

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_22_2019

Tuesday, January 22, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, January 22, 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 - January 7, 2019

Documents: [APC Minutes - January 7, 2019](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1810-DDP-27

Wendy's at Chatham Commons

Northwest Corner of 191st Street and Westmore Lane

WFOH Westfield, LLC by American Structurepoint, Inc. requests Detailed Development Plan review of a 2,844 square foot restaurant on 0.90 acres +/- in the Chatham Commons PUD District.

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

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

ITEMS OF BUSINESS

1901-ODP-04 & 1901-SPP-04

Lindley Run

Southeast Corner of 196th Street and Grassy Branch Road

Olthof Homes, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 423 lots on 106.5 acres +/- in the Lindley Run PUD District.

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

Documents: [Exhibit 1 - Staff Report](#) | [Exhibit 2 - Location Map](#) | [Exhibit 3 - Primary Plat & Development Plan](#) | [Exhibit 4 - Landscape Plan](#) | [Exhibit 5 - Recorded Commitments](#) | [Exhibit 6 - Public Comments](#)

1812-PUD-31

Chatham Hills PUD Amendment V

North of 199th Street, West of the Monon Trail, East of Horton along Chatham Brook Drive

Chatham Hills LLP by Henke Development Group LLC requests a change in zoning of 68.18 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 18-51](#) | [Exhibit 5: Neighborhood Meeting Summary](#) | [Exhibit 6: Petitioner's Update](#) | [Exhibit 7: Public Comment](#)

PUBLIC HEARING ITEMS

1902-PUD-02 [PUBLIC HEARING]

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Ordinance 19-03_Junction PUD Amendment](#) | [Exhibit 5: Public Comments](#)

CONTINUED ITEMS

1901-PUD-01 [CONTINUED]

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)

1901-ODP-01 & 1901-SPP-01 [CONTINUED]

Monon Crossing

827 State Road 32 East

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

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

1901-ODP-02 & 1901-SPP-02 [CONTINUED]

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 review of 676 lots on approximately 230 acres +/- in the Westgate PUD District.

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

1901-ODP-03 & 1901-SPP-03 [CONTINUED]

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)

1812-PUD-30[CONTINUED]

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 58.26 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)

1812-ODP-20 & 1812-SPP-20[CONTINUED]

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 review of 178 lots on approximately 58.26 acres +/- in the Gristmill Crossing: Residential District of the Springmill Trails PUD District.

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

1812-ODP-22 & 1812-SPP-22[CONTINUED]

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)

1805-PUD-09[CONTINUED]

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)**

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 22, 2019
1901-SPP-04 & 1901-ODP-04

Petition Number: 1901-SPP-04 & 1901-ODP-04

Subject Site Address: South of/adjacent to E. 196th Street and north of/adjacent to E. 191st Street (the "Property")

Petitioner: Olthof Homes, LLC by Nelson and Frankenberger, LLC (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 423 Single-Family Residential Lots on 107 acres +/- in the Lindley Run Planned Unit Development (PUD) District

Current Zoning: Lindley Run PUD (Ord. 18-17)

Current Land Use: Vacant/Agriculture

Approximate Acreage: 106.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan and Primary Plat
4. Landscape Plan
5. Recorded Commitments
6. Public Comments

Staff Reviewer: Daine Crabtree, Associate Planner

HISTORY AND PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if 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 rezoning of the Property from the SF2: Single Family Low Density District to the Lindley Run PUD was approved at the November 12, 2018, City Council meeting.

This petition was reviewed at the December 28, 2018 Technical Advisory Committee (TAC) meeting. A public hearing for this petition was held at the January 7, 2019, Advisory Plan Commission (APC) meeting.



PROJECT OVERVIEW

The 106.5 acre +/- site is located south of/adjacent to E. 196th Street and north of/adjacent to E. 191st Street (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 423 Single-Family Residential Lots (see **Exhibit 3**).

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.



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

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

The plans comply.

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



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

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

The plans comply.

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



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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Accessory Use and Building Standards (Article 6.1)
47) Landscaping Standards (Article 6.8)
 a) Street Trees
 b) Minimum Lot Landscaping Requirements
 c) External Street Frontage Landscaping
 d) Parking Area Landscaping
 e) Buffer Yard Requirements
48) Lighting Standards (Article 6.9)
49) Lot Standards (Article 6.10)
50) Outdoor Café and Eating Areas (Article 6.13)
51) Parking and Loading Standards (Article 6.14)
52) Setback Standards (Article 6.16)
53) Vision Clearance Standards (Article 6.19)
54) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 55) Block Standards (Article 8.1)
56) Easement Standards (Article 8.3)
57) Monument and Marker Standards (Article 8.5)
58) Open Space and Amenity Standards (Article 8.6)
59) Pedestrian Network Standards (Article 8.7)
 a) Internal Pedestrian Network Standards
 b) Perimeter/External Pedestrian Network Standards



- 60) Storm Water Standards (Article 8.8)
- 61) Street and Right-of-Way Standards (Article 8.9)
- 62) Street Light Standards (Article 8.10)
- 63) Street Sign Standards (Article 8.11)
- 64) Surety Standards (Article 8.12)
- 65) Utility Standards (Article 8.13)

LINDLEY RUN PUD (ORD. 18-17)

The plans comply.

- 66) Concept Plan (Section 3)
- 67) Permitted Uses (Section 5.1)
- 68) Maximum Dwellings (Section 5.2 and 5.3)
 - a) Area A: 45 Single-Family Dwelling Units
 - b) Area B: 85 Single-Family Dwelling Units
 - c) Area C: 60 Duplex Dwelling Units and 240 Townhome Dwelling Units
 - d) Maximum Dwellings: 425 Dwelling Units
- 69) General Regulations (Chapter 4 of UDO except as modified by Section 6 of the PUD)
- 70) Common Areas (Section 6.1)
 - a) Not subject to Minimum Lot Frontage Provisions of the Underlying Zoning District. Article 8.6(C) shall still apply.
- 71) Area A and B Standards (Section 6.2)
 - a) Area A
 - i) Minimum Lot Area: 6,700 sq. ft.
 - ii) Minimum Lot Frontage: 35 feet
 - iii) Minimum Front Yard Setback: 20 feet
 - iv) Minimum Lot Width: 55 feet
 - b) Area B
 - i) Minimum Lot Area: 8,400 sq. feet
 - ii) Minimum Lot Frontage: 35 feet
 - iii) Minimum Front Yard Setback: 20 feet



- iv) Minimum Lot Width: 70 feet
 - 72) Area C Standards (Section 6.3)
 - a) Paired Villas
 - i) Minimum Lot Area: 5,000 sq. feet
 - ii) Minimum Lot Frontage: 40 feet
 - iii) Minimum Front Yard Setback: 25 feet
 - iv) Minimum Lot Width: 45 feet
 - b) Townhomes
 - i) Minimum Lot Area: 1,700 sq. feet
 - ii) Minimum Lot Frontage: 20 feet (0 feet if fronting a Common Area)
 - iii) Minimum Front Yard Setback: 20 feet (0 feet if Facing a Perimeter Street)
 - iv) Minimum Lot Width: 20 feet
 - v) Maximum Dwelling Units Per Building: 12
 - 73) Development Standards (Chapter 6 of UDO except as modified by Section 7 of the PUD)
 - 74) Landscaping Standards (Article 6.8 of UDO except as modified by Article 7.2 of the PUD)
 - 75) Landscape Plan (Exhibit F)
 - 76) Infrastructure Standards (Chapter 7 of UDO/Section 8 of the PUD)
 - a) Must comply unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the district.
 - 77) Design Standards (Chapter 8 of UDO except as modified in Section 9 of PUD)
 - 78) Open Space and Amenity Standards (Article 8.6 of UDO except as modified)
 - a) Minimum Open Space
 - b) Amenities
 - i) Passive Amenities
 - ii) Playground
 - iii) Picnic Shelter
 - iv) Fitness Stations
 - v) Dog Park/Stations/Benches
 - vi) Community Firepit
 - vii) Clubhouse Building
 - viii) Community Pool
-

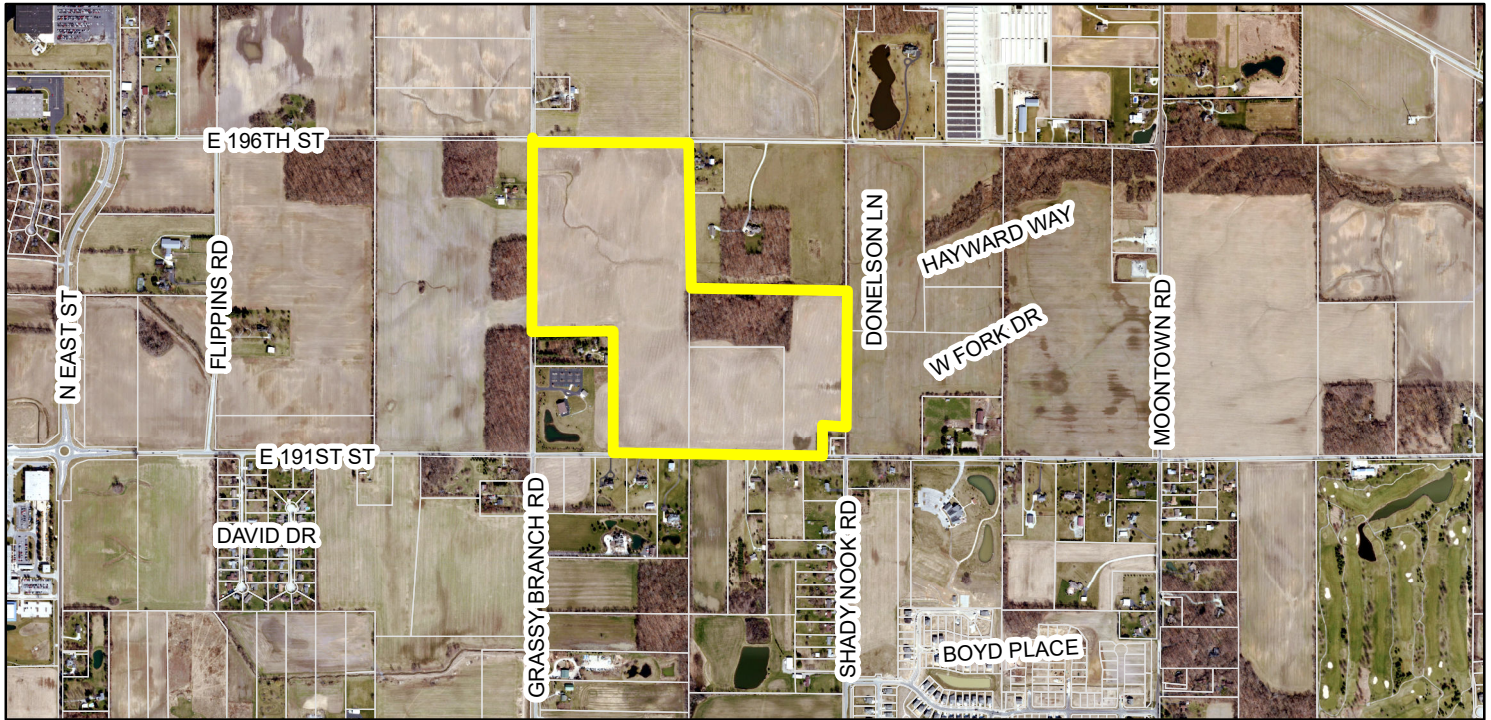


DEPARTMENT COMMENTS

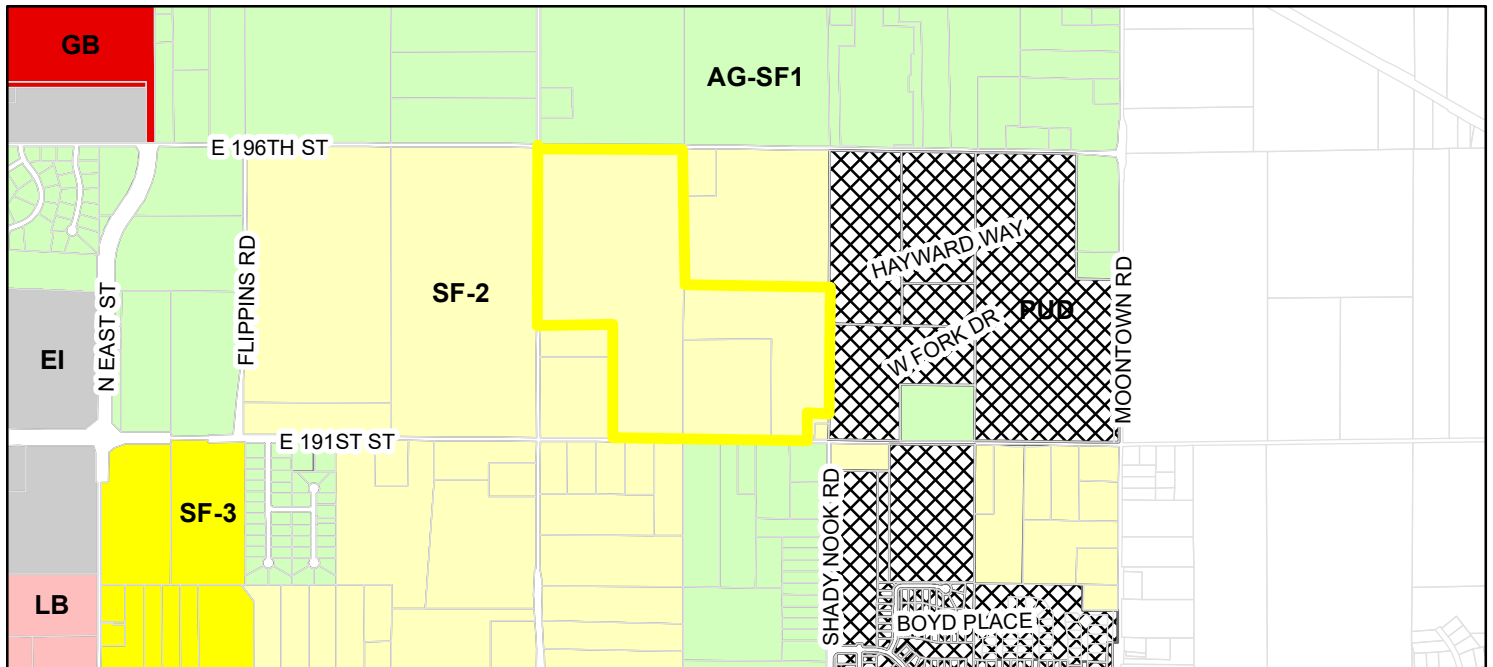
- 1) **ACTION: 1901-SPP-04 and 1901-ODP-04 comply with the Lindley Run PUD and the UDO. The Department recommends approving the petition with the following condition:**
 - All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - EI (Enclosed Industrial)
 - GB (General Business)
 - LB (Local Business)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)



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

THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062

Now or Formerly
Mark T. & Marcia Nigh
ZONED-SF-2

Now or Formerly
Crossroads Church
at Westfield, Inc.

Now or Formerly
Morris, Thomas G & Janis L
ZONED-SF-2

Now or Formerly
Six, Jason D & Heather M
ZONED-SF-2

Now or Formerly
Almuck, Timothy W & Leslie A
ZONED-SF-2

Now or Formerly
Roudy, LLC
ZONED-AG-SF1

Now or Formerly
Wimmer, Thomas G &
Doris E Sacks-Wimmer
ZONED-AG-SF1

LINDLEY RUN

PRIMARY PLAT

ZONING PUD

TOTAL SITE = 107.00
TOTAL LOTS - 423
DENISTY - 3.95 u/a

TOTAL COMMON AREA = 33.10ac± (30.9%)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 6,700 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

ZONING PUD PAIRED VILLAS AREA C
LOT STANDARDS:
Minimum Lot Area - 5,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 25' min.
Front Yard Facing Perimeter Streets - N/A
Side Yard Setback - 5' min.
Distance Between Buildings - 10' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 45' min.

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 8,400 sq.ft.
Minimum Lot Frontage - 35'

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

ZONING PUD TOWNHOMES AREA C
LOT STANDARDS:
Minimum Lot Area - 1,700 sq.ft.
Minimum Lot Frontage - 20'

Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' 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
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
I.E.E. INGRESS-EGRESS EASEMENT

- 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

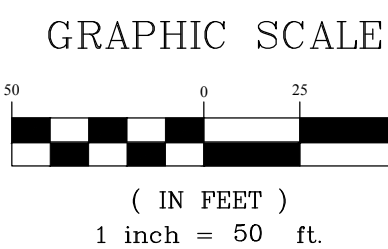
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGER FROM 10"-30".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

CEG WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD AND 193rd STREET, WHICH WILL SERVE THIS SITE.

HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARKER LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH, WHICH WILL SERVE AS THE OUTLET FOR THIS SITE.

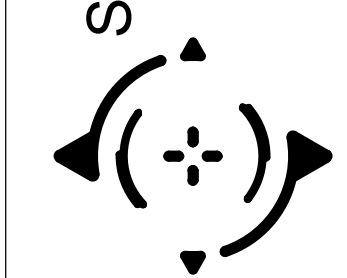
PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN ON THE NORTH SIDE OF ELIJAH DRIVE IN SCOFIELD FARMS SECTION 2.



SECTION	TOWNSHIP	RANGE
29	19N	R4E
DRAWN BY:	CHECKED BY:	SHEET NO.
LAF	GDK	C101
DATE	REVISIONS	BY
12/28/18	REVISED PER TAC COMMENTS	LAF
10/19	FIXED D.E. & VAR. L.M.A.E. EASEMENTS	LAF



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



PRIMARY PLAT
LINDLEY RUN
WASHINGTON TOWNSHIP
PREPARED FOR:
SECTION 29 TOWNSHIP 19N RANGE R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C101
S & A JOB NO. 81635OLF



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:
OUTTHO HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JEFF PAPEL
PHONE: (317) 495-4943

CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062

LINDLEY RUN

PRIMARY PLAT

ZONING PUD

SHEET 103

TOTAL SITE = 107.00
TOTAL LOTS - 423
DENSITY - 3.95 u/a

TOTAL COMMON AREA = 33.10ac± (30.9%)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 6,700 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

ZONING PUD PAIRED VILLAS AREA C
LOT STANDARDS:
Minimum Lot Area - 5,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 25' min.
Front Yard Facing Perimeter Streets - N/A
Side Yard Setback - 5' min.
Distance Between Buildings - 10' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 45' min.

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 8,400 sq.ft.
Minimum Lot Frontage - 35'

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

ZONING PUD TOWNHOMES AREA C
LOT STANDARDS:
Minimum Lot Area - 1,700 sq.ft.
Minimum Lot Frontage - 20'

Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' 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
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- I.E.E. INGRESS-EGRESS EASEMENT

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

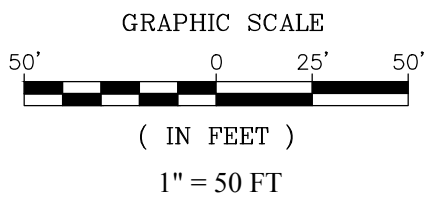
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

CEG WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD AND 193rd STREET, WHICH WILL SERVE THIS SITE.

HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARKER LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH; WHICH WILL SERVE AS THE OUTLET FOR THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN ON THE NORTH SIDE OF ELLIJAH DRIVE IN SCOFIELD FARMS SECTION 2.



Know what's below.
Call before you dig.

REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR			FIXED D.E. & VAR. L.M.A.E. EASEMENTS 19919 REVISED PER TAC COMMENTS	LAF	BY
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	DATE	
STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2405 Phone: (317) 849-5935 Fax: (317) 849-5942					
PRIMARY PLAT		PREPARED FOR:		SECTION 29 TOWNSHIP 19N RANGE R4E	
LINDLEY RUN		DRAWN BY: LAF		CHECKED BY: GDK	
WASHINGTON TOWNSHIP		SHEET NO.		C102	
		S & A JOB NO.		81635OLF	



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:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JEFF PAPER
PHONE: (317) 495-4943

CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062

LINDLEY RUN

PRIMARY PLAT

ZONING PUD

TOTAL SITE = 107.00
TOTAL LOTS - 423
DENSITY - 3.95 u/a

TOTAL COMMON AREA = 33.10ac± (30.9%)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 6,700 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

ZONING PUD PAIRED VILLAS AREA C
LOT STANDARDS:
Minimum Lot Area - 5,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 25' min.
Front Yard Facing Perimeter Streets - N/A
Side Yard Setback - 5' min.
Distance Between Buildings - 10' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 45' min.

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 8,400 sq.ft.
Minimum Lot Frontage - 35'

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

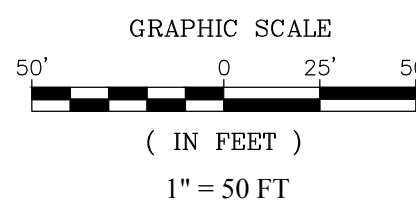
ZONING PUD TOWNHOMES AREA C
LOT STANDARDS:
Minimum Lot Area - 1,700 sq.ft.
Minimum Lot Frontage - 20'

Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' 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 |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| I.E.E. | INGRESS-EGRESS EASEMENT |

- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSO
- ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
- PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".
- CEG WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD AND 183rd STREET, WHICH WILL SERVE THIS SITE.
- HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARKER LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH, WHICH WILL SERVE AS THE OUTLET FOR THIS SITE.
- PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN ON THE NORTH SIDE OF ELIJAH DRIVE IN SCOFIELD FARMS SECTION 2.



Know what's below.
Call before you dig.

SECTION 29			TOWNSHIP 19N			RANGE 84E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO.		
PREPARED FOR: PRIMARY PLAT			LINDLEY RUN			WASHINGTON TOWNSHIP		
HAMILTON CO., INDIANA			HAMILTON CO., INDIANA			HAMILTON CO., INDIANA		
FIXED D.E. & VAR. L.M.A.E. EASEMENTS			LAF			BY		
REVISED PER TAC COMMENTS			LAF			REVISIONS		
19/19			12/28/18			DATE		

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

CERTIFIED: 11/30/18

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

DENNIS D. OLMSTEAD

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



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

THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062

LINDLEY RUN

PRIMARY PLAT

ZONING PUD

TOTAL SITE = 107.00
TOTAL LOTS = 423
DENSITY = 3.95 u/a

TOTAL COMMON AREA = 33.10ac± (30.9%)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 6,700 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

ZONING PUD PAIRED VILLAS AREA C
LOT STANDARDS:
Minimum Lot Area - 5,000 sq.ft.
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Front Yard Setback - 25' min.
Front Yard Facing Perimeter Streets - N/A
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Distance Between Buildings - 10' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 45' min.

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 8,400 sq.ft.
Minimum Lot Frontage - 35'

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

ZONING PUD TOWNHOMES AREA C
LOT STANDARDS:
Minimum Lot Area - 1,700 sq.ft.
Minimum Lot Frontage - 20'

Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' 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
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
I.E.E. INGRESS-EGRESS EASEMENT

- 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

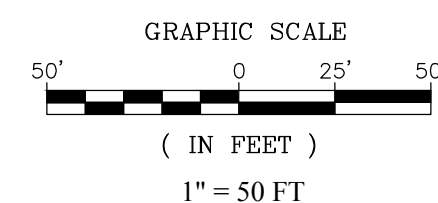
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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".

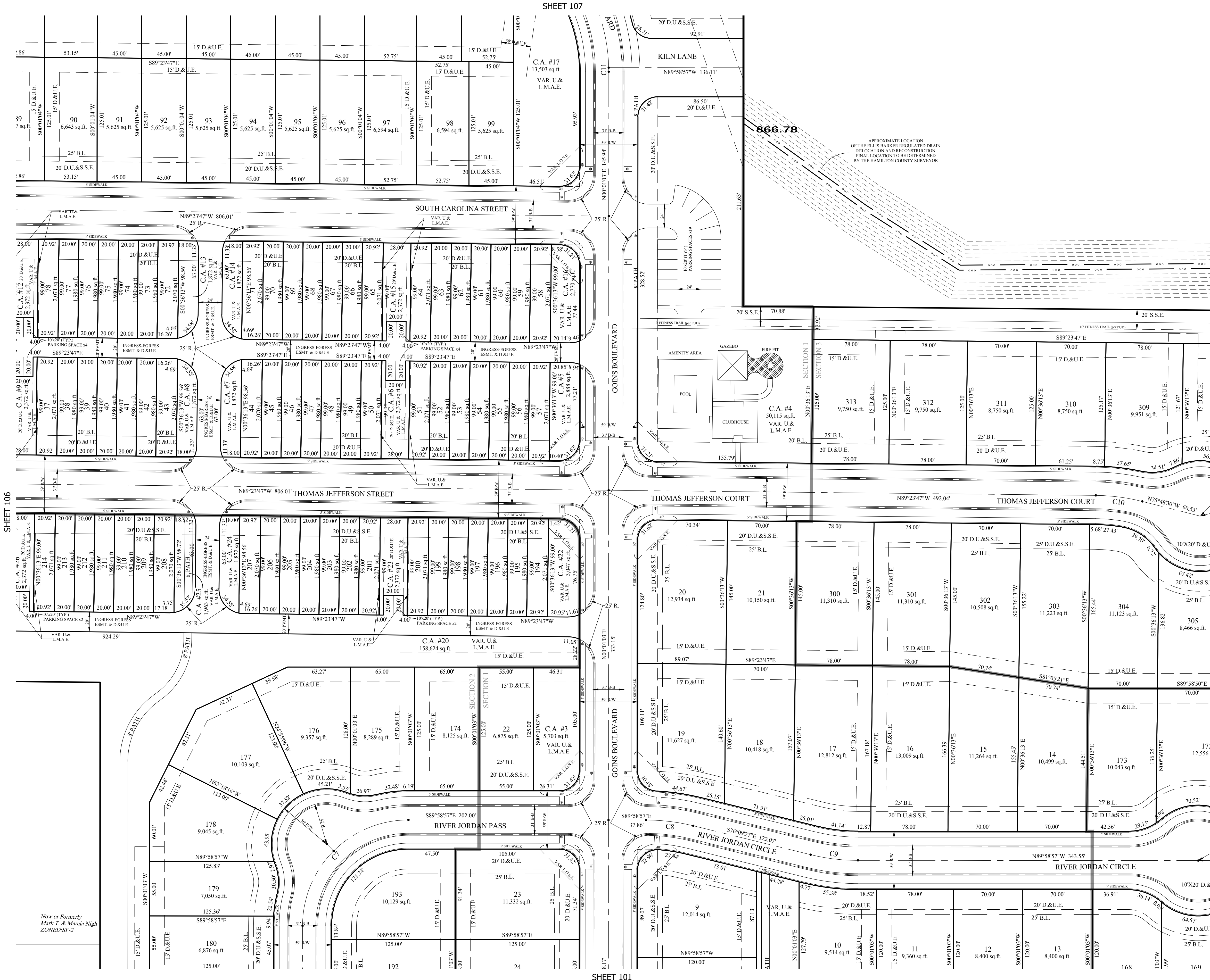
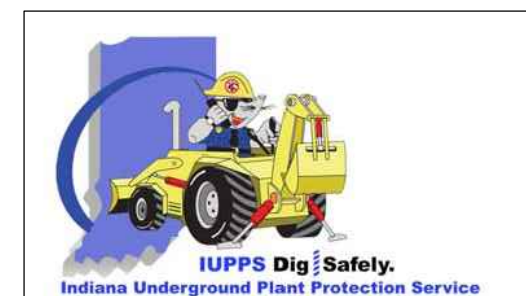
CEG WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD AND 193rd STREET, WHICH WILL SERVE THIS SITE.

HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARKER LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH; WHICH WILL SERVE AS THE OUTLET FOR THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN ON THE NORTH SIDE OF ELIJAH DRIVE IN SCOTTELD FARMS SECTION 2.



Know what's below.
Call before you dig.



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

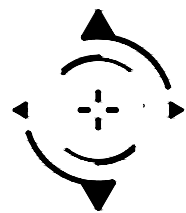
PREPARED FOR:
SECTION 29 TOWNSHIP 19N RANGE R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C104
S & A JOB NO. 81635OLF

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

DENNIS D. OLMSTEAD
No. 900012
STATE OF INDIANA
LAND SURVEYOR
CERTIFIED: 11/30/18

FIXED D.E. & VAR. L.M.A.E. EASEMENTS
LAF
REVISED PER TAC COMMENTS
19/19
12/28/18
DATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA



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:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

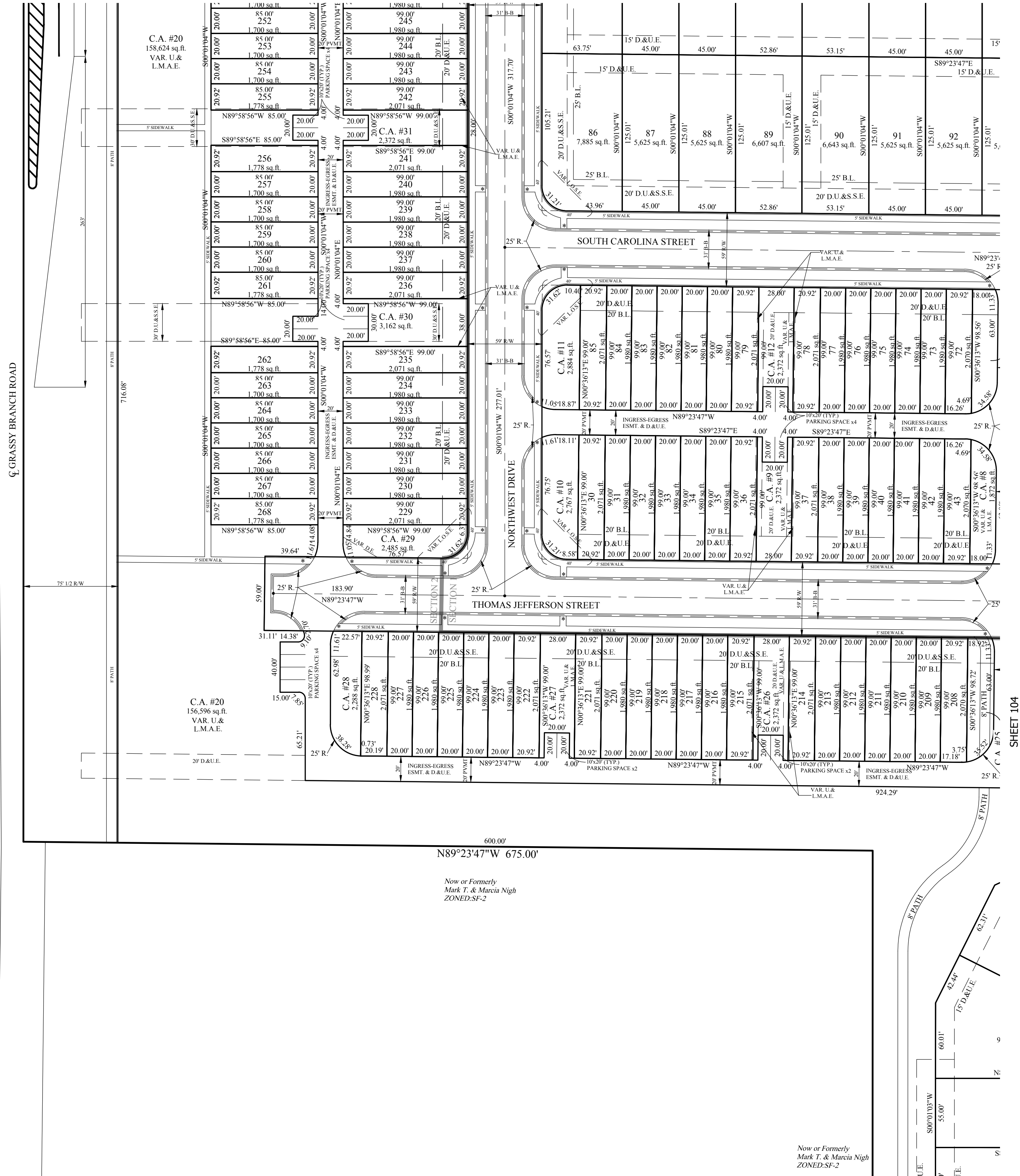
CURRENT LANDOWNER:
THOMAS E. GOINS
3900 E. 1916th STREET
WESTFIELD IN, 46062

LINDLEY RUN

PRIMARY PLAT

ZONING PUD

SHEET 106



TOTAL SITE = 107.00
TOTAL LOTS = 423
DENSITY = 3.95 u/a

TOTAL COMMON AREA = 33.10ac± (30.9%)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 6,700 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

ZONING PUD PAIRED VILLAS AREA C
LOT STANDARDS:
Minimum Lot Area - 5,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 25' min.
Front Yard Facing Perimeter Streets - N/A
Side Yard Setback - 5' min.
Distance Between Buildings - 10' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 8,400 sq.ft.
Minimum Lot Frontage - 35'

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

ZONING PUD TOWNHOMES AREA C
LOT STANDARDS:
Minimum Lot Area - 1,700 sq.ft.
Minimum Lot Frontage - 20'

Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' 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
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- I.E.E. INGRESS-EGRESS EASEMENT

- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
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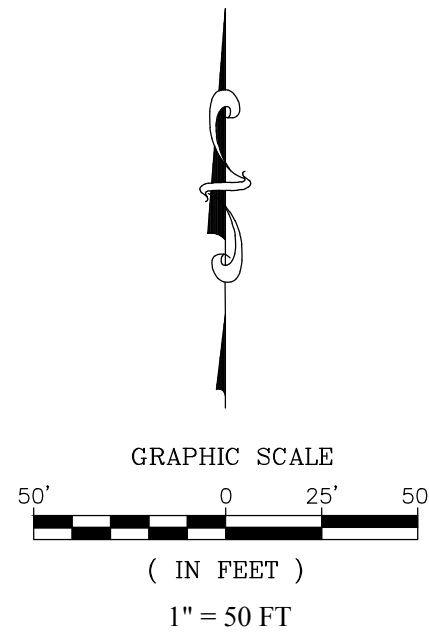
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PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12" - 36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

CEG WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD AND 1930 STREET, WHICH WILL SERVE THIS SITE.

HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARKER LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH, WHICH WILL SERVE AS THE OUTLET FOR THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN ON THE NORTH SIDE OF ELDAM DRIVE IN SCOTCH FARM SECTION 2.



Know what's below.
Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.		CERTIFIED: 11/30/18	
STOEPPELWERTH ALWAYS ON.		900012	
7965 East 106th Street, Fishers, IN 46038-2405		Phone: (317) 849-5935 Fax: (317) 849-5942	
PRIMARY PLAT		LINDLEY RUN	
PREPARED FOR:		HAMILTON CO., INDIANA	
SECTION: 29	TOWNSHIP: 19N	RANGE: R4E	
DRAWN BY: LAF	CHECKED BY: GDK		
SHEET NO. C105			
S & A JOB NO. 81635OLF			



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:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062

Now or Formerly
Curcy Corporation
ZONED-NORTHPOINT PUD

P.O.B.

Now or Formerly
Roberts, Leanna K
ZONED-SF-2

871.57

Legal Drain Easement
Ellis Barker 10' Curb & Drain

GRASSY BRANCH ROAD

Now or Formerly
Roberts, Leanna K
ZONED-SF-2

Now or Formerly
Roberts, Joseph G
ZONED-AG-SF1

EAST 196TH STREET

North Line, N.W. 1/4, Sec. 29-T19N, R4E

S89°24'45"E 1325.85'

C.A. #46
117,507 sq.ft.
VAR. U. &
L.M.A.E.

C.A. #46
112,247 sq.ft.
VAR. U. &
L.M.A.E.

C.A. #41
2,486 sq.ft.
VAR. U. &
L.M.A.E.

C.A. #42
3,541 sq.ft.
VAR. U. &
L.M.A.E.

C.A. #43
2,662 sq.ft.
VAR. U. &
L.M.A.E.

C.A. #40
2,372 sq.ft.
VAR. U. &
L.M.A.E.

C.A. #34
2,372 sq.ft.
VAR. U. &
L.M.A.E.

C.A. #33
2,480 sq.ft.
VAR. U. &
L.M.A.E.

C.A. #32
2,563 sq.ft.
VAR. U. &
L.M.A.E.

SHEET 105

LINDLEY RUN

PRIMARY PLAT

ZONING PUD

TOTAL SITE = 107.00
TOTAL LOTS - 423
DENSITY - 3.95 u/a

TOTAL COMMON AREA = 33.10ac± (30.9%)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 6,700 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

ZONING PUD PAIRED VILLAS AREA C
LOT STANDARDS:
Minimum Lot Area - 5,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 25' min.
Front Yard Facing Perimeter Streets - N/A
Side Yard Setback - 5' min.
Distance Between Buildings - 10' min.
Rear Yard Setback - 20' min.
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ZONING PUD AREA B
LOT STANDARDS:
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Minimum Lot Frontage - 35'

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

ZONING PUD TOWNHOMES AREA C
LOT STANDARDS:
Minimum Lot Area - 1,700 sq.ft.
Minimum Lot Frontage - 20'

Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' 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 |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| I.E.E. | INGRESS-EGRESS EASEMENT |

NOTE:

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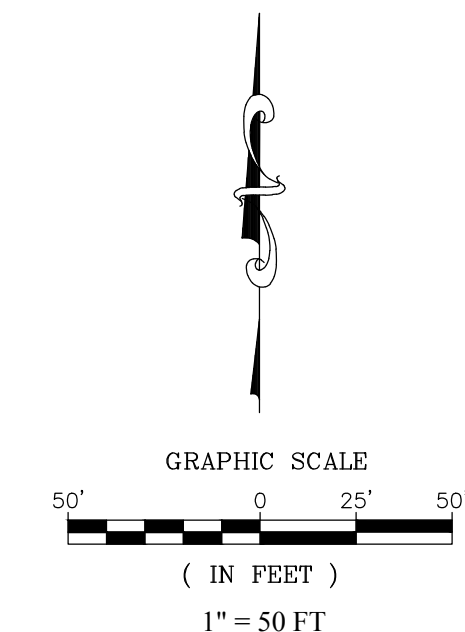
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PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

CEG WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD AND 19th STREET, WHICH WILL SERVE THIS SITE.

HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARKER LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH, WHICH WILL SERVE AS THE OUTLET FOR THIS SITE.

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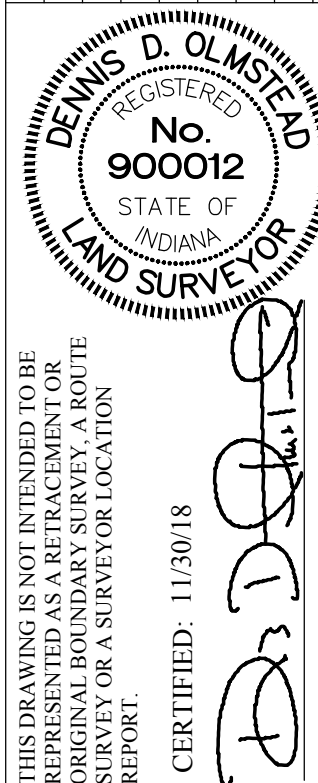
STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

LINDLEY RUN

PREPARED FOR:
SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.

C106
S & A JOB NO.
81635OLF



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

CERTIFIED: 11/30/18

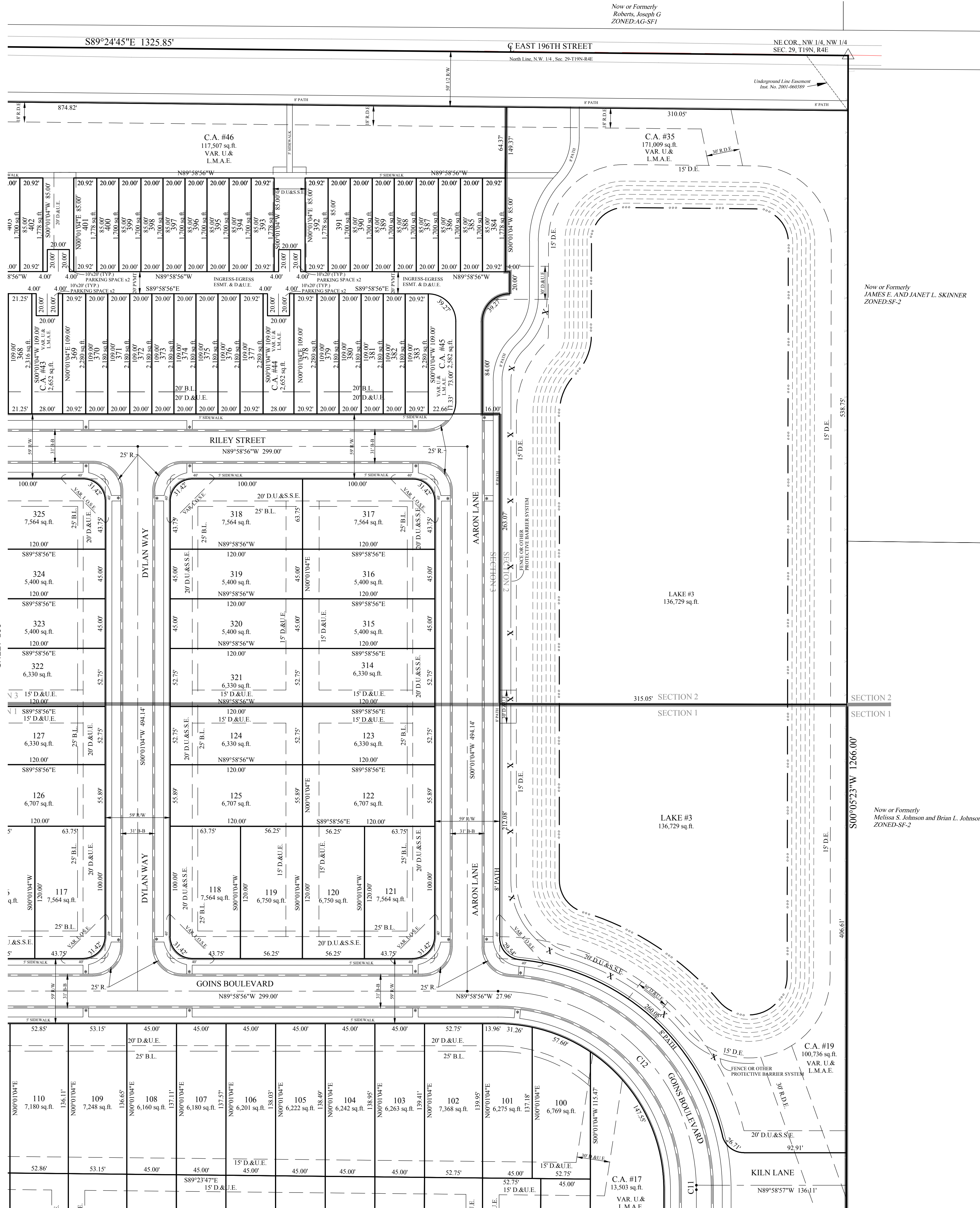
BY	
LAF	
LAF	
REVISIONS	
DATE	
19/19	
12/28/18	



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:
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8051 WICKER AVENUE, SUITE A
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CONTACT: JEFF PAPE
PHONE: (317) 495-4943

CURRENT LANDOWNER:
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3990 E. 191st STREET
WESTFIELD IN, 46062



LINDLEY RUN

PRIMARY PLAT

ZONING PUD

TOTAL SITE = 107.00
TOTAL LOTS = 423
DENSITY = 3.95 u/a

TOTAL COMMON AREA = 33.10ac± (30.9%)

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LOT STANDARDS:
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Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

ZONING PUD TOWNHOMES AREA C
LOT STANDARDS:
Minimum Lot Area - 1,700 sq.ft.
Minimum Lot Frontage - 20'

Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' 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
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- X- FENCE OR OTHER PROTECTIVE BARRIER SYSTEM
- I.E.E. INGRESS-EGRESS EASEMENT

NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
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• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSO

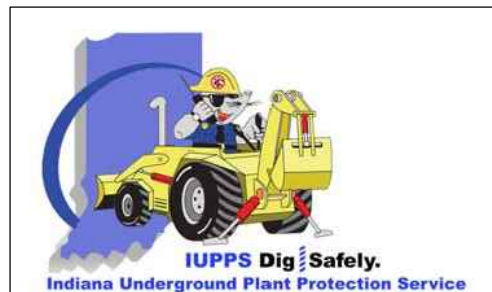
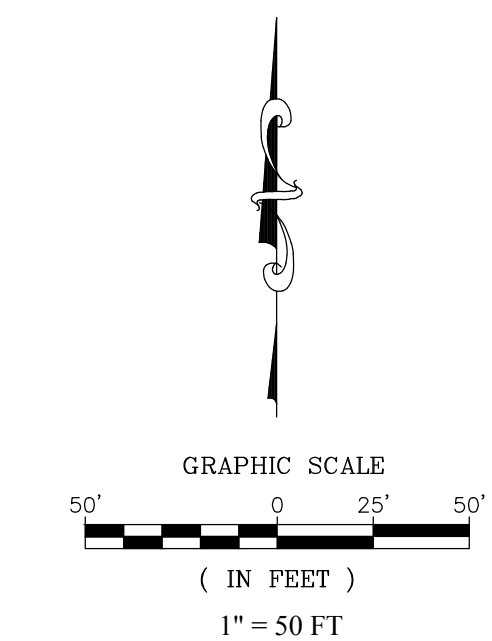
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PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

CEG WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD AND 193rd STREET, WHICH WILL SERVE THIS SITE.

HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARKER LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH, WHICH WILL SERVE AS THE OUTLET FOR THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN ON THE NORTH SIDE OF ELLAH DRIVE IN SCOTSFIELD FARMS SECTION 2.



SECTION 29			TOWNSHIP 19N			RANGE R4E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO.		
C107			S & A JOB NO. 81635OLF			DATE		
19/19			12/28/18			DATE		
FIXED D.E. & VAR. L.M.A.E. EASEMENTS			LAF			BY		
REVISED PER TAC COMMENTS			LAF			REVISIONS		

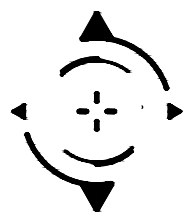
THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS A PRELIMINARY SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 11/30/18

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

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

PREPARED FOR:
LINDLEY RUN
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA



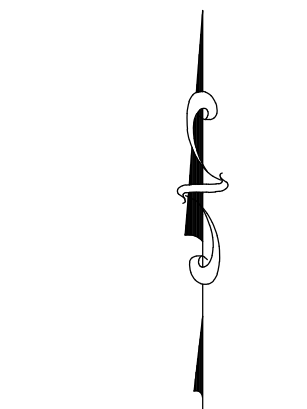
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLIMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062

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
- BTC BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE, MANHOLE
- STORM SEWER LINE, MANHOLE
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL, UNLESS OTHERWISE NOTED
- SET CAPPED REBAR
- STAMPED S&A FIRM #008
- SET PIPE UP 1" CAPPED
- STAMPED S&A FIRM #008
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- 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
0 25' 50'
(IN FEET)
1" = 50 FT

LEGEND

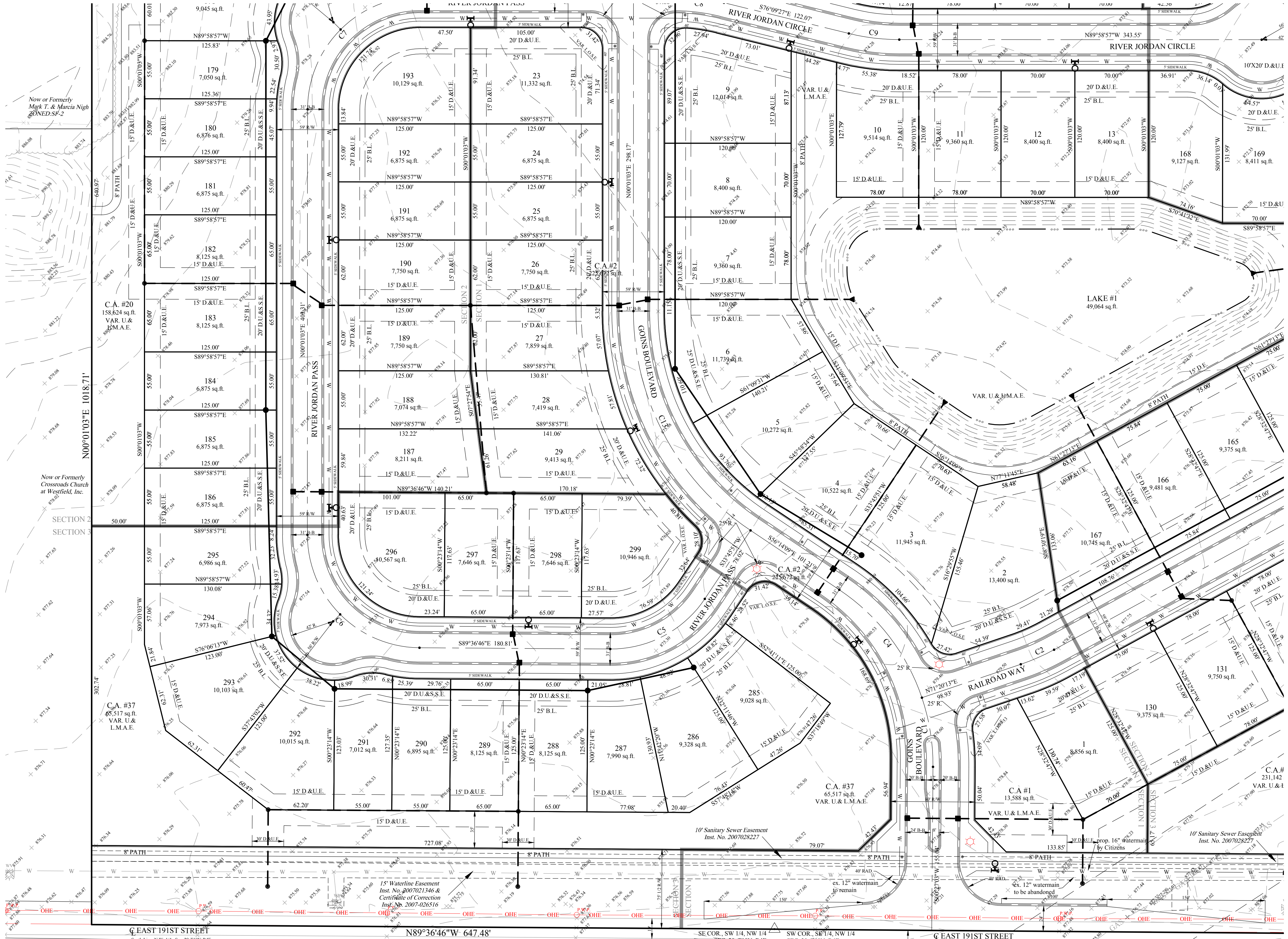
- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- I.E.E. INGRESS-EGRESS EASEMENT

LINDLEY RUN

DEVELOPMENT PLAN

ZONING PUD

SHEET 111





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:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46773
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

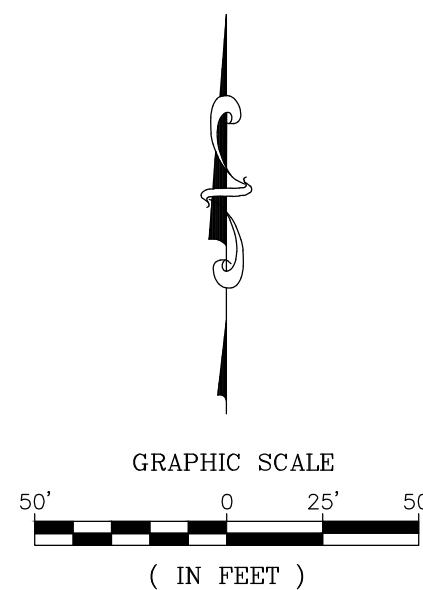
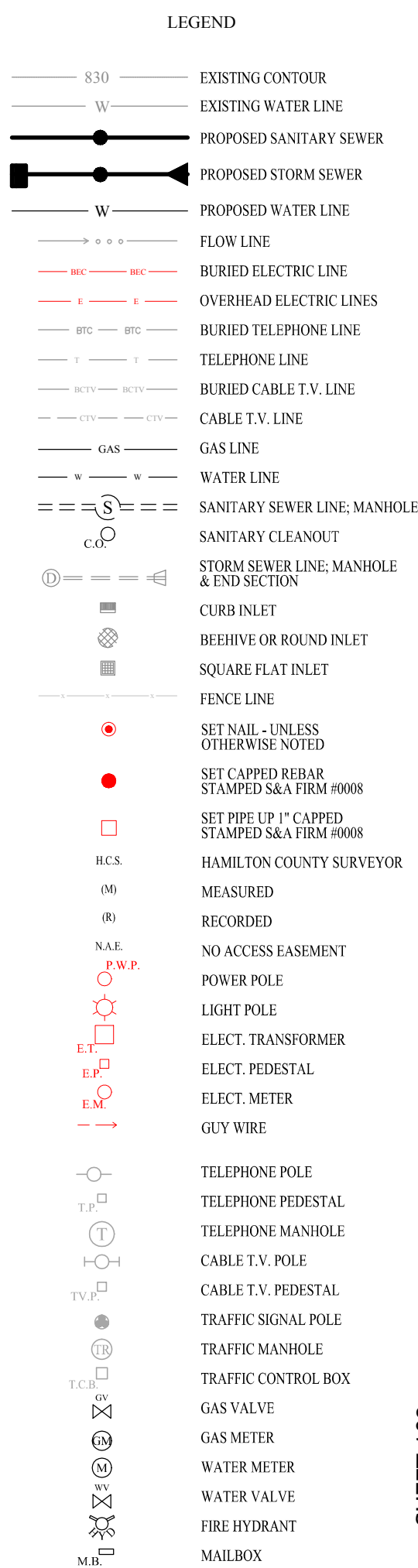
CURRENT LANDOWNER:
THOMAS E. GOINS
3900 E. 191st STREET
WESTFIELD IN, 46062

LINDLEY RUN

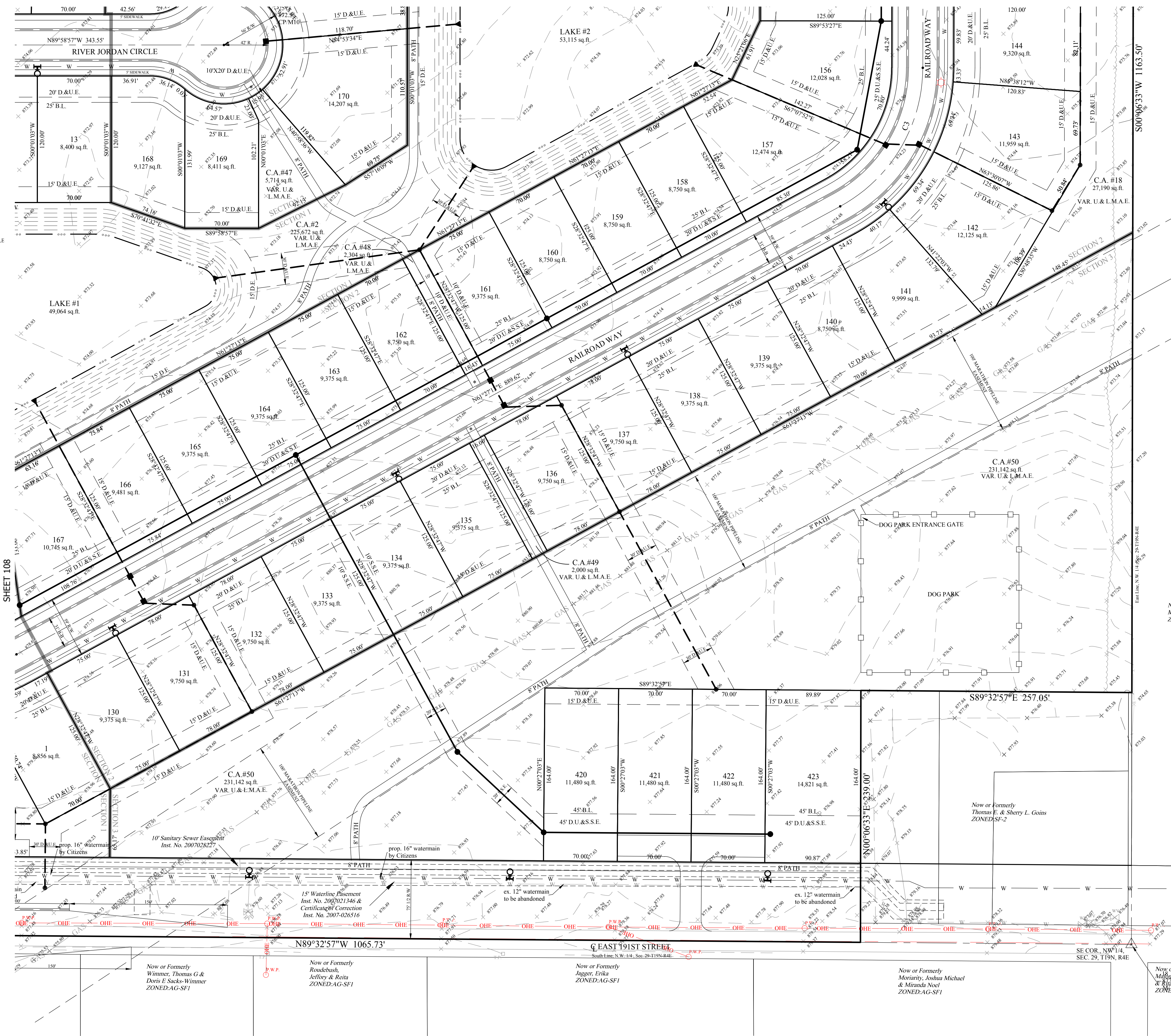
DEVELOPMENT PLAN

ZONING PUD

SHEET 110



- 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
 - B.L. BUILDING LINE
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - I.E.E. INGRESS-EGRESS EASEMENT



Know what's below.
Call before you dig.

SECTION 29			TOWNSHIP 19N			RANGE 4E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C109		
S & A JOB NO. 81635OLF			DATE: 12/28/18			REVISIONS:		
LAF			LAF			BY		
FIXED D.E. & VAR. L.M.A.E. EASEMENTS			REVISED PER TAC COMMENTS					

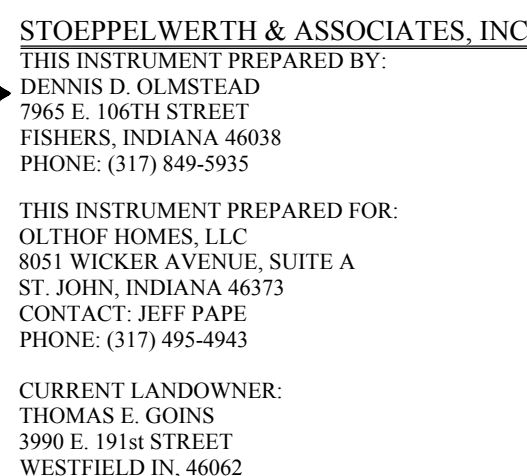
STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
CERTIFIED: 11/30/18
Dennis D. Olmshead

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

DEVELOPMENT PLAN
LINDLEY RUN
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

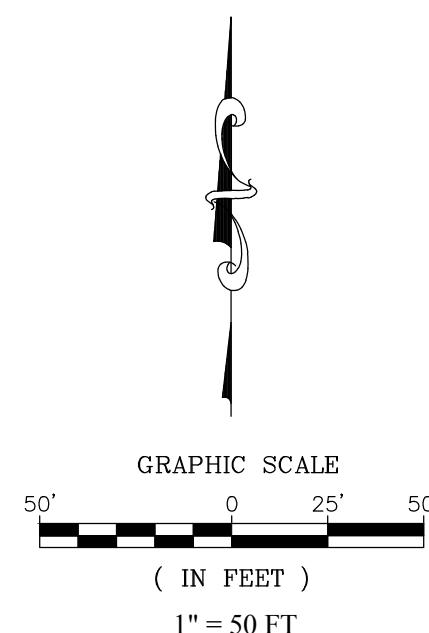
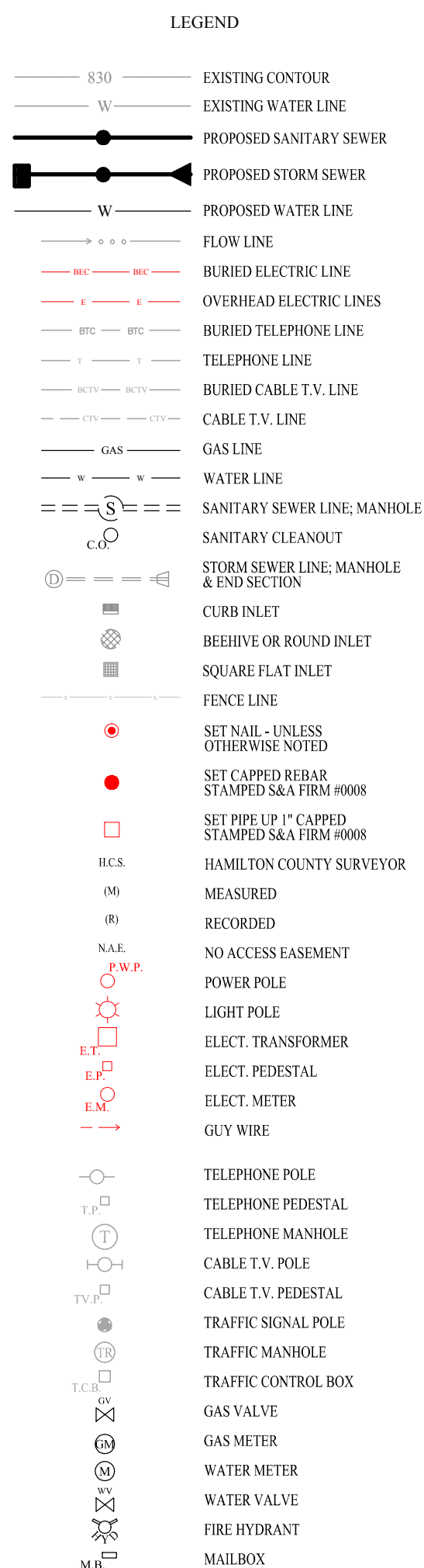
PREPARED FOR:
OLTHOF HOMES, LLC



LINDLEY RUN

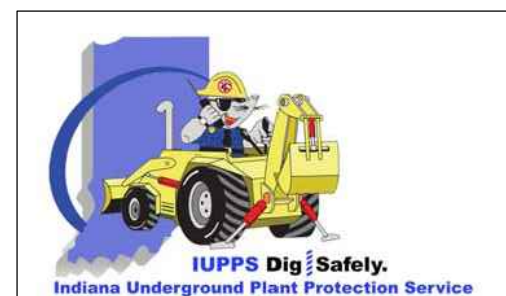
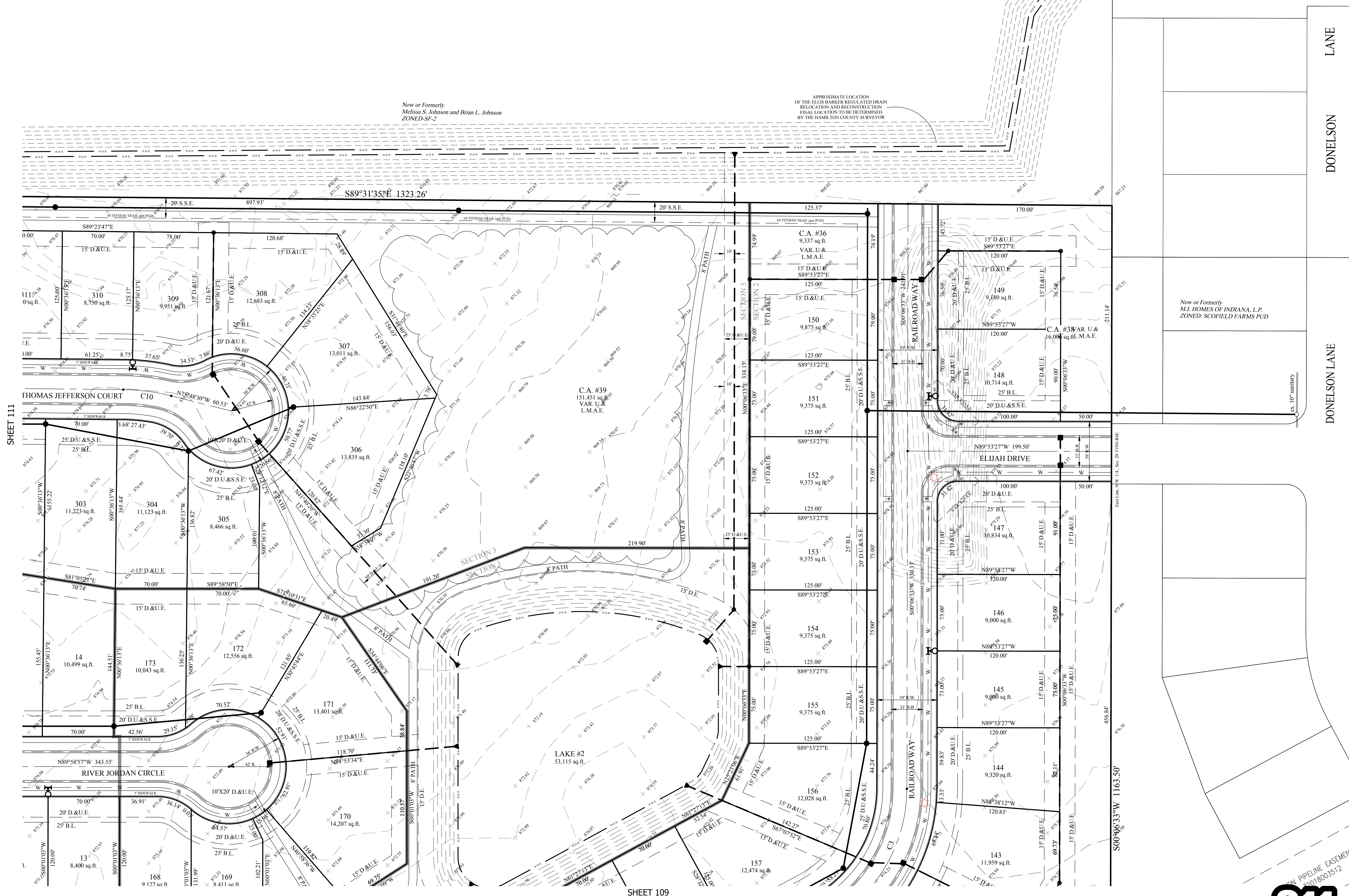
DEVELOPMENT PLAN

ZONING PUD

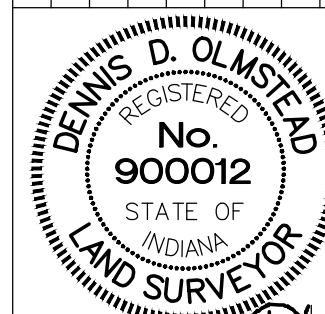


LEGEND

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
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
I.E.E.	INGRESS-EGRESS EASEMENT



Know what's below.
Call before you dig.

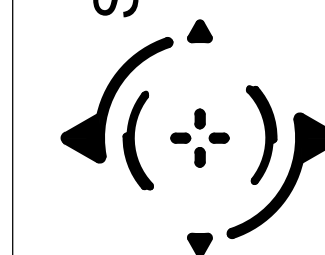


THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR
ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT

CERTIFIED: 11/30/18

PPELWERTH

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



DEVELOPMENT PLAN

LINDLEY RUN

WASHINGTON TOWNSHIP
HAMILTON CO INDIANA

PREPARED FOR:

SECTION: 29	TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: LAF		CHECKED BY: GDK

SHEET

SHEET NO.
C110
S & A JOB NO.
81635OLF

S & A JOB NO.
81635QLF



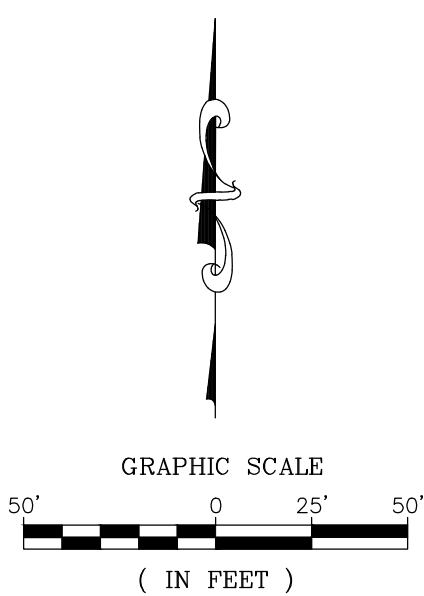
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46773
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062

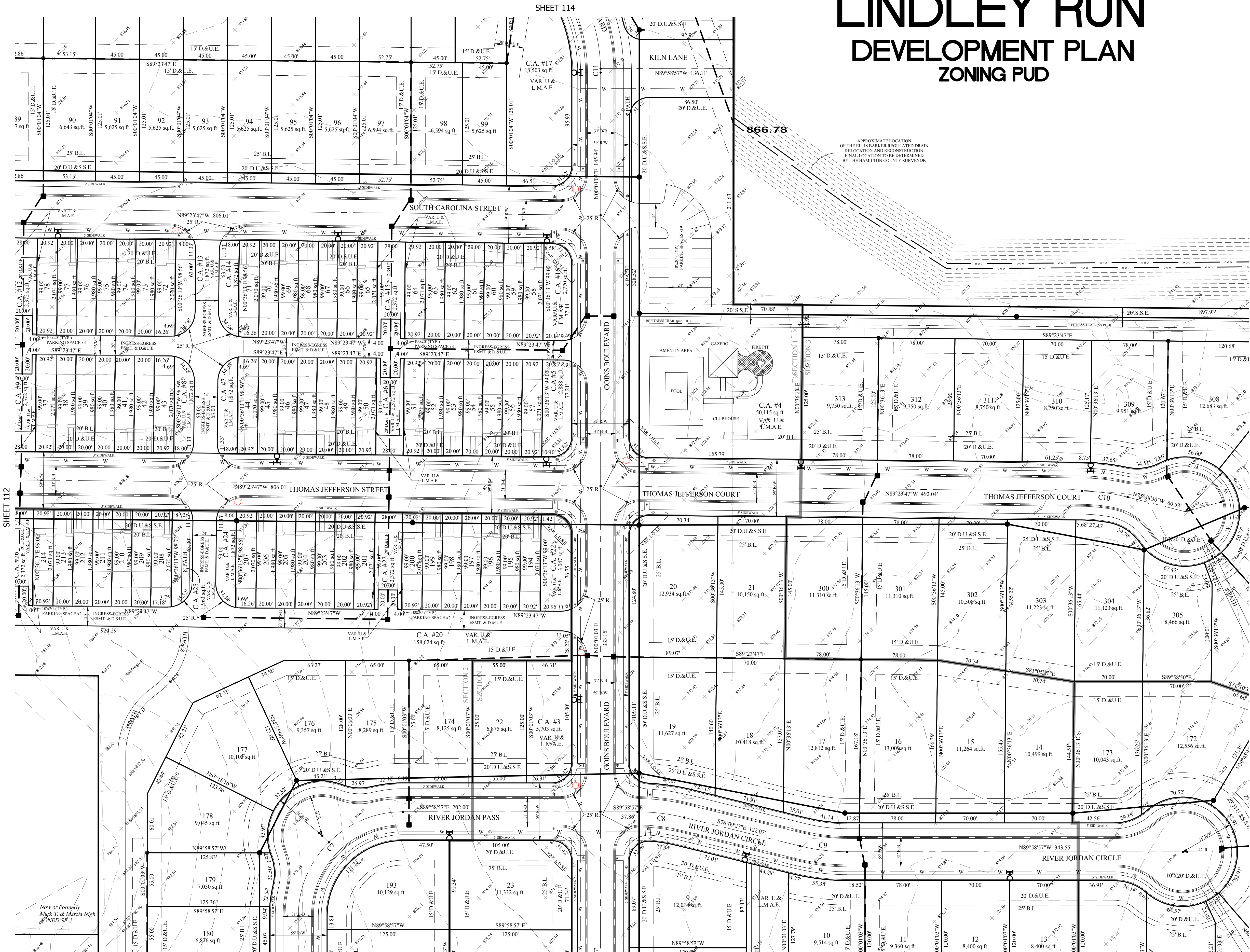
LEGEND

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



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
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- I.E.E. INGRESS-EGRESS EASEMENT



SHEET 114

SHEET 108

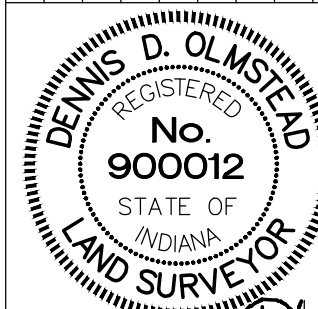
SHEET 110

LINDLEY RUN

DEVELOPMENT PLAN

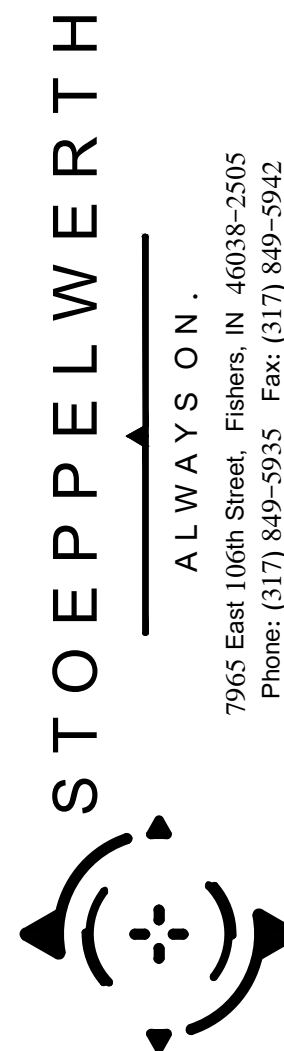
ZONING PUD

APPROXIMATE LOCATION
OF THE ELLIS BARBER REGULATED DRAIN
RELOCATION AND RECONSTRUCTION
FINAL LOCATION TO BE DETERMINED
BY THE HAMILTON COUNTY SURVEYOR



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

CERTIFIED: 11/30/18



DEVELOPMENT PLAN

LINDLEY RUN

HAMILTON CO., INDIANA

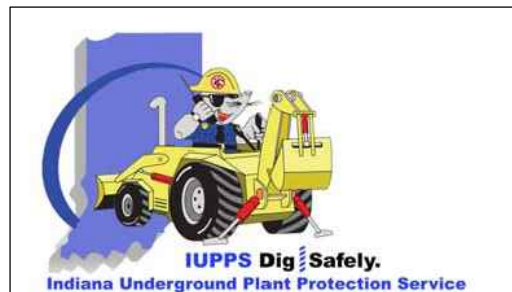
PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

C111

S & A JOB NO.
81635OLF





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:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46773
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

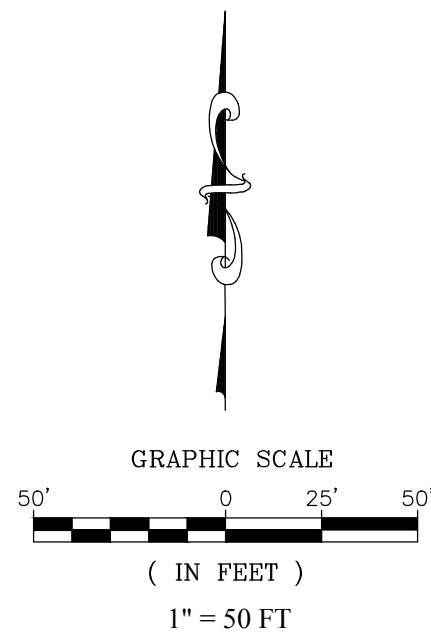
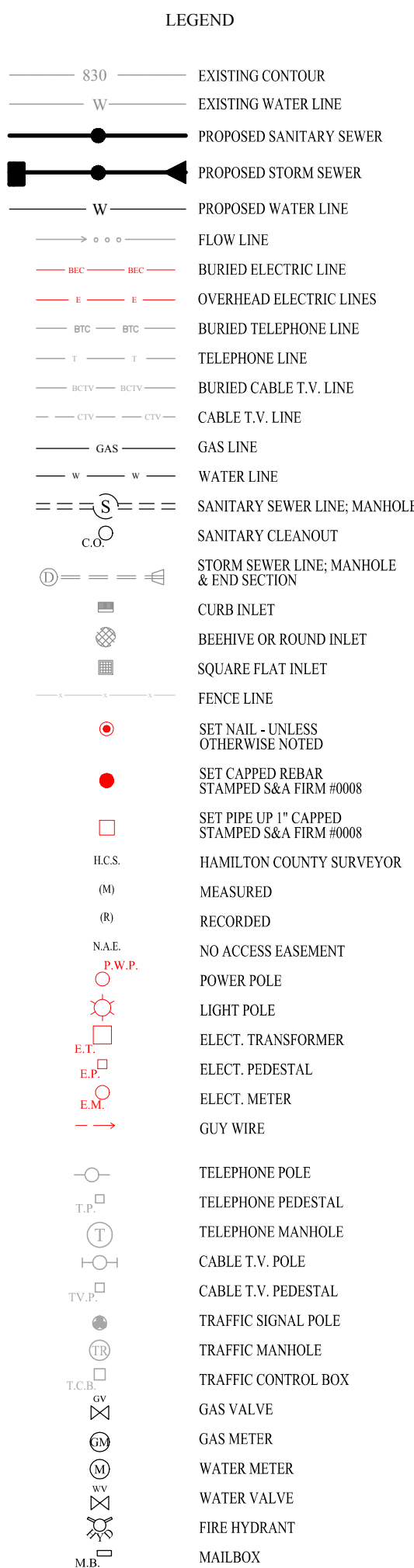
CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062

LINDLEY RUN

DEVELOPMENT PLAN

ZONING PUD

SHEET 113



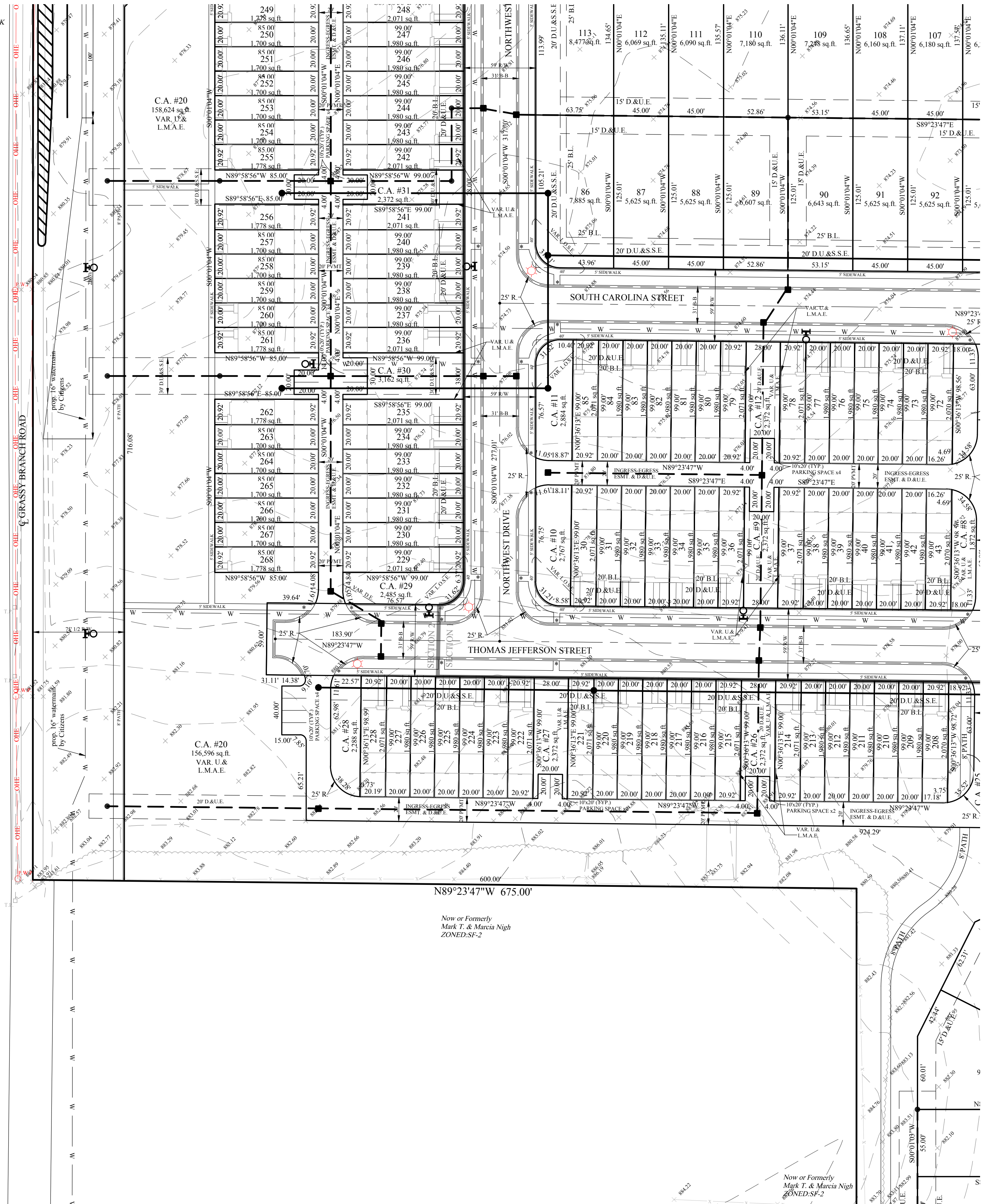
- LEGEND
- 30 LOT NUMBER
 - S.S.E. SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - I.E.E. INGRESS-EGRESS EASEMENT

Now or Formerly
Roberts, Leanna K
ZONED:SF-2

Now or Formerly
Roberts, Leanna K
ZONED:SF-2

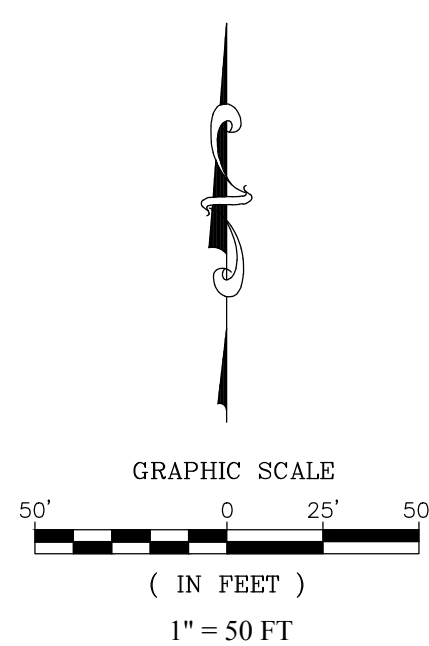
Now or Formerly
Mark T. & Marcia Nigh
ZONED:SF-2

Now or Formerly
Mark T. & Marcia Nigh
ZONED:SF-2

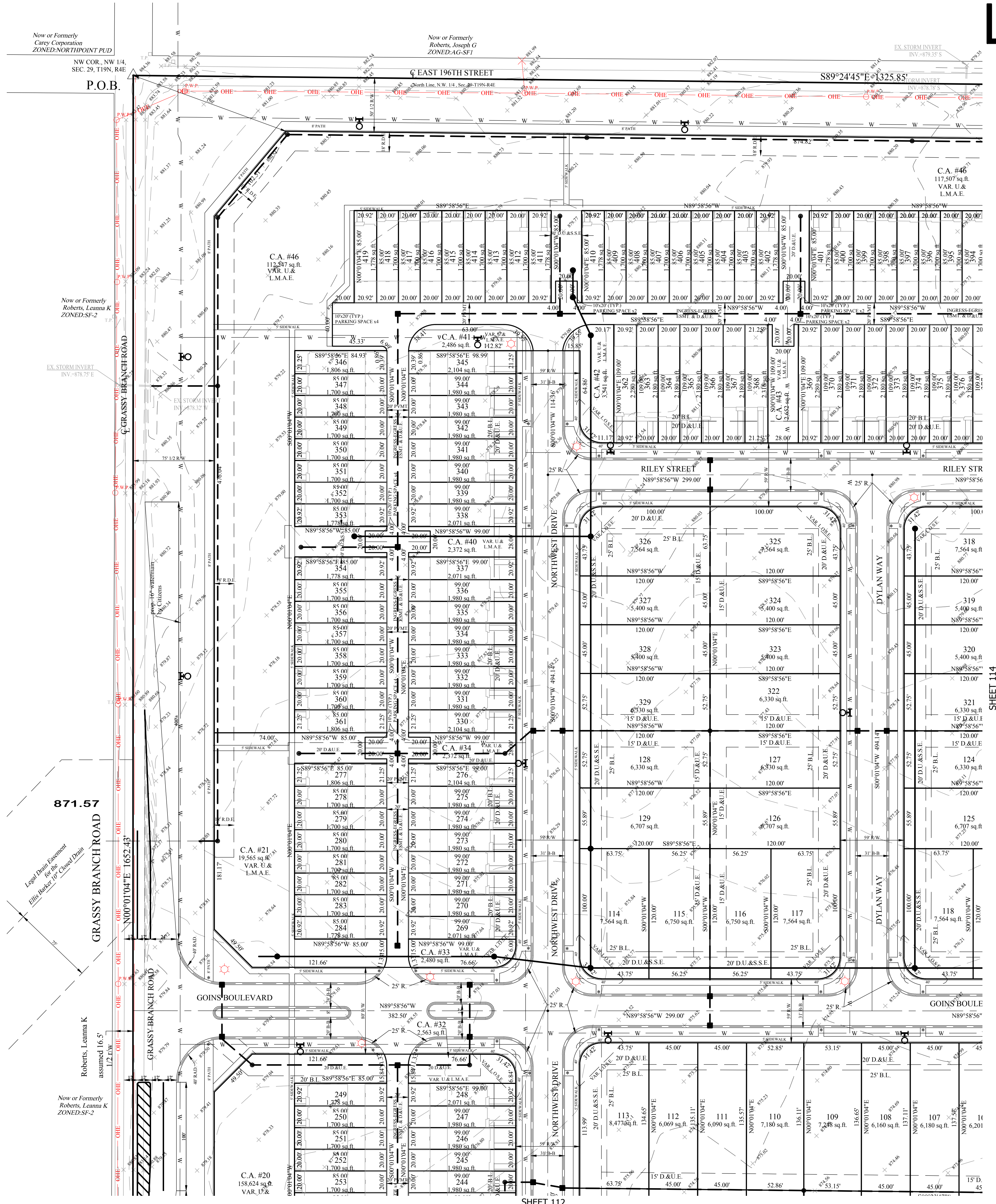


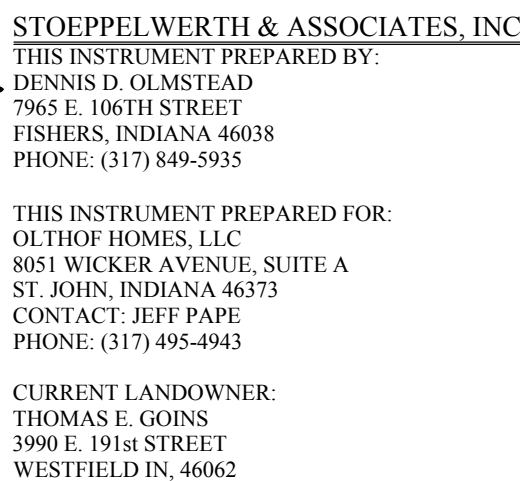
STOEPPELWERTH & ASSOCIATES, INC.
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CONTACT: JEFF PAPE
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CURRENT LANDOWNER:
THOMAS E. GOINS
3900 E. 191st STREET
WESTFIELD IN, 46062

- LEGEND
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE, MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE, MANHOLE
 - 4" END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR
 - STAMPED S&A FIRM #0008
 - 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



- 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
 - B.L. BUILDING LINE
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - I.E.E. INGRESS-EGRESS EASEMENT

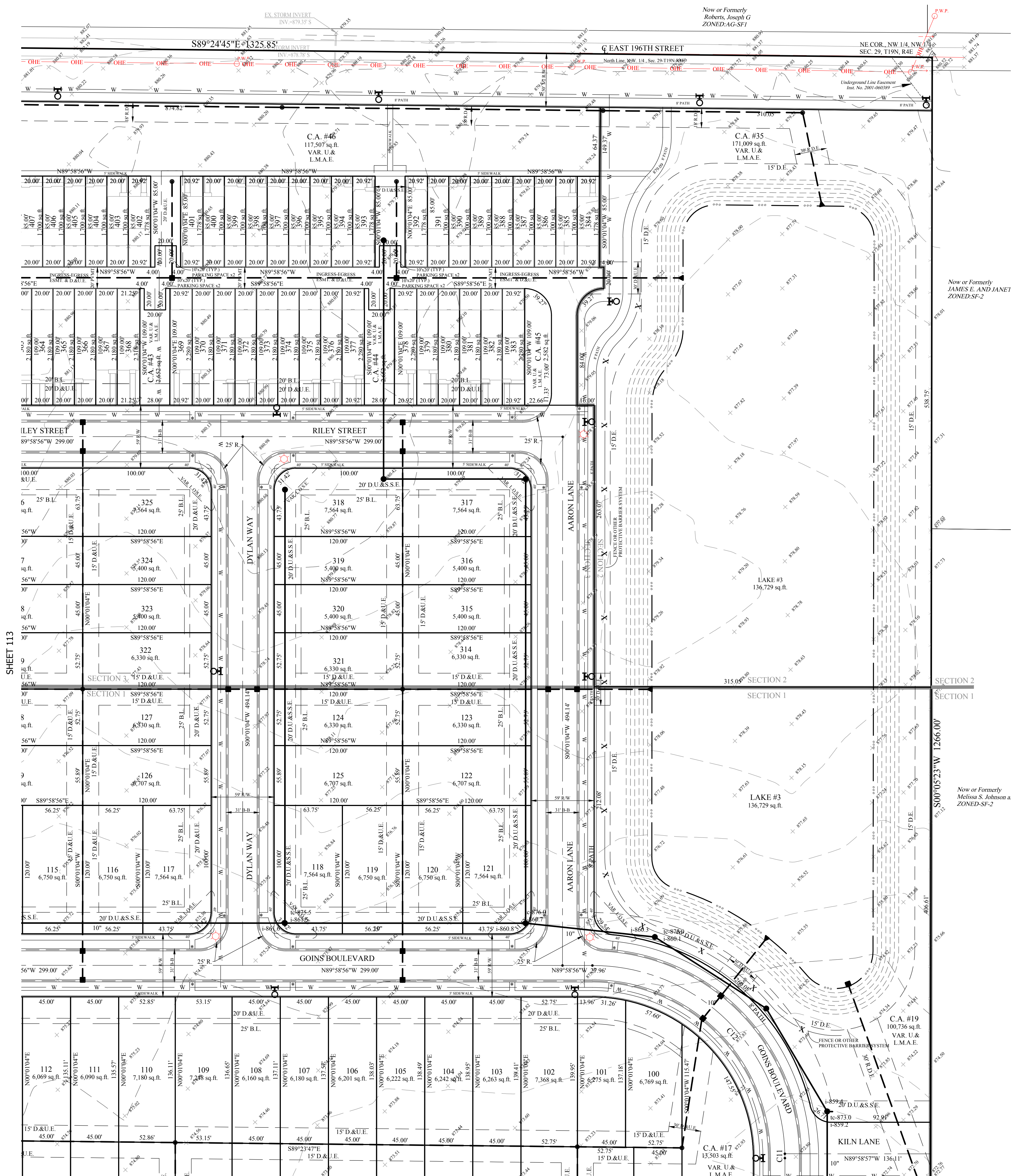




LINDLEY RUN

DEVELOPMENT PLAN

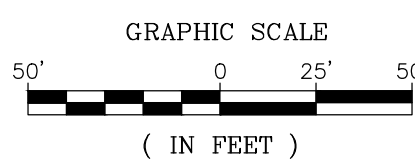
ZONING PUD



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

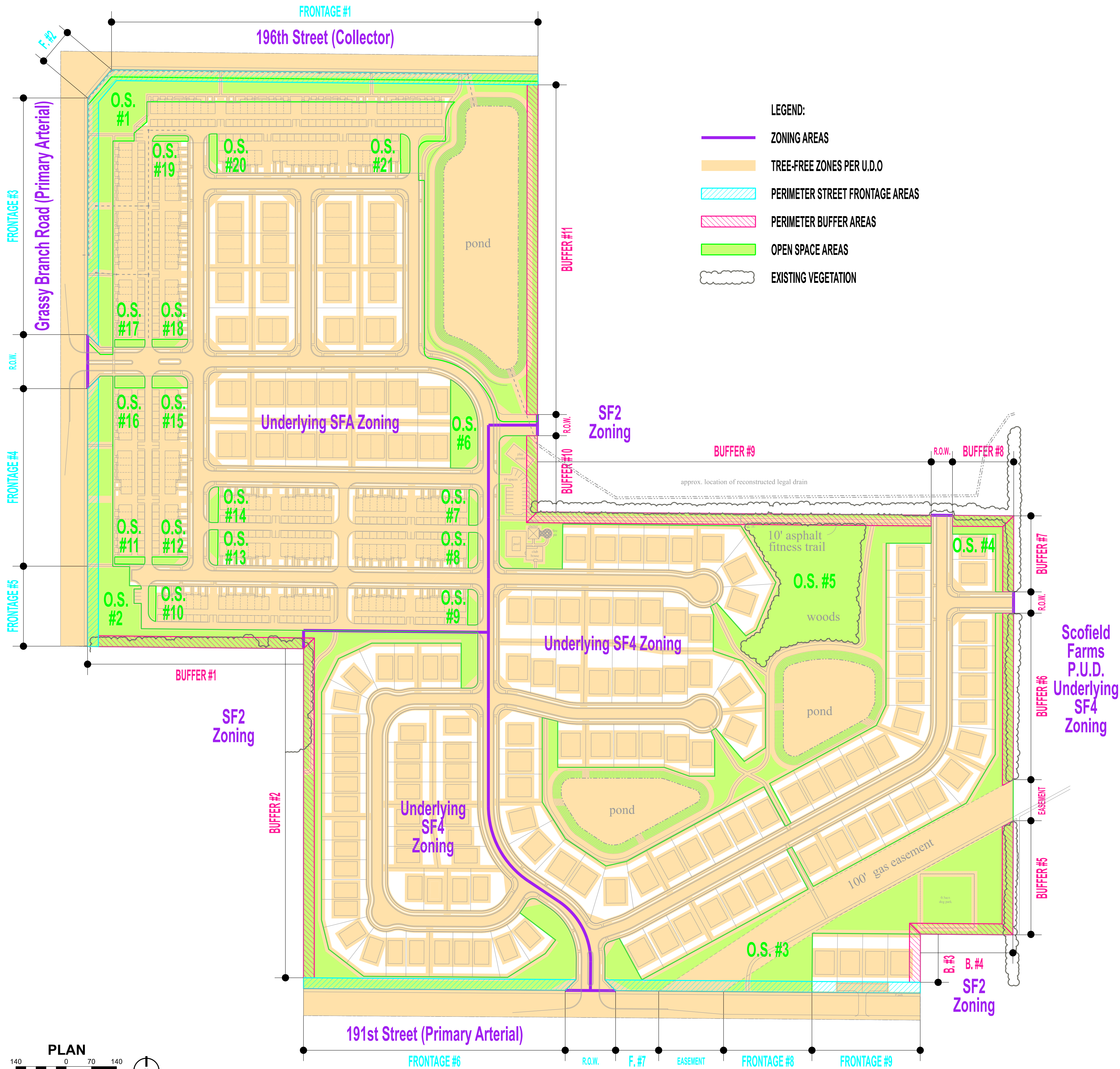
LEGEND

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
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
I.E.E.	INGRESS-EGRESS EASEMENT



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

DEVELOPMENT PLAN						LINDLEY RUN								WASHINGTON TOWNSHIP HAMILTON CO., INDIANA			
PREPARED FOR:																	
SECTION 29		TOWNSHIP 19N						RANGE R4E									
DRAWN BY: LAF				CHECKED BY: GDK													
SHEET NO. C114																	
S & A JOB NO. 81635OLF																	



LANDSCAPING STRATEGY FOR LINDLEY RUN P.U.D.

AREA	ZONING OF ADJACENT PARCEL	DISTANCE/AREA	PROPOSED STRATEGY
FRONTAGE #1	196TH STREET (COLLECTOR)	1,185 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #2	INTERSECTION (PRIMARY ARTERIALS)	103 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #3	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	657 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #4	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	493 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #5	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	222 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #6	191ST STREET (PRIMARY ARTERIAL)	572 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #7	191ST STREET (PRIMARY ARTERIAL)	120 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #8	191ST STREET (PRIMARY ARTERIAL)	245 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #9	191ST STREET (PRIMARY ARTERIAL)	301 LF	DWELLINGS FACE AND PERIMETER STREET. NO PLANTINGS PROPOSED.
BUFFER #1	SF2	600 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
BUFFER #2	SF2	914 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
BUFFER #3	SF2	134 LF	NO BUFFER PLANTINGS PROPOSED.
BUFFER #4	SF2	257 LF	NO BUFFER PLANTINGS PROPOSED.
BUFFER #5	P.U.D. (SF4 UNDERLYING)	317 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS.
BUFFER #6	P.U.D. (SF4 UNDERLYING)	463 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS.
BUFFER #7	P.U.D. (SF4 UNDERLYING)	211 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS.
BUFFER #8	SF2	170 LF	INSTALL SIX FOOT TALL PRIVACY FENCE PER P.U.D.
BUFFER #9	SF2	1,094 LF	INSTALL SIX FOOT TALL PRIVACY FENCE PER P.U.D.
BUFFER #10	SF2	212 LF	PROVIDE THIRTY (30) FOOT YARD AND INSTALL TREES, SHRUBS AND GRASSES PER P.U.D.
BUFFER #11	SF2	915 LF	PROVIDE THIRTY (30) FOOT YARD AND INSTALL TREES, SHRUBS AND GRASSES PER P.U.D.
OPEN SPACE #1	N/A	8.76 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #2	N/A	4.96 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #3	N/A	6.29 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #4	N/A	0.39 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #5	N/A	10.22 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #6	N/A	0.36 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
STREET TREES	N/A	VARIABLE	ONE (1) TREE PER SIDE PER FIFTY (50) LINEAL FEET OF DOUBLED LOADED STREET SPACED TWENTY-SIXTY (20-60) FEET O.C.

- NOTE: 1) NO TREE SHALL BE INSTALLED WITHIN VISION CLEARANCE TRIANGLES OR TOP OF BANK EASEMENTS.
- 2) NO TREE SHALL BE PLANTED CLOSER THAN FOUR (4) FEET O.C. TO ANY CURB, SIDEWALK, PATH, DRIVEWAY OR MAILBOX.
- 3) NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET O.C. FROM ANY STORM PIPE, SUB-SURFACE DRAIN, FIRE HYDRANT OR MAILBOX.
- 4) TREES SHALL BE PLANTED SO THAT WHEN THEY REACH MATURITY, THERE WILL BE A MINIMUM OF FIVE (5) FEET OF CLEARANCE BETWEEN TREE TRUNKS AND ANY VERTICAL STRUCTURES OR OTHER TREE TRUNKS.
- 5) AT THE TIME OF INSTALLATION THE MINIMUM PLANT SIZE SHALL BE TWO (2) INCH CALIPER FOR SHADE/STREET TREES, ONE AND ONE HALF (1.5) INCH CALIPER OR EIGHT (8) FEET TALL FOR CLUMP FORMS FOR ORNAMENTAL/UNDERSTORY TREES, SIX (6) FEET TALL FOR EVERGREEN TREES, EIGHTEEN (18) INCHES FOR SHRUBS, TWO (2) GALLON CONTAINER FOR MEDIUM-LARGE STATURE ORNAMENTAL GRASSES, ONE (1) QUART FOR LOW STATURE ORNAMENTAL GRASSES AND FORBS, AND TWO AND FIVE EIGHTHS (2-5/8) INCH POTS FOR GROUNDCOVERS.

CERTIFIED:

STOEPPELWERTH

LANDSCAPING CONSTRAINTS & STRATEGY

PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: 4E
DRAWN BY: EWS DATE: 10-15-18
SHEET NO. C900
S & A JOB NO. 81635OLF

LINDLEY RUN

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

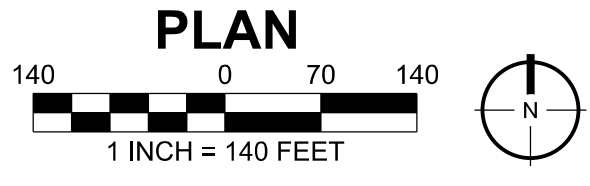
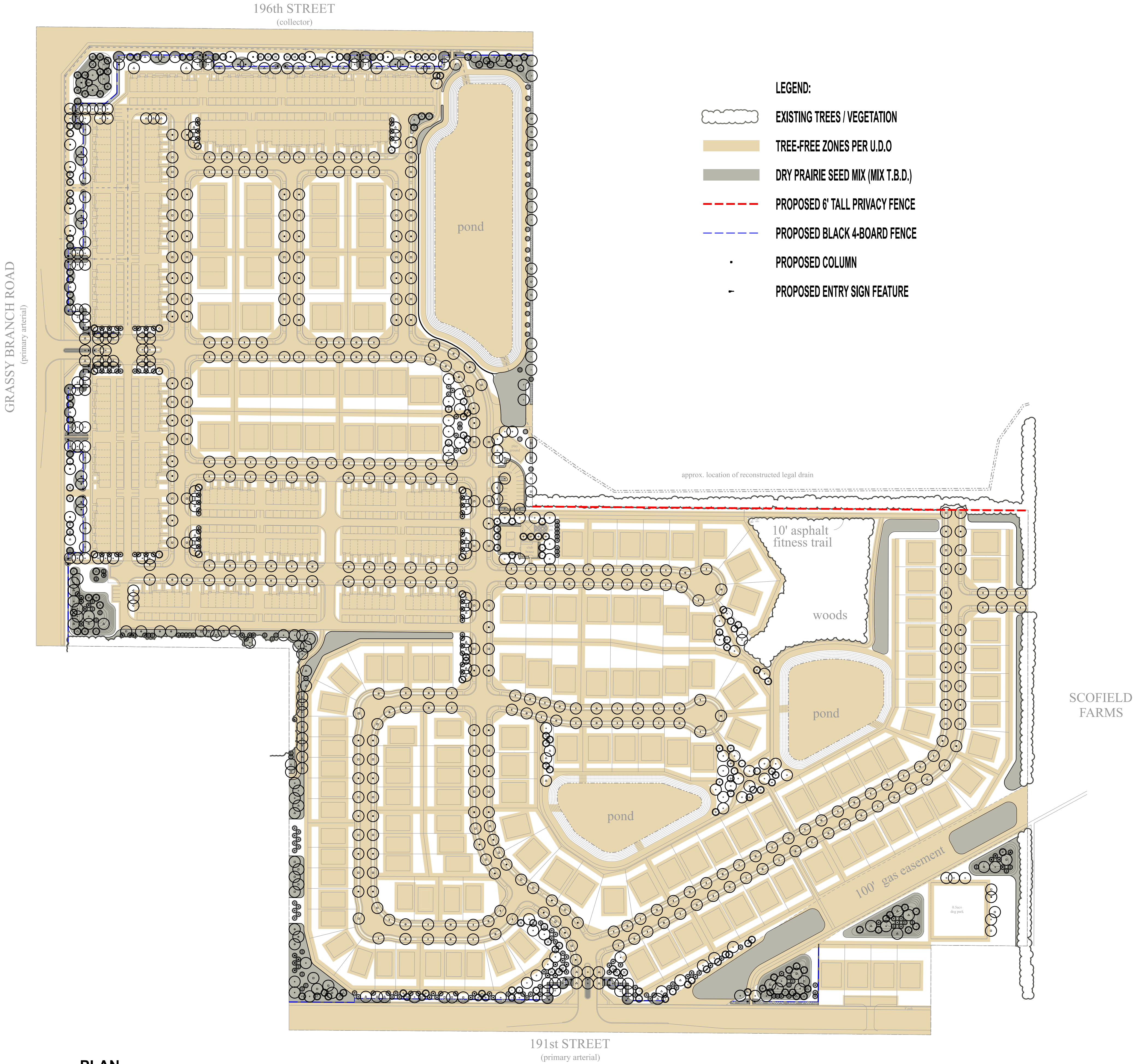
ALWAYS ON.

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

REVISIONS

DATE

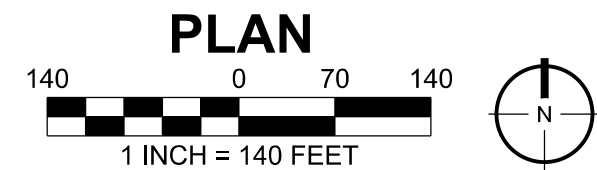
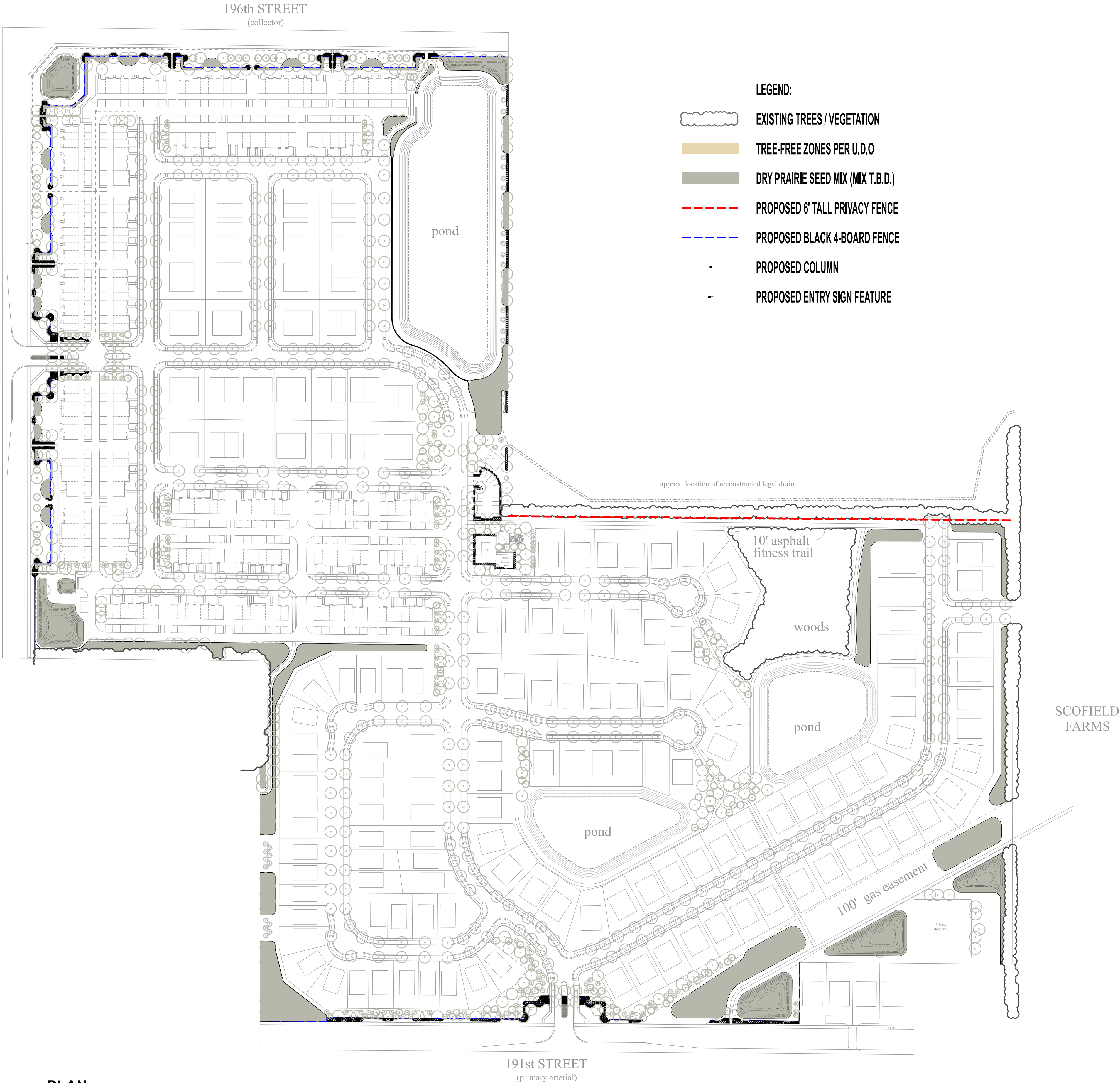
BY



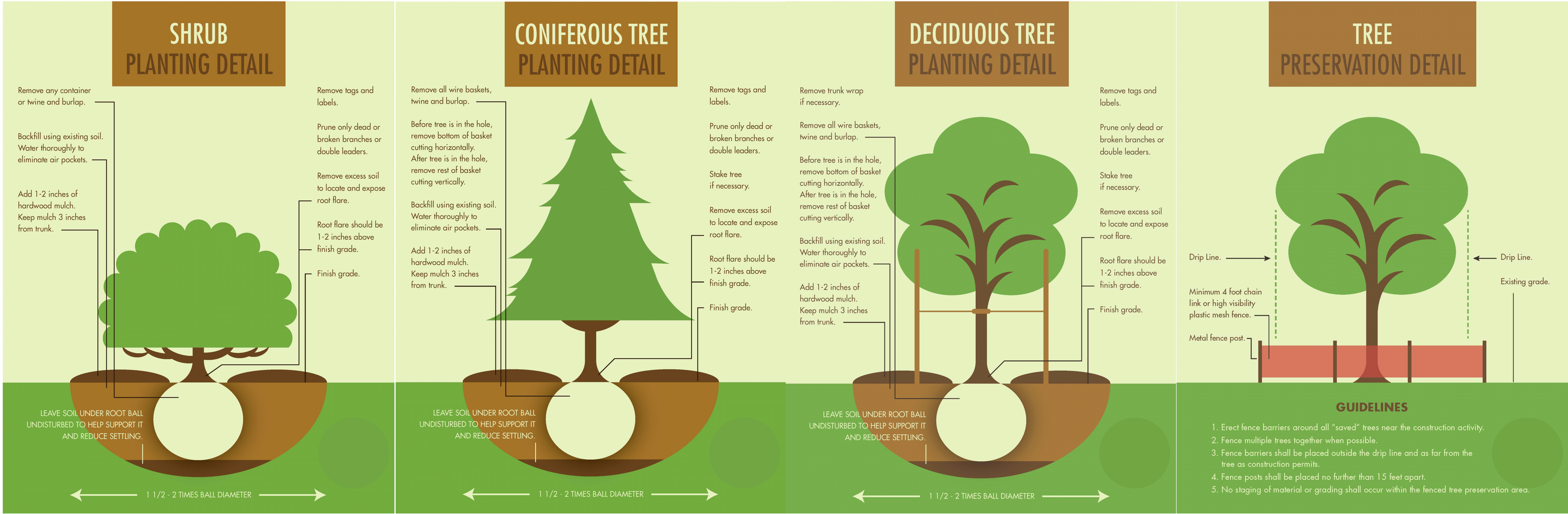
- PLANT SCHEDULE:
- Street / Shade Trees (Minimum 2" Caliper):
- Acer rubra - 10 @ 12' Tall (Red Maple)
 - Acer saccharum 'Legacy' - 111 (Legacy Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Skycole' - 10 @ 12' Tall (Skyline Honeylocust)
 - Gleditsia triacanthos var. inermis 'Street Keeper' - 103 (Street Keeper Honeylocust)
 - Liquidambar styraciflua 'Worplesdon' - 100 (Worplesdon Sweetgum)
 - Liriodendron tulipifera - 105 (Tulip Tree)
 - Quercus bicolor - 110 (Swamp White Oak)
 - Quercus coccinea - 106 (Scarlet Oak)
 - Quercus x warei 'Long' - 90 (Regal Prince English Oak)
- Ornamental / Understory Trees (Minimum 1.5" Caliper or 8' Tall):
- Amelanchier laevis - 55 (Allegheny Serviceberry)
 - Carpinus caroliniana - 55 (Ironwood)
 - Cercis canadensis 'Greswan' - 58 @ 8' Clump Form (Burgandy Hearts Eastern Redbud)
 - Crataegus viridis 'Winer King' - 55 (Winter King Hawthorn)
- Evergreen Trees (Minimum 6' Tall):
- Abies concolor - 69 (White Fir)
 - Juniperus virginiana 'Canaertii' - 23 (Canaerti Eastern Red Cedar)
 - Picea abies - 20 @ 10' (Norway Spruce)
 - Picea glauca var. densata - 80 (Black Hills White Spruce)
 - Pinus virginiana - 26 (Virginian Pine)
 - Thuja plicata 'Green Giant' - 19 (Green Giant Eastern White Cedar)

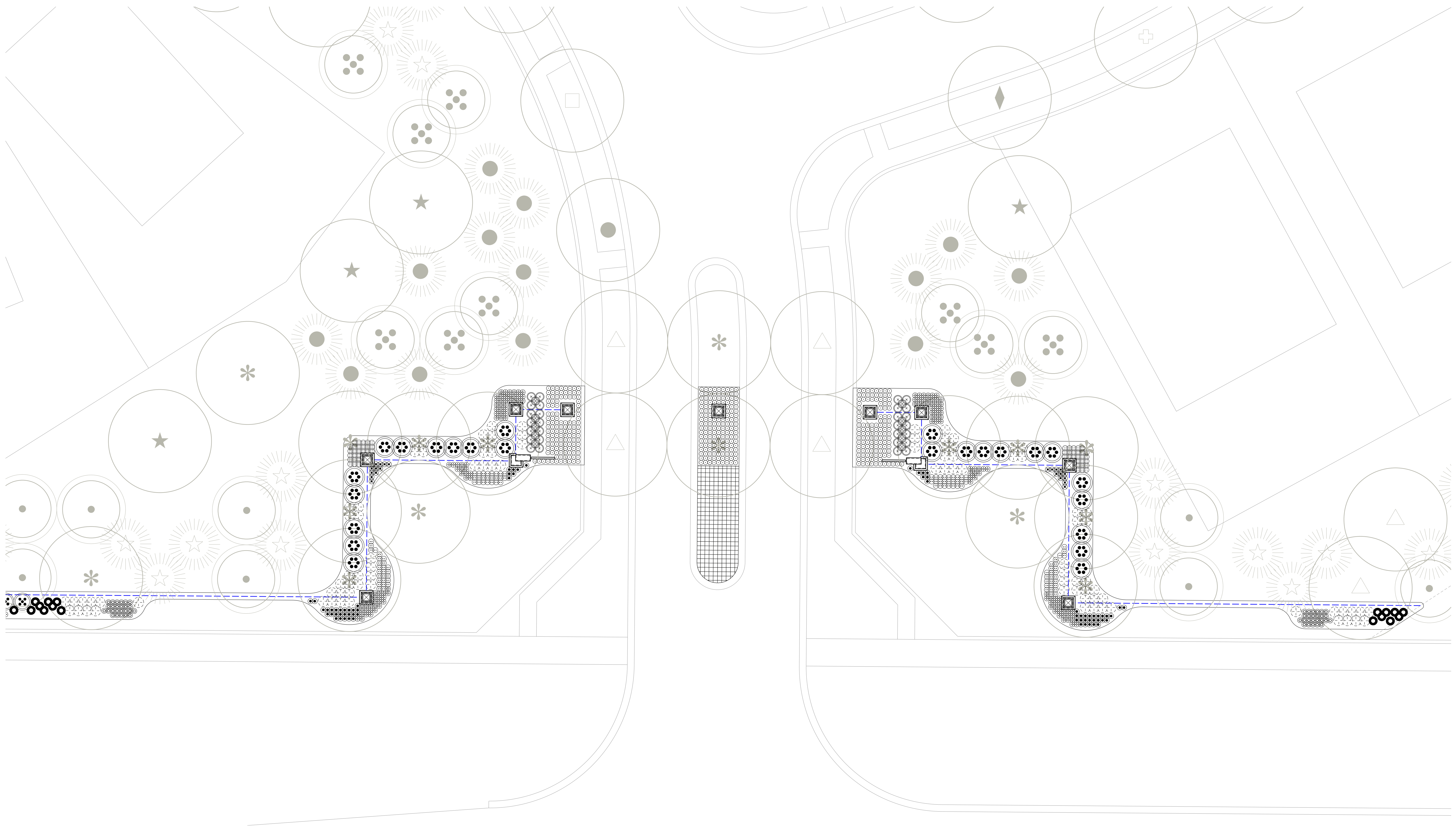
- NOTES:
- All Street Trees are to match the current City of Westfield Master Tree List.
 - Street Trees shall not be within 4 feet of any pavement.
 - There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.

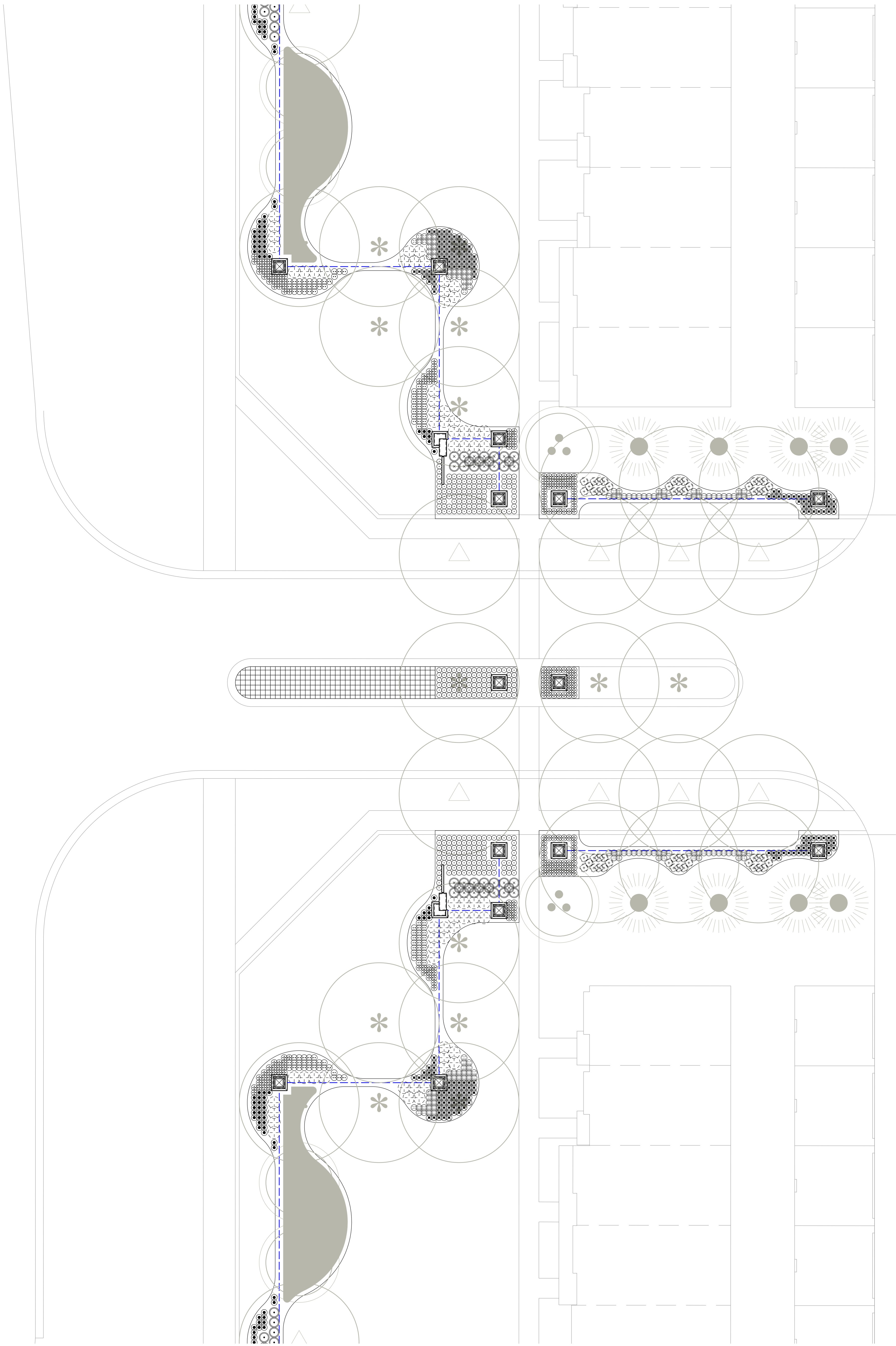
SECTION: 29			TOWNSHIP: 19N			RANGE: 4E		
DRAWN BY: EWS			DATE: 10-15-18			SHEET NO.		
LANDSCAPING PLAN (TREES) PREPARED FOR: LINDLEY RUN WASHINGTON TOWNSHIP HAMILTON CO., INDIANA								
STOEPPELWERTH ALWAYS ON. 7905 East 100th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942								
CERTIFIED: DATE REVISIONS BY								



- PLANT SCHEDULE:
- Shrubs (Minimum 18"):
- Aronia melanocarp 'Viking' - 48 (Viking Black Chokeberry)
 - Ceanothus americanus - 76 (New Jersey Tea)
 - Itea virginica 'Little Henry' - 177 (Little Henry Sweetspire)
 - Physocarpus opulifolius 'Seward' - 78 (Summer Wine Ninebark)
 - Potentilla 'Goldfinger' - 187 (Goldfinger Bush Cinquefoil)
 - Rhus aromatica - 10 (Fragrant Sumac)
 - Sambucus nigra 'Gerda' - 24 (Black Beauty Elderberry)
 - Viburnum dentatum 'Christom' - 50 (Blue Muffin Arrowwood Viburnum)
- Graminoids (Minimum 2 Gallon Container):
- Calamagrostis x acutifolia 'Karl Foerster' - 171 (Karl Foerster Feather Reed Grass)
 - Helictotrichon sempervirens 'Saphirsprudel' - 102 (Sapphire Blue Oat Grass)
 - Miscanthus sinensis 'Morning Light' - 35 (Morning Light Maiden Grass)
 - Miscanthus sinensis 'Variegatus' - 51 (Variegated Japanese Silver Grass)
 - Panicum 'Shenandoah' - 61 (Shenandoah Switch Grass)
 - Schizchyrium scoparium 'The Blues' - 168 (The Blues Little Bluestem)
 - Sporobolus heterolepis - 108 (Prairie Dropseed)
- Forbs and Low Stature Graminoids (Minimum 1 Quart Container):
- Asclepias tuberosa - 495 (Butterfly Weed)
 - Aster novi-belgii 'Professor Kippenburg' - 468 (Professor Kippenburg New York Aster)
 - Baptisia alba - 170 (White False Indigo)
 - Coreopsis verticulata 'Zagreb' - 722 (Zagreb Tickseed)
 - Echinacea purpurea 'Magnus' - 298 (Magnus Purple Coneflower)
 - Festuca ovina glauca 'Elijah Blue' - 877 (Elijah Blue Fescue)
 - Liatris spicata 'Kobold' - 402 (Kobold Spiked Gayfeather)
 - Nepeta faassenii 'Walkers Low' - 129 (Walkers Low Catmint)
 - Penstemon digitalis 'Husker Red' - 129 (Husker Red Beardtongue)
 - Rudbeckia fulgida 'Goldstrum' - 35 (Goldstrum Black-Eyed Susan)
- Groundcover (Minimum 2-5/8" Pot):
- Sedum spurium 'Dragons Blood' - 3,140 (Dragons Blood Stonecrop)







play
ground

19 spaces

30x30
shelter

fire
pit

pool

club
house

510
5

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos. 27152 (Book 328 Page 3) and 8516494.

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

WHEREAS, the Developer filed a petition under Docket Number 1806-PUD-14 (Ordinance 18-17) with the Plan Commission and City Council to rezone parcels as the same are more particularly described in Exhibit A which is attached hereto and incorporated herein by reference (collectively the "Real Estate") from SF2: Single Family Residential District to the Lindley Run Planned Unit Development Ordinance (the "Lindley Run PUD");

WHEREAS, the Developer is requesting the City Council to consider approval of the Lindley Run PUD subject to the following commitments ("Commitments");

NOW THEREFORE, the Developer makes the following Commitments to the City Council regarding the use and development of the Real Estate:

Section 1. Commitments. The Real Estate is subject to the following Commitments:

- A. Renting and Leasing: The following text shall be included in Commitments Covenants and Restrictions (CCR'S) applicable to Area C of the Lindley Run PUD:

Renting and Leasing. Notwithstanding anything to the contrary herein, at least eighty-five percent (85%) of the Residential Units shall be Owner occupied. Owner occupancy includes ownership by an immediate family member of at least one person residing in the Residential Unit or a trust of which the occupant is settlor, grantor, trustee or beneficiary. As long as one Residential Unit satisfies the definition of Owner occupancy, the adjacent Residential Unit may be used to support independent living arrangements for the residents in the other Residential Unit. No renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of (i) hardship as defined in this paragraph and (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the Owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that without allowing renting or leasing of a Residential Unit significant financial harm shall occur to the Owner. The Owner must inform the Association of the specific circumstances of the hardship, and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one year, nor for less than thirty (30) days for any term thereafter.

- B. Overnight On-Street Parking: The following text shall be included in Commitments Covenants and Restrictions (CCR'S) applicable to Area C of the PUD:

Parking of motor vehicles shall be prohibited between the hours of 2:00am and 5:00am within the public right-of-way of all public streets in Area C of the Lindley Run PUD. This prohibition shall be subject to all applicable local ordinances regulating on-street parking.

Section 2. Definitions.

1. Developer. Olthof Homes, LLC, and its successors and assigns.
2. Department. The Economic and Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Council in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the Council's approval of the Lindley Run PUD.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Lindley Run PUD. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Council.

Section 7. Binding on Successors. These Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the City Council pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, Olthof Homes, LLC and Thomas E. Goins have caused these Commitments to be executed as of the dates identified below.

"Developer"

Olthof Homes, LLC

By: [Signature]

Name: Scot Olthof

Title: Managing Member

Date: November 9, 2018

STATE OF INDIANA)
COUNTY OF Lake) SS:
)

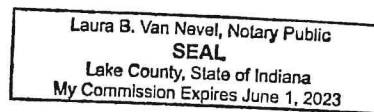
Before me, a Notary Public in and for said County and State, personally appeared Scot Olthof (name), as Managing Member (title) of Olthof Homes, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this 9th day of November, 2018 for and on behalf of said entity.

My Commission Expires:
June 1, 2023

[Signature]
Notary Public

Residing in Indiana
County of Lake

Laura B. Van Nevel
Printed Name



"Owner"

By: Thomas E Goins

Name: Thomas E. Goins

Date: 11/9/18

FL
STATE OF ~~INDIANA~~)
COUNTY OF Lake) SS.:



Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Thomas E. Goins (name), as Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of 11-9, 2018 for and on behalf of said entity

WITNESS my hand and Notarial Seal this 9th day of Nov, 2018.

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 29; thence South 89 degrees 24 minutes 45 seconds East (assumed bearing) 1,325.85 feet along the North line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 00 degrees 05 minutes 23 seconds West 1,266.53 feet along the East line of said Quarter-Quarter Section to the Northwest corner of the 42.50 acre parcel owned by Thomas E. Goins as recorded in Instrument No. 85-014694 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the North and East lines of said 42.50 acre parcel: (1) South 89 degrees 32 minutes 57 seconds East 1,323.26 feet; (2) South 00 degrees 06 minutes 33 seconds West 1,163.50 feet along the East line of said Northeast Quarter to the Northeast corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300, in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said Parcel II for the next two (2) courses: (1) North 89 degrees 32 minutes 57 seconds West 182.00 feet; (2) South 00 degrees 06 minutes 33 seconds West 239.00 feet to the South line of said Northwest Quarter; thence North 89 degrees 32 minutes 57 seconds West 1,140.78 feet along the South line of said Northwest Quarter to the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 46 seconds West 647.49 feet along the South line of the Southwest Quarter of said Northwest Quarter to the Southeast corner of the 11.62 acre parcel owned by Crossroads Church at Westfield, Inc. as recorded in Instrument No. 2006-058047 in said Recorder's Office; thence North 00 degrees 01 minutes 04 seconds East 1,018.22 feet along the East line of said 11.62 acre parcel and the prolonged East line to the Northeast corner of 4.18 acre parcel owned by Mark T. Nigh et ux as recorded in Instrument No. 85-012054 in said Recorder's Office; thence North 89 degrees 21 minutes 16 seconds West 675.00 feet along the North line of said 4.18 acre parcel to the West line of said Northwest Quarter; thence North 00 degrees 01 minutes 04 seconds East 1,652.42 feet along said West line to the place of beginning, containing 107.000 acres, more or less.

EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 29; thence North 89 degrees 32 minutes 57 seconds West (assumed bearing) 182.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 32 minutes 57 seconds West along said South line, 75.05 feet; thence North 00 degrees 06 minutes 33 seconds East 239.00 feet; thence South 89 degrees 32 minutes 57 seconds East 75.05 feet to the Northwest corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 06 minutes 33 seconds West 239.00 feet along the West line of said Parcel II to the place of beginning, containing 0.412 acres, more or less.

WRITTEN PUBLIC COMMENTS

Docket Number: 1901-SPP-04 & 1901-ODP-04
Petitioner: Olthof Homes, LLC by Nelson & Frankenberger (the "Petitioner")
Request: Primary Plat and Overall Development Plan approval of 423 Single-Family Residential Lots on 107 acres +/- in the Lindley Run Planned Unit Development (PUD) District

Enclosed Attachments:
January 22, 2019 Advisory Plan Commission Meeting

1. Janis Morris (1/7/2019)

Janis Morris

From: Janis Morris <sunol@mydailymail.net>
Sent: Monday, January 7, 2019 1:59 PM
To: Janis Morris
Subject: Notepad - New development 191st.

5/16

3 new developments between Grassy Branch and Moontown.

2 more developments between Moontown and Little Chicago. 1 of those developments will be punched through to an exciting development on Shady Nook. Unfortunately 191st has been turned into a highway.

Do: Survey traffic at east side of 191st & Grassy Branch. Survey traffic at north side of Grassy Branch & 191st. Since all new developments between Grassy Branch & Moontown are on the north side of 191st, land to widen the road should come from that side of the street.

Sent from [BlueMail](#)



Petition Number: 1810-DDP-27
Project Name: Wendy's at Chatham Commons
Subject Site Address: Northwest corner of 191st Street and Westmore Lane
Petitioner: WFOH Westfield, LLC
Representative: American Structurepoint, Inc.
Request: Detailed Development Plan review of a 2,844 square foot restaurant on 0.90 acres +/- in the Chatham Commons Planned Unit Development (PUD) District.
Current Zoning: Chatham Commons PUD
Current Land Use: Vacant
Approximate Acreage: 0.90 +/-
Property History: Chatham Commons PUD District (Ord. 17-03, 04/10/17)
Overall Development Plan & Primary Plat (1703-ODP-01 & 1703-SPP-01, 04/17/17)
Secondary Plat for Chatham Commons (09/05/17)
Secondary Plat Amendment for Block 2 of Chatham Commons (1805-SFP-14, 05/31/18)
Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.

- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
 - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
-

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

The plans comply.

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

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

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

The plans comply.

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Chatham Commons PUD District (Ord. 17-03, Section 8 – General Regulations).

- 26) Minimum Lot Area: No Minimum
- 27) Minimum Lot Frontage: 80 feet
- 28) Minimum Building Setback Lines:
- a) Front Yard (shall be that of which is facing the public right of way at entrance):
 - i) US Highway 31: 30 feet
 - ii) 191st Street: 30 feet
 - iii) Internal to District: 15 feet
 - b) Side Yard: No Minimum
 - c) Rear Yard: No Minimum
- 29) Minimum Lot Width: No Minimum

30) Building Height:

a) District 2 Minimum Building Height:

- i) One (1) story

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

32) Minimum Building Size:

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

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

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

a) Building Location (Chatham Commons PUD, Ord. 17-03, Article 9.1(B)):

- i) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.

b) Screening of Receptacles and Loading Areas:

- i) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- ii) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

- iii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- iv) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

35) Architectural Standards (Article 6.3)

- a) In addition to the Architectural Design Requirements of the 32 Overlay, Article 6.3(F) Architectural Standards; Business Districts shall apply, except as modified below.
 - i) Article 6.3(K)(2) Building Materials and Article 5.3(K)(2)(k)(iii) Architectural Design Requirements: Building Materials: Shall not apply; rather the following shall apply: i. A minimum of sixty percent (60%) of each Building Facade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used, in accordance with paragraph (iii) below.
 - ii) Each Building Facade shall utilize a minimum of three (3) different exterior building materials (excluding window, door and roofing materials).
 - iii) If Architectural Insulated Panels are used as an exterior building material, then the following applies:
 - (1) A minimum of thirty-three percent (33%) of each Building Facade, excluding windows and doors, shall be Masonry Materials.
 - (2) No more than sixty-seven percent (67%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.
 - (3) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, maybe covered with metal (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S, stucco, or vinyl exterior building materials.
- b) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:
 - i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with *Article 6.8 Landscaping Standards*.

ii) Building Materials:

(1) External Facades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, “External Façade”), shall comply with the following:

(a) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or

(b) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.

(2) All Other Facades: No more than twenty-five percent (25%) of all other Building Facades, 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.

(3) General Standards:

(a) The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

(b) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein; however, if all Building Facades are determined to be External Facades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Façade if screened in accordance with the General Screening Standards of *Article 6.8 Landscaping Standards*.

(4) Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes.

(5) Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

(6) Building Elevations:

- (a) Horizontal Design: 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, cornice or moulding.
- (b) Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- (7) 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.
- (8) Roof Design:
 - (a) Pitched Roofs: Pitched roofs shall comply with the following:
 - (i) Minimum Pitch: 5 (vertical units): 12 (horizontal units).
 - (ii) Shall be comprised of three (3) or more roof slope planes.
 - (iii) Shall be covered with high quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.
 - (b) Flat Roofs: Flat roofs shall comply with the following:
 - (i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding.
 - (ii) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building

mass and roof-mounted architectural elements (which may include screening elements for roofmounted equipment).

(iii) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

(iv) Flat roofs shall be prohibited for one-story buildings in the *LB: Local and Neighborhood Business District*, unless otherwise approved by the Plan Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area.

(c) General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets.

(9) Main Entrances:

(a) 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. The location, orientation, proportion and style of doors shall complement the style of the building.

(10) 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.

(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, or other such trim or design elements as approved by the Plan Commission or Director.

(11) Awnings:

(a) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.

- (b) Awnings shall be made of a non-reflective material.
 - (c) All awnings shall be kept in good repair.
 - (d) Metal or aluminum awnings are prohibited.
 - (e) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- 2) Building Standards (Article 6.4)
- 3) Fence Standards (Article 6.5)
- 4) Height Standards (Article 6.6)
- 5) Home Business Standards (Article 6.7)
- 6) Landscaping Standards (Article 6.8)
 - a) Minimum Lot Landscaping Requirements:
 - b) Foundation Plantings:
 - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
 - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
 - c) External Street Frontage Landscaping Requirements:
 - d) Buffer Yard Requirements:
 - i) Shall not apply; rather the following shall apply (Chatham Commons PUD, Ord. 17-03, Section 9.4):

- (1) A fifteen-foot (15) buffer shall be provided along the western property line of Outlot 1 as identified on *Exhibit B* so long as adjacent property is used for single-family residential use.
 - (2) A six-foot wood fence (i.e. shadow box) and five (5) seven-foot Norway Spruce trees on each side of the fence shall be installed within the required buffer yard at the time of adjacent development. The fence shall be maintained by Developer.
- e) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

- (2) Interior Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

- (1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

7) Lighting Standards (Article 6.9)

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

8) Lot Standards (Article 6.10)

9) Outside Storage and Display (Article 6.12)

10) Outdoor Café and Eating Areas (Article 6.13)

11) Parking and Loading Standards (Article 6.14)

- a) Off-Street Parking:

- i) Required Spaces:

- (1) Restaurants: One (1) space for each three (3) seats of serving area, plus one (1) space for each employee on primary shift.

12) Performance Standards (Article 6.15)

13) Setback Standards (Article 6.16)

14) Sign Standards (Article 6.17)

15) Vision Clearance Standards (Article 6.19)

16) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

17) Easement Standards (Article 8.3)

18) Monument and Marker Standards (Article 8.5)

19) Open Space and Amenity Standards (Article 8.6)

20) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) 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.

21) Storm Water Standards (Article 8.8)

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

23) Surety Standards (Article 8.12)

24) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

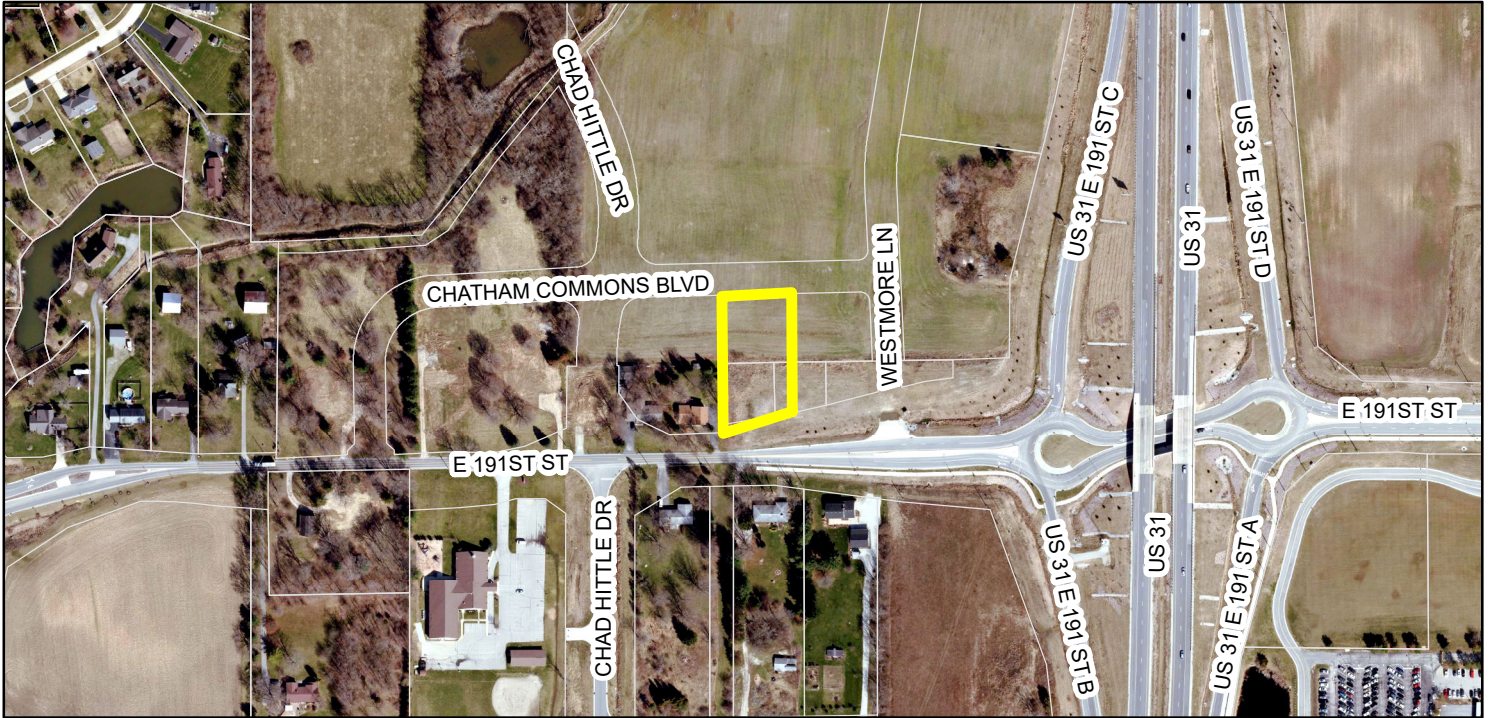
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION: Approve Detailed Development Plan (1810-DDP-27).**
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



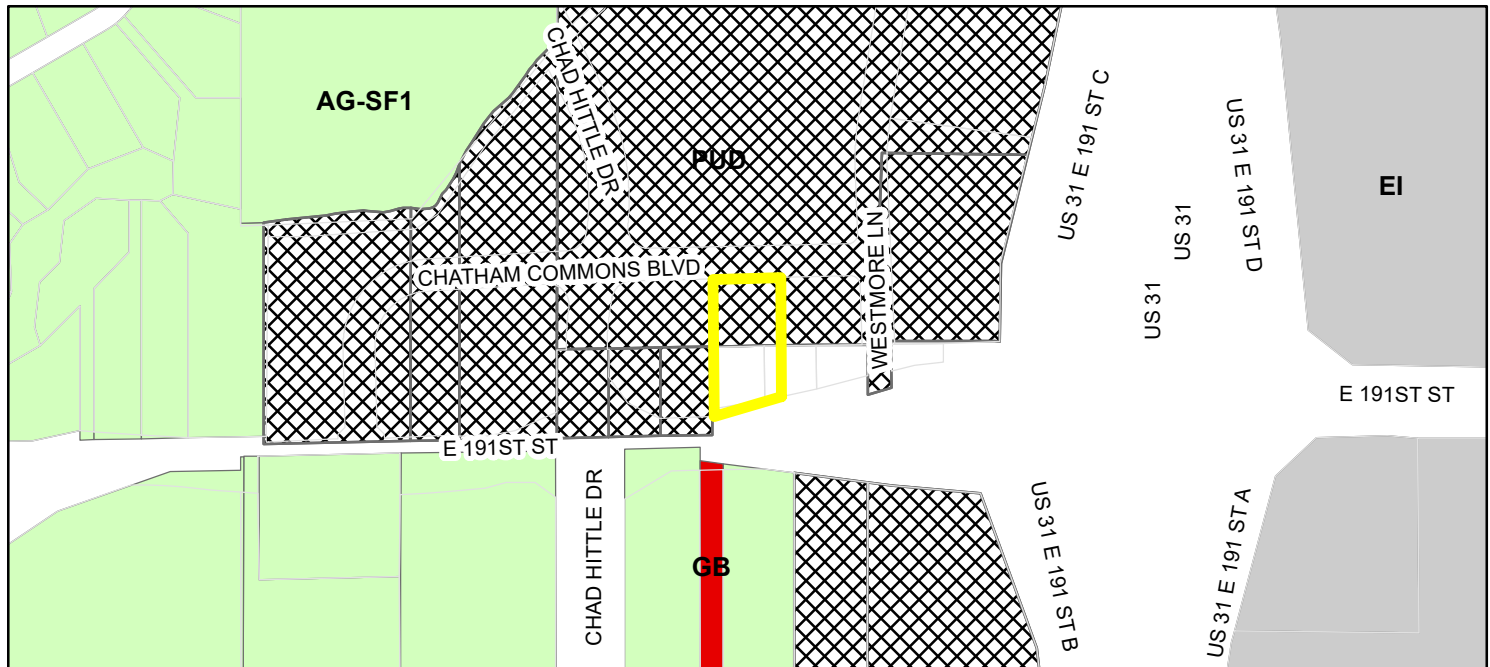
Property Location Map
Wendy's at Chatham Commons
Detailed Development Plan
1810-DDP-27



Aerial Location Map



Zoning Map



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

DRAWING FILE: P:\2018\0112801_Drawing\Civil\Construction Documents\2018.01128 CE C002.dwg
PLOT DATE: 1/4/2019 1:24 PM
PLOT SCALE: 1:1
EDIT DATE: 11/14/2018
EDITED BY: DZIMMERMAN

GENERAL NOTES

- ALL WORK TO CONFORM TO FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
- ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

EXISTING TOPOGRAPHY NOTES

- EXISTING TOPOGRAPHY IS PROVIDED BY:AMERICAN STRUCTUREPOINT INC., PROJECT: 2018.01128
DATED:08/30/2018

DEMOLITION NOTES

- CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
- PROTECT TREES TO REMAIN DURING CONSTRUCTION.
- PLANT MATERIALS TO REMAIN, TO BE PROTECTED BY TREE FENCE WHICH ENCOMPASSES IT'S DRIP LINE. NO CONSTRUCTION EQUIPMENT, MATERIALS OR DEBRIS SHALL BE LOCATED WITHIN TREE PROTECTION BOUNDARIES. NO DEMOLITION CAN OCCUR UNTIL TREE PROTECTION IS APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS APPURTENANCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
- DEMOLISH FOUNDATIONS AND OTHER BELOW-GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 48 INCHES BELOW LOWEST FOUNDATION LEVEL.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES, WITH COMPACTED GRANULAR BACKFILL.
- THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
- CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
- ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
- PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
- ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
- NO ON-SITE BURNING IS PERMITTED.
- CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
- DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

SITE NOTES

- ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
- PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
- THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
- CONCRETE SAW CUTTING SHALL BE DONE AS SOON AS POURED CONCRETE HAS CURED AND CAN SUPPORT WEIGHT. PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
- ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
- CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
- ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
- ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM GROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
- CHAMFER ALL ENDS OF CURBS.

GRADING NOTES

- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
- CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE AT HIS/HER OWN COST.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL SHALL BE PERFORMED BY A LOADED TANDEM PNEUMATIC TIRE DUMP TRUCK MINIMUM GROSS VEHICLE WEIGHT OF 15 TONS. THE TIRES SHALL BE OPERATED AT INFLATION PRESSURES BETWEEN 70-80 PSI UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. THE TIRES SHALL BE INFLATED WITH AIR ONLY; NO LIQUID SHALL BE USED. THE PROOFROLL SHALL BE COMPLETED UNDER INSPECTION OF SOILS FIRM TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- CONTRACTOR TO PERPETUATE ANY SUBSURFACE DRAIN TILES OR PIPES ENCOUNTERED DURING CONSTRUCTION AND PROVIDE POSITIVE OUTLET TO DOWNSTREAM RECEIVING SYSTEM. CONTRACTOR TO NOTIFY THE ENGINEER WITH ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- DUE TO SITE CONSTRAINTS, THE EARTHWORK FOR THE SITE AS DESIGNED MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING CONDITIONS AND INCLUDE IN THEIR BID ALL EARTHWORK COSTS INCLUDING IMPORTS AND/OR EXPORTS NECESSARY TO MAKE THE SITE BALANCE.
- CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

- SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
- CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
- ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
- TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF THE TOP OF THE TRENCH IS WITHIN 5 FEET OF PAVEMENT.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
- IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
- ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
- ALL PROPOSED STORM SEWER AND DRAINAGE APPURTENANCES SHALL BE IN CONFORMANCE WITH THE CITY OF WESTFIELD STORMWATER SPECIFICATIONS, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE STORMWATER SPECIFICATIONS SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE STORMWATER SPECIFICATIONS.

EROSION CONTROL NOTES

- CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE--GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN RECEIVING WATER. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, FLOODWAY OR FLOODWAY FRINGE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, IN, MAP NUMBER 18057C0109G, DATED NOVEMBER 19, 2014.
- SCHEDULE OF EARTHWORK ACTIVITIES:
 - THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. UN-VEGETATED AREAS THAT ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL. ALTERNATIVE MEASURES TO SITE STABILIZATION ARE ACCEPTABLE IF THE PROJECT SITE OWNER OR THEIR REPRESENTATIVE CAN DEMONSTRATE THEY HAVE IMPLEMENTED EROSION AND SEDIMENT CONTROL MEASURES ADEQUATE TO PREVENT SEDIMENT DISCHARGE.
 - TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
 - INSTALL INLET PROTECTION AROUND INLETS IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. REMOVE INLET PROTECTION FOR PAVING OPERATION. REPLACE INLET PROTECTION AFTER PAVING IS COMPLETE. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON SEEDED AREAS BEHIND THE CURB.
- PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
- CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
- ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH THE CITY OF WESTFIELD STORMWATER SPECIFICATIONS, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE STORMWATER SPECIFICATIONS SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE STORMWATER SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	MATT STRINGER	(317) 295-6493
ELECTRIC	DUKE ENERGY	TIM HARDIN	(800) 521-2232
FIRE DEPARTMENT	CITY OF WESTFIELD	GARRY HARLING	(317) 804-3307
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TELEPHONE	AT&T	STEVE KREBS	(317) 252-4275
WATER	CITIZENS WESTFIELD	BRANDON CARTER	(317) 850-9035
PUBLIC WORKS	CITY OF WESTFIELD	JOHN RANKIN	(317) 804-3100

EXISTING LEGEND

	BEEHIVE INLET
	CURB INLET
	DRAINAGE MANHOLE
	FIRE HYDRANT
	MAILBOX
	PINE
	SANITARY MANHOLE
	SANITARY MARKER
	STAND PIPE
	TREE
	WATER VALVE
	TOP OF RIM ELEVATION
	INVERT ELEVATION
	PLASTIC PIPE
	CORRUGATED PLASTIC PIPE
	BURIED WATER LINE

BENCHMARK DATA

BENCHMARK INFORMATION (88 DATUM)

ORIGINATING BENCHMARK:
HAMILTON CO. B.M. G 11
AN I.S.H.C. BRONZE DISK MARKED "HAM G 11" SET IN THE TOP OF THE S.W. CONC. WINGWALL OF A CONCRETE SLAB CULVERT, OVER BOWMAN DRAIN, 293' WEST OF THE INTERSECTION OF S.R. 32 AND UNION STREET ON THE SOUTH SIDE OF S.R. 32 IN WESTFIELD, IN.
ELEV = 876.13

CPT #4
MAO NAIL IN WEST END OF SIDEWALK ON SOUTH SIDE OF 191st STREET IN FRONT OF ABANDONED HOUSE.
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CHISELED "X" ON NE BOLT OF FIRE HYDRANT; WEST SIDE OF WESTMORE LANE; +250' NORTH OF 191st STREET.
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WOPH WESTFIELD, LLC
SEAN K. O'BRIEN
CHIEF FINANCIAL OFFICER
1025 PLAIN STREET SUITE 2
MARSHFIELD, MA 02050
(917)-270-8241
skobrien@ssmnc.com

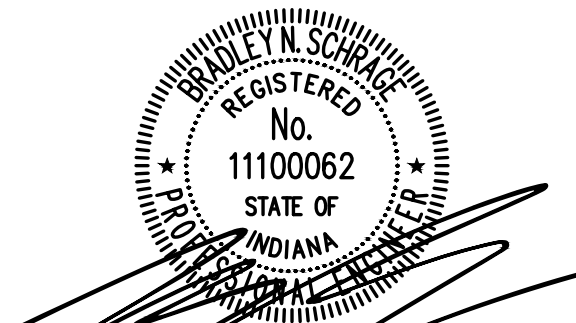


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WENDY'S AT
CHATHAM COMMONS

191st Street & U.S. 31
Westfield, Indiana



CERTIFIED BY

ISSUANCE INDEX	
DATE:	
08/30/2018	
PROJECT PHASE:	
PERMITTING	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC & NEW BLDG	10/30/2018
2	TAC	12/11/2018

GENERAL NOTES:

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- 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.

!! 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.

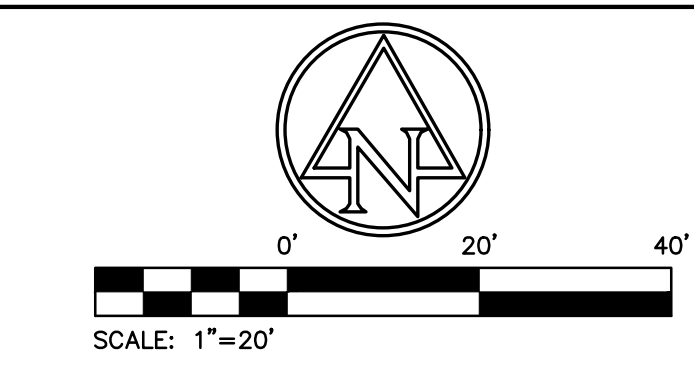
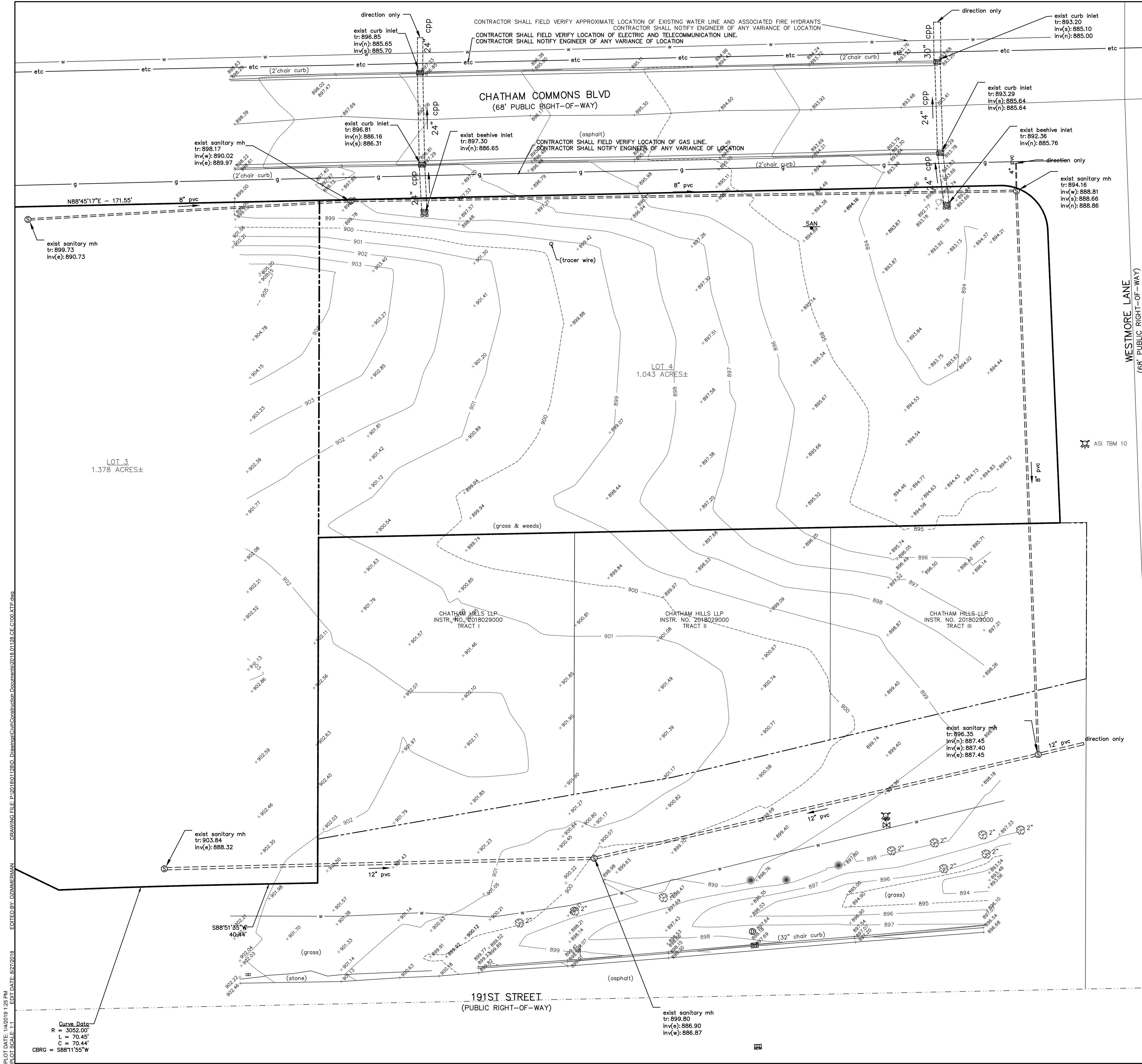
CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

Project Number 2018.01128

GENERAL NOTES

C002

EARTHWORK: A. GENERAL 1. EARTHWORK INCLUDES CLEARING, GRUBBING, SUBGRADE PREPARATION, REMOVAL OF TREES AND VEGETATION (INCLUDING STUMPS), PROTECTION OF TREES TO REMAIN, STRIPPING AND STORAGE OF TOPSOIL, FILL COMPACTION AND ROUGH GRADING OF ENTIRE SITE AS INDICATED ON DRAWINGS. 2. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CHANGES, ERRORS, OR OMISSIONS FOUND ON THE PLANS OR IN THE FIELD, BEFORE WORK IS STARTED OR RESUMED. 3. CONTRACTOR SHALL PROVIDE AND PLACE ANY ADDITIONAL FILL MATERIAL FROM OFF THE SITE AS MAY BE NECESSARY TO PRODUCE THE GRADES REQUIRED AS SHOWN ON THE DRAWINGS. FILL OBTAINED FROM OFF SITE MUST BE SUITABLE SOIL AS DEFINED IN THE SPECIFICATIONS OR AS OTHERWISE APPROVED BY OWNER. 4. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS CURRENT STATE AND SHALL REMOVE ALL TRASH, RUBBISH, AND DEBRIS FROM THE SITE PRIOR TO STARTING EXCAVATION. 5. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE. 6. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, DRIVES, FACILITIES, ETC. WITHOUT OWNER PERMISSION OR AUTHORITY HAVING JURISDICTION. 7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING EARTHWORK AND CLEARING OPERATIONS. EROSION CONTROL MEASURES SHOULD BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. 8. CONTRACTOR SHALL CAREFULLY MAINTAIN ALL BENCHMARKS, MONUMENTS, AND OTHER REFERENCE POINTS. IF DISTURBED, CONTRACTOR SHALL ENGAGE LICENSED LAND SURVEY FOR REPLACEMENT OF REFERENCE POINTS. 9. WHERE THESE SPECIFICATIONS CONFLICT WITH WESTFIELD STANDARDS, THE STANDARDS OF THE JURISDICTION HAVING AUTHORITY SHALL PREVAIL. B. MATERIALS 1. CONTRACTOR TO PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS. 2. SATISFACTORY (OR SUITABLE) SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM ACCORDING TO ASTM D 2487, OR GRAVEL OR GRAVEL LARGER THAN 3/8 INCH OR MORE THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATERIAL. 3. UNSATISFACTORY (OR UNSUITABLE) SOILS: SOIL CLASSIFICATION GROUPS C, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDES SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION. C. EXECUTION 1. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE. DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER UNLESS PERMISSION IS GRANTED. NOTIFY OWNER AT LEAST TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. 2. REMOVE OBSTRUCTIONS, TREES, SHRUBS, AND OTHER VEGETATION AS REQUIRED FOR NEW CONSTRUCTION. STRIP TOPSOIL TO DEPTH AS REQUIRED IN THE FIELD TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. STOCKPILE TOPSOIL AWAY FROM EXCAVATIONS WITHOUT INTERMINGLING WITH SUBSOIL AND GRADE STOCKPILES TO DRAIN SURFACE WATER. 3. REMOVE EXISTING ABOVE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND NECESSARY TO FACILITATE NEW CONSTRUCTION. 4. PROTECT SUBGRADE AND FOUNDATION SOILS FROM FREEZING TEMPERATURES, FROST, AND PONDING WATER. 5. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS FOR ALL STRUCTURES, WALKS, PAVEMENTS, AND UTILITY TRENCHES. 6. CONTRACTOR SHALL FURNISH AND OPERATE ALL Dewatering MEASURES REQUIRED TO FACILITATE NEW CONSTRUCTION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. 7. PROOF ROLL SUBGRADE BELOW BUILDING PAVEMENTS WITH A PNEUMATIC-TIRED DUMP TRUCK TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF ROLL WET OR SATURATED SUBGRADES. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER OR OWNER REPRESENTATIVE, WITHOUT ADDITIONAL COMPENSATION. 8. BACKFILL ALL UTILITY TRENCHES BENEATH PAVEMENT (AND WITHIN 5') WITH GRANULAR MATERIAL. 9. SOIL FILL: USE SATISFACTORY SOIL MATERIAL UNDER ALL WALKS, PAVEMENTS, STEPS, RAMPS, BUILDING SLABS, FOOTINGS, AND FOUNDATIONS. 10. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MOIST, FROZEN, OR CONTAIN FROST OR ICE. REMOVE AND REPLACE, OR EXCAVATE AND AIR DRY OTHER MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED UNIT WEIGHT. 11. COMPACTION OF SOIL BACKFILLS AND FILLS ARE TO BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. WHERE NO GEOTECHNICAL REPORT EXISTS, COMPACT ALL FILL MATERIAL BELOW STRUCTURES, PAVEMENTS, WALKS, UTILITY TRENCHES AND STEPS (AND WITHIN 5 FEET OF SLOPE AREAS) TO 98 PERCENT OF THE MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D-698 (STANDARD PROCTOR DENSITY). COMPACT ALL FILL MATERIALS BELOW TURF OR UNPAVED AREAS TO 90 PERCENT OF THE MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D-698 (STANDARD PROCTOR DENSITY). ALL FILL MATERIALS TO BE COMPACTED IN MAXIMUM 8-INCH LIFTS. 12. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADE TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES: - TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH - WALKS: PLUS OR MINUS 1/2 INCH - PAVEMENTS: PLUS OR MINUS 1/2 INCH - INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/4 INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE. 13. QUALITY CONTROL: QUALIFIED GEOTECHNICAL ENGINEER TO BE ENGAGED AS TESTING AGENCY AS DIRECTED BY OWNER. 14. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHEN COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER STORM SEWER: A. GENERAL 1. STORM SEWER INCLUDES ALL PIPES, FITTINGS, MANHOLES, CLEANOUTS, TRANSITION COUPLINGS, CATCH BASINS, INLETS, END SECTIONS, AND OUTLETS. 2. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CHANGES, ERRORS, OR OMISSIONS FOUND ON THE PLANS OR IN THE FIELD, BEFORE WORK IS STARTED OR RESUMED. 3. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE. DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER UNLESS PERMISSION IS GRANTED. NOTIFY OWNER AT LEAST TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. B. PRODUCTS 1. PE PIPE AND FITTINGS: PE DRAINAGE PIPE AND FITTINGS NP 3 TO NPS 10, AASHTO M 252M, TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS. PE DRAINAGE PIPE AND FITTINGS NPS 12 TO NPS 60, AASHTO M 294M, TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS. 2. PVC PIPE AND FITTINGS: PIPE: ASTM F 949, PVC, OR ASTM Q 3434, F-1336, F-679, CORRUGATED PIPE WITH BELL AND SPIGOT ENDS FOR GASKETED JOINTS. FITTINGS: ASTM 949, PVC MOLDED OR FABRICATED, SOCKET TYPE. GASKETS: ASTM F 477, ELASTOMERIC SEALS. 3. CONCRETE PIPE AND FITTINGS: REINFORCED CONCRETE SEWER PIPE AND FITTINGS MEETING ASTM C 76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS. PIPE TO BE CLASS III UNLESS OTHERWISE INDICATED ON PLANS. 4. COMPLY WITH ASTM C 1173, ELASTOMERIC SLEEVE-TYPE REDUCING OR TRANSITION COUPLING, FOR JOINTING UNDERGROUND NON-PRESSURE PIPING. INCLUDE ENDS OF SAME SIZES AS PIPING TO BE JOINED, AND CORROSION-RESISTANT METAL TENSION BAND AND TIGHTENING MECHANISM ON EACH END. 5. CLEANOUTS: CAST IRON CLEANOUTS: ASME A112.36.2M ROUND, GRAY-IRON HOUSING WITH CLAMPING DEVICE AND ROUND, SECURED, SCORATED, GRAY-IRON COVER. HEAVY DUTY TOP LOADING IS REQUIRED. PLASTIC CLEANOUTS: PVC BODY WITH PVC THREADED PLUG. 6. MANHOLES AND CATCH BASINS: STANDARD REINFORCED PRECAST CONCRETE MANHOLES MEETING ASTM C 478. MINIMUM 48-INCH DIAMETER UNLESS OTHERWISE INDICATED. BASE SECTION TO BE MINIMUM 6-INCH THICKNESS AND 4-INCH THICKNESS FOR WALLS AND BASE RISER SECTION. REINFORCED CONCRETE GRADE RINGS, 6-9 INCH TOTAL THICKNESS, TO MATCH DIAMETER OF MANHOLE FRAME AND COVER. MANHOLE FRAMES AND COVERS AS INDICATED ON DRAWINGS. PIPE CONNECTORS SHOULD BE PROVIDED TO MEET ASTM C293, RESILIENT, OF SIZE REQUIRED, FOR EACH PIPE CONNECTING TO THE BASE SECTION. 7. CONCRETE: CAST-IN-PLACE CONCRETE ACCORDING TO ACI 318 AND ACI 350/350R AND IN ACCORDANCE WITH THE FOLLOWING: - CEMENT: ASTM C 150, TYPE III - FINE AGGREGATE: ASTM C 33, SAND - COARSE AGGREGATE: ASTM C 33, CRUSHED GRAVEL - WATER: POTABLE 8. PORTLAND CEMENT DESIGN MIX: 4,000 PSI MINIMUM WITH 0.45 MAXIMUM WATER/CEMENTIOUS MATERIALS RATIO. REINFORCING FABRIC TO MEET ASTM A 185/A 185M, STEEL, WELDED WIRE FABRIC, PLAIN, REINFORCING BARS TO MEET ASTM A 615/A 615M, GRADE 60 DEFORMED STEEL. 9. MANHOLE CHANNELS TO BE FORMED WITH AN INVERT SLOPE OF 2 PERCENT THROUGH THE MANHOLE AND BENCHES AT 4 PERCENT, SLOPED TO DRAIN INTO CHANNEL. 10. INLETS: PROVIDE INLETS WITH HEAVY DUTY CASTINGS AS SHOWN ON DRAWINGS. 11. OUTLETS: CONCRETE END SECTION SHOULD BE PROVIDED AT ALL PIPE ENDS AND AS INDICATED ON DRAWINGS. RIP RAP APRONS TO BE INSTALLED AT ALL END SECTIONS TO DIMENSIONS INDICATED. AVERAGE RIP-RAP SIZE	TO BE 6-INCHES UNLESS OTHERWISE INDICATED ON DRAWINGS. STORM SEWER (CONT.): C. EXECUTION 1. INSTALL PIPING BEGINNING AT LOW POINT, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPES FACING UPSTREAM. INSTALL GASKETS, SEALS, SLEEVES, AND OTHER COUPLINGS ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS. 2. WHEN INSTALLING PIPE UNDER STREETS OR OTHER OBSTRUCTIONS THAT CANNOT BE DISTURBED, USE PIPE-JACKING PROCESS OF MICRO-TUNNELING. 3. INSTALL PIPING PITCHED DOWN IN DIRECTION OF FLOW. INSTALL PE CORRUGATED SEWER PIPING IN ACCORDANCE WITH ASTM D 2231. INSTALL PVC PIPING ACCORDING TO ASTM D 2321 AND ASTM F 1688. INSTALL REINFORCED CONCRETE SEWER PIPING IN ACCORDANCE WITH ASTM C 1479 AND ACPA'S "CONCRETE PIPE INSTALLATION MANUAL." 4. PIPE JOINT CONSTRUCTION: JOIN CORRUGATED PE PIPE ACCORDING TO ASTM D 3212 FOR PUSH ON JOINTS. JOIN PVC CORRUGATED SEWER JOINT IN ACCORDANCE WITH ASTM D 2321 FOR ELASTOMERIC-SEAL JOINTS. JOIN REINFORCED CONCRETE PIPE ACCORDING TO ACPA'S "CONCRETE PIPE INSTALLATION MANUAL" FOR RUBBER-GASKETED JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NON-PRESSURE TYPE FLEXIBLE COUPLINGS. 5. CONTRACTOR TO INSPECT INTERIOR OF PIPING AND MANHOLES FOR DEFECTS. DEFECTS REQUIRING CORRECTION INCLUDE THE FOLLOWING: - ALIGNMENT: LESS THAN FULL DIAMETER OF INSIDE OF PIPE IS VISIBLE BETWEEN STRUCTURES. - DEFLECTION: FLEXIBLE PIPING WITH DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER OF SIZE NOT LESS THAN 92.5 PERCENT OF PIPING DIAMETER. - CRACKS: CRACKS, BROKEN, CRACKED, OR OTHERWISE DAMAGED PIPING. - INFILTRATION: WATER LEAKAGE INTO PIPING. - EXFILTRATION: WATER LEAKAGE FROM OR AROUND PIPING - REPLACE DEFECTIVE PIPING USING NEW MATERIALS, AND REPEAT INSPECTION UNTIL DEFECTS ARE WITHIN ALLOWANCES SPECIFIED. 6. TEST NEW PIPING SYSTEMS, AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED, REPAIRED, FOR LEAKS AND DEFECTS FOR GRAVITY FLOW STORM DRAINAGE PIPING: TEST IN ACCORDANCE TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, UNL-B-6, AND THE FOLLOWING: - EXCEPTION: PIPING WITH SOLIGHT JOINTS UNLESS REQUIRED BY AUTHORITIES HAVING JURISDICTION. - OPTION: TEST PLASTIC PIPING ACCORDING TO ASTM F 1417 - OPTION: TEST CONCRETE PIPING ACCORDING TO ASTM C 924 7. SUBMIT TESTING REPORTS AS REQUIRED BY OWNER OR AUTHORITY HAVING JURISDICTION. ASPH
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EXISTING LEGEND

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	CURB INLET
	DRAINAGE MANHOLE
	FIRE HYDRANT
	MAILBOX
	PINE
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	SANITARY MARKER
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ASI TBM 10
CHISELED "X" ON NE BOLT OF FIRE HYDRANT, WEST SIDE OF WESTMORE LANE; ±250' NORTH OF 191st STREET.
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LEGAL DESCRIPTION

Part of Lot 4 of the Replat of Block 2, Chatham Commons, per plat thereof, recorded as Instrument Number 201802590 on file in the Office of the Recorder of Hamilton County, Indiana, and part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East of the Second Principle Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northwest corner of said Lot 4; thence North 88 degrees 45 minutes 17 seconds East 150.04 feet along the north line of said Lot 4; thence South 00 degrees 09 minutes 26 seconds West 250.83 feet to the north right-of-way line of 191st Street as defined in Instrument Number 2018029000, on file in the Office of said Recorder; thence South 80 degrees 07 minutes 07 seconds West 152.33 feet along said right-of-way line to the east line of Lot 3 in said Replat; thence North 00 degrees 09 minutes 26 seconds East 273.72 feet along said east line and the west line of said Lot 4 to the POINT OF BEGINNING. Containing 0.903 acres, more or less.

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	MATT STRINGER	(317) 295-6493
ELECTRIC	DUKE ENERGY	TIM HARDIN	(800) 521-2232
FIRE DEPARTMENT	CITY OF WESTFIELD	GARRY HARLING	(317) 804-3307
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CALL TOLL FREE
"811" OR 1-800-362-5544
- INDIANA UNDERGROUND -

WOPH WESTFIELD, LLC
SEAN K. O'BRIEN
CHIEF FINANCIAL OFFICER
1025 PLAIN STREET SUITE 2
MARSHFIELD, MA 02050
(917)-270-8241
skobrien@ssmnc.com

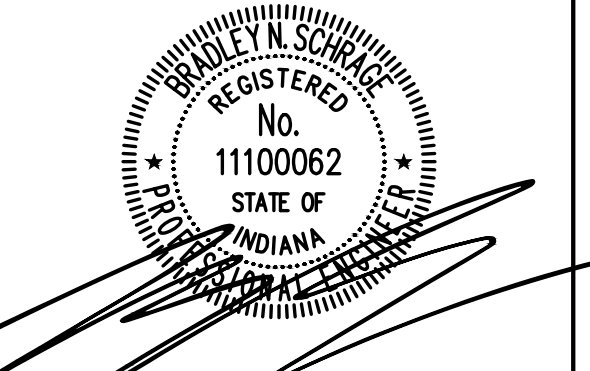
**AMERICAN
STRUCTUREPOINT
INC.**

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.647.5580 | FAX 317.643.0270
www.structurepoint.com

BRAD SCHRAGE
PROJECT MANAGER
7260 SHADELAND STATION
INDIANAPOLIS, INDIANA
BSCHRAGE@STRUCTUREPOINT.COM

WENDY'S AT CHATHAM COMMONS

191st Street & U.S. 31 Westfield, Indiana



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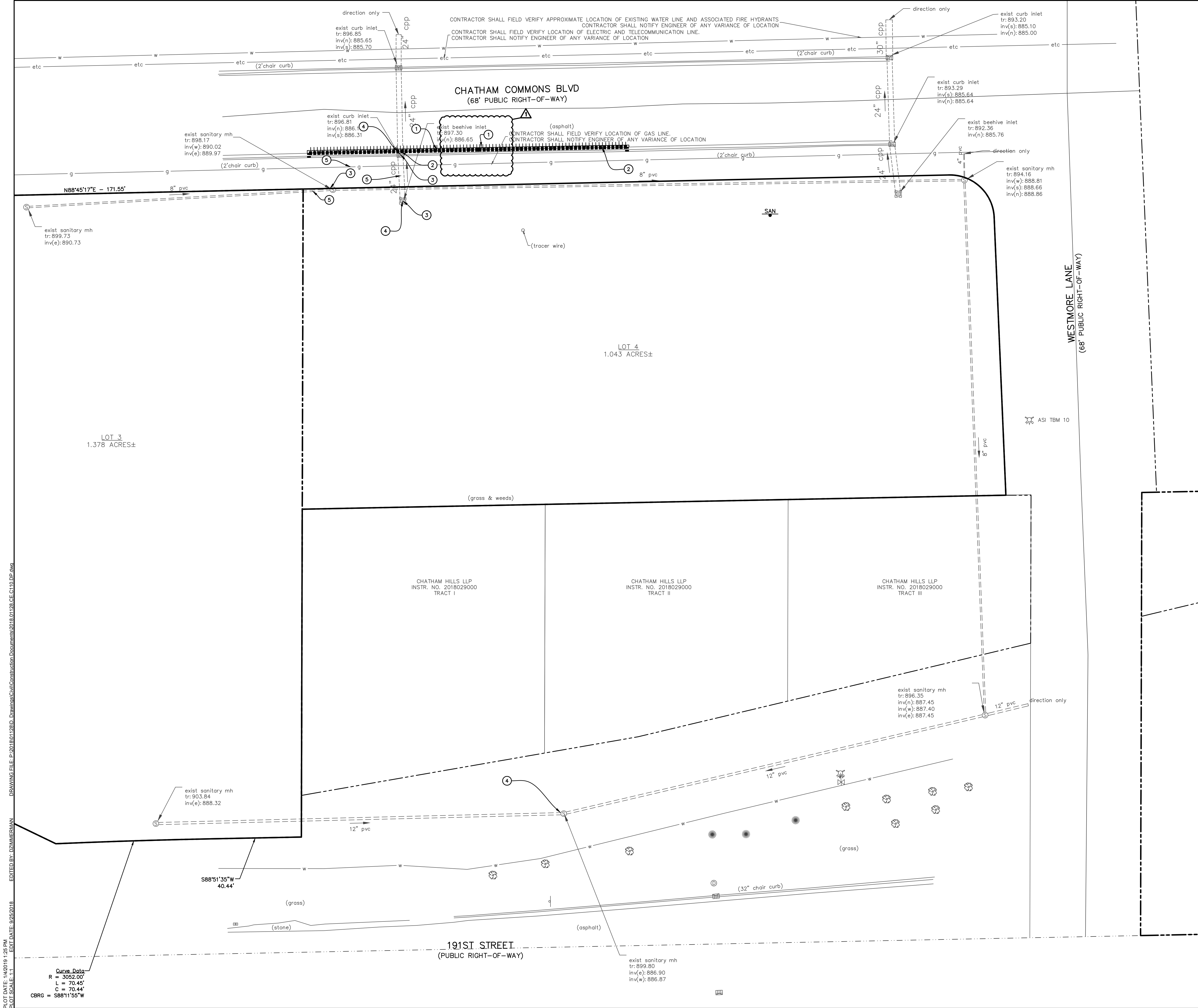
ISSUANCE INDEX	
DATE:	08/30/2018
PROJECT PHASE:	PERMITTING

REVISION SUMMARY		
NO.	DESCRIPTION	DATE
1	TAC & NEW BLDG	10/30/2018
2	TAC	12/11/2018

Project Number 2018.01128

EXISTING TOPOGRAPHY

C100



SCALE: 1"=20'

EXISTING LEGEND

	BEEHIVE INLET
	CURB INLET
	DRAINAGE MANHOLE
	FIRE HYDRANT
	MAILBOX
	PINE
	SIGN
	SANITARY MANHOLE
	STAND PIPE
	TREE
	WATER VALVE
	TOP OF RIM ELEVATION
	INVERT ELEVATION
	PLASTIC PIPE
	CORRUGATED PLASTIC PIPE
	BURIED WATER LINE

DEMOLITION LEGEND

	PAVEMENT TO BE SAWCUT
	EXISTING CURB TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED

KEYNOTES

- EXISTING ASPHALT PAVEMENT AND BASE MATERIAL TO BE REMOVED (SAWCUT FOR CLEAN EDGE).
- EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED.
- ADJUST STRUCTURE / CASTING TO PROPOSED GRADE.
- PROTECT EXISTING INLET / MANHOLE. EXISTING CASTING TO BE REPLACED WITH APPROPRIATE FLAT CASTING. CONTRACTOR TO VERIFY EXISTING INLET / MANHOLE TYPE AND PROVIDE SUBSTITUTE CASTING REPLACEMENT.
- PROTECT EXISTING UTILITY THROUGHOUT DURATION OF CONSTRUCTION.

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ISSUANCE INDEX

DATE:	08/30/2018
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REVISION SCHEDULE

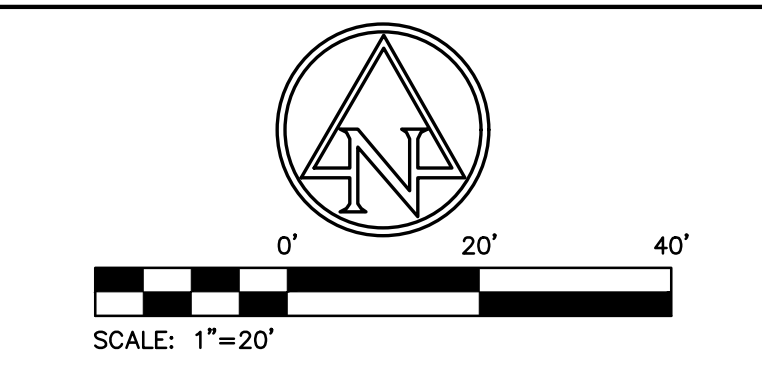
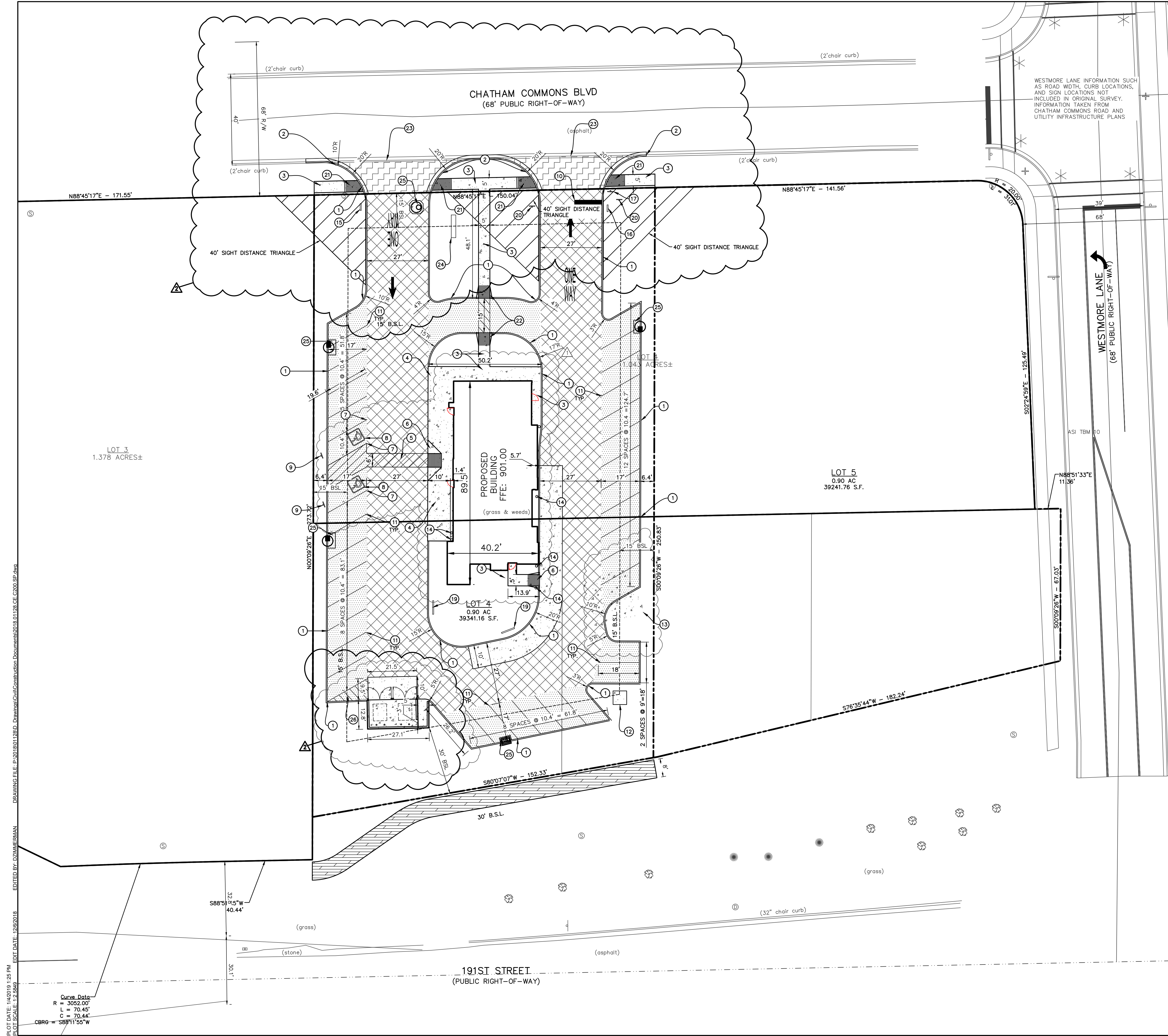
NO.	DESCRIPTION	DATE
1	TAC & NEW BLDG	10/30/2018
2	TAC	12/11/2018

Project Number 2018.01128

DEMOLITION PLAN

C110

PLOT DATE: 1/4/2019 1:25 PM
PLOT SCALE: 1:1
DRAWING FILE: P:\2018\01128.Dwg
Drawing Civil Construction Documents\2018.01128.CE C110.DWG
EDITED BY: DZIMMERMAN
EDIT DATE: 9/25/2018



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- DRAINAGE MANHOLE
- FIRE HYDRANT
- MAILBOX
- PINE
- SIGN
- SANITARY MANHOLE
- SANITARY MARKER
- STAND PIPE
- TREE
- WATER VALVE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- PLASTIC PIPE
- CORRUGATED PLASTIC PIPE
- BURIED WATER LINE

SITE LEGEND

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

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	0.90± ACRES
BUILDING AREA:	2,830 SF
SITE IMPERVIOUS AREA:	0.53± ACRES
SEATING CAPACITY	74
STANDARD PARKING (10.5'x19.5'):	37
ADA PARKING PROVIDED:	2
TOTAL PROPOSED PARKING:	39

KEYNOTES

- 6" CONCRETE CURB
- 24" CONCRETE CURB & GUTTER
- CONCRETE SIDEWALK
- COMBINED CONCRETE CURB & WALK
- ADA 4" BLUE PAINT STRIPPING CROSSWALK
- ADA ACCESSIBLE RAMP TYPE 'A'
- ADA PARKING SPACE (4" BLUE PAINT STRIPE)
- ADA PARKING SYMBOL
- ADA ACCESSIBLE PARKING SIGN
- 24" WHITE PAINT STOP BAR
- PARKING SPACE (4" WHITE PAINT STRIPE)
- TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
- DUMPSTER PAD (COORDINATE WITH ARCHITECTURAL PLANS)
- CONCRETE BOLLARD
- WENDY'S ENTER SIGN
- WENDY'S EXIT SIGN
- STOP SIGN
- ONE-WAY DIRECTIONAL WHITE STRIPPING
- MENU & ORDERING SIGNAGE REFER TO ARCHITECTURAL PLANS
- DO NOT ENTER SIGN
- ADA ACCESSIBLE RAMP TYPE 'G'
- ADA ACCESSIBLE RAMP TYPE 'C'
- CONCRETE LIP GUTTER
- PYLON SIGN
- CONCRETE INLET APRON
- 4" STRIPPING, WHITE

GENERAL NOTES:

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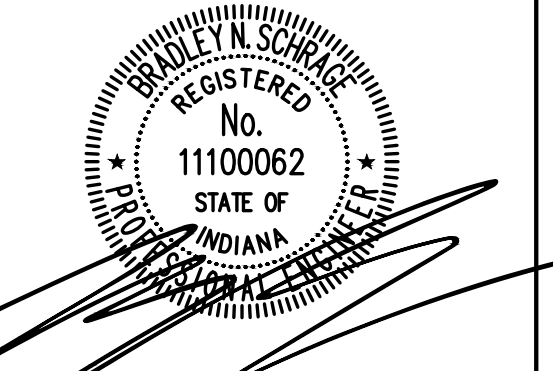
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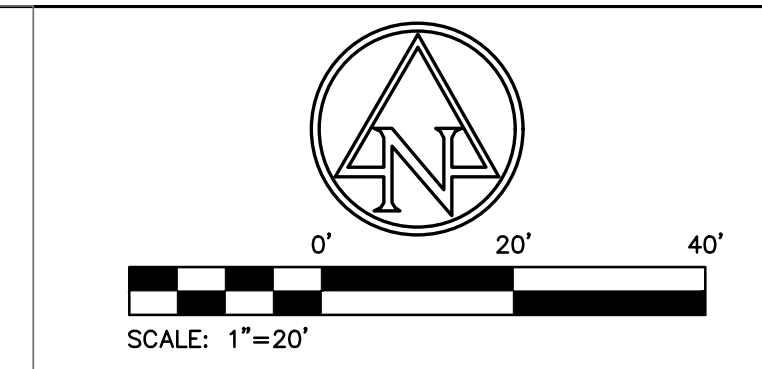
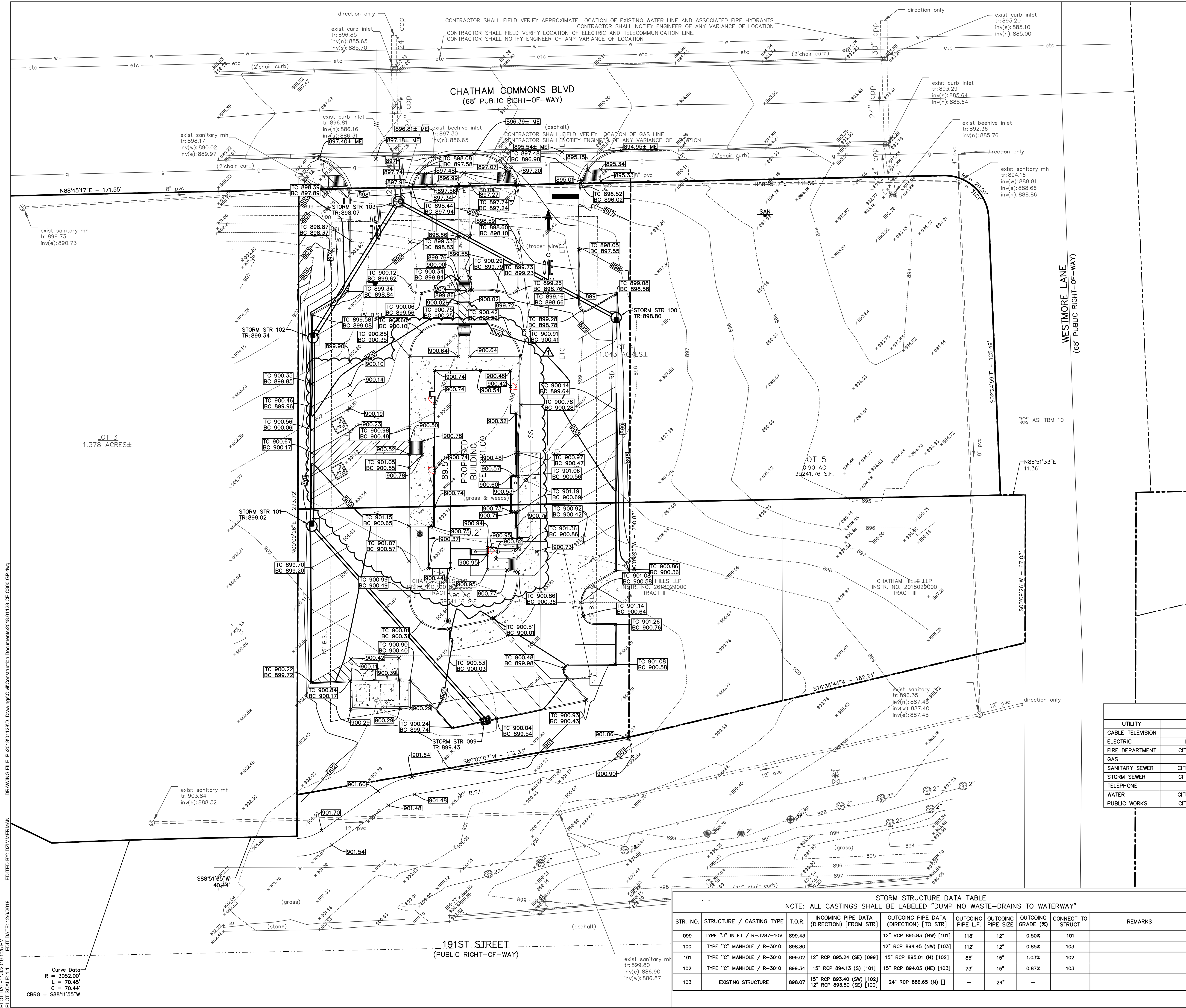
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SITE PLAN

C200



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- DRAINAGE MANHOLE
- FIRE HYDRANT
- MAILBOX
- PINE
- SIGN
- SANITARY MANHOLE
- SANITARY MARKER
- STAND PIPE
- TREE
- WATER VALVE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- PLASTIC PIPE
- CORRUGATED PLASTIC PIPE
- BURIED WATER LINE

BENCHMARK DATA

BENCHMARK INFORMATION (88 DATUM)

ORIGINATING BENCHMARK:
HAMILTON CO. B.M. G 11
AN I.S.H.C. BRONZE DISK MARKED "HAM G 11" SET IN THE TOP OF THE S.W. CONC. WINGWALL OF A CONCRETE SLAB CULVERT, OVER BOWMAN DRAIN, 293' WEST OF THE INTERSECTION OF S.R. 32 AND UNION STREET ON THE SOUTH SIDE OF S.R. 32 IN WESTFIELD, IN.
ELEV = 876.13

CPT #4
MAG NAIL IN WEST END OF SIDEWALK ON SOUTH SIDE OF 191st STREET IN FRONT OF ABANDONED HOUSE.
ELEV = 900.19

ASI TBM 10
CHISELED "X" ON NE BOLT OF FIRE HYDRANT, WEST SIDE OF WESTMORE LANE; ±250' NORTH OF 191st STREET.
ELEV = 895.53

GRADING LEGEND

- ME MATCH EXISTING
- FL FLOWLINE
- BC BOTTOM OF CURB
- TC TOP OF CURB
- HP HIGH POINT
- LP LOW POINT
- 000 CONTOURS
- SWALE
- TC 000.50 BC 000.00 CURB ELEVATIONS
- SPOT ELEVATIONS
- FLOW ARROW
- STORM SEWER LINE
- 4" DUAL WALL HDPE PAVEMENT UNDERDRAIN @ 0.25% MIN. SLOPE
- STRUCTURES
- RIDGE LINE
- GRADING WALL DETAIL NOT TO SCALE
- TW: TOP OF WALL
- FGU: FINISH GRADE AT UPPER SIDE OF WALL
- FGL: FINISH GRADE AT LOWER SIDE OF WALL

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	MATT STRINGER	(317) 295-6493
ELECTRIC	DUKE ENERGY	TIM HARDIN	(800) 521-2232
FIRE DEPARTMENT	CITY OF WESTFIELD	GARRY HARLING	(317) 804-3307
GAS	VECTREN	RESA GLOVER/CHAD MILLER	(317) 776-5550
SANITARY SEWER	CITIZENS WESTFIELD	BRANDON CARTER	(317) 850-9035
STORM SEWER	CITY OF WESTFIELD	WES ROOD	(317) 804-3100
TELEPHONE	AT&T	STEVE KREBS	(317) 252-4275
WATER	CITIZENS WESTFIELD	BRANDON CARTER	(317) 850-9035
PUBLIC WORKS	CITY OF WESTFIELD	JOHN RANKIN	(317) 804-3100

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**WENDY'S AT
CHATHAM COMMONS**

**191st Street & U.S. 31
Westfield, Indiana**

REGISTERED
No. 11100062
STATE OF INDIANA
BRIAN J. SCHMIDT
Professional Engineer
No. 11100062

CERTIFIED BY

ISSUANCE INDEX

DATE:	08/30/2018
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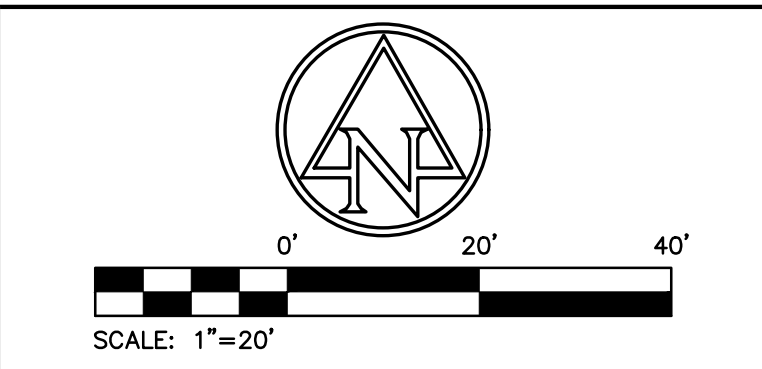
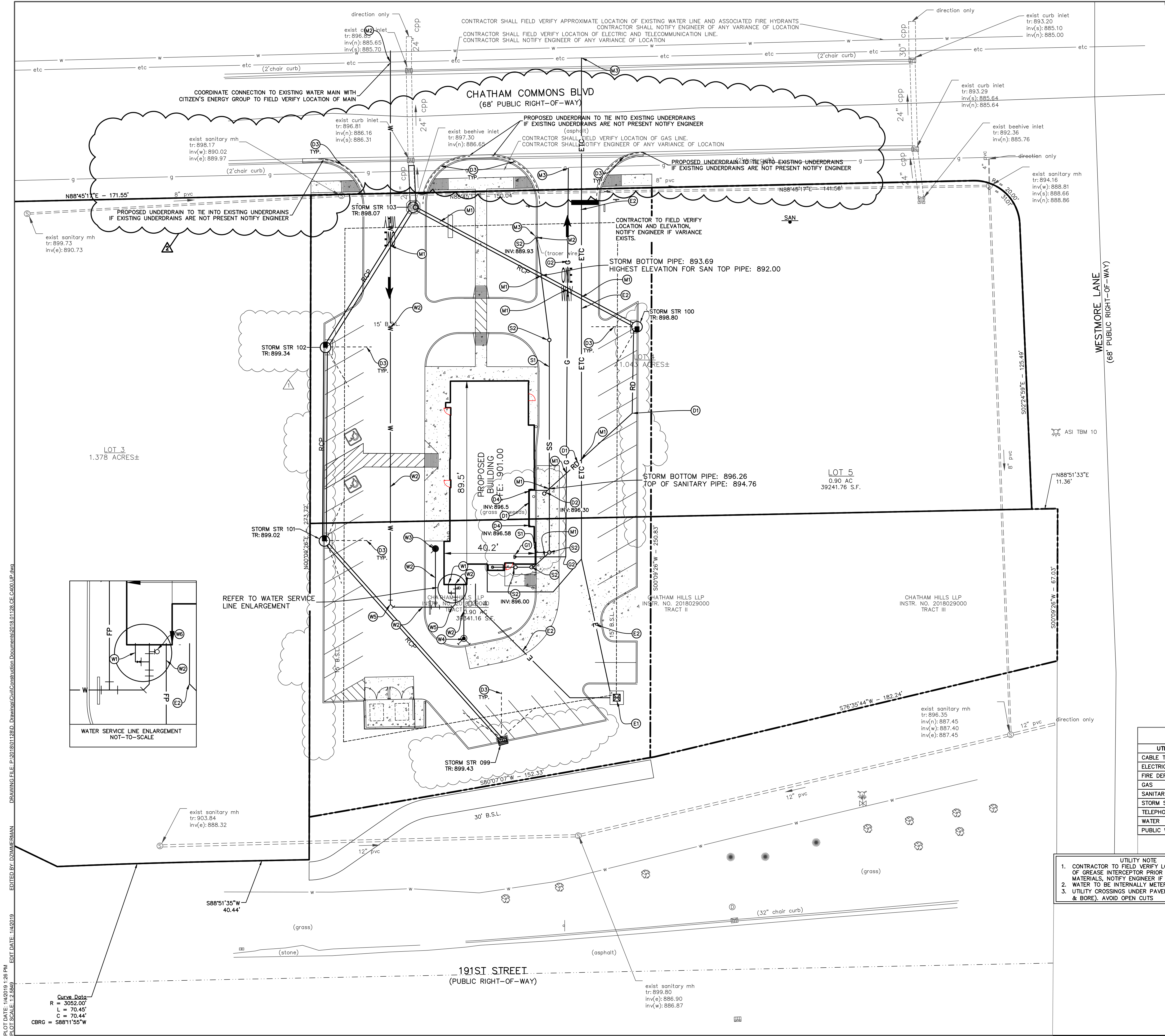
REVISION SUMMARY

NO.	DESCRIPTION	DATE
1	TAC & NEW BLDG	10/30/2018
2	TAC	12/11/2018

Project Number 2018.01128

GRADING PLAN

C300



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- DRAINAGE MANHOLE
- FIRE HYDRANT
- MAILBOX
- PINE
- SIGN
- SANITARY MANHOLE
- SANITARY MARKER
- STAND PIPE
- TREE
- WATER VALVE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- PLASTIC PIPE
- CORRUGATED PLASTIC PIPE
- BURIED WATER LINE

UTILITY LEGEND

- ETC
- W
- FP
- RD
- G
- SS
- 4" DUAL WALL HDPE PAVEMENT UNDERDRAIN @ 0.25% MIN. SLOPE
- GAS METER
- ELECTRICAL TRANSFORMER
- VALVE
- WATER METER PIT
- FIRE HYDRANT W/ ASSEMBLY

KEYNOTES

- SANITARY SEWER
- S1. 6" SDR-35 SANITARY LATERAL @ 1.04% MIN. SLOPE
- S2. SANITARY CLEAN OUT
- DRAINAGE/STORM SEWER
- D1. 6" SDR-35 ROOF DRAIN @ 1.00% MIN. SLOPE
- D2. ROOF DRAIN CLEAN OUT
- D3. 4" PERFORATED PAVEMENT UNDER DRAIN WATERLINE
- W1. 2" HDPE WATER LINE
- W2. 6" C900 FIRE PROTECTION LINE
- W3. FIRE HYDRANT & VALVE ASSEMBLY
- W4. FIRE DEPARTMENT CONNECTION
- W5. WATER BEND WITH THRUST BLOCK
- W6. POST INDICATOR VALVE
- GAS
- G1. GAS METER
- G2. GAS SERVICE LINE
- ELECTRIC \ TELECOMMUNICATIONS
- E1. ELECTRIC TRANSFORMER
- E2. ELECTRIC SERVICE LINE
- MISCELLANEOUS
- M1. POTENTIAL UTILITY CONFLICT (ALL WATER / SANITARY / STORM CROSSINGS TO HAVE A MINIMUM OF 18" VERTICAL CLEARANCE. CONTACT ENGINEER IF CONFLICTS EXIST. RELOCATE EXISTING UTILITIES AS REQUIRED.)
- W2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES.
- M3. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH UTILITY PROVIDER
- M4. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITY TO ENSURE CONFLICTS DO NOT EXIST WITH THE SLOPE OF GRAVITY LINE

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	MATT STRINGER	(317) 295-6493
ELECTRIC	DUKE ENERGY	TIM HARDIN	(800) 521-2232
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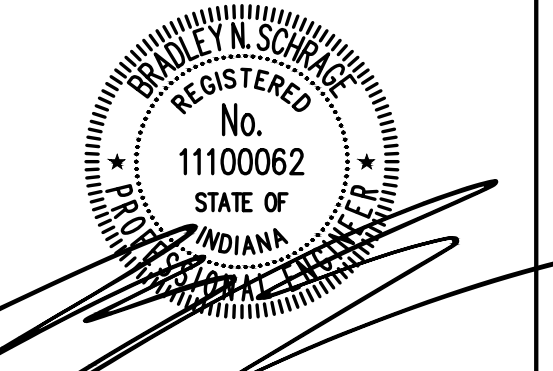
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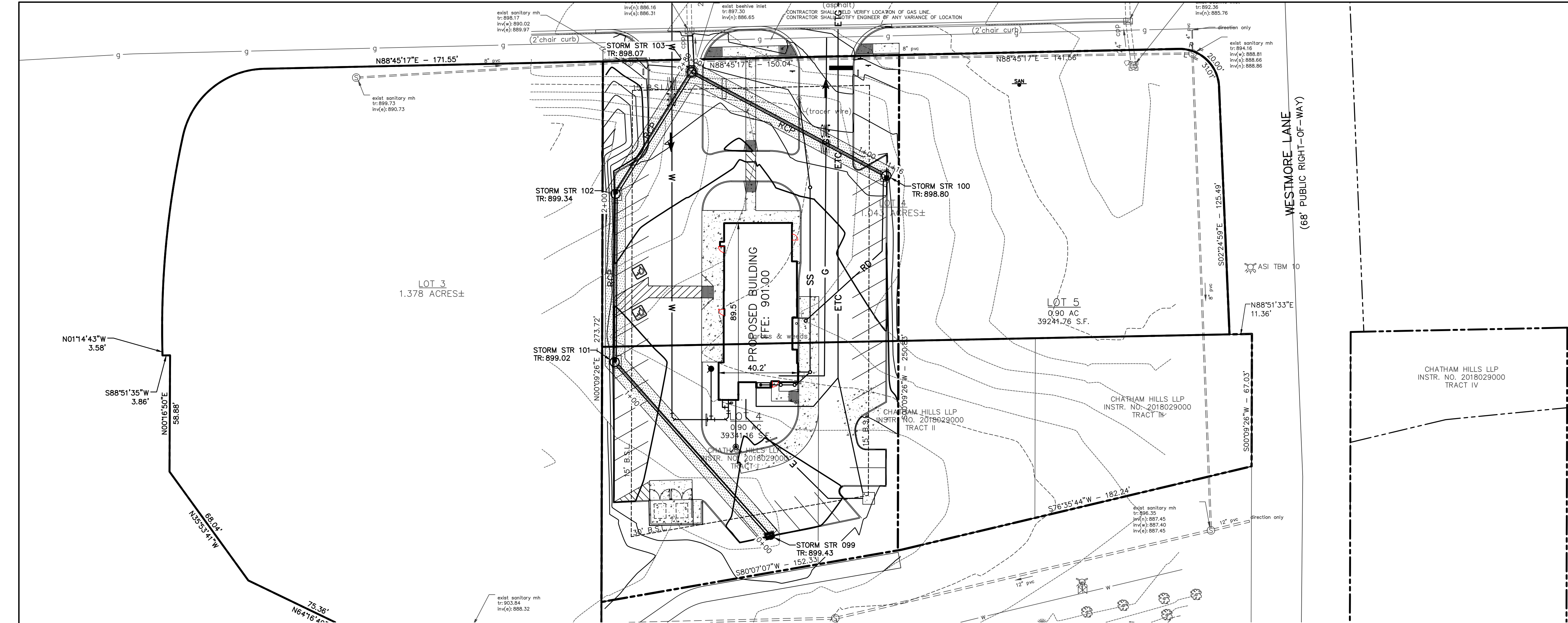
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UTILITY PLAN

C400

PLOT DATE: 1/4/2019 1:28 PM
PLOT SCALE: 1"=50'
DRAWING FILE: P:\2018\01128.D - Drawings\Civil\Construction Documents\2018.01128.CE.C400.LP.dwg
EDIT DATE: 1/4/2019
EDITED BY: DZIMMERMAN



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- DRAINAGE MANHOLE
- FIRE HYDRANT
- MAILBOX
- PINE
- SIGN
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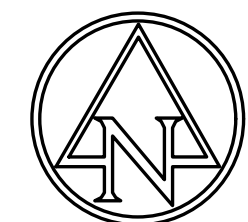
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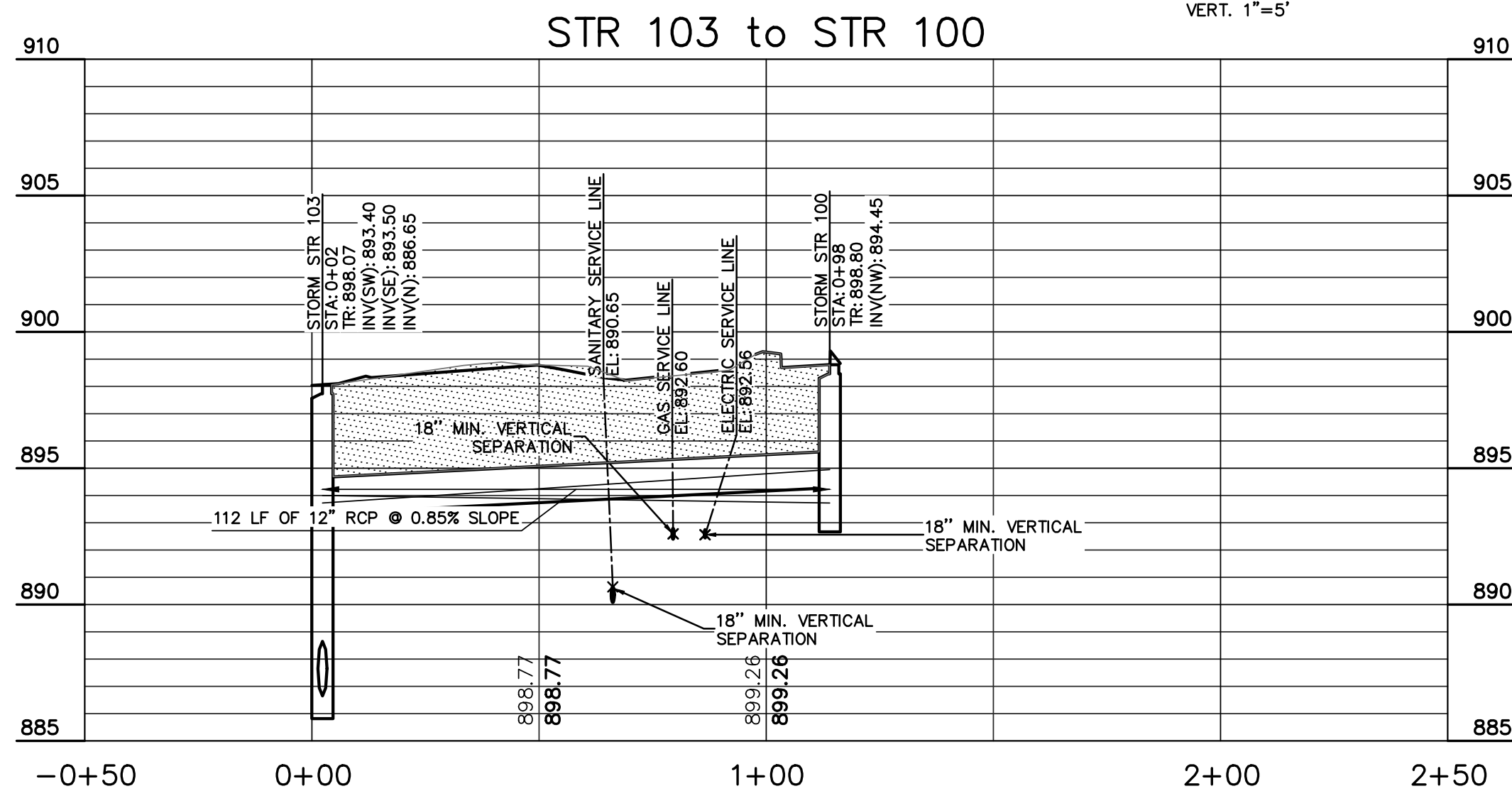
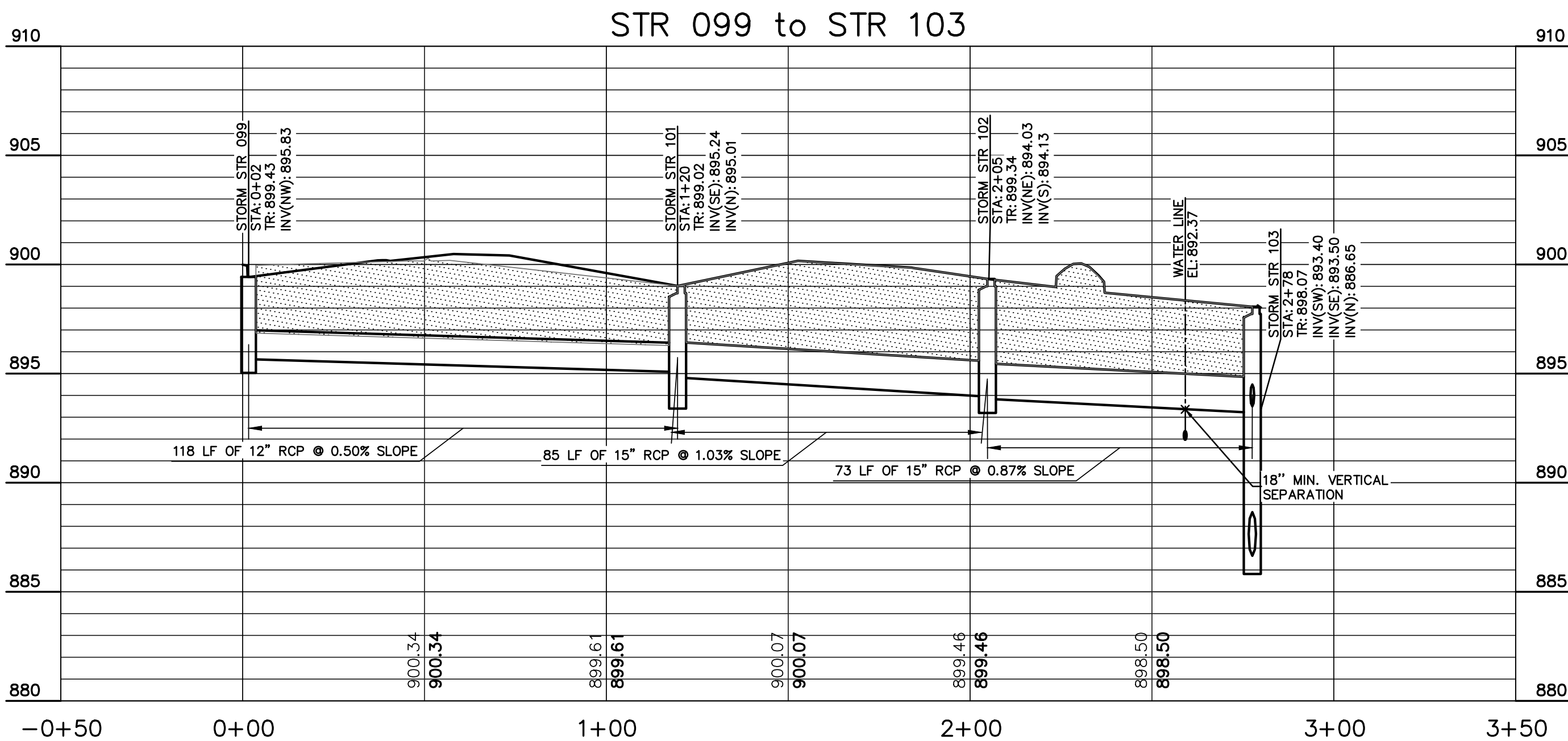
STORM SEWER NOTES:

- ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE - DRAINS TO WATERWAY"
- MANNINGS COEFFICIENT
 $n = 0.012$
- THE GRANULAR BACKFILL AREAS SHOWN IN PLAN 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.

GRANULAR BACKFILL
REQUIRED



SCALE: HORZ. 1"=30'
VERT. 1"=5'



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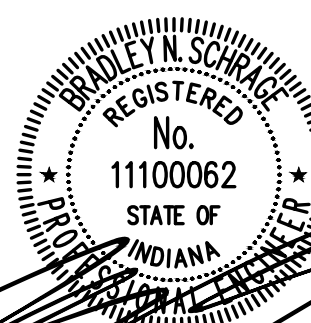
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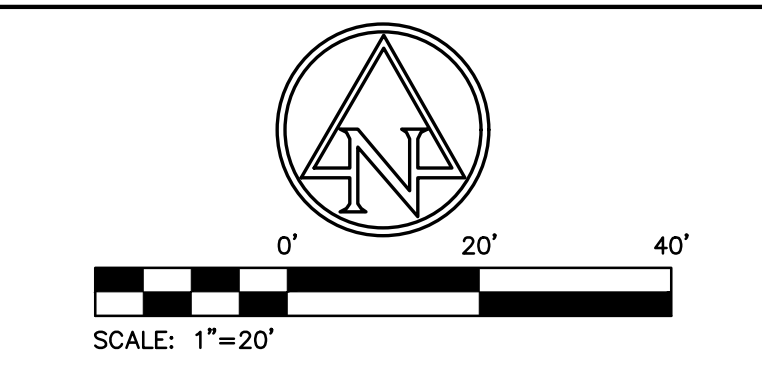
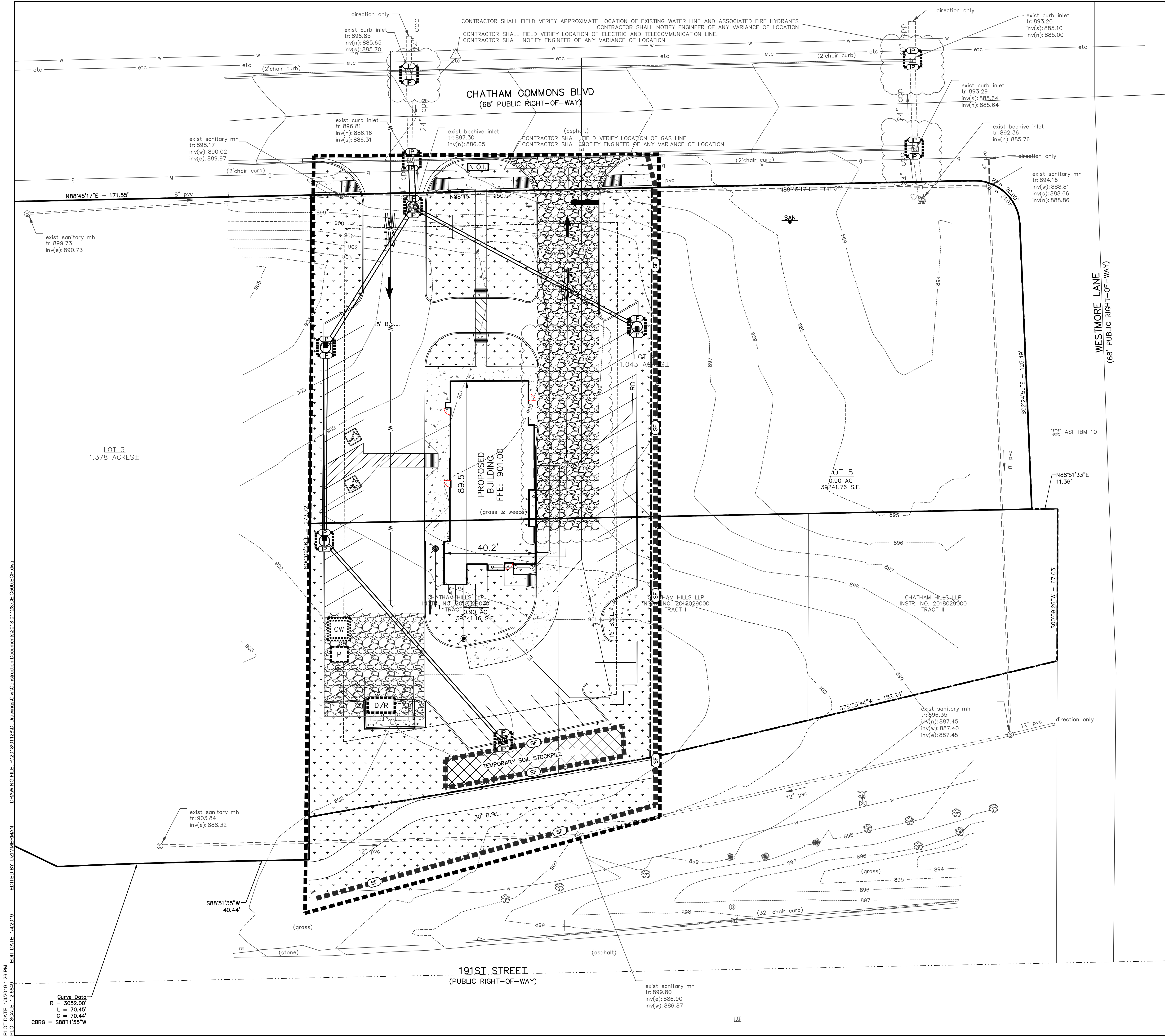
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	TAC & NEW BLDG	10/30/2018
2	TAC	12/11/2018

Project Number 2018.01128

STORM SEWER PLAN & PROFILE

C410



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- DRAINAGE MANHOLE
- FIRE HYDRANT
- MAILBOX
- PINE
- SIGN
- SANITARY MANHOLE
- SANITARY MARKER
- STAND PIPE
- TREE
- WATER VALVE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- PLASTIC PIPE
- CORRUGATED PLASTIC PIPE
- BURIED WATER LINE

EROSION CONTROL LEGEND

- SILT FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION
- AREA SUBJECT TO TEMPORARY SEEDING DURING CONSTRUCTION AND PERMANENT SEEDING AFTER CONSTRUCTION IS COMPLETE (REFER TO LANDSCAPE PLANS)
- EROSION CONTROL BLANKET WITH SEEDING
- GRAVEL CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE WASHOUT
- DUMPSTER / RECYCLING AREA
- PORT-O-LET
- N.O.I. SIGN POSTING

PARTY RESPONSIBLE FOR SWPPP:
NAME: WOFH WESTFIELD, LLC
ADDRESS: 1025 PLAIN STREET SUITE 2
MARSHFIELD, MA 02050
REPRESENTATIVE: SEAN K. O'BRIEN
TITLE: CHIEF FINANCIAL OFFICER
TELEPHONE: (917) 270-8241
EMAIL: SKOBRIEN@SSMINC.COM

NOTE:
ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY CITY OF WESTFIELD INSPECTOR

SITE IS 9.8 EDU'S

- 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.
 - ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WPWD INSPECTOR.

!! CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE
"811" OR 1-800-362-5544
- INDIANA UNDERGROUND -

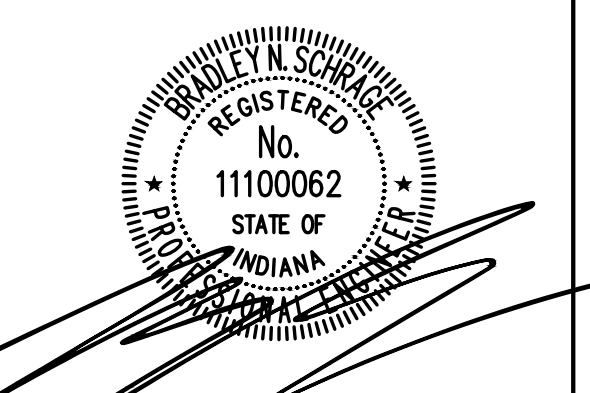
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**WENDY'S AT
CHATHAM COMMONS**

**191st Street & U.S. 31
Westfield, Indiana**



CERTIFIED BY

ISSUANCE INDEX	
DATE:	
08/30/2018	
PROJECT PHASE:	
PERMITTING	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC & NEW BLDG	10/30/2018
2	TAC	12/11/2018

Project Number 2018.01128

**EROSION CONTROL
PLAN**

C500

PLOT DATE: 1/4/2019 1:28 PM
PLOT SCALE: 1"=50'
DRAWING FILE: P:\2018\01128\Drawings\Civil\Construction Documents\2018.01128_CE_C500_ECP.dwg
EDIT DATE: 1/4/2019
EDITED BY: DZIMMERMAN

Curve Data
R = 3052.00'
L = 70.45'
C = 70.44'
CBRG = S88°11'55"W

DRAWING FILE: P:\2018\1128\01128.D DrawingTitle: Construction Documents\2018\01128.CE C510 SWPPP.dwg
EDITED BY: DZIMMERMAN
PLOT DATE: 1/4/2019 1:28 PM
PLOT SCALE: 1:1

SITE NAME The area scheduled for construction is known as "Wendy's at Chatham Hills" (hereinafter referred to as the "Project").	2. Pavement Base Stone 3. HDPE, PVC, RCP or Ductile Iron pipe 4. Precast concrete, HDPE or PVC drainage and sanitary structures 5. Rock rip-rap	Sanitary/Septic Contractors and subcontractors must comply with all state and local sanitary sewer, portable toilet, or septic system regulations. Sanitary facilities shall be provided at the site by each contractor or subcontractor throughout construction activities. The sanitary facilities should be utilized by all construction personnel and be serviced regularly. All expenses associated with providing sanitary facilities are the responsibility of the contractors and subcontractors. The location of any sanitary facilities should be indicated on the stormwater pollution prevention plan by the operator following on-site location of said facilities.
PROJECT LOCATION The property is located at Chatham Commons, between Chad Little Drive and Westmore Lane in Westfield, Indiana, at a latitude of 40°3'55.55" N and a longitude of 86°7'49.82" W.	B2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND-DISTURBING ACTIVITIES Preconstruction Activity - The exact locations of all existing utilities within the project limits are to be verified prior to construction. - Schedule pre-construction meeting with local stormwater authority. - Install protection fencing for existing trees to remain in place within the project limits. - Install protection fencing for existing karst in areas adjacent to project limits. Construction Site Access - Install gravel construction entrance. - Post the NOI at the construction entrance. - Install construction staging pads, fueling station, material storage areas, concrete washout, construction parking areas and stabilize construction routes. Perimeter Controls - Utilize the gravel construction entrance for installation of the perimeter silt fence. Add stone if needed. Initial Land Clearing and Grading Activities - Add protection measures to existing inlets. - Strip the topsoil and stabilize the topsoil stockpile. Secondary Land Grading Activities - Begin site grading/construction of detention basins and stabilize any soil stockpiles that will be left dormant for more than 10 days. - Complete the cut and fill on the site. Final grade and seed the pond slopes. Install check dams and stabilize slopes with erosion control blankets. - Install storm sewer system and install inlet protection immediately upon completion of the inlet and install riprap outlet protection prior to installing outfalls. Surface Stabilization - Apply temporary seeding and stabilize slopes in areas where rough grading has been completed. - Apply permanent seeding and stabilize slopes in areas where final grading has been completed. Building Construction - Prior to building construction install stone surface for paved areas. - Building pads left dormant for more than 10 days, must be temporarily seeded. - Start building construction. Install staging area for building materials and stabilize. Final Shaping/Landscaping - Utilize topsoil salvage in applicable areas and apply permanent seeding. - Apply permanent seeding the perimeter of the site. - Complete utility installation, curbs, paving and building construction. - Install landscaping plant material and stabilize all disturbed areas. - Remove all erosion and sediment control practices when areas have a uniform grass cover.	Water Source Water used to establish and maintain grass, to control dust, and for other construction purposes must originate from a public water supply or private well approved by the State or local health department.
OWNER'S INFORMATION Name: WOFH Westfield LLC Address: 1025 Plain Street Suite 2 Marshfield, MA 02050 Representative: Sean K. O'Brien Title: Chief Financial Officer Telephone: (917) 270-8241		Equipment Fueling and Storage Areas Equipment fueling, maintenance, and cleaning should only be completed in protected areas (i.e., bermed area). Leaking equipment and maintenance fluids will be collected and not allowed to discharge onto soil where they may be washed away during a rain event. Equipment wash down (except for wheel washes) should take place within an area surrounded by a berm. The use of detergents is prohibited.
OPERATOR'S INFORMATION Name: WOFH Westfield, LLC Address: 1025 Plain Street Suite 2 Marshfield, MA 02050 Representative: Sean K. O'Brien Title: Chief Financial Officer Telephone: (917) 270-8241		Hazardous Material Storage Chemicals, paints, solvents, fertilizers, and other toxic or hazardous materials should be stored in their original containers (if original container is not resealable, store the products in clearly labeled, waterproof containers). Except during application, the containers should be kept in trucks or in bermed areas within covered storage facilities. Runoff containing such materials shall be collected, removed from the site, and disposed of in accordance with the federal, state, and local regulations.
NOTICE OF INTENT All parties defined as owners or operators must submit a Notice of Intent (NOI) at least 48 hours prior to commencement of on-site construction activities. Submittal of late NOI's is not prohibited; however, authorization under the construction general permit is only for discharges that occur after permit coverage is granted. Unpermitted discharges may be subject to enforcement actions by the EPA. For the purposes of this permit, an operator is defined as any party meeting either of the following requirements: a) The party has operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications. b) The party has day-to-day operational control of those activities at a project that are necessary to ensure compliance with a stormwater pollution prevention plan for the site or other permit conditions.		As may be required by federal, state or local regulations, the Contractor should have a Hazardous Materials Management Plan and/or Hazardous Materials Spill and Prevention Program in place. A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper hazardous materials storage and handling procedures. The location of any hazardous material storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the storage areas.
A2 11" x 12" PLAT Refer to the Site Plan.		Material Handling and Spill Prevention Discharge of hazardous substances or oil into stormwater is subject to reporting requirements. In the event of a spill of a hazardous substance, the operator is required to notify the National Response Center (1-800-424-8802) to properly report the spill. In addition, the operator shall submit a written description of the release (including the type and amount of material released, the date of the release, the circumstances of the release, and the steps to be taken to prevent future spills) to the local governing authority. The SWPPP must be revised within 14 calendar days after the release to reflect the release, stating the information above along with modifications to minimize the possibility of future occurrences. Each contractor and subcontractor is responsible for complying with these reporting requirements.
A3 PROJECT NARRATIVE The development of this site at Chatham Commons into a Wendy's fast food restaurant.		Concrete Washout All concrete trucks waste material shall be completely contained and disposed in accordance with all local, state, and federal regulations. A pit or container is required when cleaning concrete chutes.
A4 VICINITY MAP Refer to Title Sheet.		Spill Response Plan Minor – Small spills that typically involve oil, gasoline, paint, hydraulic fluid, etc., can be controlled by the first responder at the discovery of the spill. - Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury. - Use absorbent material to clean-up spill material and any subsequently contaminated soil and dispose of properly. Semi-Significant Spills – Approximately ten gallons or less of pollutant with no contamination of ground or surface waters. Minor spills can be generally controlled by the first responder with help from other site personnel. This response may require other operations to stop to make sure the spill is quickly and safely addressed. At the discovery of the spill: - Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury. - Use absorbent material to clean-up spills and dispose of properly. Spills on impervious surfaces should be disposed of as soon as possible to prevent migration deeper into the soil and groundwater. Dispose of contaminated soils or absorbents properly. - Contact 911 if the spill could be a safety issue. - Contact supervisors and designated site inspectors immediately. - Contaminated solids are to be removed to an approved landfill. Major or Hazardous Spills – More than ten gallons, there is the potential for death, injury or illness to humans or animals, or has the potential for surface or groundwater pollution. - Control or contain the spill without risking bodily harm. Temporarily plug storm drains if possible to prevent migration of the spill into the stormwater system. - Immediately contact the local Fire Department at 911 to report any hazardous material spill. - Contact supervisors and designated site inspectors immediately. Governing authorities responsible for storm water facilities should be contacted as well. The contractor is responsible for having these contact numbers available at the job site. A written report should be submitted to the owner as soon as possible. - As soon as possible but within 2 hours of discovery, contact the local agency responsible for spill management. The following information should be noted for future reports to the agency: - Name, address and phone number of person making the spill report - The location of the spill - The time of the spill - Identification of the spilled substance - Approximate quantity of the substance that has been spilled or may be further spilled - The duration and source of the spill - Name and location of the damaged waters - Name of spill response organization - What measures were taken in the spill response - Other information that may be significant
A5 LEGAL DESCRIPTION OF THE PROJECT SITE Refer to Sheet C100 Existing Topography		
A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS The site will not be subdivided; therefore, there are no individual lots on the property. The proposed site improvements are shown on the included plans.		
A7 HYDROLOGIC UNIT CODE (HUC) 05120201090030		
A8 STATE AND FEDERAL WATER QUALITY PERMITS Indiana Department of Environmental Management Rule 5 Permit is required for the site.		
A9 SPECIFIC POINT WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE Stormwater will leave the site through the existing stormwater system built in the previous Chatham Commons project.		
A10 LOCATION AND NAME OF ALL WETLANDS, LAKES, AND WATERCOURSES ON AND ADJACENT TO THE SITE No wetlands, lakes or watercourses have been identified on the site that may be impacted by stormwater discharges as a result of the proposed construction activities.		
A11 IDENTIFICATION OF ALL RECEIVING WATERS Cool Creek is the ultimate receiving water for the project area.		
A12 IDENTIFICATION OF ALL POTENTIAL DISCHARGES TO GROUND WATER There are no locations on site where surface water may be discharged into ground water.		
A13 100-YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES The lot is located in an unshaded Zone "X" (areas determined to be outside the 0.2 percent annual chance floodplain) as indicated on the Hamilton County, Indiana Flood Insurance Rate Map 18057C0109G dated November 19, 2019.		
A14 PRE-CONSTRUCTION AND POST-CONSTRUCTION ESTIMATE OF PEAK DISCHARGE Pre-construction 10-year discharge: 00.05 cfs Post-construction 10-year discharge: 00.13 cfs		
A15 ADJACENT LAND USE North: Vacant East: Vacant South: Residential West: Vacant		
A16 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS Approximate boundaries of disturbed areas are as identified on the Erosion Control Plan.		
A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER Approximate areas of existing vegetative cover are as shown on the Existing Topography Plan.		
A18 SOILS MAP INCLUDING SOIL DESCRIPTION AND LIMITATIONS The Natural Resources Conservation Service (NRCS) Web Soil Survey of Hamilton County, Indiana, indicates Crosby Silt Loam (CrA), and Miami Silt Loam (MmB2) are located on the site. The on-site soil will be treated as recommended by the geotechnical engineer if the conditions are unsuitable for the proposed construction. Remedial treatments may include, but are not limited to, removal of unsuitable soil and backfilling with engineered material, installation of a geofabric within or under the pavement system, or treatment of the subgrade with lime.		
A19 LOCATIONS, SIZE, AND DIMENSIONS FOR PROPOSED STORMWATER SYSTEMS Locations of stormwater systems: Refer to the Utility Plan or Storm Sewer Plan and Profiles Size of storm sewer: Refer to the Utility Plan or Storm Sewer Plan and Profiles Details of storm inlets and manholes: Refer to Site Details		
A20 PLANS FOR ANY OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT A pedestrian footpath will be added to the south of the project in the right of way of 191st Street.		
A21 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL Excess soil shall be immediately stockpiled, surrounded with silt fence and seeded and/or removed from the construction site in accordance with all applicable laws. If topsoil stockpiles are anticipated for this project, they are shown on the Erosion Control Plan.		
A22 EXISTING SITE TOPOGRAPHY Refer to the Existing Topography Plan.		
A23 PROPOSED FINAL SITE TOPOGRAPHY Refer to the Grading Plan.		
B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES The following potential pollutant sources may be associated with construction activities on site: 1. Material storage areas (more specifically described below) 2. Construction waste material 3. Fuel storage areas and fueling stations 4. Exposed soils 5. Leaking vehicles and equipment 6. Sanitary waste from temporary toilet facilities 7. Litter 8. Windblown dust 9. Soil tracking off site from construction equipment The following construction materials may be staged or stored on site at various points during development of the site: 1. Structural fill	B3 STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS Construction entrances will be in place prior to any site construction or demolition. Entrances are shown on the Erosion Control Plan, refer to the Erosion Control Details for details. B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS Sheet flow areas will be protected by seed and mulch or hydroseeding. Erosion control blankets will be installed on sloped areas where the slope exceeds 6:1 (horizontal to vertical). Silt Fencing will be utilized to prevent sedimentation from leaving the site. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details. B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS Proposed swales will be stabilized with erosion control blankets, and rock donuts will be installed to slow runoff to inlets. Straw bales and silt fences will not be allowed as concentrated flow protection measures. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details. B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS The contractor shall install appropriate inlet protection measures at each inlet. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details. Straw bales will not be allowed as inlet protection measures. B7 RUNOFF CONTROL MEASURES Refer to Sheet C500 Erosion Control Plan for runoff control measures. B8 STORMWATER OUTLET PROTECTION SPECIFICATIONS Stormwater outlets will be protected by riprap aprons to prevent scour erosion. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details. B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS Rip rap aprons at outlets will be utilized to prevent grade destabilization. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details. B10 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE Refer to the Erosion Control Plan for locations of each stormwater quality measure and the Erosion Control Details. B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON Surface stabilization is required on any bare or thinly vegetated area that is scheduled or likely to remain inactive for a period of 15 days or more. Refer to the Temporary Seeding Detail within Erosion Control Details for specifics on soil amendments, seed mixtures and mulching. B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS A. Loosen lawn area to a minimum depth of 6 inches. Mix soil amendments and fertilizers with topsoil at rates specified. Organic soil amendments such as peat, compost or manure shall be applied at 2" depth evenly over soil and incorporated into the top 6" of topsoil. Provide fertilizer with percentage of nitrogen required to provide not less than 1 pound of actual nitrogen per 1,000 sq. ft. of lawn area and not less than 4 percent phosphoric acid and 2 percent potassium. At least 50 percent of nitrogen to be organic form. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days. B. Fertilizer for lawns: provide a fast release fertilizer with a composition of 1 lb per 1,000 sq. ft. of actual nitrogen, 4 percent phosphorus, and 2 percent potassium by weight. C. Slow-release fertilizer for trees and shrubs: granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus and potassium made up of a composition by weight of 5 percent. D. Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Limit fine grading to areas that can be planted within immediate future. Remove trash, debris, stones larger than 1 inch diameter, and other objects that may interfere with planting or maintenance operations. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds 5 miles per hour. E. Distribute seed evenly over entire area by sowing equal quantity in 2 directions at right angles to each other. F. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with a fine spray. G. Install erosion control blankets as indicated on the plan. H. Protect seeded areas against erosion by spreading clean, seed-free straw mulch after completion of seeding operations. Spread uniformly to form a continuous blanket not less than 1-1/2 inches loose measurements over seeded areas. I. Water newly planted lawn areas and keep moist until new grass is established. Immediately repair any lawn areas disturbed by construction activities including tree and shrub installation. J. Refer to the Permanent Seeding Detail within the Erosion Control Detail Sheet, for timing of permanent seeding, grass seed specifications and mulching specifications. B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN Solid Waste Disposal No solid material, including building materials, is permitted to be discharged to surface waters or buried on site. All solid waste materials, including disposable materials incidental to the construction activity, must be collected in containers or closed dumpsters. The collection containers must be emptied periodically and the collected material hauled to a landfill permitted by the State and/or appropriate local municipality to accept the waste for disposal. A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper solid waste procedures. Hazardous Waste Whenever possible, minimize the use of hazardous materials and generation of hazardous wastes. All hazardous waste materials will be disposed in the manner specified by federal, state, or local regulations or by the manufacturer. Use containment berms in fueling and maintenance areas and where potential for spills is high. A foreman or supervisor should be designated in writing to oversee, enforce and instruct construction workers on proper hazardous waste procedures. The location of any hazardous waste storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the facility. Dust Control/Off-Site Vehicle Tracking During construction, water trucks should be used, as needed, by each contractor or subcontractor to reduce dust. After construction, the site should be stabilized to reduce dust. Construction traffic should enter and exit the site at a Construction Entrance with a rock pad or equivalent device. The purpose of the rock pad is to minimize the amount of soil and mud that is tracked onto existing streets. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts.	Major or Hazardous Spills More than ten gallons, there is the potential for death, injury or illness to humans or animals, or has the potential for surface or groundwater pollution. - Control or contain the spill without risking bodily harm. Temporarily plug storm drains if possible to prevent migration of the spill into the stormwater system. - Immediately contact the local Fire Department at 911 to report any hazardous material spill. - Contact supervisors and designated site inspectors immediately. Governing authorities responsible for storm water facilities should be contacted as well. The contractor is responsible for having these contact numbers available at the job site. A written report should be submitted to the owner as soon as possible. - As soon as possible but within 2 hours of discovery, contact the local agency responsible for spill management. 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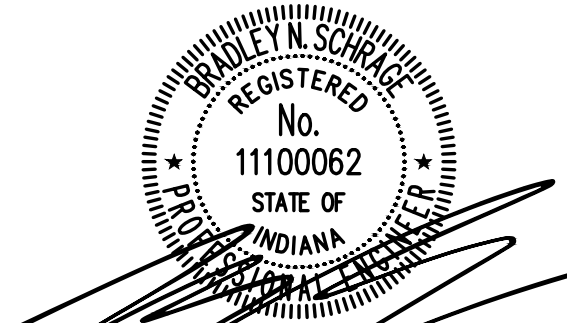
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WENDY'S AT CHATHAM COMMONS

191st Street & U.S. 31
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Project Number 2018.01128

STORM WATER POLLUTION PREVENTION PLAN

C510

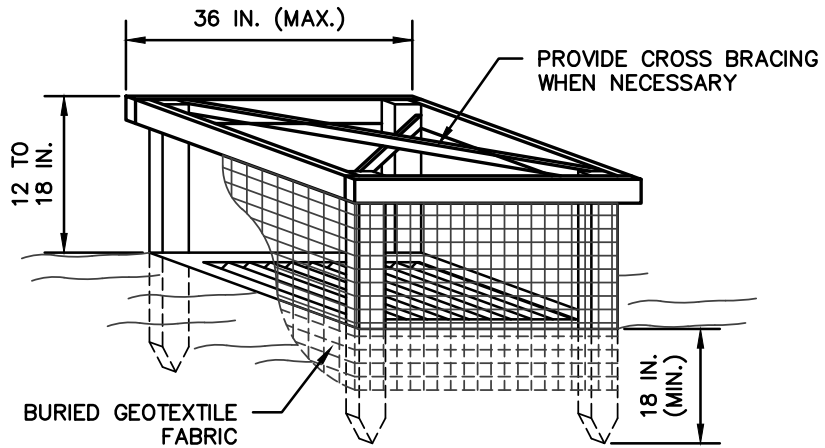
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EDIT DATE: 10/31/2018
PLOT DATE: 1/4/2019 1:28 PM
PLOT SCALE: 1:1
EDIT BY: DZIMMERMAN

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.

TABLE 2. GEOTEXTILE FABRIC SPECIFICATIONS FOR SILT FENCE (MINIMUM)

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		
STANDARD STRENGTH	30 LBS. PER LINEAL INCH	50 LBS. PER LINEAL INCH
EXTRA STRENGTH	50 LBS. PER LINEAL INCH	70 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

SEEDING SPECIFICATIONS

- SEEDBED PREPARATION
- GRADE AND APPLY SOIL AMENDMENTS.
- SEEDING FREQUENCY
- SEED ROUGH GRADED AREAS DAILY WHILE SOIL IS STILL LOOSE AND MOIST.
- DENSITY OF VEGETATIVE COVER
- EIGHTY PERCENT OR GREATER OVER THE SOIL SURFACE.
- MATERIALS
- SOIL AMENDMENTS – SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES) OR 400 TO 600 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT. CONSIDER THE USE OF REDUCED PHOSPHOROUS APPLICATION WHERE SOIL TESTS INDICATE ADEQUATE PHOSPHOROUS LEVELS IN THE SOIL PROFILE.
 - SEED – SELECT APPROPRIATE PLANT SPECIES SEED OR SEED MIXTURES ON THE BASIS OF QUICK GERMINATION, GROWTH, AND TIME OF YEAR TO BE SEED (SEE TABLE 1).
 - MULCH – STRAW, HAY, WOOD FIBER, ETC. (TO PROTECT SEEDBED, RETAIN MOISTURE, AND ENCOURAGE PLANT GROWTH), ANCHORED TO PREVENT REMOVAL BY WIND OR WATER OR COVERED WITH MANUFACTURED EROSION CONTROL BLANKETS.

TABLE 1. SLOPE STEEPNESS RESTRICTIONS

SEED SPECIES*	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES**
WHEAT OR RYE	150 LBS.	1 TO 1-1/2 INCHES	SEPT. 15-OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1-APRIL 15
ANNUAL RYEGRASS	40 LBS.	1/4 INCH	MARCH 1-MAY 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	AUG. 1-SEPT. 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1-JUNE 1
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15-JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11-AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1-JULY 15

*PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDING WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
**SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT WITHIN THE STATE.

NOTES:
MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.

A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDING APPLICATION

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

SEEDING

1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
 2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.
- NOTES:
1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEED OPERATIONS.
 2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
 3. IF SEEDING IS DONE WITH A HYDROSEEDER, A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

SEEDING MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDING WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

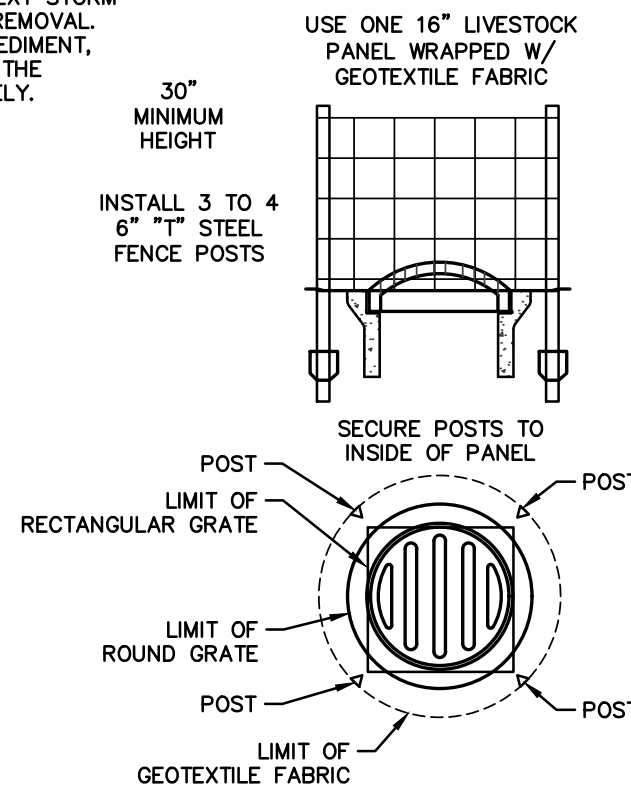
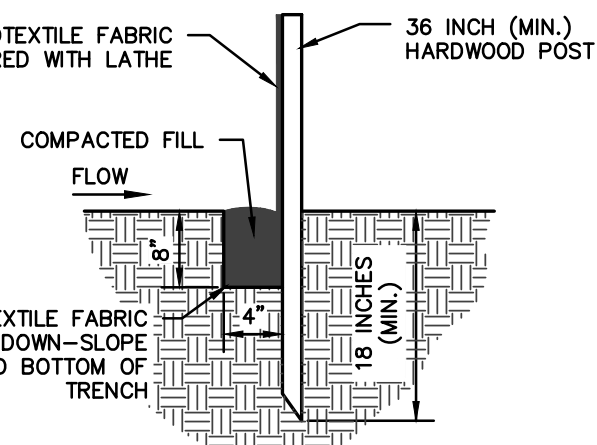
TEMPORARY SEEDING WITH MULCH
NOT TO SCALE

INSTALLATION

1. DIG AN EIGHT-INCH DEEP, FOUR-INCH WIDE TRENCH AROUND THE PERIMETER OF THE INLET.
 2. 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).
3. USE THE WRAP JOIN METHOD WHEN JOINING POSTS.
 4. 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.
 5. BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.
 6. 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.

MULCH SPECIFICATIONS

MATERIALS

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.

COVERAGE

- 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 TRACKS	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.

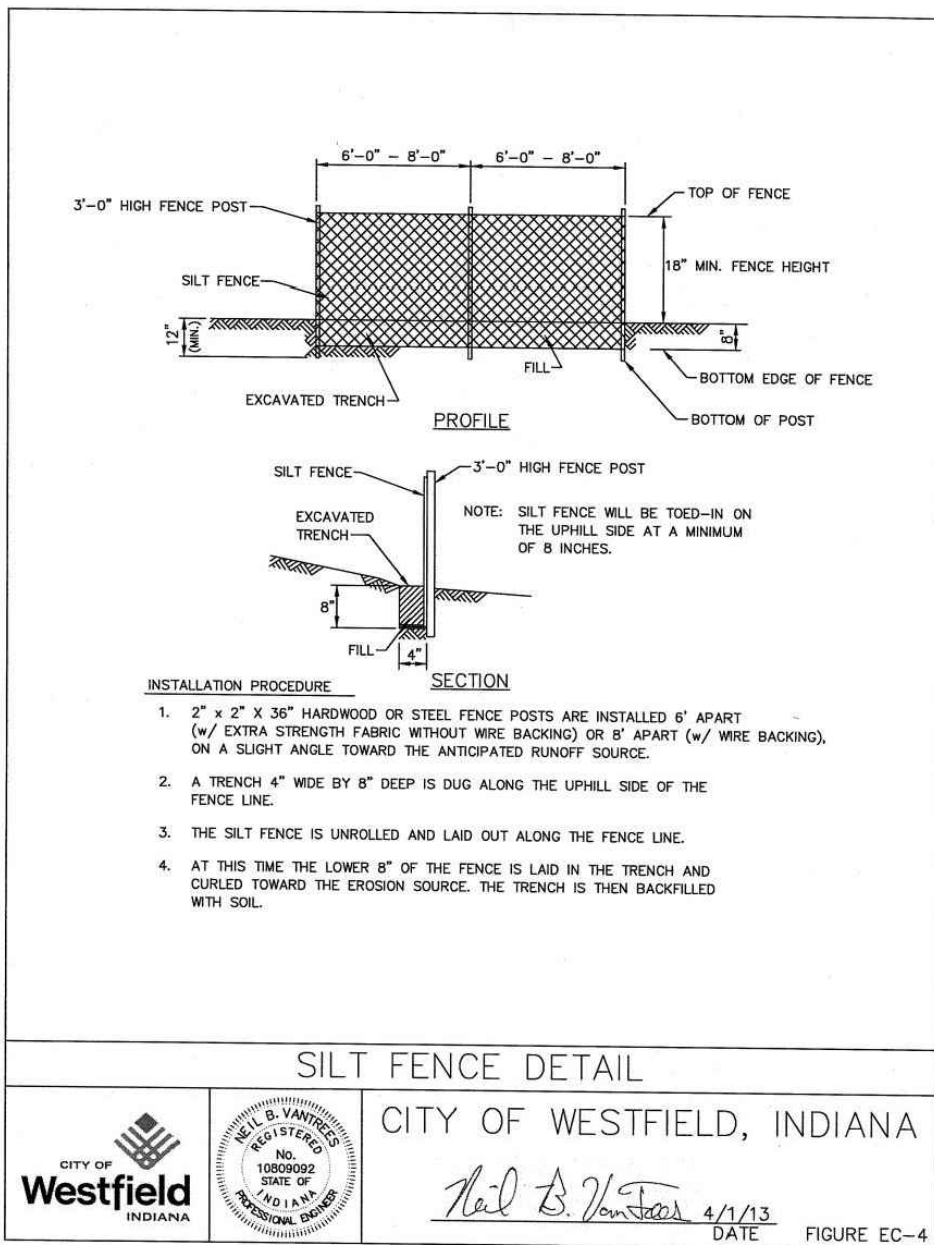
*ALL FORMS OF MULCH MUST BE ANCHORED TO PREVENT DISPLACEMENT BY WIND AND/OR WATER.

MULCH APPLICATION

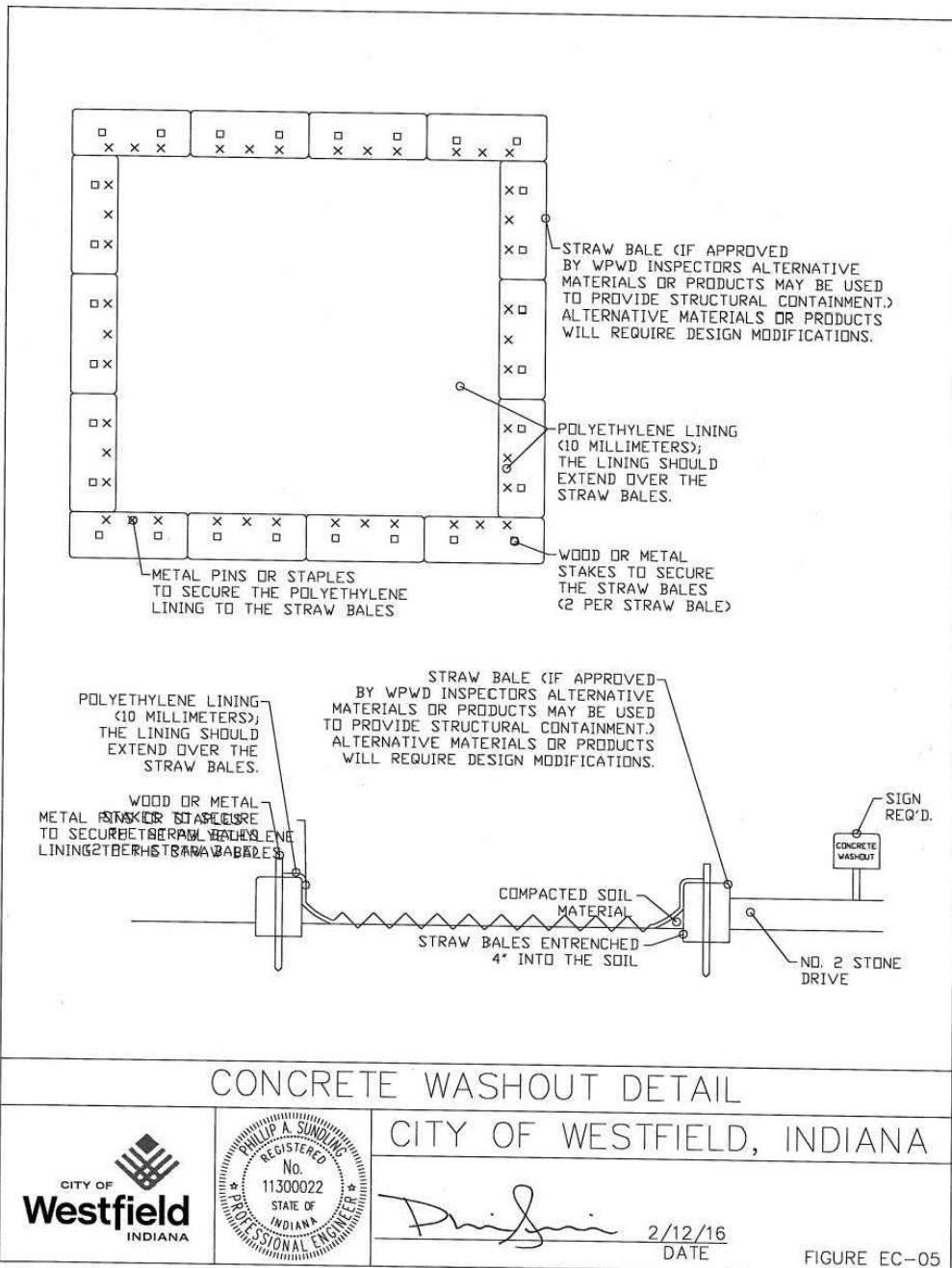
1. APPLY MULCH AT THE RECOMMENDED RATE SHOWN IN TABLE 1.
2. SPREAD THE MULCH MATERIAL UNIFORMLY BY HAND, HAYFORK, MULCH BLOWER, OR HYDRAULIC MULCH MACHINE. AFTER SPREADING, NO MORE THAN 25 PERCENT OF THE GROUND SHOULD BE VISIBLE.
3. ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION. THE MULCH CAN 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

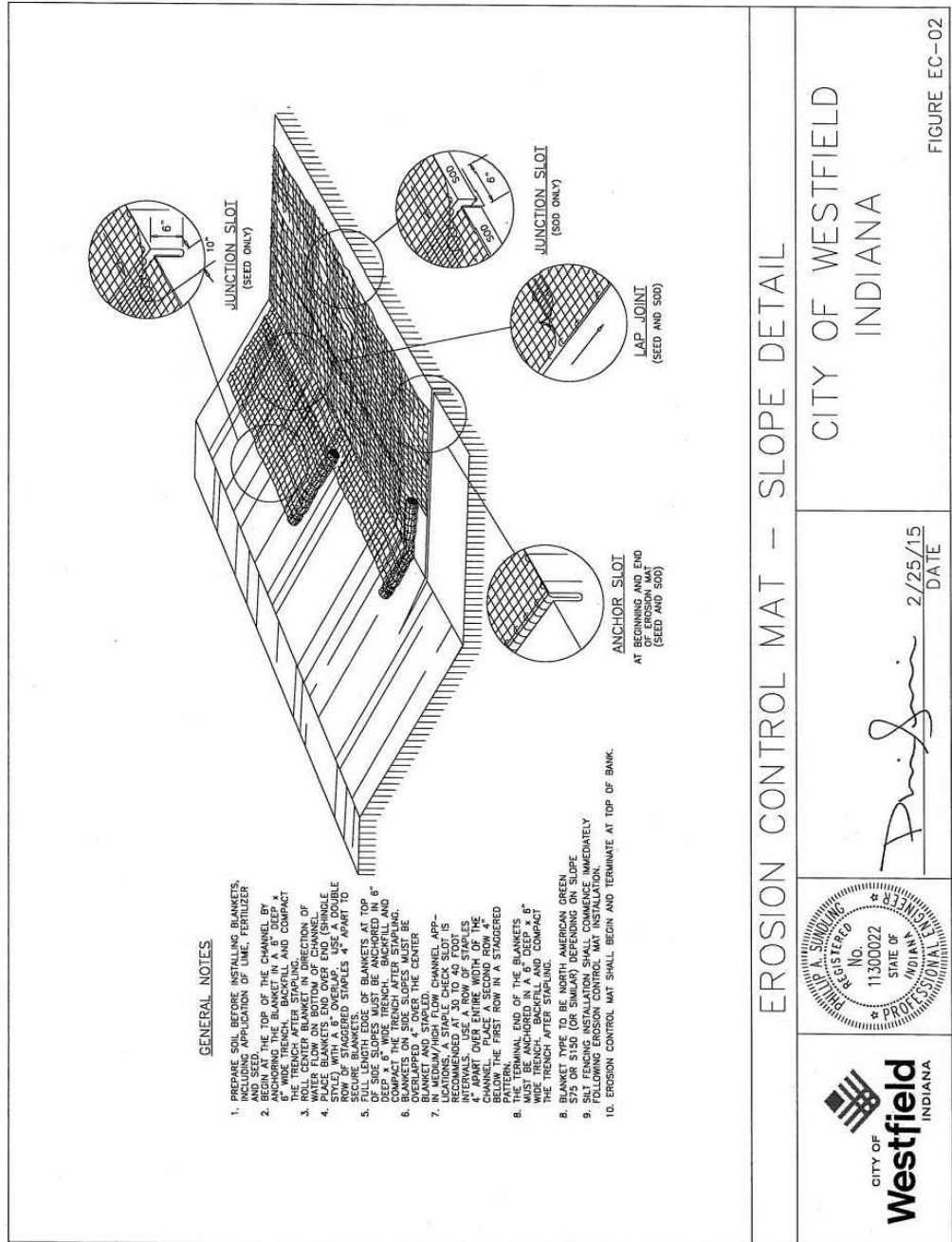
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH; REPAIR DAMAGED AREAS, RESEED, APPLY NEW MULCH AND ANCHOR THE MULCH IN PLACE.
- CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.
- IF EROSION IS SEVERE OR RECURRING, USE EROSION CONTROL BLANKETS OR OTHER MORE SUBSTANTIAL STABILIZATION METHODS TO PROTECT THE AREA.



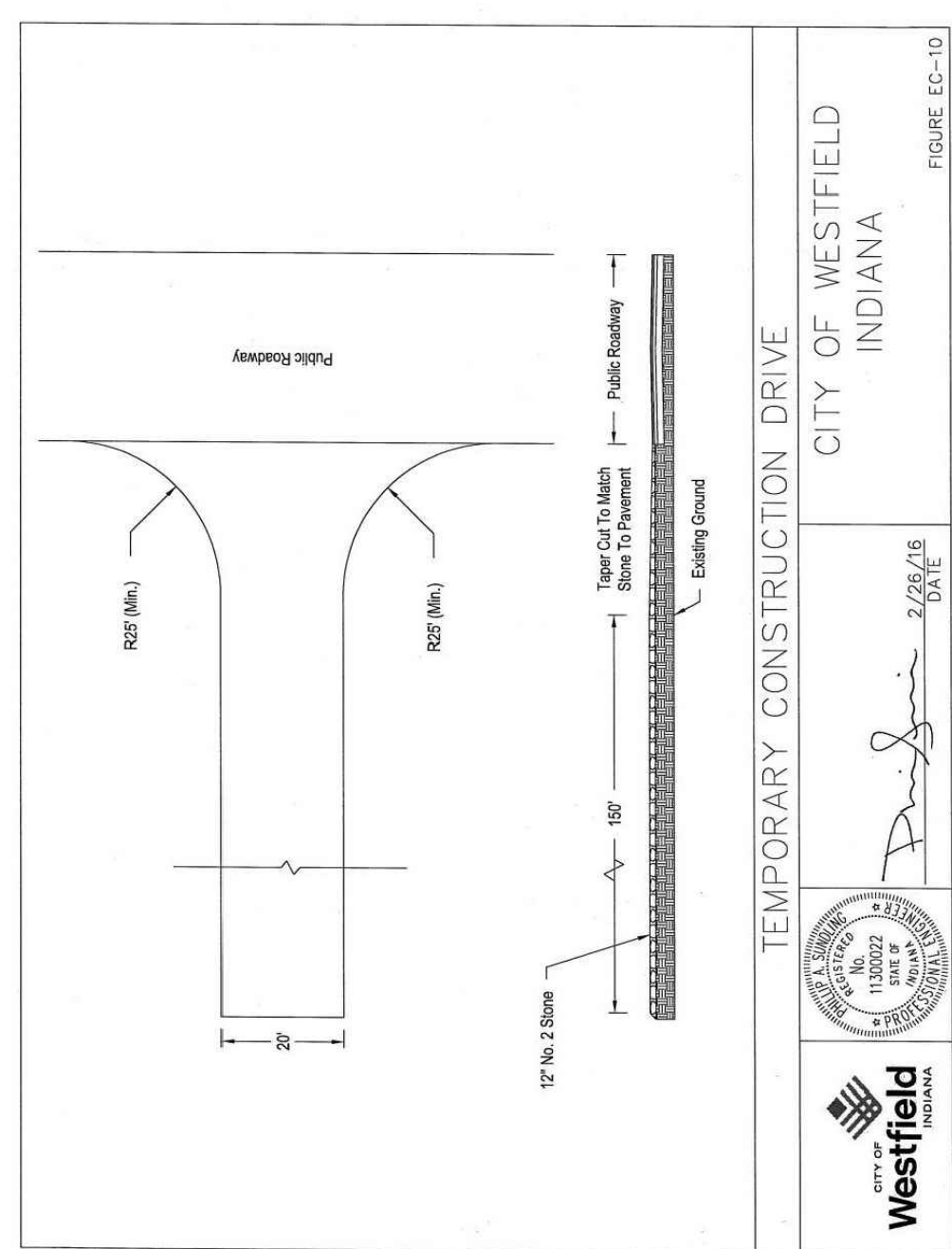
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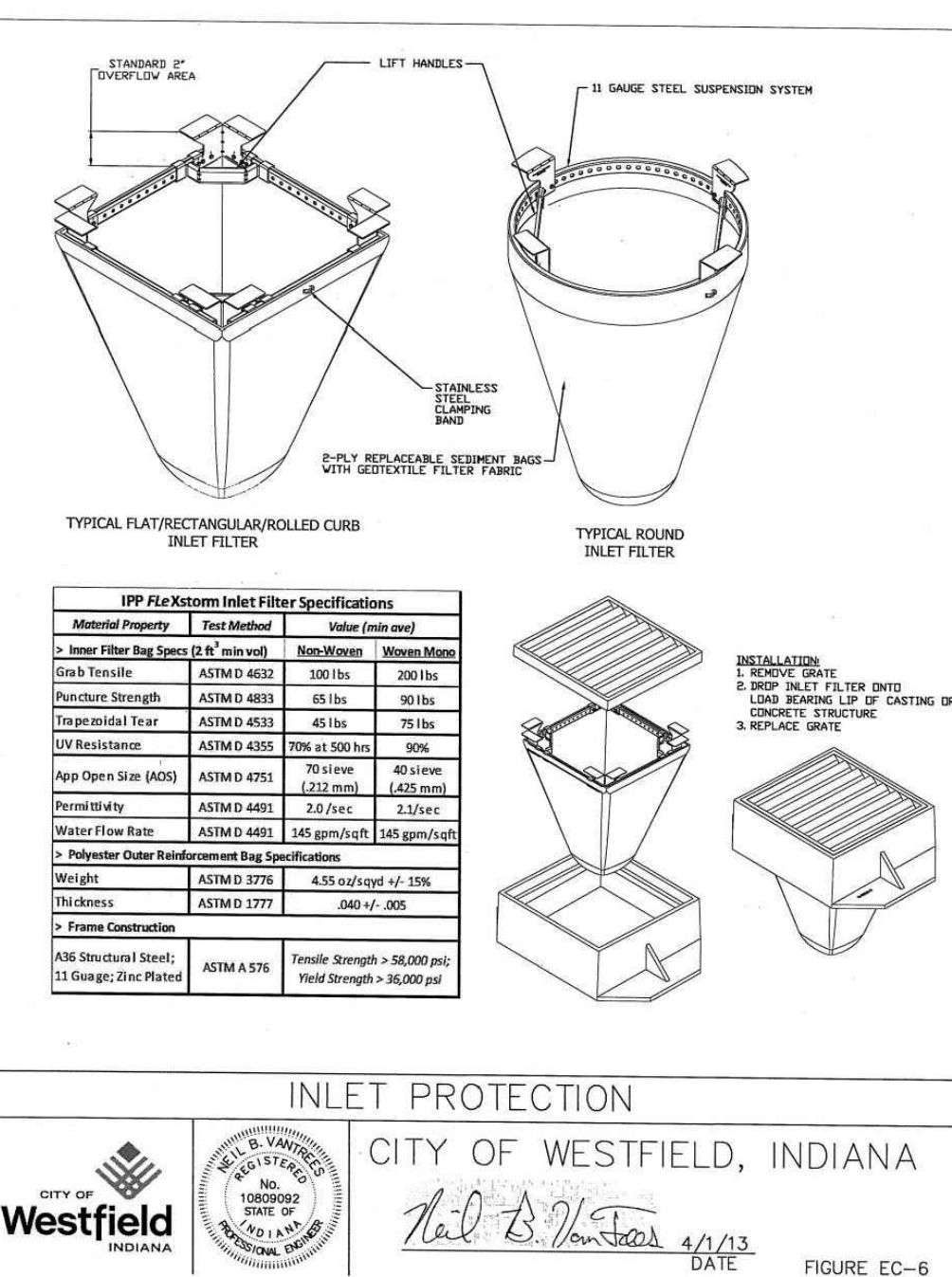
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CITY OF WESTFIELD, INDIANA
DATE: 2/12/16



EROSION CONTROL MAT - SLOPE DETAIL
CITY OF WESTFIELD, INDIANA
DATE: 2/22/15



TEMPORARY CONSTRUCTION DRIVE
CITY OF WESTFIELD, INDIANA
DATE: 2/22/16



INLET PROTECTION
CITY OF WESTFIELD, INDIANA
DATE: 4/1/13

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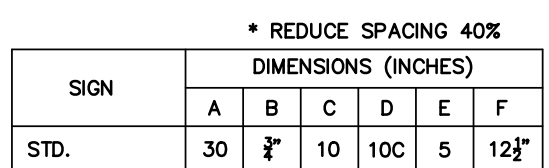
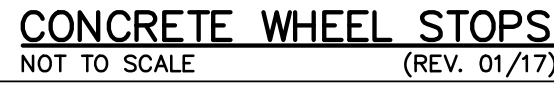
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2	TAC	12/11/2018

Project Number 2018.01128

EROSION CONTROL
DETAILS

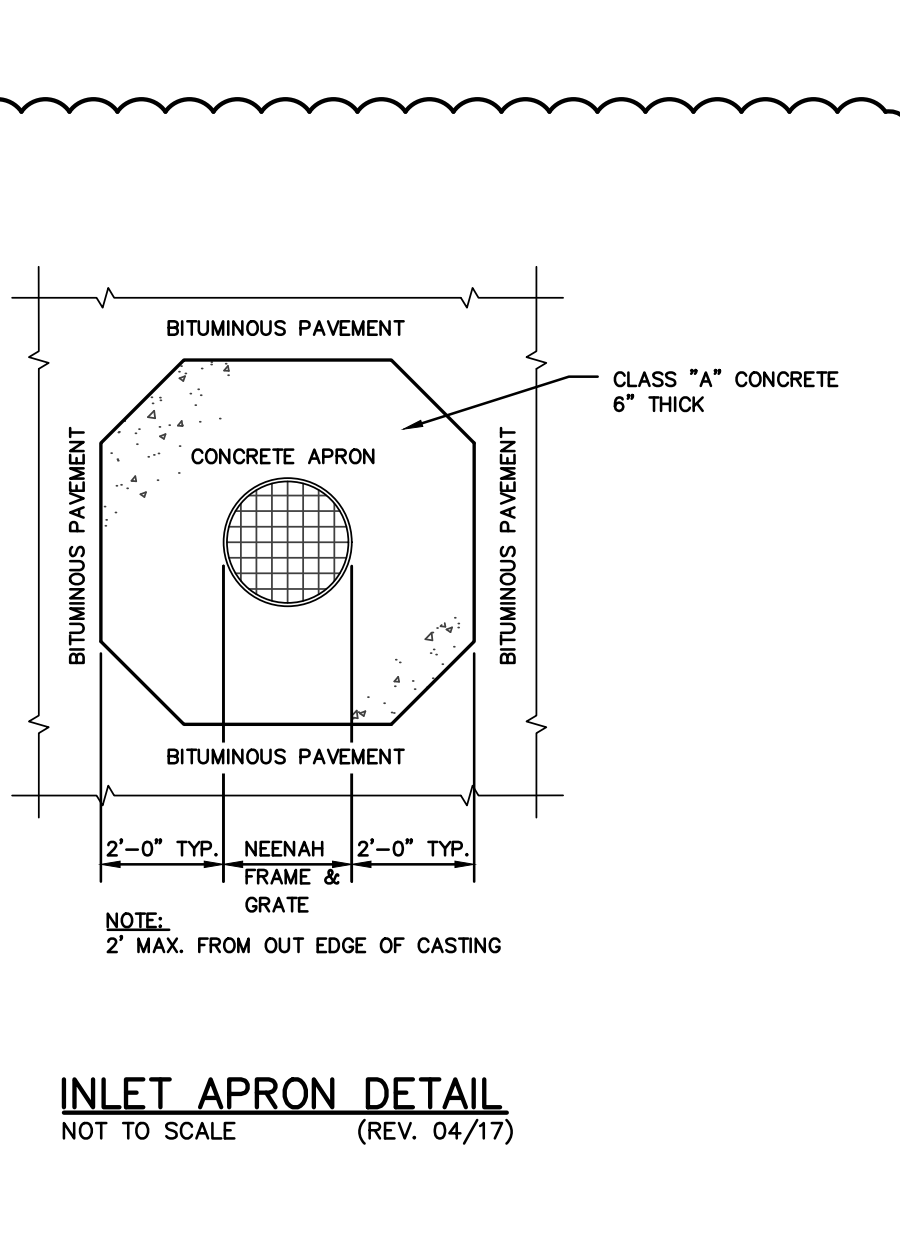
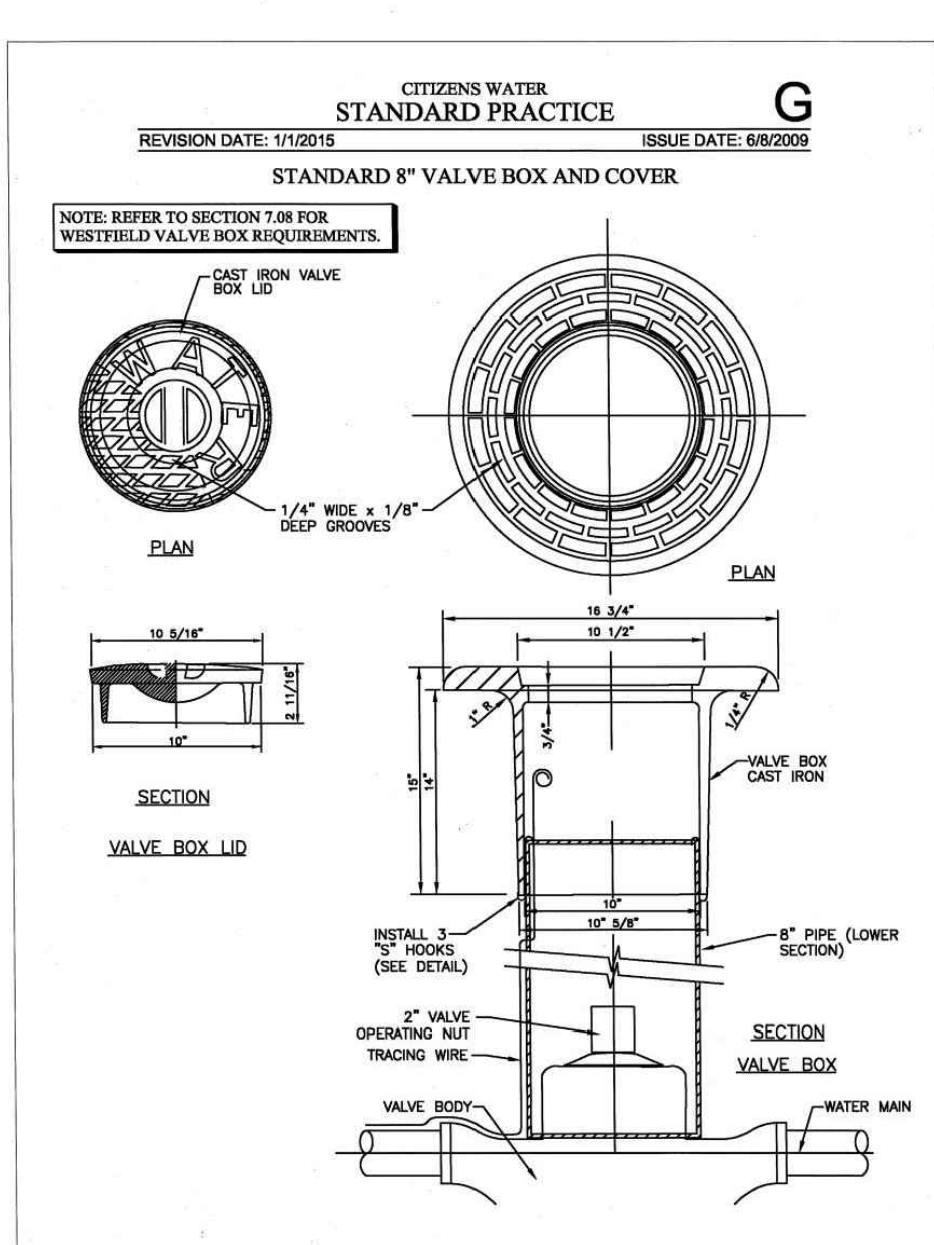
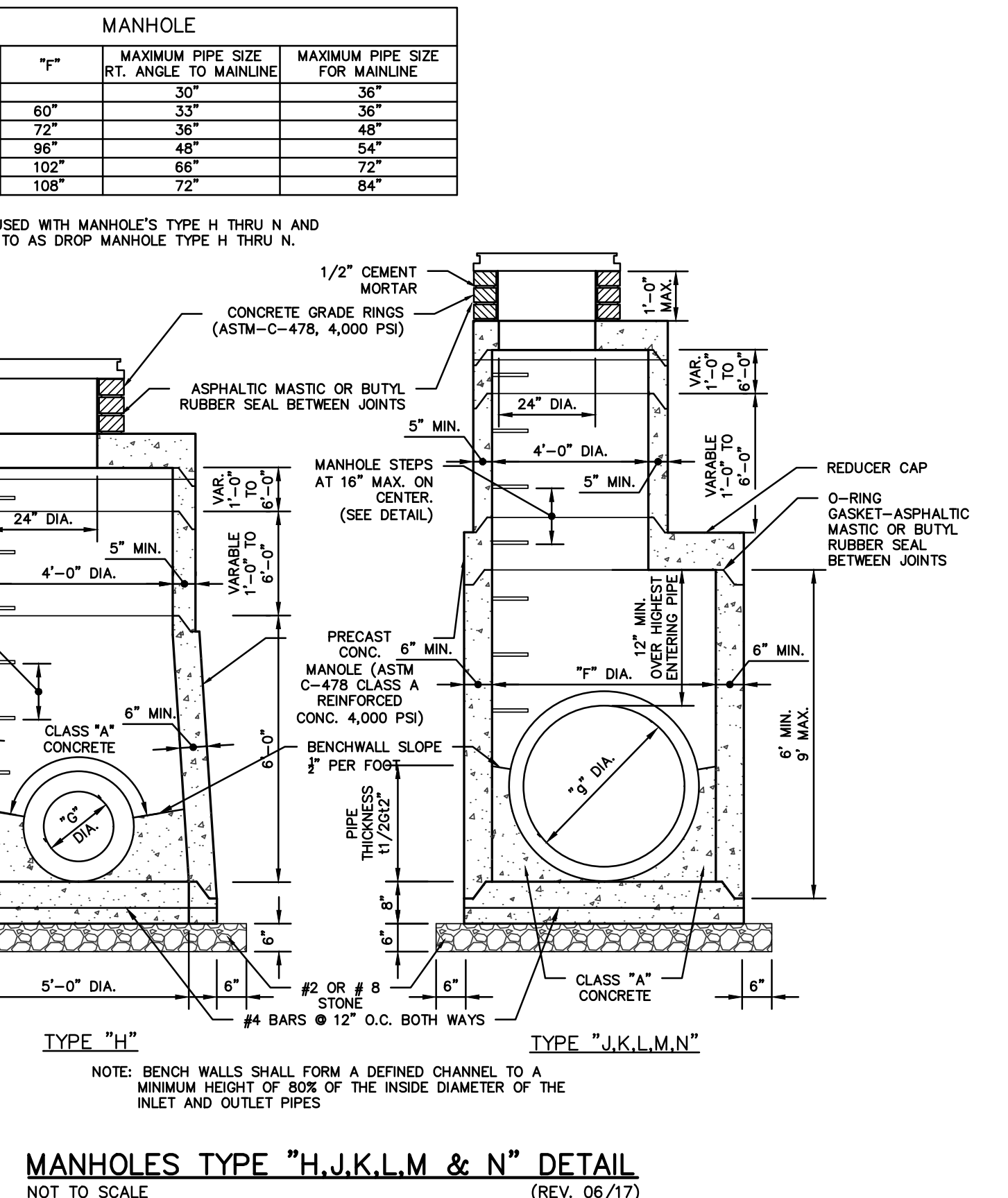
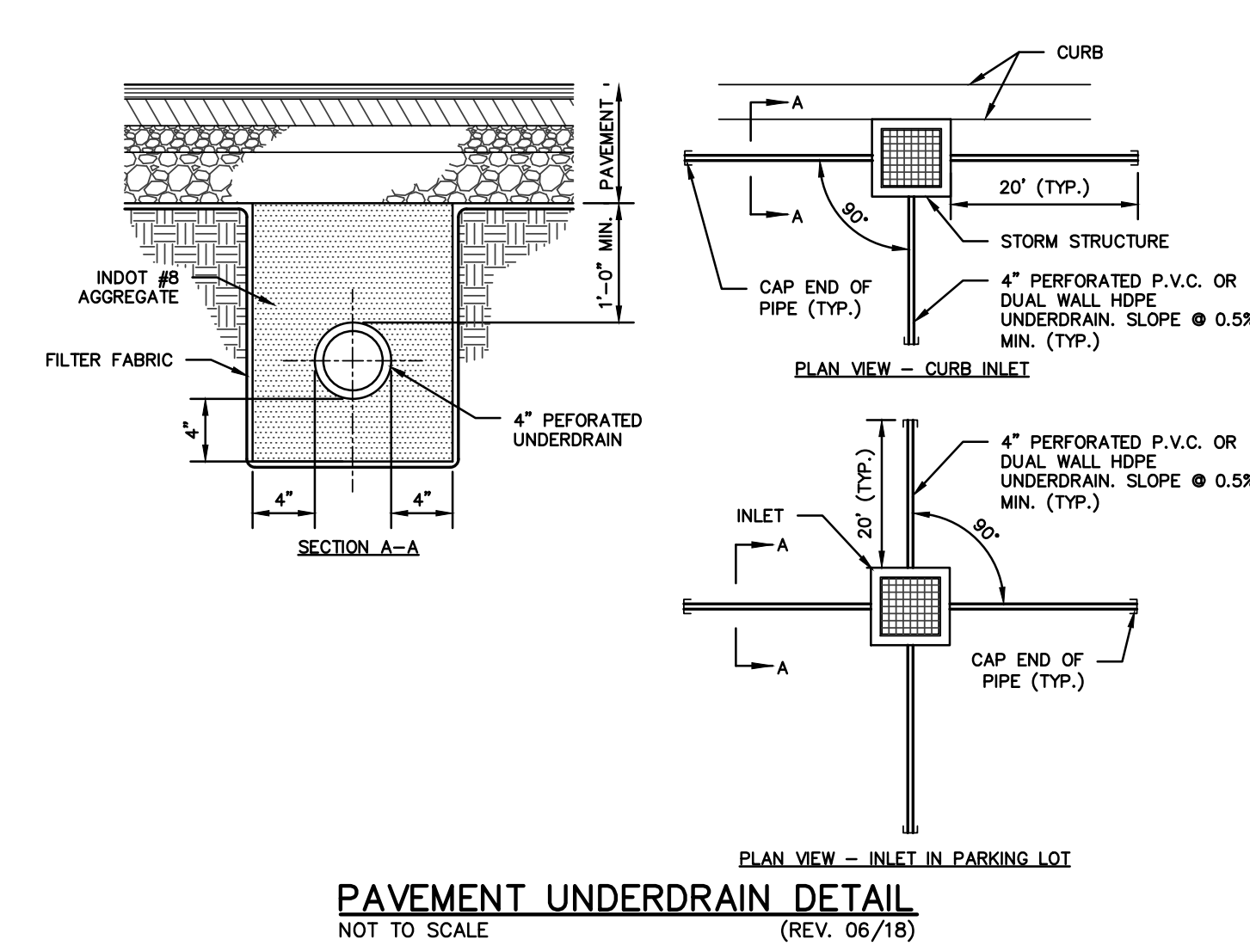
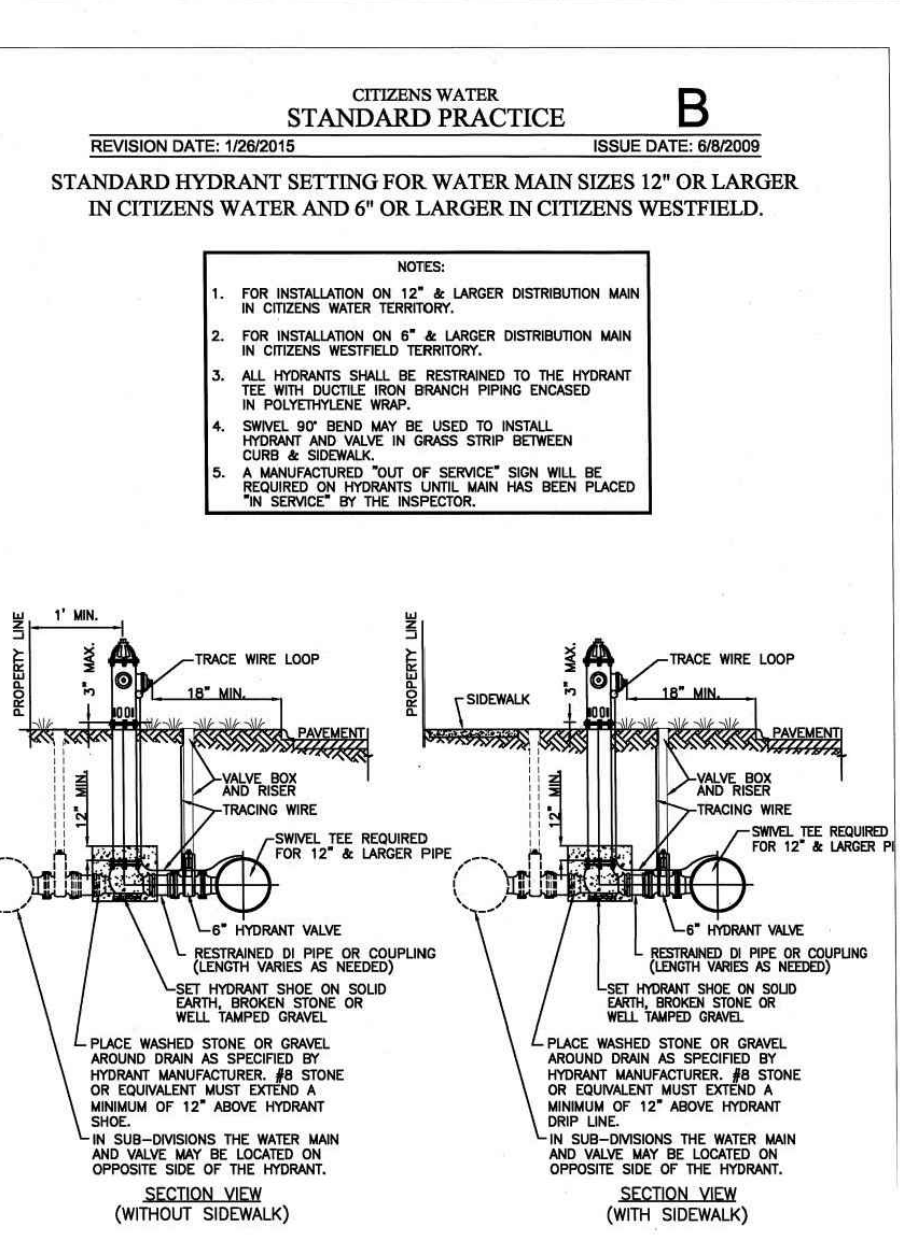
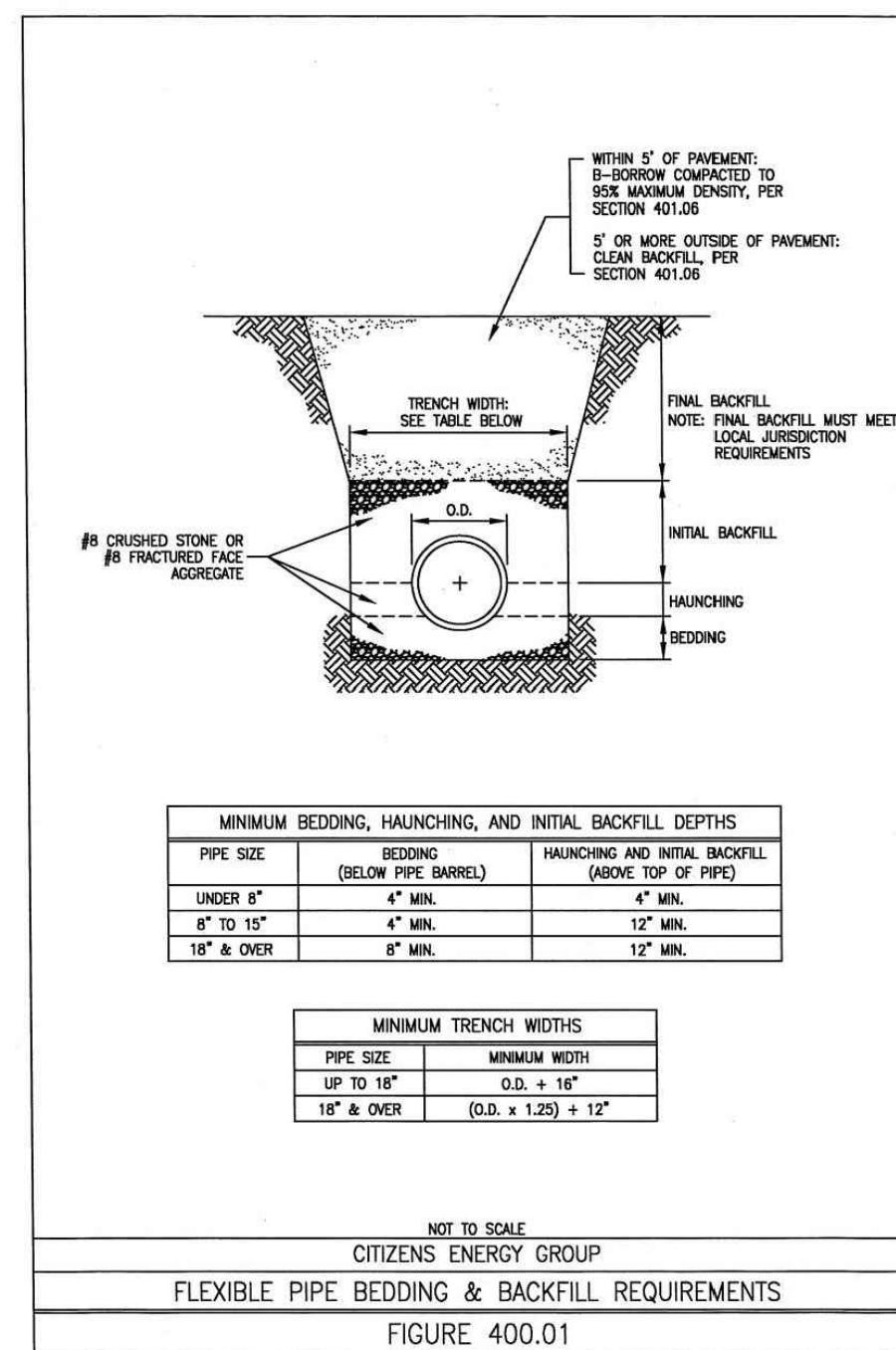
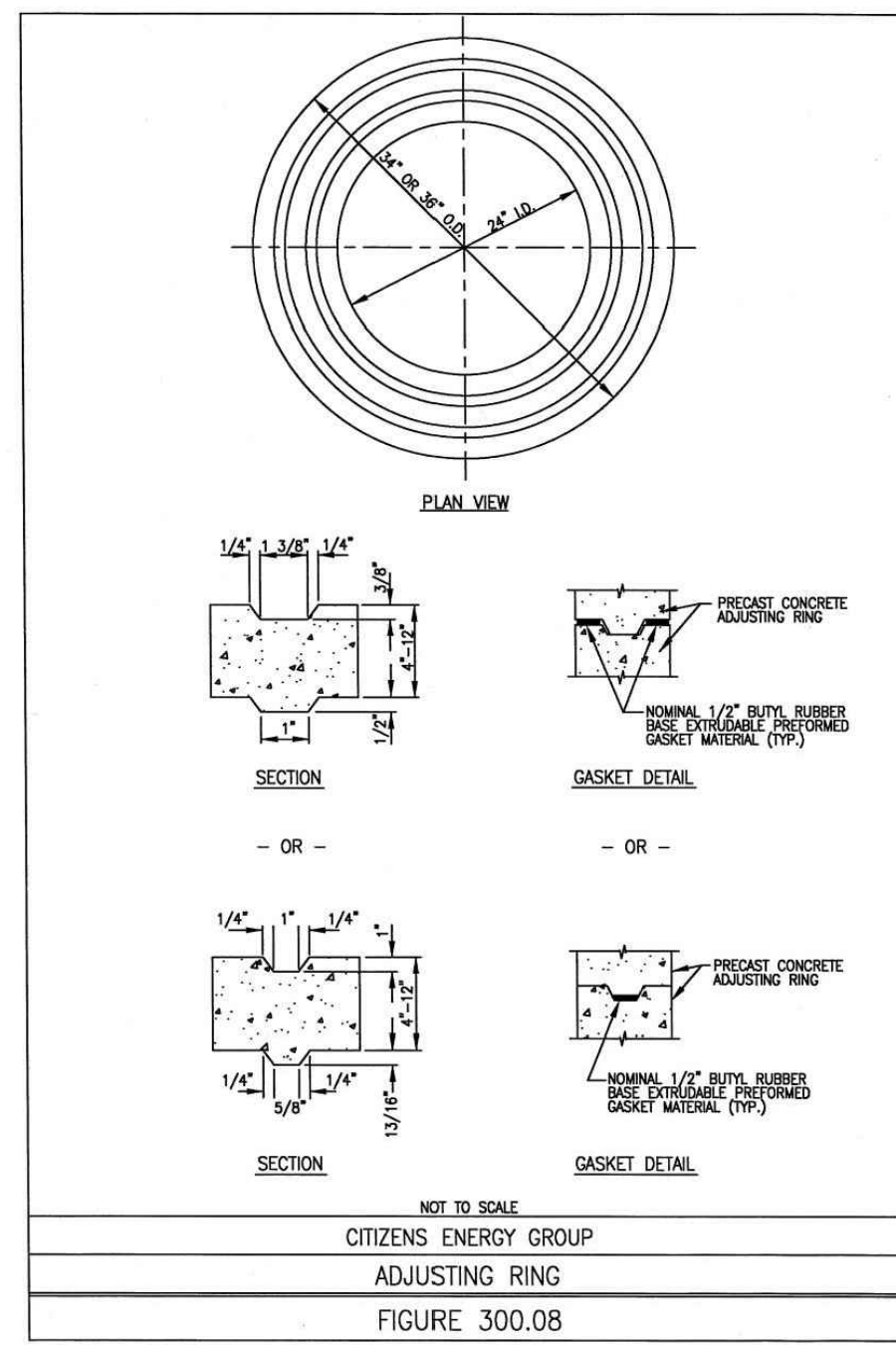
C520



NOTES:
MOUNTING HEIGHT - 7' ABOVE GRADE.
COLORS
LEGEND - WHITE (REFLECTIVE)
BACKGROUND - RED (REFLECTIVE)



C600



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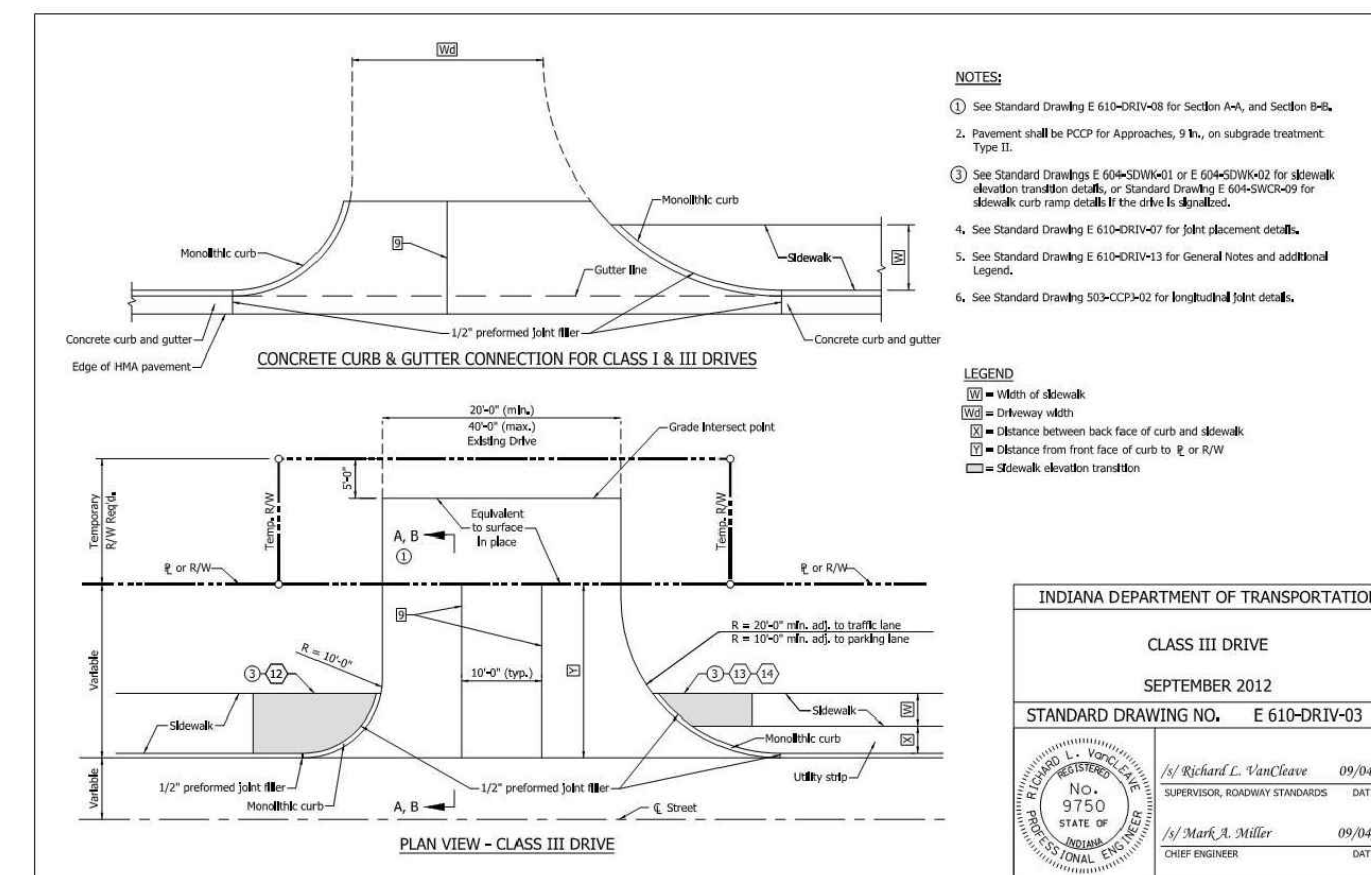
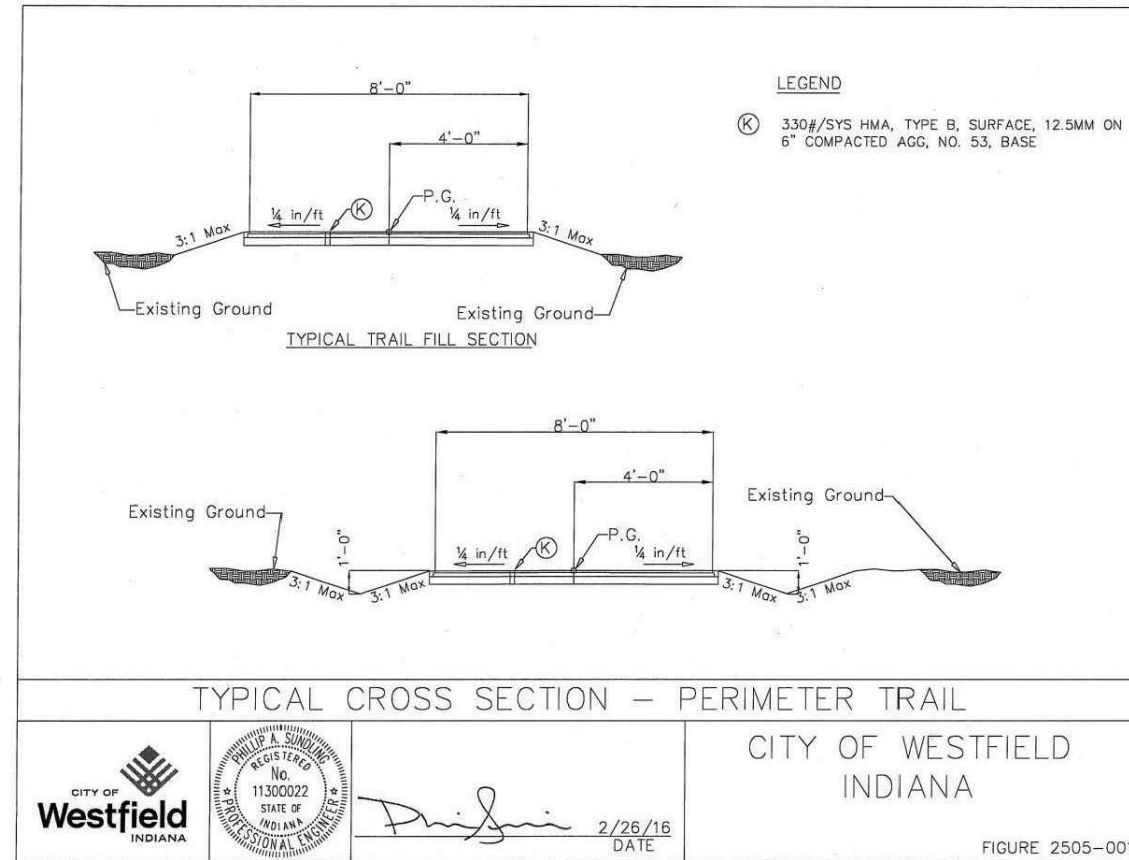
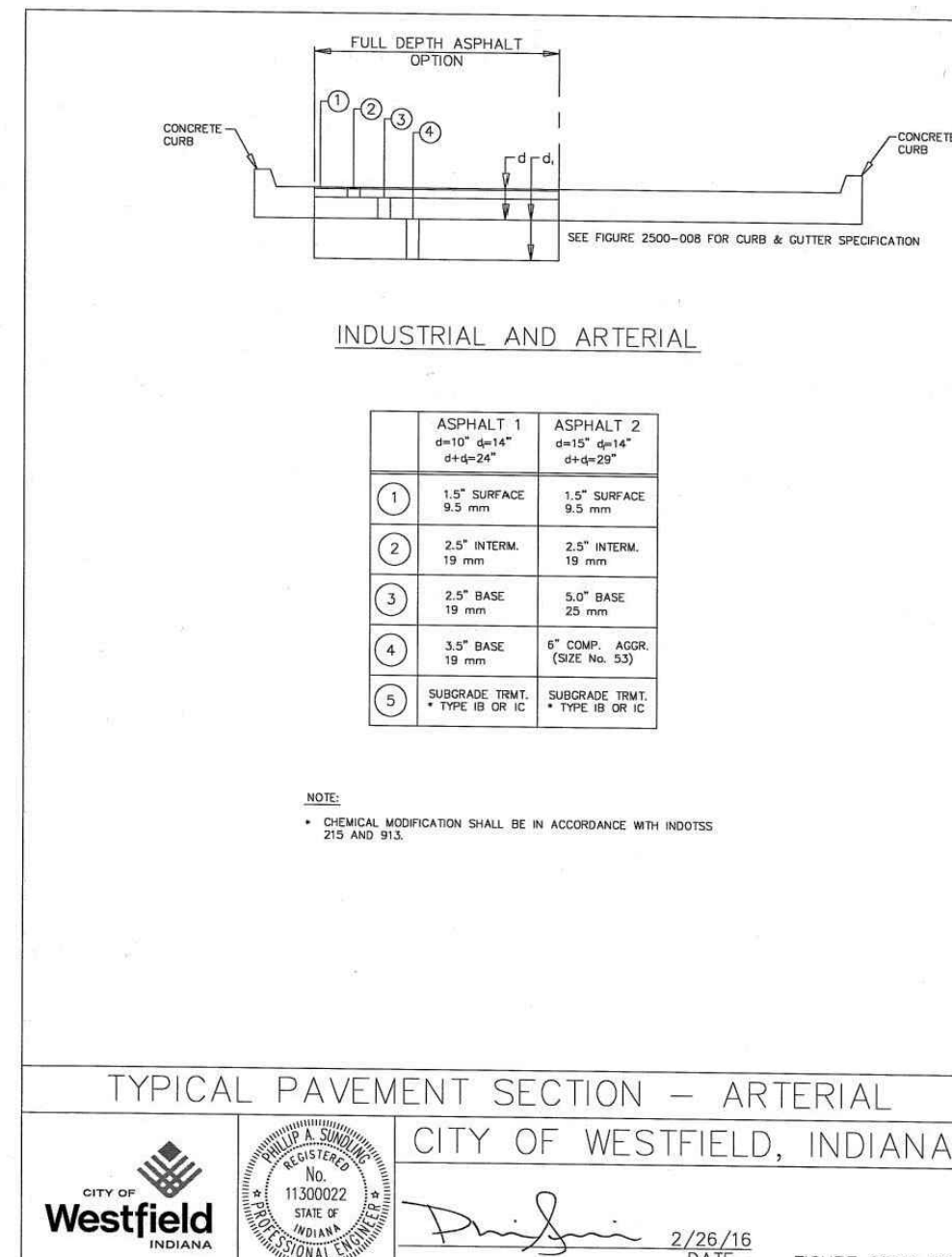
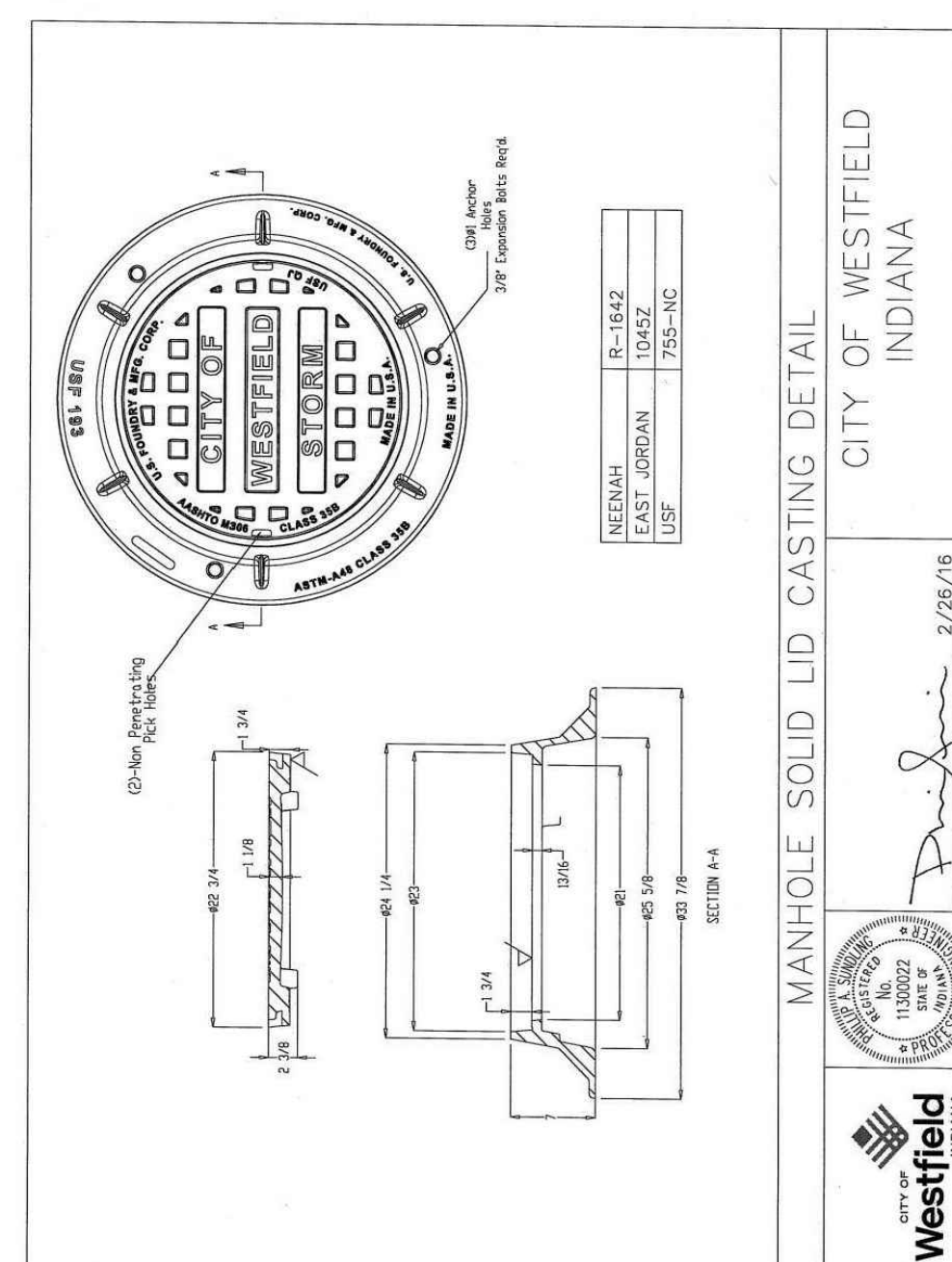
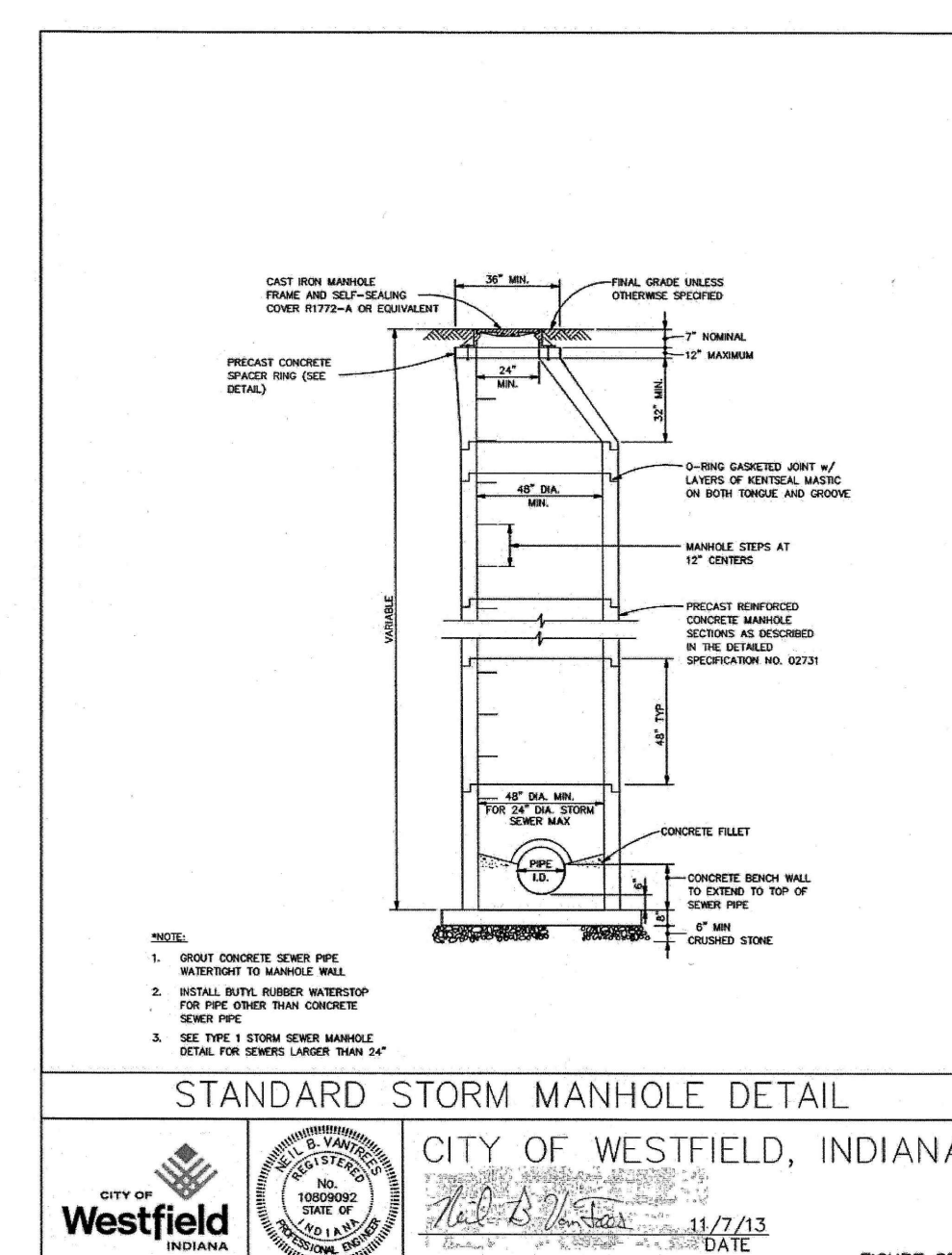
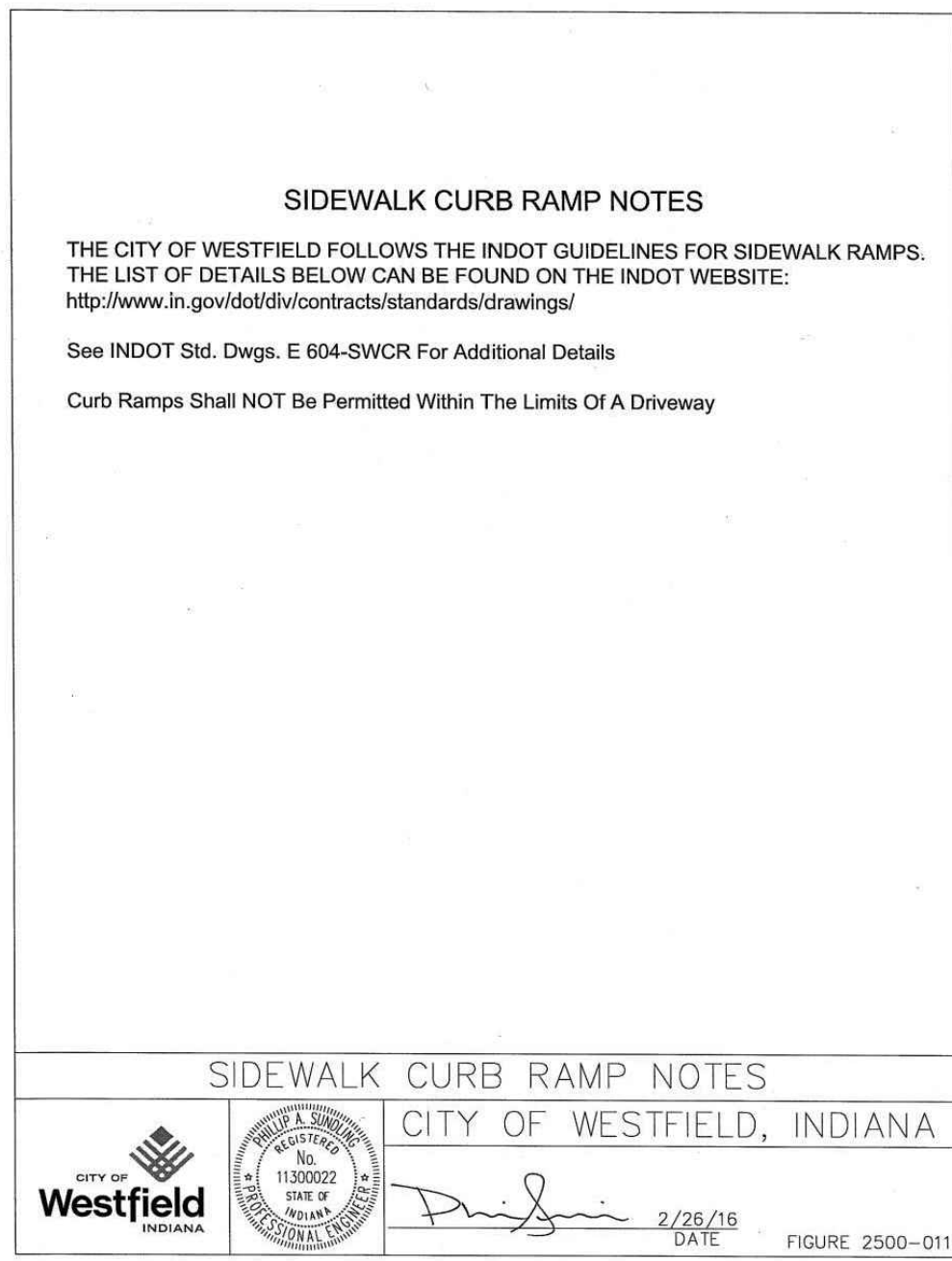
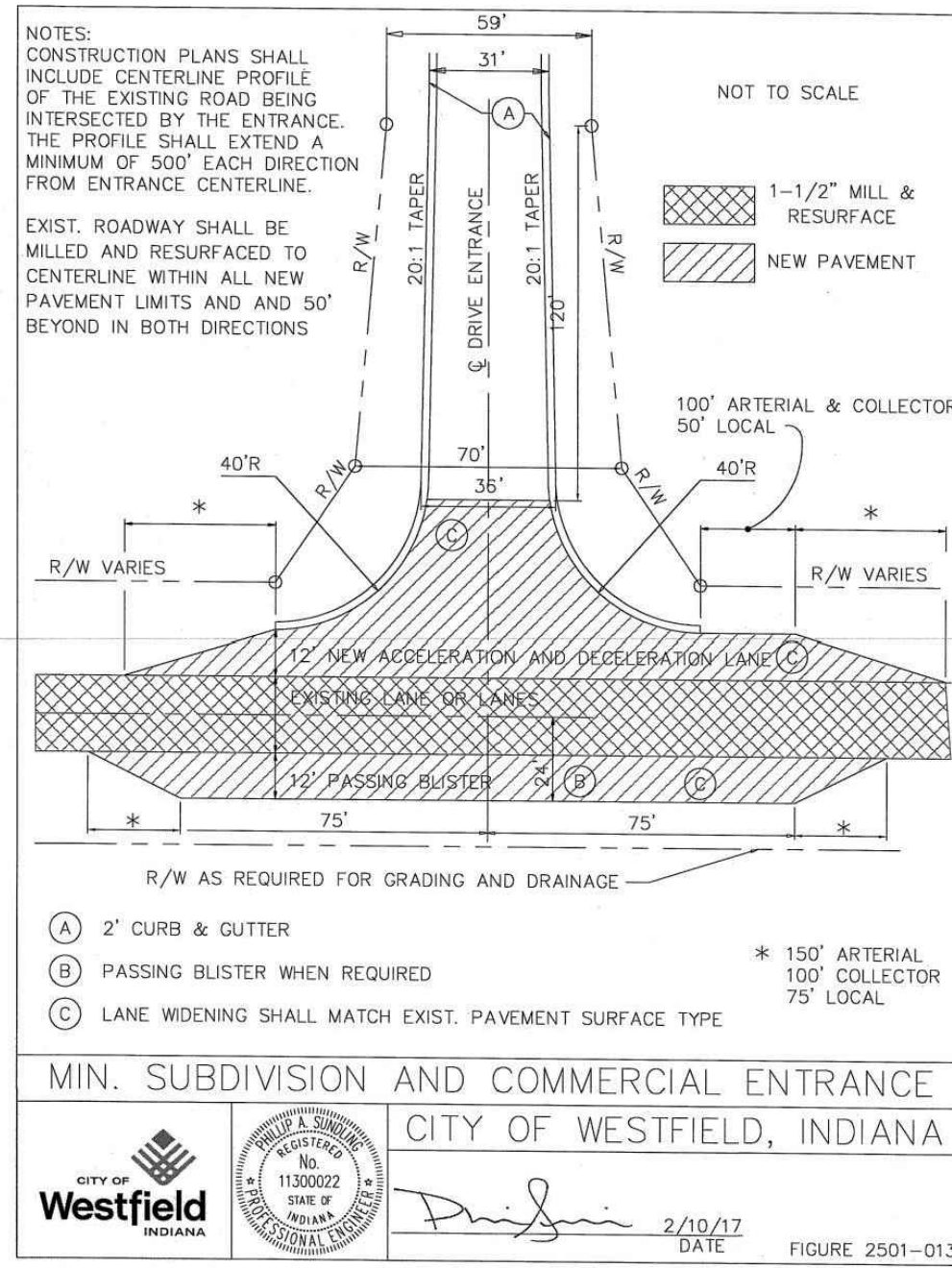
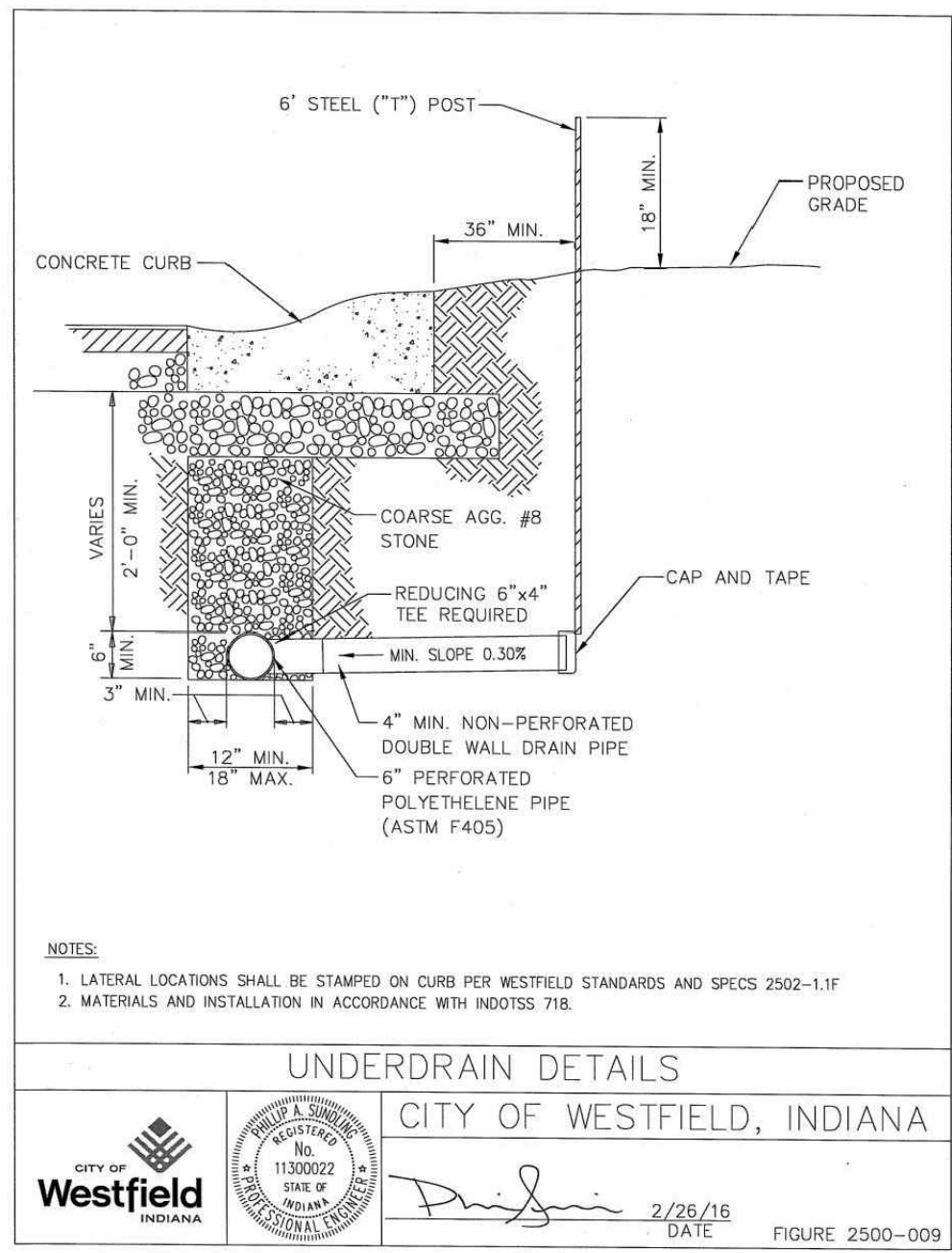
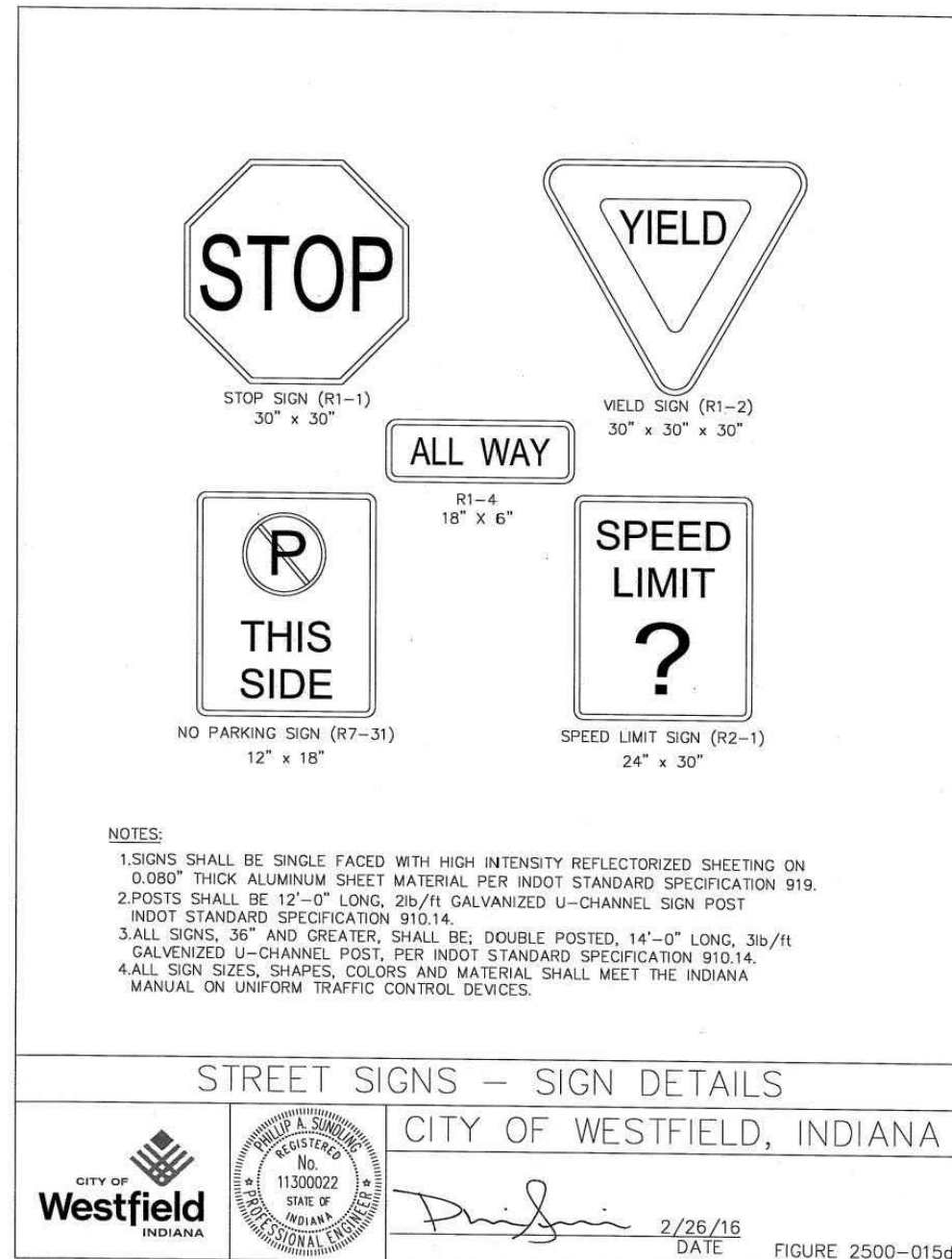
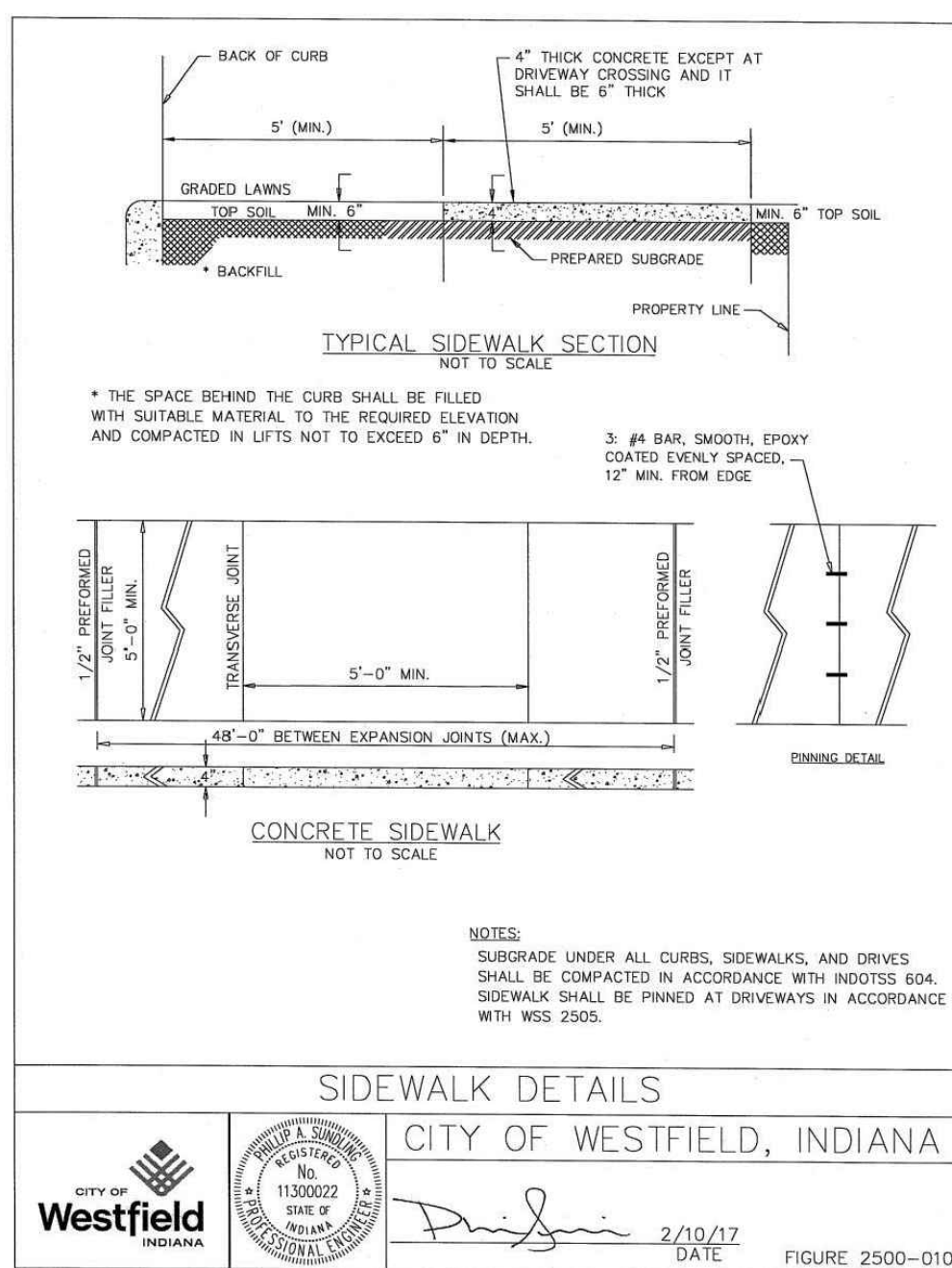
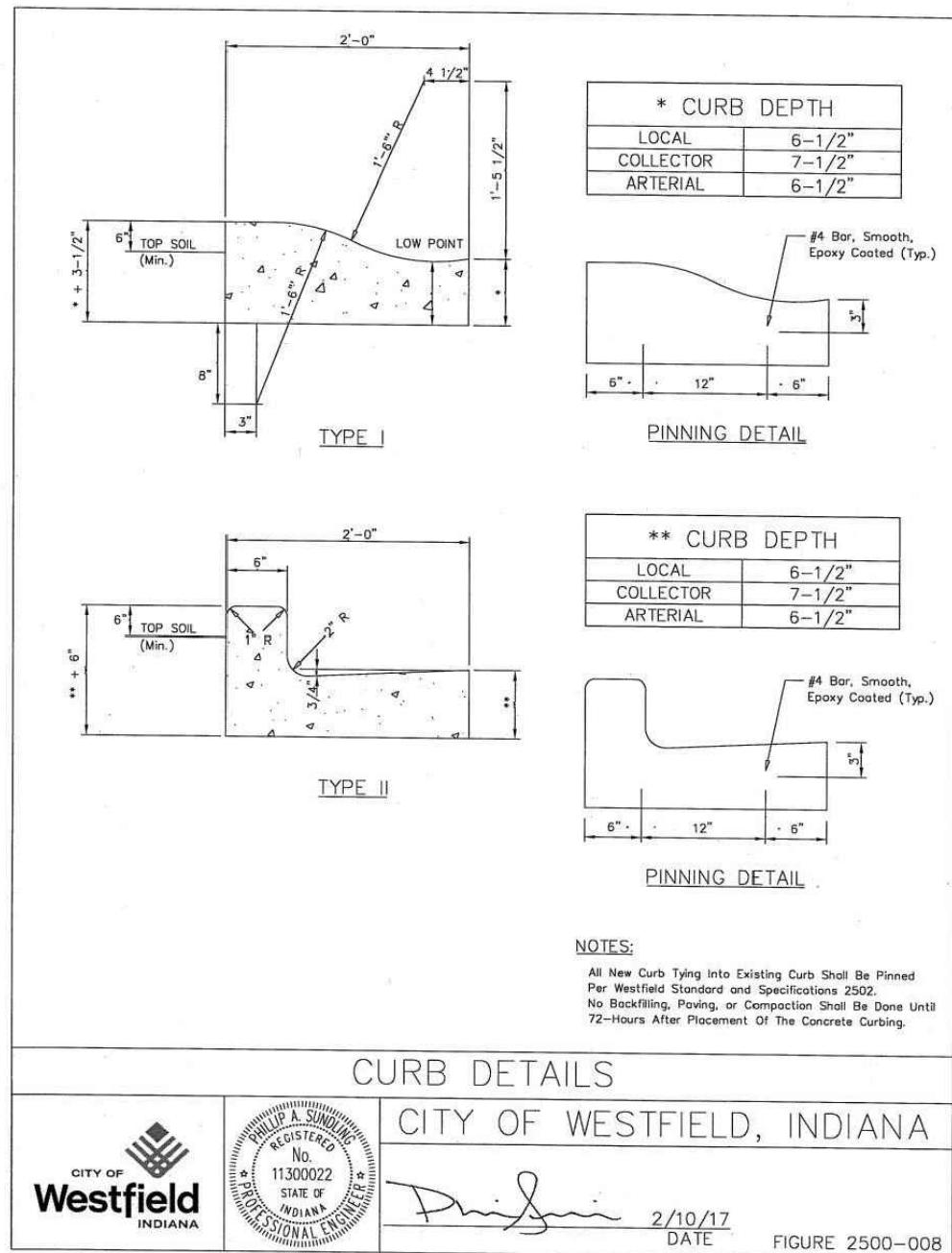
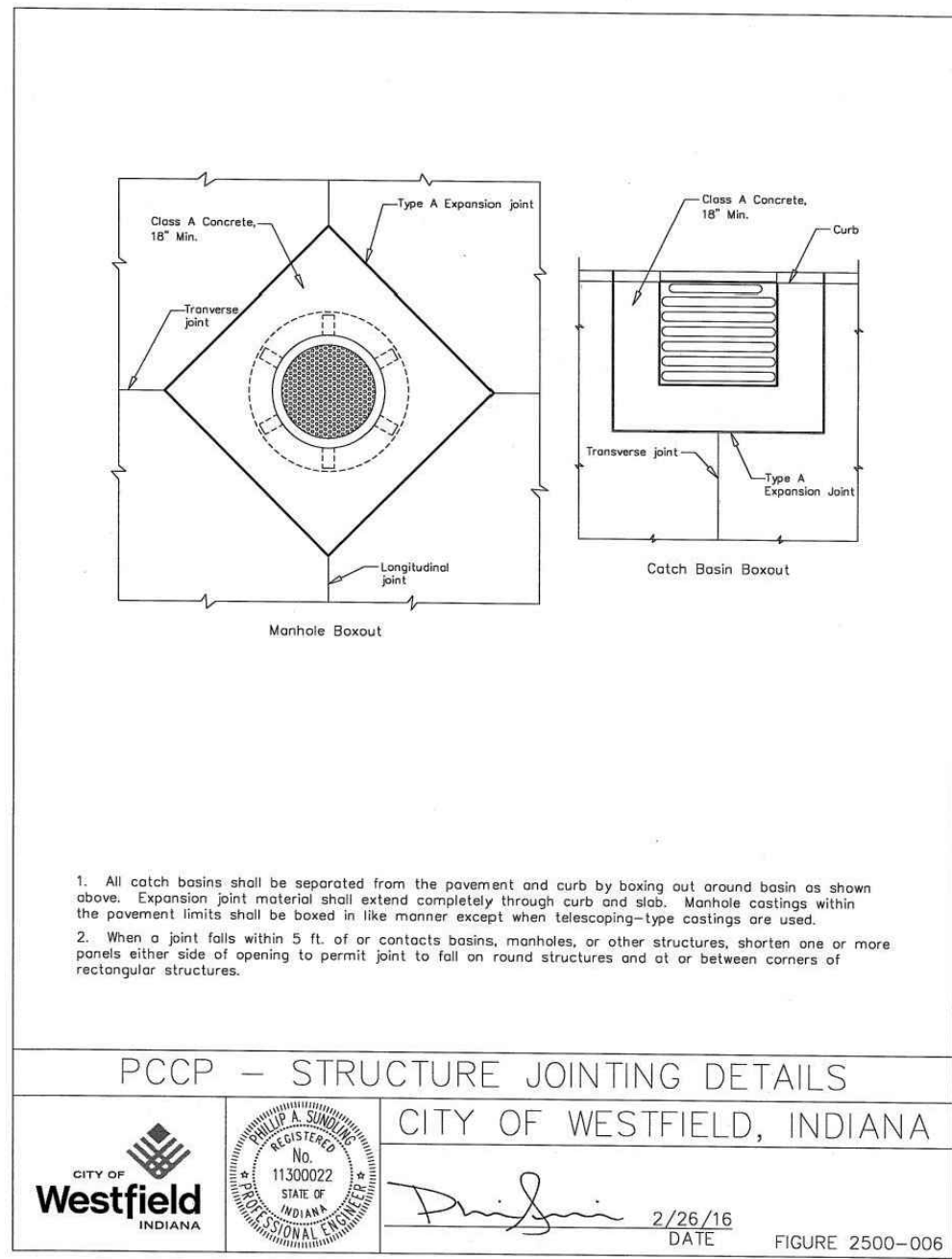
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DATE:
08/30/2018
PROJECT PHASE:
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Project Number	2018.01128
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SITE DETAILS

C601



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2	TAC	12/11/2018

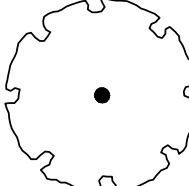
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SITE DETAILS

C602



LANDSCAPE LEGEND

	DECIDUOUS SHADE TREE
	ORNAMENTAL TREE
	SHRUBS + GRASSES
	SPADE EDGE SEE DETAIL, SHEET L101

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL, 1/4" MULCH AND SOIL CONDITIONER SHALL BE PLACED OVER THE AREA TO BE SEEDDED. SODDING AND PLANTED PLANTING MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL. APPLIED AS PER MANUFACTURERS RECOMMENDATION. AFTER INSTALLATION IS COMPLETE.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURERS RECOMMENDATION. AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROPER IDENTIFICATION A NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. CONTRACTOR TO WARRANT ALL NEW LANDSCAPE PLANTINGS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMINED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDDED OR SODDING AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
12. LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE, HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
13. PROTECT LAWN SEED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1+ INCHES IN LOOSE THICKNESS OVER SEEDDED AREAS.

CONCEPT PLANT SCHEDULE

	<u>TURF GRASS - FULL SUN TO PART SHADE SEED MIX</u>	9,534 sf
	See specifications for additional turf grass sod mixes and installation requirements.	
	<i>Agrostis alba / Redtop</i>	953 sf
	<i>Festuca rubra / Red Fescue</i>	2,860 sf
	<i>Lolium perenne / Perennial Ryegrass</i>	953 sf
	<i>Poa pratensis / Kentucky Bluegrass</i>	4,767 sf

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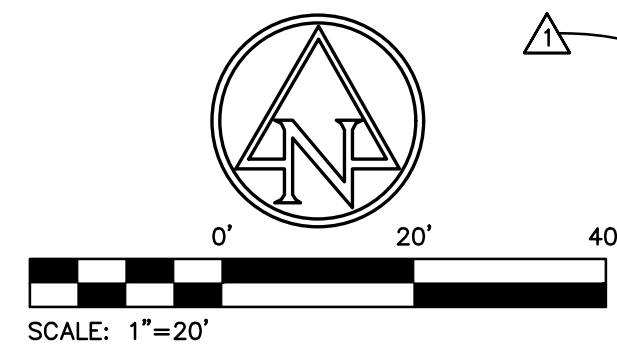
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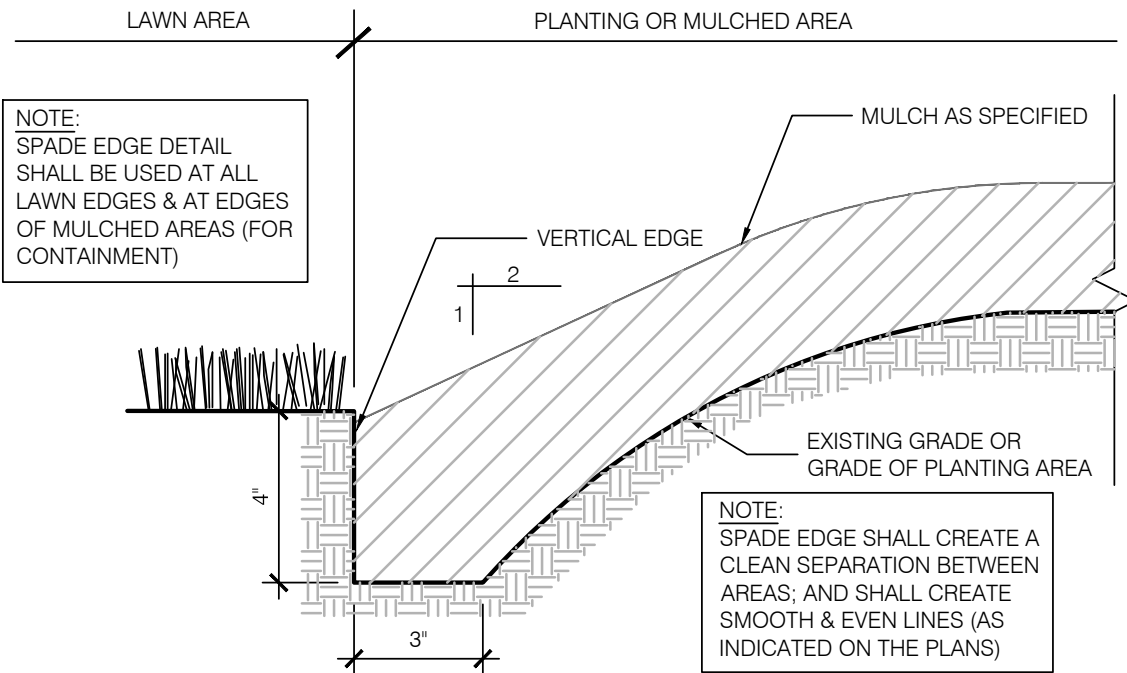
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LANDSCAPE PLAN

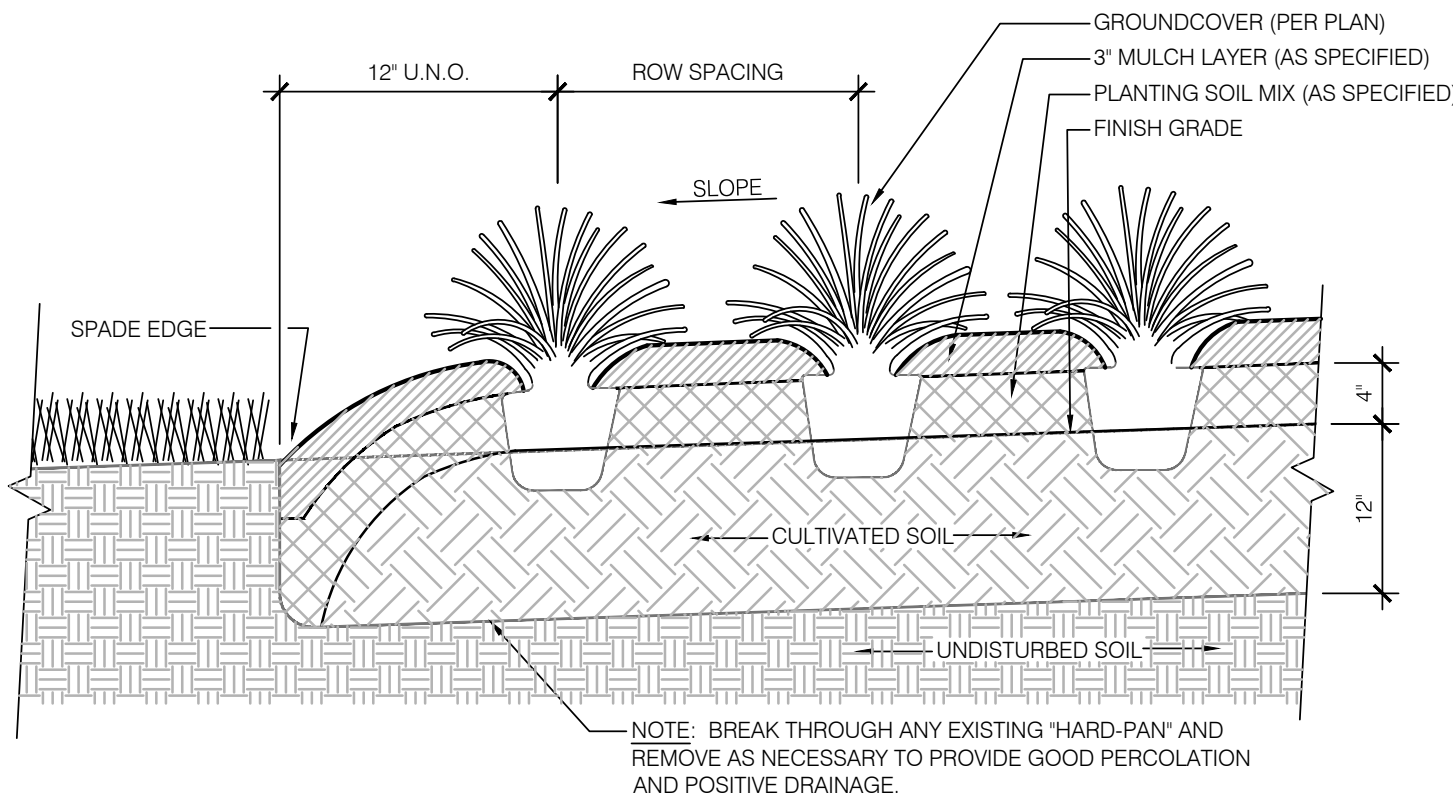
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CUT DATE: 12/10/2018



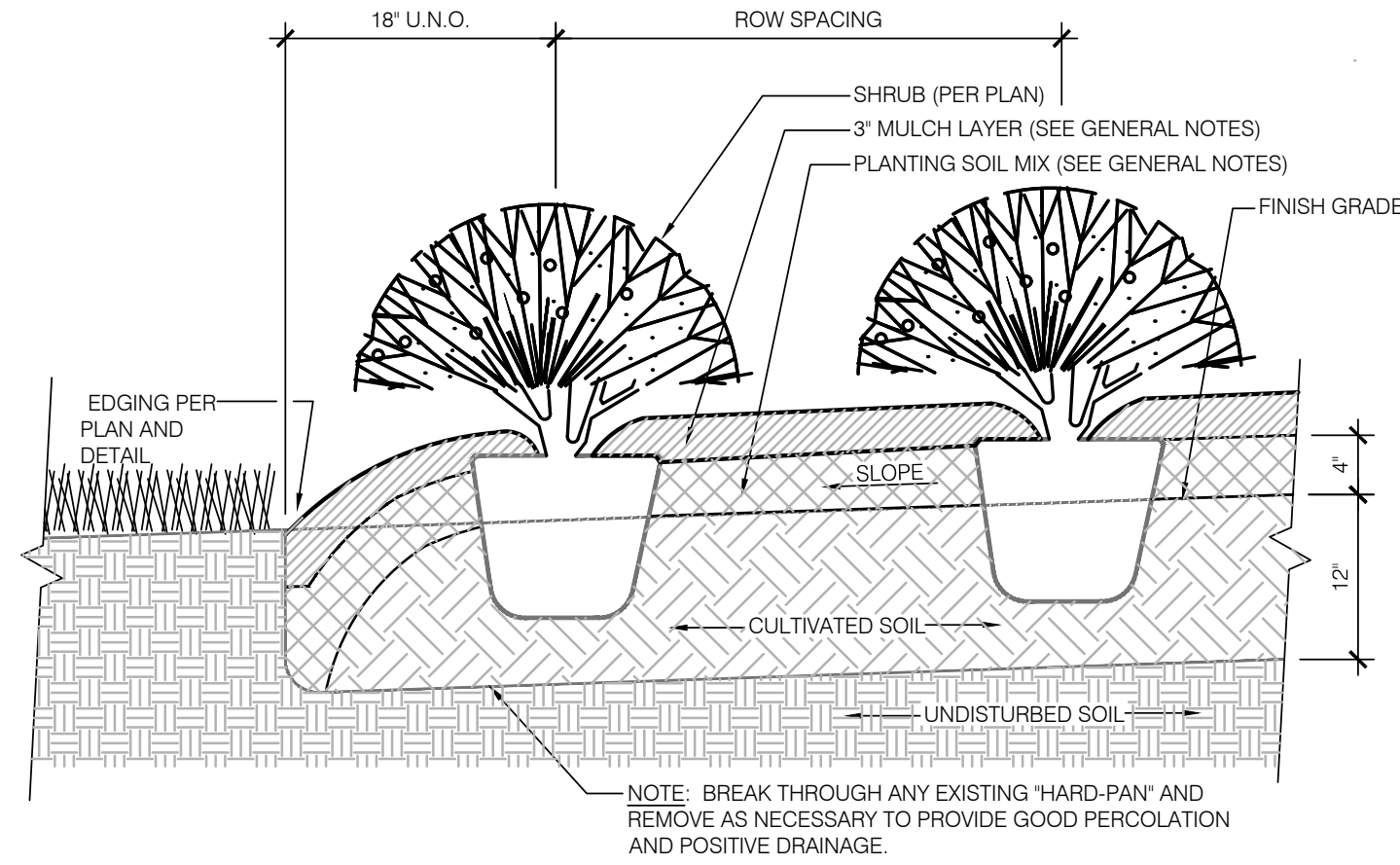
4 SPADE EDGE DETAIL
NOT TO SCALE



PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH SPADE EDGE. PLACE SOIL FROM SPADE EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS, MULCH AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

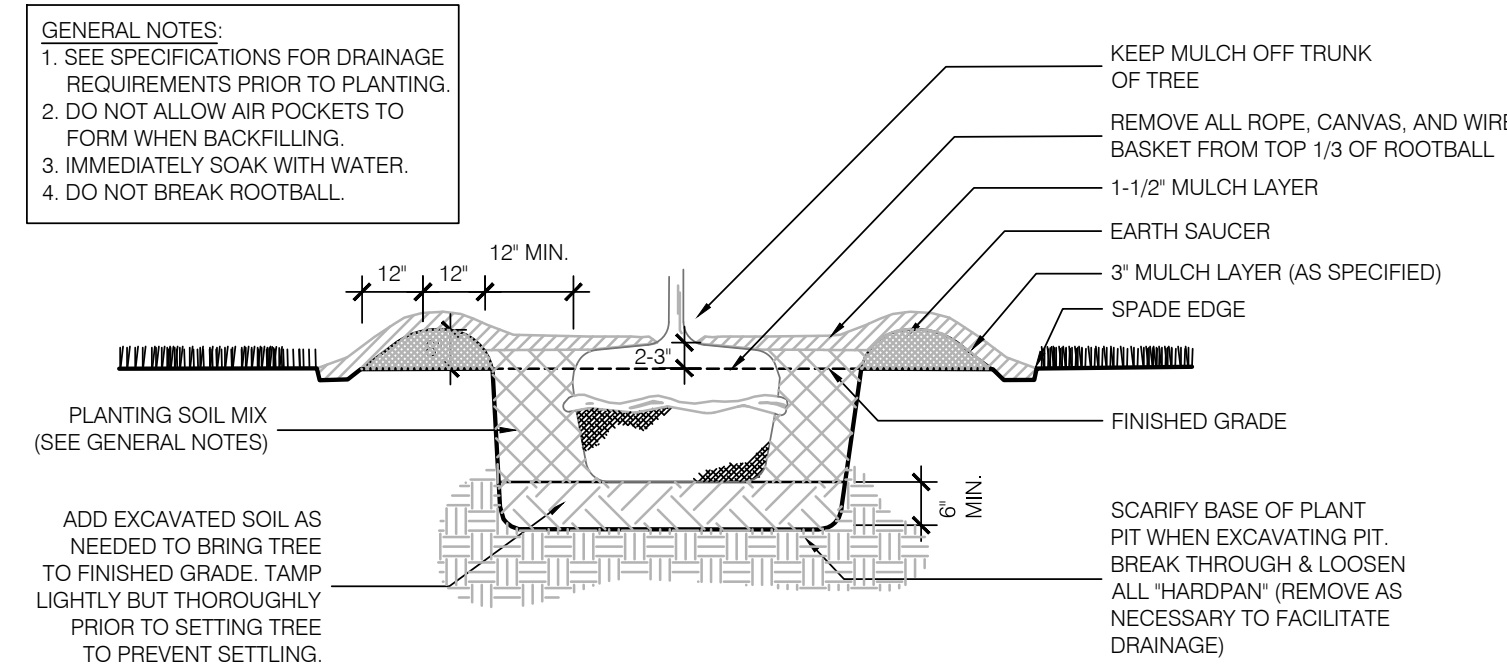
3 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH SPADE EDGE. PLACE SOIL FROM SPADE EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS, MULCH AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

2 SHRUB PLANTING DETAIL
NOT TO SCALE



PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT
2. ADD EXCAVATED SOIL & TAMP
3. BACKFILL WITH SOIL MIX & "WATER IN"
4. COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE EDGE & ADD MULCH
5. STAKE & GUY SECURELY (AS REQUIRED)

1 TREE PLANTING DETAIL
NOT TO SCALE

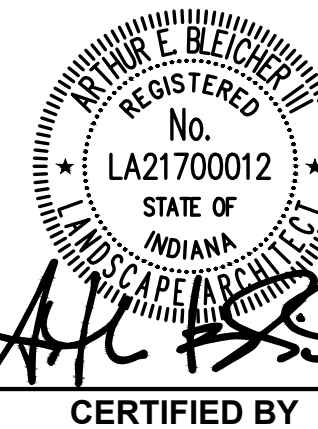
WOFH WESTFIELD, LLC
SEAN K. O'BRIEN
CHIEF FINANCIAL OFFICER
1025 PLAIN STREET SUITE 2
MARSHFIELD, MA 02050
(917)-270-8241
skobrien@ssminc.com

AMERICAN
STRUCTUREPOINT
INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.647.6680 | FAX 317.543.0270
www.structurepoint.com

BRAD SCHRAGE
PROJECT MANAGER
7260 SHADELAND STATION
INDIANAPOLIS, INDIANA
BSCHRAGE@STRUCTUREPOINT.COM

WENDY'S AT
CHATHAM COMMONS

191st Street & U.S. 31
Westfield, Indiana



ISSUANCE INDEX	
DATE:	08/30/2018
PROJECT PHASE:	PERMITTING

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC & NEW BLDG	10/30/2018
2	TAC	12/11/2018

Project Number 2018.01128

LANDSCAPE
DETAILS

L101

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: 25'-0" A.F.G.
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED

No. Revision/Issue Date

Firm Name and Address

LIGHT|source
THE LIGHTING & CONTROLS EXPERTS
8719 CASTLE PARK DRIVE
INDIANAPOLIS, IN 46256
WWW.LIGHTSOURCEINDIANA.COM
p.317-598-6900

Project Name and Address

WENDY'S
CHATHAM COMMONS

Drawn By
MJC

Scale
0'-1" = 16'-0"

Date
8/30/18

Drawing #
LS-18-5204

Sheet No.
E101



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1.01 ft² (0.09 m²)

Length: 33" (0.84 m)

Width: 13" (0.33 m)

Height: 7-1/2" (0.19 m)

Weight (max): 27 lbs (12.2 kg)



DTL **XPoint** **Lighting Facts**

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#) [Link to DTL DLL](#)

Ordering Information

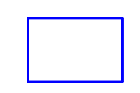
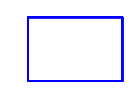
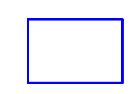
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Series	LED	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K 3000 K	T1S Type I short	MVOLT^{1,2}	Shipped included
P1	P4	P7	T2S Type II short	T3M Type V medium	120" SPA Square pole mounting
P2	P5	P8	T2M Type II medium	T3W Type V wide	208" RPA Round pole mounting
P3	P6	P7	T3S Type III short	BLC Backlight control ^{1,2}	240" WBA Wall bracket
Rotated optics	P10 ³	P12 ³	T3M Type III medium	LECO Left corner cutoff ^{1,2}	277" SPUNBA Square pole universal mounting adapter ⁴
P11 ³	P13 ³		T4M Type IV medium	RCCO Right corner cutoff ^{1,2}	347" RPUNBA Round pole universal mounting adapter ⁴
			TFTM Forward throw medium		480" Shipped separately
			T3VS Type V very short		KMA6 DDBXD U Most arm mounting bracket adaptor (specify finish) ⁵

Control options	Other options	Finish ⁵ mount
Shipped installed	PRHFC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'-14.5"	DDBXD Dark bronze
PER Nickel valid-back receptacle only (controls ordered separate) ^{6,7}	BL30 Bi-level switched dimming, 3096-14.5"	DDBXD Black
PER5 Five-wire receptacle only (controls ordered separate) ^{6,7}	BL50 Bi-level switched dimming, 5096-14.5"	DDBXD Natural aluminum
PER7 Seven-wire receptacle only (controls ordered separate) ^{6,7}	PMMD03 Part night, dim 5 hrs ^{1,8}	DDBXD White
DMS 0-10V dimming extend out back of housing for external control (leads exit feature)	PMMD03 Part night, dim 5 hrs ^{1,8}	DDBXD Textured dark bronze
DS Dual switching ^{1,9}	PMMD03 Part night, dim 5 hrs ^{1,8}	DDBXD Textured black
PIB Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5'-14.5"	PMMD03 Part night, dim 5 hrs ^{1,8}	DDBXD Textured natural aluminum
PIBH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5'-14.5"	PMMD03 Part night, dim 5 hrs ^{1,8}	DDBXD Textured white
PRHFC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16'-14.5"	FAD Field adjustable output ¹⁰	

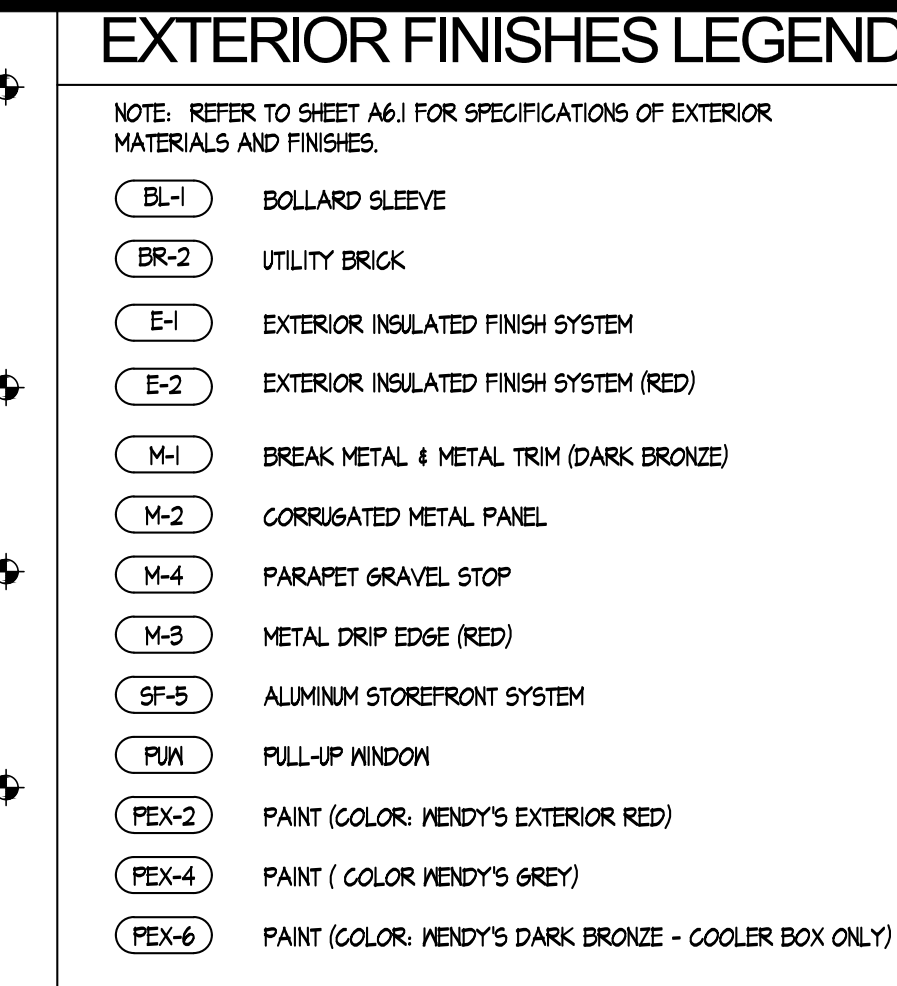
LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

DSX1-LED Rev. 02/16/18 Page 1 of 7

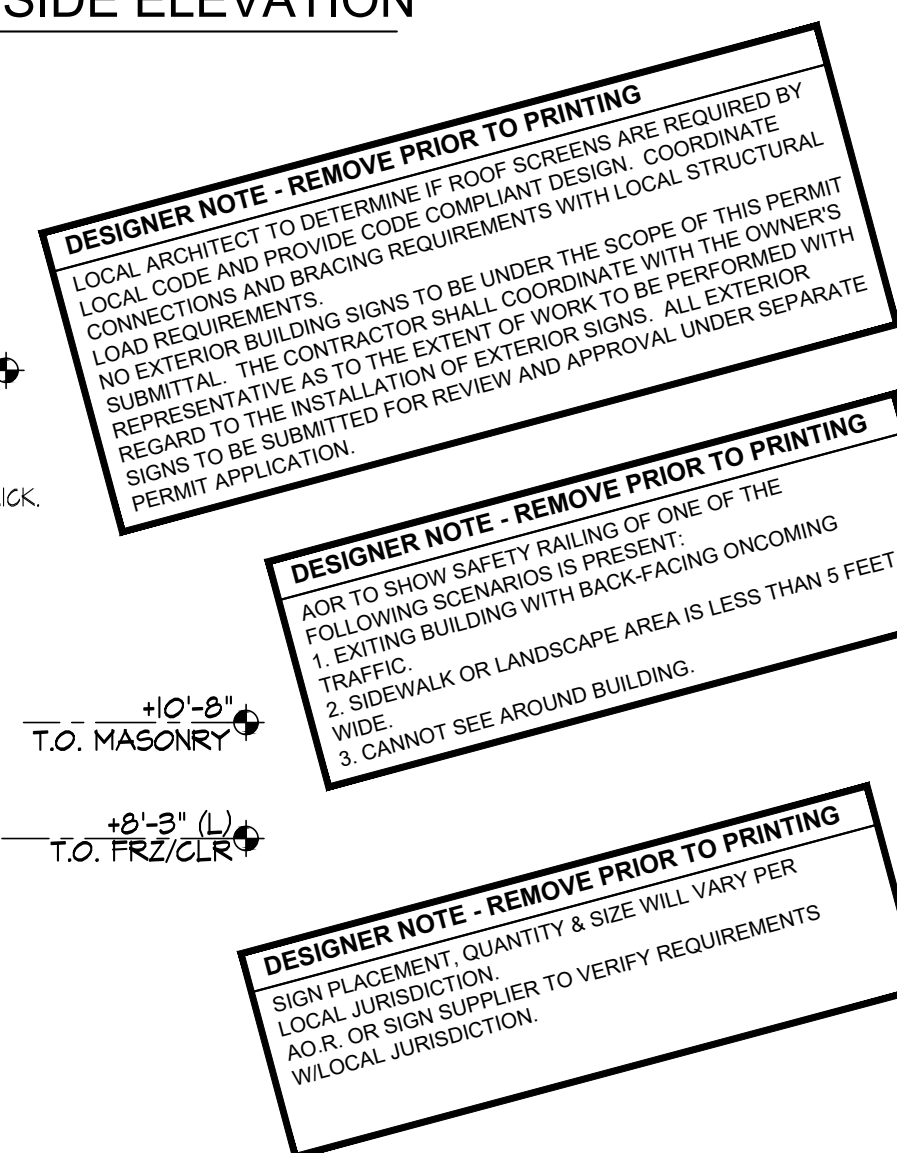
Schedule										
Symbol	Label	Quantity	Manufacture r	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	S1-HS	1	Lithonia Lighting	DSX1 LED P9 40K TFTM MVOLT HS	DSX1 LED P9 40K TFTM MVOLT with houseside shield	LED	1	21533	0.92	241
	S2	2	Lithonia Lighting	DSX1 LED P9 40K T2M MVOLT	DSX1 LED P9 40K T2M MVOLT	LED	1	27521	0.92	241
	S3-HS	1	Lithonia Lighting	DSX1 LED P3 40K BLC MVOLT	DSX1 LED P3 40K BLC MVOLT	LED	1	10309	0.92	102

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.4 fc	1.0 fc	0.0 fc	N/A	N/A
PAVED AREA	+	2.1 fc	5.5 fc	0.1 fc	55.0:1	21.0:1
Property_Grade	+	1.7 fc	5.5 fc	0.0 fc	N/A	N/A

Disclaimer:
This lighting submittal is strictly based on the information provided to LIGHT|source, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable) it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will LIGHT|source be responsible for any loss resulting from any use of any information contained in this lighting submittal.

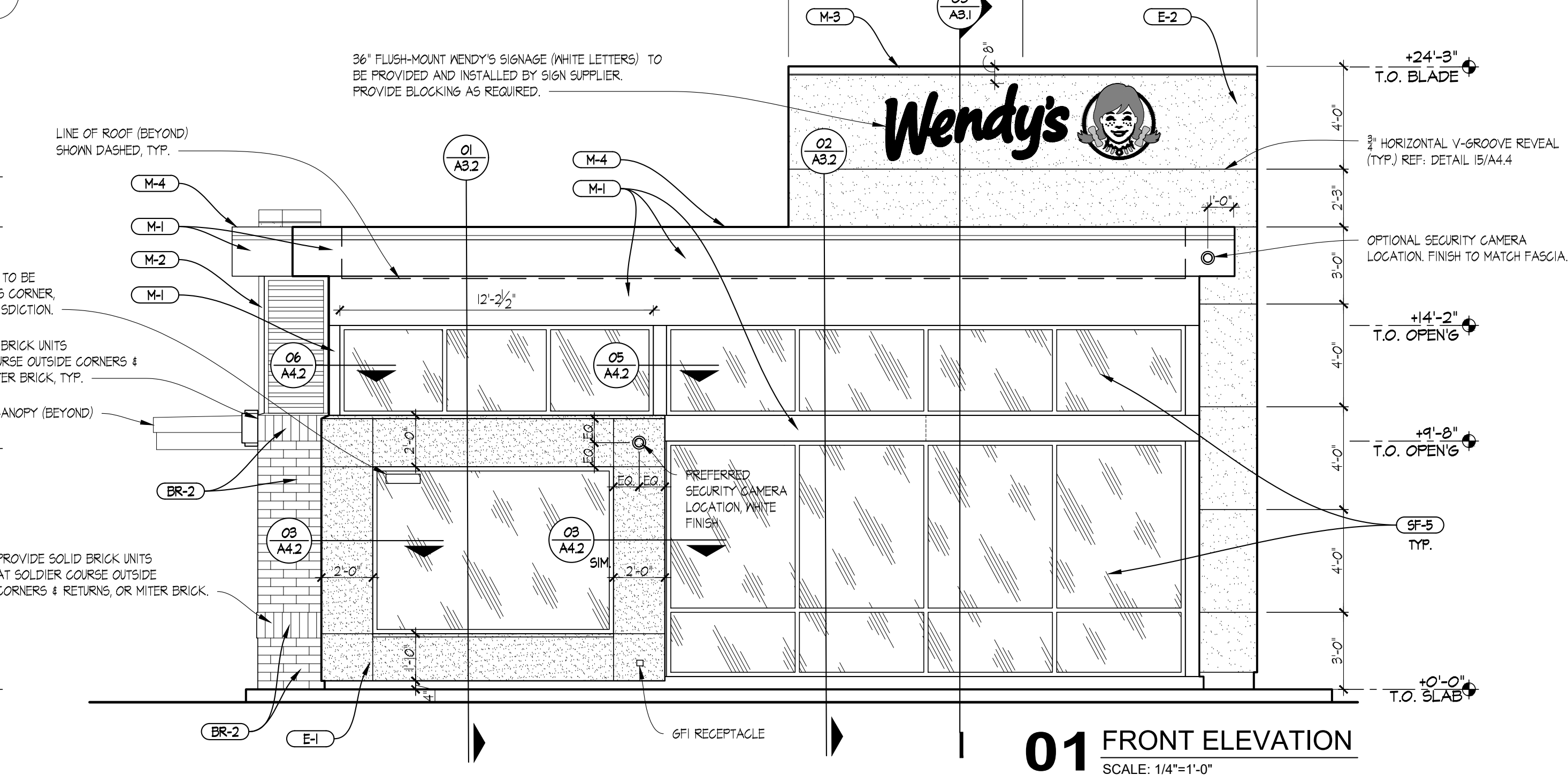


04 DRIVE-THRU SIDE ELEVATION



$\mathbb{Q}$

EQ.



01 FRONT ELEVATION

SCALE: 1/4"=1'-0"

SITE NUMBER:	XXXXXX
BASE MODEL:	SMART 65 - NARROW
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	OWNER NAME
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	XXXXX
FURNITURE PACKAGE:	2017
DRAWING RELEASE:	SPRING 2018

PROJECT TYPE: NEW
SMART 65 - NARROW

Wendy's.

ADDRESS
CITY, STATE, ZIP CODE

REV.	DATE	DESCRIPTION
	04-18-2018	SPRINGS RELEASE 2018

ISSUE DATE: XX/XX/201X

PROJECT NUMBER: --

DRAWN BY: XXX

CHECKED BY: XXX



SEAL

DESIGN
GUIDELINE ONLY -
NOT FOR
CONSTRUCTION

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1







Wendy's

QUALITY
SERVICE THAT
DOESN'T CUT
CORNERS
IS OUR TOP
PRIORITY



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 22, 2019
1902-PUD-02
Exhibit 1

Docket Number: 1902-PUD-02 (Ordinance No. 19-03)

Petitioner: Riverview Hospital (the "Petitioner")

Request: An amendment to the Junction PUD District in order to accommodate a helipad for a hospital use.

Current Zoning: Junction PUD District

Current Land Use: Hospital

Acreage: 8.89 acres +/-

Zoning History: 1406-PUD-09 Junction PUD District Ordinance 14-22 (07/14/14)
1507-SPP-06 Primary Plat (07/20/15)
1512-PUD-26 PUD Ordinance Amendment 15-41 (Riverview) (12/14/15)
1512-SFP-37 Secondary Plat (08/05/16)
1603-DDP-07 Detailed Development Plan (Riverview) (04/18/16)
1805-PUD-10 PUD Ordinance Amendment 18-12 (Signage) (04/23/18)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ord. 19-03 (Junction PUD Amendment)
5. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the January 14, 2019, City Council meeting. The petition will receive a public hearing at the January 22, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property (the "Property") is located at the northeast corner of U.S. Highway 31 and State Road 32 (see **Exhibit 2**).

Property History: The original Junction PUD Ordinance was adopted by the Council in July 2014. In December 2015, an amendment to the PUD Ordinance was adopted specific to the Riverview Hospital project. In April 2016, a Detailed Development Plan for the site was approved. In April 2018, a second amendment was adopted regarding signage for the

Riverview Hospital campus. If the current proposed PUD amendment is approved, a subsequent Detailed Development Plan amendment would need to be approved.

Project Description and Analysis: The proposed PUD amendment requests to add “Heliport accessory to a Hospital” as a permitted use on the Property. The PUD Ordinance would also include a concept plan (see [Exhibit 3](#)) which depicts a proposed location for a heliport adjacent to the hospital building/emergency room. Finally, the proposed PUD Ordinance includes development and design standards that would be specific to a heliport. The proposed standards address flight path orientation, warning light visibility, and landscaping relocation.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as the “Gateway Sub-District” within the “Downtown” land use classification. The Downtown area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009. Subsequently, amendments to the Comprehensive Plan were adopted in 2013, for the [Grand Junction Implementation Plan](#) (the “Implementation Plan”), and in 2015 and 2016 with the adoption of chapters of the [Grand Junction Sub-District Addendum](#) (collectively, the “Grand Junction Plan”).

The Grand Junction Plan recommends a range of building heights from three (3) to six (6) stories for areas located south and east of the proposed heliport site, and it recommends at least one (1) building west of the proposed heliport (and across U.S. Highway 31) be a minimum of five (5) stories in height so that it can project above the elevated U.S. Highway 31 roadway and ramps. The petitioner has worked with staff to ensure that the projected flight paths of the proposed heliport do not interfere with: 1) any entitled (but not yet built) building heights within the nearby area; and 2) any Comprehensive Plan-recommended future building heights within the nearby area.

The petitioner met with the Grand Junction Task Group on December 4, 2018, and has received support for the proposed PUD amendment (see [Exhibit 5](#)).

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the January 22, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the January 14, 2019, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the January 22, 2019, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.



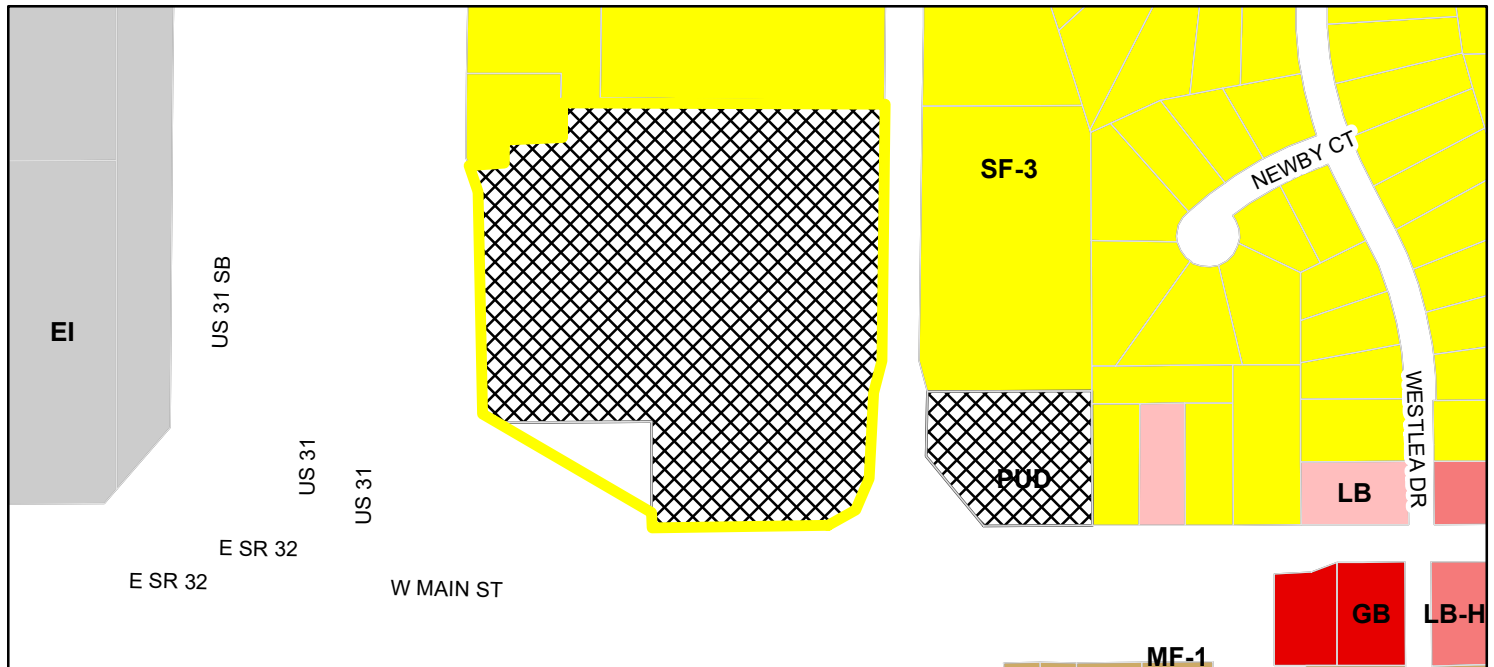
Property Location Map
Junction PUD Amendment - Heliport
Planned Unit Development
1902-PUD-02



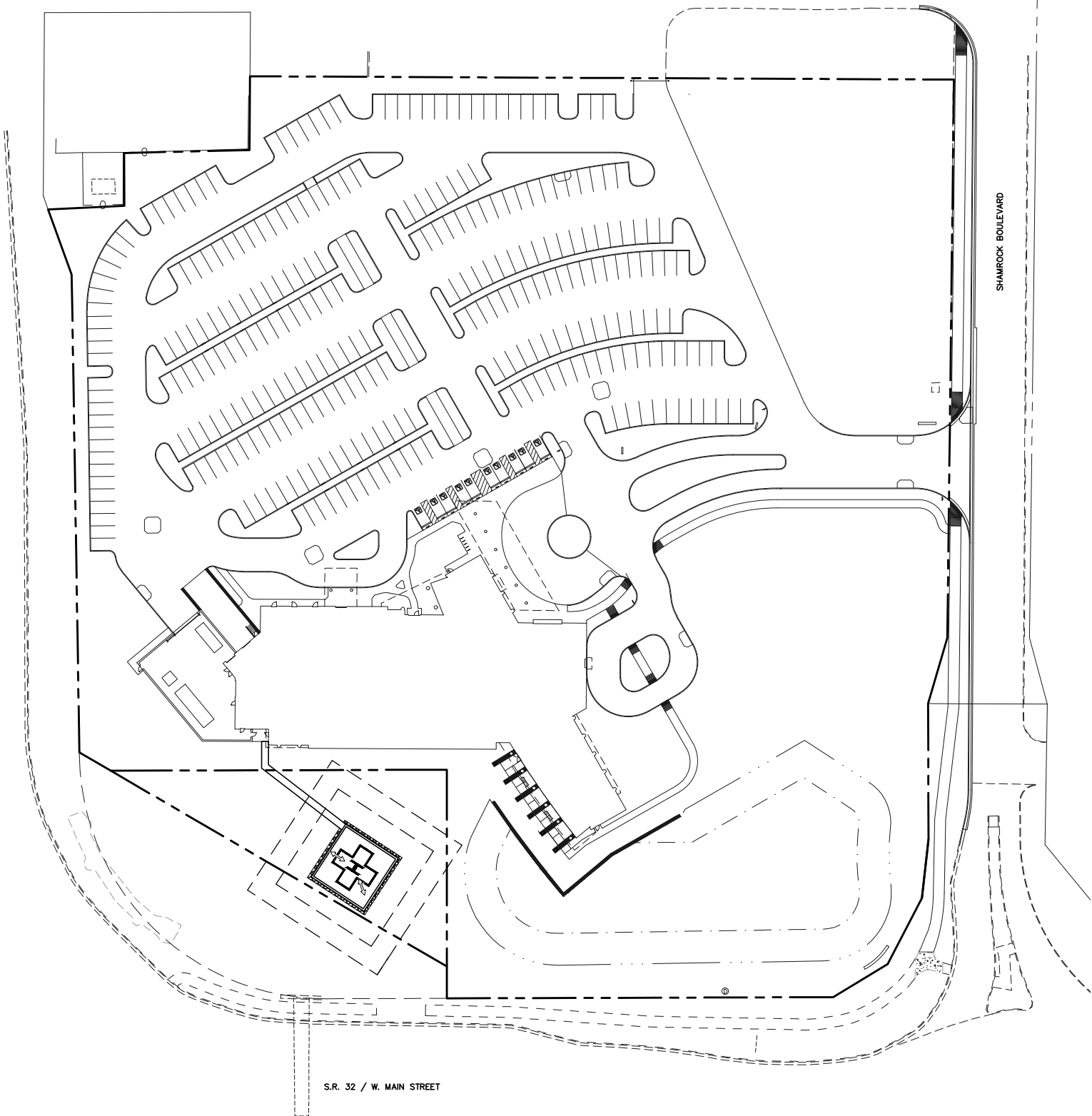
Aerial Location Map



Zoning Map



- | | |
|--------------------------|------------------------------------|
| Parcel | LB (Local Business) |
| Zoning - All | LB-H (Local Business - Historical) |
| Zoning | MF-1 (Multiple Family - 1) |
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| GB (General Business) | SF-3 (Single Family - 3) |



0' 100'
SCALE: 1" = 100'
January 9, 2019

Site Exhibit

Riverview Hospital Heliport

Westfield, Indiana



AMERICAN
STRUCTUREPOINT
INC.
2015.00843

ORDINANCE NUMBER 19-03

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE JUNCTION PLANNED UNIT DEVELOPMENT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 14-22, The Junction Planned Unit Development District on July 14, 2014; and amended by (i) Ordinance 15-41, enacted by the Council on December 14, 2015; and (ii) Ordinance 18-12, enacted by the Council on April 23, 2018 (collectively, the "Junction PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1902-PUD-02**), 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. 1902-PUD-02** 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 Junction PUD, Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Junction PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Junction PUD Ordinance; and (iii)

the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.2 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.
- 1.3 All provisions and representations of (i) The Junction PUD Ordinance or (ii) 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.

Section 3. Site Concept Design Plan (the “Concept Plan”). The Concept Plan as set forth in the Junction PUD Ordinance shall be supplemented with an additional site development option by the Concept Plan attached hereto and incorporated as **Exhibit B**. A “Heliport accessory to a Hospital” may be constructed at various locations on the Real Estate, subject to compliance with this Ordinance. Other heliport locations on the Real Estate that are compliant with the terms of this Ordinance shall be reviewed and approved through the Detailed Development Plan process and do not require an amendment to this Concept Plan (**Exhibit B**).

Section 4. Permitted Uses.

- 4.1 Permitted Uses: The following additional use shall be permitted:
 - A. Heliport accessory to a Hospital

Section 5. Development and Design Standards. The following standards shall apply to a “Heliport accessory to a Hospital” (“Heliport”):

- A. All projected flight paths shall not impede the height and development of structures on adjacent and nearby properties. This includes accounting for all entitled (but not yet constructed) developments at the time of this Ordinance as well as building height and development recommendations from the Westfield-Washington Township Comprehensive Plan and its addenda, as amended,
- B. Every effort shall be made to ensure that any “Obstruction” lighting installed on a structure on the Real Estate will not be visible from the ground.
- C. 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.

- D. All applicable federal, state, and local standards.
- E. All other applicable standards from the Junction PUD Ordinance and the Unified Development Ordinance.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-03** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-03**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-03**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

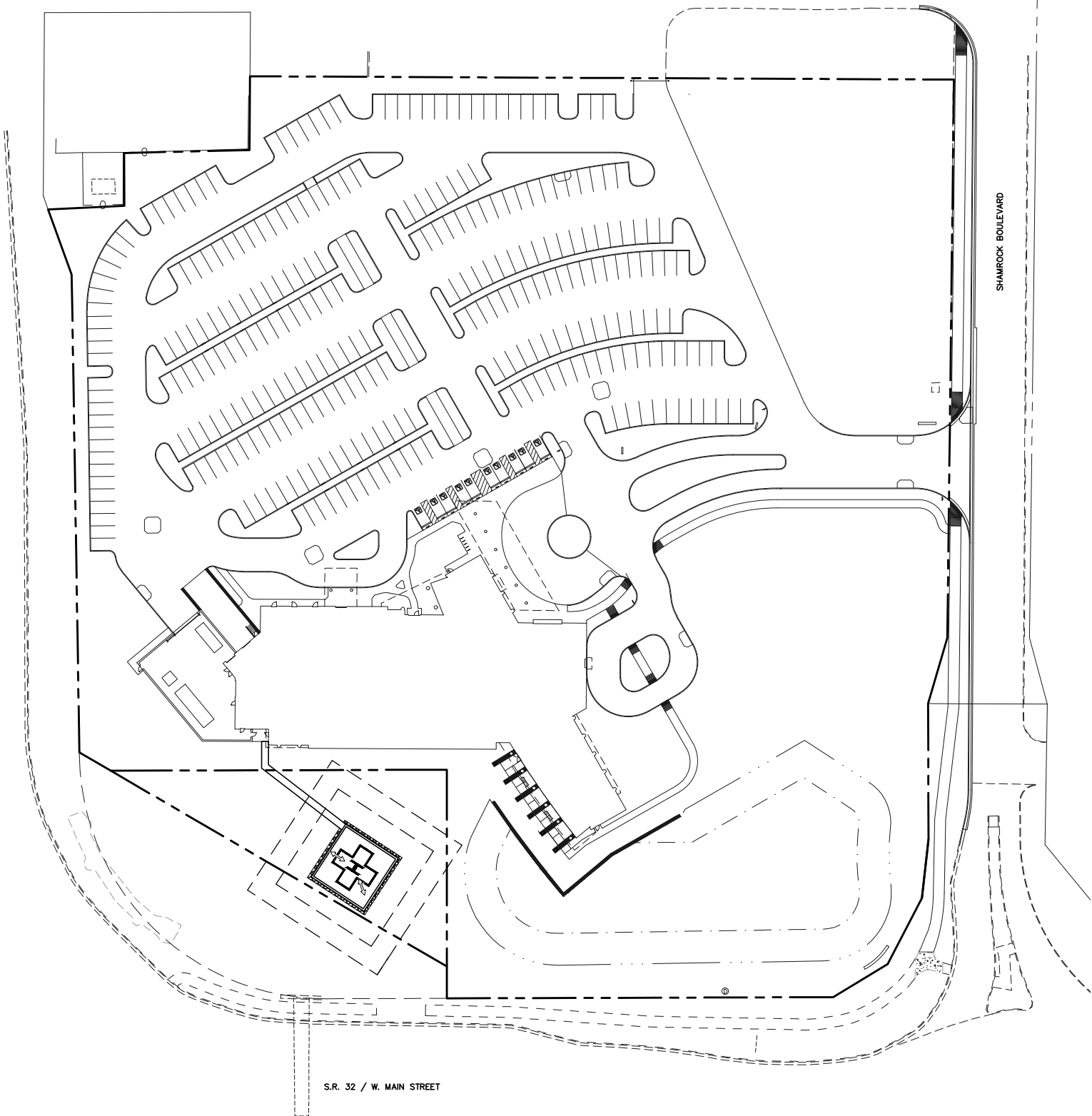
EXHIBIT A
REAL ESTATE

LOT 1 IN GATEWAY NORTHEAST QUADRANT, AN ADDITION TO THE CITY OF WESTFIELD, INDIANA, AS PER PLAT THEREOF, RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 2016038710, PLAT 5, SLIDE 529, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 49 MINUTES 31 SECONDS WEST 1,783.20 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 10 MINUTES 30 SECONDS WEST 59.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 59 DEGREES 46 MINUTES 33 SECONDS WEST 283.89 FEET; THENCE NORTH 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 0.404 ACRE, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



S.R. 32 / W. MAIN STREET

SHAMROCK BOULEVARD

0' 100'
SCALE: 1" = 100'
January 9, 2019



Site Exhibit

Riverview Hospital Heliport

Westfield, Indiana



AMERICAN
STRUCTUREPOINT
INC.

2015.00843

GRAND JUNCTION TASK GROUP

MEETING DECEMBER 4, 2018

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

The Grand Junction Task Group (GJTG) met Tuesday December 4, 2018 at 10:00 A.M. The meeting was held at the Downtown Westfield Association office (120 Camilla Court). There were 13 people in attendance.

Scott Tripp of Riverview Health introduced Rex Alexander of Five-Alpha LLC. and Nathan Winslow, PE of American Structurepoint, Inc. After a presentation to the group and some discussion it was determined that the GJTG was in full support of the Riverview Helicopter pad as presented.

As always contact me with any questions you may have.

Thanks!

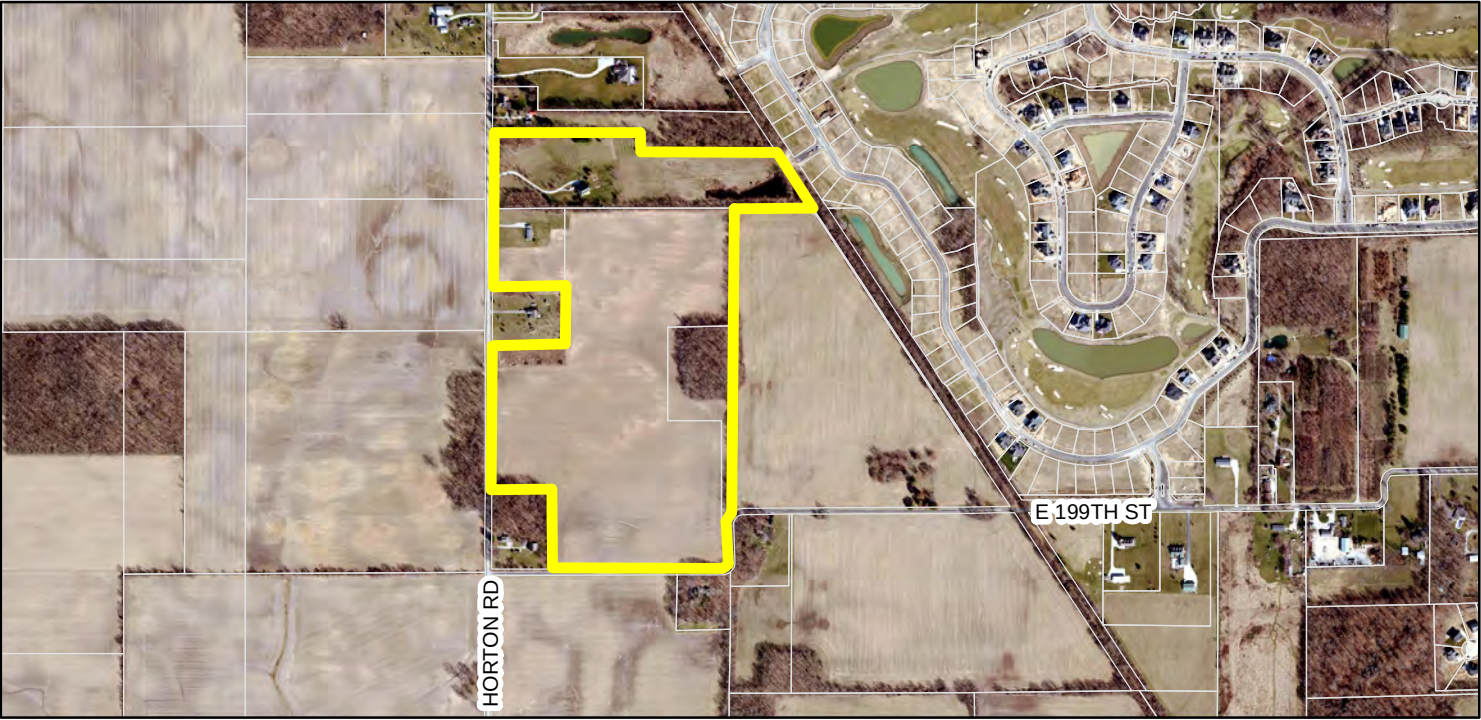
Teresa Otis Skelton, Executive Director
Downtown Westfield Association
317-508-3392



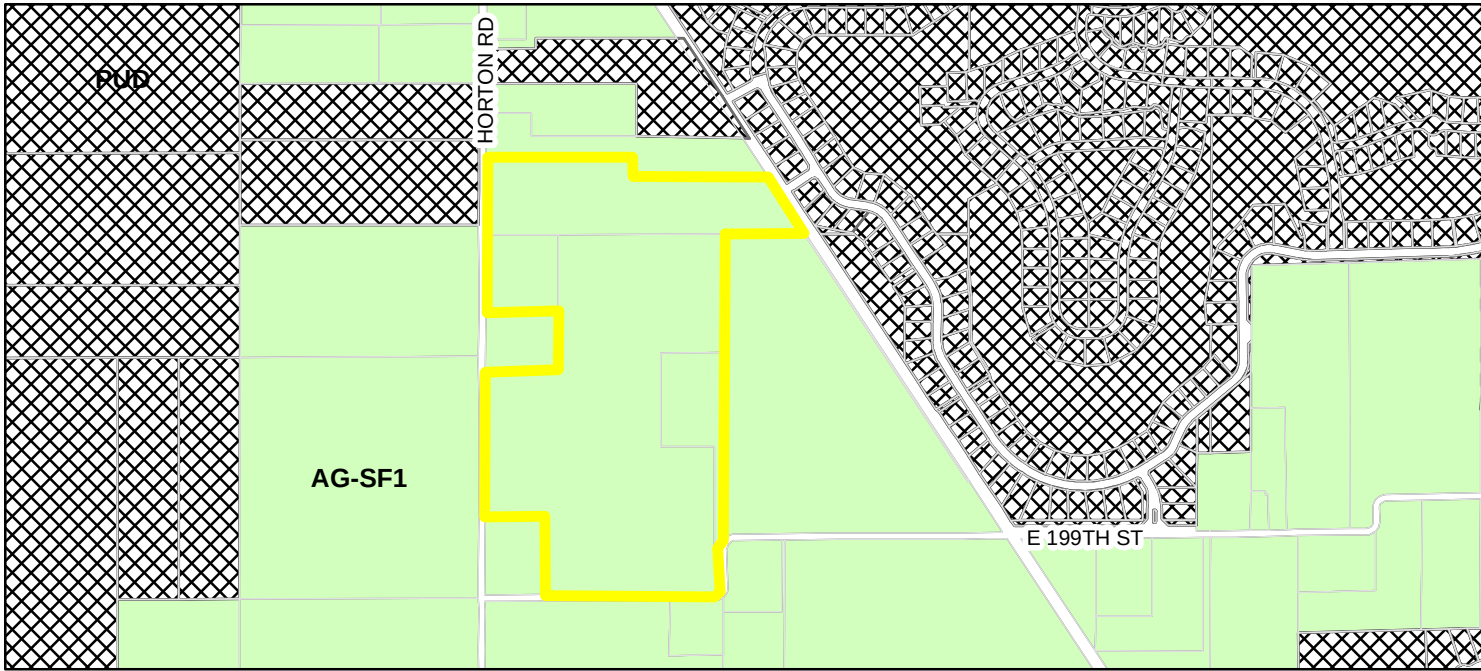
Property Location Map
Chatham Hills, Section 6
Planned Unit Development
1812-PUD-31



Aerial Location Map



Zoning Map



Parcel

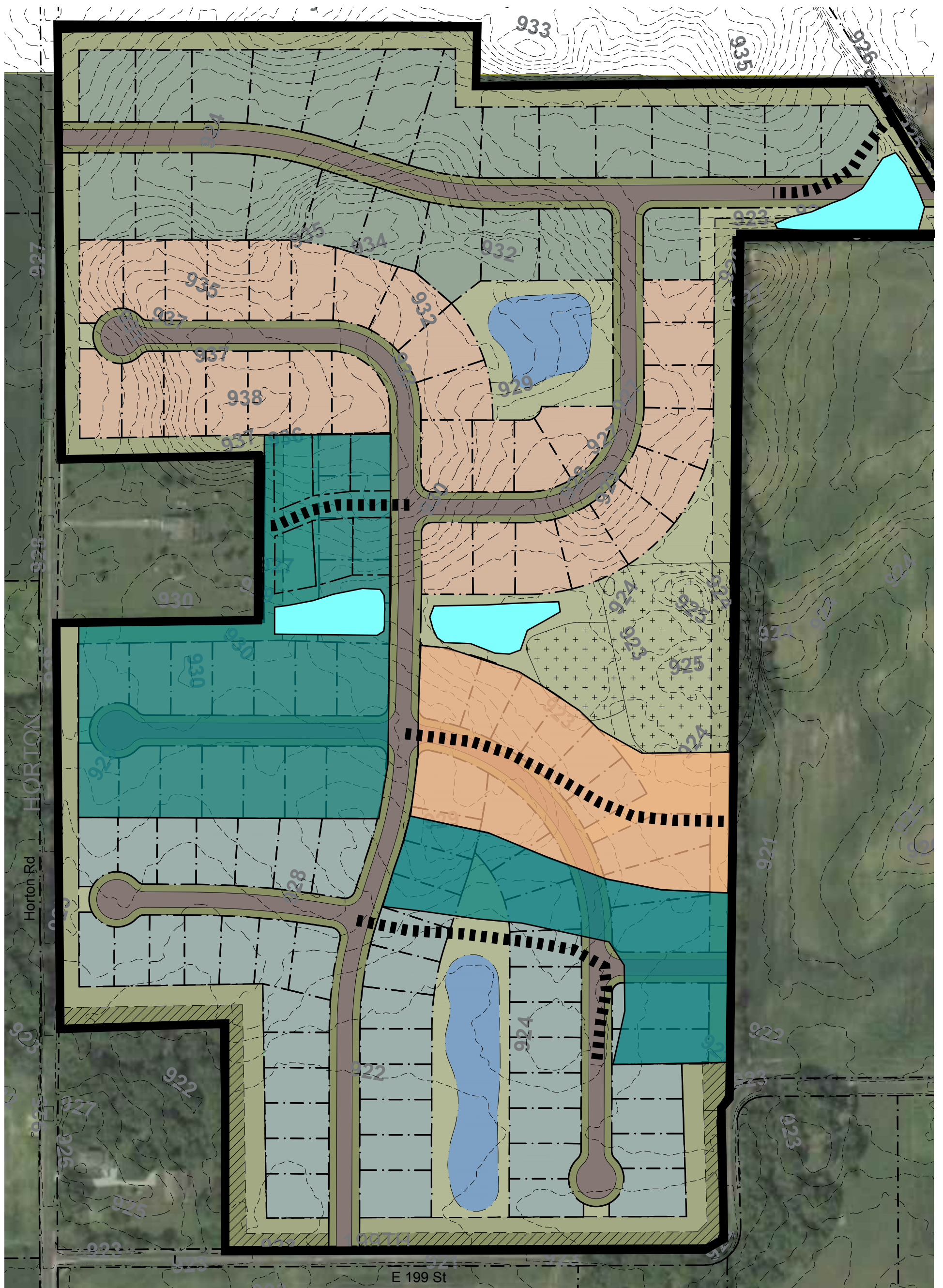
Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

Zoning - All

Preliminary Conceptual Layout



ORDINANCE NUMBER 18-XX

Chatham Hills PUD District Amendment V

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE CHATHAM HILLS PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017 (collectively, the "Chatham Hills Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 18XX-PUD-XX), 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") and graphically depicted in the Exhibit B attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded Petition No. 18XX-PUD-XX 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 ();

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 Chatham Hills Planned Unit Development, Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance**

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

Section 2. **District Area Assignment**

- 2.1 The Real Estate is hereby assigned to District I: Residential District of Ordinance 13-24 (the “Assigned Area”). The standards of the Chatham Hills Planned Unit Development applicable to the Assigned Area shall apply to the development of the Real Estate.
- 2.2 The illustrative exhibits attached hereto and incorporated by reference as **Exhibit C**. The exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the added Real Estate. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the Real Estate’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

Section 3. **Annexation**

- 3.1 The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. Prior to annexation, Parcel 1, as described in **Exhibit A**, shall be split to provide contiguity to the City’s corporate boundary of at least one-eighth (1/8) of the aggregate external boundary of the newly-created Parcel 1A, which will have no public rights-of-way frontage, as described in **Exhibit A**. Following

the split, Parcel 1A as well as the remaining parcels, Parcel 1B, 2, 3 and 4, as described in **Exhibit A**, shall be successively annexed in accordance with all local and state procedures.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS 14TH DAY OF JANUARY, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-XX** was delivered to the Mayor of Westfield
on the _____ day of November, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-XX**
this _____ day of January, 2019.

I hereby VETO **ORDINANCE 18-XX**
this _____ day of January, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
20298 Tomlinson Road
Westfield, IN 46074

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: Phil A. Sundling

EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

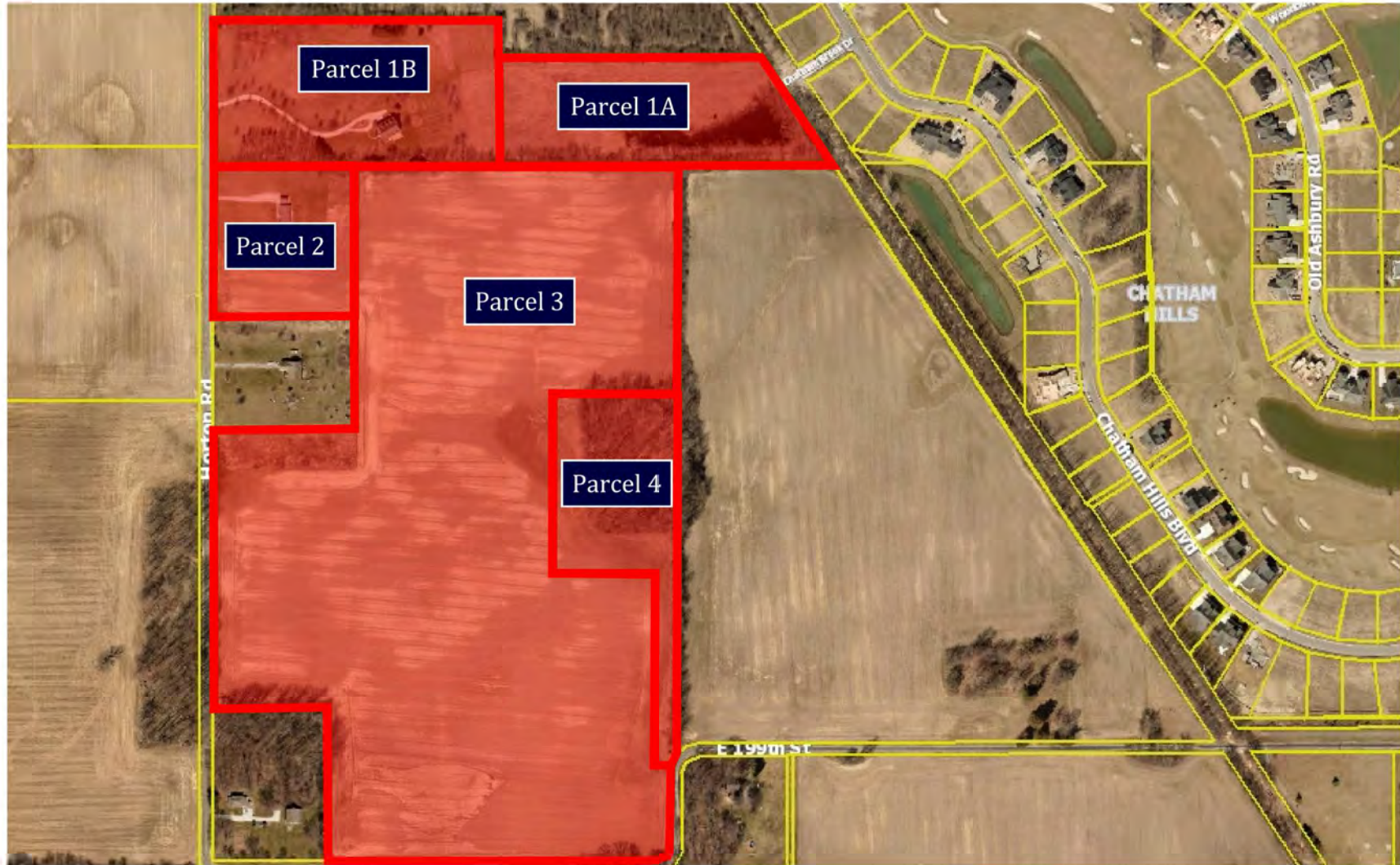


EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 1



Part of the Northwest Quarter and part of the Northeast Quarter of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 23, Township 19 North, Range 3 East (stone found); thence North 89 degrees 44 minutes 20 seconds East (assumed bearing) 1,326.41 feet on and along the North line of said Northwest Quarter to the Northwest corner of the East Half of said Northwest Quarter, said corner being collinear with and equidistant from the Northwest corner and the Northeast corner (stone found) of said Northwest Quarter; thence South 00 degrees 05 minutes 36 seconds West 1,559.71 feet on and along the West line of the East Half of said Northwest Quarter to the point of beginning of this description; thence South 89 degrees 56 minutes 46 seconds East 822.61 feet; thence South 01 degree 36 minutes 03 seconds West 105.02 feet; thence South 89 degrees 50 minutes 44 seconds East 745.63 feet to a point on the Westerly right-of-way line of the Monon Railroad (32.5 foot, Half right-of-way), said point being North 33 degrees 29 minutes 09 seconds West 363.57 feet from the point of intersection of the Westerly right-of-way line of said railroad and the North line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 23; thence South 33 degrees 29 minutes 09 seconds East 363.57 feet on and along the Westerly right-of-way line of said railroad to it's point of intersection with the North line of the South Half of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 43 minutes 43 seconds West 438.83 feet on and along the North line of the South Half of the Southwest Quarter of said Northeast Quarter to it's Northwest corner of the East line of the East Half of said Northwest Quarter; thence South 00 degrees 03 minutes 15 seconds West 3.56 feet on and along the East line of the East Half of the Northwest Quarter to the Northeast corner of 20 acres off the South end of the East Half of said Northwest Quarter; thence South 89 degrees 40 minutes 09 seconds West 1,327.78 feet on and along the North line of said 20 acre tract of land to it's Northwest corner and the West line of the East Half of said Northwest Quarter; thence North 00 degrees 05 minutes 36 seconds East 424.30 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 14.0 acres more or less.

Also 33 feet along the entire East side of above real estate of the abandoned CSX Railroad Corridor, as per Declaratory Judgment recorded October 13, 2003 as Instrument No. 2003-126946 and transferred by Affidavit of Auditor, recorded February 10, 2005 as Instrument No. 200500008159, in the Office of the Recorder of Hamilton County, Indiana.

Except that part conveyed to the City of Westfield, Indiana for Monon Trail, Phase 7, recorded March 24, 2016 as Instrument No. 2016012966, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

A part of the North Half of Section 23, Township 19 North, Range 3 East, Hamilton County, Indiana. Commencing at the Northwest corner of the East Half of the Northwest Quarter of said Section; thence South 00 degrees 08 minutes 16 seconds West 1,559.71 feet along the West line of said Half-Quarter Section to the Northwest corner of the grantors' land; thence South 89 degrees 54 minutes 06 seconds East 822.61 feet along a North line of the grantors' land to a corner of the grantors' land; thence South 01 degree 38 minutes 43 seconds West 105.02 feet along an East line of the grantors' land to a corner of the grantors' land; thence South 89 degrees 48 minutes 04 seconds East 783.48 feet along a north line of the grantors' land to the center line of the abandoned CSX (formerly Monon) Railroad and the point of beginning of this description; thence South 33 degrees 30 minutes 30 seconds East 363.57 feet along said center line and northeastern line of the grantors' land to the Southeast corner of the grantors' land; thence South 89 degrees 46 minutes 23 seconds West 39.47 feet along the South line of the grantors' land; thence North 33 degrees 30 minutes 30 seconds West 363.92 feet to a north line of the grantors' land; thence South 89 degrees 48 minutes 04 seconds East 39.67 feet along said north line to the point of beginning and containing 0.276 acres, more or less.



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 2



A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING NORTH 00 DEGREES 05 MINUTES 37 SECONDS EAST (ASSUMED BEARING) 238.61 FEET FROM THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 00 DEGREES 05 MINUTES 37 SECONDS EAST 417.43 FEET, MORE OR LESS, ON END ALONG THE WEST LINE OF SAID EAST HALF TO A P.K. NAIL AT THE NORTHWEST CORNER OF 20 ACRES BY PARALLEL LINES OFF THE ENTIRE SOUTH SIDE OF SAID EAST HALF; THENCE NORTH 89 DEGREES 40 MINUTES 09 SECONDS EAST 417.43 FEET ON AND ALONG THE NORTH LINE OF SAID 20 ACRES TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 00 DEGREES 05 MINUTES 37 SECONDS WEST 417.43 FEET, MORE OR LESS, TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED S0083 THAT BEARS NORTH 89 DEGREES 40 MINUTES 09 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 09 SECONDS WEST 417.43 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 3



A part of the East Half of the Southwest Quarter of Section 23, Township 19 North, Range 3 East and a part of the East Half of the Northwest Quarter of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 19 North, Range 3 East; thence South 00 degrees 02 minutes 22 seconds West (assumed bearing) 74.46 feet on and along the West line of said Northeast Quarter of the Southwest Quarter to the Point of Beginning of this description; thence South 00 degrees 02 minutes 22 seconds West 805.59 feet, more or less, on and along said West line to the Northwest corner of a 3.293 acre tract of real estate described in Deed Record 257, page 50, said Northwest corner being North 00 degrees 02 minutes 22 seconds East 441.64 feet from the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North 89 degrees 32 minutes 07 seconds East 323.07 feet to the Northeast corner of said 3.293 acre tract; thence South 00 degrees 20 minutes 45 seconds East 442.33 feet to the Southeast corner of said 3.293 acre tract, said Southeast corner being North 89 degrees 39 minutes 34 seconds East 326.04 feet from the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North 89 degrees 39 minutes 34 seconds East 1000.30 feet, more or less, on and along the South line of the Northeast Quarter of said Southwest Quarter to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 00 degrees 06 minutes 10 seconds East 278.90 feet on and along the East line of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 53 minutes 50 seconds West 50.00 feet; thence North 00 degrees 06 minutes 10 seconds East 573.43 feet; thence South 89 degrees 39 minutes 59 seconds West 299.11 feet; thence North 00 degrees 06 minutes 10 seconds East 537.64 feet; thence North 89 degrees 39 minutes 59 seconds East 349.06 feet to a point on the East line of the Northwest Quarter of said Section 23, said point being North 00 degrees 03 minutes 41 seconds East 68.82 feet from the Southeast corner of said Northwest Quarter, thence North 00 degrees 03 minutes 41 seconds East 587.41 feet, more or less to the Northeast corner of 20 acres by parallel lines off the entire South side of the East Half of said Northwest Quarter, thence South 89 degrees 39 minutes 59 seconds West 910.00 feet, more or less on and along the North line of said 20 acre tract to a point, said point being North 89 degrees 39 minutes 59 seconds East 417.43 feet from the Northwest corner of said 20 acre tract; thence South 00 degrees 05 minutes 37 seconds West 730.72 feet, more or less, parallel with the West line of the East Half of said Northwest Quarter to a point that bears North 89 degrees 40 minutes 09 seconds East from the point of beginning; thence South 89 degrees 40 minutes 09 seconds West 417.35 feet to the point of beginning. Containing 45.00 acres, more or less.



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 4



A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS EAST (ASSUMED BEARING), 278.90 FEET ON AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, 50.00 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS EAST, 573.43 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST, 299.11 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS EAST, 537.64 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST, 349.06 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS WEST, 68.82 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS WEST, 1042.63 FEET TO THE POINT OF BEGINNING, CONTAINING 4.967 ACRES, MORE OR LESS.



EXHIBIT B

Concept Plan

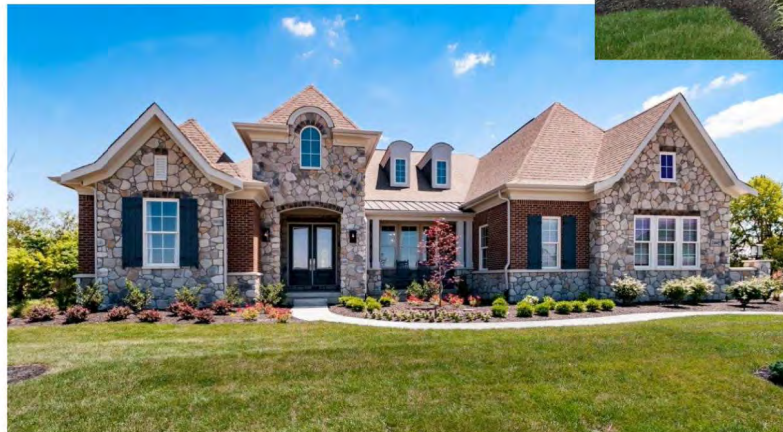
Chatham Hills PUD Amendment V



EXHIBIT C

Character Exhibits

Chatham Hills PUD Amendment V





Neighborhood Meeting Notes

A Neighborhood Meeting was held at 6:00pm on December 3, 2018 in the Sky Ballroom at the Chatham Hills Clubhouse. A total of two families and one developer came to the meeting. Topics of conversation included an existing offsite drainage concern south of 199th Street, the design of the Chatham entryway, and the phasing of the proposed sections. The drainage concern, which is located offsite from our property and south of 199th Street, was presented by a family that owns and lives on a property south of 199th Street. Our team relayed to this family that Hamilton County has strict guidelines and requirements for detention and that our project would actually improve and lessen the intensity of flows to their property. Secondly, the design of the entryways was discussed. And lastly, the plan for phasing this portion of property was discussed. Overall, the meeting was very cordial and its safe to say no major issues or concerns were presented.



Docket Number: 1812-PUD-31 (Ordinance No. 18-51)

Petitioner: Chatham Hills, LLP

Representative: Phil Sundling, Henke Development

Request: A change of zoning of 68.18 acres+/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills Planned Unit Development (PUD) District.

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

Current Land Use: Residential / Agricultural

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 18-51
5. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at November 12, 2018, City Council meeting. The public hearing for this petition was held at the December 17, 2018, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Description: The Petitioner is requesting a change of zoning of 68.18 acres+/- from the AG-SF1 District the Chatham Hills Planned Unit Development (PUD) District, established pursuant to the Chatham Hills Planned Unit Development (PUD) District Ordinance (Ord. 13-24, adopted January 13, 2014), as amended (the "PUD District").

Project Location: The real estate being added to the PUD District is generally northeast of the 199th Street and Horton Road intersection (see **Exhibit 2**).

Ordinance: The proposed ordinance (see **Exhibit 3**) incorporates the real estate into the PUD District and assigns the standards of the PUD District's "District 1: Residential District". The additional real estate and proposed ordinance does not otherwise increase the permitted density set forth by the PUD District. Additionally, the proposed ordinance includes standards for subdividing a portion of the real estate for annexation purposes. These standards include permitting a secondary plat prior to annexation and also permitting one of the newly created lots to have no road frontage.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has met with neighboring property owners to discuss their concerns regarding drainage, buffering, and traffic impact on 199th Street. It is anticipated that the petitioner will provide a summary those conversations, which will be included as **Exhibit 6**. No changes have been incorporated into the proposed ordinance; however, the petitioner is working with the Public Works department on an agreement to dedicate additional right of way to accommodate a future curve-correction on 199th Street.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “New Suburban.” The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, as proposed, Chatham Hills is consistent with the goals and objectives of the Comprehensive Plan as generally summarized below.

The development policies for “New Suburban” include: (i) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an entire development; (iii) encourage compatible and high quality “life span” housing; (iv) ensure proper land use transitions between dissimilar types of residential development; (v) ensure appropriate transitions of businesses located along US31 and SR38 and from adjoining large subdivisions; (vi) preserve existing older structures where possible; (vii) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (viii) encourage development of bicycle and pedestrian facilities; (ix) encourage attractive streetscapes that minimizes front-loading garages, provides garage setbacks from front facades of homes, and minimizes design and material repetition; and (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other

valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

Public Hearing: Changes of zoning are required to be considered at a public hearing by the APC. The public hearing for this petition is was held at the December 17, 2018, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

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.

DEPARTMENTS COMMENTS

1. **Action:** Forward a recommendation to the Council.
2. If any APC member has questions prior to the meeting, then please contact Pam Howard at 317.531.3751 or phoward@westfield.in.gov.



Westfield–Washington Advisory Plan Commission (APC)
Minutes of the January 7, 2019 APC Meeting
Presented for approval: January 22, 2019

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

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: All Present

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

APPROVAL OF MINUTES:

Motion: Approve December 17, 2018 meeting minutes as written.

Motion: Maue; Second: Woodard. Motion passed. Vote: 9-0.

ELECTION OF OFFICERS:

Motion: Nominate Randy Graham as president for 2019.

Motion: Maue; Second: Woodard.

Motion: Close nominations and elect Randy Graham as president for 2019.

Motion: Horkay; Second: Woodard. Motion passed. Vote 9-0.

Motion: Nominate Andre Maue as vice-president for 2019.

Motion: Graham; Second: Kelleher.

Motion: Close nominations and elect Andre Maue as vice-president for 2019.

Motion: Willis; Second, Horkay. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

1901-PUD-01

[PUBLIC HEARING]

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)

1901-ODP-01
1901-SPP-01
 [PUBLIC HEARING]

Monon Crossing

827 State Road 32 East

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

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

Dorsey presented an overview of the requested change of zoning petition and an Overall Development Plan and Primary Plat review.

Jesse Pohlman with Onpointe Land Matters, on behalf of the petitioner, introduced and summarized the project and its associated requests. He stated that this development would be similar to, and consistent with, other nearby commercial developments. He noted that because the end-user is not yet known, the character exhibits are conceptual in nature but depict a good idea of the planned design.

Joint Public Hearing for 1901-PUD-01/1901-ODP-01/1901-SPP-01 opened at 7:08 p.m.

Lizabeth Armstrong, 16414 Towne Road; questioned the location of the detention ponds. She stated that she thought adding trees to the area would be a better alternative.

Joint Public Hearing for 1901-PUD-01/1901-ODP-01/1901-SPP-01 closed at 7:10 p.m.

Pohlman responded that the petitioner is working with the City to relocate the required detention pond to the east of the subject property. He added that the southern area depicted as detention would likely be dry detention. He noted that the final plans will be dependent of Westfield Public Works' requirements.

Woodard asked about the need for additional parking due to proximity to the Monon Trail.

Pohlman said that they are working on parking plans that would accommodate additional parking for trail users.

Kelleher asked if gas stations were a permitted use.

Pohlman responded that gas stations will not be a permitted use in this development.

Hoover asked about the roof top screening as it relates to the pedestrian bridge and said he did not see it addressed in the PUD Ordinance. He asked to see something in the project's architectural design as well as designs for mechanical, utility, and meter screening be included as requirements.

Pohlman indicated that the design team is currently working these items.

1901-ODP-02
1901-SPP-02
 [PUBLIC HEARING]

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 & Frankenger, LLC requests Overall Development Plan and Primary Plat review of 676 lots on approximately 230 acres +/- in the Westgate PUD District.

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

Ernest presented an overview of this request for an Overall Development Plan and Primary Plat review.

Jon Dobosiewicz, with Nelson & Frankenger, on behalf of the petitioner summarized the project and its request. He addressed the prior approval of this PUD in 2006. He stated that this current plan proposes fewer lots than were originally approved and it offers more open space than required. He stated that the development of townhomes in northeast portion of the site is what triggered the primary plat amendment. He stated that there are no changes to the amenity standards and that architectural and landscaping standards would be met with no changes.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Public Hearing for 1901-ODP-02 & 1901-SPP-02 opened at 7:26 p.m.

Chad Hughes, 17118 Little Eagle Creek Avenue; stated concerns with public safety as it relates to the density of this proposed project. He said the road network is not sufficient for this size of development. He said SR 32 is the most dangerous road in city and that this project will only add to its numerous safety issues.

John Donaldson, 16736 Eagletown Road; stated concerns with drainage saying the area has been known to have problems since 2006. He said the field east of Eagletown Road floods over the road. He said the County put a culvert under the road and that the flood water collects on nearby properties. He added that this development will push drainage south onto neighboring properties. He said there doesn't seem to be a lot of green space between developments and current property owners. He also stated concerns about the proposed density of the project.

Paul Littrell, 17212 Little Eagle Creek Avenue; said that he had concerns including drainage and the hydrology of the amount of water created by the hard surfaces within the development and how that would impact Little Eagle Creek. He asked about the 2007 study on the realignment of Towne Road and said the engineering studies associated with that study should be reviewed.

Brad Todd, 17465 Little Eagle Creek Avenue; stated concerns about safety, traffic, and the proposed realignment of Towne Road. He said the current infrastructure is not adequate for this size of development.

Mike DiMascio, 17028 Towne Road; said he was concerned with a 12-year old approval versus current conditions. He stated concerns with traffic and the safety of bicyclists. He said that he believed Towne Road was a major thoroughfare and had questions regarding realignment and widening of the road. He questioned the price points and four-sided architecture and stated he would want the houses to look good from every direction and that vinyl would not be allowed.

Lizabeth Armstrong, 16414 Towne Road; asked about character exhibits stating she had not seen any exhibits and asked for clarification about the sunset clause in the original ordinance.

David Beck, 2122 West 166th Street; stated that he would have liked to have seen a neighborhood meeting to inform the neighbors of the details of this plan. He requested to hold the developer strictly accountable to outstanding comments identified in the staff report and asked that no changes be allowed that would result in an increase in density. He addressed the current drainage issues that affect nearby properties.

Melissa Stalbaum, 17444 Little Eagle Creek Avenue; stated concerns with the current state of Eagletown Road and its multiple areas with poor lines of sight; she said these are safety issues. She questioned the timing of the new school construction and how this plan would affect school bus routes and student populations.

Robert Knight, 16814 Eagletown Road; stated concerns about the current size, width, and conditions of Eagletown Road. He said that significant drainage issues currently exist.

Sarah Watkins, 2191 West 166th Street; requested the south entrance, which is directly across from her driveway, be moved. She has concerns about traffic and headlights affecting her home. She suggested the south entrance be moved to the west near the protected tree area.

Public Hearing for 1901-ODP-02 & 1901-SPP-02 closed at 7:50 p.m.

Dobosiewicz responded to the Public Hearing comments. Regarding drainage he stated that the developer is obligated to manage any drainage issues created by the development. He said storm water will be collected at controlled rate and collected in ponds specifically at south of the development. Regarding Towne Road, he stated that the alignment shown is being requested by the Westfield Public Works Department. He said that as the design of Little Eagle Creek alignment is not yet known, and that the Westfield Public Works Department would like to wait to build a four-lane road across Towne Road and Little Eagle Creek Avenue. Regarding architectural design, he stated that no vinyl is being proposed and that the architectural compliance of zoning will be reviewed at the building permit stage. Regarding the PUD's sunset clause, he stated that this clause was satisfied in January 2007 when the Primary Plat was originally approved. He added that this met the requirement of being addressed within the required 18 month period. Regarding the schools, he stated

that plans for a new school are unknown, and that there had been no indications from anyone with the schools that a plan is in the works. He further noted that the build-out of the Westgate development would take 7-10 years. Regarding the south entrance alignment, he stated that the location of this entrance is dictated by drainage; the pond is constructed lower than entrance. He said that the petitioner will reach out to the affected property owners to discuss a way to mitigate the issue of headlights, possibly with additional landscaping.

Willis asked for clarification for what was being requested. He asked if the request was for less density.

Dobosiewicz responded that it would be less dense than allowed by the PUD and approved by the original primary plat. He stated that the petitioner is requesting 41 fewer lots than originally approved; 11 more townhomes to south of 171st Street; and townhomes in northeast part of the development in place of originally-contemplated single family units.

Kelleher asked about the status of the previous zoning commitments.

Dobosiewicz responded that these commitments will be unchanged and will be followed.

Kelleher stated that her main concerns include drainage and flooding, which is currently a very real problem. She said that the roads are very narrow and the 2006 plan included plans to upgrade Little Eagle Creek Avenue. She suggested that the City Engineer and the developer work together and perhaps conduct a traffic study for the area. She also asked that the Towne Road realignment be revisited. She said that she appreciates the petitioner's offer to work with the affected neighbors regarding headlights shining into their driveways and yards.

Kelleher asked staff about the City's top soil replacement requirements.

Skelton responded that a new top soil standard will likely be enacted soon.

Smith asked for clarification regarding the number of cars resulting from this development and asked how this can be dealt with.

Dobosiewicz responded that the traffic is viewed as trips, not cars, and that the City collects road impact fees for each unit.

Woodard asked about street lighting.

Kelleher said that the standards are being followed.

Woodard suggested street lights be placed at perimeter spots.

Kelleher said, as a resident of this area, these additional lights would not be desirable.

1901-ODP-04

1901-SPP-04

[PUBLIC HEARING]

Lindley Run

Southeast Corner of 196th Street and Grassy Branch Road

Olthof Homes, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 423 lots on 106.5 acres +/- in the Lindley Run PUD District.

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

Crabtree presented an overview of this request for an Overall Development Plan and Primary Plat review.

Jon Dobosiewicz, with Nelson & Frankenberger, representing the petitioner, summarized the project. He stated that the development would fully comply with the PUD requirements and that they will continue to work with staff on any outstanding items.

Public Hearing for 1901-ODP-04 & 1901-SPP-04 opened at 8:14 p.m.

Janis Morris, 3501 East 191st Street; stated she has concerns about the traffic. She said that 191st Street is not wide enough for the number of proposed developments along that road. She requested a road study be done for 191st Street and Grassy Branch. She said she believed the Westfield Fire and Police Departments were not made aware of this project.

Public Hearing for 1901-ODP-04 & 1901-SPP-04 closed at 8:18 p.m.

Skelton responded that the Westfield Fire Department and Police Department are involved with the review process of all new developments.

Dobosiewicz responded that there will likely be improvements at the intersections made in the short-term, followed by overall road improvements in the future.

Smith questioned whether the schools were prepared for additional students that would come with this development.

Dobosiewicz responded that school representatives are involved in the review process.

Willis further added that he was part of the school's recent referendum study and indicated that the potential number of new students has been accounted for and is incorporated in to the school's growth strategy.

Hoover addressed the City's right-of-way acquisition and road project funding process. He added that as new developments are built, roads will be improved.

Skelton added that intersections are often addressed first, and are often eligible for federal funding. He added that roundabouts often solve the majority of issues, and are then followed by in-line improvements in the future.

CONTINUED ITEMS

1901-ODP-03

Emory Trace

1901-SPP-03

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)

1812-PUD-31

Chatham Hills PUD Amendment V

North of 199th Street, West of the Monon Trail, East of Horton along Chatham Brook Drive
Chatham Hills LLP by Henke Development Group LLC requests a change in zoning of 68.18 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills PUD District.

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

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 58.26 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)

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 review of 178 lots on approximately 58.26 acres +/- in the Gristmill Crossing: Residential District of the Springmill Trails PUD District.
 (Planner: Pam Howard ▪ PHoward@westfield.in.gov)

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)

1805-PUD-09

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)

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Kelleher; Second, Willis. Motion passed 9-0.

Meeting adjourned at 8:32 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

Pamela Howard

From: Phil Sundling <phil.sundling@henkedevdevelopment.com>
Sent: Friday, January 18, 2019 10:41 AM
To: Pamela Howard
Subject: Updated APC Follow-Up - Chatham Hills PUD Amendment V

Pam,

Please see below for APC updates regarding Amendment V to the Chatham Hills PUD. Feel free to share with APC members and provide my contact information – I'm happy to discuss anytime. Let me know if you need anything additional, thanks Pam!

- Terina Smith
 - Location: Property owner on northeast corner of 199th Street and Horton Road
 - Issue: Mostly just wanted to know what was going on.
 - Resolution: I met with her and her husband at their house on 1/3/19. We discussed the project in whole including the timeline, what to expect during the development process, etc. She also asked about inclusion of her property in the zoning which we are currently exploring. Ultimately, no outstanding issues.
- Carl Manders
 - Location: Property owner located to our adjacent east
 - Issues: 199th Street traffic and safety concerns, buffering
 - Resolution: I met with Carl directly after the 12/17/18 APC meeting. We talked about including a buffer along 199th Street on our east which is a requirement in the PUD. We discussed the options for 199th Street and I relayed that I met with the Public Works Department for a pre-filing and no concerns were raised with 199th Street. I offered to meet back up with Public Works Department regarding 199th Street and did so on 1/8/19. John Nail and Jeremy Lollar discussed the options and met with Hamilton County on 1/15/19 since this portion of 199th Street is under the jurisdiction of Hamilton County. Ultimately, no plans or commitments came out of the meeting. Further discussions occurred between us the PW and we agreed to dedicate additional right-of-way on our property along the bends of 199th (per a rough design provided by PW) which will ensure no major affect to the Manders cabin property. This was relayed to Carl and his daughter, Kristen, and they agreed that this resolves their concerns.
 - Carl also discussed with me on 12/17/18 after the APC meeting his concerns for adding traffic. I responded saying if any improvements are made to 199th he should be prepared to see additional traffic because currently users avoid 199th due to its inefficiencies. He agrees and suggested simply adding a few feet of pavement on each side of the 90 degree bends.
 - In a separate conversation with Kristen (Carl's daughter), she requested warning signage along 199th which I relayed to John Nail with Westfield PW. They agreed to perform an audit and will incorporate signage improvements after annexation.
- Mark Jones
 - Location: Property owner located to our adjacent south
 - Issues: 199th Street and drainage concerns
 - Resolution: I responded at the 12/17/18 APC meeting regarding his drainage concerns with details on the Hamilton County Drainage Board requirements. Our project will, in no way, create additional problem nor amplify existing problems. We discussed the issues further after the APC meeting on 12/17/18 and Mr. Jones offered to reach out after the holidays. The following week I reviewed his site further and confirmed localized drainage issues with onsite depressions which will not be addressed

with our project. However, any stormwater flows from the north will be intercepted, detained and release in accordance with Hamilton County requirements. Regarding 199th Street see above.

Phil A. Sundling, PE

Henke Development Group, LLC

1100 Tomlinson Road
Westfield, IN 46074

Ph: (317) 517-1945

Email: phil.sundling@henkedevlopment.com

Pamela Howard

From: Mark Jennings <mjennings@integrityedm.com>
Sent: Tuesday, January 22, 2019 11:20 AM
To: Pamela Howard
Subject: FW: Chatham Hills section 6 PUD; 1812-PUD-31

Pamela,

Please consider this email chain an addition to the subject PUD amendment V, slated for review this evening by APC.

We will attend tonite, and hope to get a quick resolution to the 199th st repair/redesign, per our concerns listed below. Note I have received no reply from Hamilton County.

Thank you,

Mark and Barbara Jennings
145 E 199th st
Westfield In 46074

From: Mark Jennings
Sent: Friday, January 11, 2019 9:09 AM
To: 'David.Lucas@hamiltoncounty.in.gov'; 'chris.burt@hamiltoncounty.in.gov'
Cc: barbara@cvarandframe.com; jennings.mark.c@gmail.com
Subject: FW: Chatham Hills section 6 PUD; 1812-PUD-31

Chris and David,

I got your email address from the Hamilton county website, and wanted to touch base with you on future redesign of 199th st in Westfield between Horton Rd and Tomlinson rd.

Please read below and you will see our concerns about a repair/redesign of 199th st.

Our present dilemma is that due to having two separate parties responsible for 199th st, there is apparently no agreed plan for a very soon to be required rebuild or redesign of this road. The Chatham Hills development will soon be expanding, traffic flow will increase significantly very soon, and there appears to be no discussion of the effect of this development.

Heres my question:

Does Hamilton County currently have any pending discussions or plans in conjunction with the City of Westfield about how to handle increased traffic on 199th st between Horton and Tomlinson roads?

If yes, can you describe any of these plans to us?

Thank you for your help!!

Mark and Barbara Jennings
145 E 199th st
Westfield In 46074

Mark cell (317) 695-1949
Barbara cell (317) 513-0310

From: Jeremy Lollar [<mailto:jlollar@westfield.in.gov>]
Sent: Monday, January 07, 2019 8:35 AM
To: Mark Jennings
Cc: barbara@cvarandframe.com; jennings.mark.c@gmail.com
Subject: RE: Chatham Hills section 6 PUD; 1812-PUD-31

EXTERNAL EMAIL

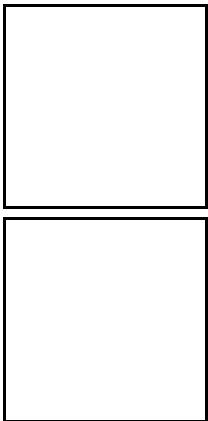
Mark,

Thank you for reaching out and I was present at APC when everyone voiced concerns about the curves on 199th. As Dustin stated, the ownership of the 199th is shared and the City doesn't own or maintain the curved sections. This concern has been a topic of conversation with the Hamilton County Highway Department, on several occasions, but there has been no specific plans determined. We will continue working to address this issue with the County.

Jeremy

Jeremy Lollar | Director of Public Works

Public Works | 2728 East 171st Street | Westfield, IN 46074
jlollar@westfield.in.gov | 317-804-3195



From: Mark Jennings <mjennings@integrityedm.com>
Sent: Monday, January 7, 2019 7:45 AM
To: Jeremy Lollar <jlollar@westfield.in.gov>
Cc: barbara@cvarandframe.com; jennings.mark.c@gmail.com
Subject: FW: Chatham Hills section 6 PUD; 1812-PUD-31

Jeremy,

Please read our concerns below as to a future re-design of 199th st between Hortonville rd and Tomlinson rd.

We are concerned about the city's plan to deal with significant increase in traffic flow and the effect on bordering properties such as our own at 145 E 199th st.

Can you provide any insight as to the future redesign of 199th st?

Thank you!

Mark and Barbara Jennings
145 E 199th st
Westfield IN 46074

Mark cell (317) 695-1949
Barbara cell (317) 513-0310

From: Dustin Shoe [<mailto:dshoe@westfield.in.gov>]
Sent: Friday, January 04, 2019 3:26 PM
To: Mark Jennings; Pamela Howard; Jeremy Lollar
Cc: barbara@cvarandframe.com; jennings.mark.c@gmail.com
Subject: RE: Chatham Hills section 6 PUD; 1812-PUD-31

EXTERNAL EMAIL

Mark

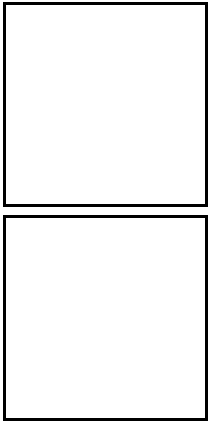
Thanks for reaching out. 199th Street is a little complicated as Westfield and Hamilton County both own sections of the roadway. We have been in talks with them for a while regarding this road. We have not yet gotten into the details in terms of design and layout.

- I cannot currently give any kind of acknowledgement as to the re-design of the S-curve and location of future 199th Street. However, the Director of Public Works, Jeremy Lollar, may have further insight as he deals with the developers and county more often than I do. I can tell you that we carefully evaluate each road project when determining the layout and right of way limits in regards to the impact of the surrounding properties.
- It is actually more advantageous to have neighborhood entrances connect to different thoroughfare roads for emergency situations. I am not for sure if this is a requirement per any of our ordinances, but it is most ideal from a safety perspective. For that reasoning alone, I would not recommend trying to relocate the entrance off of 199th.
- Whatever the design comes out to be, I am sure that this will be a full reconstruction project as the subgrade out there is not in good shape.

Thanks

Dustin Shoe | Senior Project Manager

Public Works | 2706 East 171st Street | Westfield, IN 46074
dshoe@westfield.in.gov | 317-450-6765



From: Mark Jennings <mjennings@integrityedm.com>

Sent: Friday, January 4, 2019 10:53 AM

To: Dustin Shoe <dshoe@westfield.in.gov>; Pamela Howard <phoward@westfield.in.gov>

Cc: barbara@cvarandframe.com; jennings.mark.c@gmail.com

Subject: Chatham Hills section 6 PUD; 1812-PUD-31

Dustin,

I was given your name as a contact for any questions about future planning for roadwork on 199th st between Horton Rd and Tomlinson rd.

We attended the most recent city planning meeting regarding the expansion of the Chatham Hills PUD to the west bordered by Horton Rd. and 199th st. We raised several questions about the city's plans to deal with increased traffic along 199th st and want to get some input from you about the city's plans. The approval has been pushed out to the next meeting due to our concerns.

As you are certainly aware, 199th street is quite narrow, and has two tight S-turns which restrict both speed and volume of traffic on 199th st. There will be pressure to increase traffic flow in the future as development continues. Currently the road is in bad shape due to the heavy equipment caused by Chatham construction.

Here are our concerns which I hope you can address:

- There will be pressure to widen 199th street. The residents at 145 and 219 199th street do not wish to have the road widened to the south. Currently there are two wooded lots by the S-curve, and we want assurance that 199th street will not be extended to the south of its current boundary on this west S-curve location. There is only farmland to the north in this area, and street planning should acknowledge that extending the road to the north only would be acceptable. Can you confirm that Westfield will not widen 199th to the south in this area?
- The Chatham expansion includes an exit road onto 199th st just to the east of the property 19903 Horton Rd. Is it possible to have this exit removed or rebuilt onto a 2nd exit on Horton Rd or elsewhere?
- Please share with us any other future considerations/repairs/redesign which the city intends to pursue regarding 199th st

Thank you for your input!

Mark and Barbara Jennings
145 E 199th st
Westfield In 46074

Mark cell (317) 695-1949
Barbara cell (317) 513-0310

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For more information please visit <http://www.symanteccloud.com>

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