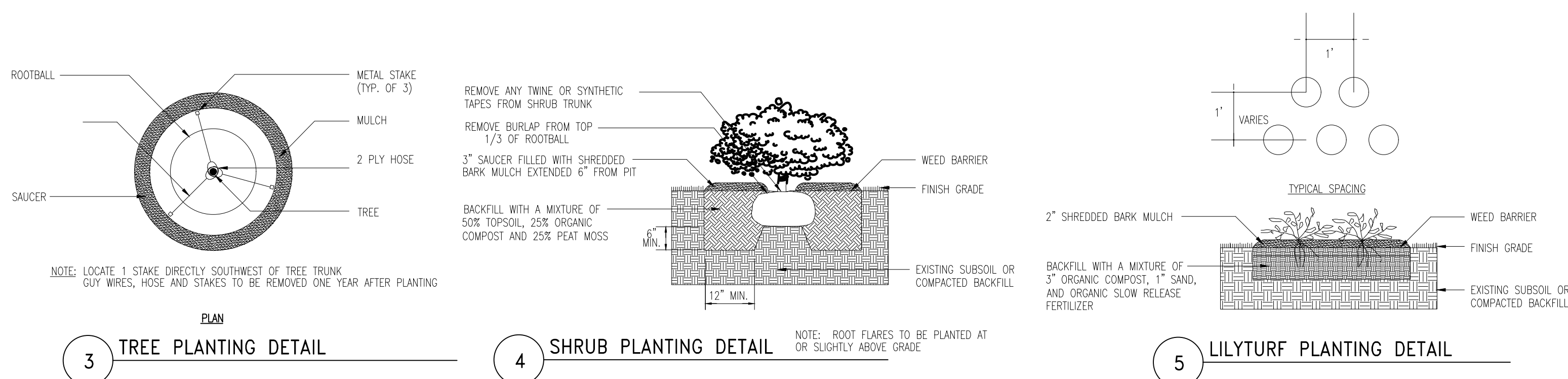
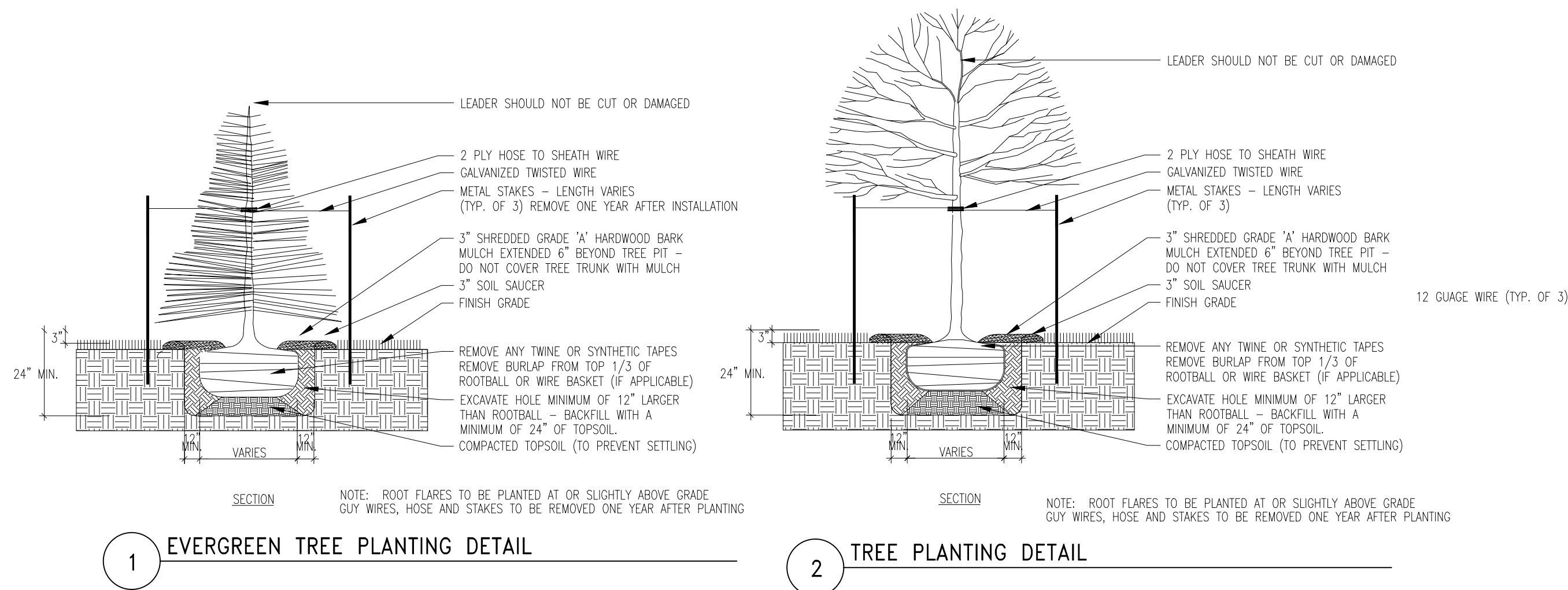
SHEET NO.
L101

Studio A of Indianapolis
9511 East 96th Street
Indianapolis, IN 46256
(317) 585.0834
www.studioAindy.com



CERTIFIED BY





LANDSCAPE PLANTS AND MATERIALS							
Key	Botanical Name	Common Name	Quantity	Size/height at Planting	Decid./Egreen	Root	Remarks
AG	ACER GRISEUM	PAPERBARK MAPLE	3	2-1/2' @ 6" ABOVE ROOTBALL	D	B&B	MATCH SIZE AND SHAPE
BN	BETULA NIGRA	RIVER BIRCH	4	14'	D	3 ST B&B	MATCH SIZE AND SHAPE
BU	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	13	MIN 24" HEIGHT	E	MIN #5 CONT	MATCH SIZE AND SHAPE
GB	GINKO BILOBA 'SENTRY'	SENTRY GINKO	19	2-1/2" @ 6" ABOVE ROOTBALL	D	B&B	MATCH SIZE AND SHAPE
GT	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	5	2-1/2" @ 6" ABOVE ROOTBALL	D	B&B	MATCH SIZE AND SHAPE
JH	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA YOUNGSTOWN'	ANDORRA JUNIPER	47	MIN 24" HEIGHT	E	MIN #5 CONT	MATCH SIZE AND SHAPE
KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	19	#1	GRASS	CONT	FULL IN POT
LM	LIRIOPE MUSCARI 'VARIEGATA'	LILYTUFT	178	#1	E	CONT	FULL IN POT
PG	PICEA GLAUCA 'DENSASTA'	BLACK HILLS SPRUCE	4	6-7'	E	B&B	MATCH SIZE AND SHAPE
PO	THUJA OCCIDENTALIS 'PYRAMIDALIS'	PYRAMIDAL ARBORVITAE	13	6-7'	E	B&B	MATCH SIZE AND SHAPE
TP	THUJA PLICATA 'GIGANTIODES'	GREEN GIANT ARBORVITAE	35	5'	E	B&B	MATCH SIZE AND SHAPE
VM	VINCA MINOR	MYRTLE	SEE PLANS	SEE PLANS	E	GROUNDCOVER PLANTING	FULL, HEALTHY PLANT
VP	VIBURNUM PLICATUM 'NEWZAM'	NEWPORT VIBURNUM	16	#5	D	CONT	MATCH SIZE AND SHAPE
MULCH	HARDWOOD BARK MULCH-DARK BROWN						
SOD							
ANNUALS			47 SQ FT				

- NOTES:
1. ALL SPECIES OF PLANT MATERIALS AND SUBSTITUTIONS THEREOF ARE SUBJECT TO ACCEPTANCE BY THE LPA AND APPROVAL OF THE OWNER AND/OR PROJECT LANDSCAPE ARCHITECT. NO PLANT MATERIAL SELECTED IS ON THE LPA'S PROHIBITED TREES LIST.
2. LANDSCAPE ARCHITECT AND/OR OWNER SHALL HAVE THE OPPORTUNITY TO SELECT SPECIFIC TREES FROM THE LANDSCAPE NURSERY.
3. ADJUSTMENTS TO THIS LANDSCAPE PLAN MAY BE NECESSARY AS CONSTRUCTION OCCURS.
4. CONTRACTOR TO REFER TO APPLICABLE ORDINANCES AND REGULATIONS FOR STANDARDS REGARDING LANDSCAPE PLANTING AND INSTALLATION.
5. PLANTS SHALL NOT BE LOCATED WITHIN 10' OF UTILITY STRUCTURES, WITHIN 5' HORIZONTALLY OF UNDERGROUND UTILITY LINES AND WITHIN 15' HORIZONTALLY OF OVERHEAD UTILITY LINES UNLESS OTHERWISE SHOWN ON THE PLANS. CONSULT WITH LANDSCAPE ARCHITECT IF THESE CONDITIONS EXIST.
6. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL DICTATE. IF PLANT IDENTIFICATION BOX QUANTITY SHOWN ON PLAN DIFFERS FROM GRAPHIC PLANT CIRCLE COUNT, THE GRAPHIC CIRCLE COUNT SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
7. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL AGENCIES ONLY. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN AND SPECIFIED. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN AND SPECIFIED.
8. PRIOR TO THE INSTALLATION OF LANDSCAPING, LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH ALL UTILITIES, THE CONSTRUCTION MANAGER AND ANY OTHER AFFECTED PARTIES TO DISCUSS UTILITY COORDINATION.
9. ALL MULCH BEDS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL ANNUAL FLOWER BEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
10. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND FLOWER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
11. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
12. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
13. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1996 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
14. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
15. ALL LANDSCAPE PLANTINGS, INCLUDING TRANSPLANTS, SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMINED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
16. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS/HER PORTION OF WORK.
17. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE ARCHITECT.
18. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE TRANSPLANTING OPERATIONS OR IN LOCATIONS NOTED.
19. ALL DISTURBED LAWN AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY OWNER. SEEDED AND SODDED LAWNS SHALL BE SEED MIX "U" FROM INDIANA STATE HIGHWAY SPECIFICATION OR AS APPROVED BY LANDSCAPE ARCHITECT.
20. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT END OF ONE (1) YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY UNIFORM STAND. ANY AREA SO NOTED WILL BE SEEDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
21. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED FOR A PERIOD UNTIL FINAL INSPECTION BY THE LANDSCAPE ARCHITECT. ALL STAKES AND GUY WIRES MUST BE REMOVED WITHIN ONE YEAR. ALL SODDED LAWN TO BE MAINTAINED FOR A PERIOD UNTIL FINAL INSPECTION BY THE LANDSCAPE CONTRACTOR. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING, EVEN IF THE IRRIGATION SYSTEM IS NOT OPERATIONAL AT THE TIME OF PLANTING OR IS NOT INCLUDED IN CONSTRUCTION.
22. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE ARCHITECT.
23. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" MINIMUM APPROVED TOPSOIL PRIOR TO SEEDING OR SODDING OPERATIONS.
24. BACKFILL FOR TREE PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PLANTERS MIX. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
25. ALL PLANTING BEDS SHALL HAVE A SPADED EDGE TO A DEPTH EQUAL TO SPECIFIED MULCH THICKNESS.

**"IT'S THE
LAW"**

811®

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

2 WORKING DAYS BEFORE YOU DIG.

DATE:	7/16/2018
JOB NO.	160014
DRAWN BY:	AMM
CHECKED BY:	MM
REVISIONS	
WESTFIELD	02/11/2019

SHEET NO.

L102

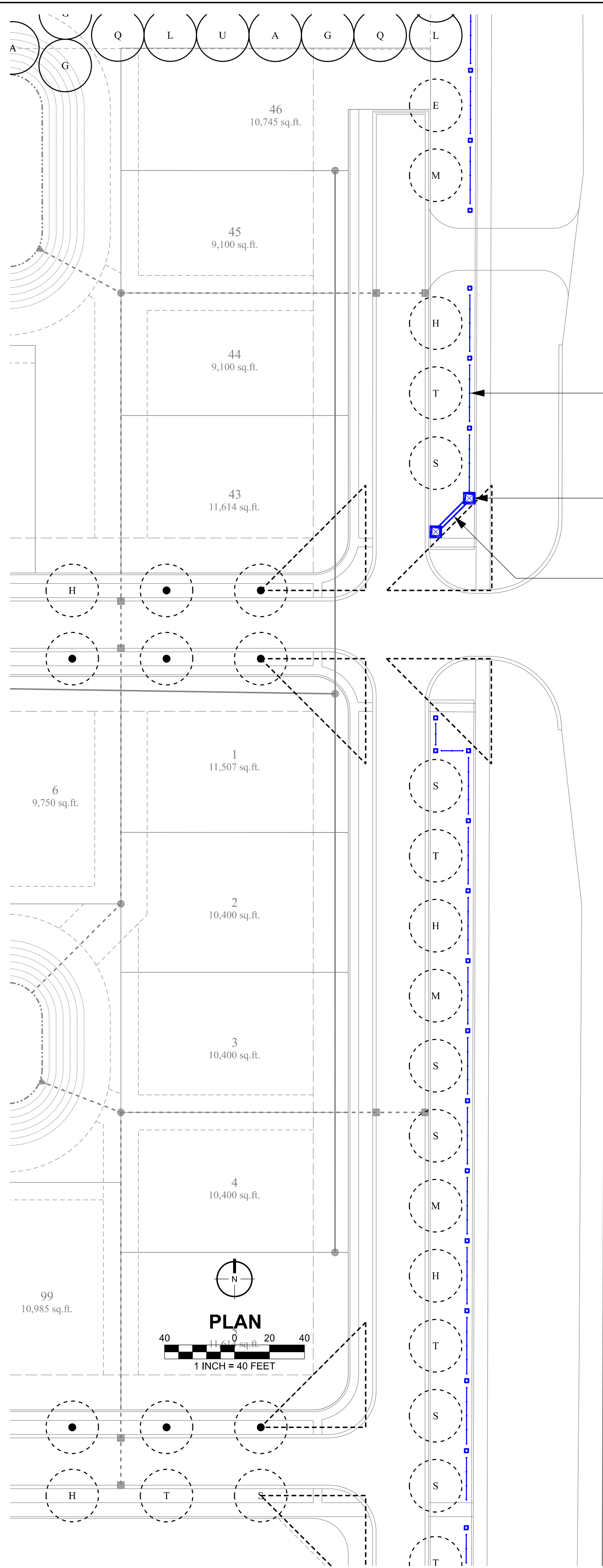


CERTIFIED BY

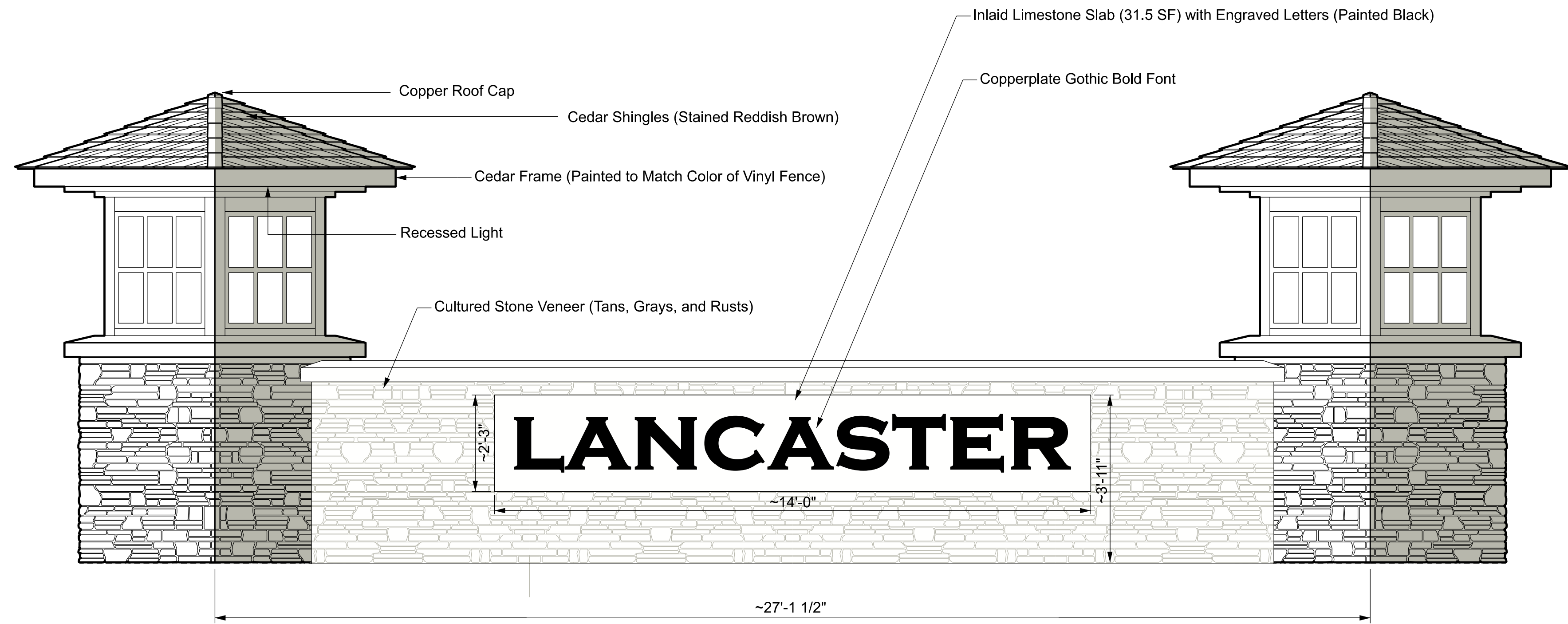


SPRING MILL GRAND STATION
16156 Spring Mill Road
Westfield, Indiana

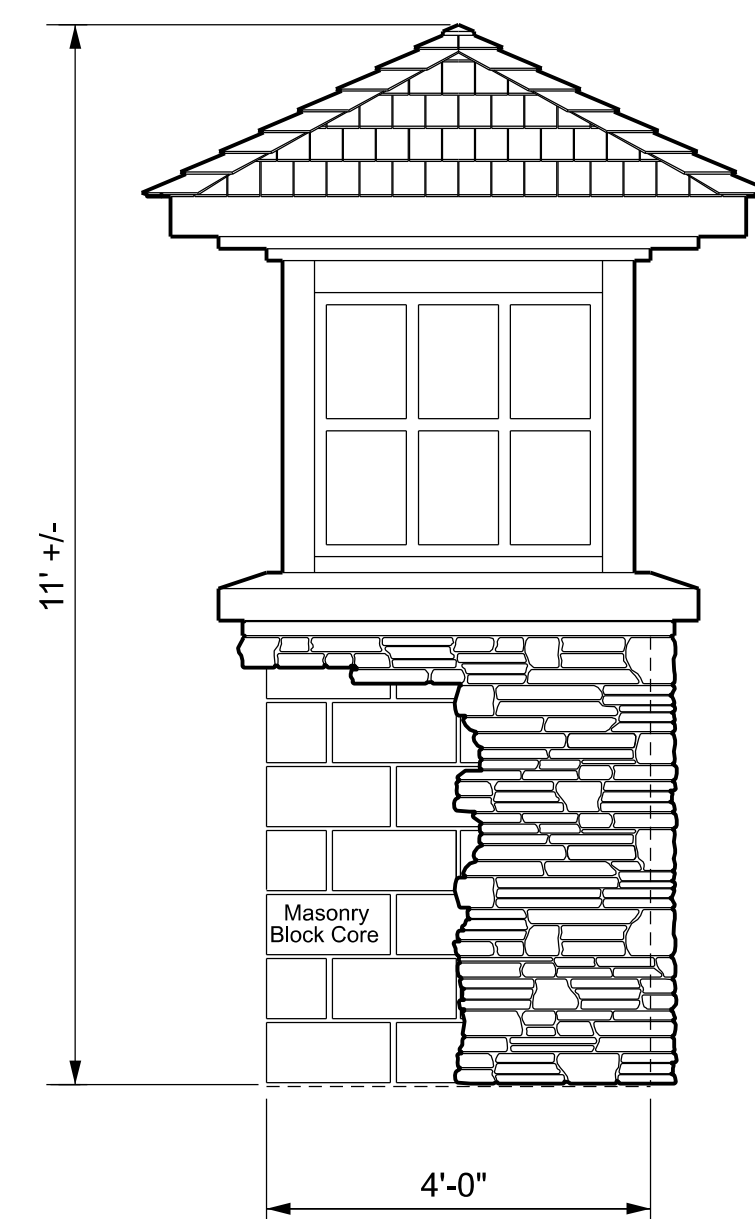
LANDSCAPE DETAILS AND QUANTITIES



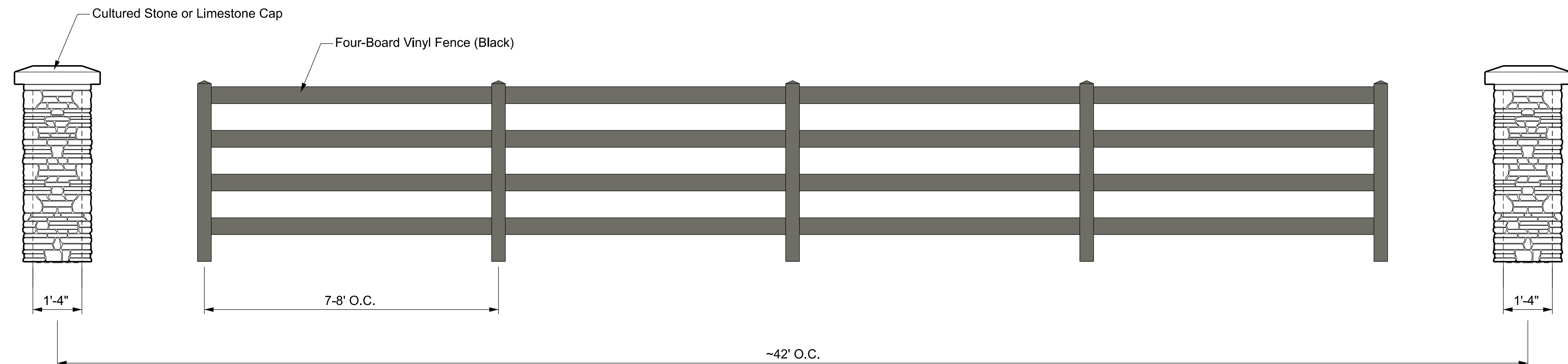
Spring Mill Road



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:
EWS

SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: 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



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. 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.

Comment: Please add address of Owner(s).

- 3) Title, scale, north point and date.

Comment: Please provide date on plats and plans.

- 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).

Comment: Please coordinate with WPWD, HCSO, and utility companies.

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



Comment: Please coordinate with WPWD and utility companies.

- 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.

Comment: Please coordinate with WPWD and HCSO.

- 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.

Comment: Please coordinate with applicable departments.

- 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.

Comment: Please coordinate with HCSO.



- 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.

Comment: Please provide a copy when available if applicable.

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.

Comment: Please coordinate with WFD.

- 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.

Comment: See Comment 3 of Primary Plat review.

- 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.

Comment: Please coordinate with WPWD on any potentially necessary improvements regarding the proposed trail.

- 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.

Comment: Please coordinate with WPWD and utility companies.



- 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
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- b) **Minimum Lot Width:**

Single-Family Detached:	70 ft
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- c) **Minimum Lot Frontage:**

Single-Family Detached:	40 ft
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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

Comment: Compliant.

- 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)

Comment: Please coordinate with WPWD, HCSO, and the utility companies.

- 26) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process.

- 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.

Comment: Please coordinate with WPWD.

- 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.

Comment: Please coordinate with WPWD.

- 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.

Comment: Please coordinate with WPWD.

- 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.

Comment: Please coordinate with WPWD.

- 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).



Comment: Please coordinate with WPWD.

29) Storm Water Standards (Article 8.8) - **Please coordinate with WPWD.**

30) Streets and Right-of-Way Standards (Article 8.9) – **Please coordinate with WPWD.**

31) Street Light Standards (Article 8.10) – **Please coordinate with WPWD.**

32) Street Sign Standards (Article 8.11) – **Please coordinate with WPWD.**

Surety Standards (Article 8.12) – **Please coordinate with WPWD.**

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.
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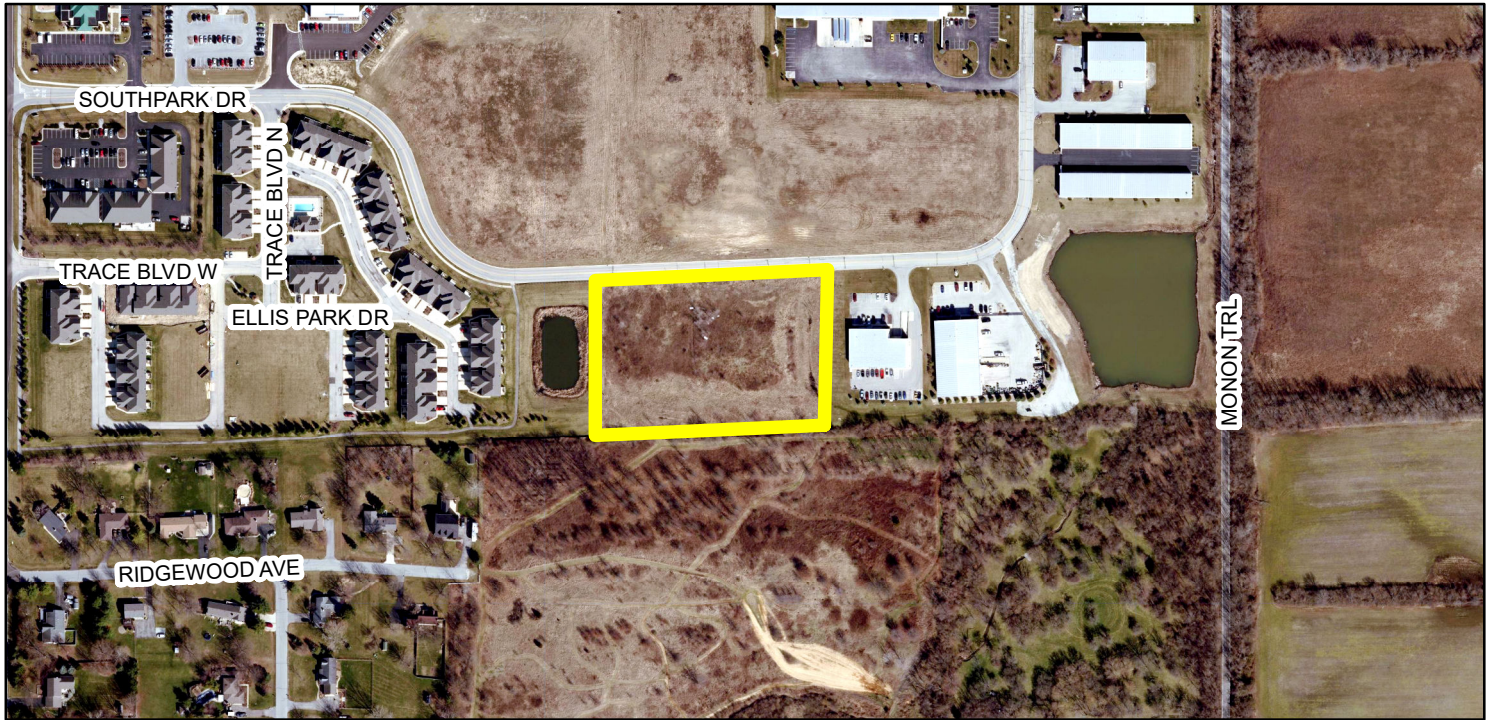


DEPARTMENT COMMENTS

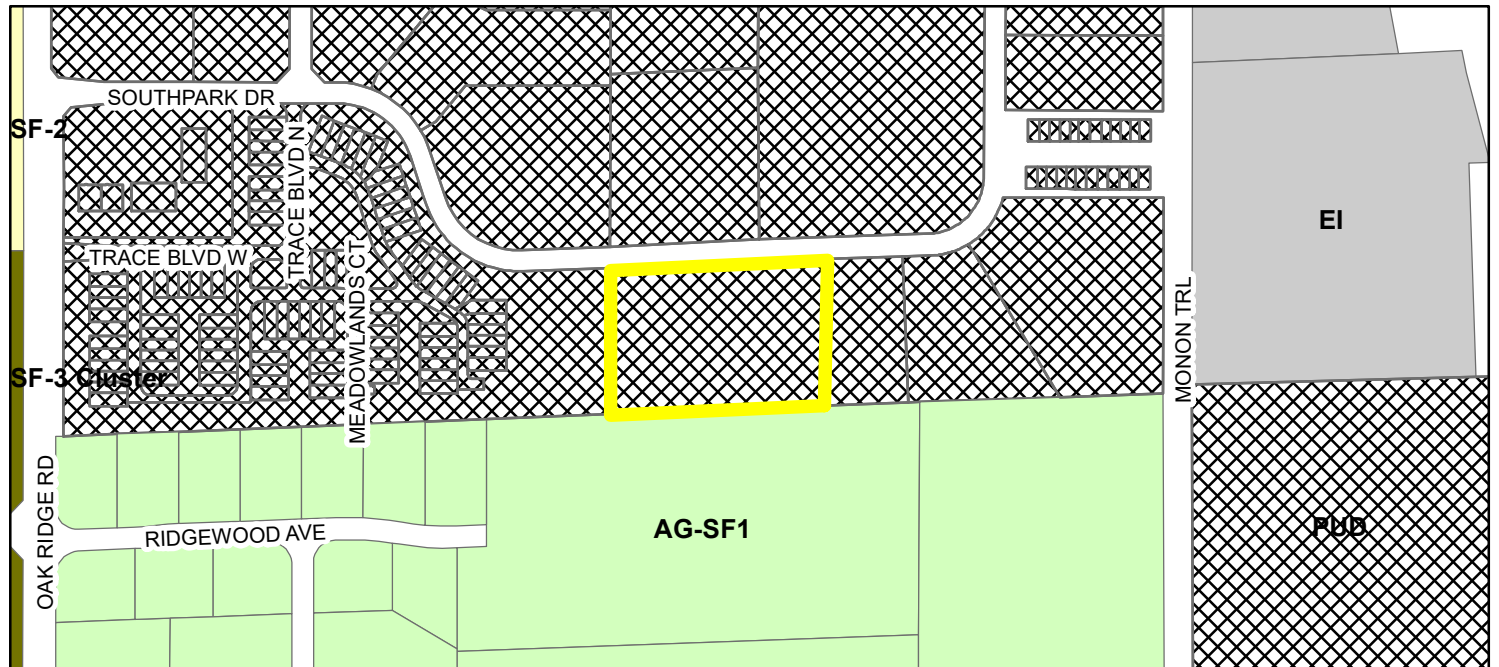
- 1) **Action: Hold a public hearing at the April 1, 2019, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) 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.

Aerial Location Map

 Site



Zoning Map



Zoning - All

Zoning

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



ORDINANCE NUMBER 19-08

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

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

Section 2. Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan, which is attached hereto as **Exhibit B.**

Section 3. Illustrative Character Exhibit. The Real Estate shall be developed in substantial compliance with the Illustrative Character Exhibit, which is attached hereto as Exhibit C.

Section 4. Uses. In addition to the uses permitted in Exhibit 3 of the Southoak PUD Ordinance, “Schedule of Uses Permitted in the EI District”, the following uses shall also be permitted on the Real Estate:

- Commissary, food, catering service
- Concrete contractors, no outdoor storage
- Dancing schools
- Engineering and Research labs, no use of or storage of hazardous waste and chemicals
- Exterminators, no storage of animals
- General Construction company, no outdoor storage
- Health Fitness and exercise center
- Home Remodeling company
- Indoor Sports and recreational Facilities
- Manufacturer of instruments
- Manufacturer of musical instruments
- Paint and decorating contractors
- Plumbing Contractors, no heavy equipment
- Roofing Contractors

- Sheet metal shop/contractors, no outdoor storage

Section 5. **Landscaping Standards.** Landscaping Standards, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate except as otherwise modified below.

5.1 **Required Buffer Yard, Side Yard:** Any Required Buffer Yard located in a Side Yard of the Real Estate shall have a minimum depth of twenty (20) feet. If a Side Buffer Yard is proposed to be less than forty (40) feet, a berm a minimum of three (3) feet in height shall be built along the property line adjacent to the Side Façade as shown on the Concept Plan.

- A. This berm shall commence no further south than the midpoint of a building's Side Façade and continue to run the remaining length of the Side Lot Line.
- B. On the top of this berm shall be a staggered row of evergreen trees, one placed no less than every fifteen (15) feet, which shall screen any Loading and Unloading Berths from the adjacent property not located within the Southoak PUD.

5.2 **Required Buffer Yard, Rear Yard:** If one or multiple Loading and Unloading Berths are located on the Rear Façade of a building, no Buffer Yard Shall be required. Instead, standards set forth in Section 6.1 of this Ordinance shall apply. If no Loading and Unloading Berths are located on the Rear Façade of a building, Buffer Yard Standards set forth in the Underlying Zoning District shall apply.

Section 6. **Modification to Underlying Zoning.** In addition to standards set forth in Section 5(C)(3) of the Southoak PUD, the following shall also apply to the Real Estate:

6.1 **Loading and Unloading Berths, Rear Façade:** Loading and Unloading Berths shall be permitted on the Rear Façade of a Building on the Real Estate.

- A. If one or multiple Loading and Unloading Berths are located on the Rear Façade of a building, the Rear Yard of the Real Estate shall include an undeveloped open space a minimum of fifty (50) feet in depth for the purpose of the existing utility easement as well as a berm a minimum of three (3) feet in height and fifteen (15) feet in depth adjacent to the Utility Easement as shown on the Concept Plan.
- B. On the top of this required berm shall be a staggered row of evergreen trees, one placed no less than every fifteen (15) feet, which shall screen any Loading and Unloading Berths from the adjacent property to the south that is not located within the Southoak PUD.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

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

J. Andrew Cook, Mayor

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

J. Andrew Cook, Mayor

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

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

EXHIBIT A
REAL ESTATE

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

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

EXCEPT:

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

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

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

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

EXHIBIT B
CONCEPT PLAN

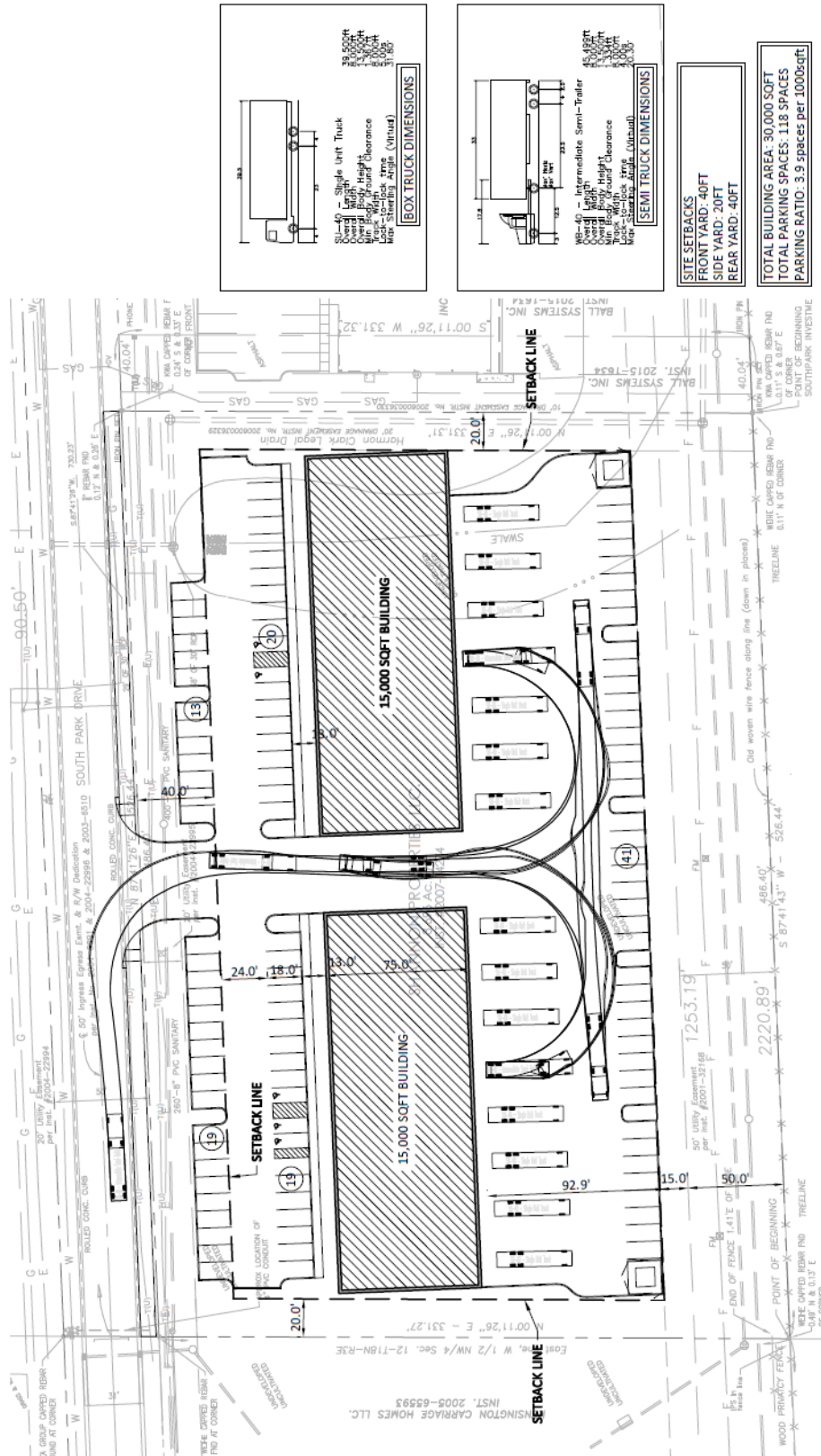


EXHIBIT B
CONCEPT PLAN

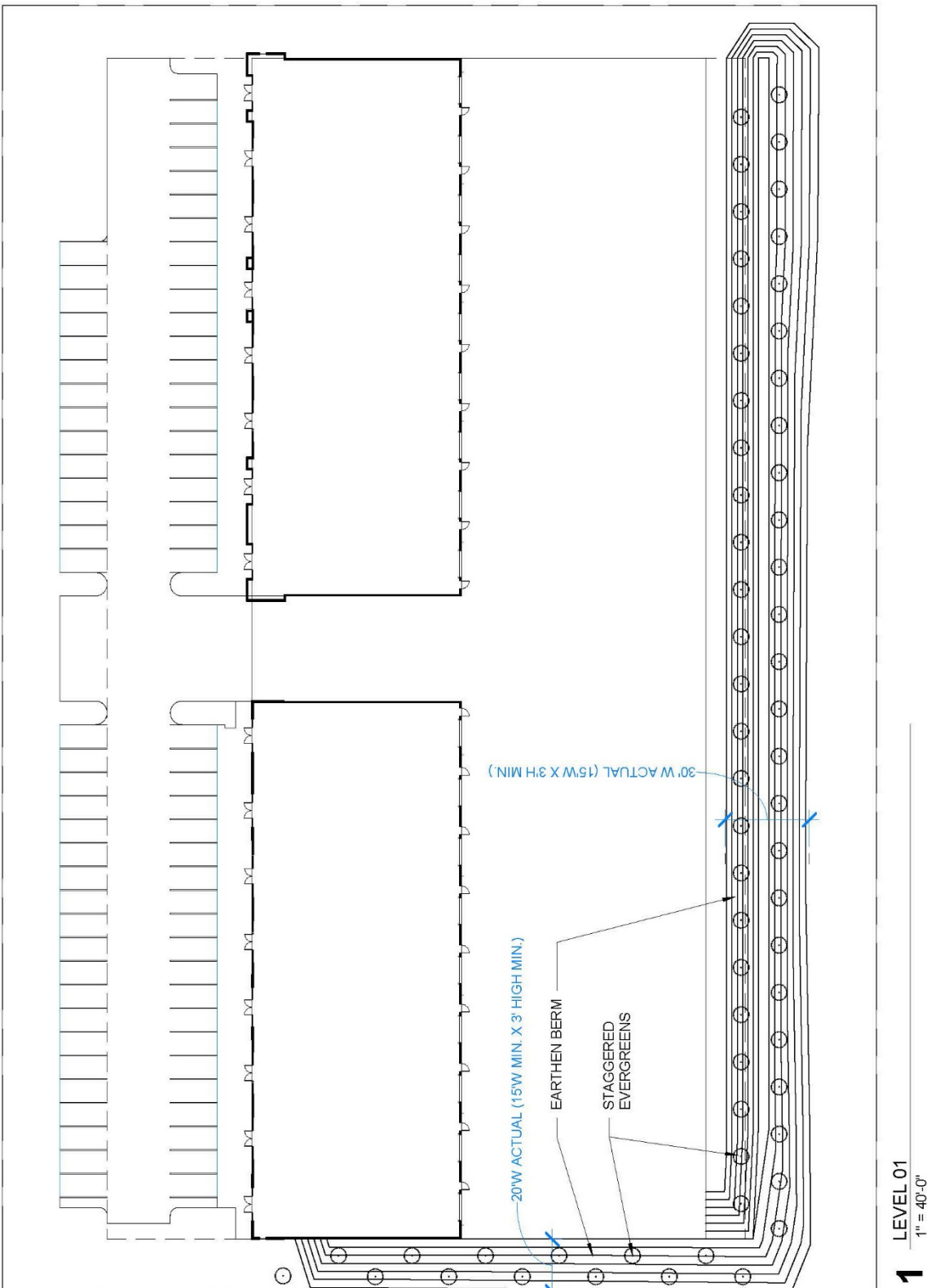
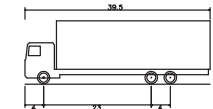
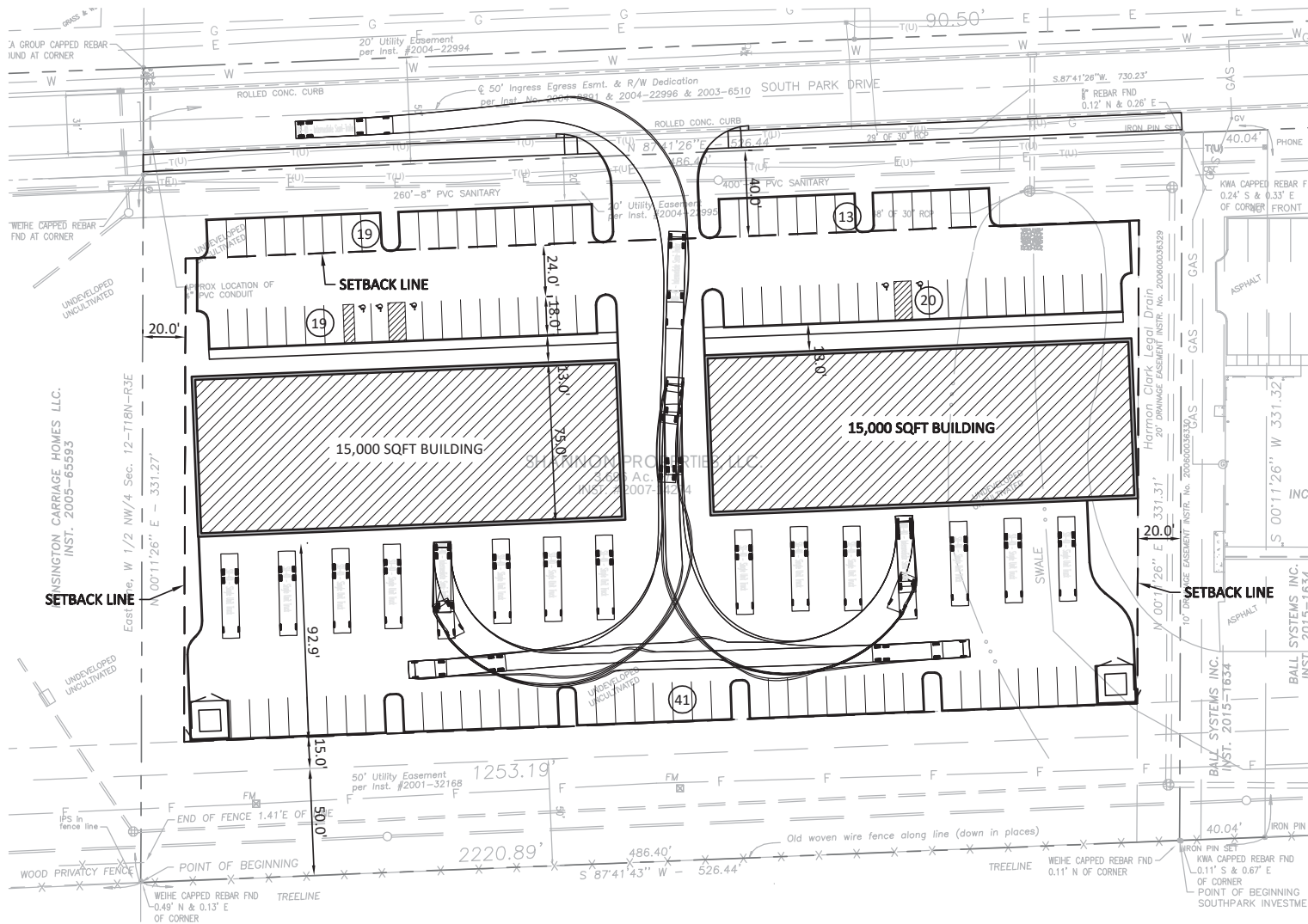


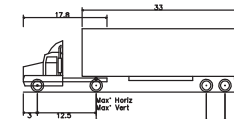
EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT





SU-40 - Single Unit Truck
 Overall Length 39.50ft
 Overall Width 8.00ft
 Overall Body Height 13.50ft
 Min Body Ground Clearance 1.36ft
 Track Width 6.00ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 31.80

BOX TRUCK DIMENSIONS



WB-40 - Intermediate Semi-Trailer
 Overall Length 45.49ft
 Overall Width 8.00ft
 Overall Body Height 13.50ft
 Min Body Ground Clearance 1.34ft
 Track Width 6.00ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 20.30

SEMI TRUCK DIMENSIONS

SITE SETBACKS
 FRONT YARD: 40FT
 SIDE YARD: 20FT
 REAR YARD: 40FT

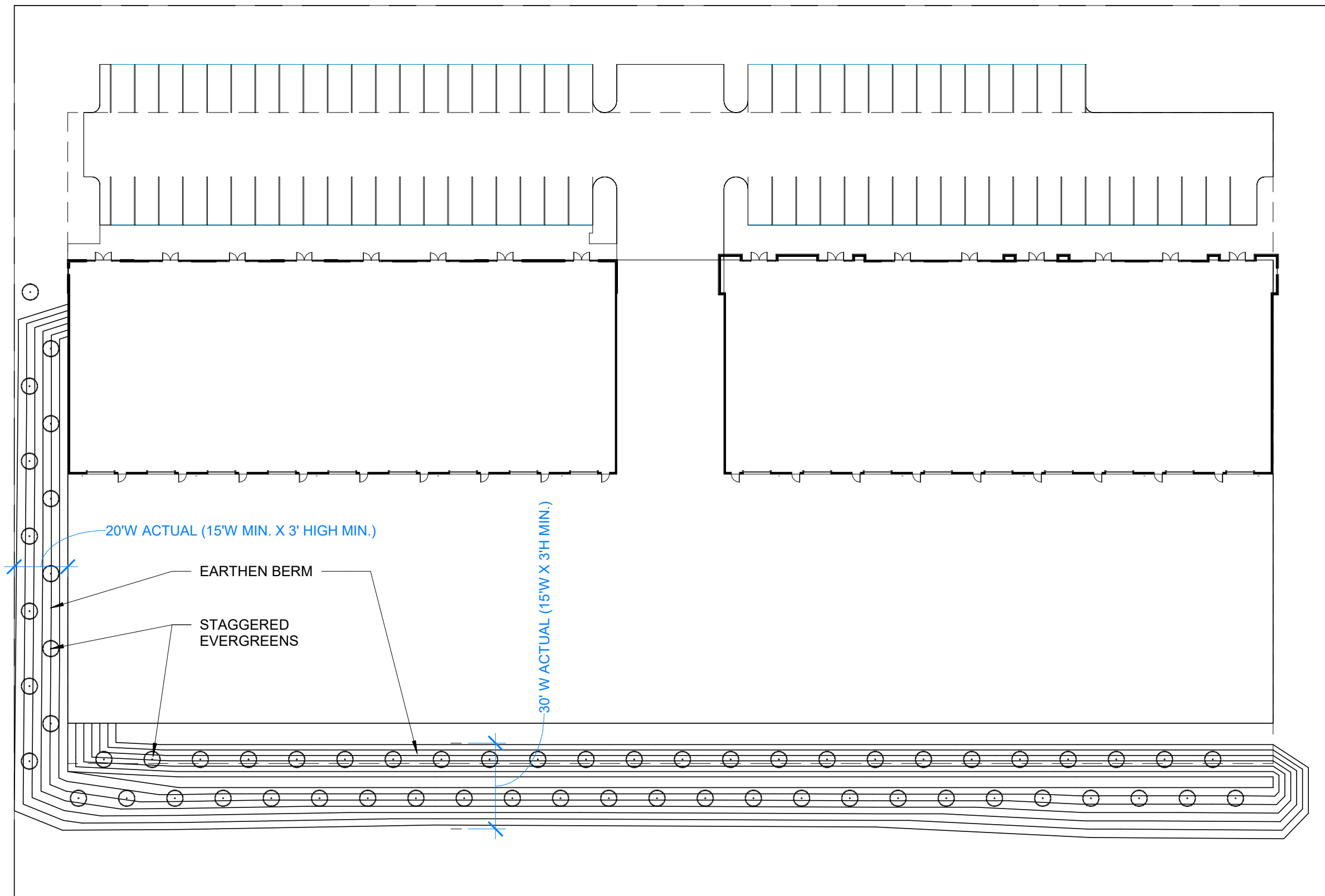
TOTAL BUILDING AREA: 30,000 SQFT
TOTAL PARKING SPACES: 118 SPACES
PARKING RATIO: 3.9 spaces per 1000sqft



0 50 100
 FEET
 SCALE: 1"=50'

J.P. CONSULTING
ENGINEERS, LLC

South Park Dr
SITE OPTION
 11 March 2019



1 LEVEL 01
1" = 40'-0"



WESTFIELD INDUSTRIAL

P4

SITE



Southoak PUD Neighborhood Meeting

March 27, 2019

Westfield City Hall

Attendance: Russell Brown, Representative

Owner/Petitioner

Head of Future Construction

Jonathan Dorsey, ECD Planner

Dr. Ginny Kelleher, APC Member

Approx. 13 members of the public

Meeting Opens: 7:00 pm

Brown gives detailed description of the project, approximate timeline of the process moving forward, and brief history of the Southoak PUD as it relates to the project currently. Brown also details the changes being requested and the changes being made to accommodate the difference such as: the 15 new permitted uses, loading docks on the south façade (including enhancements to landscaping of the west and south sides), and changes to the setback requirements.

Brown and owner talk about the design of the two proposed buildings and how the owner will occupy one of the tenant spaces within.

Brown opens for public questions.

1. What will be the east side setback?

Answer: There will be no modification to Eastern setbacks.

2. Will the building begin at the 20 foot mark?

Answer: Yes.

3. Residential adjacent to the site will be significantly impacted by the development. 3-foot tall berms will not mitigate noise sufficiently. Can and will the height be increased?

Answer: Likely the berms will be a minimum of 3 feet, there is plenty of dirt to move on site to increase that height but they are constrained to the limits of the space they are allowed. Owner speculates that they could possibly be looking at something along the lines of 4 to 5 feet but is not sure at the moment.

4. Will there be additional fencing with the landscaping improvements? (Concerned with noise levels through spacing of trees before and after the trees mature)

Answer: Have not considered that right now. No semi-trucks can fit into the south section to the loading docks, only small box trucks. Use within tenant spaces will not generate much noise or traffic due to the constraints of the proposed tenant spaces and limited accessibility for transport vehicles. Brown considers it highly unlikely to have a level of noise that the proposed landscaping can not mitigate.

5. What about a concrete barricade, similar to those along a highway to mitigate noise?

Answer: Due to cost, highly unlikely that a fence or barrier of that level will be considered for the Western side.

6. What is expected building height?

Answer: The maximum is 25 feet.

7. Comment: We don't want South facing loading bays, we specifically sought to remove that in 2003 and we still do not want that now.

8. Comment: The landscape buffer of evergreen trees and evergreen shrubs raises concerns in regards to making sure that they are cared for and grow properly. There have been past projects that plant landscaping and lose 2/3rds of total plantings and the City does not have them replaced.

9. The current site was used as the dirt dump for past South Oak projects and is no longer at the grade shown on maps. Will they be trucking dirt off site?

Answer: Yes, construction will have to truck dirt off site. The site will be a foot +/- of street level when construction begins. Will be slightly higher than street level for water and sewer purposes.

Answer: Head of Construction ensured that everything will be done to and above standard to keep silt and other debris from coming into retention pond and southern property.

10. There is a swale under the site, will that be addressed accordingly?

Answer: Yes, at the time of detailed building design. An Engineer will make sure the design is appropriate for the possible swale, no drawing have been made to save money until PUD proposal is approved.

11. Comment: 71 uses are and should be enough, excluded for a reason. Neighbors envision site more for office use with minimal, internal industrial use.

12. Is there any after hours or third shift work? (potentially 10 pm to 7 am work hours)

Answer: Not likely, and if memory is correct they are not supposed to.

13. Pet crematorium has weird hours, not sure exactly when those are, but even during construction. Time of starting construction far too early and disruptive.

Answer: Head of Construction took full credit for this mistake, he had given that work order that day and has promised that work schedule will never happen again in Westfield.

14. Make sure that Trash Removal in area does the same, please.

Answer: South Oak PUD team had no idea about this issue, but head of construction will try to get in contact with current trash removal and work on getting this resolved.

15. Emphasis that in 2003 a lot of time and dedication went into the PUD. Particularly from the owners to the south. No loading bays are to point towards the south to protect the residential. Southern parcel adjacent to site is currently zoned Residential and is to become residential properties in the near future with the installation of utilities now stubbing to the parcel. The landscaping promised will not be enough. The sound will not be good for horses on site and the loading bays will not be good for residential development. What can be done more than the berm? Will the project move forward if they cannot have loading bays on the southside?

Answer: They will try for it anyways. They will discuss internally and work on a solution for better dealing with the sound from the site and offer to keep interested parties informed on their decisions moving forward if they leave an email contact.

16. Comment: Others have complied with standards. Highly encourage to try a design that has loading docks in the front of the building, like the neighbors.

17. Why even ask for [manufacturing uses under the additional uses] if unlikely for those tenants to move into the space?

Answer: It is highly unlikely for these uses to move into the space, but it is permitted and would like to add it to the permitted uses list. Will remove manufacturing uses from list if it is a major concern.

18. Comment: Expresses frustration about Planning Department not doing their job in supporting the work of the 2003 PUD and discouraging this project from reaching this point of the process.

Owner/Petitioner Response: Expresses he understands why public is upset, he too lives in Westfield and would likely push back on a project that he felt he would not want next to his home. He asks that the public understands that this just a step in the process to help mitigate these concerns so that a final product can be both contusive in a positive manner for his future business concerns and those who live next to the Enclosed Industrial zoning.

19. There was no noise from previous projects in area, this will create a noise issue.

Answer: South Oak PUD team believes that the current proposal will not create a noise issue.

20. Comment: The max height only applies to building height which past buildings have followed but have put their pads higher, making the buildings higher than 25 feet from street level.

Discussion follows as Russell Brown tries to understand where a group of citizens live in relation to the site.

21. Comment: Westoak required a berm, we would still like to see a taller berm.

Owner/Petitioner Response: Again speculates that they could possibly see a berm around 4 to 5 feet or taller depending on what is possible with space provided. Promises to relook into berm height to see what may be the maximum he could possibly provide on the West Side of the property.

22. Comment: No South facing loading docks comment restated

23. Comment: Please consider noise year-round to current and future homes, sound may echo if not handled appropriately.

24. Will future tenants be similar to surrounding EI and PUD located businesses?

Answer: Yes.

25. Has any tenant spaces been leased or preleased?

Answer: No, it is just dirt right now. Owner stresses he cannot prelease for a building that is not in the process of being constructed or designed.

Brown attempts to close the neighborhood meeting, closing with a statement about how they have heard their concerns and will be doing what they can to reflect changes for Monday the 1st of April's APC meeting.

Meeting Closed: 8:09 pm

PLAN COMMISSION ORDER 19-01

**ORDER OF THE WESTFIELD-WASHINGTON PLAN COMMISSION DETERMINING
THAT A RESOLUTION AND AN A ECONOMIC DEVELOPMENT PLAN
APPROVED AND ADOPTED BY THE WESTFIELD REDEVELOPMENT
COMMISSION CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF
WESTFIELD AND APPROVING THE RESOLUTION AND PLAN**

WHEREAS, the Westfield-Washington Plan Commission ("Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana ("City"); and

WHEREAS, the Westfield Redevelopment Commission ("Commission"), as the governing body for the City of Westfield Redevelopment Department ("Department"), pursuant to Indiana Code 36-7-14, as amended ("Act"), on March 18, 2019 prior in time to the adoption of this Order, approved and adopted Resolution No. 01-2019 ("Declaratory Resolution"), a copy of which is attached hereto and incorporated by reference as Exhibit One, designating an area known as the Wheeler Landing Economic Development Area ("Economic Development Area"), as an economic development area pursuant to Section 41 of Act and designated the entire Economic Development Area as the Wheeler Landing Allocation Area, as an allocation area pursuant to Indiana Section 39 of the Act; and

WHEREAS, the Declaratory Resolution also approved an economic development plan for the Economic Development Area ("Plan"); and

WHEREAS, the Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in reviewing the Plan, the Plan Commission has determined that no residents of the City will be displaced by the proposed Plan; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that the Declaratory Resolution and the Plan conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD-WASHINGTON PLAN COMMISSION, THAT:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform, in all respects, to the plan of development for the City.
2. The Declaratory Resolution and the Plan are hereby approved.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan with the minutes of this meeting.

**PASSED THIS 1ST DAY OF APRIL, 2019 BY THE WESTFIELD-WASHINGTON
PLAN COMMISSION, HAMILTON COUNTY, INDIANA.**

President,
Westfield-Washington Plan Commission

ATTEST:

Secretary,
Westfield-Washington Plan Commission

EXHIBIT ONE

RESOLUTION NO. 01-2019

DECLARATORY RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION DECLARING AN AREA IN THE CITY OF WESTFIELD, INDIANA AN ECONOMIC DEVELOPMENT AREA AND APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR THE WHEELER LANDING ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission ("Commission"), as the governing body of the City of Westfield Department of Redevelopment ("Department"), pursuant to Indiana Code 36-7-14, as amended ("Act"), has thoroughly studied that area in the City of Westfield, Indiana ("City"), as described on Exhibit A and hereby designated as the "Wheeler Landing Economic Development Area" ("Economic Development Area"); and

WHEREAS, the Commission has prepared an economic development plan entitled "Economic Development Plan for the Wheeler Landing Economic Development Area" ("Plan") for the selected economic development area, which Plan is attached hereto as Exhibit B and incorporated by reference in this Resolution; and

WHEREAS, the Commission has caused to be prepared:

- (1) A map and plat showing:
 - (A) the boundaries of the Economic Development Area and the location of the various parcels of property, streets, alleys, and other features affecting the economic development of the Economic Development Area; and
 - (B) the parts of the Economic Development Area acquired, if any, that are to be devoted to public ways, levees, drainage, sewerage, parks, playgrounds, and other public purposes under the Plan; and
- (2) An estimate of the costs to be incurred for the public infrastructure necessary to enhance the economic development of property within and contiguous to the Economic Development Area; and;
- (3) A list of parcels of property that may be affected, other than by acquisition by establishment of the Plan, is dependent upon the final design of the projects as set forth in Exhibit A. If parcels other than those set forth in Exhibit A hereto are, upon final design of the projects, determined to be affected, other than by acquisition, a list of those parcels will be included in an amendment to the Plan for the Economic Development Area.

WHEREAS, the Plan has been presented to this meeting for consideration and approval of the Commission; and

WHEREAS, the Commission has caused to be prepared findings of fact in support of the findings contained in this Resolution, which are contained in the Plan which is attached to and incorporated by reference in this Resolution;

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and financing of the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD REDEVELOPMENT COMMISSION, AS THE GOVERNING BODY OF THE CITY OF WESTFIELD DEPARTMENT OF REDEVELOPMENT, AS FOLLOWS:

1. The Plan for the Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana ("State"), and serving to protect and increase property values in the City and the State.

2. The Plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of:

- (a) the lack of adequate road improvements within, connected, and serving the Economic Development Area, including, but not limited to, Wheeler Road, State Road 32 and Grand Park Boulevard, which improvements will serve new and expanding businesses located within, serving and benefitting the Economic Development Area and the City;
- (b) existence of conditions that impede the value of nearby land, namely the lack of improved roads within the Economic Development Area to provide adequate flows of traffic through, to, and from the Economic Development Area; and

3. The public health and welfare will be benefited by accomplishment of the Plan for the Economic Development Area, specifically by acquiring by purchase, gift, grant, lease, or any of the combination of methods any real or personal property needed for the redevelopment of areas within the City, including acquiring such property in connection with private persons or entities with the express purpose of increasing employment opportunities and increasing the tax base within the City. The cost of the required improvements set forth above, prohibits the construction of the road improvements described above, and the creation of jobs and tax base, from being accomplished through the ordinary operation of private enterprise.

4. The accomplishment of the Plan for the Economic Development Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, enhancing the safety for existing City citizen and businesses by enhancing traffic flows and providing traffic safety to reduce accidents and improving the quality of life in the City, and other similar public benefits.

5. The Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.

6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.

7. The City proposes to acquire interests in real property necessary to construct the Public Improvements described in the Plan. Those specific interests will not be known until after the final design of the Public Improvements. The real property may be located within or outside of the boundaries of the Economic Development Area, and may be transferred to the City in conjunction with the construction of the Public Improvements described in the Plan. If at any time the City or the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

8. The costs of acquisition of real and personal property, if any, to assist in job creation and expansion of the City's tax base is not known, but will be addressed on a case by case basis.

9. The Commission estimates that the total of all costs to be incurred for the Public Improvements in the Plan could exceed Six Million Two Hundred Thousand Dollars (\$6,200,000).

10. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents. However, if any residents are displaced, the Commission and the City will provide relocation expenses as provided by law.

11. The Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.

12. The Economic Development Area is hereby designated as an “economic development area” under Section 41 of the Act.

13. This paragraph shall be considered the allocation provision for purposes of Section 39 of the Act or any applicable successor provision. The entire Economic Development Area is hereby designated as an “allocation area” pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Any property taxes subsequently levied after the effective date of this Resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in each of said allocation areas shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission.

14. The allocation area is hereby designated as the “Wheeler Landing Allocation Area” and said allocation fund for the Wheeler Landing Allocation Area is hereby designated as the “Wheeler Landing Allocation Fund”. The base assessment date for the Wheeler Landing Allocation Area shall be January 1, 2019. The allocation provisions herein relating to the Wheeler Landing Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds, obligations, or lease rentals on leases payable from tax increment revenues derived from the Wheeler Landing Allocation Area. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

15. The findings of fact contained in the Plan for the new Wheeler Landing Economic Development Area find that the continued increase in traffic and the resulting congestion near State Road 32, Wheeler Road and Grand Park Boulevard will substantially restrict development within, and contiguous to, the new Wheeler Landing Economic Development Area unless the road improvements identified in the Plan are constructed. Consequently, construction of the Public Improvements described in the Plan for the streets connected to, and serving, the Economic Development Area will result in new property taxes being generated earlier, and in an amount greater, than would occur without the construction of the projects identified in the Plan.

16. The Commission hereby specifically finds and determines, based on its review of the proposed Economic Development Area and the Wheeler Landing Allocation Area, its reasonable expectations relating to expected growth of assessed value in the Economic

Development Area and the Wheeler Landing Allocation Area, that the adoption of the allocation provisions with respect to the Wheeler Landing Allocation Area will result in new property taxes in the Economic Development Area and the Wheeler Landing Allocation Area that would not have been generated but for the adoption of the allocation provisions.

17. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a Redevelopment Area may be exercised by the Commission in the Economic Development Area, subject to the limitations in IC 36-7-14-43.

18. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hamilton County Auditor in connection with the creation of the Allocation Area.

19. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

20. This Resolution, together with any supporting data and together with the Plan, shall be submitted to the Westfield-Washington Planning Commission ("Plan Commission") and the Common Council of the City ("Council"), and if approved by the Plan Commission and the Council shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.

21. The Commission also directs the presiding officer to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Wheeler Landing Allocation Area.

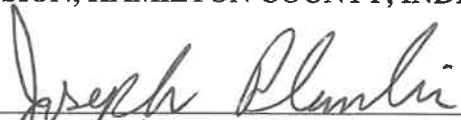
22. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Wheeler Landing Allocation Area, including the following:

- (a) the estimated economic benefits and costs incurred by the Wheeler Landing Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (b) the anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Wheeler Landing Allocation Area. A

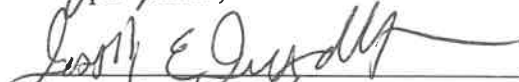
copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 18 of the Act at least ten (10) days before the date of the hearing described in Section 21 of this Resolution.

23. This resolution shall take effect immediately upon its adoption by the Commission.

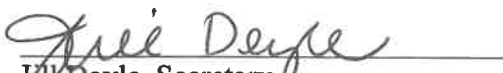
ADOPTED AND PASSED THIS ____ DAY OF MARCH, 2019
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA



Joseph Plankis, President



Joe Ingalls, Vice President



Jill Doyle, Secretary

Doug Holtz, Member

Teresa Otis Skelton, Member

ATTEST:

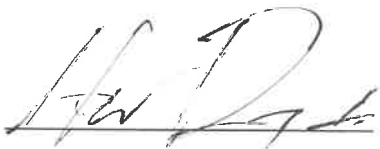




EXHIBIT A

WHEELER LANDING ECONOMIC DEVELOPMENT AREA

Deleted Parcels or portions thereof as shown on the map on page A-2 hereof from the
Grand Junction WF Expansion Area 1 Economic Development Area

<u>Parcel Number</u>	<u>Owner</u>	Base AV <u>Assessed 2018 Pay 2019*</u> Taken from Property Record Card
08-05-35-00-00-009.000	Wheeler Farms LLC	\$ 70,100
08-05-35-00-00-013.004	Wheeler Farms LLC	14,000
08-05-36-00-00-004.004	D & W Farms, Inc.	77,500
08-05-36-00-00-041.000	Wheeler Farms LLC	23,300
08-05-36-00-00-042.000	Wheeler Farms LLC	24,600
08-05-36-00-00-044.000	Wheeler Farms LLC	4,300
08-05-36-00-00-045.000	Wheeler Farms LLC	78,900
08-05-36-00-00-046.000	Wheeler Farms LLC	13,600
08-05-36-00-00-047.000	Maddox, Michael F & Michelle	175,800
08-05-36-00-00-048.000	Wheeler Farms LLC	13,800

Deleted Parcels or portions thereof as shown on the map on page A-2 hereof from the
Grand Junction 09A Expansion Area Economic Development Area

<u>Parcel Number</u>	<u>Owner</u>	Base AV <u>Assessed 2018 Pay 2019*</u> Taken from Property Record Card
08-05-35-00-00-012.000	Wheeler Farms LLC	\$ 17,400

*In the case of partial parcels, the Base AV shown is for the entire parcel.

PROPOSED WHEELER LANDING ECONOMIC DEVELOPMENT AREA

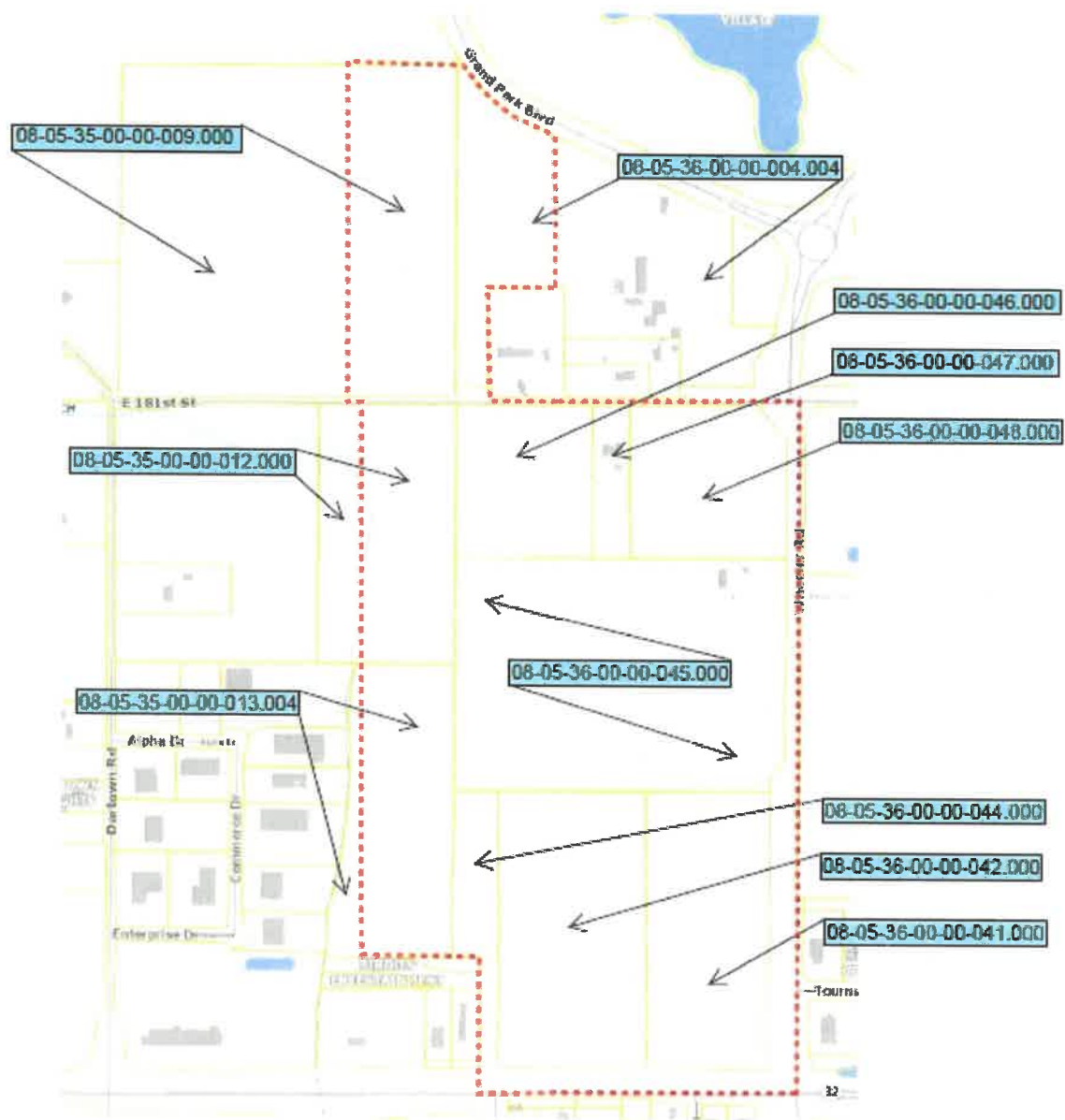


EXHIBIT B

ECONOMIC DEVELOPMENT PLAN INCLUDING FINDINGS OF FACT FOR THE WHEELER LANDING ECONOMIC DEVELOPMENT AREA CITY OF WESTFIELD REDEVELOPMENT COMMISSION

Purpose and Introduction

The Redevelopment Commission of the City of Westfield, Indiana ("Commission") proposes to designate and declare an economic development area within the City of Westfield, Indiana ("City") to be known as the "Wheeler Landing Economic Development Area" ("Economic Development Area"). This document is the plan for the Economic Development Area ("Plan"), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-14, as amended from time to time ("Act"), and in this Plan.

Pursuant to the Act, the Plan must be approved by the Commission, the Westfield-Washington Plan Commission (the "Plan Commission") and the Common Council of the City ("Council"). Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming (or modifying and confirming, or rescinding) the designation of the Economic Development Area and the approval of the Plan.

The Commission also proposes that pursuant to the provisions of Section 39 of the Act, the Economic Development Area shall constitute a tax increment financing "allocation area" for purposes of the Act. Such allocation area shall be designated as the "Wheeler Landing Allocation Area" (hereinafter referred to as the "Wheeler Landing Allocation Area") for purposes of distribution and allocation of taxes on real property in the Wheeler Landing Allocation Area.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to promote significant opportunities for the gainful employment of citizens of the City, attract major new business enterprises to the City, retain and expand existing significant business enterprises in the City, provide for local public improvements in the Economic Development Area, retain permanent jobs, and increase the property tax base.

Description of the Area

The Economic Development Area and the Wheeler Landing Allocation Area are described in the map attached hereto as Attachment I.

Description of Projects

The economic development of the Economic Development Area consists of projects, in, serving or benefiting the Economic Development Area and are described generally as shown in the map attached hereto as Attachment II.

Area I

Area I was created to focus on the district's adjacency to the Monon Trail. As a result development within this area is focused on the pedestrian. Buildings and improvements within Area I must address the Monon trail if adjacent and provide adequate pedestrian and bicycle infrastructure. Automobiles will be accommodated but not at the expense of the pedestrian. A mix of uses is encouraged to create a viable environment for retail amenities to thrive. Dense housing options, office space, retail and service uses are encouraged.

Area II

Area II is located north of and adjacent to SR 32, west of and adjacent to Wheeler Road, South of and adjacent to the future extension of Tournament Trail and east of and adjacent to Oak Ridge Road. Area II will reflect adjacent development patterns, creating out-lots for individual users and/or multiple in-line users. Area II is subject to the SR32 Overlay.

Area III

Area III represents the continuation of the mixed use environment established in Area I with further integration of the automobile and the visitors who will undoubtedly be arriving by car. Area III enhances typical shopping centers with pedestrian interconnectivity and the potential for a mix of uses existing in close proximity to one another. A plaza or other community gathering area shall be integrated into the site design and would provide the primary opportunity for the pedestrian experience to transition from Area I to Area III. Dense housing options, office space, retail and services are encouraged.

INFRASTRUCTURE PROJECTS – PUBLIC IMPROVEMENTS

Including the provision of, and/or obtaining various regulatory approvals of, certain infrastructure necessary to support the projects described as proposed for Areas I, II and III and substantially benefiting the City consisting of road improvements and other local public improvements located primarily within the boundaries of the Economic Development Area, including but not limited to the:

- (i) design and construction of the extension of Oak Ridge Road to be renamed Grand Park Boulevard ("Renamed Grand Park Boulevard") to State Road 32 consistent with the design and configuration in Attachment II attached hereto, including the "T" intersection for the east/west road south of 186th Street connecting the existing Wheeler Road roundabout to Renamed Grand Park Boulevard;
- (ii) design and construction of the extension of Tournament Trail from Renamed Grand Park Boulevard to Wheeler Road;
- (iii) design and construction of a yet to be named east/west road connecting Wheeler Road to Renamed Grand Park Boulevard, such road being to the north of Tournament Trail and to the south of 181st;

- (iv) the cost of improvements to the existing signal and turn lanes at Wheeler Road and State Road 32;
- (v) the cost of the traffic signal at Wheeler Road and Tournament Trail;
- (vi) design, obtaining the regulatory approvals, and construction of storm water infrastructure to serve the projects to be constructed in Areas I, II and III, local public improvements, and certain future needs of the City, including a regional storm water retention/detention pond, ((i) through (vi) are collectively, the "Public Improvements").

The Commission estimates the costs of the Public Improvements to be approximately \$6,200,000 and anticipates paying for the Public Improvements with tax increment revenues derived from the Wheeler Landing Allocation Area. To facilitate to the timely completion of the Public Improvements, the Commission may elect to issues bonds, notes or enter into leases or pledge tax increment derived from the Wheeler Landing Allocation Area to the payment of obligations issued by the City pursuant to Indiana Code 36-7-11.9 and 12 for public improvements payable from such tax increment revenues or other revenues available to Commission

Acquisition List

In connection with the accomplishment of the Plan, the Commission has no present plans to acquire any interests in real property. In the event the Commission determines to acquire interests in real property in the future, it shall follow procedures set forth in Section 19 of the Act. The Commission may not exercise the power of eminent domain in an economic development area.

Disposal of Property

The Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 22.7 of the Act.

Statutory Findings

A. The Plan for the Economic Development Area meets the following required findings under Section (b) of the Act:

1. *The Plan for the Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts a major new business enterprise to the City, retains or expands a significant business enterprise existing in the City, or meets other purposes of Sections 41 and 43 of the Act.*

The Economic Development Area is in the general vicinity of SR 32 and U.S. 31. The plan will provide additional opportunities to attract business users to the Economic Development Area. The attraction of new businesses will provide opportunities for employment for the citizens of the city. It is estimated that private improvements to be constructed in Areas I, II and III will cost in excess of \$68,000,000.

2. *The Plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.*

Implementation of the Plan is necessary because the Economic Development Area lacks the infrastructure improvements necessary to support the proposed development of the area. The use of tax increment financing from the Allocation Area is necessary to complete the Public Improvements. The Public Improvements could not occur without the availability of tax increment revenues.

3. *The public health and welfare will be benefited by accomplishment of the Plan for the Economic Development Area.*

Implementing the Plan and constructing the Public Improvements will attract new business enterprises to the City and create economic development, job growth, and will increase the tax base of the City. But for such development, the Economic Development Area would continue to have a depressed assessed value and provide little opportunity to attract and create economic development and job growth.

4. *The accomplishment of the Plan for the Economic Development Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.*

As noted above, the Public Improvements contemplated under the Plan will be of public utility and benefit and will increase the property tax base of the City and attract economic development to the City by increasing job opportunities. The Plan will improve the diversity of the economic base of the City and spur further development in the Economic Development Area.

5. *The Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.*

The Plan conforms to the goals of the other development and redevelopment plans for the City in that it is designed to enhance the economic well-being of the City and its citizens. The Plan allows for better utilization of the Economic Development Area for the purposes currently contemplated by the Westfield-Washington Planning Commission.

B. The Plan for the Economic Development Area meets the required findings under Section 39(b) of the Act:

The adoption of the allocation provisions for the Wheeler Landing Allocation Area will result in new property taxes in the Wheeler Landing Allocation Area and the Economic Development Area that would not have been generated but for the adoption of the allocation provisions. The allocation provisions provide the Commission with the funding required to

complete the Public Improvements which will facilitate new investment in the Economic Development Area and the Wheeler Landing Allocation Area that otherwise would not occur.

Financing of the Project

It will be necessary to issue bonds or other obligations to raise money for the completion of the Public Improvements in the Economic Development Area. The Commission intends to pledge incremental *ad valorem* property taxes allocated under Indiana Code 36-7-15.1-39 to support the issuance of economic development obligations to be issued by the City utilizing the Westfield Economic Development Commission ("EDC") to reimburse the developer for certain costs of the construction of the Public Improvements paid by the developer. The amount of these obligations may not exceed the total, as estimated by the Commission or the EDC, of all expenses reasonably incurred in connection with the Public Improvements, including:

- (1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- (2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Public Improvements or the issuance of obligations;
- (3) Interest on the obligations; and
- (4) Expenses that the Commission is required or permitted to pay under Indiana Code 36-7-14.

In the issuance of obligations or the pledge of incremental *ad valorem* property taxes allocated under Indiana Code 36-7-15.1-39, the Commission will comply with Indiana Code 36-7-11.9, Indiana Code 36-7-12 and Indiana Code 36-7-14.

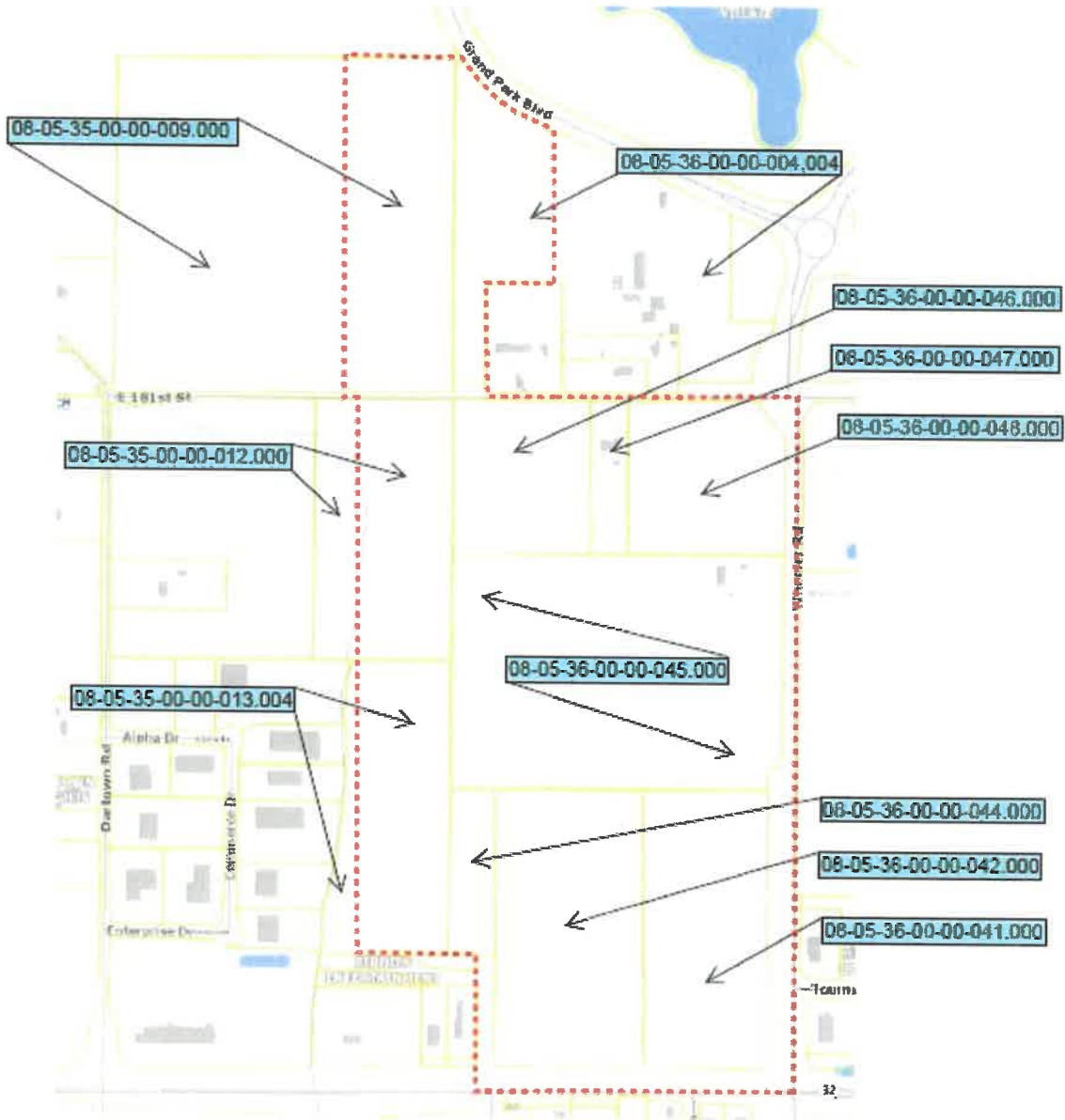
Amendment of the Plan

This Plan may be amended by following the procedures described in Section 36-7-14-17.5 of the Act.

ATTACHMENT I

MAP OF THE AREA AND LIST OF PARCELS LOCATED WITHIN THE ECONOMIC DEVELOPMENT AREA

Map:



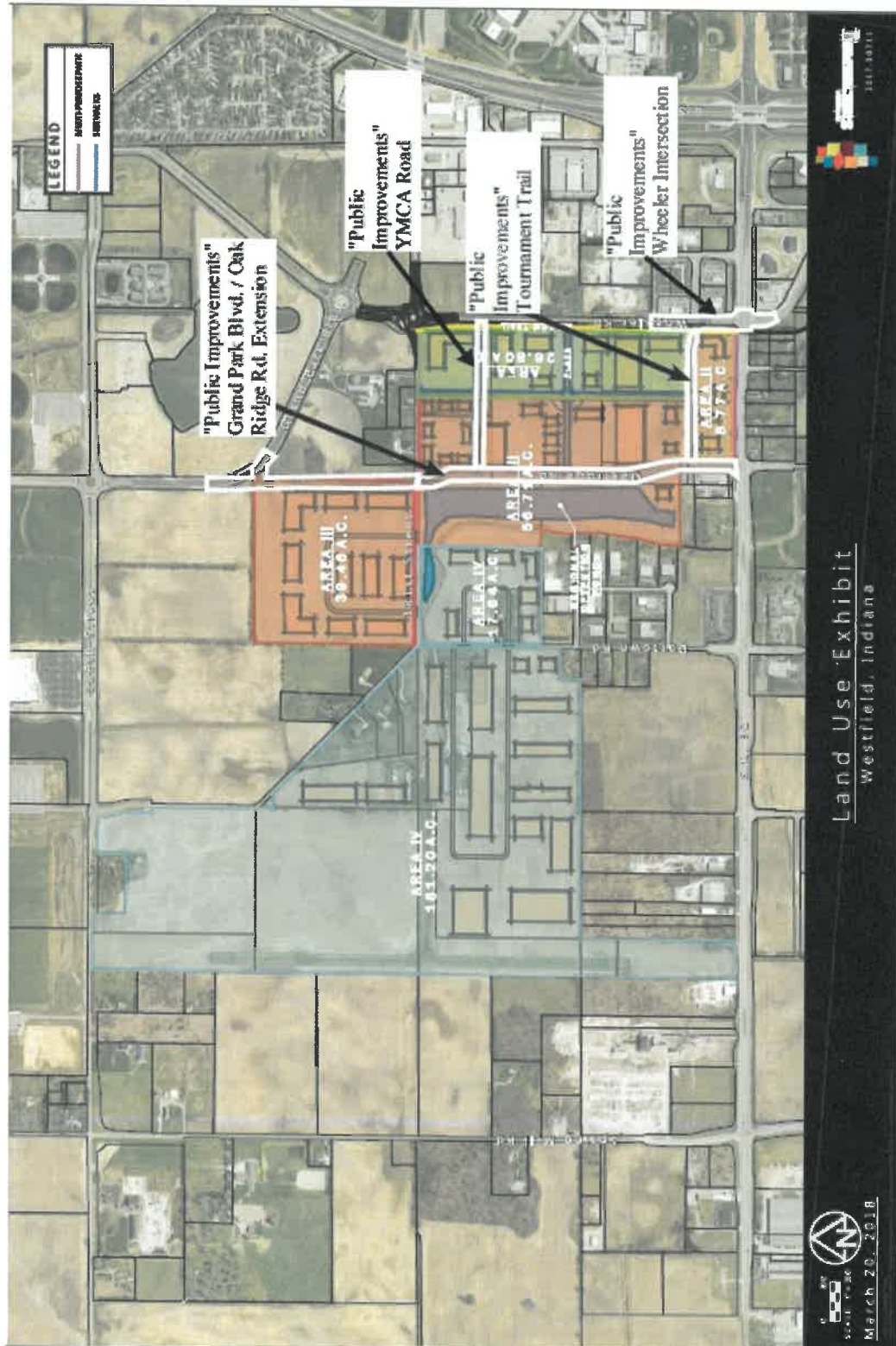
List of Parcels:

<u>Parcel Number</u>	<u>Owner</u>	<u>Base AV</u> <u>Assessed 2018 Pay 2019*</u> Taken from Property Record Card
08-05-35-00-00-009.000	Wheeler Farms LLC	\$ 70,100
08-05-35-00-00-012.000	Wheeler Farms LLC	17,400
08-05-35-00-00-013.004	Wheeler Farms LLC	14,000
08-05-36-00-00-004.004	D & W Farms, Inc.	77,500
08-05-36-00-00-041.000	Wheeler Farms LLC	23,300
08-05-36-00-00-042.000	Wheeler Farms LLC	24,600
08-05-36-00-00-044.000	Wheeler Farms LLC	4,300
08-05-36-00-00-045.000	Wheeler Farms LLC	78,900
08-05-36-00-00-046.000	Wheeler Farms LLC	13,600
08-05-36-00-00-047.000	Maddox, Michael F & Michelle	175,800
08-05-36-00-00-048.000	Wheeler Farms LLC	13,800

*In the case of partial parcels, the Base AV shown is for the entire parcel.

ATTACHMENT II

Public Improvements Description/Location of Public Improvements





Westfield–Washington Advisory Plan Commission (APC)
Minutes of the March 4, 2019 APC Meeting
Presented for approval: April 1, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 4, 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, Andre Maue, Dave Schmitz, Robert Smith, and Scott Willis.

Members Absent: Ginny Kelleher and Chris Woodard.

City Staff Present: Matt Skelton, ECD Director; Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve February 19, 2019 meeting minutes as written.

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

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

ITEMS OF BUSINESS

1902-PUD-03

Lancaster PUD

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

Lancaster by Platinum Properties Management Co., LLC requests a change of zoning of 145 acres +/- from AG-SF1: Agricultural / Single-Family District and Spring Mill Trails PUD to the Lancaster PUD District.

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

Dorsey overviewed this petition and the requested change of zoning.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, presented of this petition and its updated concept plan. He said that the townhomes would provide transition to possible future commercial use along Spring Mill Road. He said several enhancements, based on public and City comments, were made to the plan. He said the enhancements were reviewed by staff and incorporated into the PUD text. These enhancements include upgrades to buffer areas, landscaping, rental restriction, overnight on-street parking, site plans, and home products. He added that the Amenity Center would include a large shade pavilion, pergola covered walkways, on-site parking, large playground, and community clubhouse and pool. He said the required amenities would be constructed in advance of completion of no more than 200 homes which is 40% as compared to the 50% required by the City of Westfield's UDO. He said that in proximity to the Little Eagle Creek Trail the new plan will include a trail head, bicycle parking, a playground, a dog service station, and benches. Dobosiewicz addressed buffering, shared perimeter fencing, architectural design and materials. He stated that there would be no multi-family or for-rent units allowed in this development and all dwellings would exceed the architectural standards of the City's UDO. He said there would be landscaping enhancements including improved buffering and that a reforestation area will be added. He said that other enhancements to the plan include the orientation of garage doors, an increase in the minimum home square footage in the townhomes. He concluded by summarizing three main points: 1) the petitioner has made additional modifications; 2) adherence to commitments as provided; and 3) adjustments to the fence along the shared perimeter property.

Schmitz asked why the prohibition of overnight on-street parking was only applicable to the townhomes

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Dobosiewicz responded that it was because the area in the townhomes is very tight. He said there will off street parking spaces provided in the townhome area. He said the duplexes and the single family units all have adequate room.

Schmitz asked about integrating landscaping in to the PUD for rear facing yards along Spring Mill Road.

Dobosiewicz responded that the underlying zoning doesn't require buffering in this transitional area. He said that as that area develops commercially, those business will likely be required to provide landscaping and buffering. He stated that there are no residential requirements within the UDO.

Smith asked about the details for choosing to use vinyl.

Paul Rioux, the petitioner, responded that vinyl comes with different levels of thickness. This project is planning on using the highest quality and great thickness of vinyl. He said it is the top of the line vinyl. He said using vinyl, instead of HardiePlank Siding, supports the affordability the petitioner is seeking while providing a less maintenance heavy product.

Willis asked about the look of the project's entrance that faces Grand Park. He asked that great care be taken in the design of the entrance given its proximity to, and visibility from, Grand Park.

Dobosiewicz responded that those details will be submitted.

Hoover and Willis both agreed on the aspects of quality vinyl in relationship to affordability and maintenance.

Motion: Forward 1902-PUD-03 to the City Council with a positive recommendation with the following noted condition:

- The fence requirement as illustrated in Exhibit G (Buffer Area B3 Details) may be amended if mutually agreed upon by the owner of the adjacent Parcel and the Developer prior to the submittal of the Secondary Plat for the section of Real Estate including the fence.

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

PUBLIC HEARING ITEMS

1903-PUD-04

[PUBLIC HEARING]

Oak Manor North II PUD

3540 East State Road 32

Leesman Engineering & Associates requests an amendment to the Oak Manor PUD District to modify development standards on approximately 0.923 acre +/- in order to accommodate an auto and motorcycle service use.

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

1903-ODP-06

1903-SPP-06

[PUBLIC HEARING]

Oak Manor North (Tire Discounters)

3540 East State Road 32

Leesman Engineering & Associates requests Overall Development Plan and Primary Plat review of one (1) lot and two (2) blocks on approximately 8.44 acres +/- in the proposed Oak Manor North II PUD District.

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

Crabtree overviewed this petition for an amendment to the Oak Manor PUD District

Tim Dwyer with Leesman Engineering & Associates, Inc., on behalf of the petitioner, presented an overview of the company and summarized the details of this petition.

Joint Public Hearing for 1903-PUD-04 /1903-ODP-06/1903-SPP-06 opened at 7:43 p.m.

No public comments.

Joint Public Hearing for 1903-PUD-04 /1903-ODP-06/1903-SPP-06 closed at 7:44 p.m.

No Commission comments.

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Motion: Forward 1903-PUD-04 to the City Council with a positive recommendation.

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

Motion: Approve 1903-ODP-06 & 1903-SPP-06 with the following staff conditions.

1. Approval of 1903-SPP-06 & 1903-ODP-06 is contingent upon the approval of the Oak Manor North PUD Ordinance Amendment, Oak Manor North II PUD, (Ord. 19-04) at a subsequent City Council meeting.
2. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

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

CONSENT AGENDA ITEMS

1903-DDP-03

Tire Discounters

3540 East State Road 32

Leesman Engineering & Associates requests Detailed Development Plan approval of a 7,900 square-foot auto and motorcycle service building in the proposed Oak Manor North II PUD District.

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

Motion: Approve Consent Agenda.

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

CONTINUED ITEMS

No Continued Items.

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

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

Meeting adjourned at 7:48 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 1, 2019
1904-PUD-07
Exhibit 1

Docket Number:	1904-PUD-07 (Ordinance No. 19-08 “the PUD Amendment”)
Petitioner:	16465 Southpark Dr, LLC by Clark Quinn Moses Scott & Grahm, LLP (“the Petitioner”)
Request:	An amendment to the Southoak PUD to modify permitted uses and development standards on approximately 3.70 acres +/- in order to accommodate two (2) flex buildings
Current Zoning:	Southoak PUD (Ord. 03-12) (the “Existing Zoning”)
Current Land Use:	Vacant
Acreage:	3.70 acres +/- (the “Real Estate”)
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-08 4. Concept Plan 5. Illustrative Character Exhibit 6. Neighborhood Meeting Summary 7. Public Comments
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the March 11, 2019, City Council meeting. The Petitioner held a neighborhood meeting on March 27th at City Hall (see [Exhibit 6](#)). The petition will receive a public hearing at the April 1, 2019, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW

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

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

ZONING REQUEST

History

The Existing PUD Ordinance was approved at the June 9, 2003, Westfield-Washington Town Council meeting. This PUD Ordinance was written so that certain standards (including development, landscaping, and signage) that were in effect at the time of the PUD was filed and/or approved are applicable today.

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

Uses

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

- Commissary, food, catering service
- Concrete contractors, no outdoor storage
- Dancing schools
- Engineering and research labs, no use of or storage of hazardous waste and chemicals
- Exterminators, no storage of animals
- General construction company, no outdoor storage
- Health, Fitness and Exercise Center
- Home remodeling company
- Indoor Sports and Recreational Facilities
- Manufacturer of instruments
- Manufacturer of musical instruments
- Paint and decorating contractors
- Plumbing contractors, no heavy equipment
- Roofing contractors
- Sheet metal shop/contractors, no outdoor storage

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

Development Standards

Landscaping Standards & Loading and Unloading Berths

- Required Buffer Yard, Side Yard: The Petitioner proposes to modify any Required Buffer Yard located in a Side Yard of the Real Estate from forty (40) to twenty (20) feet.
 - If a Side Buffer Yard is proposed to be less than forty (40) feet, a berm a minimum of three (3) feet in height shall be built along the property line adjacent to the Side Façade as shown on the Concept Plan.
 - This berm shall commence no further south than the midpoint of a building's Side Façade and continue to run the remaining length of the Side Lot Line.
 - On the top of this berm shall be a staggered row of evergreen trees, one placed no less than every fifteen (15) feet, which shall screen any Loading and Unloading Berths from the adjacent property not located within the Southoak PUD.
- The petitioner requests that Loading and Unloading Berths be permitted on the Rear Façade of a Building on the Property.
- Required Buffer Yard, Rear Yard: In the event that a Building on the Property contains Loading and Unloading Berths on the Rear Façade of a Building, the Petitioner proposes that no Buffer Yard be required.
 - Instead of a Buffer Yard, the Petitioner proposes an undeveloped open space a minimum of fifty (50) feet in depth for the purpose of the existing Utility Easement as well as a berm a minimum of three (3) feet in height and fifteen (15) feet in depth adjacent to the Pipeline Easement as shown on the Concept Plan (see **Exhibit 3**).
 - On the top of this berm shall be a staggered row of evergreen trees, one placed no less than every fifteen (15) feet, which shall screen any Loading and Unloading Berths from the adjacent property to the south that is not located within the Southoak PUD.

Under the Existing Zoning, no loading spaces or loading docks are permitted to face an adjoining Residential District nor are loading spaces or loading docks permitted to face a Public Street unless the building elevation which faces a Public Street is the elevation closest to the northern boundary line of the Real Estate.

The Existing Zoning does not require mounding within Buffer Yards. Additionally, the Existing Zoning requires only one (1) evergreen tree a minimum of six (6) feet in height and five (5) evergreen shrubs to be planted every thirty (30) linear feet within Buffer Yards.

Section 5(C)(5) of the Existing Zoning does specifically require a fifteen (15) foot wide landscape buffer adjacent to the aforementioned fifty (50) foot wide Utility Easement that runs parallel to

the southern boundary line of the Real Estate. Also required within this landscape buffer is one (1) evergreen tree ten to twelve (10-12) feet in height of the Blue Spruce or Norway Spruce variety only, one evergreen tree a minimum of six (6) feet in height of the Blue Spruce of Norway Spruce variety only, and five (5) evergreen shrubs. The petitioner's proposal does require a fifteen-foot wide mound with evergreen trees located no less than every fifteen (15) feet abutting the Utility Easement, but it does not include the five (5) evergreen shrubs. The proposal also does not specifically address the aforementioned tree height requirements. The proposal does, however, require a three (3) foot mound, which is not required under the Existing Zoning.

COMPREHENSIVE PLAN

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

PROCEDURAL

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

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the April 1, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 1, 2019
1904-PUD-07
Exhibit 1

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

WRITTEN PUBLIC COMMENTS

Docket Number: 1904-PUD-07
Petitioner: 16465 Southpark Dr, LLC by Clark Quinn Moses Scott & Grahm, LLP
Request: An amendment to the Southoak PUD to modify permitted uses and development standards on approximately 3.70 acres +/- in order to accommodate two (2) flex buildings

Enclosed Attachments:

April 1, 2019 Advisory Plan Commission Meeting

1. Jim Kent c/o Southpark Investments, LLC	P.O Box 930, Westfield	(3/28/19)
2. Alan and Linda Naas	1122 E. 161 st Street	(3/29/19)
3. Michael and Mary Harrington	16325 Meadowlands Ln.	(3/31/19)

March 28, 2019

Mr. Daine Crabtree, Associate Planner
Economic and Community Development Department
City of Westfield
2728 East 171st Street
Westfield, IN 46074

Re: Southoak PUD Amendment

Dear Mr. Crabtree:

Mr. Wayne Beverage, co-developer of Southoak, forwarded me your e-mail of March 22, 2019 regarding the above referenced proposed amendment. Mr. Beverage is traveling this week.

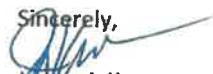
I developed Southpark Business Center in 2001 and worked with Mr. Beverage and his partner Mr. Dale Hinshaw on area drainage issues, development timing and the area lift station. Once our park was fully developed I purchased 21-acres in Southoak from Mr. Beverage in early 2004. The lots included all the Monon Area Lots (Direct Enterprises, RCS Management, Odorox Hydroxyl and the Westfield Storage Condominiums) much of the internal lot area (Linc Systems) and Lot 5 (Duke Energy) and 5B (Ball Systems) in the southern district of the PUD.

The purpose of the three different areas was to soften buildings and businesses types located on the Monon Trail and the residential areas south of the southern district. In selecting the existing uses for the Southern District, which were negotiated with the area neighbors, considerable thought was given to the types of businesses that would best serve to limit delivery traffic, trash trucks, employee vehicle noise, dumpster smells, and light pollution with neighbors adjacent or close to the southern lots who were adamantly against the development. We were able to make the existing PUD work as written for the two existing building located on the southern district. Although we in fact had to buy a portion of the subject property to maintain our side yard requirements on the Ball Systems facility.

There is property currently available directly across the street with all of the requested new uses and permissible dock locations as requested in this amendment. I see no reason why the Plan Commission should allow this requested change as it was negotiated over 15 years ago with the adjoining neighbors to protect their property values. Why penalize the citizens of Westfield who negotiated in good faith to originally allow this development?

Given there is now residential directly to the west of the subject property, encroaching on the side yard set-backs would be a greater negative situation to them.

Sincerely,



James J. Kent
Principal

Southpark Investments, LLC
P.O. Box 930
Westfield, IN 46074
(317) 867-1139

cc: Mr. Wayne Beverage

To: Daine Crabtree, Westfield APC and City Council
From: Alan and Linda Naas, 1122 E. 161st Street
Re: Southoak PUD Proposed Amendment, Ordinance No. 19-08

We would invite you to drive through West Oak and Southpark by turning East onto Southpark Drive from Oak Ridge Road, directly across from Oak Trace Elementary School. Notice the attractiveness of the mixed use area and notice the residential areas directly to the South and picture the coming additional residential use directly south of the subject parcel.

We are opposed to this amendment based on how much it changes the intended design of this area. In 2003 much time, effort and cooperation from neighbors (in person and by petition), developers Wayne Beverage, Dale Hinshaw and Jim Kent, the APC committee including Ginny Kelleher, Bob Horkay and Bill Sanders with the entire APC and Town Council allowed the Town to adopt the existing Ordinance No 03-12 which was a model for enclosed industrial with surrounding residential and the Monon Trail. This thoughtful design as a model for incorporating mixed uses with adjoining residential uses came after Jack Hart and his Council expressed regret with the development of Quail Ridge and Pine Ridge (residential) with industrial and trucking issues immediately West of them that fences and trees could not mitigate for the backyards and bedrooms of the residents.

The first 11 pages of the Southoak PUD (page 9 is out of order), the 4 pages of Use Charts, and Exhibit 9 Concept Plan define the detail given to setting up three different constructions areas within the 35.29 Acre PUD acknowledging current and future surrounding uses. The next year in 2004 the West Oak PUD was approved which included even more residential. The location of the ponds in Southoak and West Oak considered surrounding residential use. There was also consideration for the fact that Southpark Drive to the West intersects Oak Ridge Road directly across from Oak Trace Elementary School and the effects of large truck traffic and business uses.

The amendment proposed affects one of only three parcels in the Southern Area of Southoak PUD. The other 2 parcels have been developed adhering to the Southoak PUD Southern Area. This amendment is asking for modifications which already exist and are allowed for in the "Internal Area". Granting these modifications would essentially make the Southern Area identical to the Internal Area and thereby extinguish the Southern Area considering it is the largest parcel and is proposing 2 buildings not in compliance.

Land is available across the street in Southoak which would accommodate what this developer wants to do. It is unfortunate that not enough study and due diligence was done before getting to this point in the process.

The Southoak PUD on page 7 allows parcels of 1.3 acres rather than 3 acres typical of Enclosed Industrial thus encouraging and allowing less intensive uses especially for the Southern Area. The two parcels developed to the east of proposed parcel are 1.37 and 1.96 acres respectively. Subject parcel is 3.7 acres and could be divided down to 1.3 acres. However, if it develops as one parcel, the existing Southoak PUD Southern Area specific ordinances and requirements should apply as they limit the need for so many loading docks by way of allowed uses and location.

Loading and unloading berths in the Southern area are allowed on the side elevation or the elevation nearest the northern boundary which is Southpark Drive. Developed and existing Lot 5 berths face the street and Lot 5B berths face the east and are surrounded by slatted fencing maintained by the owner.

The petitioner should be asked for side and rear elevations as they did not present side or rear elevations that would allow a better understanding of the impact of 15 (fifteen) loading berths and the associated truck traffic over the life of the building. Fewer berths can be seen across the street.

Landscaping proposed is not sufficient. Current landscaping requirement is to buffer existing and future residential related to sight as it has no effect on sounds or possible smells. Berms were not originally included in the Southoak PUD as not considered useful.

Dirt fill and dump on parcel should be trucked off, builder said it would be and building grade would be comparable to street grade.

Final site grade should not be higher than existing properties to East and should not increase ground water runoff to properties to South created by hard surfaces of buildings and parking.

Existing swale and storm drain in Southoak are directly under one of the proposed buildings as shown on concept plan. This will require change if possible.

Many hours were spent studying and agreeing on uses. The Southern Area of 3 parcels was approved for 71 uses which are less than the Monon or Internal Areas but are conducive to the type of area. We oppose any additional uses.

Thank you for your time and consideration in maintaining this unique model known as Southoak.



MICHAEL & MARY HARRINGTON

16325 Meadowlands LN, Westfield, IN 46074 | 317.764.7434 | mike@michaelharrington.tv

March 31, 2019

Mr. Russel L. Brown
Clark Quinn
320 North Meridian St. Suite 100
Indianapolis, IN 46204

Re: Plan Commission Docket # 1904-PUD-07

Dear Mr. Russel L. Brown:

This is to address our concerns with the changes planned and amendments to existing Sourthoak PUD.

My family, Wife Mary, Daughter Jenny and 19-month-old Granddaughter Maggie reside at 16325 Meadowlands LN, Westfield, IN. Our property is adjacent to the property and perhaps the closest neighbor to the proposed development and much of our living space and patio face the proposed area. One second story bedroom window offers a birdseye view toward the property development mentioned above.

Our concerns are many and since I'm short on time before work today I'll keep it brief;

We have concerns regarding the hours of operation for construction and the business hours once construction is completed.

Noise abatement, currently we are woken very early, 4:30am, with disposal trucks hauling trash from other new business properties. So far, we have endured months of construction and now business operations with another adjacent property with times of very early morning or late-night noisy work. Noises so loud it's not possible to have our windows or doors open and enjoy our living space.

The proposed loading docks are of great concern because of noise and other activities that will potentially disrupt our privacy and quiet hours. I'd like to see plans to locate loading docks out of sight and minimize noise and interruptions. This should include substantial berm, mature trees and fence to block the view of new buildings and loading dock.s





We are also concerned for the safety for our children. As of now Southpark road traffic has increased significantly while some drive without regard to the posted speed limit. Also concerned about the route of trucks entering the business. It would be preferable for trucks to enter Southpark from the West end rather than the East end where many residents live.

These are just a few of our main concerns. Please take our concerns into consideration as this project is approved for construction and how the new businesses impact our community

Sincerely,

Michael & Mary Harrington



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 1, 2019
1807-DDP-17

Petition Number: 1807-DDP-17

Subject Site Address: 16156 Spring Mill Road

Petitioner: Aspen Property Management

Representative: Max Mouser, Studio A of Indianapolis

Request: Detailed Development Plan approval of a 75,748 square foot commercial development on 4.62 acres +/- in the Spring Mill Grand Station PUD District.

Current Zoning: Spring Mill Grand Station PUD District

Current Land Use: Residential

Approximate Acreage: 4.62 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan

Property History: 1707-PUD-13 (Ord. 17-19, Spring Mill Grand Station PUD)
1806-PUD-13 (Ord. 18-21, Spring Mill Grand Station PUD Amendment)

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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



PROJECT OVERVIEW

The 4.62 acre site is located at 16156 Spring Mill Road, on Lot 6 of the Spring Mill Estates Subdivision (see **Exhibit 2**). The request is for approval of a Detailed Development Plan of a 75,748 square foot commercial development.

The petition was reviewed in advance of the July 24, 2018 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's April 1, 2019, meeting.

The applicable zoning district is the Spring Mill Grand Station PUD District (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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

The plans comply.

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 1, 2019
1807-DDP-17

- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

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

Comment: Please see District Standards comments herein.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.



- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS (CHAPTER 4 OF UDO AND ORD. 17-18 AS AMENDED BY ORD. 18-21)

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

22) Concept Plan (Section 3 of Ord. 17-19 and Section 2 of Ord. 18-21)

- a) Real Estate shall be developed in substantial compliance with Exhibit B-1 of Ord. 18-21
- b) Construction shall be phased, with Phase 1 to include, at a minimum, Buildings A & D.

Comment: Will be reviewed at ILP stage.

23) Permitted Uses (Section 5 of Ord. 17-19)

- a) All uses permitted in LB.
- B) Self-Storage Facility

24) Minimum Lot Area: No Minimum

25) Minimum Lot Frontage: 50 feet

26) Minimum Building Setback Lines:

- a) Minimum Front Setback: 20 feet, except covered patio area shown on south end of Building A as depicted in Exhibits B-1 & B-2. Said covered patio area shall maintain a front setback of at least 17 feet. (Sec. 5 of Ord. 18-21)
- A) Side Yard: 60 feet abutting residential
- B) Rear Yard: 60 feet abutting residential



27) Maximum Building Height: 45 feet

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

29) Building Size Requirements:

A) Minimum Business Size: 800 sf

B) Maximum Business Size: 30,000 sf

C) Maximum Aggregate of all Buildings (within a single development): 90, 000 sf

OVERLAY DISTRICTS

30) Floodplain Overlay District (Chapter 5 Of UDO)

Comment: Floodplain zone AE exists on northern portion of property, does not appear to impact building but does impact parking and pond. Will need construction in floodway permit from our department before work begins (in addition to county requirements).

DEVELOPMENT STANDARDS (Chapter 6 of UDO AND ORD. 17-18 AS AMENDED BY ORD. 18-21)

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

31) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

32) Architectural Standards (Article 6.3)

a) Mechanical Screening

b) Building Materials (UDO Article 6.3(F) and Section 5 of Ord. 18-21)

i) CMU (Concrete Masonry Unit) shall be an acceptable masonry building material for the following:

(1) South side of Building B

(2) North and West sides of Building D



- (3) South and West sides of Building E
- (4) West side of Building F
- ii) For a period of ten (10) years from the adoption of this Ordinance, metal shall be an acceptable building material for the exposed walls of Building E identified within the “fire lane” in Exhibit B-1. After the ten year period, Building E will either be connected with the elimination of the fire lane, or the metal replaced with a building material that meets Unified Development Ordinance standards.
- iii) Façade requirements in Article 6.3.F.2.b shall be waived for the east side of Building F as indicated in the Architectural Plans attached hereto as Exhibits C1-C6.
- c) Architectural Theme
- d) Four-Sided Architecture
- e) Building Elevations
 - i) Horizontal Design requirements in Article 6.3.F.5.a shall be waived for Buildings B,C,D,E and F as indicated in Exhibits C1-C6.
 - ii) The Wall Planes standard in Article 6.3.F.5.b, requiring offsets at 40-foot and 60-foot intervals, shall be waived for the following:
 - (1) South side of Building B
 - (2) North and West sides of Building D
 - (3) South and West sides of Building E
 - (4) West side of Building F
- f) Gutters and Downspouts
- g) Roof Design
 - i) The parapet walls for flat roofs requirement in Article 6.3.F.7.b shall be waived for Building C.
- h) Main Entrances
- i) Windows



j) Awnings

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Landscaping Standards (Article 6.8)

a) Article 6.8 Landscaping Standards shall not apply. Instead, the Landscape Plan, attached hereto as Exhibits B-2 and B-3 shall control (Sec. 3 of Ord. 18-21)

37) Lighting Standards (Article 6.9)

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Setback Standards (Article 6.16)

42) Sign Standards (Article 6.17)

i) The Monument Sign shall be constructed substantially similar to the depiction in Exhibit D in terms of design, height and area. All signs shall either be (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures. In order to accommodate the monument sign if externally lit with gooseneck light fixtures, the sign height may be increased to no more than fifteen (15) feet, with the total sign area not exceeding the area shown in Exhibit D.

ii) The monument sign shall be setback at least one (1) foot from the right-of-way.

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

43) Vision Clearance Standards (Article 6.19)

44) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 45) Easement Standards (Article 8.3)
 - 46) Pedestrian Network Standards (Article 8.7)
 - 47) Street and Right-of-Way Standards (Article 8.9)
 - 48) Surety Standards (Article 8.12)
 - 49) Utility Standards (Article 8.13)
-

DEPARTMENT COMMENTS

- 1) **Action: Approve detailed development plan (1807-DDP-17) with the following conditions:**
 - a) **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
 - b) **Approval of the lighting plan and landscape plan be delegated to the Department.**
- 2) **If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.**