

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_02_19_2019

Tuesday, February 19, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, February 19, 2019 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - February 4, 2019

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

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1810-DDP-26

Riverview Westfield Helipad

Northeast Corner of US 31 and SR 32

Riverview Hospital by American Structurepoint, Inc. requests Detailed Development Plan review of a new helipad on approximately 8.89 acres +/- in The Junction PUD District.

(Planner Kevin Todd - KTodd@westfield.in.gov)

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

ITEMS OF BUSINESS

1812-ODP-22 & 1812-SPP-22

Grand Park

19000 Grand Park Boulevard

The City of Westfield by American Structurepoint requests Overall Development Plan and Primary Plat review of 2 lots and 3 blocks on approximately 399.36 acres +/- in the

Grand Park PUD District.

(Planner: Kevin Todd - KTodd@westfield.in.gov)

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

1901-ODP-02 & 1901-SPP-02

Westgate

Northeast Corner of 166th Street and Towne Road

CalAtlantic Homes of Indiana, Inc. (n/k/a Lennar) and Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 670 lots on approximately 230 acres +/- in the Westgate PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Issue List Response](#) | [Exhibit 6: Public Comment](#) | [Exhibit 7: Westgate Presentation](#)

1902-ODP-05 & 1902-SPP-05

Chatham Hills, Section 6

Northeast Corner of 199th Street and Horton Road

Chatham Hills, LLP by Henke Development Group, LLC requests Overall Development Plan and Primary Plat review of 60 lots on 67.87 acres +/- in the Chatham Hills PUD District.

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

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

1901-ODP-03 & 1901-SPP-03

Emory Trace

Southeast Corner of 193rd Street and Casey Road

Platinum Properties Management Co., LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 74 lots on 37.26 acres +/- in the Springmill Trails PUD 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: Landscape Plan](#) | [Exhibit 6: Public Comment](#) | [Presentation Exhibit](#)

PUBLIC HEARING ITEMS

1805-PUD-09[PUBLIC HEARING]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Existing Conditions Exhibit](#) | [Exhibit 4: Ordinance 18-11](#)

CONTINUED ITEMS

1902-PUD-03 [CONTINUED]

Lancaster PUD

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

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

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 19, 2019
1805-PUD-09
Exhibit 1

Docket Number: 1805-PUD-09 (Ordinance No. 18-11)
Petitioner: Mike Lyons
Request: A change in zoning of 0.09 acres +/- from the SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
Current Zoning: SF3 Cluster District
Current Land Use: Real Estate Office
Acreage: 0.09 acres +/-
Exhibits:

1. Staff Report
2. Location Map
3. Existing Conditions Exhibit
4. Proposed Ord. 18-11
5. Petitioner's Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the May 14, 2018, City Council meeting. The petition received a public hearing at the February 4, 2019, Advisory Plan Commission (the "Plan Commission") meeting. Due to an issue with the mailed notice for the February 4, meeting, a second public hearing will be held at the February 19, 2019, meeting.

PROJECT OVERVIEW

Location: This subject property is approximately 0.09 acres in size and is located at 750 Liberty Drive, within the Centennial neighborhood (see **Exhibit 2**). The Property is currently zoned the SF3 Cluster District. All surrounding properties are also zoned the SF3 Cluster District.

Project Description: The petitioner is requesting a change in zoning from the SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office, described in the Petitioner's Narrative (see **Exhibit 5**).

Concept Plan: The proposed ordinance incorporates an Existing Conditions Exhibit (see **Exhibit 5**) as the Concept Plan. The real estate is required to remain in substantial compliance with that exhibit.

Permitted Uses: As proposed, the PUD ordinance limits the uses permitted on the property to General Service Office, Medical Office, and Professional Office Uses; as defined in the Unified Development Ordinance (the “UDO”).

General Regulations: The proposed ordinance establishes alternative standards from the UDO. These standards accommodate the lot and building as they exist today.

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

Architectural Standards: The proposed ordinance exempts the existing building from the standards of UDO Article 6.3. If any new buildings were proposed, they would need to comply with the architectural standards of the UDO.

Landscaping Standards: As proposed, the PUD ordinance exempts the property from the standards of UDO Article 6.8.

Lighting Standards: The proposed ordinance defaults to the Lighting Standards of the UDO, except that when determining compliance of the light meter readings in Article 6.9(F)(2), a distance of ten (10) feet from the building façade will be used instead of the property line.

Parking and Loading Standards: As proposed, the PUD ordinance defaults to the Parking and Loading standards of the UDO, with the exception of requiring not Off-Street Parking Spaces. Instead, the petitioner is entering into a parking agreement with the adjacent church.

Sign Standards: As the site currently exists, the UDO would permit no signage as the lot does not have frontage on any street. The proposed ordinance permits wall signs and establishes Maximum Sign Area based upon the length of the Building Façade that the sign will be placed on. Additionally, the proposed ordinance prohibits internally illuminated Signs.

COMPREHENSIVE PLAN

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing for this petition was held the February 4, 2019, Plan Commission meeting. The mailed public notice contained an error in the date and indicated that the hearing was to be held on February 5. For this reason, a second public hearing is being held at the February 19, 2019, meeting. An additional notice will be mailed for that meeting. All other notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the May 14, 2018, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the February 19, 2019, Plan Commission meeting.
2. **Recommendation:** Pending any public comments, and if the Plan Commission is satisfied with the petition, the Department recommends sending a Favorable Recommendation to the City Council (1805-PUD-09, Ord. 18-11).
3. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.



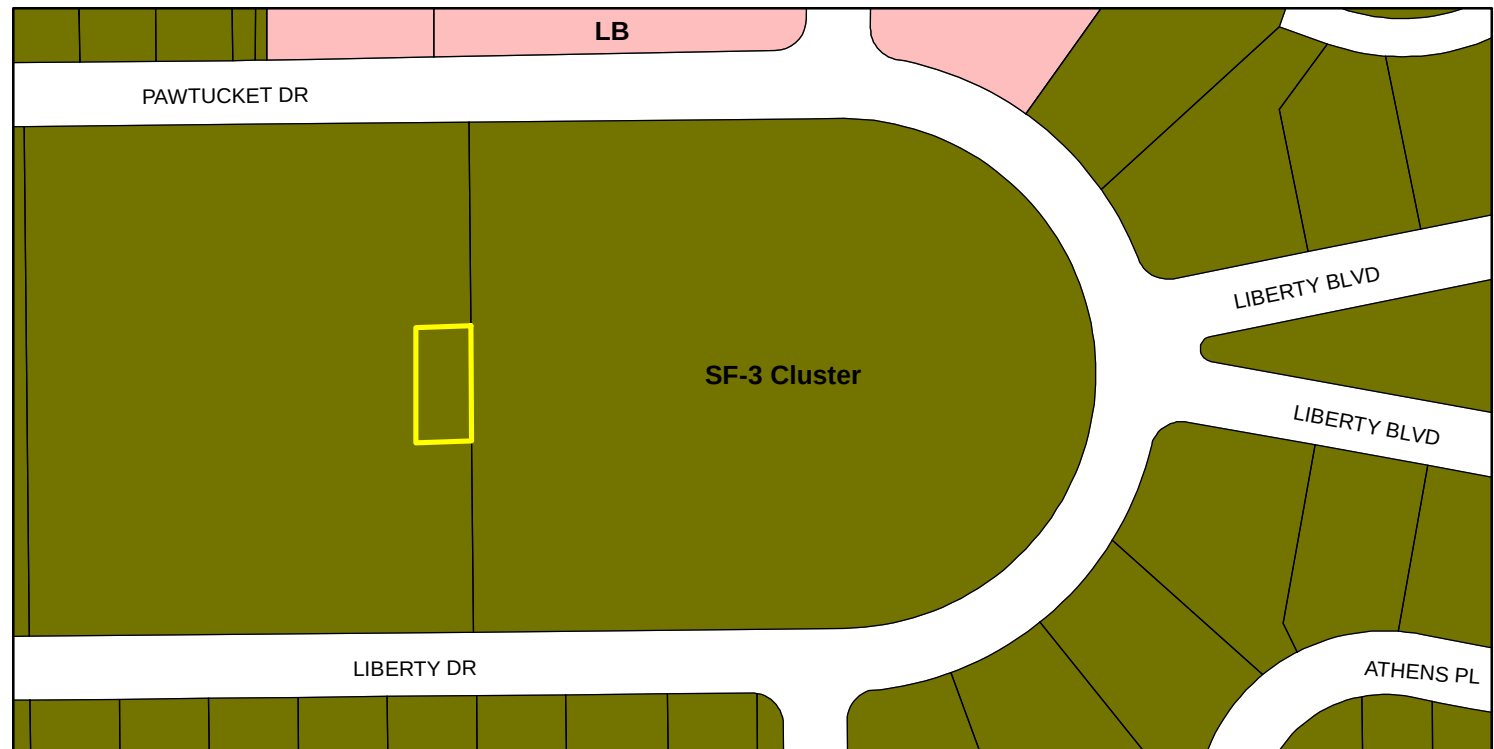
Property Location Map
Lyons Team PUD
1805-PUD-09



Aerial Location Map



Zoning Map



Zoning



EXHIBIT B
EXISTING CONDITIONS EXHIBIT









WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 19, 2019
1902-ODP-05 & 1902-SPP-05

Petition Number: 1902-ODP-05 & 1902-SPP-05
Project Name: Chatham Hills, Section 6
Subject Site Address: Northeast corner of 199th Street and Horton Road
Petitioner: Chatham Hills, LLP
Representative: Henke Development Group, LLC
Request: Overall Development Plan & Primary Plat review of 60 Single-Family detached lots on 67.87 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
Current Zoning: AG-SF1: Agriculture / Single-Family Rural District
Current Land Use: Agriculture / Residential
Approximate Acreage: 67.87 acres +/-
Property History: Chatham Hills PUD, Ordinance 13-24
Chatham Hills PUD Amendment, Ordinance 18-51
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is zoned AG-SF1: Agriculture / Single-Family Rural District and is currently being rezoned to the Chatham Hills PUD District (Ordinance 13-24) and as amended (Ordinance 18-51 *pending*).

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the January 22, 2019, Technical Advisory Committee meeting.

PROCEDURAL

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



The petition was reviewed by the Technical Advisory Committee at its January 22, 2019, meeting. This petition received a public hearing at the Plan Commission's February 4, 2019, meeting.

PROJECT OVERVIEW

The Property encompasses approximately 67.87 acres +/- and is located at the northeast corner of 199th Street and Horton Road (see **Exhibit 2**). The Property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the north and south are zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the east are zoned AG-SF1: Agriculture / Single-Family Rural District and the Monon Trail. Adjacent properties to the west are zoned AG-SF1: Agriculture / Single-Family Rural District and Chatham Hills PUD.

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))

Comment: Please see District Standards.

12) Legend and notes.

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

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

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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

20) Title, scale, north arrow and date.

21) Proposed name of the development.



- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 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 4.7 (SF4 District) and the Chatham Hills PUD Ordinance.

- 39) **Chatham Hills PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)
 - a) Permitted Uses within District I (Section 7)
 - i) Single-Family Residential
 - ii) Golf Course and Club Uses
 - b) Bulk and Density Standards (Section 9)
 - c) District Subarea 1-A
 - i) Minimum Lot Width – 120’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 15,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500



d) District Subarea 1-B

- i) Minimum Lot Width – 120’
- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 15,000 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

e) District Subarea 1- C

- i) Minimum Lot Width – 110’
- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 12,500 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’

v) Maximum Number of Dwelling Units in Subarea – 1,500

f) District Subarea 1-D

- i) Minimum Lot Width – 105’



- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 12,500 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
- v) Maximum Number of Dwelling Units in Subarea – 1,500
- g) District Subarea 1-E
 - i) Minimum Lot Width – 90’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 10,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—25’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- h) District Subarea 1-F
 - i) Minimum Lot Width – 80’
 - ii) Minimum Lot Frontage – 25’
 - iii) Minimum Lot Area – 10,000 SF



iv) Minimum Setbacks

(1) Front—25’

(2) Side—8’

(3) Rear—25’

v) Maximum Number of Dwelling Units in Subarea – 975

i) District Subarea 1-G

i) Minimum Lot Width – 70’

ii) Minimum Lot Frontage – 20’

iii) Minimum Lot Area – 7,750 SF

iv) Minimum Setbacks

(1) Front—20’

(2) Side—5’

(3) Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 600

j) District Subarea 1-H

i) Minimum Lot Width – 65’

ii) Minimum Lot Frontage – 20’

iii) Minimum Lot Area – 7,750 SF

iv) Minimum Setbacks

(1) Front—20’



- (2) Side—5'
- (3) Rear—10'
- v) Maximum Number of Dwelling Units in Subarea – 600
- k) District Subarea 1-I
 - i) Minimum Lot Width – 60'
 - ii) Minimum Lot Frontage – 20'
 - iii) Minimum Lot Area – 7,500 SF
 - iv) Minimum Setbacks
 - (1) Front—20'
 - (2) Side—5'
 - (3) Rear—10'
 - v) Maximum Number of Dwelling Units in Subarea – 600
- l) Maximum Density (number of dwellings) in District I – 1,500

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

Development Plans comply.

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

Comment: Please see District Standards.

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



- 42) 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.
- 43) 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.

- 44) Architectural Standards (Article 6.3)
- 45) Building Standards (Article 6.4)
- 46) Fence Standards (Article 6.5)
- 47) Height Standards (Article 6.6)
- 48) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):
- a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):
 - i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
 - b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):
 - c) General Landscape Design Standards:



- i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas:
 - i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees:
 - i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements

Comment: To be reviewed at the time of each Lot's Improvement Location Permit.
- g) External Street Frontage Landscaping
 - 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)): 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 required along the entire External Street frontage. Meandering mounds are encouraged.
- h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)
 - i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.



- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential 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.

49) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).
 - i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
 - iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.
 - v) Real or faux gas lights may be used without shielding.
 - vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).



50) Lot Standards (Article 6.10)

Comment: Please see District Standards.

51) Setback Standards (Article 6.16)

Comment: Please see District Standards.

52) Vision Clearance Standards (Article 6.19)

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

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

1) Block Standards (Article 8.1)

Comment: Not applicable for golf course community.

2) Easement Standards (Article 8.3)

3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

4) Open Space and Amenity Standards (Article 8.6 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.

5) 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.

6) 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).

7) Storm Water Standards (Article 8.8)

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

9) Street Light Standards (Article 8.10)

- a) 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.
- 10) Street Sign Standards (Article 8.11)
 - 11) Surety Standards (Article 8.12)
 - 12) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

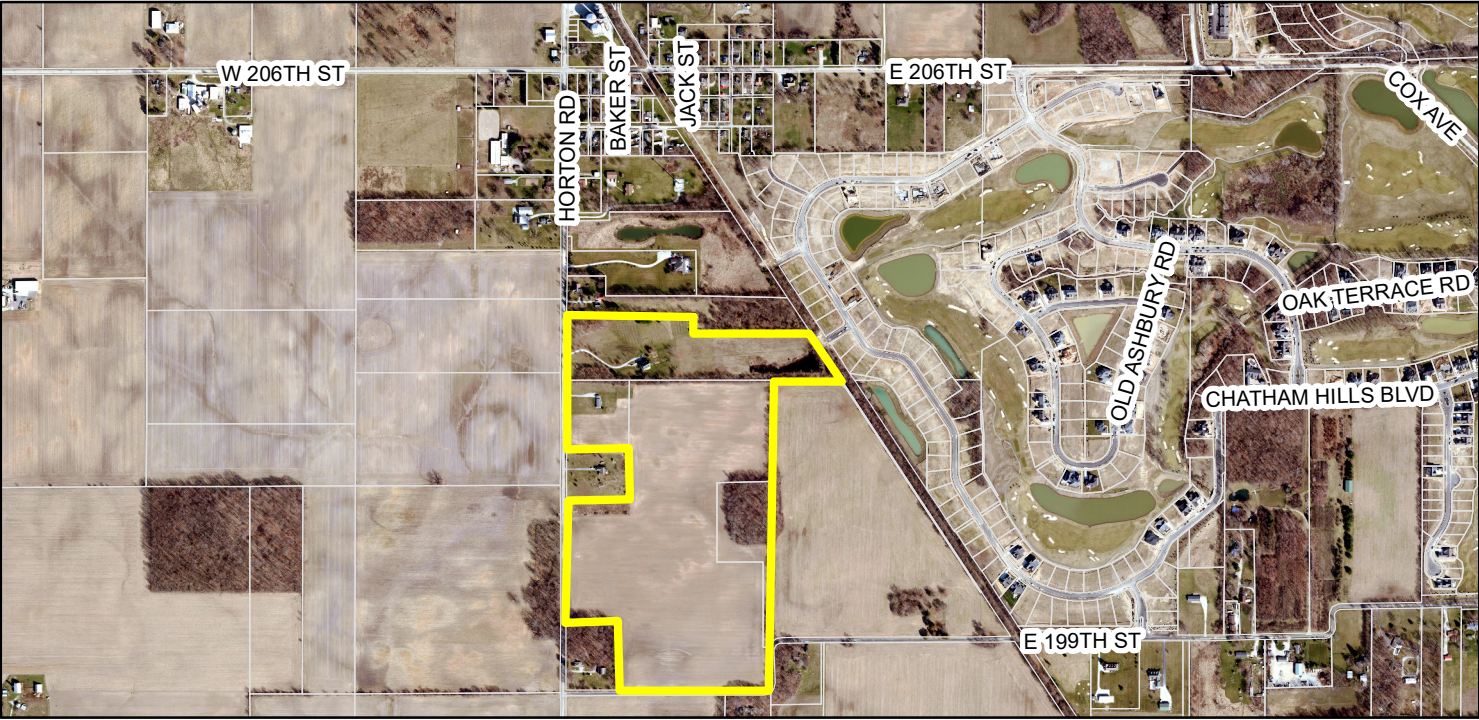
- 1) **Action:** 1902-ODP-05 (Overall Development Plan) & 1902-SPP-05 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



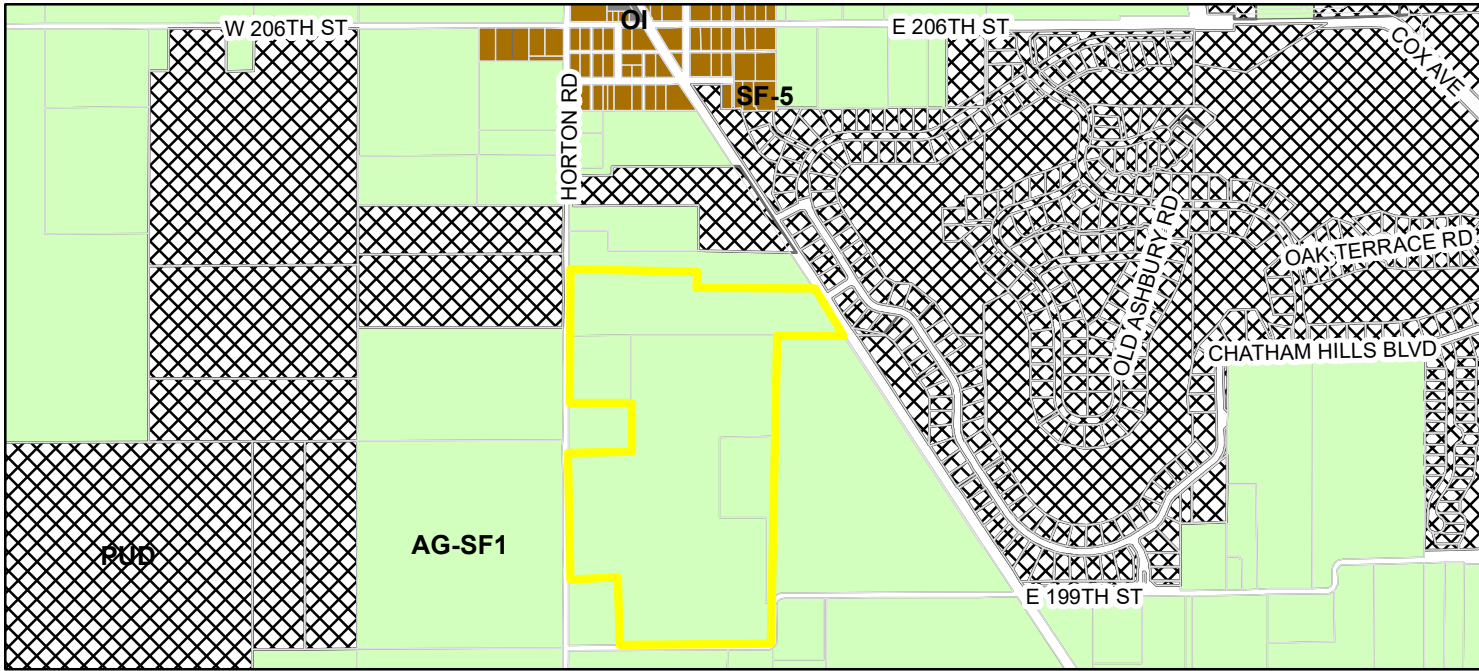
Property Location Map
Chatham Hills, Section 6
Overall Development Plan & Primary Plat
1902-ODP-05 & 1902-SPP-05



Aerial Location Map



Zoning Map



- Parcel

OI (Open Industrial)

PUD (Planned Unit Development)

SF-5 (Single Family - 5)
- Zoning - All**

Zoning

AG-SF1 (Agriculture - Single Family - 1)

Drawing name: K:\KHS\LEVA\170100000-Henke Development-Westfield, IN\2-Design\DWG\PlanSheets\00-0-TITLE SHEET.dwg COVER SHEET Feb 08, 2019 1:51pm by: dskotomelind
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PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

CHATHAM HILLS SECTION 6

199TH STREET AND HORTON ROAD

WESTFIELD, IN 46074

BENCHMARKS

TEMPORARY BENCHMARKS

TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480'± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.

TBM #2
CIRCU MAG SPIKE FOUND ON POWER POLE # 66-744 EAST SIDE OF HORTON ROAD 980'± NORTH OF 199TH STREET.
ELEVATION = 929.76 N.A.V.D.

TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030'± NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHWEST, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER ALL IN SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING FROM A HARRISON MONUMENT FOUND AND MARKING THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS EAST (STATE PLANE BEARING MEASURED ON THIS SURVEY) 1,326.11 FEET (MEASURED) 1,326.41 FEET (RECORD) TO A HARRISON MONUMENT FOUND MARKING THE NORTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 58 SECONDS WEST 1,559.71 FEET (MEASURED AND RECORD) TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE SOUTH 89 DEGREES 53 MINUTES 24 SECONDS EAST 822.61 FEET, SAID POINT BEING 0.27 FEET SOUTH AND 0.43 FEET WEST OF A 1/2" REBAR FOUND; THENCE SOUTH 01 DEGREES 39 MINUTES 25 SECONDS WEST 105.02 FEET; SAID POINT BEING 0.32 FEET SOUTH AND 0.12 FEET WEST OF A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS EAST 745.63 FEET AND CROSSING INTO THE SAID WEST HALF OF THE NORTHEAST QUARTER, TO THE WEST LINE OF MONON TRAIL PHASE #7 AS RECORDED IN INSTRUMENT # 201601266; SAID POINT BEING 0.48 FEET SOUTH AND 0.19 FEET EAST OF A 1/2" REBAR FOUND; THENCE SOUTH 33 DEGREES 25 MINUTES 47 SECONDS EAST ON AND ALONG THE WEST LINE OF SAID TRAIL 363.57 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 17 SECONDS WEST 439.52 FEET TO THE EAST LINE OF THE SAID WEST HALF OF THE NORTHWEST QUARTER; SAID POINT BEING 0.34 FEET SOUTH AND 0.23 FEET EAST OF A REBAR AND CAP FOUND (CAP NOT LEGIBLE); THENCE SOUTH 00 DEGREES 07 MINUTES 49 SECONDS WEST ON AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 658.38 FEET TO A STONE FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 59 SECONDS WEST 1,322.94 FEET TO A MILLER REBAR AND CAP MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS WEST ON AND ALONG THE SOUTH LINE 1,000.30 FEET (RECORD AND MEASURED) TO THE SOUTHEAST CORNER OF WARRANTY DEED INSTRUMENT # 9213960; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS WEST 442.31 FEET (MEASURED) 442.33 (DEED), SAID POINT BEING 0.15 FEET SOUTH OF A MILLER REBAR AND CAP FOUND; THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS WEST 323.02 FEET (MEASURED) 323.15 FEET (RECORD) TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 27 SECONDS EAST 805.49 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT # 2014041857; SAID POINT BEING SOUTH 00 DEGREES 06 MINUTES 27 SECONDS WEST 74.36 (RECORD AND MEASURED) FROM A HARRISON MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 34 SECONDS EAST 417.35 FEET (RECORD AND MEASURED), SAID POINT BEING 0.3 FEET SOUTH AND 0.22 FEET EAST OF A 5/8" REBAR FOUND; THENCE NORTH 00 DEGREES 09 MINUTES 14 SECONDS EAST 313.08 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 30 SECONDS WEST 417.43 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION, SAID POINT BEING NORTH 0 DEGREES 58 MINUTES 58 SECONDS EAST 238.61 FEET (RECORD AND MEASURED) FROM SAID HARRISON MONUMENT; THENCE NORTH 00 DEGREES 08 MINUTES 58 SECONDS EAST ON AND ALONG SAID WEST LINE 841.29 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 67.87 ACRES MORE OR LESS.

UTILITY AND GOVERNING AGENCY CONTACTS

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

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

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

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

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

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

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

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

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

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INDIANAPOLIS, IN 46240
317-218-9560
CONTACT: ANDREW R. TAYLOR, P.E.

SURVEYOR:
HAMILTON DESIGNS, LLC.
11988 FISHERS CROSSING DR. SUITE 154
FISHERS, IN 46038
TEL: (317) 570-8800
CONTACT: TERRY WRIGHT, PS

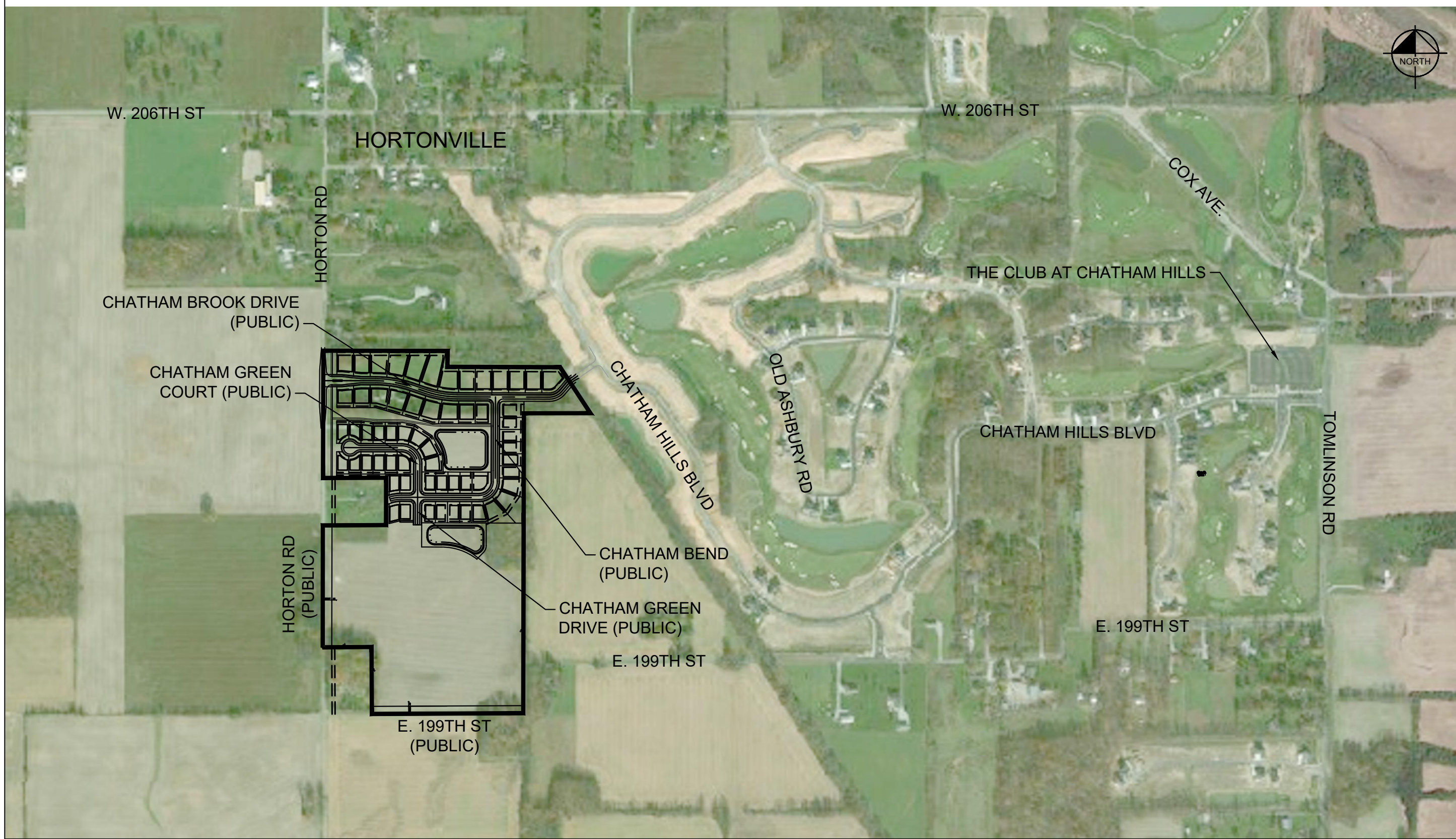
OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
TEL: (317) 836-8019
CONTACT: STEVE HENKE

SITE DATA TABLE

TOTAL ACREAGE - 67.87 AC
OF LOTS - 60
DENSITY - 0.88 LOTS/AC
COMMON AREA/OPEN SPACE - 6.89 AC
ZONING - PUD

LOCATION MAP

(NOT TO SCALE)

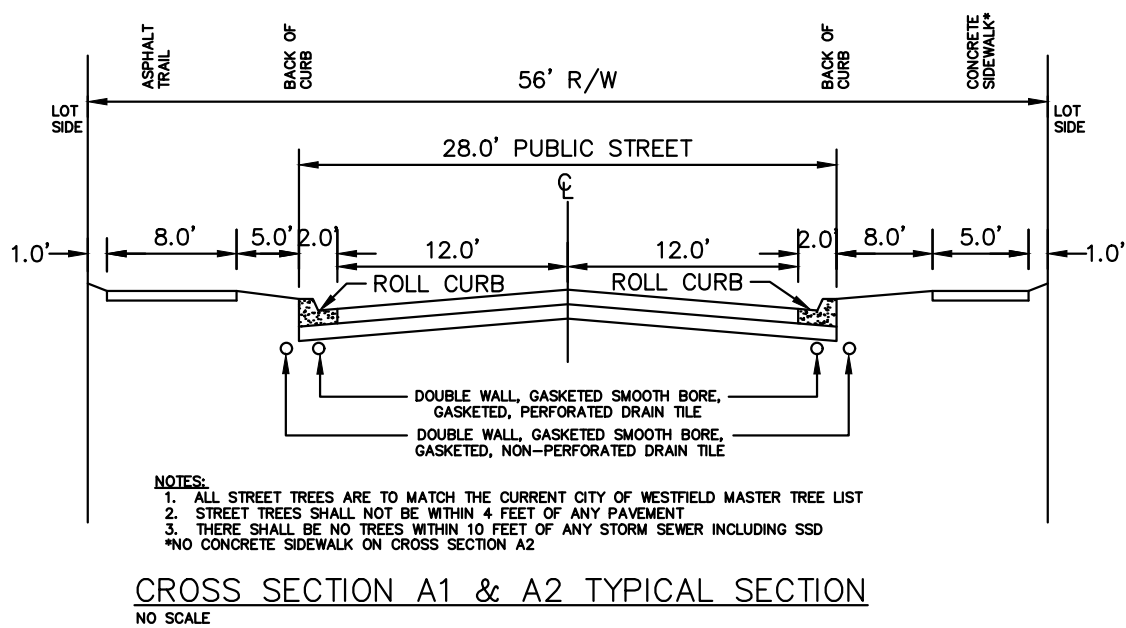
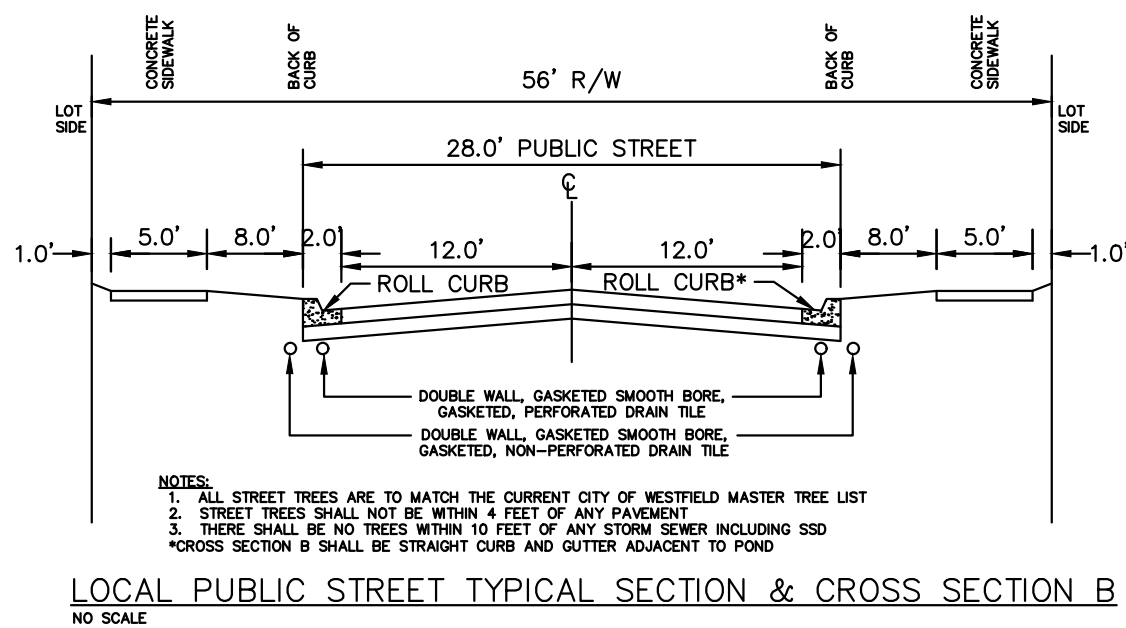


SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	MAP SHEET
C1.0	OVERALL PRIMARY PLAT
C1.1	PRIMARY PLAT
C1.2	PRIMARY PLAT
C1.3	PRIMARY PLAT
C1.4	PRIMARY PLAT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN
C2.2	DEVELOPMENT PLAN
C2.3	DEVELOPMENT PLAN
C2.4	DEVELOPMENT PLAN
C3.0	OVERALL LANDSCAPE PLAN
C3.1	LANDSCAPE PLAN
C3.2	LANDSCAPE PLAN
C3.3	LANDSCAPE PLAN
C3.4	LANDSCAPE PLAN

NOTES

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



DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	-	-	-	-	-	-	-	-	-	10/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

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



Chatham Hills
WESTFIELD

TITLE SHEET

CHATHAM HILLS
SECTION 6

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000

SHEET NUMBER

C0.0

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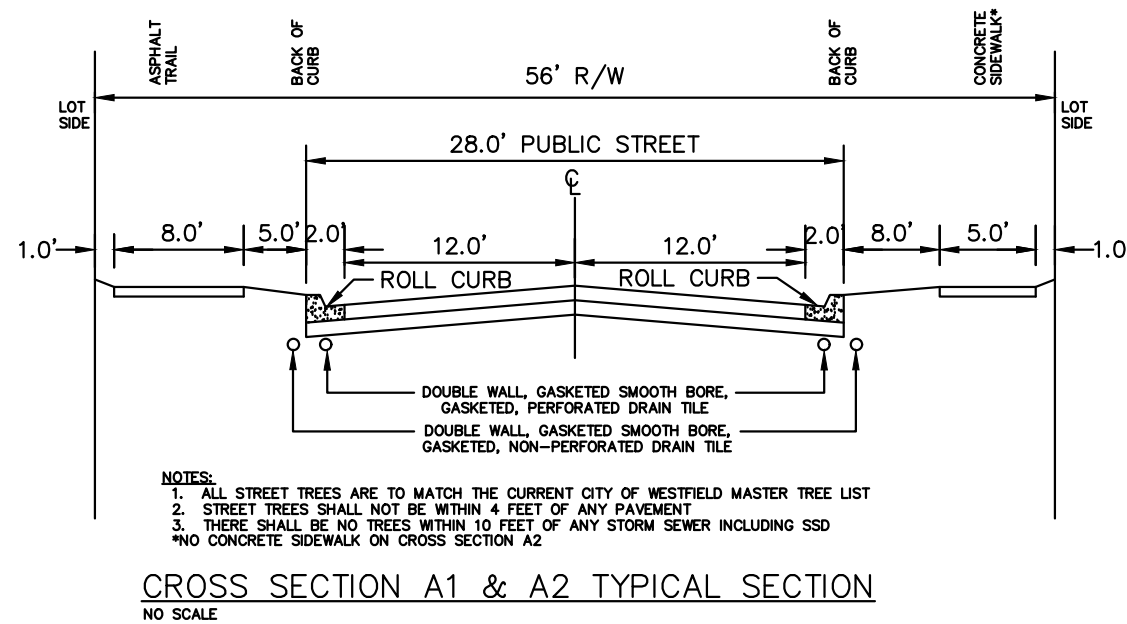
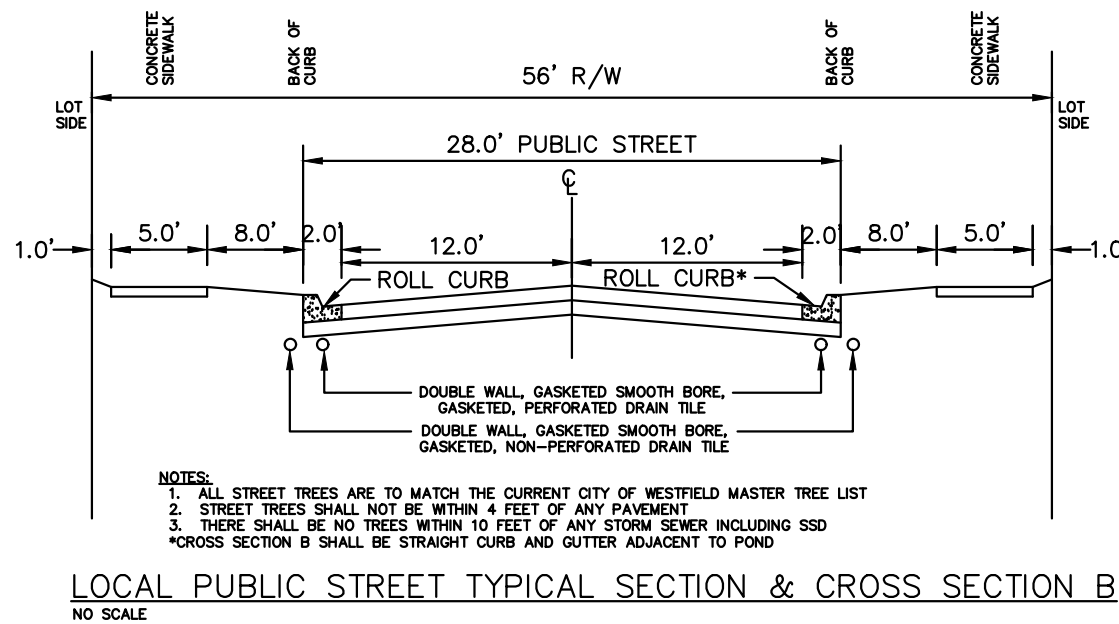
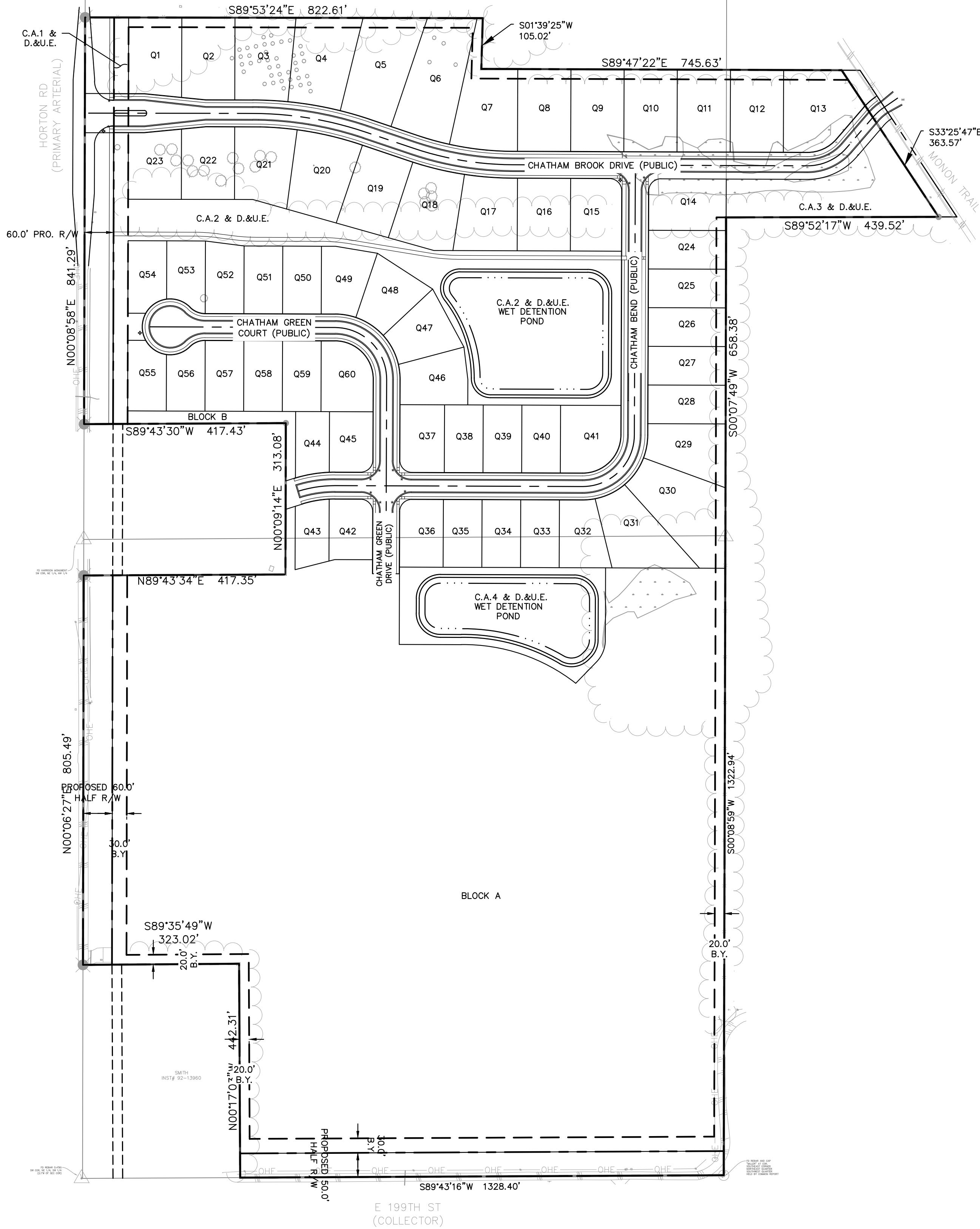
ENGINEER:
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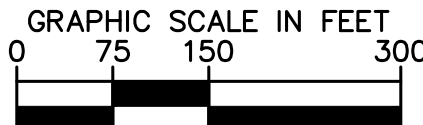
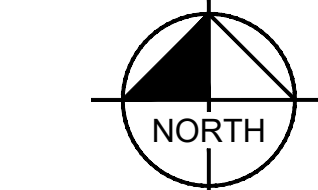
BENCHMARKS

TEMPORARY BENCHMARKS

TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480'± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.

TBM #2
CRUISE MAG SPIKE FOUND ON POWER POLE # 66-744 EAST SIDE OF HORTON ROAD 980'± NORTH OF 199TH STREET.
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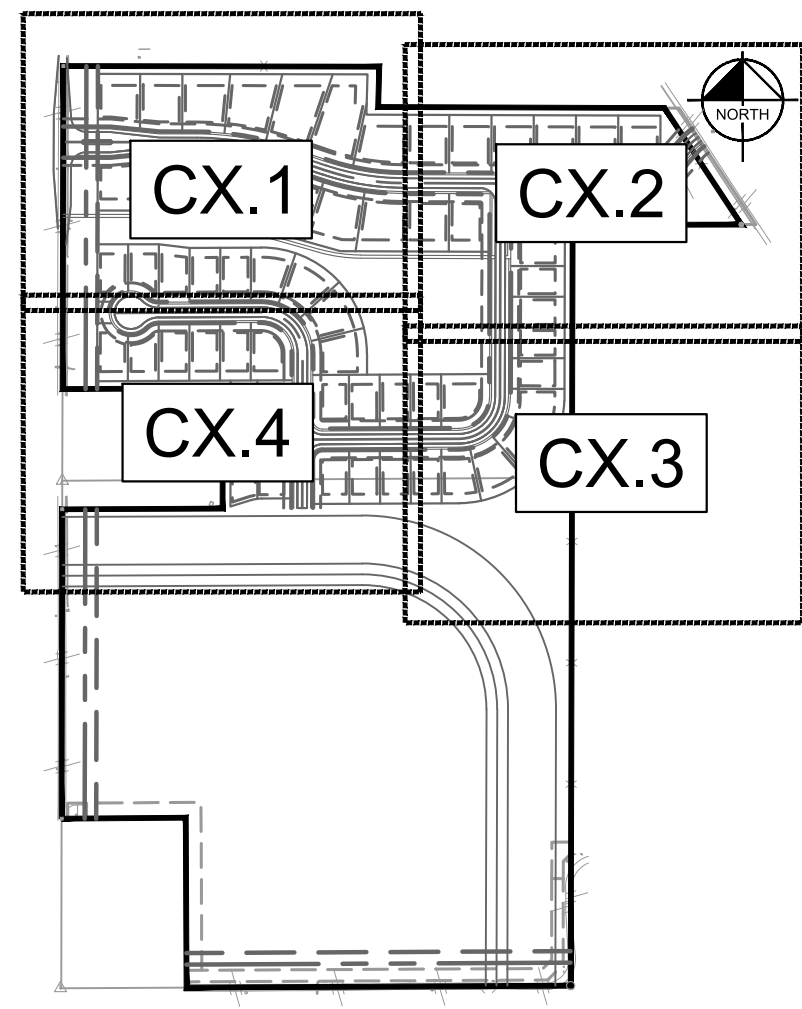
EXISTING LEGEND

●	○	△	SURVEY MONUMENT
— GAS —			EX. GAS LINE
— ELEC —			EX. OVERHEAD ELECTRIC
— COM —	COM		EX. COMMUNICATION LINE
— WETLAND —			WETLAND AREA

PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L	SIDE YARD SETBACK LINE
C.W.	COMMON AREA
B.Y.	BUFFER YARD
— SECTION 6 BOUNDARY —	
— POND NORMAL POOL —	
— PROPOSED EASEMENT —	
— PROPERTY LINE —	
— R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL) —	
— PROPOSED STORM SEWER —	
— PROPOSED SANITARY SEWER —	
— PROPOSED WATER MAIN —	
— PROPOSED UNDERDRAIN —	
— PROPOSED 8' ASPHALT PATH —	
— PROPOSED 5' CONCRETE SIDEWALK —	
— ADA RAMP —	
— LIGHT POLE —	
— PROPOSED STREET TREE —	

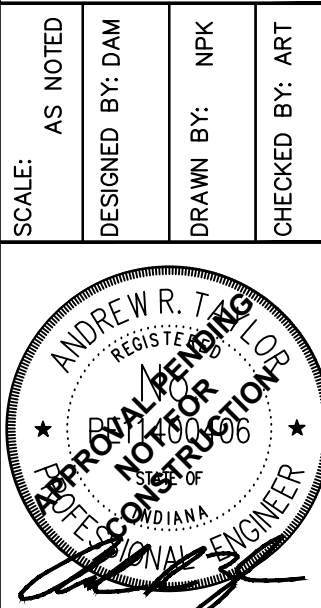
KEY MAP



DEVELOPMENT STANDARDS MATRIX

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	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10'/ACRE		
○ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
⊗ 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● 1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● 1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
⊠ 1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
□ 1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
○ 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

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Chatham Hills
WESTFIELD

OVERALL
PRIMARY PLAT

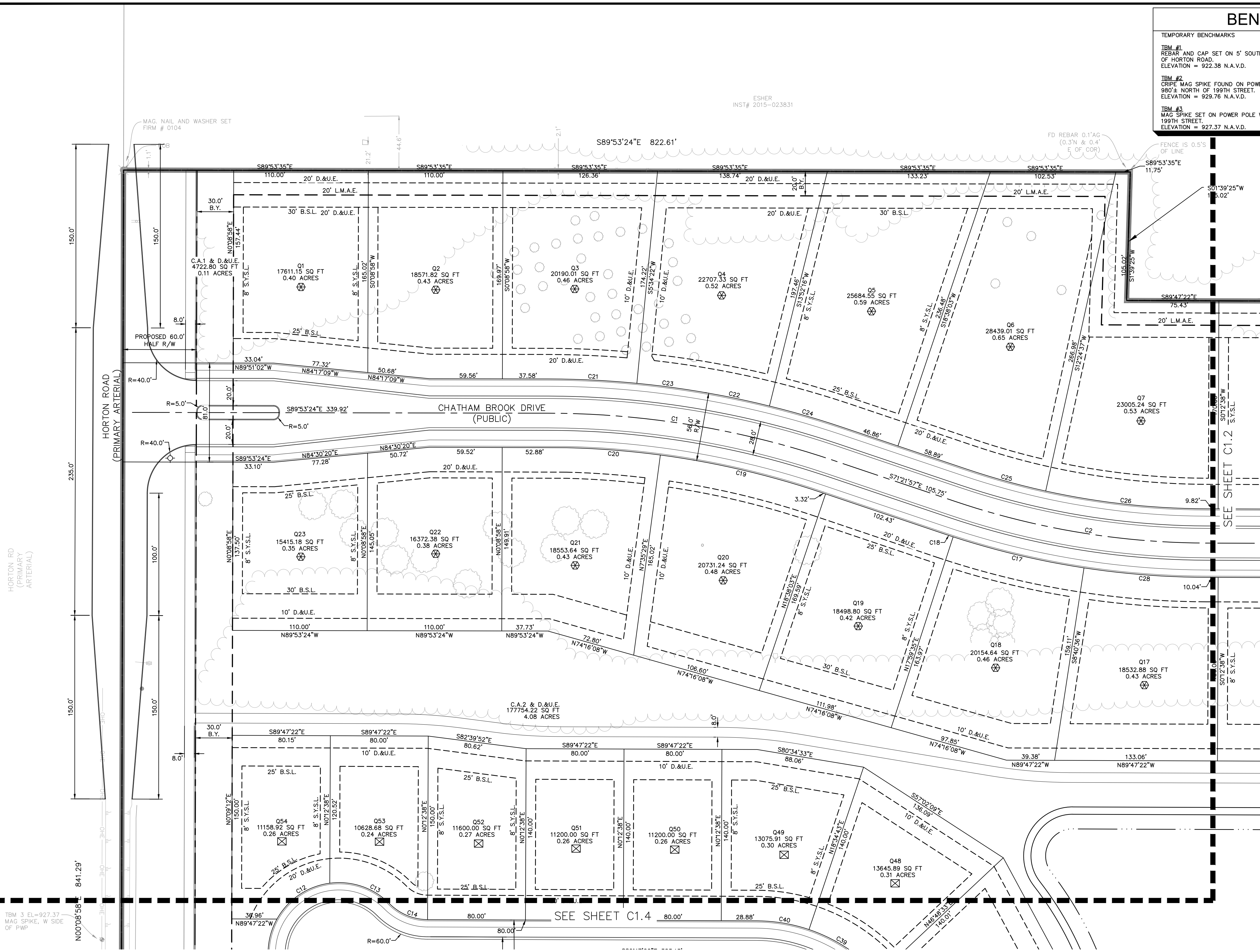
CHATHAM HILLS
SECTION 6

ORIGINAL ISSUE:
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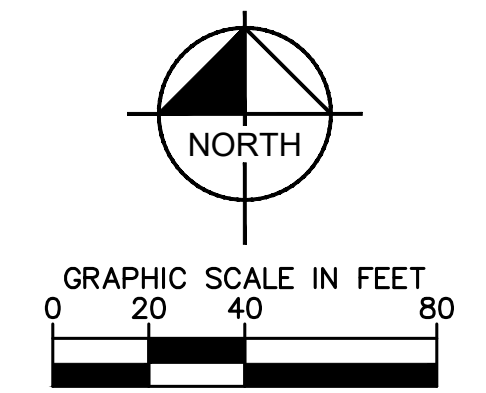
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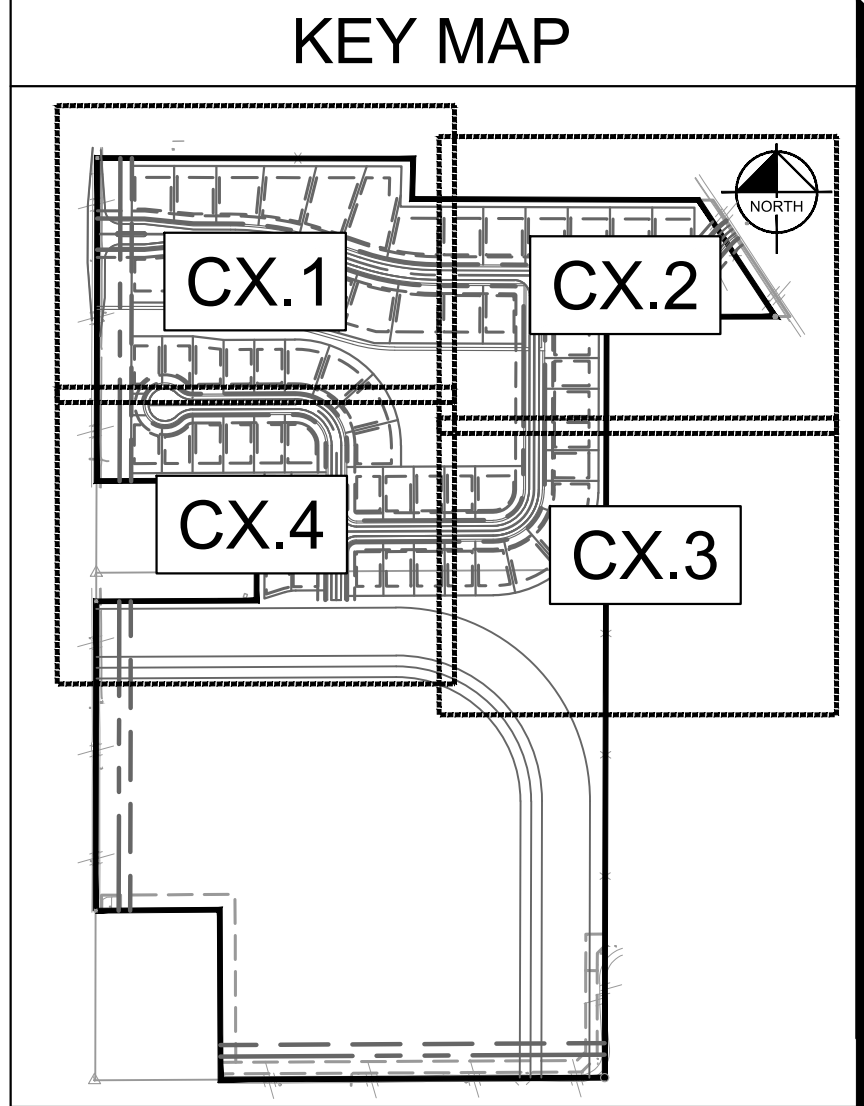


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— COM —	EX. COMMUNICATION LINE
■	WETLAND AREA

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A	PROPOSED 8' ASPHALT PATH
B	PROPOSED 5' CONCRETE SIDEWALK
*	ADA RAMP
+	LIGHT POLE
○	PROPOSED STREET TREE



REFER TO C1.0 FOR CURVE TABLE

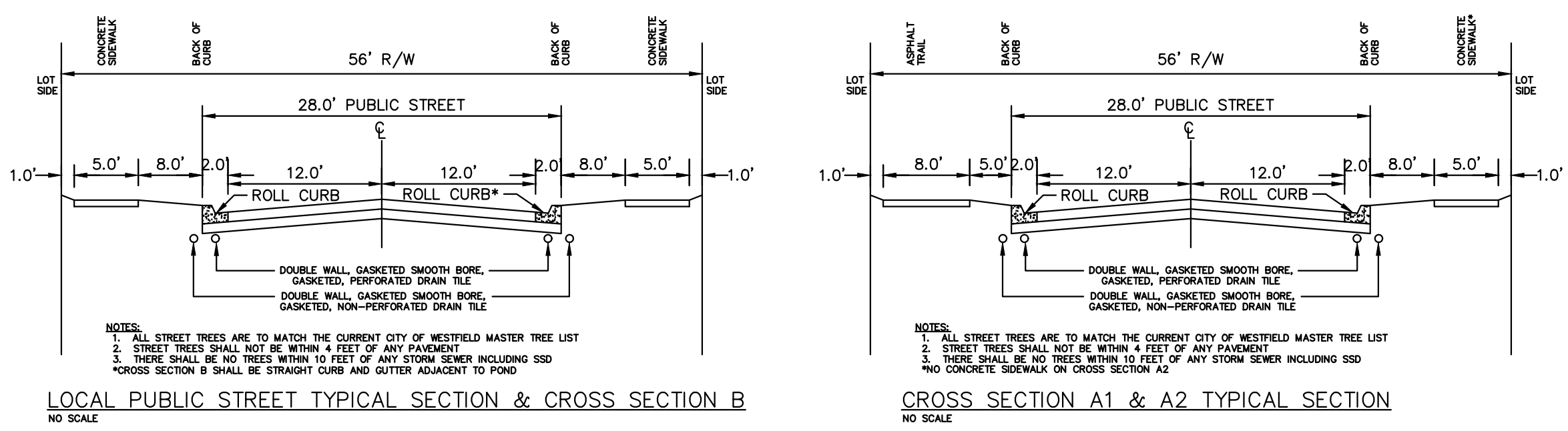
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C.A.	—	—	—	—	—	—	—	—	—	10'/ACRE		
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● 1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
⊠ 1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
□ 1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
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Kimley-Horn

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

ANDREW R. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
INDIANAPOLIS, IN 46240
NO. 00000000

Chatham Hills

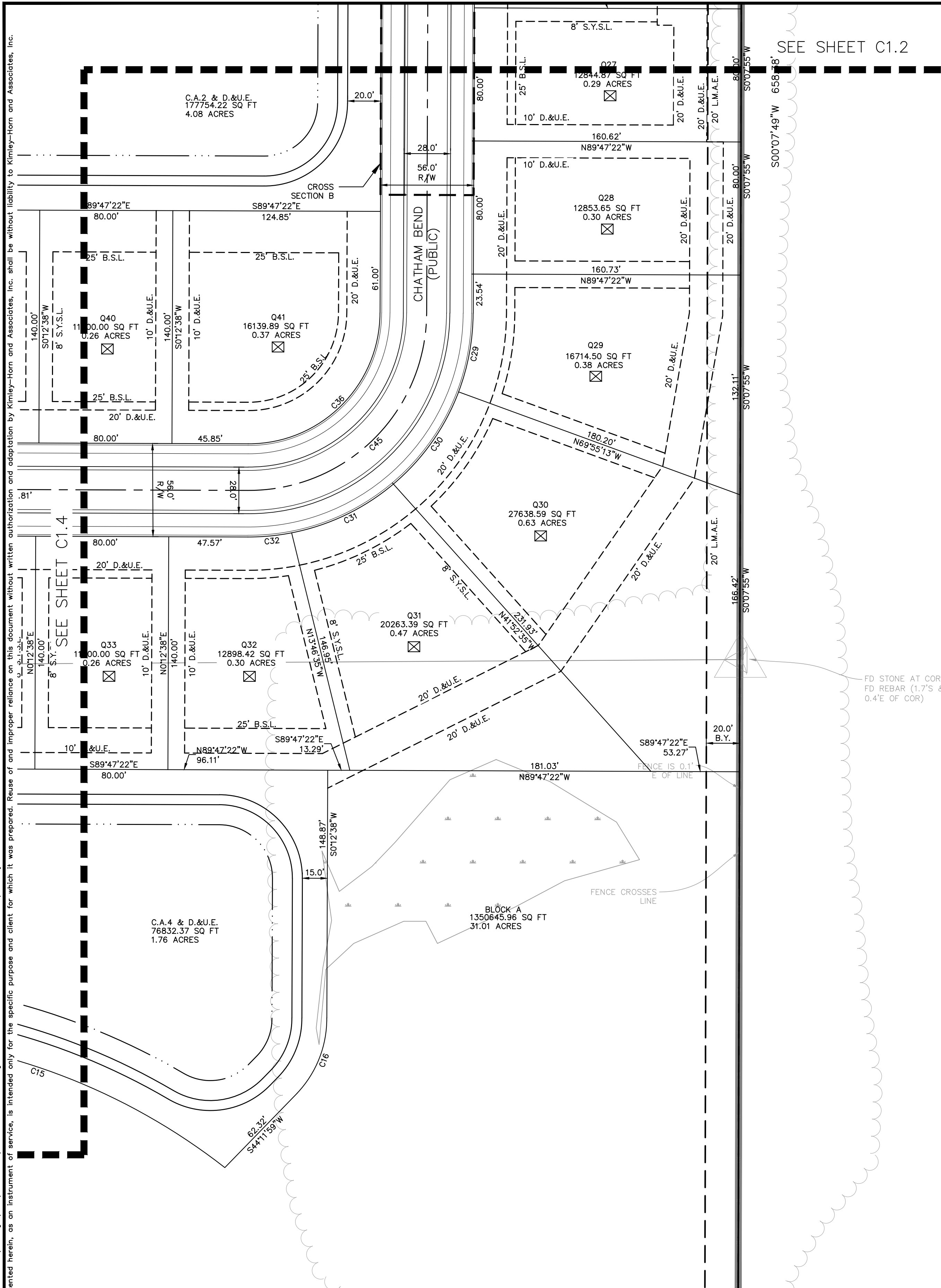
WESTFIELD

PRIMARY PLAT
SECTION 6

CHATHAM HILLS
SECTION 6

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REFER TO C1.0 FOR CURVE TABLE

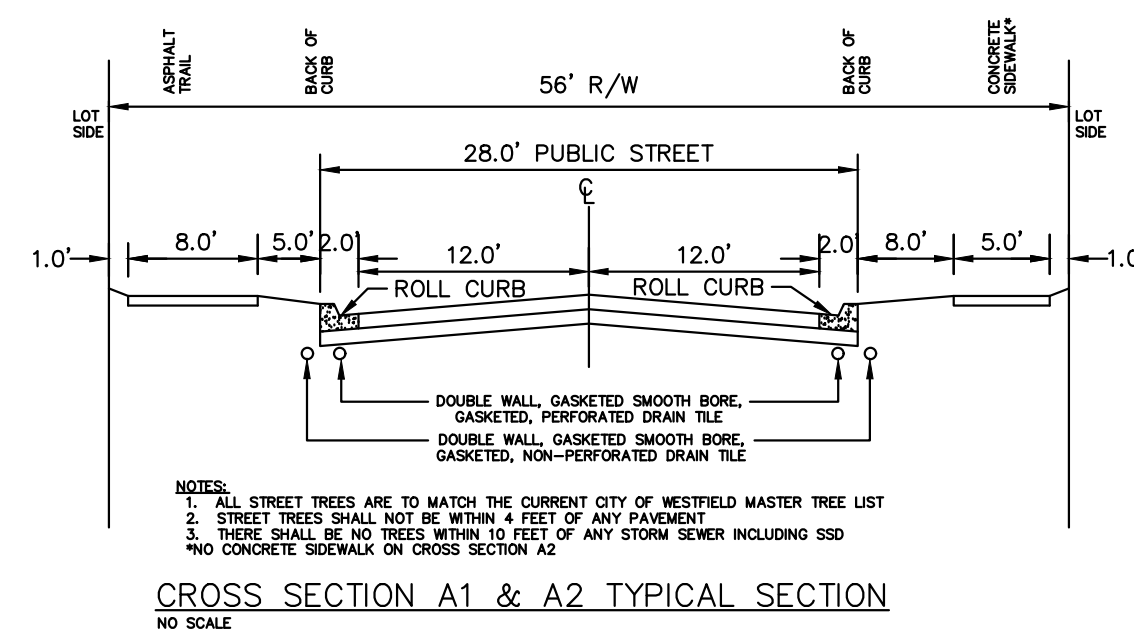
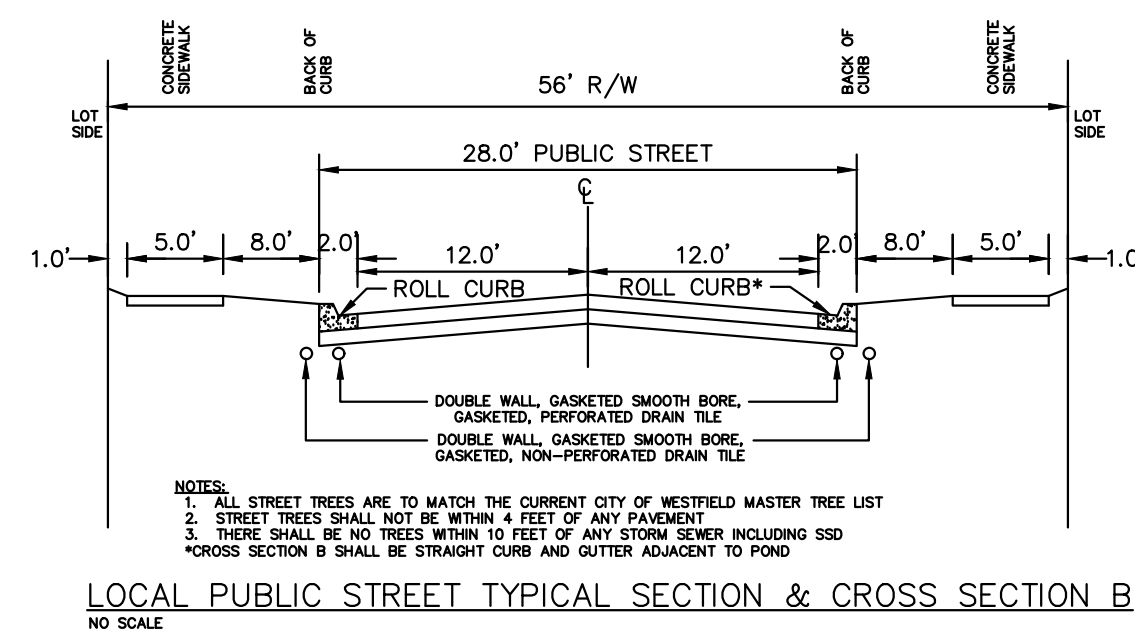
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560
CONTACT: ANDREW R. TAYLOR, P.E.

SURVEYOR:
HAMILTON DESIGNS, LLC.
11988 FISHERS CROSSING DR. SUITE 154
FISHERS, IN 46038
TEL: (317) 570-8800
CONTACT: TERRY WRIGHT, PS

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
TEL: (317) 836-8019
CONTACT: STEVE HENKE

SITE DATA TABLE

TOTAL ACREAGE - 67.87 AC
OF LOTS - 60
DENSITY - 0.88 LOTS/AC
COMMON AREA/OPEN SPACE - 6.89 AC
ZONING - PUD



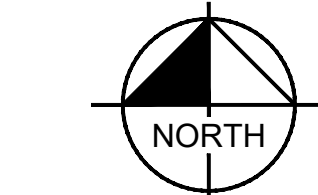
BENCHMARKS

TEMPORARY BENCHMARKS	
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TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480'± EAST
OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.

TBM #2
CRIPE MAG SPIKE FOUND ON POWER POLE # 66-744 EAST SIDE OF HORTON ROAD
980'± NORTH OF 199TH STREET.
ELEVATION = 929.76 N.A.V.D.

TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030'± NORTH OF
199TH STREET.
ELEVATION = 927.37 N.A.V.D.



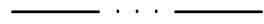
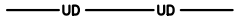
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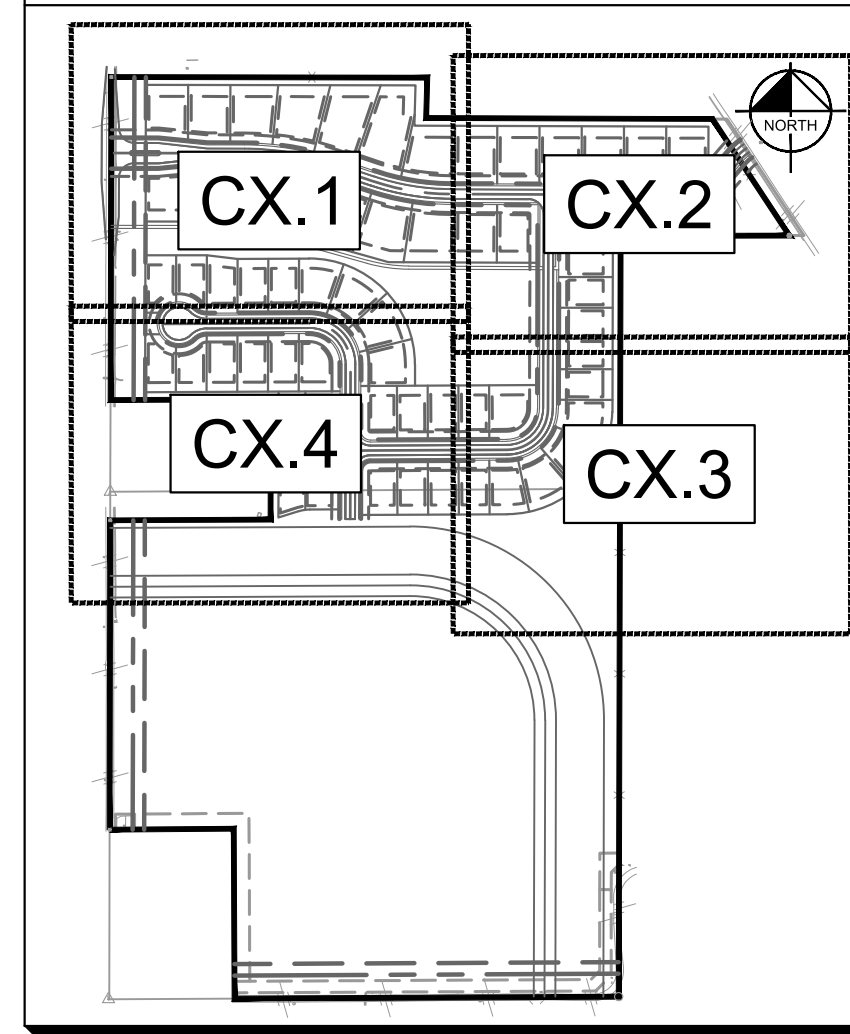
EXISTING LEGEND

- | | |
|---|------------------------|
|  | SURVEY MONUMENT |
|  | EX. GAS LINE |
|  | EX. OVERHEAD ELECTRIC |
|  | EX. COMMUNICATION LINE |
|  | WETLAND AREA |

PROPOSED LEGEND

- | | |
|---|---|
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| S.Y.S.L | SIDE YARD SETBACK LINE |
| C.W. | COMMON AREA |
| B.Y. | BUFFER YARD |
|  | SECTION 6 BOUNDARY |
|  | POND NORMAL POOL |
|  | PROPOSED EASEMENT |
|  | PROPERTY LINE |
|  | R.O.W. TO BE VACATED
(PENDING INDOT AND WESTFIELD
COUNCIL APPROVAL) |
|  | PROPOSED STORM SEWER |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED WATER MAIN |
|  | PROPOSED UNDERDRAIN |
|  | PROPOSED 8' ASPHALT PATH |
|  | PROPOSED 5' CONCRETE SIDEWALK |
|  | ADA RAMP |
|  | LIGHT POLE |
|  | PROPOSED STREET TREE |

KEY MAP



DEVELOPMENT STANDARDS MATRIX

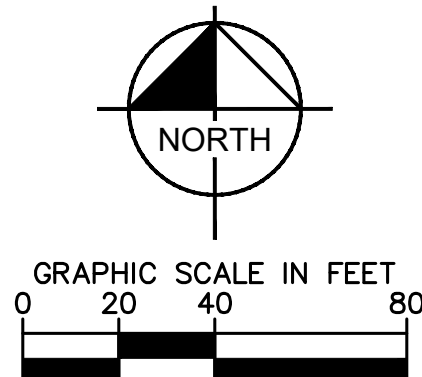
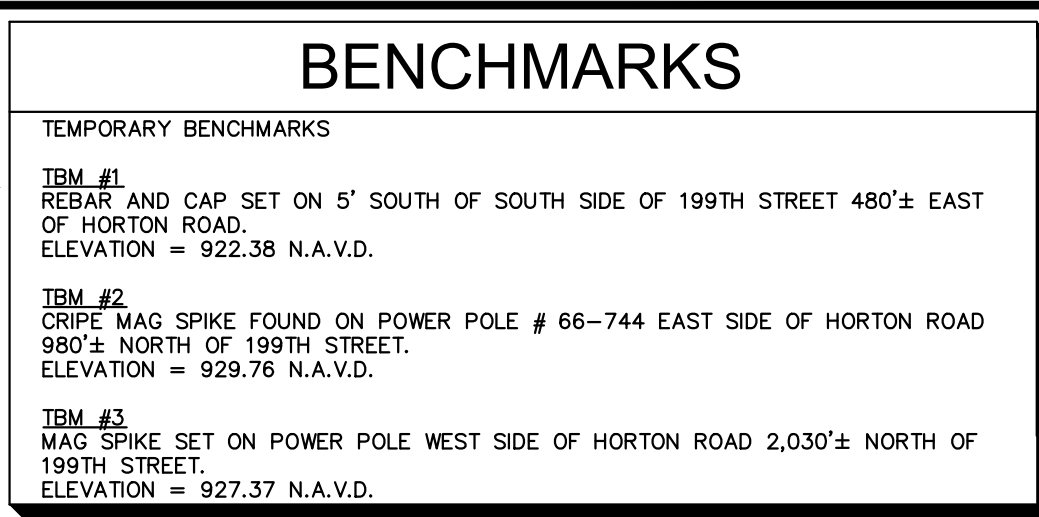
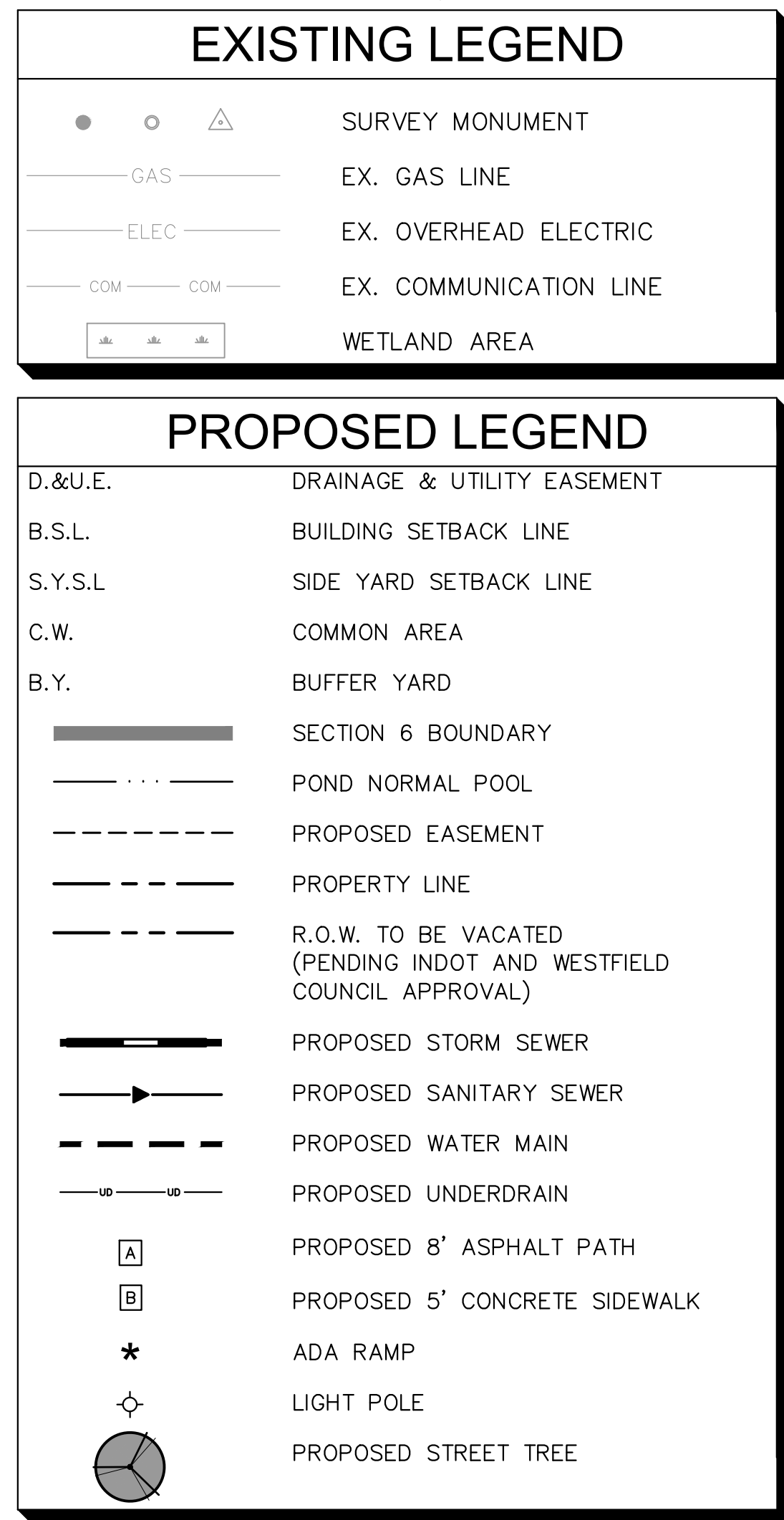
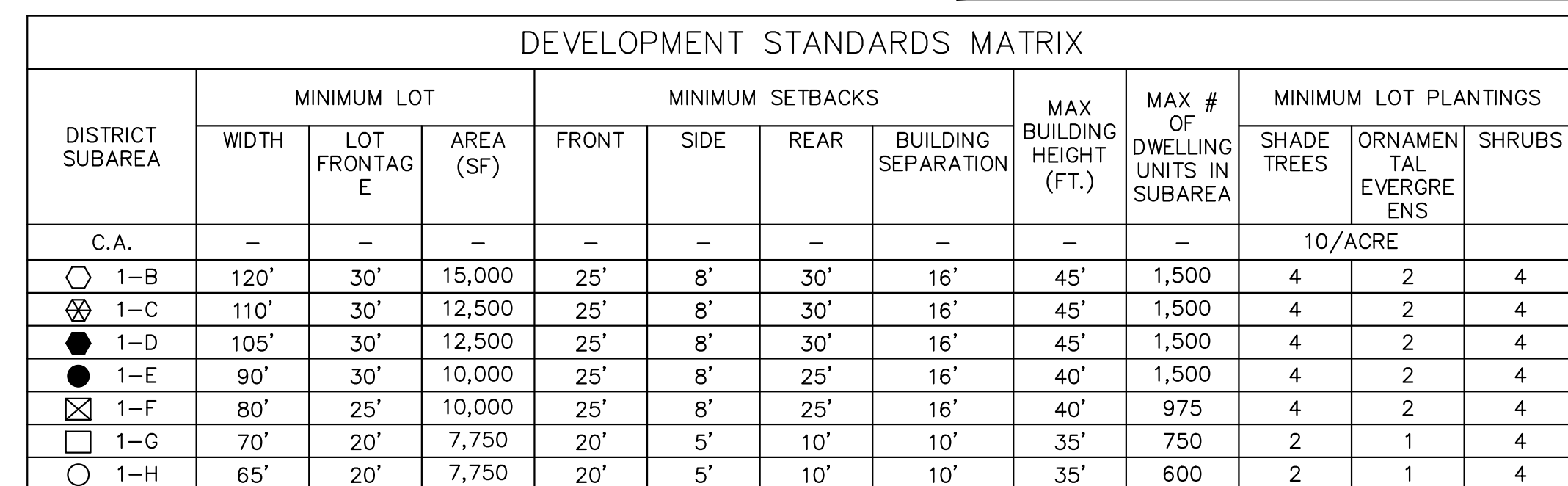
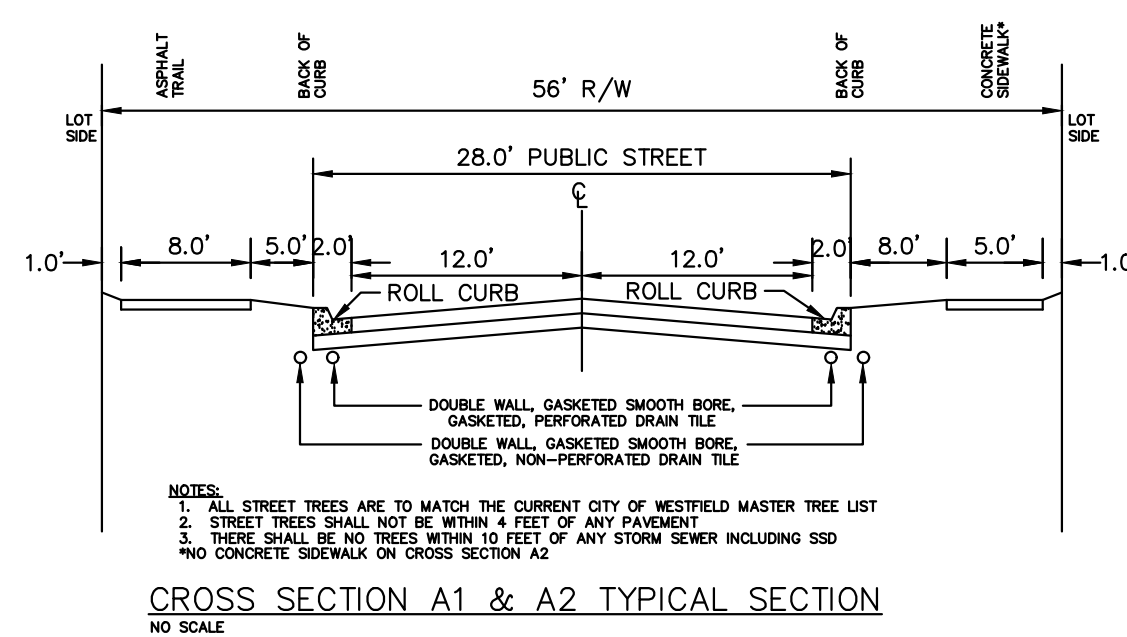
DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMEN TAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10/ACRE		
 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
 1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
 1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
 1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
 1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

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CONTACT: ANDREW R. TAYLOR, P.E.

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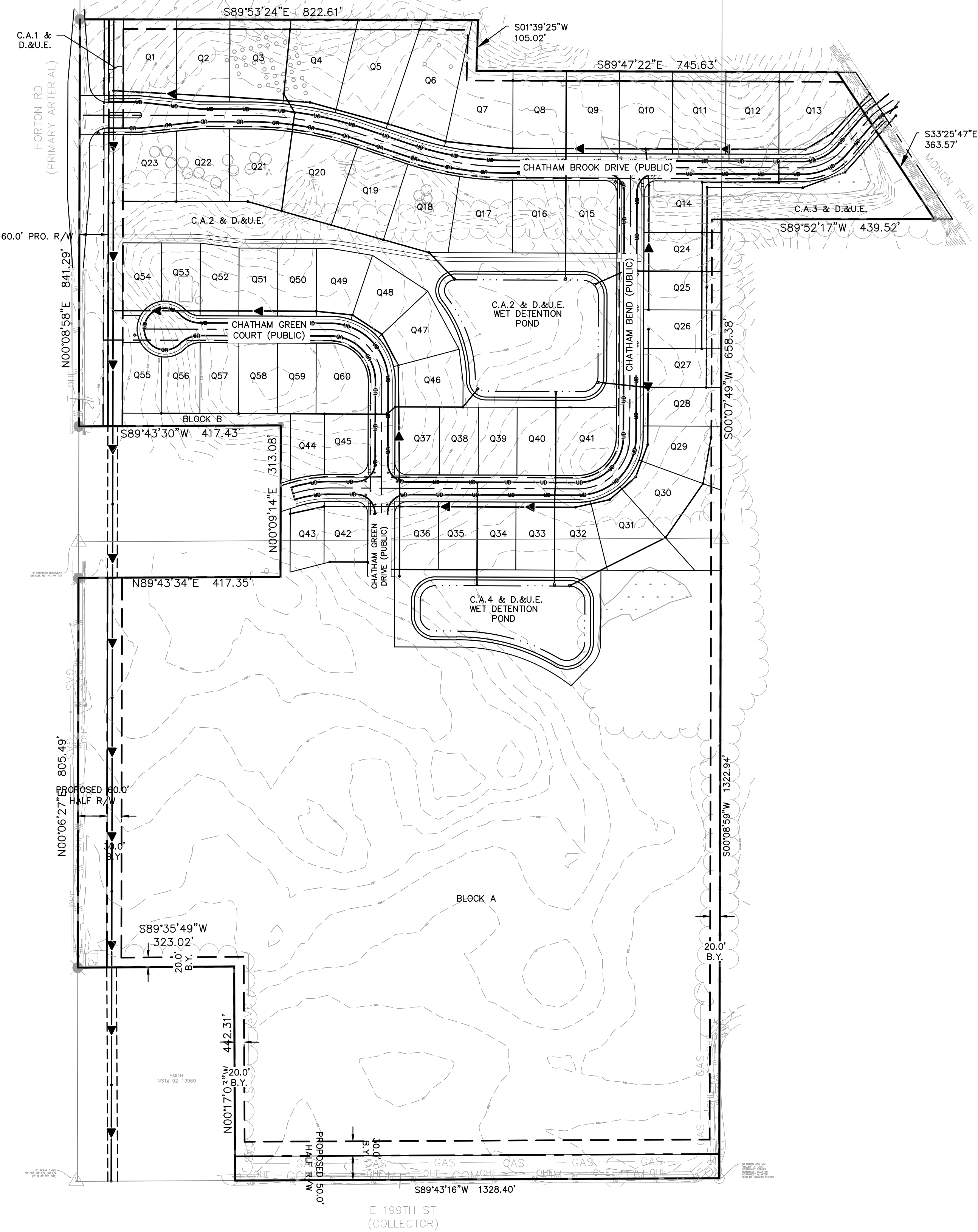
SURVEYOR:
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Drawing name: K:\KHS\LEVA\170100000_Henke Development_Westfield_JAN\2 Design\PlanSheets\C2.0 OVERALL DEVELOPMENT PLAN.dwg C2.0 OVERALL DEVELOPMENT PLAN Feb 08, 2019 1:51pm By: dskotomediand

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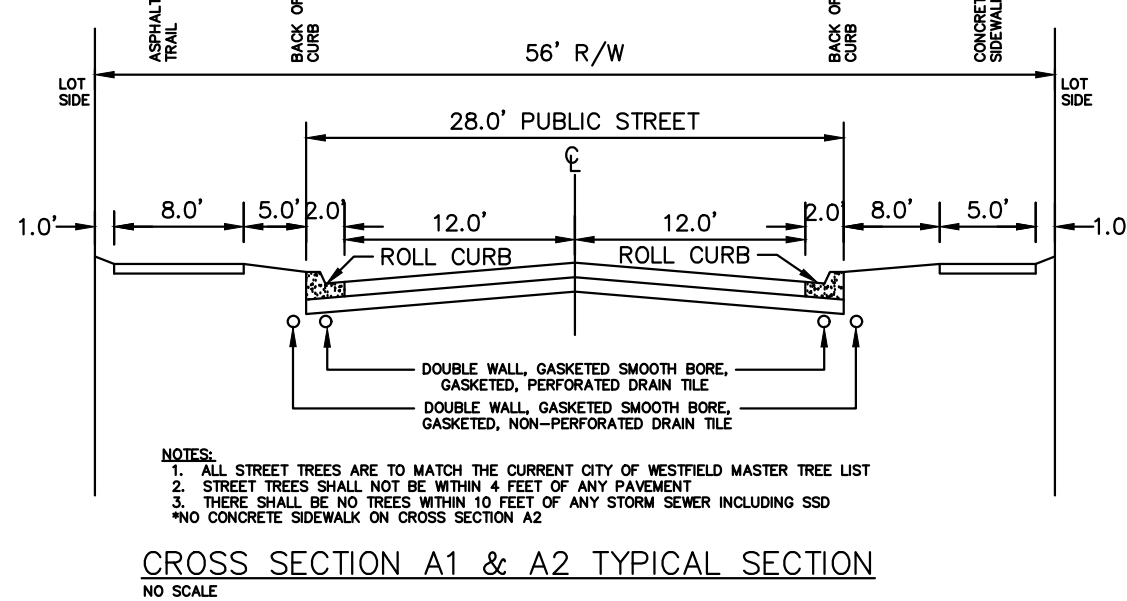
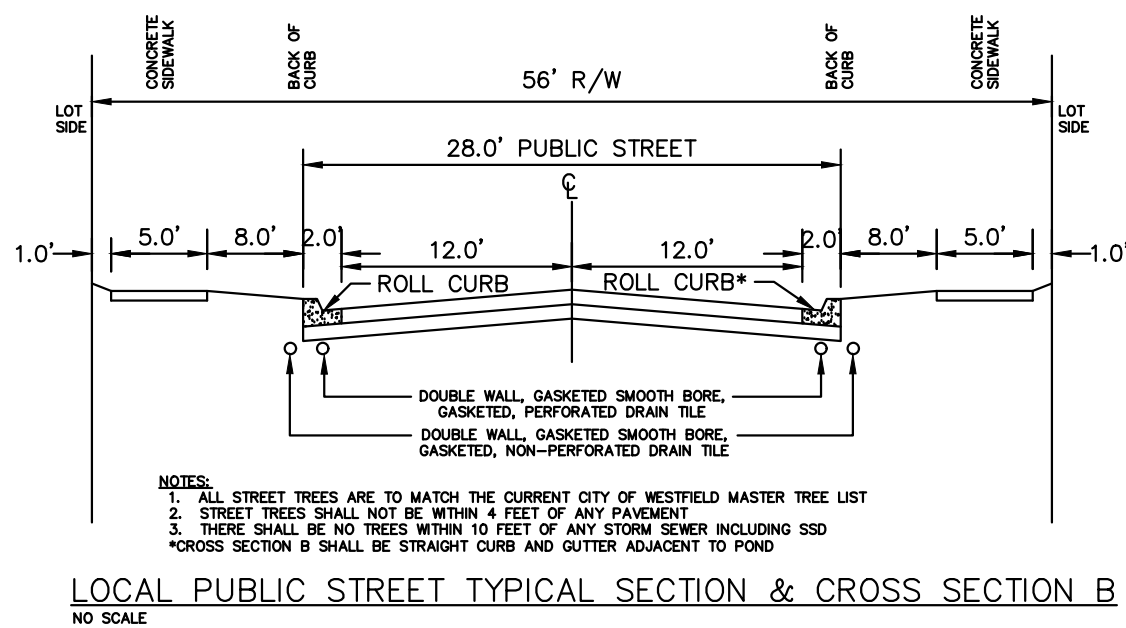
ENGINEER:
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EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
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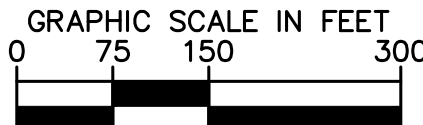
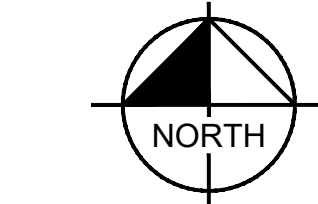
BENCHMARKS

TEMPORARY BENCHMARKS

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REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.

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ELEVATION = 929.76 N.A.V.D.

TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030± NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.



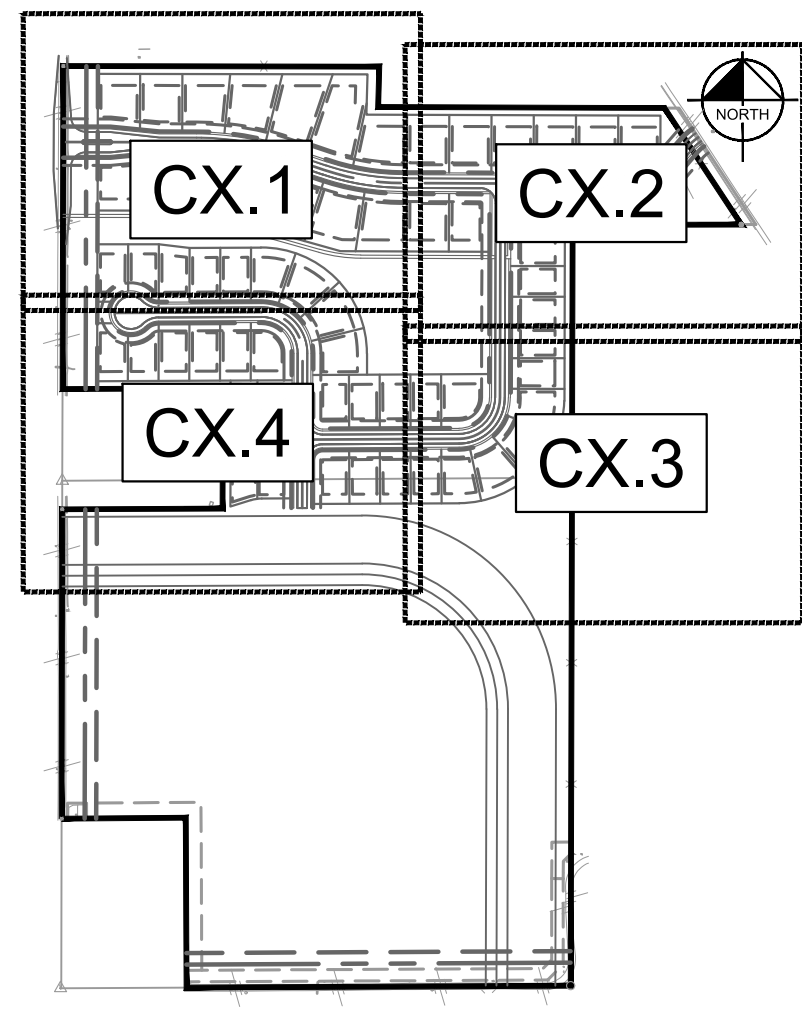
EXISTING LEGEND

- ○ △ SURVEY MONUMENT
- GAS — EX. GAS LINE
- ELEC — EX. OVERHEAD ELECTRIC
- COM — COM — EX. COMMUNICATION LINE
- WETLAND AREA

PROPOSED LEGEND

- D.&U.E. DRAINAGE & UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- S.Y.S.L. SIDE YARD SETBACK LINE
- C.W. COMMON AREA
- B.Y. BUFFER YARD
- SECTION 6 BOUNDARY
- POND NORMAL POOL
- PROPOSED EASEMENT
- PROPERTY LINE
- R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED UNDERDRAIN
- PROPOSED 8' ASPHALT PATH
- PROPOSED 5' CONCRETE SIDEWALK
- ADA RAMP
- LIGHT POLE
- PROPOSED STREET TREE

KEY MAP



DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10'/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

Kimley-Horn

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

APPROVAL FOR CONSTRUCTION
ANDREW R. TAYLOR, P.E.
REGISTERED PROFESSIONAL ENGINEER
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

Chatham Hills

WESTFIELD

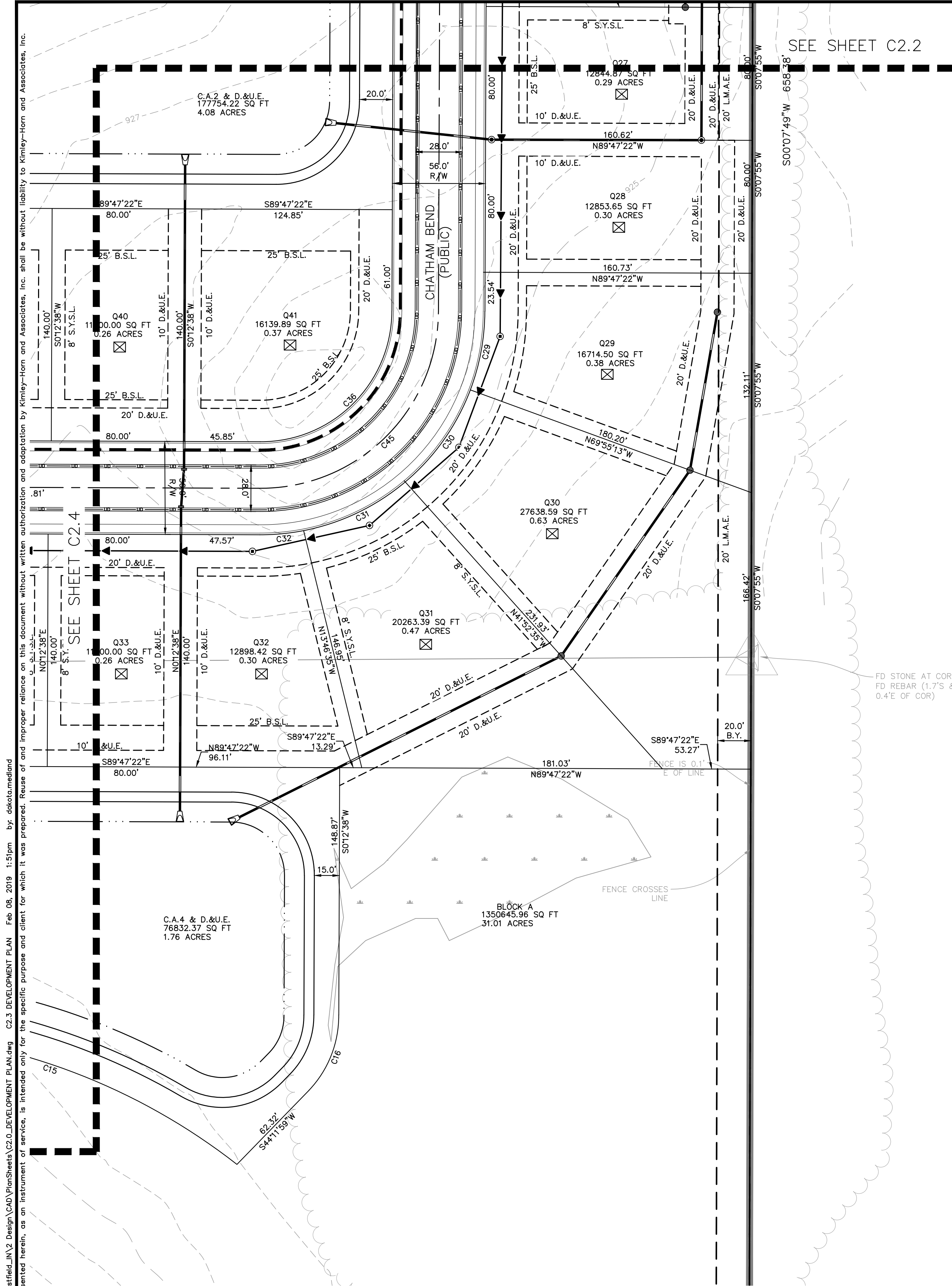
OVERALL DEVELOPMENT PLAN

CHATHAM HILLS SECTION 6

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000

SHEET NUMBER

C2.0



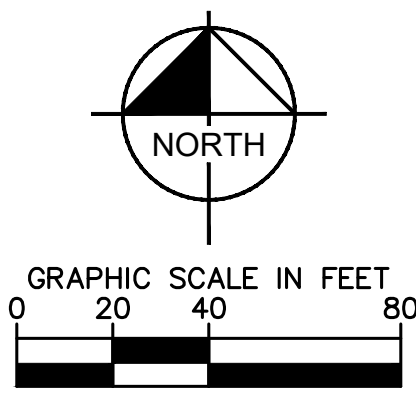
BENCHMARKS

TEMPORARY BENCHMARKS

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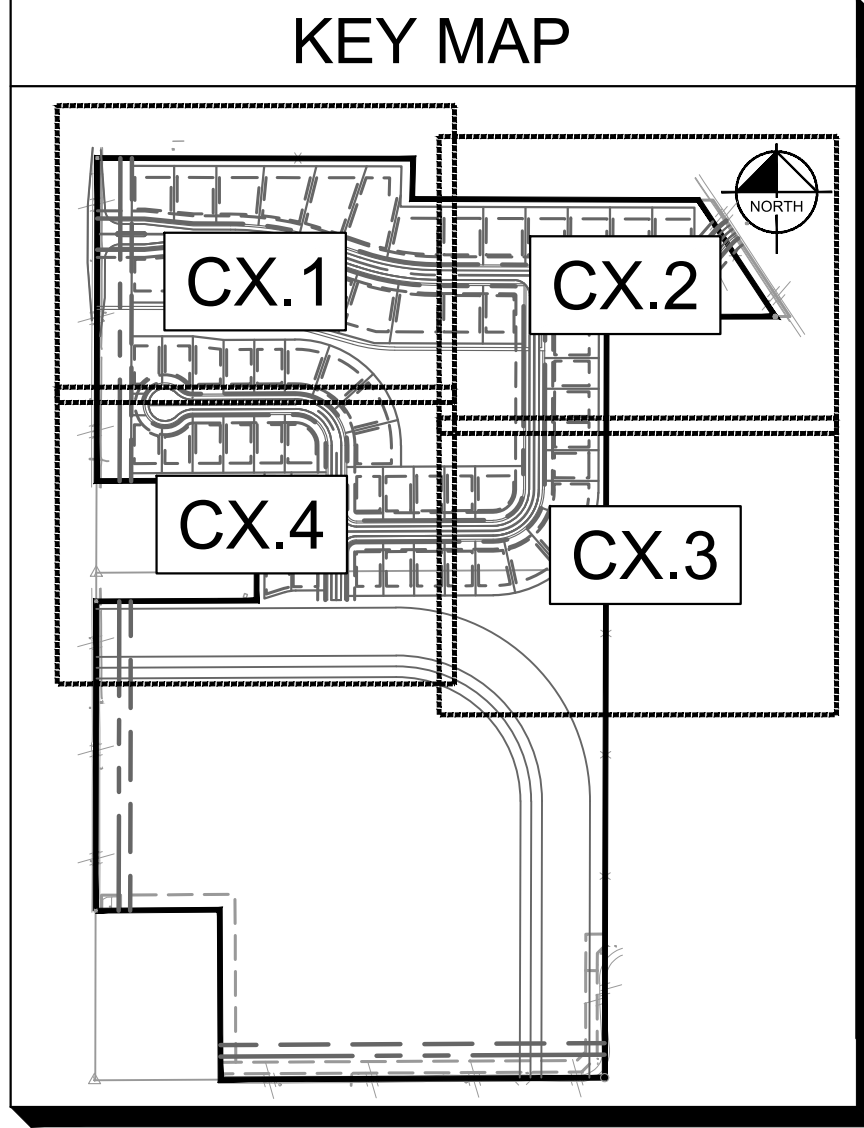


EXISTING LEGEND

● ○ △	SURVEY MONUMENT
— GAS —	EX. GAS LINE
— ELEC —	EX. OVERHEAD ELECTRIC
— COM — COM	EX. COMMUNICATION LINE
▨ ▨ ▨	WETLAND AREA

PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
C.W.	COMMON AREA
B.Y.	BUFFER YARD
▬	SECTION 6 BOUNDARY
— · —	POND NORMAL POOL
- - -	PROPOSED EASEMENT
- - -	PROPERTY LINE
- - -	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)
▬	PROPOSED STORM SEWER
▬	PROPOSED SANITARY SEWER
- - -	PROPOSED WATER MAIN
- - -	PROPOSED UNDERDRAIN
[A]	PROPOSED 8' ASPHALT PATH
[B]	PROPOSED 5' CONCRETE SIDEWALK
*	ADA RAMP
⊙	LIGHT POLE
⊙	PROPOSED STREET TREE



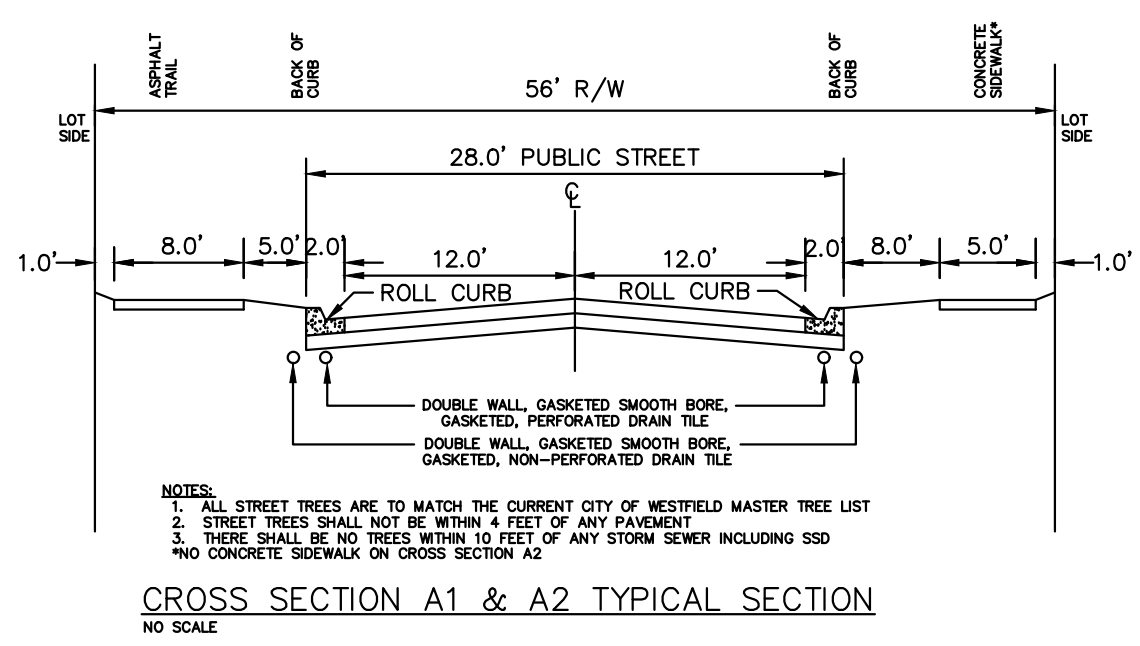
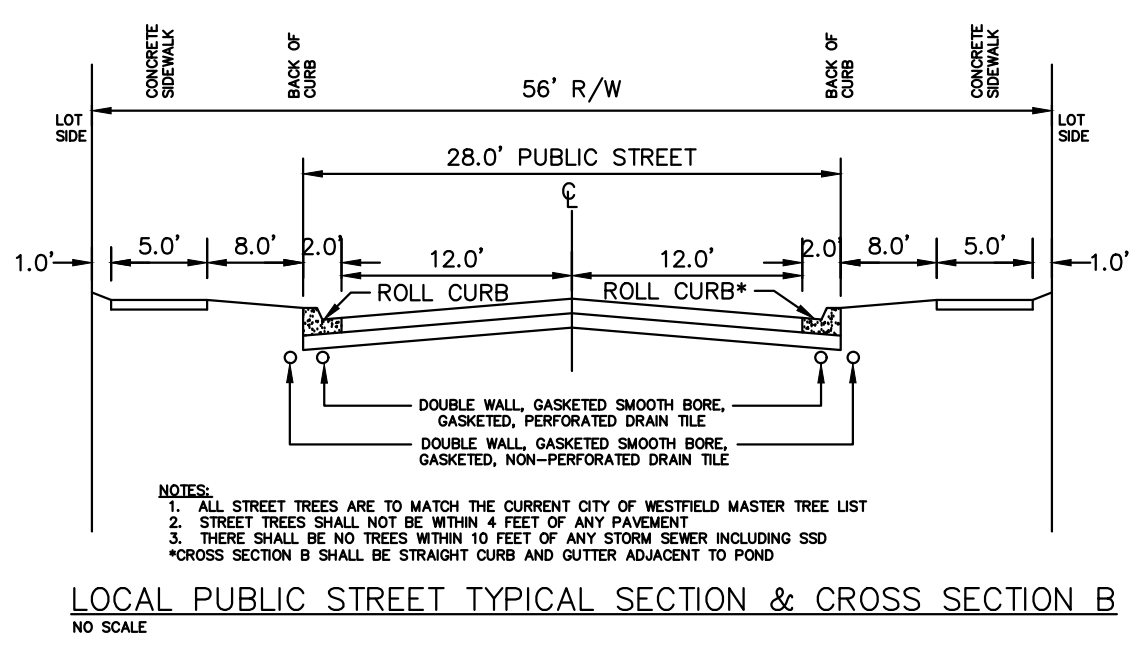
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560
CONTACT: ANDREW R. TAYLOR, P.E.

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SITE DATA TABLE

TOTAL ACREAGE — 67.87 AC
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OWNER/SUBDIVIDER:
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CONTACT: STEVE HENKE



DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10'/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
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1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

Drawing name: K:\HLS\B\170100000_Henke Development_Westfield_IN\2 Design\PLAN\2 Development Plan.dwg C2.3 DEVELOPMENT PLAN.dwg Feb 08, 2019 1:51pm by daktarmadand

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SCALE: AS NOTED DESIGNED BY: DAM DRAWN BY: NPK CHECKED BY: ART	CITY COMMENTS REVISIONS	DATE	BY	
Kimley-Horn				
© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM				
APPROVAL FOR CONSTRUCTION ANDREW R. TAYLOR, P.E. REGISTERED PROFESSIONAL ENGINEER INDIANA No. 170100000				
Chatham Hills WESTFIELD				
DEVELOPMENT PLAN				
CHATHAM HILLS SECTION 6				
ORIGINAL ISSUE: 01/04/2019 KHA PROJECT NO. 170100000 SHEET NUMBER				
C2.3				

Drawing name: K:\HLS\DEV\170100000_Henke Development_Westfield, IN\2 Design\CAD\PlanSheets\C2.0 DEVELOPMENT PLAN.dwg C2.4 DEVELOPMENT PLAN Feb 08, 2019 1:31pm by dclatordmad

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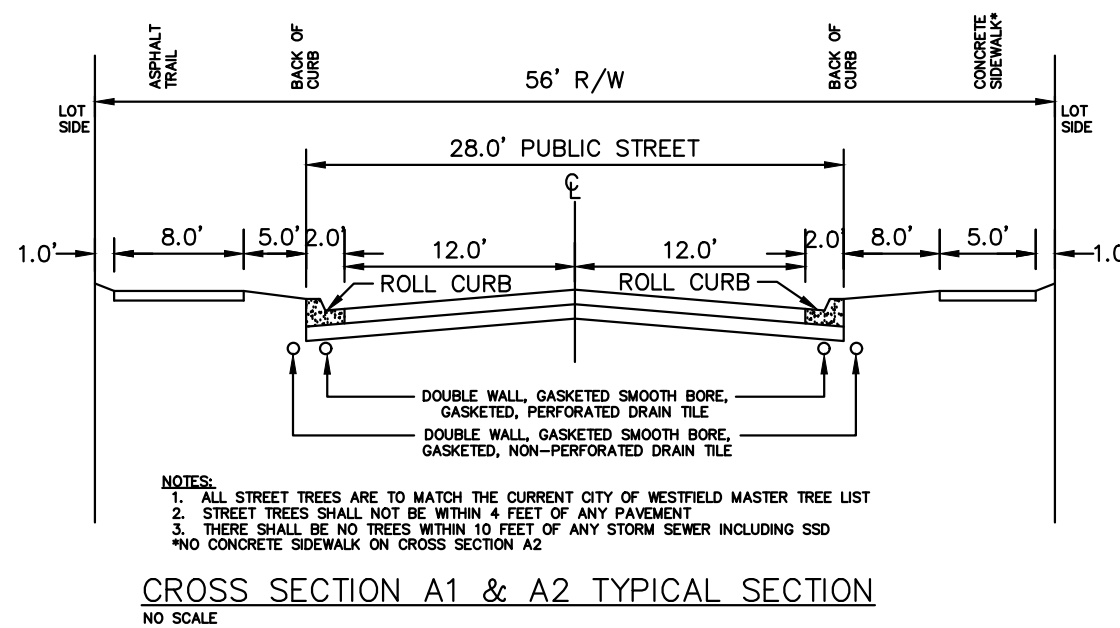
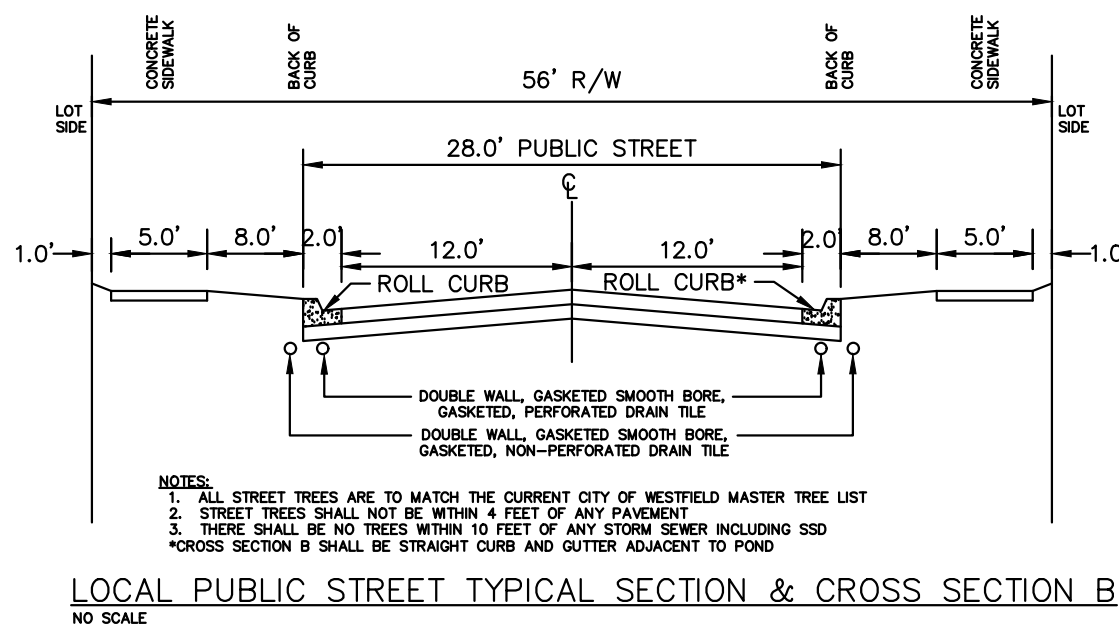
ENGINEER:
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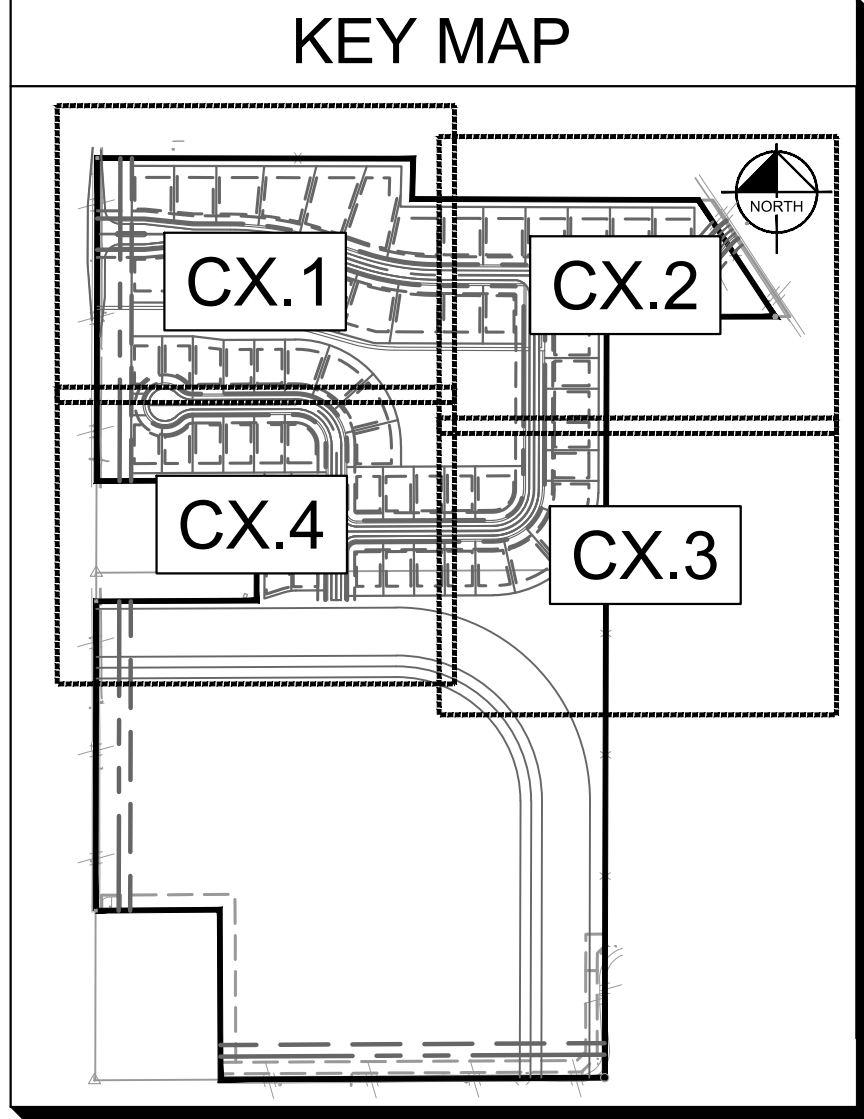
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EXISTING LEGEND

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- EX. GAS LINE
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- EX. COMMUNICATION LINE
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PROPOSED LEGEND

- D.&U.E. DRAINAGE & UTILITY EASEMENT
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- LIGHT POLE
- PROPOSED STREET TREE

BENCHMARKS

TEMPORARY BENCHMARKS

TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480'± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.

TBM #2
CHUPE MAG SPIKE FOUND ON POWER POLE # 66-744 EAST SIDE OF HORTON ROAD 980'± NORTH OF 199TH STREET.
ELEVATION = 929.76 N.A.V.D.

TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030'± NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley-Horn

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

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

APPROVAL
REGISTERED PROFESSIONAL ENGINEER
ANDREW R. TAYLOR
NO. 170100000
INDIANA

Chatham Hills
WESTFIELD

DEVELOPMENT PLAN

CHATHAM HILLS SECTION 6

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000
SHEET NUMBER
C2.4

REVISIONS
DATE BY

CITY COMMENTS

Drawing name: K:\IND_LDEV\170100000_Henke Development_Westfield\IN\2 Design\CAD\PlanSheets\C3.0_OVERALL LANDSCAPE PLAN.dwg C3.0 OVERALL LANDSCAPE PLAN Feb 14, 2019 11:02am by: Kaleb.Sandgerth
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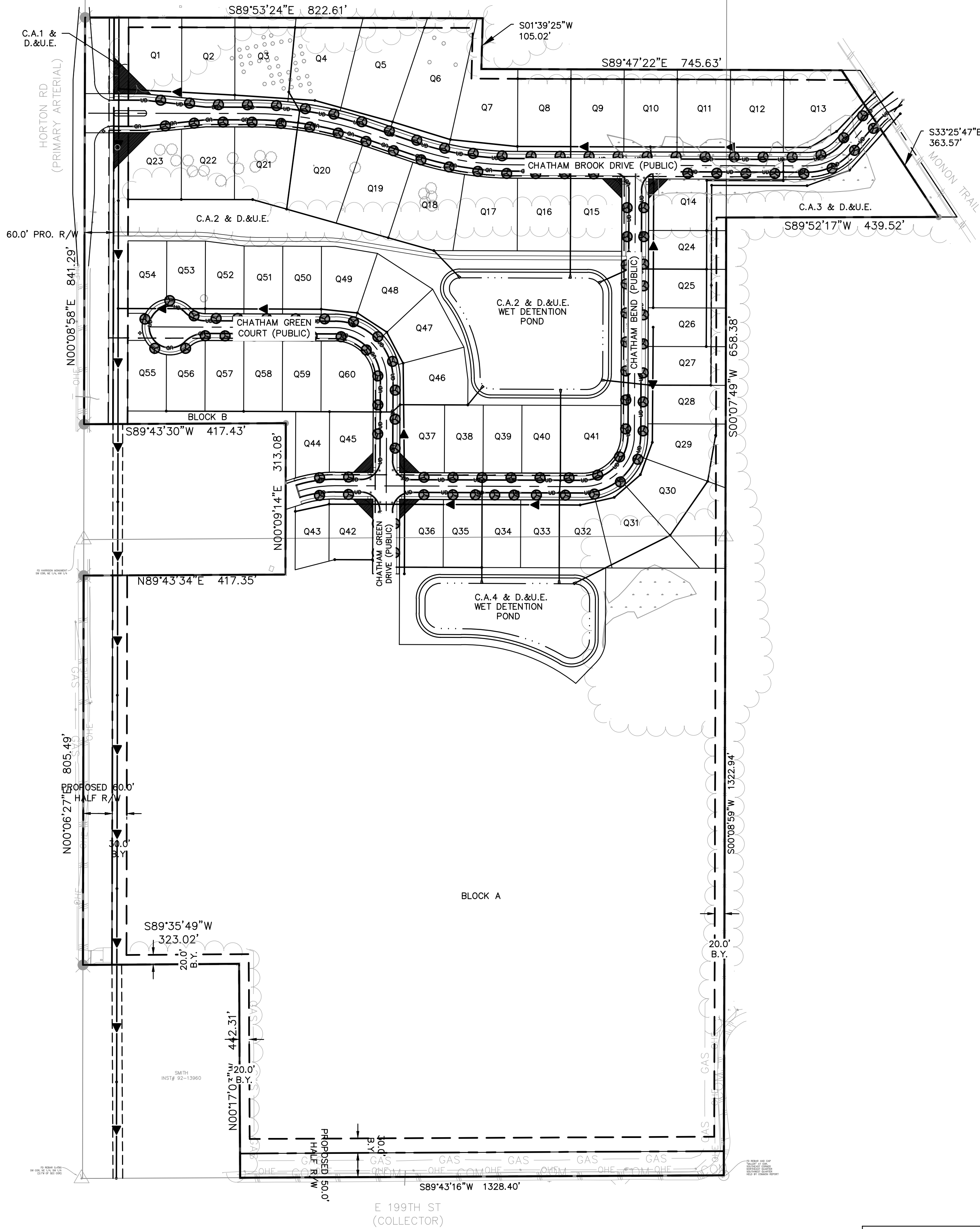
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560
CONTACT: ANDREW R. TAYLOR, P.E.

SITE DATA TABLE

TOTAL ACREAGE - 67.87 AC
OF LOTS - 60
DENSITY - 0.88 LOTS/AC
COMMON AREA/OPEN SPACE - 6.89 AC
ZONING - PUD

SURVEYOR:
HAMILTON DESIGNS, LLC.
11988 FISHERS CROSSING DR. SUITE 154
FISHERS, IN 46038
TEL: (317) 570-8800
CONTACT: TERRY WRIGHT, PS

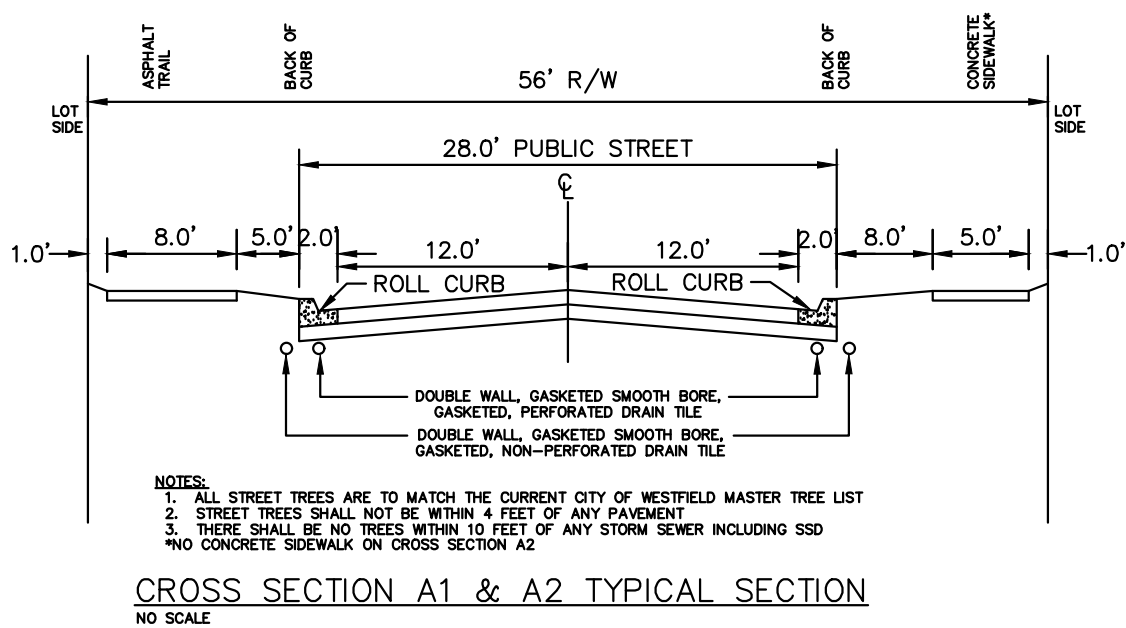
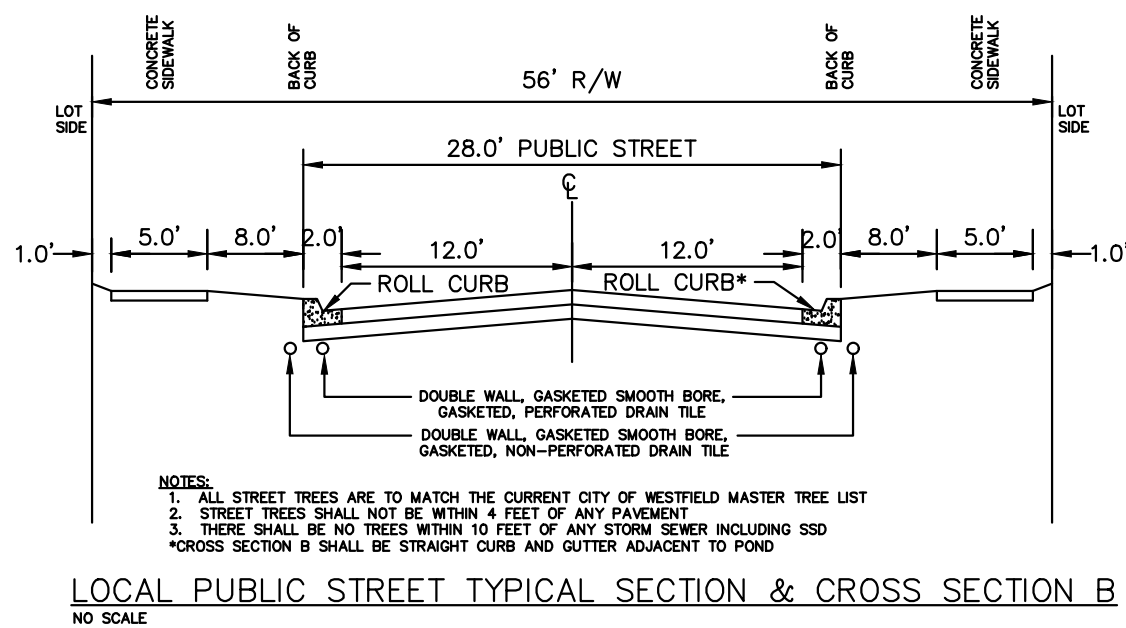
OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
TEL: (317) 836-8019
CONTACT: STEVE HENKE



EXTERNAL STREET FRONTAGE LANDSCAPE NOTES:
1. THE ROAD FRONTAGE LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE (ARTICLE 6.8M) SHALL APPLY; HOWEVER, IT SHALL NOT APPLY ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
2. 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. MEANDERING MOUNDS ARE ENCOURAGED.

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2. BUFFER YARDS SHALL NOT BE REQUIRED BETWEEN DISTRICT AREAS AND SHALL NOT BE REQUIRED ADJACENT TO DEVELOPMENT AMENITIES, EXCEPT AS OTHERWISE REQUIRED HEREIN.
3. 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-SF) DISTRICT. THE BUFFER YARD SHALL BE LANDSCAPED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. BUFFER YARD PLANTINGS ARE DETAILED IN ENLARGED LANDSCAPE PLANS. BUFFER YARDS NOT DETAILED WILL HAVE EXISTING VEGETATION MAINTAINED AND ASSESSED BY SITE WALK WITH CITY OF WESTFIELD PLANNING DEPARTMENT IN SPRING TO ASSESS IF VEGETATION IS ADEQUATE TO ADDRESS BUFFER YARD REQUIREMENTS.

NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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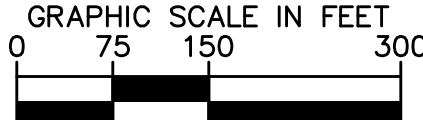
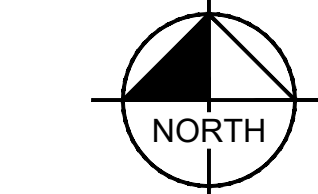
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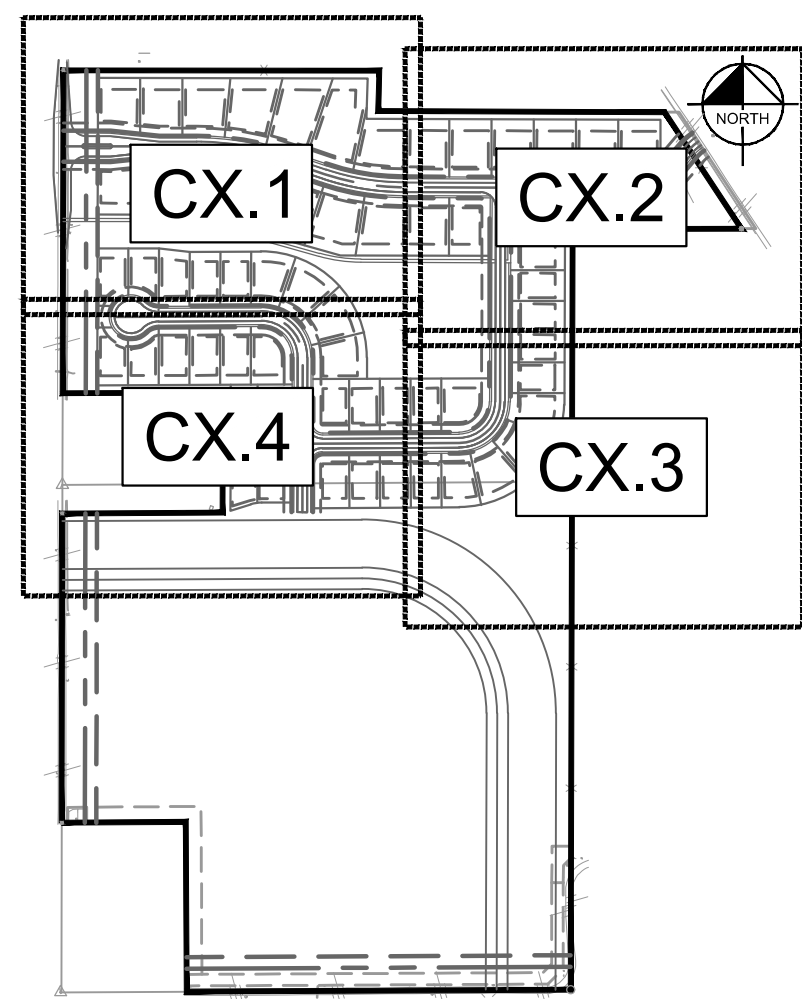
EXISTING LEGEND

●	○	△	SURVEY MONUMENT
---	---	---	EX. GAS LINE
---	---	---	EX. OVERHEAD ELECTRIC
---	---	---	EX. COMMUNICATION LINE
---	---	---	WETLAND AREA

PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L	SIDE YARD SETBACK LINE
C.W.	COMMON AREA
B.Y.	BUFFER YARD
---	SECTION 6 BOUNDARY
---	POND NORMAL POOL
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---	PROPERTY LINE
---	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER MAIN
---	PROPOSED UNDERDRAIN
A	PROPOSED 8' ASPHALT PATH
B	PROPOSED 5' CONCRETE SIDEWALK
*	ADA RAMP
○	LIGHT POLE
○	PROPOSED STREET TREE

KEY MAP



DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10/ACRE		
○ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
⊗ 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● 1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● 1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
⊠ 1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
□ 1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
○ 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

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



Chatham Hills
WESTFIELD

OVERALL
LANDSCAPE PLAN

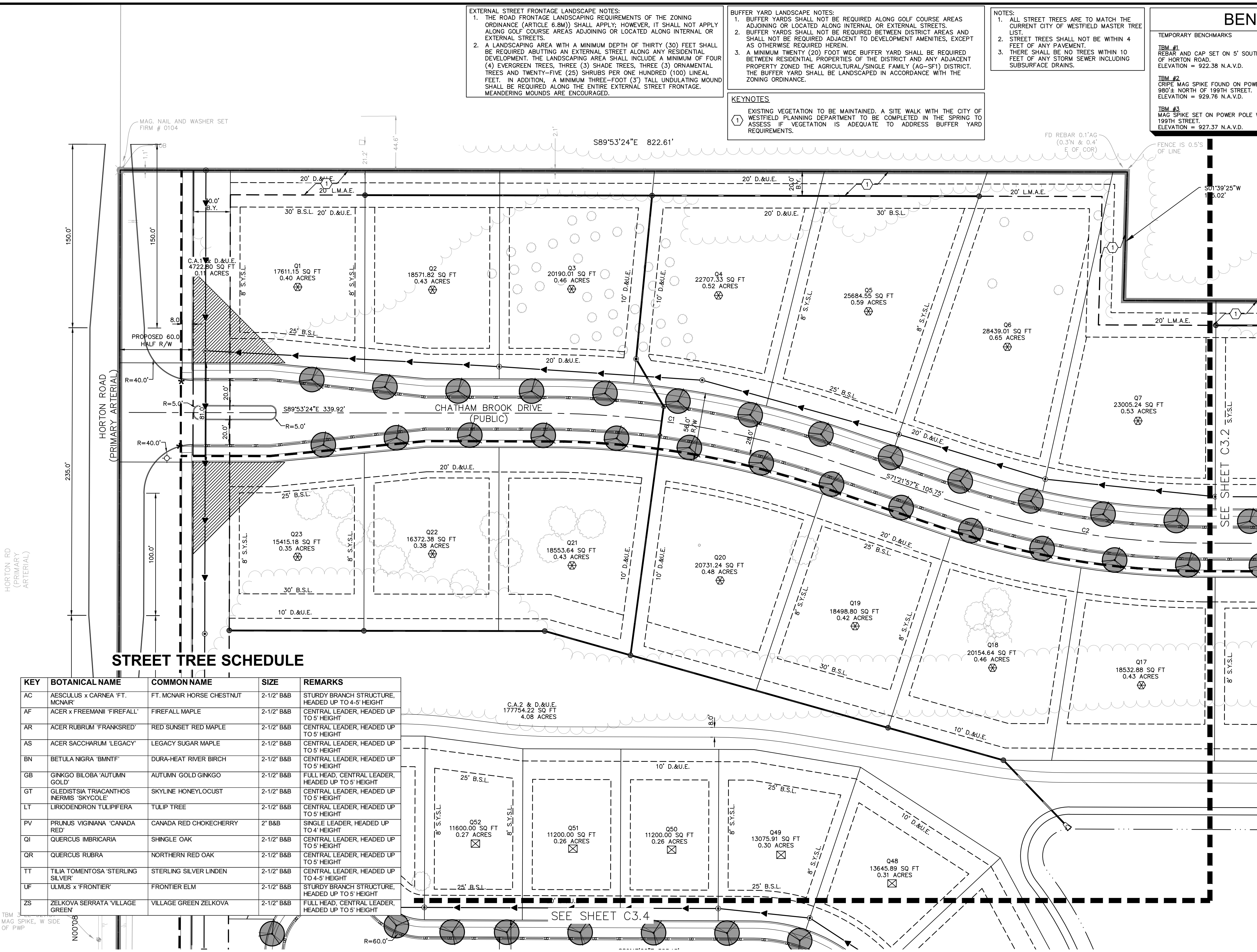
CHATHAM HILLS
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Drawing name: K:\ND_LIVE\170100000_Henke Development_Westfield_IN_2.dwg C3.1 LANDSCAPE PLAN Feb 14, 2019 11:02am By: Kate.Sandgrath
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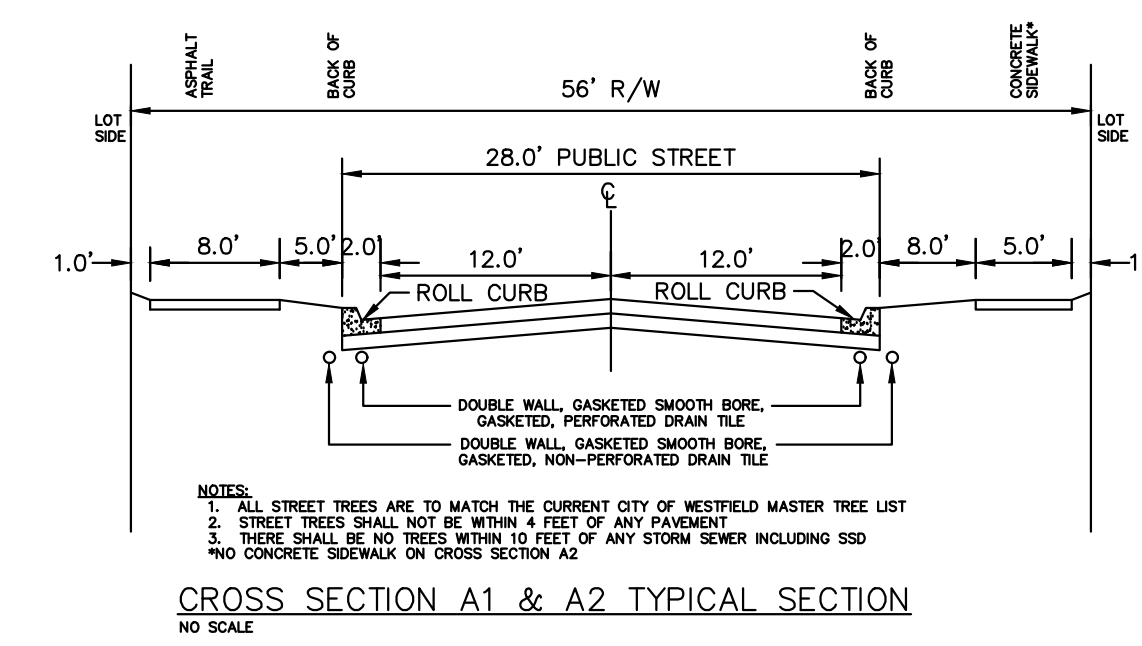
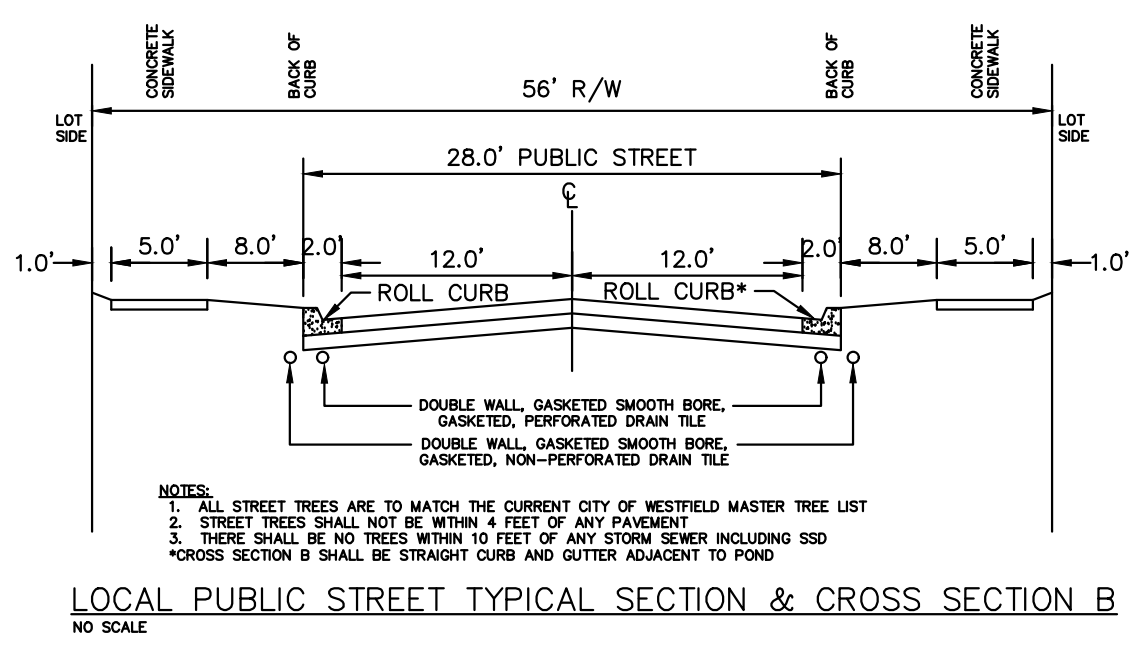


ENGINEER:
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AS NOTED
DESIGNED BY: DAM
DRAWN BY: NPK
CHECKED BY: ART

SCALE: 1"=40'

APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER

ANDREW R. TAYLOR, P.E.

INDIANAPOLIS, IN 46240

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Chatham Hills

WESTFIELD

LANDSCAPE PLAN

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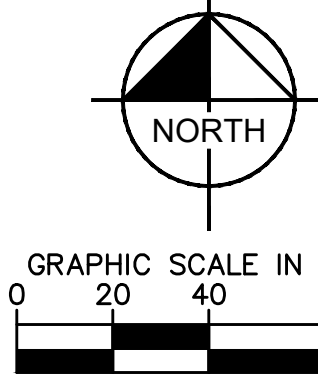
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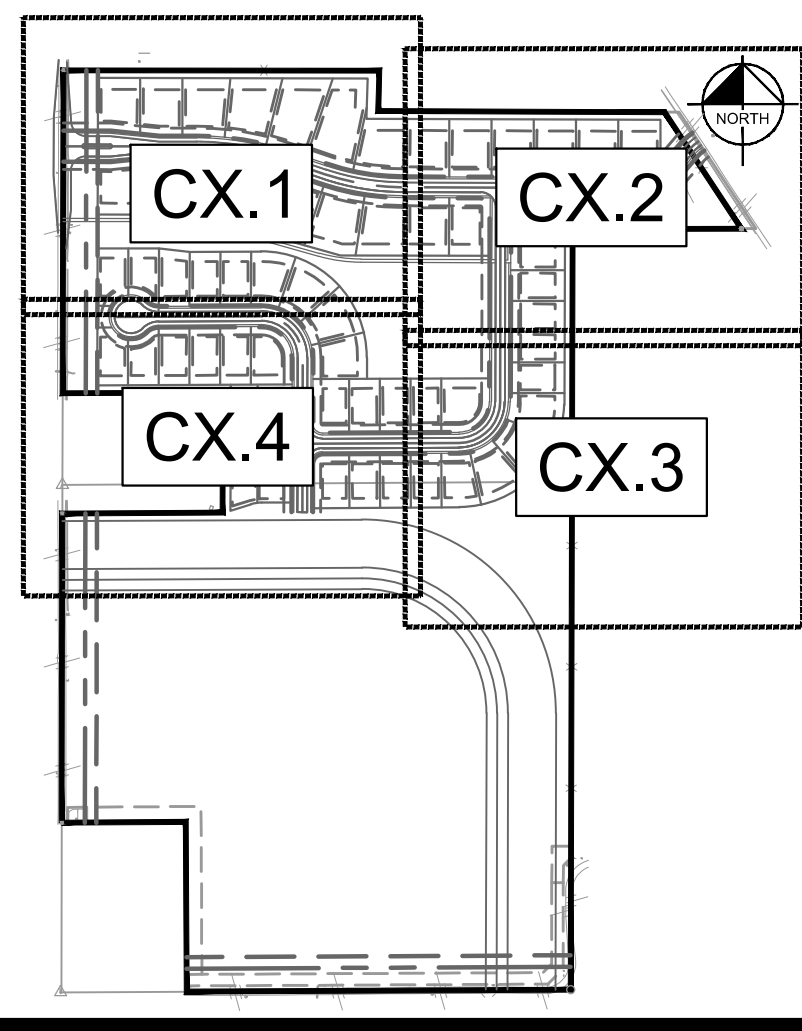
EXISTING LEGEND

● ○ △	SURVEY MONUMENT
---	EX. GAS LINE
---	EX. OVERHEAD ELECTRIC
---	EX. COMMUNICATION LINE
---	WETLAND AREA

PROPOSED LEGEND

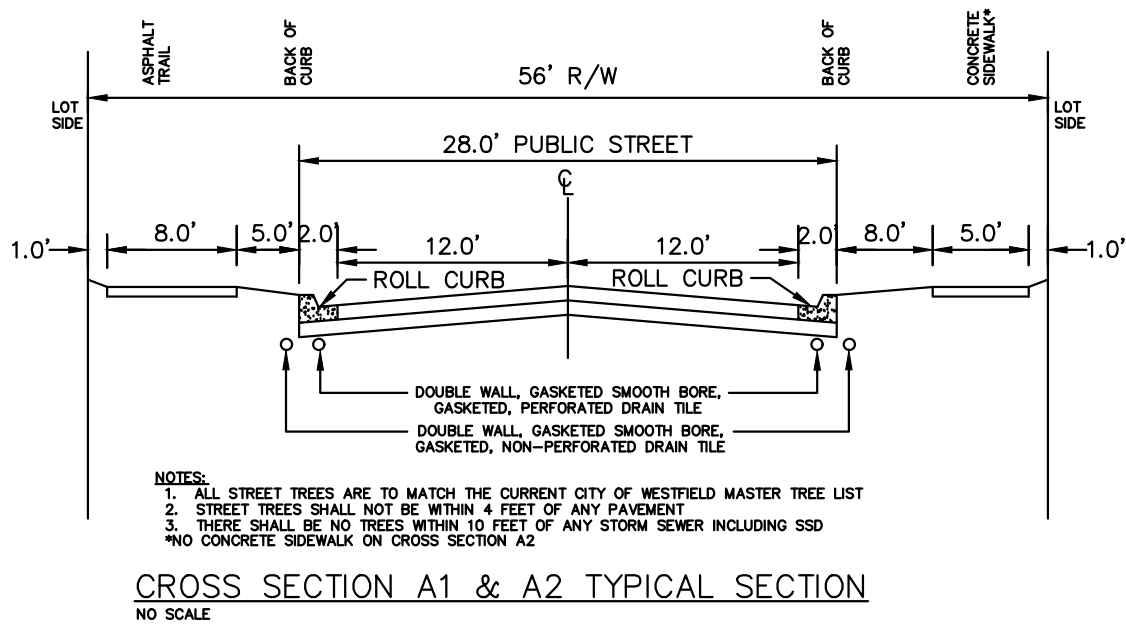
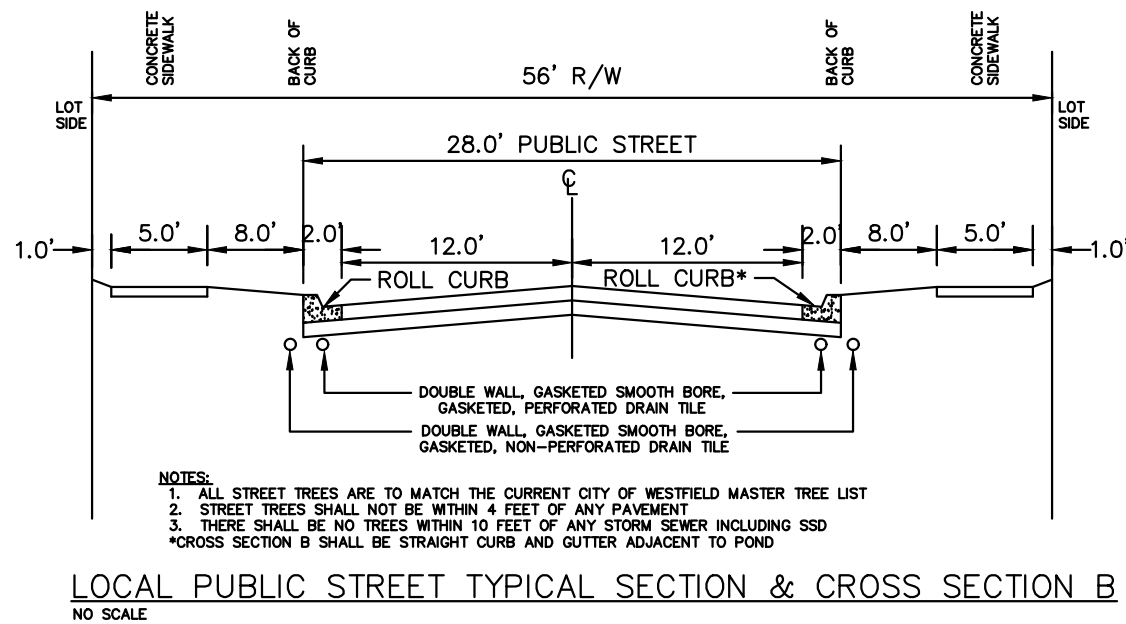
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KEY MAP



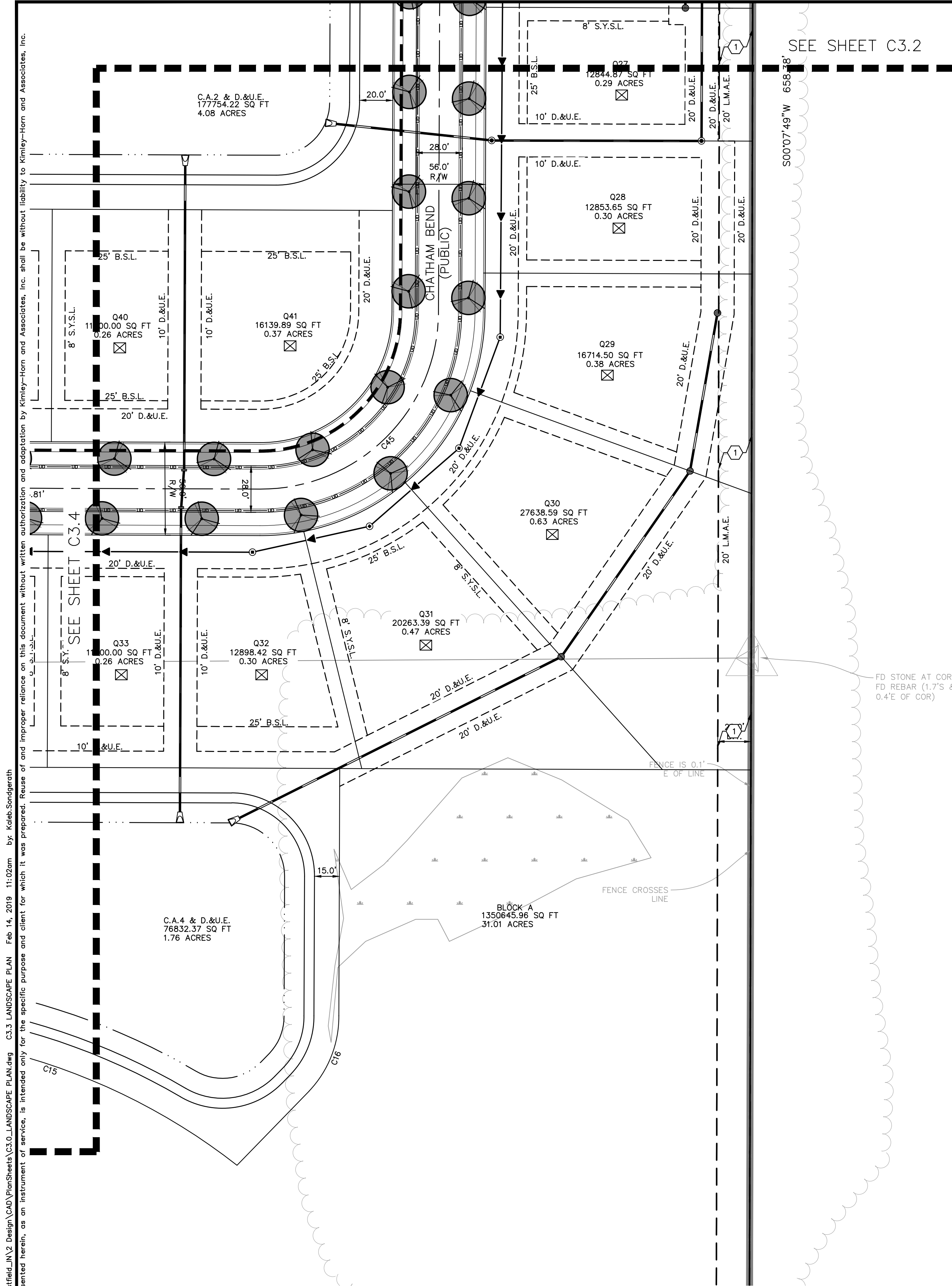
STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AF	ACER x FREEMANNII 'FIREFALL'	FIREFALL MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
BN	BETULA NGRA 'BMNIF'	DURA-HEAT RIVER BIRCH	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGNIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

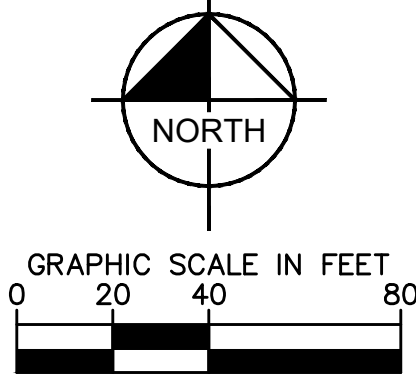


DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	-	-	-	-	-	-	-	-	-	10/ACRE	-	-
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
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1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	45'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4



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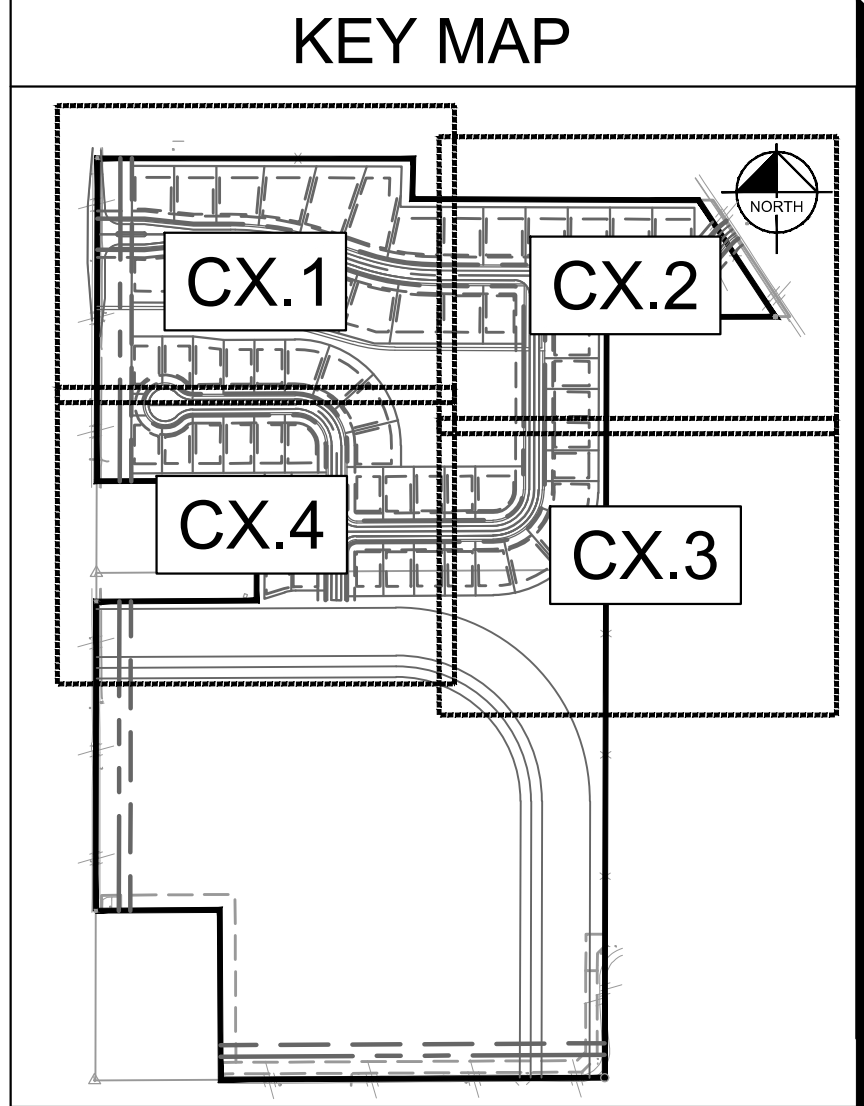


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S.Y.S.L.	SIDE YARD SETBACK LINE
C.W.	COMMON AREA
B.Y.	BUFFER YARD
— SECTION 6 BOUNDARY	
— POND NORMAL POOL	
— PROPOSED EASEMENT	
— PROPERTY LINE	
— R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)	
— PROPOSED STORM SEWER	
— PROPOSED SANITARY SEWER	
— PROPOSED WATER MAIN	
— PROPOSED UNDERDRAIN	
[A] PROPOSED 8' ASPHALT PATH	
[B] PROPOSED 5' CONCRETE SIDEWALK	
* ADA RAMP	
◇ LIGHT POLE	
○ PROPOSED STREET TREE	

STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE. HEADED UP TO 4-5' HEIGHT
AF	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
BN	BETULA NIGRA 'BMNTF'	DURA-HEAT RIVER BIRCH	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDISTIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 5' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE. HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

- KEYNOTES**
1. EXISTING VEGETATION TO BE MAINTAINED. A SITE WALK WITH THE CITY OF WESTFIELD PLANNING DEPARTMENT TO BE COMPLETED IN THE SPRING TO ASSESS IF VEGETATION IS ADEQUATE TO ADDRESS BUFFER YARD REQUIREMENTS.
- BUFFER YARD LANDSCAPE NOTES:**
1. BUFFER YARDS SHALL NOT BE REQUIRED ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
2. BUFFER YARDS SHALL NOT BE REQUIRED BETWEEN DISTRICT AREAS AND SHALL NOT BE REQUIRED ADJACENT TO DEVELOPMENT AMENITIES, EXCEPT AS OTHERWISE REQUIRED HEREIN.
3. 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.
- EXTERNAL STREET FRONTAGE LANDSCAPE NOTES:**
1. THE ROAD FRONTAGE LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE (ARTICLE 6.8M)) SHALL APPLY; HOWEVER, IT SHALL NOT APPLY ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
2. 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. MEANDERING MOUNDS ARE ENCOURAGED.
- NOTES:**
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SUBSURFACE DRAINS.

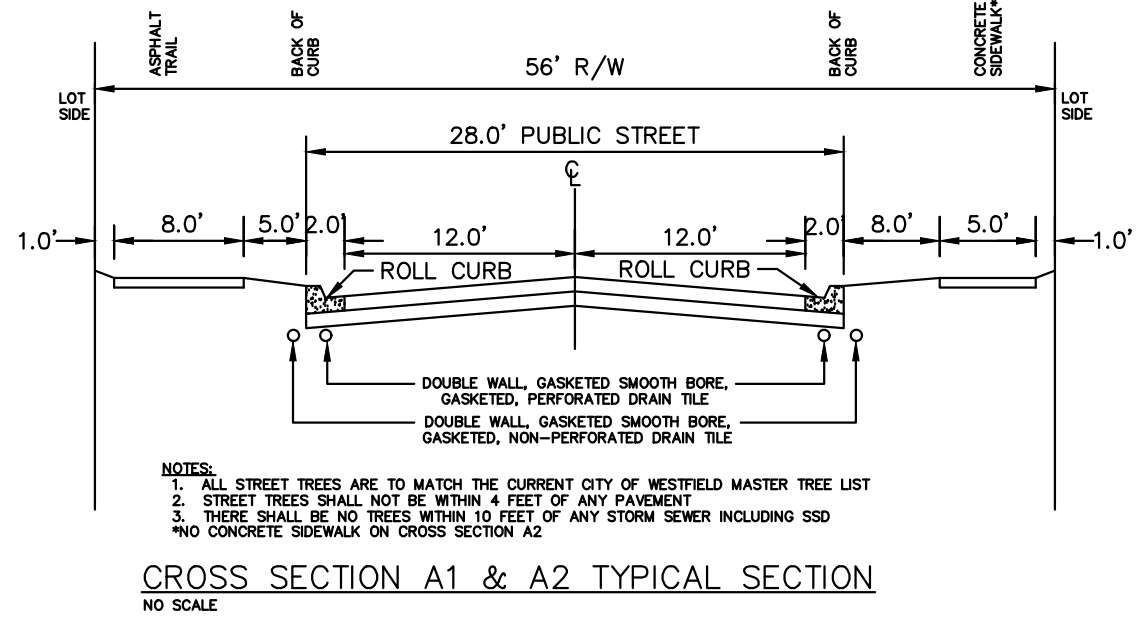
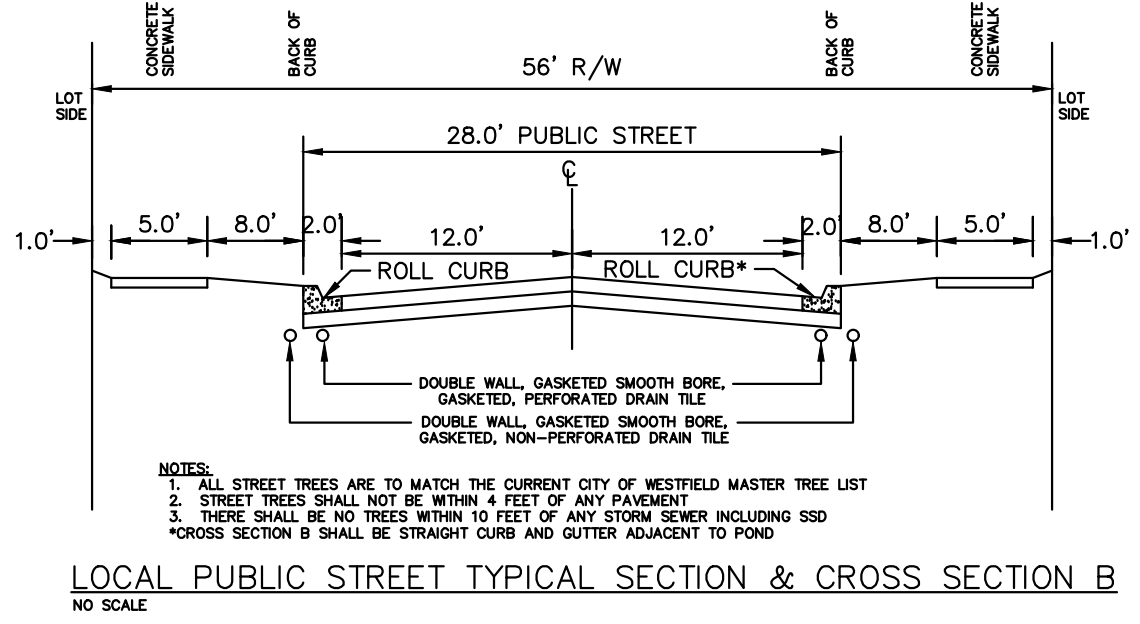


ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580 INDIANAPOLIS, IN 46240
317-218-9560
CONTACT: ANDREW R. TAYLOR, P.E.

SURVEYOR:
HAMILTON DESIGNS, LLC. 11988 FISHERS CROSSING DR. SUITE 154 FISHERS, IN 46038
TEL: (317) 570-8800
CONTACT: TERRY WRIGHT, PS

SITE DATA TABLE	
TOTAL ACREAGE	— 67.87 AC
# OF LOTS	— 60
DENSITY	— 0.88 LOTS/AC
COMMON AREA/OPEN SPACE	— 6.89 AC
ZONING	— PUD

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
TEL: (317) 836-8019
CONTACT: STEVE HENKE



DEVELOPMENT STANDARDS MATRIX												
DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMEN- TAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10/ACRE		
⬡ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
⬢ 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● 1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● 1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
⊠ 1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
□ 1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
○ 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

SCALE: AS NOTED

DESIGNED BY: DAM

DRAWN BY: NPK

CHECKED BY: ART

Kimley»Horn

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

ANDREW R. TAYLOR, P.E.

REGISTERED PROFESSIONAL ENGINEER

INDIANA

NO. 00000000

Chatham Hills

WESTFIELD

LANDSCAPE PLAN

SECTION 6

CHATHAM HILLS

SECTION 6

ORIGINAL ISSUE:

01/04/2019

KHA PROJECT NO.

170100000

SHEET NUMBER

C3.3

CITY COMMENTS

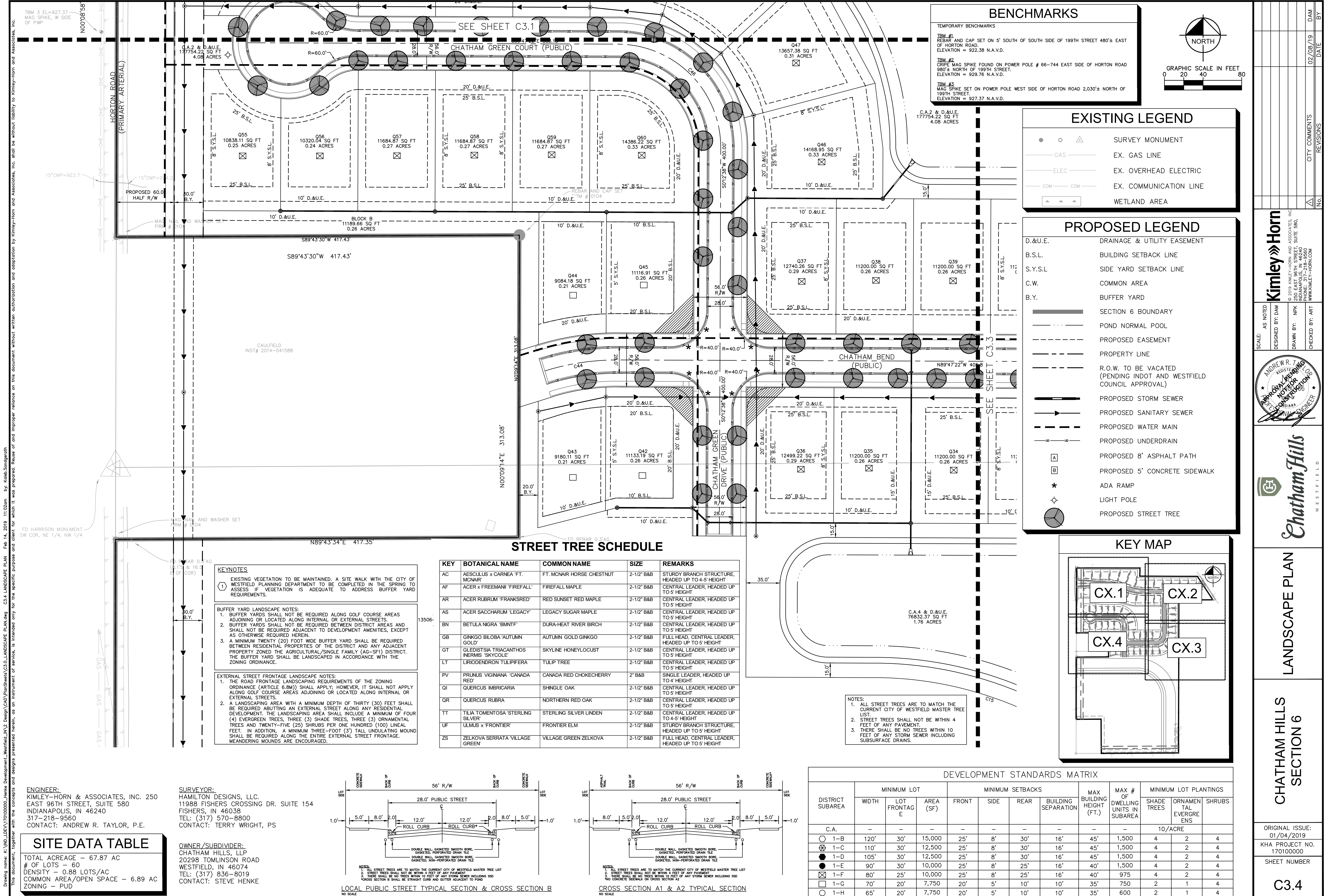
REVISIONS

DATE

02/08/19

BY

DAM



Drawing name: K:\IND_LIVE\170100000_Henke Development_Westfield_IN_2 Design\CAD\PlanSheets\C4.0_ENLARGED LANDSCAPE PLAN Feb 14, 2019 10:35am by: Kate Sandgerth
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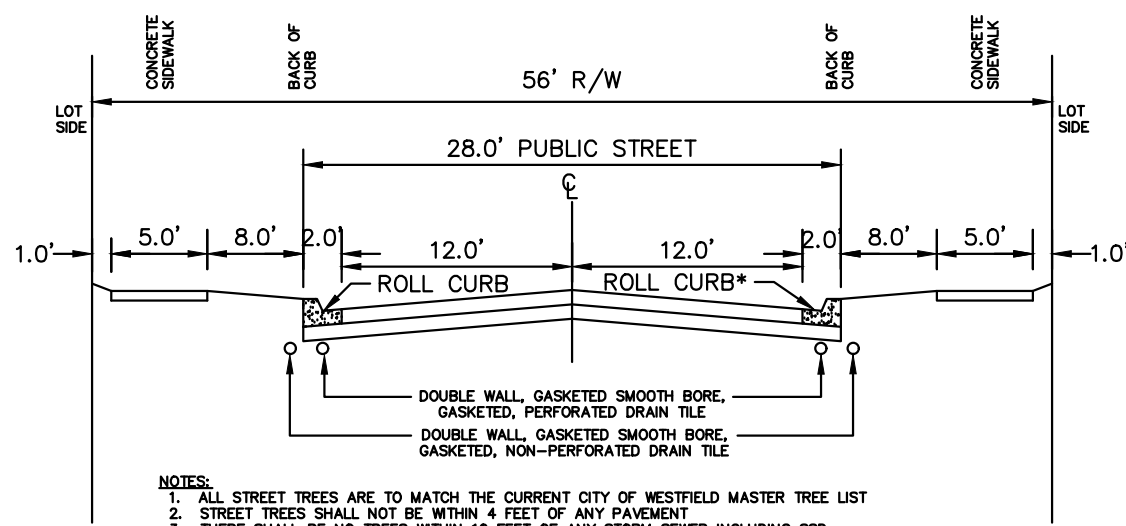
ENGINEER:
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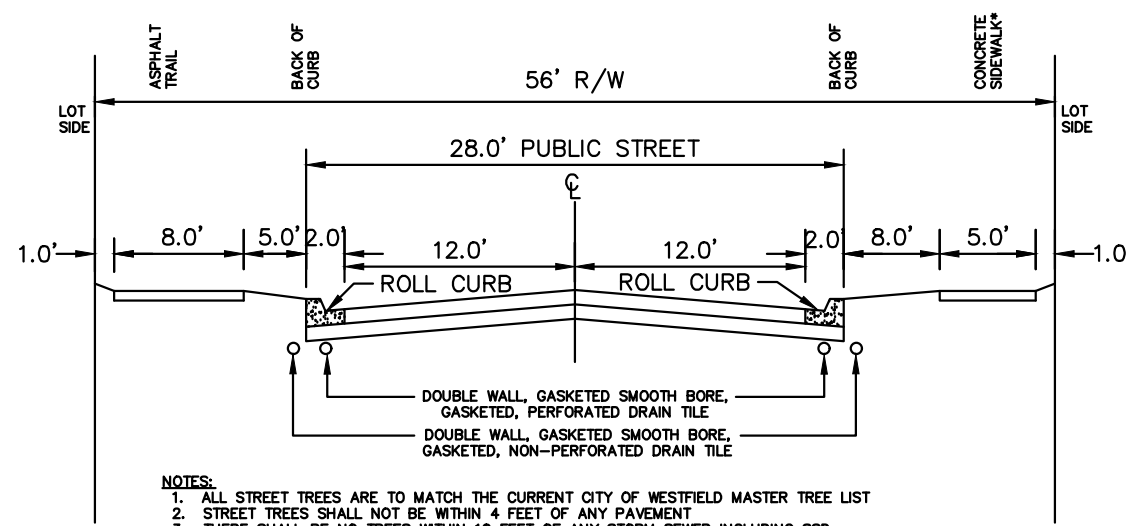
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SITE DATA TABLE

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OF LOTS - 60
DENSITY - 0.88 LOTS/AC
COMMON AREA/OPEN SPACE - 6.89 AC
ZONING - PUD



LOCAL PUBLIC STREET TYPICAL SECTION & CROSS SECTION B
NO SCALE



CROSS SECTION A1 & A2 TYPICAL SECTION
NO SCALE

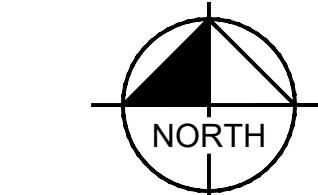
BENCHMARKS

TEMPORARY BENCHMARKS

TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.

TBM #2
CURVE MAG SPIKE FOUND ON POWER POLE # 66-744 EAST SIDE OF HORTON ROAD 980± NORTH OF 199TH STREET.
ELEVATION = 929.76 N.A.V.D.

TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030± NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.



GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING LEGEND

● ○ △	SURVEY MONUMENT
— GAS —	EX. GAS LINE
— ELEC —	EX. OVERHEAD ELECTRIC
— COM —	EX. COMMUNICATION LINE
***	WETLAND AREA

PROPOSED LEGEND

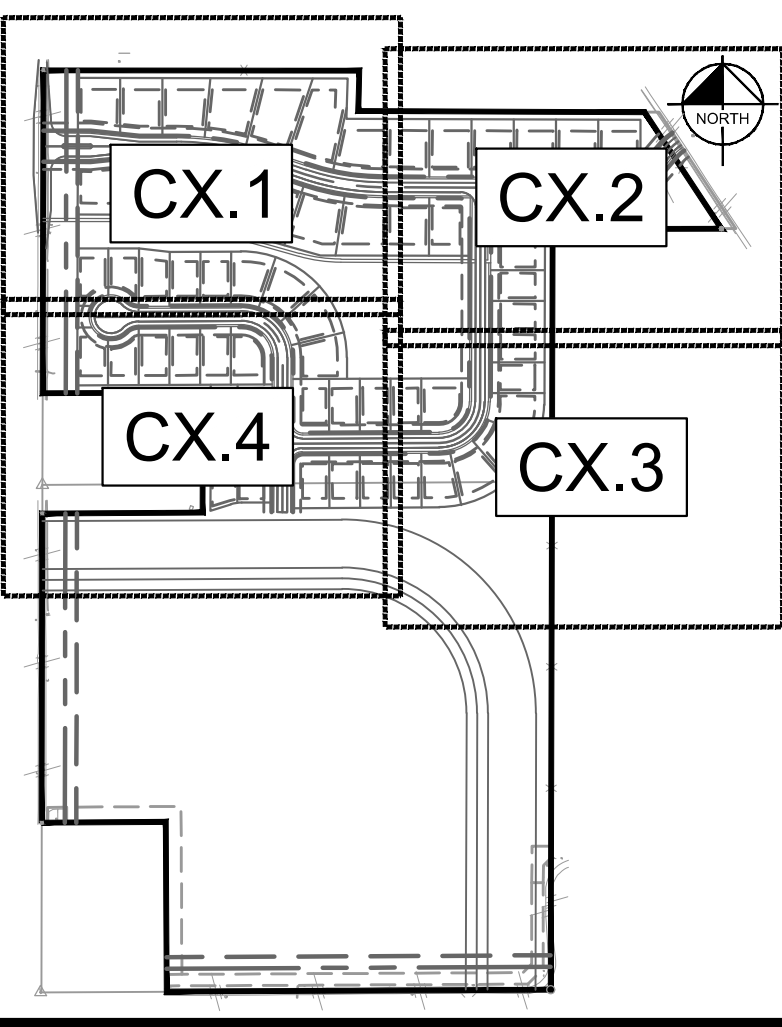
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
C.W.	COMMON AREA
B.Y.	BUFFER YARD
—	SECTION 6 BOUNDARY
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—	PROPOSED UNDERDRAIN
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 4. BUFFER YARDS NOT DETAILED WILL HAVE EXISTING VEGETATION MAINTAINED AND ASSESSED BY SITE WALK WITH CITY OF WESTFIELD PLANNING DEPARTMENT IN SPRING TO ASSESS IF VEGETATION IS ADEQUATE TO ADDRESS BUFFER YARD REQUIREMENTS.

PLANT MATERIAL SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'FIREFALL'	FIREFALL MAPLE	8	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	2	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
CC	CERCIS CANADENSIS	EASTERN REDBUD	3	2' B&B	HEADED UP TO 3-4' MIN., WELL BRANCHED, MATCHING
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	4	2' B&B	HEADED UP TO 3-4' MIN., WELL BRANCHED, MATCHING
CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	5	2' B&B	HEADED UP TO 3-4' MIN., WELL BRANCHED, MATCHING
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	63	36" B&B	36" CONT SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
GC	GLEDETISIA TRIACANTHOS 'INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	7	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	6	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
MP	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRAB	3	2' B&B	HEADED UP TO 3-4' MIN., WELL BRANCHED, MATCHING
PA	PICEA ABIES	NORWAY SPRUCE	27	8' B&B	FULL, SINGLE LEADER, MATCHING SPECIMENS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8	7' B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
PO	PICEA OMORICA	SERBIAN SPRUCE	9	7' B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
QI	QUERCUS IMBRICARIA	SHINGLE OAK	3	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	10	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	26	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	32	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	3	2' B&B	HEADED UP TO 3-4' MIN., WELL BRANCHED, MATCHING
VJ	VIBURNUM x JUDDII	JUDDII VIBURNUM	51	30" CONT	30" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS

KEY MAP



DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10/ACRE	—	—
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

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

SCALE:
DESIGNED BY DAM
DRAWN BY: NPK
CHECKED BY: ART

APPROVED FOR CONSTRUCTION
ANDREW R. TAYLOR, P.E.
REGISTERED PROFESSIONAL ENGINEER
INDIANAPOLIS, IN 46240
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Kimley-Horn

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INDIANAPOLIS, IN 46240
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Chatham Hills

WESTFIELD

ENLARGED
LANDSCAPE PLAN

CHATHAM HILLS
SECTION 6

ORIGINAL ISSUE:
01/04/2019

KHA PROJECT NO.
170100000

SHEET NUMBER
C4.0

Drawing name: K:\IND_LIVE\170100000_Henke Development_Westfield\IND_2 Design\CAD\PlanSheets\C4.0 ENLARGED LANDSCAPE PLAN C4.4 ENLARGED LANDSCAPE PLAN Feb 14, 2019 10:35am by: Kate Sondgerath
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TBM 3 EL=927.37
MAG SPIKE, W SIDE
OF PWP

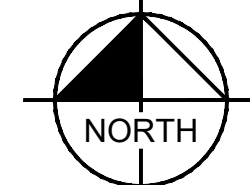
SEE SHEET C4.1

CHATHAM GREEN COURT (PUBLIC)

BENCHMARKS

TEMPORARY BENCHMARKS

- TBM #1**
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480'± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.
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COURT MAG SPIKE FOUND ON POWER POLE # 66-744 EAST SIDE OF HORTON ROAD 980'± NORTH OF 199TH STREET.
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GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING LEGEND

- ○ △ SURVEY MONUMENT
- GAS — EX. GAS LINE
- ELEC — EX. OVERHEAD ELECTRIC
- COM — COM — EX. COMMUNICATION LINE
- WETLAND AREA

PROPOSED LEGEND

- D.&U.E. DRAINAGE & UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
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- LIGHT POLE
- PROPOSED STREET TREE

PLANT MATERIAL SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
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CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	5	2" B&B	HEADED UP TO 3-4' MIN., WELL BRANCHED, MATCHING
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	63	36" B&B	36" CONT SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	59	36" CONT	36" B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
GT	GLEDITSIA TRIACANTHOS 'INERMIS SKYLINE'	SKYLINE HONEYLOCUST	7	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' MIN. HEIGHT
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1. BUFFER YARDS SHALL NOT BE REQUIRED ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
 2. BUFFER YARDS SHALL NOT BE REQUIRED BETWEEN DISTRICT AREAS AND SHALL NOT BE REQUIRED ADJACENT TO DEVELOPMENT AMENITIES, EXCEPT AS OTHERWISE REQUIRED HEREIN.
 3. 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.
 4. BUFFER YARDS NOT DETAILED WILL HAVE EXISTING VEGETATION MAINTAINED AND ASSESSED BY SITE WALK WITH CITY OF WESTFIELD PLANNING DEPARTMENT IN SPRING TO ASSESS IF VEGETATION IS ADEQUATE TO ADDRESS BUFFER YARD REQUIREMENTS.

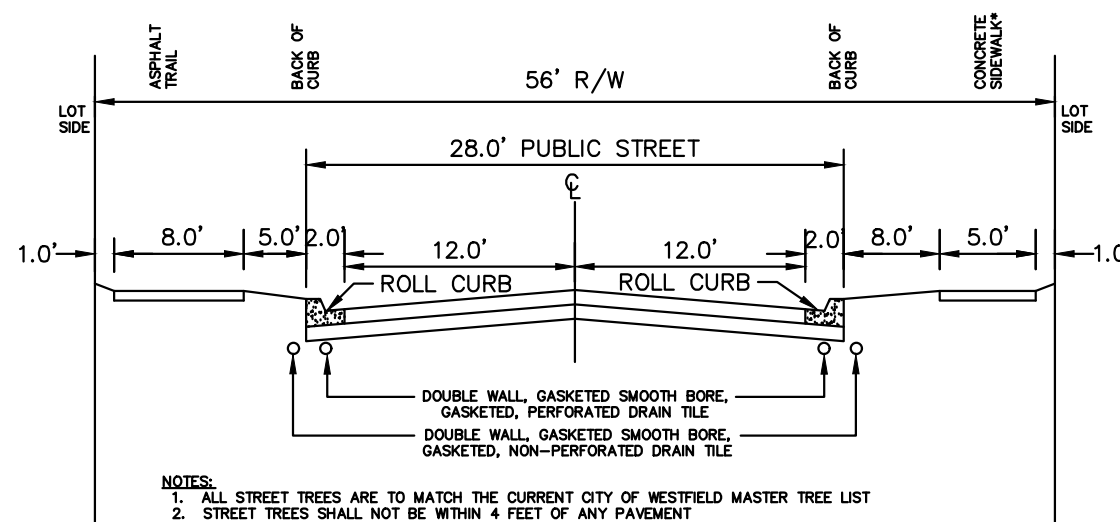
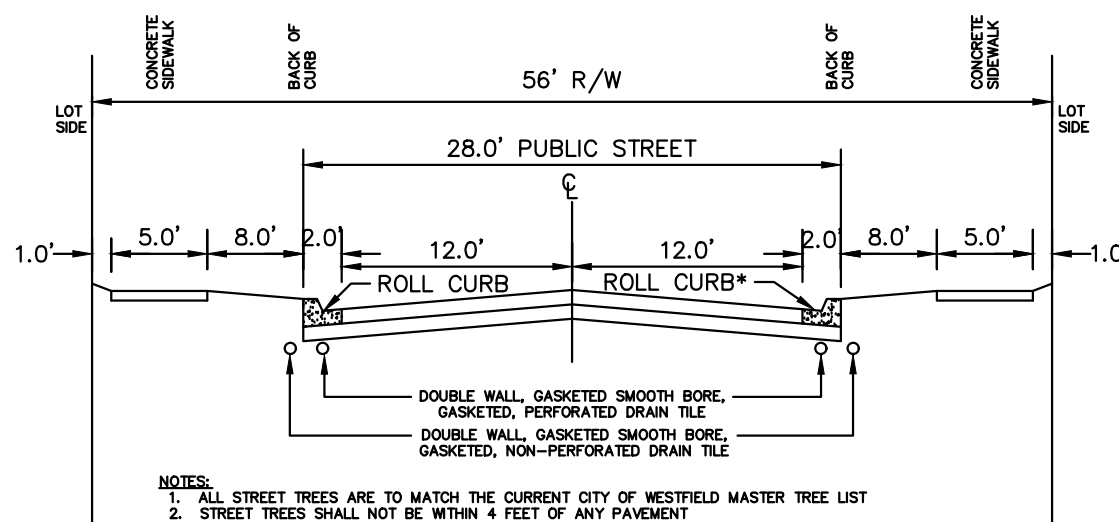
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560
CONTACT: ANDREW R. TAYLOR, P.E.

SURVEYOR:
HAMILTON DESIGNS, LLC.
11988 FISHERS CROSSING DR. SUITE 154
FISHERS, IN 46038
TEL: (317) 570-8800
CONTACT: TERRY WRIGHT, PS

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
TEL: (317) 836-8019
CONTACT: STEVE HENKE

SITE DATA TABLE

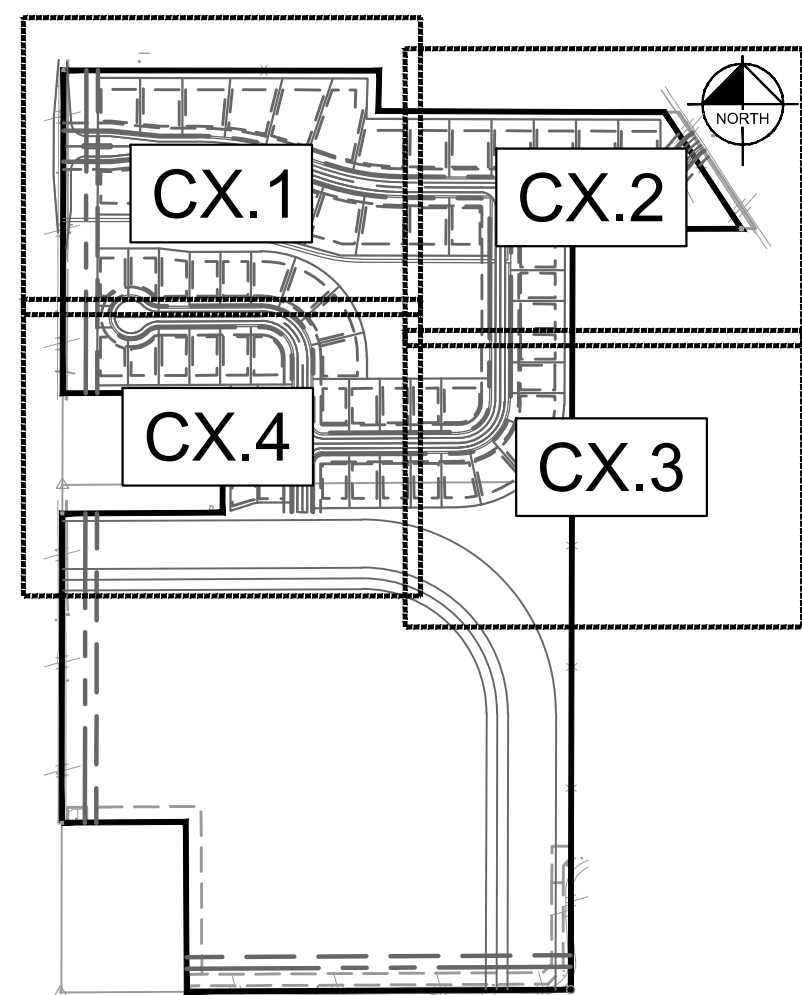
TOTAL ACREAGE — 67.87 AC
OF LOTS — 60
DENSITY — 0.88 LOTS/AC
COMMON AREA/OPEN SPACE — 6.89 AC
ZONING — PUD



DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10'/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

KEY MAP



Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM



Chatham Hills
WESTFIELD

**ENLARGED
LANSCAPE PLAN**

**CHATHAM HILLS
SECTION 6**

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000

SHEET NUMBER

C4.4



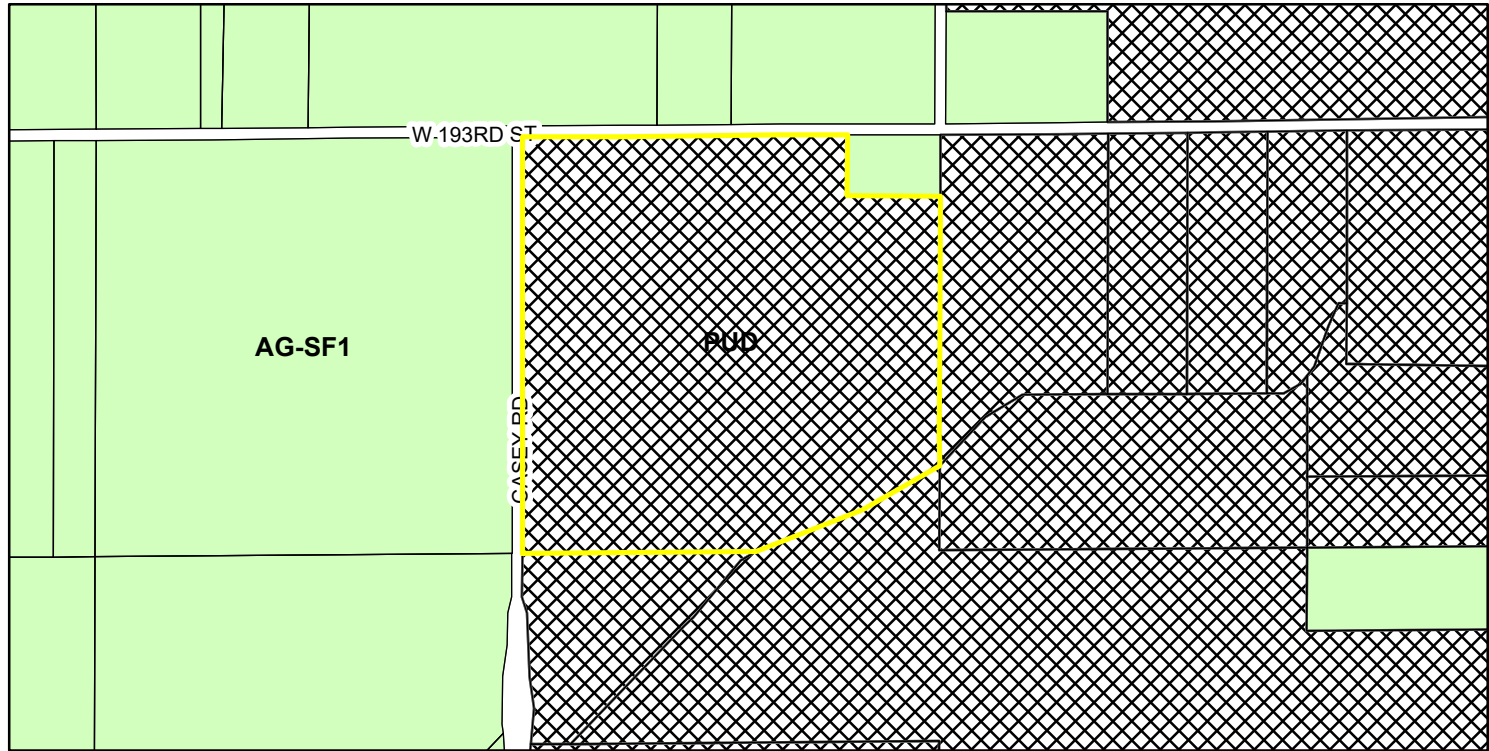
Property Location Map
Emory Trace
1901-SPP-03 & 1901-ODP-03



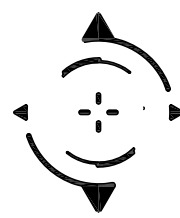
Aerial Location Map



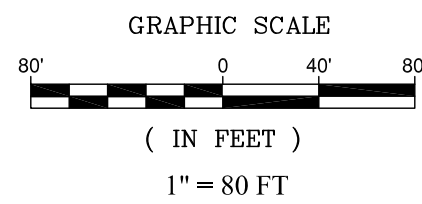
Zoning Map



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:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL KROUX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
PATTY LORENE REESE



Now or Formerly
CAREY & SONS INC.
Zoning: AG-SF1

PRIMARY PLAT / DEVELOPMENT PLAN for EMORY TRACE

WESTFIELD, INDIANA SPRINGMILL TRAILS PUD ZONING

Now or Formerly
CITIZENS WATER OF WESTFIELD LLC
Zoning: AG-SF1

Now or Formerly
STEVEN M. & LINDA L. OSBORNE
Zoning: AG-SF1

SIX POINTS
ROAD

STREET DATA	
STREET A	978.29 L.F.
STREET B	1,069.32 L.F.
STREET C	1,297.48 L.F.
STREET D	539.00 L.F.
TOTAL	3,884.09 L.F.

TOTAL SITE = 37.258
TOTAL LOTS - 74
TOTAL COMMON AREA = 12.49 ac± (33.5%)

SPRINGMILL TRAILS PUD
LOT STANDARDS: RESIDENTIAL DISTRICT 1
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 50'

Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

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

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

CES PROPOSES TO CONSTRUCT A 16" WATER MAIN NORTH ALONG CASEY ROAD THEN WEST ALONG 193RD TO CONNECT TO EXISTING WATER AT OSBORNE TRAILS. THIS WATER MAIN WILL SERVE AS THE CONNECTION TO THE SITE.

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

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

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

Commencing at the Northeast corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 09 minutes 41 seconds West along said East line, a distance of 207.45 feet to the POINT OF BEGINNING of this description; thence South 00 degrees 09 minutes 41 seconds West along said East line, a distance of 849.35 feet to a Northwest corner of a 99.530 acre parcel owned by HRKK, LLC, recorded as Instrument No. 2016-009622 in the Office of the Recorder of Hamilton County, Indiana, which corner also lies in Little Eagle Creek; thence the next two (2) courses are along the northerly lines of said 99.530 acre parcel and along Little Eagle Creek: (1) South 60 degrees 07 minutes 38 seconds West a distance of 280.66 feet; (2) South 68 degrees 30 minutes 12 seconds West a distance of 356.34 feet to the South line of said Northwest Quarter; thence South 89 degrees 35 minutes 28 seconds West a distance of 749.14 feet along said South line to the Southwest corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 04 minutes 38 seconds East a distance of 1,324.35 feet along the West line to the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 53 seconds East a distance of 1,032.02 feet along the North line of said Southeast Quarter to the Northwest corner of a 1.39 acre parcel owned by Arie W. Brown et ux recorded as Instrument No. 9609634782 in said Recorder's Office; thence the next two (2) courses are along the boundary of said 1.39 acre parcel: (1) South 00 degrees 05 minutes 10 seconds West a distance of 207.30 feet; (2) North 89 degrees 40 minutes 17 seconds East a distance of 292.96 feet to the place of beginning, containing 37.258 acres, more or less.

INDEX

DATE	REVISION	
1/25/2019	REVISED PER TAC COMMENTS & LAYOUT ADJUSTMENT	LAF
2/7/2019	REVISED PER TAC COMMENTS	GDK
2/14/2019	REVISED PER ADDITIONAL ENG. COMMENTS	GDK

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	169.03'	107.00'	107.96'	N45°05'43"W	152.00'	90°30'48"
C2	180.02'	150.00'	102.63'	N34°32'33"E	169.41'	68°45'43"
C3	54.26'	150.00'	27.43'	S10°42'51"E	53.96'	20°43'29"
C4	206.78'	107.00'	154.89'	S55°42'51"E	176.07'	110°43'29"

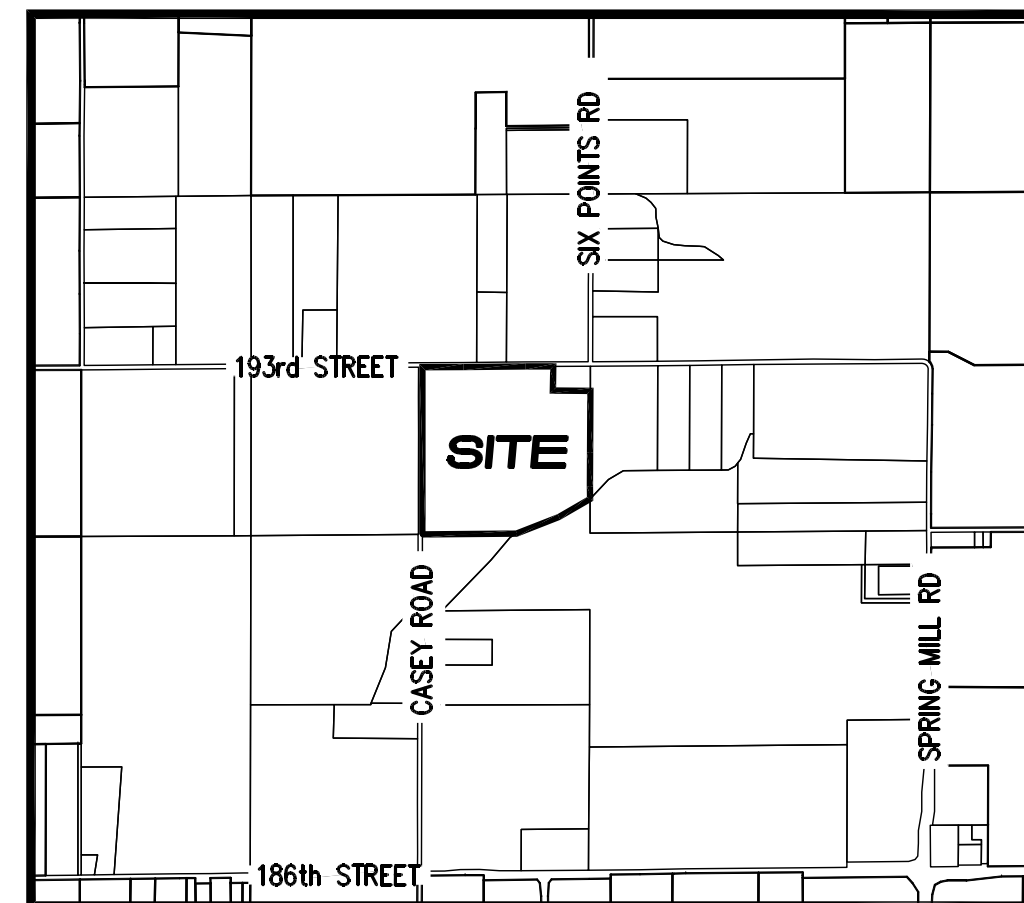
Now or Formerly
MAHMOOD & MARYAM MANSORRI
H&W
Zoning: PUD

Now or Formerly
HRKK LLC
Zoning: PUD

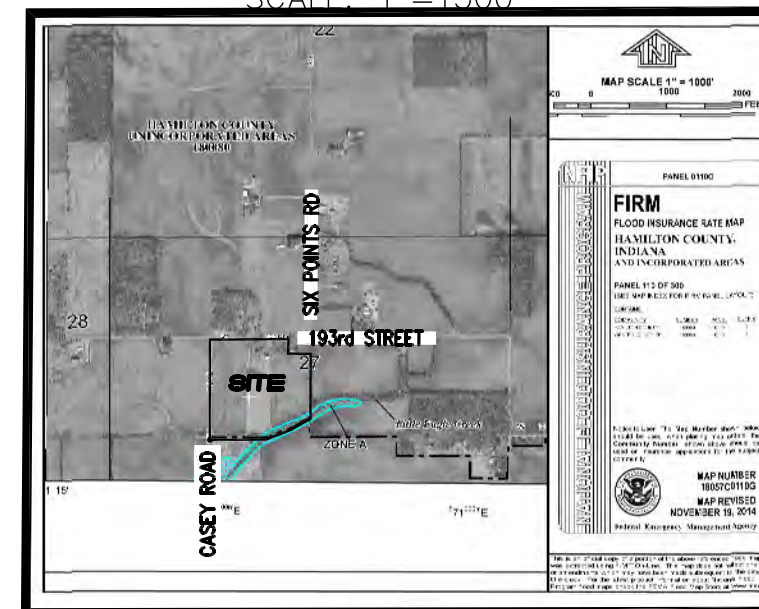
Now or Formerly
DAVID K. II & FRANCES M. TURNER
Zoning: PUD



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



LOCATION MAP
SCALE: 1"=1500'



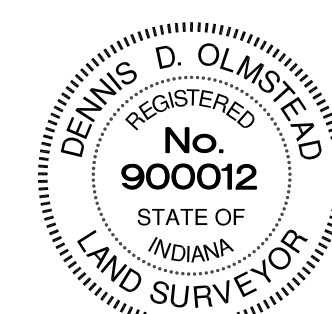
FLOOD STATEMENT
THIS SITE LIES PARTIALLY WITHIN ZONE AE PER
FIRM 18057C0110G DATED NOVEMBER 19, 2014

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C106	PRIMARY PLAT / DEVELOPMENT PLAN
C900	LANDSCAPE PLAN

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

11/30/18
DATE



PLANS PREPARED BY:

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



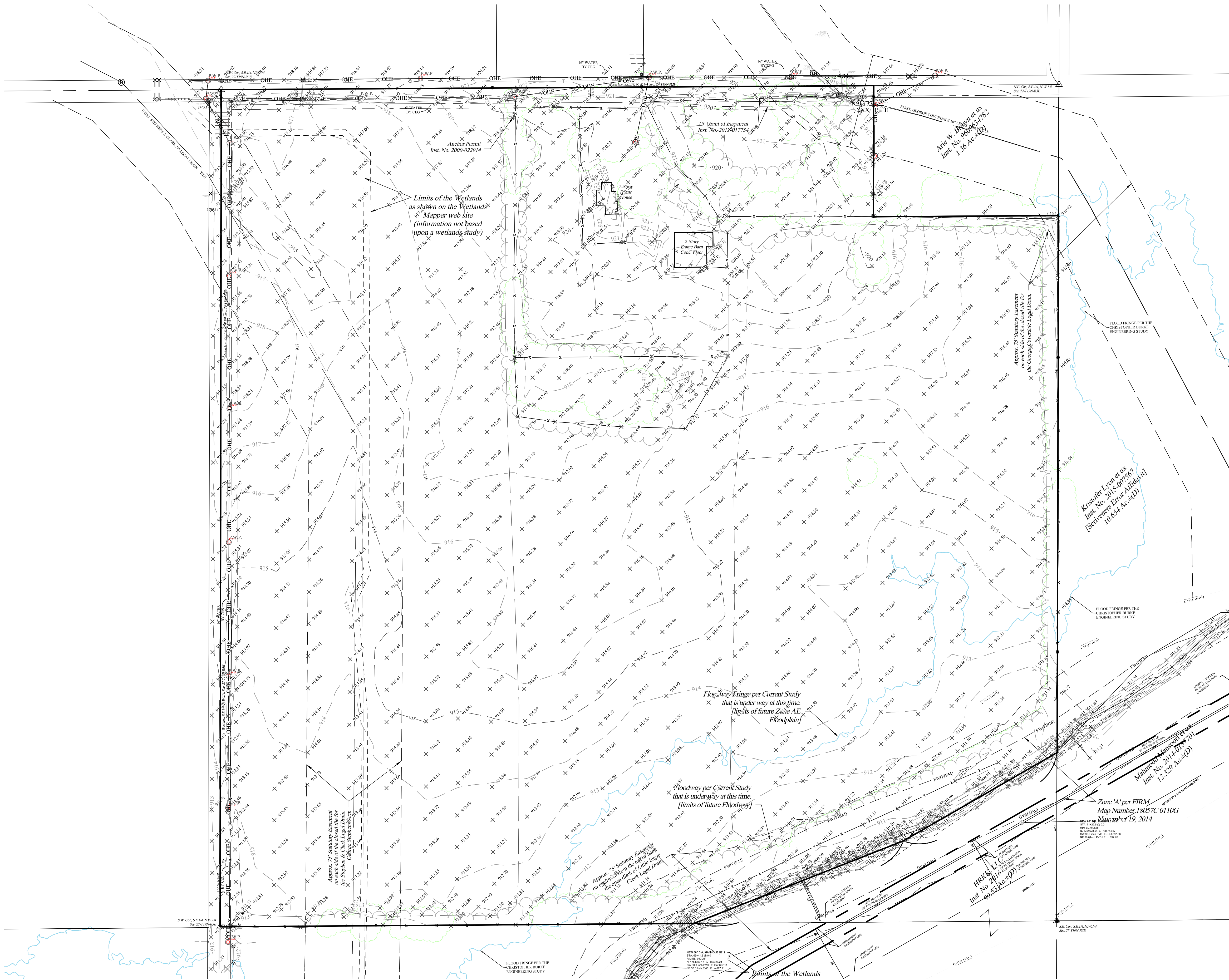
Know what's below.
Call before you dig.

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

EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING



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

CERTIFIED: 11/30/18

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

STOEPPELWERTH
ALWAYS ON.

7065 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

EXISTING CONDITIONS

EMORY TRACE

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

PREPARED FOR:

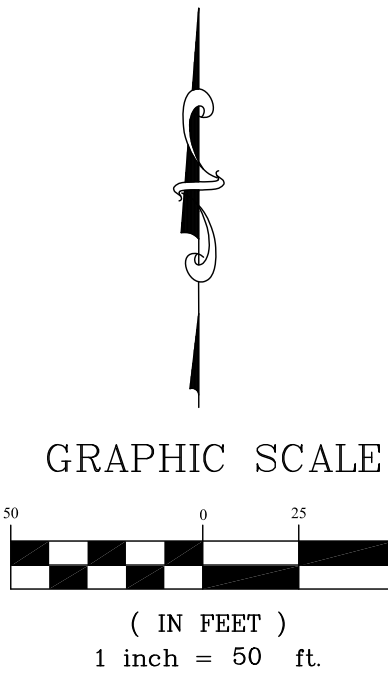
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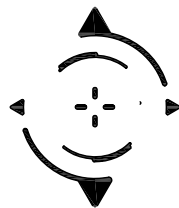
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

C100

S & A JORN NO. 85360PLA





STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
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INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
PATTY LORENE REESE

EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING



TOTAL SITE = 37.258
TOTAL LOTS - 74
TOTAL COMMON AREA = 12.49 ac± (33.5%)

SPRINGMILL TRAILS PUD
LOT STANDARDS; RESIDENTIAL DISTRICT 1
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 50'

Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

LEGEND

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

- 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

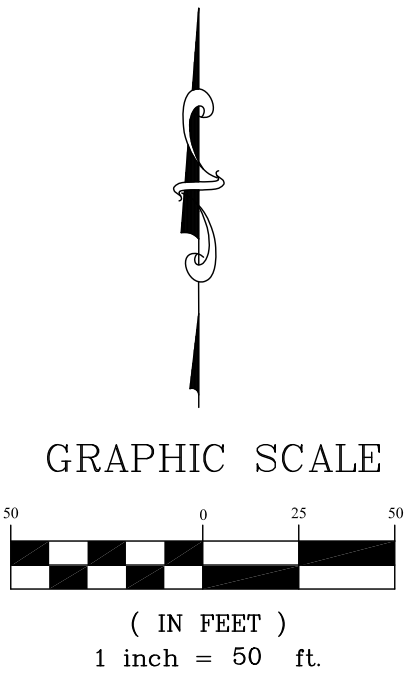
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PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

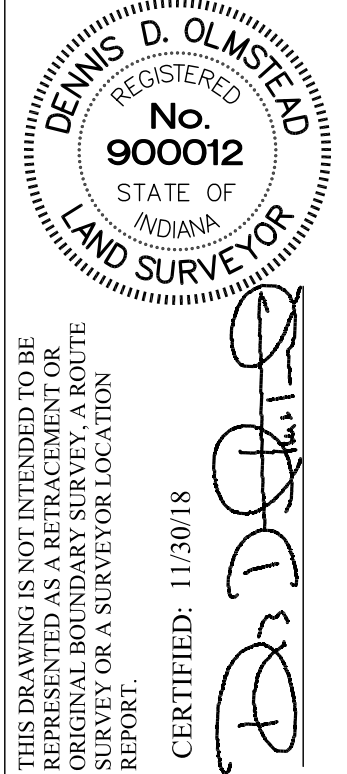
CEG PROPOSES TO CONSTRUCT A 16" WATER MAIN NORTH ALONG CASEY ROAD THEN WEST ALONG 193rd TO CONNECT TO EXISTING WATER AT OSBONE TRAILS. THIS WATER MAIN WILL SERVE AS THE CONNECTION TO THE SITE.

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

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

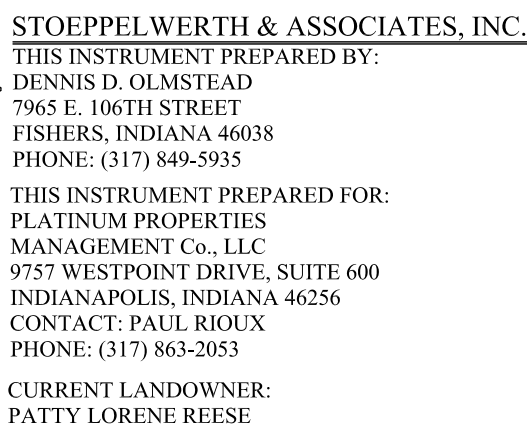


SECTION	TOWNSHIP	RANGE
27	19N	3E
DRAWN BY:	CHECKED BY:	
LAF	GDK	
SHEET NO.		
C101		
DATE	REVISIONS	BY
02/14/19	REV. PER ADDITIONAL ENG. COMMENTS	GDK
02/19/19	REV. PER TAC COMMENTS	GDK
01/25/19	REVISED PER TAC COMMENTS & LAYOUT ADJUSTMENT	LAF



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

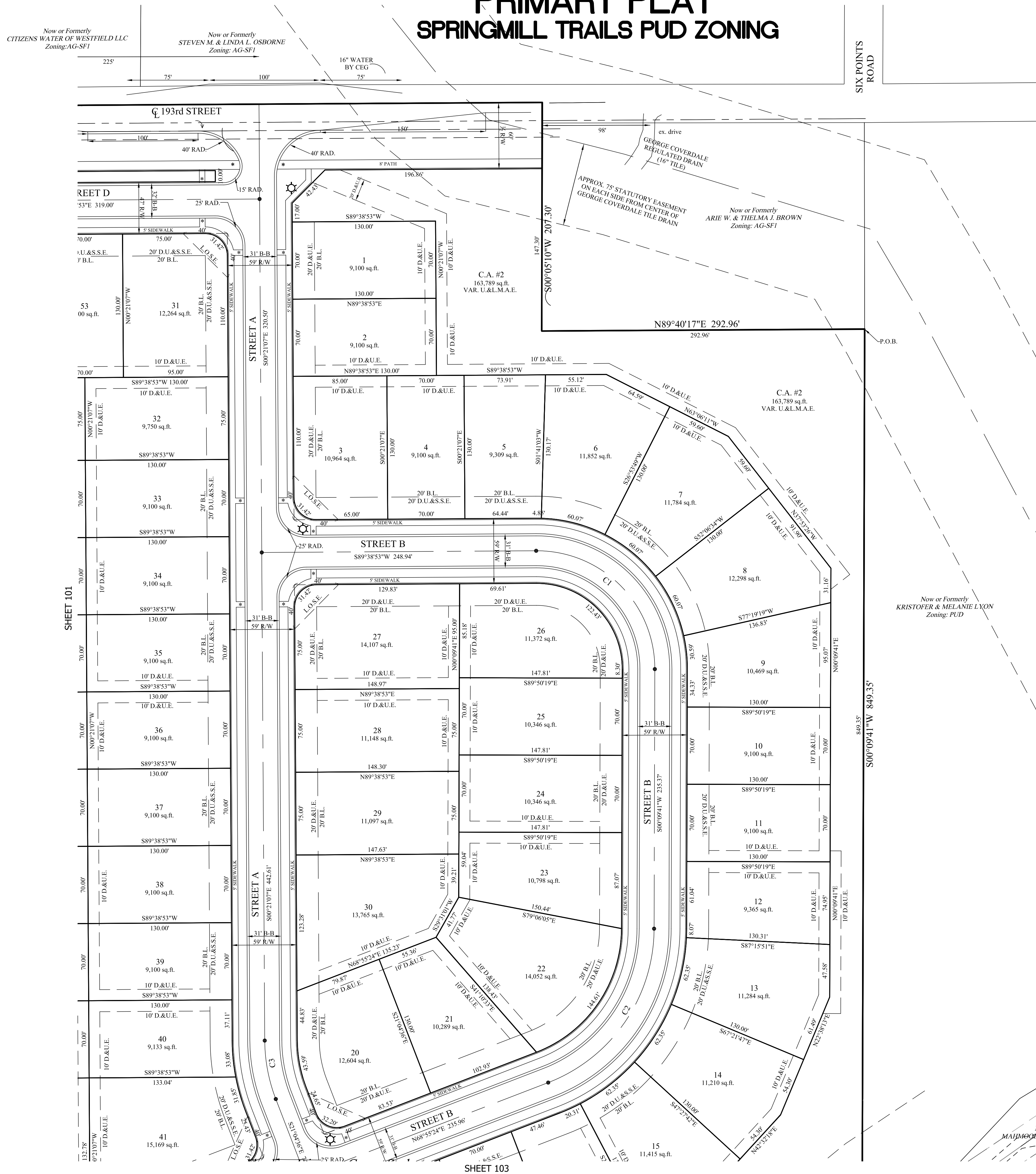
PRIMARY PLAT
EMORY TRACE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA
PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C101
S & A JORDN
85360PLA



EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING



TOTAL SITE = 37.258
TOTAL LOTS - 74
TOTAL COMMON AREA = 12.49 ac± (33.5%)

SPRINGMILL TRAILS PUD
LOT STANDARDS: RESIDENTIAL DISTRICT 1
 Minimum Lot Area - 9,000 sq.ft.
 Minimum Lot Frontage - 50'

Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

LEGEND

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

NOTE:

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

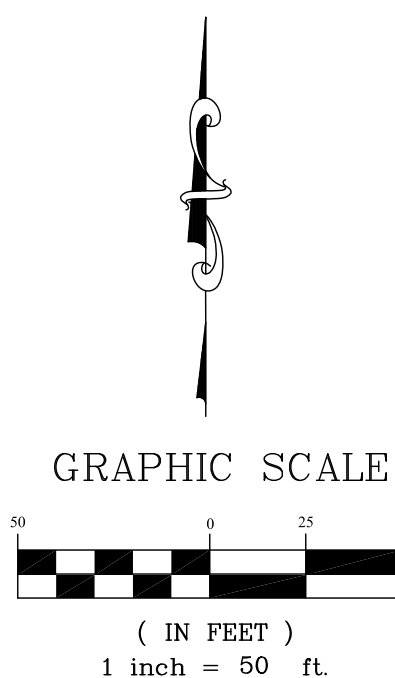
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

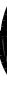
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EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.

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



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

[illegible]

STOEPPELWERTH

ALWAYS ON.

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

PRIMARY PLAT

MEMORY TRACE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 27	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C102		
S & A JOB NO. 85360PLA		



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

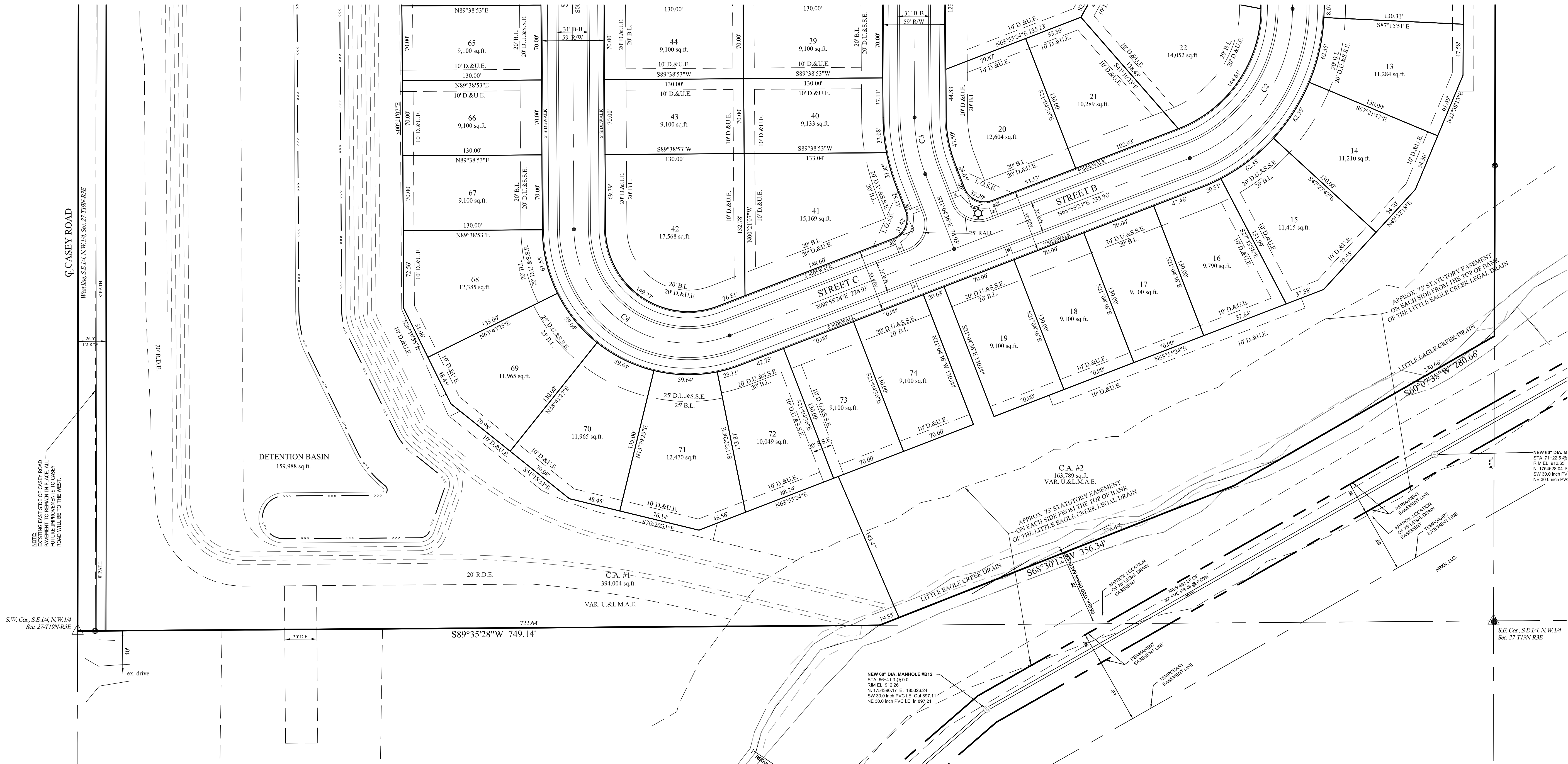
EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING

SHEET 101

SHEET 102



LEGEND

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

TOTAL SITE = 37.258
TOTAL LOTS - 74
TOTAL COMMON AREA = 12.49 ac± (33.5%)

SPRINGMILL TRAILS PUD
LOT STANDARDS: RESIDENTIAL DISTRICT 1
Minimum Lot Area = 9,000 sq.ft.
Minimum Lot Frontage = 50'

Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

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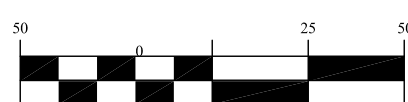
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE SOUTHEAST PROPERTY LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

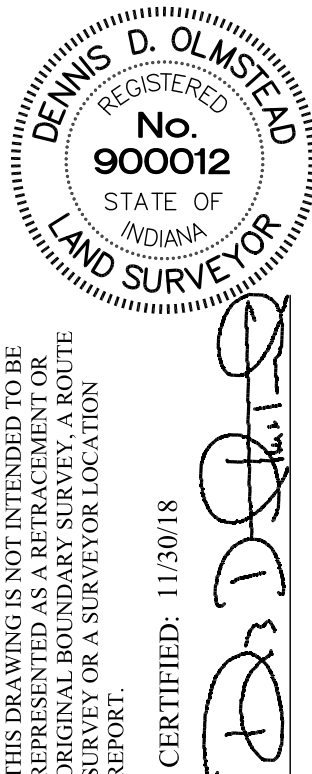
STOEPPELWERTH
ALWAYS ON.

EMORY TRACE

PRIMARY PLAT

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

SHEET NO.
C103
S & A JORN NO.
85360PLA



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

CERTIFIED: 11/30/18

D.D. OLMSHEAD

STOEPPELWERTH
ALWAYS ON.

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

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

REV	DATE	BY	REVISIONS
1	02/14/19	GDK	REV. PER ADDITIONAL ENG. COMMENTS
2	02/19/19	GDK	REV. PER TAC COMMENTS
3	01/25/19	LAF	REVISED PER TAC COMMENTS & LAYOUT ADJUSTMENT

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

EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING

TOTAL SITE = 37,258
TOTAL LOTS - 74
TOTAL COMMON AREA = 12.49 ac± (33.5%)

SPRINGMILL TRAILS PUD
LOT STANDARDS; RESIDENTIAL DISTRICT 1
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 50'

Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD
MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER
INCLUDING SSO
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT
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THE SITE.
EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE
REDUCED FLOWS OF THIS SITE.
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE SOUTHEAST PROPERTY LINE

LEGEND

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

LEGEND

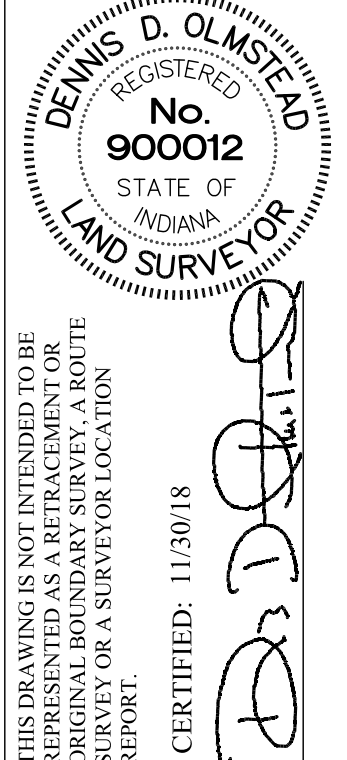
- EXISTING CONTOUR
EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATER LINE
FLOW LINE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINES
BURIED TELEPHONE LINES
TELEPHONE LINE
BURIED CABLE T.V. LINE
CABLE T.V. LINE
GAS LINE
WATER LINE
SANITARY SEWER LINE, MANHOLE
SANITARY CLEANOUT
STORM SEWER LINE, MANHOLE
END SECTION
CURB INLET
BEHIVE OR ROUND INLET
SQUARE FLAT INLET
FENCE LINE
SET NAIL - UNLESS
OTHERWISE NOTED
SET CAPPED REBAR
STAMPED S&A FIRM #008
SET PIPE UP 1" CAPPED
STAMPED S&A FIRM #008
HAMILTON COUNTY SURVEYOR
MEASURED
RECORDED
NO ACCESS EASEMENT
POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDESTAL
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDESTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX

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



DEVELOPMENT PLAN
EMORY TRACE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C104
S & A JORN NO. 85360PLA



CERTIFIED: 11/30/18
THIS DRAWING IS NOT INTENDED TO BE
ORIGINAL BOUNDARY SURVEY OR A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

BY	REVISIONS	DATE
GDK	REV. PER ADDITIONAL ENG. COMMENTS	02/14/19
GDK	REV. PER TAC COMMENTS	02/17/19
LAF	REVISED PER TAC COMMENTS & LAYOUT ADJUSTMENT	01/25/19

SHEET 105

SHEET 106



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
PATTY LORENE REESE

EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING

TOTAL SITE = 37,258
TOTAL LOTS - 74
TOTAL COMMON AREA = 12.81 ac± (34%)

SPRINGMILL TRAILS PUD
LOT STANDARDS: RESIDENTIAL DISTRICT 1
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 50'

Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

LEGEND

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

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

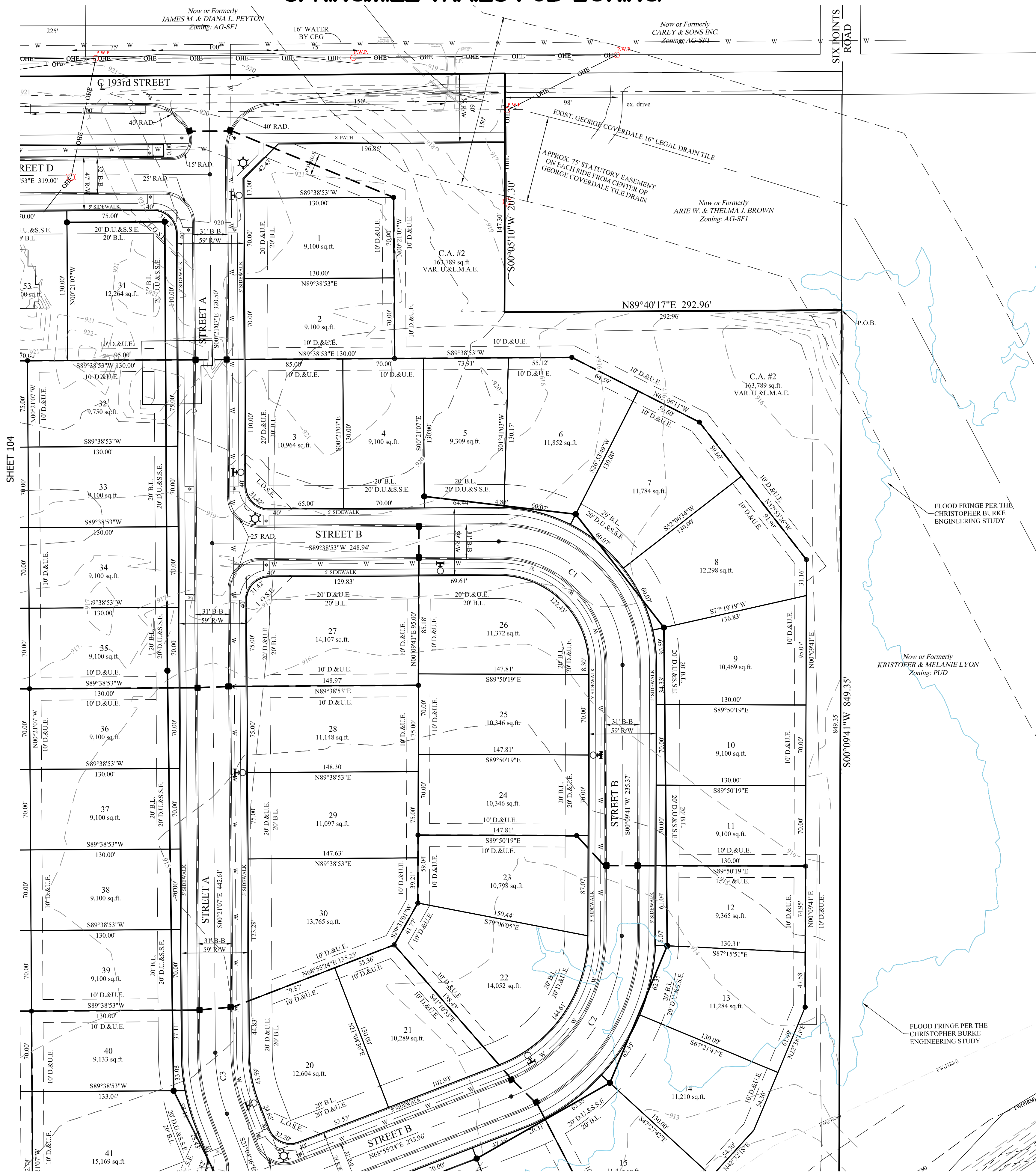
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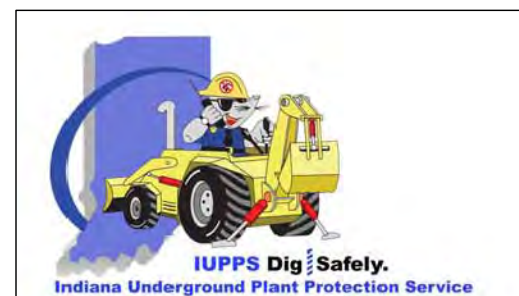
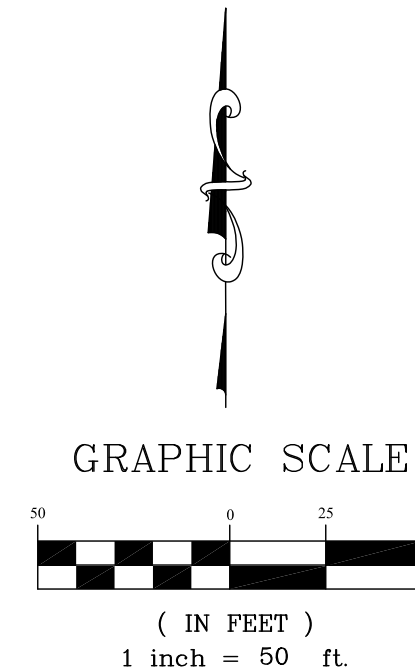
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EXISTING LITTLE EAGLE CREEK (LEGAL DRAIN (open ditch)) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.

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

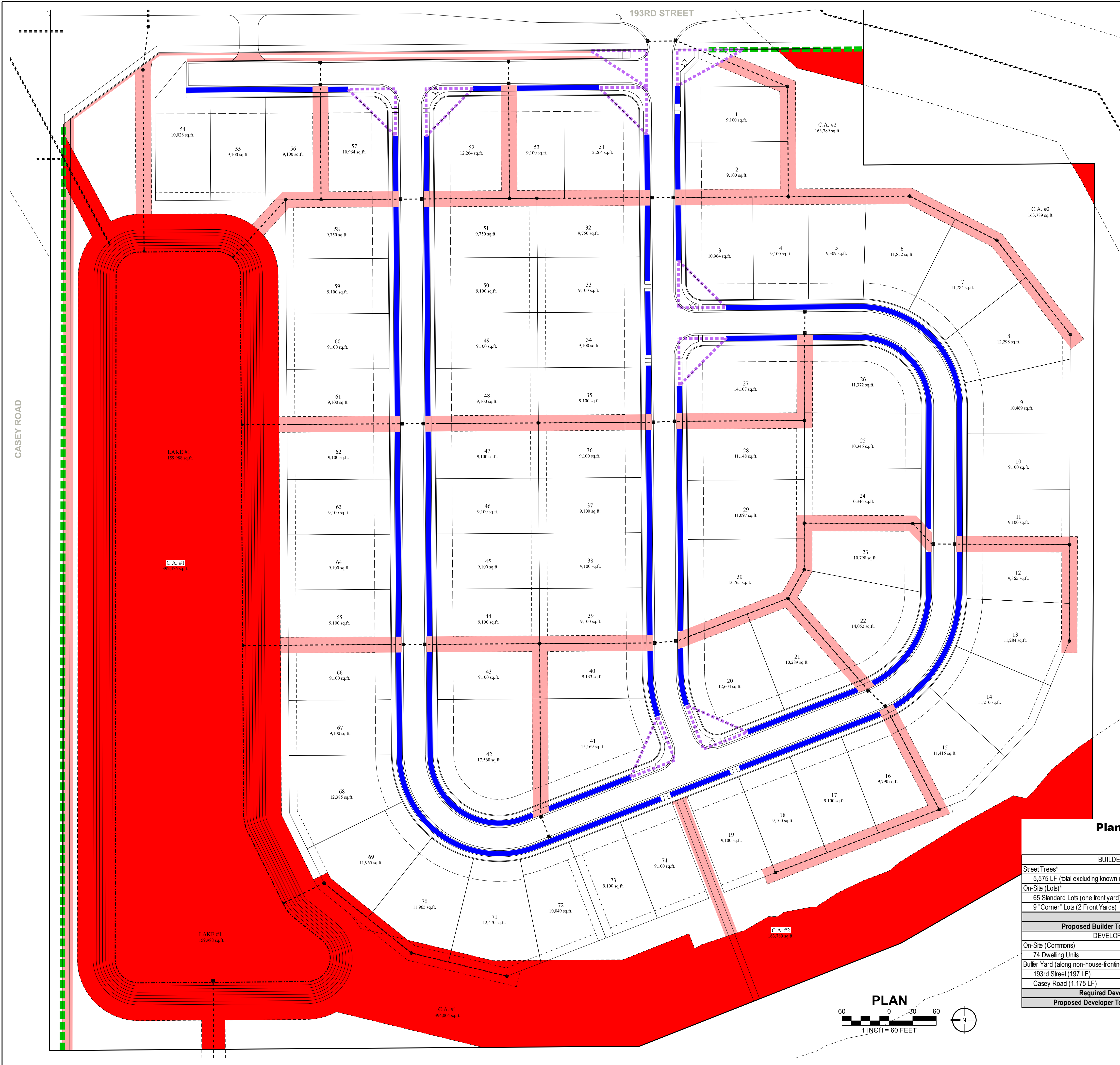


- LEGEND
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE: MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE: MANHOLE & END SECTION
 - CURB INLET
 - BELIEVE 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
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDESTAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX



Know what's below.
Call before you dig.

SECTION: 27	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C106		
S & A JORN NO. 85360PLA		
PREPARED FOR: WASHINGTON TOWNSHIP		
DEVELOPMENT PLAN		
EMORY TRACE		
HAMILTON CO., INDIANA		
STOEPPELWERTH		
ALWAYS ON.		
7963 East 106th Street, Fishers, IN 46038-2905		
Phone: (317) 849-5935 Fax: (317) 849-5942		
REGISTERED LAND SURVEYOR No. 900012 STATE OF INDIANA		
CERTIFIED: 11/30/18		
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.		
REV. PER TAC COMMENTS & LAYOUT ADJUSTMENT		
REV. PER TAC COMMENTS		
REV. PER ADDITIONAL ENG. COMMENTS		
DATE		
BY		



- LEGEND:
- LEGAL DRAIN EASEMENT (NO-PLANT ZONE)
 - VISION CLEARANCE TRIANGLE (NO-TREE AND RESTRICTED-SHRUB ZONE)
 - UTILITY AND PAVEMENT PROXIMITY (NO-TREE ZONE)
 - REQUIRED BUFFER (FRONTAGES WITH NON-PERIMETER-FACING HOUSES)
 - STREET TREES (CENTERED BETWEEN SIDEWALK AND CURB)

- NOTES:
- At the Declarant's discretion proposed On-Site Shade Trees may be relocated to internal street rights-of-way planting strips (becoming Street Trees).
 - All Street Trees are to match the current City of Westfield Master Tree List.
 - No trees shall be planted within 4 feet of any pavement.
 - No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain or fire hydrant.
 - No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Site Clearance Triangle.
 - No plantings shall be located in perimeter street rights-of-way.
 - No plantings shall be installed in a Legal Drain Easement, Tree Preservation Easement or Top Of Bank Easement.

Planting Requirements (per Springmill Trails PUD) for Emory Trace

BUILDER	Trees (2" Shade and Ornamental, 6' Evergreen)			Shrubs (18")
	Shade (1/50 LF)	Ornamental (N/A)	Evergreen (N/A)	Shrubs (N/A)
Street Trees*	5,575 LF (total excluding known restricted zones)	112	0	0
On-Site (Lots)	Shade (2/Front + 1 / Rear)	Ornamental (N/A)	Shade or Evergreen (1/Side)	Shrubs (10/Front + 6/Side)
65 Standard Lots (one front yard)	195	0	130	1,430
9 "Corner" Lots (2 Front Yards)	45	0	9	234
Required Builder Total:	352	0	139	1,664
Proposed Builder Total After Substitutions**:	TBD	TBD	TBD	TBD
DEVELOPER	Trees (2" Shade and Ornamental, 6' Evergreen)			Shrubs (18")
	Shade (6/Dwelling Unit)	Ornamental***	Evergreen (4/Dwelling Unit)	Shrubs (N/A)
On-Site (Commons)	444	0	296	0
74 Dwelling Units	444	0	296	0
Buffer Yard (along non-house-fronting external streets)	Shade (N/A)	Ornamental (N/A)	Evergreen (1/30 LF)	Evergreen Shrubs (3/30 LF)
193rd Street (197 LF)	0	0	7	20
Casey Road (1,175 LF)	0	0	40	118
Required Developer Total After Credits:	92	0	157	138
Proposed Developer Total After Substitutions**:	74	0	139	246

* All required plantings shall be credited towards On-Site (Commons) requirements.
** Allowed substitutions: 1 Evergreen Tree = 3 Evergreen Shrubs = 1 Shade Tree (excluding Street Trees).
*** Allowed substitutions: 1 Evergreen Tree = 1 Ornamental Tree (for On-Site Commons only).

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7905 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPING STRATEGY FOR PRIMARY PLAT

EMORY TRACE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 27

TOWNSHIP: 19N

RANGE: R3E

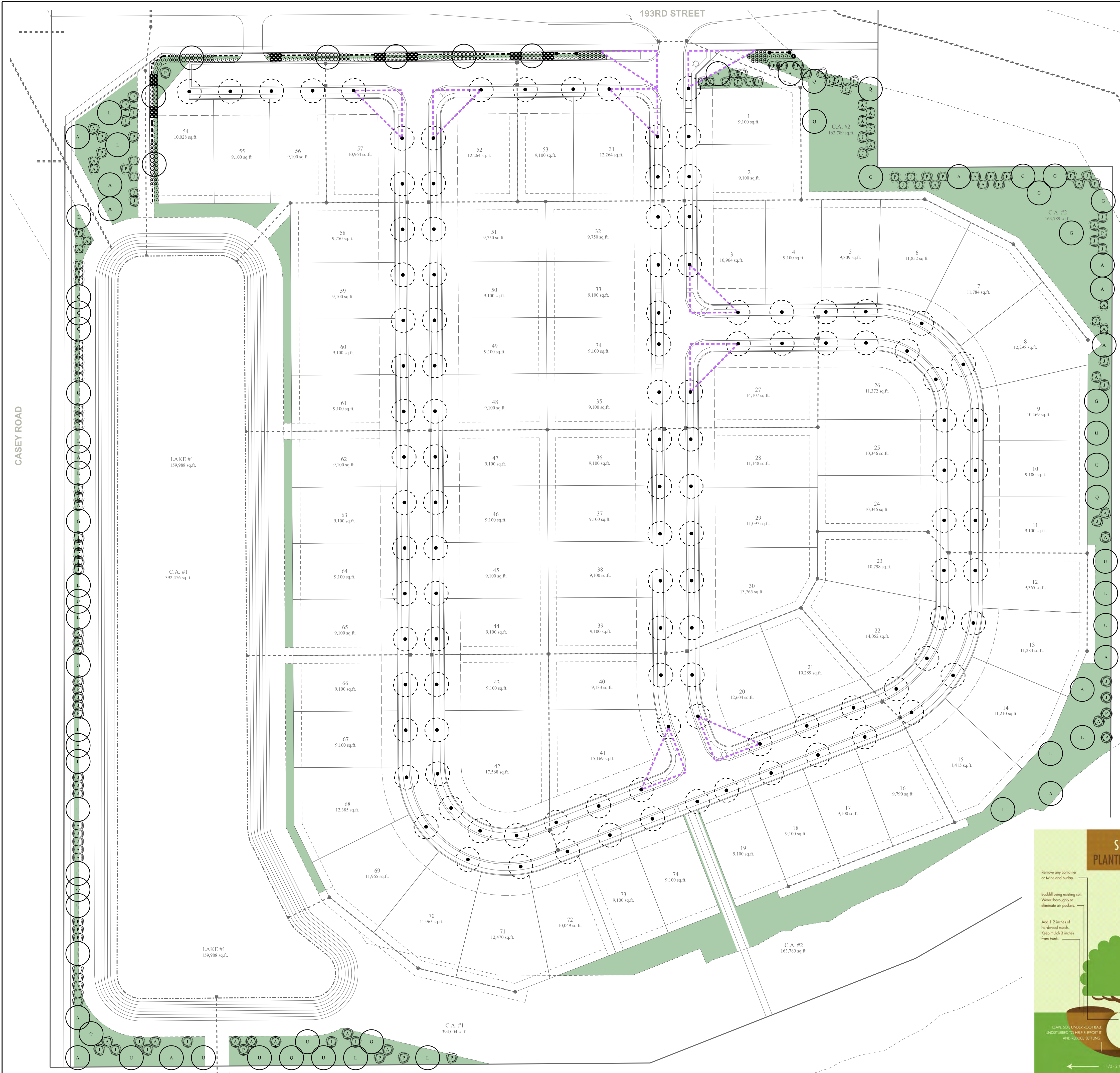
DRAWN BY: EWS

DATE: 02-08-19

SHEET NO.

C900

S & A JOB NO. 85360PLA



PLANT SCHEDULE:

Street Trees (2"):

- Variable Species - 112 (Builder shall select from Westfield's Street Tree List)

Shade Trees (2"):

- Acer saccharum 'Legacy' - 17 (Legacy Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 19 (Sunburst Honeylocust)
- Liquidambar styraciflua 'Worplesdon' - 16 (Worplesdon Sweetgum)
- Quercus bicolor - 8 (Swamp White Oak)
- Ulmus x 'Morton' - 14 (Accolade Elm)

Evergreen Trees (6"):

- Abies concolor - 46 (White Fir)
- Juniperus chinensis 'Blue Point' - 47 (Blue Point Juniper)
- Picea abies - 46 (Norway Spruce)

Shrubs (18"):

- Aronia melanocarpa 'Viking' - 59 (Viking Black Chokeberry)
- Juniperus chinensis 'Seybrook Gold' - 43 (Seybrook Gold Juniper)
- Physocarpus opulifolius 'Seward' - 40 (Summer Wine Ninebark)
- Taxus x media 'Densiformis' - 73 (Dense Spreading Yew)
- Viburnum plicatum tomentosum 'Summer Snowflake' - 31 (Summer Snowflake Viburnum)

LEGEND:

- Proposed Masonry Columns and Development Sign
- Proposed Four-Board Fence
- Non-Restricted Tree Zone
- Vision Clearance Triangle

NOTES:

- All Street Trees species shall comply with Westfield's Preferred Street Tree List. See Table 1 below.
- The quantity and location of proposed Street Trees may be adjusted in the field to accommodate notes #3 and #4.
- No trees shall be planted within 4 feet of any pavement.
- No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain or fire hydrant.
- No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Site Clearance Triangle.
- No plantings shall be located in perimeter street rights-of-way.
- No plantings shall be installed in a Legal Drain Easement, Tree Preservation Easement or Top Of Bank Easement.

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.

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



SHRUB PLANTING DETAIL

Remove any container or wire and burlap.

Backfill using existing soil. Water thoroughly to eliminate air pockets.

Add 1-2 inches of hardwood mulch. Keep mulch 3 inches from trunk.

Root flare should be 1-2 inches above finish grade.

Finish grade.

1 1/2 - 2 TIMES BALL DIAMETER

CONIFEROUS TREE PLANTING DETAIL

Remove all wire baskets, twine and burlap.

Before tree is in the hole, remove bottom of basket cutting horizontally. After tree is in the hole, remove rest of basket cutting vertically.

Backfill using existing soil. Water thoroughly to eliminate air pockets.

Add 1-2 inches of hardwood mulch. Keep mulch 3 inches from trunk.

Root flare should be 1-2 inches above finish grade.

Finish grade.

1 1/2 - 2 TIMES BALL DIAMETER

DECIDUOUS TREE PLANTING DETAIL

Remove tags and labels.

Prune only dead or broken branches or double leaders.

Stake tree if necessary.

Remove excess soil to locate and expose root flare.

Backfill using existing soil. Water thoroughly to eliminate air pockets.

Add 1-2 inches of hardwood mulch. Keep mulch 3 inches from trunk.

Root flare should be 1-2 inches above finish grade.

Finish grade.

1 1/2 - 2 TIMES BALL DIAMETER

CERTIFIED:

STOEPPELWERTH ALWAYS ON.

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

LANDSCAPING PLAN FOR PRIMARY PLAT

EMORY TRACE

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

SECTION: 27

TOWNSHIP: 19N

RANGE: R3E

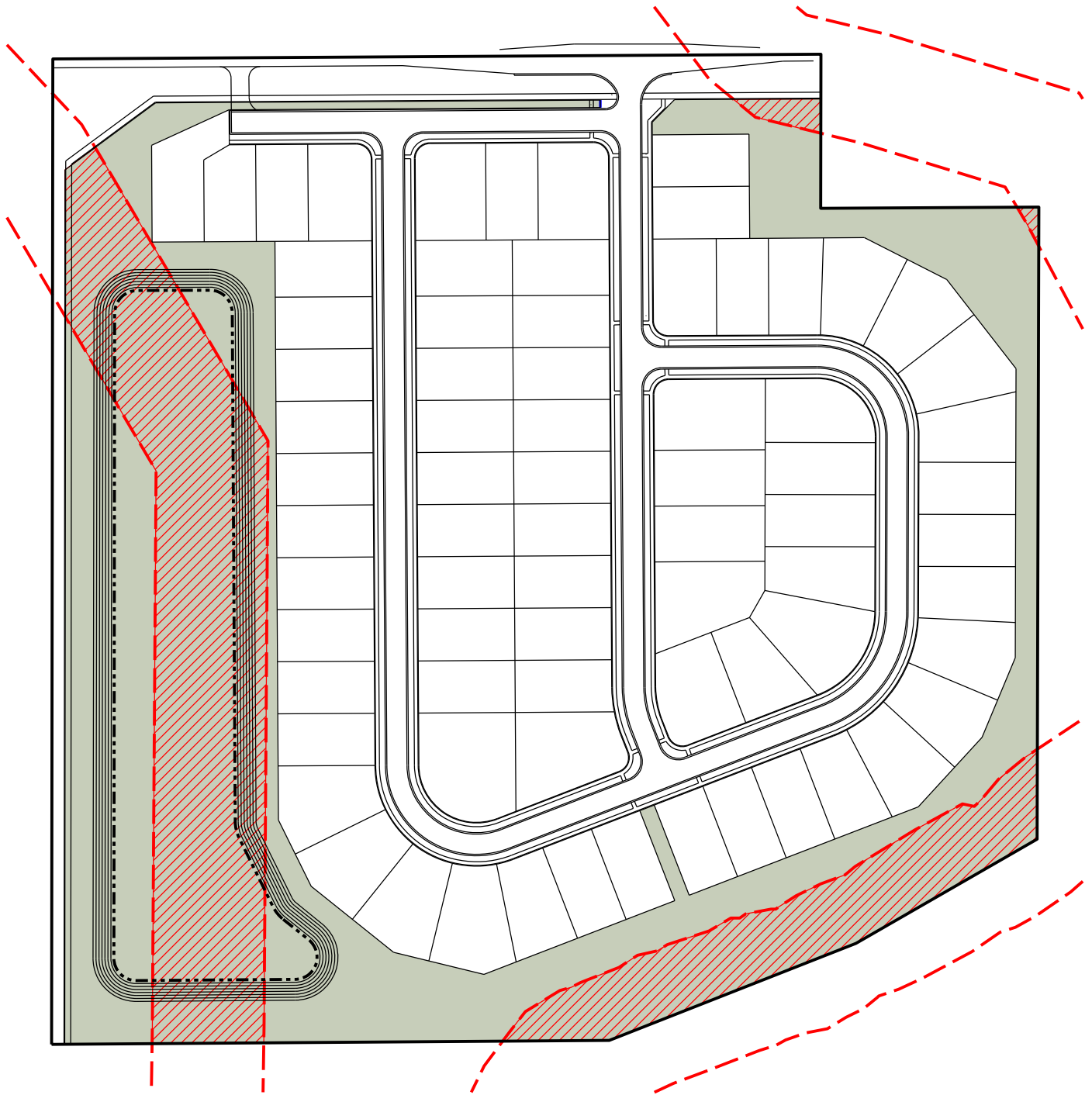
DRAWN BY: EWS

DATE: 11-30-18

SHEET NO. C901

S & A JOB NO. 85360PLA

Emory Trace Property UDO Chapter 8.6(G)(1) Exhibit



**Proposed Common Area
(12.81 Acres)**

**Existing Qualifying Site Features
(5.63 Acres or 43.96%)**



A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements that existed prior to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director.

WRITTEN PUBLIC COMMENTS

Docket Number: 1901-SPP-03 & 1901-ODP-03
Petitioner: Platinum Properties Management Co., LLC
Request: Petitioner requests Primary Plat and Overall Development Plan review of 79 Single-Family Residential Lots on 37.26 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Enclosed Attachments:

February 4, 2019 Public Hearing

1. Burke, Dee (02/04/19)
2. Phelps, Paul and Sarah (02/04/19)

Pamela Howard

From: Dee Burke <dburke1951@me.com>
Sent: Monday, February 4, 2019 12:27 PM
To: APC

I am very concerned about Gristmill development and the proposed amenity center as it will sit right next to a private home, not have enough parking, poor access and very small lots leading to too high density for too little acreage. The plans for the two developments north of 186th St same thing Casey road nor 186th St have proper drainage, road condition or design for these developments. Where is the infrastructure as far as traffic flow or schools for the proposed number of homes? The PUD for Springmill Trails is not being upheld from the original plans and I do not see how layering more development will resolve it. The original PUD for Springmill Trail needs to be made accountable and put in place first. Home buyers in Arbor, MI, Davis and Olthoff have paid into "promised amenities" that were approved in original PUD and not one of them is being held accountable as well as Platinum Properties side stepping this and is the developer at least for Lancaster without a builder named. We don't need anything else that will be promised and not finished or started and abandoned.

Sent from my iPhone

Pamela Howard

From: Sarah Dale Phelps <sarah.mktg2007@gmail.com>
Sent: Monday, February 4, 2019 2:42 PM
To: APC

Our family is very concerned with the amenities and other PUDs coming to our area. We have paid into this PUD and have nothing to show for it. The amenity area that we are being "promised" is not adequate in size. The size being proposed is barely big enough for one small neighborhood let alone the several that are to use it. On adding more neighborhoods to the area, the road structure is not able to withstand the amount of traffic flow. The roads are too narrow. Many times when making turns from 186 to Casey Rd and vice versa, I have to turn into the other lane to make sure my car stays on the road. I have watched many items constructions trucks struggle to make the turn as well as regular size vehicles. Please strongly consider not approving these additions till roads are able to hold the traffic and until the original pud has the adequate size amenities and location of what we were promised and what we pay for. We are paying about 400 each year for nothing and a poor management system that is managing us and the fact we all gave 1000 when we closed towards amenities we dont have.

Sincerely,
Paul and Sarah Phelps
Residents of Spring Orchard



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 19, 2019
1901-ODP-02 & 1901-SPP-02

Petition Number: 1901-ODP-02 & 1901-SPP-02

Subject Site Address: Generally north and adjacent to 166th Street, east of and adjacent to Towne Road and west of and adjacent to Eagletown Road

Petitioner: CatAtlantic Homes, Inc. nka Lennar and Pulte Homes

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan and Primary Plat review of 670 lots on 230 acres +/- in the Westgate Planned Unit Development (PUD) District.

Current Zoning: Westgate PUD District

Current Land Use: Agricultural / Residential

Approximate Acreage: 230 acres +/-

Property History: 0603-PUD-05 (Westgate PUD, Ord. 06-37)
0612-DP-31 & 0612-SPP-11 Westgate

Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Westgate PUD District established by [Ordinance 06-37](#). The Development Plan (0612-DP-31) was approved at the [January 22, 2007](#), Advisory Plan Commission meeting with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That the petitioner provides an Overall Site plan;
5. That the petitioner provides amended Landscaping plans;
6. That the petitioner provides an amended site plan showing the additional 100-foot lots;



7. That the petitioner provide an amended site planning showing fourteen foot wide alleyways.

The Primary Plat (0612-SPP-11) was approved at the [January 22, 2007](#), Advisory Plan Commission meeting with the following condition:

- That all conditions attached to the associated Development Plan shall be satisfied prior to the recording of any Secondary Plat.

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

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the “plans”) scheduled for the December 18, 2018, Technical Advisory Committee meeting.

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its December 18, 2018, meeting. This petition received a public hearing at the Plan Commission’s January 7, 2019, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 230 acres +/- and is located at the northeast corner of 166th Street and Towne Road (see **Exhibit 2**). The Property is currently zoned the Westgate PUD District. Adjacent properties to the east are zoned AG-SF1: Agriculture and Rural Single-family and the Ackerson Farm PUD District. Adjacent properties to the west, north and south are zoned AG-SF1.

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.



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



- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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).

WESTGATE PUD STANDARDS (Westgate PUD: Ordinance 06-37)

The plans comply with Chapter 4.6 of the UDO and Ordinance 06-37: Westgate PUD.

39) Residential Development Standards (Exhibit 7)

a) Crestside Neighborhood:

i) Single-Family Detached:

(1) Garage Orientation: Side Load

(2) Min. Lot Width: 100'



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(a) Shall apply to a minimum of 18 lots.

(3) Min. Lot Depth:	180'
(4) Min. Road Frontage:	30'
(5) Min. Lot Area:	18,000 SF
(6) Min. Front Yard:	35'
(7) Min. Rear Yard:	30'
(8) Min. Side Yard:	10'
(9) Max. Dwelling Units:	N/A

Comment: Lot type Dwelling Units: 18.

ii) Single-Family Detached:

(1) Garage Orientation:	Side Load
(2) Min. Lot Width:	85'
(3) Min. Lot Depth:	130'
(4) Min. Road Frontage:	30'
(5) Min. Lot Area:	11,000 SF
(6) Min. Front Yard:	25'
(7) Min. Rear Yard:	30'
(8) Min. Side Yard:	6'
(9) Max. Dwelling Units:	N/A

Comment: Lot type Dwelling Units = 10.

iii) Single-Family Detached:



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- | | |
|--------------------------|------------|
| (1) Garage Orientation: | Front Load |
| (2) Min. Lot Width: | 70' |
| (3) Min. Lot Depth: | 130' |
| (4) Min. Road Frontage: | 30' |
| (5) Min. Lot Area: | 9,100 SF |
| (6) Min. Front Yard: | 25' |
| (7) Min. Rear Yard: | 30' |
| (8) Min. Side Yard: | 6' |
| (9) Max. Dwelling Units: | 60 |

Comment: Lot type Dwelling Units = 60.

- iv) Approximate Acreage: 72.7

(1) Variations of up to 15% shall be permitted; however, the total number of residential dwelling units shall not exceed 748.

b) Gardenside Neighborhood:

i) Single-Family Detached:

- | | |
|-------------------------|------------|
| (1) Garage Orientation: | Front Load |
| (2) Min. Lot Width: | 50' |
| (3) Min. Lot Depth: | 110' |
| (4) Min. Road Frontage: | 30' |
| (5) Min. Lot Area: | 5,500 SF |
| (6) Min. Front Yard: | 15' |
| (7) Min. Rear Yard: | 20' |



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(8) Min. Side Yard: 6'

(9) Max. Dwelling Units: 77

Comment: Lot type Dwelling Units = 74.

ii) Single-Family Detached:

(1) Garage Orientation: Rear Load

(2) Min. Lot Width: 50'

(3) Min. Lot Depth: 100'

(4) Min. Road Frontage: 30'

(5) Min. Lot Area: 5,500 SF

(6) Min. Front Yard: 15'

(7) Min. Rear Yard: 20'

(8) Min. Side Yard: 6'

(9) Max. Dwelling Units: 26

Comment: Lot type Dwelling Units = 11.

iii) Attached Homes:

(1) Garage Orientation: Rear Load

(2) Min. Lot Width: N/A

(3) Min. Lot Depth: N/A

(4) Min. Road Frontage: N/A

(5) Min. Lot Area: N/A

(6) Min. Front Yard: 10'



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- | | |
|--------------------------|-----|
| (7) Min. Rear Yard: | 20' |
| (8) Min. Side Yard: | 6' |
| (9) Max. Dwelling Units: | 80 |

Comment: Lot type Dwelling Units = 74.

- | | |
|--------------------------|------|
| iv) Approximate Acreage: | 41.9 |
|--------------------------|------|

c) Parkside Neighborhood:

i) Single-Family Detached:

- | | |
|--------------------------|------------|
| (1) Garage Orientation: | Front Load |
| (2) Min. Lot Width: | 50' |
| (3) Min. Lot Depth: | 110' |
| (4) Min. Road Frontage: | 30' |
| (5) Min. Lot Area: | 5,500 SF |
| (6) Min. Front Yard: | 15' |
| (7) Min. Rear Yard: | 20' |
| (8) Min. Side Yard: | 6' |
| (9) Max. Dwelling Units: | 168 |

Comment: Lot type Dwelling Units = 160.

ii) Single-Family Detached:

- | | |
|-------------------------|-----------|
| (1) Garage Orientation: | Rear Load |
| (2) Min. Lot Width: | 50' |
| (3) Min. Lot Depth: | 100' |



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(4) Min. Road Frontage:	30'
(5) Min. Lot Area:	5,500 SF
(6) Min. Front Yard:	15'
(7) Min. Rear Yard:	20'
(8) Min. Side Yard:	6'
(9) Max. Dwelling Units:	41

Comment: Lot type Dwelling Units = 33.

iii) Single-Family Detached:

(1) Garage Orientation:	Rear Load
(2) Min. Lot Width:	45'
(3) Min. Lot Depth:	100'
(4) Min. Road Frontage:	30'
(5) Min. Lot Area:	4,500 SF
(6) Min. Front Yard:	10'
(7) Min. Rear Yard:	20'
(8) Min. Side Yard:	6'
(9) Max. Dwelling Units:	60

Comment: Lot type Dwelling Units = 0.

iv) Approximate Acreage:	81.0
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d) Villas Neighborhood:

i) Single-Family Detached:



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(1) Garage Orientation:	Front Load
(2) Min. Lot Width:	50'
(3) Min. Lot Depth:	110'
(4) Min. Road Frontage:	30'
(5) Min. Lot Area:	5,500 SF
(6) Min. Front Yard:	15'
(7) Min. Rear Yard:	20'
(8) Min. Side Yard:	6'
(9) Max. Dwelling Units:	24

Comment: Lot type Dwelling Units = 20

ii) Single-Family Detached:

(1) Garage Orientation:	Rear Load
(2) Min. Lot Width:	50'
(3) Min. Lot Depth:	100'
(4) Min. Road Frontage:	30'
(5) Min. Lot Area:	5,500 SF
(6) Min. Front Yard:	15'
(7) Min. Rear Yard:	20'
(8) Min. Side Yard:	6'
(9) Max. Dwelling Units:	20

Comment: Lot type Dwelling Units = 20.



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iii) Attached Homes:

(1) Garage Orientation:	Rear Load
(2) Min. Lot Width:	N/A
(3) Min. Lot Depth:	N/A
(4) Min. Road Frontage:	N/A
(5) Min. Lot Area:	N/A
(6) Min. Front Yard:	10'
(7) Min. Rear Yard:	20'
(8) Min. Side Yard:	6'
(9) Max. Dwelling Units:	190

Comment: Lot type Dwelling Units = 190.

iv) Approximate Acreage: 36.3

e) Total Maximum Dwelling Units: 748

Comment: Total maximum Dwelling Units = 670. Compliant.

f) Total Maximum Attached Units: 264

Comment: Total maximum Attached Units = 264. Compliant.

40) Architectural Standards (Exhibit 8)

41) Streetscape Standards (Exhibit 9)

- a) Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Developer or Home Owners Association. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. Each light shall be maintained in proper working order by the owner



of each lot or unit. Illumination intensity for fixtures without full shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

- b) Street Lights. At the Developer's discretion, custom and/or architectural streetlights may be substituted for standard streetlights specified in the Subdivision Control Ordinance. Such custom and/or architectural streetlights shall be installed at the developer's expense and maintained by the Home Owners Association for the area in which they exist. Streetlights may be permitted to be 16 feet tall and must comply with the full shielding requirements of Westfield's Lighting Standards.

Comment: Will be reviewed at Secondary Plat.

- c) Gas Lights. Gas lights may be used without shielding.

42) Street Standards (Exhibit 10)

- a) Local public street rights-of-way within the development shall be permitted to be 50' in width.
- b) Local public streets with on-street parking on one side of the road shall be permitted to be 28' in width back of curb to back of curb.
 - i) On-street parking shall be limited to one side of the road.
 - ii) Parking along 169th Street shall be agreed upon by the Westfield Public Works Department and the developer.
- c) Local public streets without on-street parking shall be permitted to be 24' in width back of curb to back of curb.
- d) Planting strips a minimum of 6' in width between curbs and sidewalks and as illustrated in Exhibit "21" shall be permitted.
 - i) Plantings shall be located a minimum of 4' from the curb.
 - ii) Plantings shall be located a minimum of 2' from the sidewalk.
 - iii) Plantings in the right-of-way shall be selected from the Westfield Public Works Department's list of allowable species.



- e) Curvature measured along the centerline of local streets on the Real Estate shall have a minimum radius of 150', unless otherwise agreed upon by the Westfield Public Works Department or the developer.
- f) Horizontal visibility on curved streets and vertical visibility on all streets must be maintained at a minimum of 150' along the centerline of local streets on the Real Estate.
 - i) Any horizontal curve radius less than 150 feet shall be signed with warning signs for slower speeds and sharp turns ahead.
- g) Driveways shall be permitted to be located closer than 75' from the intersection of two street lines, provided that they are located on the furthest side of the lot from said intersection.
- h) Utility easements adjacent to rights-of-way shall be permitted to be a minimum of 10' in width.
- i) Utility easements not adjacent to rights-of-way must be determined based upon size and depth of pipe and agreed upon by the Westfield Public Works Department.
- j) Private alleys shall have a minimum ingress/egress easement of 20' in width.
 - i) Alleys shall have a minimum width of pavement of 14'.
 - ii) Alleys shall be posted with a 10 MPH speed limit.
 - iii) Curbs shall not be required in alleys.
- k) In order to maintain design flexibility within the Westgate PUD, the specifications of public streets on the Real Estate may vary from the otherwise applicable street standards and construction standards of the Town of Westfield. Any variations must be approved by the Director of the Department of Public Works.

43) Landscaping Standards

- a) Chapter 6. Landscaping Standards (WC 16.06.010):
 - i) General Landscape Design Standards:
 - (1) Detention/Retention Basins and Ponds – Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such



landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

ii) On-Site and Street Frontage Landscaping Requirements:

- (1) The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the Table 1 below:

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Multi-Family in MF 1&2 districts only	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

Land Use Type - Single-Family Residential			
Standard	Required	Provided	Remaining
Shade Trees: 4 per dwelling unit	2,680	2,680	0
Ornamental or Evergreen Trees: 2 per dwelling unit	1,340	1,340	0
Shrubs: 4 per dwelling unit	2,680	2,680	0

Comment: Compliant.

- (2) Trees should be grouped together whenever possible to stimulate natural tree stands, versus trees being planted in straight rows.
- (3) Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended



to be aggregate requirements per subdivision section or per multi-family development.

- (4) Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
- (5) Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

iii) Road Frontage Standards:

- (1) In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not intended to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 1.

166th Street - North Frontage (Estimated 1,240ft)			
Standard per 30 LF	Required	Provided	Remaining
1 shade tree	42	75	0
Towne Road - West Frontage (Estimated 3,220ft)			
Standard per 30 LF	Required	Provided	Remaining
1 shade tree	108	151	0
Little Eagle Creek Parkway - South Frontage (Estimated 1,115ft)			
Standard per 30 LF	Required	Provided	Remaining
1 shade tree	38	45	0
Eagletown Road - West Frontage (Estimated 2,250ft)			
Standard per 30 LF	Required	Provided	Remaining
1 shade tree	75	92	0
Eagletown Road - East Frontage (Estimated 1,260ft)			
Standard per 30 LF	Required	Provided	Remaining
1 shade tree	42	55	0

Comment: Compliant.

- (2) In non-residential developments where property abuts any public rights-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 1.



- (3) Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
 - (4) When evergreen and/or ornamental trees are preserved along road frontage and quality for preservation credit, they may count 1:1 toward road frontage requirements.
- iv) Buffer Yard Requirements:
- (1) Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
 - (2) Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 2 (attached). If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.
 - (3) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree: shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

Robert L. & Penny S. Perry Property			
North Property Line (Estimated 325ft)			
Standard per 30 LF	Required	Provided	Remaining
1 evergreen tree	11	17	0
5 evergreen shrubs	55	55*	0*
East Property Line (Estimated 400ft)			
Standard per 30 LF	Required	Provided	Remaining
1 evergreen tree	14	23	0
5 evergreen shrubs	67	67*	0*

Comment: * = Compliant as per substituted and installed plantings.

Donald D. Dwigans Property			
South Property Line (Estimated 315ft)			
Standard per 30 LF	Required	Provided	Remaining
1 evergreen tree	11	15	0
5 evergreen shrubs	53	12*	41*

Comment: * = Compliant as per substituted and installed plantings.

- (4) If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
 - (5) In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 1.
 - (6) In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 1.
 - (7) Buffer yards shall not be required between uses within planned developments or within subdivisions.
- v) Parking Area Landscaping:

(1) Interior Parking Lot Landscaping:

Number of Parking Spaces	Percent of Vehicular Use Area to be Landscaped
0 to 4	0%
5 to 24	5%
25 to 49	7.50%
50 or more	10%

Comment: Will be reviewed at Detailed Development Plan.

(2) Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

(3) Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

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

Comment: Will be reviewed at Detailed Development Plan.

(5) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

(a) The parking lot is located within a required yard; or

(b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.

(6) Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

(7) Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 1.



(8) Requirements – Perimeter parking lot landscape areas shall include the following landscape improvements:

- (a) There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

Comment: Will be reviewed at Detailed Development Plan.

- (b) There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

Comment: Will be reviewed at Detailed Development Plan

b) Landscaping Standards (Exhibit 12):

- i) Buffer Yards. A forty foot (40') buffer yard, except as otherwise shown in Exhibit "13", shall be required around the perimeter of each Area except as follows:

(1) No buffer yards shall be required:

- (a) Between Areas within the Westgate PUD;
- (b) Adjacent to proposed greenways and park areas; and
- (c) Within easements prohibiting landscaping.

(2) Buffer Yards that are not additionally road frontage shall be landscaped per WC 16.06.060 paragraph C, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required.

(3) All buffer yards shall be within common area.

- ii) Internal Road Frontage Landscaping Standards. Internal streets within the Real Estate shall be lined with trees, of the types determined by the Developer, and shall be spaced approximately every forty (40) to sixty (60) feet. Trees shall be located on the inside of sidewalks at locations determined by the Developer. Within 100' of an intersection, trees may be planted back of sidewalk in order to maintain vision clearance of traffic control signs. All road frontage trees shall be credited towards onsite minimum requirements.

- iii) Open Space.

- (1) A minimum of 65 acres, approximately twenty-five percent (25%) of the gross area of the Real Estate, shall be dedicated Open Space and shall be located generally in the areas as denoted on the Concept Plan, which shall supersede the Green Belt Space, Secondary Green Space, and all other Open Space requirements set forth in the Zoning Ordinance.
- (2) Any of the area of this Westgate PUD (except for required retention ponds) that is dedicated to the Home Owners Association, the public, or whose ownership is transferred to a municipal entity for public use, including rail rights-of-way, shall be factored into the total amount of Open Space.

iv) Reforestation Buffer Yards.

- (1) Two rows of container trees with one row intermingled all on a standard reforestation 10 foot by 11 foot spacing will be planted as shown in Exhibit “13”.
- (2) Whips (nursery stock, approximately 12 inches tall) and some container trees will be planted in the remainder of the reforestation buffer yards; whips will be planted in areas that are adjacent to existing woodlands. All reforestation planting will be on a standard reforestation 10 foot by 11 foot spacing.
- (3) Where easements are required and trees are not permitted, native grasses will be planted.
- (4) Along the Reforestation Buffer Yard exterior, as shown in Exhibit “13”, one (1) sign that reads “Reforestation Area”, shall be installed every four hundred (400) linear feet.
- (5) Once the construction of a section begins, all Reforestation Buffer Yard plantings within that section shall be installed within 18 months.
- (6) The trees within the Reforestation Buffer area, as identified on Exhibit “13”, shall be preserved within a tree preservation easement (“Easement”), which shall be recorded. Within the Easement, no whips and trees planted pursuant to this PUD ordinance shall be removed unless the tree is damaged, diseased or dead, or required to be removed in order to comply with safety requirements of any governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the responsible party shall replant the impacted area subject to the availability of space for healthy growth in the Easement.

Comment: Easements will be reviewed at the Secondary Plat.



(7) The reforestation planting plan should be designed by a Registered Consulting Forester, Registered Consulting Arborist, Registered Landscape Architect, or the Department of Natural Resources District Forester.

(8) The total plantings should include 25% container plants of 3 gallon size or greater with primarily native trees and shrubs of good quality and grown in the “forced air root system.”

44) Amenities (Section 2.7)

a) The following amenities shall be provided on the Real Estate:

i) Recreational Trails and Pathway System;

ii) Focal Parks (to highlight focal points and view sheds);

iii) Outdoor Plaza;

iv) Decorative Benches;

v) Playground Area

(1) 1,200 minimum square feet and equipment as shown on Exhibit “15” (attached)

vi) Gazebo and Pedestrian Bridge;

vii) Lake Pavilion Poolhouse Facility;

viii) Adult Swimming Pool;

ix) Activity Pool; and

x) Basketball Court

b) The Westgate Commons Area as shown on the Concept Plan will include the lake pavilion poolhouse facility, outdoor plaza, decorative benches, adult swimming pool, activity pool, parking area and pathway system, and it shall be as shown on the Westgate Commons Conceptual Plan, attached as Exhibit “16” (attached).

45) Sign Standards (Exhibit 18)

46) Outdoor Lighting Standards (Chapter 7, WC 16.07.010 General Provisions)



- a) All light fixtures shall be fully shielded and direct light downward toward the earth's surface.
- b) Multi-Family Residential, Commercial and Industrial Standards:
 - i) Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines.

Comment: Will be reviewed at Secondary Plat.

- c) Lighting Plans.

Comment: Will be reviewed at Secondary Plat.

- i) A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
- ii) A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
- iii) A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram;
- iv) All plot lighting levels shall be depicted at 10-foot intervals or less;
- v) The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
- vi) Photometric data depicting the angle of cut off of light emissions; and
- vii) Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

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

The plans comply.

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



- 48) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 49) 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.
- 50) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-

DEPARTMENT COMMENTS

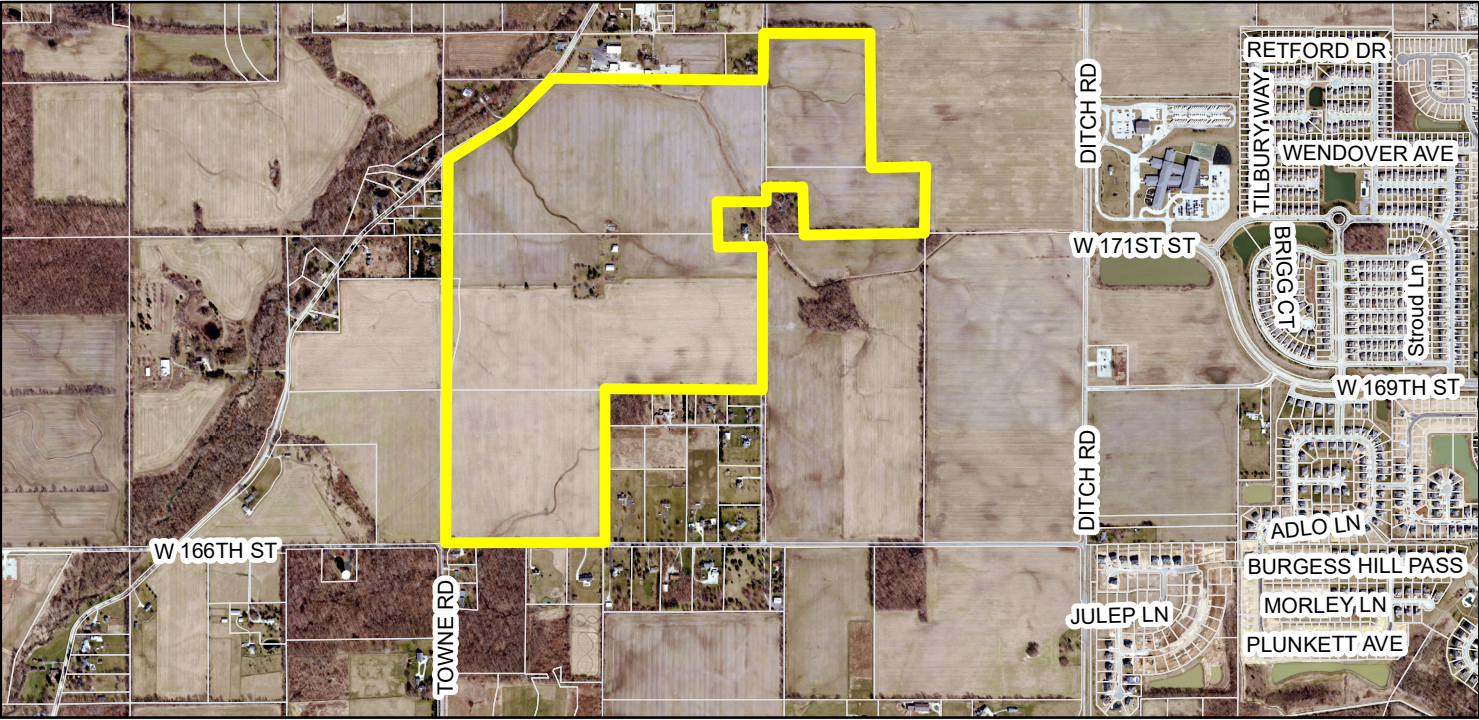
- 1) **Action:** 1901-ODP-02 (Overall Development Plan) & 1901-SPP-02 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:
 - a. **The final approval of the Reforestation Buffer Yard plantings be delegated to the Department and shall be obtained prior to initiation of construction and prior to recording of the first secondary plat within the Westgate PUD District.**
 - b. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



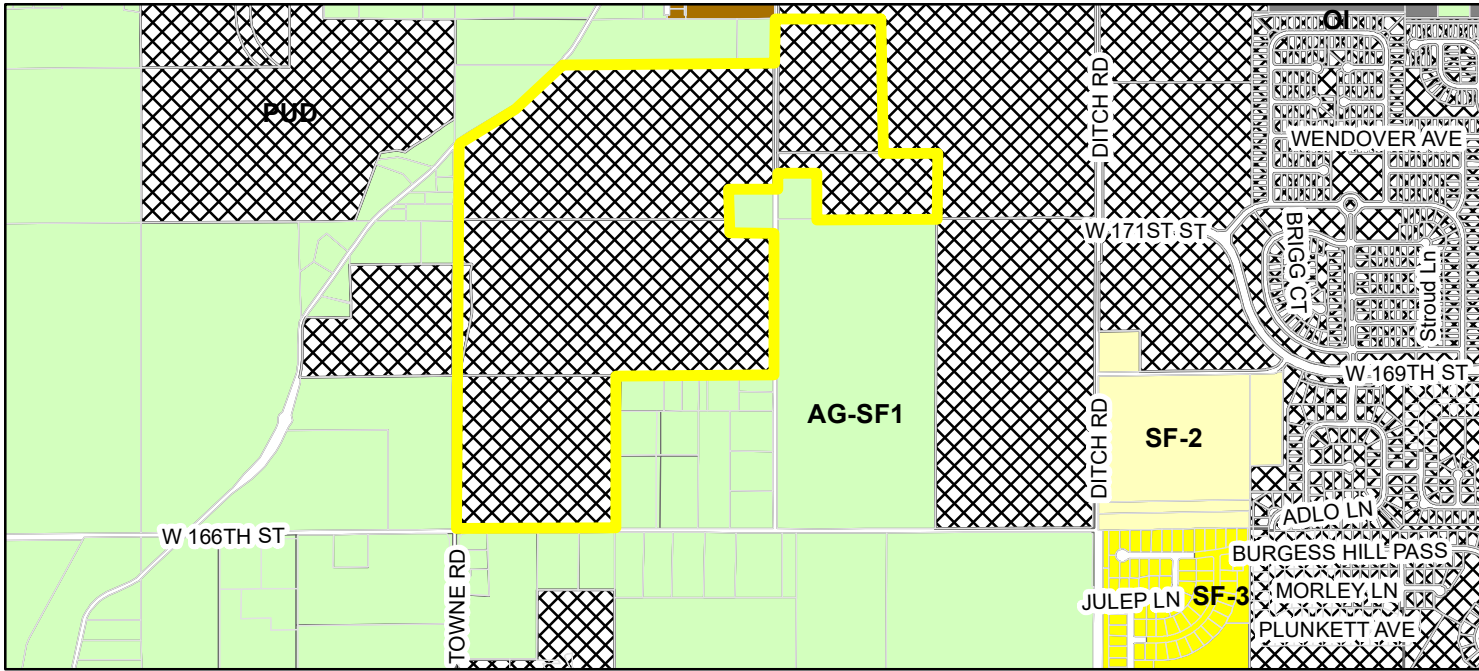
Property Location Map
Westgate
Overall Development Plan & Primary Plat
1901-ODP-02 &1901-SPP-02



Aerial Location Map



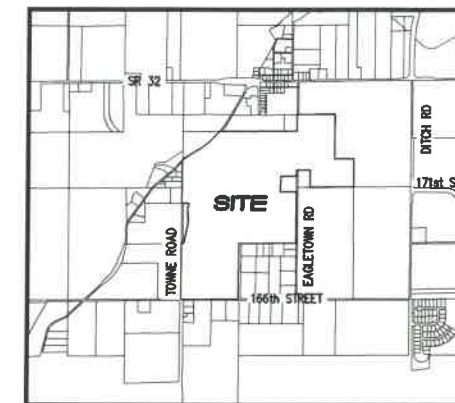
Zoning Map



	Parcel		PUD (Planned Unit Development)
Zoning - All			SF-2 (Single Family - 2)
Zoning			SF-3 (Single Family - 3)
	AG-SF1 (Agriculture - Single Family - 1)		SF-5 (Single Family - 5)
	OI (Open Industrial)		



WESTFIELD, INDIANA
PUD ZONING



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=1000'
Br / CrA / MoC3 / MmC2 / MmB2 / Sh

TOTAL SITE = 230.885
TOTAL LOTS = 676
DENSITY (of residential acreage) - 2.92 u/a
TOTAL COMMON AREA = 86ac± (37%)

DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012



PLANS PREPARED BY:

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



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

INDEX		
SHT.	DESCRIPTION	
C001-C002	COVER SHEET / INFORMATION SHEET	
C101-C124	PRIMARY PLAT / DEVELOPMENT PLAN	



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:
LENNAR
8055 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3331
CURRENT LANDOWNER:
WILLIAM McCOLLIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

STREET DATA

171st STREET	4,591.28 L.F.	ALLEY A	643.98 L.F.
STREET A	4,572.76 L.F.	ALLEY B	618.04 L.F.
STREET B	829.11 L.F.	ALLEY C	502.00 L.F.
STREET C	620.89 L.F.	ALLEY D	452.41 L.F.
STREET D	832.09 L.F.	ALLEY E	418.19 L.F.
STREET E	940.30 L.F.	ALLEY F	178.00 L.F.
STREET F	763.43 L.F.	ALLEY G	595.72 L.F.
STREET G	2,309.44 L.F.	ALLEY H	437.17 L.F.
STREET H	947.00 L.F.	ALLEY I	482.77 L.F.
STREET I	702.21 L.F.	ALLEY J	553.51 L.F.
STREET J	574.49 L.F.	ALLEY K	468.05 L.F.
STREET K	1,689.98 L.F.	ALLEY L	148.38 L.F.
STREET L	1,939.20 L.F.	ALLEY M	835.77 L.F.
STREET M	1,557.32 L.F.	ALLEY N	724.01 L.F.
STREET N	871.06 L.F.	ALLEY O	341.00 L.F.
STREET O	882.27 L.F.	ALLEY P	127.00 L.F.
STREET P	590.53 L.F.	ALLEY Q	989.89 L.F.
STREET Q	280.07 L.F.	ALLEY R	127.00 L.F.
STREET R	1,359.11 L.F.	ALLEY S	341.00 L.F.
STREET S	1,100.30 L.F.	ALLEY T	548.00 L.F.
STREET T	528.00 L.F.	ALLEY U	533.25 L.F.
STREET U	1,098.93 L.F.	ALLEY V	723.55 L.F.
TOTAL	29,579.77 L.F.	TOTAL	10,788.69 L.F.

ALLEY DATA

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	90.36'	590.00'	45.30'	N84°38'12"W	90.23'	10°21'15"
C2	69.52'	800.00'	34.78'	S81°56'37"E	69.55'	3°58'44"
C3	523.28'	800.00'	271.38'	N76°49'35"E	513.99'	37°28'34"
C4	198.64'	800.00'	99.83'	N50°58'20"E	198.13'	14°13'36"
C5	160.05'	2000.00'	80.07'	S48°09'55"W	160.01'	4°35'09"
C6	509.48'	2000.00'	256.13'	S55°44'30"W	508.10'	14°35'44"
C7	68.99'	2000.00'	34.50'	S64°01'40"W	68.96'	1°58'35"
C8	90.11'	300.00'	45.00'	N59°24'39"E	89.77'	17°12'35"
C9	221.42'	300.00'	116.00'	S68°57'01"W	216.43'	42°17'19"
C10	111.65'	300.00'	56.48'	N79°14'36"W	111.04'	21°19'28"
C11	113.87'	300.00'	57.63'	S79°27'16"E	113.15'	21°44'49"
C12	259.68'	300.00'	126.65'	N67°20'40"W	233.36'	45°48'54"
C13	16.04'	107.00'	5.02'	N48°13'55"E	10.04'	5°22'36"
C14	72.55'	107.00'	37.73'	N76°20'38"E	71.17'	38°50'50"
C15	168.69'	107.00'	107.61'	S45°04'08"E	151.75'	90°19'38"
C16	39.95'	50.00'	21.11'	N67°20'40"W	38.89'	45°46'34"
C17	34.57'	300.00'	17.31'	S3°23'46"W	34.55'	6°36'11"
C18	34.57'	300.00'	17.31'	N3°23'46"E	34.55'	6°36'11"
C19	78.17'	50.00'	49.63'	S44°52'58"W	70.45'	89°34'36"
C20	47.89'	50.00'	25.90'	S27°20'33"E	46.08'	54°52'26"
C21	48.18'	200.00'	24.21'	S61°40'49"E	48.06'	13°48'06"
C22	56.68'	150.00'	28.68'	S79°24'24"E	56.35'	21°39'05"
C23	65.85'	500.00'	33.97'	N9°30'04"E	65.80'	7°32'44"
C24	136.47'	500.00'	68.60'	N20°59'39"E	136.05'	15°38'18"
C25	61.07'	500.00'	30.57'	N32°14'43"E	61.04'	6°59'55"
C26	45.14'	450.00'	22.59'	S32°52'14"W	45.13'	5°44'53"
C27	282.71'	450.00'	139.79'	S13°54'30"W	249.40'	32°10'35"
C28	126.64'	500.00'	63.60'	N5°04'37"E	126.30'	14°30'41"
C29	356.02'	200.00'	246.95'	S38°39'55"E	310.84'	101°59'36"
C30	33.79'	300.00'	16.91'	N86°26'08"W	33.77'	6°27'11"
C31	435.00'	300.00'	265.79'	N41°46'09"W	397.88'	83°04'46"
C32	43.65'	500.00'	21.84'	S91°17'36"W	43.63'	5°00'05"
C33	153.65'	75.00'	92.02'	N50°58'21"E	116.27'	101°38'23"
C34	116.86'	75.00'	74.06'	N44°28'11"W	105.40'	89°16'41"
C35	152.44'	800.00'	76.45'	N6°20'01"E	152.21'	10°55'04"
C36	62.80'	300.00'	31.51'	S6°28'05"W	62.68'	11°59'36"
C37	99.98'	500.00'	50.10'	N6°36'11"E	99.81'	11°27'25"
C38	190.93'	500.00'	96.64'	S70°56'35"E	189.77'	21°52'44"
C39	58.24'	500.00'	29.15'	S85°47'19"E	58.21'	6°40'26"
C40	256.62'	150.00'	141.26'	N47°39'37"E	205.67'	86°33'44"
C41	244.62'	150.00'	159.28'	N42°24'23"W	218.40'	93°26'16"
C42	121.61'	250.00'	62.03'	S75°11'23"E	120.42'	27°52'17"
C43	492.65'	962.00'	251.85'	N81°26'11"E	487.29'	29°20'31"
C44	151.33'	962.00'	75.82'	N62°15'33"E	151.18'	9°00'48"
C45	50.27'	100.00'	25.68'	S37°38'07"E	49.74'	28°48'05"
C46	166.80'	225.00'	84.01'	S72°30'34"E	157.40'	40°58'50"
C47	103.51'	150.00'	53.91'	N67°14'53"E	101.47'	39°32'16"
C48	38.23'	215.00'	19.17'	S37°00'30"E	38.18'	10°11'16"
C49	330.49'	215.00'	207.89'	S86°08'20"E	298.90'	88°04'23"
C50	188.37'	300.00'	97.40'	N29°29'39"E	185.29'	35°58'31"
C51	201.34'	300.00'	104.63'	N7°43'26"W	197.58'	38°27'09"
C52	63.05'	150.00'	32.00'	N11°58'58"W	62.58'	24°04'55"
C53	16.20'	100.00'	8.12'	N4°41'53"E	16.18'	9°16'48"
C54	35.58'	100.00'	17.98'	N19°31'56"E	35.40'	20°23'19"
C55	46.48'	150.00'	23.43'	N38°36'10"E	46.39'	17°48'09"
C56	125.22'	150.00'	66.52'	S68°26'13"E	121.62'	47°49'56"
C57	83.48'	100.00'	44.35'	S23°33'47"W	81.08'	47°49'56"
C58	241.97'	155.00'	153.50'	N46°55'31"E	218.14'	89°20'37"
C59	74.57'	100.00'	39.11'	S68°50'29"W	72.85'	42°43'27"
C60	111.85'	150.00'	58.67'	N21°09'31"W	109.28'	42°43'27"
C61	37.13'	150.00'	18.66'	N49°36'42"W	37.03'	14°10'55"
C62	56.98'	150.00'	28.84'	N67°35'06"W	56.64'	21°45'52"
C63	134.93'	800.00'	67.63'	N1°11'06"W	134.77'	9°39'49"
C64	554.40'	638.00'	296.07'	N68°45'10"E	557.12'	49°47'17"
C65	170.29'	2162.00'	85.19'	S46°06'55"W	170.24'	4°36'46"
C66	553.51'	2162.00'	278.28'	S55°42'22"W	552.00'	14°40'07"
C67	74.54'	2162.00'	37.27'	S64°01'41"W	74.54'	1°58'31"
C68	9.80'	138.00'	4.90'	N62°58'55"E	9.80'	4°04'04"
C69	31.47'	138.00'	15.80'	N54°24'55"E	31.40'	13°03'54"
C70	21.90'	2000.00'	10.95'	S64°42'08"W	21.90'	0°37'38"
C71	594.65'	2000.00'	299.53'	S15°53'15"W	592.46'	17°02'08"
C72	121.97'	2000.00'	61.00'	S45°36'21"W	121.95'	3°29'39"
C73	315.36'	500.00'	163.12'	N61°55'40"E	310.16'	36°08'16"
C74	34.79'	500.00'	17.40'	N81°59'23"E	34.78'	3°59'12"
C75	48.74'	800.00'	24.38'	N7°45'44"W	48.74'	3°29'27"
C76	334.48'	450.00'	175.39'	S11°47'09"W	326.83'	42°35'14"
C77	234.75'	553.00'	121.90'	S9°32'37"W	230.65'	38°06'10"
C78	84.66'	450.00'	42.46'	S38°28'09"W	84.54'	10°46'46"
C79	29.77'	2485.00'	14.89'	S44°12'18"W	29.77'	0°41'11"
C80	126.19'	2485.00'	63.11'	S46°00'00"W	126.18'	2°54'34"
C81	376.00'	250.00'	233.83'	S32°22'07"E	341.59'	86°10'20"
C82	290.40'	175.00'	191.25'	N76°19'17"W	258.21'	95°04'46"
C83	510.20'	2485.00'	256.00'	S53°20'12"W	509.31'	11°45'49"
C84	219.89'	2200.00'	110.04'	S63°04'55"W	219.80'	5°43'36"
C85	451.81'	2200.00'	226.70'	S53°20'06"W	451.02'	11°46'00"
C86	137.90'	2200.00'	69.00'	S45°39'19"W	137.93'	3°33'34"
C87	2.71'	2200.00'	1.36'	S64°58'50"W	2.71'	0°04'14"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C88	411.13'	5000.00'	205.68'	S2°11'36"W	411.01'	4°42'40"
C89	396.89'	5000.00'	198.55'	N2°11'02"E	396.79'	4°32'53"
C90	448.40'	1010.00'	227.96'	S12°43'04"W	444.73'	25°26'14"
C91	610.36'	535.00'	343.25'	N7°14'49"W	577.89'	65°22'01"

AMENDED PRIMARY PLAT / DEVELOPMENT PLAN
for WESTGATE

WESTFIELD, INDIANA
PUD ZONING

PLANS PREPARED BY:

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



Know what's below.
Call before you dig.



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7945 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9925 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE AMENDED PRIMARY PLAT ZONING PUD

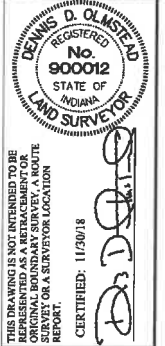
TOTAL SITE = 230.885
TOTAL LOTS - 670
DENSITY (of residential acreage) - 2.91 u/a
TOTAL COMMON AREA = 83.25ac± (36%)

Note:
The area shown on the plat as "private drive" (aka alleys) including, without limitation 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.

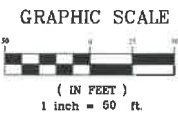
LEGEND

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

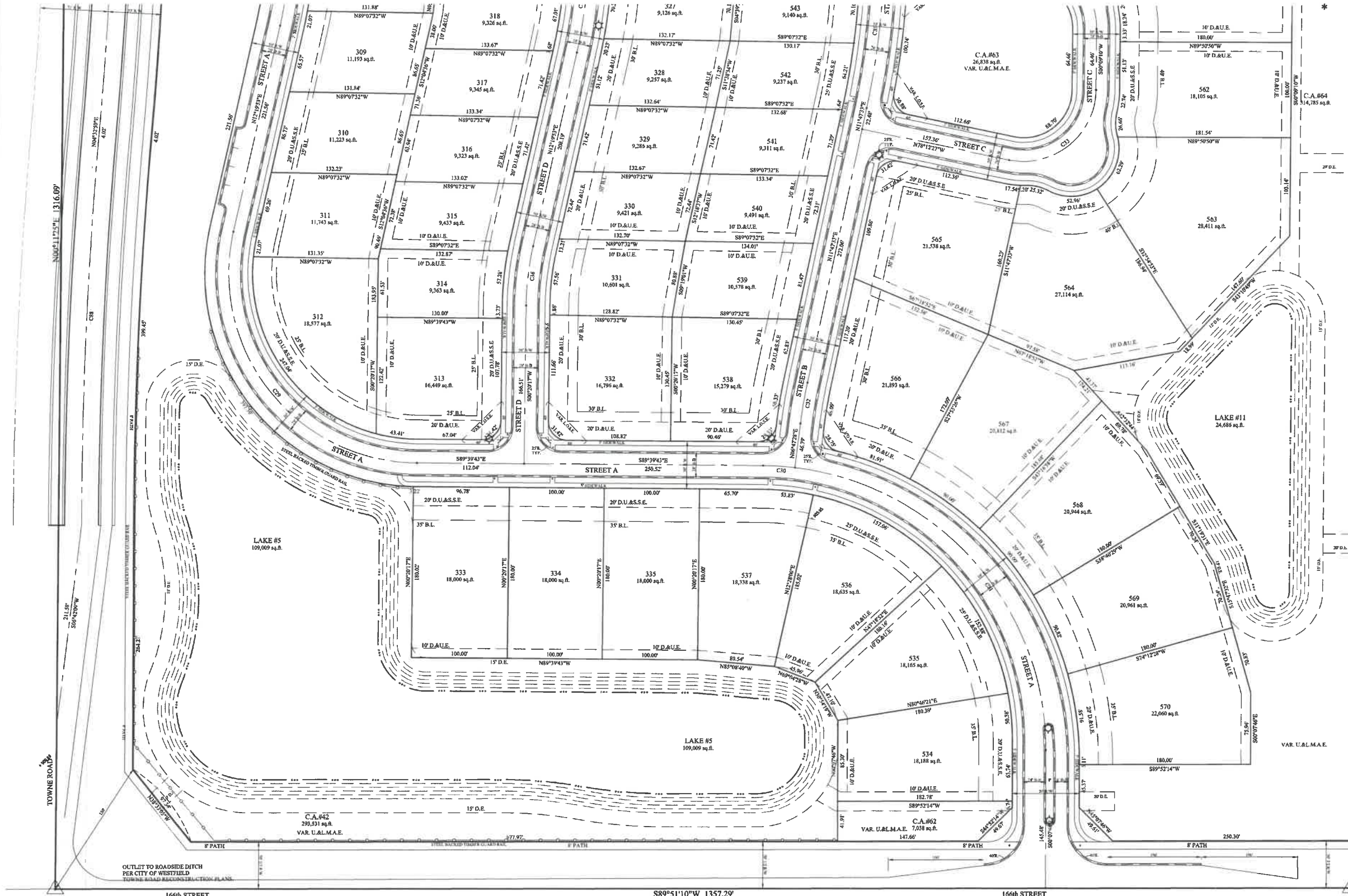
REV. PER TOWNE ROAD RE-ALIGNMENT DESIGN	DATE	BY
REV. PER TAC COMMENTS	02/01/19	GDK
REV. PER TAC COMMENTS	02/01/19	GDK
REVISIONS		
SECTION: 4 TOPSHEET: 18N PANEL: 3E		
DRAWN BY: LAF CHECKED BY: GDK		
SHEET NO. C101		
S.A. & R.S. NO. 508551LEN		
PREPARED FOR: AMENDED PRIMARY PLAT		
WESTGATE		
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		



STOEPPELWERTH
ALWAYS ON.
7945 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942



S.E. COR. S.W. 1/4, S.W.
SEC. 4, T.18N., R.3E
FOUND HARRISON MO.
PER H.C.S.R. TIES
0.5' N. & 0.3' W. OF
MATHEMATICAL SPLIN





STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 100th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 495-5231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

LEGEND

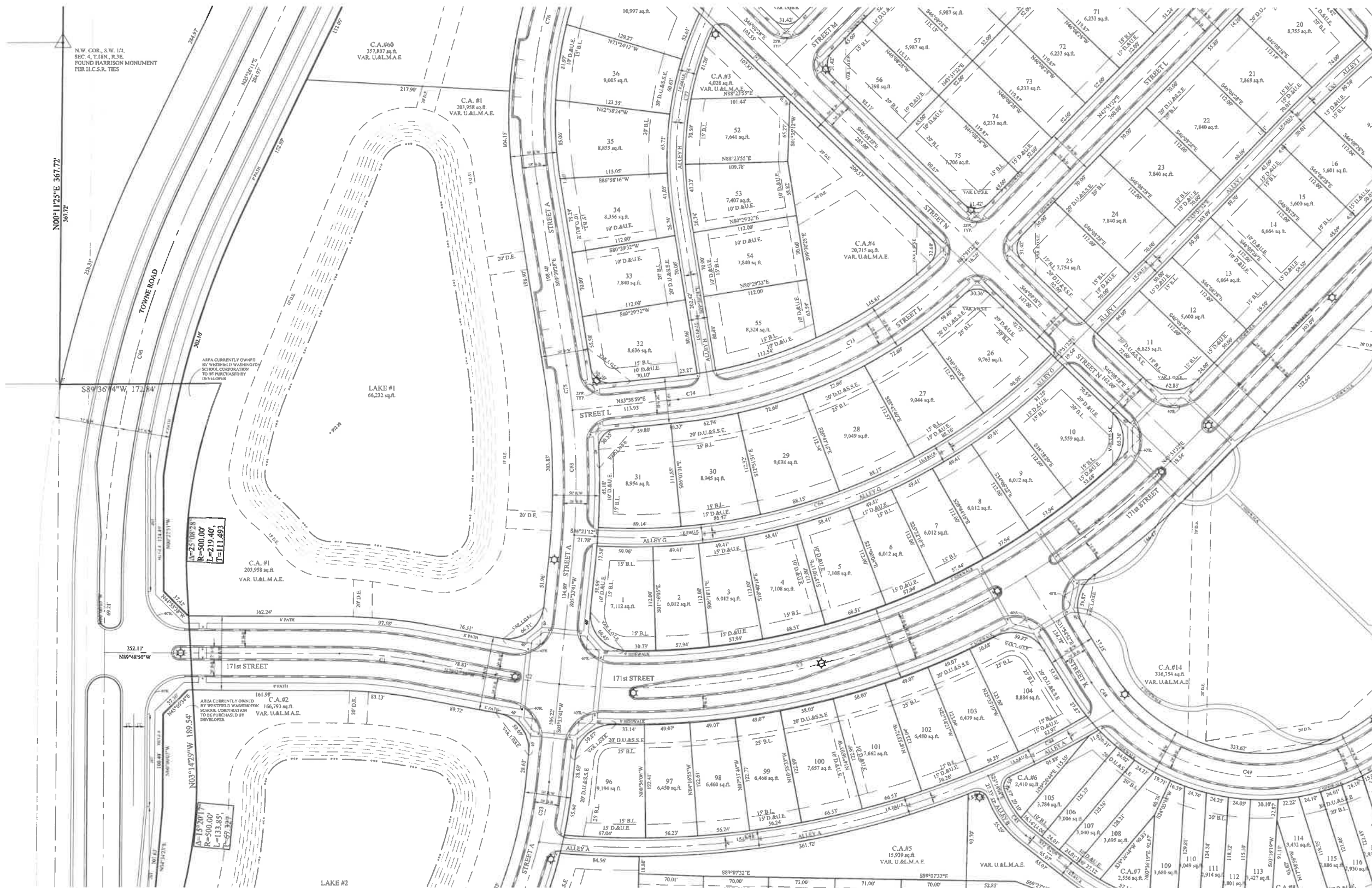
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| I.E.E. | INGRESS EGRESS EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS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

TOTAL SITE = 230,885
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WESTGATE AMENDED PRIMARY PLAT ZONING PUD

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



AMENDED PRIMARY PLAT
WESTGATE

STOEPPELWERTH
ALWAYSON

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSTEAD
CERTIFIED: 11/20/18

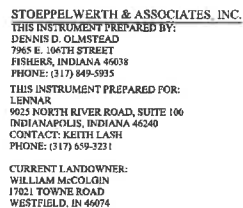
DATE	BY	REVISIONS
02/10/19	GDK	REV. PER TAC COMMENTS
02/26/19	GDK	REV. PER TAC COMMENTS
12/21/19	GDK	REV. PER TAC COMMENTS

SECTION: 4
TOPSHEET: 18N
RANGE: 3E
DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO. C103
S & A PUD NO. 50855LEN

PREPARED FOR:
WESTGATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

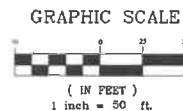
7965 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942



WESTGATE

AMENDED PRIMARY PLAT

ZONING PUD



TOTAL SITE = 230.885
TOTAL LOTS = 670
DENSITY (of residential acreage) - 2.91 u/a
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- | LEGEND | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| I.E.E. | INGRESS EGRESS EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |



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

CERTIFIED: 11/30/18

STOEPPELWERTH

ALWAYS ON.

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



AMENDED PRIMARY PLAT

WESTGATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 3	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF		CHECKED BY: GDK

SHEET NO.
C104

50855LEN

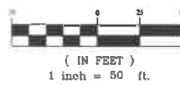
S:\50855LEN\DWG\Primary Plat.dwg, 2/14/2019 1:33:18 PM, Adobe PDF,



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7905 E. 106TH STREET
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THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 849-5321
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE AMENDED PRIMARY PLAT ZONING PUD

GRAPHIC SCALE



TOTAL SITE = 230.885
TOTAL LOTS = 670
DENSITY (of residential acreage) = 2.91 u/a
TOTAL COMMON AREA = 83.25ac± (36%)

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LEGEND

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

DATE	BY	REVISIONS
02/14/19	GDK	REV. PER TOWNE ROAD RE-ALIGNMENT DESIGN
02/08/19	GDK	REV. PER TAC COMMENTS
12/27/19	GDK	REV. PER TAC COMMENTS



STOEPELWERTH
ALWAYS ON.
7905 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5933 Fax: (317) 849-5942

AMENDED PRIMARY PLAT
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA
PREPARED FOR:
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C105
S & A JOB NO. 508551LEN

NOW OR FORMERLY
ROBERT W. &
DIANE A. MOORE
INSTR. No. 1987-8562
ZONED AG-SF1

APPROXIMATE LIMITS OF
ZONE "AG" FLOODPLAIN
BASED ON FIRM
COMMUNITY FLOOD INSURANCE QUALITY
DATED NOVEMBER 19, 2014

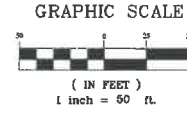


811
Know what's below.
Call before you dig.



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7905 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENOR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 459-3231
CURRENT LANDOWNER:
WILLIAM MCDOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

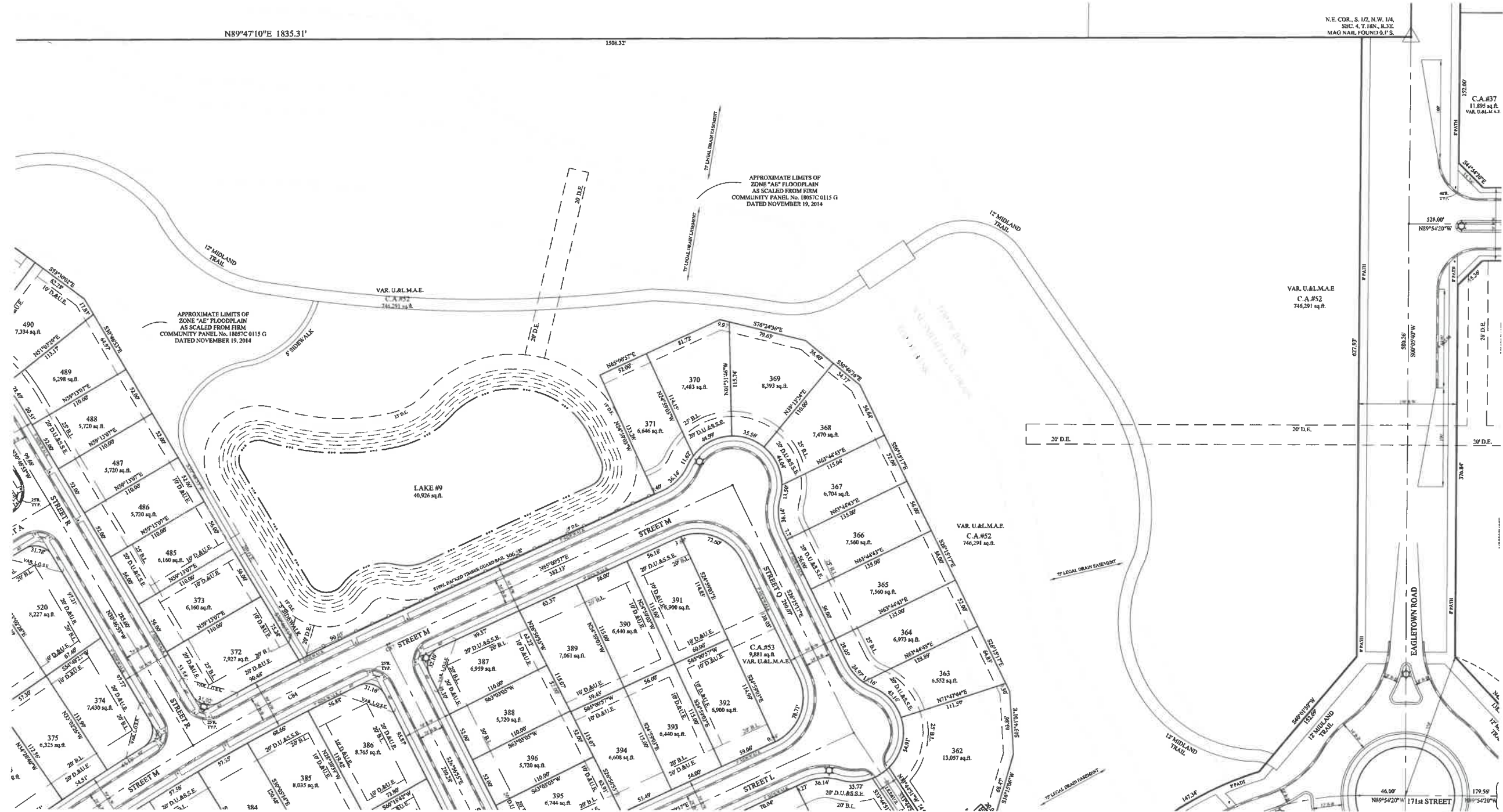
WESTGATE AMENDED PRIMARY PLAT ZONING PUD



TOTAL SITE = 230.885
TOTAL LOTS = 670
DENSITY (of residential acreage) = 2.91 u/a
TOTAL COMMON AREA = 83.25ac± (36%)

Note:
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(aka alley) including, without limitation shall be maintained
as a private drive, and the undersigned owners, and their
successors and assigns, hereby waive all rights to petition
the City of Westfield to be responsible for the maintenance
and ownership of such private streets.

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



REV. PER TOWNE ROAD RE-ALIGNMENT DESIGN

REV. PER TAC COMMENTS

REV. PER TAC COMMENTS

REV. PER TAC COMMENTS

BY

02/19/19

02/19/19

02/19/19

DATE

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACTION OR
ORIGINAL BOUNDARY SURVEY, A ROUTE
REPORT, OR A SURVEY FOR LOCATION
REPORT.
CERTIFIED: 11/20/18

STOEPELWERTH
ALWAYSON
7905 East 100th Street, Fishers, IN 46038-2205
Phone: (317) 849-5935 Fax: (317) 849-5942

AMENDED PRIMARY PLAT
WESTGATE
PREPARED FOR:
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 4
TOWNSHIP: 18N
RANGE: 3E
DRAWN BY: LAF
CHECKED BY: GDK
SERIES NO.
C106
R & A JOB NO.
50855LEN



811
Know what's below.
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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:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 693-3231

CURRENT LANDOWNER:
WILLIAM MCOLGIN
17621 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE

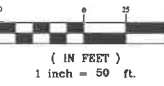
AMENDED PRIMARY PLAT

ZONING PUD

TOTAL SITE = 230.885
TOTAL LOTS = 670
DENSITY (of residential acreage) = 2.91 u/a
TOTAL COMMON AREA = 83.25ac (36%)

Note:
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GRAPHIC SCALE



LEGEND

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

N.E. COR., S.W. 1/4,
SEC. 4, T.18N., R.3E.
FOUND HARRISON
MONUMENT
PER H.C.S.R. TIES
P.O.C. COMMITMENT
& SURVEY DESCRIPTIONS

THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A REFRACTION OR
ORIGINAL BOUNDARY SURVEY. A ROUTE
MONUMENT IS SHOWN FOR LOCATION
REPORT.

CERTIFIED: 11/20/18

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

STOEPPELWERTH
ALWAYS ON.

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

AMENDED PRIMARY PLAT

WESTGATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

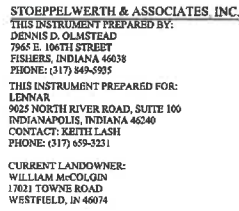
PREPARED FOR:

SECTION: 4 TOWNSHIP: 18N RANGE: 3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO: C108

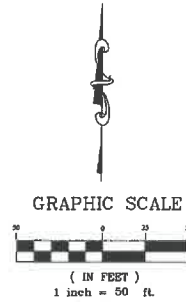
3 & A JOB NO. 50855LEN



WESTGATE

AMENDED PRIMARY PLAT

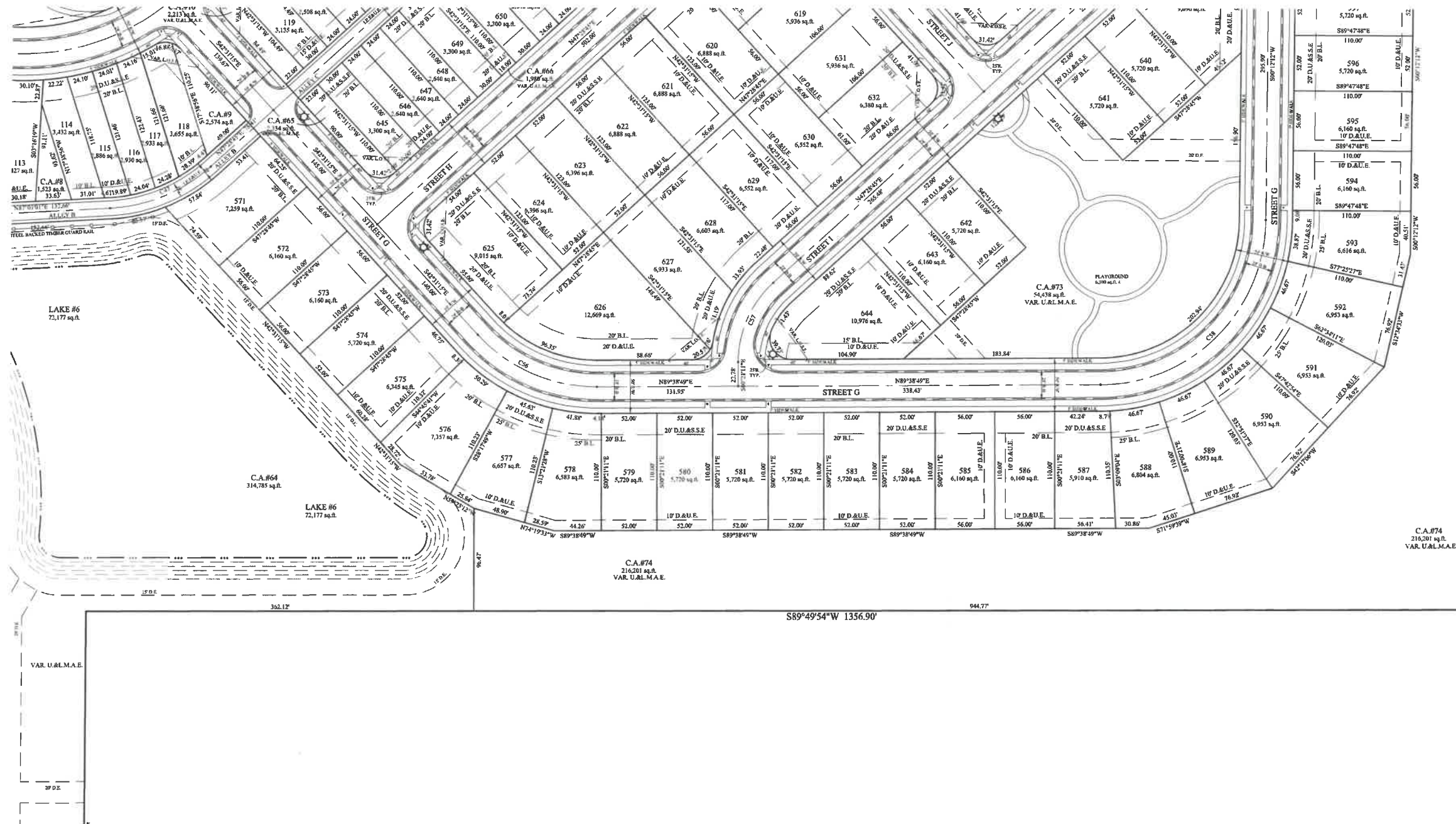
ZONING PUD



TOTAL SITE = 230.885
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DENISTY (of residential acreage) - 2.91 u/a
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LEGEND	
30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.U.I.L.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



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

CERTIFIED: 11/30/18

[Signature]

STOEPPELWERTH



ALWAYS ON.

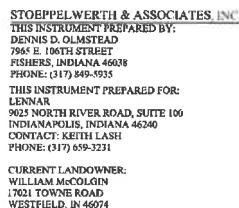
7905 East 104th Street, Fishers, IN 46038-2205
Phone: (317) 849-5935 Fax: (317) 849-5942

AMENDED PRIMARY PLAT
WESTGATE
PREPARED FOR:
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 4	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C109		
S & A JOB NO. 50855LEN		



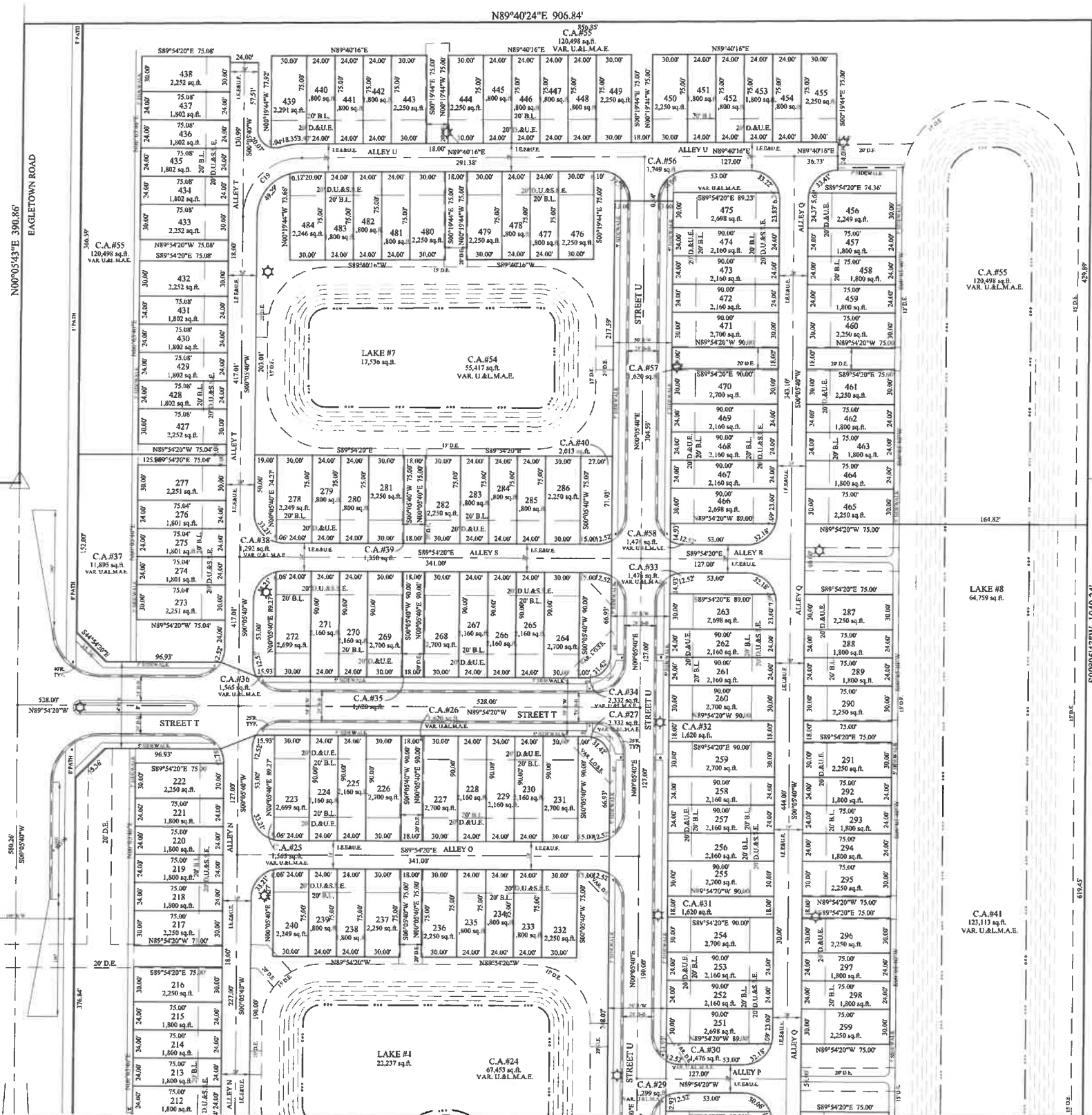
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WESTGATE

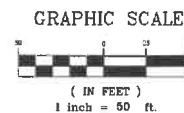
AMENDED PRIMARY PLAT

ZONING PUD



30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
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and ownership of such private streets.



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

CERTIFIED: 11/30/18



SECTION: 4	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF		CHECKED BY: GDK
SHEET NO. C111		
S & A JOB NO. 50855LEN		



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLIMSTAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17011 TOWNE ROAD
WESTFIELD, IN 46074

LEGEND

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

TOTAL SITE = 230.885
TOTAL LOTS = 670
DENSITY (of residential acreage) = 2.91 u/a

TOTAL COMMON AREA = 83.25ac± (36%)

Note:
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WESTGATE DEVELOPMENT PLAN ZONING PUD

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING CONTOUR
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE; MANHOLE & 2ND SECTION
- STORM SEWER LINE; MANHOLE & 2ND SECTION
- CURB DILET
- RECURVE OR ROUNDOFF DILET
- SQUARE FLAT DILET
- FENCE LINE
- SET BACK - UNLESS OTHERWISE NOTED
- SET CAPED REBAR STAMPED S&A FILED 1000
- SET PIPE CAP STAMPED S&A FILED 1000
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- CLUT WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE T.V. POLE
- CABLE T.V. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

REV. PER TOWNE ROAD RE-ALIGNMENT DESIGN

02/10/19

02/28/19

12/21/19

DATE

REV. PER TAC COMMENTS

02/10/19

02/28/19

12/21/19

DATE

REV. PER TAC COMMENTS

02/10/19

02/28/19

12/21/19

DATE

REV. PER TAC COMMENTS

02/10/19

02/28/19

12/21/19

DATE

STOEPPELWERTH

ALWAYSON

7965 East 100th Street, Fishers, IN 46038-2505

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

DEVELOPMENT PLAN

WESTGATE

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 4

DRAWN BY: LAF

TOPOGRAPHY: 18N

CHECKED BY: GDK

PARCEL: 3E

SHEET NO. C114

S&A JOB NO. 50855LEN

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17621 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD

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

TOTAL SITE = 230.885
TOTAL LOTS - 670
DENSITY (of residential acreage) - 2.91 u/a
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LOT NUMBER	30
S.S.E.	SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

LEGEND	
---	EXISTING CONTOUR
---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	FLOW LINE
---	BURIED ELECTRIC LINE
---	OVERHEAD ELECTRIC LINE
---	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 DILET
---	REARY FOR RAMP AND DILET
---	SQUARE PLAT DILET
---	FENCE LINE
---	SET MARK-ENHANCE
---	OTHER-DEVELOP
---	SET CAPPED MEDIAN
---	STANDARD SALT TREATMENT
---	SET PIPE UP 1" CAPPED
---	SET PIPE UP 1" CAPPED
---	WATERMETER
---	NO ACCESS EASEMENT
---	PUMP POLE
---	LIGHT POLE
---	ELECT. TRANSFORMER
---	ELECT. METER
---	ELECT. METER
---	GET WIDE
---	TELEPHONE POLE
---	TELEPHONE MANHOLE
---	CABLE T.V. POLE
---	CABLE T.V. MANHOLE
---	TRAFFIC SIGNAL POLE
---	TRAFFIC MANHOLE
---	TRAFFIC CONTROL BOX
---	GAS VALVE
---	GAS METER
---	WATER METER
---	WATER VALVE
---	FIRE HYDRANT
---	MAILBOX

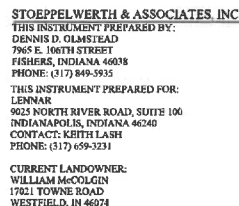
STOEPPELWERTH
ALWAYS ON.
7965 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
WESTGATE
PREPARED FOR:
SECTION: 3
DRAWN BY: LAF
SHEET NO: C115
DATE: 3/1/2018
CHECKED BY: GDK
SCALE: 1/8" = 1' - 0"

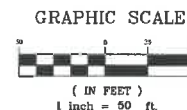
STOEPPELWERTH & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 900012
STATE OF INDIANA
CERTIFIED: 1/3/2018
DENNIS D. OLNSTEAD
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 900012
STATE OF INDIANA
CERTIFIED: 1/3/2018

REVISIONS
BY
DATE
REVISIONS





WESTGATE DEVELOPMENT PLAN ZONING PUD



TOTAL SITE = 230.885
TOTAL LOTS - 670
DENSITY (of residential acreage) - 2.91 u/a

TOTAL COMMON AREA = 83.25ac± (36%)

Note:
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LEGEND

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



LEGEND

	EXISTING CONTOUR
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	FLOW LINE
	BURIED ELECTRIC LINE
	OVERHEAD ELECTRIC LINES
	BURIED TELEPHONE LINE
	TELEPHONE LINE
	BURIED CABLE T.V. LINE
	CABLE T.V. LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE: MAN
	SANITARY CLEANOUT
	STORM SEWER LINE: MANHO
	END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS
	OTHERWISE NOTED
	SET CAPPED REAR
	STAMPED S.A. FLAG
	SET PIPE IN T CAPPED
	STAMPED S.A. FLAG
	HAMILTON COUNTY SURVEY
	MEASURED
	RECORDED
	NO ACCESS EASEMENT
	POWER POLE
	LIGHT POLE
	ELECT. TRANSFORMER
	ELECT. PEDISTAL
	EXACT 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



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

REPORT. CERTIFIED: 11/30/18

DEVELOPMENT PLAN

2

ALWAYS ON.

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

DEVELOPMENT PLAN

WESTGATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

10

SECTION: 4	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C117		
S&A JOB NO. 50855LEN		



Know what's below.
Call before you dig.



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LIZENHAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITTE LARH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

TOTAL SITE = 230.885
TOTAL LOTS = 670
DENSITY (of residential acreage) = 2.91 u/a
TOTAL COMMON AREA = 83.25ac (36%)

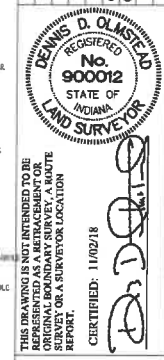
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LEGEND

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

LEGEND

- EXISTING CENTERLINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- LOW 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 SINKER LINE, MANHOLE & END STRUCTURE
- SANITARY CLEANOUT
- STORM SINKER LINE, MANHOLE & END STRUCTURE
- CURB DILET
- REPAIR OR ROUND INLET
- SQUARE PLAT INLET
- STONE LINE
- SET MAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR
- STAMPED S&A FROM ABOVE
- SET PER L&P'S CAPPING
- STAMPED S&A FROM ABOVE
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. MASTHEAD
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE MASTHEAD
- TELEPHONE MANHOLE
- CABLE T.V. POLE
- CABLE T.V. MASTHEAD
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- FIRE HYDRANT
- RAILROAD



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

DEVELOPMENT PLAN
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 4
DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO.: C118
3 & 4 A SUB NO.: 508551EN



NOW OR FORMERLY
JERRY L. &
TARALENE MCCOLGIN
INSTR. No. 2000-21463
ZONED AG-SF1



WESTGATE DEVELOPMENT PLAN ZONING PUD

GRAPHIC SCALE

(IN FEET)

TOTAL SITE = 230.885
TOTAL LOTS - 670
DENSITY (of residential acreage) - 2.91 u/a
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D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

LEGEND



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

CERTIFIED: 11/20/18

REGISTERED
No. 900012
STATE OF
INDIANA
LAND SURVEYOR

16

OEPPEL WERTH

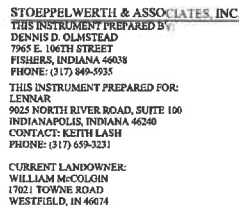
ALWAYS ON.

1965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5953 Fax: (317) 849-5942



DEVELOPMENT PLAN
WESTGATE
HAMILTON CO. TOWNSHIP

SECTION: 4		TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF		CHECKED BY: GDK	
SECRET NO. C119			
S & A PUB NO. 50855LEN			



WESTGATE DEVELOPMENT PLAN ZONING PUD

GRAPHIC SCALE



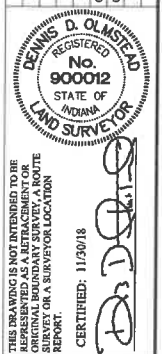
(IN FEET)
1 inch = 50 ft.

TOTAL SITE = 230.885
TOTAL LOTS - 670
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LEGEND

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

[illegible]

OEPPEL WERTH

ALWAYS ON.

7955 East 100th Street, Fishers, IN 46038-2905
Phone: (317) 849-5925 Fax: (317) 849-5942

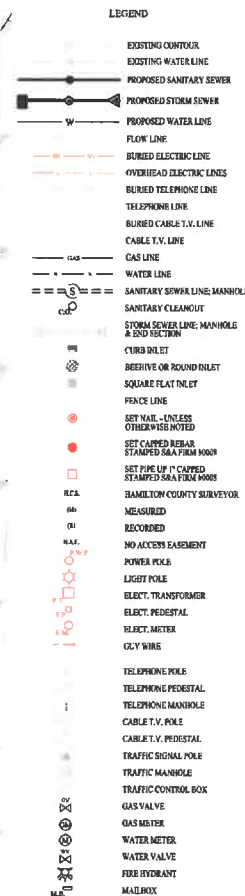


PLAN
TE
HAMILTON CO., INDIANA

DEVELOPMENT PLAN

PREPARED FOR:

SECTION: 4	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF		CHECKED BY: GDK
SHEET NO. C120		
S & A JOB NO. 508551.EN		



Know what's below.
Call before you dig.





STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3331
CURRENT LANDOWNER:
WILLIAM MCCOLVIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD

- LEGEND
- EXISTING CONTOUR
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - FLOW LINE
 - EXISTING ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE TV LINE
 - CABLE TV LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE, MANHOLE & END SECTION
 - STORM SEWER LINE, MANHOLE & END SECTION
 - CURB INLET
 - BEHIND OR BOUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET BACK - UNLESS OTHERWISE NOTED
 - SET BACK REBAR STAMPED 3/4" X 3/4" X 10'
 - SET BACK UP 1' CAPPED STAMPED 3/4" X 3/4" X 10'
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PENETRAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE POLE
 - TELEPHONE PENETRAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PENETRAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX

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

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

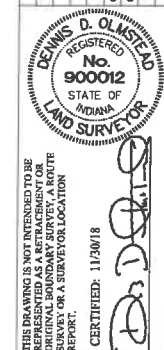
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DEVELOPMENT PLAN
WESTGATE

PREPARED FOR:
SECTION: 4
DRAWN BY: LAF
TOWNSHIP: 18N
CHECKED BY: GDK
SHEET NO.: C122
S & A REG. NO.: 508551EN

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



REV.	DATE	BY	REVISIONS
01/19	02/19	GDK	REV. PER TAC COMMENTS
02/19	02/19	GDK	REV. PER TAC COMMENTS
02/19	02/19	GDK	REV. PER TAC COMMENTS



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLLIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD

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

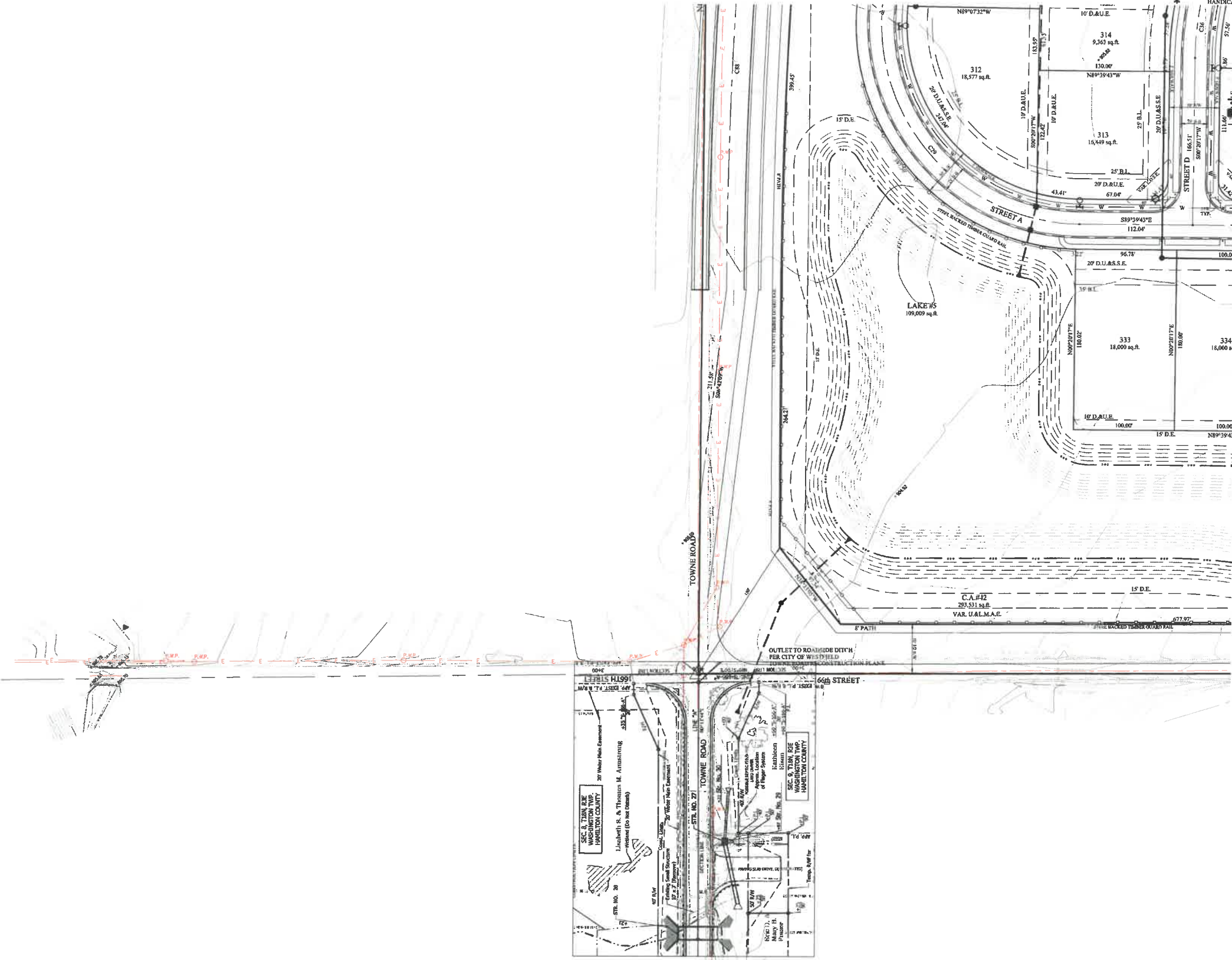
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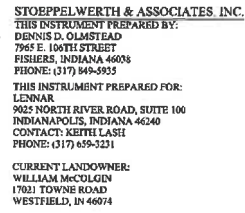
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LEGEND
30 LOT NUMBER
S.S.E. SANITARY SEWER EASEMENT
D.U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
D.E. DRAINAGE EASEMENT
I.E.E. INGRESS EGRESS EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L. BUILDING LINE
R/W RIGHT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

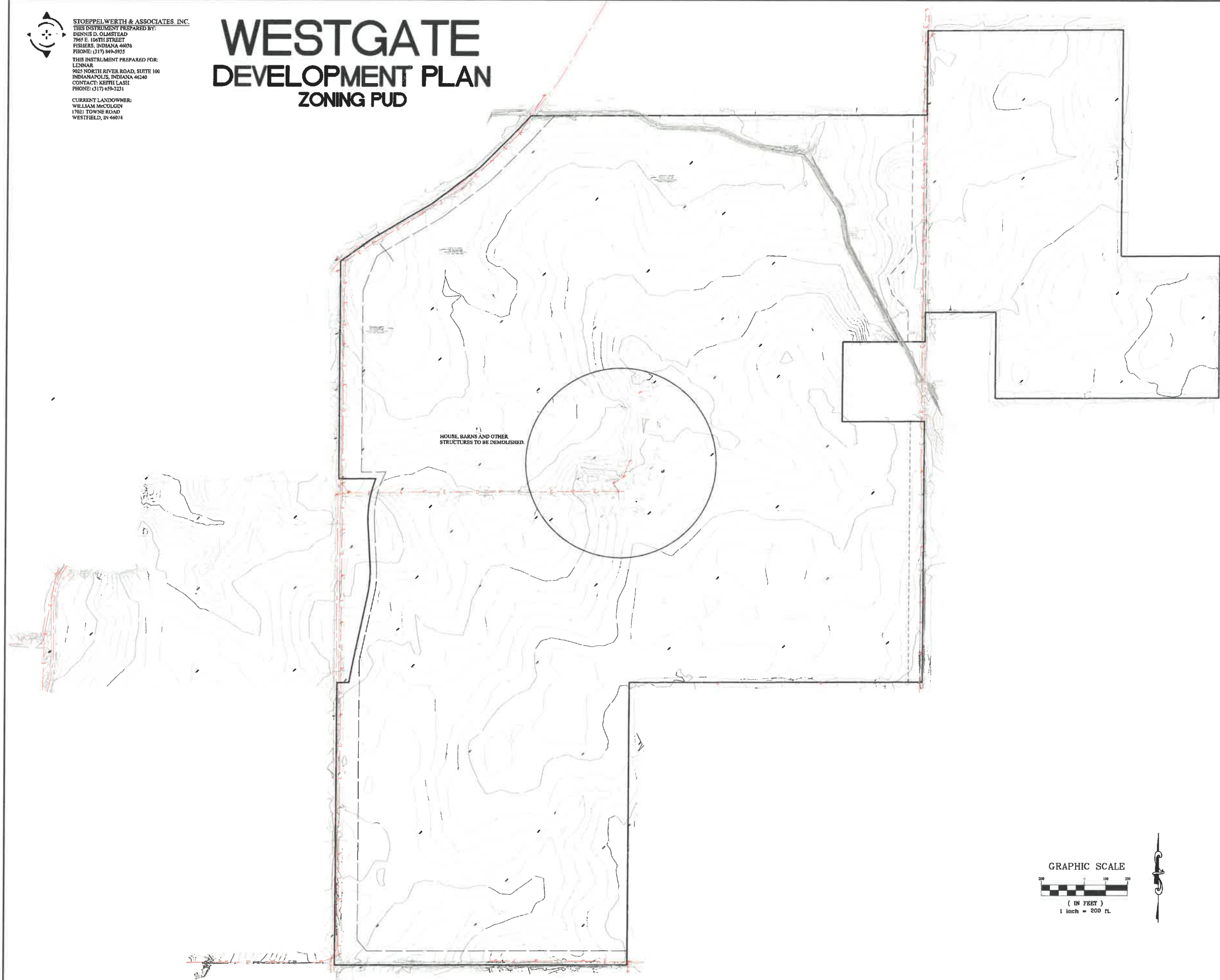
LEGEND
EXISTING CONTOUR
EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATER LINE
FLOW LINE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINES
BURIED TELEPHONE LINE
TELEPHONE LINE
BURIED CABLE TV LINE
CABLE TV LINE
GAS LINE
WATER LINE
SANITARY SEWER LINE, MANHOLE
SANITARY CLEANOUT
STORM SEWER LINE, MANHOLE & END SECTION
CURB INLET
BEDDING OR ROUND INLET
SQUARE FLAT INLET
FENCE LINE
SET NAIL - UNLESS OTHERWISE NOTED
SET CAPPOD REBAR STAMPED SAA FROM ROOM
SET PIPE UP 1" CAPPOD STAMPED SAA FROM ROOM
HAMILTON COUNTY SURVEYOR
MEASURED
RECORDED
NO ACCESS EASEMENT
POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDestal
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDestal
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDestal
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAIL BOX

STOEPELWERTH ALWAYSON 7965 East 100th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942		DENNIS D. OLNSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 11/7/2018		REV. PER TOWNE ROAD RE-ALIGNMENT DESIGN GDK 02/14/19	REV. PER TAC COMMENTS GDK 1/2/19	DATE
DEVELOPMENT PLAN		WESTGATE		WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		
PREPARED FOR:		SECTION: 4		TOWNSHIP: 18N		RANGE: 3E
DRAWN BY: LAF		CHECKED BY: GDK		SHEET NO. C123		
S & A, KIDMAN		508551.EN				





WESTGATE DEVELOPMENT PLAN ZONING PUD



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



DEMOLITION PLAN

WESTGATE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

STOEPPELWERTH

ALWAYS ON.

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



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

CERTIFIED: 11/30/18



SECTION: 4	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C124		
S & A JOB NO. 50855LEN		

BY

REVISIONS

DATE _____



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:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM McCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074



AMENDED LANDSCAPE PLAN for WESTGATE

WESTFIELD, INDIANA
PUD ZONING

INDEX	
SHT.	DESCRIPTION
L1-L11	LANDSCAPE PLAN
L12	LANDSCAPE DETAILS / BUFFER COMMITMENTS

REVISIONS	
SHT.	DESCRIPTION
L1-L11	REV. PER TOWNE ROAD RE-ALIGNMENT DESIGN 2-14-19 GDK

TOTAL SITE = 230.885
TOTAL LOTS = 670
DENSITY (of residential acreage) - 2.90 u/a

TOTAL COMMON AREA = 83.25ac± (36%)

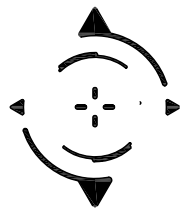
- NOTES:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

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

ALONG THE REFORESTATION BUFFER YARD EXTERIOR, AS SHOWN ON EXHIBIT 13 OF THE PUD, ONE (1) SIGN THAT READS "REFORESTATION AREA" SHALL BE INSTALLED EVERY FOUR HUNDRED (400) LINEAR FEET.

DESIGN OF THE "REFORESTATION AREA", PER THE PUD EXHIBIT 12(D)(1), WILL BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, AS REQUIRED, AT THE TIME OF CONSTRUCTION PLANS AND SECONDARY PLAT.

STREET LIGHT



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WESTGATE

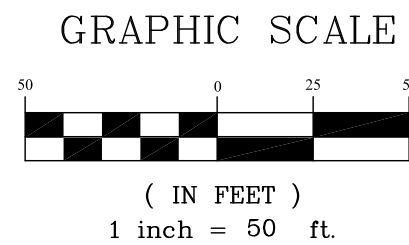
LANDSCAPE PLAN

ZONING PUD

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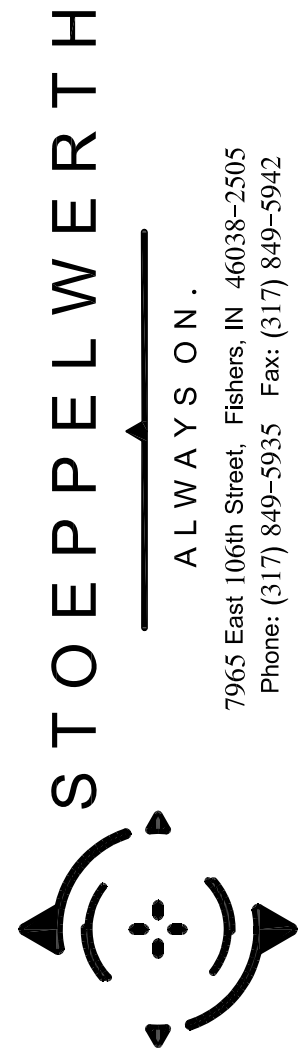
- Total lots - 670**
Shade Trees - 2,680 required (670*4)
- 280 along perimeter road frontage
- 1,171 street trees along internal roads
- 812 in yards of SF detached (not shown)
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Required plantings per lot
Shade Trees - 4 per lot
Ornamental / Evergreen Trees - 2 per lot
Shrubs - 4 per lot



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

CERTIFIED:



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

LANDSCAPE PLAN

WESTGATE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

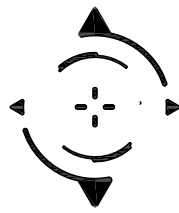
PREPARED FOR:

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

L1

S & A JOHN D. 508551LEN



STOEPPELWERTH & ASSOCIATES, INC.
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7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENN VAR
9025 NORTH RIVER ROAD, SUITE 100
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CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCGILGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE

LANDSCAPE PLAN

ZONING PUD

NOTE:
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Required plantings per lot

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Shrubs - 4 per lot



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CERTIFIED:

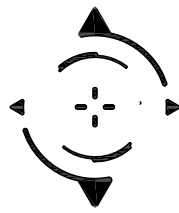
STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
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LANDSCAPE PLAN
WESTGATE

PREPARED FOR:

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. L2
S & A JOB NO. 508551EN

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA



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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENVAP
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
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17021 TOWNE ROAD
WESTFIELD, IN 46074

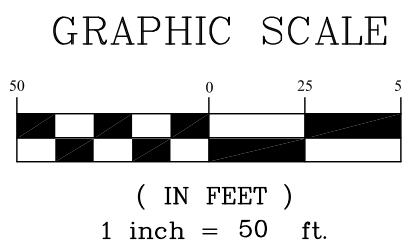
WESTGATE LANDSCAPE PLAN ZONING PUD

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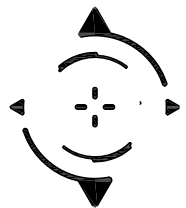
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STOEPPELWERTH
ALWAYS ON.
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Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
L3
S & A JORN NO.
508551EN



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
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FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNVAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE LANDSCAPE PLAN ZONING PUD

NOTE:
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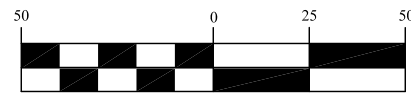
Shade Trees - 4 per lot

Ornamental / Evergreen Trees - 2 per lot

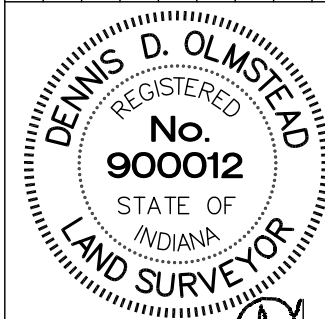
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N.W. COR., S. 1/2, N.W. 1/4,
SEC. 4, T.18N., R.3E.
SEE SURVEYOR'S REPORT

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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

CERTIFIED: 11/30/18

Signature of Dennis D. Olmstead

STOEPPELWERTH
ALWAYS ON.

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LANDSCAPE PLAN

WESTGATE

PREPARED FOR:

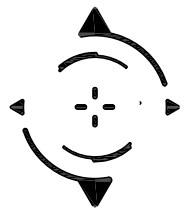
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

L5

S & A JOB NO.
508551LEN

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA



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DENNIS D. OLMSTEAD
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PHONE: (317) 849-5935
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WESTGATE

LANDSCAPE PLAN

ZONING PUD

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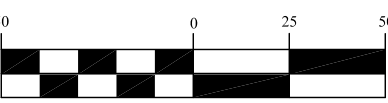
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GRAPHIC SCALE



(IN FEET)
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CERTIFIED:

STOEPPELWERTH
ALWAYS ON.

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LANDSCAPE PLAN

WESTGATE

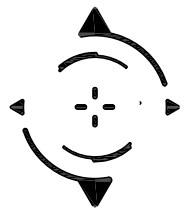
PREPARED FOR:

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.

L6

S & A JOB NO.
508551LEN

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

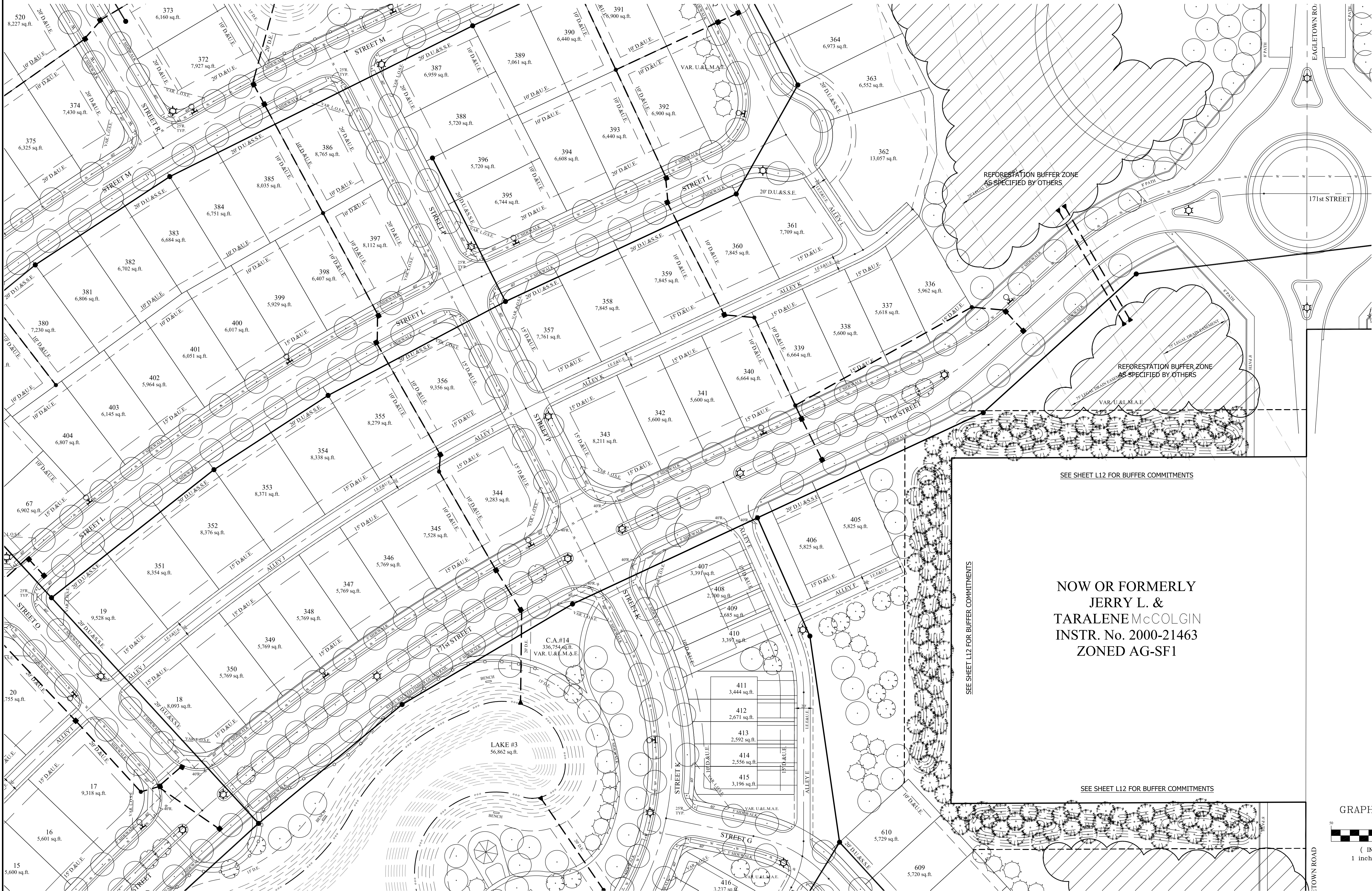


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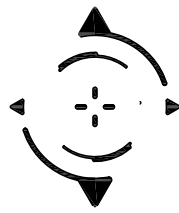
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSTEAD
CERTIFIED: 11/02/18

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

LANDSCAPE PLAN
WESTGATE
PREPARED FOR:
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. L7
S & A JOB NO. 508551LEN

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

DATE: 02/07/19
REV. PER TAC COMMENTS: 02/14/19
BY: GDK



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7965 E. 106TH STREET
FISHERS, INDIANA 46038
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CONTACT: KEITH LASH
PHONE: (317) 659-3231

CURRENT LANDOWNER:
WILLIAM MC COLGIN
17021 TOWN E ROAD
WESTFIELD, IN 46074

WESTGATE

LANDSCAPE PLAN

ZONING PUD

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- 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.

ALONG THE REFORESTATION BUFFER YARD EXTERIOR, AS SHOWN ON EXHIBIT 13 OF THE PUD, ONE (1) SIGN THAT READS "REFORESTATION AREA" SHALL BE INSTALLED EVERY FOUR HUNDRED (400) LINEAR FEET.

DESIGN OF THE "REFORESTATION AREA", PER THE PUD EXHIBIT 12(D)(1), WILL BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, AS REQUIRED, AT THE TIME OF CONSTRUCTION PLANS AND SECONDARY PLAT.

STREET LIGHT

SEE SHEET L12 FOR BUFFER COMMITMENTS

Total lots - 670

Shade Trees - 2,680 required (670*4)

- 280 along perimeter road frontage
- 1,171 street trees along internal roads
- 812 in yards of SF detached (not shown)
- 1,868 shade trees shown on LS Plan

Ornamental / Evergreen Trees - 1,340 required (670*2)

- 406 in yards of SF detached (not shown)
- 270 in yards of SF attached (not shown)
- 664 ornamental / evergreen trees shown on LS Plan

Shrubs - 2,680 required (670*4)

- 1,624 in yards of SF detached along foundation (not shown)
- 1,056 in yards of SF attached along foundation (not shown)
- all required shrubs are on individual lots

Required plantings per lot

Shade Trees - 4 per lot

Ornamental / Evergreen Trees - 2 per lot

Shrubs - 4 per lot



REFORESTATION BUFFER ZONE
AS SPECIFIED BY OTHERS

GRAPHIC SCALE

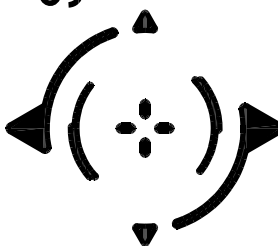
(IN FEET)

1 inch = 50 ft.

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

CERTIFIED:

STOEPPELWERTH



ALWAYS ON.

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

LANDSCAPE PLAN

WESTGATE

PREPARED FOR:

SECTION: 4

TOWNSHIP: 18N

RANGE: 3E

DRAWN BY: LAF

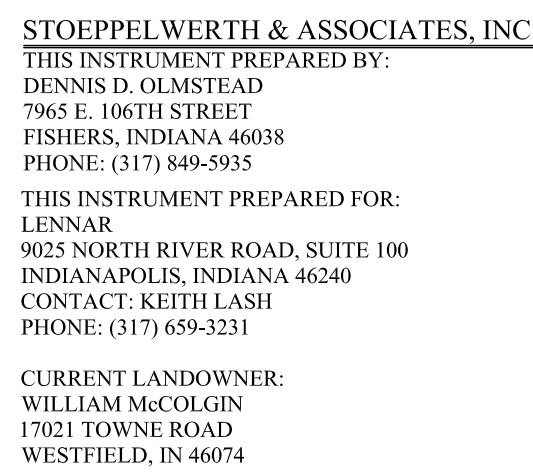
CHECKED BY: GDK

SHEET NO.

L8

S & A JORN NO.
508551LEN

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA



WESTGATE

LANDSCAPE PLAN

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

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

ALONG THE REFORESTATION BUFFER YARD EXTERIOR, AS SHOWN ON EXHIBIT 13 OF THE PUD, ONE (1) SIGN THAT READS "REFORESTATION AREA" SHALL BE INSTALLED EVERY FOUR HUNDRED (400) LINEAR FEET.

DESIGN OF THE "REFORESTATION AREA", PER THE PUD EXHIBIT 12(D)(1), WILL BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, AS REQUIRED, AT THE TIME OF CONSTRUCTION PLANS AND SECONDARY PLAT.



Total lots - 670

Shade Trees - 2,680 required (670*4)

- 280 along perimeter road frontage
- 1,171 street trees along internal roads
- 812 in yards of SF detached (not shown)
- 1,868 shade trees shown on LS Plan

Ornamental / Evergreen Trees - 1,340 required (670*2)

- 406 in yards of SF detached (not shown)
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- 664 ornamental / evergreen trees shown on LS Plan

Shrubs - 2,680 required (670*4)

- 1,624 in yards of SF detached along foundation (not shown)
- 1,056 in yards of SF attached along foundation (not shown)
- all required shrubs are on individual lots

Required plantings per lot

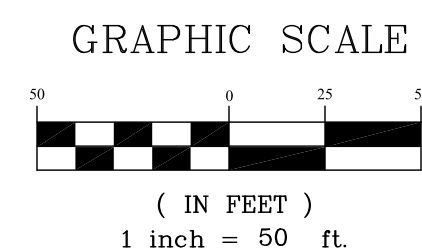
Shade Trees - 4 per lot

Ornamental / Evergreen Trees - 2 per lot

Shrubs - 4 per lot



— REFORESTATION BUFFER ZONE
AS SPECIFIED BY OTHERS



STOEPPELWERTH

ALWAYS ON.

7065 Elm 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

SECTION: 4 TOWNSHIP: 18N RANGE: 3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

L9

S & A JORDON
508551LEN

DEVELOPMENT PLAN

LANDSCAPE PLAN

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

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SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 11/30/18



DENNIS D. OLISTEAD
REGISTERED
No. **900012**
STATE OF
INDIANA
LAND SURVEYOR



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REPORT.

CERTIFIED: 11/30/18



DENNIS D. OLISTEAD
REGISTERED
No. **900012**
STATE OF
INDIANA
LAND SURVEYOR

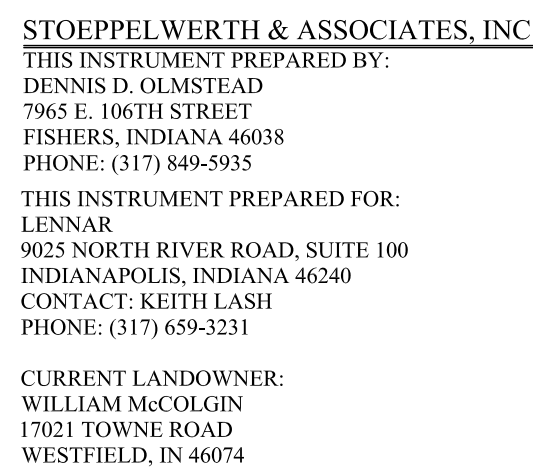


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ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 11/30/18



DENNIS D. OLISTEAD
REGISTERED
No. **900012**
STATE OF
INDIANA
LAND SURVEYOR



WESTGATE

LANDSCAPE PLAN

ZONING PUD

NOTE:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 10 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 40 FEET OF ANY STORM SEWER INCLUDING SSD

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

ALONG THE REFORESTATION BUFFER WARD EXTERIOR, AS SHOWN ON EXHIBIT 3 OF THE PUD, ONE (1) SIGN THAT READS "REFORESTATION AREA" SHALL BE INSTALLED EVERY FOUR HUNDRED (400) LINEAR FEET.

DESIGN OF THE "REFORESTATION AREA" PER THE PUD EXHIBIT 30(1)(I) WILL BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, AS REQUIRED AT THE TIME OF CONSTRUCTION PLANS AND SECONDRARY PLAN.

 STREET LIGHT

Total lots - 670

Shade Trees - 2,680 required (670*4)

- 280 along perimeter road frontage
- 1,171 street trees along internal roads
- 812 in yards of SF detached (not shown)
- 1,868 shade trees shown on LS Plan

Ornamental / Evergreen Trees - 1,340 required (670*2)

- 406 in yards of SF detached (not shown)
- 270 in yards of SF attached (not shown)
- 664 ornamental / evergreen trees shown on LS Plan

 Shrubs - 2,680 required (670*4)

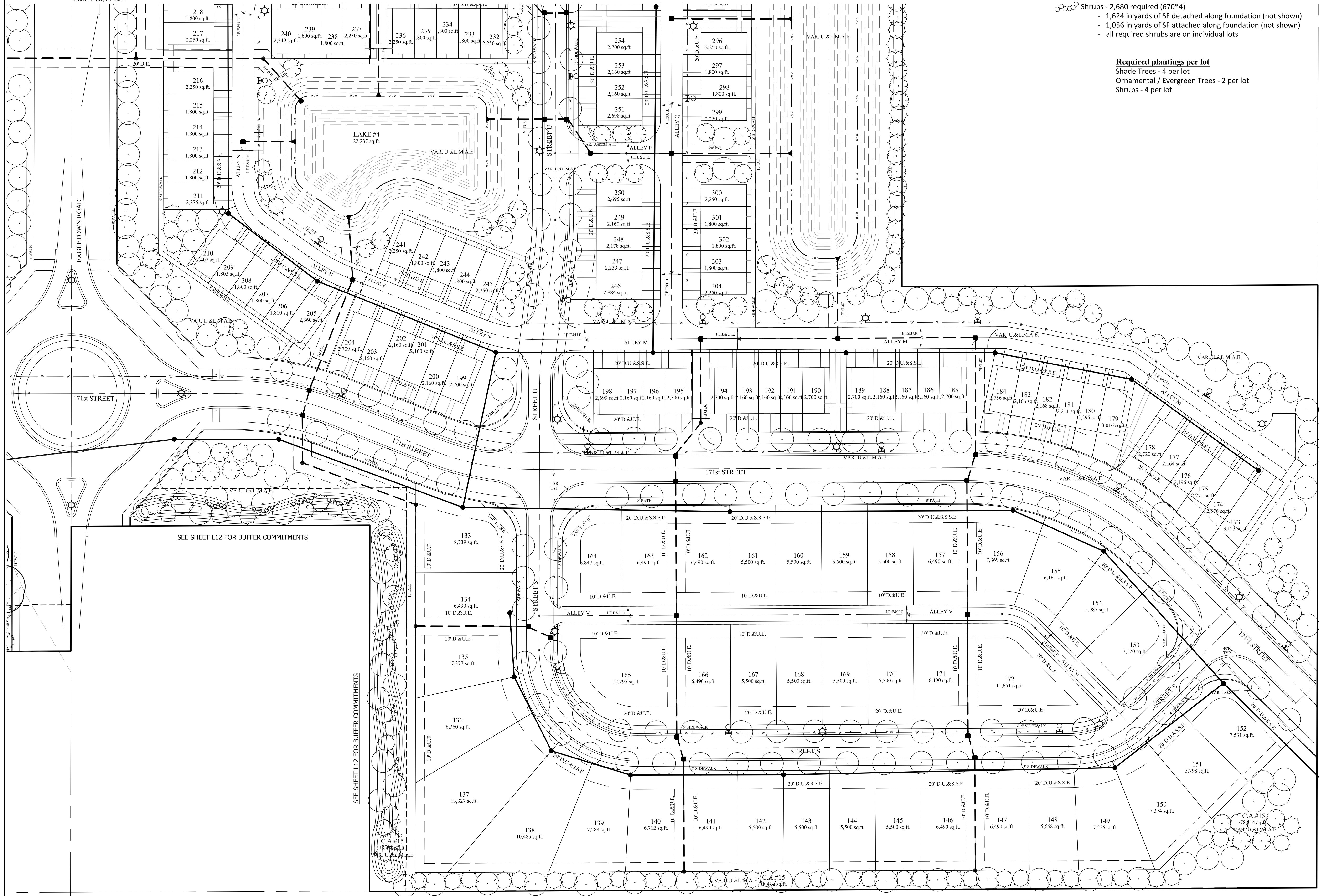
- 1,624 in yards of SF detached along foundation (not shown)
- 1,056 in yards of SF attached along foundation (not shown)
- all required shrubs are on individual lots

Required plantings per lot

Shade Trees - 4 per lot

Ornamental / Evergreen Trees - 2 per lot

Shrubs - 4 per lot



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

CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

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

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

DEVELOPMENT PLAN

PREPARED FOR:

WESTGATE

HAMILTON CO., INDIANA

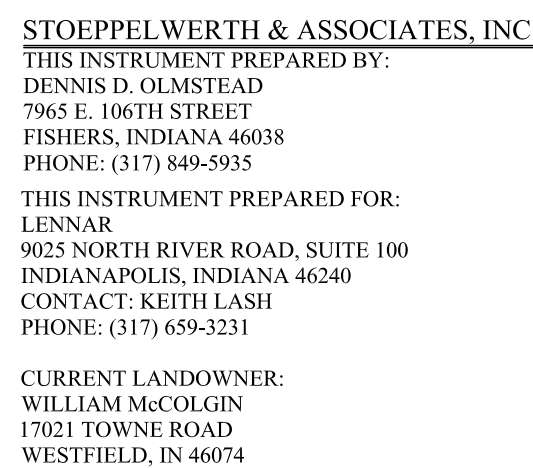
SECTION:	T
4	

8N

31

SHEET NO. 10

S & A JOB NO.
0855LEN



WESTGATE

LANDSCAPE PLAN

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

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

ALONG THE REFORESTATION BUFFER YARD EXTERIOR, AS SHOWN ON EXHIBIT 13 OF THE PUD, ONE (1) SIGN THAT READS "REFORESTATION AREA" SHALL BE INSTALLED EVERY FOUR HUNDRED (400) LINEAR FEET.

DESIGN OF THE REFORESTATION PLANTING, PER THE PUD EXHIBIT 20(A), WILL BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, AS REQUIRED IN THE CASE OF TREE CONSTRUCTION PLANS AND SECONDARY PLANT.

 STREET LIGHT

Total lots - 670

Shade Trees - 2,680 required (670*4)

- 280 along perimeter road frontage
- 1,171 street trees along internal roads
- 812 in yards of SF detached (not shown)
- 1,868 shade trees shown on LS Plan

Ornamental / Evergreen Trees - 1,340 required (670*2)

- 406 in yards of SF detached (not shown)
- 270 in yards of SF attached (not shown)
- 664 ornamental / evergreen trees shown on LS Plan

Shrubs - 2,680 required (670*4)

- 1,624 in yards of SF detached along foundation (not shown)
- 1,056 in yards of SF attached along foundation (not shown)
- all required shrubs are on individual lots

Required plantings per lot
 Shade Trees - 4 per lot
 Ornamental / Evergreen Trees - 2 per lot
 Shrubs - 4 per lot



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

CERTIFIED:



STOEPPELWERTH

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

LANDSCAPE PLAN

WESTGATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

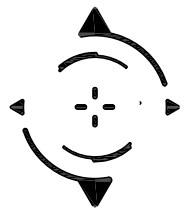
SECTION:	TOWNSHIP:	R
4	18N	

DRAWN BY: LAF	CHECKED BY: GE
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SHEET NO.

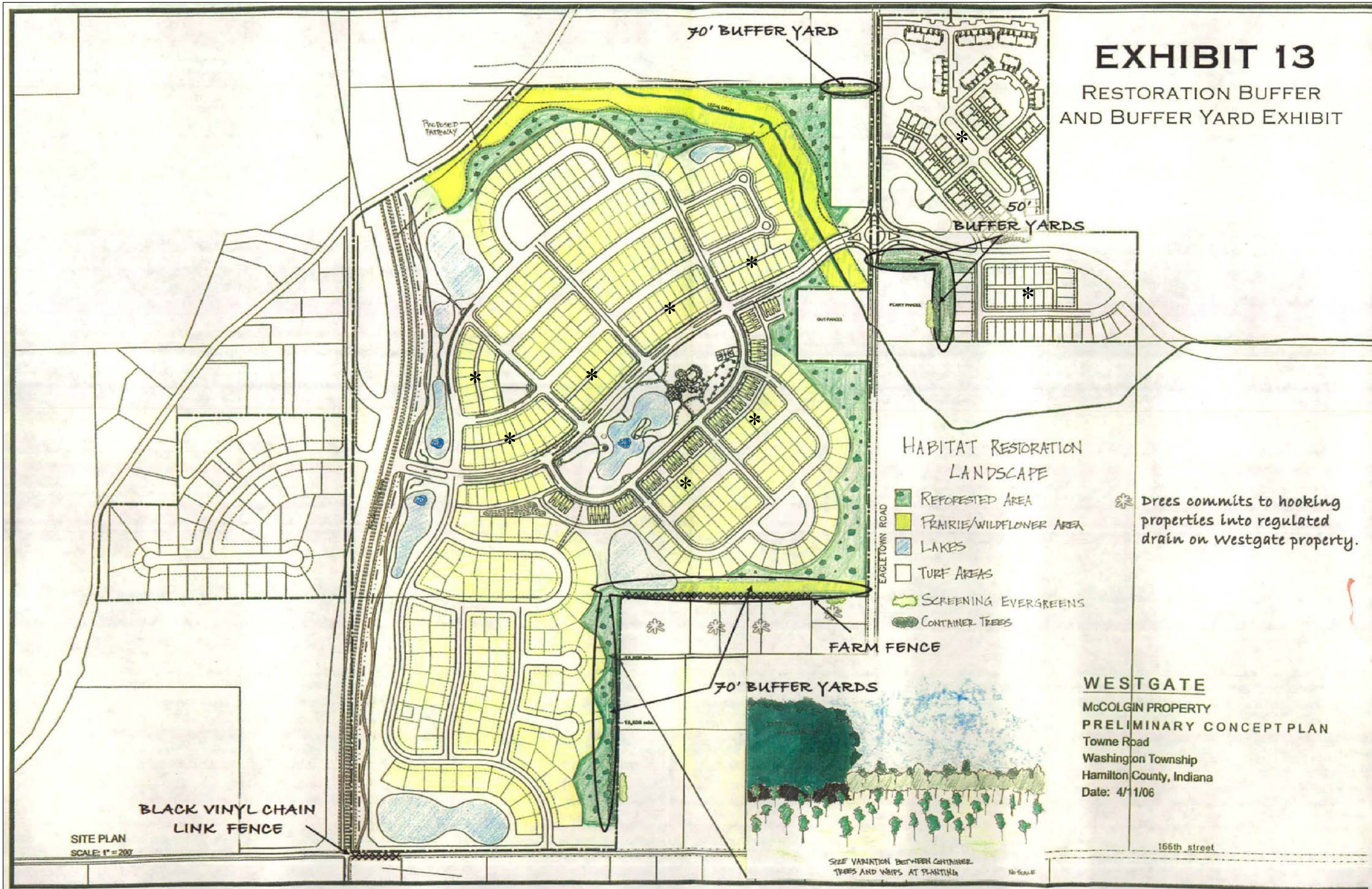
L11

S & A JOB NO.
50855LEN



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:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE LANDSCAPE PLAN ZONING PUD



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

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

LANDSCAPE DETAILS

WESTGATE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK

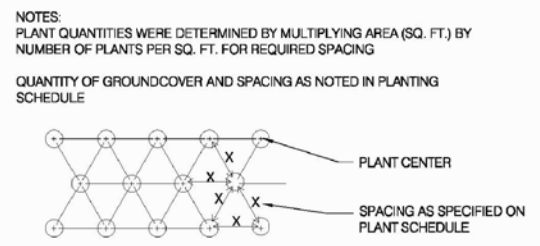
SHEET NO.

L12

S & B JOHN D. 508551EN

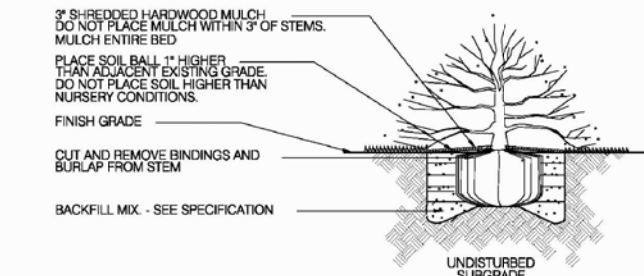
01 WESTGATE TYPICAL PLANT SPACING DETAIL

LS.01 NTS



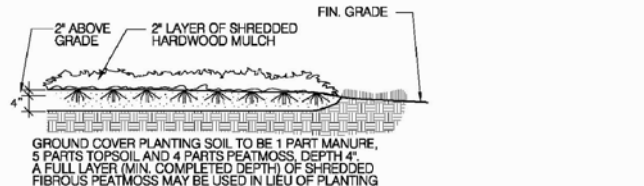
02 WESTGATE SHRUB PLANTING DETAIL

LS.01 NTS



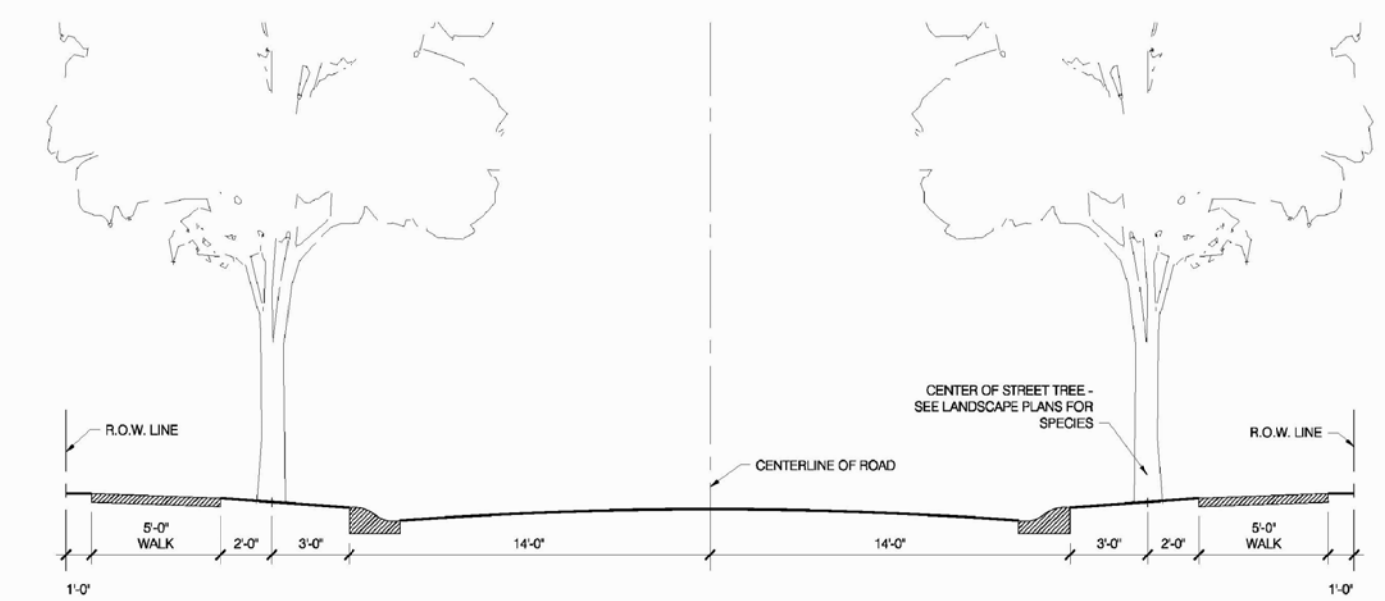
03 WESTGATE GROUND COVER & FLOWER BED PLANTING DETAIL

LS.01 NTS



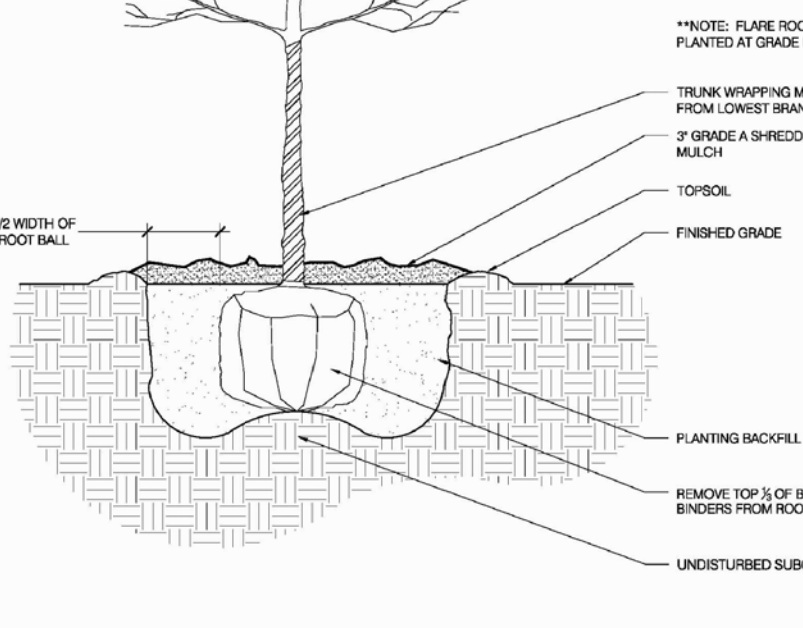
06 WESTGATE TYPICAL STREET TREE PLANTING DETAIL

LS.01 1/4" = 1'-0"



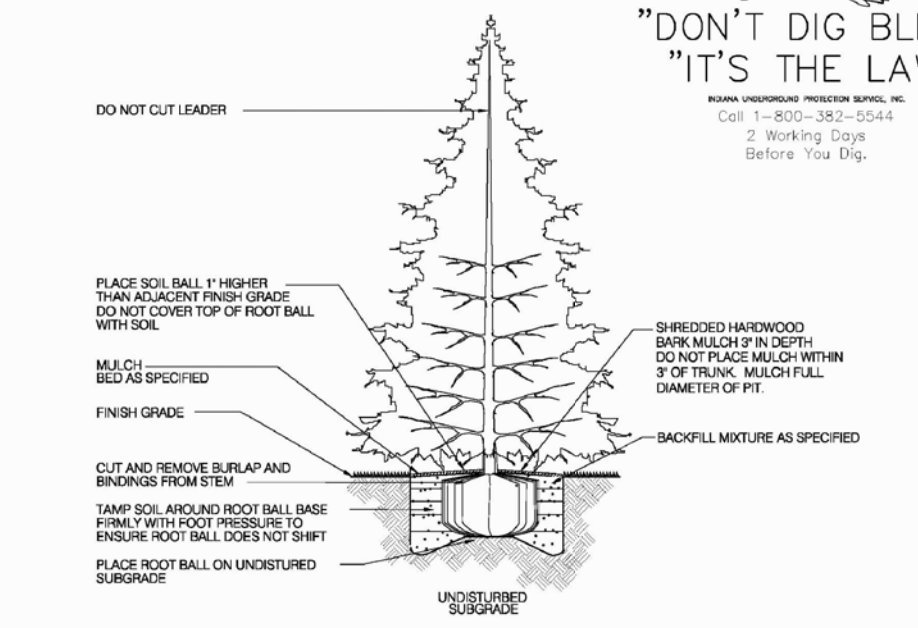
04 WESTGATE SHADE TREE PLANTING DETAIL

LS.01 NTS



05 WESTGATE EVERGREEN TREE PLANTING DETAIL

LS.01 NTS



NOTE: SOME LOTS ON THE ABOVE CONCEPT HAVE BEEN ADJUSTED. HOWEVER, NO CHANGES TO THE BUFFER AREAS, PLANTINGS, MOUNDS, BUFFER WIDTHS, COMMITMENTS, ETC. HAVE BEEN MADE WITH THIS SUBMITTAL.

* DENOTES AREAS OF CHANGE

EXHIBIT 13 NEIGHBOR COMMITMENTS

- There shall be a minimum seventy-foot (70') wide buffer yard along the southeastern property lines of the development as shown on the attached Reforestation Buffer and Buffer Yard Exhibit ("Buffer Yard Exhibit").
- There shall be a minimum seventy-foot (70') wide buffer yard along the northern property line of the development, west of Eagletown Road, as shown on the Buffer Yard Exhibit.
- There shall be a minimum fifty-foot (50') wide buffer yard along the northern and eastern property lines of the Perry Parcel, as shown on the Buffer Yard Exhibit.
- Developer agrees to install a farm-style fence on the northern property lines of the Black and Douglas Parcels, as shown on the Buffer Yard Exhibit.
- Developer agrees to install a black vinyl coated chain link fence on the northern property line of the Cortesi Parcel, as shown on the Buffer Yard Exhibit.
- Developer agrees to install a drainage tile on the properties as shown on the Buffer Yard Exhibit to connect said properties to the regulated drain located on the Westgate property.
- A double row of evergreens 6-7 feet in height and spaced 10-12 feet apart will be planted near existing homes that face the development as shown in Exhibit "13".

NOTE: ENTRY SIGNAGE / MONUMENTATION WILL BE DESIGNED AND SUBMITTED WITH CONSTRUCTION PLANS.

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

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

ALONG THE REFORESTATION BUFFER YARD EXTERIOR, AS SHOWN ON EXHIBIT 13 OF THE PUD, ONE (1) SIGN THAT READS "REFORESTATION AREA" SHALL BE INSTALLED EVERY FOUR HUNDRED (400) LINEAR FEET.

DESIGN OF THE "REFORESTATION AREA", PER THE PUD EXHIBIT 12(D)(1), WILL BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, AS REQUIRED, AT THE TIME OF CONSTRUCTION PLANS AND SECONDARY PLAN.

NOTES

- GENERAL NOTES:
- UTILITY LOCATION NOTE: THE LANDSCAPE ARCHITECT IS NOT LIABLE FOR PROPOSED OR EXISTING UNDETERMINED OR NOT DETERMINED UTILITY LOCATIONS THAT HAVE BEEN REVEALED EITHER IN THE FIELD OR ON THE CIVIL ENGINEERING DRAWINGS. REVEALED UTILITY LOCATIONS SHALL BE SHOWN ON THE LANDSCAPE ARCHITECTURE DRAWINGS. ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MAINTENANCE IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
 - IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL OBTAIN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIAL, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
 - PLANTS AND ALL OTHER MATERIALS TO BE BOUND ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED PRIOR TO INSTALLATION.
 - CLEAN UP ALL DEBRIS AND REMOVE FROM SITE. REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
 - SOURCE DATE: BASE SITE AND UTILITY PLAN, AND/OR SURVEYING INFORMATION IS PROVIDED BY STOEPPELWERTH & ASSOCIATES, INC. (ENGINEER) TO THE LANDSCAPE ARCHITECT ON (LAST RECEIVED DATE: NOVEMBER 7, 2005).

PLANTING NOTES:

- REMOVAL: REMOVE EXISTING MATERIAL AND ROCKS LARGER THAN 12" FROM SOIL.
- BACHPILL FOR TREE PLANTING SHALL BE 20% APPROVED TOPSOIL AND 80% APPROVED COMPOST. TOPSOIL LAYER OF BACHPILL SHALL BE 10" OF BACHPILL. TOPSOIL SHALL BE 10% ANALYSIS. LOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACHPILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MINIMUM OF TWO (2) INCHES ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIFTED GASKET AROUND PLANTING. ALL GASKETS SHALL BE 10" WIDE AND 10" HIGH. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE BACHPILL AND PLANTING BEDS SHALL BE MINIMUM OF THREE (3) INCHES GRADE. A SHREDDED HARDWOOD DARK MULCH, NO CHEMICALS, ARTIFICIAL OR DYE MULCH ALLOWED.
- THE OWNER, OWNER'S AGENT OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWING PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCEPTANCE AND COMPLIANCE WITH DESIGN PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ANGLE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES A MINIMUM MATERIAL, WEEDING, INSECT AND DISEASE CONTROL, TREES OF DAMAGED OR UNUSUALLY LAME, AND REPAIR PLANTS IN TIME AND APPROPRIATE POSITIONS.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS TO REMAIN ALIVE AND GROW TO A MINIMUM OF ONE (1) INCH FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SEEDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE IF APPROVED STABILIZED TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND EXCLUDING LANDSCAPING SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTED AREA. CONTRACTOR SHALL FULLY LOCATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH APPROVED TOPSOIL.
- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN, NEW, OPEN PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS:
 - 40% KENTUCKY BLUEGRASS
 - 30% PERENNIAL RYE GRASS
 - 30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (1.1 LBS/1000 SQ. FT.)
- SOAKY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWNS SHALL BE SEEDS FOLLOWING SCHEMATIC. FINAL SEEDING, FERTILIZING, AND IRIGING. LAWN SHALL BE FERTILIZED BY 10-10-10 ANALYSIS FERTILIZER AT A RATE OF 10 LBS/1000 SQ. FT. (100 LBS/1000 SQ. FT.) ON TOP OF LAWN TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH.
- APPLY SEED MIX AT SPECIFIED RATE, AND LOOSELY RAKE INTO TOP 1/4 INCH OF SOIL.
- LAWN SEED AREAS WITH EXISTING MULCH AT RATE OF MINIMUM 1.10 TON PER ACRE (70 LBS/1000 SQ. FT.) ON TOP OF LAWN TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 1 INCH HEIGHT. CONTRIBUTE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE-YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO COVERED WILL BE RESEED OR SOOEDS UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.



Westfield–Washington Advisory Plan Commission (APC)
Minutes of the February 4, 2019 APC Meeting
Presented for approval: February 19, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 4, 2019, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Andre Maue

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

APPROVAL OF MINUTES:

Motion: Approve January 22, 2019 meeting minutes as written.

Motion: Willis; Second: Kelleher. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1902-PUD-02

Junction PUD Amendment (Riverview Heliport)

Northeast Corner of US 31 and SR 32

Riverview Hospital by American Structurepoint, Inc. requests an amendment to the Junction PUD District in order to accommodate a helipad for a hospital use.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd summarized this petition adding that the petitioner's Public Hearing presentation slides were added to the PUD Ordinance as an exhibit. He also said that this petition received a letter of support for the Grand Junction Task Group.

No APC Comments.

Motion: Forward 1902-PUD-02 to the City Council with a favorable recommendation.

Motion: Horkay; Second: Kelleher. Motion passed. Vote: 8-0.

1901-PUD-01

Monon Crossing PUD

827 State Road 32 East

Midland Atlantic Properties requests a change of zoning of 3.42 acres +/- from AG-SF1: Agricultural / Single-Family District to the Monon Crossing PUD District.

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

Dorsey summarized this request for a change of zoning.

Jesse Pohlman with Onpointe Land Matters, on behalf of the petitioner, presented an updated concept plan with enhancements that include trails/pedestrian connections. He stated that both detention areas addressed in his previous

presentation would be dry with enhanced landscaping. He also addressed three separate line of site views of the site from the pedestrian trail/bridge.

Schmitz asked for clarification of the number of buildings in the updated concept plans.

Pohlman responded that the concept plan in the ordinance still contains two buildings, but that the final layout of the site is still under consideration. He added that the updated concept eliminates a smaller building that was proposed closest to the trail.

Motion: Forward 1901-PUD-01 to the City Council with a favorable recommendation.

Motion: Schmitz; Second: Willis. Motion passed. Vote: 8-0.

1901-ODP-01
1901-SPP-01

Monon Crossing

827 State Road 32 East

Monon Crossing by Midland Atlantic Properties request an Overall Development Plan and Primary Plat approval of 2 lots on 3.42 +/- acres in the proposed Monon Crossing PUD District.

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

Todd explained this petition's relationship to 1901-PUD-01 and noted that the petition is ready for approval.

No APC Comments.

Motion: Approve 1901-ODP-01 & 1901-SPP-01 with the following conditions.

1. That approval be contingent upon City Council adoption of Ordinance 18-54 (1901-PUD-1); and,
2. That all necessary approval be obtained by the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: Horkay. Motion passed. Vote: 8-0.

1812-PUD-30

Springmill Trails PUD Amendment – Gristmill Crossing: Residential District

West side of Ditch Road, approximately 825 feet south of Crosswater Way

William Tres, LLC by Onpointe Land Matters, LLC requests an amendment to the Springmill Trails PUD District to change approximately 57.63 acres +/- of the existing Mixed-Use District and Commercial District of the Springmill Trails PUD District to the Gristmill Crossing: Residential District in order to allow single-family residential development.

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

Howard summarized this petition, adding that changes have been made base on comments gathered at the Public Hearing.

Jesse Pohlman with Onpointe Land Matters, on behalf of the petitioner, presented an overview of updated commitments and ordinance revisions that were made based on public comments and Technical Advisory Committee input. He noted that these revisions include architectural standards, landscaping, enhancements to the Amenity Center area, and updated concept plans. He said that there would be 1 mile of trails and 2 ½ miles of sidewalks within the development. He stated that petitioner will be offering additional voluntary commitments that will include provisions for Area 2 that would restrict rentals and that HOA maintenance would be required. He added that in respect to the Amenity Center, a provision was added that would require the Gristmill Crossing real estate to be a part of the Master Springmill Trails Amenity Association. He stated that the Amenity Center will be constructed and complete prior to the issuance of any building permits for non-model homes. He said that the Area 2 amenities required by the PUD will be met or exceeded. He said that the pending Amenity Center's development plan now contains increased parcel size, larger and additional parking spaces, and a landscape screen. He added that Amenities that were required in the PUD Ordinance were based on a larger number of homes than the actual number that will be served.

Willis asked the petition to clarify a "non-model" home.

Pohlman responded that a model home would need to be built to facilitate sales, and that it would not be occupied as a residence.

Smith asked how the developer plans to address traffic flow and road conditions.

Pohlman responded that infrastructure would comply with City Constructions Standards.

Kelleher asked that when built, would the Amenity Center would include a pool, but not the playground and ball courts.

Pohlman responded that was correct. He said that the property set aside for those items would be maintained, and that the playground and courts are currently conceptual and would be built based on future finances.

Motion: Forward 1812-PUD-30 to the City Council with a positive recommendation.

Motion: Graham; Second: Kelleher. Motion passed. Vote: 8-0.

1812-ODP-20

1812-SPP-20

Gristmill Crossing – Residential Subdivision

West side of Ditch Road, approximately 825 feet south of Crosswater Way

William Tres, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat approval of 177 lots on approximately 57.63 acres +/- in the Gristmill Crossing: Residential District of the Springmill Trails PUD District.

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

No APC Comments.

Motion: Approve 1812-ODP-20 & 1812-SPP-20 with the following conditions:

1. That approval be contingent upon City Council adoption of Ordinance 18-52 (1812-PUD-30); and,
2. That all necessary approval be obtained by the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.

Motion: Smith; Second: Schmitz. Motion passed. Vote: 8-0.

PUBLIC HEARING ITEMS

1805-PUD-09

[PUBLIC HEARING]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

Howard summarized this request for a change of zoning and gave an overview of the site's history and previous use. She noted that the Public Notice that was mailed for this petition had an incorrect date and requested that a second hearing be held at the next APC meeting prior to voting on this item.

Public Hearing for 1805-PUD-09 opened at 7:35 p.m.

No Public Comments.

Public Hearing for 1805-PUD-09 closed at 7:36 p.m.

Kelleher asked about requirements to maintain the landscaping in front of the building

Howard responded that the landscaping in the front is on the church's property, not the petitioner's property, and therefore is not able to be addressed with this petition.

Woodard asked for the definition of a real estate office.

Howard responded that real estate office is included in the professional office definition in the UDO.

1902-ODP-05

1902-SPP-05

Chatham Hills, Section 6

Northeast corner of 199th Street and Horton Road

[PUBLIC HEARING] Chatham Hills, LLP by Henke Development Group, LLC requests Overall Development Plan and Primary Plat review of 60 lots on 67.87 acres +/- in the Chatham Hills PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

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

Andy Taylor with Kimley-Horn, on behalf of the petitioner, presented details including those of connectivity and utilities.

Public Hearing for 1902-ODP-05 & 1902-SPP-05 opened at 7:41 p.m.

Mark Jennings, 145 East 199th Street; asked for clarification of previous issues including traffic flow, road infrastructure, and timing. He also asked if the 199th Street plan was complete. He expressed concerns about expansion to the south side stating the north side would be better for the existing property owners. He said that he was pleased with the assistance of Westfield Public Works and is happy to have Henke as the developer.

Karl Manders, 728 East 199th Street; stated concern for the expansion of the road. Saying if it were to be expanded to the south, it would threaten the future of an existing historic structure/cabin. He said he would like to see a commitment to expand to the north and to protect the historic cabin.

Public Hearing for 1902-ODP-05 & 1902-SPP-05 closed at 7:45 p.m.

The petitioner, Steve Henke with Chatham Hills LLP, responded that there has been discussion with the neighbors and that Chatham Hill LLP has agreed to expand to the north not affecting property owners or the cabin. He added that the S-curve will have a 25 MPH limit.

Kelleher asked if the City will be building the street.

Skelton responded yes.

Smith asked how the petitioner's stated commitments will be memorialized

Henke responded that they are working with Staff on the best way to proceed.

Skelton said that it will either be in the form of a development agreement or commitment.

1902-PUD-03

[PUBLIC HEARING]

Lancaster PUD

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

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

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

Dorsey summarized this request for a change of zoning.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, presented details of this petition and outlined the variety of housing that would total 490 homes. He stated that there would not be multi-family or for-rent units allowed in this development and all dwellings would exceed the architectural standards of the City's UDO. He said that the townhomes would provide transition to possible future commercial use along Spring Mill Road. He said there would be 20% open space with active and passive amenities that would include: trails that would connect to Grand Park, a large shade pavilion, walkways, clubhouse, pool, and more. He said that the proposed amenity package is similar to that within Maple Knoll. He added that the amenities would be centrally located and connected via paths; additionally, the amenities would be open to the entire neighborhood and maintained by a HOA. He said that the amenities would be constructed prior to the construction of 50% of the proposed homes.

Public Hearing for 1902-PUD-03 opened at 8:02 p.m.

David Wroblewski, P. O. Box 214, Westfield; asked that the alignment with 186th Street/ northern boundary of the southeast property be thoroughly reviewed. He said he is the property owner of the adjacent properties that are working farms. He asked how the drainage from this project would impact the adjacent farms.

Andrew Hammond, 1314 Timber Bluff Road; stated he was a resident of Springmill Trails Residential District 2. He said there is no problem with separating from the Springmill Trails PUD, but requested that it be a clean separation. He requested that this project be delayed until the amenity center in Residential District 2 is built and a mutual agreement with the Springmill Trails Master Amenities Association is reached.

Public Hearing for 1902-PUD-03 closed at 8:08 p.m.

Dobosiewicz responded that, as to Mr. Wroblewski's concern, the petitioner will get back with the project's engineer to better detail the property lines. Regarding drainage onto the farmland, Dobosiewicz assured that the DDP phase of this project will address drainage, and that drainage will not be discharged onto the farm property. Dobosiewicz responded to Mr. Hammond's concern by stating that there is an Amenity Declaration in place, and that he would be glad to meet and explain all aspects of the Declaration as well as property owner obligation. Dobosiewicz also responded to a written comment from Mr. Markusfeld that the petitioner will meet with him regarding buffering along their shared property line.

Hoover stated that he was unable to find the verbiage in the PUD addressing the maximum 490 units.

- Dobosiewicz responded that it is an alternate and will be written in the ordinance. He said that not all lots will be positioned in Area B and that a few lots will account for transition. He said this will be defined more clearly.

Hoover said he does not want street-facing garage doors on the units on the south side, particularly in the townhomes section. He said he is opposed to the street-facing garages on the duplexes that have double garage doors.

- Dobosiewicz said they will work to address these issues.

Kelleher said she was concerned about the use of vinyl in Area B. She suggested the addition of masonry on the lower portion to guard against damage. She asked about the commitments made previously for the Markusfeld property.

- Dobosiewicz responded that there are obligations to adjacent property owners and this will be addressed.

Kelleher questioned about dwelling units with 2 garage doors that face different directions.

- Dobosiewicz responded these are duplex units with one garage door being a side-load and the other a street-facing.

Woodard said throughout his travels in the Midwest he has observed several high-end parks that are similar to Grand Park. He said that the developments adjacent to those parks were higher-end than this project.

- Dobosiewicz asked if he had specific comments to please direct those to staff. Dobosiewicz said that the homes along Spring Mill will face Grand Park and Spring Mill Road.

Kelleher stated that she felt she needed more information going forward to discern if this type of density is the way to proceed in Westfield.

Smith stated he would be asking staff to prepare a map of township developments with densities and other pertinent information that would help inform and educate the APC members.

1901-ODP-03

1901-SPP-03

[PUBLIC HEARING]

Emory Trace

Southeast Corner of 193rd Street and Casey Road

Platinum Properties Management Co., LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 79 lots on 37.26 acres+/- in the Springmill Trails PUD District.

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

Howard summarized this request for an Overall Development Plan and Primary Plat review.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, presented details of this petition. He stated that the Springmill Trails PUD, of which the proposed Emory Trace a part of, was approved by the Westfield City Council in 2011. He said that this proposed development contain 13 acres of open space. He said this development would comply with all standards of the Springmill Trails PUD Ordinance.

Public Hearing for 1901-ODP-03 & 1901-SPP-03 opened at 8:27 p.m.

Dave Turner, 19001 Casey Road; stated he wanted to make sure the berm would be completed as committed to by the developer. He said that he feels Section 8 and high density projects are purposefully being located in the area. He said there are repercussions of such density. He stated since these types of developments started coming to this area his barn has been broken into three times.

Public Hearing for 1901-ODP-03 & 1901-SPP-03 closed at 8:29 p.m.

Kelleher asked if a bridge would be constructed across Little Eagle Creek.

- Dobosiewicz responded the size of the creek is not significant enough to require a bridge.

Schmitz asked for clarification about the Springmill Trails amenity package and if the Amenity Center would serve the remainder of Springmill Trails.

- Dobosiewicz responded yes.

CONTINUED ITEMS

1812-ODP-22

Grand Park

1812-SPP-22

19000 Grand Park Boulevard

The City of Westfield by American Structurepoint requests Overall Development Plan and Primary Plat review of 2 lots and 3 blocks on approximately 399.36 acres +/- in the Grand Park PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

1901-ODP-02

Westgate

1901-SPP-02

Northeast Corner of 166th Street and Towne Road

CalAtlantic Homes of Indiana, Inc. (n/k/a Lennar) and Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 670 lots on approximately 230 acres +/- in the Westgate PUD District.

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

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department
- Skelton mentioned that due to the building being a polling station there is a need to consider options for the APC meetings in May and November.

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Kelleher; Second, Willis. Motion passed 8-0.

Meeting adjourned at 8:34 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 19, 2019
1901-ODP-03 & 1901-SPP-03

Petition Number: 1901-SPP-03 & 1901-ODP-03

Property Address: Southeast corner 193rd Street and Casey Road (the "Property")

Petitioner: Platinum Properties Management Co., LLC.

Representative: Nelson & Frankenberger, LLC

Request: Petitioner requests Primary Plat and Overall Development Plan review of 79 Single-Family Residential Lots on 37.26 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Current Zoning: Springmill Trails PUD District (Ordinance 11-19)

Current Land Use: Agriculture

Approx. Acreage: 37.26 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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



PROJECT BACKGROUND

The Springmill Trails PUD (Ordinance 11-19, the “PUD”) was adopted at the September 12, 2011, City Council meeting. The Property is located in Residential District I of the PUD.

This petition was reviewed at the December 18, 2018, Technical Advisory Committee meeting. The public hearing for this petition was held at the February 4, 2019, APC meeting.

Primary Plat Standards (Article 10.12, J of UDO)

The plans comply.

- 1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners’ names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.
 - iii) Title, scale, north point and date.



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- iv) 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.
- v) Easements (locations, widths and purposes).
- vi) Statement concerning the location and approximate size or capacity of utilities to be installed.
- vii) Layout of Lots (showing dimensions, numbers and square footage).
- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- ix) 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%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- xi) Building setback lines.
- xii) Legend and notes.
- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) 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.
- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



- xviii) 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.
- xix) 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.
- d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Development Plan Review (Article 10.7 of UDO)

The plans comply, as applicable to an Overall Development Plan.

- 2) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 3) Development Plan Review Criteria: Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
 - a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: A portion of the property is located in the floodplain, therefore the Floodplain Overlay District applies.



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

4) Application Documentation and Supporting Information

- a. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
- b. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.



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- vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Development Standards UDO and Springmill Trails PUD (Ord. 11-19)

The plans comply.

Zoning Districts (Chapter 4 of UDO and Section 2.2 of Ord. 11-19)

5) Residential District 1 (Sections 2.2 & 2.5 of Ord. 11-19 and UDO Article 4.8)

- a) Permitted Uses
- b) Minimum Lot Area: 7,500 sf
 - i) No more than 400 lots shall be less than 9,000 sf
 - ii) No more than 600 lots shall be less than 11,000 sf
- c) Minimum Lot Frontage: 50 feet
- d) Minimum Building Setback Lines:
 - i) Front Yard: 20 feet
 - ii) Side Yard: 6 feet
 - iii) Rear Yard: 20 feet
- e) Minimum Lot Width: 70 feet
- f) Maximum Building Height: 35 feet

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

- g) Minimum total square footage, exclusive of porches, terraces, and garages:
 - i) Single story: 1,400sf
 - ii) 2 story: 1,800sf



iii) Maximum of 400 dwellings less than 1,600 sf for single story and 2,000 sf for 2 story

iv) Maximum of 600 dwellings less than 2,200 sf

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

h) Additional Design Standards:

i) No rear yard shall abut Springmill Road, 186th Street, or Eagle Parkway (Ditch Road). Lots shall face these streets or be separated from the street by project open space a minimum of 100'

ii) A minimum of 72 of the dwellings constructed in Residential District 1 Shall have a side load or courtyard garage.

Overlay Districts (Chapter 5)

6) Floodplain Overlay District (Article 5.5)

Comment: The below standards will be reviewed during the construction plan phase.

a) Subdivisions/Development: Subdivisions and other Development proposals (including Manufactured Home Parks), which are greater than fifty (50) Lots or five (5) acres, within this Overlay shall:

i) Be consistent with the need to minimize flood damage.

ii) Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage

iii) Have adequate drainage provided to reduce exposure to flood hazards

iv) Provide BFE data.

v) Minimize development in the SFHA and/or limit density of development permitted in the SFHA.

vi) Ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

7) Wellhead Protection District Overlay (Article 5.7)



Development Standards (Chapter 6)

8) Accessory Use and Building Standards (Article 6.1)

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

9) Architectural Standards (UDO Article 6.3 and Section 2.1(H) of Ord. 11-19)

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

10) Building Standards (Article 6.4)

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

11) Height Standards (Article 6.6)

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

12) Landscaping Standards (UDO Article 6.8 and Section 2.2(I) & Section 8 of Ord. 11-19)

a) 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.
- b) **Street Trees:** Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
 - i) **Requirement:** Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
 - ii) **Location:** Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements
 - iii) **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 (20) feet.
 - iv) **Front Yard and Lot Size Reductions:** If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standards, respectively.
- c) **Minimum Lot Landscaping (Ord. 11-19)**
 - i) **Residential lots (Section 2.2(I) of Ord. 11-19)**
 - (1) A minimum of 2 shade trees and 10 shrubs shall be planted in each front yard
 - (2) Each dwelling shall have a minimum of 1 tree and 6 shrubs in each side yard
 - (3) Each dwelling shall have a minimum of 1 shade tree in the rear yard
 - (4) 25% of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennial s per 1 shrub.



ii) On-Site Landscaping, Single Family Residential District 2 (Section 8.2 of Ord. 11-19)

(1) 6 shade, 4 ornamental or evergreen trees, 24 shrubs per unit

d) Foundation Plantings.

e) External Street Frontage Landscaping (UDO Article 6.8(M)): Does not apply per Section 8.2 of Ord. 11-19).

f) Buffer Yard Requirements (Section 8.3 of Ord. 11-19). Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

i) Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.

ii) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.

iii) Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.

iv) Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.

v) Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.

vi) In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:



- (1) Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - (2) Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets
- g) Parking Area Landscaping
- h) Plant Materials and Substitutions (Section 8.5 of Ord. 11-19)
- i) A minimum of 3 different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of 50% of the total required shrub plantings.
 - ii) 1 evergreen tree shall equal 3 evergreen shrubs

21) Lighting Standards (Article 6.9)

22) Lot Standards (Article 6.10)

23) Outdoor Storage and Display (Article 6.21)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: Sign permits are reviewed under a separate application.

28) Vision Clearance Standards (Article 6.19)

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



29) Yard Standards (Article 6.21)

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

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Comment: Please coordinate with WPWD.

Design Standards (Chapter 8)

31) Block Standards (Article 8.1)

- a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (UDO Article 8.6 and Sections 2.4 & 2.5 of Ord. 11-19)

- a) **Minimum:** 21% (Section 2.5 of Ord. 11-19)
- b) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- c) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - i. As generally depicted on the Concept Plan. Common Area shall have a minimum Lot Frontage of fifteen (15) feet in accordance with Article 8.6(C) Access. (Section 9.1 of Ord. 11-19)
- d) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.



- e) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
- f) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- g) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
- h) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
- i) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
- j) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
- k) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
- l) Street (public or private) medians may qualify towards required Open Space only if the following criteria are met:
 - i. Medians are placed within Common Areas which are maintained by the homeowners' association;
 - ii. Medians are a minimum of sixteen (16) feet wide from back of curb to back of curb; and



- iii. Medians are landscaped, at a minimum, pursuant to the Street Tree requirements set forth in Article 6.8 Landscaping Standards.
- 35) Pedestrian Network Standards (Article 8.7): Shall apply. In addition, pedestrian paths shall be required within the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering
- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
 - c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
 - d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
 - f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.



- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9 of UDO)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

DEPARTMENT COMMENTS

- 1) **Action:** Approve the Primary Plat and Overall Development Plan (1901-SPP-03 & 1901-ODP-03) with the condition that all necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.
- 2) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

ORDINANCE NUMBER 18-11

Lyons Team PUD District

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1805-PUD-09**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1805-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Building, Existing: A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Existing Conditions Exhibit, attached hereto as **Exhibit B**.

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GO: General Office District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 Uses permitted in the Underlying Zoning District, as set forth in *Chapter 4* and *Chapter 13*, shall be limited to the following:
 - A. Office, General Service
 - B. Office, Medical
 - C. Office, Professional

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

- 6.1 Minimum Lot Area: 0.09 acres
- 6.2 Minimum Lot Frontage: No minimum
- 6.3 Minimum Building Setback Lines:
 - A. All Lot Lines: No Minimum
- 6.4 Maximum Lot Coverage: No Maximum

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

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as otherwise modified below:
 - A. Existing Building:
 - i. The Existing Building, as characterized in the Existing Conditions Exhibit, attached hereto as **Exhibit B**, shall not be required to comply with the *Article 6.3: Architectural Standards*.
- 7.2 Article 6.8 Landscaping Standards: Shall not apply.
- 7.3 Article 6.9 Lighting Standards: Shall apply, except as otherwise modified below:
 - A. For determination of compliance with *Article 6.9(F)(2)*, light meter reading shall be measured at a distance of ten (10) feet from the Building Façade nearest to the light.

7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below:

A. No Off-street Parking Spaces shall be required for the site.

7.5 Article 6.17 Sign Standards: Shall not apply; rather, the following standards shall apply:

A. Wall Signs shall be permitted.

B. Sign Area Allocation permitted shall be one (1) square foot of Sign Area per one (1) linear foot of the Building Façade the Sign will be placed on.

C. Internally illuminated Signs shall not be permitted.

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

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

I hereby certify that **ORDINANCE 18-11** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-11**
this _____ day of _____, 2019.

_____, Mayor

I hereby VETO **ORDINANCE 18-11**
this _____ day of _____, 2019.

_____, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Existing Conditions Exhibit

EXHIBIT A
REAL ESTATE

Part of the Northeast of Section 15, Township 18 North, Range 3 East in Washington Township, Hamilton

County, Indiana, being described as follows:

Commencing at the northwest corner of said northeast quarter of Section 15 (also being the northwest corner of

Centennial Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as instrument Number 9935797 in the Office of the Recorder of said Hamilton County, Indiana, the next seven described courses being along the west line thereof); thence on an assumed bearing of South 00 degrees 07 minutes 32 seconds East along the west line of said northeast quarter a distance of 210.46 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 123.92 feet; thence North 26 degrees 00 minutes 29 seconds East a distance of 93.47 feet; thence North 64 degrees 42 minutes 30 seconds East a distance of 142.41 feet; thence North 89 degrees 08 minutes 38 seconds East, parallel with the north line of said northeast quarter section, a distance of 178.50 feet; thence South 49 degrees 55 minutes 12 seconds East a distance of 198.79 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 863.13 feet; thence North 88 degrees 55 minutes 48 seconds East a distance of 167.93 feet; thence South 01 degrees 04 minutes 12 seconds East a distance of 154.97 feet to the point of beginning; thence continuing South 01 degrees 04 minutes 12 seconds East a distance of 90.00 feet; thence South 88 degrees 55 minutes 48 seconds West a distance of 45.00 feet; thence North 01 degrees 04 minutes 12 seconds West a distance of 90.00 feet; thence North 88 degrees 55 minutes 48 seconds East a distance of 45.00 feet to the point of beginning. Containing 0.093 acre, more or less.

Together with a non-exclusive easement for access as set out in an Easement Agreement recorded November 19, 1999 as Instrument No. 199909967602 in the Office of the Recorder of Hamilton County, Indiana.

Also together with a signal transmission easement as set out in an instrument recorded December 31, 2003 as Instrument No. 200300128063 in the Office of the Recorder of Hamilton County, Indiana.

And also together with a line-of-sight easement as set out in an instrument recorded December 31, 2003 as Instrument No. 200300128064 in the Office of the Recorder of Hamilton County, Indiana.

Being the same property acquired by B & T Developers, LLC, a Kentucky Limited Liability Company by Deed dated 6/28/2013 of record in Instrument No. 2003057443 in the office of the Recorder aforesaid.

EXHIBIT B
EXISTING CONDITIONS EXHIBIT









Issues/Comments in Response to the Proposed
Westgate Overall Development Plan & Primary Plat

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of the January 7, 2019, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Density:

- 1. How does the density and unit type of the proposed development compare to what was approved in 2006? Are there more, less, or the same amount of units being proposed? What are the anticipated number of vehicles generated from this proposal/proposed units?**

The density and number of units is less than the number approved in 2006 (reduction of 45 dwellings from 715 authorized down to 670 proposed). The number of single family detached dwellings is 406 and number of single family attached dwellings is 264, both are in compliance with the existing PUD Ordinance. The anticipated number of trips is approximately 10 per day / per dwelling (consistent with transportation data used across Westfield in the application of Road Impact Fees analysis).

Existing Roads and Safety:

- 2. Is the existing road infrastructure adequate to support the proposed development? How will this project address line of sight concerns on Little Eagle Creek Ave. and State Road 32? How has this proposal considered the impact on bicyclists on the existing infrastructure?**

Existing road infrastructure has been evaluated by the City of Westfield Public Works Department. Bicyclists and pedestrian connectivity are evaluated and on site improvements like pathways and sidewalks are included in the proposed Primary Plat. The plan complies with Westfield Thoroughfare Plan requirements.

Drainage:

- 3. High amounts of storm water collects on and off (especially along 166th Street, Little Eagle Creek Ave., Towne Road, and neighboring properties) from the proposed site, how will the proposed detention ponds be able to support this?**

Stormwater infrastructure requirements are designed by the project engineer and then reviewed by Westfield Public Works and the Hamilton County Surveyors Office. All off site water that enters the subject property is required to be picked up and transmitted thru the on-site Stormwater management system and then discharged at approved locations.

Towne Road:

- 4. To what degree is the Towne Road realignment study from 2006 being considered? Is Towne Road planned to be expanded to four (4) lanes and connecting to State Road 32?**

The current planning for Towne Road has been taken into consideration and is reflected on the Primary Plat. It is our understanding that the plan for Towne Road will include a typical 4-lane segment and as currently planned the alignment would cross Little Eagle Creek heading west

before turning back to the north intersecting State Road 32 at a new intersection located approximately ¼ mile west of Little Eagle Creek..

Impact on Neighbors:

5. **How have the concerns of protecting the rural lifestyle of neighboring properties, green space buffering (especially at the southeast border of the project), driveways intersecting with entrances, light pollution from cars and forest protection been addressed?**

The Westgate PUD addresses these items which are reflected on the Primary Plat and Landscape Plan in the following ways:

- a. Larger lots are located in the southern area of the plan.
- b. Reforestation is required along the “southeast site perimeter.
- c. Additional buffer commitments were agreed to at the time of zoning in 2006 the implementation of which are reflected on the Landscape Plan.
- d. Light pollution from cars is mitigated via the above reforestation and buffer treatments.

Architecture:

6. **What are the expected price points of the proposed units? What will the architecture of these units look like? Will the facades of units facing streets be held at higher architectural standards?**

Homes will range in price from an anticipated price between \$250,000 for townhomes to \$500,000 within other section of the neighborhood including single family detached homes. The architecture of the homes will follow the standards of the PUD approved in 2006 which include standards for all homes, not just homes along the perimeter of the neighborhood.

Schools:

7. **What is the timing of the new school to the west of Towne Road? Can the existing school system support the added number of units? How will the proposed development affect bus routes, especially on the narrow rural roads?**

The timing of school facilities is address by Westfield Washington Schools. They are a member of the Technical Advisory Committee and review all new zoning and subdivision plans which allow for them to plan for future facilities management. The proposed development will be served by Westfield buses which serve the area today.



Petition Number: 1810-DDP-26

Subject Site Address: 17600 Shamrock Boulevard

Petitioner: Riverview Hospital by American Structurepoint, Inc.

Request: Detailed Development Plan review of a new helipad on approximately 8.89 acres +/- in The Junction PUD District.

Current Zoning: The Junction Planned Unit Development (PUD) District (Ord. 14-22), as amended (Ord. 15-41 and Ord. 18-12))

Current Land Use: Hospital

Approximate Acreage: 8.89 acres+/-

Property History: 1406-PUD-09 PUD District (Ord. 14-22) (07/14/14)
1507-SPP-16 Primary Plat (07/20/15)
1512-PUD-26 PUD District Amendment (Ord. 15-41) (12/14/15)
1603-DDP-07 Detailed Development Plan (04/18/16)
1512-SFP-37 Secondary Plat (08/15/16)
1805-PUD-05 PUD District Amendment (Ord. 18-12) (04/23/18)
1902-PUD-02 PUD District Amendment (Ord. 19-03) (02/11/19)

Exhibits: 1. Staff Report
2. Location Map
3. Development Plan

Staff Reviewer: Kevin M. Todd, AICP

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 zoning district, any variances associated with the site, and any commitments associated with the site.

The Technical Advisory Committee reviewed the petition at their September 18, 2018, meeting.



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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

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

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:

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

Comment:

1. **Property is located within The Junction Planned Unit Development (PUD) District ("Ord. 14-22"), as amended ("Ord. 15-41", "Ord. 18-12", and "Ord. 19-03"). Please see PUD District Standards comments herein.**
 2. **US31 Overlay District not applicable pursuant to Section 5.4 of Ord. 14-22.**
 3. **Property is located within the Economic Development District (EDD) Overlay pursuant to Article 5.4 of the UDO.**
 4. **Property is not subject to the State Highway 32 Overlay District pursuant to Article 5.3(C) of the UDO, except for architectural standards of the overlay district made applicable pursuant to Ord. 14-22.**
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and the Junction PUD Ordinance, as amended.

22) Permitted Land Uses (Section 3.3 of Ord. 14-22):

23) Minimum Lot Area: No minimum

24) Minimum Lot Frontage: 80 feet

25) Minimum Building Setback Lines:

a) Front Yard: No minimum (pursuant to Ord. 14-22)

b) Side Yard: No minimum (pursuant to Ord. 14-22)

c) Rear Yard: No minimum (pursuant to Ord. 14-22)

26) Minimum Lot Width: No minimum

27) Maximum Building Height: No maximum (pursuant to Ord. 14-22)

28) Minimum Building Height: Five (5) stories for Primary Building (ancillary extensions shall be a minimum two (2) stories (pursuant to Ord. 15-41)

29) Minimum Building Size: No minimum

30) Concept Plan (Section 4.1 of Ord. 15-41): The Real Estate shall be developed in substantial compliance with Exhibit B (Ord. 15-41)

31) Character and Quality (Section 4.2 of Ord. 15-41): Intended quality of structures to be constructed is incorporated as Exhibit C (Ord. 15-41)

32) Usable Outdoor Public and/or Semi-public Spaces (Section 5.5 of Ord. 14-22): These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.

33) Public Art (Section 5.6 of Ord. 14-22): At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

34) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))
- b) Trash Enclosures (Section 4.1(D) of Ord. 14-22): Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

35) Architectural Standards (Article 6.3(F))

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8, as modified by Section 4.3 of Ord. 14-22 and Section 3.3 of Ord. 15-41):

- a) General Screening Standards (Article 6.8(H))
- b) Detention Area Natural Appearance (Article 6.8(I), as amended by Section 3.3(A) of Ord. 15-41): Not applicable; however, a wall and hardscape areas are planned as illustrated on the Concept Plan and plantings shall be provided around the wet perimeter of ponds where adjacent to lawn areas. Subject to review and approval by the Public Works Department as part of a Detailed Development Plan, side slopes shall not exceed 3:1 above normal pool and may be 2:1 below the safety shelf to provide more depth in the pond.
- c) Minimum Lot Landscaping Requirements (Article 6.8(K))
- d) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. 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. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).
- e) External Street Frontage Landscaping.

Article 6.8.M(3) Easements amended by Ord. 15-22, which states if easements restrict the placement of plantings, then the required number of plantings may be relocated elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or

Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

- f) Buffer Yard Requirements
- g) Interior Parking Area Landscaping: UDO applies with the following modification (pursuant to Ordinance 15-26): A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs.
- h) Perimeter Parking Area Landscaping. UDO applies, with the following modification (pursuant to Ordinance 15-26): If Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

40) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- e) Ord. 14-22 requires following additional restrictions:
 - (1) Uniformity: All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.
 - (2) 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.
 - (3) Full Cut-Off Fixtures: With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14 and Section 3.2 of Ord. 15-41)

Maximum Number of Off-street Parking Spaces (Section 3.2(A) of Ord. 15-41): The maximum number of Parking Spaces for the Real Estate shall not exceed four (4) Parking Spaces per one thousand (1,000) square feet of Net Floor Area for the aggregate of all Buildings on the Real Estate. Shared parking shall be provided for the Real Estate.

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

47) Vision Clearance Standards (Article 6.19)

48) Yard Standards (Article 6.21)

SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))

The plans comply.

49) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

50) Building Elevations:

- a) 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 as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- b) 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. 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.
- c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

51) Openings:

- a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). 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.

52) 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.

53) Roofs:

- a) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a non-reflective material.
- b) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.
- c) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- d) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

54) Main Entrances:

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



55) Windows:

- a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

56) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

57) Building Materials:

- a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor. Pursuant to Ord. 14-22, textured or decorative tilt wall construction as a masonry material is permitted for buildings not adjacent to SR 32.
- b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- d) No more than twenty-five percent (25%) of each Building Facade, 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.
- e) 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 Facades visible from State Highway 32.

58) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

59) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties.

60) Mechanical Equipment:

- a) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.
- b) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.
- c) When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

61) Walls and Fencing:

- a) The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron, or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.
 - b) The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: non-solid and/or unfinished wood, chain link (with or without slats), non-decorative corrugated metal, electrified fences and razor/concertina/barbed wire.
 - c) Walls and fencing shall not be located in an Established Front Yard.
 - d) If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building.
 - e) If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building. Instead such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.
-

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

62) Easement Standards (Article 8.3)

63) Pedestrian Network Standards (Article 8.7)

64) Pedestrian and Bicycle Accessibility (Section 4.1(C) of Ord. 14-22)

- a) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- b) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- c) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

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

66) Surety Standards (Article 8.12)

67) Utility Standards (Article 8.13)

DEVELOPMENT & DESIGN STANDARDS OF ORDINANCE 19-03

The plans comply.

The following standards shall apply to a “Heliport accessory to a Hospital” (“Heliport”):

- 68) In accordance with the flight paths and corresponding maximum structure heights under the flight paths, as depicted in Exhibit D – Development Area Impact (of Ord. 19-03), all projected flight paths shall not impede the height and development of structures on adjacent or nearby properties.
 - 69) Every effort shall be made to ensure that all lighting associated with the Heliport that is installed on a structure on the Real Estate will not be visible from the ground; and,
 - 70) Any required landscaping that falls within an obstruction-free zone of the Heliport shall be relocated on the Real Estate in a manner and location that as closely fulfills the intended purpose of that specific landscaping as practicable.
-



DEPARTMENT COMMENTS

1. The Detailed Development Plan complies with the applicable zoning ordinances.
2. **Action:** Staff recommends approving the petition with the following conditions:
 - All necessary approvals be obtained from the Westfield Public Works Department, the County Surveyor's Office, and the Westfield Fire Department prior to issuance of a Certificate of Compliance.
3. If any Plan Commission member has questions prior to the meeting, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



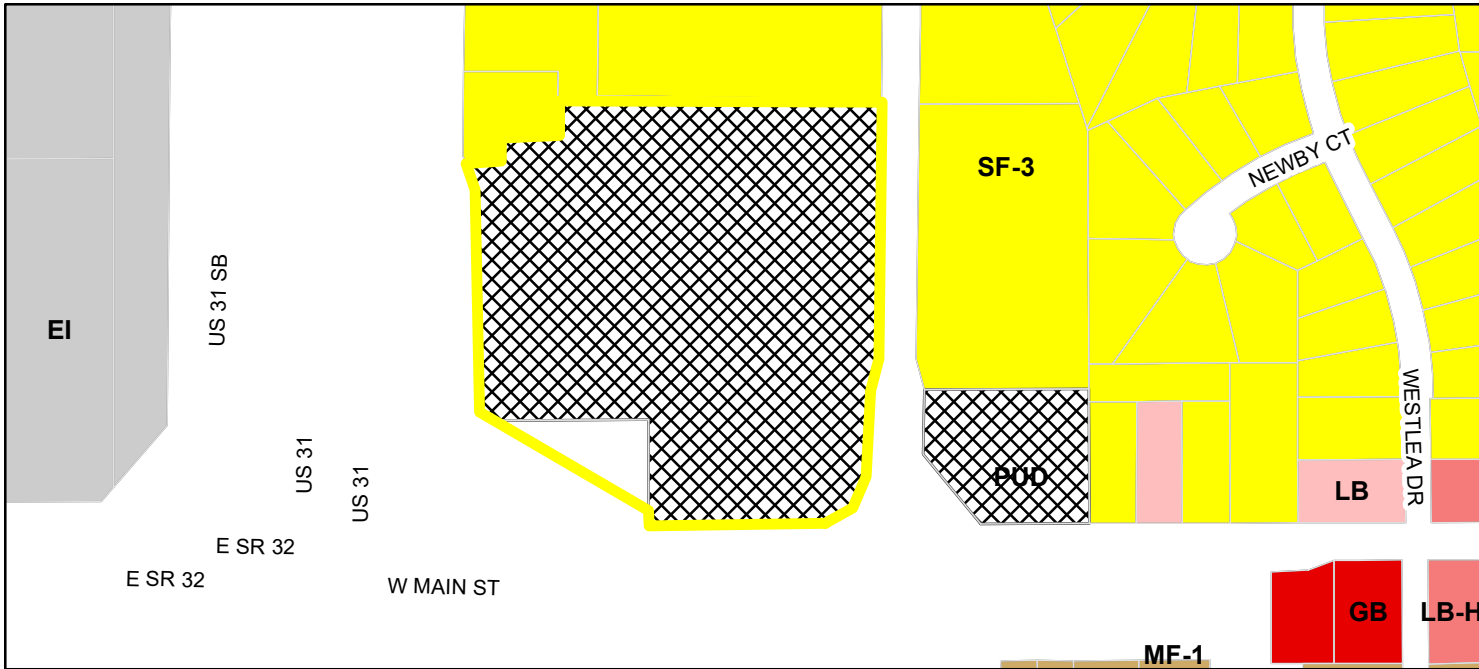
Property Location Map
Riverview Heliport
Detailed Development Plan
1810-DDP-26



Aerial Location Map



Zoning Map



- Zoning - All**
- Zoning**
- Parcel
 - EI (Enclosed Industrial)
 - GB (General Business)
 - LB (Local Business)
 - LB-H (Local Business - Historical)
 - MF-1 (Multiple Family - 1)
 - PUD (Planned Unit Development)
 - SF-3 (Single Family - 3)

PLOT DATE: 1/7/2019 2:20 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 1/7/2019
EDITED BY: JOLASHUK
DRAWING FILE: P:\2015\00843\D. Drawings\Civil\Construction Documents\HELIPORT\2015.00843.CE.C001.TS.HP.dwg



LEGAL DESCRIPTION

LOT 1 IN GATEWAY NORTHEAST QUADRANT, AN ADDITION TO THE CITY OF WESTFIELD, INDIANA, AS PER PLAT 2016-0870, SIGNED JUNE 9, 2016 AS INSTRUMENT NO. 201603870, PLAT 5, SUITE #29, IN THE OFFICE OF THE RECORDER OF DEEDS - HAMILTON COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE SOUTH EASTER QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESORBED AS FOLLOWS; COMMENCING AT THE SE CORNER OF SAID SECTION AND THENCE ALONG SAID LINES 49 MINUTES 31 SECONDS WEST 1,783.20 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 0 DEGREES 10 MINUTES 30 SECONDS WEST 59.35 FEET TO A BEARING POINT ON SAID SECTION LINE;

SOUTH 89 DEGREES 49 MINUTES 33 SECONDS WEST 283.89 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 31 SECONDS EAST 244.86 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST 143.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES, MORE OR LESS.

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
GAS	INDIANA GAS / VECTREN	RESA GLOVER / CHAD MILLER	(317) 776-5550
GAS	CITIZENS GAS OF WESTFIELD	RICHARD MILLER, JR.	(317) 927-4684
ELECTRIC	DUKE ENERGY – NOBLESVILLE OFFICE	BILL OLDAH	(317) 776-5331
TELEPHONE	AT&T	STEVE KREBS	(317) 232-4278
CABLE	COMCAST CABLE	MATT STRINGER	(317) 275-6493
SANITARY	CITIZENS WATER AND WASTEWATER OF WESTFIELD	JEFF MILLER	(317) 263-6442
STORM	CITY OF WESTFIELD – STORMWATER	JOHN RANKIN	(317) 450-0923
SEWER DEPARTMENT	CITY OF WESTFIELD – SEWER DEPARTMENT	GARRY HARLING	(317) 404-3307
WATER	CITIZENS WATER AND WASTEWATER OF WESTFIELD	JEFF MILLER	(317) 263-6442

CITY OF WESTFIELD NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.
2. THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE WITH THE "CITY OF WESTFIELD" CONSTRUCTION STANDARDS. LATEST EDITION. THIS IS REQUIRED, ONLY IF DETAILED THAT THE GENERAL CONFORMANCE WITH DESIGN SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH DETAILED CITY OF WESTFIELD SPECIFICATIONS.
3. 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.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4. THE SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOODPLAIN PER FEMA MAP PANEL 18057-C0120G FOR HAMILTON COUNTY INDIANA, LAST REVISED NOVEMBER 19, 2014.
5. SITE IS CURRENTLY UNDER CONSTRUCTION FOR GRADE AND UTILITY INFRASTRUCTURE. REFER TO MASS GRADING PLAN FOR DETAILS. MASS GRADING AND UTILITIES SHOWN AS EXISTING TOPOGRAPHY COULD VARY BASED ON ACTUAL CONSTRUCTION. OWNER TO VERIFY ALL FEATURES PRIOR TO ORDERING MATERIALS.

CAUTION !!

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

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



**17600 SHAMROCK BLVD.
WESTFIELD, IN 46074**



CERTIFIED BY

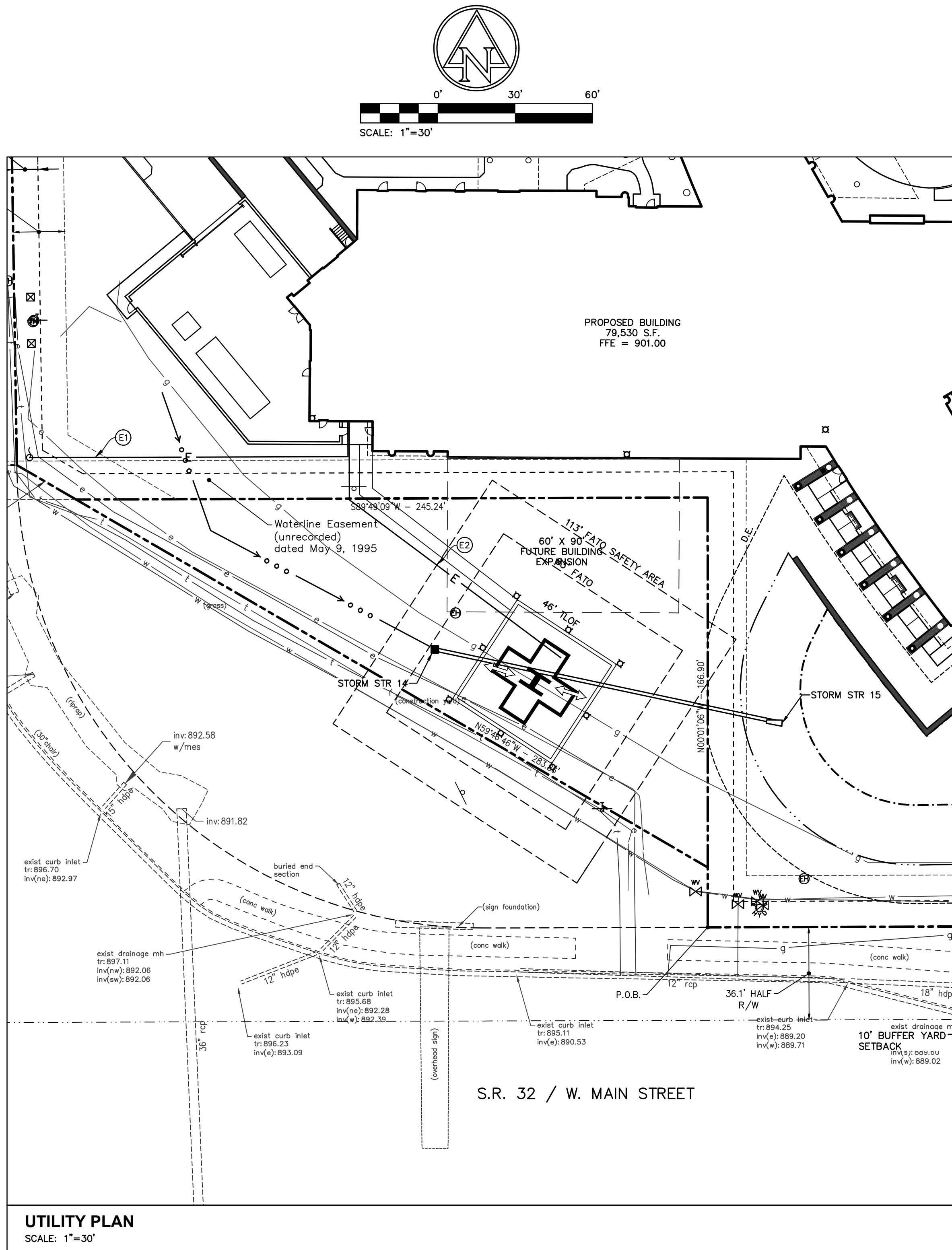
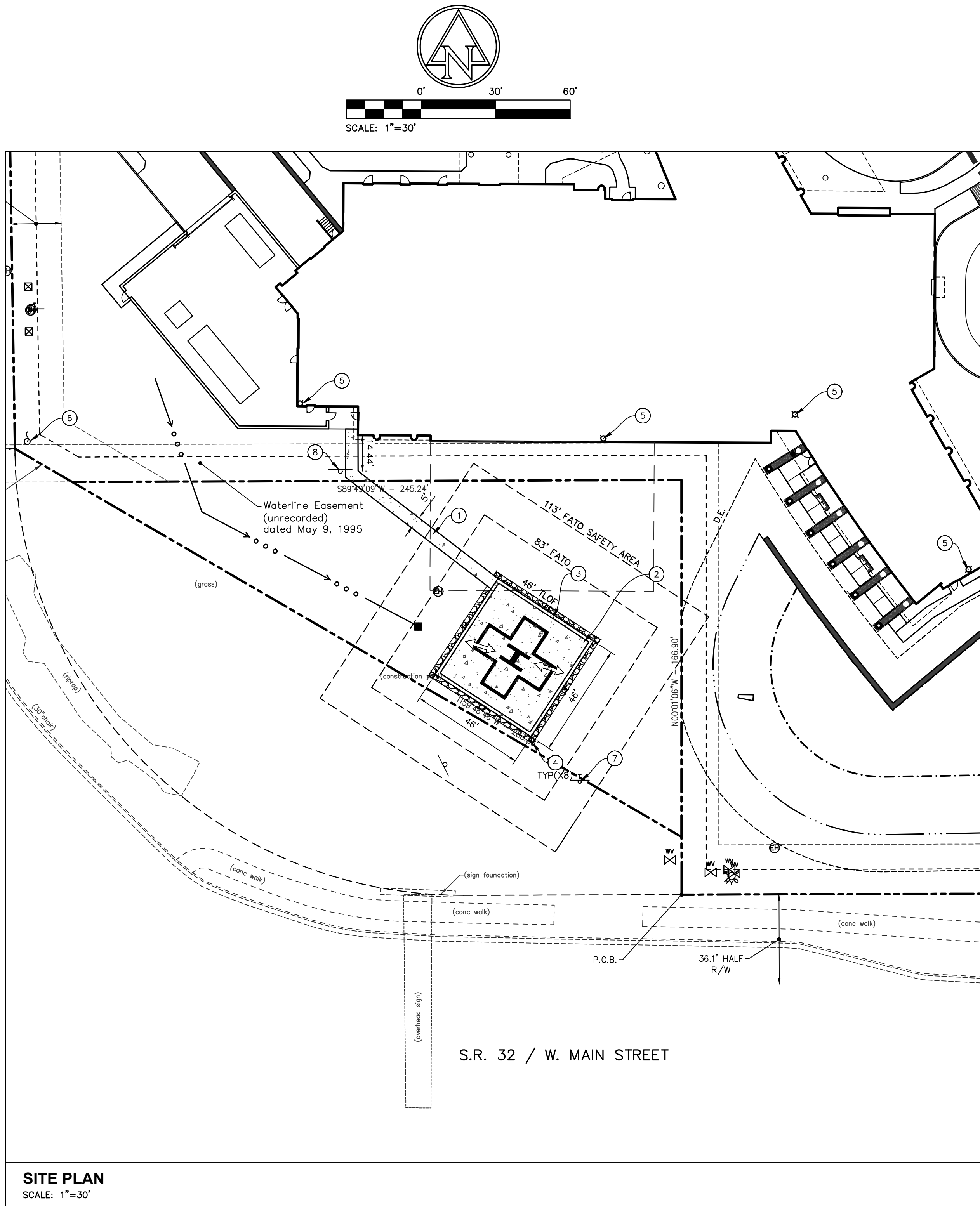
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Project Number	2015.00843
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TITLE SHEET

C001

PLOT DATE: 2/14/2019 5:03 PM
PLOT SCALE: 1"=30'
DRAWING FILE: P:\2018\0084\3-D Drawings\Civil\Construction Documents\HELIPORT\0115.00843.CE C200.SP.HIP.dwg
EDIT DATE: 10/26/2018
EDIT BY: DZIMMERMAN



STORM STRUCTURE DATA TABLE							
NOTE: ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY"							
STR. NO.	STRUCTURE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)
14	TYPE "A" INLET / R-4342	897.60	12" RCP 893.90 (E) [15]	12" RCP 893.90 (E) [15]	138'	12"	0.36%
15	12" CONCRETE END SECTION	894.68	12" RCP 893.40 (W) [14]				

SITE KEYNOTES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- 2' MAINTENANCE STRIP
- GROUND MOUNTED PERIMETER LIGHT; FEC HELIPORTS MODEL #HP0790G OR APPROVED EQUAL.
- POLE MOUNTED OBSTRUCTION LIGHT; FEC HELIPORTS MODEL #HP0782P OR APPROVED EQUAL. APPROX. LOCATION.
- INTERNALLY LIT WINDCONE; FEC HELIPORTS MODEL #HP0808 OR APPROVED EQUAL. APPROX. LOCATION.
- SIGN; HELIPORT WARNING
- SIGN; HELIPORT WARNING HEARING & EYE PROTECTION NO ADMITTANCE

SITE LEGEND

CONCRETE PAVEMENT

DANGER

No admittance without authorization.

CAUTION

Eye and ear protection required in this area.

WARNING

HELICOPTER LANDING AREA

High Wind and Noise Area
Risk of Injury & Property Damage
Stay Back 200 Feet

UTILITY LEGEND

ETC — ELECTRIC / TELECOMMUNICATIONS LINE
W — WATER LINE
FP — FIRE PROTECTION LINE
RD — ROOF DRAIN LINE
G — GAS LINE
SS — SANITARY SEWER LINE
S — STORM SEWER LINE
4" DUAL WALL HDPE PAVEMENT UNDERDRAIN @ 0.25% MIN. SLOPE
GAS METER
ELECTRICAL TRANSFORMER
VALVE
WATER METER PIT
FIRE HYDRANT W/ ASSEMBLY

UTILITY KEYNOTES

E1. 1" PVC CONDUIT FOR ELECTRIC
E2. 1 1/2" PVC CONDUIT FOR ELECTRIC

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
- THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOODPLAIN PER FEMA MAP PANEL 18057C0120G FOR HAMILTON COUNTY INDIANA, LAST REVISED NOVEMBER 19, 2014.
- SITE IS CURRENTLY UNDER CONSTRUCTION FOR MASS GRADING AND UTILITY INFRASTRUCTURE. REFER TO MASS GRADING PLAN FOR DETAILS. MASS GRADING AND UTILITIES SHOWN AS EXISTING TOPOGRAPHY COULD VARY BASED ON ACTUAL CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL FEATURES PRIOR TO ORDERING MATERIALS.

CAUTION !!

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

EXISTING LEGEND

BEHIND THE CURB INLET
BEEHIVE INLET
BUSH
CURB INLET
DRAINAGE MANHOLE
ELECTRIC HANDHOLE
ELECTRIC METER BOX
FIRE HYDRANT
FIRE PLUG
FIRE VALVE SHUT OFF
GAS VALVE
INLET
LID
LIGHT POLE
PINE
POST
POWER POLE
RIGHT OF WAY MONUMENT
SPRINKLER CONTROL VALVE
SIGN
D.E. DRAINAGE EASEMENT

SANITARY MANHOLE
STAND PIPE
SPIGOT
TELEPHONE MANHOLE
TELEPHONE MANHOLE
TELEPHONE MARKER SIGN
TELEPHONE PEDESTAL
TRANSFORMER
TREE
TRAFFIC HANDHOLE
WELL
WATER METER
WATER VALVE
BURIED ELECTRIC LINE
BURIED GAS LINE
BURIED TELEPHONE LINE
BURIED UNKNOWN UTILITY
BURIED WATER LINE
TOP OF RIM ELEVATION
INVERT ELEVATION
PLASTIC PIPE
HDPE PLASTIC PIPE
REINFORCED CONCRETE PIPE
CORRUGATED PLASTIC PIPE

BENCHMARK DATA

TBM 407
CUT "X" ON EAST BOLT FIRE HYDRANT, ±15' EAST OF EAST EDGE OF PAVEMENT OF WESTFIELD PARK ROAD, ±140' WEST OF THE NORTHWEST OF 17341 WESTFIELD PARK ROAD. (ISA) ELEV = 903.265

TBM 408
CUT SQUARE ON WEST END OF CONCRETE CURB, SET ON SOUTH SIDE OF EXIT OUT OF COMMUNITY BANK IN THE NORTHEAST CORNER OF INTERSECTION OF SR 32 AND WESTLEA DRIVE, ±10' EAST OF EAST EDGE OF PAVEMENT OF ELEV = 882.744

ASI TBM 50
CUT "X" ON SOUTHWEST BOLT OF FIRE HYDRANT AT NORTHEAST CORNER OF SR 32 AND SHAMROCK BLVD, AND ±17' NORTHEAST OF BACK OF WALK. ELEV = 897.88

ASI TBM 51
CUT SQUARE ON LIGHT POLE, ±45' SOUTH AND ±37' WEST OF SOUTHEAST CORNER OF SCHOOL, SOUTH SIDE OF LIGHT POLE BASE. ELEV = 900.29

ASI TBM 52
CUT "X" ON WEST BOLT OF FIRE HYDRANT, ±27' EAST OF WEST BACK OF CURB AT NORTH BOUND RAMP TO US 31, ±37' NORTH OF UTILITY POLE #180-449. ELEV = 904.34

ASI TBM 53
CUT SQUARE ON NORTHWEST CORNER OF OVERHEAD SIGN BASE, ±17' NORTH OF SR 32, ±40' EAST OF NORTHBOUND RAMP TO US 31. ELEV = 900.21

Riverview HEALTH

395 WESTFIELD ROAD
NOBLESVILLE, IN 46060
REPRESENTATIVE: SCOTT TRIPP
(317) 776-7111

AMERICAN STRUCTUREPOINT INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
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DETAILED DEVELOPMENT PLANS FOR RIVerview HOSPITAL - HELIPORT

17600 SHAMROCK BLVD WESTFIELD, IN 46074

CERTIFIED BY

ISSUANCE INDEX

DATE:
OCTOBER 25, 2018

PROJECT PHASE:
DEVELOPMENT PLANS

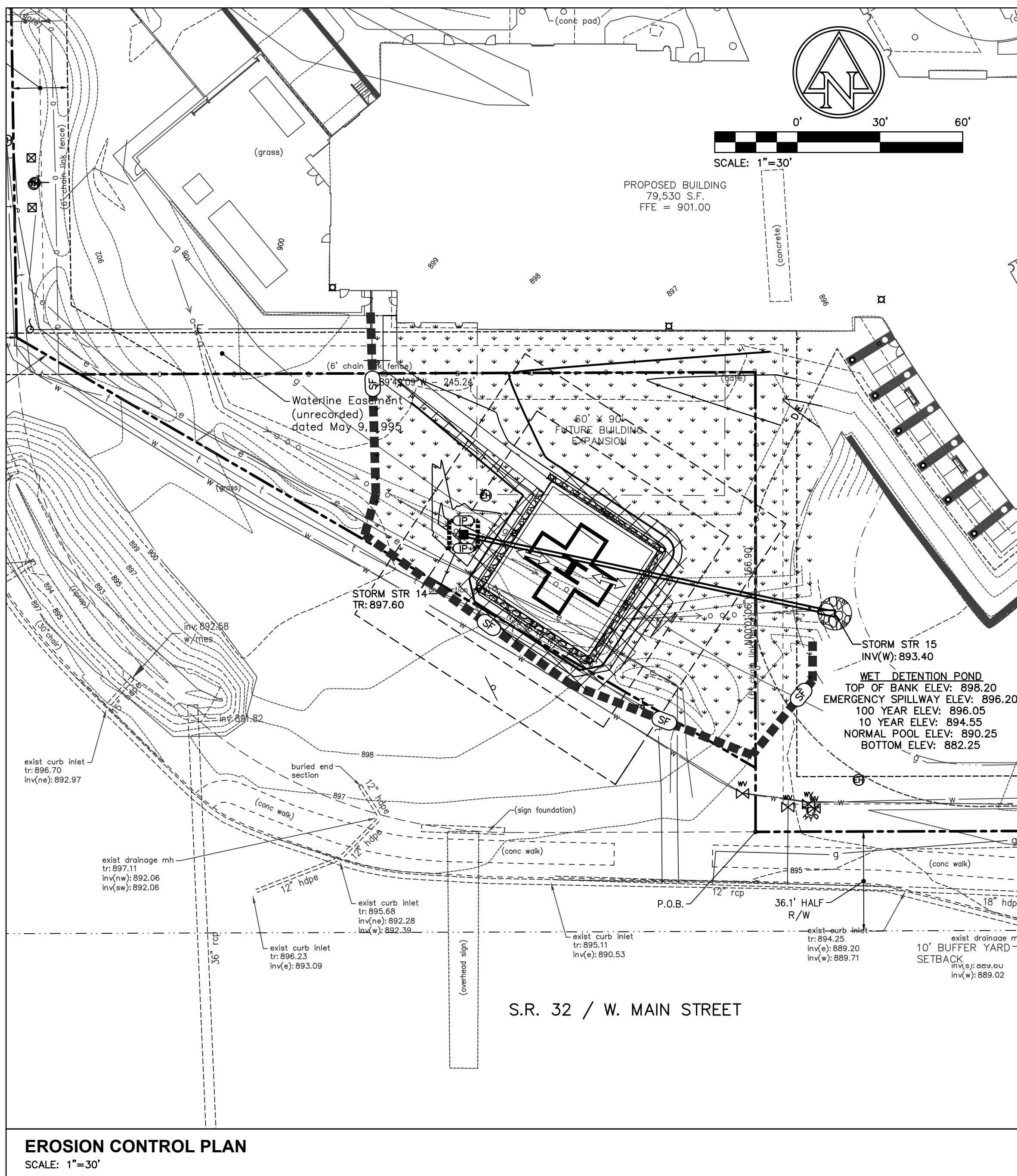
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

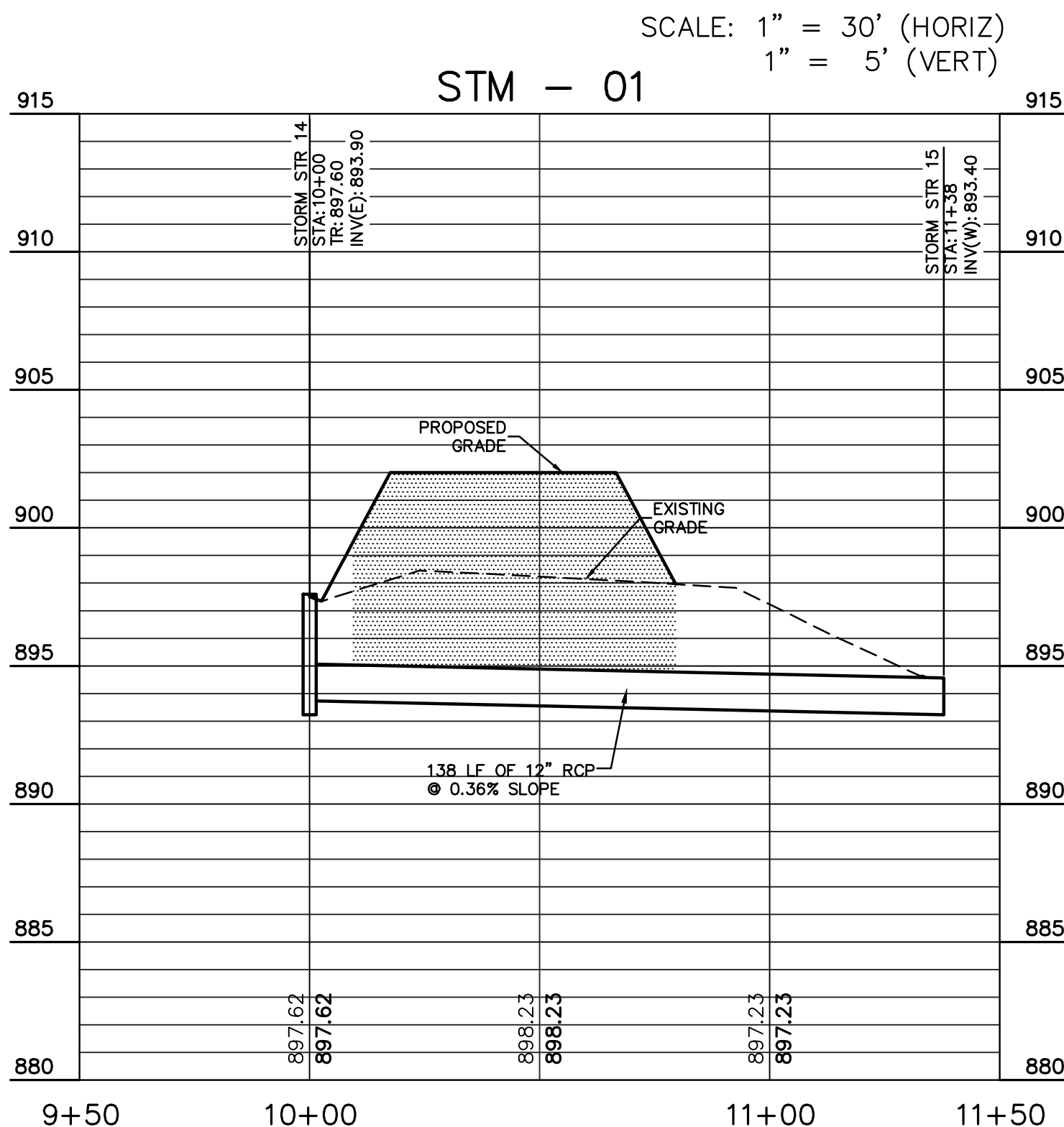
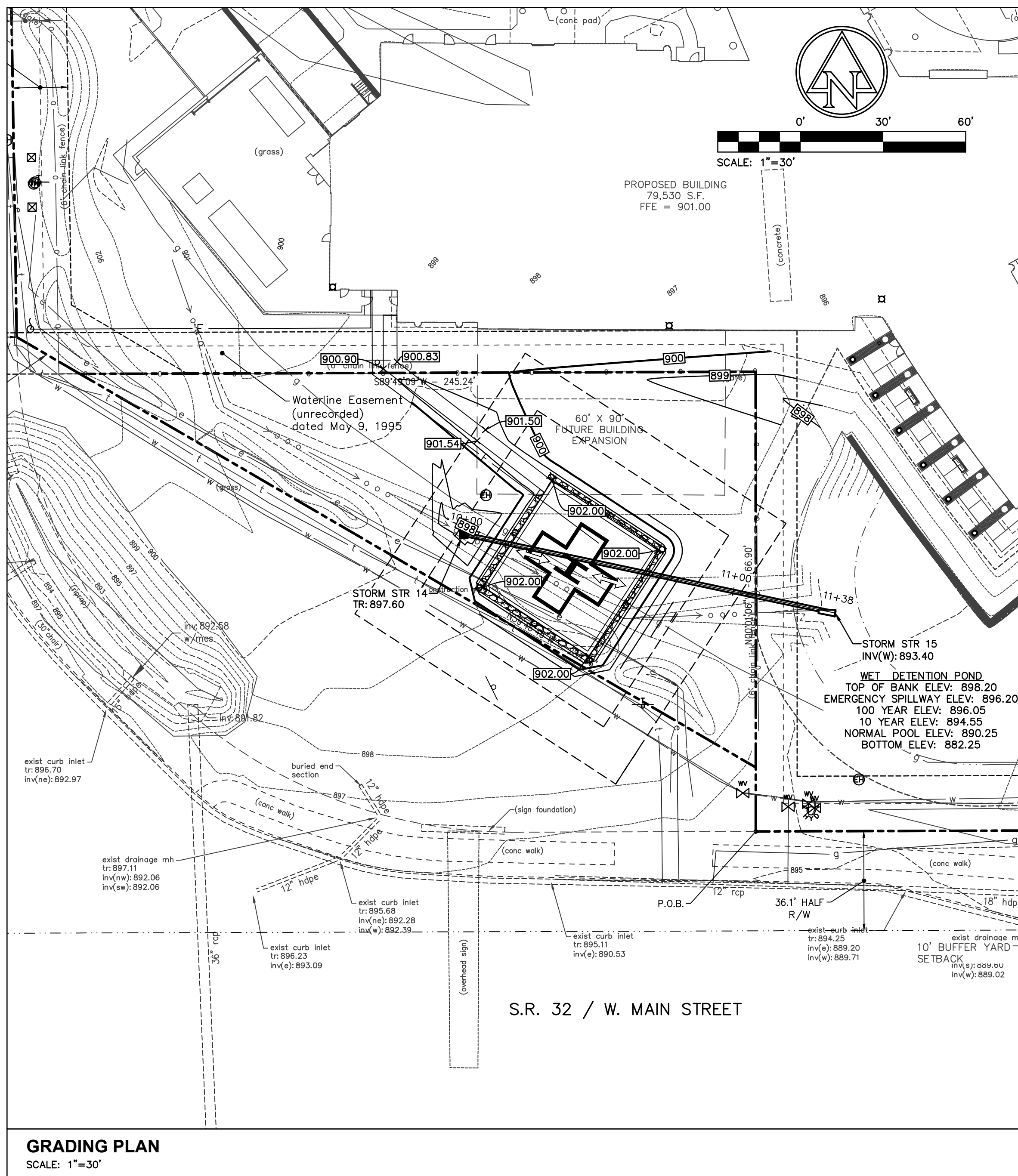
Project Number 2015.00843

SITE & UTILITY PLAN

C200



EROSION CONTROL LEGEND	
	SILT FENCE
	INLET PROTECTION
	AREA SUBJECT TO TEMPORARY SEEDING DURING CONSTRUCTION AND PERMANENT SEEDING AFTER CONSTRUCTION IS COMPLETE (REFER TO LANDSCAPE PLANS)
	EROSION CONTROL BLANKET
	OUTLET PROTECTION



EXISTING LEGEND	
	BEHIND THE CURB INLET
	BEEHIVE INLET
	BUSH
	CURB INLET
	DRAINAGE MANHOLE
	ELECTRIC HANDHOLE
	ELECTRIC METER BOX
	FIRE HYDRANT
	FIRE PLUG
	FIRE VALVE SHUT OFF
	GAS VALVE
	INLET
	LID
	LIGHT POLE
	PINE
	POST
	POWER POLE
	RIGHT OF WAY MONUMENT
	SPRINKLER CONTROL VALVE
	SIGN
	DRAINAGE EASEMENT
	SANITARY MANHOLE
	STAND PIPE
	SPIGOT
	TELEPHONE HANDHOLE
	TELEPHONE MANHOLE
	TELEPHONE MARKER SIGN
	TELEPHONE PEDestal TRANSFORMER
	TREE
	TRAFFIC HANDHOLE
	WELL
	WATER METER
	WATER VALVE
	BURIED ELECTRIC LINE
	BURIED GAS LINE
	BURIED TELEPHONE LINE
	BURIED UNKNOWN UTILITY
	BURIED WATER LINE
	TOP OF RIM ELEVATION
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GRADING LEGEND	
ME	MATCH EXISTING
FL	FLOWLINE
BC	BOTTOM OF CURB
TC	TOP OF CURB
HP	HIGH POINT
LP	LOW POINT
	CONTOURS
	SWALE
	CURB ELEVATIONS
	SPOT ELEVATIONS
	FLOW ARROW
	STORM SEWER LINE
	4" DUAL WALL HDPE PAVEMENT UNDERDRAIN @ 0.25% MIN. SLOPE
	STRUCTURES

PLAN & PROFILE LEGEND	
	GRANULAR BACKFILL REQUIRED: THE GRANULAR BACKFILL AREAS SHOWN IN PROFILE VIEW ARE AN ESTIMATE PROVIDED BY THE ENGINEER. EXACT LIMITS OF GRANULAR BACKFILL ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR BASED ON TRENCH WIDTH AND AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

GENERAL NOTES:	
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.	
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.	
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.	
4. THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOODPLAIN PER FEMA MAP PANEL 18057C0120G FOR HAMILTON COUNTY INDIANA, LAST REVISED NOVEMBER 19, 2014.	
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DETAILED DEVELOPMENT PLANS FOR RIVERVIEW HOSPITAL - HELIPORT

17600 SHAMROCK BLVD
WESTFIELD, IN 46074

Nathan Winslow

CERTIFIED BY

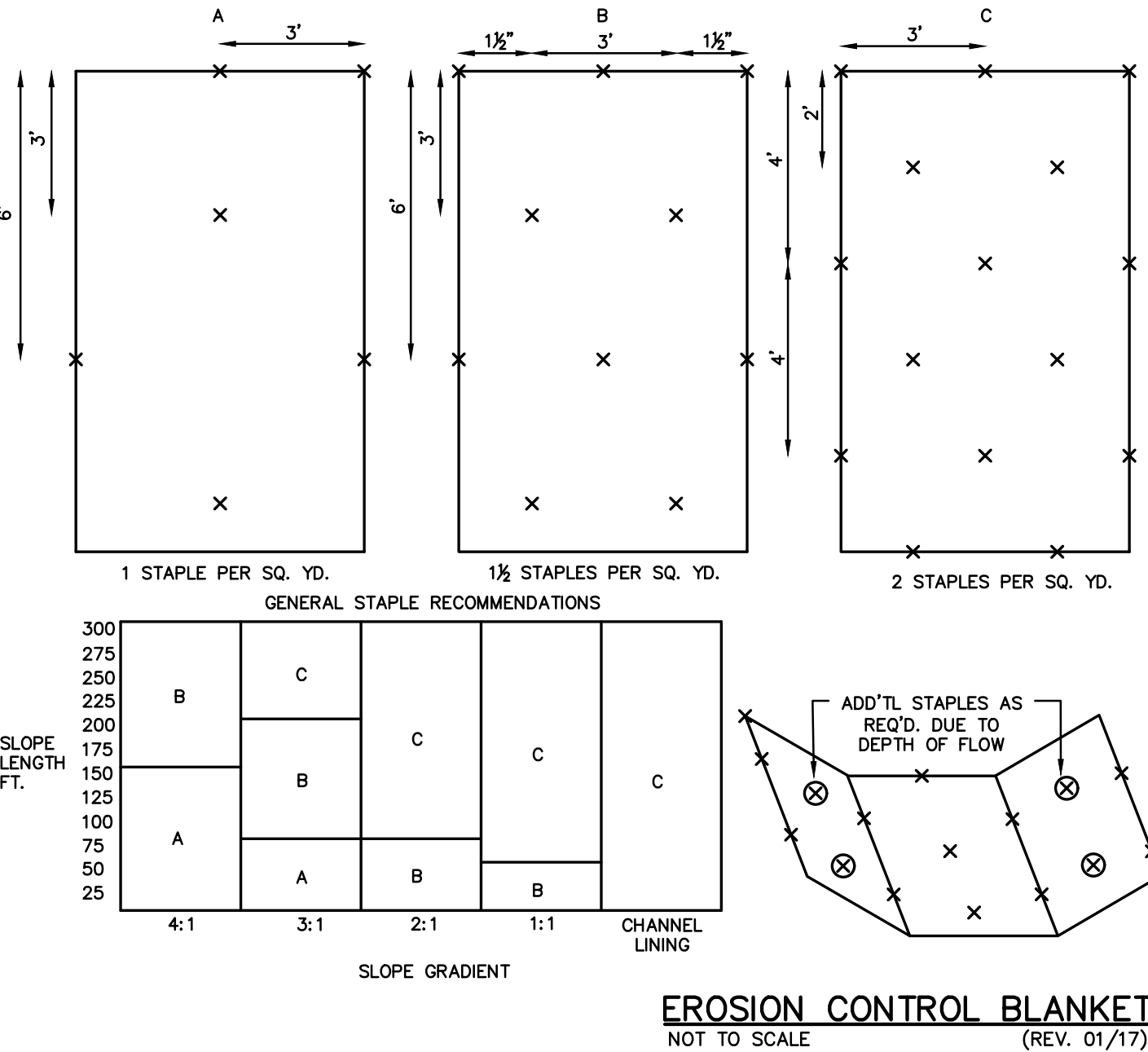
ISSUANCE INDEX		
DATE:	OCTOBER 25, 2018	
PROJECT PHASE:	DEVELOPMENT PLANS	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.00843

GRADING PLAN

C300



SPECIFICATIONS

NOTE: ALTERNATIVE SUPPORT SYSTEMS MAY BE SUBSTITUTED FOR HARDWOOD POSTS AND CROSS BRACES.

CONTRIBUTING DRAINAGE AREA
• ONE ACRE MAXIMUM.

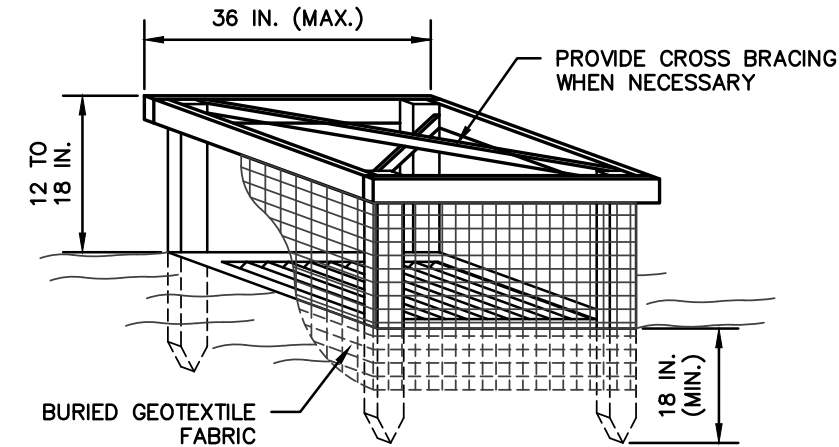
EFFECTIVE LIFE
• SIX MONTHS (MAXIMUM).

CAPACITY
• RUNOFF FROM A TWO-YEAR FREQUENCY, 24-HOUR STORM EVENT ENTERING A STORM DRAIN WITHOUT BYPASS FLOW.

GEOTEXTILE STRUCTURE
• HEIGHT – 12 TO 18 INCHES, MEASURED FROM THE TOP OF STORM DRAIN INLET.
• POST SPACING – 36-INCH MAXIMUM SPACING BETWEEN POSTS.
• FRAME SUPPORT – BRACING TO STRENGTHEN INTEGRITY OF THE STRUCTURE.
(STRUCTURE MUST WITHSTAND 1½-FOOT HEAD OF WATER AND SEDIMENT WITHOUT COLLAPSING OR WITHSTANDING.)

MATERIALS
• SUPPORT POSTS
• 2 x 2 INCH OR 2 x 4 INCH HARDWOOD POSTS.
• THREE FEET LENGTH, MINIMUM.
• 1 x 2 INCH OR 1 x 3 INCH HARDWOOD CROSS BRACING LUMBER.
• LATHE.
• STAPLES OR NAILS.
• GEOTEXTILE FABRIC.

PHYSICAL PROPERTY	WOVEN GEOTEXTILE FABRIC	NON-WOVEN GEOTEXTILE FABRIC
FILTERING EFFICIENCY	85%	85%
UV RESISTANCE (INHIBITORS AND STABILIZERS TO ENSURE SIX MONTH MINIMUM LIFE AT TEMPERATURES 0° TO 120° F)	70%	85%
TEXTILE STRENGTH AT 20% ELONGATION	30 LBS. PER LINEAL INCH	50 LBS. PER LINEAL INCH
STANDARD STRENGTH	50 LBS. PER LINEAL INCH	70 LBS. PER LINEAL INCH
EXTRA STRENGTH	70 LBS. PER LINEAL INCH	90 LBS. PER LINEAL INCH
SLURRY FLOW RATE	0.3 GAL./MIN./SQUARE FOOT	4.5 GAL./MIN./SQUARE FOOT
WATER FLOW RATE	15 GAL./MIN./SQUARE FOOT	220 GAL./MIN./SQUARE FOOT



SILT FENCE INLET PROTECTION

NOT TO SCALE

(REV. 01/17)

INSTALLATION

- DIG AN EIGHT-INCH DEEP, FOUR-INCH WIDE TRENCH AROUND THE PERIMETER OF THE INLET.
- IF USING PRE-ASSEMBLED GEOTEXTILE FABRIC AND POSTS, DRIVE THE POSTS INTO THE SOIL, TIGHTLY STRETCHING THE GEOTEXTILE FABRIC BETWEEN POSTS AS EACH IS DRIVEN. (POSTS MUST BE PLACED ON THE INLET SIDE OF THE ANCHOR TRENCH WITH THE GEOTEXTILE FABRIC ON THE SIDE OF THE TRENCH FARTHEST FROM THE INLET.)

NOTE: IF ASSEMBLING THE GEOTEXTILE FABRIC AND POSTS ON-SITE, DRIVE THE POSTS INTO THE SOIL AND THEN SECURE THE GEOTEXTILE FABRIC TO THE POSTS BY PLACING A PIECE OF LATHE OVER THE FABRIC AND FASTENING IT TO THE POST (STRETCHING THE FABRIC BETWEEN POSTS AS IT IS FASTENED).

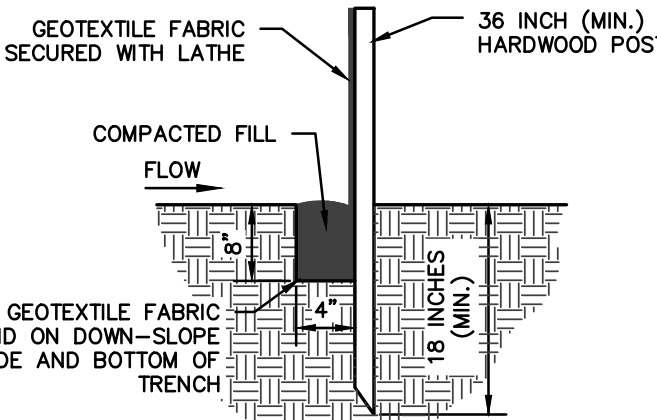
- USE THE WRAP JOIN METHOD WHEN JOINING POSTS.
- PLACE THE BOTTOM 12 INCHES OF GEOTEXTILE FABRIC INTO THE EIGHT-INCH DEEP TRENCH, LAYING THE REMAINING FOUR INCHES IN THE BOTTOM OF THE TRENCH AND EXTENDING AWAY FROM THE INLET.
- BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.
- BRACE THE POSTS BY NAILING BRACES INTO EACH CORNER POST OR UTILIZE RIGID PANELS TO SUPPORT FABRIC.

NOTE: IN SITUATIONS WHERE STORM WATER MAY BYPASS THE STRUCTURE, EITHER:

- SET THE TOP OF THE GEOTEXTILE FABRIC FILTER AT LEAST SIX INCHES LOWER THAN THE GROUND ELEVATION ON THE DOWN-SLOPE SIDE OF THE STORM DRAIN INLET.
- BUILD A TEMPORARY DIKE, COMPACTED TO SIX INCHES HIGHER THAN THE FABRIC, ON THE DOWN-SLOPE SIDE OF THE STORM DRAIN INLET, AND/OR
- USE IN CONJUNCTION WITH EXCAVATED DROP INLET PROTECTION.

MAINTENANCE

- INSPECT DAILY.
- INSPECT GEOTEXTILE FABRIC AND MAKE NEEDED REPAIRS IMMEDIATELY.
- REMOVE SEDIMENT FROM POOL AREA TO PROVIDE STORAGE FOR THE NEXT STORM EVENT. AVOID DAMAGING OR UNDERCUTTING FABRIC DURING SEDIMENT REMOVAL.
- WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE SEDIMENT, PROPERLY DISPOSE OF ALL CONSTRUCTION MATERIAL, GRADE AREA TO THE ELEVATION OF THE STORM DRAIN INLET TOP, THEN STABILIZE IMMEDIATELY.



NOTE: THIS MEASURE IS NOT RECOMMENDED FOR PAVED SURFACES DUE TO INABILITY TO ENTRENCH THE FABRIC AND LACK OF AN ANCHORING SYSTEM.

SPECIFICATIONS

EFFECTIVE LIFE
• THE FUNCTIONAL LIFE OF AN EROSION CONTROL BLANKET IS DEPENDENT ON THE MATERIALS USED.

ANCHORING

- STAPLES, PINS OR STAKES USED TO PREVENT MOVEMENT OR DISPLACEMENT OF BLANKET. (FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIC APPLICATIONS.)

MATERIALS

- ORGANIC (STRAW, EXCELSIOR, WOVEN PAPER, COCONUT FIBER, ETC.) OR SYNTHETIC MULCH INCORPORATED WITH A POLYPROPYLENE, NATURAL FIBER OR SIMILAR NETTING MATERIAL. (THE NETTING MAY BE BIODEGRADABLE, PHOTODEGRADABLE OR PERMANENT.)

NOTE: SOME EROSION CONTROL BLANKET NETTINGS MAY POSE A THREAT TO CERTAIN SPECIES OF WILDLIFE IF THEY BECOME ENTANGLED IN THE NETTING MATRIX.

- SIX TO 12-INCH STAPLES, PINS, OR STAKES.

INSTALLATION

- SELECT THE TYPE AND WEIGHT OF EROSION CONTROL BLANKET TO FIT THE SITE CONDITIONS (E.G., SLOPE, CHANNEL, FLOW VELOCITY) PER THE MANUFACTURER'S RECOMMENDATIONS.
- PREPARE THE SEEDBED, ADD SOIL AMENDMENTS, AND PERMANENTLY SEED THE AREA IMMEDIATELY FOLLOWING SEEDBED PREPARATION.
- LAY EROSION CONTROL BLANKETS ON THE SEEDBED AREA SO THAT THEY ARE IN CONTINUOUS CONTACT WITH THE SOIL WITH EACH UP-SLOPE OR UP-STREAM BLANKET OVERLAPPING THE DOWN-SLOPE OR DOWN-STREAM BLANKET BY AT LEAST EIGHT INCHES, OR FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- TUCK THE UPPERMOST EDGE OF THE UPPER BLANKETS INTO A CHECK SLOT (SLIT TRENCH), BACKFILL WITH SOIL AND TAMP DOWN. IN CERTAIN APPLICATIONS, THE MANUFACTURER MAY REQUIRE ADDITIONAL CHECK SLOTS AT SPECIFIC LOCATIONS DOWN SLOPE FROM THE UPPERMOST EDGE OF THE UPPER BLANKETS.
- ANCHOR THE BLANKETS IN PLACE BY DRIVING STAPLES, PINS, OR STAKES THROUGH THE BLANKET AND INTO THE UNDERLYING SOIL. FOLLOW AN ANCHORING PATTERN APPROPRIATE FOR THE SITE CONDITIONS AND AS RECOMMENDED BY THE MANUFACTURER.

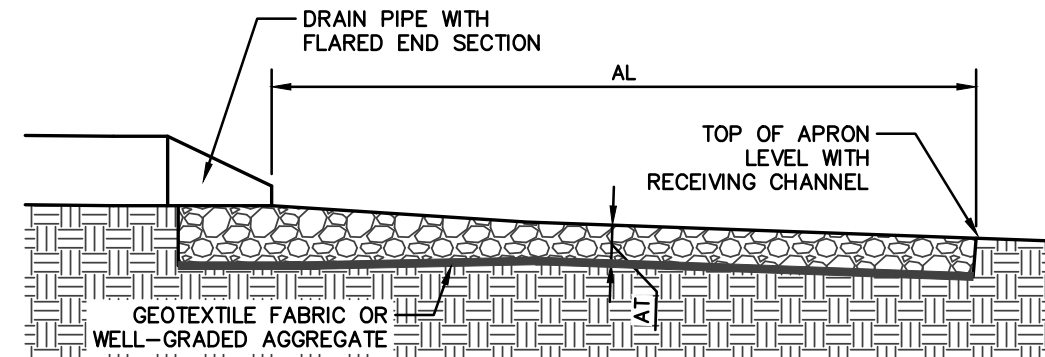
MAINTENANCE
• INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
• CHECK FOR EROSION OR DISPLACEMENT OF THE BLANKET.
• IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING THE ERODED AREA, ADD SOIL AND TAMP, RESEED THE AREA, REPLACE AND STAPLE THE BLANKET.

NOTES

CHANNEL LININGS UTILIZE STAPLE PATTERN "C" WITH ADDITIONAL STAPLES ON SIDE SLOPES AT PROJECTED WATER LINE.

STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE RAINFALL.

AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO THE BLANKETS, STAPLE PATTERN "C" SHOULD BE UTILIZED.



AL = APRON LENGTH (FEET)
AW = APRON WIDTH (FEET)
AT = APRON THICKNESS (FEET)

NOTE: AW IS THE APRON WIDTH AT THE NARROW END OF THE APRON.

SPECIFICATIONS

CAPACITY
• PEAK RUNOFF FROM A 10-YEAR FREQUENCY, 24-HOUR STORM EVENT OR THE DESIGN DISCHARGE OF THE WATER CONVEYANCE STRUCTURE, WHICHEVER IS GREATER.

MAXIMUM VELOCITY
• TEN FEET PER SECOND.

APRON

- ALIGNED STRAIGHT WITH CHANNEL FLOW. IF A CURVE IS NECESSARY TO ALIGN THE APRON WITH THE RECEIVING STREAM, LOCATE THE CURVE IN THE UPSTREAM SECTION OF THE APRON.

- THICKNESS
• 1.2 TIMES THE MAXIMUM STONE DIAMETER FOR A d₅₀ STONE SIZE OF 15 INCHES OR LARGER.
• 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR A d₅₀ STONE SIZE OF 15 INCHES OR LESS.

TABLE 1. SIZING FOR FLOW DISSIPATERS AT CULVERT PIPE OUTLETS

PIPE SIZE	MEDIAN RIPRAP DIAMETER	APRON WIDTH**	APRON LENGTH**
8 IN.	6 IN. MIN.	2 TO 3 FT.	5 TO 7 FT.
12 IN.	6 IN. MIN.	3 TO 4 FT.	6 TO 10 FT.
15 IN.	6 IN. MIN.	4 TO 6 FT.	6 TO 12 FT.
18 IN.	6 IN. MIN.	4 TO 6 FT.	8 TO 16 FT.
21 IN.	6 IN. MIN.	6 TO 8 FT.	8 TO 16 FT.
24 IN.	9 IN. MIN.	6 TO 8 FT.	12 TO 18 FT.
30 IN.	9 IN. MIN.	8 TO 10 FT.	14 TO 20 FT.
36 IN.	9 IN. MIN.	10 TO 12 FT.	16 TO 22 FT.
42 IN.	9 IN. MIN.	12 TO 14 FT.	18 TO 24 FT.
48 IN.	12 IN. MIN.	12 TO 14 FT.	18 TO 26 FT.
54 IN.	12 IN. MIN.	14 TO 16 FT.	22 TO 28 FT.
60 IN.	12 IN. MIN.	15 TO 17 FT.	22 TO 32 FT.
66 IN.	12 IN. MIN.	17 TO 19 FT.	24 TO 36 FT.
72 IN.	12 IN. MIN.	18 TO 20 FT.	26 TO 40 FT.
84 IN.	18 IN. MIN.	21 TO 23 FT.	30 TO 44 FT.

*APRON WIDTH AT THE NARROW END OF APRON (PIPE OR CHANNEL OUTLET).

**SELECT LENGTH TAKING INTO CONSIDERATION THE LOW FLOW (NO PRESSURE HEAD) OR HIGH FLOW (PRESSURE HEAD) CONDITIONS OF THE CULVERT PIPE.

RIPRAP OUTLET PROTECTION

NOT TO SCALE

(REV. 12/17)

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS

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

OPEN LOW-MAINTENANCE AREAS (REMAINING IDLE MORE THAN SIX MONTHS)

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. PERENNIAL RYEGRASS WHITE CLOVER*	70 LBS. 2 LBS.	5.6 TO 7.0
2. PERENNIAL RYEGRASS TALL FESCUE**	70 LBS. 50 LBS.	5.6 TO 7.0
3. TALL FESCUE** WHITE CLOVER*	70 LBS. 2 LBS.	5.5 TO 7.5

STEEP BANKS AND CUTS, LOW-MAINTENANCE AREAS (NOT MOWED)

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. SMOOTH BROME GRASS RED CLOVER*	35 LBS. 2 LBS.	5.5 TO 7.0
2. TALL FESCUE** WHITE CLOVER*	50 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE** RED CLOVER*	50 LBS. 20 LBS.	5.5 TO 7.5
4. ORCHARD GRASS RED CLOVER*	30 LBS. 20 LBS.	5.6 TO 7.0
5. CROWNVEITCH* TALL FESCUE**	12 LBS. 30 LBS.	5.6 TO 7.0

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE)** BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. PERENNIAL RYEGRASS WHITE*	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS SMOOTH BROMEGRASS SWITCHGRASS TIMOTHY	20 LBS. 10 LBS. 3 LBS. 4 LBS.	5.5 TO 7.5
3. PERENNIAL RYEGRASS WHITE CLOVER*	10 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE** WHITE CLOVER**	150 LBS. 2 LBS.	5.5 TO 7.5
5. TALL FESCUE** PERENNIAL RYEGRASS KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

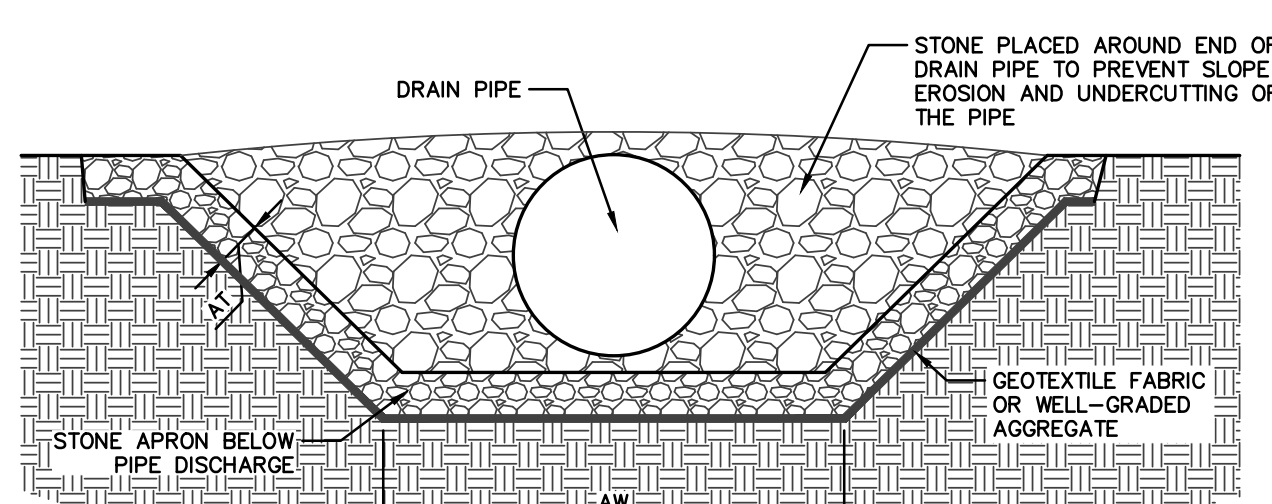
*FOR BEST RESULTS: (A) LEGUME SEED SHOULD BE INOCULATED; (B) SEEDING MIXTURES CONTAINING LEGUMES SHOULD PREFERABLY BE SPRING-SEED, ALTHOUGH THE GRASS MAY BE FALL-SEED AND THE LEGUME FROST-SEED; AND (C) IF LEGUMES ARE FALL-SEED, DO SO IN EARLY FALL.

**TALL FESCUE PROVIDES LITTLE COVER FOR, AND MAY BE TOXIC TO SOME SPECIES OF WILDLIFE. THE INDIANA DEPARTMENT OF NATURAL RESOURCES RECOGNIZES THE NEED FOR ADDITIONAL RESEARCH ON ALTERNATIVES SUCH AS BUFFALOGRASS, ORCHARDGRASS, SMOOTH BROMEGRASS, AND SWITCHGRASS. THIS RESEARCH, IN CONJUNCTION WITH DEMONSTRATION AREAS, SHOULD FOCUS ON EROSION CONTROL CHARACTERISTICS, WILDLIFE TOXICITY, TURF DISABILITY, AND DROUGHT RESISTANCE.

PERMANENT SEEDING WITH MULCH

NOT TO SCALE

(REV. 01/17)



MATERIALS

- RIPRAP
• HARD, ANGULAR, HIGHLY WEATHER RESISTANT.
• SPECIFIC GRAVITY OF AT LEAST 2.5.
• SIZE AND GRADATION THAT WILL WITHSTAND VELOCITIES OF STORM WATER DISCHARGE FLOW DESIGN.
• WELL-GRADED MIXTURE OF STONE WITH 50 PERCENT OF THE STONE PIECES, BY WEIGHT, LARGER THAN THE d₅₀ SIZE AND THE DIAMETER OF THE LARGEST STONE EQUAL TO 1.5 TIMES THE d₅₀ SIZE.
• GEOTEXTILE FABRIC OR WELL-GRADED AGGREGATE (INDOT CA NO. 9, 11, OR 12).

INSTALLATION

- DIVERT SURFACE WATER RUNOFF AROUND THE STRUCTURE DURING CONSTRUCTION SO THAT THE SITE CAN BE PROPERLY DETAILED FOR FOUNDATION PREPARATION.
- EXCAVATE FOUNDATION AND APRON AREA SUBGRADES BELOW DESIGN ELEVATION TO ALLOW FOR THIS THICKNESS OF FILTER MEDIUM AND RIPRAP.
- COMPACT ANY FILL USED IN SUBGRADE PREPARATION TO THE DENSITY OF SURROUNDING UNDISTURBED SOIL MATERIAL.
- SMOOTH SUBGRADE ENOUGH TO PROTECT GEOTEXTILE FABRIC FROM TEARING.
- PLACE GEOTEXTILE FABRIC OR AGGREGATE BEDDING MATERIAL (FOR STABILIZATION AND FILTRATION) ON THE COMPACTED AND SMOOTHED FOUNDATION.
- INSTALL RIPRAP TO THE LINES AND ELEVATIONS SHOWN IN THE CONSTRUCTION PLANS. BLEND RIPRAP SMOOTHLY TO SURROUNDING GRADE. IF THE CHANNEL IS WELL DEFINED, EXTEND THE APRON ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION OF SIX INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR THE TOP OF THE BANK, WHICHEVER IS LESS.
- IF GEOTEXTILE FABRIC TEARS WHEN PLACING RIPRAP, REPAIR IMMEDIATELY BY LAYING AND STAPLING A PIECE OF FABRIC OVER DAMAGED AREA, OVERLAPPING THE UNDAIMAGED AREAS BY AT LEAST 12 INCHES.
- CONSTRUCT A SMALL PLUNGE POOL WITHIN THE OUTLET APRON. (RIPRAP APRONS MUST BE LEVEL WITH OR SLIGHTLY LOWER THAN THE RECEIVING CHANNEL AND SHOULD NOT PRODUCE AN OVERFALL OR RESTRICT FLOW OF THE WATER CONVEYANCE STRUCTURE.)

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- INSPECT FOR STONE DISPLACEMENT; REPLACE STONES ENSURING PLACEMENT AT FINISHED GRADE.
- CHECK FOR EROSION OR SCOURING AROUND SIDES OF THE APRON; REPAIR IMMEDIATELY.
- CHECK FOR PIPING OR UNDERCUTTING; REPAIR IMMEDIATELY.

NOTES:

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

MULCH SPECIFICATIONS

TABLE 1. SLOPE STEEPNESS RESTRICTIONS

MATERIAL*	RATE PER ACRE	COMMENTS
STRAW OR HAY	2 TONS	SHOULD BE DRY, FREE OF UNDESIRABLE SEEDS. SPREAD BY HAND OR MACHINE. MUST BE CRIMPED OR ANCHORED (SEE TABLE 2).
WOOD FIBER OR CELLULOSE	1 TON	APPLY WITH A HYDRAULIC MULCH MACHINE AND USE WITH TACKING AGENT.

*MULCHING IS NOT RECOMMENDED IN CONCENTRATED FLOWS. CONSIDER EROSION CONTROL BLANKETS OR OTHER STABILIZATION METHODS.

- THE MULCH SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 75 PERCENT OVER THE SOIL SURFACE.

TABLE 2. MULCH ANCHORING METHODS

ANCHORING METHOD*	HOW TO APPLY
MULCH ANCHORING TOOL OR FARM DISK (DULL, SERRATED, AND BLADES SET STRAIGHT)	CRIMP OR PUNCH THE STRAW OR HAY TWO TO FOUR INCHES INTO THE SOIL. OPERATE MACHINERY ON THE CONTOUR OF THE SLOPE.
CLEATING WITH DOZER	OPERATE DOZER UP AND DOWN SLOPE TO PREVENT FORMATION OF RILLS BY DOZER CLEATS
WOOD HYDROMULCH FIBERS	APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
SYNTHETIC TACKIFIERS, BINDERS, OR SOIL STABILIZERS	APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
NETTING (SYNTHETIC OR BIODEGRADABLE MATERIAL)	INSTALL NETTING IMMEDIATELY AFTER APPLYING MULCH. ANCHOR NETTING WITH STAPLES. EDGES OF NETTING STRIPS SHOULD OVERLAP WITH EACH UP-SLOPE STRIP OVERLAPPING FOUR TO SIX INCHES OVER THE ADJACENT DOWN-SLOPE STRIP. BEST SUITED TO SLOPE APPLICATIONS. IN MOST INSTANCES, INSTALLATION DETAILS ARE SITE SPECIFIC, SO MANUFACTURER'S RECOMMENDATIONS SHOULD BE FOLLOWED.

*ALL FORMS OF MULCH MUST BE ANCHORED TO PREVENT DISPLACEMENT BY WIND AND/OR WATER.

MULCH APPLICATION

- APPLY MULCH AT THE RECOMMENDED RATE SHOWN IN TABLE 1.
- SPREAD THE MULCH MATERIAL UNIFORMLY BY HAND, HAYFORK, MULCH BLOWER, OR HYDRAULIC MULCH MACHINE. AFTER SPREADING, NO MORE THAN 25 PERCENT OF THE GROUND SHOULD BE VISIBLE.
- ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION. THE MULCH CAN BE ANCHORED USING ONE OF THE METHODS LISTED BELOW:
a. CRIMP WITH A MULCH ANCHORING TOOL, A WEIGHTED FARM DISK WITH DULL SERRATED BLADES SET STRAIGHT, OR TRACK CLEATS OF A BULLDOZER.
b. APPLY HYDRAULIC MULCH WITH SHORT CELLULOSE FIBERS.
c. APPLY A LIQUID TACKIFIER, OR
d. COVER WITH NETTING SECURED BY STAPLES.

MULCH MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH; REPAIR DAMAGED AREAS, RESEED, APPLY NEW MULCH AND ANCHOR THE MULCH IN PLACE.
- CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.
- IF EROSION IS SEVERE OR RECURRING, USE EROSION CONTROL BLANKETS OR OTHER MORE SUBSTANTIAL STABILIZATION METHODS TO PROTECT THE AREA.

DETAILED DEVELOPMENT PLANS FOR RIVERVIEW HOSPITAL - HELIPORT

17600 SHAMROCK BLVD
WESTFIELD, IN 46074



CERTIFIED BY

ISSUANCE INDEX

DATE:

OCTOBER 25, 2018

PROJECT PHASE:

DEVELOPMENT PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2015.00843

SITE DETAILS

C400

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 PLOT SCALE: 1:12,500
 EDIT DATE: 8/16/2018
 EDITED BY: NWINSLOW
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- SPECIFICATIONS**
- DRAINAGE AREA**
- LIMITED TO ONE-QUARTER ACRE PER 100 LINEAR FEET OF FENCE.
 - FURTHER RESTRICTED BY SLOPE STEEPNESS (SEE TABLE 1).
- EFFECTIVE LIFE**
- SIX MONTHS (MAXIMUM).
- LOCATION**
- INSTALLED PARALLEL TO THE SLOPE CONTOUR.
 - MINIMUM OF 10 FEET BEYOND THE TOE OF THE SLOPE TO PROVIDE A BROAD, SHALLOW SEDIMENT POOL.
 - ACCESSIBLE FOR MAINTENANCE (REMOVAL OF SEDIMENT AND SILT FENCE REPAIR).

TABLE 1. SLOPE STEEPNESS RESTRICTIONS

PERCENT SLOPE		MAXIMUM DISTANCE
< 2%	< 50:1	100 FEET
2% - 5%	50:1 TO 20:1	75 FEET
5% - 10%	20:1 TO 10:1	50 FEET
10% - 20%	10:1 TO 5:1	25 FEET
> 20%	> 5:1	15 FEET

*CONSIDER OTHER ALTERNATIVES.
NOTE: MULTIPLE ROWS OF SILT FENCE ARE NOT RECOMMENDED ON THE SAME SLOPE.

- TRENCH**
- DEPTH: EIGHT INCHES MINIMUM.
 - WIDTH: FOUR INCHES MINIMUM.
 - AFTER INSTALLING THE FENCE, BACKFILL WITH SOIL MATERIAL AND COMPACT (TO BURY AND ANCHOR THE LOWER PORTION OF THE FENCE FABRIC).
- NOTE: AN ALTERNATIVE TO TRENCHING IS TO USE MECHANICAL EQUIPMENT TO PLOW IN THE SILT FENCE.**

MATERIALS AND SILT FENCE SPECIFICATIONS

- FABRIC - WOVEN OR NON-WOVEN GEOTEXTILE FABRIC, MEETING SPECIFIED MINIMUMS OUTLINED IN TABLE 2

TABLE 2. GEOTEXTILE FABRIC SPECIFICATIONS FOR SILT FENCE (MINIMUM)

PHYSICAL PROPERTY	WOVEN GEOTEXTILE FABRIC	NON-WOVEN GEOTEXTILE FABRIC
FILTERING EFFICIENCY	85%	85%
TEXTILE STRENGTH AT 20% ELONGATION		
STANDARD STRENGTH	30 LBS. PER LINEAL INCH	50 LBS. PER LINEAL INCH
EXTRA STRENGTH	50 LBS. PER LINEAL INCH	70 LBS. PER LINEAL INCH
SURRY FLOW RATE	0.3 GAL./MIN./SQUARE FOOT	4.5 GAL./MIN./SQUARE FOOT
WATER FLOW RATE	15 GAL./MIN./SQUARE FOOT	220 GAL./MIN./SQUARE FOOT
UV RESISTANCE	70%	85%
POST SPACING	7 FEET	5 FEET

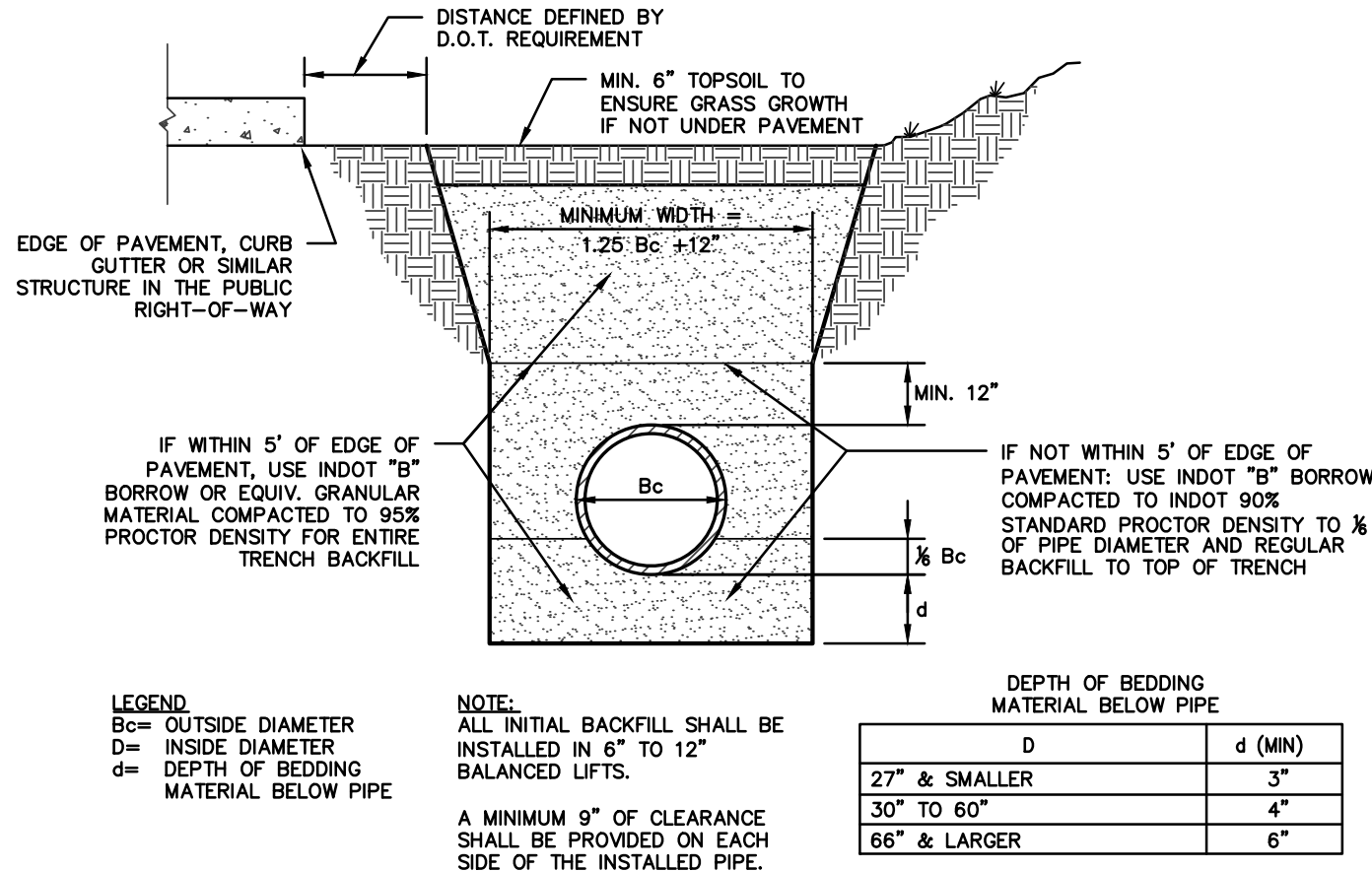
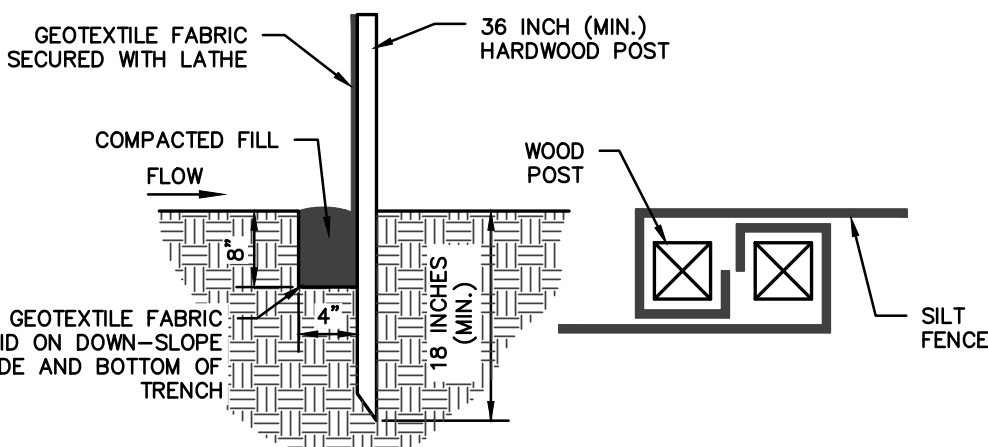
- NOTE: SILT FENCES CAN BE PURCHASED COMMERCIALY.**
- HEIGHT - A MINIMUM OF 18 INCHES ABOVE GROUND LEVEL (30 INCHES MAXIMUM).
 - REINFORCEMENT - FABRIC SECURELY FASTENED TO POSTS WITH WOOD LATHE.
 - SUPPORT POSTS - 2x2 INCH HARDWOOD POSTS. STEEL FENCE POSTS MAY BE SUBSTITUTED FOR HARDWOOD POSTS (STEEL POSTS SHOULD HAVE PROJECTIONS FOR FASTENING FABRIC).
 - SPACING - EIGHT FEET MAXIMUM IS FENCE IS SUPPORTED BY WIRE MESH FENCING, SIX FEET MAXIMUM FOR EXTRA-STRENGTH FABRIC WITHOUT WIRE BACKING.

SILT FENCE CONSTRUCTION

NOT TO SCALE (REV. 01/17)

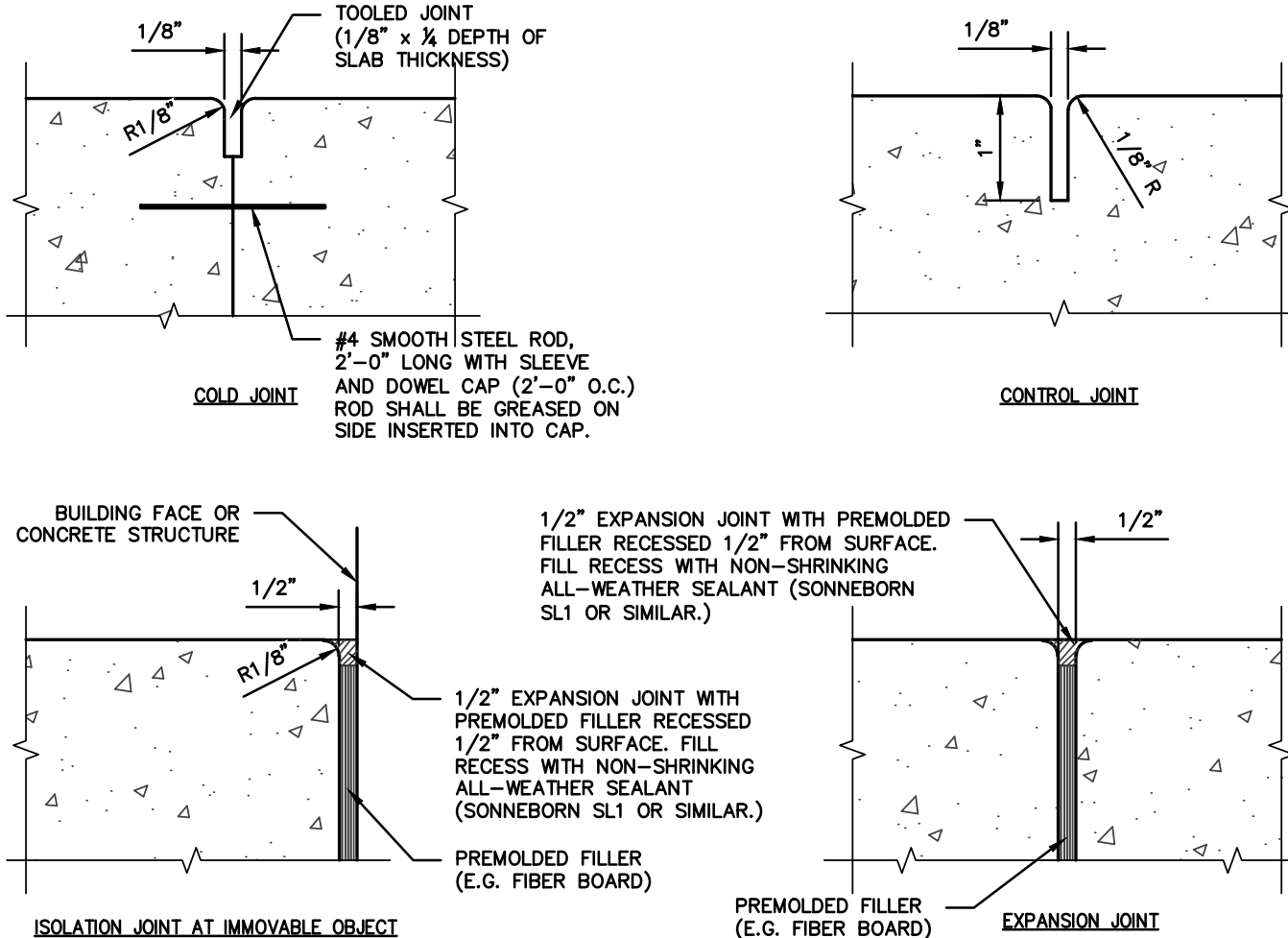
- INSTALLATION**
- LAY OUT THE LOCATION OF THE FENCE SO THAT IS IS PARALLEL TO THE CONTOUR OF THE SLOPE AND AT LEAST 10 FEET BEYOND THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA. TURN THE ENDS OF THE FENCE UP SLOPE SUCH THAT THE POINT OF CONTACT BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE END TERMINATES AT A HIGHER ELEVATION THAN THE TOP OF THE FENCE AT ITS LOWEST POINT.
 - EXCAVATE AN EIGHT-INCH DEEP BY FOUR-INCH WIDE TRENCH ALONG THE ENTIRE LENGTH OF THE FENCE LINE. INSTALLATION BY PLOWING IS ALSO ACCEPTABLE.
 - INSTALL THE SILT FENCE WITH THE FILTER FABRIC LOCATED ON THE UP-SLOPE SIDE OF THE EXCAVATED TRENCH AND THE SUPPORT POSTS ON THE DOWN-SLOPE SIDE OF THE TRENCH.
 - DRIVE THE SUPPORT POSTS AT LEAST 18 INCHES INTO THE GROUND, TIGHTLY STRETCHING THE FABRIC BETWEEN THE POSTS AS EACH IS DRIVEN INTO THE SOIL. A MINIMUM OF 12 INCHES OF THE FILTER FABRIC SHOULD EXTEND INTO THE TRENCH, (IF IT IS NECESSARY TO JOIN THE ENDS OF TWO FENCES, USE THE JOINT METHOD SHOWN).
 - LAY THE FOUR INCHES OF FILTER FABRIC ON THE BOTTOM OF THE TRENCH AND EXTEND IT TOWARD THE UP-SLOPE SIDE OF THE TRENCH.
 - BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.
- NOTE: IF THE SILT FENCE IS BEING CONSTRUCTED ON-SITE, ATTACH THE FILTER FABRIC TO THE SUPPORT POSTS (REFER TO TABLES 1 AND 2 FOR SPACING AND GEOTEXTILE SPECIFICATIONS) AND ATTACH WOODEN LATHE TO SECURE THE FABRIC TO THE POSTS. ALLOW FOR AT LEAST 12 INCHES OF FABRIC BELOW GROUND LEVEL. COMPLETE THE SILT FENCE INSTALLATION, FOLLOWING STEPS 1 THROUGH 6 ABOVE.**

- MAINTENANCE**
- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
 - IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED WITHIN THIS MEASURE.
 - REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE FILTER FABRIC TO BULGE OR WHEN IT REACHES ON-HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA, AND STABILIZE.



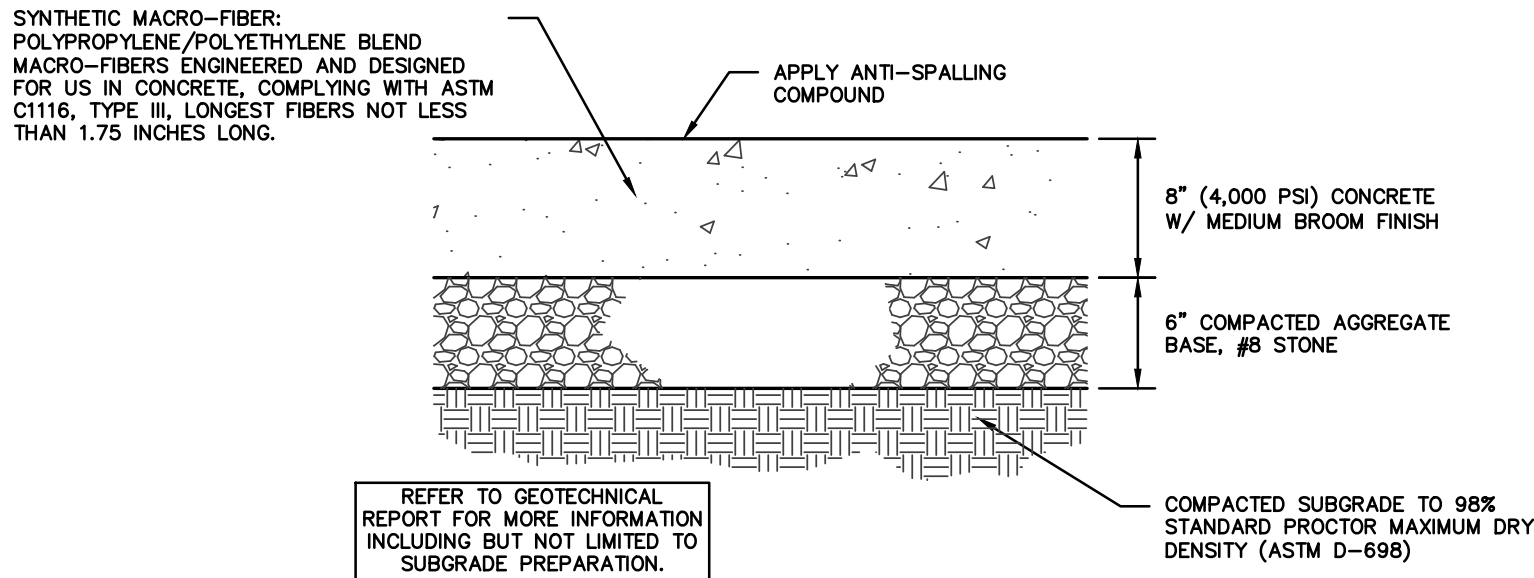
REINFORCED CONCRETE PIPE (RCP) BEDDING DETAIL

NOT TO SCALE (REV. 12/17)



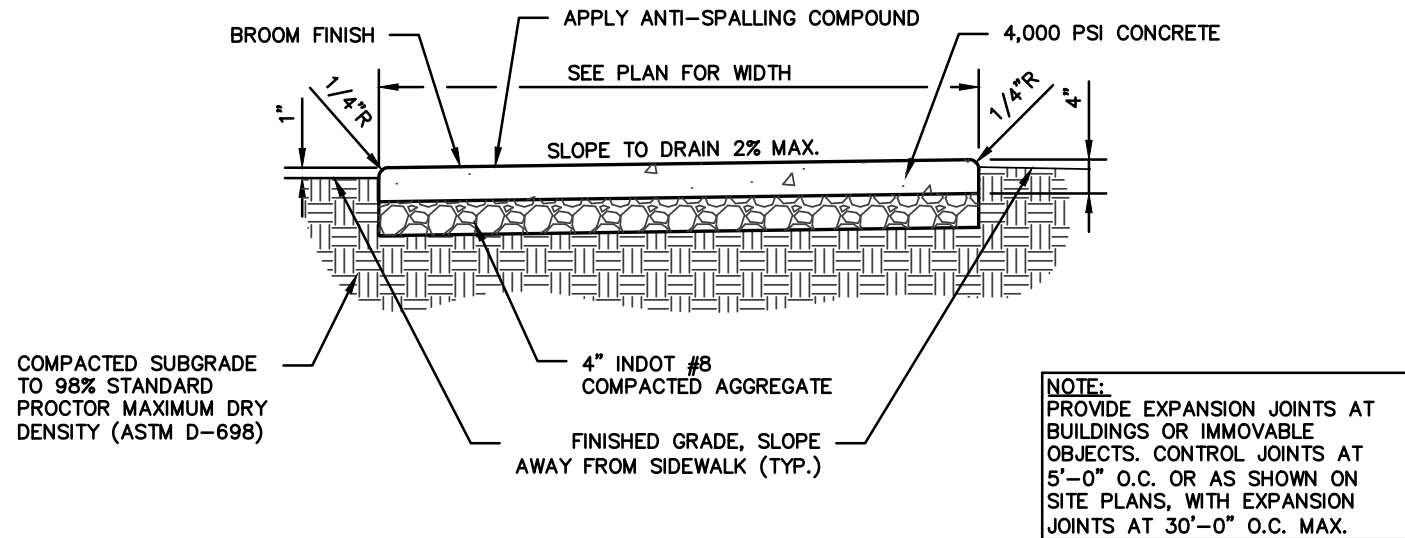
TYPICAL CONCRETE JOINT DETAILS

NOT TO SCALE (REV. 01/17)



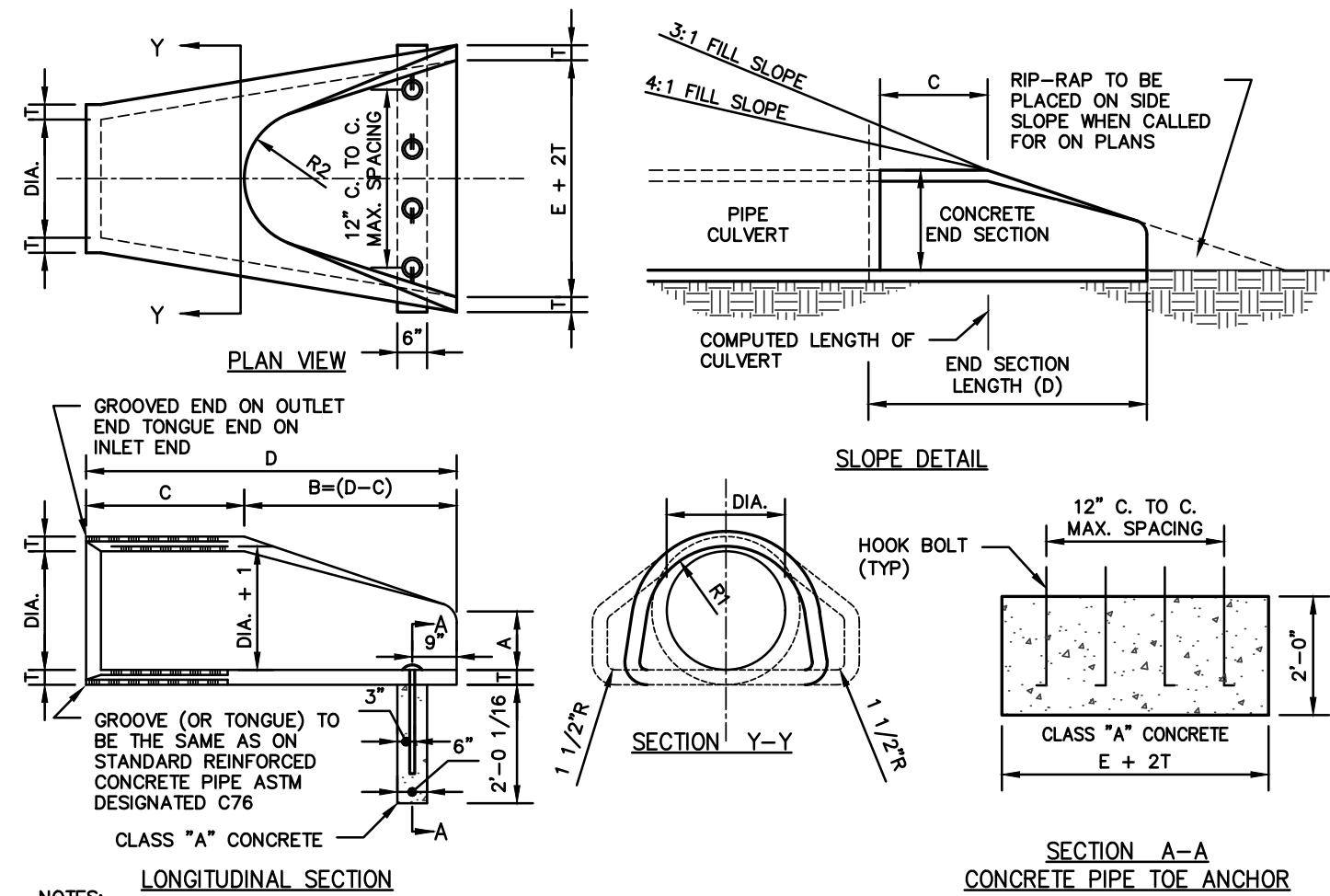
HELI-PAD PAVEMENT SECTION

NOT TO SCALE (REV. 03/18)



CONCRETE SIDEWALK

NOT TO SCALE (REV. 10/17)



NOTES:

CONCRETE IN THESE END SECTIONS SHALL BE THE SAME GRADE AND STRENGTH AS SPECIFIED FOR REINFORCED CONCRETE PIPE, A.S.T.M. DESIGNATION C-76.

REINFORCEMENT IN THE "C" PORTION SHALL BE THE SAME AS SPECIFIED FOR REINFORCED CONCRETE, A.S.T.M. DESIGNATION C-76 FOR THE SIZE OF CONNECTING PIPE.

REINFORCEMENT IN THE "B" PORTION SHALL HAVE A CROSS SECTIONAL AREA EQUAL TO THAT OF ONE LAYER OF STEEL IN THE "C" PORTION.

THE END OF THE PIPE CULVERT SHALL BE PLACED IN THE CONCRETE END SECTION SO THAT THE FLOW LINES ARE FLUSH. THE JOINT SHALL BE COMPLETELY FILLED WITH MORTAR.

IN 3:1 OR 4:1 FILL SLOPE, CHANGE TO THE SLOPE OF THE END SECTION IN A SMOOTH, PLEASING TRANSITION APPROXIMATELY 10'-0" IN LENGTH.

VARIATIONS IN DIMENSIONS - THE THICKNESS OF THE CONCRETE, THE POSITION OF STEEL, AND THE INTERNAL DIAMETER OF THE PIPE SHALL CONFORM WITH THE VARIATIONS IN DIMENSIONS AS PROVIDED IN THE SPECIFICATIONS FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE, A.S.T.M. DESIGNATION C-76.

CONCRETE PIPE TOE ANCHORS SHALL BE REQUIRED ON ALL CONCRETE PIPE END SECTIONS.

DIA.	T (MIN)	A*	C*	D*	E*	R1	R2
12"	2"	5"	4'-3"	6'-2"	2'-0"	10 1/8"	9"
15"	2 1/4"	7"	4'-0"	6'-3"	2'-6"	12 1/2"	11"
18"	2 1/2"	11"	4'-1"	6'-2"	3'-0"	15 1/2"	12"
21"	2 3/4"	11"	3'-6"	6'-3"	3'-6"	16 1/8"	13"
24"	3"	12"	2'-8"	6'-3"	4'-0"	16 3/16"	14"
27"	3 1/4"	13"	2'-5"	6'-3"	4'-6"	18 3/16"	14 1/2"
30"	3 1/2"	14"	1'-10"	6'-3"	5'-0"	18 1/2"	15"
33"	3 3/4"	15"	3'-6"	6'-3"	5'-6"	23 3/4"	17 1/2"
36"	4"	17"	3'-1"	6'-3"	6'-0"	24 3/16"	20"
42"	4 1/2"	21"	2'-11"	6'-2"	7'-0"	27 1/2"	22"
48"	5"	24"	2'-2"	6'-2"	8'-0"	28 1/2"	22"
54"	5 1/2"	27"	2'-8"	6'-2"	9'-0"	33 1/8"	24"
60"	6"	30"	3'-3"	6'-3"	10'-0"	36 11/16"	24"
66"	6 1/2"	30"	2'-3"	6'-3"	11'-0"	36 1/8"	24"
72"	7"	36"	1'-5"	6'-3"	12'-0"	*	*
84"	8"	36"	1'-5"	6'-3"	12'-0"	*	*

* RADIUS COMES FURNISHED BY MANUFACTURER

PRECAST CONCRETE END SECTION DETAIL

NOT TO SCALE (REV. 06/18)

DETAILED DEVELOPMENT PLANS FOR RIVERVIEW HOSPITAL - HELIPORT

17600 SHAMROCK BLVD
WESTFIELD, IN 46074



Nathan Winkler

CERTIFIED BY

ISSUANCE INDEX

DATE:

OCTOBER 25, 2018

PROJECT PHASE:

DEVELOPMENT PLANS

REVISION SCHEDULE

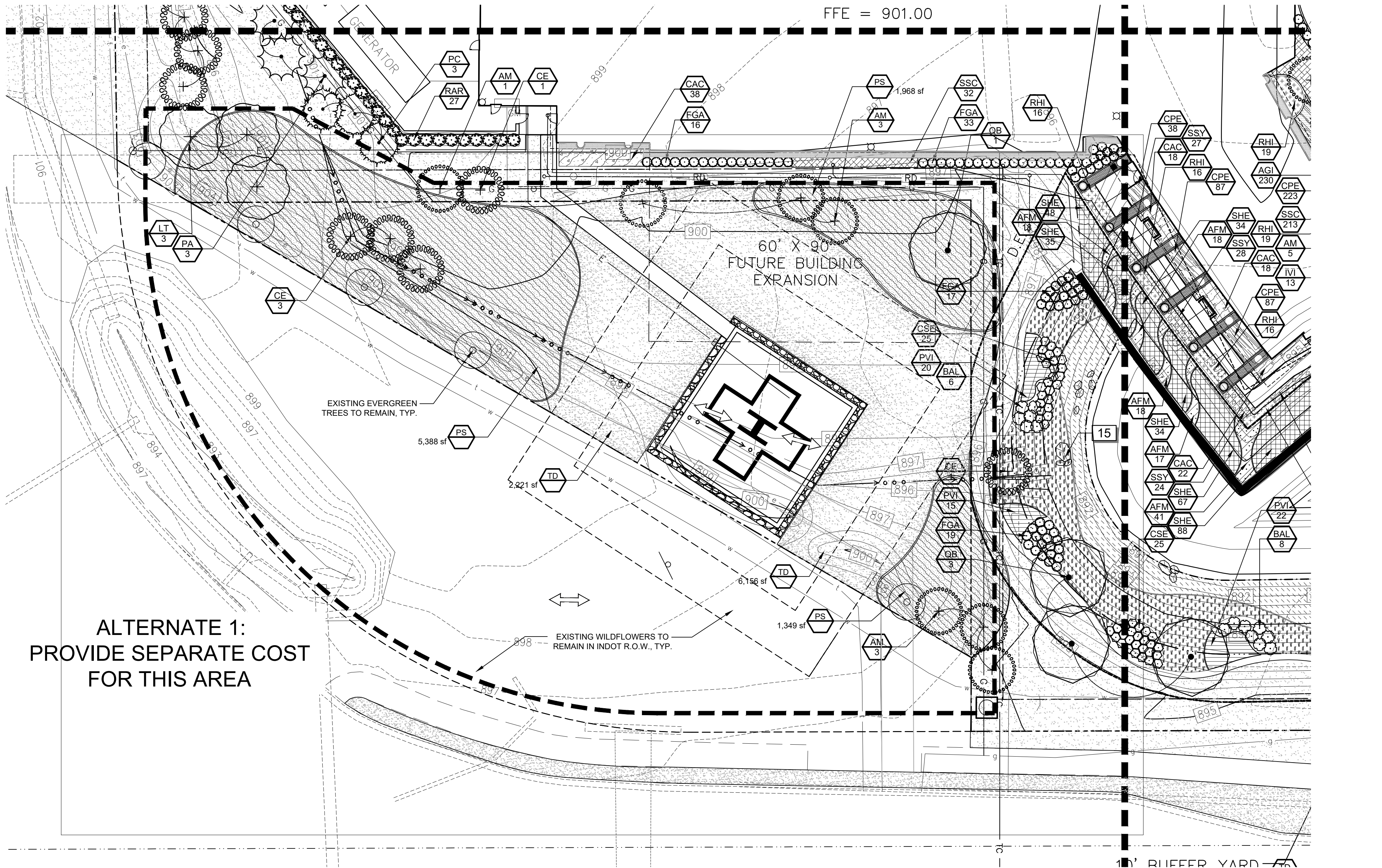
NO.	DESCRIPTION	DATE

Project Number 2015.00843

SITE DETAILS

C401

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PLOT SCALE: 1:2,899
EDIT DATE: 10/20/19
EDITED BY: MMENELEY
DRAWING FILE: S:\PROJECTS\2019\1541 Riverview Health - Westfield\Draw\1541 Landscape Base R2.dwg



ALTERNATE 1:
PROVIDE SEPARATE COST
FOR THIS AREA

PLANT SCHEDULE ALTERNATE 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
AM	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	MULTI-STEM	10' - 12' HT.
CE	4	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2.5" CAL	
LT	3	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	2.5" CAL	
QB	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT		
PS	8,705 SF	PRAIRIE SEED MIX	PRAIRIE SEED MIX	SEED		
TD	8,378 SF	TURF SEED DROUGHT TOLERANT DWARF FESCUE BLEND		SEED		

PRAIRIE SEED MIX SCHEDULE ALTERNATE 1

PRAIRIE SEED MIX	
Asclepias tuberosa / Butterfly Milkweed	20,156 sf
Aster novae-angliae / New England Aster	2,016 sf
Bouteloua curtipendula / Side Oats Grama	2,016 sf
Echinacea purpurea / Purple Coneflower	2,016 sf
Liatris aspera / Rough Blazing Star	2,016 sf
Lupinus perennis / Wild Lupine	2,016 sf
Panicum virgatum / Switch Grass	3,023 sf
Rudbeckia hirta / Black-eyed Susan	2,016 sf
Schizachyrium scoparium / Little Bluestem Grass	3,023 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	Standard Pedestrian Strength Concrete Paving	1/L400
2	Brick paver - color 1	
3	Brick paver - color 2	
4	Vehicular Concrete; stamped, integral color - Color 1	
5	Vehicular Concrete; integral color, broomed finish - Color 2	
6	Planting Area	
7	Bench - See Specifications	8/L400
8	Bike Racks - See Specifications	6/L400
9	Tree Grate - See Specifications	7/L400
10	Planter 1 - See Specifications	10/L400
11	Planter 2 - See Specifications	9/L400
12	Control Joints, Typ.	2/L400
13	Expansion Joints, Typ.	2/L400
14	Tree upright - See Lighting Plans	
15	Landscape boulders, 3'x4' typ.	
16	Gravel Maintenance Strip	5/L400
17	Trash Receptacle - See Specifications	10/L400
18	Bollard - See Specifications	
19	Fountain - Install per Specification and Manufacturer's Instructions	
20	Pedestrian strength concrete paving; stamped, integ. color 1	1/L400

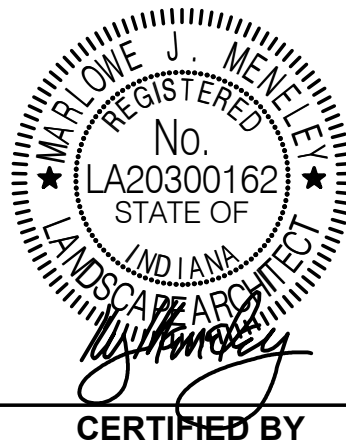
Riverview
HEALTH

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**RIVERVIEW HEALTH -
WESTFIELD HOSPITAL**

**17600 SHAMROCK BLVD.
WESTFIELD, IN 46074**



CERTIFIED BY

ISSUANCE INDEX		
DATE:		
July 14, 2017		
PROJECT PHASE:		
INDIANA STATE DEPARTMENT OF HEALTH SUBMISSION		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.00843

**LANDSCAPE PLAN:
AREA 5**

L205



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 19, 2019
1812-ODP-22 & 1812-SPP-22

Petition Number: 1812-ODP-22 & 1812-SPP-22

Subject Site Address: 19000 Grand Park Boulevard

Petitioner: City of Westfield

Representative: American Structurepoint

Request: Overall Development Plan and Primary Plat review of 2 lots and 3 blocks on approximately 399.36 acres +/- in the Grand Park PUD District.

Current Zoning: Grand Park District

Current Land Use: Sports campus

Approximate Acreage: 399.36 acres +/-

Property History: 1803-PUD-06 Ord. 18-16: Grand Park PUD District (June 25, 2018)

Exhibits:

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

Staff Reviewer: Kevin M. Todd, AICP

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.

PROJECT BACKGROUND

The subject 399-acre property, commonly known as "Grand Park" or the "Grand Park Sports Campus" (the "Property") was zoned Grand Park PUD District on June 25, 2018 under Ordinance 18-16. The subject Overall Development Plan and Primary Plat would plat the property into 2 lots and 3 blocks.

The petition was reviewed by the Technical Advisory Committee at its November 20, 2018, meeting. This petition received a public hearing at the Plan Commission's December 3, 2018, meeting.



PRIMARY PLAT STANDARDS (Article 10.12(J) of the 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.
- 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.



DEVELOPMENT PLAN DOCUMENTATION REQUIREMENTS (Article 10.7(H) of UDO)

The plans comply with the applicable standards.

- 20) Scale not more than 1"=100'
- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all existing structures and paved areas.
- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 34) Location of all Floodplain areas within the boundaries of the property.
- 35) Names of legal ditches and streams on or adjacent to the site.



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

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

The plans comply with the applicable standards.

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

Comment: See "Development and Design Standards" below.

- 41) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 42) 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.
 - 43) 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 AND DESIGN STANDARDS

The plans comply with the applicable standards.

Lot Standards

- 44) Lot 1 (GPEC PUD Ordinance 14-35)
- a) Minimum Lot Area: No minimum
 - b) Minimum Lot Frontage: No minimum
 - c) Minimum Building Setback Lines:
 - i) Front Yard: 10'
 - ii) Side Yard: 10'
 - iii) Rear Yard: 10'
- 45) Lot 2 (GPEC Amendment: Lot 2 and Lot 5 PUD Ordinance 17-44)
- a) Minimum Lot Area: No minimum
 - b) Minimum Lot Frontage: No minimum
 - c) Minimum Building Setback Lines:
 - i) Front Yard: 10'
 - ii) Side Yard: 10'
 - iii) Rear Yard: 10'
- 46) All other lots/blocks (Grand Park PUD Ordinance 18-16)
- a) Minimum Lot Area: No minimum
 - b) Minimum Lot Frontage: No minimum
 - c) Minimum Building Setback Lines:
 - i) Front Yard (External Streets): 60'
 - ii) Front Yard (All other streets): No minimum
 - iii) Side Yard: No minimum
 - iv) Rear Yard: No minimum



Development Standards (Chapter 6)

- 47) Accessory Use and Building Standards (Article 6.1)
- 48) Architectural Standards (Article 6.3)
- 49) Building Standards (Article 6.4)
- 50) Height Standards (Article 6.6)
- 51) Landscaping Standards (Article 6.8)
- 52) Lighting Standards (Article 6.9)
- 53) Lot Standards (Article 6.10)
- 54) Outdoor Storage and Display (Article 6.21)
- 55) Outdoor Café and Eating Areas (Article 6.13)
- 56) Parking Standards (Article 6.14)
- 57) Performance Standards (Article 6.15)
- 58) Setback Standards (Article 6.16)
- 59) Sign Standards (Article 6.17)
- 60) Vision Clearance Standards (Article 6.19)
- 61) Yard Standards (Article 6.21)

Design Standards (Chapter 8)

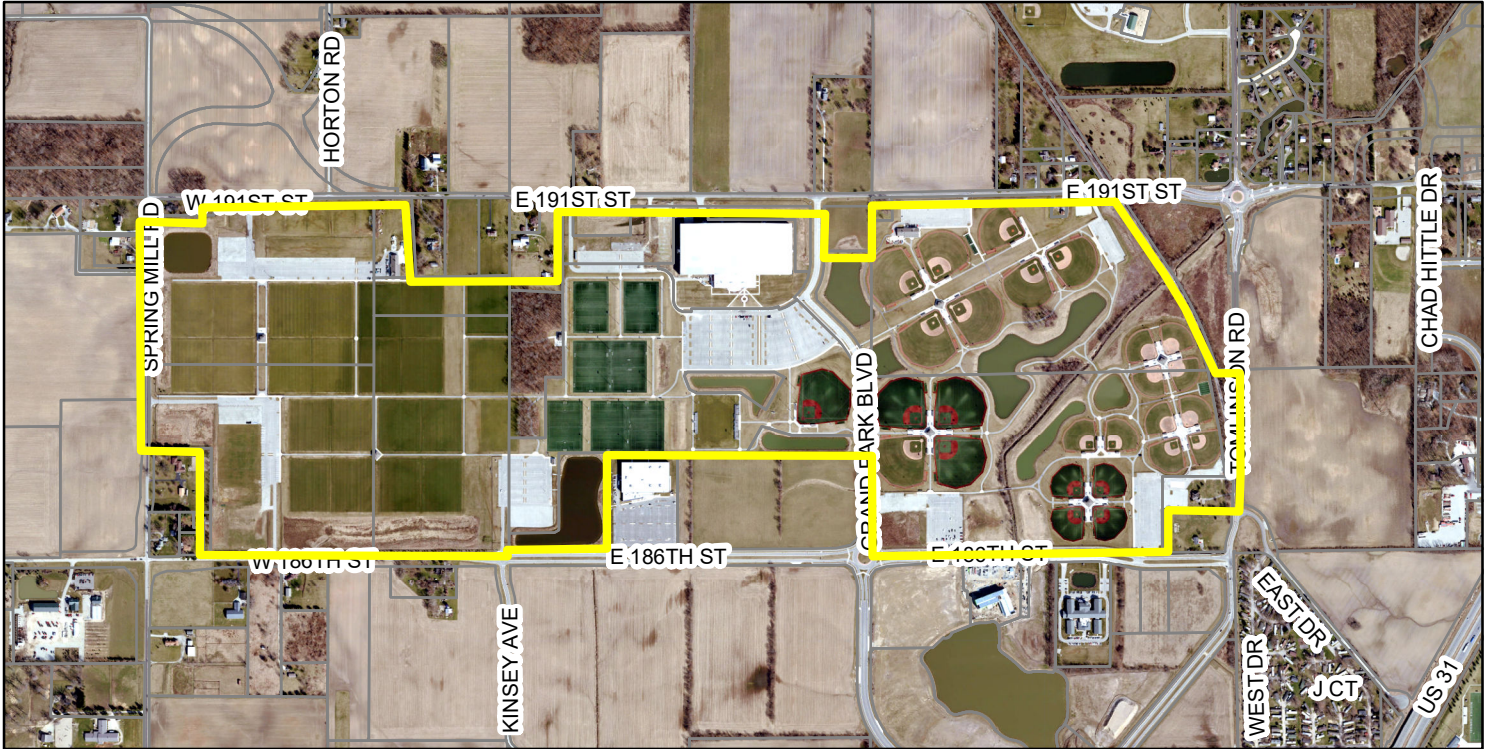
- 62) Block Standards (Article 8.1)
- 63) Easement Standards (Article 8.3)
- 64) Monument and Marker Standards (Article 8.5)
- 65) Open Space and Amenity Standards (Article 8.6)
- 66) Pedestrian Network Standards (Article 8.7)
- 67) Storm Water Standards (Article 8.8)
- 68) Streets and Right-of-Way Standards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

DEPARTMENT COMMENTS

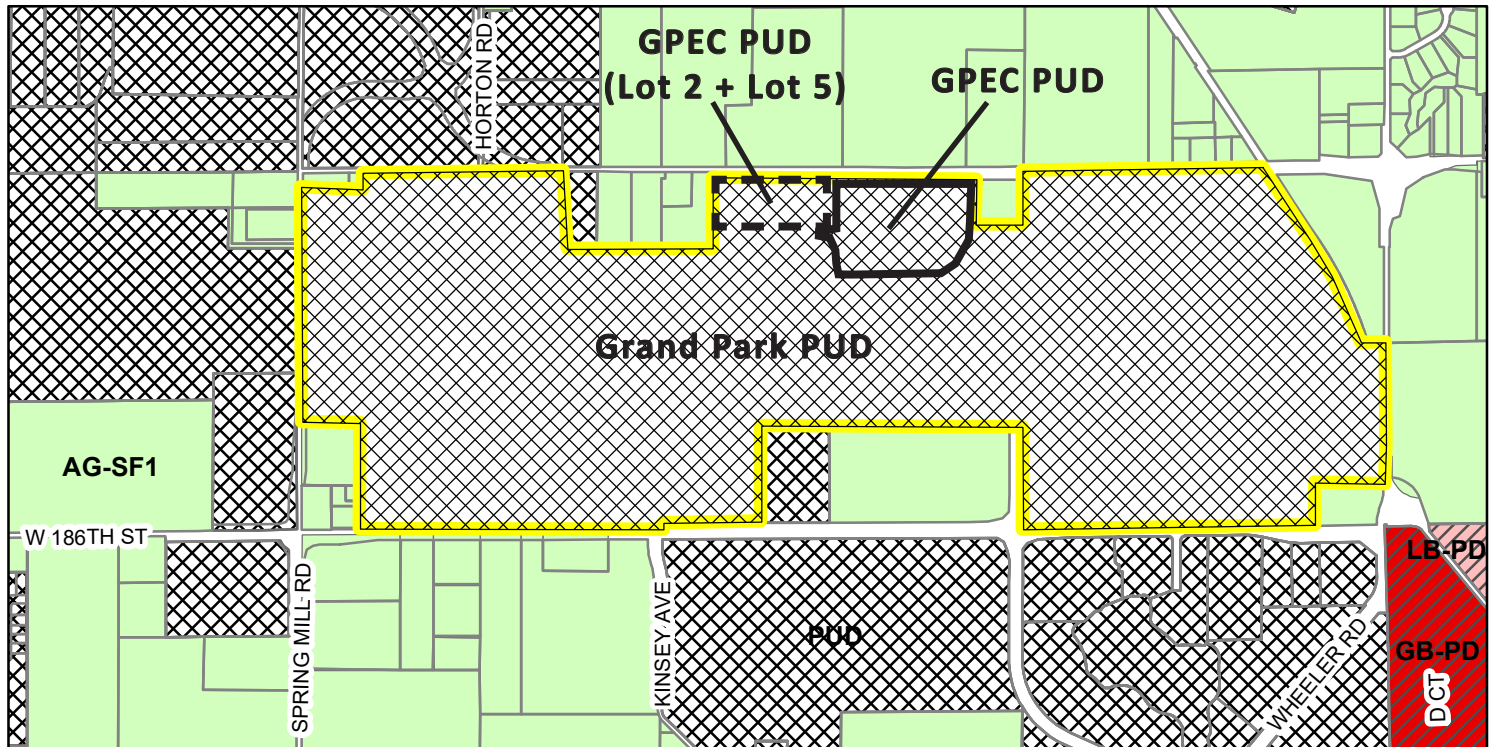
1. **ACTION:** 1812-ODP-22 & 1812-SPP-22 comply with the applicable standards, and the Department recommends approving the petition with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Country Surveyor's Office prior to the approval of a Secondary Plat.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

Aerial Location Map

 Site

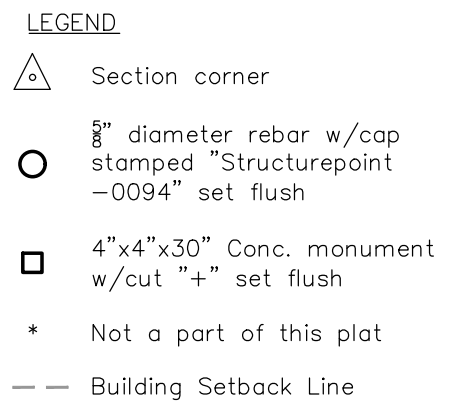
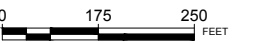


Zoning Map



- | | |
|--|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  LB-PD (Local Business - Planned Development) |
|  GB-PD (General Business - Planned Development) |  PUD (Planned Unit Development) |

PART OF THE S.E. $\frac{1}{4}$ & S.W. $\frac{1}{4}$ OF SECTION 26
AND THE S.W. $\frac{1}{4}$, SECTION 25
ALL WITHIN T19N, R3E HAMILTON COUNTY, INDIANA



7260 SHADELAND STATION
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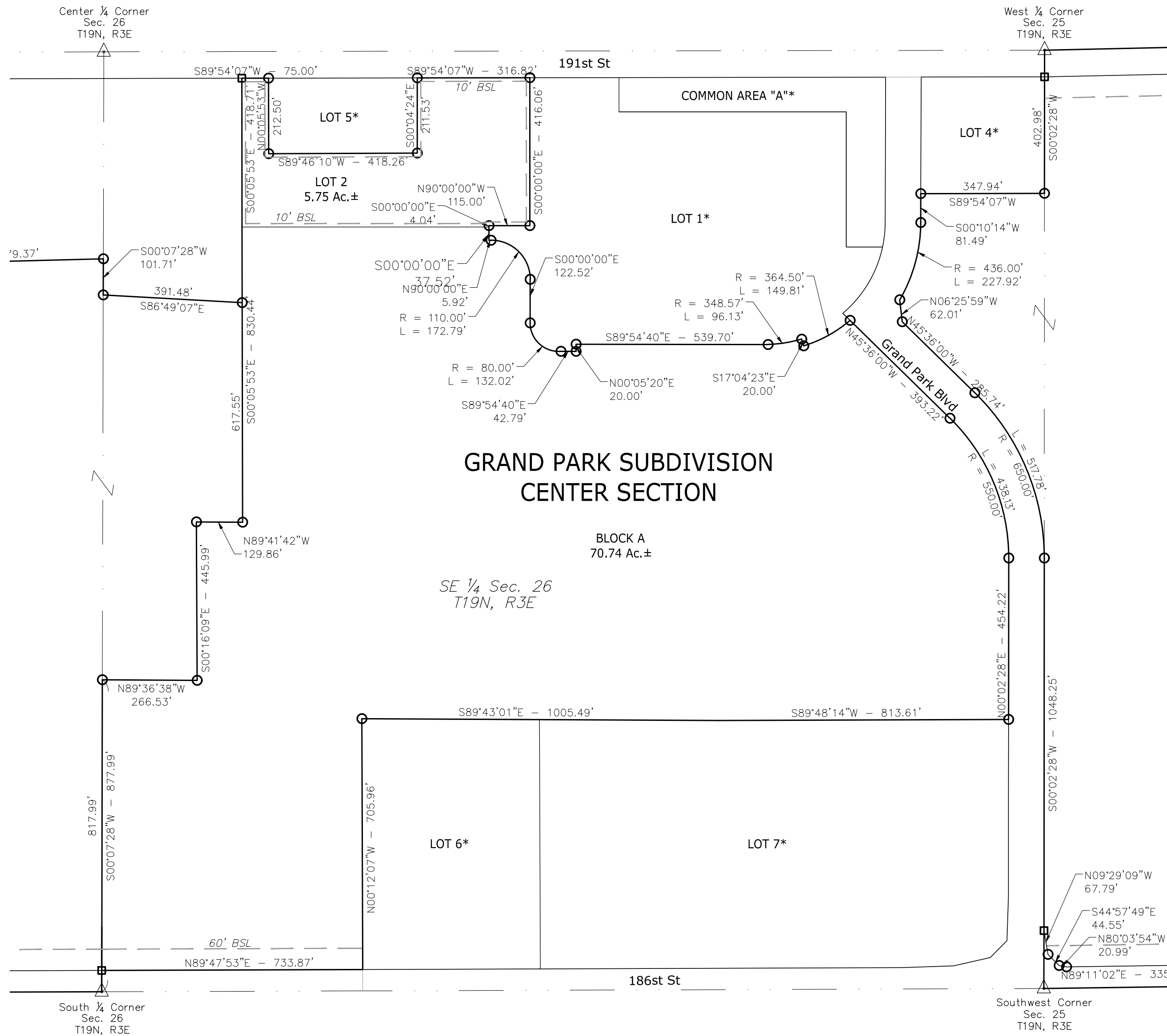
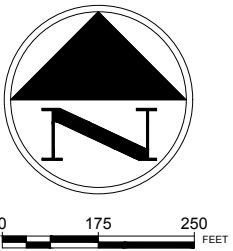
I, Tracy L. McGill affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



**AMERICAN
STRUCTUREPOINT
INC.**

GRAND PARK SUBDIVISION-OVERALL PRIMARY PLAT

PART OF THE S.E. ¼ & S.W. ¼ OF SECTION 26
AND THE S.W. ¼, SECTION 25
ALL WITHIN T19N, R3E HAMILTON COUNTY, INDIANA



LEGEND

- △ Section corner
- 5/8" diameter rebar w/cap stamped "Structurepoint -0094" set flush
- 4"x4"x30" Conc. monument w/cut "+" set flush
- * Not a part of this plat
- Building Setback Line

DATE: 2/15/2019

SHEET 2 of 4

OWNERS:
Westfield Redevelopment Authority
& City of Westfield
130 Penn St
Westfield, IN 46074
317-804-3000
www.westfield.in.gov

LAND SURVEYOR:
Tracy L. McGill
American Structurepoint, INC.
7260 Shadeland Station
Indianapolis, IN 46256
317-547-5580
tmcgill@structurepoint.com

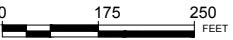
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PART OF THE S.E. $\frac{1}{4}$ & S.W. $\frac{1}{4}$ OF SECTION 26
AND THE S.W. $\frac{1}{4}$, SECTION 25
ALL WITHIN T19N, R3E HAMILTON COUNTY, INDIANA



- # GRAND PARK SUBDIVISION EAST SECTION

BLOCK B
139.36 Ac.±

SW 1/4 Sec. 25
T19N, R3E

LAND SURVEYOR:
Tracy L. McGill
American Structurepoint, INC.
7260 Shadeland Station
Indianapolis, IN 46256
317-547-5580
tmcgill@structurepoint.com

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TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

DATE: 2/15/2019

SHEET 3 of 4

GRAND PARK SUBDIVISION-OVERALL PRIMARY PLAT

PART OF THE S.E. ¼ & S.W. ¼ OF SECTION 26
AND THE S.W. ¼, SECTION 25
ALL WITHIN T19N, R3E HAMILTON COUNTY, INDIANA

LEGAL DESCRIPTION - WEST SECTION

A part of the Southwest Quarter and Southeast Quarter of Section 26, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Beginning at the Southeast Corner of said Southwest Quarter; thence South 89 degrees 49 minutes 41 seconds West 2,180.52 feet along the south line of said Southwest Quarter to the southwest corner of “Parcel 1” as described in the Warranty Deed recorded as Instrument Number 2011018590; thence North 0 degrees 9 minutes 39 seconds East 807.46 feet along a western line of said “Parcel 1” to a corner thereof; thence South 89 degrees 50 minutes 11 seconds West 468.09 feet a southern line of said “Parcel 1” to the west line of said Southwest Quarter; thence North 0 degrees 10 minutes 2 seconds East 1,700.47 feet to a corner of that parcel described in the Trustees Deed recorded as Instrument Number 2016-56660; thence North 89 degrees 46 minutes 55 seconds East 494.98 feet along a northern line of said parcel to a corner thereof; thence North 0 degrees 10 minutes 2 seconds East 134.84 feet along a west line of said parcel to the north line of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 1,430.40 feet the north line of said Southwest Quarter to the northeast corner of “Parcel 9” as described in the Quitclaim Deed recorded as Instrument Number 2017053994; thence South 3 degrees 55 minutes 22 seconds East 598.44 feet along the east line of said “Parcel 9” to the north line of “Parcel 5” as described in said Quitclaim Deed; thence North 88 degrees 32 minutes 31 seconds East 679.37 feet along the north line of said “Parcel 5” to the east line of said Southwest Quarter; thence South 0 degrees 7 minutes 28 seconds West 101.71 feet along the east line of said Southwest Quarter to the northwest corner of “Parcel 8” as described in said Quitclaim Deed; thence along the northern, eastern and southern boundaries of said “Parcel 8” the following five (5) courses: 1) South 86 degrees 49 minutes 7 seconds East 391.48 feet; 2) South 0 degrees 5 minutes 53 seconds East 617.55 feet; 3) North 89 degrees 41 minutes 42 seconds West 129.86 feet; 4) South 0 degrees 16 minutes 9 seconds East 445.99 feet; 5) North 89 degrees 36 minutes 38 seconds West 266.53 feet to the east line of said Southwest Quarter; thence South 0 degrees 7 minutes 28 seconds West 877.99 feet along said west line to the point of beginning and containing 149.37 acres, more or less.

LEGAL DESCRIPTION - CENTER SECTION

Common Areas “C”, “D” & “E” in Grand Park Subdivision - Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana.

Lot 3 in Replat of Lot 3 Grand Park Subdivision - Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded July 30, 2015 as Instrument Number 2015039870, Plat Cabinet 5, Slide 370, in the Office of the Recorder of Hamilton County, Indiana.

Lot 2 in Replat of Lots 2 & 5, Grand Park Subdivision - Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded August 13, 2018 as Instrument Number 2018037318, Plat Cabinet 5, Slide 862, in the Office of the Recorder of Hamilton County, Indiana.

LEGAL DESCRIPTION - EAST SECTION

Common Area “B”, in Grand Park Subdivision - Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana and a part of the Southwest Quarter of Section 25, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Beginning at the Northwest Corner of said Southwest Quarter; thence North 88 degrees 46 minutes 7 seconds East 1,724.74 feet along the north line of said Southwest Quarter to the westerly boundary of the former Chicago, Indianapolis & Louisville Railroad; thence along said westerly boundary the following two (2) courses: 1) South 33 degrees 30 minutes 30 seconds East 724.70 feet; thence Southeasterly 787.39 feet along an arc to the right having a radius of 2,784.42 feet and subtended by a long chord having a bearing of South 25 degrees 24 minutes 26 seconds East and a length of 784.77 feet to northwest corner of Parcel “2a” as described in the Quitclaim Deed recorded as Instrument Number 2017053994; thence North 88 degrees 58 minutes 28 seconds East 195.87 feet along the north line of said Parcel “2a” to the east line of the aforementioned Southwest Quarter of Section 25; thence South 0 degrees 2 minutes 19 seconds West 1,029.69 feet along said east line to the northeast corner of that 3.84 acre parcel described in the Quitclaim Deed recorded as Instrument Number 2013072973; thence along the northern and western lines of said 3.84 acre parcel the following two (2) courses: 1) South 89 degrees 11 minutes 2 seconds West 525.00 feet; 2) South 0 degrees 2 minutes 19 seconds West 300.04 feet to the south line of said Southwest Quarter; thence South 89 degrees 11 minutes 2 seconds West 2,133.23 feet along said south line to the southwest corner of said Southwest Quarter; thence North 0 degrees 2 minutes 28 seconds East 1,211.17 feet the west line of said Southwest Corner to the southern corner of the aforementioned Common Area “B”; thence along the southwestern, western and northern lines of said Common Area the following six (6) courses: 1) Northwesterly 517.78 feet along an arc to the left having a radius of 650.00 feet and subtended by a long chord having a bearing of North 22 degrees 46 minutes 46 seconds West and a length of 504.20 feet; 2) North 45 degrees 36 minutes 0 seconds West 285.74 feet; 3) North 6 degrees 25 minutes 59 seconds West 62.01 feet; 4) Northerly 227.92 feet along an arc to the left having a radius of 436.00 feet and subtended by a long chord having a bearing of North 15 degrees 8 minutes 47 seconds East and a length of 225.33 feet; 5) North 0 degrees 10 minutes 14 seconds East 81.49 feet; 6) North 89 degrees 54 minutes 7 seconds East 347.94 feet to the west line of said Southwest Quarter; thence North 0 degrees 2 minutes 28 seconds East 402.98 feet along said west line to the point of beginning and containing 147.16 acres, more or less.

NOTE: Existing easements to be added (depicted and/or noted) prior to the approval of the Secondary Plat.

DATE: 2/15/2019

SHEET 4 of 4

OWNERS:
Westfield Redevelopment Authority
& City of Westfield
130 Penn St
Westfield, IN 46074
317-804-3000
www.westfield.in.gov

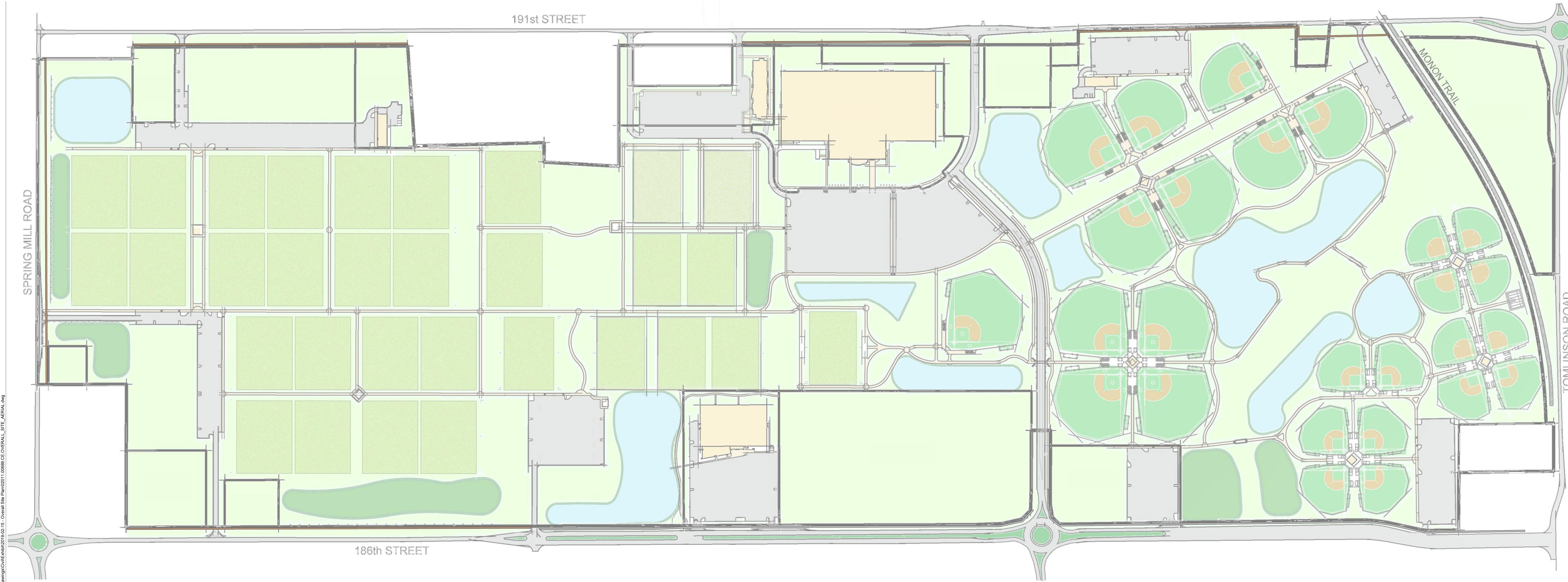
LAND SURVEYOR:
Tracy L. McGill
American Structurepoint, INC.
7260 Shadeland Station
Indianapolis, IN 46256
317-547-5580
tmcgill@structurepoint.com

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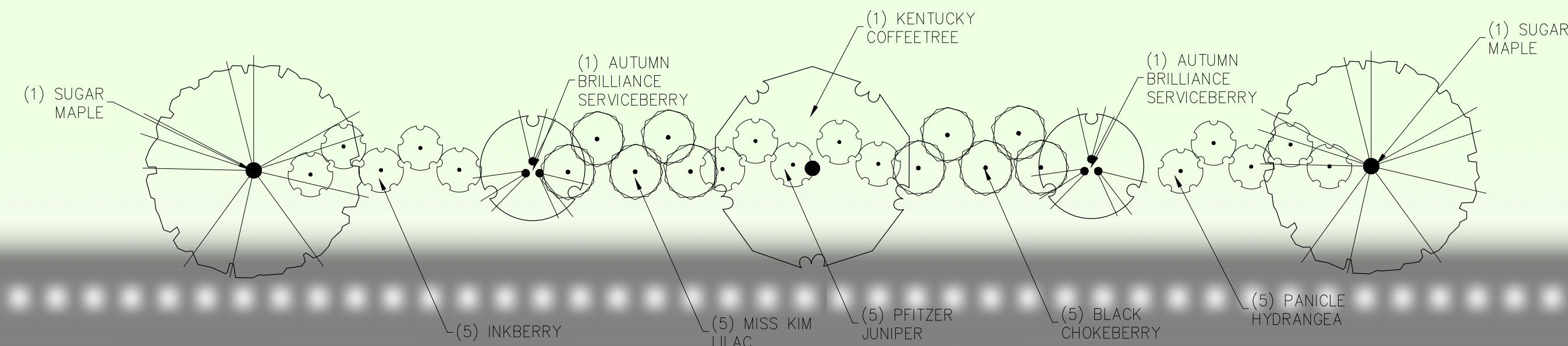
7260 SHADELAND STATION
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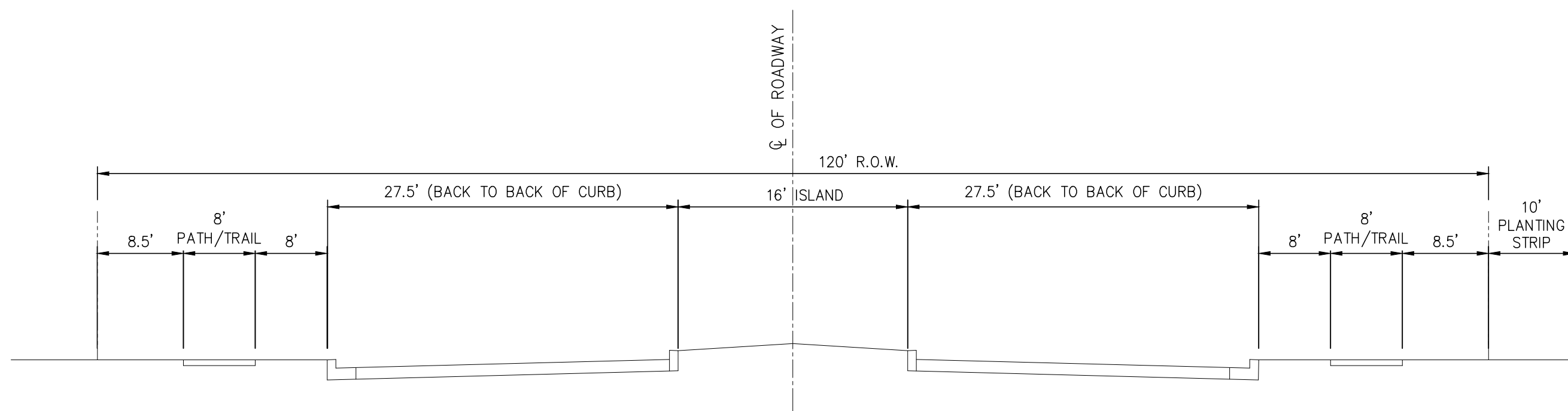
GRAND PARK PUD OVERALL DEVELOPMENT PLAN

WESTFIELD, INDIANA
FEBRUARY 15, 2019

TYPICAL EXTERNAL STREET FRONTAGE LANDSCAPING 100' SEGMENT



186TH STREET



TYPICAL SECTION (PER CITY OF WESTFIELD
THOROUGHFARE PLAN - SECONDARY ARTERIAL)

NOTE: EVERY ONE HUNDRED (100) LINEAR FEET, A MINIMUM OF THREE (3) SHADE TREES OR EVERGREENS (OR COMBINATION THEREOF), TWO (2) ORNAMENTAL TREES, AND TWENTY-FIVE (25) SHRUBS WILL BE PLANTED IN A TEN (10) FOOT PLANTING AREA ALONG ALL 186TH STREET, SPRINGMILL ROAD, AND 191ST STREET FRONTAGES.

WRITTEN PUBLIC COMMENTS

Docket Number: 1901-ODP-02 & 1901-SPP-02
Petitioner: CalAtlantic Homes of Indiana, Inc. and Pulte Homes of Indiana, LLC
Request: Petitioner requests Overall Development Plan and Primary Plat review of 670 lots on approximately 230 acres +/- in the Westgate Planned Unit Development (PUD) District.

Enclosed Attachments:

January 07, 2019 Public Hearing

1. Goodnight, Adam	955 W. Edenbridge Way	(12/27/18)
2. Donaldson, Laura		(12/28/18)
3. Beck, David	2122 W. 166 th Street	(01/03/19)
4. DiMascio, P.E., Mike	17029 Towne Road	(01/07/19)
5. Severson, Leah	2223 W. 166 th Street	(01/07/19)
6. Burkman, Kristen		(01/07/19)
7. Hymbaugh, Karen	2929 W. 159 th Street	(01/07/19)
8. Armstrong, Lisabeth	16414 Towne Road	(01/07/19)
9. DuBois, Suzy		(01/07/19)
10. Watkins, Sarah and Gary	2191 W. 166 th Street	(01/07/19)
11. Cook, Cherie		(01/07/19)

Enclosed Attachments:

February 19, 2019 Plan Commission Meeting

12. Stankovsky, Jeff and Julie		(01/16/19)
13. Donaldson, Laura	16736 Eagletown Road	(01/19/19)
14. Goodnight, Adam		(02/19/19)

Hello,

This email is regarding the proposed Westgate development at the corner of 166th and Towne Road. Per the master plan, this area is designated as new suburban. See below. **It explicitly states density should decrease as you move west of Ditch, open space should increase, and development should be context sensitive.** This proposal is essentially more of the same builders, with slight variations on their home designs, packing numerous houses onto current farmland. I don't see how this plan can be considered inline with the language in the comprehensive plan or considered a "transition" from higher density housing. On page 41 and 42 of the plan, it discusses development policies for this area as well. Personally, I would like to see more of the "conservation subdivision" requirements met with anything in this area since we are transitioning from denser neighborhoods to existing rural settings. We already have all of development surrounding Woodwind in place for this area, we don't need more of the same, or variations of the same home designs which is what this will likely be from Pulte/Lennar. Please consider something unique and something with far less density than this as the original plan intended.

From page 39 and 40 of the comprehensive plan.

New Suburban

New Suburban Southwest Background

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

Westfield and Washington Township Comprehensive Plan

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

Page 42

- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.

Sincerely,

Adam Goodnight
955 W. Edenbridge Way
Westfield, IN 46074

There is nothing about this proposal that is right for the west side of Westfield. There are already SEVERAL neighborhoods under construction within a mile of this proposal and more already approved. This is the most dense proposal with very little green space and no amenities that I've seen yet. This mid level, cookie cutter proposal is an insult to our city and only adds burden to our schools, roads, and public safety. These types of developments are destroying the west side country charm and our property values. This is the wrong direction. We need to start thinking about increasing property values to support the basic city operations. STOP supporting the developers and listen to your constituents.

Voting constituent,
Laura Donaldson

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Hello Westfield APC members,

I was just given your distribution list, so please see the forwarded message below that I just sent last night regarding the Westgate development. Thank you.

David Beck

----- Forwarded Message -----

From: <mebeck@juno.com>

To: mskelton@westfield.in.gov, ktodd@westfield.in.gov,
phoward@westfield.in.gov, clehman@westfield.in.gov,
jake@westfield.in.gov, cspoljaric@westfield.in.gov

Date: Wed, 2 Jan 2019 22:53:25 -0500

Subject: Westgate - Beck Property and 166th Street

Jan 2, 2019

Hello,

My name is David Beck and I have lived at 2122 W. 166th Street for almost 11 years now. I'll be speaking at the planned Public Hearing for **Westgate** on January 7th, but would like to address specific concerns regarding drainage and the communication process prior to the meeting. I'm sending this to my City Council representatives, the Director of Economic & Community Development, as well as the city's Senior Planners to ensure all see the same message.

First I'd like to express my concern that my property borders the southeast side of Westgate along 166th Street, yet I only found out about this development from a letter on New Year's Eve, just 7 days prior to the public hearing. After receiving the letter I drove around the Westgate perimeter and discovered that "What's Happening Here" signs were in place on the other 3 streets that border the property, but not 166th Street. Is there a reason why 166th Street was neglected?

Second I would have liked to discuss the Westgate proposal and its impact on me directly with the developer, but they've made no attempt to set up time for me or my neighbors to talk to them. It's disappointing that communication will be via the City of Westfield and the Public Hearing process. Doesn't seem like there's any effort to be a good neighbor yet.

Third, while I don't support this development, I'd like to ensure that my drainage concerns are accounted for in any planning and approval efforts. My property drainage must not be negatively impacted by Westgate or any other development. I've attached a file with 3 pictures that help demonstrate the existing drainage and my requests.

Fourth, we have significant storm drainage issues and ponding on 166th Street west of EagleTown Rd. For some reason the properties east of me all drain through my yard and my

neighbor's yard in what I call the "storm river". I don't understand why this is necessary and am sure it should be resolved with appropriate drainage along 166th Street instead of our yards. The attached file shows details.

I've paid stormwater fees to the City for almost 11 years now and wonder if they should be supporting this storm drainage...I tried to determine for myself using the "Stormwater Education" page on the city website. There's a line on the page that says ***What does your money pay for? Check out this guide for more information.*** However there's no guide that I can find. Perhaps you can help point it out to me on this page:

<https://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=3532>

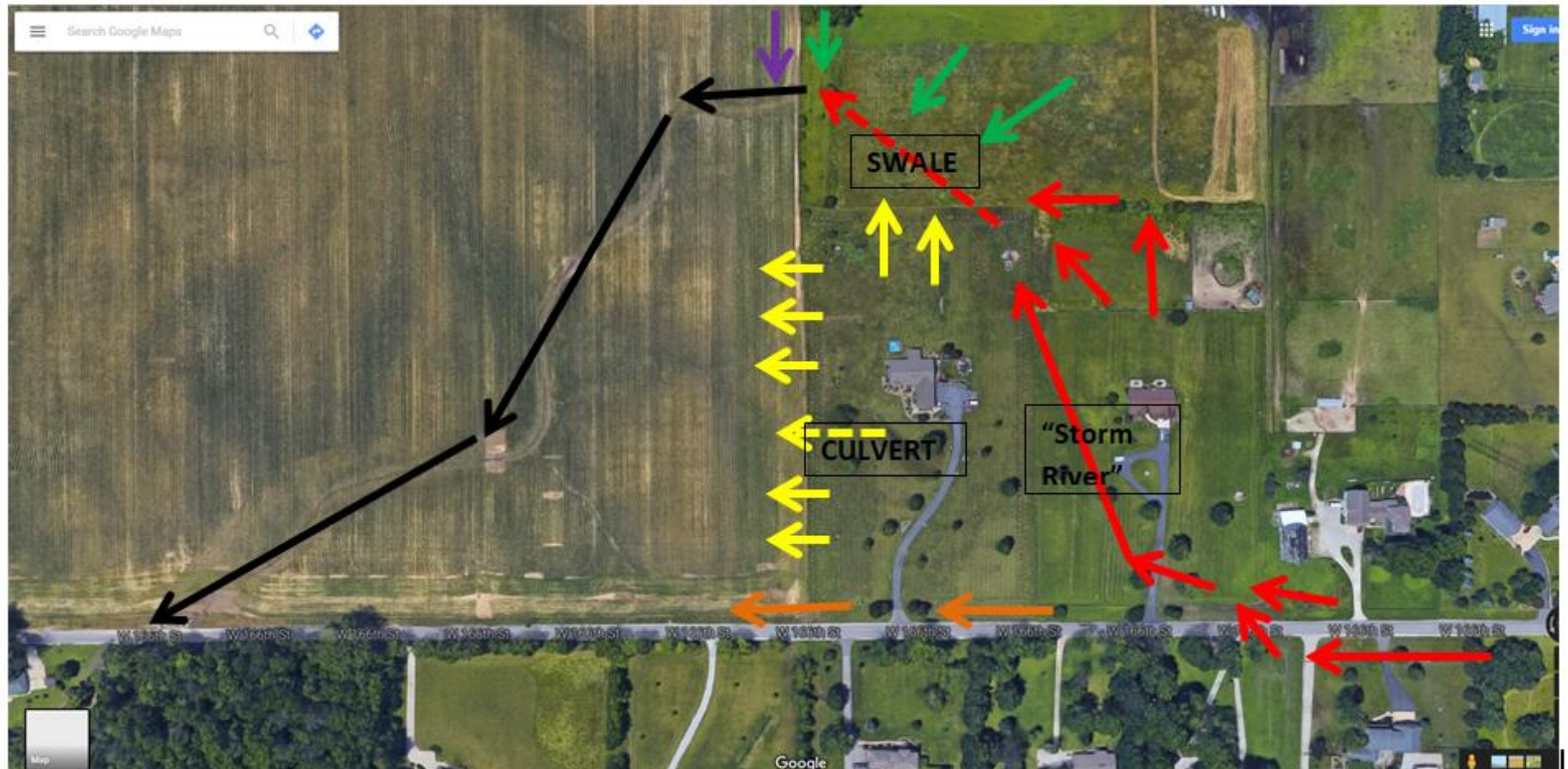
Thank you in advance for your time. I hope to hear from you soon so I can be better prepared for the public hearing that is only days away.

Respectfully,

David Beck

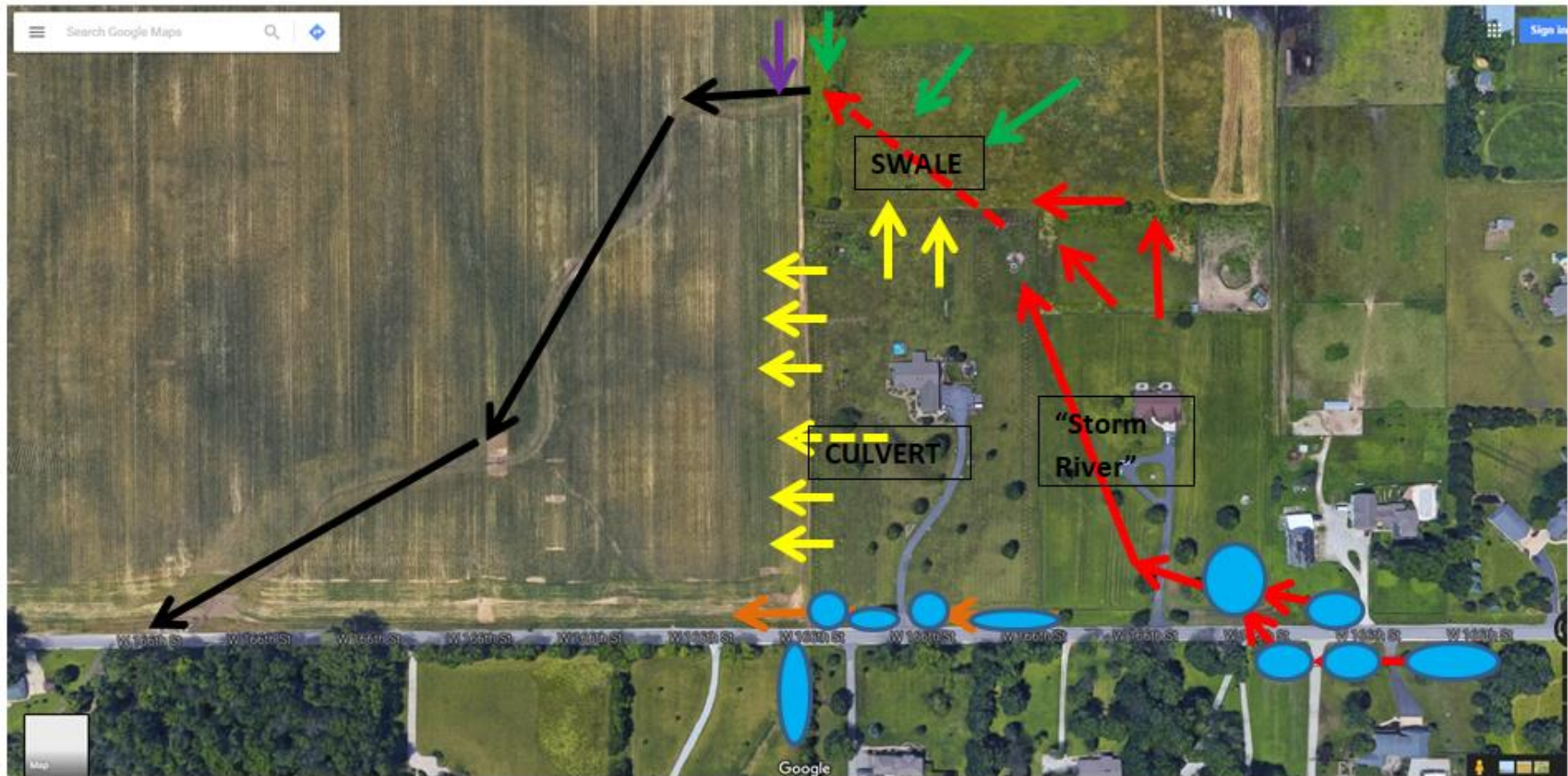
David and Monica Beck
2122 W. 166th Street

SURFACE DRAINAGE IMPACTING BECK PROPERTY



David and Monica Beck
2122 W. 166th Street

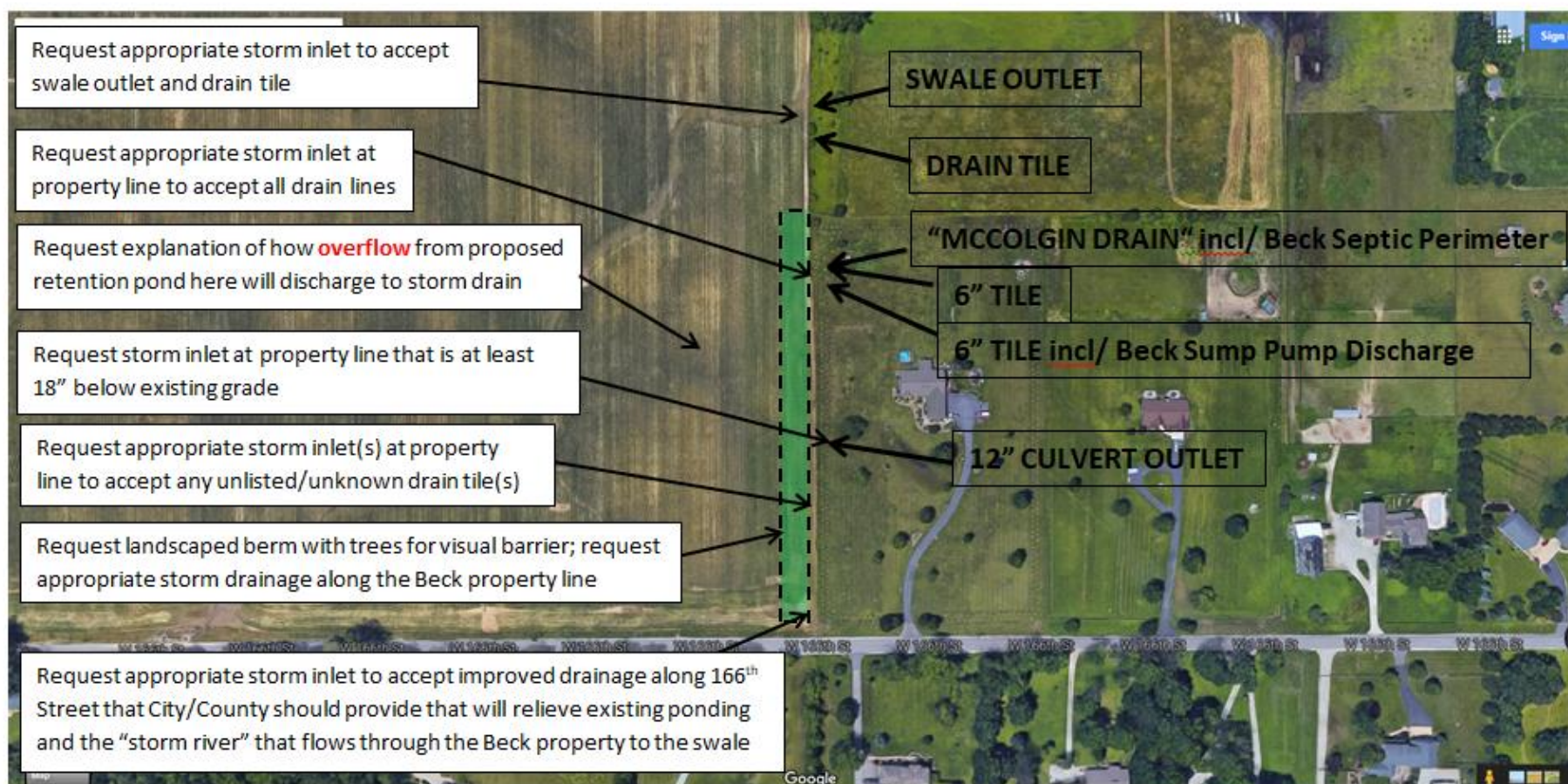
166TH STREET STORM PONDING



David and Monica Beck
2122 W. 166th Street

WESTGATE REQUESTS

KNOWN DRAIN POINTS



Hello ladies and gentlemen,

Brandee and I are residents living at 17028 Towne Rd on the west side of the proposed Westgate PUD (red star in picture).

When considering this Westgate PUD amended proposal, we request that the following items be discussed and carefully considered by the APC:

1. **Comprehensive Plan**: Decisions should be made with strong attention and respect toward Westfield's Comprehensive Plan. Everyone agrees with this, and as you know residents are developing deepening concern as development continues westward.
2. **Density**: While it does appear that the highest density is in the easternmost portion of the PUD, 676 units on 230 acres is a big concern for area residents. Density should decrease heading westward from Ditch. Consider the area's existing home density (our home is on 2.5 acres and is smaller than many).
3. **Price points**: What are the expected prices? They should not be below and hurt home values in the area. Using Zillow as a ballpark valuation mechanism, the 2019 Zillow estimate for our home is \$425K, valued 49% above 46074 zip code average. While there are some smaller, older homes along Little Eagle Creek Ave, most homes in this area have values well above the Westfield median (see Zillow graph showing 46074 zip code and Westfield values). This is a highly desirable area with Little Eagle Creek and its tributaries, beautiful woodlands and terrain. The beautiful Woodwind golf course is right here. It's not far from the highly desirable areas of Zionsville (Willow) and Carmel (Village of West Clay). Higher quality homes at higher price-points will sell here, too.

The point is, a market analysis that is based on Westfield or 46074 zip code medians is not appropriate for our area.

4. **Home designs**: Our beautiful area is currently made up of custom homes, and there should be custom homes in Westgate to be consistent. Westfield has been under heavy development and design variety is sorely needed.
5. **Architecture and exterior materials**: Use four-sided masonry/brick/stone/James Hardie type products. This would be consistent with most homes. No vinyl siding, it looks cheap and is cheap.
6. **Orientation**: We are concerned about the presentation of the homes from Towne Rd. Minimize presentation of backs and garages. The views from Town Rd and from 166th will be very important to area residents.

7. **Landscaping**: We can't stress enough how a strong landscaping commitment is a really important element to adding beauty, value, desirability, and also helping to appease contentious adjacent area homeowners.
8. **Green areas and amenities**: Carmel's Village of West Clay is one great example of this and is not far away. What type of shorelines are planned for the lakes? How are they kept filled and how do they drain? We hope natural grass banks or rocks are utilized similar to Village of West Clay lakes. Tiered-brick shorelines are ugly and we like to call them death ponds, as it looks like nothing can escape them.
9. **Buffer zones**: Respect adjacent homeowners by using proper buffers with trees/mounds/other landscaping to mitigate the visual imposition.
10. **Drainage**: proper engineering of drainage needed. Storm water moves westward toward Little Eagle Creek.
11. **Biking and walking friendly**: Last but not least there is a large community of bicyclists that love cycling in this area on Towne Rd and along Little Eagle Creek. Walkways and bikeways, both *through* neighborhoods and *connecting* neighborhoods, provide desirable social aspects and safety. The additional automobile traffic on Towne Rd will increase risk to cyclists and pedestrians alike and should be provided for.

We also note the many outstanding items to be confirmed under Primary Plat Standards noted as "Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration."

Thank you,

Mike DiMascio, P.E.

Brandee Easterday

17028 Towne Rd



Hello,

I wanted to voice my concerns over this PUD which is directly across the street from my property. I would like to make sure that the homeowners directly impacted by this high-density neighborhood are kept in the communication loop on decisions.

As an adjoiner I want notification on open space, buffers, character exhibits, trails, etc. I'm hoping that the council members will give consideration to the existing homeowners out here when considering how this will impact our homes and families.

It seems like a waste of energy to complain about how this high-density neighborhood will have a negative impact on public services, schools, etc. and how Westfield does not currently have the need for more housing, as I don't really think the current council cares much about that. Seems y'all just say "hell yes" to whatever comes down the pike. Personally looking forward to taking an active role in the next round of elections to see if we can bring some common sense back into our town's expansion plan.

Sincerely,
Leah Severson
2223 W. 166th Street
Westfield

Dear APC,

I'm writing in regard to the Westgate public hearing on your agenda this evening. After reviewing the Amended Primary Plat, my comments are as follows:

1. Does this include 65 acres of open space not counting the drainage ponds?
2. Where are the character exhibits from Pulte and Lennar for this development or will they be building exactly the same as shown in the PUD?
3. When will a mapped trail route with the parks/amenities shown be available?
4. Are all of the neighbor commitments for buffering properly shown on this map? I believe 50 & 70 feet reforestation buffers are shown on the original plan.
5. At what point is the traffic study done? The roads are really deteriorating with all the construction and overall increase in traffic in the southwest corridor.

As always, there are a number of interested neighbors in this area who will be following the process closely to ensure the compliance to the PUD.

Thank you for your time and consideration.

Thanks,
Kristen Burkman

*If someone can forward to Mr. Ernest, I would appreciate it. I don't have his email address.

Dear City Council and Planning Committee,

Again we have more building on the western side of Westfield - Westgate. Again Pulte is trying to put in a very dense development so they can rake in more money without consideration for current residents. They never have to deal with the consequences of their rape of Westfield land because they don't live anywhere near here. Again, residents who live and pay your taxes on this side of Westfield will be subjected to the racing trucks hauling soil and gravel on our narrow roads. Again we will have more congestion, low price, bla looking homes and noise all around us. Since we have to put up with all of this negative impact on our way of life, the least you can do as our representatives is make sure that they follow the PUD (unlike what is happening at Bent Creek).

Please make sure they follow the PUD and adhere to the open space, buffers, trails, etc. Everyone in the neighborhood will be watching as you allow the big developers to take over this side of Westfield and do what they want. It is clear that the original Comprehensive Plan has been thrown out the window for western Westfield but please know that we are watching.

Sincerely frustrated,

Karen Hymbaugh
2929 W 159th St.

Dear APC Members,

I am an adjoining property owner and have comments about this PUD. It concerns me very much that this PUD is over ten years old and could have been challenged by the City to undo the zoning. This is without a doubt, very high density for this area, 2.94 units per acre. Well known, the Comprehensive Plan calls for this area, which is in New Suburban SW, to be low density. I don't understand why this didn't get someone's attention.

As I recall, a compromise was agreed upon between the original land owners, Sugar Grove, and Drees that included Traditional and Craftsman style homes with no allowance for aluminum and vinyl. Also included in the ordinance was that there were to be ten designs within a group of ten homes so that there would be variation. My concern here is that the new developers must follow the original standards in the ordinance and that whoever is in charge of overseeing the designs as they go up recognize the potential for mirroring images. It's a "soft call", but one that needs to be made by someone who truly cares about upholding the standards of the original ordinance.

As an adjoiner I would like to be notified of the character exhibits which are not being provided yet by Pulte and Lennar. I would like to see that they are following the set standards in the ordinance regarding open space, trails, buffers and architectural designs.

Respectfully,
Lisabeth Armstrong
16414 Towne Rd

Dear APC,

I'm writing in regard to the Westgate public hearing on your agenda this evening. I would ask that you ensure that all original commitments are met or exceeded. It is so concerning the amount of Pulte homes that are being put in this area. We suggested in earlier conversations that we were headed down a path that this area should be named Pulteville and this is truly happening.

Have you updated the housing inventory to reflect just how many dot our recent landscape? Has any consideration been given to the resale values of any of the existing Pulte homeowners? This appears to be a dangerous economic path for the long term viability of our community. Please do what can be done to ensure some mix of product housing options and architectural standards so this entire area is not just the same product everywhere. This section of the city is being ruined one parcel at a time and it sickens me to watch.

Please ensure that the following items are met or exceeded:

1. Does this include 65 acres of open space not counting the drainage ponds?
2. Where are the character exhibits from Pulte and Lennar for this development or will they be building exactly the same as shown in the PUD?
3. When will a mapped trail route with the parks/amenities shown be available?
4. Are all of the neighbor commitments for buffering properly shown on this map? I believe 50 & 70 feet reforestation buffers are shown on the original plan.
5. At what point is the traffic study done? The roads are really deteriorating with all the construction and overall increase in traffic in the southwest corridor.

Thank you for your time and consideration.

Suzy DuBois
T.M.T., Inc.
317-867-3691

We are writing to express our concerns with the Westgate PUD. Personally, our biggest concern is that when this was first approved in 2007, the land our house sits on was a farm field. We built our home in 2013. The surrounding neighbors property was appropriately buffered in 2007 and we would appreciate this same consideration. Our number one concern is the location of the entrance on 166th Street. It appears to be directly across from our driveway. We are asking that this be moved west. There is a protected forest area to the west that if the entrance was moved to this location it would not interfere with anyone's driveway and there would be less of a traffic concern. No lights shining into anyone's home. Right now it looks as if there is a pond buffering that area. We would be satisfied with the pond buffering us. We would appreciate any communication with the developer to resolve this.

With the woodwind neighborhood being built directly behind us now, we were given an appropriate buffer after working directly with Paul Rioux of Platinum Properties.

We are reasonable, and would like to be considered as the project moves forward. Please help us adjust accordingly to neighborhoods being moved into this area as we moved out here to live a rural lifestyle.

Thank you,

Sarah and Gary Watkins

2191 W 166th Street

We are writing in regards to the Westgate PUD on the APC agenda tonight. After briefly reviewing the Amended Primary Plat, (we were only made aware of this development last night) here are our concerns:

1. Will the original PUD be followed, unlike Bent Creek? (ie...open space, buffers, trails, etc?)
2. Where are the character exhibits from Pulte and Lennar?
3. 676 lots on 230 acres? Density is too high for this quadrant of Westfield.
4. Schools, public services, etc are already strained.

I apologize for sounding like a broken record, but the same concerns remain. At what point will the City "pause" to let everything (schools, public service, etc) catch up?

As always, thank you for your time.

Cherie Cook

Good day,

We attended the meeting January 7th and wanted to follow up.

After reading multiple letters and concerns from home owners, I don't have much more to add (to the concerns already addressed), but wanted to come to you with more of a solution than complaint.

This PUD is FAR TOO dense for this part of Westfield. If it is a far gone conclusion this land becomes a residential subdivision, may I make a suggestion to create (approve) something along the line of "DEER RIDGE" in Zionsville off 950 E., or even Oak Park off 161st/Oak in Westfield. The home plots, I believe, are anywhere from 1-3 acres per home. I have no, zilch, ZERO doubt families would flock to a neighborhood like that here on the west side...which by the way, is the "feel" we should be going for. To put in another cookie cutter, packed in, on top your neighbor, subdivision is just not what this area needs, nor current residents want.

My other suggestion, which I have no doubt would be rejected as fast as one could hit "rejected" would be to create a park similar to West Park on 116th in Carmel. I know West Park is only 120 acres, so not quite a apples to apples comparison, but you could create the park, but also add more trails, maybe an outdoor theatre for concerts or productions...many possibilities.

Thank you for your time. We will be at the next meeting on the 22nd and hope to hear the commission make some sense of all of this. For we all know "follow the money"...Pulte and Lennar are only in it for the money. They couldn't care less about what is safe, good and sensible for this part of Westfield. Please do what's right!!!!

Voting neighbors to Westgate PUD.

Jeff & Julie Stankovsky

I want to express my concerns regarding the Westgate development. The way I understand it, the land and plans were just bought by a new developer with a new builder. There is no reason this should be an automatic favorable recommendation. Westgate was approved 12 years ago. With a new developer and builder, they should be forced to go back to the drawing board and come up with something unique and fitting. This development is no longer a good fit for this area. Twelve years ago, there was nothing west of Ditch and hardly anything west of Springmill. Now there are TEN developments recently started or are approved within one mile of this proposal! And there are more in the talks! We especially don't need apartments. Several developments close by have apartments. We don't need another dense, cookie cutter housing development.

With over 600 homes proposed for Westgate, there will be an additional 1200+ vehicles on country roads that won't be able to handle it. Then add in all the vehicles from Bent Creek, Wood Wind development, Davis Farms development... You're talking thousands of vehicles on Town, Little Eagle Creek, 166th, and Eagletown Rd. There is also an entrance to the back side of the Wood Wind development that will line up with Eagletown Rd. Eagletown Rd is too narrow to handle it all. It's not even a finished road. They still use chip and seal on it! The bridges won't be able to handle the traffic either. The bridge on Town just south of 166th is caving in. The bridge on Eagletown Rd did cave in a few years ago. They "fixed" it just enough to make it passable.

As was brought up previously, the flooding in this area is horrible. The developer keeps saying they have to take care of any water that comes on to the development. They won't get our water. This development won't do anything but dam up the water on our properties so the water can't flow west. All the houses on the NW corner of 166th and Eagletown Rd have horrible flooding issues. Where we have a natural swale that runs through the field just west of us will be all houses, no place for our water to go.

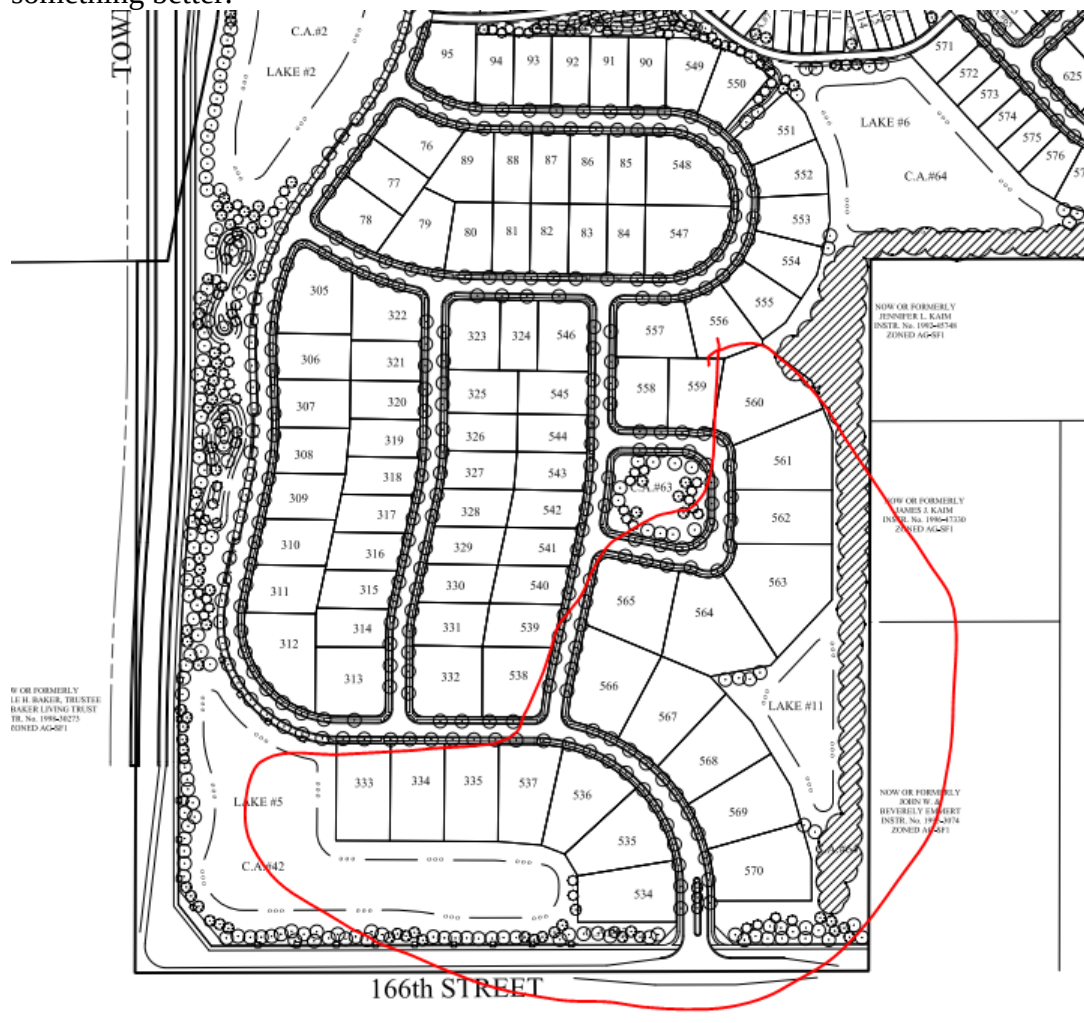
This is beautiful area that is being ruined by developers. There is still a lot of wildlife in the area including hawks and eagles. There are 100+ year old trees that will be uprooted. Allowing wall to wall housing to encompass the area will result in nothing but car and light pollution to chase out the wildlife and annihilate our countryside scenery. Most of you don't even know what it's like out here on a clear night with a full moon. You can actually read a book; You can see the stars, constellations, and meteor showers.

Bottom line is that developers who don't care anything about Westfield are being allowed to build our city by their standards. They only care about their pockets not about us. They want to cram in as many houses with the lowest possible quality they can get away with so they can make as much money as possible. We need quality, unique developments with more green space. We need to stop letting detached, biased developers walk all over us.

Thank you,
Laura Donaldson
16736 Eagletown Rd

Hello,

I'm writing again with concerns regarding the proposed Westgate development. Since the prior meeting, it doesn't look like the developers have changed anything, let alone provide any character exhibits. This development is still highly dense for this area. Even though the comprehensive plan isn't a binding document, it still illustrates the vision for this area and states density should decrease west of Ditch, essentially making this a transition zone to rural. I'm not sure how townhouses, apartments, etc. fit into this definition. You're also at 2-3-4 houses per acre or more. Any development in this area should have larger lots and high architectural standards. The area circled in red should be the bare minimum lot sizes for this area, at 1/2 acre, ideally, 1 acre lots or larger. I'm not sure how this can be considered a good fit for this area, especially since it'll be the same builders with slight variations in home designs. Please consider something better.



From page 39 and 40 of the comprehensive plan.

From page 39 and 40 of the comprehensive plan.

New Suburban

New Suburban Southwest Background

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

Westfield and Washington Township Comprehensive Plan

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

Sincerely,

Adam Goodnight

Emory Trace

Westfield, IN







