

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_03_15_2023

Monday, March 15, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 15, 2021 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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing.
 - o Masks and social distancing are required.
 - o Maximum capacity is 22 people at a time.
 - o Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

March 1, 2021 Minutes Tabled

Review APC Rules & Procedures

CONSENT AGENDA

2103-DDP-06

Village Dental at Harmony

1589 S. Waterleaf Drive

LandWorx Engineering, LLC requests Detailed Development Plan review of a 6,800 square foot dental office on 0.88 acres +/- in the Harmony Planned Unit Development (PUD) District.

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

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

ITEMS OF BUSINESS

2102-PUD-010

Woods Robinson Briggs PUD

Northside of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-10](#) | [Exhibit 4: District Plan](#) | [Exhibit 5: Concept Plans](#) | [Exhibit 6: District 1 Exhibits \(Commercial\)](#) | [Exhibit 7: District 2 Exhibits \(Park Trail Head\)](#) | [Exhibit 8: District 3 Exhibits \(Single Family North\)](#) | [Exhibit 9: District 4 Exhibits \(Single Family South\)](#) | [Exhibit 10: Phasing Plan](#) | [Exhibit 11: Public Comments](#)

2103-ODP-05 & 2103-SPP-05

Belle Crest

NW Corner of 186th Street & Shady Nook Road

Drees Premier Homes requests Primary Plat and Overall Development Plan approval for forty-two (42) single-family attached residential lots on 20 acres +/- in the Belle Crest PUD District.

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

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

2103-ODP-01 & 2103-SPP-01

Chatham Villages Multifamily Project

South side of 196th Street, East of Tomlinson Road

TWG by Cripe requests Overall Development Plan and Primary Plat approval of 2 lots and 1 block on 40.24 acres +/- in the Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscaping Plan](#)

2103-ODP-03 & 2103-SPP-03

Carramore

Northwest corner of 196th Street and Horton Road

Drees Premier Homes requests Overall Development Plan and Primary Plat approval of 83 lots on 40 acres +/- in the Carramore PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#)

2103-ODP-04 & 2103-SPP-04

Community Bible Fellowship Church

Northeast corner of 161st St. and Oak Road

Community Bible Fellowship Church, Inc. requests Overall Development Plan and

Primary Plat approval of 2 lots on 34.43 acres +/- in the SF-2: Single-family Low Density District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Neighborhood Meeting Summary](#) | [Exhibit 6: Public Comments](#)

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

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

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

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

2102-PUD-01 [CONTINUED]

Sanders Glen PUD

2432 South Street

Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD.

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

2102-PUD-04 [CONTINUED]

Lantern Commons PUD

NWC of 161st Street and Westfield Boulevard

Front Street Partners, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

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

2102-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the

Westfield-Washington Township Unified Development Ordinance.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2103-PUD-07 [CONTINUED]

Midland South PUD

Generally near 321 South Cherry Street

**Old Town Companies requests a change in zoning of 3.67 acres +/- from the SFA:
Single-family Attached District to the Midland South PUD District.**

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

2103-PUD-08 [CONTINUED]

Union Square at Grand Junction PUD Text Amendment

Generally near 305 South Cherry Street

**Old Town Companies requests an amendment to add an additional 5 acres/- and
modify the concept plan, character exhibits, development and design standards of the
Union Square at Grand Junction Planned Unit Development (PUD) District.**

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

2103-PUD-09 [CONTINUED]

Harmony PUD Amendment (Signage)

1367 S. Waterleaf Drive

**Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests an
amendment to the Harmony PUD District modifying the sign standards.**

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

REPORTS/COMMENTS

Community Development Department

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

ADJOURNMENT



Docket Number: 2103-ODP-03 and 2103-SPP-03

Project Name: Carramore

Subject Site Address: Northwest corner of 199th Street and Horton Road

Petitioner: Drees Premier Homes, Lee Phillips

Representative: Drees Premier Homes, Lee Phillips

Request: Drees Premier Homes requests Overall Development Plan and Primary Plat approval of 83 lots.

Current Zoning: Carramore PUD District

Current Land Use: Vacant

Approximate Acreage: 40 acres+/-

Property History: Carramore PUD was adopted December 14th, 2020. [Ord. 20-38](#)

Staff Reviewer: Corrie Meyer, Planning consultant

Staff Presenter: Pam Howard, Senior Planner

BACKGROUND

Carramore PUD was adopted December 14th, 2020. [Ord. 20-38](#)

REVIEW COMMENTS

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



Public Works Department. The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

4) **Abbreviations:**

- a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

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



- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.



- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and out lots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.



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

CARRAMORE PUD DISTRICT STANDARDS

The plans comply with CARRARMORE PUD DISTRICT.

- 39) Minimum Lot Area: 9100 square feet
- 40) Minimum Lot Frontage: 40 feet
- 41) Minimum Building Setback Lines:
 - a) Front Yard: 20 feet
 - b) Side Yard: 5 feet
 - c) Rear Yard: 20 feet
- 42) Minimum Lot Width: 65 feet
- 43) Maximum Building Height: Two and one-half (2 ½) stories
- 44) Minimum Living Area (total):
 - a) Single story: 1750 square feet
 - b) Two story: 2200 square feet
- 45) Open Space: 25%
- 46) Amenities: playground and central open space trails
- 47) Landscaping: Article 6.8 (k) minimum lot landscaping requirements shall apply except as modified and enhanced below.



- a) Front yard shall be sodded
- b) Min. 8 shrubs on each lot
- c) Perimeter lots shall have 1 additional shade tree in the rear yard
- d) Common areas:
 - i) Tree preservation: see Article 6.8
 - ii) External street frontage landscaping requirements; see exhibit G
 - iii) Other common areas: see Article 6.8 (k)

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

The plans comply.

- 48) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 49) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 50) 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.
- 51) 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.

52) Accessory Use and Building Standards (Article 6.1)

53) Architectural Standards (Article 6.3)

54) Building Standards (Article 6.4)

55) Fence Standards (Article 6.5)

56) Height Standards (Article 6.6)

57) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

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.

c) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements")

d) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.



58) Lighting Standards (Article 6.9)

59) Lot Standards (Article 6.10)

60) Outside Storage and Display (Article 6.12)

61) Parking and Loading Standards (Article 6.14)

62) Performance Standards (Article 6.15)

63) Setback Standards (Article 6.16)

64) Sign Standards (Article 6.17)

65) Vision Clearance Standards (Article 6.19)

- a) Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersection of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
 - iii) Ten (10) feet from intersections of Driveways of Alleys.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

66) Block Standards (Article 8.1)

67) Easement Standards (Article 8.3)

68) Monument and Marker Standards (Article 8.5)

69) Open Space and Amenity Standards (Article 8.6)



- 70) Pedestrian Network Standards (Article 8.7)
- 71) Storm Water Standards (Article 8.8)
- 72) Street and Right-of-Way Standards (Article 8.9)
- 73) Street Light Standards (Article 8.10)
- 74) Street Sign Standards (Article 8.11)
- 75) Surety Standards (Article 8.12)
- 76) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

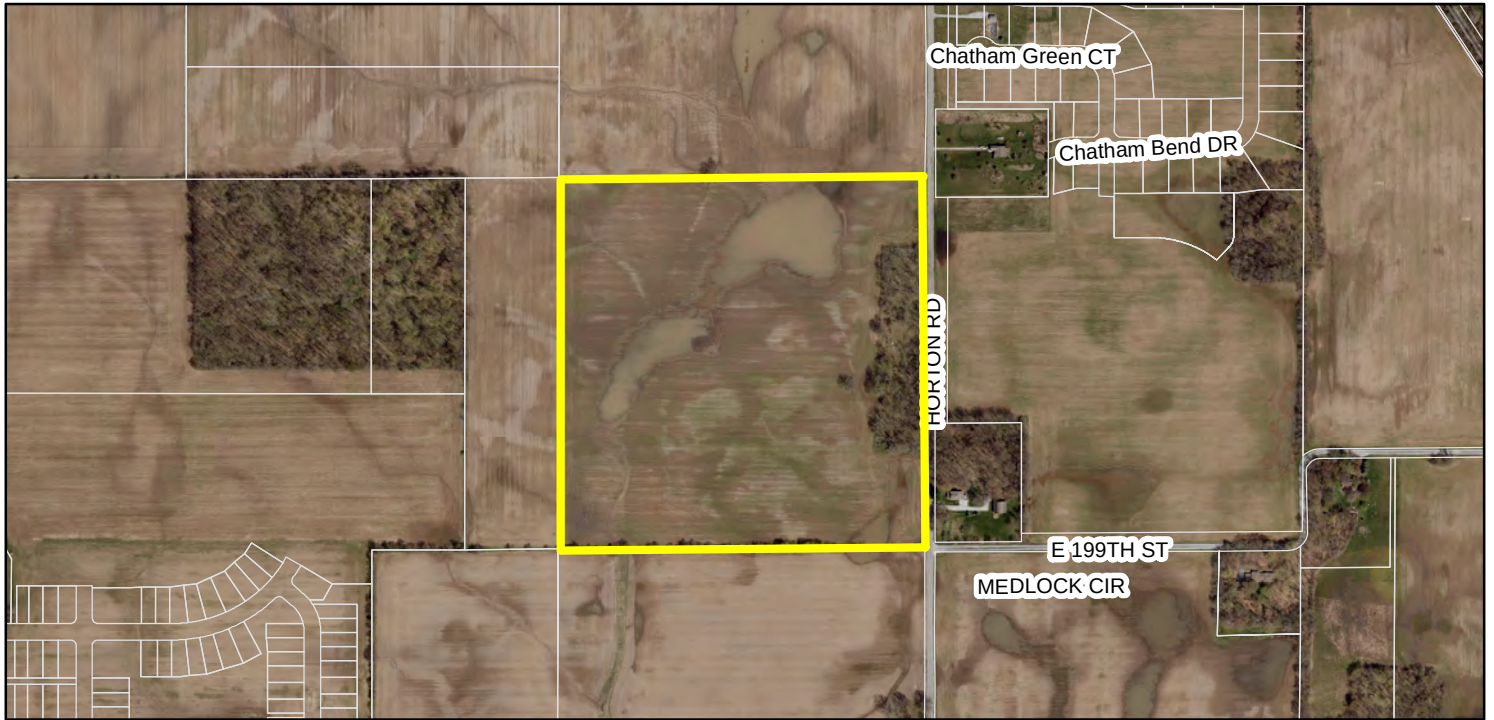
1. **Action: 2013-ODP-03 (Overall Development Plan) & 2013-SPP-03 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer (317) 660-1762 or cmeyer@westfield.in.gov.



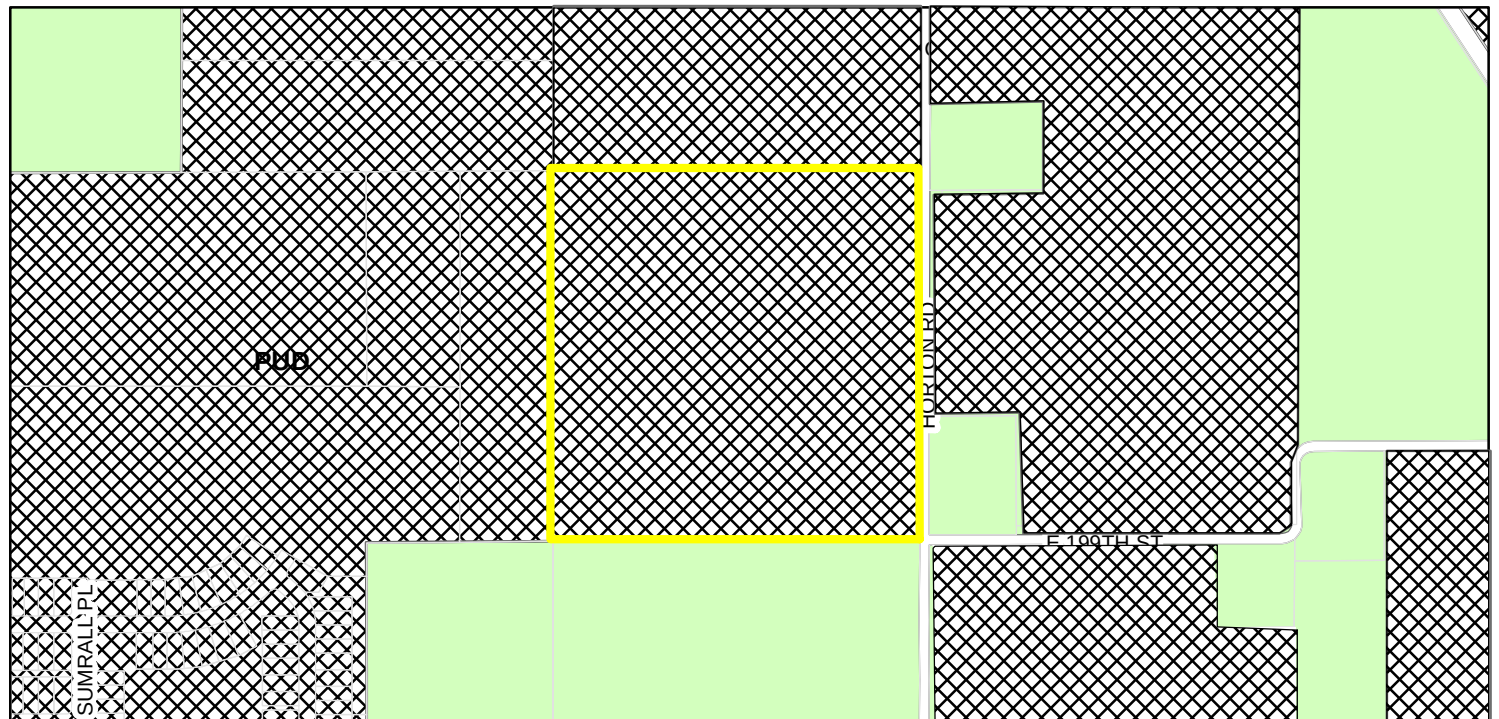
Property Location Map
Carramore
2103-ODP-03 & 2103-SPP-03



Aerial Location Map

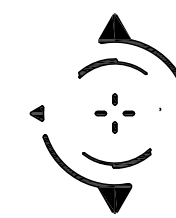


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)



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:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46340
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943
CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

GRAPHIC SCALE
80' 0 40' 80'
(IN FEET)
1" = 80 FT

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

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

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

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

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

TOTAL SITE = 40.254
TOTAL LOTS - 82
DENSITY - 2.03 u/a

TOTAL COMMON AREA = 11.85ac± (29.4%)

ZONING PUD
LOT STANDARDS:
Minimum Lot Area - 9,100sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20 min.
Minimum Lot Width - 65' min.

STREET DATA

CARRAMORE WAY	279.50 L.F.
BOULDER BROOK LANE	875.46 L.F.
COPPER STONE COURT	543.67 L.F.
CREST STONE BOULEVARD	867.73 L.F.
ROCK LEDGE COURT	351.23 L.F.
STONE SIDE COURT	440.00 L.F.
RIPPLING ROCK COURT	303.56 L.F.
BLUE RAPIDS DRIVE	179.50 L.F.
TOTAL	3,840.65 L.F.

The Northwest Quarter of the Southwest Quarter in Section 23 Township 19 North, Range 03 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 08 minutes 44 seconds West, along the East line of said Quarter-Quarter Section, a distance of 1,321.49 feet to the Southeast corner thereof; thence South 89 degrees 42 minutes 44 seconds West, along the South line of said Quarter-Quarter Section, a distance of 1,325.60 feet to the Southwest corner thereof; thence North 00 degrees 02 minutes 31 seconds East, along the West line of said Quarter-Quarter Section, a distance of 1,321.74 feet to the Northwest corner thereof; thence North 89 degrees 43 minutes 25 seconds East, along the North line of said Quarter-Quarter Section, a distance of 1,327.99 feet to the Point of Beginning, containing 40.254 acres, more or less.

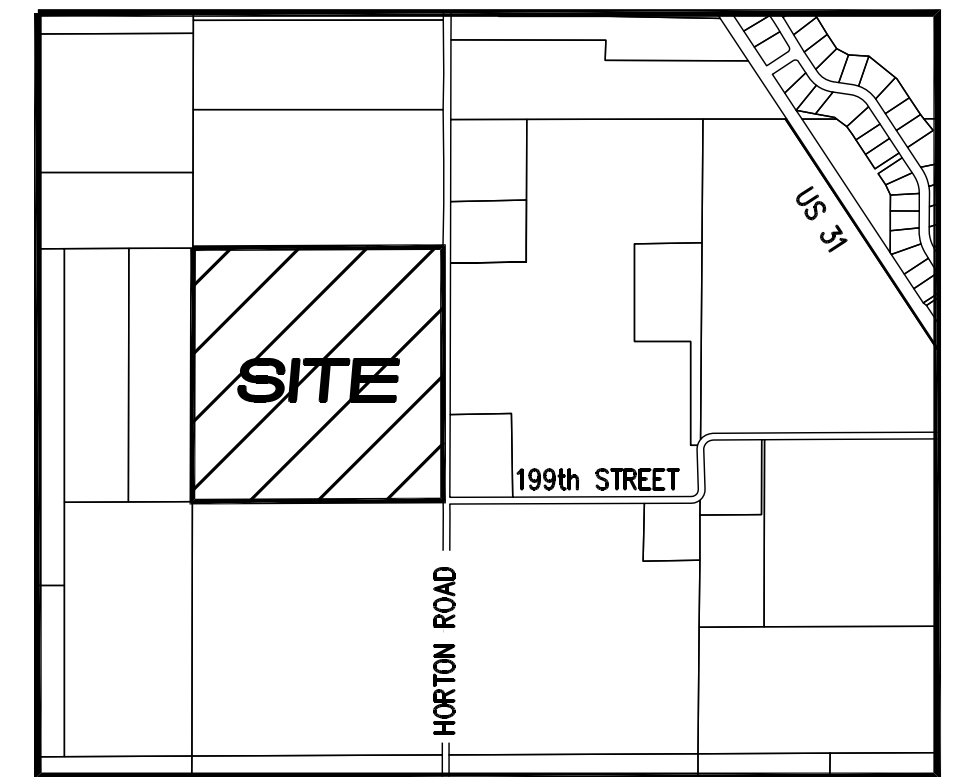
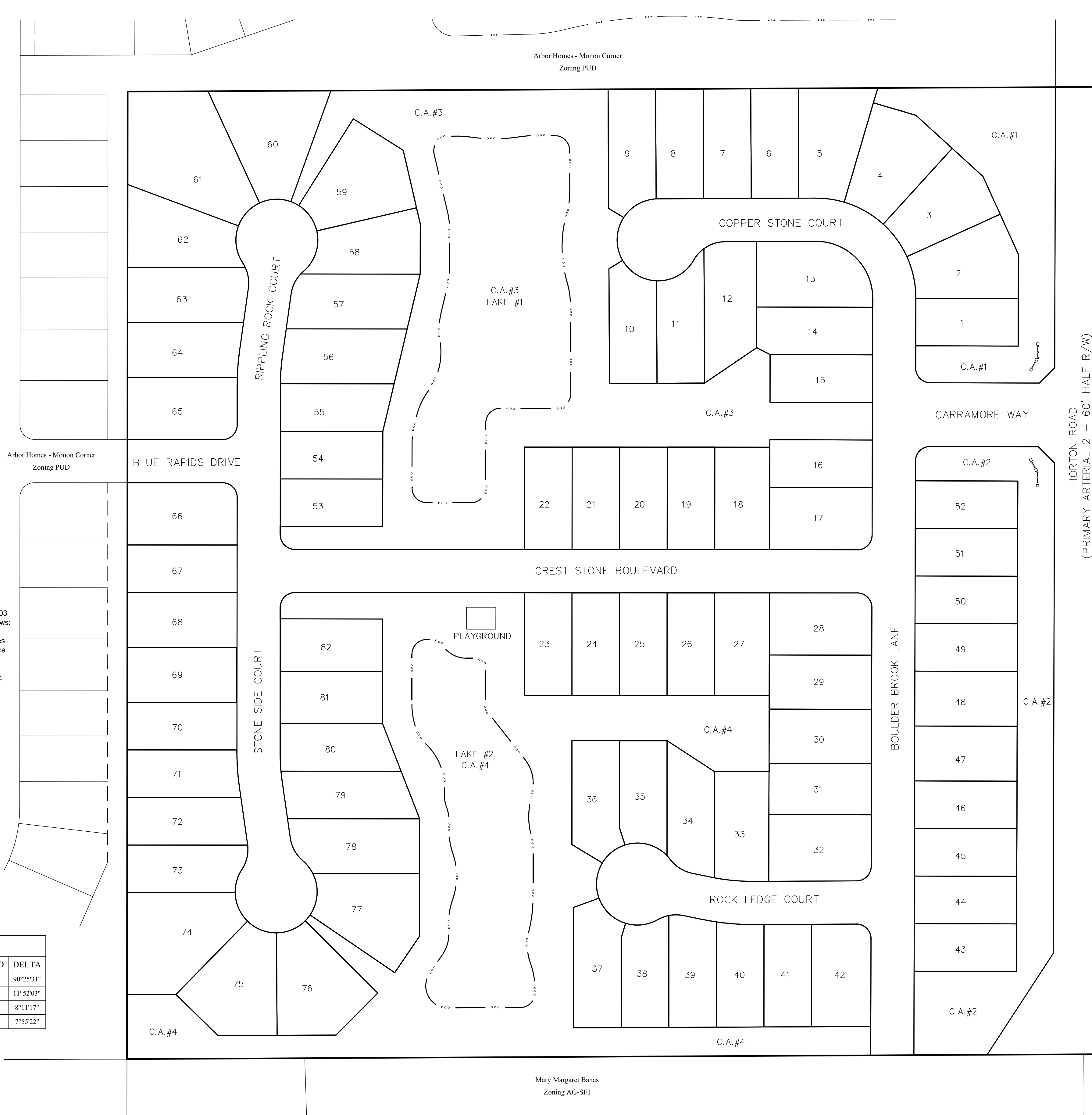
INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C104	PRIMARY PLAT / DEVELOPMENT PLAN
L101-L104	LANDSCAPE PLAN

INDEX	
SHT.	REVISIONS
ALL	REVISED PER TAC COMMENTS 03-02-2021

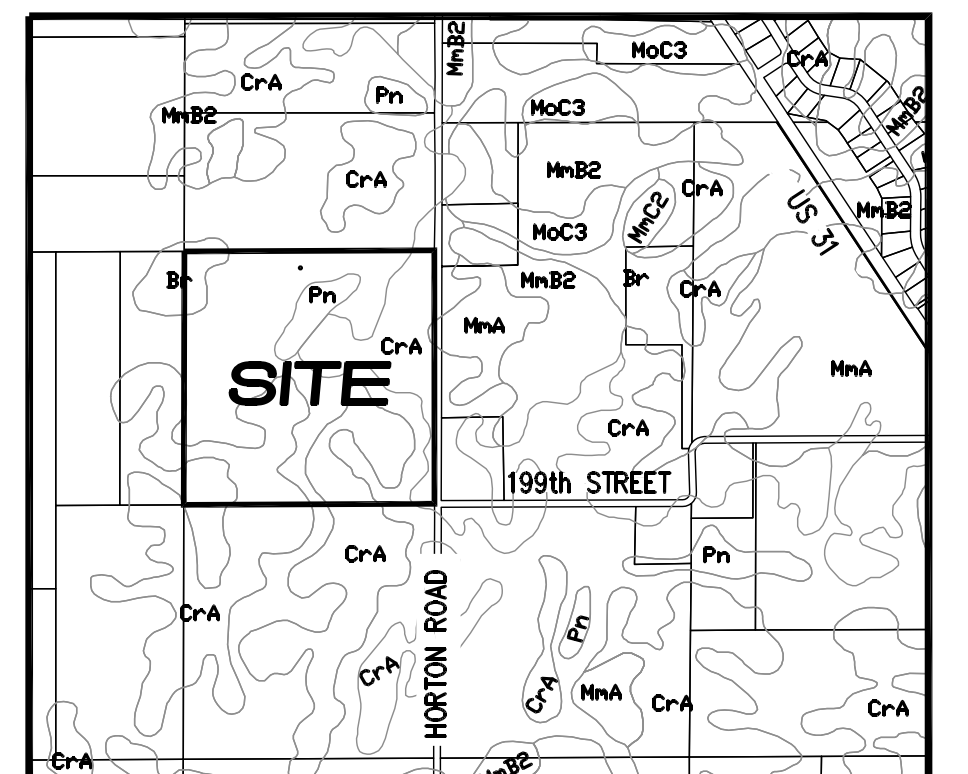
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	168.87	107.00	107.80	N45°03'49"W	151.88	90°25'31"
C2	62.14	300.00	31.18	S84°19'12"E	62.03	11°52'03"
C3	42.87	300.00	21.47	S4°03'07"E	42.84	8°11'17"
C4	41.48	300.00	20.77	S4°00'12"W	41.45	7°55'22"

PRIMARY PLAT / OVERALL DEVELOPMENT PLAN for CARRAMORE

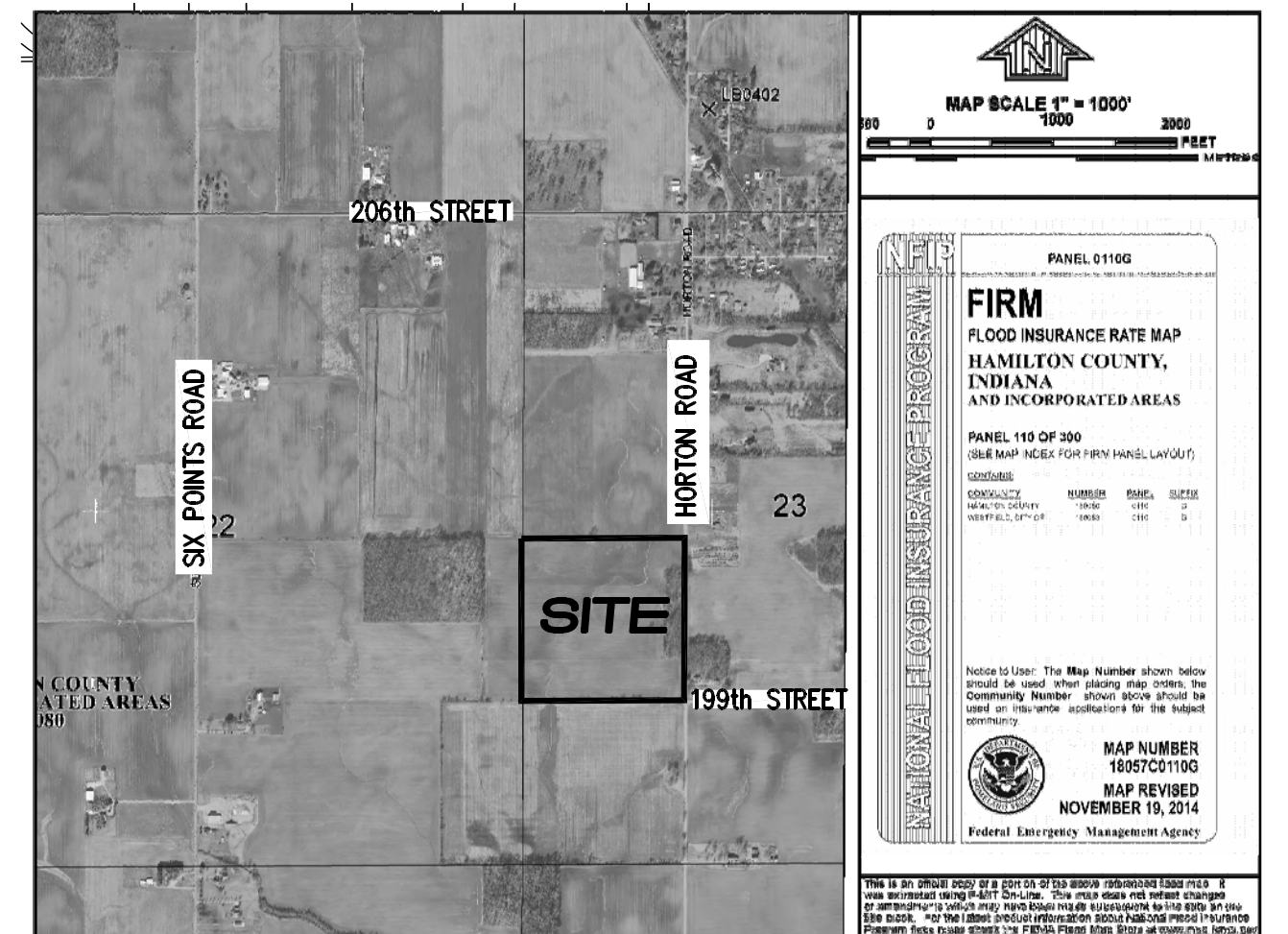
WESTFIELD, INDIANA
Carramore PUD District



LOCATION MAP
SCALE: 1"=1000'



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



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER FIRM
18057C0110G DATED NOVEMBER 19, 2014

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

Dennis D. Olmstead
01/29/2021
DENNIS D. OLMSTEAD
DATE
REGISTERED LAND SURVEYOR
NO. 900012





STOEPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5925

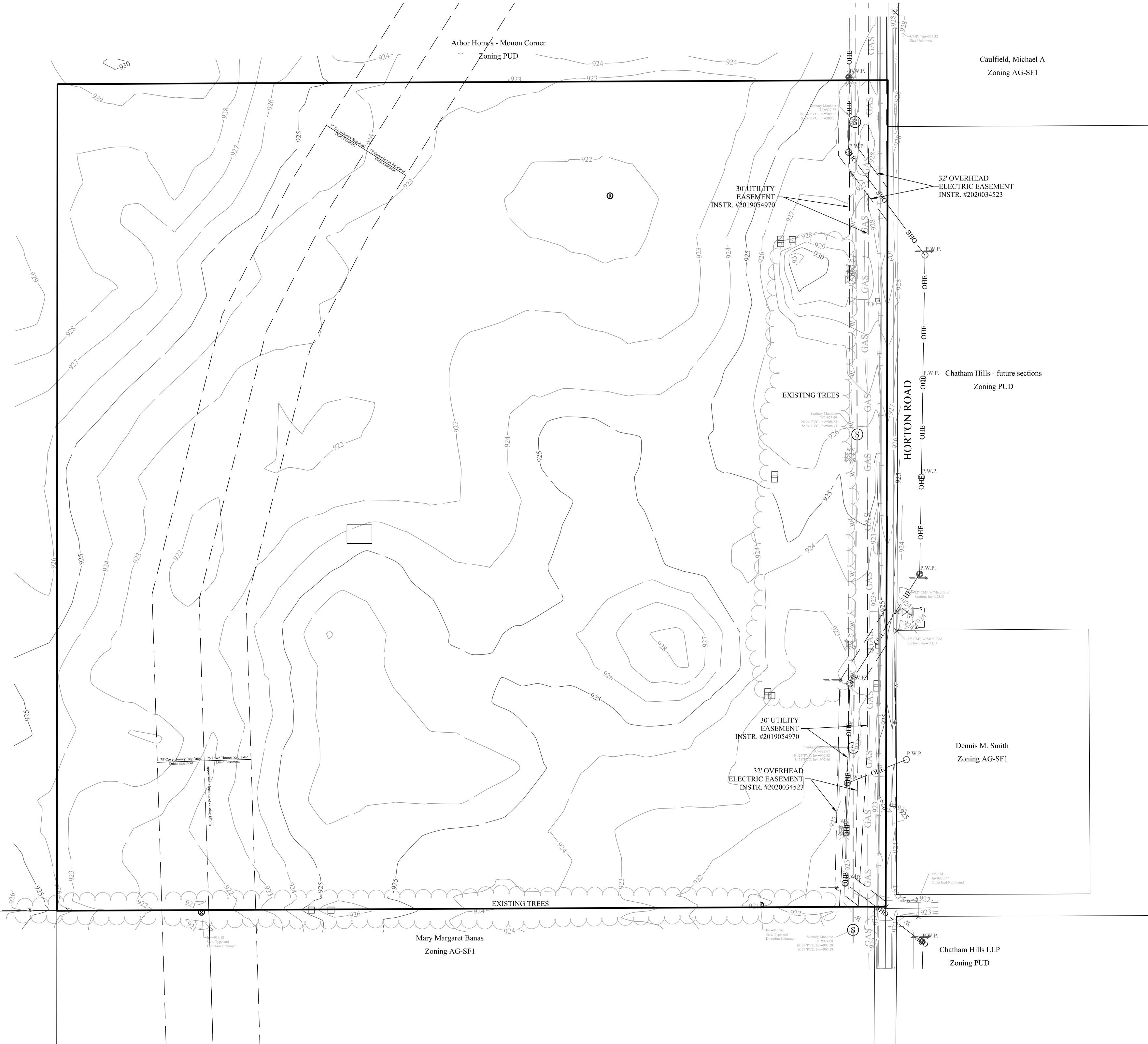
THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

CARRAMORE

PRIMARY PLAT

ZONING PUD

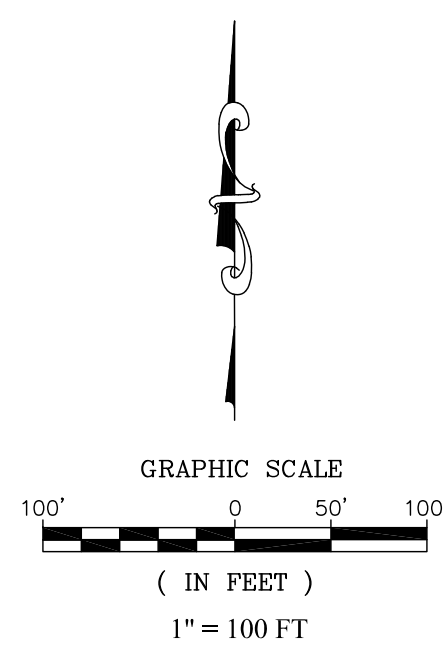


- LEGEND
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - W PROPOSED WATER LINE
 - FLOW LINE
 - BEC BURIED ELECTRIC LINE
 - E OVERHEAD ELECTRIC LINES
 - BTC BURIED TELEPHONE LINE
 - T TELEPHONE LINE
 - BCTV BURIED CABLE T.V. LINE
 - CCTV CABLE T.V. LINE
 - GAS GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE; MANHOLE

- LEGEND
- 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

- LEGEND
- 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

- LEGEND
- GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX
 - TILE RISER



EXISTING CONDITIONS

PREPARED FOR:

CARRAMORE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION: 29	TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C100		
S & A JOHN NO. 90970DRE		

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

CERTIFIED: 01/29/2021

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

REV. PER TAC COMMENTS	LAF	BY
35231	DATE	

STOEPEL WERTH

ALWAYS ON

7965 E. 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5925 Fax: (317) 849-5942

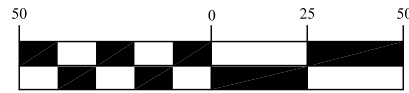


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DRES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 849-4943

CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3555 EAST 161st STREET
CARMEL, IN 46033

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CARRAMORE

PRIMARY PLAT

ZONING: PUD

TOTAL SITE = 40.254

TOTAL LOTS - 82

DENSITY - 2.03 u/a

TOTAL COMMON AREA = 11.85ac± (29.4%)

ZONING PUD

LOT STANDARDS:

Minimum Lot Area - 9,100sq.ft.

Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.

Side Yard Setback - 5' min.

Rear Yard Setback - 20' min.

Minimum Lot Width - 65' 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
- P.S.E. PERPETUAL STORMWATER EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- T.P.E. TREE PRESERVATION EASEMENT
- * HANDICAP RAMP
- ☆ STREET LIGHT

NOTE:

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

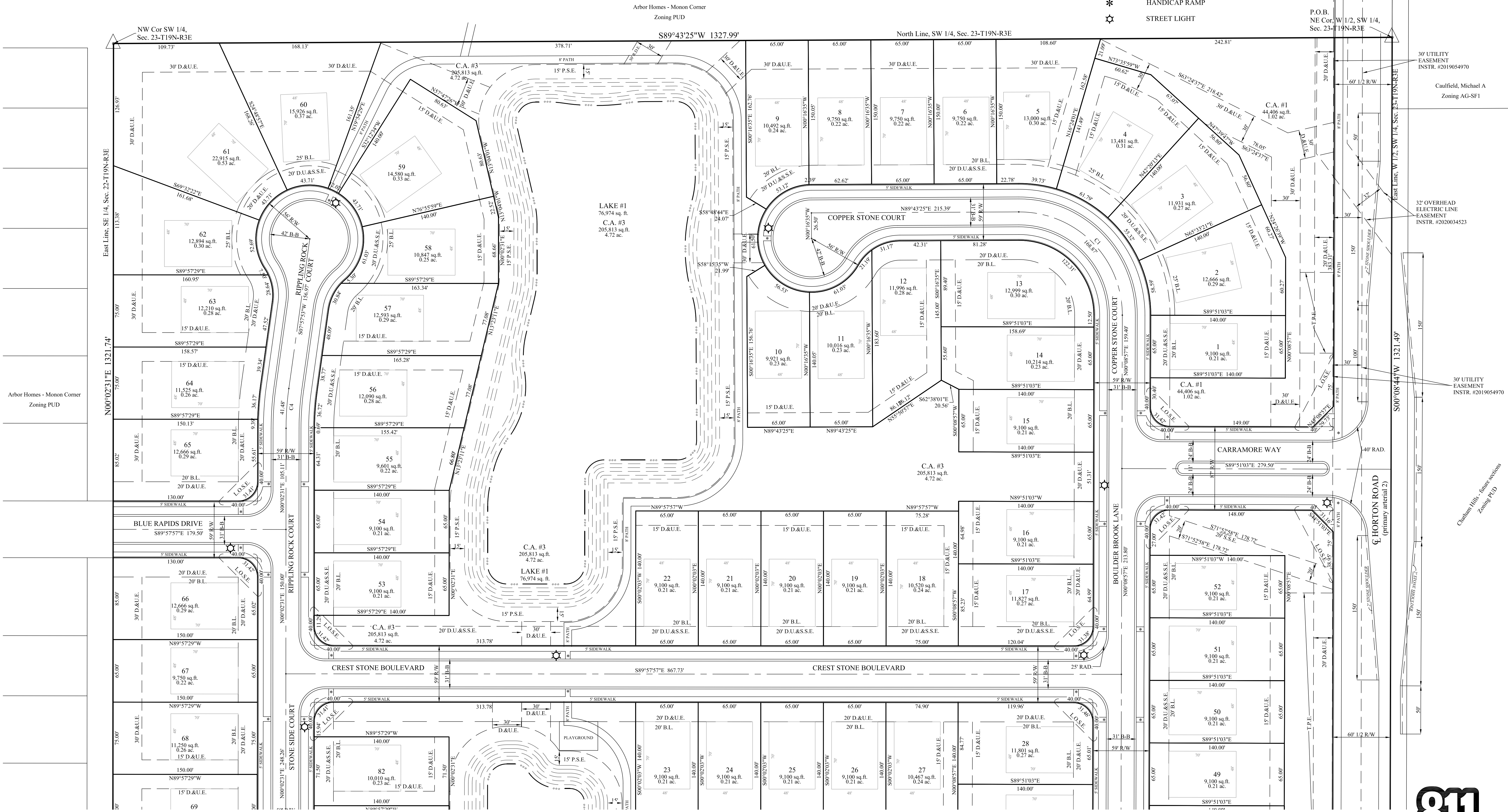
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

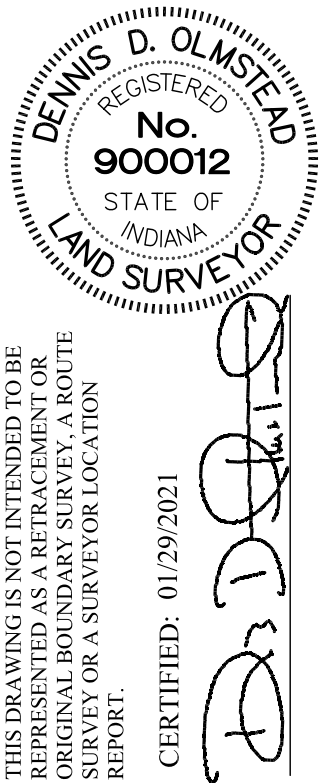
EXISTING COVE-HORNEY (18" TILE) LEGAL DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS TILE LEAVES THE SITE AND RUNS DUE SOUTH TO THE EXISTING BASINS ON BOTH SIDES OF SUMRALL PLACE IN OSBORNE TRAILS, SECTION 1 - WHICH THEN DRAINS TO LITTLE EAGLE CREEK ON THE SOUTH SIDE OF 130th STREET.

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

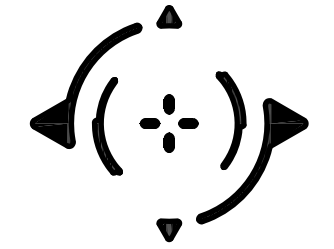
A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.



SHEET C102



STOEPPELWERTH



PRIMARY PLAT

CARRAMORE

PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: R3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

C101

S & A JORDN
90970DRE



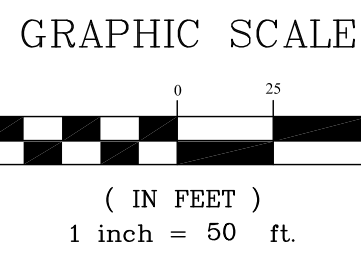
Know what's below.
Call before you dig.



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
DRES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 849-4943

CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3555 EAST 161st STREET
CARMEL, IN 46033



CARRAMORE

PRIMARY PLAT

ZONING: PUD

TOTAL SITE = 40.254
TOTAL LOTS - 82
DENSITY - 2.03 u/a

TOTAL COMMON AREA = 11.85ac± (29.4%)

ZONING PUD
LOT STANDARDS:
Minimum Lot Area - 9,100sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 65' 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 |
| P.S.E. | PERPETUAL STORMWATER EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| T.P.E. | TREE PRESERVATION EASEMENT |
| * | HANDICAP RAMP |
| ☼ | STREET LIGHT |

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

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

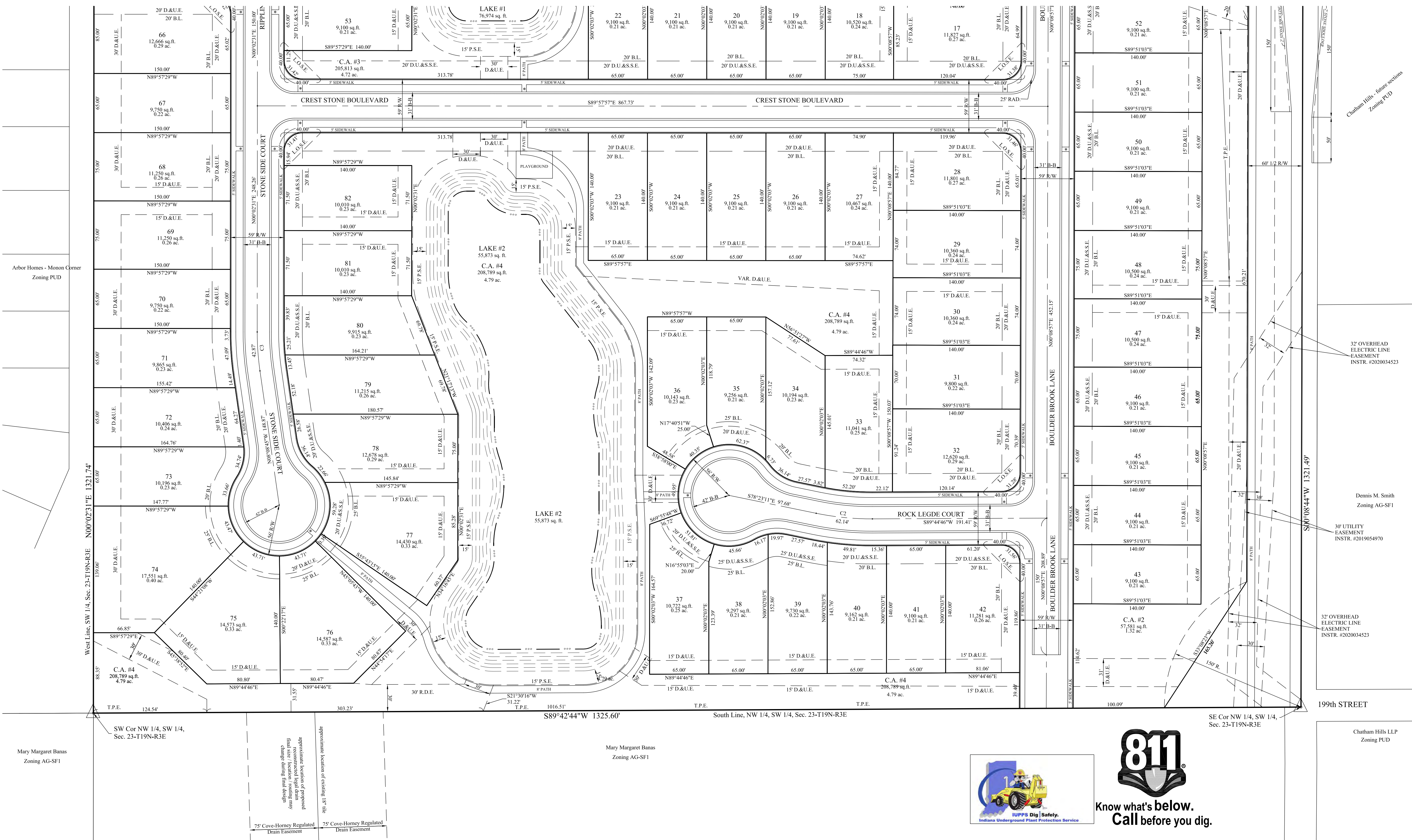
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SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

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

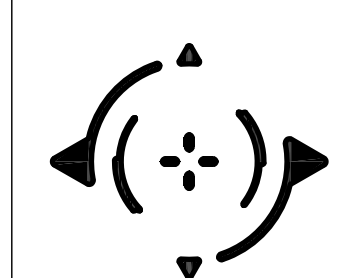
SHEET C101



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

CERTIFIED: 01/29/2021

Dennis D. Olmshead
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF INDIANA
No. 900012
A ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5955 Fax: (317) 849-5942



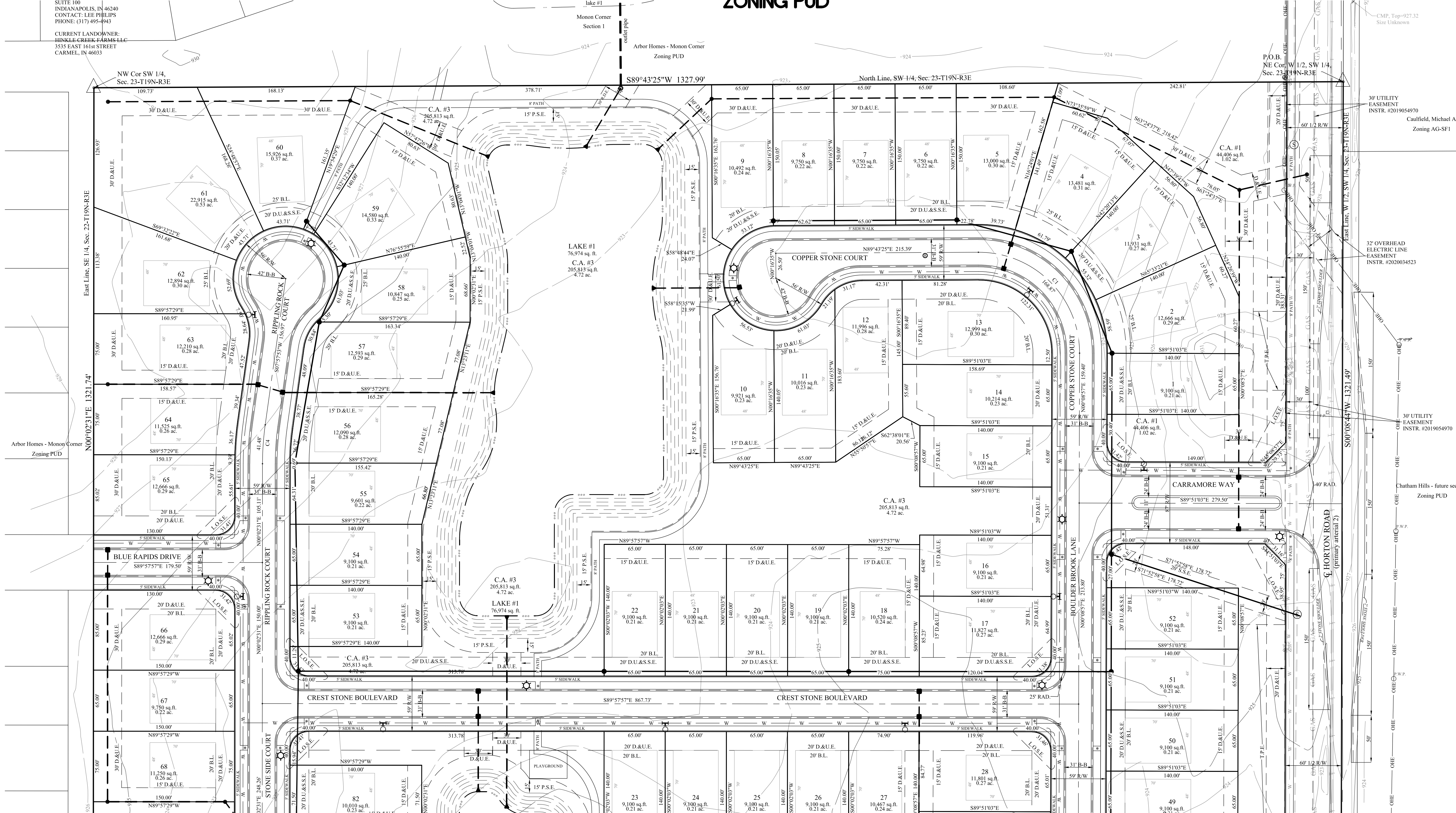
PRIMARY PLAT
CARRAMORE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

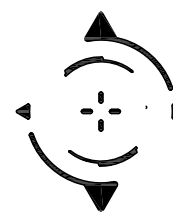
PREPARED FOR:
SECTION: 29 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
C102
S & A JORN NO.
90970DRE

STOEPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5925

THIS INSTRUMENT PREPARED FOR:
DRES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033





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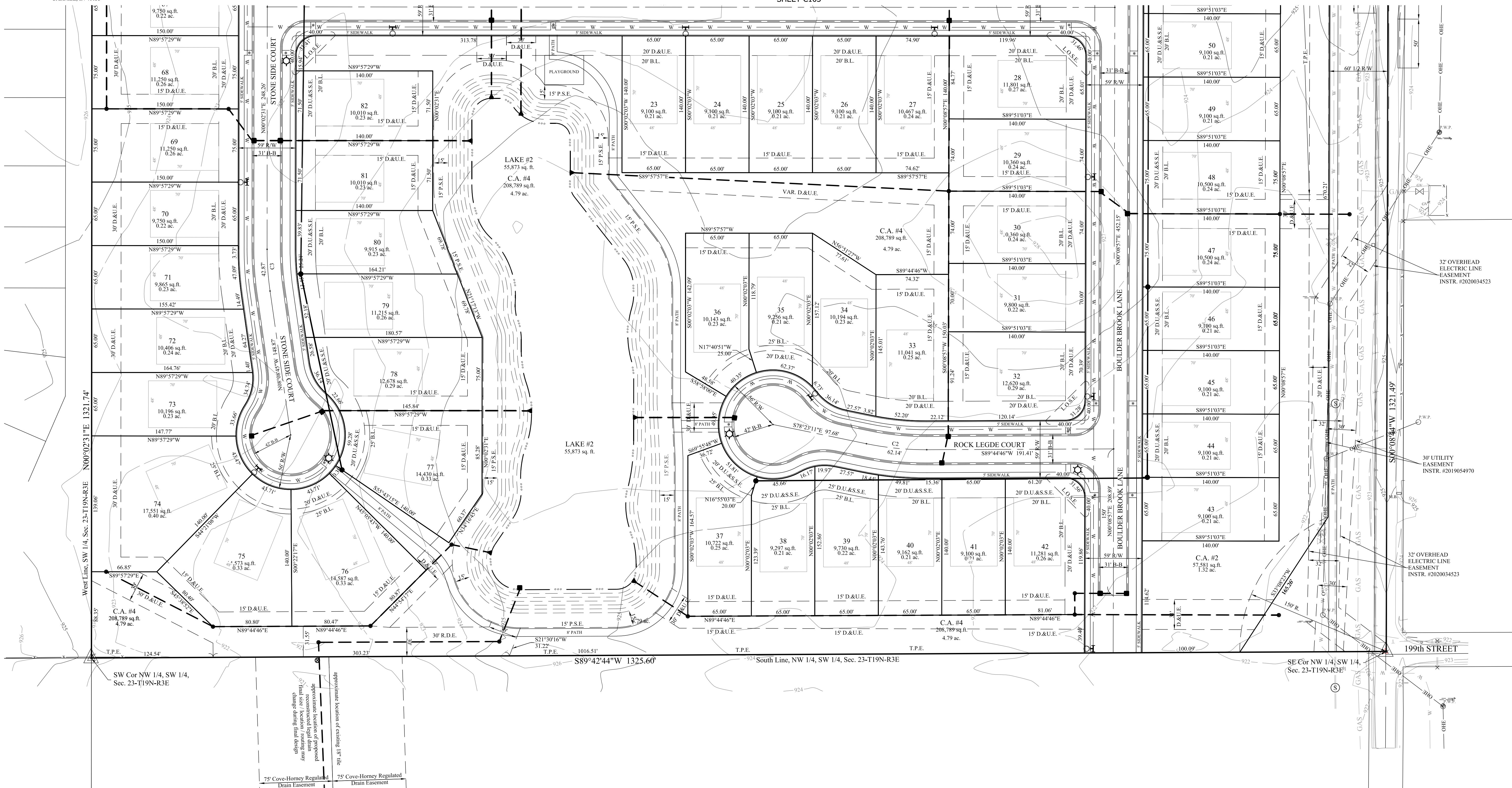
CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

CARRAMORE

DEVELOPMENT PLAN

ZONING PUD

SHEET C103



- 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

- LEGEND
- SANITARY CLEANOUT
 - STORM SEWER LINE; MANHOLE & SNO SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED S&A FIRM #008
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM #008
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT

- LEGEND
- NO ACCESS EASEMENT
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX
 - TILE RISER
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDESTAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX

TOTAL SITE = 40.254
TOTAL LOTS = 82
DENSITY = 2.03 u/a

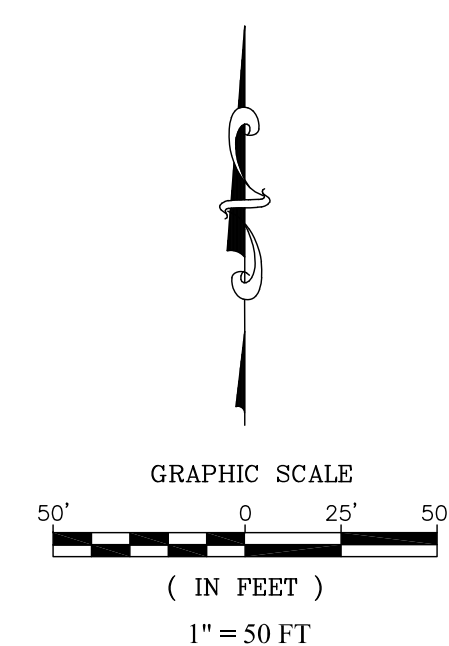
TOTAL COMMON AREA = 11.85ac± (29.4%)

ZONING PUD
LOT STANDARDS:
Minimum Lot Area - 9,100sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 65' min.

* HANDICAP RAMP
☆ STREET LIGHT

- LEGEND
- 30 LOT NUMBER
 - S.S.E. SANITARY SEWER EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - R.D.E. REGULATED DRAINAGE EASEMENT
 - P.S.E. PERPETUAL STORMWATER EASEMENT
 - B.L. BUILDING LINE
 - R.W. RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - T.P.E. TREE PRESERVATION EASEMENT



Know what's below.
Call before you dig.

DEVELOPMENT PLAN

PREPARED FOR:

CARRAMORE

WASHINGTON TOWNSHIP

SECTION: 29

TOWNSHIP: 19N

RANGE: R4E

DRAWN BY: LAF

CHECKED BY: GDK

SHEET NO.

C104

S & A JORN NO. 90970DRE

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

CERTIFIED: 01/29/2021

REGISTERED LAND SURVEYOR

STATE OF INDIANA

No. 900012

DENNIS D. OLMEAD

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505

Phone: (317) 849-5925 Fax: (317) 849-5942

REV PER TAC COMMENTS

DATE

3/2/21

BY



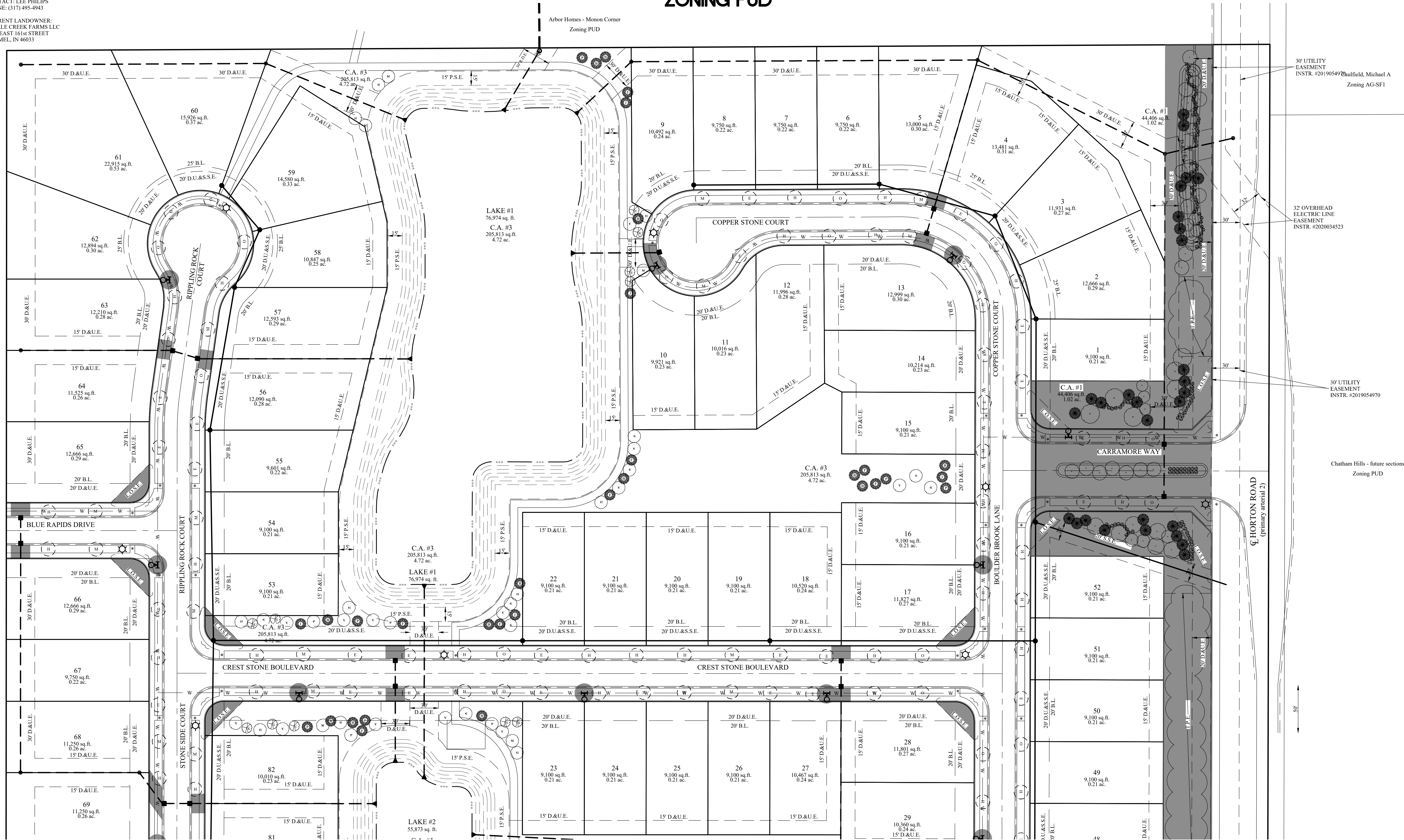
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943
CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

CARRAMORE

LANDSCAPE PLAN

ZONING PUD

Arbor Homes - Monon Corner
Zoning PUD



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
- ONE (1) ADDITIONAL SHADE TREE SHALL BE INSTALLED IN THE REAR OF EACH PERIMETER LOT.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND UNLESS EXISTING TREES ARE TO BE PRESERVED
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL OR EVERGREEN) PER 1 ACRE OR COMMON AREA (11.86± common area x 10 = 118 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND AND AREAS OF PRESERVED TREES WHERE POSSIBLE.
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

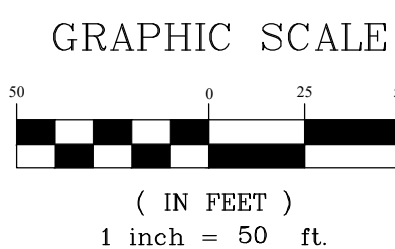
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

LEGEND

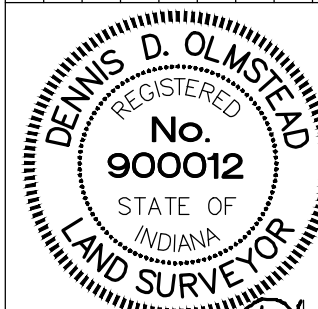
- shade
- evergreen
- ornamental
- shrub

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

- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- ☆ STREET LIGHT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE



SHADED AREA: SEE SHEET L103 FOR DETAILS
*some trees will need to adjust due to utility changes

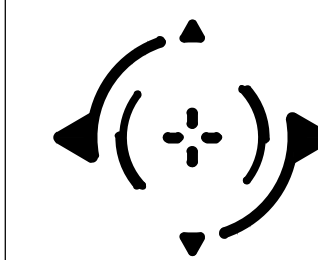


THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS BASED ON THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/29/2021

D.D.O.

STOEPPELWERTH



LANDSCAPE PLAN

CARRAMORE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 23	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. L101		
S & A JORDN 90970DRE		

REV	PER	TAC	COMMENTS	LAF	BY
3521					
REVISIONS					



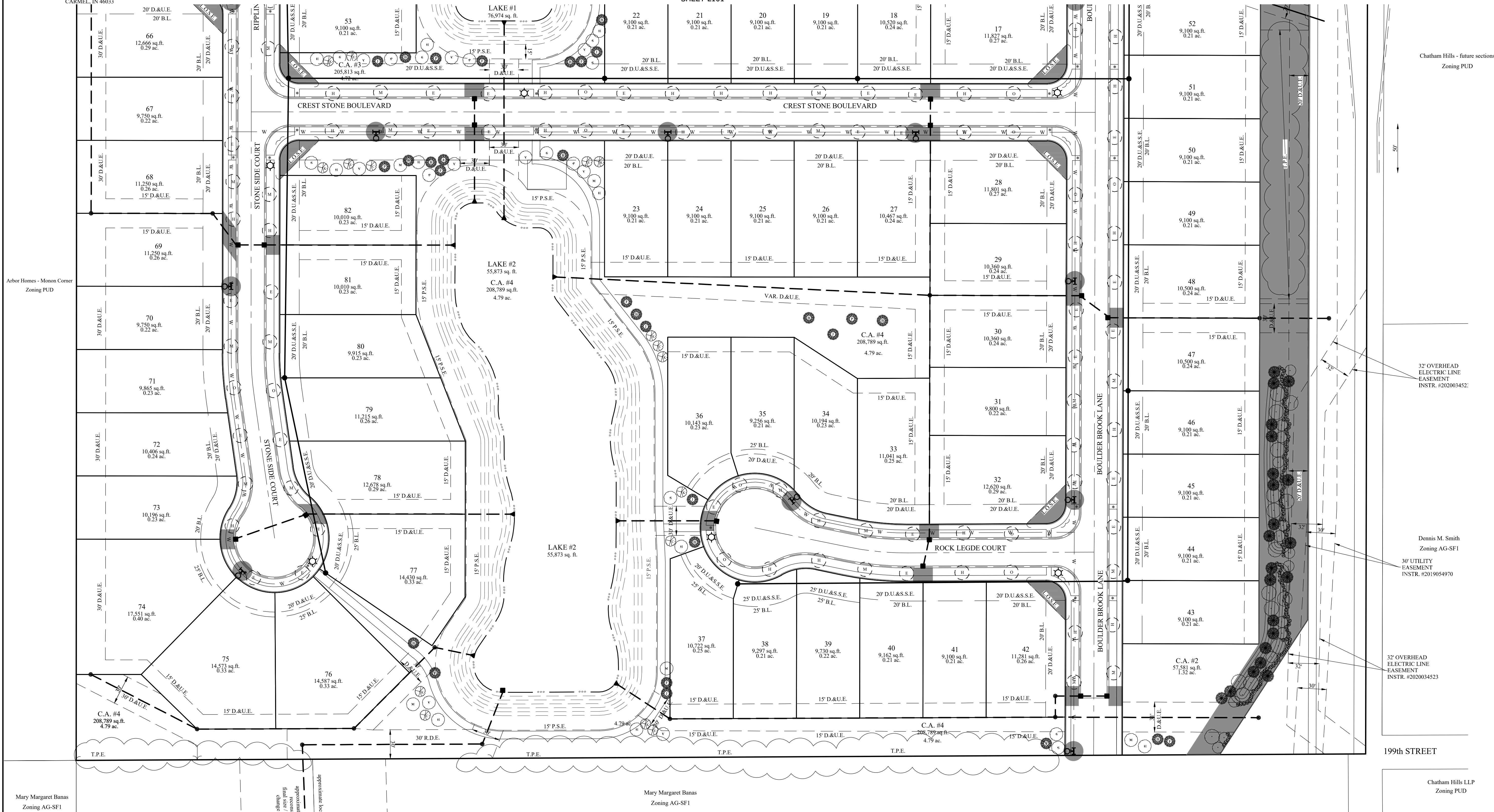
STOEPPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943
CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

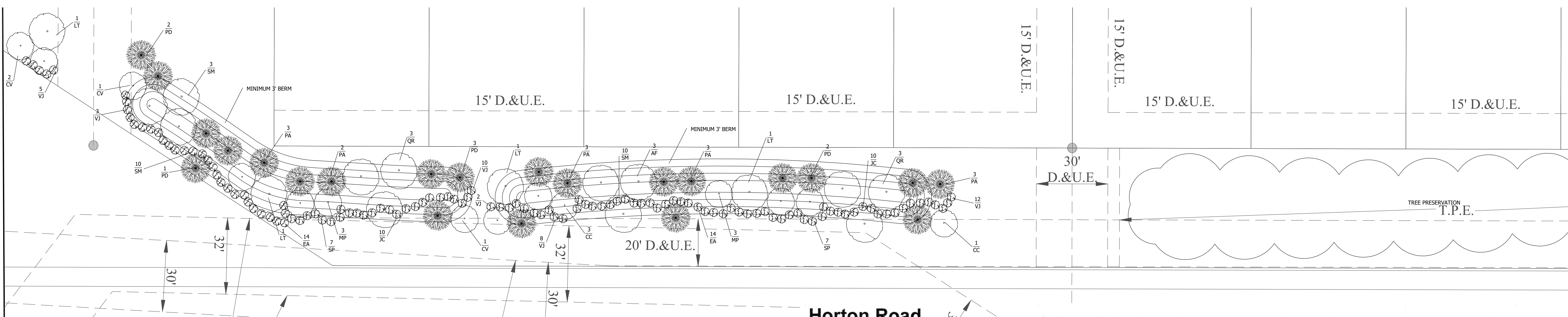
CARRAMORE

LANDSCAPE PLAN

ZONING PUD

SHEET L101

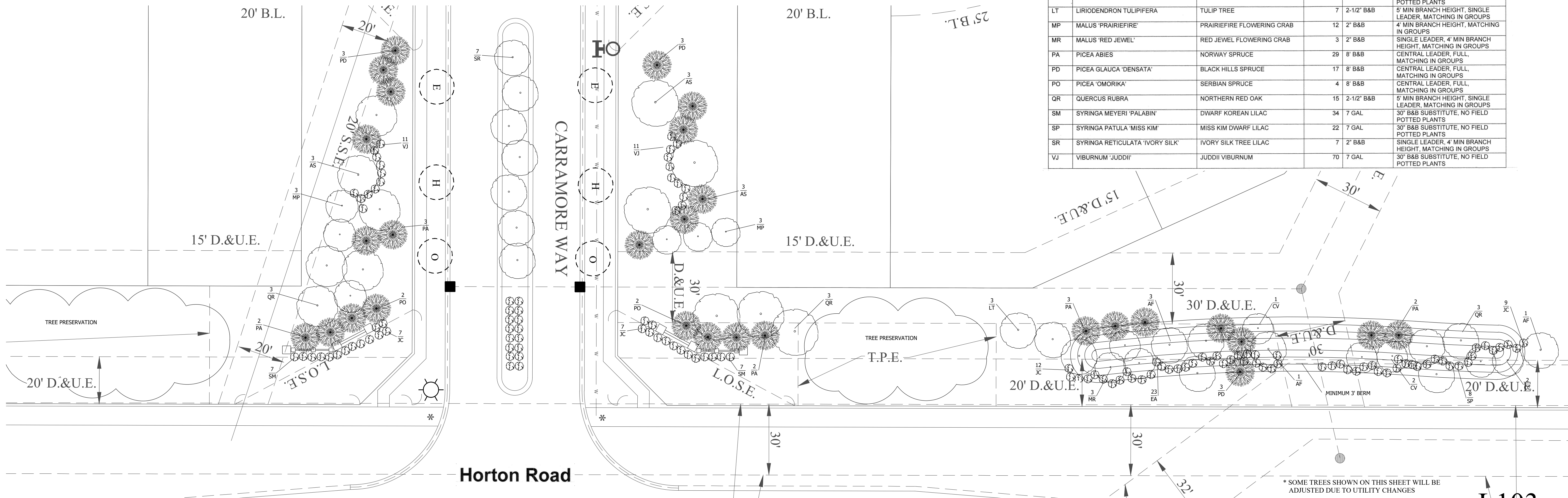




South Half

Plant Material Schedule

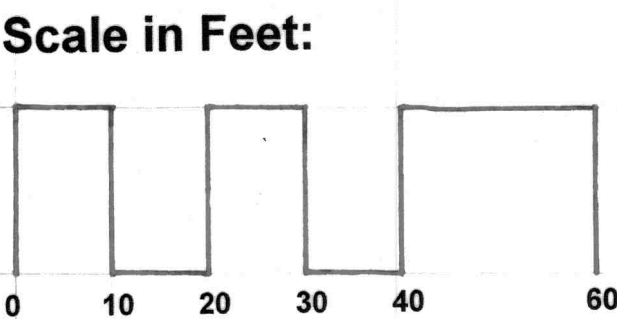
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER FREEMANII 'FIREFALL'	FIREFALL MAPLE	11	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDID 'WINTER KING'	WINTER KING HAWTHORN	7	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	51	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	55	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	7	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	12	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
MR	MALUS 'RED JEWEL'	RED JEWEL FLOWERING CRAB	3	2" B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	29	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	17	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PO	PICEA 'OMORIKA'	SERBIAN SPRUCE	4	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	15	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	34	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	22	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	7	2" B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
VJ	VIBURNUM 'JUDDII'	JUDDII VIBURNUM	70	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS



North Half

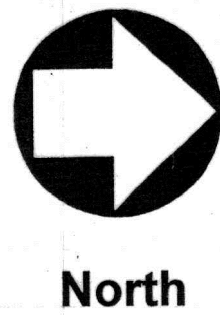
Carramore
of Westfield

Landscape Plan
External Street Frontage

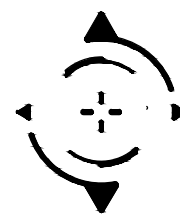


* SOME TREES SHOWN ON THIS SHEET WILL BE ADJUSTED DUE TO UTILITY CHANGES
* THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

L103



October 14, 2020
REV. 3/5/21



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:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943
CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-family Residential (per Lot under 8,000 sq. ft.)	2	1	8
Single-family Residential (per Lot over 8,000 sq. ft.)	4	2	8

Land Use - Open Space / Common Area (per acre)			
Common Area	Required	Provided	Remaining
C.A. 1	120 required. 120 provided.		
C.A. 2			
C.A. 3			
C.A. 4			

SECTION 02800 - STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

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

STREET TREES (TYPE A)

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

Table 2
Alternative/ Substitute Trees
Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The *Alternative/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

*See note below.

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

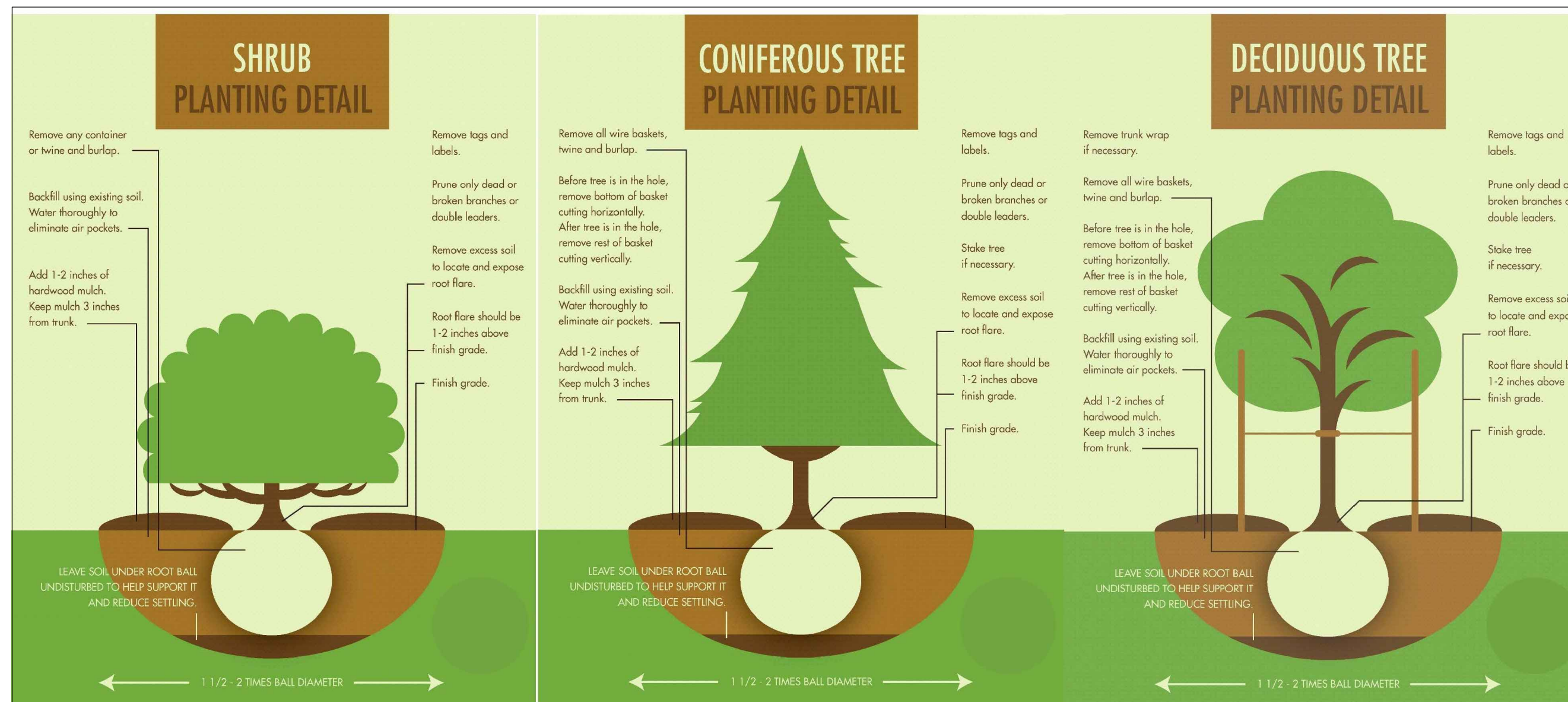
Note:

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation

CARRAMORE

LANDSCAPE PLAN

ZONING PUD



Street Trees (2")

- (M) Acer saccharum 'Legacy' - 27 (Legacy Sugar Maple)
- (H) Celtis occidentalis 'Prairie Pride' - 50 (Prairie Pride Hackberry)
- (O) Quercus bicolor - 25 (Swamp White Oak)
- (E) Ulmus x 'Morton' - 41 (Accolade Elm)

Shade Trees (2")

- (M) Acer rubrum 'Autumn Flame' - 8 (Autumn Flame Red Maple)
- (Y) Cladastrus kentukea - 13 (Yellowwood)
- (P) Diospyros virginiana - 4 (American Persimmon)
- (H) Gleditsia triacanthos var inermis 'Suncole' - 15 (Sunburst Honeylocust)
- (O) Liquidambar styraciflua 'Worplesdon' - 12 (Worplesdon Sweetgum)

Evergreen Trees (6")

- (S) Abies balsamea var phanerolepis - 12 (Canaan Fir)
- (S) Juniperus virginiana 'Carnaeitii' - 10 (Carnaeri Juniper)
- (S) Picea abies - 7 (Norway Spruce)
- (S) Picea glauca - 19 (Black Hills Spruce)

Ornamental Trees (2")

- (S) Cercis canadensis - 6 (Eastern Redbud)
- (S) Cornus Kousa - 9 (Kousa Dogwood)
- (S) Prunus virginiana 'Canada Red' - 5 (Canada Red Chokecherry)

*Street Lights shall be frosted glass if the option is reasonably available from the electric service provider.



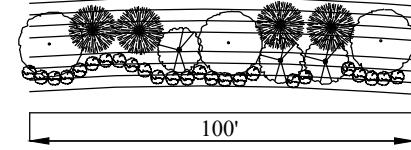
NOTE:

- 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.
- ONE (1) ADDITIONAL SHADE TREE SHALL BE INSTALLED IN THE REAR OF EACH PERIMETER LOT.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND UNLESS EXISTING TREES ARE TO BE PRESERVED
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (11.866 common area x 10 = 118 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND AND AREAS OF PRESERVED TREES WHERE POSSIBLE.
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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

SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

- shade
- evergreen
- ornamental
- shrub



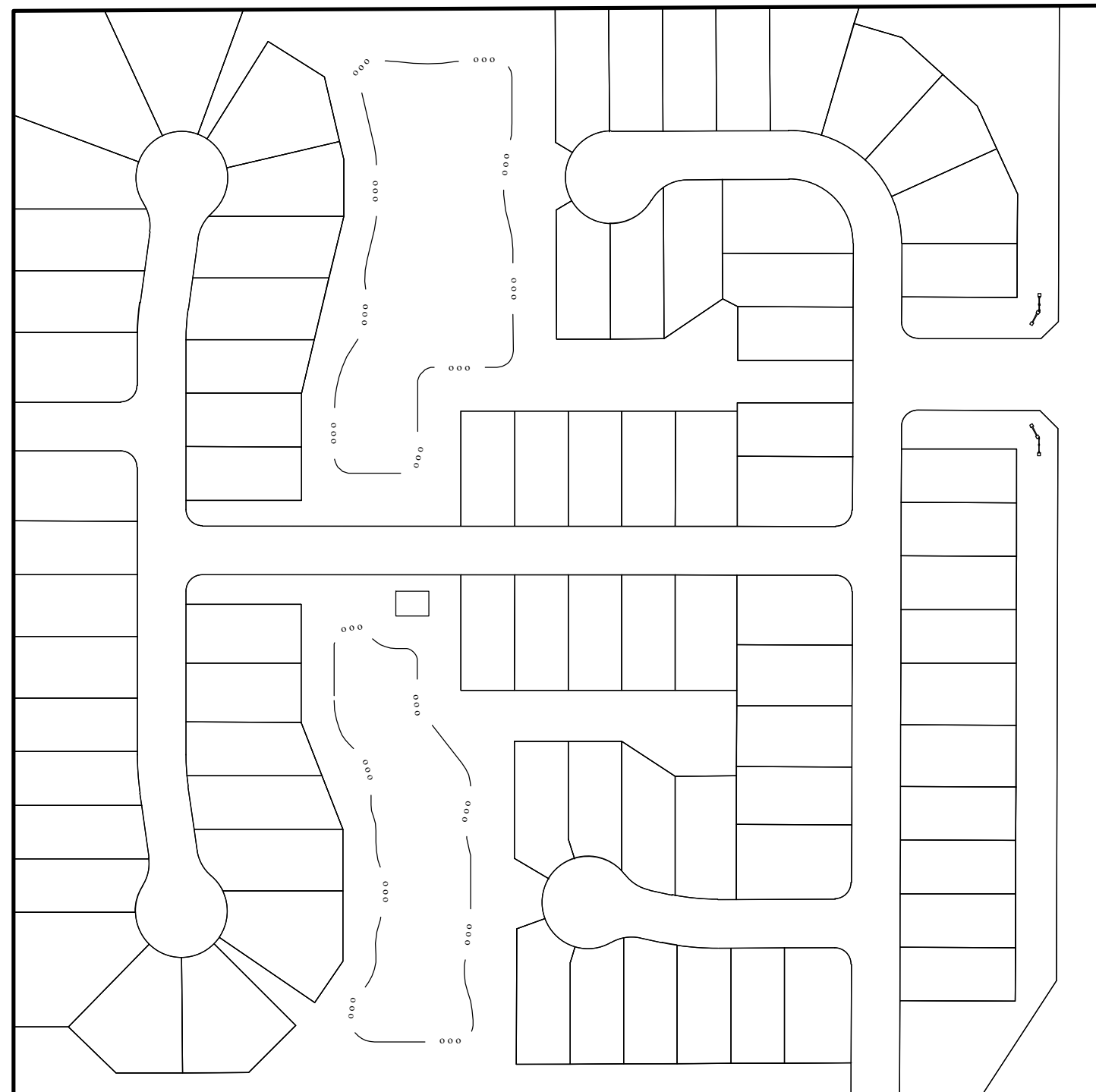
HORTON ROAD BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND

HORTON ROAD BUFFER - 963'
(1,323' - 360' TPE)
29 SHADE TREES
39 EVERGREEN TREES
29 ORNAMENTAL TREES
241 SHRUBS
3' UNDULATING MOUND



NOT TO SCALE

MONON CORNER ZONED PUD

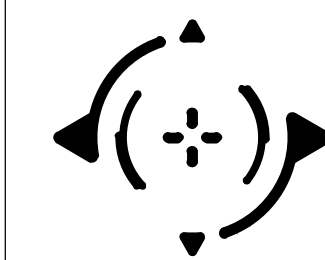


EXISTING TREES TO BE PRESERVED ALONG SOUTH LINE

ZONED AG-SF1

HORTON ROAD BUFFER - 963'
(1,323' - 360' TPE)
29 SHADE TREES
39 EVERGREEN TREES
29 ORNAMENTAL TREES
241 SHRUBS
3' UNDULATING MOUND

STOEPPELWERTH



LANDSCAPE PLAN DETAILS

PREPARED FOR:

CARRAMORE

HAMILTON CO., INDIANA

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

L104

S & A JORDO
90970DRE



Know what's below.
Call before you dig.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 15, 2021
2103-ODP-04 & 2103-SPP-04
Exhibit 1

Docket Number: 2103-ODP-04 & 2103-SPP-04

Project Name: Community Bible Fellowship

Subject Site Address: NEC of 161st Street and Oak Road

Petitioner: Community Bible Fellowship

Representative: Mike Rasor

Request: Overall Development Plan & Primary Plat review of 2 blocks on 34.43 acres +/- in the SF2: Single-family Low Density District.

Current Zoning: SF2: Single-family Low Density District

Current Land Use: Vacant

Approximate Acreage: 34.43 +/-

Property History: 1802-SPP-02 (Hawthorne Ridge Primary Plat)
1802-ODP-02 (Hawthorne Ridge Overall Development Plan)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Neighborhood Meeting Summary
6. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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

BACKGROUND

The Property was included on the Primary Plat and Overall Development Plan for the Hawthorne Ridge Subdivision, which was approved at the [February 20, 2018](#), APC meeting. This portion of the subdivision has not been included on an approved secondary plat.

Project Overview

The current proposal is an Overall Development Plan and Primary Plat for 2 blocks on 34.43 acres +/- in the SF2: Single-family Low Density District. Any vertical improvements proposed for the site will be reviewed during a subsequent Detailed Development Plan process.

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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.

- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 31) Location and dimensions of all existing structures and paved areas.
 - 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 33) Location of all Floodplain areas within the boundaries of the property.
 - 34) Names of legal ditches and streams on or adjacent to the site.
 - 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 36) Identify buildings proposed for demolition.
 - 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District).

39) Minimum Lot Area:

- a) Subdivision Lot: 15,000 square feet
- b) All other lots: Three (3) acres

40) Minimum Lot Frontage:

- a) Subdivision Lot: 50 feet
- b) All other Lots: 250 feet

41) Minimum Building Setback Lines:

a) Front Yard:

- i) Subdivision Lot: 30 feet
- ii) All other Lots: 80 feet; 100 feet along Expressway or Arterial

b) Side Yard:

- i) Subdivision Lot: 12 feet
- ii) All other Lots: 30 feet

c) Rear Yard:

- i) Subdivision Lot: 30 feet
- ii) All other Lots: 30 feet

42) Minimum Lot Width:

- a) Subdivision Lot: 100 feet
- b) All other Lots: No minimum

43) Maximum Building Height: Two and one-half (2 ½) stories (see also Article 6.6 Height Standards)

44) Minimum Living Area (Ground Floor):

- a) Single story: 1,200 square feet
- b) Two story: 800 square feet
- c) Tri-level: 800 square feet (Basement and first level)
- d) Story and one-half: 800 square feet

45) Development Plan Review: Required for Major Subdivisions.

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

The plans comply.

- 46) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 47) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 48) 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.
- 49) 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..

- 50) Accessory Use and Building Standards (Article 6.1)
- 51) Architectural Standards (Article 6.3)
- 52) Building Standards (Article 6.4)
- 53) Fence Standards (Article 6.5)

54) Height Standards (Article 6.6)

55) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) General Screening Standards:

c) Detention and Retention Areas:

i) Natural Appearance:

- (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

d) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

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.
- e) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):
 - f) Foundation Plantings
 - g) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.
 - h) Buffer Yard Requirements: Institutional adjacent to SF2 requires Buffer Type B.
 - i) Parking Area Landscaping
- 56) Lighting Standards (Article 6.9)
- 57) Lot Standards (Article 6.10)
- 58) Outside Storage and Display (Article 6.12)
- 59) Parking and Loading Standards (Article 6.14)
- 60) Performance Standards (Article 6.15)
- 61) Setback Standards (Article 6.16)
- 62) Sign Standards (Article 6.17)
- 63) Vision Clearance Standards (Article 6.19)
- a) Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersection of Collectors, Private or Local Street.

- ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- iii) Ten (10) feet from intersections of Driveways of Alleys.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

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

DEPARTMENT COMMENTS

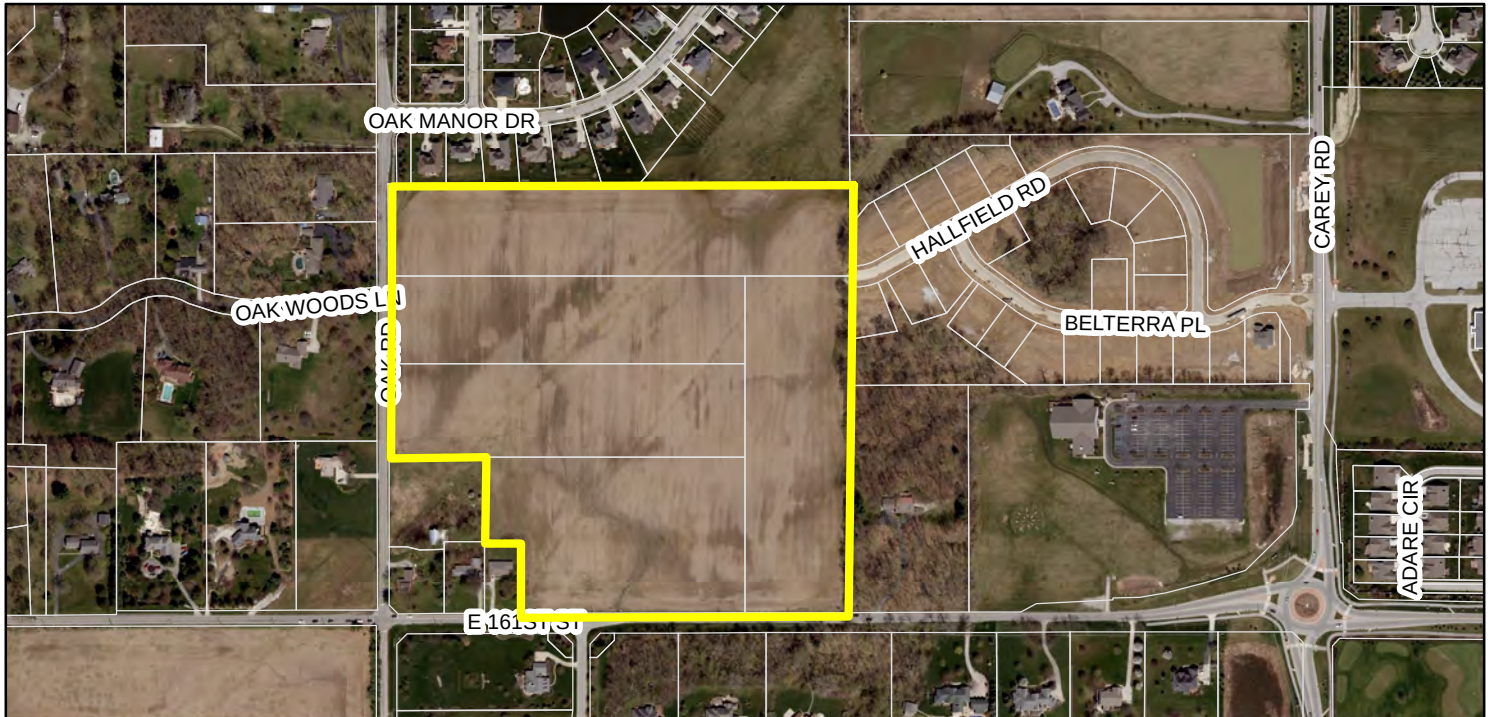
1. **Action: 2103-ODP-04 (Overall Development Plan) & 2103-SPP-04 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or phoward@westfield.in.gov.



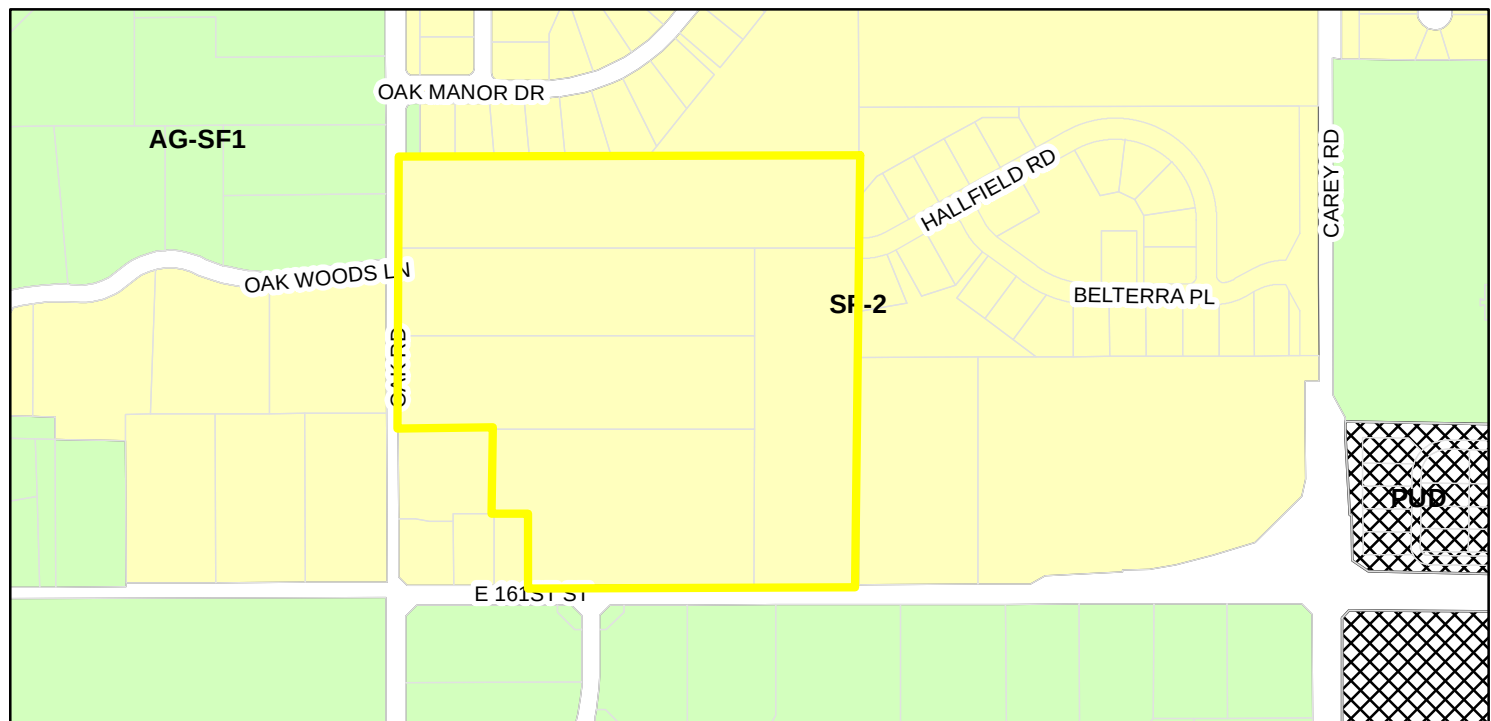
Property Location Map
Community Bible Fellowship
2103-ODP-04 & 2103-SPP-04



Aerial Location Map



Zoning Map



Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)



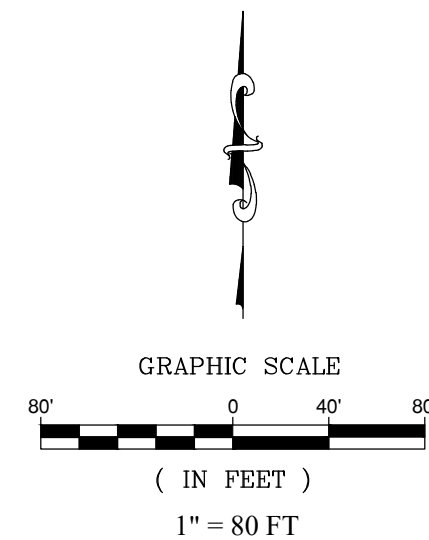
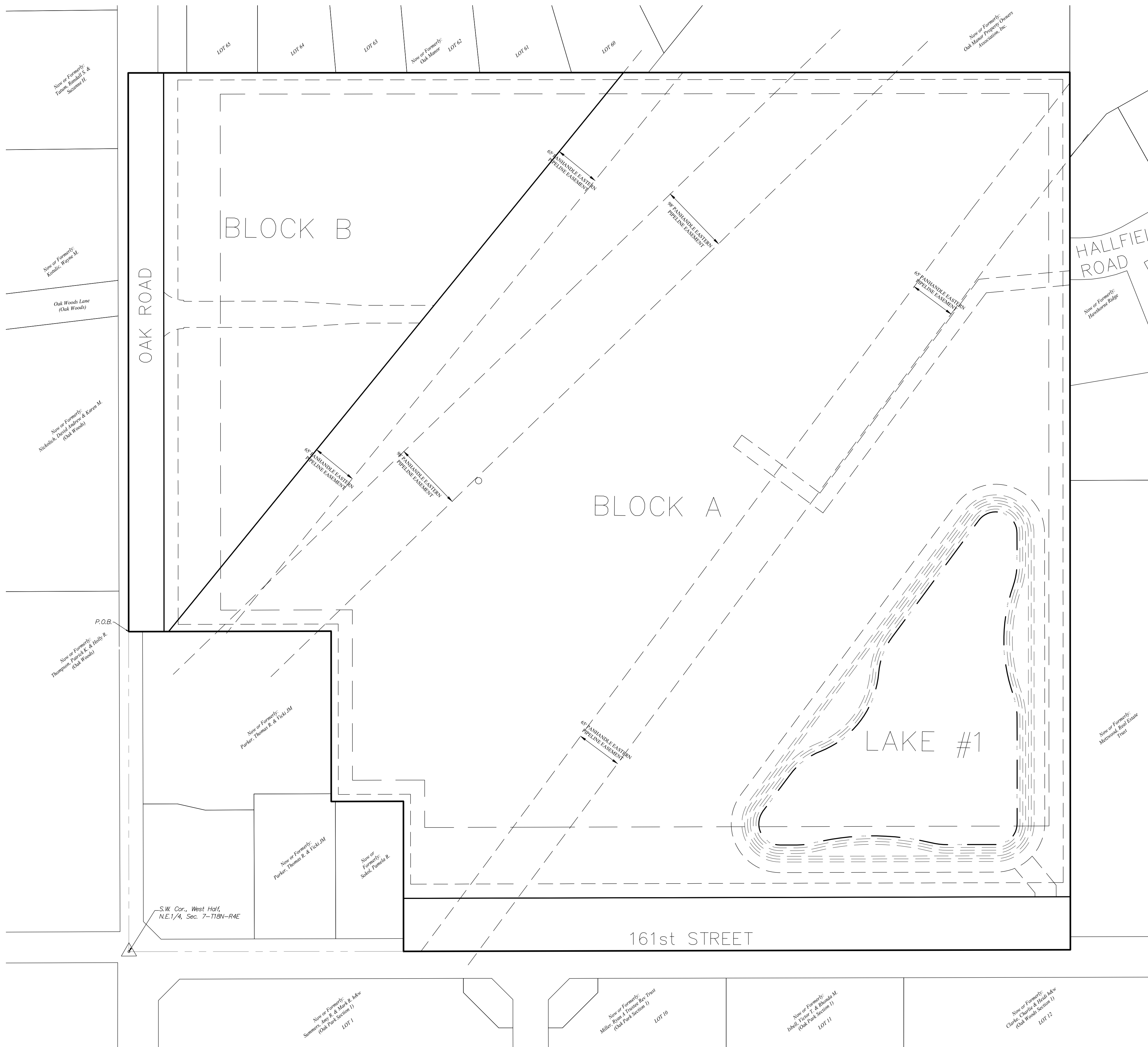
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C

PRIMARY PLAT / DEVELOPMENT PLAN for COMMUNITY BIBLE FELLOWSHIP CHURCH

WESTFIELD, INDIANA
ZONING: SF2



- NOTE:
- ALL TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - 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 WATER ALONG 161ST STREET WILL SERVICE THIS SITE.

THE CITY OF WESTFIELD WILL BE LOWERING THE LOCATION OF THE OAK PARK DITCH NEAR THE SOUTHEAST CORNER OF THIS SITE AS A CAPITAL IMPROVEMENT PROJECT OF 161ST STREET. COORDINATION WITH THE CITY WILL CONTINUE THROUGH THE DEVELOPMENT OF THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE SANITARY MAIN NEAR THE EAST PROPERTY LINE ON HALLFIELD ROAD.

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE", SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

TOTAL SITE = 34.416 ac±

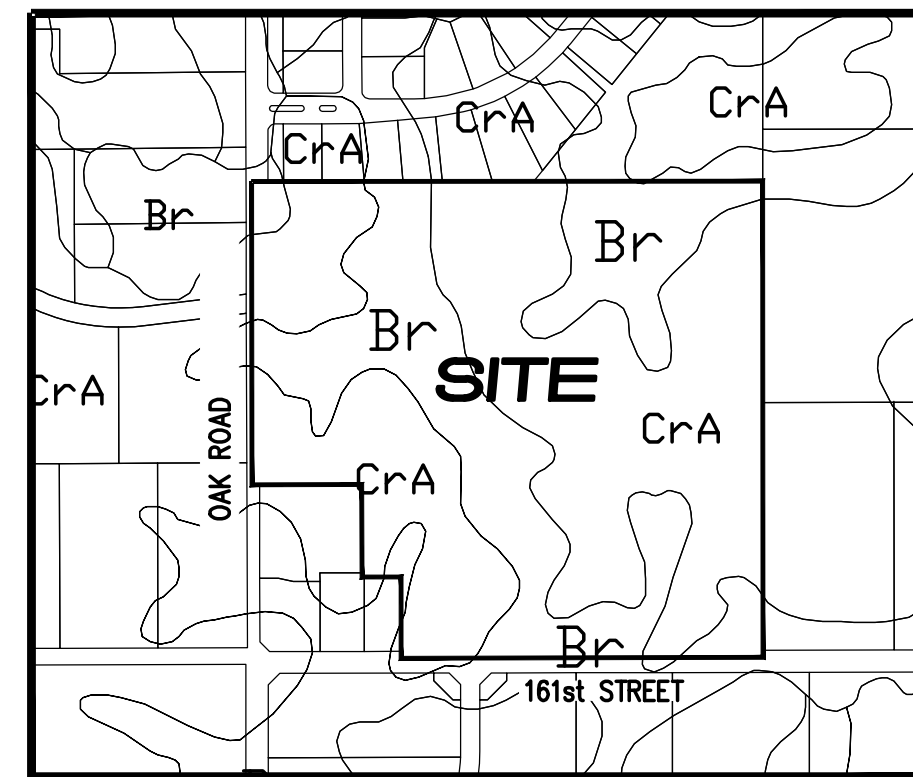
ZONING SF2 DISTRICT

Front Yard Setback - Subdivision Lot: 30 feet, All other lots: 80 feet,
100 feet along Expressway or Arterial
Side Yard Setback - Subdivision Lot: 12 feet, All other lots: 30 feet
Rear Yard Setback - Subdivision Lot: 30 feet, All other lots: 30 feet
Minimum Lot Width - Subdivision Lot: 100 feet, All other lots: No minimum
Maximum Building Height - Two and one-half (2 1/2) stories

LAND DESCRIPTION:

A part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 04 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Southwest corner of said Half-Quarter Section; thence North 00 degrees 04 minutes 40 seconds West, along the West line of said Half-Quarter Section, a distance of 452.73 feet to the Northwest corner of the land described in Instrument Number 200100054918 in the Office of the Hamilton County Recorder and the POINT OF BEGINNING of this description; thence continuing North 00 degrees 04 minutes 40 seconds West, along said line, a distance of 789.25 feet to the Northwest corner of the land described in Instrument Number 200200096799 in said Recorder's Office; thence North 89 degrees 56 minutes 11 seconds East, along the North line of said land, a distance of 1,330.22 feet to the East line of the aforementioned Half-Quarter Section; thence South 00 degrees 03 minutes 57 seconds East, along said line, a distance of 1,239.45 feet to the Southeast corner of said Half-Quarter Section; thence South 89 degrees 49 minutes 40 seconds West, along the South line thereof, a distance of 941.96 feet to the Southeast corner of the land described in Instrument Number 2007045630; thence North 00 degrees 04 minutes 40 seconds West, along the East line of said land, a distance of 212.00 feet to the Northeast corner thereof; thence South 89 degrees 49 minutes 40 seconds West, along the North line of said land, a distance of 102.00 feet; thence North 00 degrees 04 minutes 40 seconds West a distance of 240.73 feet; thence South 89 degrees 49 minutes 40 seconds West a distance of 286.00 feet to the Point of Beginning, Containing 34.416 acres, more or less.



SOILS MAP
SCALE: 1"=500'
Br / CrA



LOCATION MAP
SCALE: 1"=500'



FLOOD STATEMENT
THIS SITE DOES NOT LIE
WITHIN A FLOOD HAZARD
ZONE PER FIRM
18057C01380 DATED
NOVEMBER 19, 2014

INDEX

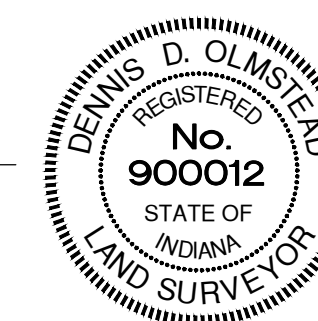
SHT.	DESCRIPTION
C001	COVER SHEET
C100-C101	EXISTING CONDITIONS
C102-C105	PRIMARY PLAT / DEVELOPMENT PLAN
	LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTION
ALL	REVISE PER TAC COMMENTS 03/05/21 LAF

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

1/29/2021
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

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	80.20'	107.00'	42.09'	N21°36'43"W	78.34'
C2	190.56'	150.00'	110.57'	S6°41'28"E	178.00'
C3	42.55'	150.00'	21.42'	S37°49'47"W	42.41'
C4	63.91'	100.00'	33.09'	N71°44'10"W	62.83'
C5	70.35'	50.00'	42.42'	S86°15'51"W	64.69'
C6	78.54'	50.00'	50.00'	N8°25'40"W	70.71'
C7	78.54'	50.00'	50.00'	N8°25'40"W	70.71'
C8	78.54'	50.00'	50.00'	N81°34'20"E	70.71'



Know what's below.
Call before you dig.



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

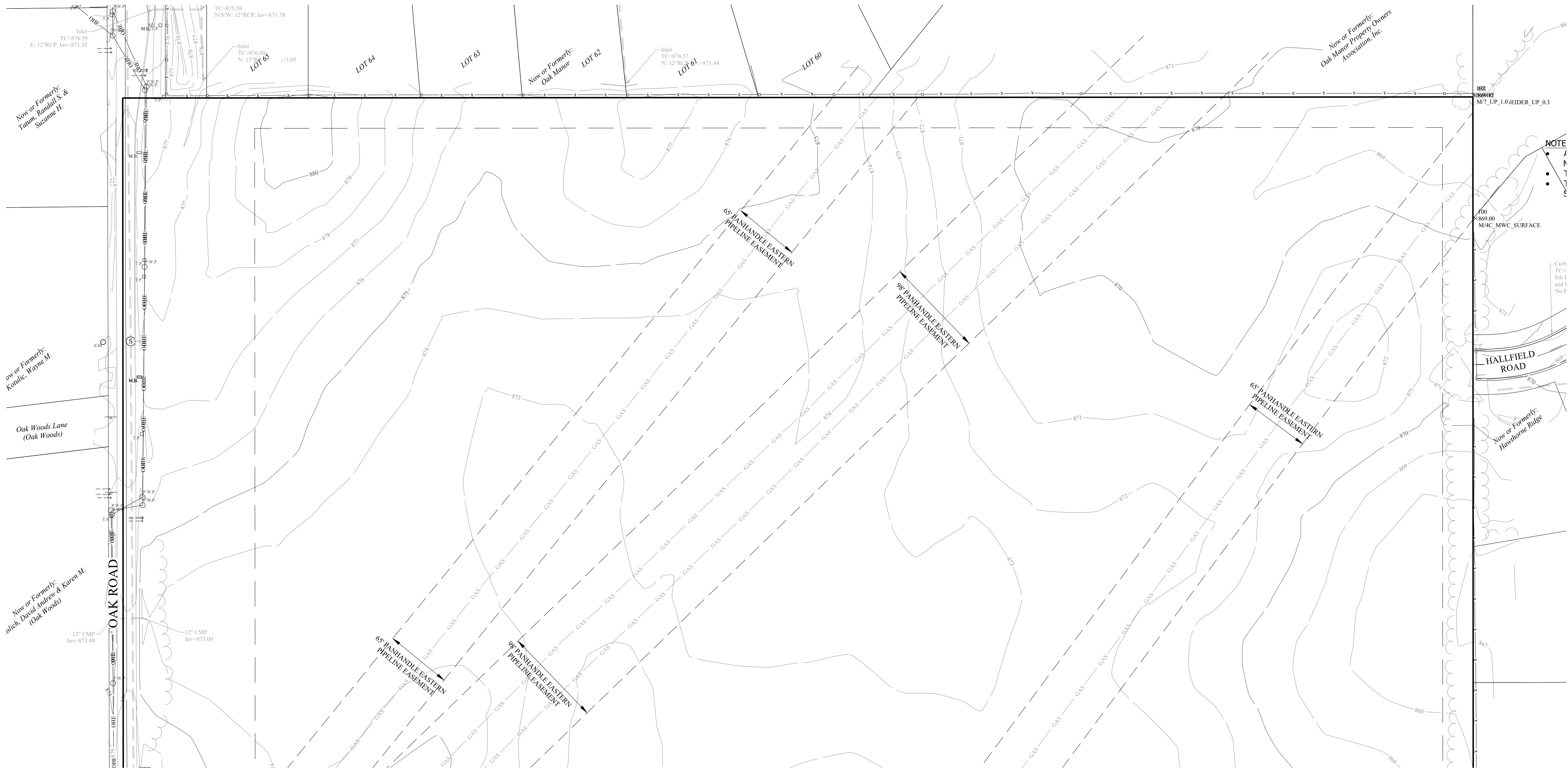
THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C

COMMUNITY BIBLE FELLOWSHIP CHURCH

PRIMARY PLAT

ZONING SF2



SHEET 101

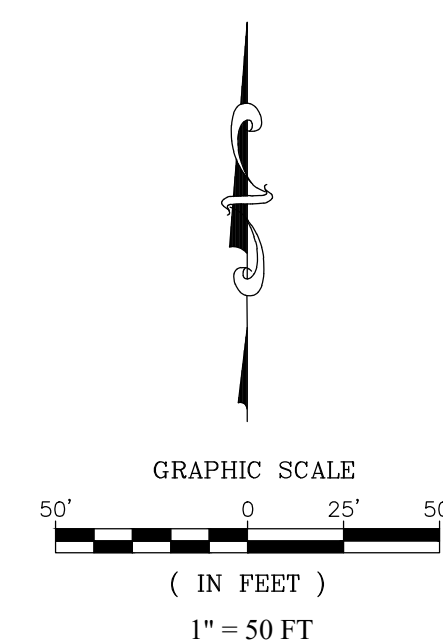
LEGEND

- 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

- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDISTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDISTAL
- TELEPHONE MANHOLE
- CABLE T.V. POLE
- CABLE T.V. PEDISTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX

- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- S.S.E. SANITARY SEWER EASEMENT
- P.S.E. PERPETUAL STORMWATER EASEMENT
- I.E.E. INGRESS/EGRESS EASEMENT
- HANDICAP RAMP



Know what's below.
Call before you dig.

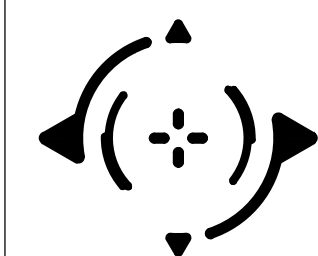
EXISTING CONDITIONS

PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 7	TOWNSHIP: 18N	RANGE: R4E
DRAWN BY: LAF	CHECKED BY: GDK	SHEET NO.
C100		
S & A JORN NO. 78310MMA		

STOEPPELWERTH



ALWAYS ON
7965 E. 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

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

CERTIFIED: 01/29/2021



REVISIONS	DATE	BY
REVISED PER TAC COMMENTS	3-4-21	LAF

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:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

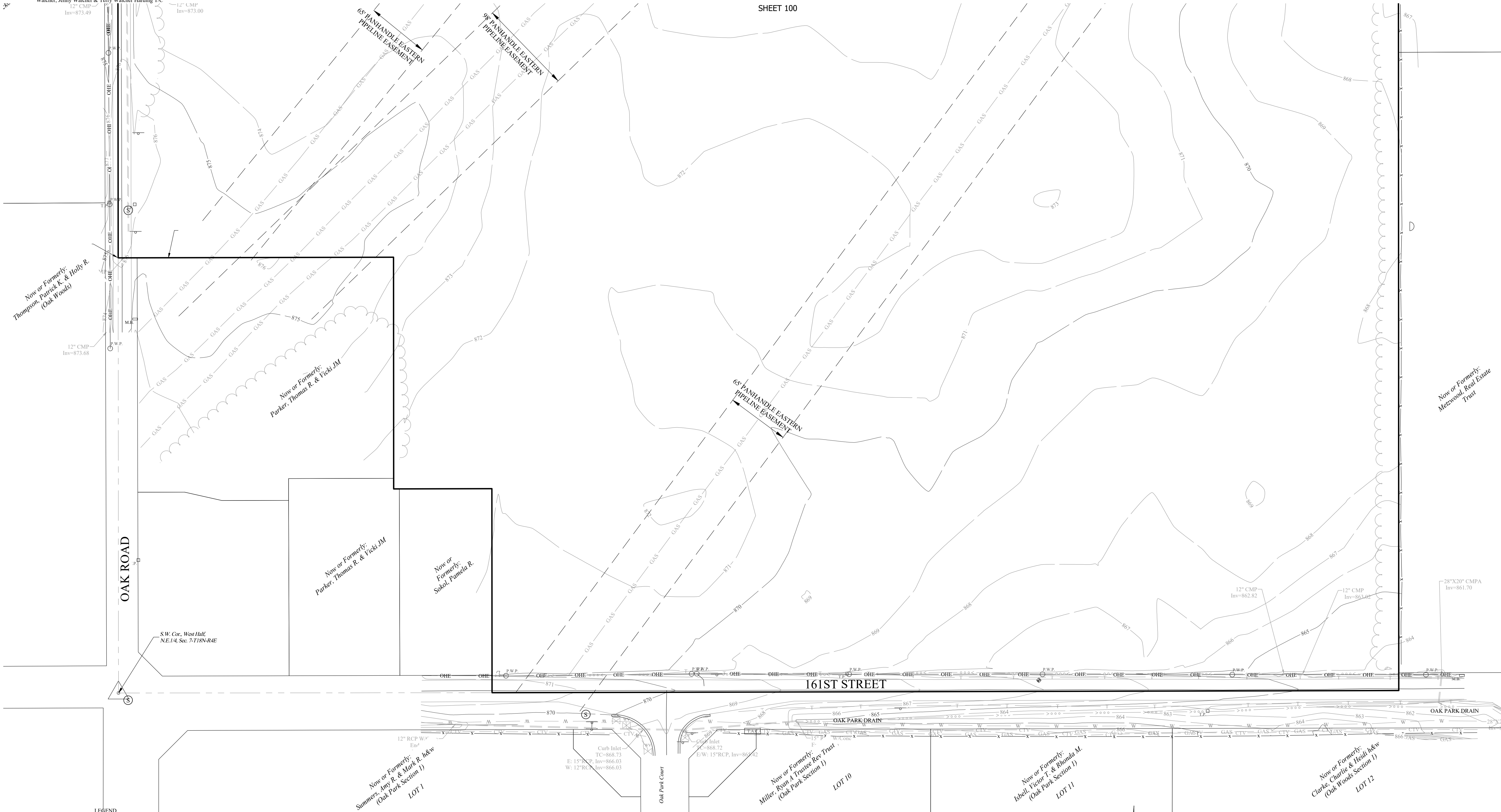
CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C
12" CMP
Inv=873.49

COMMUNITY BIBLE FELLOWSHIP CHURCH

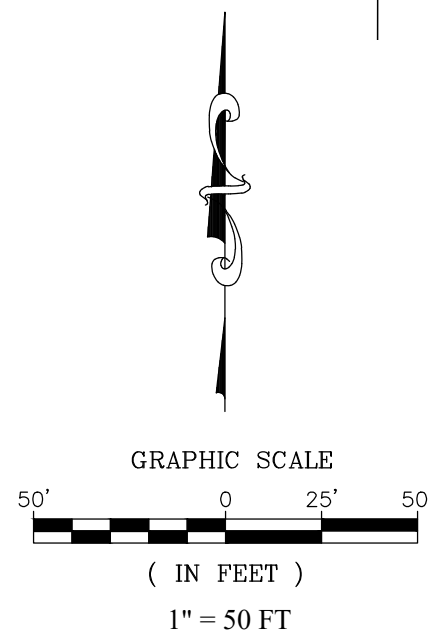
PRIMARY PLAT

ZONING: SF2

SHEET 100



- 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
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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
- NO ACCESS EASEMENT
POWER POLE
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ELECT. METER
GUY WIRE
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TELEPHONE PEDISTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDISTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
- GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX
S.S.E. SANITARY SEWER EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
I.E.E. INGRESS / EGRESS EASEMENT
* HANDICAP RAMP



Know what's below.
Call before you dig.

EXISTING CONDITIONS		
SECTION	TOWNSHIP	RANGE
7	18N	R4E
DRAWN BY: LAF	CHECKED BY: GDK	SHEET NO. C101
PREPARED FOR: COMMUNITY BIBLE FELLOWSHIP CHURCH		
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		
THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT. CERTIFIED: 01/29/2021 DENNIS D. OLMSHEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		
STOEPPELWERTH ALWAYS ON 7965 E. 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942		
REVISIONS DATE 3-4-21 LAF BY		



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 846-5945

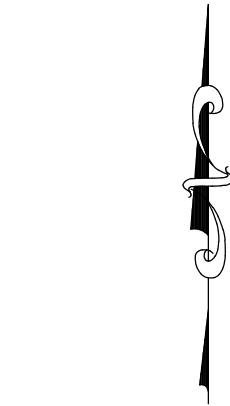
THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C

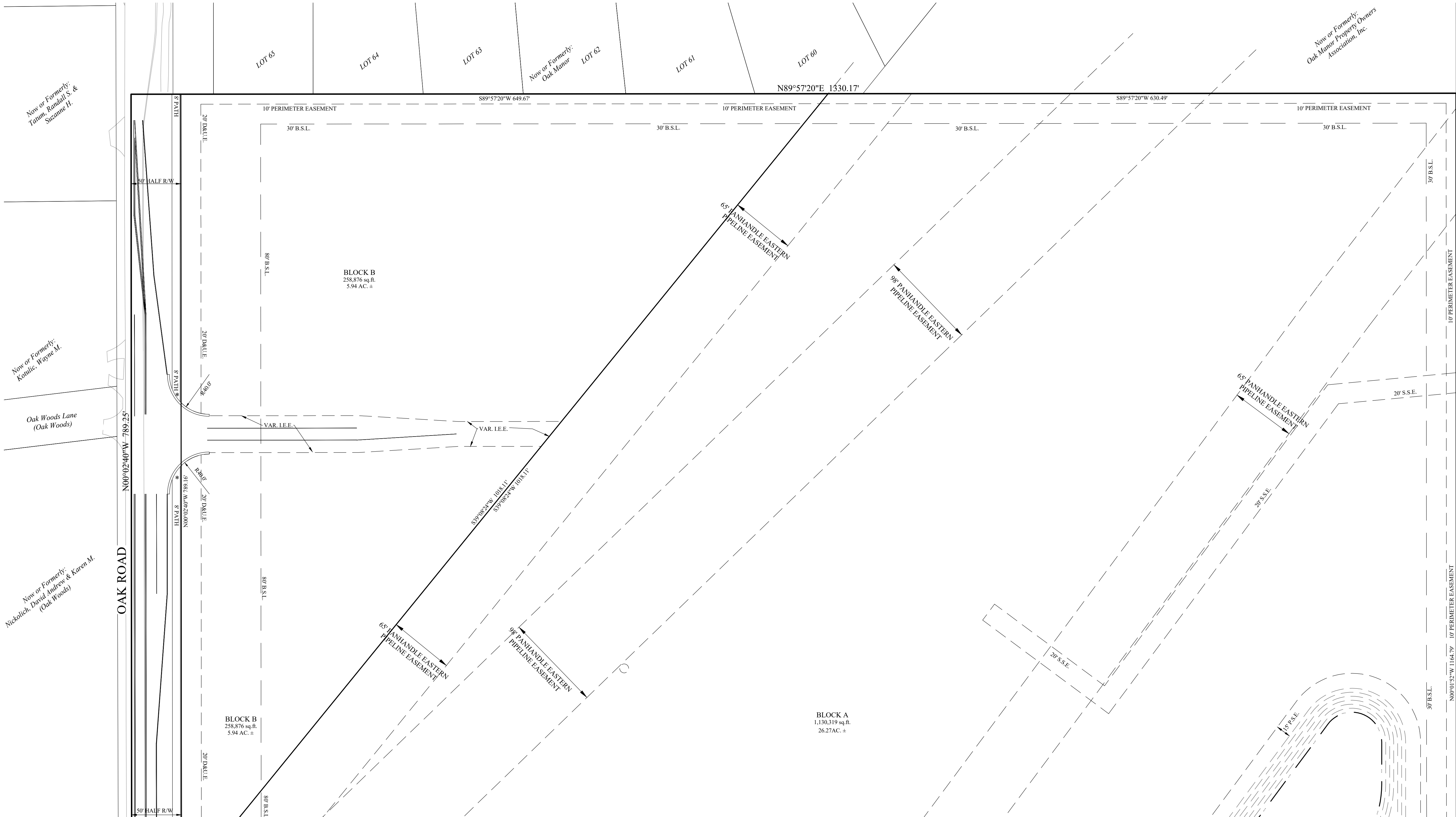
COMMUNITY BIBLE FELLOWSHIP CHURCH

PRIMARY PLAT

ZONING SF2



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



B.S.L. BUILDING SETBACK LINE
D&U.E. DRAINAGE & UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
I.E.E. INGRESS / EGRESS EASEMENT
* HANDICAP RAMP

SHEET 103



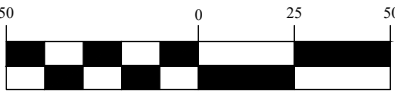
SECTION: 7			TOWNSHIP: 18N			RANGE: R4E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C102		
PREPARED FOR: PRIMARY PLAT			COMMUNITY BIBLE FELLOWSHIP CHURCH			WASHINGTON TOWNSHIP		
HAMILTON CO., INDIANA			HAMILTON CO., INDIANA			HAMILTON CO., INDIANA		
STOEPPELWERTH			ALWAYS ON.			7965 East 106th Street, Fishers, IN 46038-2605 Phone: (317) 846-5945 Fax: (317) 846-5942		
DENNIS D. OLMSHEAD			REGISTERED			No. 900012		
STATE OF INDIANA			LAND SURVEYOR			CERTIFIED: 01/29/2021		
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			REVISIONS			DATE		
REVISED PER TAC COMMENTS			LAF			BY		



THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/O

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SHEET 102

BLOCK A
1,130,319 sq.ft.
26.27AC. ±

P.O.B.

Now or Formerly:
Thompson, Patrick K. & Holly R.
(Oak Woods)

BLOCK B
258,876 sq.ft.
5.94 AC. ±

Now or Formerly:
Parker, Thomas R. & Vicki JM

Now or Formerly:
Parker, Thomas R. & Vicki J.

Now or
Formerly:
Sokol, Pamela

S.W. Cor., West Half,
N.E. 1/4, Sec. 7-T18N-R4E

161ST STREET

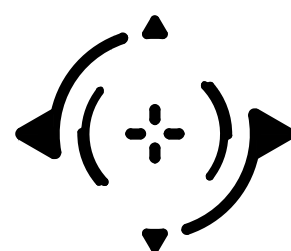
S89°51'41"W 941.88

LAKE #1
93,823 sq. ft.

Now or Formerly:
Metzwood, Real Estate
Trust

STOEPPELWERTH

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



PRIMARY PLAT

ORDERED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

TOWNSHIP	18
----------	----

BY:
F

SHEET NO. 1

17

S & A JOB NO.
8310MMA

8310MMA

B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
I.E.E.	INGRESS / EGRESS EASEMENT
*	HANDICAP RAMP

Now or Formerly:
Summers, Amy R. & Mark R. h&t
(Oak Park Section 1)
LOT 1

Oak Park Court

Now or Formerly:
Miller, Ryan A Trustee Rev Trust
(Oak Park Section 1)

LOT 19

Now or Formerly:
Isbell, Victor T. & Rhonda M.
(Oak Park Section 1)
LOT 11

LOT 13

Now or Formerly:
Clarke, Charlie & Heidi h&w
(Oak Woods Section 1)
LOT 12

NOT 1



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



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

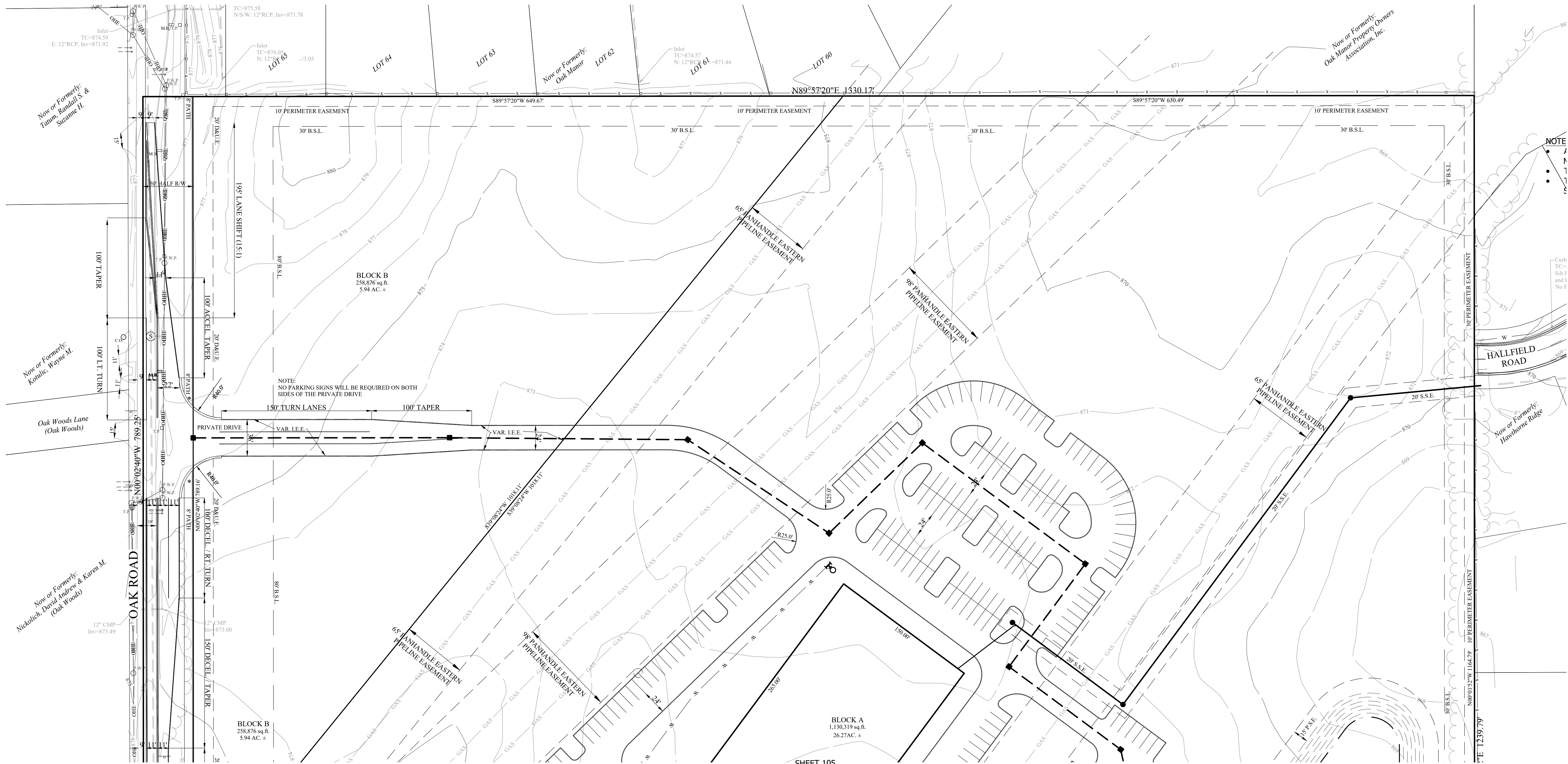
THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C

COMMUNITY BIBLE FELLOWSHIP CHURCH

DEVELOPMENT PLAN

ZONING SF2



APPROXIMATE PARKING SPACES: 500 ±
TYPICAL PARKING DIMENSIONS: 9' X 20'
*FINAL BUILDING DIMENSIONS AND PARKING CONFIGURATION TO BE DETERMINED.

- NOTE:
- ALL TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 - 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.

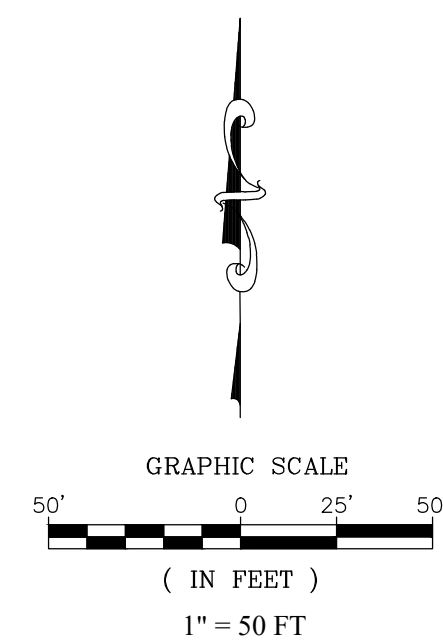
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING WATER ALONG 161ST STREET WILL SERVICE THIS SITE.

THE CITY OF WESTFIELD WILL BE LOWERING THE LOCATION OF THE OAK PARK DITCH NEAR THE SOUTHEAST CORNER OF THIS SITE AS A CAPITAL IMPROVEMENT PROJECT OF 161ST STREET. COORDINATION WITH THE CITY WILL CONTINUE THROUGH THE DEVELOPMENT OF THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE SANITARY MAIN NEAR THE EAST PROPERTY LINE ON HALLFIELD ROAD.

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE", SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



LEGEND

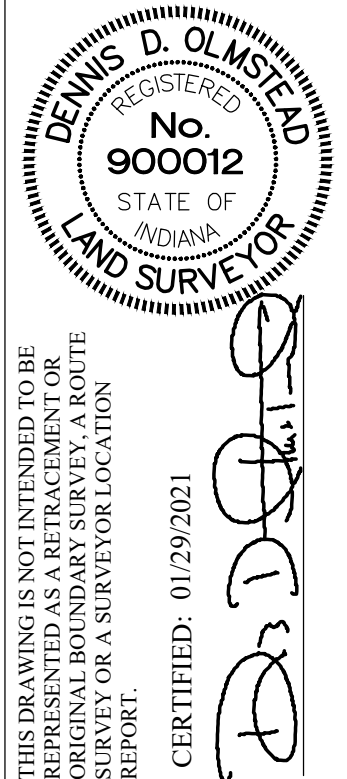
830 EXISTING CONTOUR
W EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE
FLOW LINE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINES
BURIED TELEPHONE LINE
TELEPHONE LINE
BURIED CABLE T.V. LINE
CABLE T.V. LINE
GAS LINE
WATER LINE
SANITARY SEWER LINE; MANHOLE

SANITARY CLEANOUT
STORM SEWER LINE; MANHOLE
& END SECTION
CURB INLET
BEEHIVE OR ROUND INLET
SQUARE FLAT INLET
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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

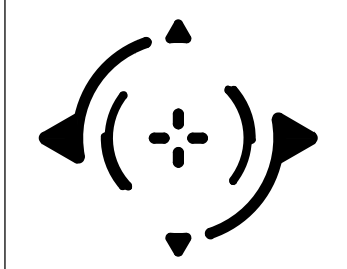
NO ACCESS EASEMENT
POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDISTAL
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDISTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDISTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX

GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX

SECTION	TOWNSHIP	RANGE
7	18N	R4E
DRAWN BY:	CHECKED BY:	SHEET NO.
LAF	GDK	C104
DATE	REVISIONS	BY
3-4-21	REVISED PER TAC COMMENTS	LAF



STOEPPELWERTH



DEVELOPMENT PLAN
COMMUNITY BIBLE FELLOWSHIP CHURCH
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 7 TOWNSHIP: 18N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C104
S & A JORN 78310MMA



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

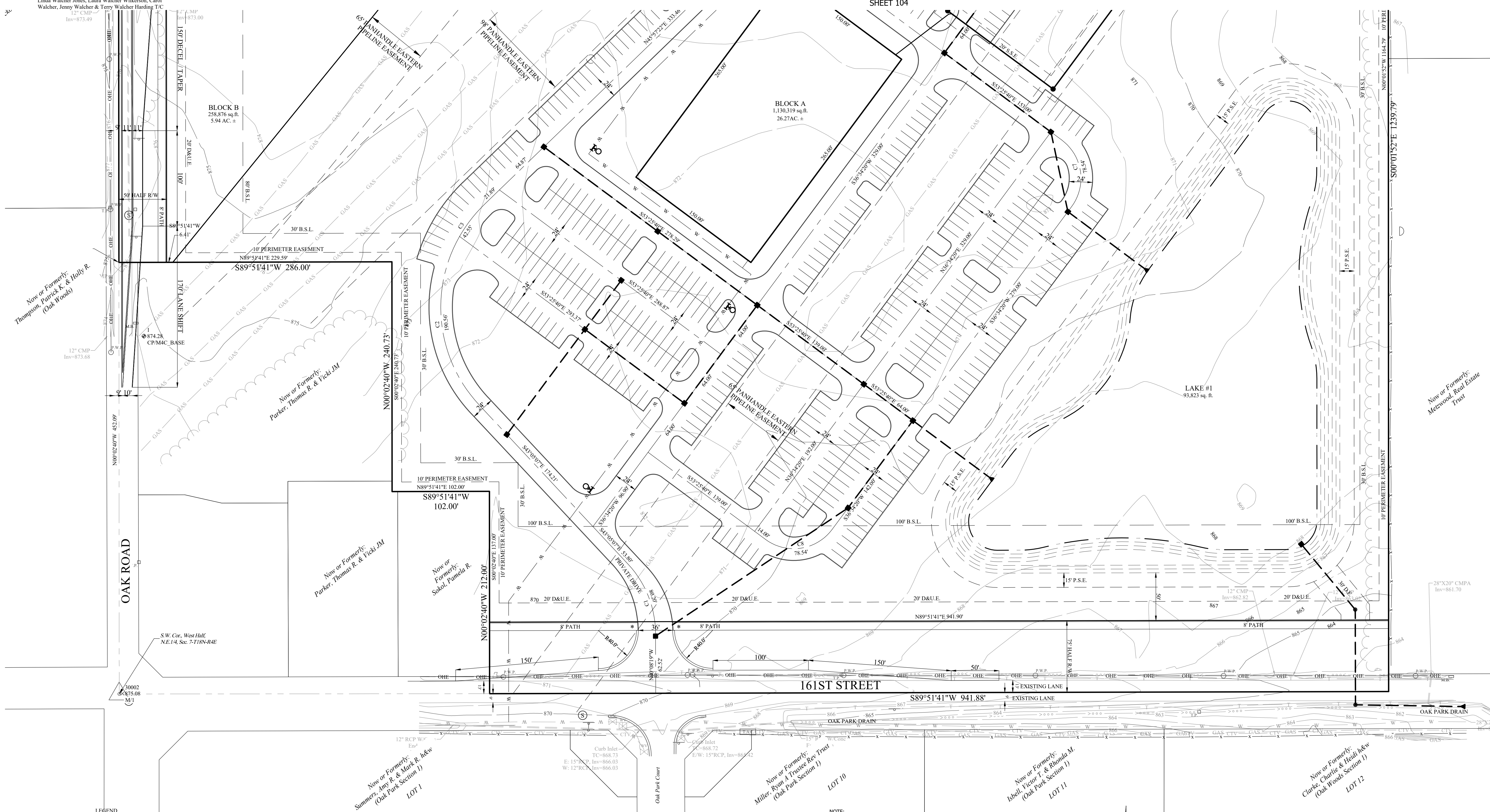
THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C
12" CMP
Inv=873.49

COMMUNITY BIBLE FELLOWSHIP CHURCH

DEVELOPMENT PLAN

ZONING: SF2



- LEGEND
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
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 - TELEPHONE LINE
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 - CABLE T.V. LINE
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 - 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\"/>

- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDISTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDISTAL
- TELEPHONE MANHOLE
- CABLE T.V. POLE
- CABLE T.V. PEDISTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX

- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- S.S.E. SANITARY SEWER EASEMENT
- P.S.E. PERPETUAL STORMWATER EASEMENT
- I.E.E. INGRESS / EGRESS EASEMENT
- * HANDICAP RAMP

APPROXIMATE PARKING SPACES: 500 +
TYPICAL PARKING DIMENSIONS: 9' X 20'
*FINAL BUILDING DIMENSIONS AND PARKING CONFIGURATION TO BE DETERMINED.

- NOTE:
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 - 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.

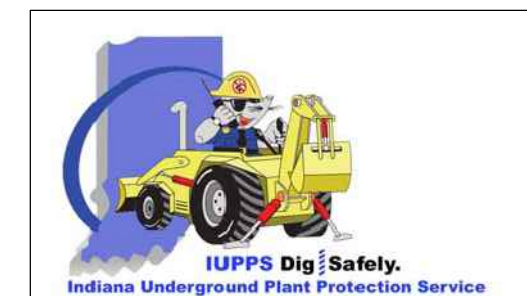
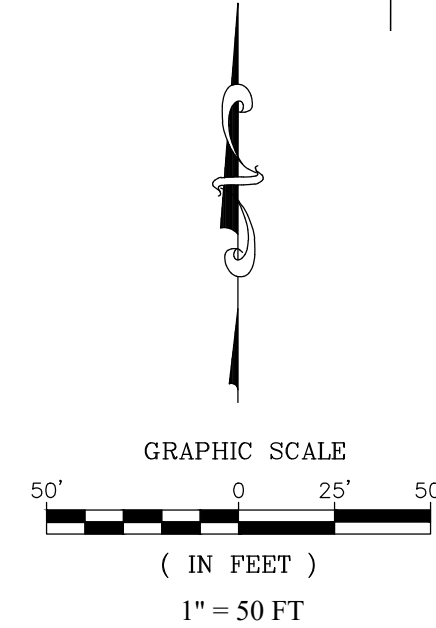
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8\"/>

EXISTING WATER ALONG 161ST STREET WILL SERVICE THIS SITE.

THE CITY OF WESTFIELD WILL BE LOWERING THE LOCATION OF THE OAK PARK DITCH NEAR THE SOUTHEAST CORNER OF THIS SITE AS A CAPITAL IMPROVEMENT PROJECT OF 161ST STREET. COORDINATION WITH THE CITY WILL CONTINUE THROUGH THE DEVELOPMENT OF THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE SANITARY MAIN NEAR THE EAST PROPERTY LINE ON HALLFIELD ROAD.

THE AREA SHOWN ON THE PLAN AS "PRIVATE DRIVE", SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



SECTION			TOWNSHIP			RANGE		
7			18N			R4E		
DRAWN BY:			LAF			CHECKED BY:		
SHEET NO.			GDK			C105		
S & A JORN NO.			78310MMA					

REVISIONS		DATE		BY	
REVISED PER TAC COMMENTS		3-4-21			

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

CERTIFIED: 01/29/2021

DENNIS D. OLMSHEAD
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON

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

DEVELOPMENT PLAN

COMMUNITY BIBLE FELLOWSHIP CHURCH

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

Memorandum

Date: February 11, 2021

To: Pam Howard, Senior Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Community Bible Fellowship Church primary plat and overall development plan,
northeast corner of Oak Road and East 161st Street

Summary of Virtual Neighborhood Meeting

Community Bible Fellowship Church hosted a virtual Neighborhood Meeting on Thursday, February 10, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff. Below please find a brief written report of the meeting.

The Virtual Neighborhood Meeting began at 6:30 p.m.

Petitioner representatives included Mark Alt, Paul Claire, Mike Rasor, and Pastor David Hoffeditz representing the Building Committee of Community Bible Fellowship, Gordon Kritz of Stoeppelwerth & Associates, and Andrew Wert of CCH+A.

Attendees included Pam Howard (Westfield planning staff), Megan & David Lohman, Alyssa Milligan, Jonathan Dilley, Brian Collier, Jeff Loeser, Kent & Bobbi Erb, Susie & Randy Tatum, Tammie & Ron Loera, Wayne Kotulic, Mike & Michelle Rosser, Craig Bohbrink, and Debbie Lewis for a total of 21 participants.

A summary of the meeting follows:

Andrew Wert summarized the proposal by Community Bible Fellowship Church to develop multiple adjoining parcels totaling around 34 acres for a church. Andy summarized the request that has been filed with the Westfield Plan Commission which is for a primary plat and overall development plan. He explained that most on the invite list will receive a public notice in the mail advising them of the public hearing to be held March 1st. He displays the plat document and landscape plan. He states that this is an active church, currently worshipping at the Carmel Events Center on Carmel Drive. The church is very early in the process, has not purchased the

ground yet, but will be submitting more detail to the City before construction begins. This may not occur until 2024.

Randy Tatum expresses concerns about lighting, signage, drainage and traffic.

Sam Milligan does not want a passing blister taking up existing ground on the west side of Oak Road, explaining that the abandoned Pulte project was able to shift all auxiliary lanes east. He also asks how late evening meetings/services might go.

Pastor Hoffeditz replies probably 8pm.

There is a question about how large the building will be.

Mr. Alt replies 35,000 to 40,000 square feet.

There are questions about the landscaping, with some advocating landscape mounds along Oak Road.

Jonathan Dilley has concerns that the church project will aggravate drainage problems for his subdivision to the north (Oak Manor).

There is a question about seating capacity in the proposed church as well as what other rooms will be included in the building.

Pastor Hoffeditz replies that there will be, in addition to the sanctuary, Sunday school rooms, foyers, and administrative offices. The current Sunday attendance of the church is around 350 plus another 180 online. In three to five years, membership could be anywhere from 500 to 1000.

There is more discussion about the configuration of the entrance and auxiliary lanes on Oak Road. Paul Claire believes the improvements can all be made on the east side. He will attempt to have more information on this prior to the Plan Commission meeting.

Brian Collier of Oak Manor is concerned about parking lot lights and lights from headlamps shining into his neighborhood. Paul believes this can be addressed with shielding on the light standards. The main entrance to the church will be on the south side. Consequently, evening meetings, which will not fill the parking lot, will likely have cars parking south of the church, near the entrance.

Mike Rasor of the Building Committee states that the church will probably not close on the property until June. Design may be a year or a year and a half away. The church wants to be an attribute to the area, and a good neighbor. They hope some area residents will join their congregation.

Randy Tatum asks for a commitment that ball fields will not be constructed at the northwest portion of the property.

Mark Alt explains that the Building Committee is not authorized to make such a commitment at this time.

There being no questions further questions or comments from attendees, the meeting concluded at 8:00 p.m.

WRITTEN PUBLIC COMMENTS

Docket Number: 2103-ODP-04 & 2103-SPP-04
Petitioner: Community Bible Fellowship Church
Request: Overall Development Plan & Primary Plat review of 2 blocks on 34.43 acres +/- in the SF2: Single-family Low Density District.

Enclosed Attachments:

March 15, 2021, APC Consideration

- | | |
|---------------------------|------------|
| 1. Clarke, Heidi | 02/26/2021 |
| 2. Kotulic, Wayne | 03/01/2021 |
| 3. Milligan, Sam & Alyssa | 03/01/2021 |
| 4. Collier, Brian & Katie | 03/01/2021 |

Pamela Howard

From: Heidi Clarke <hhclarke123@gmail.com>
Sent: Friday, February 26, 2021 9:35 PM
To: Pamela Howard
Subject: Community Bible Fellowship Church

Warning: This external email is from hhclarke123@gmail.com. Do not click on unexpected or untrusted links and attachments.

Hello -

As a resident of Westfield and a property owner in Oak Park subdivision, I reviewed the agenda for the upcoming meeting. I am not able to attend in person but wonder if you might be able to answer two questions.

- 1) Is the address for the Community Bible Fellowship Church on the agenda correct (196th and Horton) or do they still plan to build at 161st and Oak?
- 2) If it will be at 161st and Oak, what is the plan to handle traffic, given the fact the main entrance/exit is DIRECTLY across from our neighborhood's main entrance/exit?

Thank you!
Heidi Clarke
2812 Oak Park Circle

Pamela Howard

From: Wayne Kotulic Jr. <wmk@texontowel.com>
Sent: Monday, March 1, 2021 10:40 AM
To: Pamela Howard
Cc: MJ Kotulic
Subject: Community Bible Fellowship APC Meeting

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

Hi Pam,

Good morning. I'm writing regarding the proposed church at the corner of Oak and 161st and would like this added to the record for the meeting tonight. Thanks!

My best,

Wayne

Zoning Board,

While we appreciate the Microsoft Meeting with church leadership a few weeks ago, we find the lack of details and unknowns as a major concern with the rezoning of the corner of 161st and Oak from anything other than residential.

A commercial use of the property will bring large amounts of traffic, light pollution and noise into a residential area. This property is currently surrounded by residential on all 4 sides. In light that there are not any solid plans available and a large number of, "we don't know," at this time, as homeowners we are not comfortable supporting this rezoning.

When Pulte was set to develop this property prior to CoVid, they did agree to take any accel/decel lanes and push them onto their property. (Please see below.) I do believe that the APC approved Pulte to take any needed road work to their the East side of Oak Road, as to not take any property from the Oak Woods Lane, the Tatum, Kotulic, or Nickolic properties for a turn lane. If this rezoning is to occur, we would surely hope that part of the petitioners plan would follow that of Pulte. Taking our property, means removing any barrier that we would have to looking at a commercial project, the headlights of vehicles leaving the property, and any privacy that we now have.

We respectfully do not support the rezoning of this property.

Thank you,

Wayne and Michelle Kotulic
16246 Oak Road
Westfield, IN 46074

----- Forwarded message -----

From: **David Compton** <David.Compton@pultegroup.com>

Date: Mon, Feb 5, 2018 at 4:42 PM

Subject: FW: Hawthorne Ridge- Oak Rd Left Turn Lane

To: "waynekotulic@gmail.com" <waynekotulic@gmail.com>

Wayne:

Per our discussions attached please find the revised proposal for left turn lane for the Hawthorne Ridge development off of Oak Road. The City of Westfield has been very good to work with in looking for a solution that works for all. This is a revised plan that incorporates comments received from the City of Westfield but has not received final engineering approval. This plan will be presented tonight as part of our presentation to the Advisory Plan Commission. As drawn the western Edge of pavement stays where it currently is and all improvements occurs on the land to be developed by Pulte.

Please advise if you have any questions or comments.

Best regards always

David Compton

DAVID COMPTON

VP Land Acquisition : : Indianapolis

11590 N. Meridian Street Ste 530

Carmel IN 46032

direct ([317](tel:3172491128)) 249.1128 : : Cell ([317](tel:3172814177)) 281.4177

pultegroup.com

Caleb Ernest <cernest@westfield.in.gov>

to me, John, rstllc@comcast.net

Good Morning,

The petitioner has amended the Hawthorne Ridge plans to reflect the changes you mention in your email below. These changes comply with the City's subdivision and street standards and should be approved as part of the Hawthorne Ridge primary plat and overall development plan on Monday night.

Caleb Ernest | Associate Planner

Economic and Community Development | 2728 East 171st Street |
Westfield, IN 46074
cernest@westfield.in.gov | 317-519-8630



Wayne M. Kotulic
Texon Towel and Supply
15239 Herriman Blvd.
Noblesville, IN 46060
P: 800-328-3966
F: 800-728-4770

Pamela Howard

From: Alyssa Milligan <alyssaamilligan@gmail.com>
Sent: Monday, March 1, 2021 11:35 AM
To: planners
Subject: Re: Community Bible Fellowship Church

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

To the members of the APC,

As neighbors to a proposed development on the meeting agenda, we want to express our thoughts about the development proposed by Community Bible Fellowship Church. We live on Oak Woods Lane on the west side of Oak Road. We understand that the city would require the development to include two entry/exit access roads and that one access road would be directly across from Oak Woods Lane. We are concerned about the amount of traffic that would be using Oak Rd. Had a neighborhood of approximately 30 additional homes been built across from Oak Woods Lane we would expect a total of approximately 60-90 additional vehicles would be intermittently using that intersection. With a church of 400+ people, we could expect much more traffic especially on Sunday mornings. Oak Road was not designed to carry that much traffic safely. As noted in the public meeting comments, we would also request that any acceleration/deceleration lanes and passing blisters be shifted to the east of Oak Rd.

Also, we are concerned about the lighting required by a large parking lot. Even with the required lighting ordinances, we feel that lighting for such a large parking area would create light pollution. On Oak Woods Lane, we enjoy the serenity of being in the woods and we would be able to see the parking light poles from our home.

We believe that Community Bible Fellowship Church would be a good neighbor. However, we expect this church to be a active, growing community. With that growth, we fear that more parking, more lighting, and more traffic would come to our small, quiet road.

Thanks for your consideration,

Sam and Alyssa Milligan
2302 Oak Woods Lane

Hello,

My name is Brian Collier. Our family lives at 16429 Oak Manor Dr. The proposed church would be built behind our home in what we understood to be zoned for residential improvements. From what we have been told, the current zoning may allow the new Church. I think all of our surrounding neighbors would agree that moving forward with the plan approval would clearly represent a commercial presence in our neighborhood that we did not anticipate.

During the neighborhood virtual online meeting I shared my concern on traffic, noise and lighting in our neighborhood. The proposed main building location was presented but they were unable to commit to any other details for their future plans and growth. Our family and neighbors I have spoken with would like to know what else is planned and would be permitted with an APC approval?

We would be interested in knowing more about the plans and APC approval process the church would be held to for its actual design, quality, size or amenities to include the following: Main building structure and any other outbuilding locations; Playground/s for the daycare; Extracurricular structures for social activities/events or Church sponsored athletic teams that were discussed. Are future outdoor tracks, a football or soccer field permitted? Maybe a concession stand or outdoor seating for the events? Where would these be built and how close would these amenities be to the daycare playground that churches routinely have and that the church has already stated is likely?

Without more information on the long term plans and approval process with Westfield our family cannot support the plat approval. We request clarification on the churches actual plans, the ACP approval process and a timeline on the items above as well as matters presented by our fellow neighbors.

Respectfully,

Brian & Katie Collier

16429 Oak Manor Dr.

Westfield, IN 46074

317-289-5425



Petition Number:	2103-SPP-05 & 2103-ODP-05
Subject Site Address:	NW Corner of 186 th Street & Shady Nook Road (the "Property")
Petitioner:	Drees Premier Homes Inc. (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan review for forty-two (42) single-family attached residential lots on 20 acres +/- in the Belle Crest PUD District
Current Zoning:	Belle Crest PUD (Ord. 20-37)
Current Land Use:	Vacant/Agriculture
Approximate Acreage:	20 acres +/-
Staff Reviewer:	Daine Crabtree, Associate Planner
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat and Overall Development Plan

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest PUD District was approved at the December 14, 2020, City Council meeting. This project had a public hearing at the March 1, 2021, APC meeting. There were no public comments.

PROJECT OVERVIEW

The 20 acre +/- site is at the northwest corner of 186th Street and Shady Nook Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 42 Single-Family Attached Residential Lots (see **Exhibit 3**), which would contain a total of 84 dwelling units.

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.



- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - 10) Easements (locations, widths and purposes). (Article 8.3)
 - 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
 - 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
 - 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - 14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - 16) Building setback lines. (Article 4.23 & Article 5.3(G))
 - 17) Legend and notes.
 - 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - 19) Other features or conditions which would affect the subdivision favorable or adversely.
 - 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - 21) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 23) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
-



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

The plans comply.

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) 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.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.



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

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

The plans comply.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Accessory Use and Building Standards (Article 6.1)
- 47) Architectural Standards (Article 6.3)
- 48) Building Standards (Article 6.4)
- 49) Fence Standards (Article 6.5)
- 50) Height Standards (Article 6.6)
- 51) Landscaping Standards (Article 6.8)
- a) Street Trees



- b) Minimum Lot Landscaping Requirements
- c) External Street Frontage Landscaping

Comment: Superseded by Ord. 20-37

- d) Parking Area Landscaping
- e) Buffer Yard Requirements

52) Lighting Standards (Article 6.9)

53) Lot Standards (Article 6.10)

54) Outdoor Café and Eating Areas (Article 6.13)

55) Parking and Loading Standards (Article 6.14)

56) Setback Standards (Article 6.16)

57) Vision Clearance Standards (Article 6.19)

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

61) Monument and Marker Standards (Article 8.5)

62) Open Space and Amenity Standards (Article 8.6)

63) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards
- b) Perimeter/External Pedestrian Network Standards

64) Storm Water Standards (Article 8.8)

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

66) Street Light Standards (Article 8.10)

67) Street Sign Standards (Article 8.11)

68) Surety Standards (Article 8.12)

69) Utility Standards (Article 8.13)

BELLE CREST PUD (ORD. 20-37)

The plans comply.

70) Concept Plan (Section 3)

71) Permitted Uses (Section 5)

72) General Regulations (Section 6)

- a) Maximum Dwellings per Structure
- b) Minimum Building Setback Lines
 - i) Front Yard Building Setback Line: 25 feet
 - ii) Side Yard Building Setback Line: 7.5 feet
 - iii) Rear Yard Building Setback Line: 20 feet
- c) Maximum Number of Paired Duplex Dwellings: 42 paired duplex dwellings
- d) Maximum Number of Dwelling Units: 84 dwelling units
- e) Minimum Lot Area: None (UDO Standard)
- f) Minimum Lot Frontage: None (UDO Standard)

73) Development Standards (Section 7)

- a) Architectural Standards
- b) Fence Standards
- c) Landscaping Standards
 - i) Street Trees
 - ii) Lot Landscaping
 - iii) Common Areas
 - (1) Tree Preservation Areas: Identified on the Concept Plan. Existing trees in these areas shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.
 - (2) External Street Frontage Landscaping Requirements: Along Shady Nook Road, shall be planted in substantial compliance with the External Street Frontage Landscaping Plan.
 - (3) Other Common Areas: Landscaping to be installed in other Common Areas may, but shall not be required, to exceed the planting requirements of Article 6.8(K) of the UDO. The landscaping shown for illustrative purposes on the Concept Plan



may be adjusted in quantity and location when detailed landscaping plans are prepared during the Development Plan process.

74) Infrastructure Standards (Section 8)

- a) Dedication of Pedestrian Trail Corridor
- b) Internal Streets

75) Design Standards (Section 9)

- a) Open Space and Amenity Standards
 - i) Minimum Open Space required: 25%
 - ii) Amenities
 - iii) Access Easement: Shall be provided to permit pedestrian access to the common area/tree preservation area located along the west property line of the District as generally depicted on the Concept Plan

Comment: Ingress/Egress easement shown between lots 13A & 14B

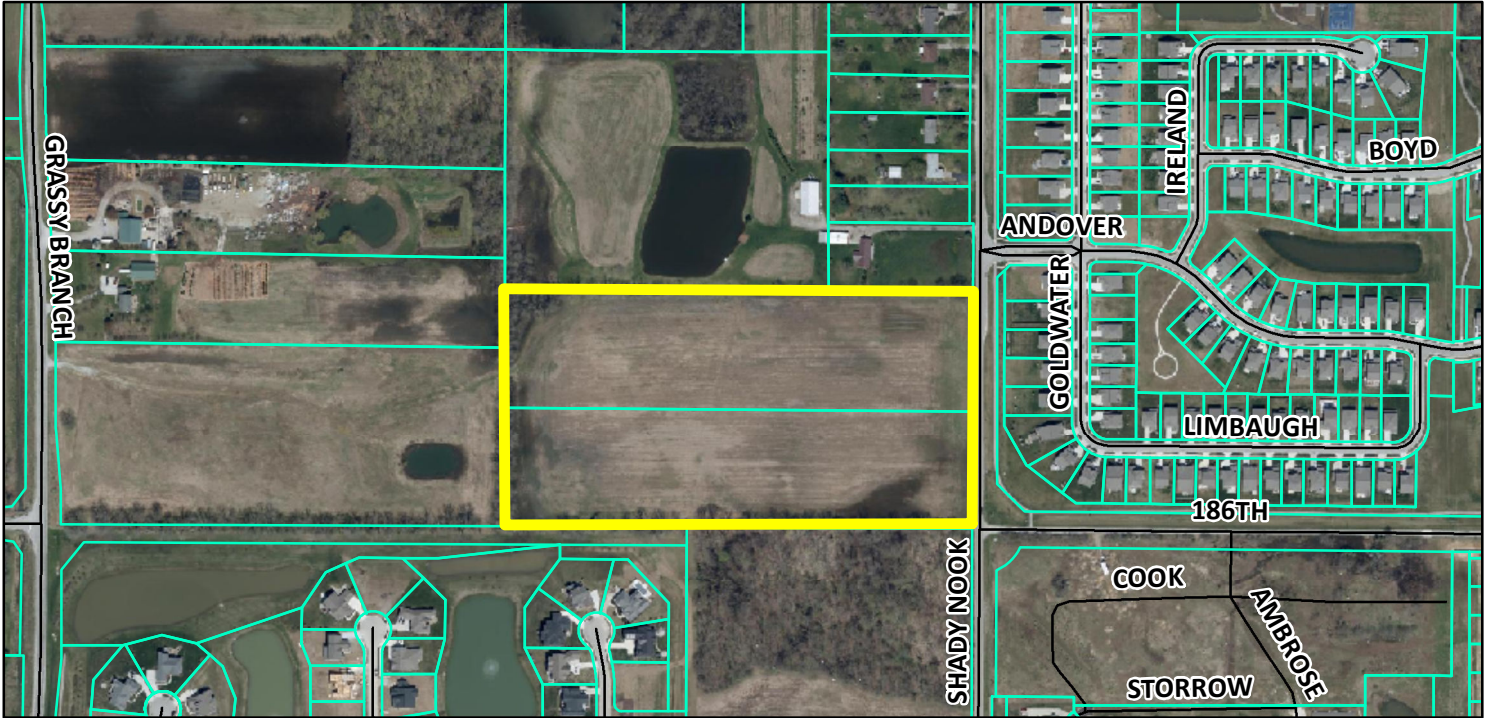
76) Duration (Section 10)

DEPARTMENT COMMENTS

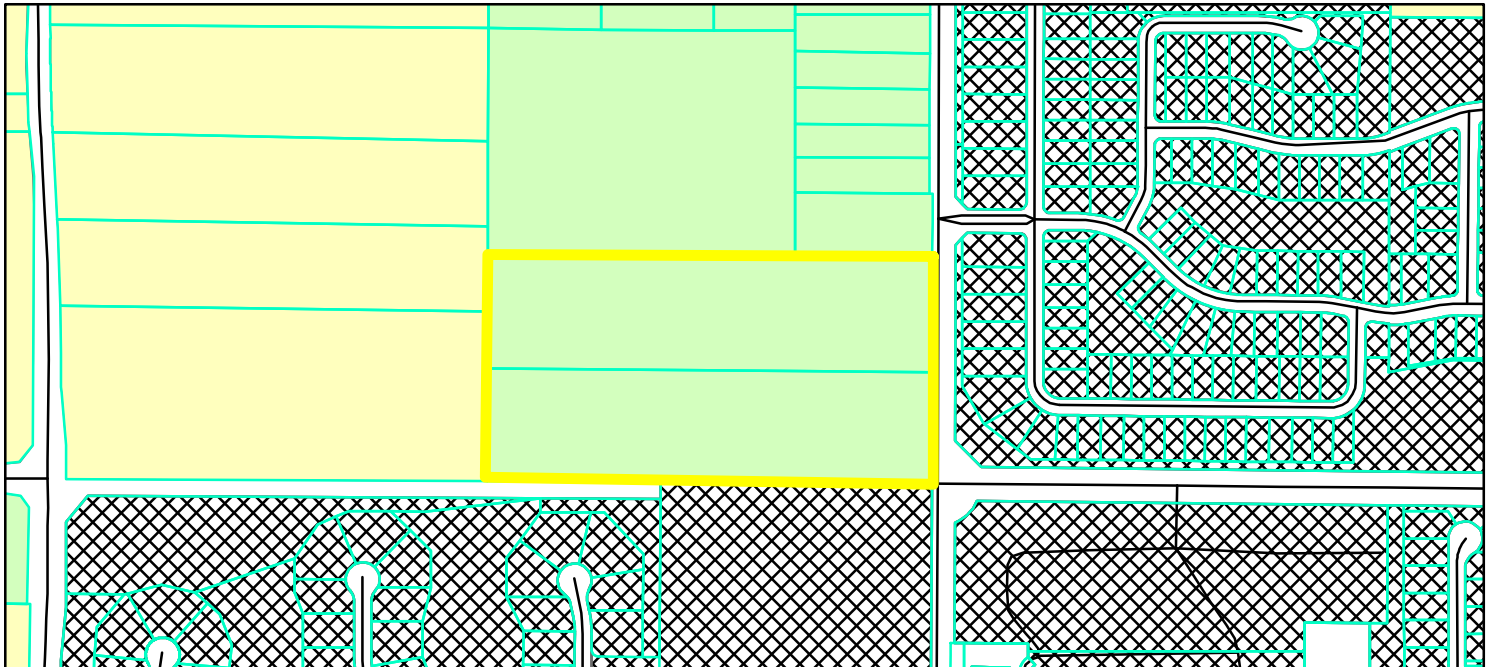
- 1) **ACTION: 2103-SPP-05 and 2103-ODP-05** comply with the Belle Crest PUD and the UDO. The Department recommends approving the petition with the following condition:
 - **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO PW_Streets
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)

0 0.05 0.1
 Miles

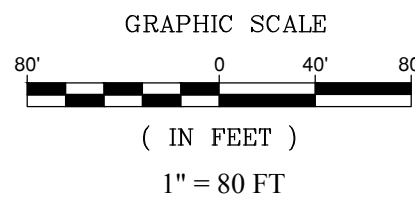




STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY1 LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060



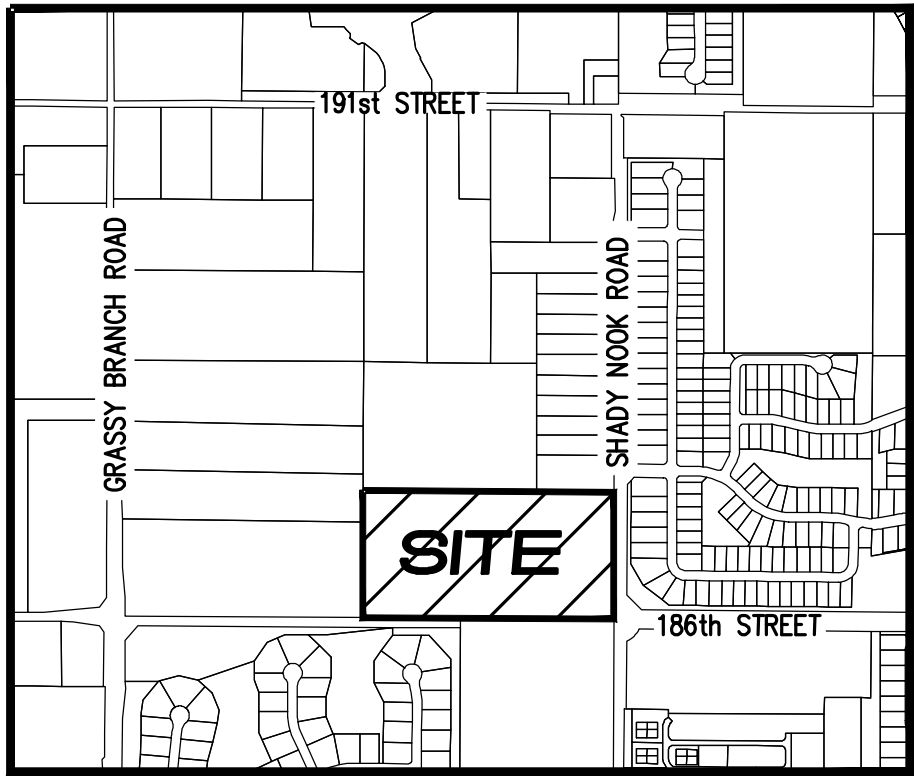
BELLE CREST

NW CORNER OF 186TH STREET AND SHADY NOOK ROAD

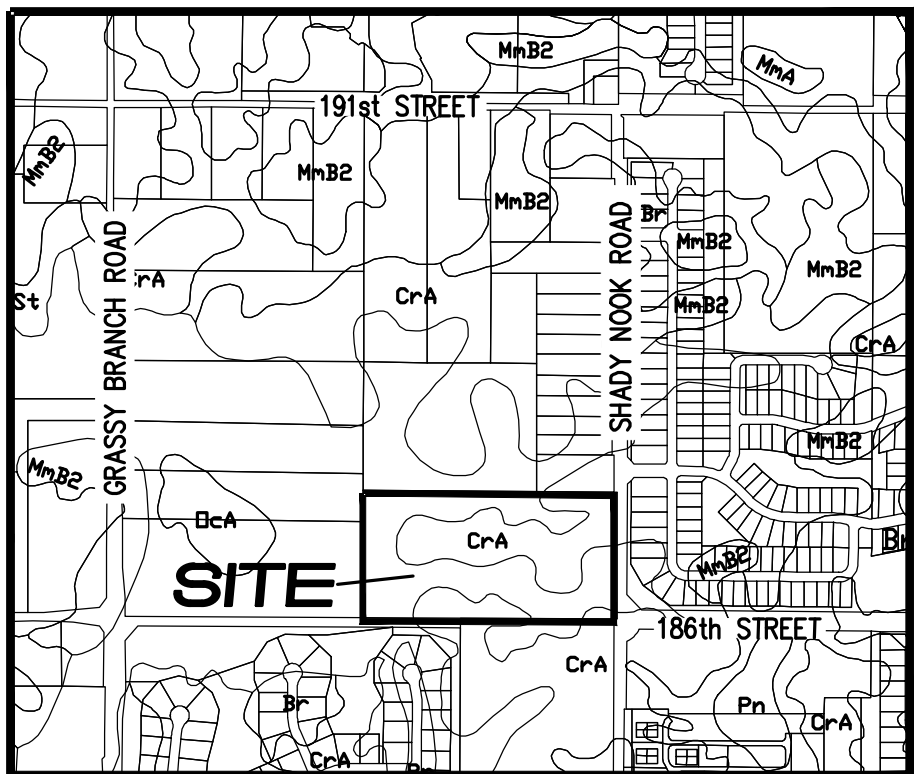
PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

WESTFIELD, IN

ZONING: PUD



LOCATION MAP
SCALE: 1"=1000'



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



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER
FIRM 18057C0136G DATED NOVEMBER 19, 2014

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101	PRIMARY PLAT
C102-104	DEVELOPMENT PLAN
L100-L102	LANDSCAPE PLAN

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISE PER TAC COMMENTS 03-03-2021 LAF

NOTE:

- 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".

AN EXISTING 15" WATER MAIN IS LOCATED ON THE EAST SIDE OF SHADY NOOK ROAD AND WILL SERVE THIS SITE.

THE PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN LOCATED APPROXIMATELY 1300' EAST ALONG 186TH STREET.

THE PROPOSED DRAINAGE BASIN WILL BE LOCATED OFF SITE TO THE WEST. THIS POND WILL OUTLET TO AN EXISTING BASIN IN THE LAKES AT GRASSY BRANCH SECTION 1. WE ARE WORKING WITH HCD TO DETERMINE THE BEST ROUTE AND DESIGN THE OUTLET IN TO CREEK ON THE WEST SIDE OF GRASSY BRANCH ROAD.

TOTAL SITE = 20.232 ac±
TOTAL LOTS - 84
DENSITY - 4.15 u/a

TOTAL COMMON AREA = 6.03 ac± (29.9%)
Includes Block A - 38,227 sq. ft.

ZONING PUD
LOT STANDARDS:
Front Yard Setback - 25' min.
Side Yard Setback - 7.5' min.
Rear Yard Setback - 20' min.
Minimum Open Space - 25%

STREET DATA

BELLE CREST WAY 214.42 L.F.
HOLLY BROOK DRIVE 960.14 L.F.
WILLOW BRANCH WAY 978.80 L.F.
HICKORY MANOR LANE 436.52 L.F.
TOTAL 2,589.88 L.F.

BELLE CREST

The South Half of the Southeast Quarter of the Southwest Quarter of Section 29, Township 19 North, Range 04 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Southeast corner of said Half Quarter-Quarter Section; thence North 89 degrees 41 minutes 18 seconds West, along the South line thereof, a distance of 1,324.23 feet to the Southwest corner of said Half Quarter-Quarter Section; thence North 00 degrees 07 minutes 52 seconds East, along the West line of said Half Quarter-Quarter Section, a distance of 665.99 feet to the Northwest corner thereof; thence South 89 degrees 39 minutes 22 seconds East, along the North line of said Half Quarter-Quarter Section, a distance of 1,323.83 feet to the East line of the aforementioned Half Quarter-Quarter Section; thence South 00 degrees 05 minutes 49 seconds West, along said line, a distance of 665.25 feet to the Point of Beginning, Containing 20.232 acres, more or less.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	167.37'	107.00'	106.30'	N44°43'07"W	150.82'
C2	168.48'	107.00'	107.41'	N45°12'07"E	151.61'
C3	167.75'	107.00'	106.68'	S44°46'29"E	151.09'

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

DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

DATE
01/29/2021



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

THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943

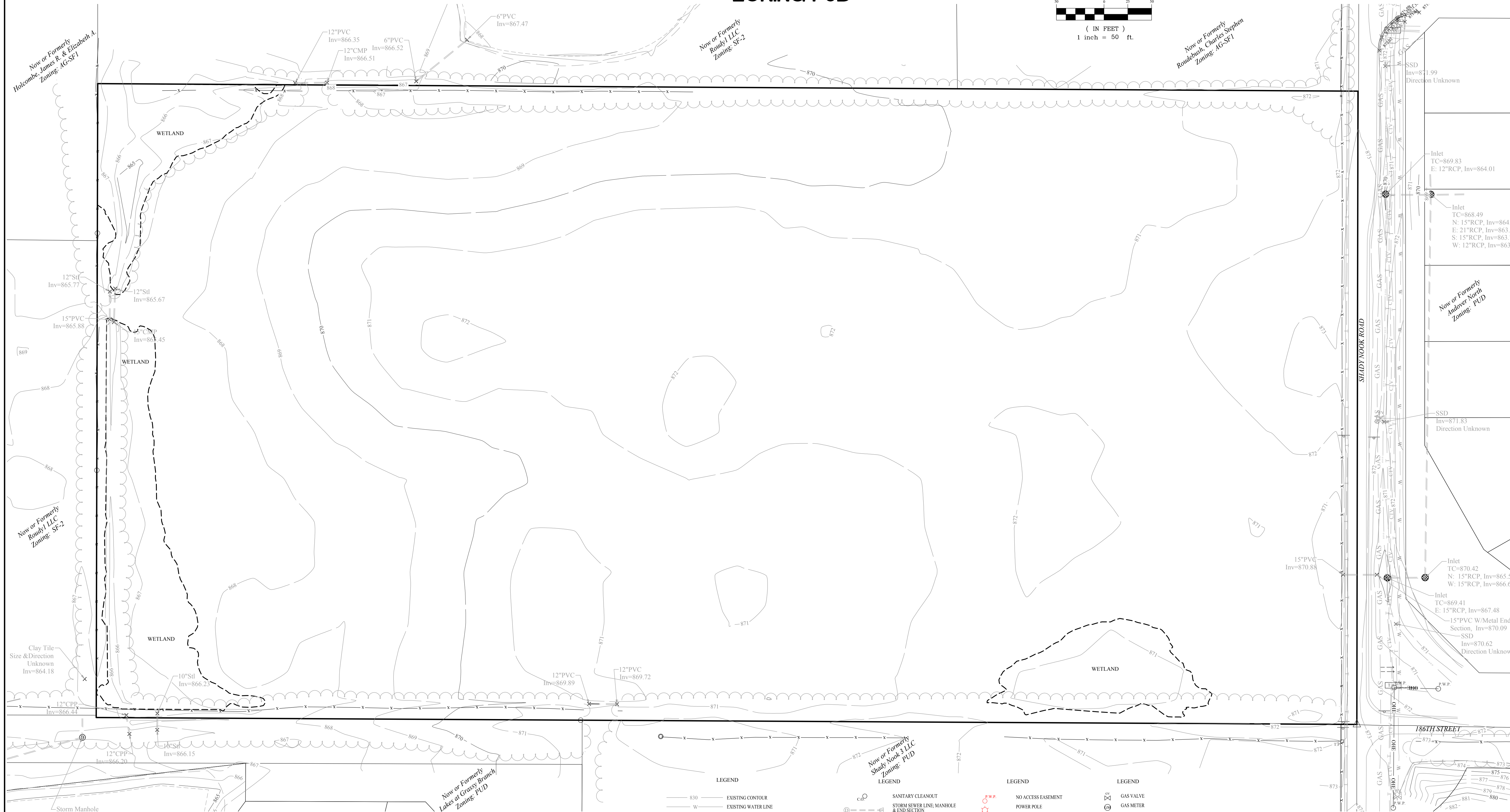
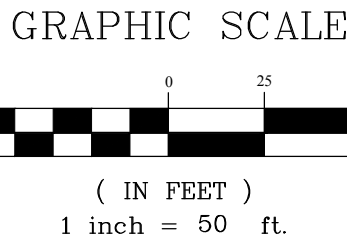
CURRENT LANDOWNER:
ROUDY I LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060

BELLE CREST

NW CORNER OF 186TH STREET AND SHADY NOOK ROAD

PRIMARY PLAT

ZONING PUD



- 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

- LEGEND
- 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

- LEGEND
- 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

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



Know what's below.
Call before you dig.

EXISTING CONDITIONS

PREPARED FOR:

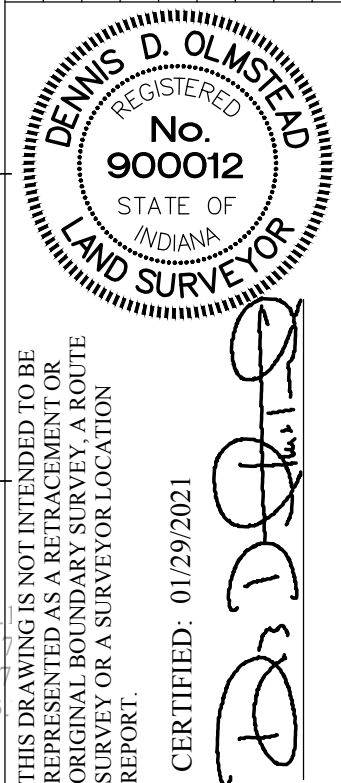
BELLE CREST

WASHINGTON TOWNSHIP

STOEPPELWERTH

ALWAYS ON

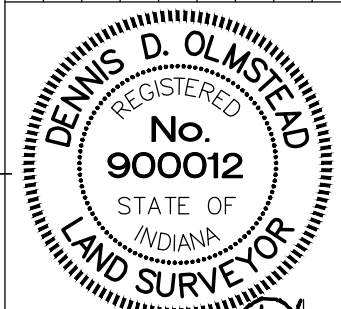
7963 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942



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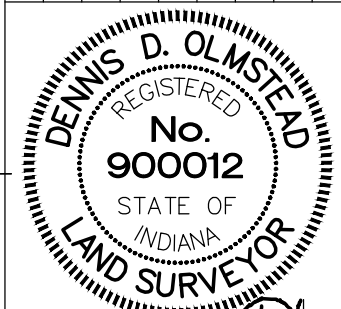
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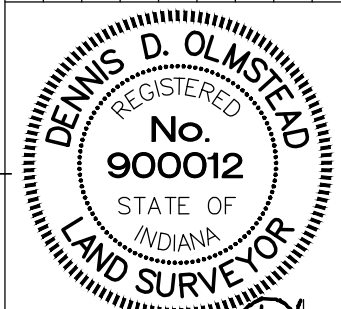
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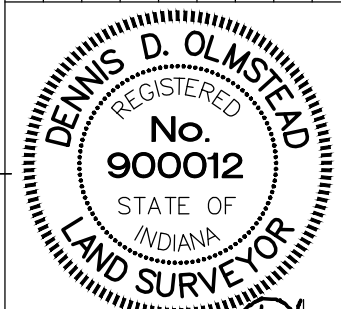
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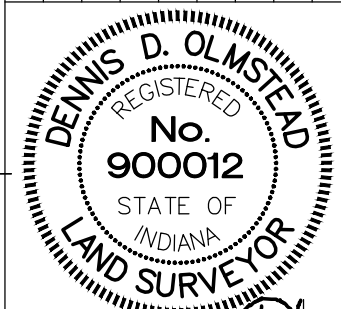
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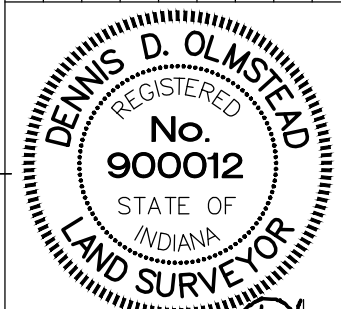
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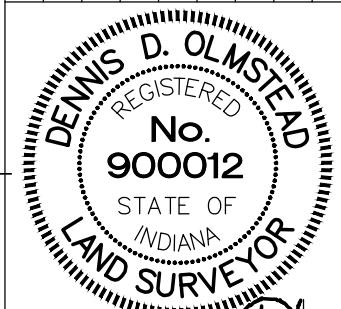
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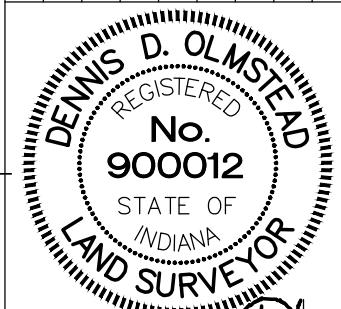
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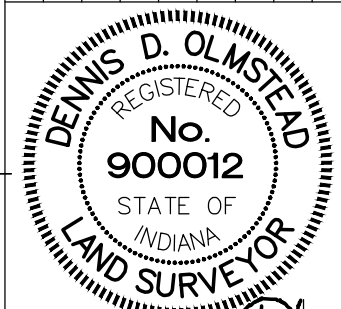
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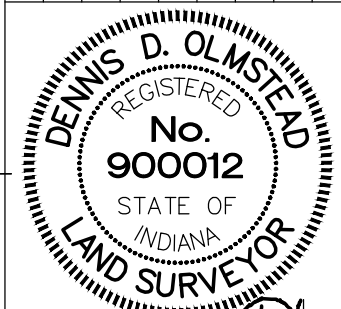
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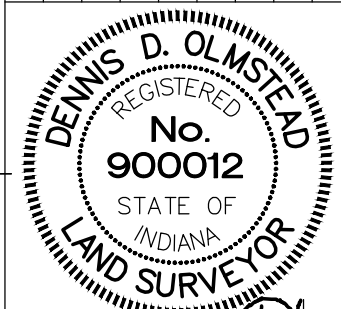
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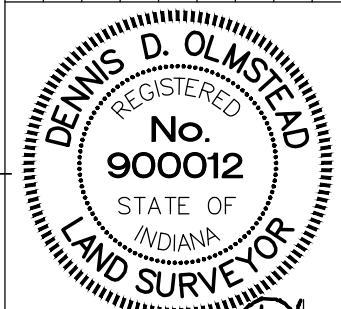
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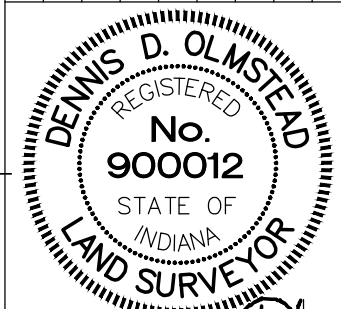
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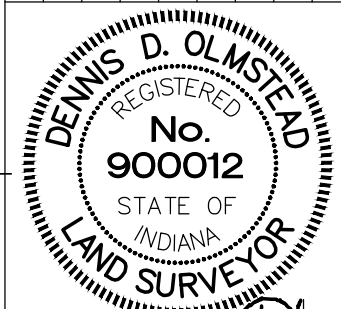
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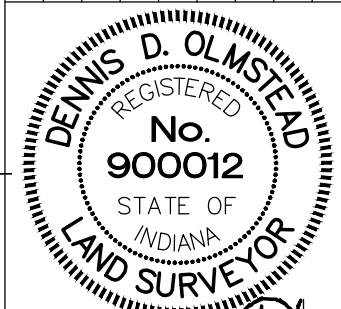
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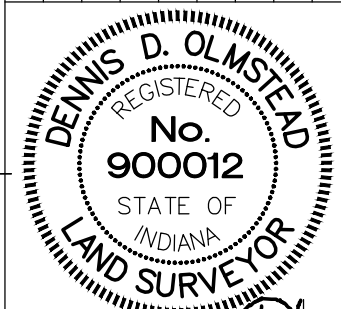
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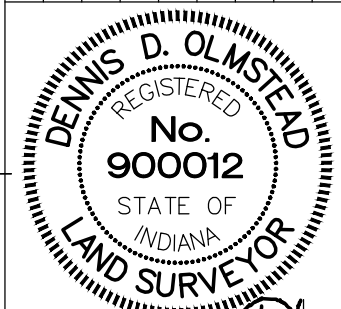
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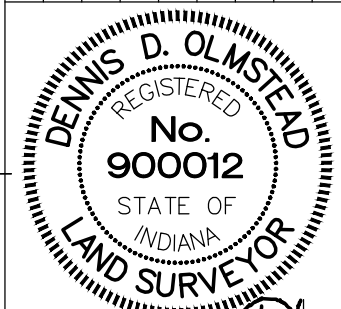
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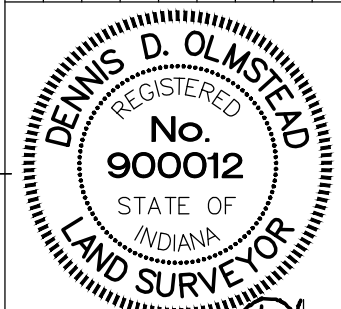
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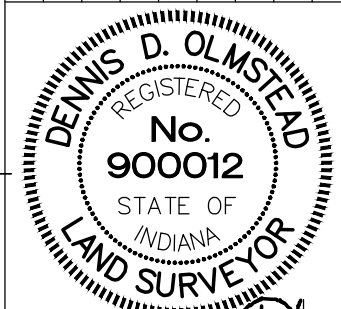
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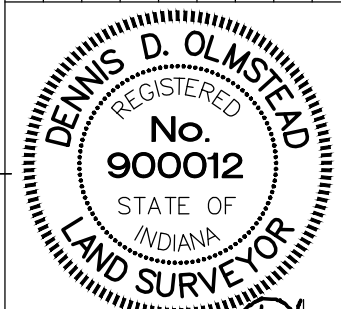
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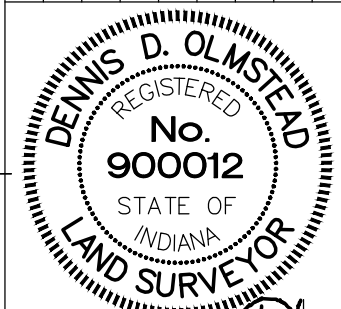
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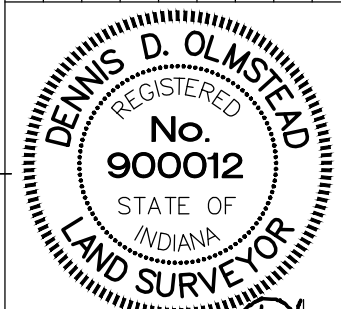
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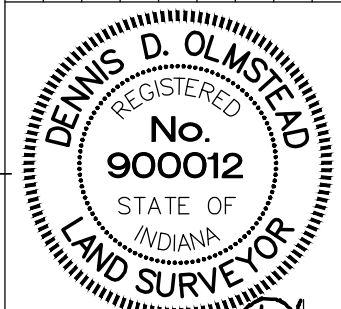
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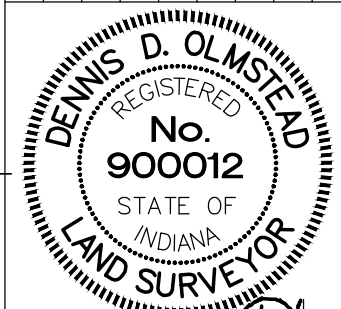
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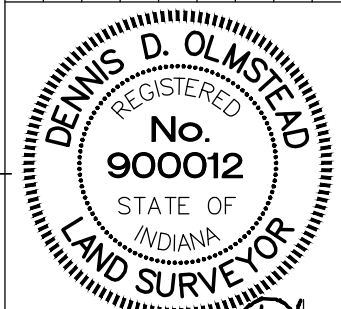
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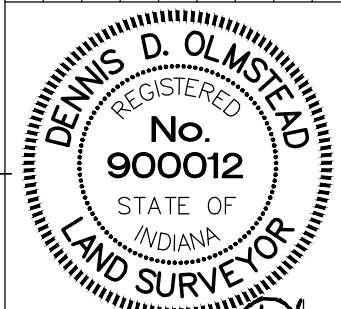
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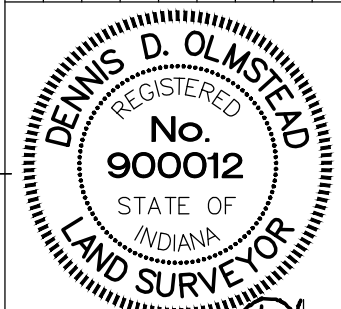
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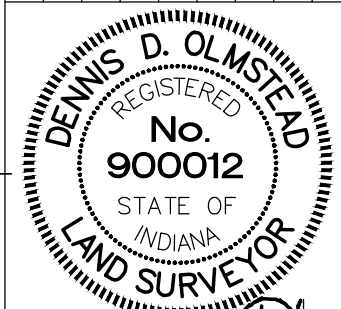
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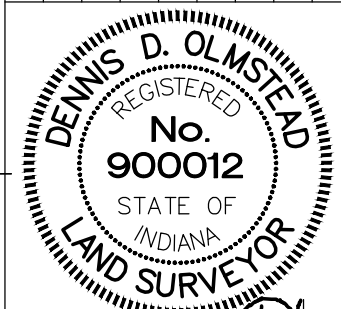
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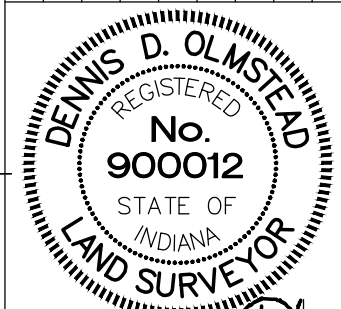
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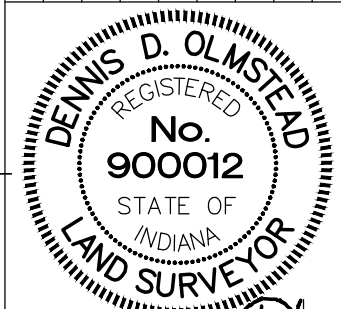
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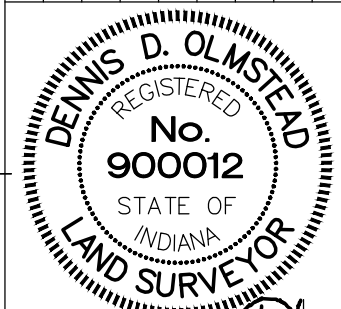
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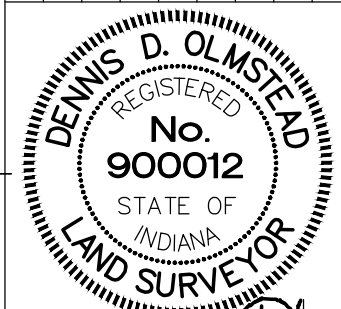
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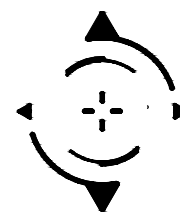
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PHONE: (317) 849-5935

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900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060

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

BELLE CREST

NW CORNER OF 186TH STREET AND SHADY NOOK ROAD

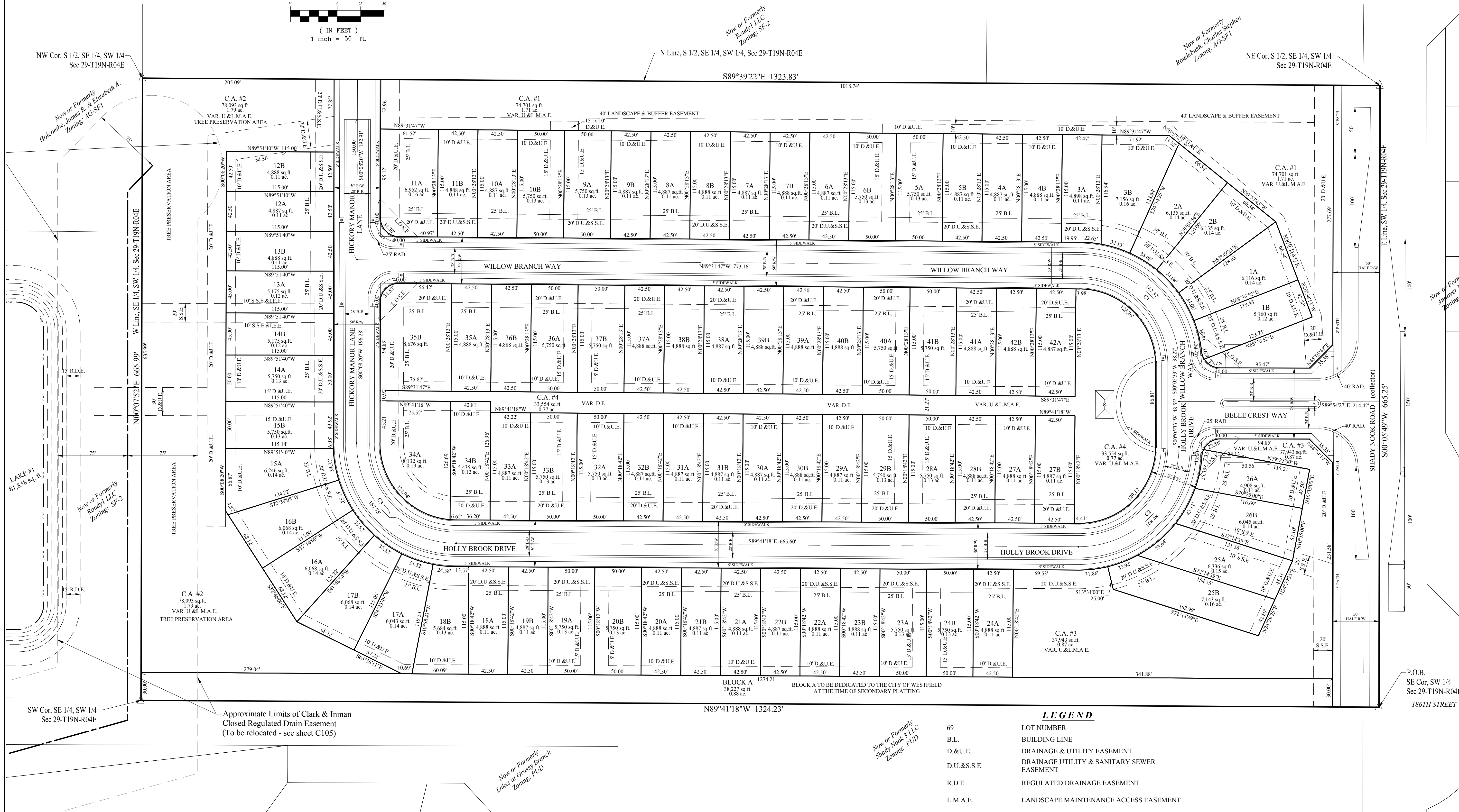
PRIMARY PLAT

ZONING PUD

TOTAL SITE = 20.232 ac±
TOTAL LOTS - 84
DENSITY - 4.15 u/a

TOTAL COMMON AREA = 6.03 ac± (29.9%)
Includes Block A - 38,227 sq. ft.

ZONING PUD
LOT STANDARDS:
Front Yard Setback - 25' min.
Side Yard Setback - 7.5' min.
Rear Yard Setback - 20' min.
Minimum Open Space - 25%

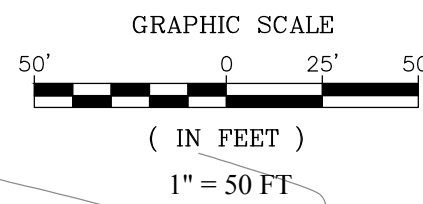




STOEPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060

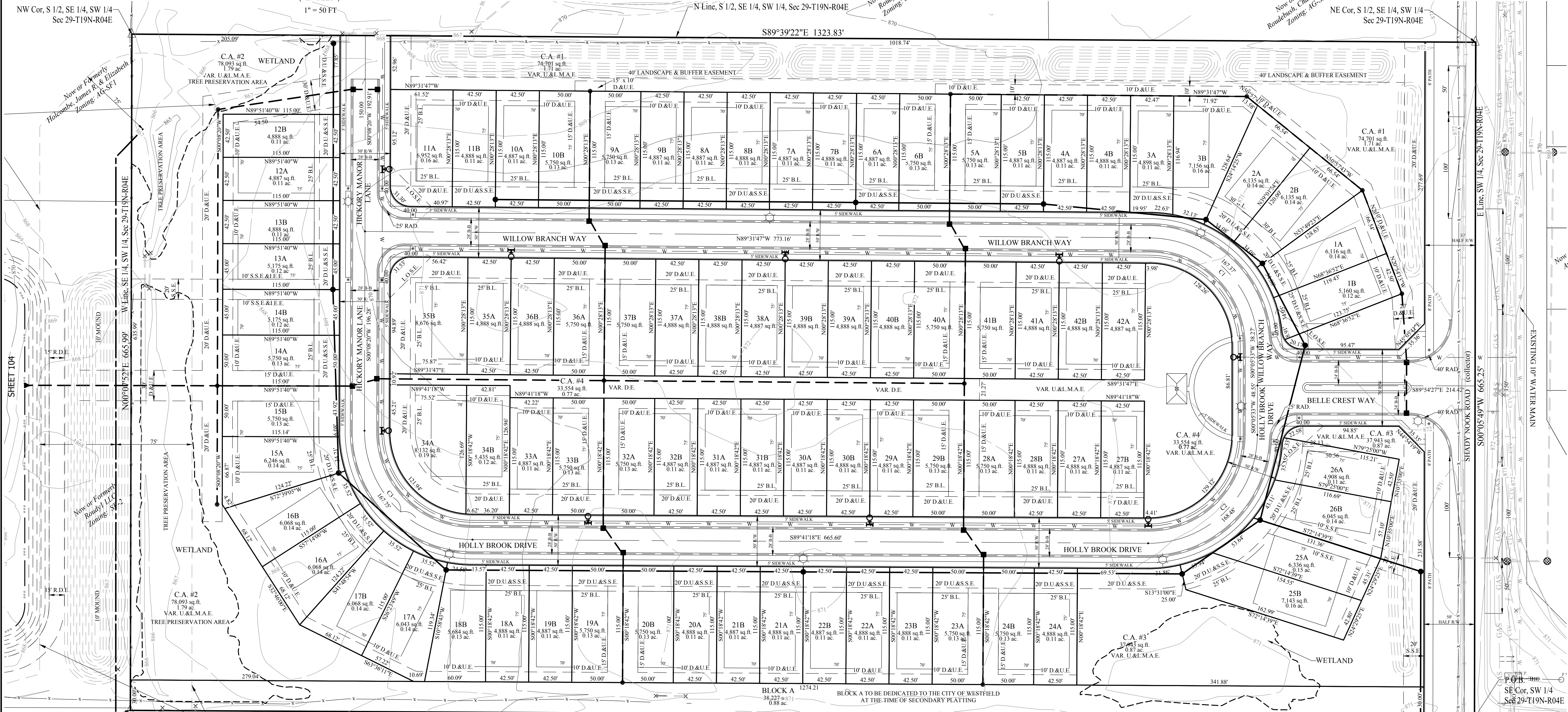


BELLE CREST

NW CORNER OF 186TH STREET AND SHADY NOOK ROAD

DEVELOPMENT PLAN

ZONING PUD



Approximate Limits of Clark & Inman
Closed Regulated Drain Easement
(To be relocated - see sheet C105)

LEGEND

- | | |
|-------------|--|
| 69 | LOT NUMBER |
| B.L. | BUILDING LINE |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| I.E.E. | INGRESS-EGRESS EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| C.A. | COMMON AREA |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED WATER LINE |

NOTE:

- 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".

AN EXISTING 15" WATER MAIN IS LOCATED ON THE EAST SIDE OF SHADY NOOK ROAD AND WILL SERVE THIS SITE.

THE PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN LOCATED APPROXIMATELY 1300' EAST ALONG 186TH STREET.

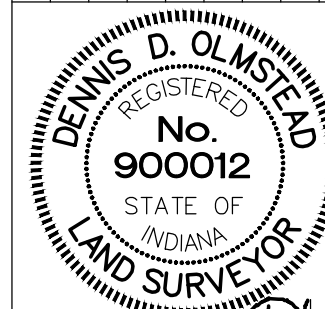
THE PROPOSED DRAINAGE BASIN WILL BE LOCATED OFF-SITE TO THE WEST. THIS POND WILL OUTLET TO AN EXISTING BASIN IN THE LAKES AT GRASSY BRANCH SECTION 1. WE ARE WORKING WITH HCSO TO DETERMINE THE BEST ROUTE AND DESIGN THE OUTLET IN TO COOL CREEK ON THE WEST SIDE OF GRASSY BRANCH ROAD.

- | | |
|------------------------------|-------------------------|
| 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 |
| HCS | MEASURED |
| (R) | RECORDED |
| N.A.E. | NO ACCESS EASEMENT |

- | | |
|--|---------------------|
| | POWER POLE |
| | TELEPHONE POLE |
| | TELEPHONE PEDestal |
| | TELEPHONE MANHOLE |
| | CABLE T.V. POLE |
| | CABLE T.V. PEDestal |
| | TRAFFIC SIGNAL POLE |
| | TRAFFIC MANHOLE |
| | TRAFFIC CONTROL BOX |

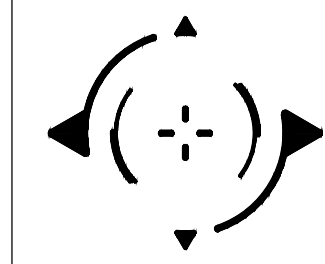
- | | |
|--|--------------|
| | GAS VALVE |
| | GAS METER |
| | WATER METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | MAILBOX |



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

CERTIFIED: 01/29/2021

STOEPEL WERTH



DEVELOPMENT PLAN

PREPARED FOR:

SECTION: 29

TOWNSHIP: 19N

RANGE: R4E

SHEET NO.

92255DRE

BELLE CREST

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

DRAWN BY: LAF

CHECKED BY: GDK

DATE

REVISIONS

BY

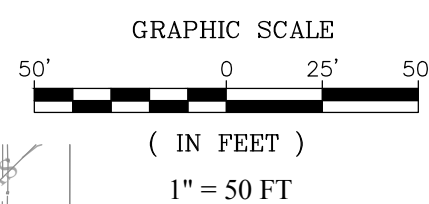


Know what's below.
Call before you dig.



THIS INSTRUMENT PREPARED FOR
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER
ROUDY1 LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060



BELLE CREST

NW CORNER OF 186TH STREET AND SHADY NOOK ROAD
DEVELOPMENT PLAN
ZONING PUD

LEGEND

69	LOT NUMBER
B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
L.M.A.E	LANDSCAPE MAINTENANCE ACCESS EASEMENT
I.E.E.	INGRESS-EGRESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
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
W	WATER LINE
	SANITARY SEWER LINE; MANHOLE

LEGEND

CO	SANITARY CLEANOUT
	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1' CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT

LEGEND

	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

LEGEND

	GAS VALVE
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	MAILBOX

	TELEPHONE POLE
T.P. 	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	CABLE T.V. POLE
TV.P. 	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
	TRAFFIC MANHOLE
T.C.B. 	TRAFFIC CONTROL BOX



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

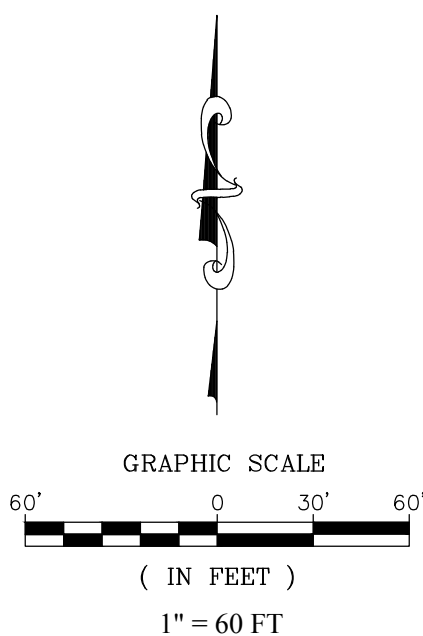
OFFSITE SANITARY		STOEPPEL WERTH		THIS DRAWING IS NOT INTENDED TO BE A SURVEY. IT IS A PRELIMINARY ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.		DEWING D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR	
PREPARED FOR:		ALWAYS ON		CERTIFIED: 01/29/2021		REVISED PER TAC COMMENTS	
SECTION: 29		TOWNSHIP: 19N		7965 East 106th Street, Fishers, IN 46038-2505		DATE: 3-4-21	
DRAWN BY: LAF		RANGE: 4E		Phone: (317) 849-5955 Fax: (317) 849-5942		BY	
CHECKED BY: GDK		WASHINGTON TOWNSHIP		HAMILTON CO., INDIANA		REVISIONS	
SHEET NO		C103		S & A JOB NO: 92255DRE			



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:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060



BELLE CREST

NW CORNER OF 186TH STREET AND SHADY NOOK ROAD DEVELOPMENT PLAN ZONING PUD

NOTE: DEVELOPER IS ACTIVELY WORKING WITH
THE HCSO TO DETERMINE THE BEST STORMWATER
DESIGN THAT WILL BENEFIT THE DRAINAGE AREA

EXISTING CLARK & INMAN
LEGAL DRAIN TO BE
RE-ROUTED THROUGH LAKE #1

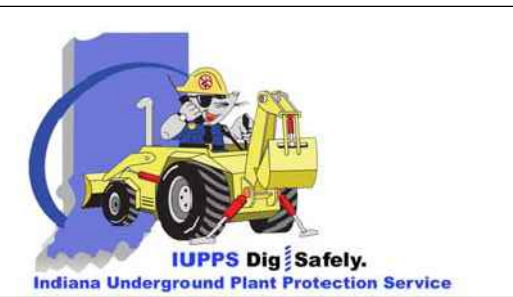
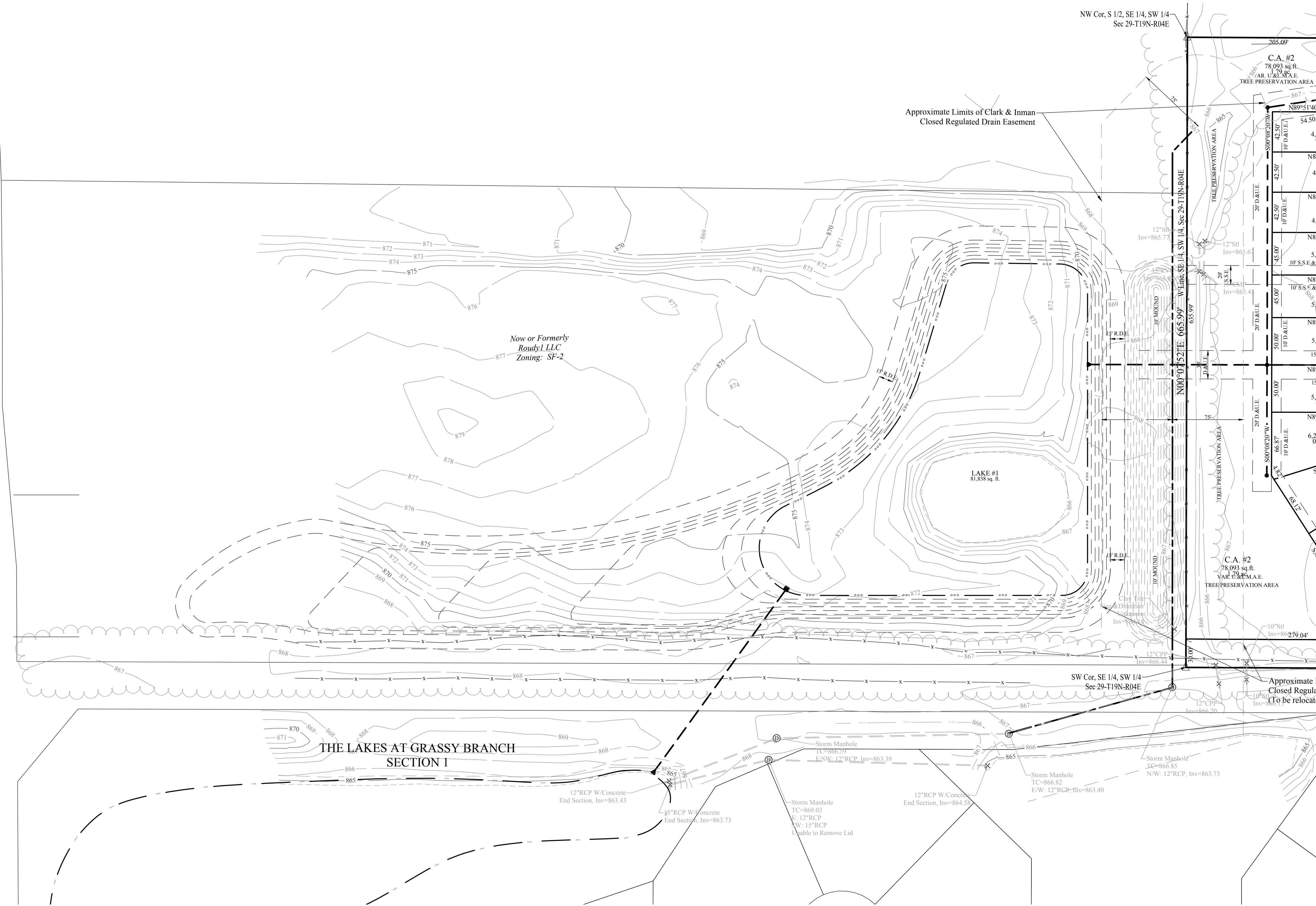
LEGEND

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
W ——— 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
HCS — HAMILTON COUNTY SURVEYOR
(M) — MEASURED
(R) — RECORDED
N.A.E. — NO ACCESS EASEMENT
P.W.P. — POWER POLE
L.P. — LIGHT POLE
E.T. — ELECT. TRANSFORMER
E.P. — ELECT. PEDESTAL
E.M. — ELECT. METER
G.W. — GUY WIRE
T.P. — TELEPHONE POLE
T.P. — TELEPHONE PEDESTAL
T.M. — TELEPHONE MANHOLE
C.T.V. — CABLE T.V. POLE
C.T.V. — CABLE T.V. PEDESTAL
T.S.P. — TRAFFIC SIGNAL POLE
T.M. — TRAFFIC MANHOLE
T.C.B. — TRAFFIC CONTROL BOX
G.V. — GAS VALVE
G.M. — GAS METER
W.M. — WATER METER
W.V. — WATER VALVE
F.H. — FIRE HYDRANT
M.B. — MAILBOX

LEGEND

69 — LOT NUMBER
B.L. — BUILDING LINE
D.&U.E. — DRAINAGE & UTILITY EASEMENT
R.D.E. — REGULATED DRAINAGE EASEMENT
D.U.&S.S.E. — DRAINAGE UTILITY & SANITARY SEWER EASEMENT
L.M.A.E. — LANDSCAPE MAINTENANCE ACCESS EASEMENT
I.E.E. — INGRESS-EGRESS EASEMENT
L.O.S.E. — LINE OF SITE EASEMENT
C.A. — COMMON AREA
L.M.A.E. — LANDSCAPE MAINTENANCE ACCESS EASEMENT
R/W — RIGHT OF WAY
B-B — BACK TO BACK OF CURB
* — HANDICAP RAMP
—●— PROPOSED SANITARY SEWER
—■— PROPOSED STORM SEWER
W ——— PROPOSED WATER LINE
★ — STREET LIGHT

GRASSY BRANCH ROAD



Know what's below.
Call before you dig.

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 DENNIS D. OLAMSTEAD CERTIFIED: 01/29/2021		
STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942		
DEVELOPMENT PLAN PREPARED FOR: SECTION: 29 TOWNSHIP: 19N RANGE: R4E DRAWN BY: LAF CHECKED BY: GDK SHEET NO. C104 S & A JORN NO. 92255DRE		
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA BELLE CREST		
REVISIONS DATE 3-4-21 BY LAF		



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:
DRIES COMPANY
900 EAST 96TH STREET
SUITE 100
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CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
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- 69
- B.L. BUILDING LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- R.D.E. REGULATED DRAINAGE EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- I.E.E. INGRESS-EGRESS EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
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- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- ☼ STREET LIGHT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE

BELLE CREST

NW CORNER OF 186TH STREET AND SHADY NOOK ROAD

LANDSCAPE PLAN

ZONING PUD

- NOTE:
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
 - SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
 - MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
 - MINIMUM OF A 40' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNULATING MOUND
 - MINIMUM OF A 30' BUFFER FOR BOUNDARIES ADJACENT TO SF2. BUFFER TO INCLUDE 3 SHADE TREES / 3 EVERGREEN / 10 SHRUBS
 - COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL OR EVERGREEN) PER 1 ACRE OR COMMON AREA (6.03ac common area x 10 = 60 trees)
 - ROAD FRONTAGE LANDSCAPE, ALONG SHADY NOOK ROAD SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNULATING MOUND
 - EACH STRUCTURE SHALL BE LANDSCAPED WITH A MINIMUM OF FOUR (4) SHADE TREES (AT LEAST ONE OF THESE REQUIRED SHADE TREES SHALL BE PLANTED IN THE FRONT YARD OF EACH DWELLING), TWO (2) ORNAMENTAL OR EVERGREEN TREES, AND TEN (10) SHRUBS.
 - AT A MINIMUM, THE LOTS ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEED.
 - EACH DWELLING ON A CORNER LOT SHALL CONTAIN A MINIMUM OF A TEN (10) FOOT LONG LANDSCAPE BED ALONG THE SIDE OF THE DWELLING ADJACENT TO THE SIDE STREET WHICH SHALL CONTAIN ADDITIONAL (6) SHRUBS.
 - TWO (2) ADDITIONAL SHADE TREES (ONE PER DWELLING) SHALL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION IN THE REAR YARD OF EACH STRUCTURE ON A PERIMETER LOT AND EACH SOUTH LOT.
 - THE STANDARDS OF THIS SECTION 7.3(B) OF THIS ORDINANCE SHALL NOT APPLY TO COMMON AREAS, RATHER, 7.3(A) OF THIS ORDINANCE SHALL APPLY.
 - TREE PRESERVATION AREAS ARE IDENTIFIED ON THE CONCEPT PLAN. EXISTING TREES IN THESE AREAS SHALL NOT BE DISTURBED BY THE DEVELOPER UNLESS REQUIRED BY THE CITY, OR FOR DRAINAGE/UTILITY INSTALLATION. TREE PRESERVATION SHALL BE IN ACCORDANCE WITH ARTICLE 6.8, LANDSCAPING STANDARDS OF THE UDO.
 - LANDSCAPING TO BE INSTALLED IN OTHER COMMON AREAS WITHIN THE REAL ESTATE MAY, BUT SHALL NOT BE REQUIRED, TO EXCEED THE PLANTING REQUIREMENTS OF ARTICLE 6.8 (K) OF THE UDO. THE LANDSCAPING SHOWN IN THE OTHER COMMON AREAS ON THE CONCEPT PLAN ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY BE ADJUSTED IN QUANTITY AND LOCATION WHEN DETAILED LANDSCAPING PLANS ARE PREPARED DURING THE DEVELOPMENT PLAN PROCESS.

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

SEE SHEET L102 & L103
FOR SHADED AREA
DETAILS

Shade Trees (2")

- Acer rubrum 'Autumn Flame' - 18 (Autumn Flame Red Maple)
- Cladastrus kentukea - 9 (Yellowwood)
- Gleditsia triacanthos var inermis 'Suncole' - 11 (Sunburst Honeylocust)
- Liquidambar styraciflua 'Worplesdon' - 15 (Worplesdon Sweetgum)

Evergreen Trees (6")

- Abies balsamea var panarolepis - 16 (Canan Fir)
- Juniperus virginiana 'Carnariti' - 11 (Carnariti Juniper)
- Picea abies - 18 (Norway Spruce)
- Picea glauca - 12 (Black Hills Spruce)

Ornamental Trees (2")

- Cercis canadensis - 6 (Eastern Redbud)
- Cornus Kousa - 7 (Kousa Dogwood)
- Prunus virginiana 'Canada Red' - 3 (Canada Red Chokecherry)

Shrubs (18")

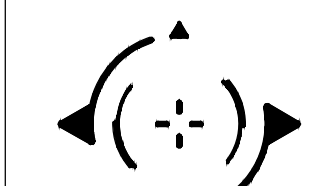
- Aronia melanocarp 'Autumn Magic' - 26 (Autumn Magic Black Chokeberry)
- Syringa meyeri 'Palibin' - 41 (Dwarf Korean Lilac)
- Viburnum x burkwoodii - 24 (Burkwood Viburnum)

- NOTE:
- MINIMUM OF A 30' BUFFER FOR BOUNDARIES ADJACENT TO SF2. BUFFER TO INCLUDE 3 SHADE TREES / 3 EVERGREEN / 10 SHRUBS
- THIS STANDARD WILL BE MET BY THE EXISTING TREE PRESERVATION AREA IF EXISTING TREES ARE TO BE COUNTED AS SUCH

REVISIONS	DATE	BY
3-521		



STOEPPELWERTH



SECTION	TOWNSHIP	RANGE
29	19N	4E
DRAWN BY:	CHECKED BY:	
LAF	GDK	
SHEET NO.		
L101		
S & A JORN NO.		
92255ARB		

BELLE CREST

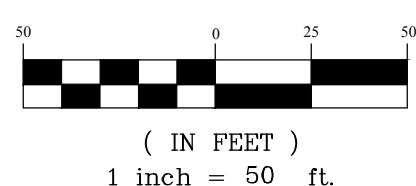
WASHINGTON TOWNSHIP

PREPARED FOR:



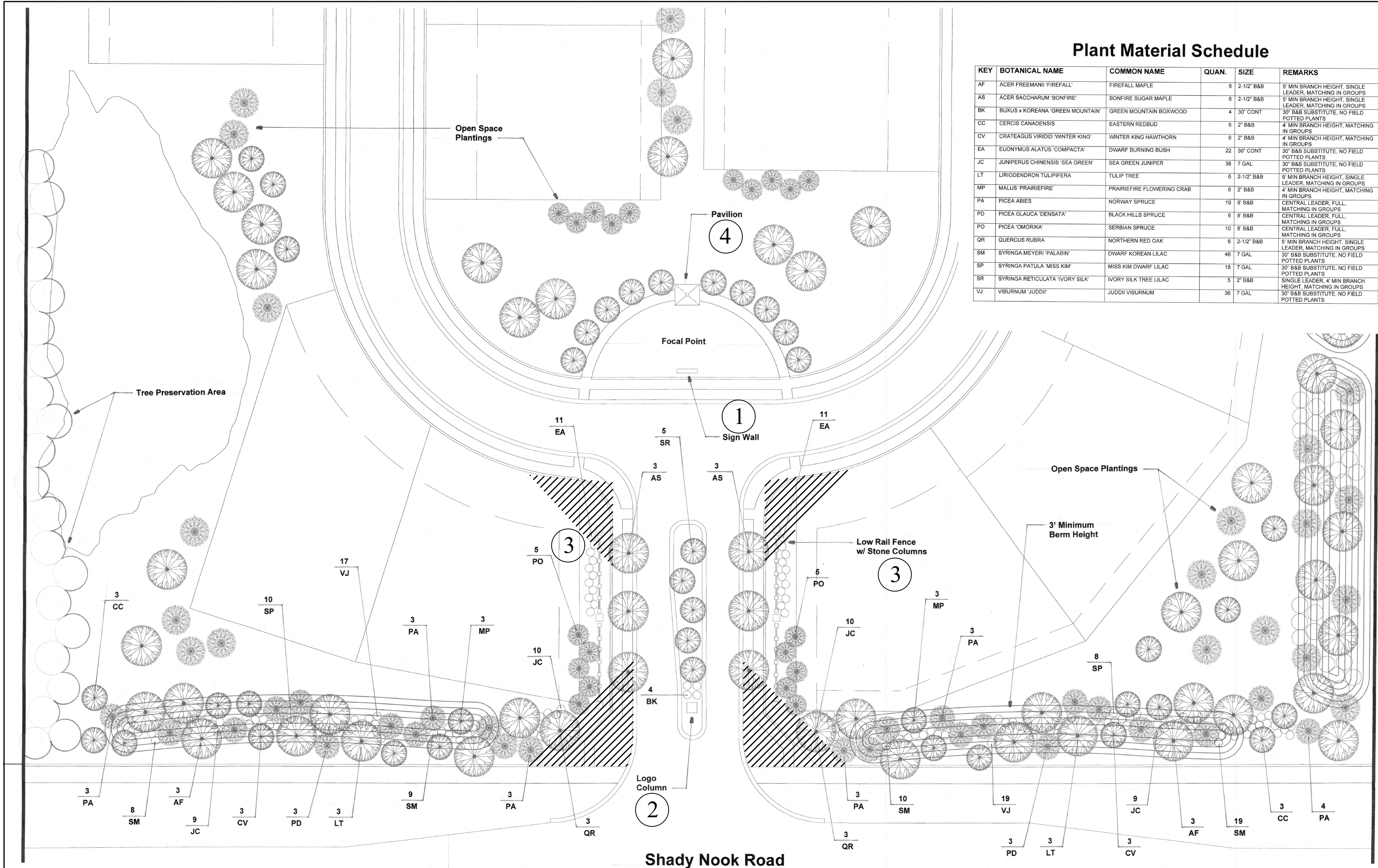
Know what's below.
Call before you dig.

GRAPHIC SCALE



Plant Material Schedule

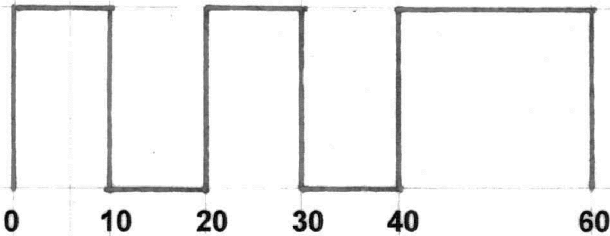
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER FREEMANII 'FIREFALL'	FIREFALL MAPLE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
BK	BUXUS x KOREANA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	4	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDID 'WINTER KING'	WINTER KING HAWTHORN	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	22	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	38	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	19	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PO	PICEA 'OMORIKA'	SERBIAN SPRUCE	10	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	46	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	18	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	5	2" B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
VJ	VIBURNUM 'JUDDII'	JUDDII VIBURNUM	36	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS



Belle Crest
of Westfield

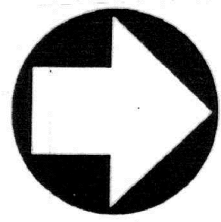
Landscape Plan
External Street Frontage

Scale in Feet:



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

October 14, 2020



North

L102

BELLE CREST

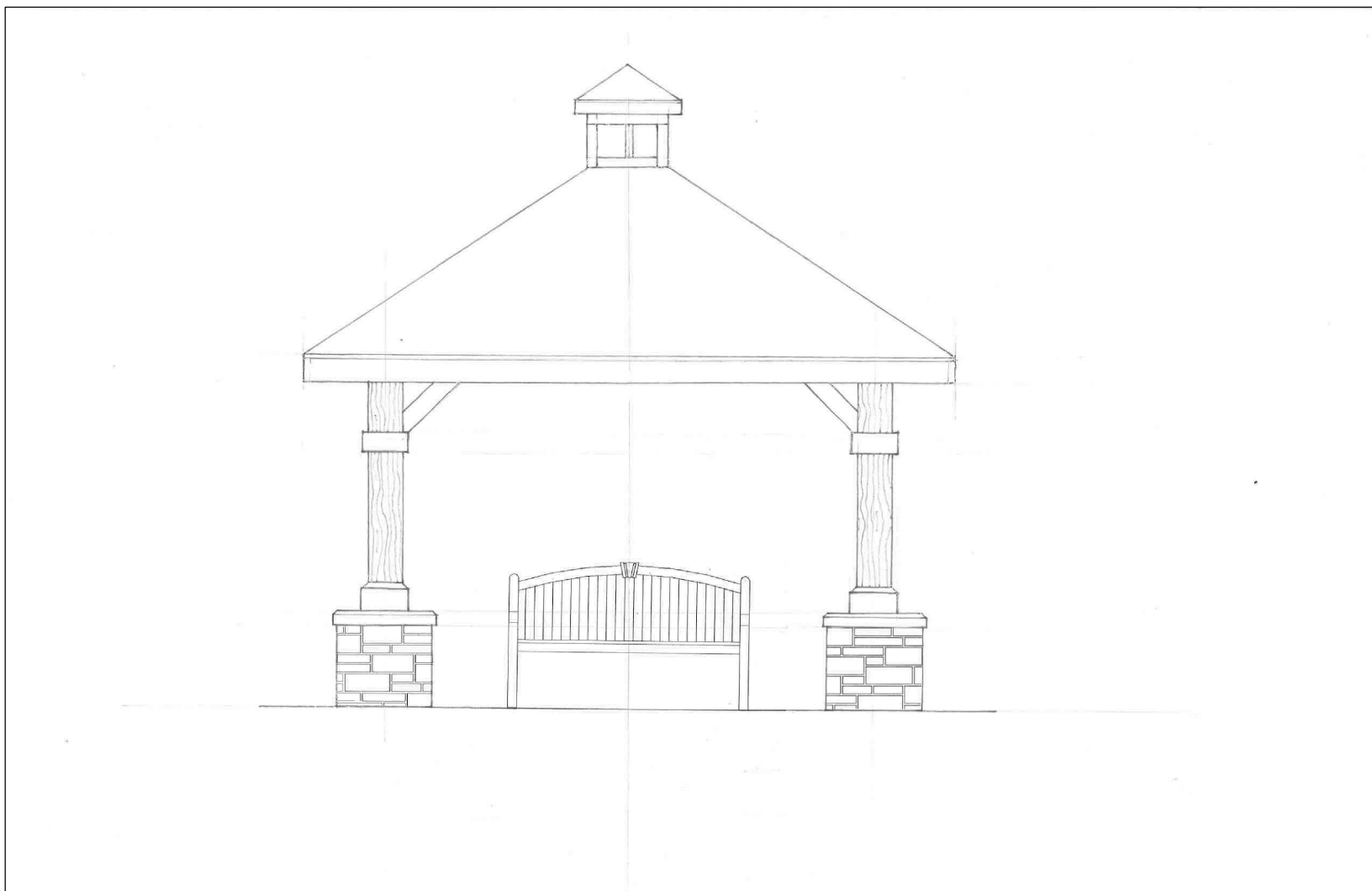
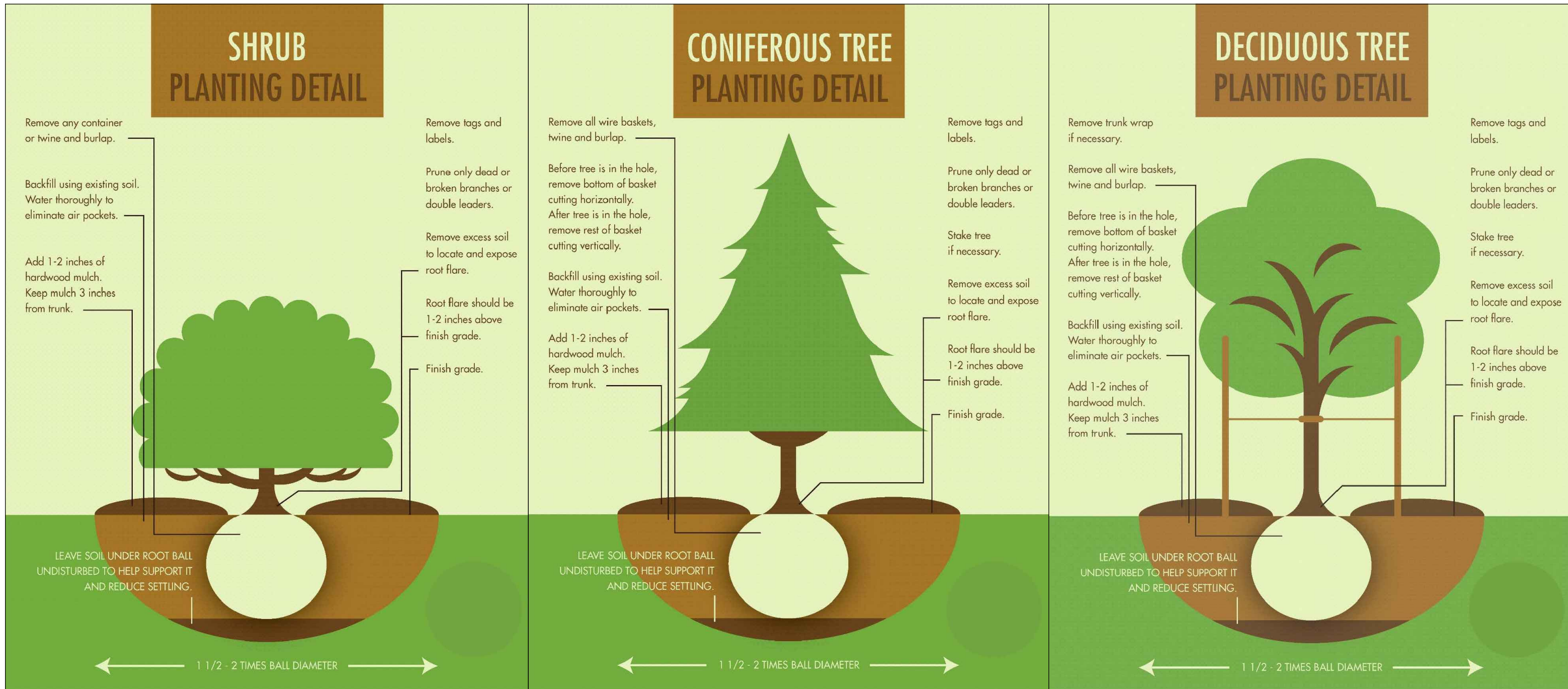
NW CORNER OF 186TH STREET AND SHADY NOOK ROAD

LANDSCAPE DETAILS

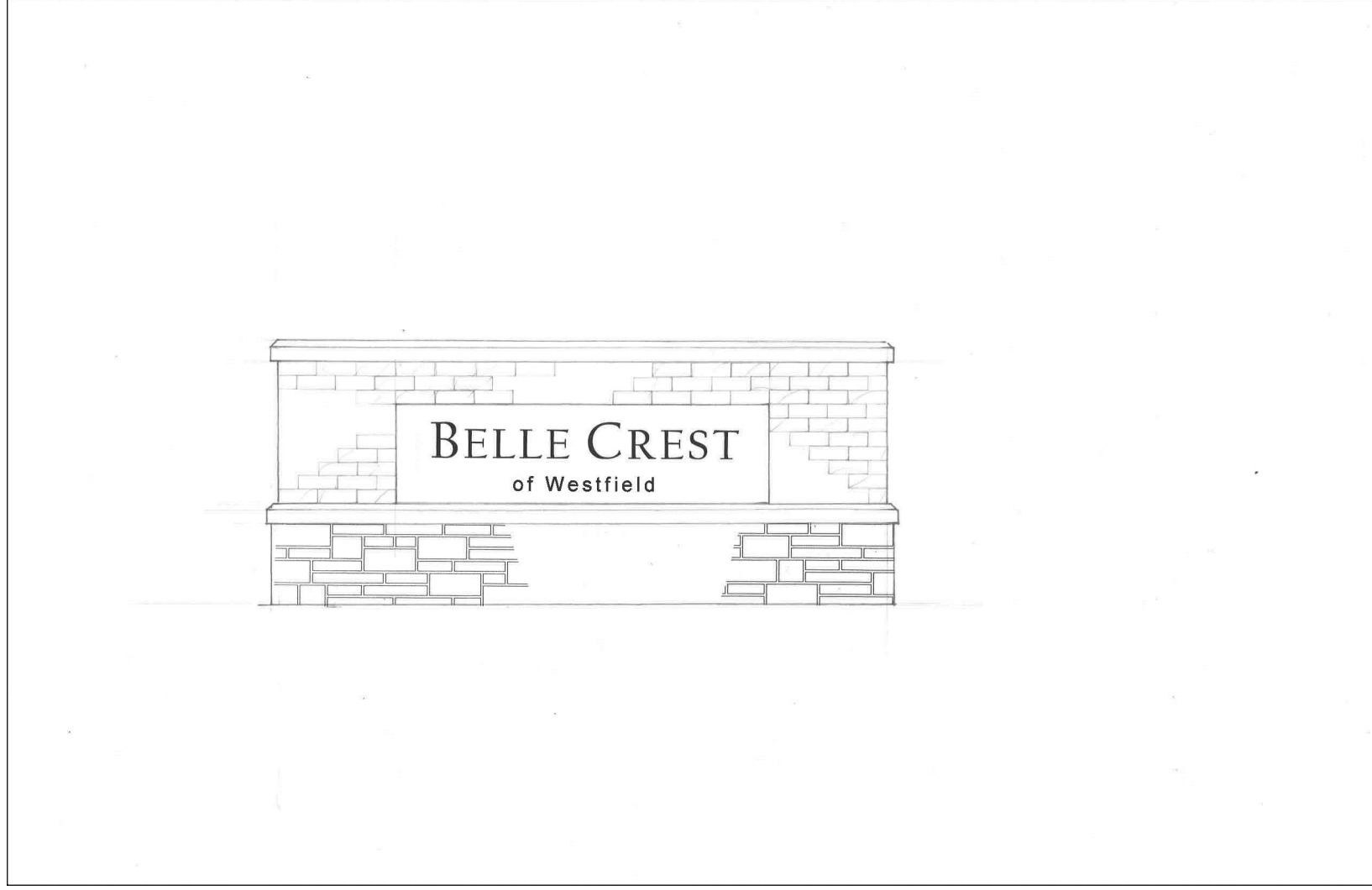
ZONING PUD

- NOTE:**
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
 - SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
 - MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
 - MINIMUM OF A 40' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND
 - MINIMUM OF A 30' BUFFER FOR BOUNDARIES ADJACENT TO SF2 BUFFER TO INCLUDE 3 SHADE TREES / 3 EVERGREEN / 10 SHRUBS
 - COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL OR EVERGREEN) PER 1 ACRE OR COMMON AREA (6.03acre common area x 10 = 60 trees)
 - ROAD FRONTAGE LANDSCAPE, ALONG SHADY NOOK ROAD SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNULATING MOUND
 - EACH STRUCTURE SHALL BE LANDSCAPED WITH A MINIMUM OF FOUR (4) SHADE TREES (AT LEAST ONE OF THESE REQUIRED SHADE TREES SHALL BE PLANTED IN THE FRONT YARD OF EACH DWELLING), TWO (2) ORNAMENTAL OR EVERGREEN TREES, AND TEN (10) SHRUBS.
 - AT A MINIMUM, THE LOTS ESTABLISHED FRONT YARD SHALL BE SOODED AND THE REMAINDER OF THE LOT SHALL BE SEEDDED.
 - EACH DWELLING ON A CORNER LOT SHALL CONTAIN A MINIMUM OF A TEN (10) FOOT LONG LANDSCAPE BED ALONG THE SIDE OF THE DWELLING ADJACENT TO THE SIDE STREET WHICH SHALL CONTAIN ADDITIONAL (6) SHRUBS.
 - TWO (2) ADDITIONAL SHADE TREES (ONE PER DWELLING) SHALL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION IN THE REAR YARD OF EACH STRUCTURE ON A PERIMETER LOT AND EACH SOUTH LOT.
 - THE STANDARDS OF THIS SECTION 7.3(B) OF THIS ORDINANCE SHALL NOT APPLY TO COMMON AREAS, RATHER, 7.3(A) OF THIS ORDINANCE SHALL APPLY.
 - TREE PRESERVATION AREAS ARE IDENTIFIED ON THE CONCEPT PLAN. EXISTING TREES IN THESE AREAS SHALL NOT BE DISTURBED BY THE DEVELOPER UNLESS REQUIRED BY THE CITY, OR FOR DRAINAGE/UTILITY INSTALLATION. TREE PRESERVATION SHALL BE IN ACCORDANCE WITH ARTICLE 6.8, LANDSCAPING STANDARDS OF THE UDO.
 - LANDSCAPING TO BE INSTALLED IN OTHER COMMON AREAS WITHIN THE REAL ESTATE MAY, BUT SHALL NOT BE REQUIRED, TO EXCEED THE PLANTING REQUIREMENTS OF ARTICLE 6.8 (K) OF THE UDO. THE LANDSCAPING SHOWN IN THE OTHER COMMON AREAS ON THE CONCEPT PLAN ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY BE ADJUSTED IN QUANTITY AND LOCATION WHEN DETAILED LANDSCAPING PLANS ARE PREPARED DURING THE DEVELOPMENT PLAN PROCESS.

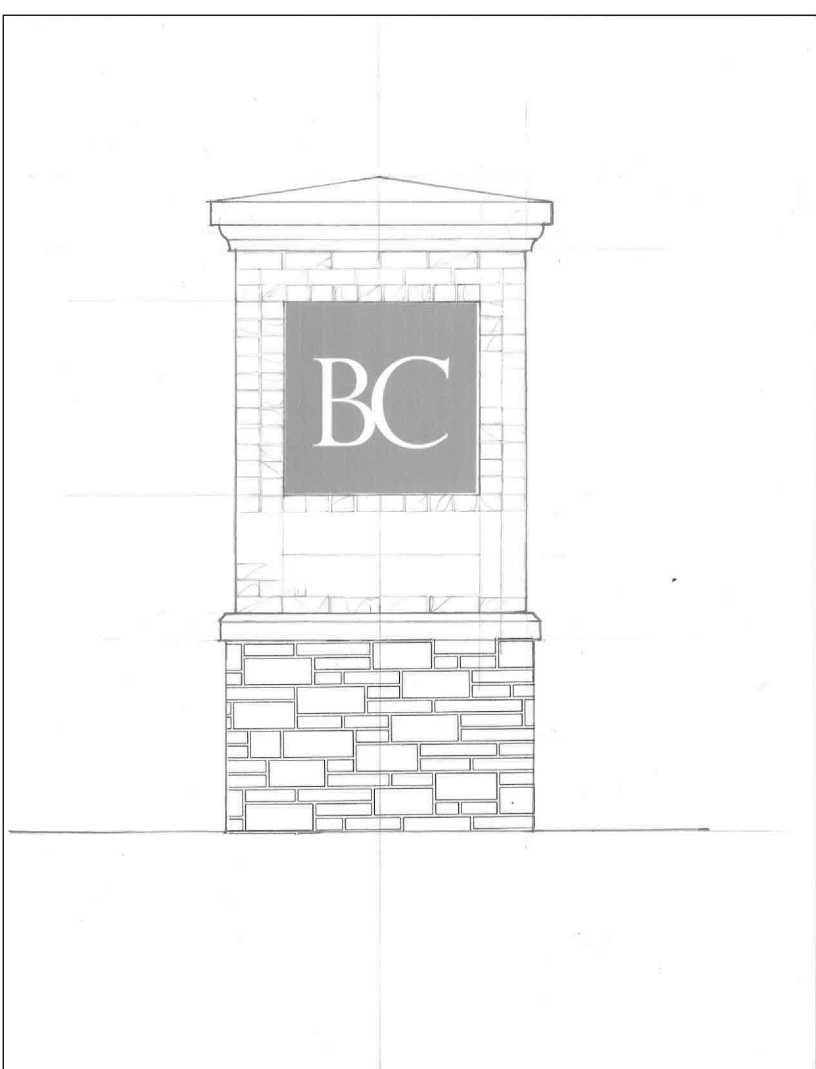
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.



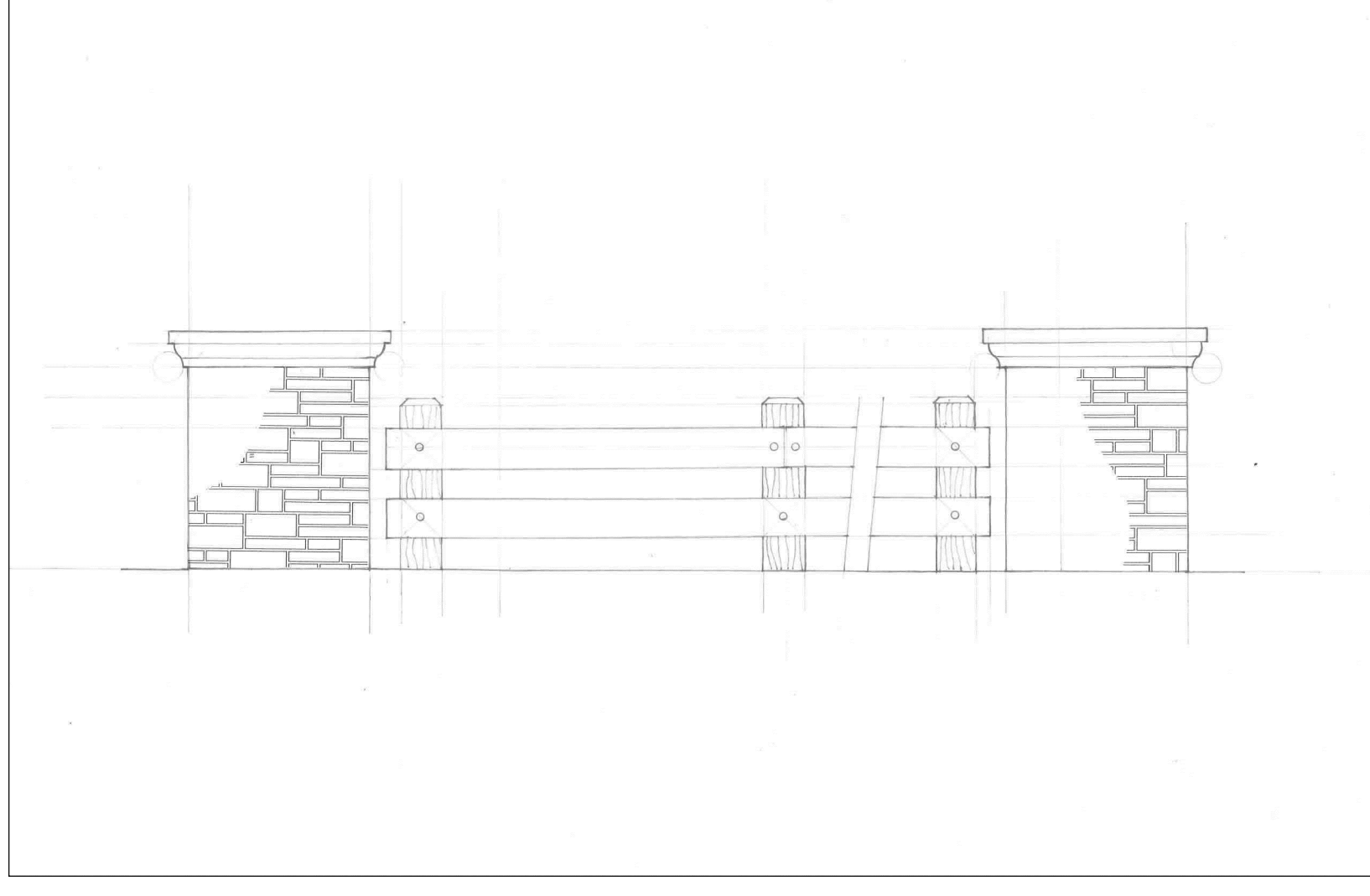
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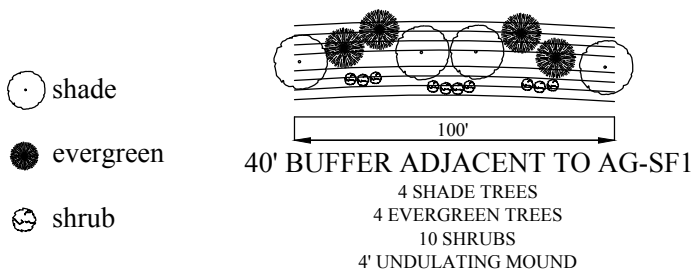
1
NOT TO SCALE



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- Shade Trees (2")**
- Acer rubrum 'Autumn Flame' - 18 (Autumn Flame Red Maple)
 - Cladustr kentukea - 9 (Yellowwood)
 - Gleditsia triacanthos var inermis 'Suncolor' - 11 (Sunburst Honeylocust)
 - Liquidambar styraciflua 'Worplesdon' - 15 (Worplesdon Sweetgum)

- Evergreen Trees (6")**
- Abies balsamea var phanerolepis - 16 (Canaan Fir)
 - Juniperus virginiana 'Carnaeitii' - 11 (Carnaeri Juniper)
 - Picea abies - 18 (Norway Spruce)
 - Picea glauca - 12 (Black Hills Spruce)

- Ornamental Trees (2")**
- Cercis canadensis - 6 (Eastern Redbud)
 - Cornus Kousa - 7 (Kousa Dogwood)
 - Prunus virginiana 'Canada Red' - 3 (Canada Red Chokecherry)

- Shrubs (18")**
- Aronia melanocarp 'Autumn Magic' - 26 (Autumn Magic Black Chokeberry)
 - Syringa meyeri 'Palibin' - 41 (Dwarf Korean Lilac)
 - Viburnum x burkwoodii - 24 (Burkwood Viburnum)





Petition Number: 2103-DDP-06
Project Name: Village Dental
Subject Site Address: 1589 S. Waterleaf Drive
Petitioner: Landworx Engineering, LLC
Representative: Landworx Engineering, LLC
Request: Detailed Development Plan review of a 6,800 square foot dental office on 0.88 acres +/- in the Harmony Planned Unit Development (PUD) District.
Current Zoning: Harmony PUD
Current Land Use: Vacant
Approximate Acreage: 0.88 +/-
Property History: Harmony PUD (Ordinance 12-14)
Harmony PUD Amendment (Ordinance 16-12)
Harmony Mixed use Overall Development Plan and Primary Plat (1605-ODP-06 & 1605-SPP-06)
Secondary Plat (1606-SFP-16, recorded 7/13/17)
Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

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

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

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

The plans comply.

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.14 (LB District) and Harmony PUD District (Ord. 12-14 and Ord. 16-12).

28) General Requirements:

- a) Parking may be permitted within the area between the right-of-way and building setback line.
- b) Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- c) Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closet to the buildings.
- d) Chain link fencing is prohibited.

29) Minimum Lot Area: No Minimum

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

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

a) Front Yard: 20 feet

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

b) Side Yard: 20 feet

c) Rear Yard: 20 feet

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

32) Maximum Building Height: 45 feet

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

34) Minimum Business Size: 800 square feet

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

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

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

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

- i) Defined Architecture Design: A Village Design Theme shall be consistent with a Defined Architecture Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman. Significant architectural elements to determine consistency with a Defined Architectural Design include:
 - (1) Window design (e.g., enhanced trim, pane size and type) and alignment/location;
 - (2) Building massing (pedestrian scaled with façade projections and recessions);
 - (3) Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
 - (4) Large roof overhangs that are primarily pitched and not flat;
 - (5) Enhanced cornice treatment;
 - (6) Enhanced and inviting entryways with pedestrian cover and “porch like” treatment (e.g., inclusion of columns with masonry bases);
 - (7) Variety of building materials, patterns and colors;
 - (8) Emphasized trim at corner breaks, around windows and within gables; and
 - (9) Enhanced foundation plantings and planters to soften building facades.
 - ii) Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.
- c) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:
- i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with *Article 6.8 Landscaping Standards*.
 - ii) Building Materials:

- (1) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - (2) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
 - (3) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (4) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (5) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32. Materials:
- iii) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.
- iv) Building Elevations:
- (1) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice.
 - (2) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

- (3) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).
- v) Openings:
- (1) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings.
 - (2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.
 - (3) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- vi) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- vii) Flat Roofs:
- (1) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice.
 - (2) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
 - (3) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - (a) A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

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

viii) Main Entrances:

- (1) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- (2) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- (3) The location, orientation, proportion and style of doors shall complement the style of the building.

ix) Windows:

- (1) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
- (2) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

x) Awnings:

- (1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
- (2) Awnings shall be made of a non-reflective material.
- (3) All awnings shall be kept in good repair.

- (4) Metal or aluminum awnings are prohibited.
- (5) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- 38) Building Standards (Article 6.4)
- 39) Fence Standards (Article 6.5)
- 40) Height Standards (Article 6.6)
- 41) Home Business Standards (Article 6.7)
- 42) Landscaping Standards (Article 6.8 and Ord. 12-14)
 - a) General Landscaping Design Standards:
 - i) Placement:
 - (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - b) Minimum Lot Landscaping:
 - c) Foundation Plantings:
 - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
 - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
 - d) External Street Frontage Landscaping Requirements:

- i) The Mixed Use District shall comply with the UDO's External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.
 - ii) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.
- e) Buffer Yard Requirements (Ord. 12-14, Sec. 5):
- i) Buffer Yard Requirements.
 - (1) Buffer yards shall not be required internal to the Real Estate.
 - (2) Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.
 - (3) Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.
- f) Parking Area Landscaping:
- i) Interior Parking Area Landscaping:
 - (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:
- | Number of Parking Spaces | % of Parking Area to be Islands |
|--------------------------|---------------------------------|
| 0 to 4 | 0% |
| 5 to 24 | 5% |
| 25 to 49 | 7.5% |
| 50 or more | 10% |
- (2) Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

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

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

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

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

43) Lighting Standards (Article 6.9)

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

44) Lot Standards (Article 6.10)

45) Outside Storage and Display (Article 6.12)

46) Outdoor Café and Eating Areas (Article 6.13)

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

- a) Off-street Parking:

- i) Required Spaces:

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

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

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

- (1) Area B within the Mixed Use District.

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

48) Performance Standards (Article 6.15)

49) Setback Standards (Article 6.16)

50) Sign Standards (Article 6.17)

51) Vision Clearance Standards (Article 6.19)

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

- i) Forty (40) feet from intersections of Collectors or Local Streets.

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

52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Open Space and Amenity Standards (Article 8.6)

56) Pedestrian Network Standards (Article 8.7)

- 57) Storm Water Standards (Article 8.8)
 - 58) Street and Right-of-Way Standards (Article 8.9)
 - 59) Surety Standards (Article 8.12)
 - 60) Utility Standards (Article 8.13)
-

DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (2103-DDP-06) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



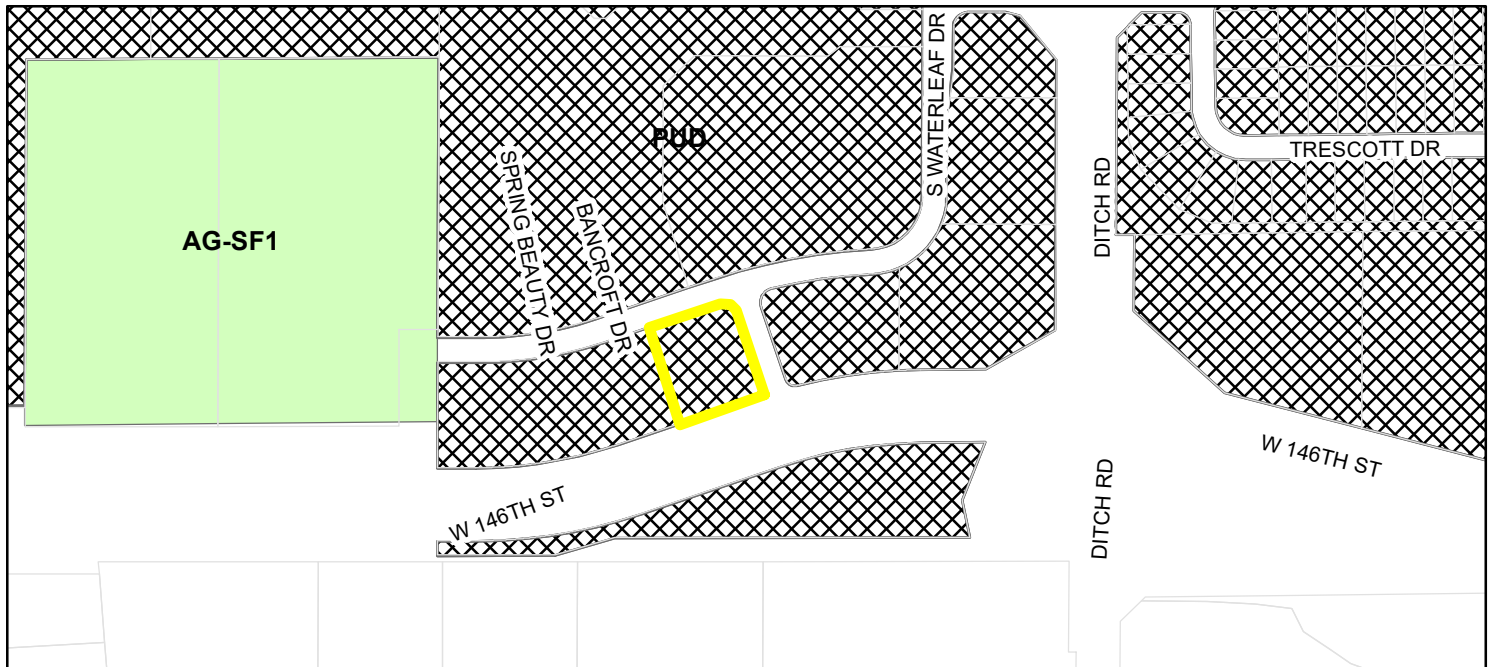
Property Location Map
Village Dental (Harmony)
Detailed Development Plan
2103-DDP-06



Aerial Location Map



Zoning Map

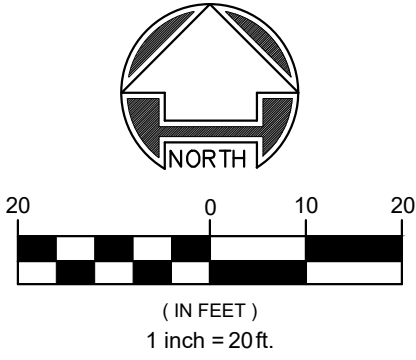
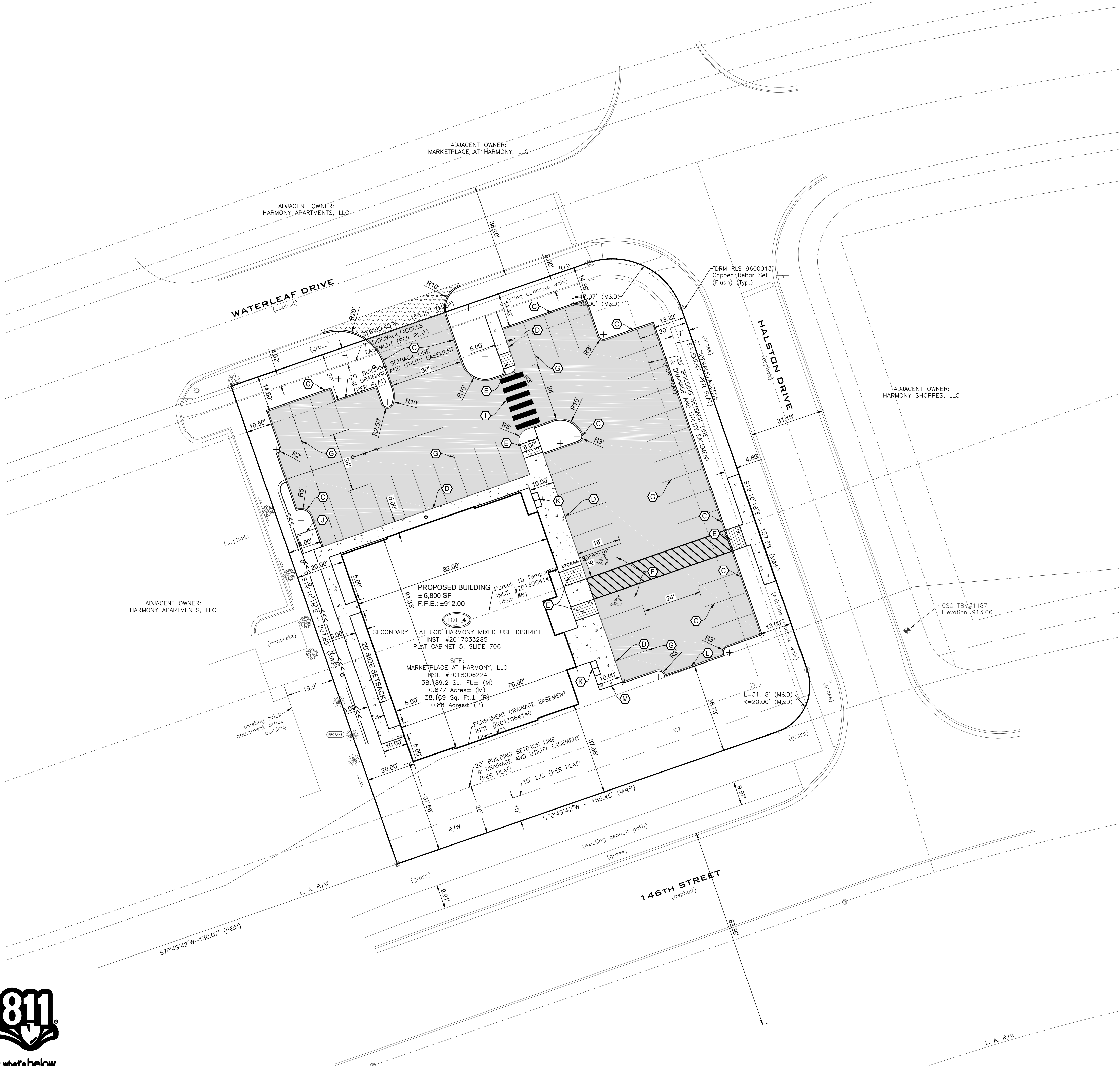


- Parcel Zoning
- Zoning - All AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)

G:\My Drive\00278 - Village Dental at Harmony\Design\CAD\00278_C200.dwg Kelly Center Plot: 3/10/2021 3:43 PM Save: 3/10/2021 3:42 PM



Know what's below.
Call before you dig.



PROPOSED SITE LEGEND:

DESCRIPTION:		DETAIL #/SH. #
(A)	LIGHT-DUTY ASPHALT PAVEMENT	DETAIL PV-04/C700
(B)	RIGHT-OF-WAY PAVEMENT	DETAIL PV-06/C700
(C)	HEAVY-DUTY CONCRETE PAVEMENT	
(D)	CONCRETE SURFACE	
(E)	6" CONCRETE CURB	DETAIL PV-03/C700
(F)	CONCRETE CURB AND WALK	DETAIL PV-08/C700
(G)	ACCESSIBLE RAMP	DETAIL PV-14/C700
(H)	ACCESSIBLE PARKING STALL	DETAIL PV-12/C700
(I)	PARKING STRIPE	DETAIL PV-10/C700
(J)	NOT USED	
(K)	CROSS WALK STRIPING	DETAIL PV-10/C700
(L)	TRANSFORMER PAD	PER DUKE ENERGY
(M)	BICYCLE RACK	DETAIL MI-64/C700
(N)	EXPOSED CURB BACK, DEPTH PER GRADING	
(O)	EXPOSED SIDEWALK EDGE, DEPTH PER GRADING	

SITE LAYOUT NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
- ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

PARKING REQUIREMENTS:

PROFESSIONAL AND GENERAL OFFICE:
ONE SPACE PER 300 SQUARE FEET OF ASSIGNABLE OFFICE SPACE

OFFICE SPACE: 461 SQUARE FEET
REQUIRED PARKING SPACES: 1.53 SPACES
PROVIDED SPACES: 39 SPACES, 2 ADA SPACES, 41 TOTAL SPACES



Client Name & Address
**CURRAN
ARCHITECTURE**
5719 LAWTON LOOP EAST DR.
SUITE 212
INDIANAPOLIS, IN 46216
317.288.0681
www.curran-architecture.com
**CURRAN
ARCHITECTURE**

No.	Revision/Issue	Date

APPROVAL PENDING - NOT FOR CONSTRUCTION
**VILLAGE DENTAL AT HARMONY
WESTFIELD, INDIANA**

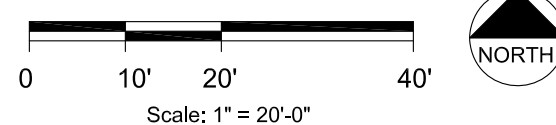
SITE PLAN

Professional Seal & Signature

Drawn By: KAC	Sheet:
Checked By: KAC	
Date: 03/10/2021	C200
Scale: As Noted	
Project No: LW-00278	



1



- A. PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.
- B. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING LANDSCAPE WORK.
- C. STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY.
- D. SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND.
- E. PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.
- F. ORGANIC MULCH: SHREDDED HARDWOOD, UN-DYED NATURAL COLOR, FREE FROM DELETERIOUS MATERIAL AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. SIZE RANGE $\frac{3}{4}$ " MAXIMUM, $\frac{1}{2}$ " MINIMUM INSERT DIMENSIONS.
- G. NONWOVEN GEOTEXTILE FILTER FABRIC: PREMIUM POLYPROPYLENE OR POLYESTER FABRIC, 6 OZ./SQ. YD, MINIMUM, COMPOSED OF FIBERS FORMED INTO A STABLE NETWORK SO THAT FIBERS RETAIN THEIR RELATIVE POSITION. FABRIC SHALL BE INERT TO BIOLOGICAL DEGRADATION AND RESIST NATURALLY ENCOUNTERED CHEMICALS, ALKALIS, AND ACIDS.
- H. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN QUANTITIES AND SPECIES SHOWN ON PLANS. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY LANDSCAPE ARCHITECT.
- I. AMEND OR INSTALL TOPSOIL MEETING ASTM D5268 STANDARDS. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN. OF 4" TOPSOIL, AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE. DO NOT OBTAIN FROM BOGS, MARSHES, WETLANDS, OR AGRICULTURAL LAND. APPLY INORGANIC AMENDMENTS, ORGANIC AMENDMENTS, AND FERTILIZERS AS NEEDED FOR LONG TERM PLANT HEALTH.
- J. ROOT BALL SHALL MEET OR EXCEED SIZES SET FORTH IN CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK."
- K. PROVIDE $\frac{3}{4}$ " SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND IN 6' DIA AROUND ALL TREES UNLESS OTHERWISE NOTED.
- L. PROVIDE PRE-EMERGENT HERBICIDE ON PLANTING BEDS AT RATES PER MANUFACTURER'S DIRECTIONS.
- M. TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM LANDSCAPE ARCHITECT FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.
- N. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.
- O. PLANT MATERIAL AND WORKSMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACE ALL PLANTS MORE THAN 1/4 DEAD AS SOON AS WEATHER CONDITIONS ALLOW THROUGHOUT WARRANTY PERIOD.
- P. QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR LANDSCAPE ARCHITECT'S PURPOSES AND FOR LOCAL REGULATORY REVIEW. CONTRACTOR IS RESPONSIBLE TO PROVIDE PLANTS IN QUANTITIES AND SPACING AS DEPICTED ON PLANTING PLANS. IF DISCREPANCIES EXIST QUANTITIES SHOWN ON PLANS SHALL DICATE.
- Q. CONTRACTOR TO PROVIDE LANDSCAPE MAINTENANCE FROM THE TIME OF SUBSTANTIAL COMPLETION OF THE PROJECT OR LANDSCAPE INSTALLATION, WHICHEVER IS LATER, FOR A PERIOD OF 12 MONTHS OR UNTIL WARRANTY PERIOD IS ACHIEVED.

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

- WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED, APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

T. QUALITY: SEED OF GRASS SPECIES AS LISTED BELOW FOR SOLAR EXPOSURE, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 85 PERCENT PURE SEED, AND NOT MORE THAN 0.5 PERCENT WEED SEED:

- SATISFACTORY TURF
TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY ARCHITECT:
HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND

V. TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY ARCHITECT: SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT

- USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.

X. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT LIST, PLANT SCHEDULE, OR PLANT LEGEND INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

- Y. BALLED AND BURLAPPED STOCK; SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.

GENERAL: REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED ARCHITECT.

1. SUBMIT DETAILS OF PROPOSED PRUNING AND REPAIRS.
2. PERFORM REPAIRS OF DAMAGED TRUNKS, BRANCHES, AND ROOTS WITHIN 24 HOURS, IF APPROVED.
3. REPLACE TREES AND OTHER PLANTS THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY ARCHITECT

REMOVE AND REPLACE TREES THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION BEFORE THE END OF THE CORRECTIONS PERIOD OR ARE DAMAGED DURING CONSTRUCTION OPERATIONS THAT ARCHITECT DETERMINES ARE INCAPABLE OF RESTORING TO NORMAL GROWTH PATTERN.

1. PROVIDE NEW TREES OF SAME SIZE AS THOSE BEING REPLACED FOR EACH TREE OF 6 INCHES OR SMALLER IN CALIPER SIZE.
2. PROVIDE TWO NEW TREE(S) OF 4-INCH CALIPER SIZE FOR EACH TREE BEING REPLACED THAT MEASURES MORE THAN 6 INCHES IN CALIPER SIZE.
3. SPECIES OF REPLACEMENT TREES: SPECIES SELECTED BY ARCHITECT.

CITY OF WESTFIELD ORDINANCE

1 shrub or ornamental tree / 12' building circumference 326 If building circumference = 27 Proposed: 33

Perimeter:	1 tree / 30' parking area 1 shrub / 3' parking area
Interior:	1 tree & 4 shrubs per island 100% of every island in permitted groundcover
PARKING ISLANDS: PROPOSED = 1,410 SF	

SYMBOL	DESCRIPTION	QTY	DETAIL
P-01	LAWN		
P-02	SPADE EDGE		6/L 101
P-03	STEEL EDGING		7/L 101
P-04	DECORATIVE L-GRAVEL, 1-1/2" 3" SIZE ROUNDED GRAVEL WITH NATURAL COLOR VARIATION, INSTALL NON-WOVEN GEOTEXTILE FABRIC BENEATH.		



No.	Revision/Issue	Date

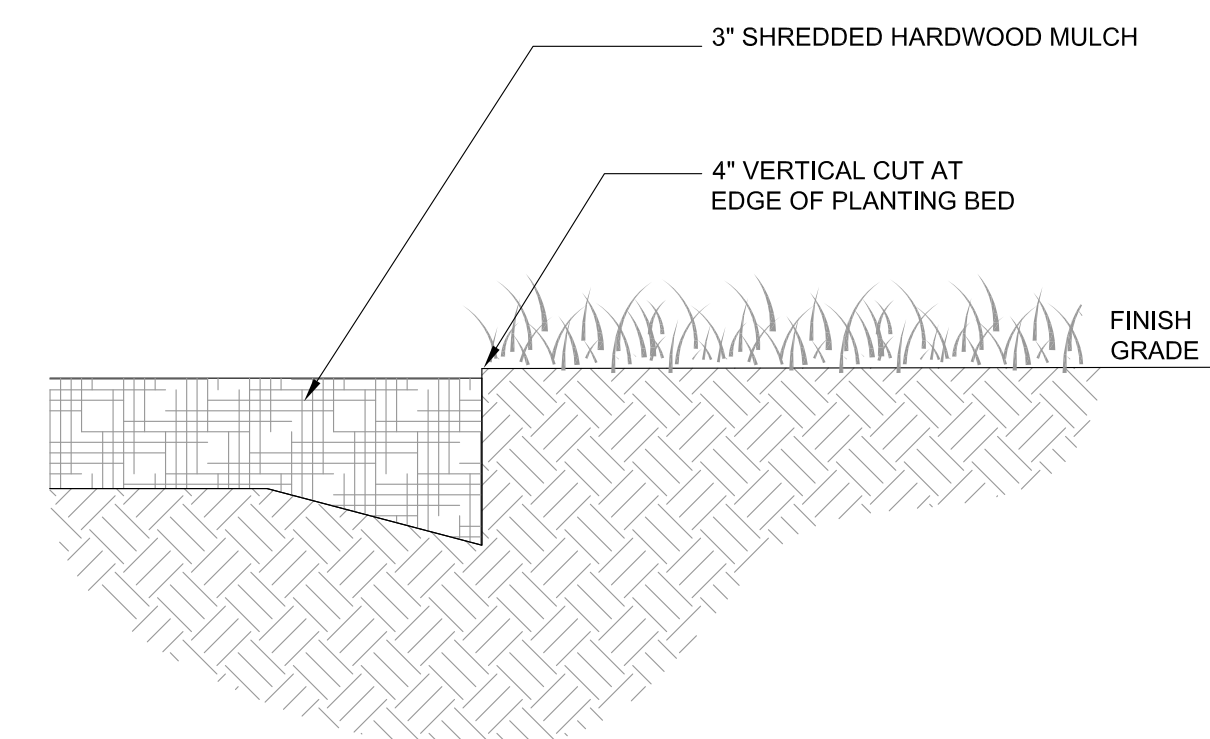
VILLAGE DENTAL AT HARMONY WESTFIELD, INDIANA

SITE PLANTING PLAN

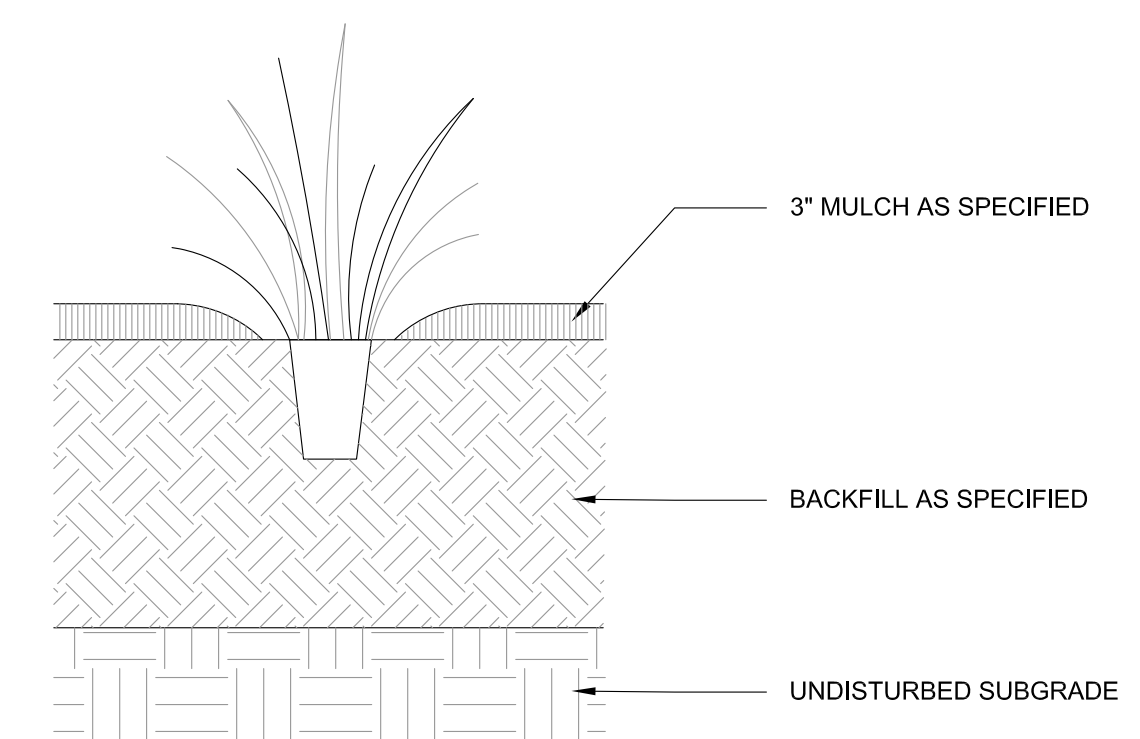
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Checked By	MT	
Date	03/05/2021	
Scale		
Project No.	LW-00278	

No.	Revision/Issue	Date

VILLAGE DENTAL AT HARMONY
WESTFIELD, INDIANA
PLANTING DETAILS

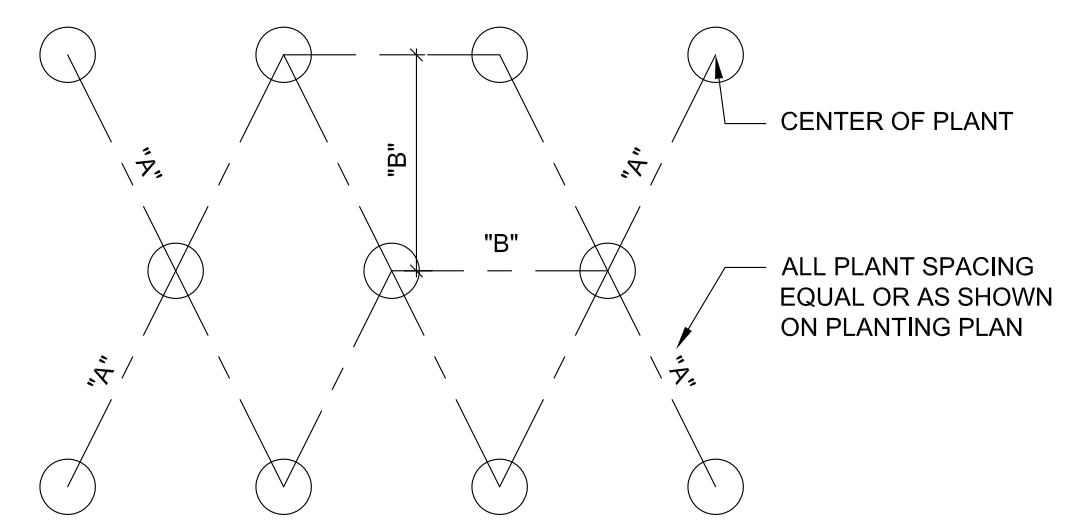


6 SPADE EDGE
1" = 1'-0" MD-PL-08

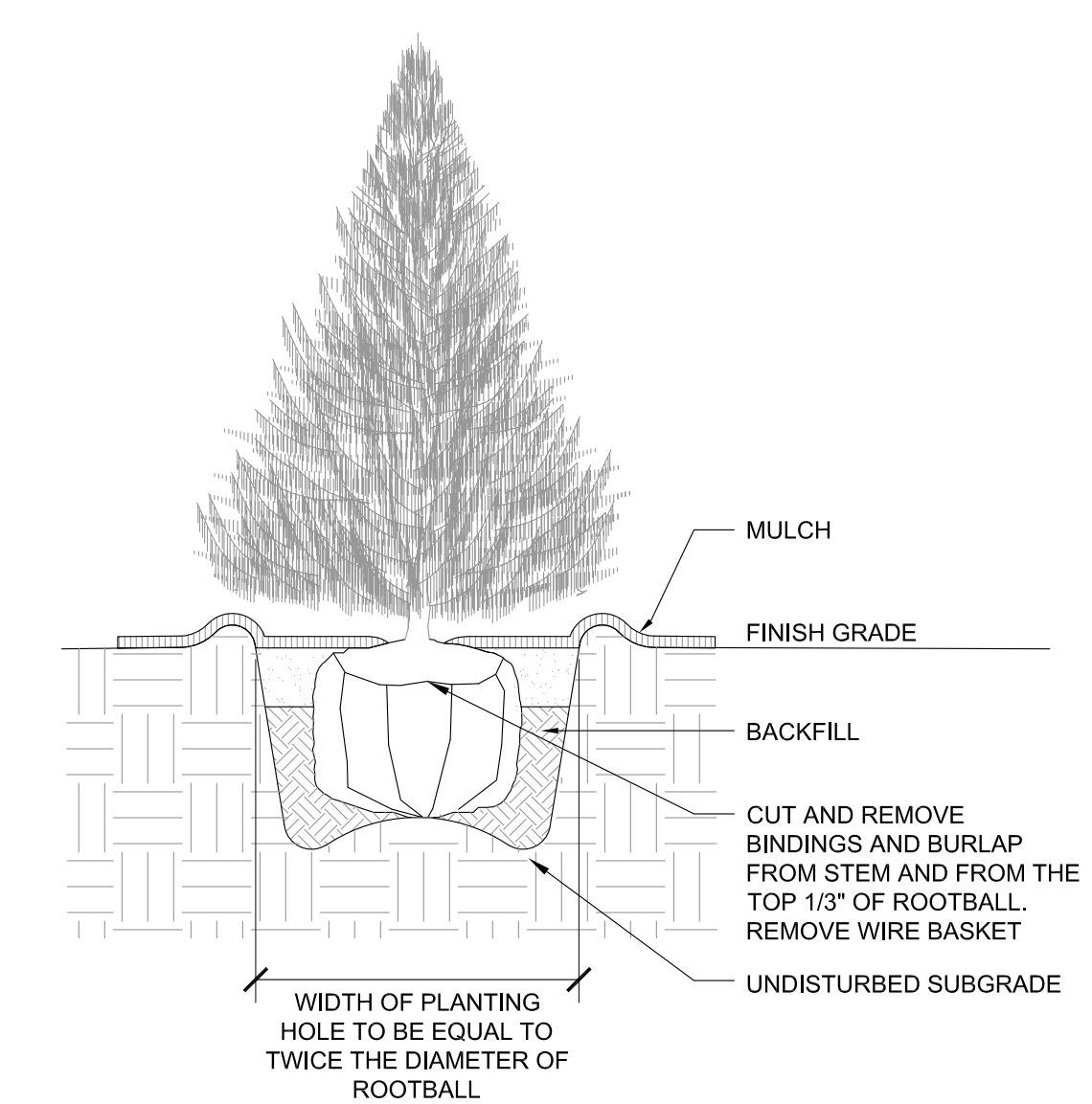


3 PERENNIALS & GRASSES
1" = 1'-0" MD-PL-04

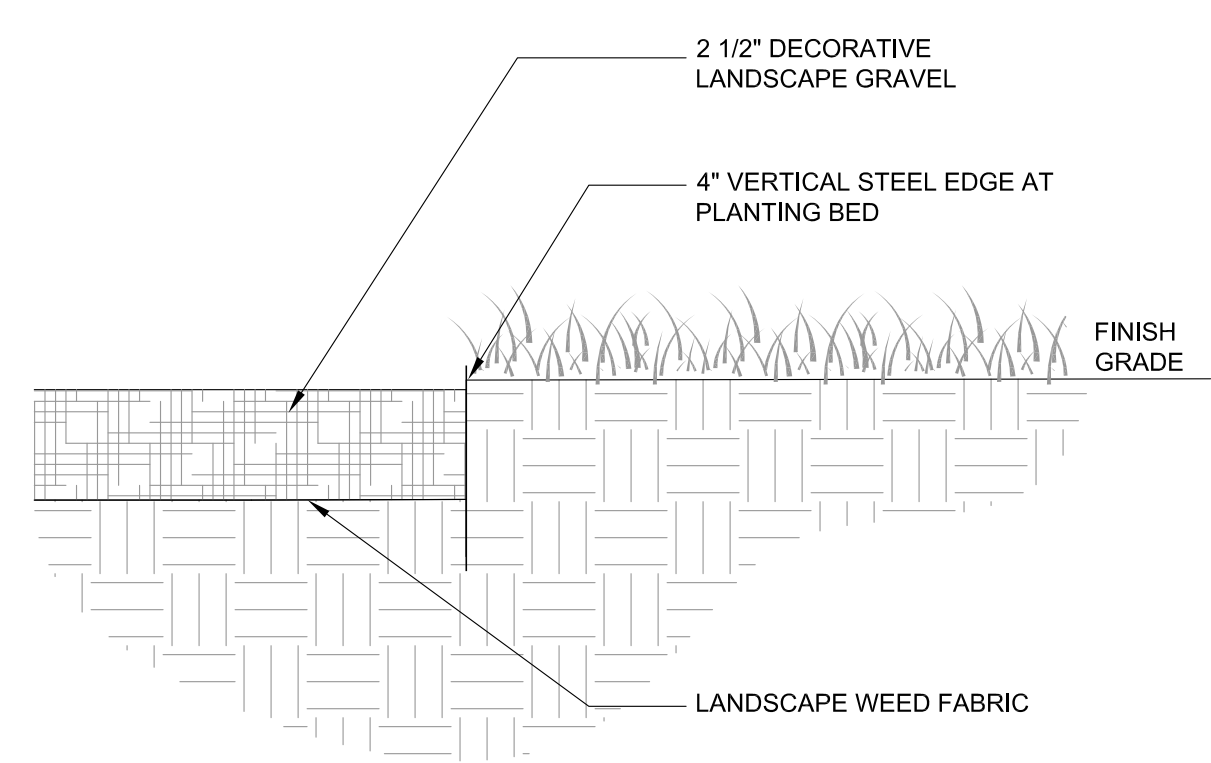
"A"	"B"	NO. OF PLANTS/SF
6" O.C.	5.2"	4.61
8" O.C.	6.93"	2.6
10" O.C.	8.66"	1.66
12" O.C.	10.4"	1.15
15" O.C.	13.0"	.738
18" O.C.	15.6"	.512
24" O.C.	20.8"	.29
30" O.C.	26.0"	.185
36" O.C.	30.0"	.128



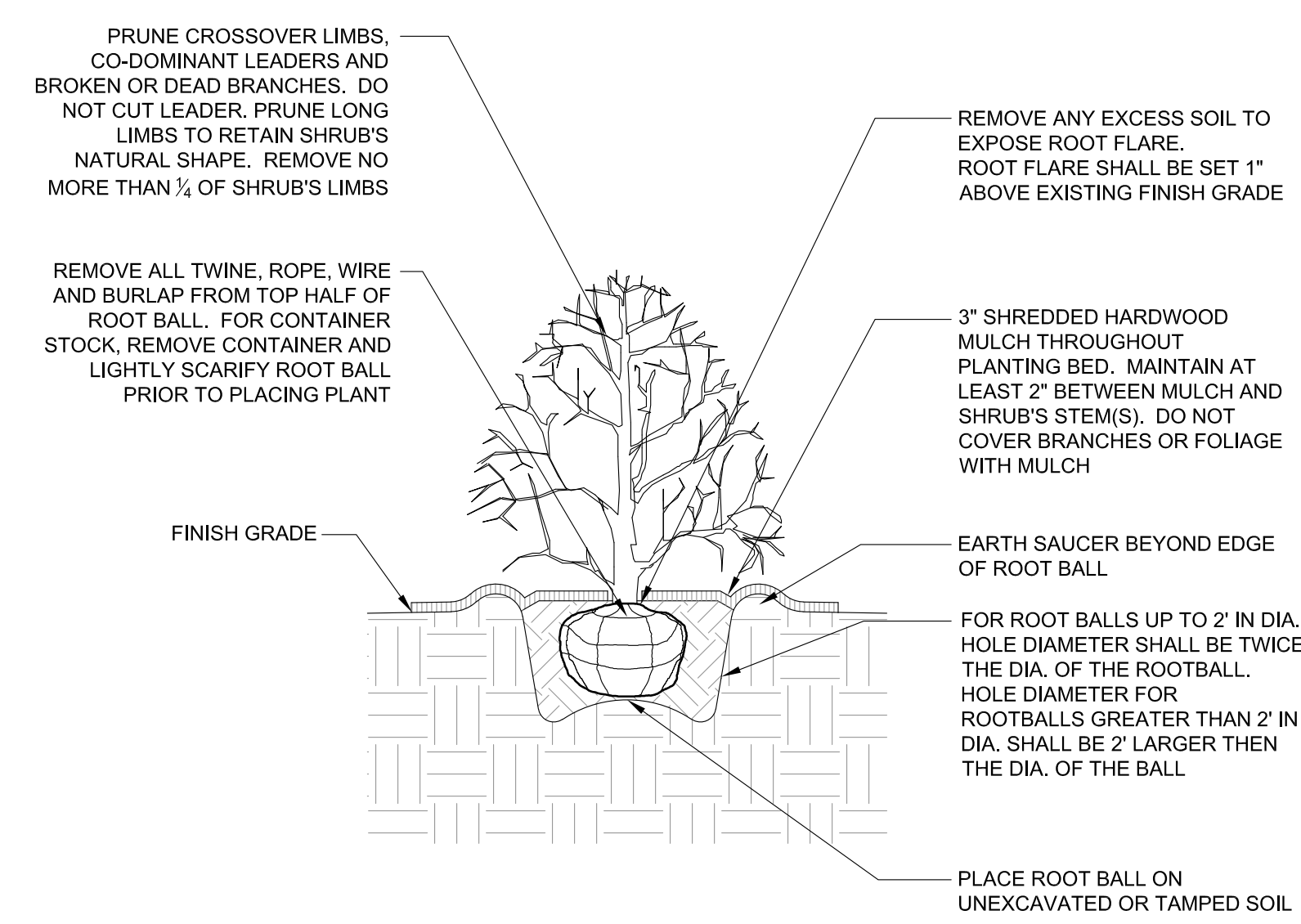
5 PLANT SPACING
1" = 1'-0" MD-PL-05



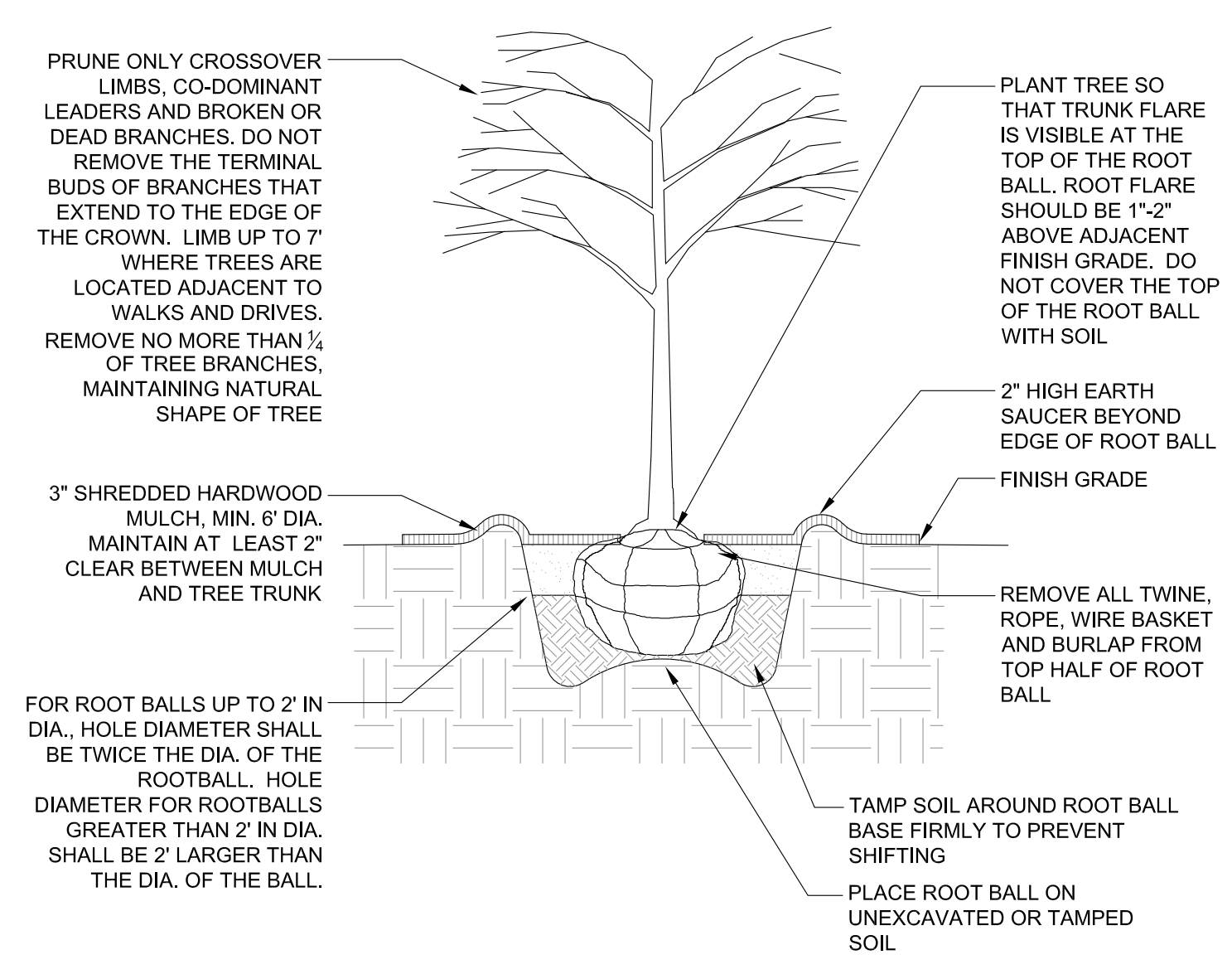
2 EVERGREEN TREE PLANTING
1" = 1'-0" MD-PL-02



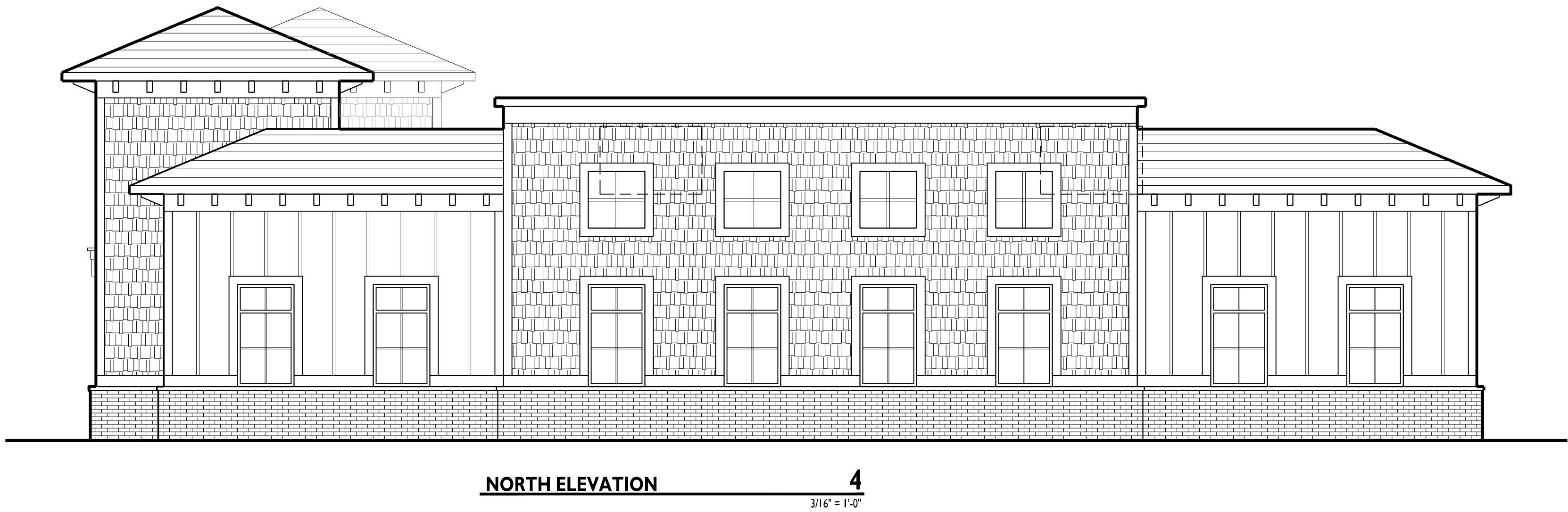
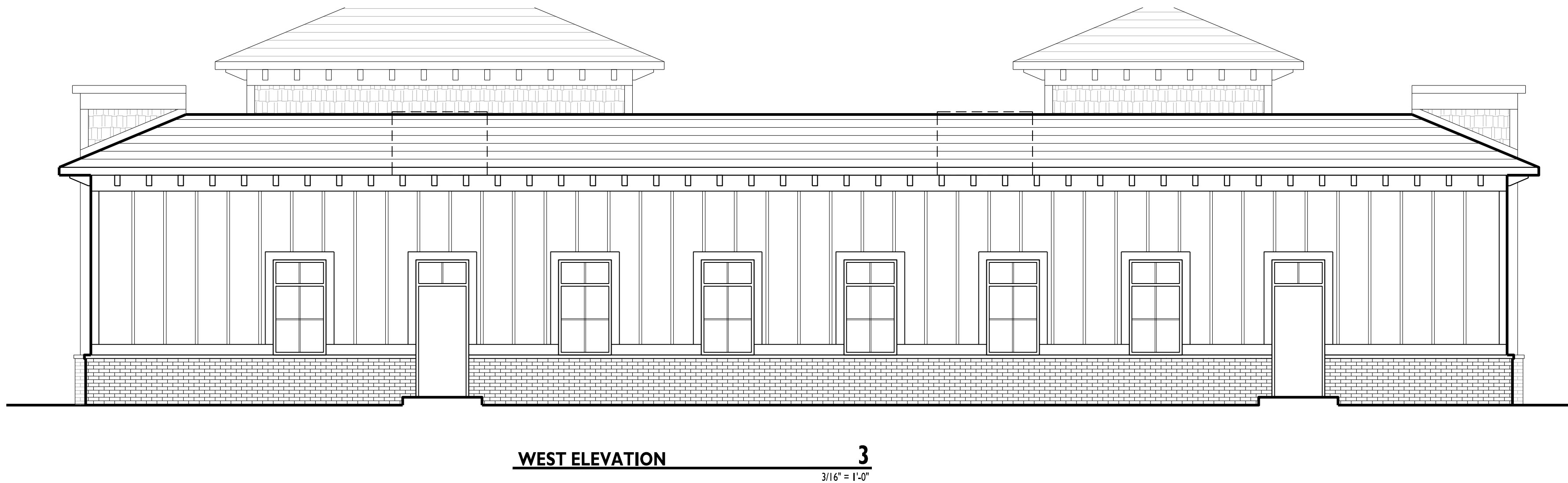
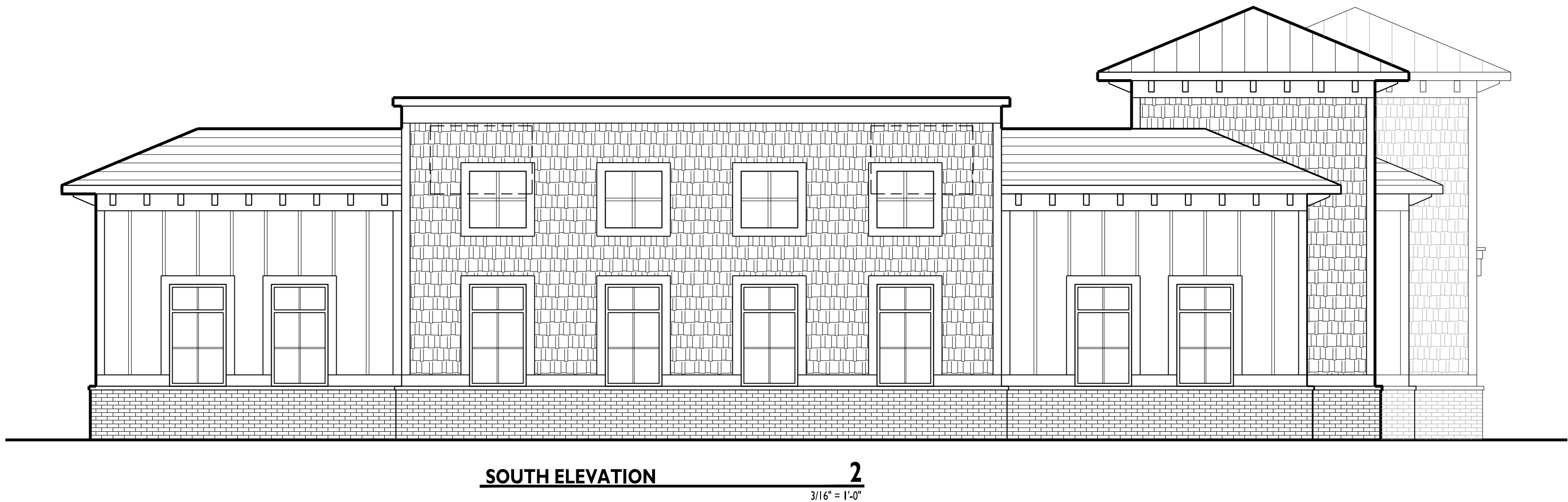
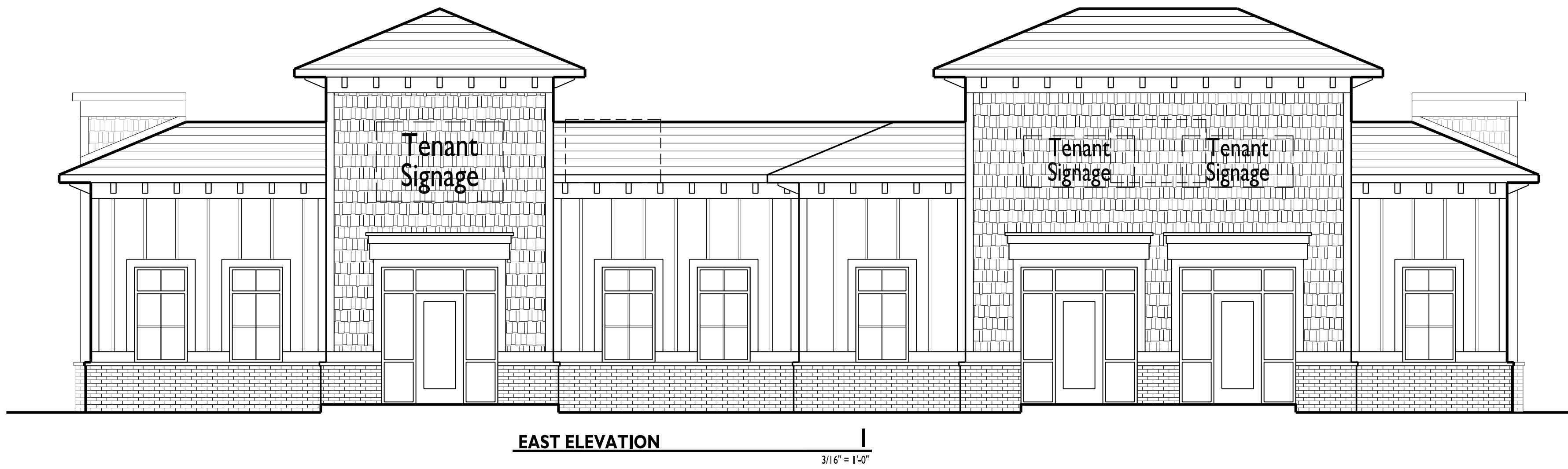
7 STEEL EDGE
1" = 1'-0" MD-PL-62



4 SHRUB PLANTING
1" = 1'-0" MD-PL-03

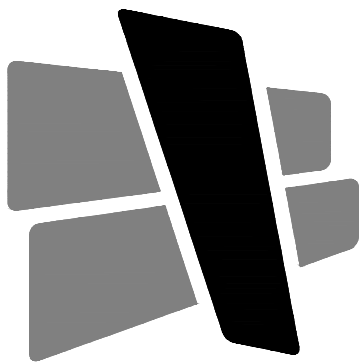


1 TREE PLANTING
1" = 1'-0" MD-PL-01



KEYED NOTES

I. START KEYED NOTES HERE.



CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

03.10.21

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PROJECT INFORMATION

VILLAGE DENTAL
AT HARMONY

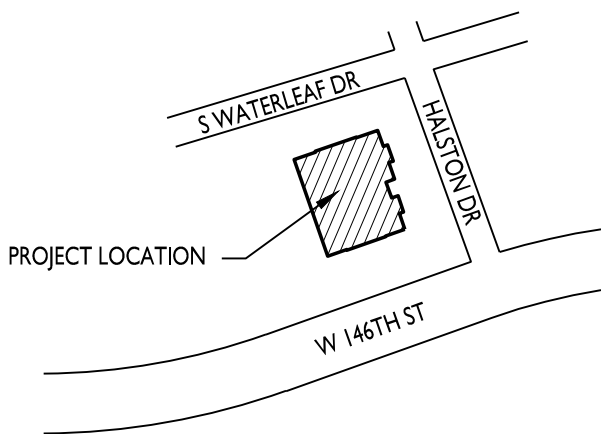
WESTFIELD, IN 46074

ISSUE DATES

ISSUE	DATE

200178

EXTERIOR ELEVATIONS



KEY PLAN

A201



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 15, 2021
2103-PUD-10

Docket Number: 2103-PUD-10 (Ord. 21-10)

Petitioner: EdgeRock Development, LLC (the "Petitioner")

Subject Site Address: North side of 191st Street near the intersection of 191st Street and Grand Park Boulevard

Request: EdgeRock Development, LLC requests the rezoning of 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Woods-Robinson-Briggs Planned Unit Development (PUD) District

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

Current Land Use: Residential/Vacant

Approximate Acreage: 157 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-10
4. District Map
5. Concept Plan
6. District 1 Character Exhibits (Commercial District)
7. District 2 Character Exhibits (Park/Trail Head District)
8. District 3 Character Exhibits (Small Lot Single-Family Residential (North) District)
9. District 4 Character Exhibits (Small Lot Single-Family Residential (South) District)
10. Phasing Plan
11. Public Comments

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the February 8, 2021, City Council meeting. A neighbor meeting was held in the cafeteria of Grand Park Events Center on the evening of February 11, 2021. The petition received a public hearing at the February 16, 2021, Advisory Plan Commission (the "APC") meeting.



PROJECT OVERVIEW

Location: The petitioner is requesting the rezoning of approximately 157 acres +/- of Real Estate located on the north side of 191st Street in the approximate location of the intersection of 191st Street and Grand Park Boulevard (see **Exhibit 2**).

The Property is currently used for residential and agricultural uses and zoned AG-SF1: Agriculture/Single-Family Rural. The proposed Ord. 21-10 (the "Proposed PUD") proposes a mixed-use PUD with the underlying zoning districts (collectively "the Districts") of GB: General Business for District 1, AG-SF1: Agriculture/Single-Family Rural for District 2 and SF4: Single-Family High Density for Districts 3 and 4 (see **Exhibits 4 and 5**).

The Petitioner had previously filed a rezone request ([Ord. 20-28](#), also referenced as the Woods Robinson Briggs PUD and to be known as the "Previous Petition" within this Staff Report) for the same Real Estate in 2020. A public hearing was held at the September 8, 2020 APC meeting and a 5-4 favorable recommendation was issued at the December 21, 2020, APC meeting. However, instead of advancing the Previous Petition to the City Council, the Petitioner withdrew the Previous Petition. At the February 8, 2020 APC meeting, the APC unanimously waived an APC Rules and Procedures requirement that, ***"A new case involving the same property that was the subject of a case which has been withdrawn by any petitioner shall not be placed on the docket for consideration within a period of three (3) months after the date of withdrawal"*** (Westfield/Washington Planning Commission Rules and Procedures, Article IX, Subsection 6(b)).

The most substantive change since the Previous Petition's withdrawal is that the Suburban Rental Community District that was proposed as part of the Previous Petition has been removed and replaced with single-family detached homes that default to the same standards as the Small Lot Single-Family District (District 4).

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate commercial and residential development.

Underlying Zoning: The proposed underlying zoning for the aforementioned districts are as follows:

- District 1 – GB: General Business
- District 2 – AG-SF1: Agriculture/Single-Family Rural
- District 3 – SF4: Single Family High Density
- District 4 – SF4: Single Family High Density



Definitions:

“Motorsports Industry Team Facility” is defined. It is the same definition previously used in the Links PUD (Ord. 19-60) which was approved at the February 10, 2020, City Council meeting. However, unlike the Links PUD, a Motorsports Industry Team Facility on this Real Estate would not be enjoined with a Commercial Recreational Facility.

If a Motorsports Team Facility were to be built on the Property, all day-to-day operations unrelated to loading or unloading of equipment and/or business-related products would be required to take place completely indoors.

Concept Plan: Two Concept Plans (see **Exhibit 5**) are made a part of the PUD. Any development proposed for the Property must be substantially compliant with the Concept Plans as determined by the Director of the Community Development Department. A related District Map (see **Exhibit 4**) of the PUD shows the Property divided into four (4) different Districts:

- District 1 – the Commercial District
- District 2 – the Park/Trail Head District
- District 3 – the Small Lot Single-Family Residential (North) District
- District 4 – the Small Lot Single-Family Residential (South) District

Illustrative Character Exhibits: Illustrative Character Exhibits (see **Exhibits 6** through **9**) are made a part of the PUD which intend to capture the intended quality of improvements made in the Districts of PUD.

Permitted Uses: The PUD sets forth specific land use criteria for each district.

- District 1 (Commercial District)
 - Additional Permitted Uses within District 1 are:
 - Sporting Goods Store (Large) Sports Tech Center
 - Family Entertainment Center
 - Indoor/Outdoor Athletic/Tennis Facilities
 - Motorsports Industry Team Facility
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors.
 - Sports/Tech Center (considered a Professional Office use)
 - The following uses shall be prohibited within District 1:



- All High Intensity Retail uses except for a) Sporting Goods Store (Large) and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
 - Special Exception Uses
 - Auction Room
 - Commissary, Food Catering Service
 - Garden and Lawn Center
 - Mortuaries
 - Restaurants, Fast Food
 - School, Non-Profit Fine Arts or Commercial
 - School, Non-Profit Professional Trade or Business
 - Amphitheater/Outdoor Theater (with no permanent seating)
 - Assembly Hall/Auditorium
 - Educational Institution, Without Dormitory Accommodations
 - Hospital (Major)
 - Non-profit Museum/Exhibition Hall
 - Data Processing/Call Center
 - Nursery
 - Commercial Parking Lots and Structures, Public
 - Heliport
- District 2 (Park/Trail Head District)
 - All uses except Public Park and Temporary Use and Events are prohibited in District 5.
 - District 3 (Small Lot Single-Family Residential (North) District) and District 4 (Small Lot Single-Family Residential (South) District)
 - All uses with the exception of Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities are prohibited in Districts 3 and 4.

Overlay Districts: For the purposes of this Ordinance, standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District shall for the purposes of this ordinance instead apply to 191st Street.

As such, the PUD proposes that the State Highway 32 Overlay sections regarding Building Size, Architecture, and Miscellaneous apply the development within District 1, the Commercial District.

The PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials. In the event that a



Building Façade is visible from 191st Street or the Monon Trail, the tilt-up concrete used must have multiple colors and texturing so that it resembles Masonry Materials.

Additionally, the PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater that use tilt-up concrete as a primary building material shall not be required to contain articulated cornice treatments or roofline modulations set forth in the 32 Overlay.

General Regulations and Development Standards, District Specific: The PUD proposes modifications and/or specifications to General Regulations and Development Standards for each District:

District 1 (Commercial District): The PUD proposes specified/modified requirements regarding Minimum Lot Frontage, Project Perimeter Setback, Building Size Requirements, Maximum and Minimum Building Sizes, and Setbacks.

- **Accessory Buildings:** Trash enclosures located in District 1, the Commercial District, may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.
- **Architectural Standards:** As previously mentioned above, the State Highway 32 Overlay Architectural Standards, as amended, shall apply to District 1, the Commercial District.
- **Water Feature:** A water feature shall be required in District 1 and shall be similar in scale to what is shown on the Concept Plan
- **Racket Center:** A Commercial Recreational Facility that shall contain but is not necessarily limited to elements such as pickle ball, tennis, squash, other racket games, and may contain but is not required to contain a fitness center, a spa, and indoor/outdoor food and beverage areas shall be developed in District 1 in the general location of the Golf/Tennis/Pickleball/Spa Complex depicted on the Concept Plan.
- **Mixed Use Units:** Mixed use units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance (Ord. 21-10), the short-term rental units shall be deemed a Hotel use, which is a permitted use. Short-term rentals may number as many as two hundred (200) but as little as fifteen (15) would be required. Short-term rentals shall be between 600 and 1,000 square feet in size.
- **Building Size:** Where residential uses are adjacent, the Maximum Building Height shall be three (3) stories.



District 2 (Park/Trail Head District): Enclosed buildings are prohibited within District 2. Park amenities shall include, but are not limited to:

- WIFI
- Play spaces for children, teens, and adults
- An open-sided shelter
- Lighting and safety features
- Exercise stations
- Lawn area for recreational play
- Sculptured walking areas
- Crushed stone trails

The petitioner has added requiring that:

- An application for a Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate.
- The required park amenities listed shall be installed within District 2 within one year of the aforementioned Detailed Development Plan application submittal unless the Director of the Community Development Department approves an extension due to unforeseen circumstances.

The Park is no longer to be dedicated to the City of Westfield.

District 3 (Small Lot Single-Family (North) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width, Minimum and Maximum Building Height and Minimum Living Area.

The following are the proposed standards compared with the UDO's SF4 standards:

STANDARD	DISTRICT 3	SF4 (UDO)
Minimum Lot Area	7,500 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	25 feet	25 feet
Minimum Setback (Side)	5 feet	8 feet
Minimum Setback (Rear)	25 feet	25 feet
Minimum Setback (Monon Trail Edge of Pavement)	40 feet	N/A
Minimum Lot Width	50 feet	50 feet



Minimum Building Height	1 Story	N/A
Maximum Building Height	35 feet	25 feet
Minimum Living Area (One Story)	1,400 SF	1,000 SF
Minimum Gross Living Area (Two Story)	1,800 SF	N/A (750 SF Ground Floor)

In addition, Architectural/Design element requirements for exterior surfaces, roof form/overhangs, Windows, Front Facades, Side Facades, Building Facades along the Monon Trail, and Garages are provided.

District 4 (Small Lot Single-Family (South) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width at Building Line, Minimum and Maximum Building Height, Minimum Living Areas on Ground Level, Minimum Living Area and Minimum Building Separation.

Much of the language provided for District 4 is pulled directly from the Lancashire/Suffolk Amendment to the Oak Manor PUD ([Ord. 17-20](#)). However, Elevation A of the Hamlett Model previously used in the Lancashire/Suffolk Amendment shall not be used in District 4.

In addition, Architectural/Design element requirements for exterior surfaces, roof form/overhangs, Front Facades, Non-Front Facades facing External Streets, and Garages are provided.

STANDARD	DISTRICT 4	SF4 (UDO)
Minimum Lot Area	2,880 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	10 feet	25 feet
Minimum Setback (Side)	3 feet	8 feet
Minimum Setback (Rear)	5 feet	25 feet
Minimum Lot Width	36 feet	50 feet
Minimum Building Height	2 Stories	N/A
Maximum Building Height	35 feet	25 feet
Minimum Living Area (Ground Level)	700 SF	750 SF (1 ½ & 2 Stories)



Minimum Gross Living Area (Two Story)	1,800 SF	N/A
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General Regulations and Development Standards, Property-Wide: The PUD proposes modifications and/or specifications to General Regulations and Development Standards that are more or less Property-wide:

Landscaping: Where District 1, the Commercial District, abuts the Monon Trail, landscape requirements set forth in the Trail Corridor Plantings section of the UDO shall apply; no additional plantings or mounding shall be required unless a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Parking Area Landscaping requirements shall also apply.

Lighting: The PUD proposes that neon lighting be permitted along the rooflines of commercial buildings provided that the lighting is fully shielded from above. Additionally, architectural lighting for commercial properties shall be consistent with what is shown in the Illustrative Character Exhibits of the PUD. Maximum height requirements for light poles and light poles specifically used for outdoor sports facilities in District 1 are provided. Lighting to compliment water features is permitted. Sport Lights, as defined in the PUD, shall be oriented away from any residential units on the Real Estate.

Parking and Loading: In order to prevent large swaths of parking abutting the Property's External Street frontage and the Monon Trail, the following shall apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted in the 191st Street Front Yard of District 1; and
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way.

Signage: All commercial wall signage that incorporates lighting is proposed to be either a) reverse channel letter or b) externally lit with gooseneck light fixtures.

The PUD proposes that the Property be permitted one (1) Nonresidential Center Sign along the Property's 191st Street frontage. This one (1) sign shall be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area per face. In addition, two (2) Individual Monument Signs, a maximum of nine (9) feet in height and sixty (60) square feet of sign area per face, are permitted along the Property's 191st Street Frontage.

Duration: Failure to obtain the first Improvement Location Permit for a new building on the Real Estate by January 1, 2027 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture/Single-Family Rural District (AG-SF1)

MODIFICATIONS SINCE THE PUBLIC HEARING

- The Petitioner has revised the District Plan so that it is overlaid on top of one of the two (2) Concept Plans
- The Petitioner has added a second Concept Plan which shows two (2) buildings at the northwest corner of Grand Park Boulevard and 191st Street in addition to the already existing Concept Plan. Either Concept Plan requires substantial compliance.
- The Illustrative Character Exhibits for the Commercial District are now conceptual only as the State Highway 32 Overlay District now completely controls over the architectural requirements of District 1. There is no longer any allowance for 'substantial compliance as determined by the Director of Community Development'. If there is conflict between the Illustrative Character Exhibits and the State Highway 32 Overlay for District 1, the standards of the State Highway 32 Overlay shall apply.
- Sports Tech Center has been defined to be considered a "Professional Office" use, which is a permitted use. If developed, the Director shall determine whether or not a proposal meets the Professional Office use definition within the UDO.
- The Minimum Gross Floor Area for buildings adjacent to 191st Street has been increased from 4,000 square feet to 5,000 square feet (including pergolas, outdoor seating, public art, artistic landscaping, and amenities). This requirement is commonplace within PUDs existing along State Highway 32 today.
- The maximum building height within District 1 has been decreased to three (3) stories when adjacent to residential uses.
- Language has been added requiring that the water feature required within District 1 shall be similar in scale to what is shown on the Concept Plan. As the Concept Plan requires substantial compliance, this is true anyways.
- Short-term rental units within District 1 are proposed to range in size from a minimum of 600 square feet to a maximum of 1,000 square feet.
- The Park/Trail Head Area, District 2, is no longer to be donated to the City of Westfield.
- Front-load garages no longer count as a point within the pick-list provided for required architectural elements within District 4. Instead, rear-load, side-load, or angled garages shall count as a point.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.



The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” and “Employment Corridor” land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the February 16, 2021, 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

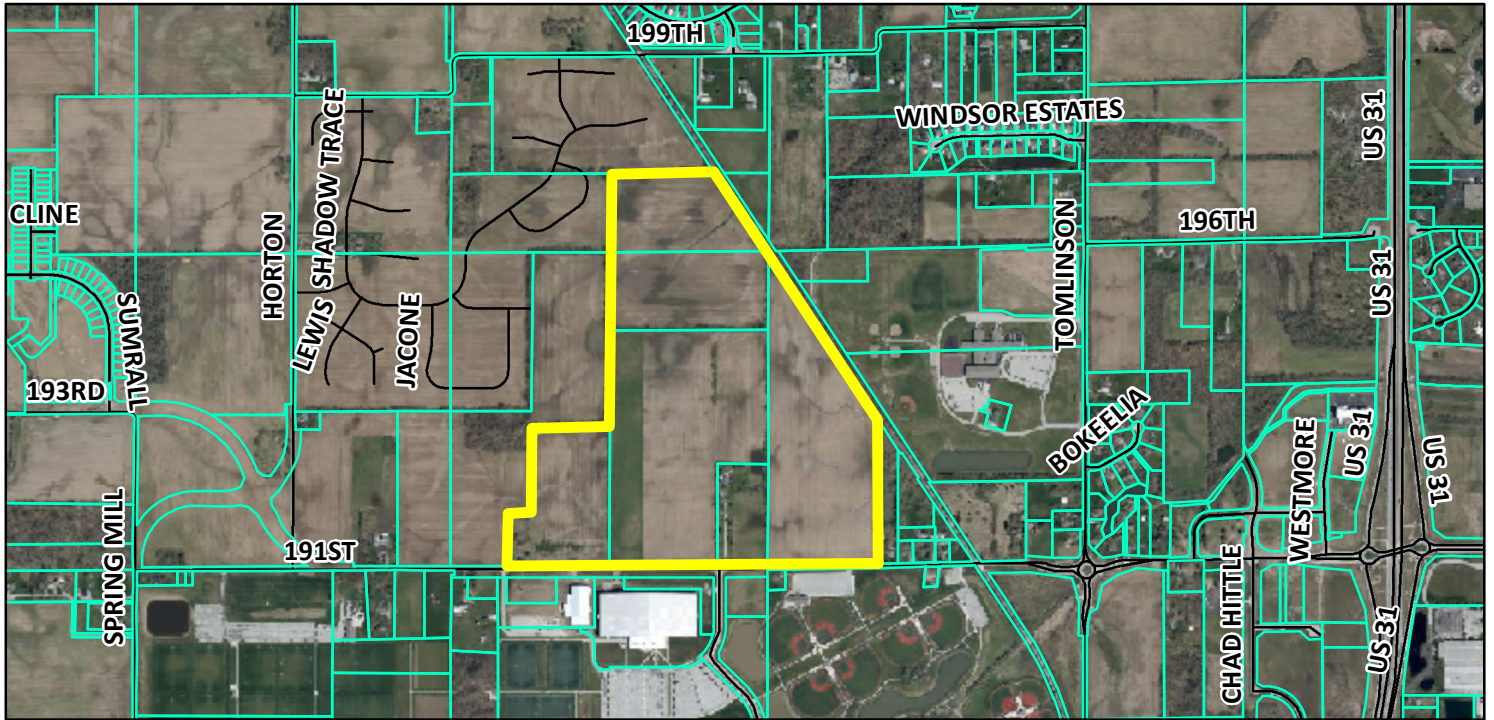
DEPARTMENT COMMENTS

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

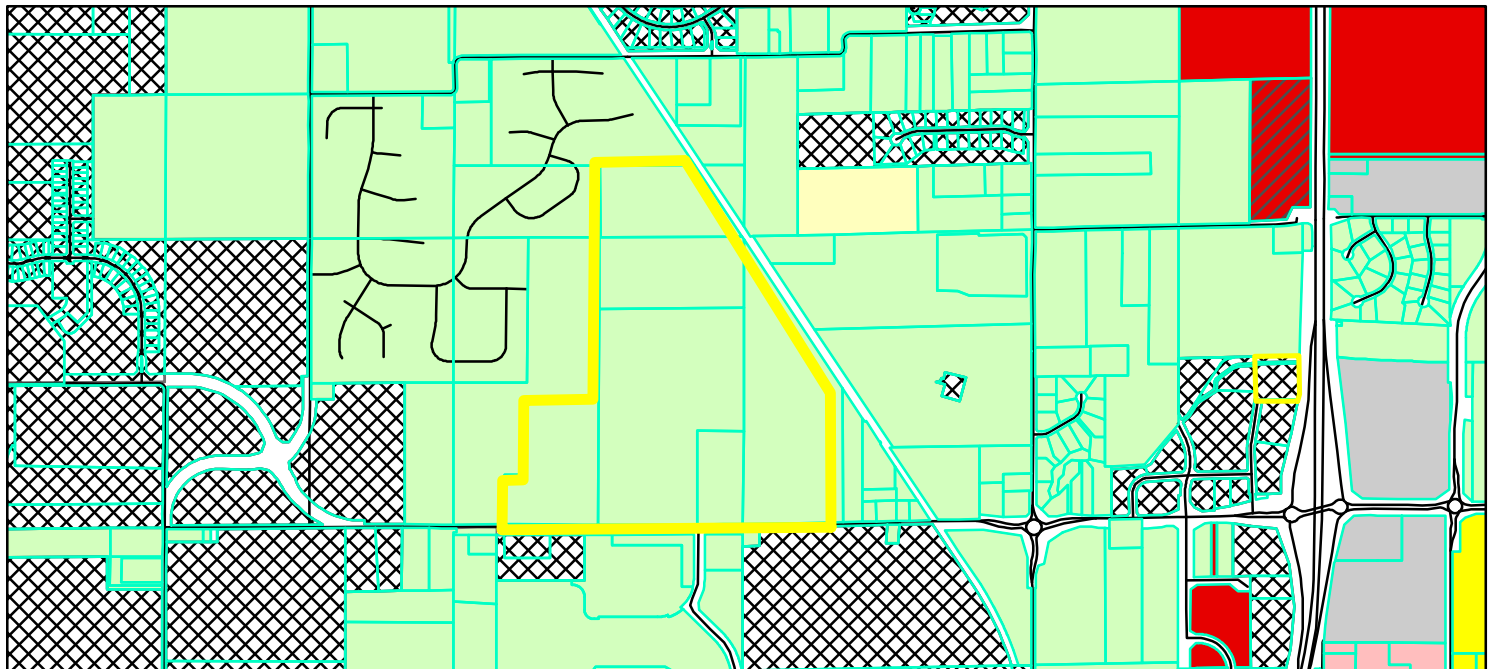
Woods Robinson Briggs PUD

Aerial Location Map

 Site



Zoning Map



- | | |
|--|--|
|  Parcel |  GB (General Business) |
|  GIS, DBO, PW, Streets |  GB-PD (General Business - Planned Development) |
| Zoning - All |  LB (Local Business) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 (Single Family - 3) |

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ORDINANCE 21-10

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

This is a Planned Unit Development District Ordinance (to be known as Woods - Robinson - Briggs PUD) to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the "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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (2103-PUD-10), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 2103-PUD-10 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "Woods - Robinson - Briggs PUD".
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 District 1: The Property referenced as District 1 as shown on the District Map contained herein; shall also be known as “Commercial District”
- 2.2 District 2: The Property referenced as District 2 on the District Map contained herein; shall also be known as the “Park / Trail Head District”
- 2.3 District 3: The Property referenced as District 3 on District Map contained herein; shall also be known as the “Small Lot Single-Family (North) District”
- 2.4 District 4: The Property referenced as District 4 on the District Map contained herein; shall also be known as the “Small Lot Single-Family (South) District”
- 2.5 Motorsports Industry Team Facility: An establishment in which the research, development, and application of motorsports technologies for a single or partnered motorsports team takes place. This definition may also include engine testing, racing logistics and engineering, performance technology, and other associated uses to the motorsports industry or speedway logistics.

Section 3. **Concept Plan.** The Concept Plans (see **Exhibit C**) are hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be in substantial compliance with either Concept Plan A or B as determined by the Director of the Community Development Department

Section 4. **Illustrative Character Exhibits.** The “Illustrative Character Exhibits”, attached hereto as **Exhibit D** through **Exhibit G** are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each defined District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 5. **Underlying Zoning District.**

- 5.1 The underlying zoning district for District 1 shall be GB: General Business District
- 5.2 The underlying zoning district for District 2 shall be AG–SF1: Agriculture/Single-Family Rural District

- 5.3 The underlying zoning district for Districts 3 and 4 shall be SF4: Single-Family High-Density District

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning Districts, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

6.1 Additional Permitted Uses:

The following additional uses shall be permitted in District 1:

- Commercial Recreational Facility
- Sporting Goods Store (Large)
- Family Entertainment Center
- Indoor/Outdoor Athletic/Racquet Facilities
- Motorsports Industry Team Facilities
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors
- Sports Tech Center
 - For the purposes of this Ordinance, a Sports Tech Center shall be considered “Office, Professional” as permitted by the UDO in the Underlying Zoning District
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors

6.2 Prohibited Uses:

The following uses are explicitly prohibited in District 1:

- Special Exception Uses
- Auction Room
- Commissary, Food Catering Service
- Garden and Lawn Center
- Mortuaries
- Restaurant, Fast Food
- All High Intensity Retail uses except for Large Sporting Goods Store and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
- School, Non-Profit Fine Arts or Commercial
- School, Non-Profit Professional Trade or Business
- Amphitheater/Outdoor Theater (with permanent seating)
- Assembly Hall/Auditorium
- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)
- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center
- Nursery
- Commercial Parking Lots and Structures, Public

- Heliport

The following shall be explicitly prohibited in District 2:

- All uses except Public Park and Temporary Use and Event

The following uses shall be explicitly prohibited in Districts 3 and 4:

- All uses except Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities

Section 7. Overlay Districts.

7.1 State Highway 32 Overlay District: Standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District (the “32 Overlay”) shall for the purposes of this Ordinance instead apply to 191st Street and/or the 191st Street Right-of-way line.

7.2 Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3(M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance.

- For commercial buildings, EIFS shall be prohibited below eight (8) feet.
- Commercial Recreational Facility-use Buildings that are Seventy-five thousand (75,000) square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those seen in the Illustrative Character Exhibits.
- Commercial Recreational Facility-use Buildings that are Seventy-five thousand (75,000) square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).

7.3 The State Highway 32 Overlay Zone shall not apply to Districts 3 and 4.

Section 8. General Regulations. The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

8.1 District 1:

- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)

- Project Perimeter Setback: Shall Not Apply
- Building Size Requirement:
 - a) Minimum Building size:
 - Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be five-thousand (5,000) square feet, which shall include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
 - All Other Instances: Five-thousand (5,000) square feet
 - b) Maximum Building size: 150,000 square feet, except that a Commercial Recreational Facility may be up to 200,000 square feet in size.
 - c) Maximum Building Height: Sixty (60) feet except when adjacent to residential units, the maximum shall be three (3) stories.
- Minimum Building Setback Lines:
 - Front Yard:
 - a) 191st Street: 60 Feet
 - b) All Other Streets: 15 feet
 - Side Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Rear Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Monon Trail:
 - a) 60 feet from Monon Trail Right of Way
- Maximum Building Setback Lines:
 - 191st Street: One Hundred and Twenty (120) feet
 - Monon Trail: One Hundred and Twenty (120) feet

- Water Feature: A fountain water feature shall be required in District 1, as depicted on the Concept Plan. The size of the water feature shall be similar in scale to what is shown on the Concept Plan.
- The Racket Center: A Commercial Recreational Facility shall be developed in District 1 in the general location of the National Pickle Ball Center on the Concept Plan. This Commercial Recreational Facility: 1) shall include racket games (i.e., pickle ball, tennis, squash, or other similar games/sports); and 2) may include, but not be limited to the following ancillary uses: a fitness center; indoor track; a spa; and indoor/outdoor food and beverage areas.
- Mixed-Use Units: The Mixed-Use Units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance, short-term rental units shall be deemed as a Hotel use.
 - Minimum Building Size: 10,000 square feet
 - Maximum Building Size: 20,000 square feet
 - Minimum Number of Short-term Rental Units: 15 units
 - Maximum Number of Short-term Rental Units: 200 units
 - Short-term Rental Units may vary in size from a minimum of 600 square feet to a maximum of 1,000 square feet.
 - Short-term rental units shall be taxed the same as a Hotel and shall enter into an agreement with Grand Park in their pay-to-play program as other hotels have done

8.2 District 2: Park/Trail Head District:

The Park District (a minimum of 3 acres in size up to a maximum of 5 acres) is to be a donation or designated conservatory by the Wood Family. The Park shall be developed by the developer. It shall be managed and maintained by the developer or a willing entity to be named by the developer. It is anticipated to be a trail head of the Monon Trail. This will allow for walkers, bikers, and carts to exit the Monon Trail into a nature-focused park. The following standards shall apply to District 2.

- Enclosed buildings shall not be permitted.
- Park Amenities shall include the following:
 - WIFI
 - Play spaces for children, teens, and adults
 - Open sided shelter
 - Lighting and safety features.
 - Exercise stations
 - Lawn area for recreational play such as frisbee, croquet, corn hole, etc.
 - Sculptured walking areas.

- Crushed stone trails similar to Cool Creek connecting to the other areas of the development.
- An application for Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate. The park amenities listed above shall be installed within District 2 within one year of the aforementioned Detailed Development application submittal unless The Director of the Community Development Department approves an extension due to unforeseen circumstances.

8.3 District 3: Small Lot Single-Family (North) District:

Minimum Lot Area	7,500 SF
Minimum Lot Frontage	30 feet
Minimum Building Setback (Front)	25 feet
Minimum Building Setback (Side)	5 feet
Minimum Building Setback (Rear)	25 feet
Minimum Building Setback (Monon Trail Edge of Pavement)	40 feet
Minimum Lot Width	60 feet
Minimum Building Height	1 Story
Maximum Building Height	35 feet
Minimum Living Area (One Story)	1,400 square feet
Minimum Living Area (Two Story)	1,800 square feet
Maximum Number of Dwelling Units	175 units
Minimum Building Separation	10 feet

- As it relates to this section, “Living Area” shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building’s exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 3:
 - A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
 - B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, wood, concrete fiber (Hardi-Plank or similar) or equivalent. The Front

Building Façade shall have a minimum Masonry Material wainscot with height equal or greater than the bottom of the First-Floor window

C. Roof Details:

- a. Overhangs shall be a minimum of 11 inches
- b. Roof pitch shall be a minimum of 6/12

D. Windows:

- a. 2 Story homes shall have a minimum of three (3) windows on each Side Building Façade and four (4) windows on each Rear Building Façade
- b. Homes less than 2 stories shall have a minimum of two (2) windows on each Side Building Façade and three (3) windows on each Rear Building Façade will comply with UDO for Façade facing perimeter

E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:

- a. Minimum of fifty percent (50%) Masonry Materials or equivalent material, exclusive of doors and windows
- b. Roof with dormers (minimum of 2 dormers)
- c. Shutters
- d. Covered porch (minimum 6' in width and 4' in depth)
- e. Roof line direction or elevation change
- f. Shed roof accent at front entry (minimum size 4' x 10')
- g. Gable accent
- h. Decorative trim molding
- i. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
- j. Keystones over all first floor, Front Façade windows and doors

F. Side Building Facades Facing External Streets (Excludes Alleys): Three of the following items shall be included with the District 3 homes:

- a. 24" masonry/stone water tables
- b. Full landscaping continued on the side
- c. Shutters on windows (side façade)
- d. Box windows projections (side façade)
- e. Minimum of 45 square feet of windows on side façade

G. Rear Building Facades on Lots Along Monon Trail: Covered Porch will be included with the homes.

H. Garages: Each home shall have, at minimum, a two-car garage.

- The Character Exhibits, attached hereto as **Exhibit F**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 3. Although the exhibits do not necessarily represent the final design or specify a required

architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed within District 3. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 3. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

8.4 District 4: Small Lot Single-Family (South) District:

Minimum Lot Area	2,880 SF
Minimum Lot Frontage on Street	30 feet
Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	3 feet
Minimum Building Setback (Rear)	5 feet
Minimum Lot Width at Building Line	36 feet
Minimum Building Height	2 Stories
Maximum Building Height	35 feet
Minimum Living Areas on Ground Level	700 SF
Minimum Living Area	1,700 SF
Minimum Building Separation	6 feet
Maximum Number of Lots	235 lots

- As it relates to this section, "Living Area" shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building's exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- On Lots where the Front Building Façade faces a Common Area (ie: a new lot), the Minimum Lot Frontage on the Street shall be 0 feet. Primary access shall be provided from an alley or access easement.
- The Front Yard Setback for Lots fronting upon Common Areas shall be measured from the property line abutting the Common Area.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 4:

- A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
- B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, concrete fiber (Hardi-Plank or similar) or equivalent.
- C. Roof Form: Roof form and design will include, where appropriate, varied pitches and ridge levels.
- D. Roof Overhang: Each single-family residence shall have eaves of a minimum 8-inch overhang.
- E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:
- a. Minimum of fifty percent (50%) Masonry Materials or equivalent material on facades facing External Streets, exclusive of doors and windows
 - b. Rear load, side load or angled garage
 - c. Roof with dormers (minimum of 2 dormers)
 - d. Shutters
 - e. Covered porch (minimum 6' in width and 4' in depth)
 - f. Roof line direction or elevation change
 - g. Shed roof accent at front entry (minimum size 4' x 10')
 - h. Gable accent
 - i. Decorative trim molding
 - j. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
 - k. Keystones over all first floor, Front Façade windows and doors
- F. Non-Front Building Facades Facing External Streets (Excludes Alleys): Three (3) of the following items shall be included with the District 4 homes:
1. 24" masonry/stone water tables
 2. Required Front Yard landscaping repeated on the Side Yard
 3. Shutters on windows (side façade)
 4. Box window projections (side façade)
 5. Minimum of 45 square feet of windows on side facade
- G. Garages: Each home shall have, at minimum, a two-car garage.
- The Character Exhibits, attached hereto as **Exhibit G**, are the same exhibits previously used in Ord. 17-20, the Lancashire/Suffolk Amendment for the

Oak Manor PUD, and are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 4. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed within District 4. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 4. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

- Elevation A of the Hamlett Model previously used in Suffolk at Lancashire Amendment of the Oak Manor PUD (Ord 17-20) shall not be used in District 4.

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of Real Estate, except as otherwise modified below. In addition, the follow shall apply:

9.1 Article 6.1 Accessory Buildings: Shall apply. In addition, trash enclosures located in District 1 may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.

9.2 Article 6.3 Architectural Standards: Shall not apply to District 1; rather the Architectural Design Requirements of the 32 Overlay, as amended, shall apply.

For all other Districts, if a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

9.3 Chapter 6.8 Landscaping Standards: Shall apply to the development except as otherwise modified or enhanced below.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Article 5.3(L)(5) Trail Corridor Plantings shall apply in addition to Article 6.8(O) Parking Area Landscaping.

9.4 Chapter 6.9 Lighting Standards: Shall apply. In addition, the following shall also apply:

- Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.
- Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.

- Architectural Lighting. Architectural Lighting shall not be permitted skyward. It shall only be permitted if either a) fully shielded from above or b) is directed towards a Building façade.
- Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height including the base with the exceptions of:
 - a) pole mounted lights fronting a multiuse path, which shall not exceed fifteen (15) feet in height including the base, and
 - b) pole mounted lights used for lighting outdoor sports facilities (“Sport Lights”) in District 1
 - Sport Lights shall not exceed forty (40) feet in height and shall be oriented away from any residential units on the Real Estate.
- LED Lighting. LED accent lighting shall only be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.
- Lighting may be used in District 1 to compliment water features similar to pictures provided in the Illustrative Character Exhibits. Lighting in this manner shall not be considered to be directed skyward.

9.5 Article 6.14 Parking and Loading Standards. Shall apply. In addition, the following shall also apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted to exist in the 191st Street Front Yard of District 1.
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way

9.6 Chapter 6.17 Sign Standards. Shall apply except as modified or enhanced below.

- All commercial wall signs that incorporate lighting shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate’s buildings.
- One (1) Center Monument Signs shall be permitted on the Real Estate along the Real Estate’s 191st Street frontage. This Center Monument Sign may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face. In addition, two (2) Individual Monument signs shall be permitted on the Real Estate along the Real Estate’s 191st Street frontage. These individual Monument Signs

may be a maximum of nine (9) feet in height and sixty (60) square feet of sign area, per face.

Section 10. **Duration.** Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture/Single-Family Rural District (AG-SF1).

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2021.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify **ORDINANCE 21-10** was delivered to the Mayor of Westfield on the _____ day of _____, 2021.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 21-10
this _____ day of _____, 2021.

I hereby VETO ORDINANCE 21-10
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

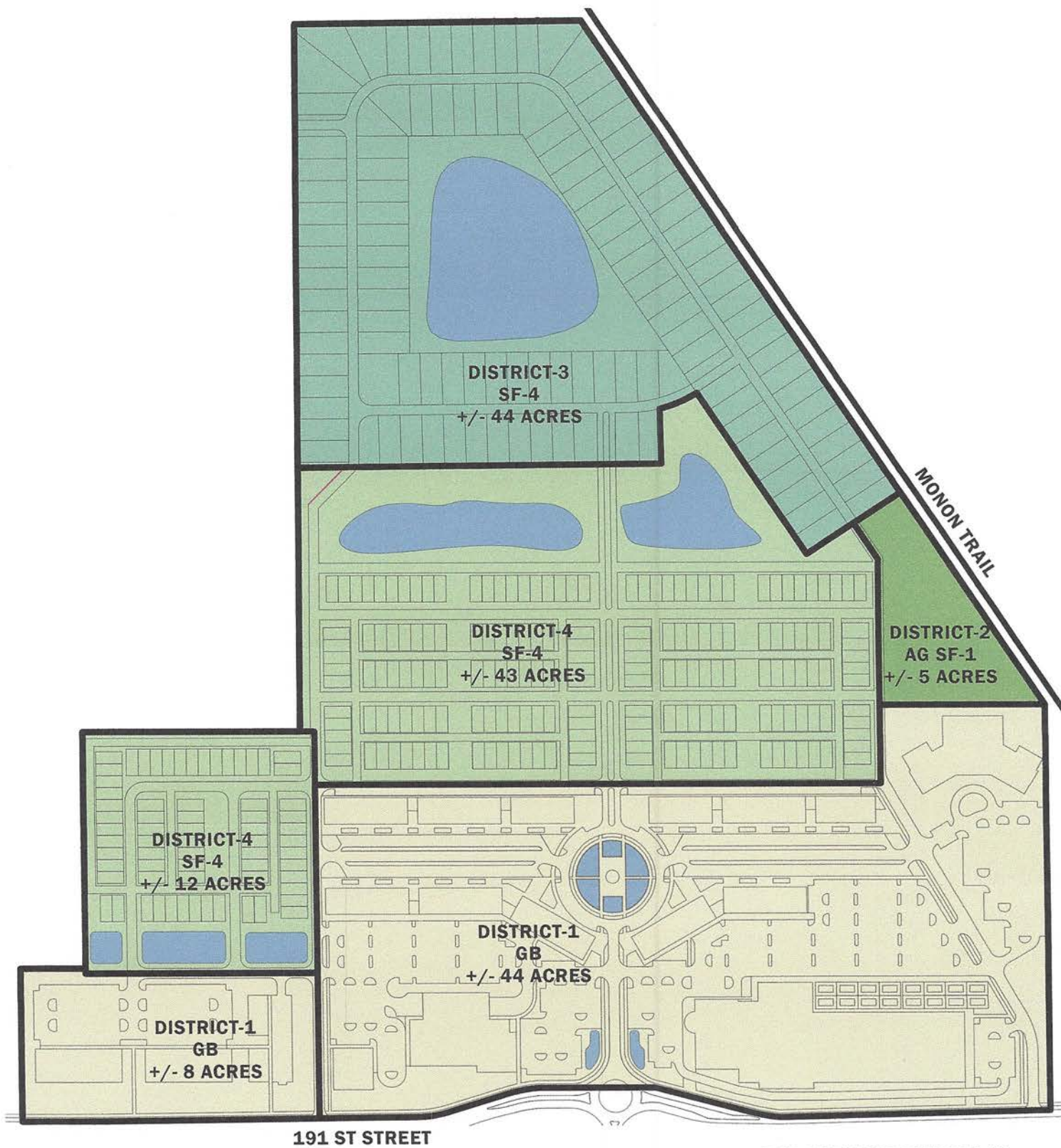
J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
DISTRICT PLAN



② PUD DISTRICT ZONING PLAN
1" = 400'-0"



WOODS/ROBINSON/BRIGGS PUD DISTRICT PLAN

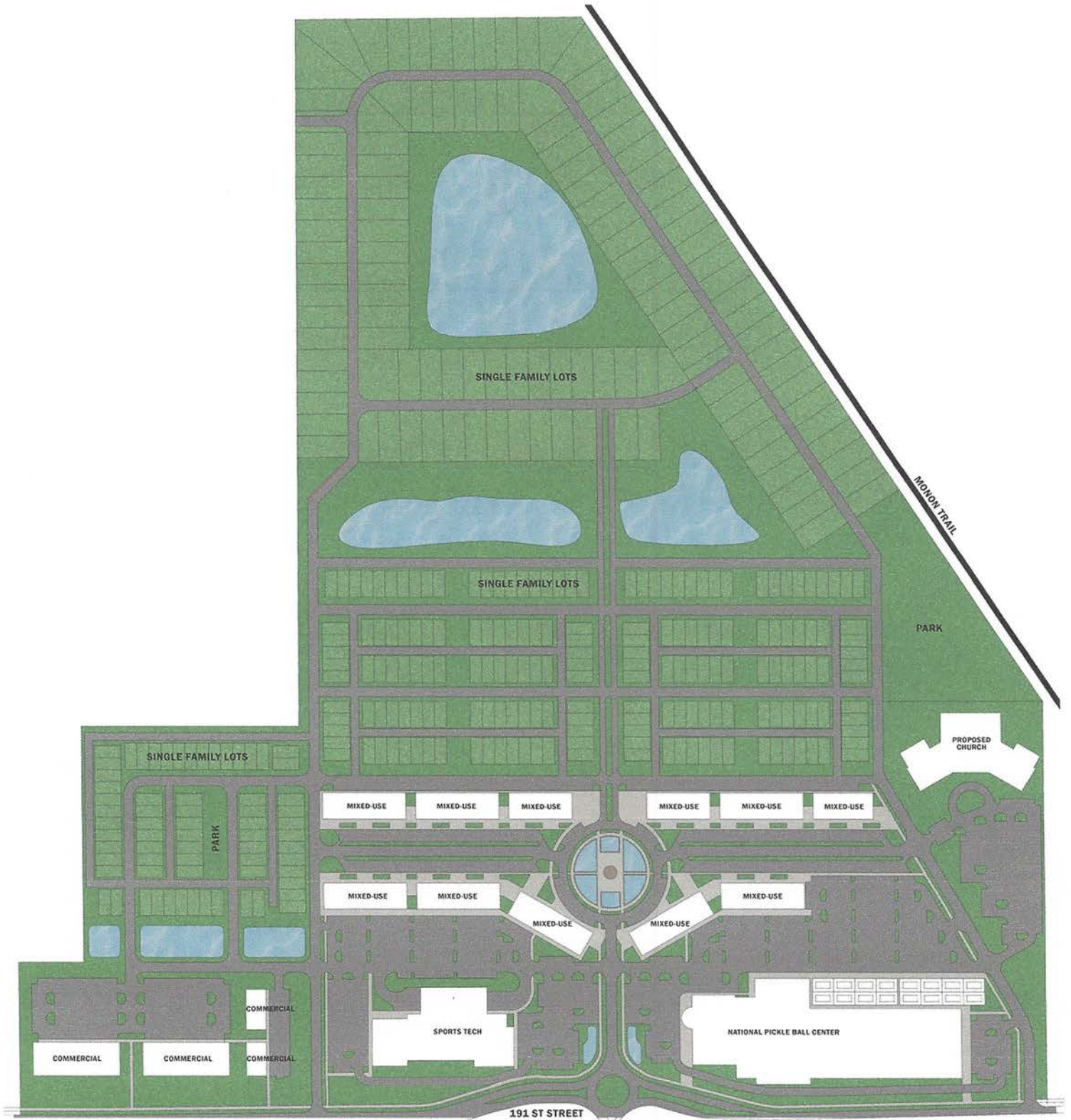
03 MARCH 2021



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT C
CONCEPT PLANS



① PUD CONCEPT PLAN
1" = 400'-0"



WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN - A

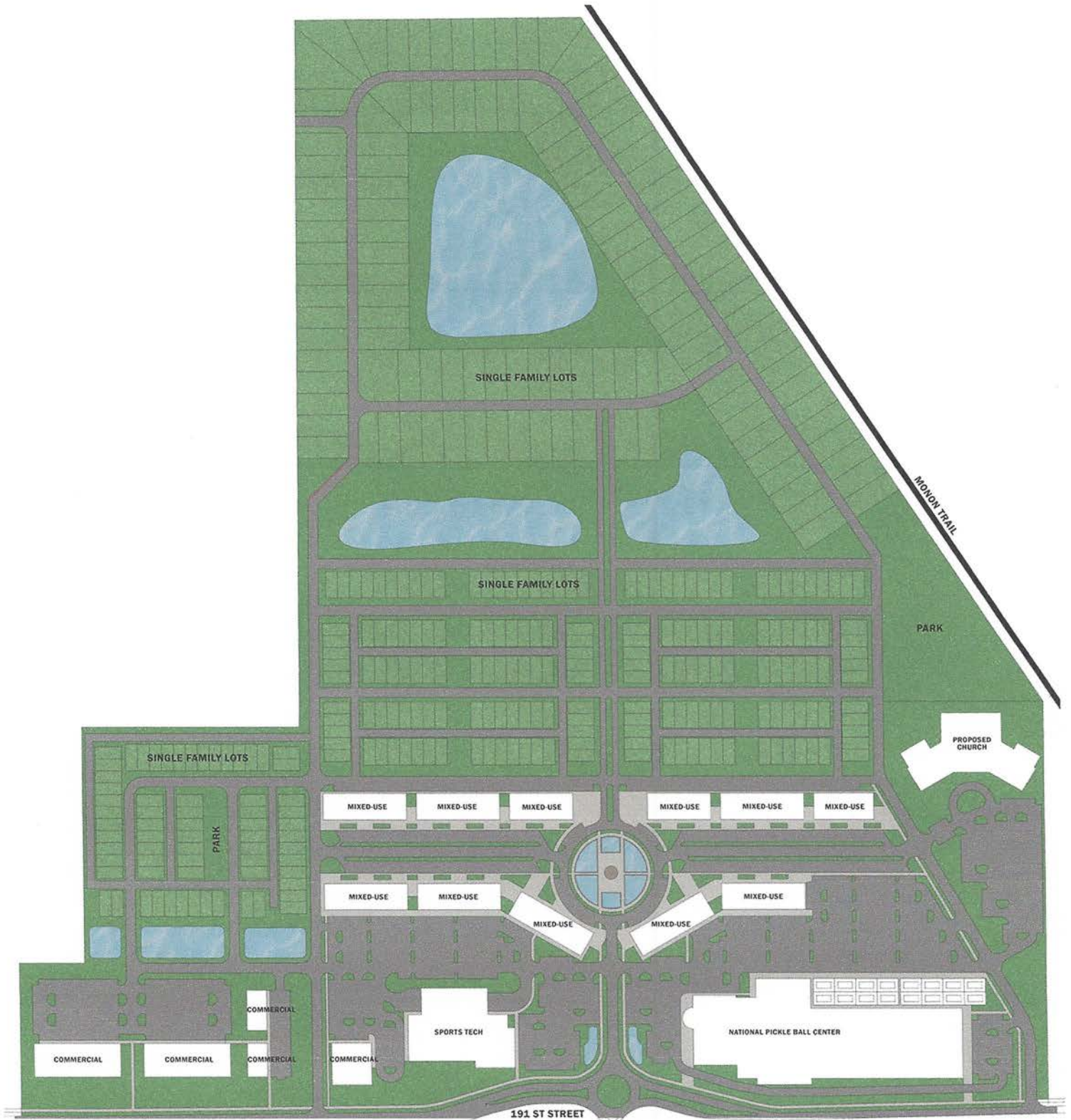
03 MARCH 2021



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EXHIBIT C
CONCEPT PLANS



① PUD CONCEPT PLAN
1" = 400'-0"



WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN - B

03 MARCH 2021



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EXHIBIT D
COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



RACKET CENTER INSPIRATION



RACKET CENTER INSPIRATION B



SPORTS TECH INSPIRATION



COMM. OUTLOT INSPIRATION



MIXED-USE INSPIRATION



MIXED-USE INSPIRATION



CHURCH INSPIRATION



FOUNTAIN INSPIRATION



EIFS VENEER/WOOD VENEER



METAL/GFRC TRIM



TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



CEMENT BOARD LAP SIDING



METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



191ST PUD

3/4/21

DISTRICT 1 (GB) MATERIALS





191ST PUD

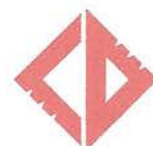
2/7/21



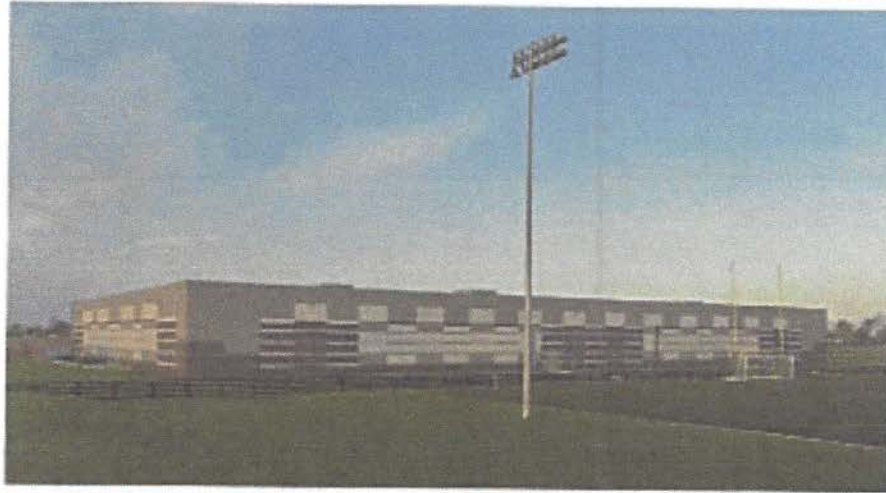


191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21



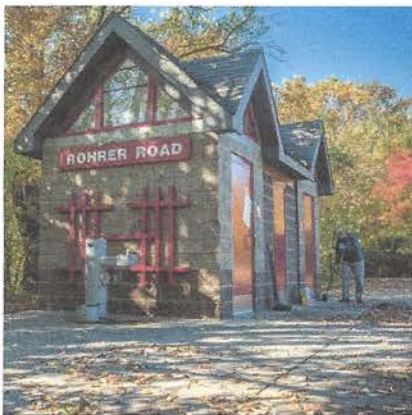


191ST PUD

02/08/21



EXHIBIT E
PARK/TRAIL HEAD DISTRICT 2 CHARACTER EXHIBITS



191ST PUD

2/7/21

ARCHITECTURAL CHARACTER FOR DISTRICT 5



Cooler Design

EXHIBIT F
SMALL LOT SINGLE FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS



191ST PUD

02/08/21



5799IND_B



5820 (H) - B

191ST PUD

02/08/21





191ST PUD

02/08/21





191ST PUD

02/08/21



EXHIBIT G
SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBIT





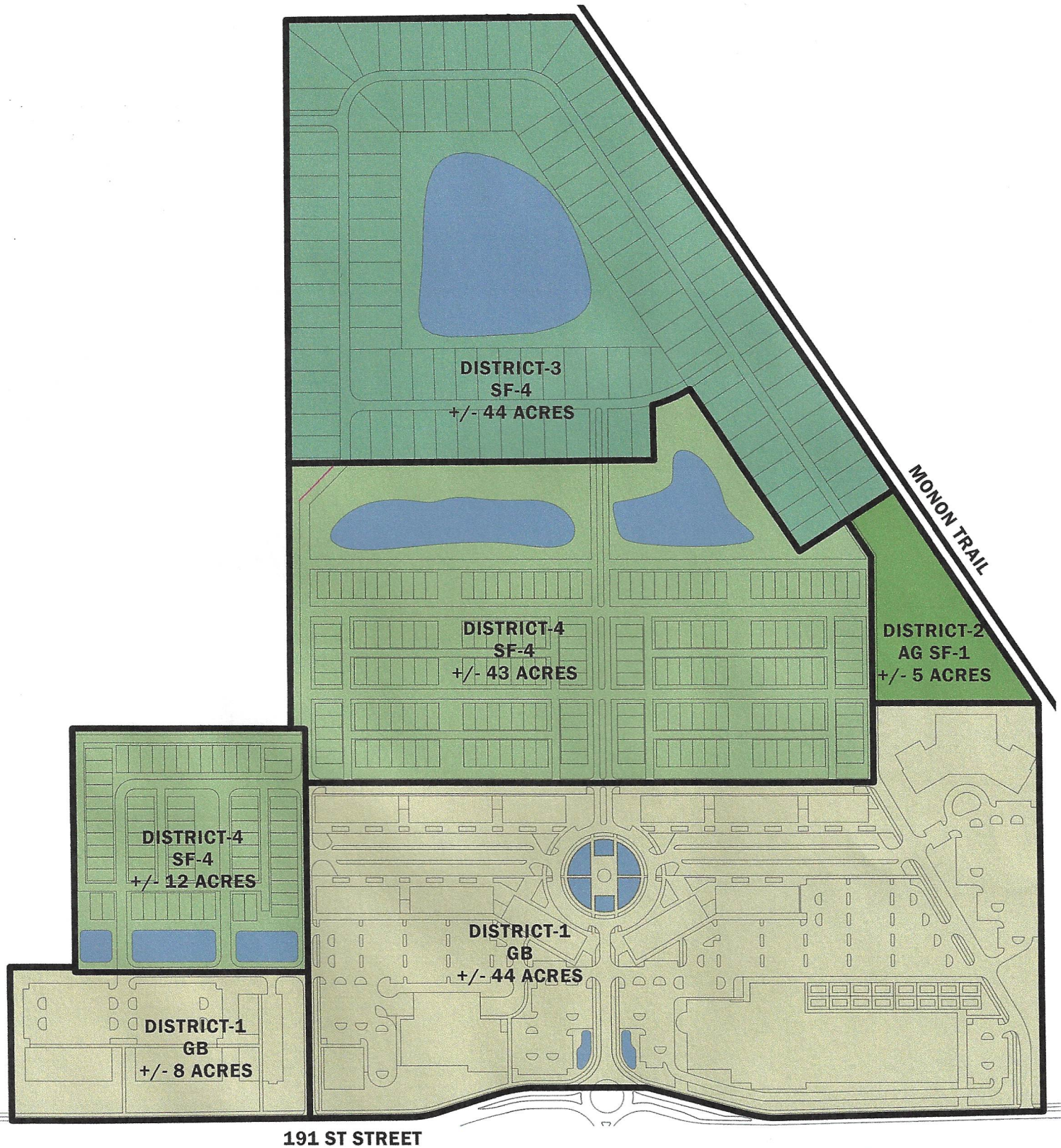
191ST PUD

02/08/21



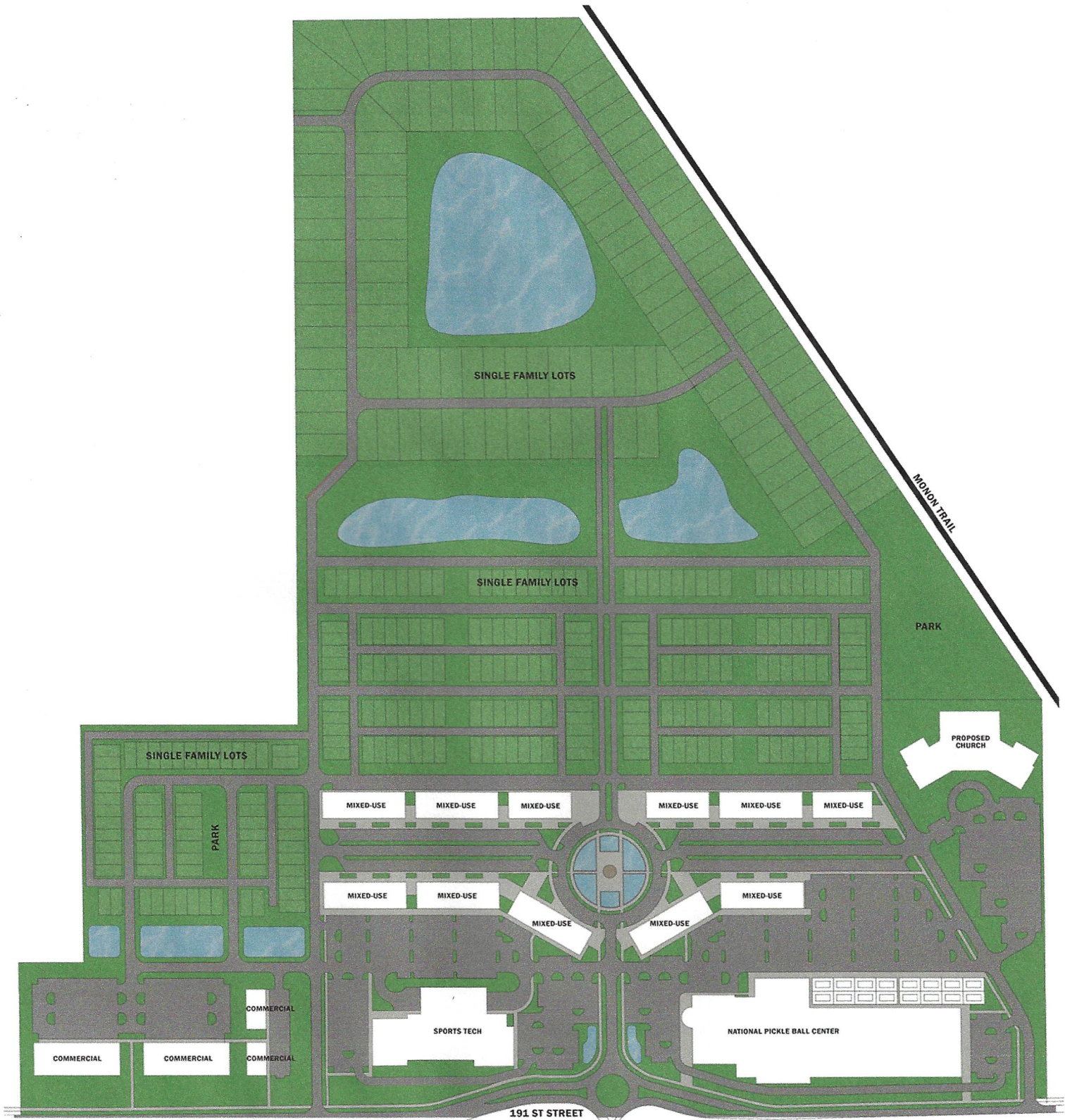
Cooler Design

EXHIBIT B
DISTRICT PLAN



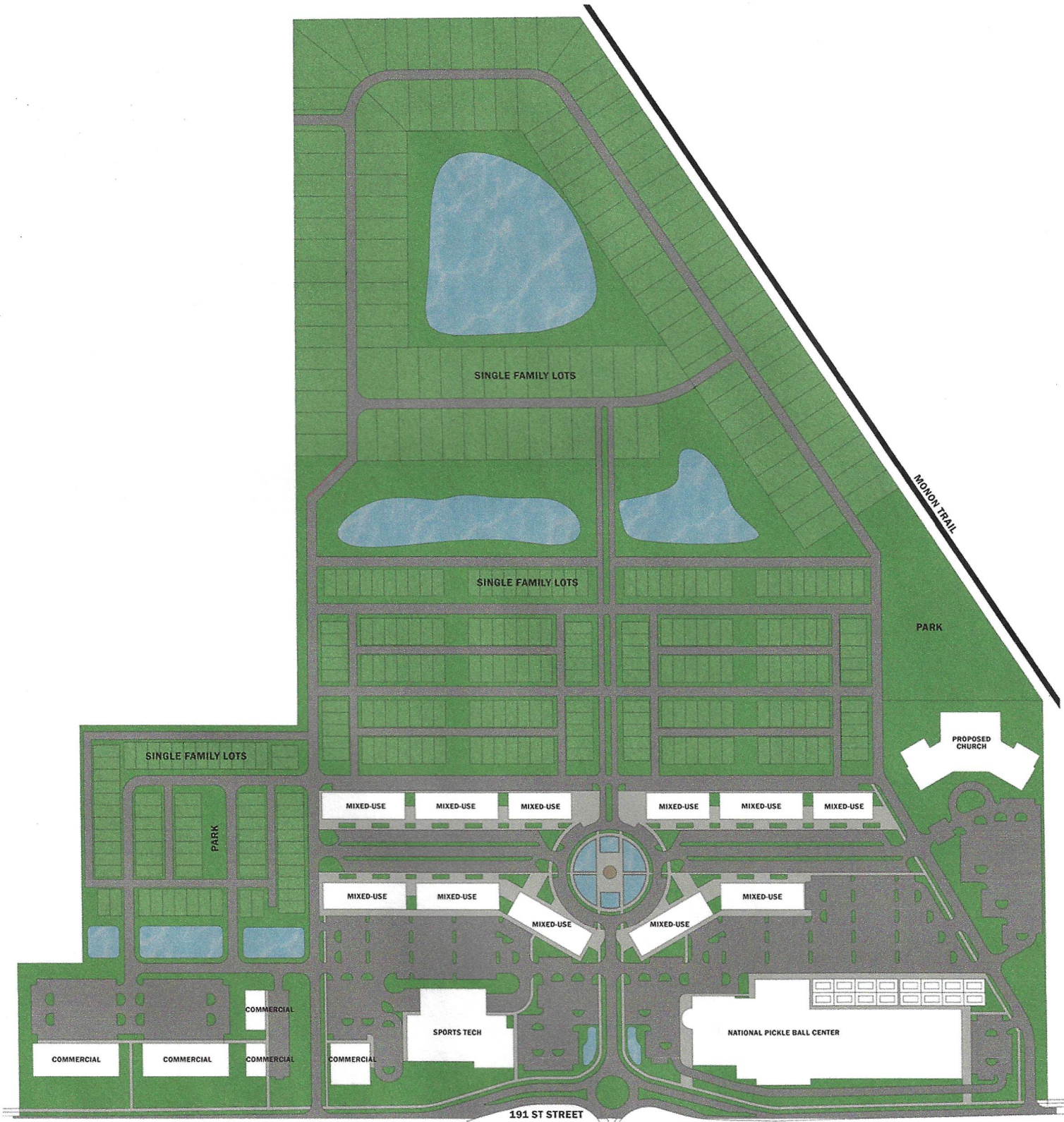
② PUD DISTRICT ZONING PLAN
1" = 400'-0"

EXHIBIT C CONCEPT PLANS



① PUD CONCEPT PLAN
1" = 400'-0"

EXHIBIT C CONCEPT PLANS



① PUD CONCEPT PLAN
1" = 400'-0"

EXHIBIT D
COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



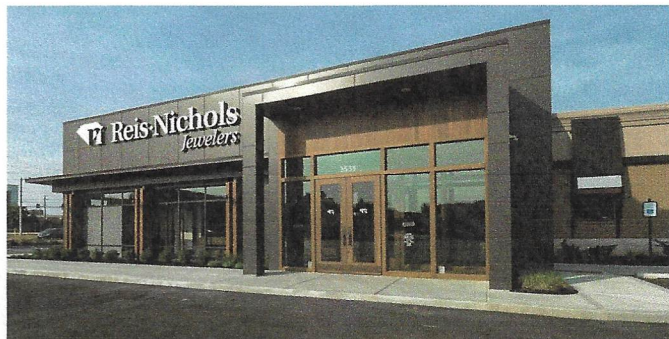
RACKET CENTER INSPIRATION



RACKET CENTER INSPIRATION B



SPORTS TECH INSPIRATION



COMM. OUTLOT INSPIRATION



MIXED-USE INSPIRATION



MIXED-USE INSPIRATION



CHURCH INSPIRATION



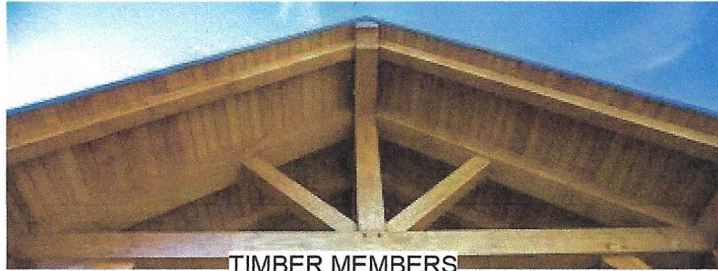
FOUNTAIN INSPIRATION



EIFS VENEER/WOOD VENEER



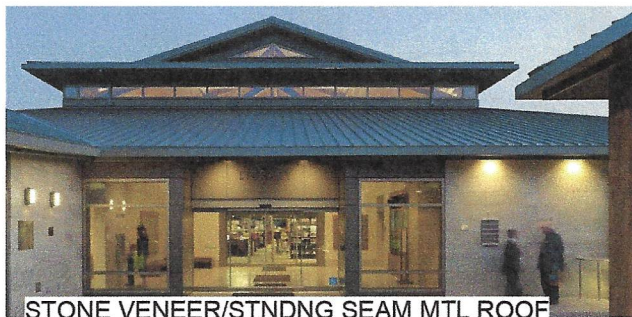
METAL/GFRC TRIM



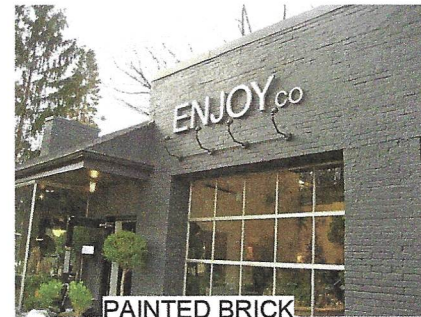
TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



CEMENT BOARD LAP SIDING



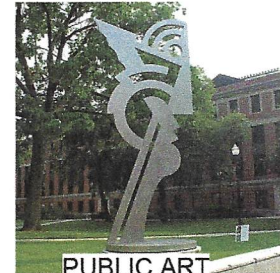
METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



191ST PUD

2/7/21

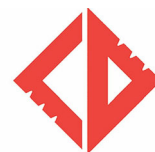


Cooler Design



191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21

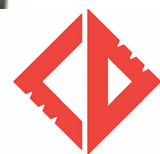


Cooler Design



191ST PUD

02/08/21



Cooler Design

EXHIBIT E
PARK/TRAIL HEAD DISTRICT 2 CHARACTER EXHIBITS

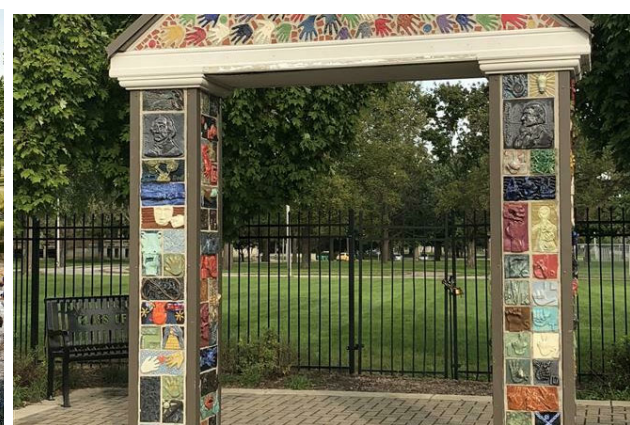


EXHIBIT F
SMALL LOT SINGLE FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS



191ST PUD

02/08/21



5799IND_8



5820 IND - B

191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21



Cooler Design

EXHIBIT G

SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBIT



191ST PUD

2/7/21



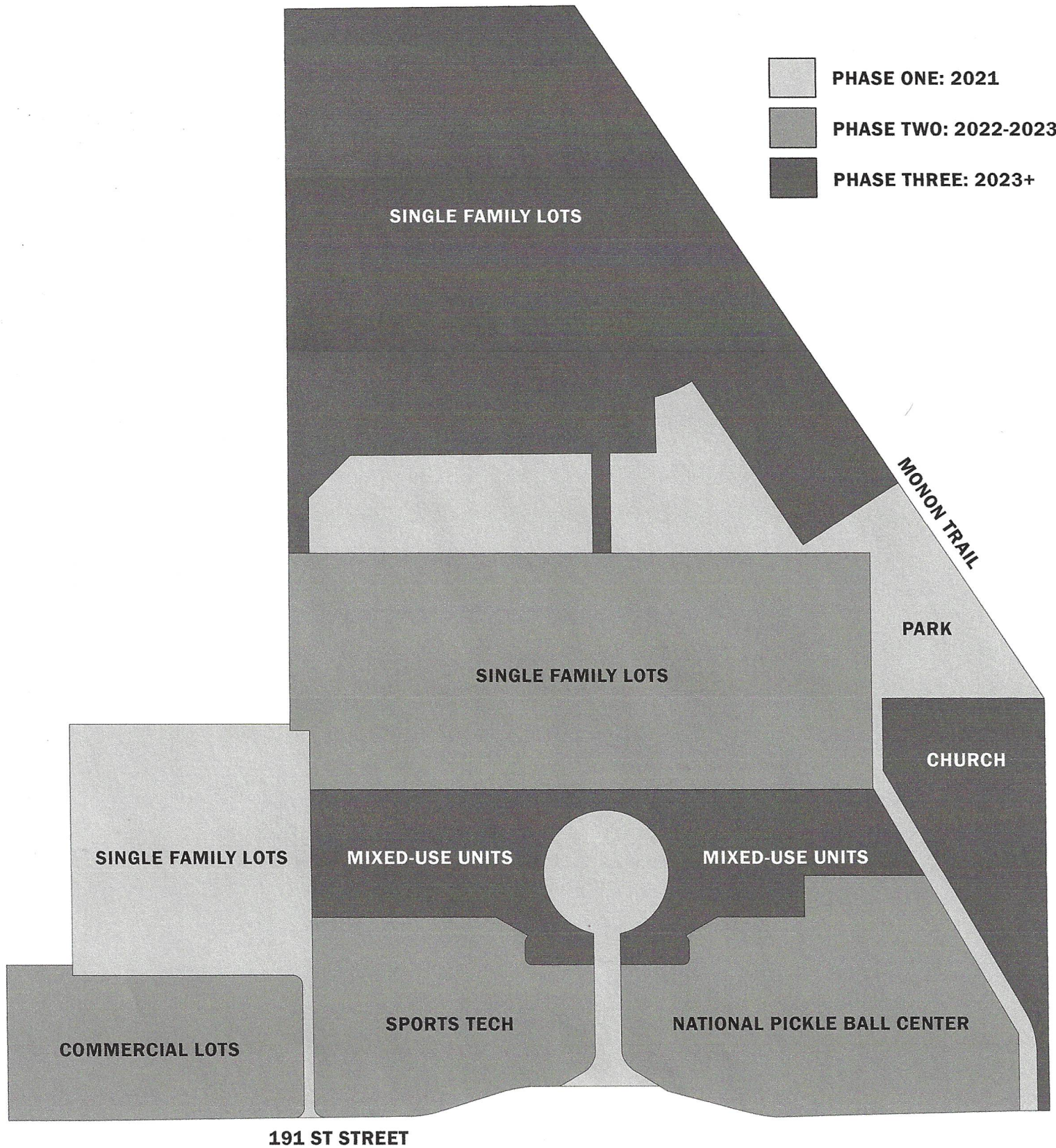


191ST PUD

02/08/21



Cooler Design



③ PUD DISTRICT PHASING PLAN
1" = 400'-0"



Petition Number: 2103-ODP-01 and 2013-SPP-01

Project Name: Chatham Village Multifamily (Chatham Commons)

Subject Site Address: South side of 196th Street, East of Tomlinson Road

Petitioner: Chatham Hills LLP by Cripe

Request: The Petitioner requests TWG by Cripe requests Overall Development Plan and Primary Plat approval of 2 lots and 1 block on 40.24 acres+/- in the Chatham Hills PUD District.

Current Zoning: Chatham Hills PUD

Current Land Use: Single-family

Approximate Acreage: 40.24 acres +/-

Property History: Chatham Hills PUD, [Ordinance 13-24](#)
Chatham Hills PUD Amendment VII, [Ordinance 19-51](#)

Exhibits:

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

Staff Reviewer: Corrie Meyer, AICP, PLA, Planning consultant

Staff Presenter: Pam Howard, Senior Planner



PROCEDURAL

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

BACKGROUND

The Original Chatham Hills PUD (Ord. 13-24) was approved at the January 13, 2014, City Council meeting. This Property was incorporated into the PUD District with an amendment adopted on November 11, 2019 (Ord. 19-51)

PROJECT OVERVIEW

Chatham Multifamily Project, which consists of a total of 250 multi-family units within two buildings. The project includes the two apartment buildings, parking lots, stormwater collection, site utility improvements and connections, along with the required landscaping improvements.

The western building will be three stories and contain 166 apartments. The eastern building will be four stories and contain 84 units.

The project also includes construction of the proposed Chad Hittle Boulevard Road, which bisects the project.

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

The plans comply.

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



- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.



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

OVERALL DEVELOPMENT PLAN (Article 10.7(H) of UDO)

The plans comply.

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



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

DISTRICT STANDARDS (UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

The plans comply.

20) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51):

- a) The "Concept Plan", is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

21) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

- a) District III (the "Single Family Subdistrict): SF-4: Single-Family District.



22) Permitted Uses (Section 5 of Ord. 19-51):

a) Single Family Subdistrict:

- i) All used permitted in District I of the Chatham Hills PUD. (Ord. 13-54)
- ii) All uses permitted in the SFA: Single-Family Attached District
- iii) Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

23) General Regulations (Section 7 of Ord. 19-46 and UDO Article 4)

a) Minimum Lot Area: No Minimum

b) Minimum Lot Frontage: No Minimum

- i) All Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).

Minimum Lot Width:

Detached: 50 ft

Attached: 24 ft

Maximum Lot Coverage: No Maximum

Minimum Front Yard Building Setback Lines:

US Highway 31: 30 ft

Tomlinson Road: 30 ft

Chad Hittle Boulevard:

Single Family Subdistrict: 10 ft

Village Center Subdistrict: No Minimum

Campus Office Subdistrict: 10 ft

Southern Subdistrict: No Minimum



196th Street: 20 ft

203rd Street: 20 ft

All Other Streets (e.g., internal): 10 ft

District Perimeter Setback Not Abutting a Street:

Single Family Subdistrict: 20 ft

Village Center Subdistrict: 20 ft

Campus Office Subdistrict: 20 ft

Or match preservation area widths, whichever is greater.

Southern Subdistrict: 50 ft along east property line of Bokeelia Bend
Neighborhood, otherwise 20 feet

c) Minimum Internal Side Yard Setback Lines:

i) Single Family Subdistrict: 5 ft

ii) Village Center Subdivision: 5 ft

(1) If abutting a residential district: 20 ft

iii) All Other Subdistricts: 20 ft

d) Minimum Rear Yard Building Line (UDO Chapter 4):

i) Single Family Subdistrict (SF4): 25 ft

e) Maximum Building Height: The Maximum Building Height of each Subdistrict's
Underlying Zoning District shall apply, except as set forth below:

i) Single Family Subdistrict:

(1) Attached: 45 ft (Three Stories)

(2) All Others: No Maximum

ii) Village Center Subdistrict: No Maximum



iii) Campus Office Subdistrict:

- (1) Dwelling, Multi-Family: 70 ft or Four Stories, whichever is less
- (2) All Other Uses: No Maximum

iv) Southern Subdistrict:

- (1) Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in Exhibit E;
- (2) No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height as shown in Exhibit E;
- (3) For all other locations: No Maximum

v) Maximum Number of Dwelling Units:

(1) Single Family Subdistrict:

- (a) The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.

(2) Village Center Subdistrict:

- (a) The maximum number of Single Family Attached Dwelling within this Subdistrict shall not exceed three hundred (300).

(3) Campus Office Subdistrict:

- (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

(4) Southern Subdistrict:

- (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).



- f) Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

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

The plans comply.

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

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Section 8 of Ord. 19-51)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

- 28) Architectural Standards (Article 6.3)
- 29) Building Standards (Article 6.4)



30) Fence Standards (Article 6.5)

31) Height Standards (Article 6.6)

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

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

- i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.
- ii) 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 of Ord. 13-24):

c) General Landscape Design Standards (Article 6.8(G)):

- i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.

i) Natural Appearance:

- (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).



- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - (4) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees (Article 6.8(J)) :
- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.
- i) Open Space / Common Area (per acre): 10 trees.
- g) Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- h) External Street Frontage Landscaping (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.
- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 - (1) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one



hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

196 th Street (North Segment - Est. 847')			
Standard per 100 lineal feet	Required	Provided	Remaining
4 Evergreen Trees	34	35	
3 Shade Trees	25	25	
3 Ornamental Trees	25	25	
25 Shrubs	212	217	
3' undulating mound	yes	Y	

(2) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) linear feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

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

- i) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- ii) A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.



- iv) A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with Zoning Ordinance's requirement for the softening of walls and fences.

East and West boundaries (Est. 1380')			
Standard per 100 lineal feet (Buffer B)	Required	Provided	Remaining
Width	20 feet*	Y	
4 Shade Trees	24	25	
4 Evergreen Trees	24	33	
10 Shrubs	60	60	
4' tall undulating mound for at least 60% of the length of the shared Lot Line	NO	N/A	
West boundary has a masonry wall		y	

33) Lighting Standards (Article 6.9): Shall apply, except as follows.

- a) Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
- b) Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.



- c) Maximum Light Levels: Article 6.9(F)(6) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- d) Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, light for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five (35%) no later than 11:00 p.m.
- e) Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

34) Article 6.12 Outdoor Storage and Display

35) Article 6.14 Parking and Loading Standards

36) Article 6.17 Sign Standards

37) Lot Standards (Article 6.10)

38) Setback Standards (Article 6.16)

39) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

40) Dedication of Right-of-way

41) Vacation of Rights of Way

42) Block Standards (Article 8.1)

43) Easement Standards (Article 8.3)

44) Monument and Marker Standards (Article 8.5)

45) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

46) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.



47) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to:
 - (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).
- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

48) Storm Water Standards (Article 8.8)

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

50) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.



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

51) Street Sign Standards (Article 8.11)

52) Surety Standards (Article 8.12)

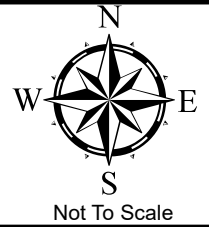
53) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

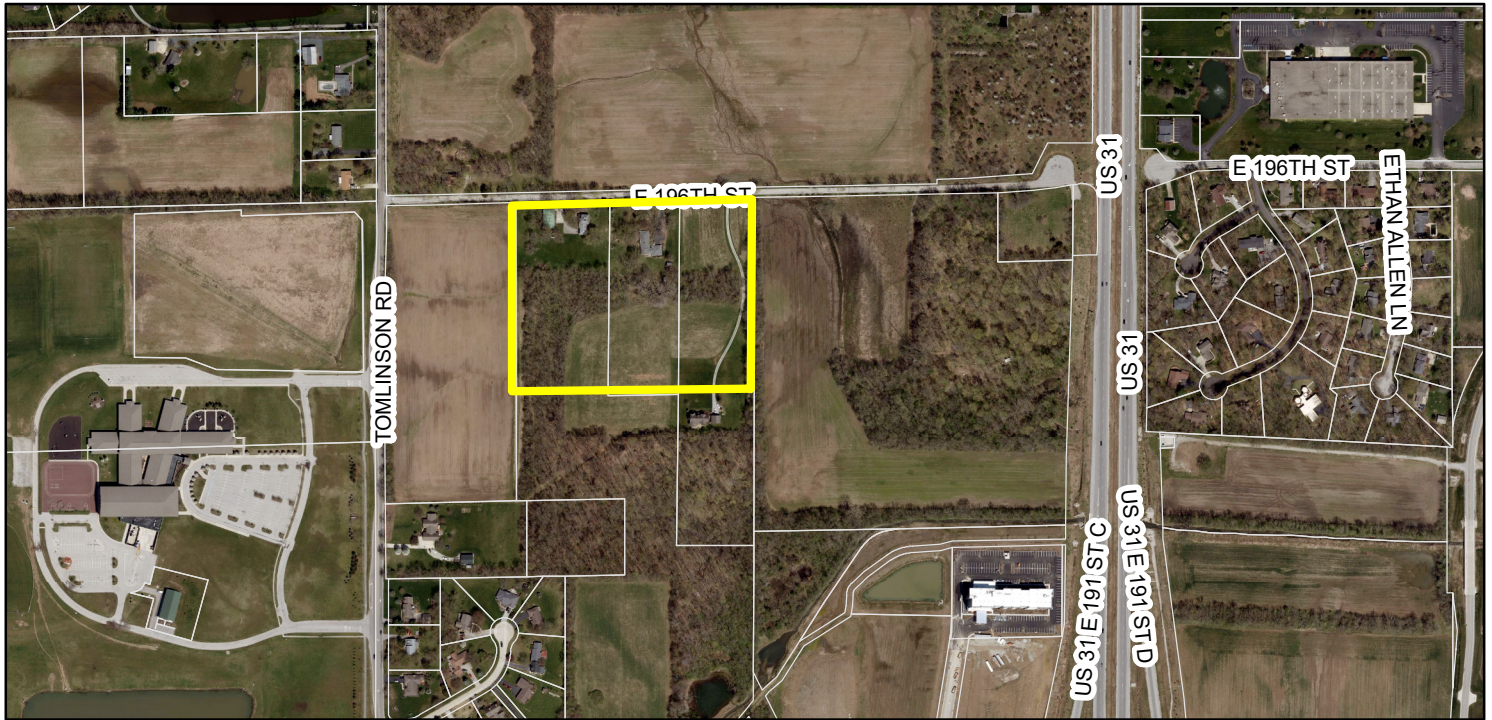
1. **Action: 2013-ODP-01 (Overall Development Plan) & 2013-SPP-01 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer (317) 660-1762 or cmeyer@westfield.in.gov.



Property Location Map
Chatham Village Multifamily Project
2103-ODP-01 & 2103-SPP-01



Aerial Location Map



Zoning Map



Zoning

- | | |
|--|--|
| AG-SF1 (Agriculture - Single Family - 1) | GB-PD (General Business - Planned Development) |
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| GB (General Business) | SF-2 (Single Family - 2) |

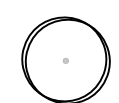
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	3" BERM		
	6" MASONRY WALL		

S:\PROJECTS\TWG Development\Westfield Chatham\04 Drawings and Graphics\02 DD-CD\00_HDG_DD.dwg, March 9, 2021 3:25 PM, SHANNON R. CREAMY, ©Paul I. Cripe, Inc.

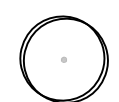
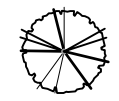
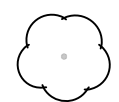
CONCEPT PLANT SCHEDULE 196TH STREET TREES

	STREET TREES Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree Gleditsia triacanthos inermis 'Skycole' TM / Skyline Thornless Honey Locust Ulmus x 'Frontier' / Frontier Elm Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	15
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CONCEPT PLANT SCHEDULE CHAD HITTLE BLVD STREET TREES

	SHADE TREE Acer rubrum 'Franksred' TM / Red Sunset Red Maple Acer saccharum 'Green Mountain' TM / Green Mountain Sugar Maple Liriodendron tulipifera / Tulip Poplar Quercus imbricaria / Shingle Oak Quercus rubra / Red Oak Tilia tomentosa 'Sterling' / Sterling Silver Linden	18
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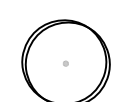
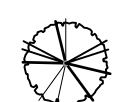
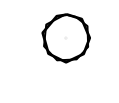
CONCEPT PLANT SCHEDULE 196TH STREET STREET FRONTAGE

	SHADE TREE Acer rubrum 'Franksred' TM / Red Sunset Red Maple Acer saccharum 'Green Mountain' TM / Green Mountain Sugar Maple Liriodendron tulipifera / Tulip Poplar Quercus imbricaria / Shingle Oak Quercus rubra / Red Oak Tilia tomentosa 'Sterling' / Sterling Silver Linden	25
	EVERGREEN Juniperus virginiana / Eastern Red Cedar Pinus strobus / White Pine Thuja occidentalis / American Arborvitae	35
	ORNAMENTAL Aesculus x carnea 'Fort McNair' / Fort McNair Red Horsechestnut Prunus virginiana 'Canada Red' / Canada Red Chokecherry Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	25
	SHRUB -	217

CONCEPT PLANT SCHEDULE WEST BUFFER YARD

	SHRUB -	39
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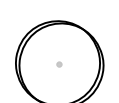
CONCEPT PLANT SCHEDULE EAST BUFFER YARD

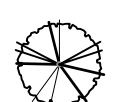
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	COLUMNAR EVERGREEN Picea abies 'Cupressina' / Norway Spruce Thuja occidentalis / American Arborvitae	29
	SHRUB -	69

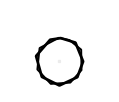
CONCEPT PLANT SCHEDULE FOUNDATION

	SHRUB -	240
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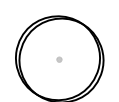
CONCEPT PLANT SCHEDULE INTERIOR PARKING LOT LANDSCAPING

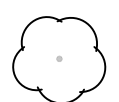
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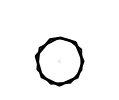
	EVERGREEN Juniperus virginiana / Eastern Red Cedar Pinus strobus / White Pine Thuja occidentalis / American Arborvitae	3
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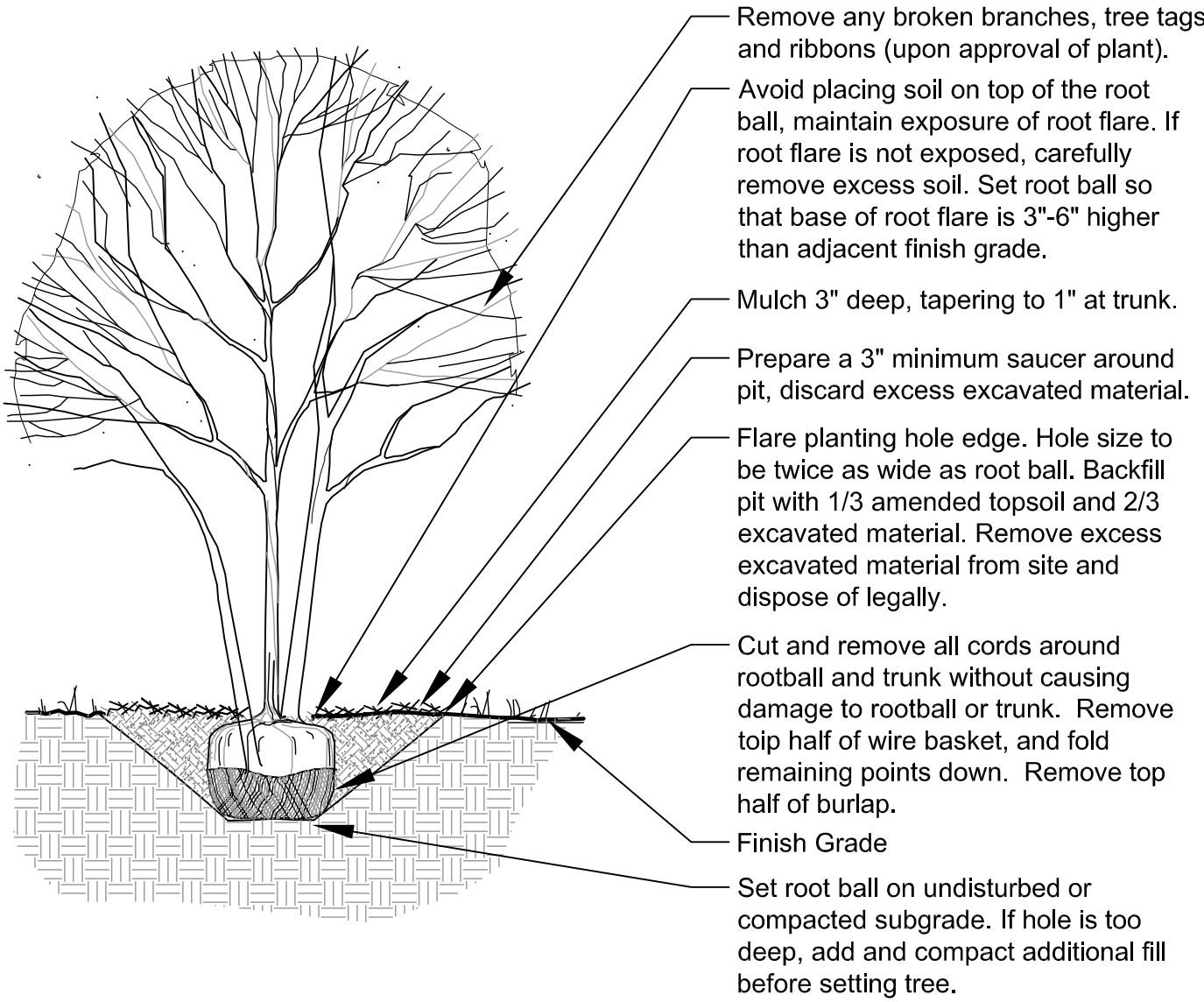
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CONCEPT PLANT SCHEDULE PARKING PERIMTER

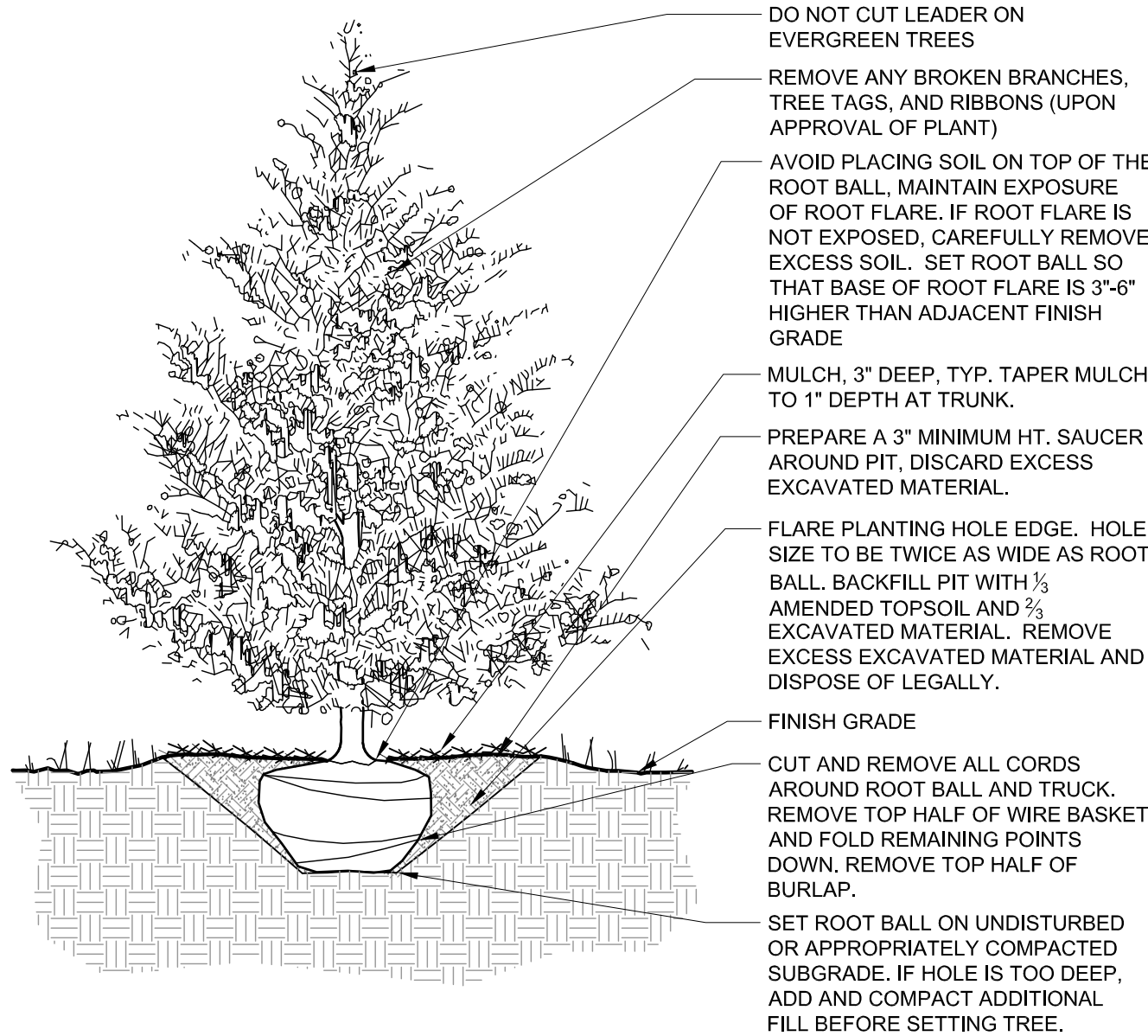
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	ORNAMENTAL Aesculus x carnea 'Fort McNair' / Fort McNair Red Horsechestnut Prunus virginiana 'Canada Red' / Canada Red Chokecherry Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	6
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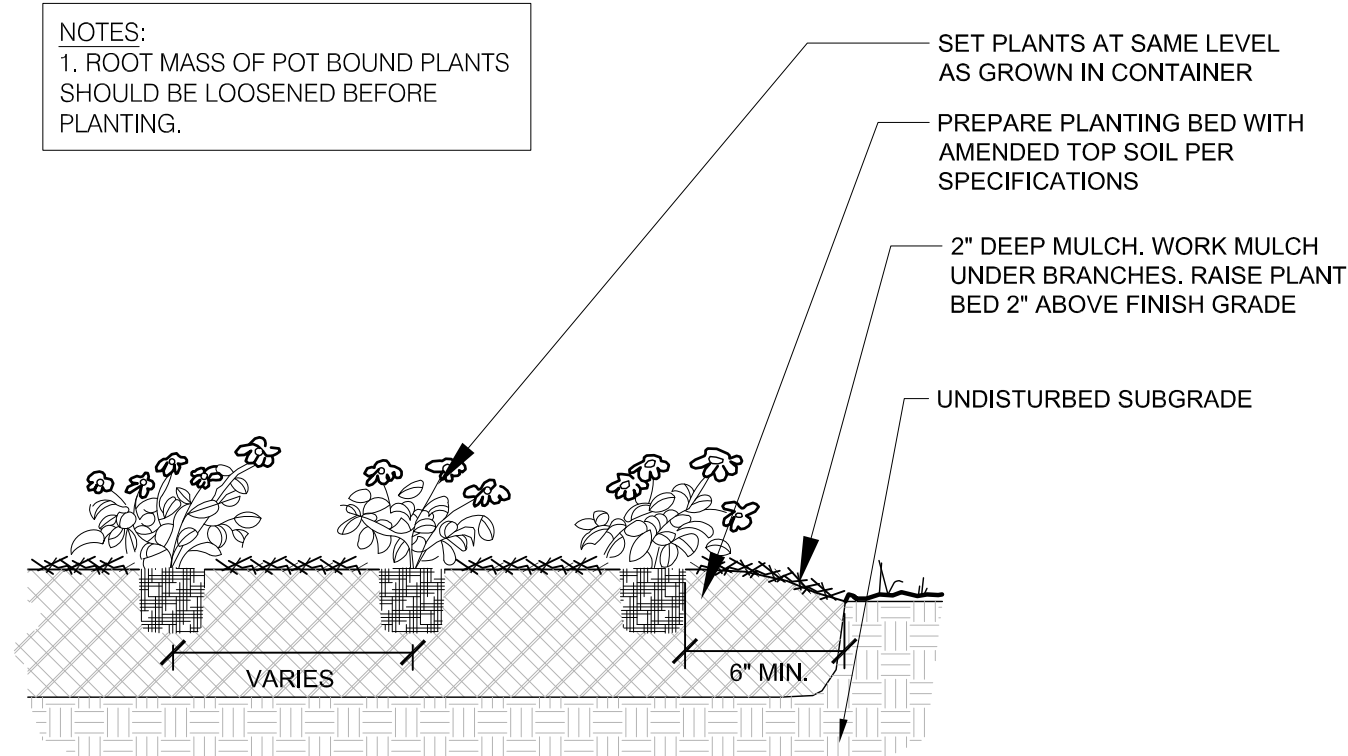
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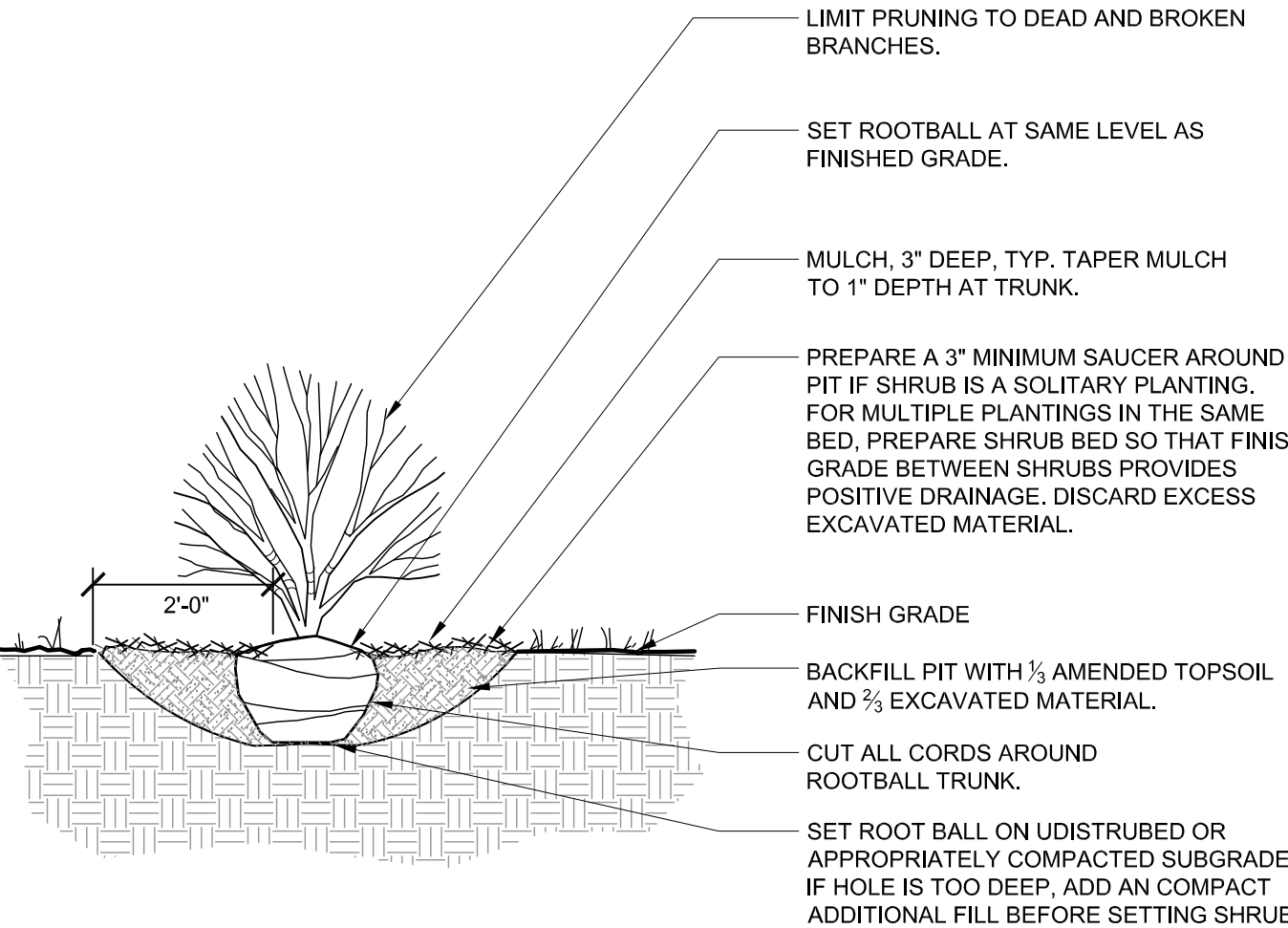
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P-CL-TWG-CHAT-18



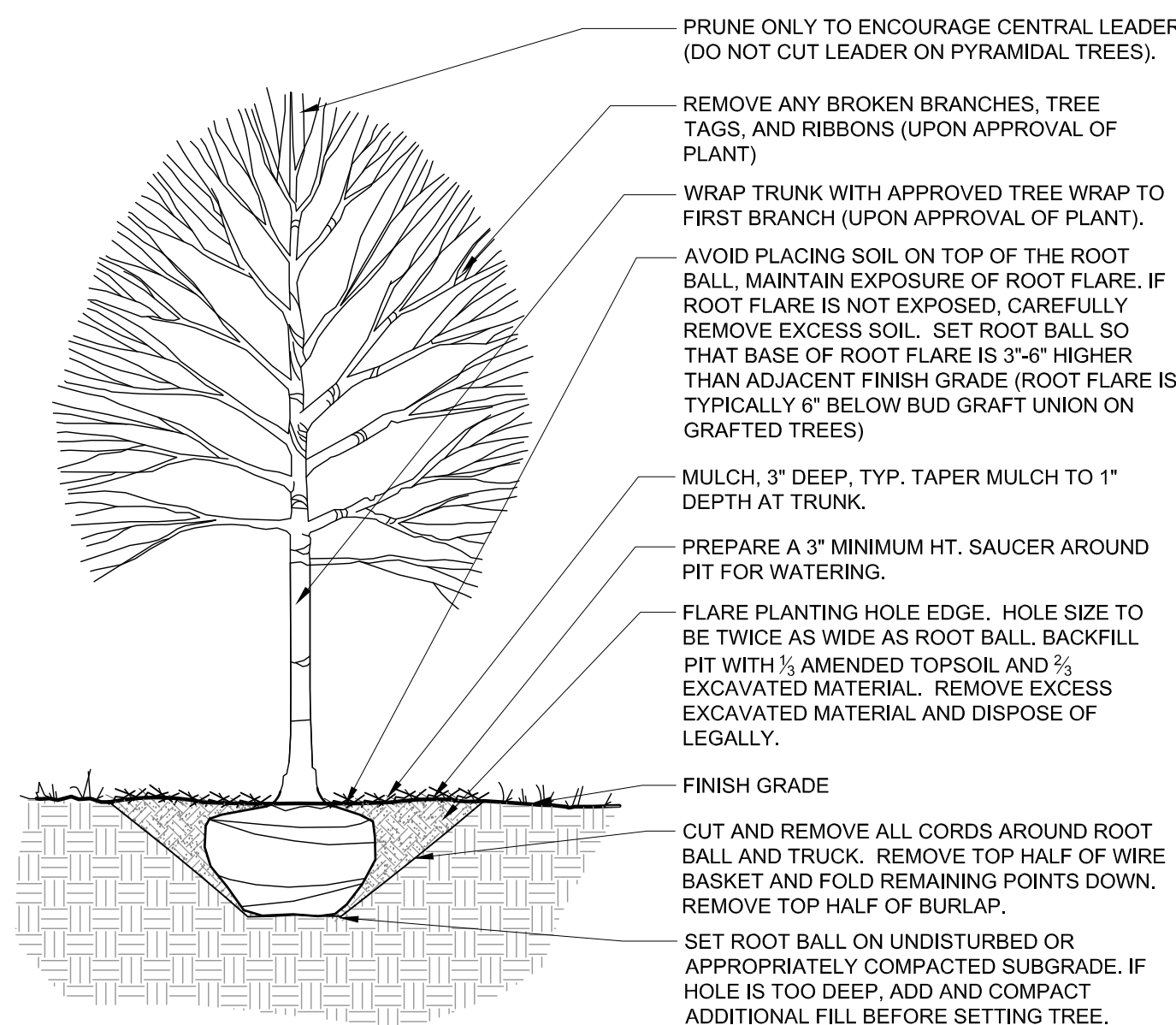
2 EVERGREEN TREE PLANTING
1/2" = 1'-0"
P-CL-TWG-CHAT-16



5 ANNUAL AND PERENNIAL PLANTING
1/2" = 1'-0"
P-CL-TWG-CHAT-15



4 SHRUB PLANTING
1/2" = 1'-0"
P-CL-TWG-CHAT-17



1 DECIDIOUS TREE PLANTING
1/2" = 1'-0"
P-CL-TWG-CHAT-09

Revisions

Model	Date	Description
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INDIANAPOLIS, INDIANA 46240
(317) 844-4777
www.cripe.biz

CHATHAM MULTIFAMILY PROJECT
TWG

1301 EAST WASHINGTON STREET, STE 100
INDIANAPOLIS, IN 46202

CERTIFIED BY:

APPROVAL
PENDING - NOT FOR
CONSTRUCTION

Date 10-01-2020


811
FOR CALL BEFORE
CALL BEFORE YOU DIG

1-800-382-5544
CALL 24 HRS

Drawn By:
SRC

Checked By:
MAM

Quality Assurance:
DPR

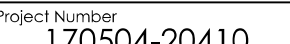
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Sheet

Date 10-01-2020

Project No. 170504-20410

O:\2017\170504\20410\Cad\Eng\DPs & PPs\C001_Notes, Legends, and Abbreviations.dwg, February 24, 2021 11:57 AM, ELAINE IVY, © Paul I. Cripe, Inc.

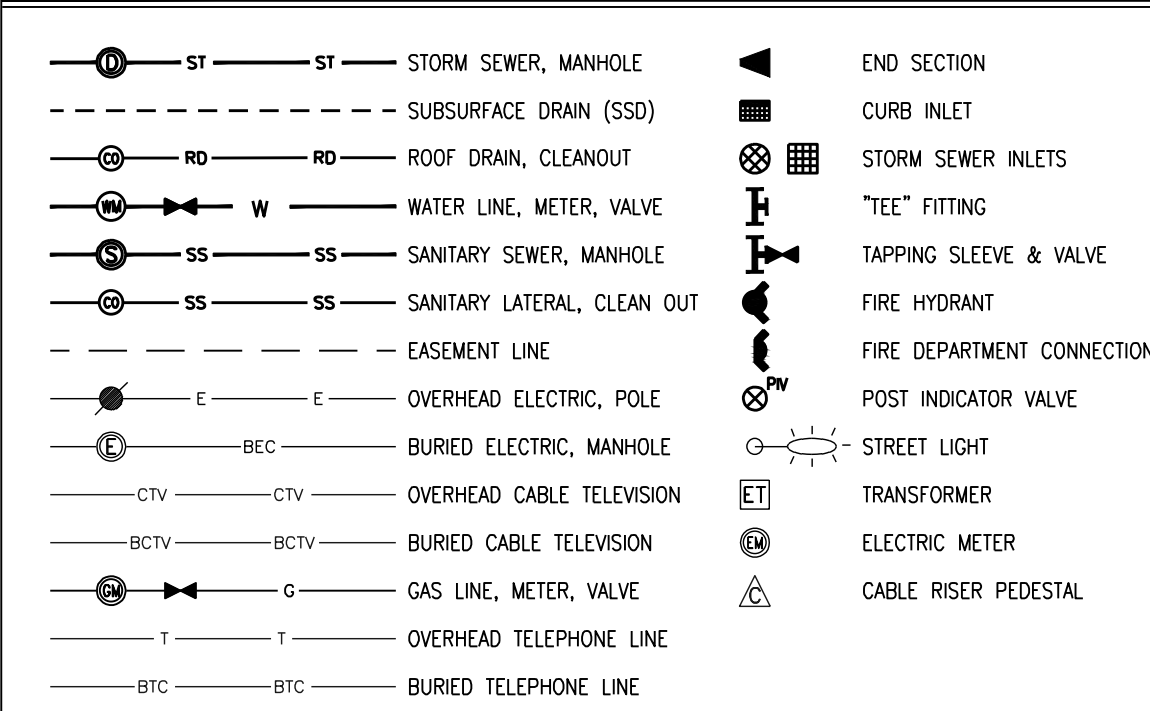
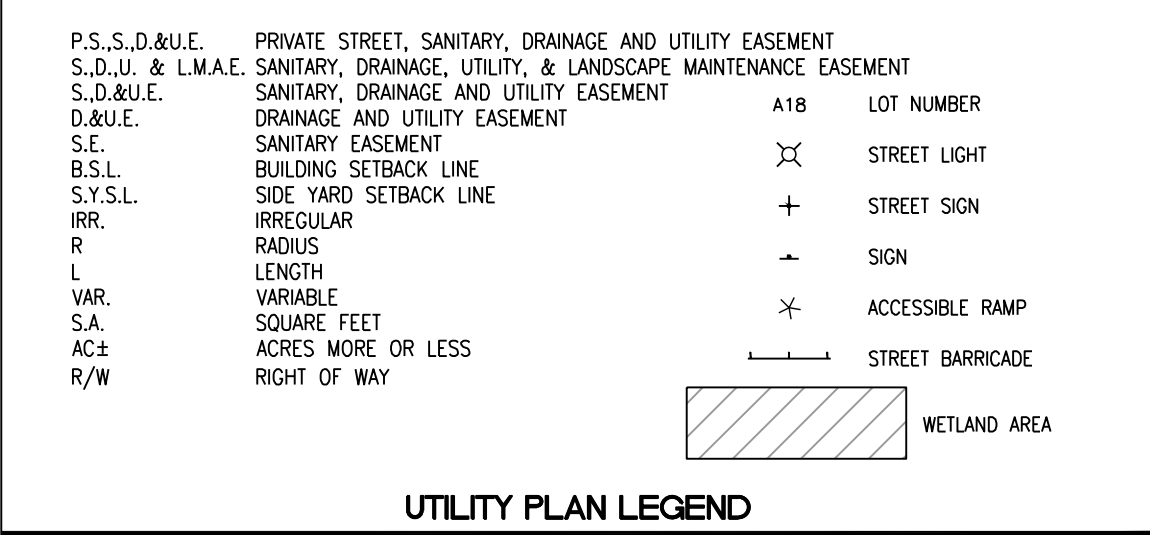
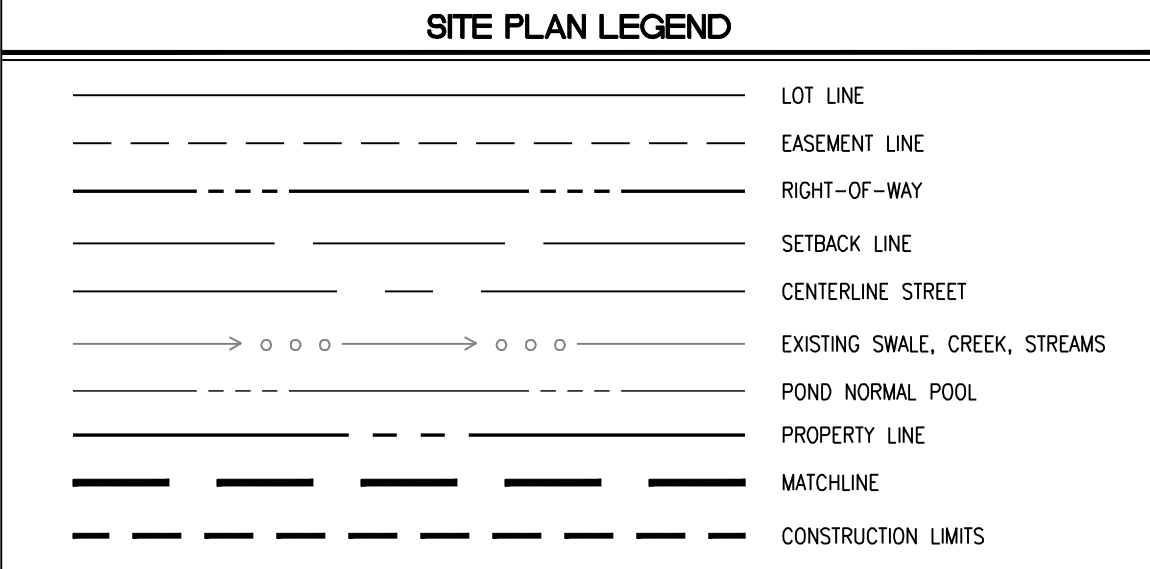
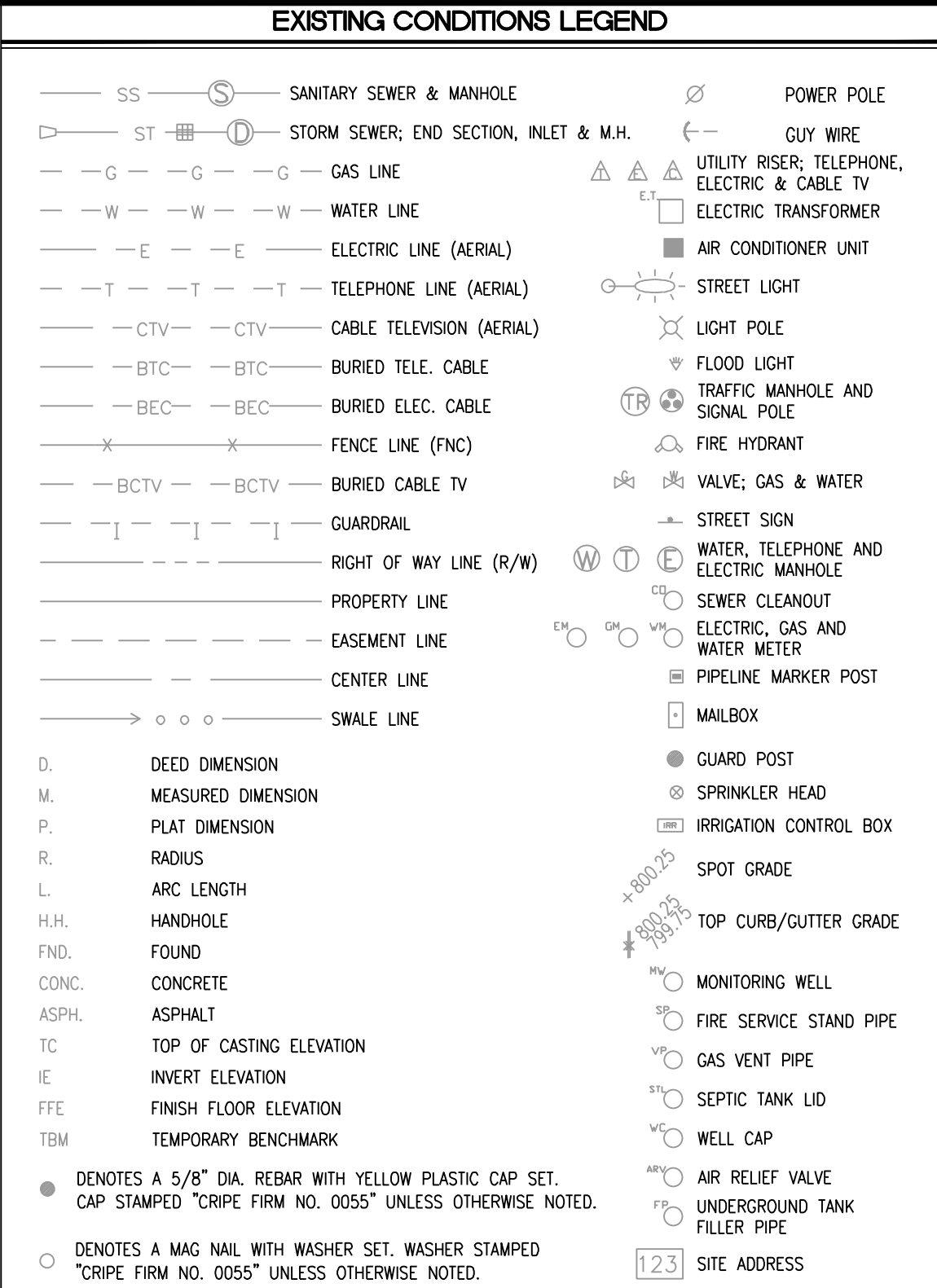


LEGAL DESCRIPTION:

Parcel South of East 196th Street

This description originated as part of an Original Survey performed by Cripe and certified by Claude M. Quillen, L.S. #20200002, on the survey dated May 6, 2020, under Project Number 170504-20300, being a part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 25; thence North 88 degrees 45 minutes 02 seconds East (assumed bearing) along the North line of said Northeast Quarter 482.59 feet to the Point of Beginning; thence North 88 degrees 45 minutes 02 seconds East along said North line 846.93 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South 00 degrees 04 minutes 43 seconds West along the East line of the Northwest Quarter of said Northeast Quarter 1206.57 feet to the Northwest corner of Block 6 in Chatham Commons, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2017043820, Plat Cabinet 5, Slide 720, in the Office of the Recorder, Hamilton County, Indiana; thence the next eight (8) courses are along the boundary lines of said Block: (1) thence North 88 degrees 48 minutes 17 seconds East 514.34 feet; (2) thence South 79 degrees 10 minutes 55 seconds West 41.67 feet to a curve to the left and the radius point of said curve being South 10 degrees 49 minutes 05 seconds East 140.00 feet from said point; 3) thence southwesterly along said curve, an arc distance of 110.57 feet to a point, being North 56 degrees 04 minutes 15 seconds West from said radius point; (4) thence South 33 degrees 55 minutes 44 seconds West 239.27 feet; (5) thence South 32 degrees 33 minutes 48 seconds West 309.78 feet; (6) thence South 48 degrees 57 minutes 49 seconds West 59.25 feet; (7) thence South 39 degrees 49 minutes 28 seconds West 11.59 feet; (8) thence North 27 degrees 33 minutes 46 seconds West 67.53 feet to the East line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 20 minutes 24 seconds West 98.07 feet to the South bank of Cool Creek (Wheeler and Beals Drain); thence South 39 degrees 36 minutes 30 seconds West along said South bank of Cool Creek 482.59 feet; thence South 87 degrees 22 minutes 34 seconds West along said South bank of Cool Creek 306.59 feet; thence North 00 degrees 00 minutes 00 seconds East 21.41 feet; thence South 88 degrees 48 minutes 27 seconds West 49.52 feet; thence North 00 degrees 02 minutes 41 seconds West 830.51 feet to the South line of the Northwest Quarter of said Northeast Quarter; thence South 88 degrees 51 minutes 47 seconds West along said South line 140.33 feet to the Southwest corner of Tract II (2 acre parcel) as described in Instrument Number 2018052121 as recorded in said Recorder's Office; thence North 00 degrees 00 minutes 46 seconds East along the West line of said Tract II 250.08 feet to the Northwest corner of said Tract II; thence South 88 degrees 15 minutes 23 seconds West 39.10 feet to a Southwest corner of Tract I of said Instrument Number 2018052121; thence North 00 degrees 02 minutes 43 seconds West along the West line of said Tract I a distance of 1079.02 feet to the North line of the Northwest Quarter of said Northeast Quarter and the point of beginning, containing 40.238 acres, more or less.



ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED: [HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEMID=50](http://www.westfield.in.gov/egov/apps/document/center.egov?view=itemid=50)

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

PROJECT DATA:

WEST	
LOT 1 AREA	+/- 287,259 SF
BUILDING AREA	+/- 201,694 SF
LIVEABLE AREA	166,807 SF
STANDARD SPACES PROPOSED	236
ACCESSIBLE SPACES PROPOSED	9
TOTAL PARKING SPACES	245
EAST	
LOT 2 AREA	161,292 SF
BUILDING AREA	97,956 SF
LIVEABLE AREA	69,198 SF
STANDARD SPACES PROPOSED	156
ACCESSIBLE SPACES PROPOSED	7
TOTAL PARKING SPACES	163
1 BEDROOM UNITS	92
2 + BEDROOM UNITS	158
PARKING SPACES REQUIRED	408
RIGHT-OF-WAY	
196TH STREET AREA	41,797 SF
CHAD HITTLE AREA	68,696 SF

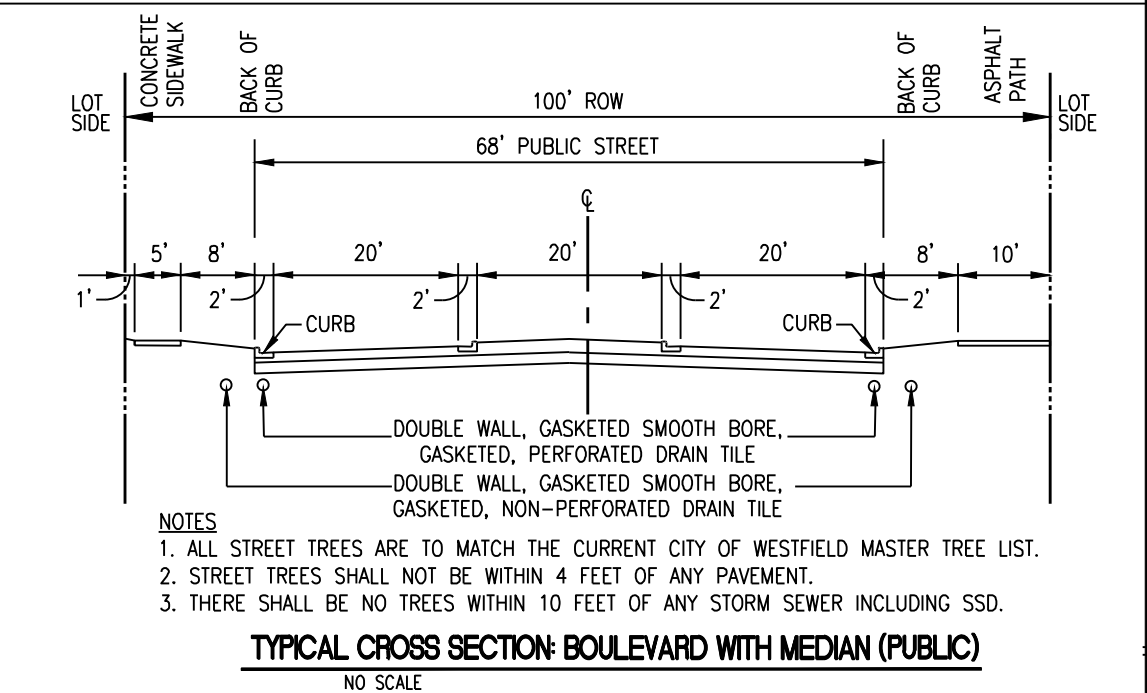
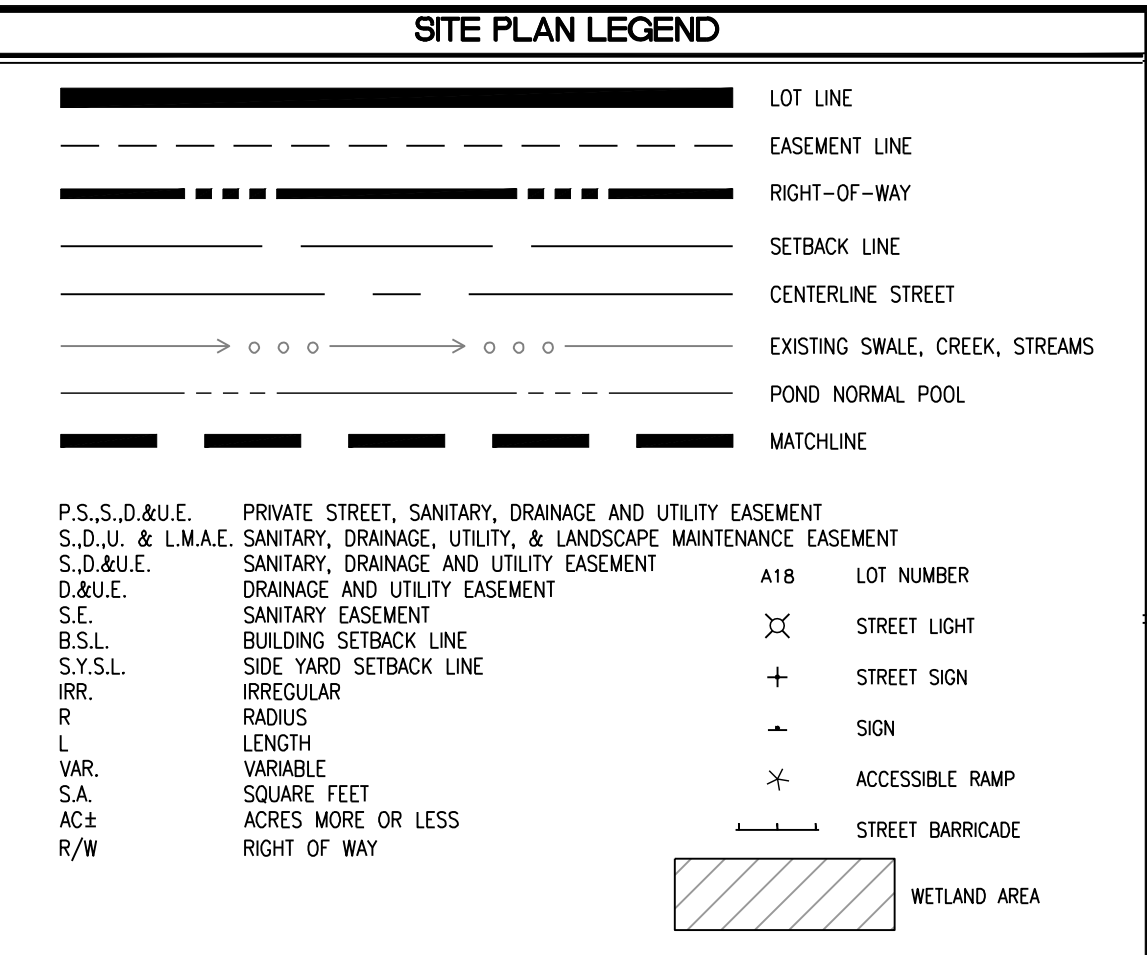
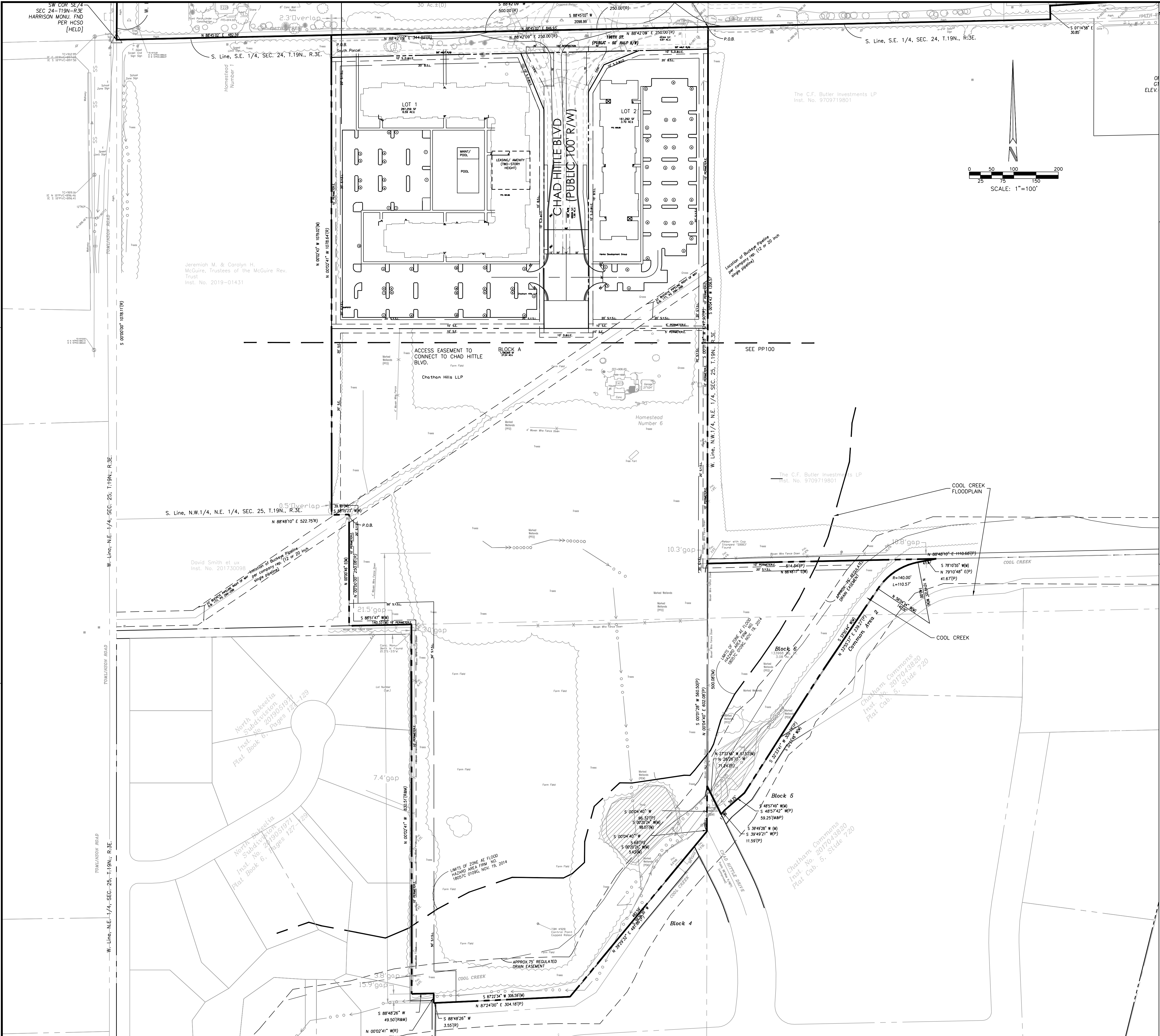
BENCHMARKS:

VERTICAL DATUM INFORMATION STATEMENT:
ORIGINATING BENCHMARK:
Indiana State Highway Commission (ISHC) disk found: Set in top of a concrete post, 104 feet South of 196th Street and 79 feet West of the Southbound lane of U.S. 31. [verified with check into G11].
Elev. = 903.48 (NAVD 88)
Date: February 20, 2020
TEMPORARY BENCHMARKS SET:
TBM "910 Ivl"
Mag Spike set flush with surface on the south edge of the East 196th Street cul-de-sac lying west of U.S. 31. Also, located on the North side of the Chester Friends Cemetery. The TBM lies 51 feet West of the cemetery entrance, 3 feet north of the South Edge of pavement.
Elev. = 903.00 (NAVD 88)
TBM "912 Ivl"
Capped rebar set flush with existing grade on the North side of East 196th Street, 967 feet East of the Tomlinson Road intersection and 20 feet North of the Center of East 196th Street.
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Control Point Mag Nail set flush with existing grade on the asphalt walkway on the West side of Tomlinson Road located 94 feet South of the Chatham Hills Blvd. entrance and 36' West of the section line of the Southeast Quarter of said Section 24 -19N-3E, and 4.1 feet West of the East edge of the asphalt walkway .
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Control Point Mag Nail set flush with existing grade on the East 203rd Street cul-de-sac asphalt near the Northeast Quad of the pavement, 38 feet East of the driveway on the North side of said cul-de-sac and 3.0 feet South of the edge of pavement.
Elev. = 889.88 (NAVD 88)
TBM "928 Ivl"
Capped rebar set flush with existing grade in the farm field, located 150' north of the center of Cool Creek and 282 feet East of the fence along the West side of the Bokeelia Subdivision.
Elev. = 889.89 (NAVD 88)
TBM "930"
Capped rebar set flush with existing grade located on the East side of Tomlinson Road, 1383 feet North of East 196th Street and 20.0 feet East of the center of Tomlinson Road.
Elev. = 914.69 (NAVD 88)
Ivl = The elevations on these Temporary Benchmarks were verified with an independent level loop network to verify the elevations performed originally by GPS survey techniques.

AGENCY & UTILITY INFO:

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PUBLIC WORKS - CITY OF WESTFIELD JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD JAMES ROBERTS	317-804-3307
SURVEYOR - HAMILTON COUNTY SAM CLARK	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY DAVE LUCAS	317-773-7770
GAS - VECTREN CHAD MILLER	317-776-5590
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T BRIAN WENTE	317-610-5440
CITIZENS WATER AND WASTEWATER OF WESTFIELD 2150 DR. MARTIN LUTHER KING JR ST INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351
CAUTION LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.	

C:\2017\170504\20410\Coord\Eng\DP's & PPA\PP100_Primary Plat.dwg, February 24, 2021 11:59 AM, ELAINE IVY, @Paul I. Cripe, Inc.



OVERALL PRIMARY PLAT

CHATHAM MULTIFAMILY PROJECT

TWG

1301 EAST WASHINGTON STREET, STE 100

INDIANAPOLIS, IN 46202

ARCHITECTURE + INTERIORS

CIVIL ENGINEERING

SURVEY + 3D LASER SCANNING

EQUIPMENT PLANNING

REAL ESTATE SERVICES

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200

INDIANAPOLIS, INDIANA 46240

(317) 844-6777

WWW.CRIPE.BIZ

PAUL I. CRIPES, INC.

JOHN CRIPES, P.E.

PROFESSIONAL ENGINEER

INDIANA

01-28-2021

Indianan8m

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Checked By:

DK

Professional Assurance:

JZ

Scale: 1" = 100'

Sheet:

PP100

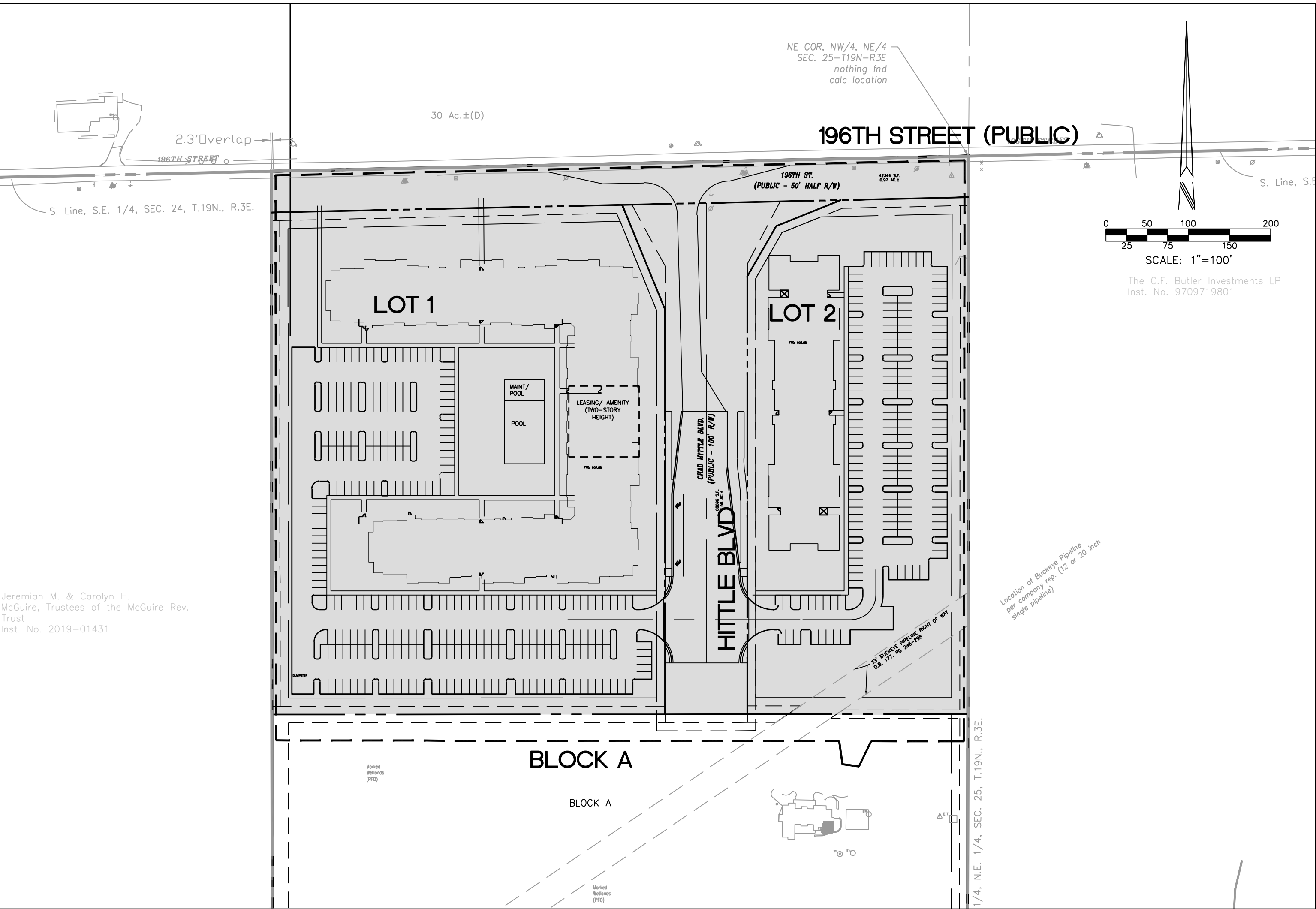
Date:

01-28-2021

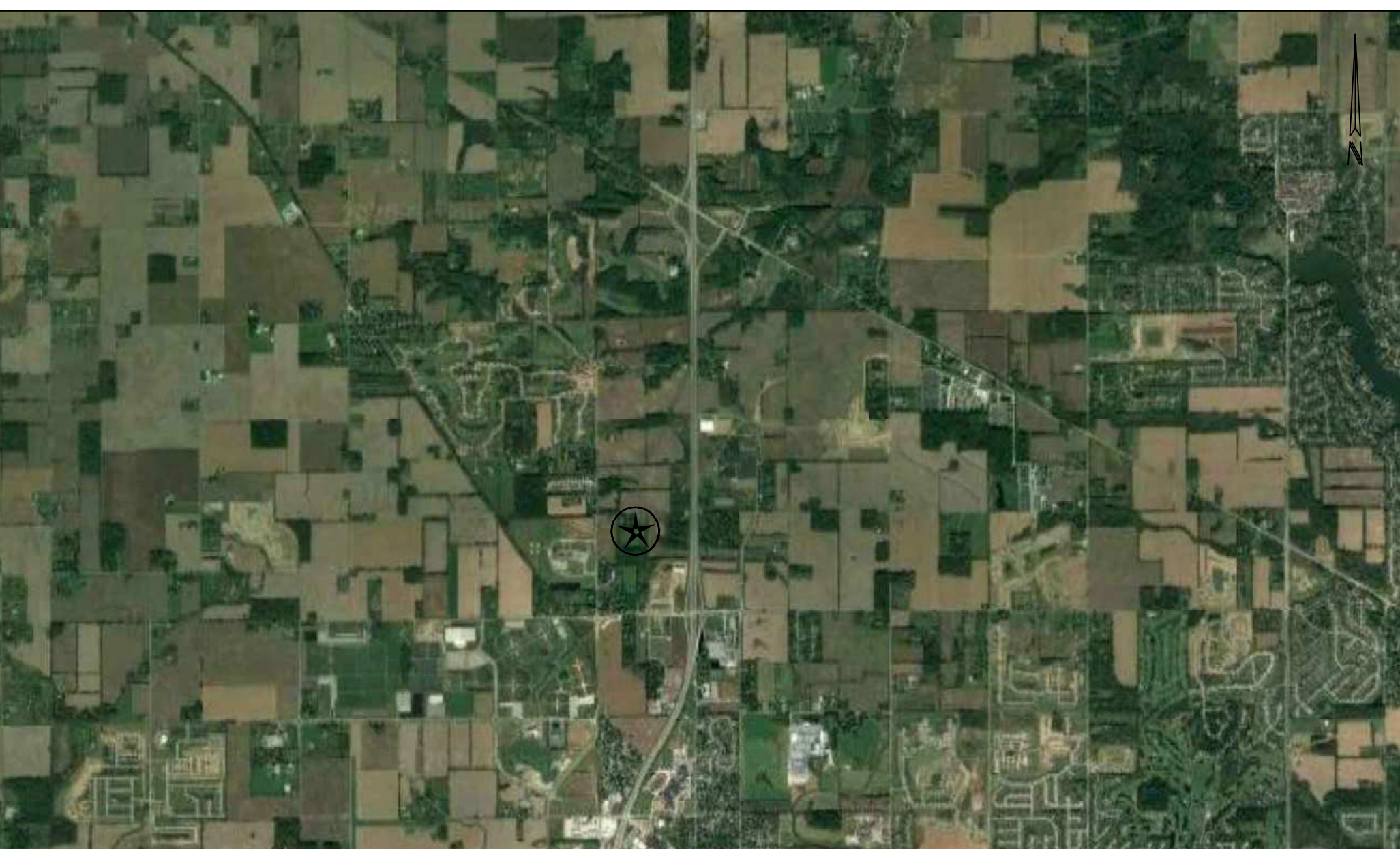
Project Number:

170504-20410

OVERALL DEVELOPMENT PLAN & PRIMARY PLAT FOR CHATHAM VILLAGE MULTI-FAMILY RESIDENTIAL



LOCATION MAP



VICINITY MAP

★ = SITE

SHEET INDEX:

SHEET	DESCRIPTION
C001	COVER SHEET
C002	MAP SHEET
C003	NOTES, LEGENDS, LEGAL DESCRIPTION, AND ABBREVIATIONS
C010	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C011	SITE DEMOLITION PLAN
PP100	OVERALL PRIMARY PLAT
PP101	PRIMARY PLAT
DP100	SITE DEVELOPMENT PLAN
L001	LANDSCAPE PLANS

DEVELOPMENT STANDARDS MATRIX:

DEVELOPMENT STANDARDS MATRIX								
District Subarea	Minimum Lot		Minimum Setbacks			Max Building Height	Max # of Dwelling Units In Subarea	
	Width	Lot Frontage	Area (SF)	Front	Side	Rear		
VI Southern Subdistrict Multi-family	N/A	Ingress/egress required	N/A	Varies	20' *	20' *	20'	60'
* US 31, Tomlinson Rd				30'	-	-		
196th St, 203rd St				20'	-	-		
Chad Hittle				0'	-	-		
All other Streets				10'	-	-		
Adjacent Bokeelia Subdivision				-	50'	50'	2 stories within 100' of property line	

MUNICIPALITY:



2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

DEVELOPER:

TWG

1301 E Washington St.
Indianapolis, IN 46202

CONTACT: MICHAEL TAFT
EMAIL: MTAFT@TWGDEV.COM
PHONE: (317) 419-6216

OWNER:

CHATHAM HILLS LLP

1100 CHATHAM HILLS BLVD,
WESTFIELD, IN 46074

CONTACT: PHIL SUNDLING, PE
EMAIL: PHIL.SUNDLING@HENKEDEVELOPMENT.COM
PHONE: (317) 517-1945

ENGINEER/SURVEYOR:



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3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz

CRIFE TEAM:

PROJECT MANAGER: JOHN ZANT, PE 317-706-6302 JZANT@CRIFE.BIZ
PROJECT ENGINEER: ELAINE IVY, PE 317-706-6308 EIVY@CRIFE.BIZ
QUALITY ASSURANCE: JENNIFER LASCH, PE 317-706-6346 JLASCH@CRIFE.BIZ
LEED BD+C

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED:
[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM&ID=50](http://www.westfield.in.gov/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM&ID=50)

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COVER SHEET

CHATHAM MULTIFAMILY PROJECT

TWG

1301 EAST WASHINGTON STREET, STE 100
INDIANAPOLIS, IN 46202

ARCHITECTURE - INTERIORS
CIVIL ENGINEERING
SURVEY - 3D LASER SCANNING
EQUIPMENT PLANNING
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3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
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Cripe
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DATE: 01-28-2021

BY: [Signature]

FOR THE CITY OF WESTFIELD, INDIANA

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Checked By: [Signature]

Quality Assurance: [Signature]

Scale: 1" = N/A

Sheet: **C001**

Date: 01-28-2021

Project Number: 170504-20410

LEGAL DESCRIPTION:

Parcel South of East 196th Street

This description originated as part of an Original Survey performed by Cripe and certified by Claude M. Quillen, L.S. #20200002, on the survey dated May 6, 2020, under Project Number 170504-20300, being a part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 25; thence North 88 degrees 45 minutes 02 seconds East (assumed bearing) along the North line of said Northeast Quarter 482.59 feet to the Point of Beginning; thence North 88 degrees 45 minutes 02 seconds East along said North line 846.93 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South 00 degrees 04 minutes 43 seconds West along the East line of the Northwest Quarter of said Northeast Quarter 1206.57 feet to the Northwest corner of Block 6 in Chatham Commons, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2017043820, Plat Cabinet 5, Slide 720, in the Office of the Recorder, Hamilton County, Indiana; thence the next eight (8) courses are along the boundary lines of said Block: (1) thence North 88 degrees 48 minutes 17 seconds East 514.34 feet; (2) thence South 79 degrees 10 minutes 55 seconds West 41.67 feet to a curve to the left and the radius point of said curve being South 10 degrees 49 minutes 05 seconds East 140.00 feet from said point; 3) thence southwesterly along said curve, an arc distance of 110.57 feet to a point, being North 56 degrees 04 minutes 15 seconds West from said radius point; (4) thence South 33 degrees 55 minutes 44 seconds West 239.27 feet; (5) thence South 32 degrees 33 minutes 48 seconds West 309.78 feet; (6) thence South 48 degrees 57 minutes 49 seconds West 59.25 feet; (7) thence South 39 degrees 49 minutes 28 seconds West 11.59 feet; (8) thence North 27 degrees 33 minutes 46 seconds West 67.53 feet to the East line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 20 minutes 24 seconds West 98.07 feet to the South bank of Cool Creek (Wheeler and Beals Drain); thence South 39 degrees 36 minutes 30 seconds West along said South bank of Cool Creek 482.59 feet; thence South 87 degrees 22 minutes 34 seconds West along said South bank of Cool Creek 306.59 feet; thence North 00 degrees 00 minutes 00 seconds East 21.41 feet; thence South 88 degrees 48 minutes 27 seconds West 49.52 feet; thence North 00 degrees 02 minutes 41 seconds West 830.51 feet to the South line of the Northwest Quarter of said Northeast Quarter; thence South 88 degrees 51 minutes 47 seconds West along said South line 140.33 feet to the Southwest corner of Tract II (2 acre parcel) as described in Instrument Number 2018052121 as recorded in said Recorder's Office; thence North 00 degrees 00 minutes 46 seconds East along the West line of said Tract II 250.08 feet to the Northwest corner of said Tract II; thence South 88 degrees 15 minutes 23 seconds West 39.10 feet to a Southwest corner of Tract I of said Instrument Number 2018052121; thence North 00 degrees 02 minutes 43 seconds West along the West line of said Tract I a distance of 1079.02 feet to the North line of the Northwest Quarter of said Northeast Quarter and the point of beginning, containing 40.238 acres, more or less.

EXISTING CONDITIONS LEGEND

SS	ST	SANITARY SEWER & MANHOLE	POWER POLE
ST	ST	STORM SEWER, END SECTION, INLET & M.H.	GUY WIRE
G	G	GAS LINE	UTILITY RISER, TELEPHONE, ELECTRIC & CABLE TV
W	W	WATER LINE	ELECTRIC TRANSFORMER
E	E	ELECTRIC LINE (AERIAL)	AIR CONDITIONER UNIT
T	T	TELEPHONE LINE (AERIAL)	STREET LIGHT
CTV	CTV	CABLE TELEVISION (AERIAL)	LIGHT POLE
BTC	BTC	BURIED TELE. CABLE	FLOOD LIGHT
BEC	BEC	BURIED ELEC. CABLE	TRAFFIC MANHOLE AND SIGNAL POLE
*	*	FENCE LINE (FNC)	FIRE HYDRANT
BCTV	BCTV	BURIED CABLE TV	VALVE; GAS & WATER
I	I	GUARDRAIL	STREET SIGN
		RIGHT OF WAY LINE (R/W)	WATER, TELEPHONE AND ELECTRIC MANHOLE
		PROPERTY LINE	SEWER CLEANOUT
		EASEMENT LINE	ELECTRIC, GAS AND WATER METER
		CENTER LINE	PIPELINE MARKER POST
		SWALE LINE	MAILBOX
D.		DEED DIMENSION	GUARD POST
M.		MEASURED DIMENSION	SPRINKLER HEAD
P.		PLAT DIMENSION	IRRIGATION CONTROL BOX
R.		RADIUS	SPOT GRADE
L.		ARC LENGTH	TOP CURB/GUTTER GRADE
H.H.		HANDHOLE	MONITORING WELL
FND.		FOUND	FIRE SERVICE STAND PIPE
CONC.		CONCRETE	GAS VENT PIPE
ASPH.		ASPHALT	SEPTIC TANK LID
TC		TOP OF CASTING ELEVATION	WELL CAP
IE		INVERT ELEVATION	AIR RELIEF VALVE
FFE		FINISH FLOOR ELEVATION	UNDERGROUND TANK FILLER PIPE
TBM		TEMPORARY BENCHMARK	
		○ DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.	23 SITE ADDRESS
		○ DENOTES A MAG NAIL WITH WASHER SET. WASHER STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.	

SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	PROPERTY LINE
	MATCHLINE
	CONSTRUCTION LIMITS

P.S.,D.&U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT	A18	LOT NUMBER
S.D.U. & L.M.A.E.	SANITARY, DRAINAGE, UTILITY, & LANDSCAPE MAINTENANCE EASEMENT		
S.D.U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT		
D.&U.E.	DRAINAGE AND UTILITY EASEMENT		
S.E.	SANITARY EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
S.Y.S.L.	SIDE YARD SETBACK LINE		
IRR.	IRREGULAR		
R	RADIUS		
L	LENGTH		
VAR.	VARIABLE		
S.A.	SQUARE FEET		
AC±	ACRES MORE OR LESS		
R/W	RIGHT OF WAY		

UTILITY PLAN LEGEND

ST	ST	STORM SEWER, MANHOLE	END SECTION
		SUBSURFACE DRAIN (SSD)	CURB INLET
RD	RD	ROOF DRAIN, CLEANOUT	STORM SEWER INLETS
W	W	WATER LINE, METER, VALVE	"TEE" FITTING
SS	SS	SANITARY SEWER, MANHOLE	TAPPING SLEEVE & VALVE
SS	SS	SANITARY LATERAL, CLEAN OUT	FIRE HYDRANT
		EASEMENT LINE	FIRE DEPARTMENT CONNECTION
E	E	OVERHEAD ELECTRIC, POLE	POST INDICATOR VALVE
BEC	BEC	BURIED ELECTRIC, MANHOLE	STREET LIGHT
CTV	CTV	OVERHEAD CABLE TELEVISION	TRANSFORMER
BCTV	BCTV	BURIED CABLE TELEVISION	ELECTRIC METER
G	G	GAS LINE, METER, VALVE	CABLE RISER PEDESTAL
T	T	OVERHEAD TELEPHONE LINE	
BTC	BTC	BURIED TELEPHONE LINE	

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PROJECT DATA:

WEST	
LOT 1 AREA	+/- 287,259 SF
BUILDING AREA	+/- 201,694 SF
LIVEABLE AREA	166,807 SF
STANDARD SPACES PROPOSED	236
ACCESSIBLE SPACES PROPOSED	9
TOTAL PARKING SPACES	245
EAST	
LOT 2 AREA	161,292 SF
BUILDING AREA	97,956 SF
LIVEABLE AREA	69,198 SF
STANDARD SPACES PROPOSED	156
ACCESSIBLE SPACES PROPOSED	7
TOTAL PARKING SPACES	163
1 BEDROOM UNITS	92
2 + BEDROOM UNITS	158
PARKING SPACES REQUIRED	408
RIGHT-OF-WAY	
196TH STREET AREA	41,797 SF
CHAD HITTLE AREA	68,696 SF

BENCHMARKS:

VERTICAL DATUM INFORMATION STATEMENT:
ORIGINATING BENCHMARK:
Indiana State Highway Commission (ISHC) disk found: Set in top of a concrete post, 104 feet South of 196th Street and 79 feet West of the Southbound lane of U.S. 31. [verified with check into G11].
Elev. = 903.48 (NAVD 88)
Date: February 20, 2020
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HIGHWAY DEPARTMENT - HAMILTON COUNTY DAVE LUCAS	317-773-7770
GAS - VECTREN CHAD MILLER	317-776-5590
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CITIZENS WATER AND WASTEWATER OF WESTFIELD 2150 DR. MARTIN LUTHER KING JR ST INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351

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Notes, Legends, Legal Description and Abbreviations

CHATHAM MULTIFAMILY PROJECT

1301 EAST WASHINGTON STREET, STE 100
INDIANAPOLIS, IN 46202

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
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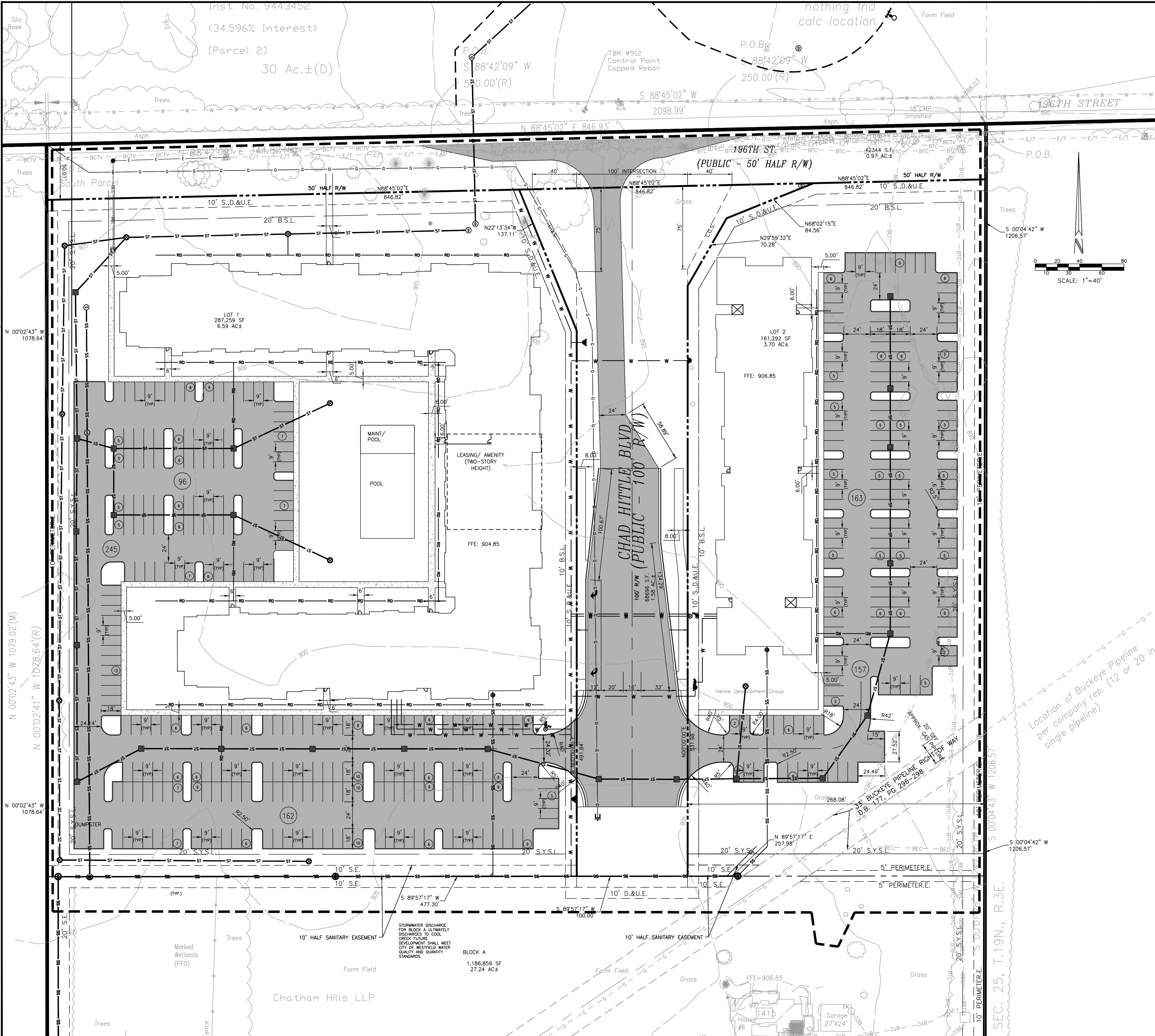
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Scale: 1" =

Sheet
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Date
03-02-2021
Project Number
170504-20410

C:\2017\170504\2041 D\Coat Eng\DP100_Site Developmental Plan.dwg, March 10, 2021 9:07 AM, CHRIS WELLS, © Paul I. Cripe, Inc.



SITE PLAN LEGEND

	PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	CONSTRUCTION LIMITS
	CONCRETE WALKS
	ASPHALT PARKING LOT
	BUILDING LIMITS
	BICYCLE ROUTE
	PARKING COUNT

SITE WORK GENERAL NOTES AND SPECIFICATIONS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND ANY OTHER REGULATORY AGENCIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND OBTAIN APPROVAL FROM EACH RESPECTIVE UTILITY COMPANY PRIOR TO PERFORMING ANY WORK ON OR IN THE VICINITY OF EXISTING UTILITIES LINES AND APPURTENANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
- LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/BUILDER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (FEMA) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION.

SITE PLAN NOTES

- ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
- ALL PAVEMENT AND/OR CURB RADII TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO RECORDED BOUNDARY SURVEYS, ALIAS AND SECONDARY PLATS FOR EXACT INFORMATION.
- ALL PARKING STALLS SHALL BE 9' X 18' WHERE ADJACENT TO SIDEWALK OR GRASS AREA. WHERE INTEGRAL CURB AND WALK IS ADJACENT TO A PARKING STALL, TWO (2) FEET OF SIDEWALK SHALL BE UTILIZED AS PARKING AREA OVERHANG. PARKING STALLS ARE DIMENSIONED TO THE FACE OF CURBS.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
- REFER TO UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.

UTILITY PLAN LEGEND

	ST	STORM SEWER, MANHOLE		END SECTION
	SSD	SUBSURFACE DRAIN (SSD)		CURB INLET
	RD	ROOF DRAIN, CLEANOUT		STORM SEWER INLETS
	W	WATER LINE, METER, VALVE		"TEE" FITTING
	SS	SANITARY SEWER, MANHOLE		TAPPING SLEEVE & VALVE
	SS	SANITARY LATERAL, CLEAN OUT		FIRE HYDRANT
	E	EASEMENT LINE		FIRE DEPARTMENT CONNECTION
	E	OVERHEAD ELECTRIC, POLE		POST INDICATOR VALVE
	BEC	BURIED ELECTRIC, MANHOLE		STREET LIGHT
	CTV	OVERHEAD CABLE TELEVISION		TRANSFORMER
	BCTV	BURIED CABLE TELEVISION		ELECTRIC METER
	G	GAS LINE, METER, VALVE		CABLE RISER PEDESTAL
	T	OVERHEAD TELEPHONE LINE		
	BT	BURIED TELEPHONE LINE		

UTILITY PLAN NOTES:

- SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
- SITE CONTRACTOR TO VERIFY ALL BUILDING LATERALS WITH PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
- SITE UTILITY CONTRACTOR TO VERIFY BUILDING CONNECTION LOCATIONS AND ELEVATIONS WITH MEP AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- RIM ELEVATION (RE) SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER THE GRATE FOR ALL CASTINGS. IF CASTING HAS SOLID LID, THE RE IS THE LID ELEVATION.
- WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH TEN STATE STANDARDS AND LOCAL CODES.
- WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
- PLASTIC WATER LINES SHALL BEAR THE NSF SEAL OF APPROVAL AND MEET COMMERCIAL STANDARD NO. 256-3, PRODUCT STANDARD 22-70, OR ASTM D 2441.
- ALL SUB-SURFACE DRAIN (SSD) SHALL BE 6" PERFORATED DUAL WALL HDPE UNLESS NOTED OTHERWISE.
- INVERT ELEVATION OF SUB-SURFACE DRAIN (SSD) AT STRUCTURE TO BE THREE (3) FEET BELOW RIM ELEVATION.

OVERALL SITE DEVELOPMENT PLAN
CHATHAM MULTIFAMILY PROJECT
TWG
1301 EAST WASHINGTON STREET, STE 100
INDIANAPOLIS, IN 46202

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STATE OF INDIANA
No. 19880
Date 03-02-2021

811
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CALL YOUR 811

Drawn By:
SS
Checked By:
DK
Project Assurance:
JZ

Scale: 1" = 40'
DP100
Date: 03-02-2021
Project Number: 170504-20410

WRITTEN PUBLIC COMMENTS

Docket Number: 2103-PUD-10

Petitioner: EdgeRock Development, LLC

Request: A change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Woods Robinson Briggs PUD district.

Enclosed Attachments (as of 5:00 pm Monday, March 15, 2021):

March 15, 2021 Advisory Plan Commission Meeting

- | | |
|---------------|-----------|
| 1. Craig Wood | (2/25/21) |
| 2. Craig Wood | (3/1/21) |
| 3. Craig Wood | (3/12/21) |

Dear Mr. Horkay

My name is Craig Wood. I am a lifelong resident of Westfield and currently reside at 167 E. 191st St. This letter states concerns about 2103-PUD (Ord 21-10) commonly known as the Woods-Robinson-Briggs PUD. It is a 157 acre project being proposed by Mr. Birch Dalton and Mr. Jim Ake of Edgerock Development. It was introduced to City Council on Feb. 8, 2021 and has gone through the APC Public Hearing. It is scheduled for APC recommendation on Mar. 1, 2021 and City Council consideration on Mar. 8, 2021.

The location for this PUD is on the north side of 191st St. directly across from the Grand Park Event Center. While I think the concept has merit, I have several concerns about details which have been misrepresented and/or are missing from the project. My primary concern is that to date there has been no traffic study information presented. I have lived on 191st St. since 1967 and have an experienced, working knowledge of the amount and speed of traffic on this segment of the street. With the creation of Grand Park and subsequent new housing subdivisions, traffic has increased significantly.

Because 191st St. is classified as a primary arterial, it is popular for daily commuters. Having observed gridlock on the roundabout that connects Grand Park Blvd, Tomlinson and Wheeler Roads, I see the strong potential for gridlock on the roundabout being proposed as the primary entrance for the PUD. This roundabout would connect both directions of 191st St. with Grand Park Blvd and the PUD entrance.

The following groups of people will be converging on this roundabout: 1. daily, regular commuters; 2. park visitors entering/exiting Grand Park; 3. park visitors entering/exiting the PUD for short-term rental housing, retail or restaurants; 4 homeowners and their guests entering/exiting the PUD; 5. church attendees entering/exiting the PUD for worship services; 6. service/supply vehicles for the PUD; 7. pedestrian traffic.

As you know, Grand Park is intended to be a destination and economic driver for Westfield. There has already been one personal injury accident just down the street at the Monon Trail crossing. "Welcome to Westfield" is supposed to be a positive statement that will be inviting for both residents and visitors. Increasing the possibility/probability of gridlock and personal injury accidents gives a negative perception that should be avoided.

I am willing to meet or talk with you prior to the Mar. 8th meeting to discuss any concerns or questions. My contact information is craigwoodfarm@gmail.com or 317-532-7426.

Cordially
Craig Wood

Dear Mrs. Horkay;

My name is Craig Wood and I live at 167 E. 191st St. I am writing both to re-emphasize my concern about the traffic situation relative to the 2103-PUD Ord. 21-10 and also some additional concerns I have about the proposed project relative to Exhibits B (District plan) and C (Concept plan).

Exhibit B: The scale for the drawing indicates 1" = 400.0' While the total number of acres indicated on the exhibit aligns with the number of acres +/- for the project, 156-157, by measuring the area for District 1 GB indicated as 44 acres +/- the acres in that section total 57 +/- . Where are the extra 13 acres +/- and what are they classified as? What will they be used for?

I struggle to think that this is an oversight by Cooler Design who prepared the document.

Exhibit C: In the same section as mentioned above is a building labeled as Sports Tech. While something mentioned as motorsports industry team facility has been indicated, what exactly is the planned use for the building and how does it relate to activities in Grand Park?

How many parking spaces are being allocated for the whole GB section? If patrons who use the short-term rentals need parking where will it be and what if those patrons decide to walk over to Grand Park so they don't have to find parking elsewhere, how safe will it be for them to cross the street? Will there be enough parking for additional patrons who want to dine or shop? How many parking spaces are being allocated for the church? Are they available when the church is not being used?

Is there enough green space shown in the entire plan?

As I indicated in my first letter, I think the basic concept for the plan has merit. I'm just finding too many devils in the details to fully support the approval of this project as shown. My concerns come from being both an adjacent land owner and also a resident on the same street. I trust that you will carefully review the plans and also consider would you like to have this project adjacent to where you live?

Thank you for your consideration and time.

Cordially,

Craig Wood

My concerns about # 2103 PUD, Ord. 21-10
The Woods, Robinson, Briggs PUD
By Birch Dalton/Edgerock Development

Dear Mr. Horkay;

In summary:

No traffic study has been presented for a project which is planned to be on a primary arterial street with the only entry/exit directly across from a primary entry/exit for Grand Park and the Grand Park Event Center. Even with the proposed round-about, the vehicle and pedestrian traffic will make a significant impact particularly on days when the Park is being fully utilized. Where is the traffic study?

Exhibit B of the District Plan shows the general layout of the various land uses for the PUD. The scale indicates that it is 1"= 400'. The largest GB District 4 illustration indicates that it is 44 acres +/- . Measuring by scale shows that it is larger, approximately 57 acres +/- . Comparing it in size to the SF District 4 illustration directly above it which is labeled as 43 acres +/- shows a significant difference in size for what is supposed to be a difference of 1 acre +/- . Where is the additional 13 acres +/- and what is the planned use for it?

This is why I question the accountability, honesty and integrity of this proposed PUD and can not and will not support approval of this PUD.

Respectfully submitted ,

Craig Wood