



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_07_2019

Monday, January 07, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, January 07, 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 - December 17, 2018

Documents: [APC Minutes - December 17, 2018](#)

Election of Officers

Review APC Rules & 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

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 18-54](#) | [Exhibit 6: Presentation](#)

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)

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

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 & 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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#) | [Exhibit 4: Public Comment](#) | [Exhibit 5: Flow Chart](#) | [Exhibit 6: Presentation](#)

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Development Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Recorded Commitments](#) | [Presentation \(1/7/19\)](#)

CONTINUED ITEMS

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-31[CONTINUED]

Chatham Hills PUD Amendment V

Northwest Corner of State Road 32 and Dartown Road

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial 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]

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 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 TOWNSHIP
ADVISORY PLAN COMMISSION

January 7, 2018
1901-ODP-02 & 1901-SPP-02

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

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

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

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan and Primary Plat review of 676 lots on 230 acres +/- in the Westgate Planned Unit Development (PUD) District.

Current Zoning: Westgate PUD District

Current Land Use: Agricultural / Residential

Approximate Acreage: 230 acres +/-

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

Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

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

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



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

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

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

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

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

PROCEDURAL

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

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

PROJECT OVERVIEW

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

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.



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

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

- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

- 5) Easements (locations, widths and purposes). (Article 8.3)

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

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

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

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

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

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

- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

- 11) Building setback lines.

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



12) Legend and notes.

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

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

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

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

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

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

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

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

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

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

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



OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

20) Title, scale, north arrow and date.

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

21) Proposed name of the development.

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

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

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

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

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

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

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

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

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



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

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

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

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

- 31) Location and dimensions of all existing structures and paved areas.

- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

- 33) Location of all Floodplain areas within the boundaries of the property.

- 34) Names of legal ditches and streams on or adjacent to the site.

- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

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

- 36) Identify buildings proposed for demolition.

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

- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

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



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

The plans comply with Chapter 4.6 of the UDO and **Ordinance 06-37: Westgate PUD** except for those items with comments identified as outstanding below:

39) Residential Development Standards (Exhibit 7)

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

a) Crestside Neighborhood:

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

i) Single-Family Detached (A):

- | | |
|--|-----------|
| (1) Min. Lot Width: | 100' |
| (a) Shall apply to a minimum of 18 lots. | |
| (2) Min. Lot Depth: | 180' |
| (3) Min. Road Frontage: | 30' |
| (4) Min. Lot Area: | 18,000 SF |
| (5) Min. Front Yard: | 35' |
| (6) Min. Rear Yard: | 30' |
| (7) Min. Side Yard: | 10' |
| (8) Max. Dwelling Units: | N/A |

Comment: Lot type Dwelling Units: 14.

ii) Single-Family Detached (B):

- | | |
|---------------------|-----|
| (1) Min. Lot Width: | 85' |
|---------------------|-----|



(2) Min. Lot Depth: 130'

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

(3) Min. Road Frontage: 30'

(4) Min. Lot Area: 11,000 SF

(5) Min. Front Yard: 25'

(6) Min. Rear Yard: 30'

(7) Min. Side Yard: 6'

(8) Max. Dwelling Units: N/A

Comment: Lot type Dwelling Units = 31.

iii) Single-Family Detached (C):

(1) Min. Lot Width: 70'

(2) Min. Lot Depth: 130'

(3) Min. Road Frontage: 30'

(4) Min. Lot Area: 9,100 SF

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

(5) Min. Front Yard: 25'

(6) Min. Rear Yard: 30'

(7) Min. Side Yard: 6'

(8) Max. Dwelling Units: 60

Comment: Lot type Dwelling Units = 44.



iv) Approximate Acreage: 72.7

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

b) Gardenside Neighborhood:

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

i) Single-Family Detached (A):

- | | |
|--------------------------|----------|
| (1) Min. Lot Width: | 50' |
| (2) Min. Lot Depth: | 110' |
| (3) Min. Road Frontage: | 30' |
| (4) Min. Lot Area: | 5,500 SF |
| (5) Min. Front Yard: | 15' |
| (6) Min. Rear Yard: | 20' |
| (7) Min. Side Yard: | 6' |
| (8) Max. Dwelling Units: | 77 |

Comment: Lot type Dwelling Units = 70.

ii) Single-Family Detached (B):

- | | |
|-------------------------|----------|
| (1) Min. Lot Width: | 50' |
| (2) Min. Lot Depth: | 100' |
| (3) Min. Road Frontage: | 30' |
| (4) Min. Lot Area: | 5,500 SF |
| (5) Min. Front Yard: | 15' |



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- | | |
|--------------------------|-----|
| (6) Min. Rear Yard: | 20' |
| (7) Min. Side Yard: | 6' |
| (8) Max. Dwelling Units: | 26 |

Comment: Lot type Dwelling Units = 4.

iii) Attached Homes (C):

- | | |
|--------------------------|-----|
| (1) Min. Lot Width: | N/A |
| (2) Min. Lot Depth: | N/A |
| (3) Min. Road Frontage: | N/A |
| (4) Min. Lot Area: | N/A |
| (5) Min. Front Yard: | 10' |
| (6) Min. Rear Yard: | 20' |
| (7) Min. Side Yard: | 6' |
| (8) Max. Dwelling Units: | 80 |

Comment: Lot type Dwelling Units = 80.

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

c) Parkside Neighborhood:

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

i) Single-Family Detached (A):

- | | |
|---------------------|------|
| (1) Min. Lot Width: | 50' |
| (2) Min. Lot Depth: | 110' |



(3) Min. Road Frontage: 30'

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

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

(5) Min. Front Yard: 15'

(6) Min. Rear Yard: 20'

(7) Min. Side Yard: 6'

(8) Max. Dwelling Units: 168

Comment: Lot type Dwelling Units = 192. Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

ii) Single-Family Detached (B):

(1) Min. Lot Width: 50'

(2) Min. Lot Depth: 100'

(3) Min. Road Frontage: 30'

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

(5) Min. Front Yard: 15'

(6) Min. Rear Yard: 20'

(7) Min. Side Yard: 6'

(8) Max. Dwelling Units: 41

Comment: Lot type Dwelling Units = 1.

iii) Single-Family Detached (C):

(1) Min. Lot Width: 45'



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

Comment: Lot type Dwelling Units = 0.

iv) Approximate Acreage: 81.0

d) Villas Neighborhood:

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

i) Single-Family Detached (A):

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



(8) Max. Dwelling Units: 24

Comment: Lot type Dwelling Units = 40. Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

ii) Single-Family Detached (B):

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

Comment: Lot type Dwelling Units = 1.

iii) Attached Homes (C):

(1) Min. Lot Width: N/A
(2) Min. Lot Depth: N/A
(3) Min. Road Frontage: N/A
(4) Min. Lot Area: N/A
(5) Min. Front Yard: 10'
(6) Min. Rear Yard: 20'
(7) Min. Side Yard: 6'



(8) Max. Dwelling Units: 190

Comment: Lot type Dwelling Units = 190.

iv) Approximate Acreage: 36.3

e) Total Maximum Dwelling Units: 748

Comment: Total maximum Dwelling Units = 676.

f) Total Maximum Attached Units: 264

Comment: Total maximum Attached Units = 270. Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

40) Architectural Standards (Exhibit 8)

Comment: Not applicable at Department Review (DPR), will be reviewed at Building Permit.

41) Streetscape Standards (Exhibit 9)

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

- a) Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Developer or Home Owners Association. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. Each light shall be maintained in proper working order by the owner of each lot or unit. Illumination intensity for fixtures without full shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
- b) Street Lights. At the Developer's discretion, custom and/or architectural streetlights may be substituted for standard streetlights specified in the Subdivision Control Ordinance. Such custom and/or architectural streetlights shall be installed at the developer's expense and maintained by the Home Owners Association for the area in which they exist. Streetlights may be permitted to be 16 feet tall and must comply with the full shielding requirements of Westfield's Lighting Standards.



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

42) Street Standards (Exhibit 10)

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

- a) Local public street rights-of-way within the development shall be permitted to be 50' in width.

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

- b) Local public streets with on-street parking on one side of the road shall be permitted to be 28' in width back of curb to back of curb.
 - i) On-street parking shall be limited to one side of the road.
 - ii) Parking along 169th Street shall be agreed upon by the Westfield Public Works Department and the developer.
- c) Local public streets without on-street parking shall be permitted to be 24' in width back of curb to back of curb.
- d) Planting strips a minimum of 6' in width between curbs and sidewalks and as illustrated in Exhibit "21" shall be permitted.

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

- i) Plantings shall be located a minimum of 4' from the curb.

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

- ii) Plantings shall be located a minimum of 2' from the sidewalk.

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

- iii) Plantings in the right-of-way shall be selected from the Westfield Public Works Department's list of allowable species.



- e) Curvature measured along the centerline of local streets on the Real Estate shall have a minimum radius of 150', unless otherwise agreed upon by the Westfield Public Works Department or the developer.

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

- f) Horizontal visibility on curved streets and vertical visibility on all streets must be maintained at a minimum of 150' along the centerline of local streets on the Real Estate.

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

- i) Any horizontal curve radius less than 150 feet shall be signed with warning signs for slower speeds and sharp turns ahead.

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

- g) Driveways shall be permitted to be located closer than 75' from the intersection of two street lines, provided that they are located on the furthest side of the lot from said intersection.

Comment: Not applicable at DPR, will be reviewed during Building Permit.

- h) Utility easements adjacent to rights-of-way shall be permitted to be a minimum of 10' in width.
- i) Utility easements not adjacent to rights-of-way must be determined based upon size and depth of pipe and agreed upon by the Westfield Public Works Department.
- j) Private alleys shall have a minimum ingress/egress easement of 20' in width.

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

- i) Alleys shall have a minimum width of pavement of 14'.
- ii) Alleys shall be posted with a 10 MPH speed limit.
- iii) Curbs shall not be required in alleys.

- k) In order to maintain design flexibility within the Westgate PUD, the specifications of public streets on the Real Estate may vary from the otherwise applicable street standards and construction standards of the Town of Westfield. Any variations must be approved by the Director of the Department of Public Works.

43) Landscaping Standards

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

a) Chapter 6. Landscaping Standards (WC 16.06.010):

i) General Landscape Design Standards:

- (1) Detention/Retention Basins and Ponds – Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

ii) On-Site and Street Frontage Landscaping Requirements:

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

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

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

- (2) Trees should be grouped together whenever possible to stimulate natural tree stands, versus trees being planted in straight rows.

- (3) Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
- (4) Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
- (5) Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

iii) Road Frontage Standards:

- (1) In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not intended to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 1.
- (2) In non-residential developments where property abuts any public rights-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 1.
- (3) Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
- (4) When evergreen and/or ornamental trees are preserved along road frontage and quality for preservation credit, they may count 1:1 toward road frontage requirements.

iv) Buffer Yard Requirements:

- (1) Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least



eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

- (2) Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 2 (attached). If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.
- (3) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree: shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- (4) If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- (5) In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 1.
- (6) In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 1.
- (7) Buffer yards shall not be required between uses within planned developments or within subdivisions.

v) Parking Area Landscaping:

(1) Interior Parking Lot Landscaping:

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

- (2) Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
 - (3) Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 - (4) Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
 - (5) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) The parking lot is located within a required yard; or
 - (b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.
 - (6) Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
 - (7) Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 1.
 - (8) Requirements – Perimeter parking lot landscape areas shall include the following landscape improvements:
 - (a) There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - (b) There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
- b) Landscaping Standards (Exhibit 12):
- i) Buffer Yards. A forty foot (40') buffer yard, except as otherwise shown in Exhibit "13", shall be required around the perimeter of each Area except as follows:



- (1) No buffer yards shall be required:
 - (a) Between Areas within the Westgate PUD;
 - (b) Adjacent to proposed greenways and park areas; and
 - (c) Within easements prohibiting landscaping.
 - (2) Buffer Yards that are not additionally road frontage shall be landscaped per WC 16.06.060 paragraph C, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required.
 - (3) All buffer yards shall be within common area.
- ii) Internal Road Frontage Landscaping Standards. Internal streets within the Real Estate shall be lined with trees, of the types determined by the Developer, and shall be spaced approximately every forty (40) to sixty (60) feet. Trees shall be located on the inside of sidewalks at locations determined by the Developer. Within 100' of an intersection, trees may be planted back of sidewalk in order to maintain vision clearance of traffic control signs. All road frontage trees shall be credited towards onsite minimum requirements.
- iii) Open Space.
- (1) A minimum of 65 acres, approximately twenty-five percent (25%) of the gross area of the Real Estate, shall be dedicated Open Space and shall be located generally in the areas as denoted on the Concept Plan, which shall supersede the Green Belt Space, Secondary Green Space, and all other Open Space requirements set forth in the Zoning Ordinance.
 - (2) Any of the area of this Westgate PUD (except for required retention ponds) that is dedicated to the Home Owners Association, the public, or whose ownership is transferred to a municipal entity for public use, including rail rights-of-way, shall be factored into the total amount of Open Space.
- iv) Reforestation Buffer Yards.
- (1) Two rows of container trees with one row intermingled all on a standard reforestation 10 foot by 11 foot spacing will be planted as shown in Exhibit "13".
 - (2) Whips (nursery stock, approximately 12 inches tall) and some container trees will be planted in the remainder of the reforestation buffer yards; whips will be



planted in areas that are adjacent to existing woodlands. All reforestation planting will be on a standard reforestation 10 foot by 11 foot spacing.

- (3) Where easements are required and trees are not permitted, native grasses will be planted.
- (4) Along the Reforestation Buffer Yard exterior, as shown in Exhibit “13”, one (1) sign that reads “Reforestation Area”, shall be installed every four hundred (400) linear feet.
- (5) Once the construction of a section begins, all Reforestation Buffer Yard plantings within that section shall be installed within 18 months.
- (6) The trees within the Reforestation Buffer area, as identified on Exhibit “13”, shall be preserved within a tree preservation easement (“Easement”), which shall be recorded. Within the Easement, no whips and trees planted pursuant to this PUD ordinance shall be removed unless the tree is damaged, diseased or dead, or required to be removed in order to comply with safety requirements of any governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the responsible party shall replant the impacted area subject to the availability of space for healthy growth in the Easement.
- (7) The reforestation planting plan should be designed by a Registered Consulting Forester, Registered Consulting Arborist, Registered Landscape Architect, or the Department of Natural Resources District Forester.
- (8) The total plantings should include 25% container plants of 3 gallon size or greater with primarily native trees and shrubs of good quality and grown in the “forced air root system.”

44) Amenities (Section 2.7)

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

i) Recreational Trails and Pathway System;

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

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



iii) Outdoor Plaza;

iv) Decorative Benches;

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

v) Playground Area

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

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

vi) Gazebo and Pedestrian Bridge;

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

vii) Lake Pavilion Poolhouse Facility;

viii) Adult Swimming Pool;

ix) Activity Pool; and

x) Basketball Court

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

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

45) Sign Standards (Exhibit 18)

Comment: Not applicable at DPR, will be reviewed at Sign Permit.

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



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

- a) All light fixtures shall be fully shielded and direct light downward toward the earth's surface.
- b) Multi-Family Residential, Commercial and Industrial Standards:
 - i) Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines.
- c) Lighting Plans.
 - i) A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
 - ii) A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
 - iii) A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram;
 - iv) All plot lighting levels shall be depicted at 10-foot intervals or less;
 - v) The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
 - vi) Photometric data depicting the angle of cut off of light emissions; and
 - vii) Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

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

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

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



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

DEPARTMENT COMMENTS

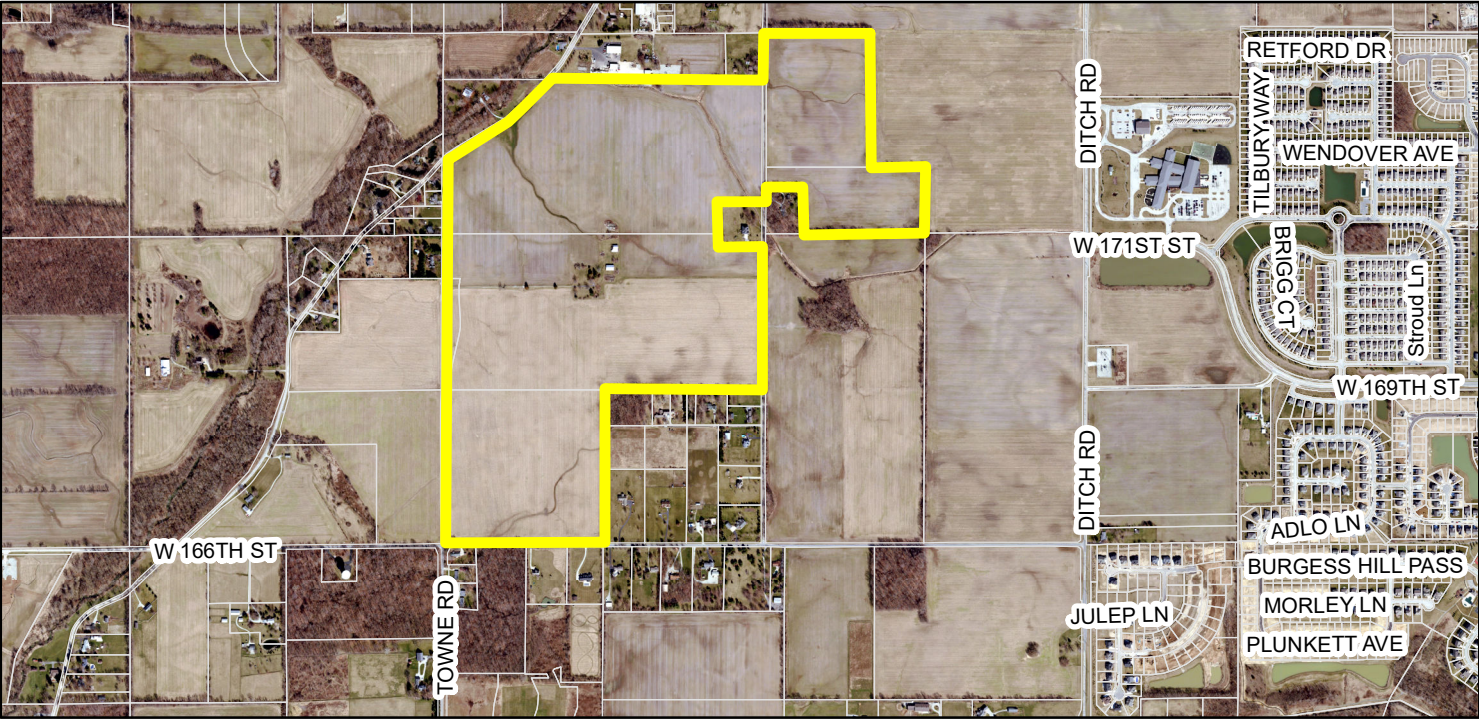
- 1) **Action: Hold a public hearing at the January 7, 2019, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



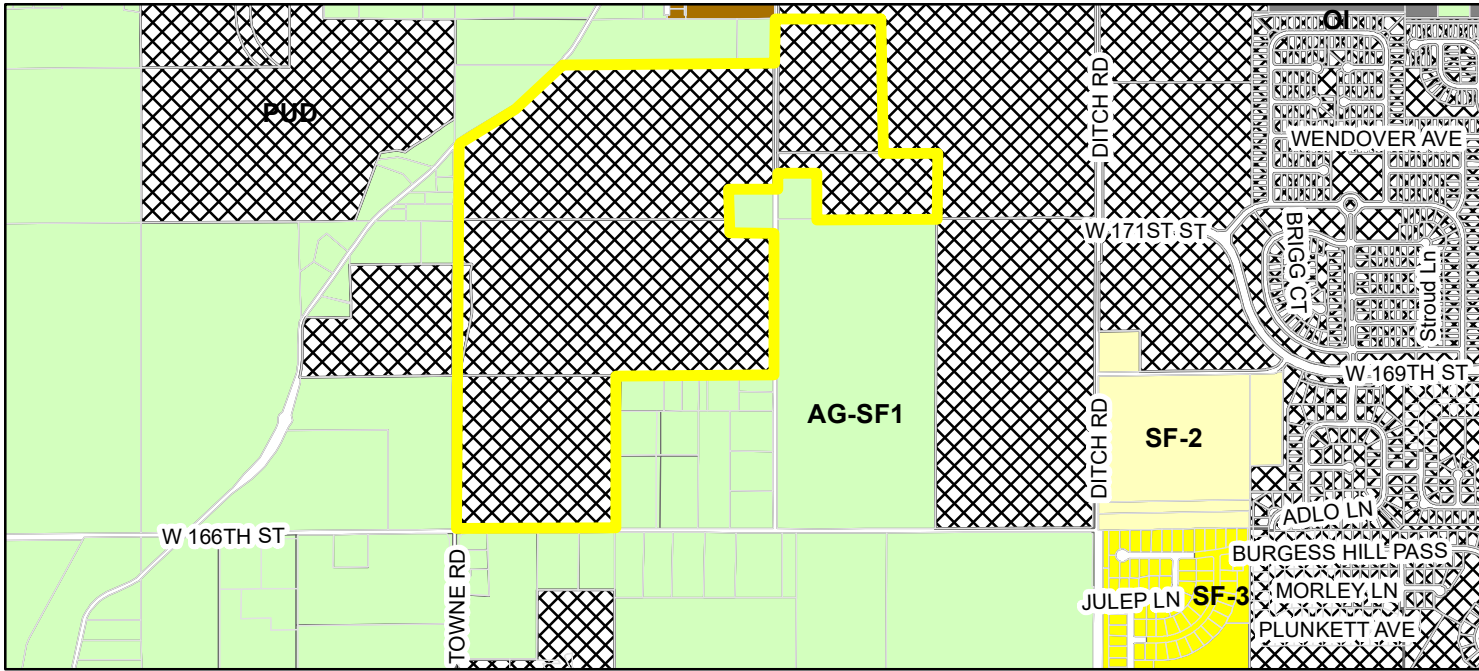
Property Location Map
Westgate
Overall Development Plan & Primary Plat
1901-ODP-02 &1901-SPP-02



Aerial Location Map



Zoning Map



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

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Monday, December 17, 2018, 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: Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Randy Graham

City Staff Present: Matt Skelton, ECD; Director Pam Howard, 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 3, 2018 meeting minutes as presented.

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

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS**1812-ODP-21****1812-SPP-21****Southwind Subdivision**

North side of 156th Street, approximately 800 feet east of Towne Road
Wood Wind Residential, LLC by Nelson & Frankenberger, LLC requests
Overall Development Plan and Primary Plat review of 78 lots on 23.66 acres
+/- in the Westchester PUD District.

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

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

Kelleher thanked the petitioner for adding the golf cart path.

Motion: Approve 1812-ODP-21 & 1812-SPP-21 with the following conditions:

- The applicant sends revised plans to the Economic and Community Development Department showing a golf cart connection from the golf course to the Southwind lots;
- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Schmitz; second, Horkay. Motion passed. Vote: 8-0

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PUBLIC HEARING ITEMS**1811-PUD-29**

[PUBLIC HEARING]

Bordeaux Walk PUD*16707 Ditch Road*

Bordeaux Walk by Beazer Homes Indiana, LLP requests a change of zoning of 39.4 acres +/- from SF2: Single-Family Residential Low Density District to the Bordeaux Walk PUD District.

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

Dorsey presented an overview of this request for a change of zoning.

Rick Lawrence with Nelson & Frankenberger, on the behalf of the petitioner, overviewed this project and its revisions including adding additional real estate. He stated that a second neighborhood meeting was held to share the modified plans.

Joint Public Hearing for 1811-PUD-29/1811-SPP-19/1811-ODP-19 opened at 7:12 p.m.

No public comments.

Joint Public Hearing for 1811-PUD-29/1811-SPP-19/1811-ODP-19 closed at 7:13 p.m.

Kelleher said she would normally push for an amenity center, but feels the addition of the trail and proximity of the proposed park to the north are adequate.

Hoover thanked petitioner for working with neighbors to include their parcel as part of proposal.

Motion: Forward 1811-PUD-29 to the City Council with favorable recommendation:

Motion: Horkay; second, Woodard. Motion passed. Vote: 8-0

1811-SPP-19**1811-ODP-19**

[PUBLIC HEARING]

Bordeaux Walk Subdivision*16707 Ditch Road*

Bordeaux Walk by Beazer Homes Indiana, LLP requests Overall Development Plan and Primary Plat approval of 84 lots on 39.4 acres +/- in the proposed Bordeaux Walk PUD District.

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

Motion: Approve 1811-SPP-19/1811-ODP-19 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Horkay; second, Willis. Motion passed. Vote: 8-0

1812-PUD-31

[PUBLIC HEARING]

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)

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Howard presented an overview of this request for a change in zoning.

Public Hearing for 1812-PUD-31 opened at 7:17 p.m.

Terina Smith, 19903 Horton Road; stated that she lives at corner of 199th and Horton and has concerns about what this development mean to her property as it will be surrounded by this neighborhood. She said all this activity is a little intimidating.

Karl Manders, 219/728 East 199th Street; asked if this project will go to south side of 199th Street or just to the north. He said he had worked with the developer in earlier portions where landscaping and mounding was provided as buffers and hopes this section will receive the same treatment. He said he has concerns about “S” curves on 199th Street and asked if this curve will need to be straightened. He stated he is worried about the safety of the children who live along this curve. He asked if the “S” curve is straightened after this is developed, will it will need to go through his property.

Mark Jennings, 145 East 199th Street; said he worried about buffering and wondered if it would result in a blind curve. He asked what it would look like. He said he had concerns about drainage and the water that flows under 199th Street and onto his property. He said he understands petitioner will have to work with surveyor’s office throughout process. Additionally, he is concerned about increased traffic.

Public Hearing for 1812-PUD-31 closed at 7:29 p.m.

The petitioner, Phil Sundling with Henke Development, responded:

- Regarding the “S” curve, the developer has met with Westfield’s Department of Public Works (DPW) regarding plans for 199th street; however there no plans in place at this time. He will speak to DPW if concerns remain.
- He said he understands the concerns about access on 199th street; however, for public safety purposes two entrances are required.
- He said he does not anticipate a large increase in traffic on 199th Street and thus is not concerned about this presenting a problem.
- As for drainage, he sated the developer will work with the Hamilton County Surveyor’s Office on drainage and detention. He said that generally an on-site drainage system is designed to hold more water it currently receives.

Kelleher asked about buffering and what the colors on concept plan represent.

Sundling responded that he is not sure what the differing buffer areas shown are. He added that the developer will be mimicking the existing buffer to the east. He replied that the colors on the concept plan represent different lot sizes.

Smith stated he would like to see the developer meet with neighbors to address their questions.

Woodard thinks the provided connectivity is worth noting which may reduce traffic on 199th Street.

Hoover suggested, that given the concerns, it would be beneficial to have the developer engage in discussions with the neighbors before taking action on this petition.

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1812-PUD-30
[PUBLIC HEARING]**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
[PUBLIC HEARING]**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)

Howard presented a summary of this request to an amendment to the Springmill Trails PUD District and the request for an Overall Development Plan and Primary Plat review.

Jesse Pohlman with Onpointe Land Matters, on behalf of the petitioner, overviewed the project and its associated requests. He addressed the amenity center and said the development plans have been filed and are currently in the revision stage and that, pending approval, the amenity center should be open in the coming spring with the pool open by Memorial Day. He explained the collaboration of the multiple developers who are involved with the construction of the amenity center. He also addressed planned additional parking at the amenity center. He said the developer is willing to consider tying in the timing of the amenity center to the issuance of residential and commercial permits. He spoke to the modernization of the ordinance that includes development and design standards of the current UDO and that this ordinance would be folded into, and part of, the master homeowner association of Springmill Trails.

Joint Public Hearing for 1812-PUD-30/1812-ODP-20/1812-SPP-20 opened at 7:44 p.m.

Maureen Misinski, 18097 Viewpoint Lane; stated her house is 25 feet from the amenity parcel. She said she thinks this proposal is an improvement to what was presented in March. She said she has concerns about the amount of neighborhood traffic that would be generated for the amenity center. She said that the entrance to amenity center should be off of Ditch and not Viewpoint Lane. She had additional comments which Maue asked her to submit in writing.

Kendra Bowers, 1245 Heartland Drive; said she is concerned about the amenities that were previously promised yet not completed. She said she was also concerned about lack of parking and is glad additional parking will be added. She said she would like to see the items that were promised to homeowners complete before constructing more new homes. She said that the about traffic at 32 and Ditch needs to be addressed. She said that it is a difficult and dangerous intersection that needs traffic light or a roundabout.

Andrew Hammond, 1314 Timber Bluff Road; said that he feels that most of the residents would have no issue with additional residential to the south versus commercial. He said that GT Properties and the developer Travis May own all parcels south of Waters Edge and West of Ditch. With that being the case, Hammond feels May knew what he was getting into standards wise. Hammond said he is concerned about lack of amenities in Gristmill subdivision and feels situation is intentional by the developer in order to avoid the required standards within the PUD. Hammond added that Gristmill residents will be angry if they can't use amenities located adjacent to them. He also said that the developer is not acting as a good partner to the homeowners or to the City and that he hopes this isn't approved until commitments of the original PUD are fulfilled.

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

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Ian Matthew, 927 Rattlebox Lane; said he feels that there will be a need for additional amenities as a result of more homes being added to the area. He said that he believed that additional amenities were required by PUD for multi-family.

Dee Burke, 18169 Knobstone Way; reiterated all that had been previously stated in regard to the promises made by the developer about amenities that would be shared by four subdivision and now more subdivisions are being added. She said, that with one entrance being temporarily closed, she is concerned about the safety of the neighborhood children.

Joint Public Hearing for 1812-PUD-30/18112-ODP-20/1812-SPP-20 closed at 7:56 p.m.

Petitioner's responses:

- Pohlman provided a history of the project and how it has financially impacted the status of the amenity center. He said each home built provided \$1000 to build amenity center, adding that originally the Springmill Trails PUD contemplated over 1200 homes in Residential District 2 which is currently platted with 500 or so homes resulting in less funds available than originally planned. He said that by adding additional homes within Gristmill Crossing will provide additional funds for completion of amenities center. Gristmill will be part of Master HOA provided to fund and use the amenity center.
- He said that the developer had spoken with Westfield's Department of Public Works (DPW) about moving the access to the amenities center on Ditch; however, DPW was not in support of that plan for safety reasons. He said that the development has many trails available for walking and biking to the amenity center. He also said the added parking will help minimize inconvenience.
- Pohlman said as a result of half of the half of homes being designed as "empty nester homes, few kids will be added to the area.
- He said there have been discussions with INDOT regarding the State Road 32 and Ditch Road intersection. He said that the plan is to have traffic signal installed by 2020.

Kelleher agreed with that the issues with the Springmill Trails PUD were "inherited" by everyone including the City Council, the residents, and the developer. She said she felt that the amenities could be constructed in phases regardless of additional homes, adding that this should have taken place. She said she understood the concerns of the DPW about the entrance on Ditch and thinks the entrance could be moved somewhere else. She said she is no pleased about allowing vinyl again. She added that she has more items of concern that she will submit in writing to staff.

Smith agreed with Kelleher that amending the PUD would allow changes to be made. He said that perhaps more amenities could be added, even at the developer's cost.

Horkay addressed the issue that entrance doesn't on Ditch Road doesn't align with Casey Acres and asked if that was going to be modified?

- Pohlman responded that the entrance will be moved south to align with Casey Acres.

Schmitz asked if the amenities would be tied to this petition.

- Pohlman responded that the developer will be working on those commitments.

Kelleher asked where the amenity center was located in the original PUD.

- Pohlman responded that a location hadn't been nailed down, several dots on concept plan

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Woodard asked how the timing of amenities is typically handled.

- Skelton responded that it is written into each PUD; however, the Springmill Trails PUD was not particularly well-crafted or clear in the way it was written.

Woodard asked how many spaces would be required for amenity center in a development today.

- Skelton responded that it would depend on the size of the center, and that the developer would provide what is needed.

Hoover stated he understood the amenity concerns. He said that the original PUD was not crafted in the manner it would be today. At the time of the original PUD it was anticipated the project would be built out by one developer. He added he had some concerns originally, but now thinks that amenity center will not be built anytime soon if this petition is not approved. He said it is for that reason he and other council members have asked for commitments. This amenity center is as centrally located as it can be now. He said he understands those who live close will have additional concerns and encouraged the developer to continue to work with the residents.

Smith said the developer clearly thinks this is a viable project and that amending the zoning allows the City to ask for higher standards.

1812-PUD-32
[PUBLIC HEARING]**181st Street PUD Amendment: Outdoor Event Stage***1189 E. 181st Street*

Grand Junction Brewing Co., LLC requests an amendment to the 181st Street PUD District to allow a small Outdoor Event Stage on Parcel A of the 181st Street PUD District.

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

Crabtree presented a summary of this request to amend the 181st Street PUD District to allow for an Outdoor Event Stage.

Public Hearing for 1812-PUD-32 opened at 8:18 p.m.

No public comments.

Public Hearing for 1812-PUD-32 closed at 8:18 p.m.

Smith asked about the hour restrictions for concerts.

- The Petitioner, Jon Knight with Grand Junction Brewing, stated that 10pm would be latest, which is consistent with city's noise ordinance.

Woodard asked if the stage would be used for things other than concerts.

- Knight responded that Grand Junction holds a many fundraisers and that the stage may be used for announcements at such events.

Motion: Forward 1811-PUD-32 to the City Council with favorable recommendation

Motion: Horkay; second, Kelleher. Motion passed. Vote: 8-0

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CONTINUED ITEMS**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)

Motion: Adjourn meeting.

Motion: Willis; second, Schmitz. Motion passed. Vote: 8-0.

The meeting adjourned at 8:24 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



Petition Number: 1901-PUD-01

Project Name: Monon Crossing PUD District

Subject Site Address: 827 State Road 32 East (the "Property")

Petitioner: Midland Atlantic Properties, Inc (the "Petitioner")

Representative: OnPointe Land Matters

Request: Requests a change in zoning review of 3.42 acres +/- from AG-SF1: Agricultural / Single-Family Residential District and The Trails PUD District to the Monon Crossing PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Residential; and The Trails PUD District

Current Land Use: Single-Family Residential

Approximate Acreage: 3.42 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 18-54

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the December 10, 2018, City Council meeting. The Petitioner held a neighborhood meeting on December 18, 2018. The petition will receive a public hearing at the January 7, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 827 State Road 32 East (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Residential and The Trails PUD District. Adjacent property to the west is zoned AG-SF1: Agricultural / Single-Family Residential and is residentially used. Surrounding property to the north (Wheeler Landing PUD District), east (Hall & House PUD District), and south (The Trails PUD District) is zoned for commercial and/or multi-family development.

Project Description: The Petitioner is requesting a change of zoning to the Monon Crossing PUD District (Ordinance 18-54) that would allow for commercial development. The proposed PUD Ordinance establishes the GB: General Business District as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the GB: General Business District.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed PUD	GB District
Minimum Lot Frontage	80'	80'
Minimum Lot Width	No minimum	No minimum
Minimum Lot Area	No minimum	No minimum
Minimum Setbacks		
North Boundary (State Highway 32)	30'	60' *
South Boundary (175 th Street)	30'	20'
West Boundary (Residential Property)	10'	60'
East Boundary (Monon Trail Bridge)	No minimum	20' **
All Other	No minimum	20' **

* Established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

** In established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District and State Highway 32 Overlay District with proposed modifications, which are briefly highlighted below:

Minimum Gross Floor Area: The proposed PUD Ordinance would reduce the State Highway 32 Overlay's minimum gross floor area requirement for buildings within the State Road 32 corridor (Article 5.3(J)). The proposal is to reduce the requirement from 5,000 square feet to 4,000 square feet, of which, a maximum of 1,000 square feet could be permanent outdoor seating area.

Receptacle Location: Enclosed trash receptacles would be permitted to be located within the Established Front Yard of 175th Street. Also, if an enclosed trash receptacle is attached to a Principal Building, then an opaque gate/door may be oriented towards 175th Street.

Architectural Standards: The proposed PUD Ordinance would replace the architectural requirements of Article 6.3, and instead would require a modified Article 5.3(K) (State Highway 32 Overlay Architectural Requirements) to apply. The proposed modifications include requirements for mechanical/utility meter screening and a modification to the façade offset requirement. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) which provides examples of specific design elements that contribute to the intent and vision for the development of the Property.

Landscaping Standards: The proposed PUD Ordinance would modify several of the landscaping requirements of Article 6.8, as highlighted below:

i. **Minimum Lot Landscaping (per acre):**

	Proposed PUD	UDO Requirement
Shade Trees	2	10
Ornamental/Evergreen Trees	2 Ornamental	10
Shrubs	8	25

- ii. **Foundation Plantings:** Foundation plantings would only be required along building facades oriented towards State Road 32.
- iii. **External Street Frontage:** The planting requirements of Article 6.8(M) would not apply, but rather, only the State Highway 32 Trail Corridor planting requirements would apply to this Property.
- iv. **Buffer Yard:** Article 6.8(N) Shall not apply.
- v. **Interior Parking Area Landscaping:** The proposed PUD Ordinance would reduce the minimum area required for parking islands from 10% to 7% of the total Parking Area.
- vi. **Perimeter Parking Area Landscaping:** The proposed PUD Ordinance would not require perimeter parking area landscaping on the eastern edge of the Property, and it would not require perimeter parking area landscaping between adjacent lots with shared parking/cross-access

Sign Standards: The proposed PUD Ordinance would follow the Nonresidential Center Sign standards of Article 6.17(J), with the exception that tenant information can be added to the center's entrance signs permitted under Article 6.17(J)(3). Additionally, the proposed PUD Ordinance establishes a maximum size of 15 feet in height and 120 square feet in size for the single Nonresidential Center Monument Sign.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor's office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

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 will be held on the January 7, 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 December 10, 2018, Council meeting.

DEPARTMENT COMMENTS

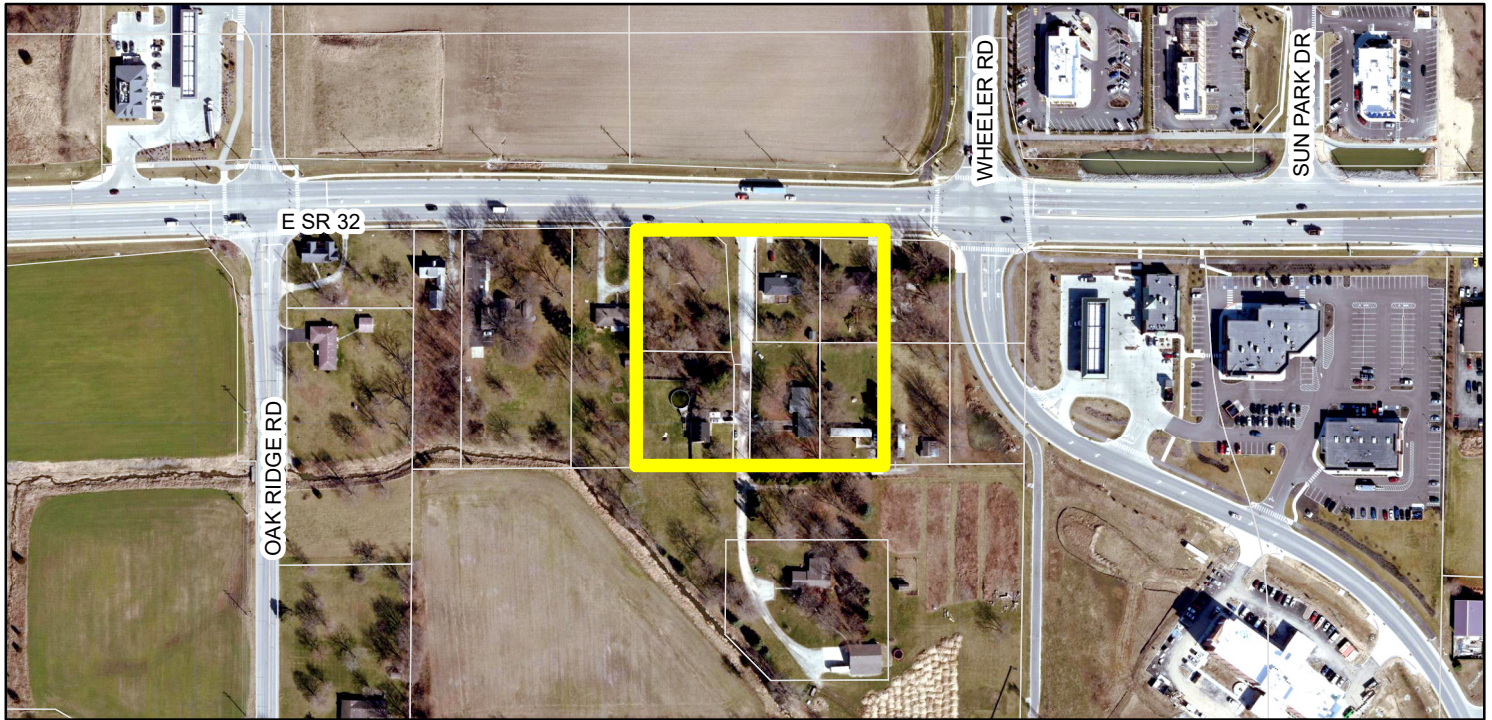
1. **Action: Hold a public hearing at the January 7, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



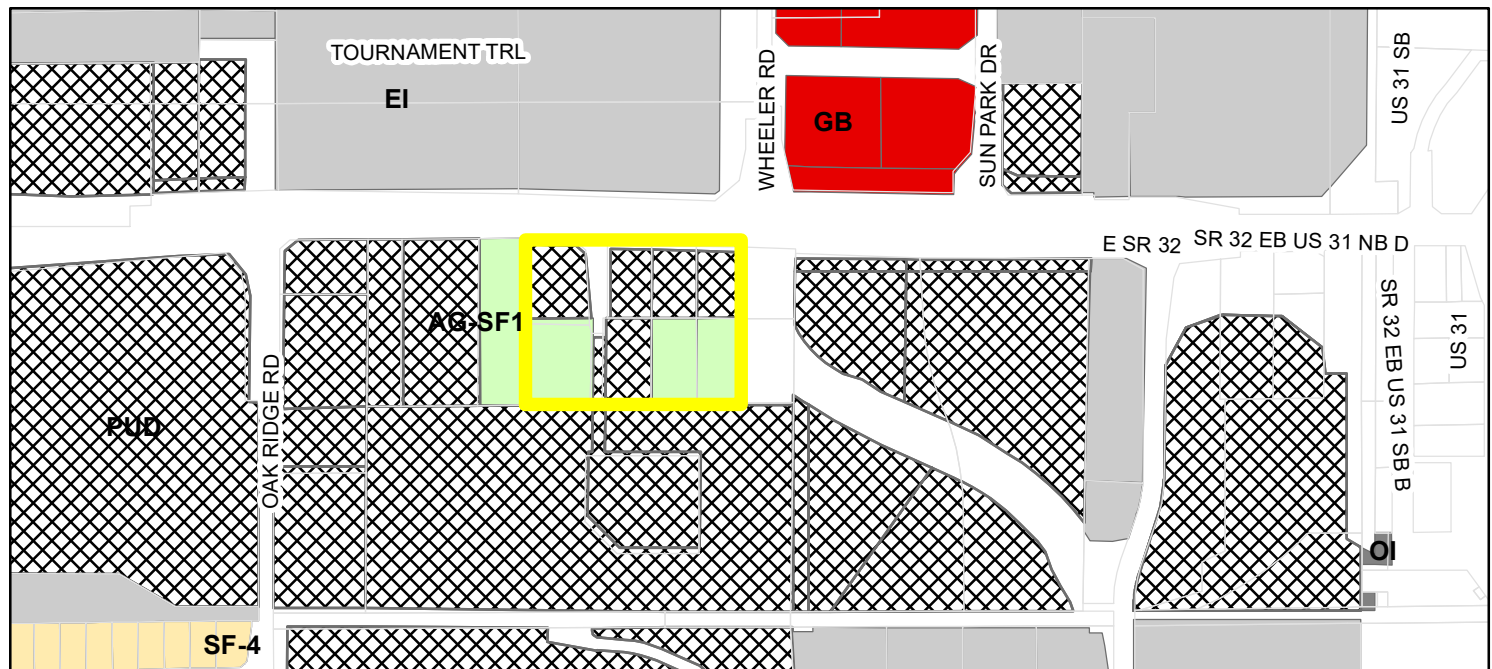
Property Location Map
Monon Crossing PUD District
Planned Unit Development
1901-PUD-01



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | GB (General Business) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-4 (Single Family - 4) |
| EI (Enclosed Industrial) | |

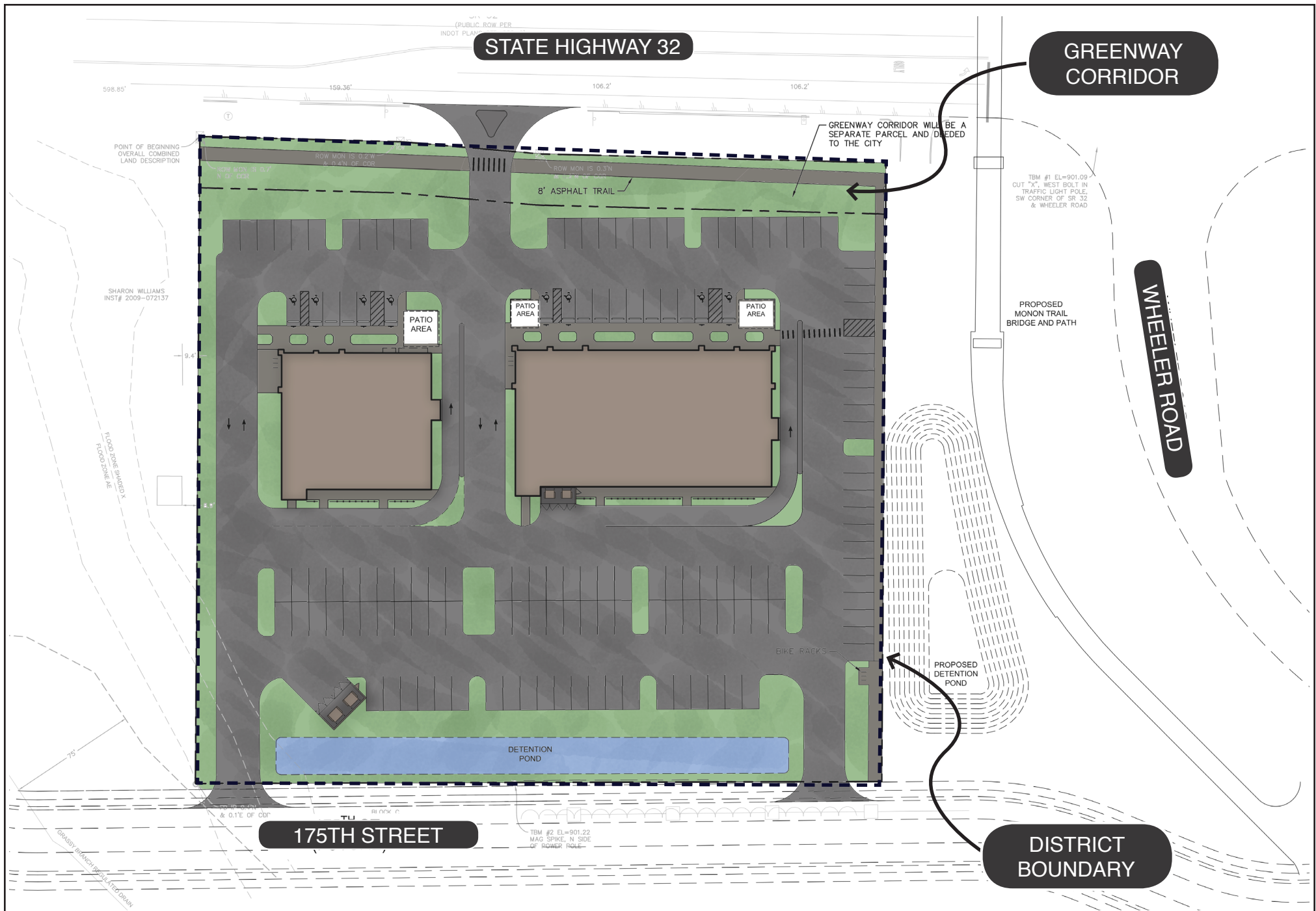


EXHIBIT B-1: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT

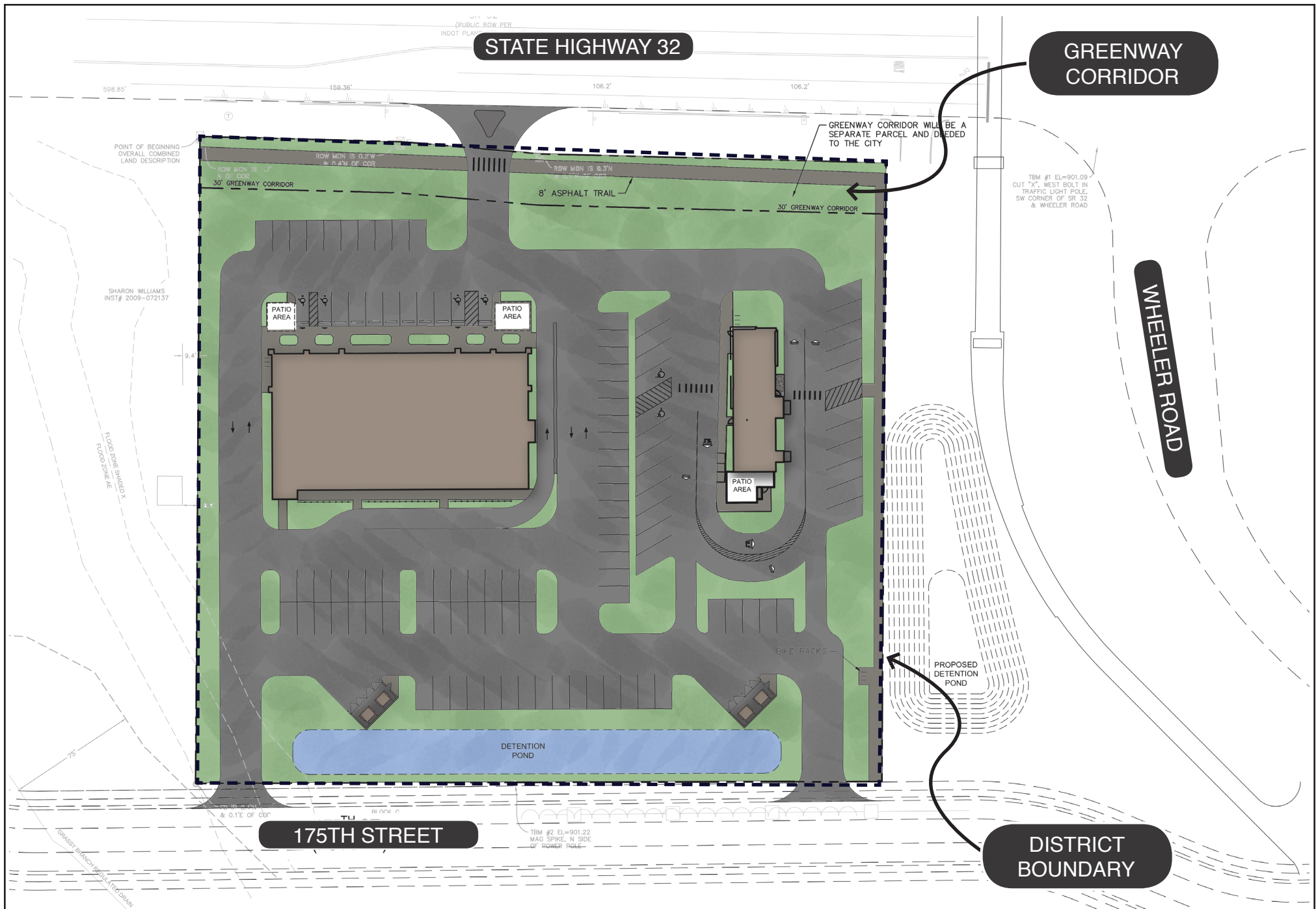


EXHIBIT B-2: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets

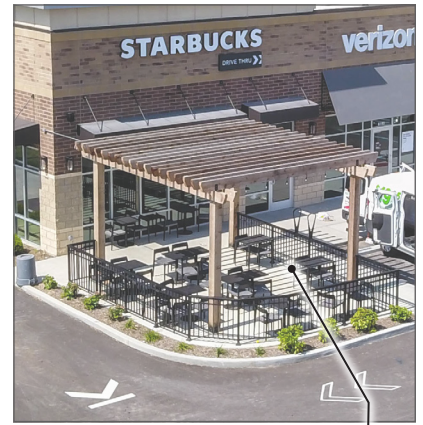


pitched and gabled roof alternatives



outdoor seating





high quality materials

decorative lighting

outdoor seating



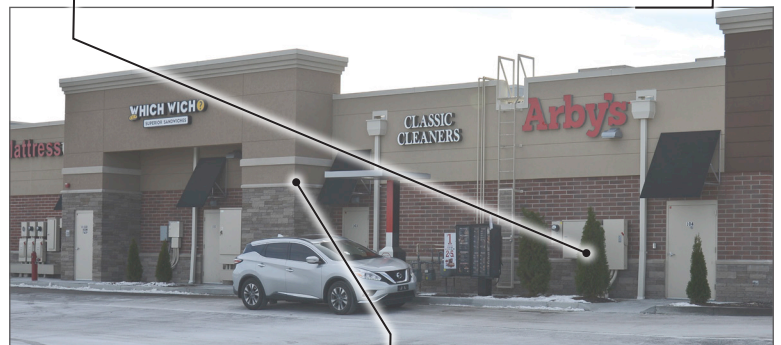
alternative awning designs



facade offsets

articulated three-dimensional cornice

roof line modulation



utility meter and mechanical screening

four-sided architecture

ORDINANCE NUMBER 18-[REDACTED]

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 15-27 (the "Original PUD Ordinance"), on November 9, 2015, as amended and replaced by Ordinance No. 16-26 (the "Trails PUD Ordinance"), as adopted by the Common Council on November 14, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1901-PUD-[REDACTED]**), 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. 1901-PUD-[REDACTED]** to the Common Council of the City of Westfield, Hamilton County, Indiana with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan provides a general vision for the development of the District with two (2) possible site layouts for parking, internal drives and building locations that are permitted by this Ordinance. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Concept Plan.

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

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

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

6.1 Minimum Building Setback Lines:

- | | | |
|----|-------------------------------------|--|
| A. | <u>State Highway 32:</u> | Thirty (30) feet from right-of-way line. |
| B. | <u>175th Street:</u> | Thirty (30) feet from right-of-way line. |
| C. | <u>District West Property Line:</u> | Ten (10) feet. |
| D. | <u>District East Property Line:</u> | No minimum. |
| E. | <u>All Other:</u> | No minimum. |

Section 7. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Article 5.3(J) Building Size Requirements: Shall apply, except as modified below.

A. Minimum Gross Floor Area: Four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

7.2 Article 5.3(K) Architectural Design Requirements: Shall apply, except as modified below.

A. Character Exhibit. The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings, and it provides examples of specific design elements that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

B. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply. In addition, wall-mounted utility meters shall also be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood or vinyl fencing, Masonry Materials, or a combination of the aforementioned.

C. Article 5.3(J)(2)(b) Building Elevations: Shall be modified to require 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 fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and eight (8) inches 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.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading Areas shall be modified to: (i) permit enclosures to be located within the Established Front Yard of 175th Street; and (ii) if enclosures are attached to the Principal Building, as generally

illustrated on the Concept Plan, then the opaque gates may be oriented towards 175th Street.

8.2 Article 6.3 Architectural Standards: Shall not apply; rather, Section 7.2 Architectural Design Requirements of this Ordinance shall apply.

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

- A. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Building Facade oriented towards State Highway 32 (e.g., north Building Facade).
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply; however, The Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32.
- C. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- D. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - i. Interior Parking Area Landscaping (Article 6.8(O)(1)(a)). Shall apply, however, the Minimum Area Required for the District to be set aside for Parking Area islands shall be seven percent (7%).
 - ii. Perimeter Parking Area Landscaping (Article 6.8(O)(2)). Shall apply, except as modified below.
 - a. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
 - b. Perimeter Parking Area Landscaping shall not be required along the District's east property line; however, if approved by the City's Department of Public Works, then the otherwise required Perimeter Parking Area Landscaping along the District's east property line shall be installed within the adjacent right-of-way.
- E. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

8.4 Article 6.17 Sign Standards: Shall apply, except as modified below.

- A. Article 6.17(J) Nonresidential Center Signs: Shall apply to the District. The District shall be permitted one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(ii), which permits a maximum of fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face.
- B. Article 6.17(J)(3) Entrance Sign(s) (Center Only): Shall apply. Entrance Signs shall be permitted to identify tenants located within the District.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]**

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 18-[REDACTED]** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-[REDACTED]**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-[REDACTED]**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Midland Atlantic Properties, Inc.
9000 Keystone Crossing, Suite 850, Indianapolis, Indiana 46240

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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST STATE PLANE BEARING ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION 598.85 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 30.99 FEET TO THE SOUTH RIGHT OF WAY OF STATE ROAD 32 AND SPRUCE LANE, AS DESCRIBED IN INSTRUMENT # 2007-040771 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE ON AND ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 117.55 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 22 SECONDS EAST ACROSS THE NORTH LINE OF SPRUCE STREET 81.79 FEET TO THE RIGHT OF WAY OF SPRUCE LANE AND STATE ROAD 32 AS DESCRIBED IN INSTRUMENT # 2007-040161; THENCE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST ON AND ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 202.71 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 362.40 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT # 2006-005438; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST 401.75 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT # 2003-110187; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST 379.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 3.42 ACRES MORE OR LESS.

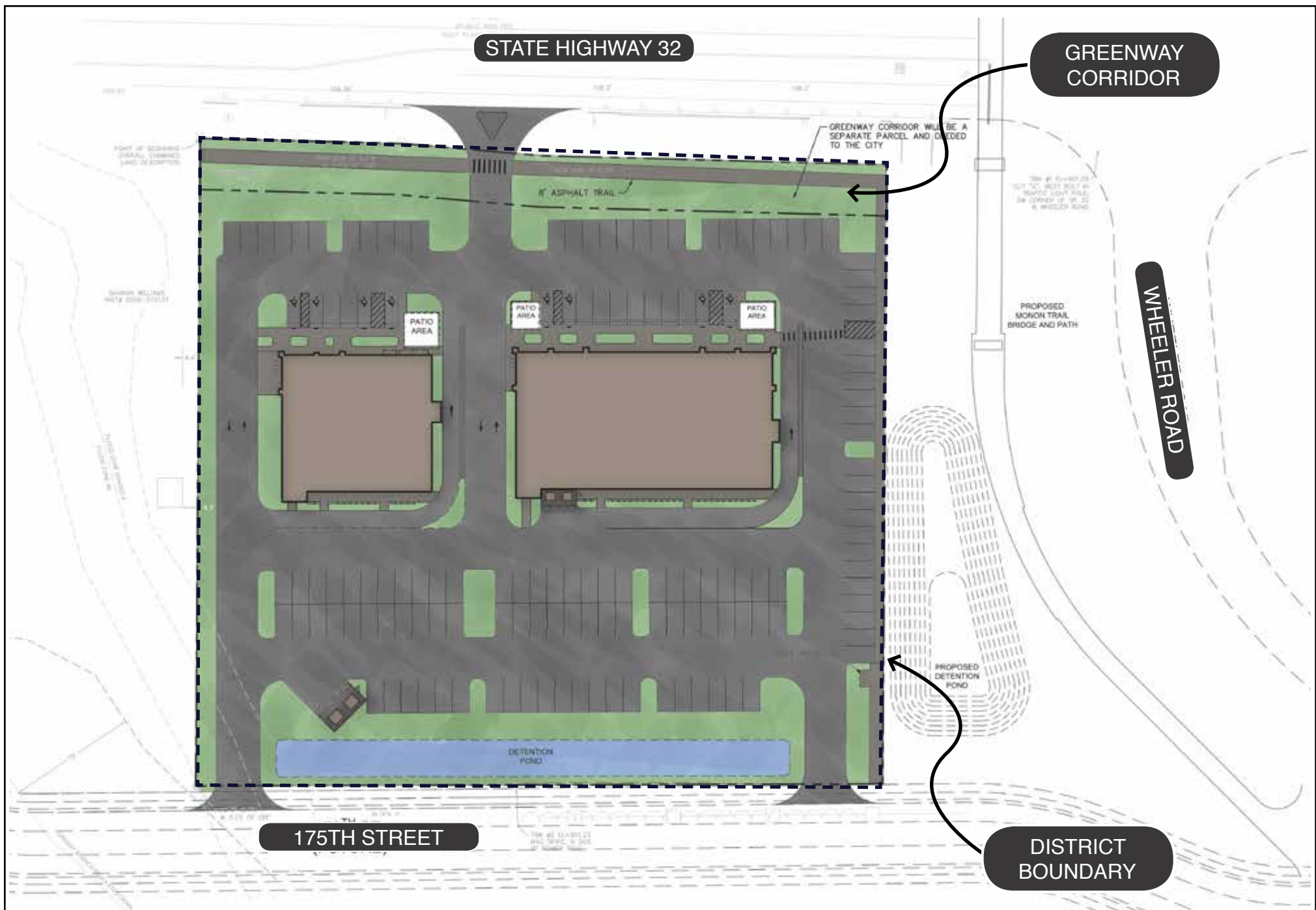


EXHIBIT B-1: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT

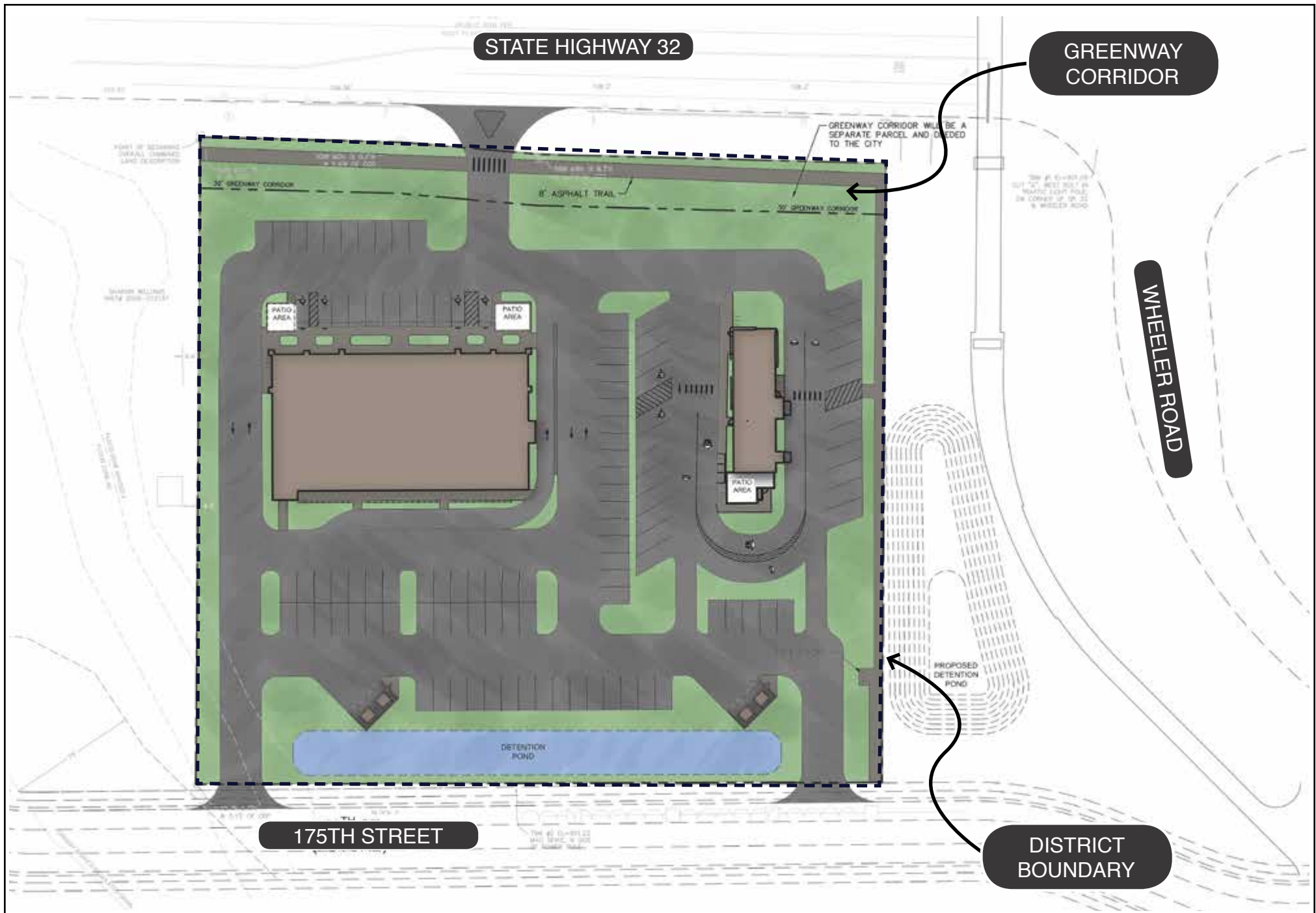


EXHIBIT B-2: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets



pitched and gabled roof alternatives



outdoor seating





four-sided architecture



Petition Number: 1901-SPP-01, 1901-ODP-01

Project Name: Monon Crossing PUD

Subject Site Address: 827 State Road 32 East (the "Property")

Petitioner: Midland Atlantic Properties, Inc (the "Petitioner")

Representative: OnPointe Land Matters

Request: Requests an Overall Development Plan and Primary Plat review of 2 lots on 3.42 acres +/- in the proposed Monon Crossing PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Residential District
The Trails PUD District

Pending Zoning: Monon Crossing PUD District (18-54)

Current Land Use: Single-Family Residential

Approximate Acreage: 3.42 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Primary Plat and Overall Development Plan

Staff Reviewer: Jonathan Dorsey, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its December 18, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's January 7, 2019, meeting.

PROJECT BACKGROUND

The subject 3.42-acre property is currently in the process of being rezoned to the Monon Crossing PUD District (Ordinance 18-54, *pending*). The subject Overall Development Plan and Primary Plat would plat the property into 2 commercial lots.

The petition was reviewed by the Technical Advisory Committee at its December 18, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's January 7, 2019, meeting.

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

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

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

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

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

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

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

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

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

- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see General Regulations.

- 12) Legend and notes.

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

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

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

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

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

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

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

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

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



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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

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

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

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

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

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

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

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

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

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

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

Comment: Please see District Standards for Building Setback Lines.

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

31) Location and dimensions of all existing structures and paved areas.

32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

33) Location of all Floodplain areas within the boundaries of the property.

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

34) Names of legal ditches and streams on or adjacent to the site.

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

35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

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



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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and the Monon Crossing PUD Ordinance, except for those items identified as outstanding below.

39) **Monon Crossing PUD District Standards:** The underlying zoning district is the GB District (Article 4.16)

- a) Permitted Uses (Section 5)
- b) General Regulations (Section 6)

	Monon Crossing PUD
i) Minimum Lot Frontage	80'
ii) Minimum Lot Width	No minimum
iii) Minimum Lot Area	No minimum
iv) Minimum Setbacks	
North Boundary (State Highway 32)	30'
South Boundary (175 th Street)	30'
West Boundary (Residential Property)	10'
East Boundary (Monon Trail Bridge)	No minimum
All Other	No minimum

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

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

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

Comment: Please see District Standards.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 44) Architectural Standards (Article 6.3)
- 45) Building Standards (Article 6.4)
- 46) Fence Standards (Article 6.5)
- 47) Height Standards (Article 6.6)
- 48) Landscaping Standards (Article 6.8):
- a) Preservation and Replacement of Trees:

- i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
- b) Selection, Installation, and Maintenance of Plant Materials:
- c) General Landscape Design Standards:
 - i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas:
 - i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees:
- f) Minimum Lot Landscaping Requirements:

Comment: To be reviewed at the time of each Lot's Detailed Development Plan review.
- g) External Street Frontage Landscaping:
- h) Buffer Yard Requirements:
- 2) Lighting Standards (Article 6.9)
- 3) Lot Standards (Article 6.10)

Comment: Please see District Standards.
- 4) Setback Standards (Article 6.16)
- 5) Vision Clearance Standards (Article 6.19)
- 6) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

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

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

- 3) Monument and Marker Standards (Article 8.5)
- 4) Open Space and Amenity Standards (Article 8.6)

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

- 5) Pedestrian Network Standards (Article 8.7)
- 6) Storm Water Standards (Article 8.8)
- 7) Street and Right-of-Way Standards (Article 8.9)
- 8) Street Light Standards (Article 8.10)
 - a) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
- 9) Street Sign Standards (Article 8.11)
- 10) Surety Standards (Article 8.12)
- 11) Utility Standards (Article 8.13)

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

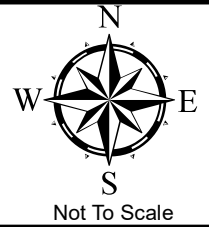


DEPARTMENT COMMENTS

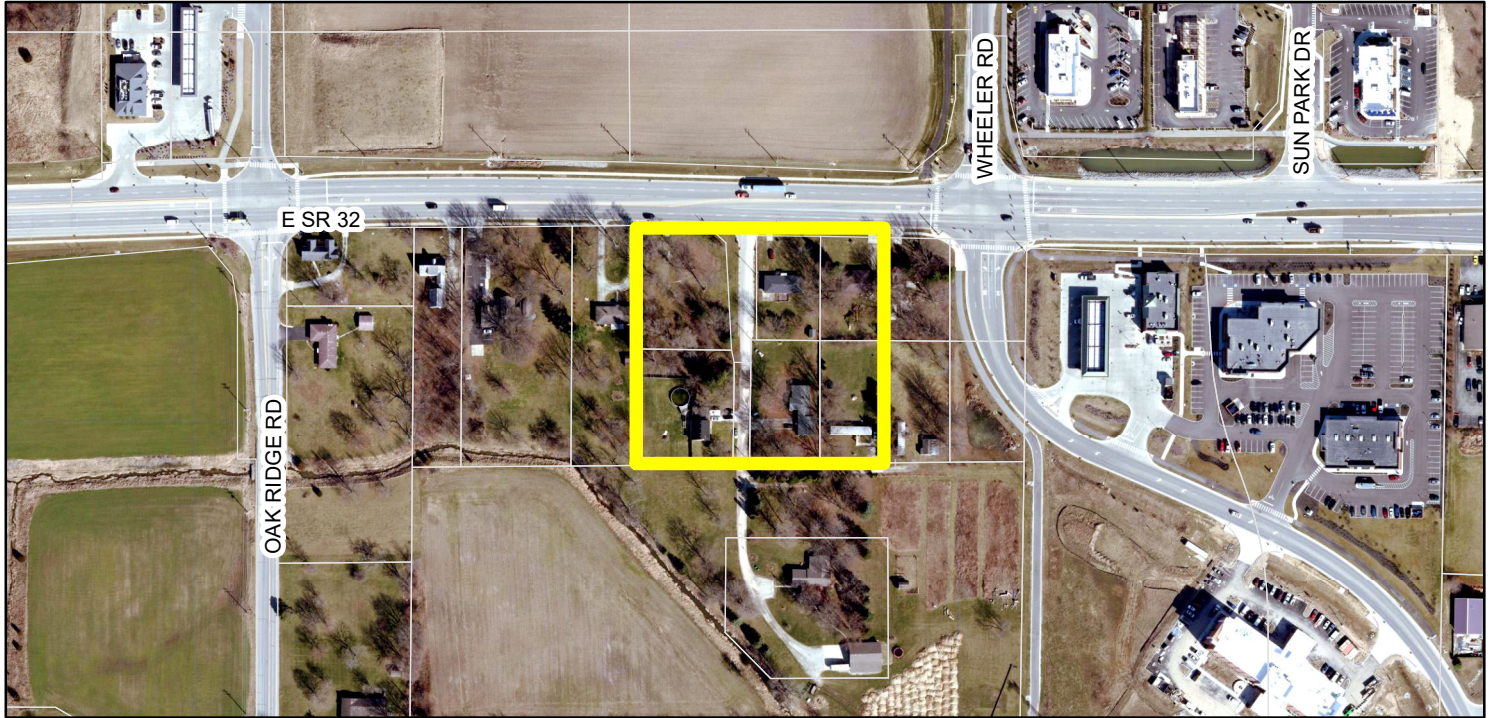
1. **Action: Hold a public hearing at the January 7, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



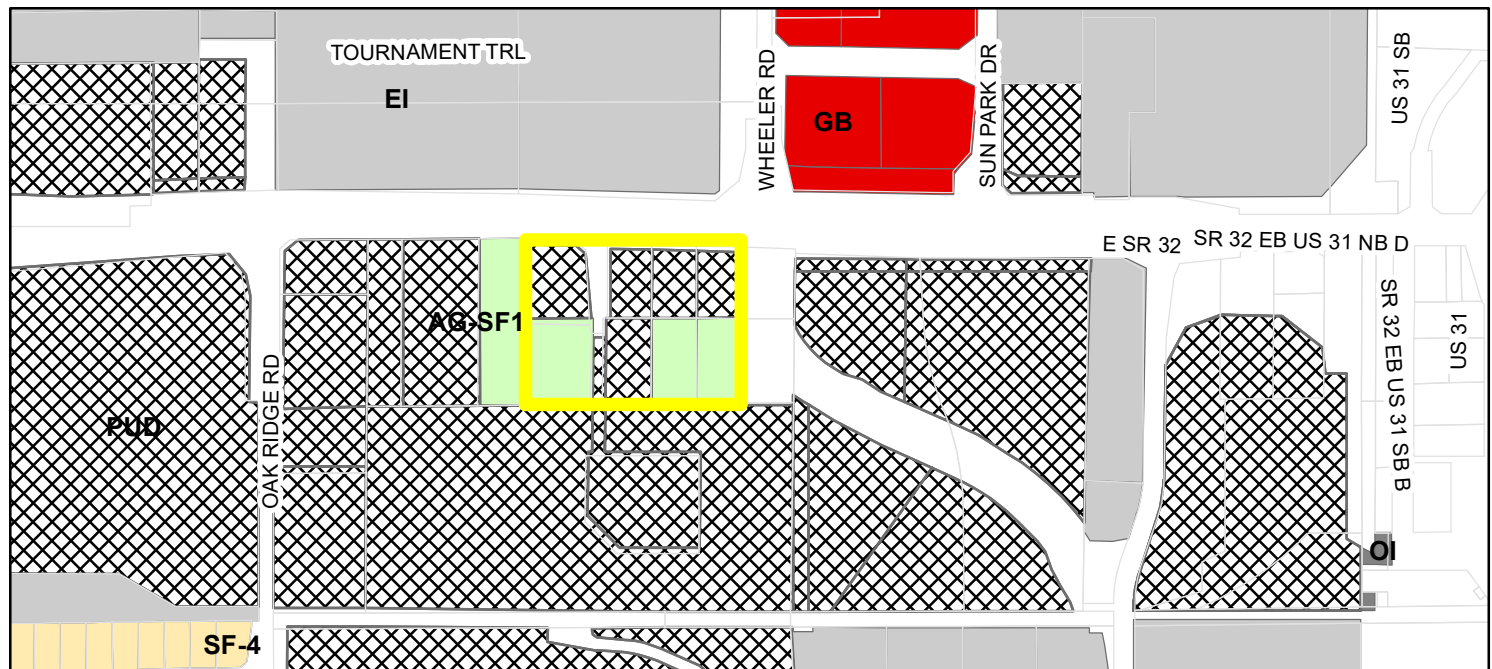
Property Location Map
Monon Crossing PUD District
Planned Unit Development
1901-PUD-01



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | GB (General Business) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-4 (Single Family - 4) |
| EI (Enclosed Industrial) | |

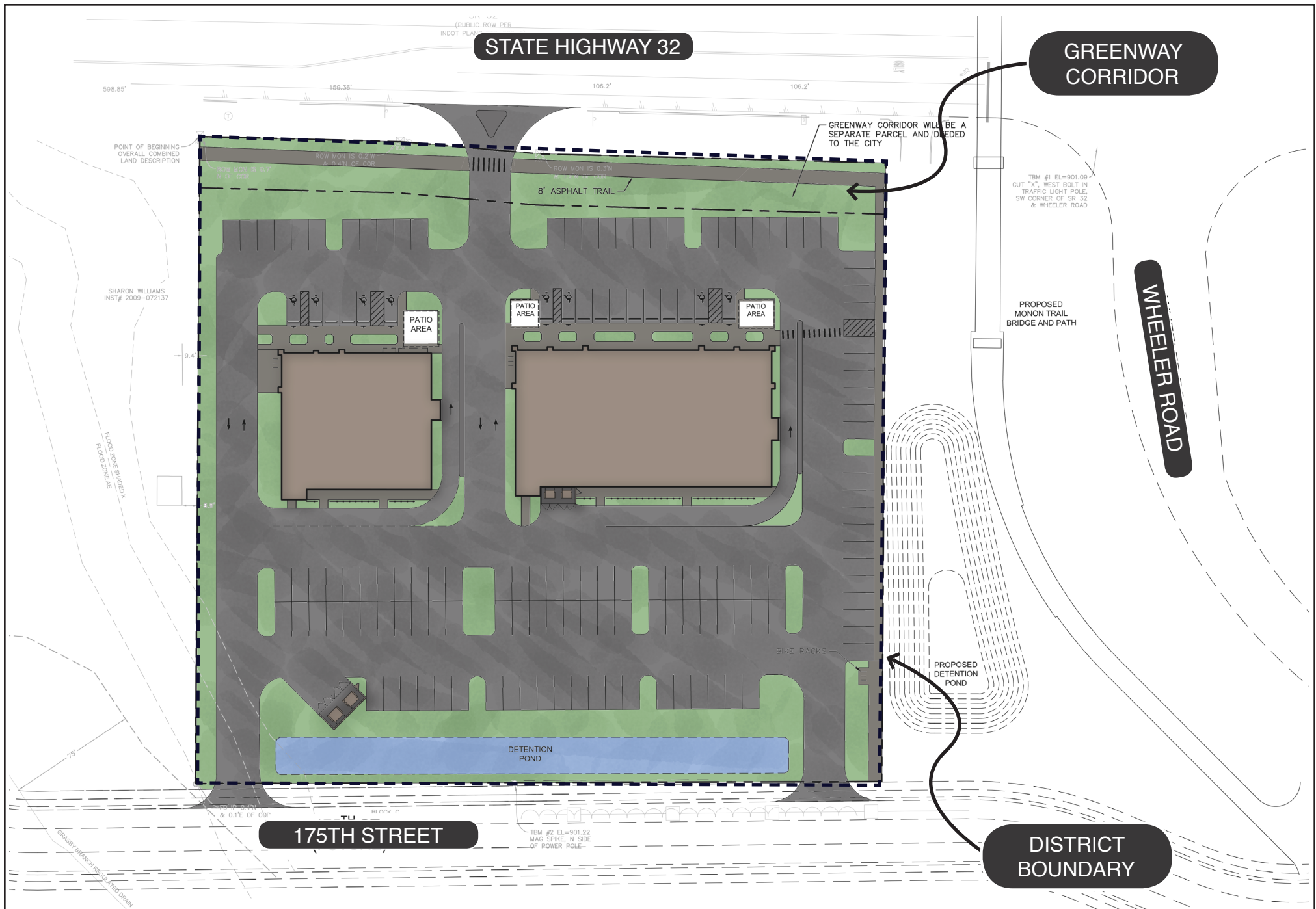


EXHIBIT B-1: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT

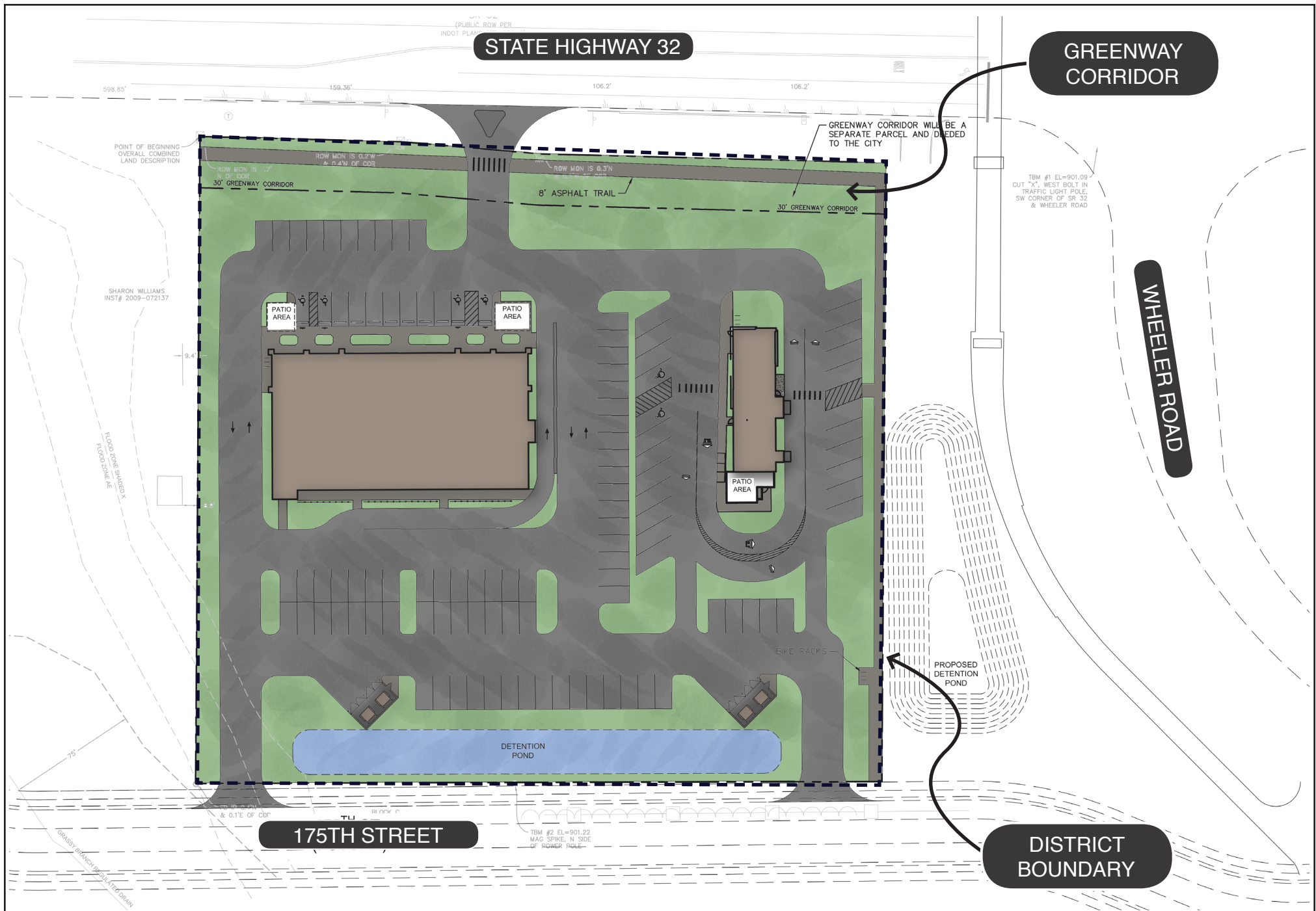


EXHIBIT B-2: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT

TOTAL ACREAGE - 3.18 ACRES
OF LOTS - 2
POND AREA - 0.15 ACRES
ZONING - PUD

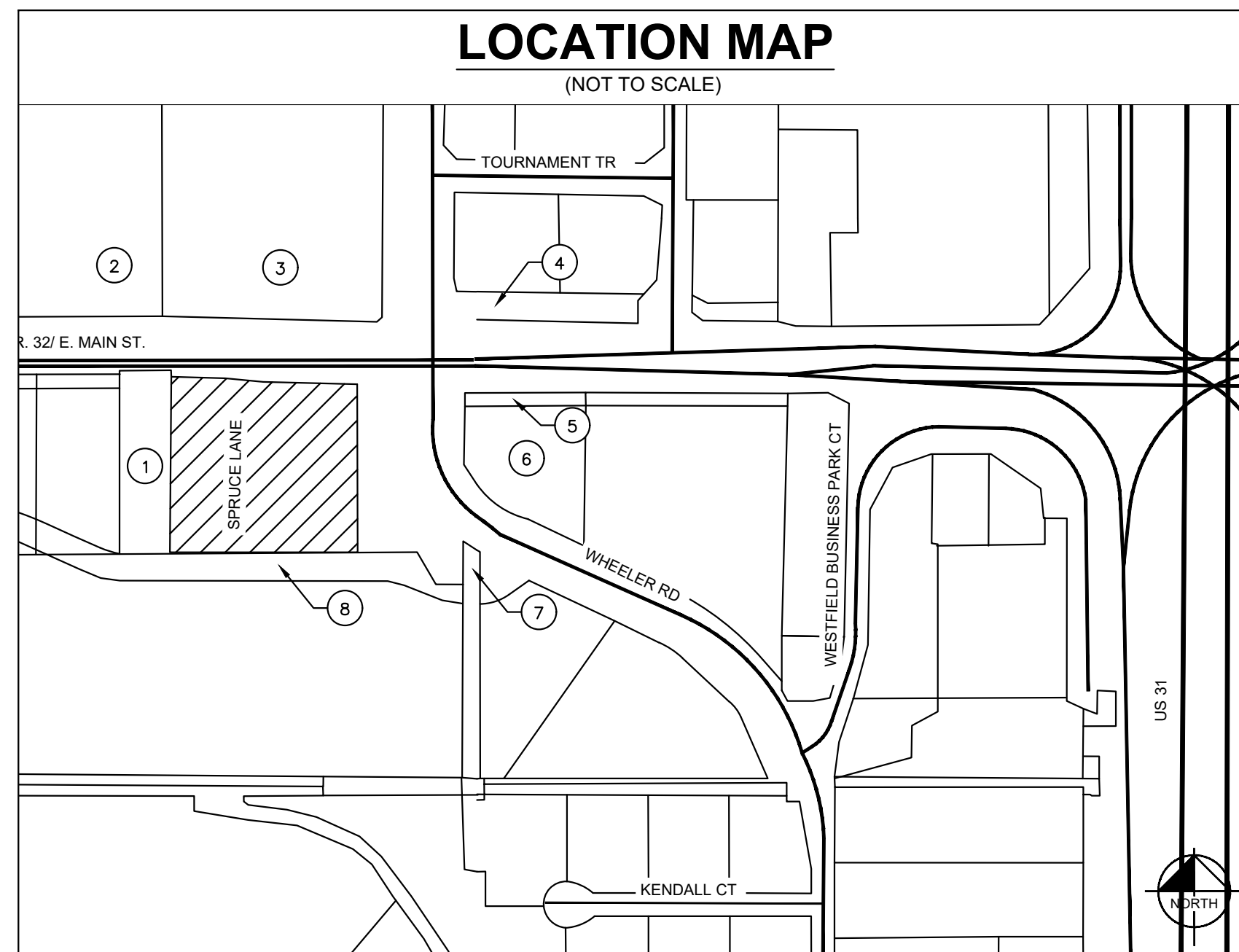
SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570-8800

OWNER/SUBDIVIDER:
KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900

ENGINEER:
WILLIAM A. BUTZ, JR.
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218-9560

MONON CROSSING

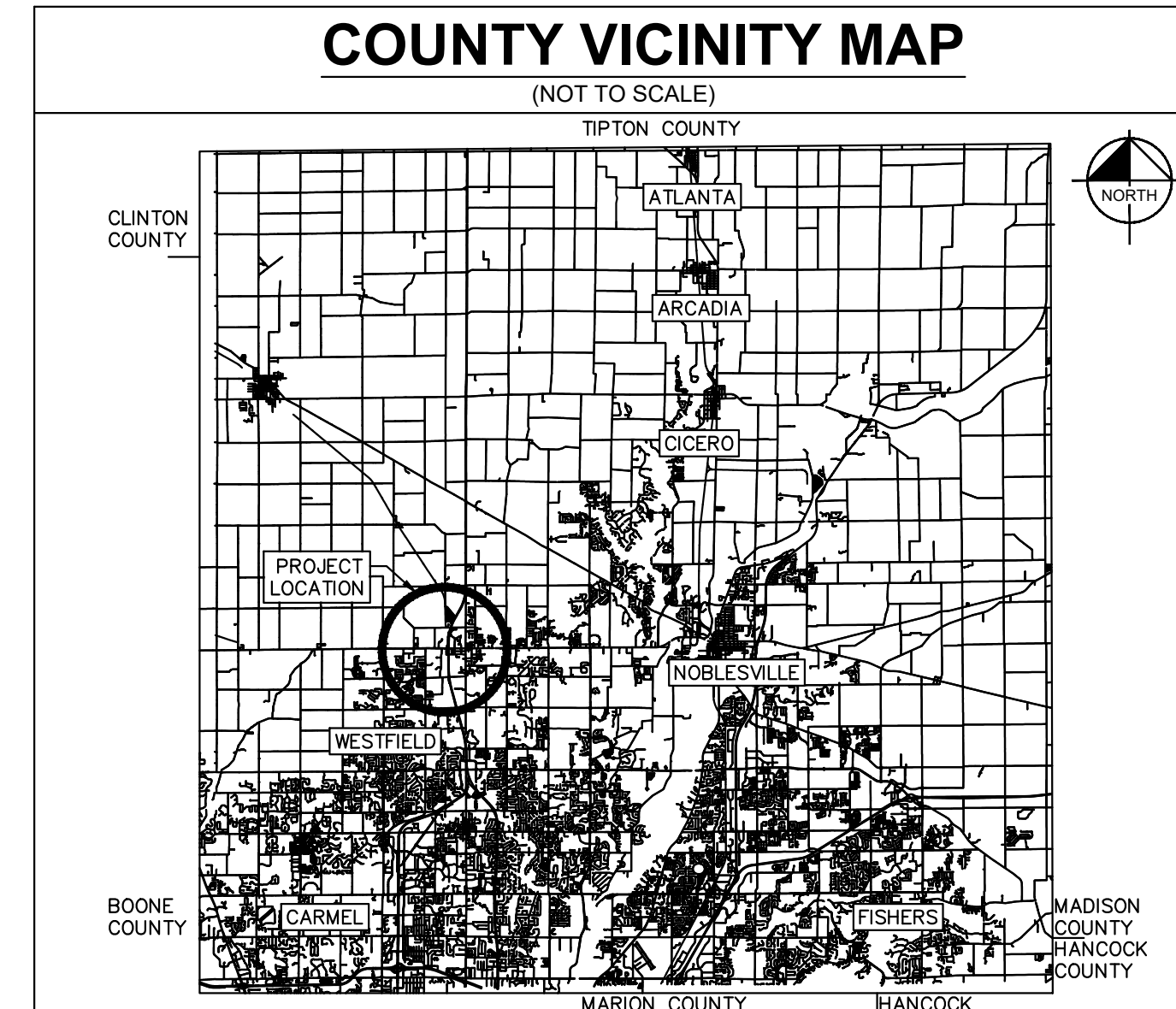
ADJACENT PROPERTY OWNERS AND USE		
	OWNER	USE
1	WILLIAMS, SHARON J	AGRICULTURAL-SINGLE FAMILY
2	WHEELER FARMS LLC	INDUSTRIAL
3	WHEELER FARMS LLC	INDUSTRIAL
4	CITY OF WESTFIELD	GENERAL BUSINESS
5	CITY OF WESTFIELD	PUD
6	L & Q REALTY LLC	PUD
7	CITY OF WESTFIELD	PUD
8	OAK RIDGE INVESTORS LLC	PUD



TECHNICAL ADVISORY COMMITTEE MEMBERS				
SERVICE/JURISDICTION	COMPANY/DEPARTMENT	ADDRESS	PHONE NUMBER	CONTACT
ECONOMIC AND COMMUNITY DEVELOPMENT	WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT	2728 E. 171ST STREET WESTFIELD, IN 46074	317-804-3170	KEVIN TODD
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17535 DARTOWN ROAD WESTFIELD, IN 46074	317-804-3307	GARRY HARLING
G.I.S.	WESTFIELD G.I.S.	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	LEANE KMETZ
PUBLIC WORKS	WESTFIELD PUBLIC WORKS DEPARTMENT	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	JEREMY LOLLAR PHIL SUNDLING
PRE-CONSTRUCTION	WESTFIELD PRE-CONSTRUCTION	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3147	JOHN RANKIN
STORM WATER	WESTFIELD STORM WATER	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3100	MIKE MORGAN WES ROOD
SCHOOL	WESTFIELD-WASHINGTON SCHOOL CORPORATION	322 W. MAIN STREET WESTFIELD, IN 46074	317-867-8045	JON MONTALONE
STATE ROADWAY	INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) TIPTON SUB-DISTRICT	2152 W. STATE ROAD 28 TIPTON, IN 46072	317-402-1823	SANDRA LANDRUM
COUNTY SURVEYOR	HAMILTON COUNTY SURVEYOR'S OFFICE	ONE HAMILTON COUNTY SQUARE, SUITE 188 NOBLESVILLE, IN 46060	317-776-8495	GREG HOYES
COUNTY ROADWAY	HAMILTON COUNTY HIGHWAY DEPARTMENT	1700 S. 10TH STREET NOBLESVILLE, IN 46060	317-773-7770	DAVE LUCAS
COUNTY HEALTH	HAMILTON COUNTY HEALTH DEPARTMENT	18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060	317-776-8500	LARRY BEARD
WATER/SANITARY SEWER	CITIZENS WESTFIELD	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-917-5294	MITCH HOUSE
ENERGY/POWER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-927-4538	CHRIS L. KEHL
ENERGY/POWER	DUKE ENERGY (NOBLESVILLE OFFICE)	100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062	317-776-5331	BILL OLDHAM
ENERGY/POWER	DUKE ENERGY (CARMEL OFFICE)	16475 SOUTH PARK DRIVE WESTFIELD, IN 46074	317-896-6711	TRENT GODSEY
ENERGY/POWER	DUKE ENERGY: ASSET PROTECTION	WF500/2727 CENTRAL AVENUE COLUMBUS, IN 47201	812-375-2021	GARY S. McNAMEE
GAS	PANHANDLE EASTERN PIPELINE COMPANY	9371 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268	371-733-3231 317-733-3232	TROY YACKLE MARK WOOD
GAS	INDIANA GAS / VECTREN	P.O. BOX 1700 NOBLESVILLE, IN 46061	317-776-5550	CHAD MILLER
GAS	MARATHON PIPELINE, LLC.	10722 E. C.R. 300 N INDIANAPOLIS, IN 46234	317-291-9460x1233	DAN JONES
GAS	BUCKEYE PARTNERS, L.P.	941 BUCKEY ROAD, LIMA, OH 45804	419-993-8008	KYLE SMITH
TELECOMMUNICATIONS	COMCAST CABLE	5330 E. 65TH STREET INDIANAPOLIS, IN 46220	317-982-1161	EAR SMALL, JR.
TELECOMMUNICATIONS	LEVEL 3 COMMUNICATIONS	1902 S. EAST STREET INDIANAPOLIS, IN 46225	317-916-2708	DEWAYNE HAMILTON
TELECOMMUNICATIONS	BRIGHT HOUSE NETWORKS	3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46218	317-713-3899	J.D. TRUEBLOOD
TELECOMMUNICATIONS	FRONTIER COMMUNICATION	20905 HAGUE ROAD NOBLESVILLE, IN 46060	317-984-9010	STEVE COSTLOW
TELECOMMUNICATIONS	AT&T	5858 N. COLLEGE AVENUE INDIANAPOLIS, IN 46268	317-252-4275	BRIAN WENTE
TELECOMMUNICATIONS	ZAYO GROUP	5200 E. 64TH STREET INDIANAPOLIS, IN 46220	317-508-2807	DAN JONES
TELECOMMUNICATIONS	INDIANA FIBER NETWORK	5520 W. 76TH STREET INDIANAPOLIS, IN 46268	317-280-4636 317-771-7223	BRUCE SPECK KEITH HAMM
TELECOMMUNICATIONS	METRONET	330 E. MAIN STREET WESTFIELD, IN 46074	317-465-1046	CHRIS BLUTO



SHEET INDEX	
Sheet Number	Sheet Title
1	TITLE SHEET
2	LEGAL DESCRIPTION
3	PRIMARY PLAT
4	DEVELOPMENT PLAN
5	EXISTING CONDITIONS AND DEMOLITION PLAN
6	LANDSCAPE PLAN



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

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

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

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

TOTAL ACREAGE - 3.18 ACRES
OF LOTS - 2
POND AREA - 0.15 ACRES
ZONING - PUD

OWNER/SUBDIVIDER:
KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900

▲ **OLD/EX MONUMENT**

- _____

SIGN EASEMENT

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1

1

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE

TOTAL ACREAGE - 3.18 ACRES
OF LOTS - 2
POND AREA - 0.15 ACRES
ZONING - PUD

SURVEYOR:

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

OWNER/SUBDIVIDER:

KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900

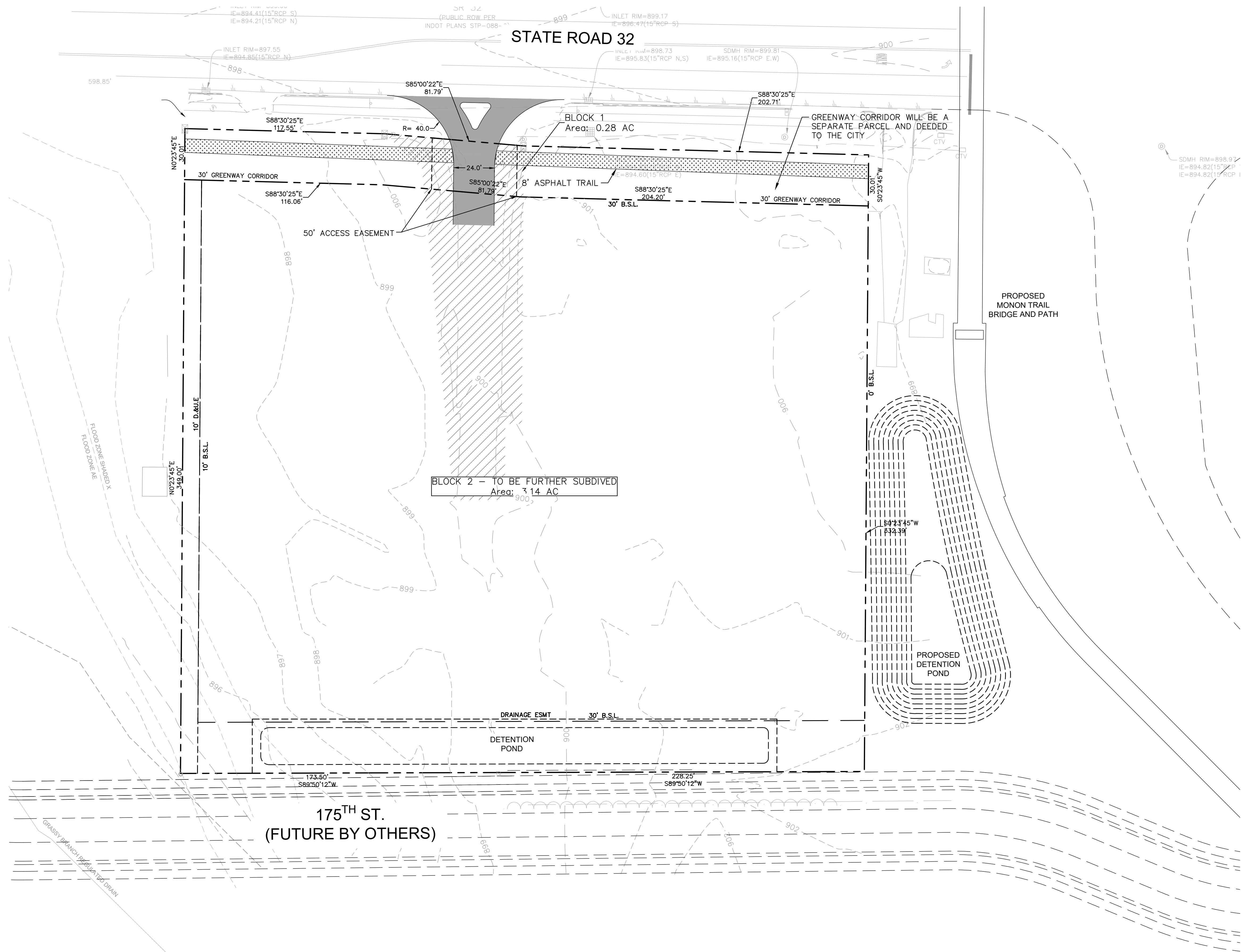
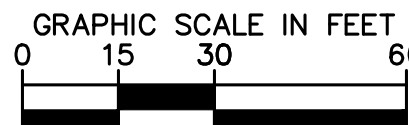
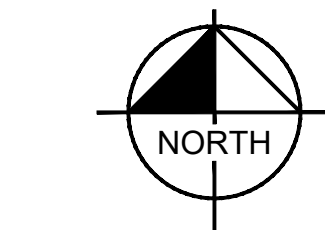
ENGINEER:

WILLIAM A. BUTZ, JR.
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218-9560

MONON CROSSING

PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

ZONING: PUD



EXISTING LEGEND

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

PROPOSED LEGEND

S.E.	SIGN EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
L.D.E.	LEGAL DRAIN EASEMENT
— · · · —	POND NORMAL POOL
— - - - —	OVERALL MONON CROSSING BOUNDARY
— - - - —	PROPOSED EASEMENT
	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)

PAVING AND CURB LEGEND

	ASPHALT PAVEMENT
	ASPHALT TRAIL

Kimley-Horn
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250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MJT
DRAWN BY: NPK
CHECKED BY: WAB



MIDLAND ATLANTIC PROPERTIES

OVERALL DEVELOPMENT PLAN

MONON CROSSING

ORIGINAL ISSUE:
11/30/2018
KHA PROJECT NO.
170088000
SHEET NUMBER

Drawing name: K:\NO_IDE\170088000_Midland Atlantic-Spruce Lane Retain_Westfield_JA2_Design\CADD\PlanSheets\PRIMARY PLAT & DEVELOPMENT PLAN\170088000-EXISTING CONDITIONS AND DEMOLITION PLAN.dwg
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SITE DATA TABLE

TOTAL ACREAGE - 3.18 ACRES
OF LOTS - 2
POND AREA - 0.15 ACRES
ZONING - PUD

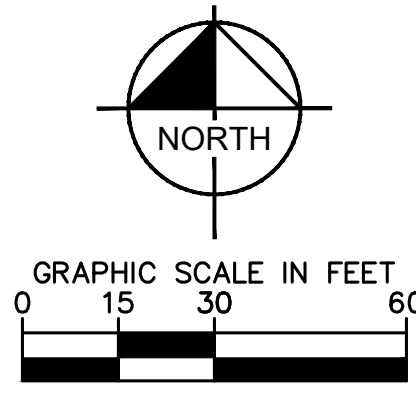
SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570-8800

OWNER/SUBDIVIDER:
KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900

ENGINEER:
WILLIAM A. BUTZ, JR.
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218-9560

MONON CROSSING
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
ZONING: PUD

Indiana Utilities Protection Service



DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X X UTILITY REMOVAL
- (D) X X ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) GRAVEL REMOVAL
- (I) TREE REMOVAL AREA
- (J) SAWCUT LINE
- (K) ITEM TO BE RELOCATED

DEMOLITION NOTES

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING INDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.

DEMOLITION NOTES

THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. SEE ARCHITECTURAL DRAWINGS FOR LIMITS AND PROPER DEMOLITION OF EXISTING BUILDING. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:

- SIDEWALK AND ON-SITE PAVEMENT
- BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
- DEBRIS AND FOUNDATIONS FROM ALL DEMOLISHED STRUCTURES
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.

CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

DISPOSAL OF DEMOLISHED MATERIALS

REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

LANDSCAPE PROTECTION AND REMOVAL

SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION AND REMOVAL.

UTILITY SERVICES

EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FLOWABLE FILL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

UTILITY PROTECTION

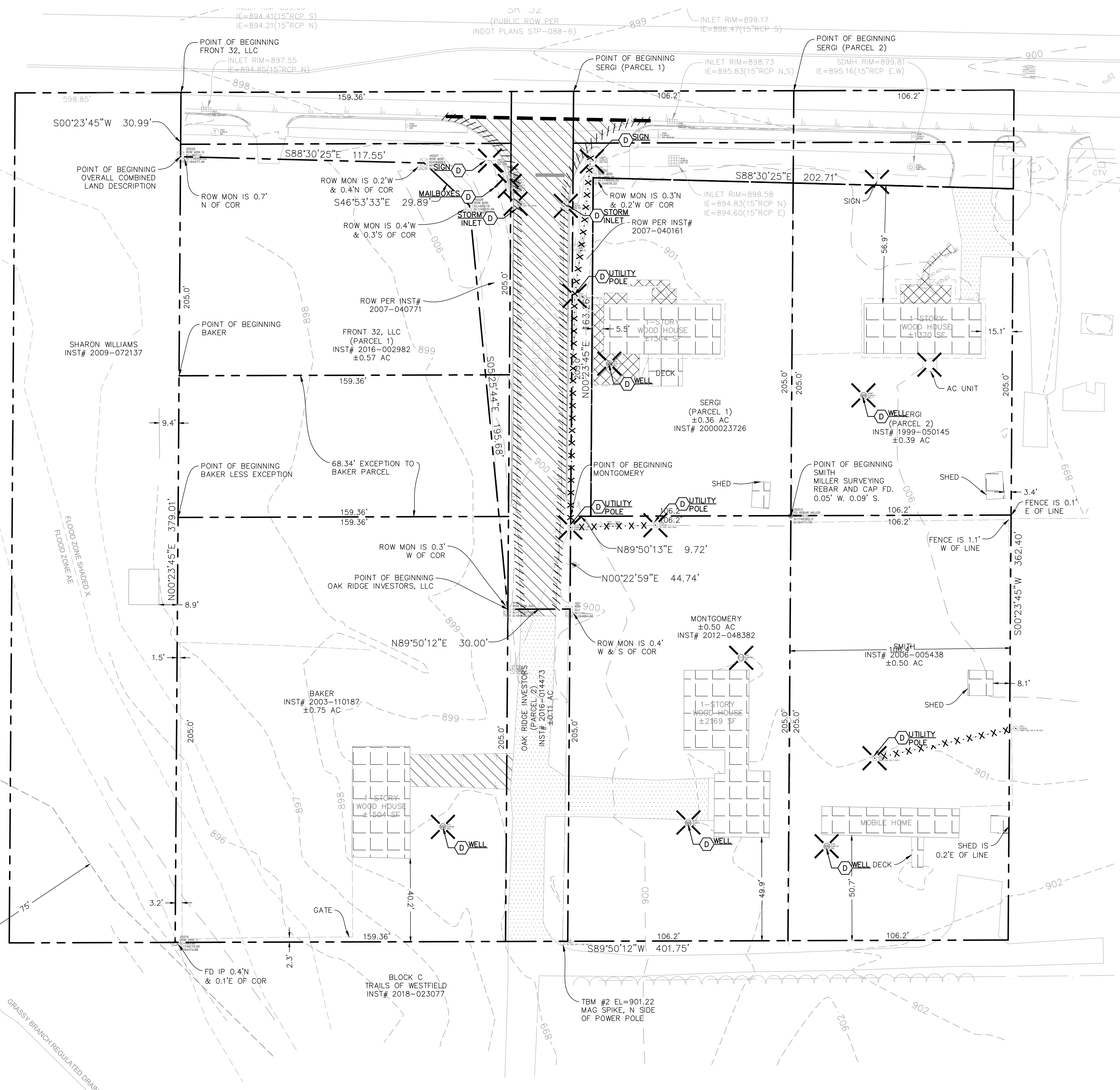
UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL INDIANA 811 (811 OR 800-382-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

POLLUTION CONTROLS

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.

FILLING BASEMENTS AND VOIDS

COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE INDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

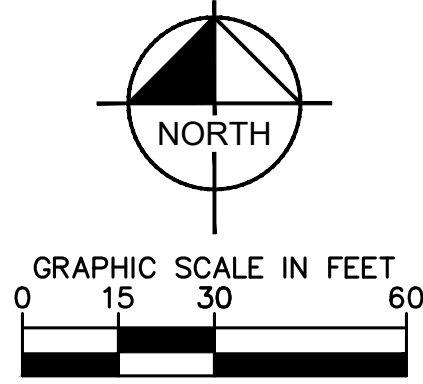


DATE	BY
REVISIONS	
NO	
SCALE: AS NOTED	
DESIGNED BY: MJT	
DRAWN BY: NPK	
CHECKED BY: WAB	
PRELIMINARY 11/30/2018	
MIDLAND ATLANTIC PROPERTIES	
EXISTING CONDITIONS AND DEMOLITION PLAN	
MONON CROSSING	
ORIGINAL ISSUE:	11/30/2018
KHA PROJECT NO.	170088000
SHEET NUMBER	5

TOTAL ACREAGE - 3.18 ACRES
OF LOTS - 2
POND AREA - 0.15 ACRES
ZONING - PUD

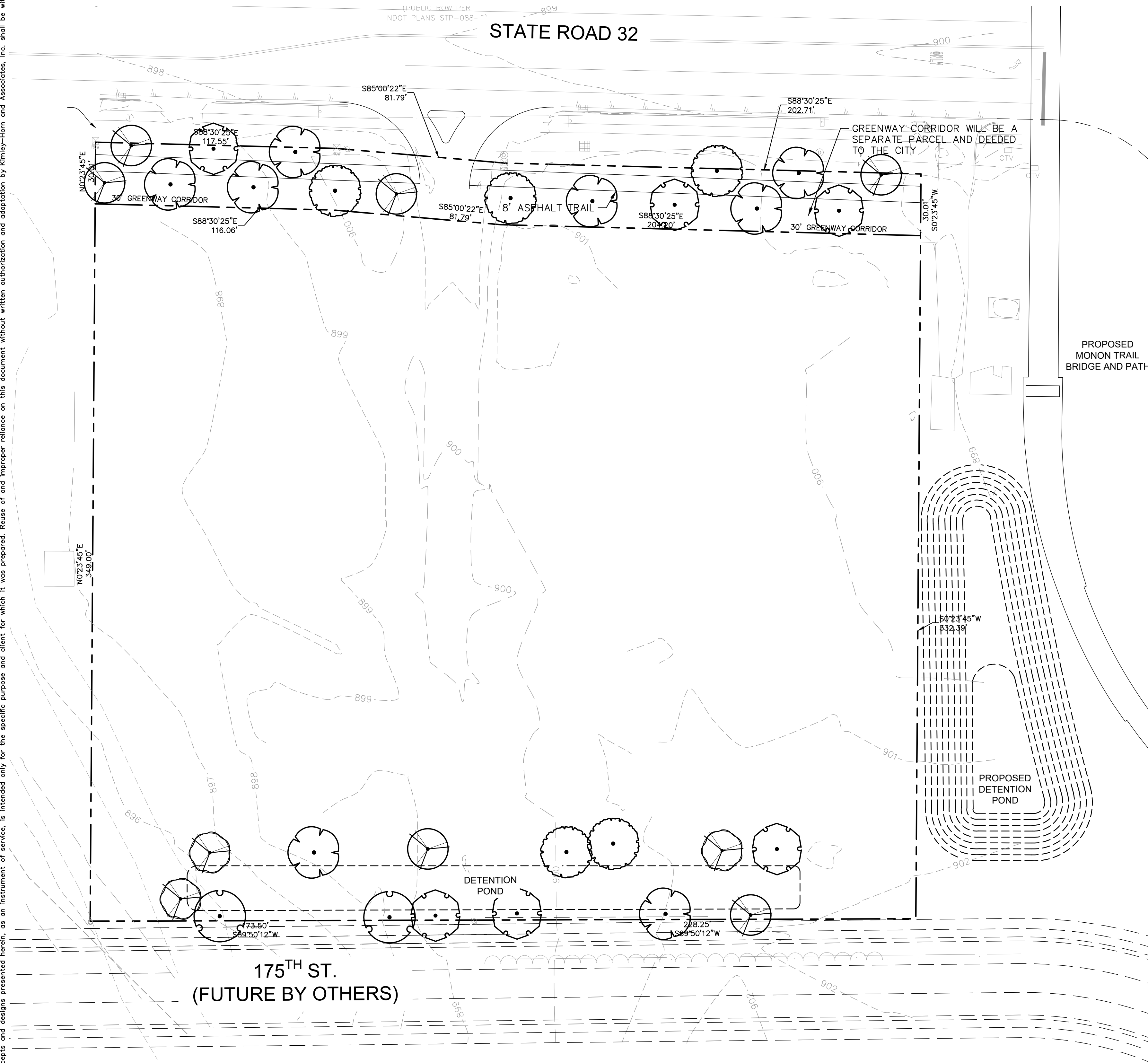
OWNER/SUBDIVIDER:
KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900

MONON CROSSING
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
ZONING: PUD



NOTES:

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



	<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
		AR	5	ACER RUBRUM 'OCTOBER GLORY'™	OCTOBER GLORY MAPLE	B & B	2.5" CAL MIN	---
		GI	8	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST COMMON HONEYLOCUST	B & B	2.5" CAL MIN	---
		QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN	---
		QM	6	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL MIN	---
	<u>ORNAMENTAL TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
		AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2.5" CAL MIN	---
		CF	4	CERCIS CANADENSIS 'FLAME'	EASTERN RED BUD	B & B	2.5" CAL MIN	---

ORDINANCE CHART		
ZONING: PUD		
REQUIREMENT	REQUIRED	PROVIDED
TRAIL CORRIDOR (S.R. 32): 3 shade trees and 1 ornamental tree / 100 LF	373 LF / 100 = 4 4*3 = 12 shade trees 4*1 = 4 ornamental trees	12 shade trees and 4 ornamental trees
DETENTION AREAS*: Shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings	Landscaping to replicate the natural form of ponds	Landscaping to replicate the natural form of ponds

*FINAL NUMBERS MAY CHANGE SUBJECT TO SIZING OF THE DETENTION POND



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 7, 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

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.



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 except for those items identified as outstanding below:

- 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)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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 except for those items identified as outstanding below:

- 55) Block Standards (Article 8.1)
- 56) Easement Standards (Article 8.3)

Comment: Item identified as outstanding. Staff will confirm compliance prior tot his item being docketed for final APC consideration.



- 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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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 except for those items identified as outstanding below:

- 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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Item identified as outstanding. Staff will confirm compliance prior tot his item being docketed for final APC consideration.

- 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

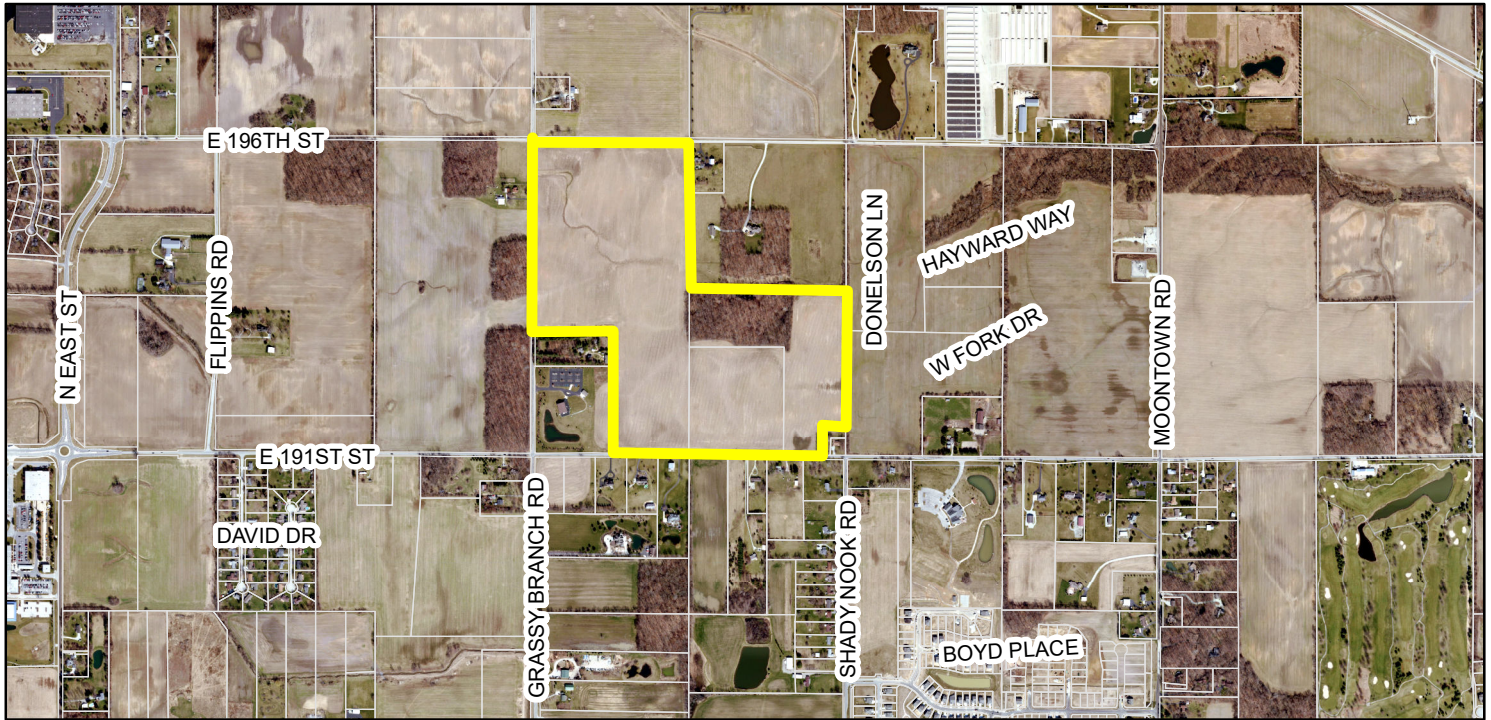
Comment: Note that the approval of a Detailed Development Plan (DDP) for the centralized amenity area (pool, clubhouse, shelter, etc.) will be required prior to the issuance of an Improvement Location Permit (ILP).

DEPARTMENT COMMENTS

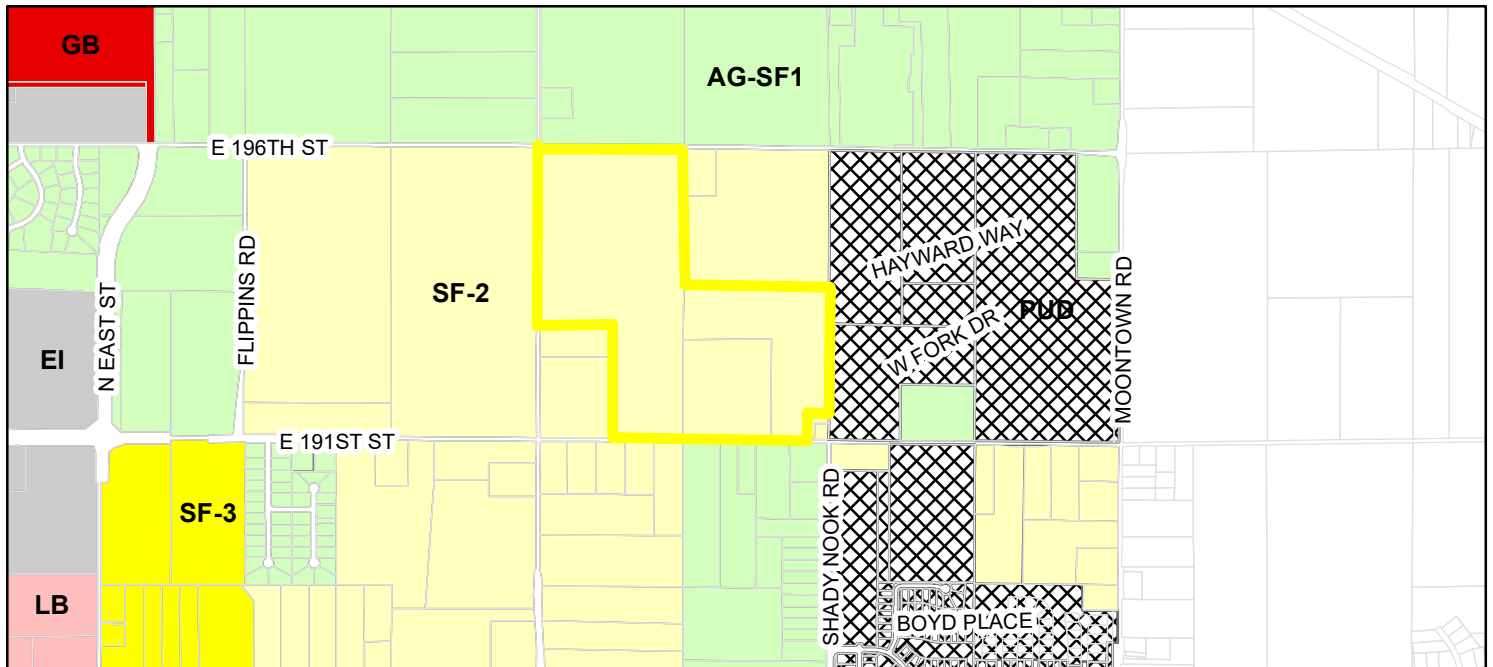
- 1) **ACTION:** Hold a public hearing at the January 7, 2019, Advisory Plan Commission meeting.
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) 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

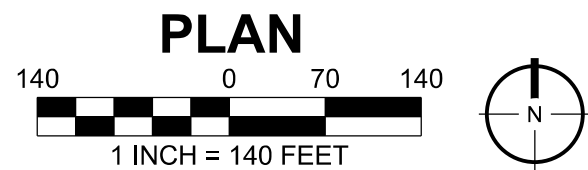
Site



Zoning Map

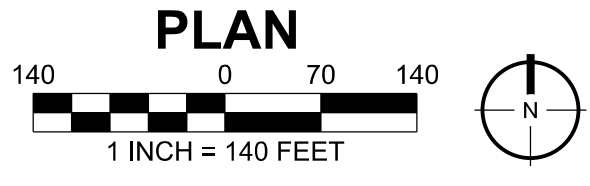
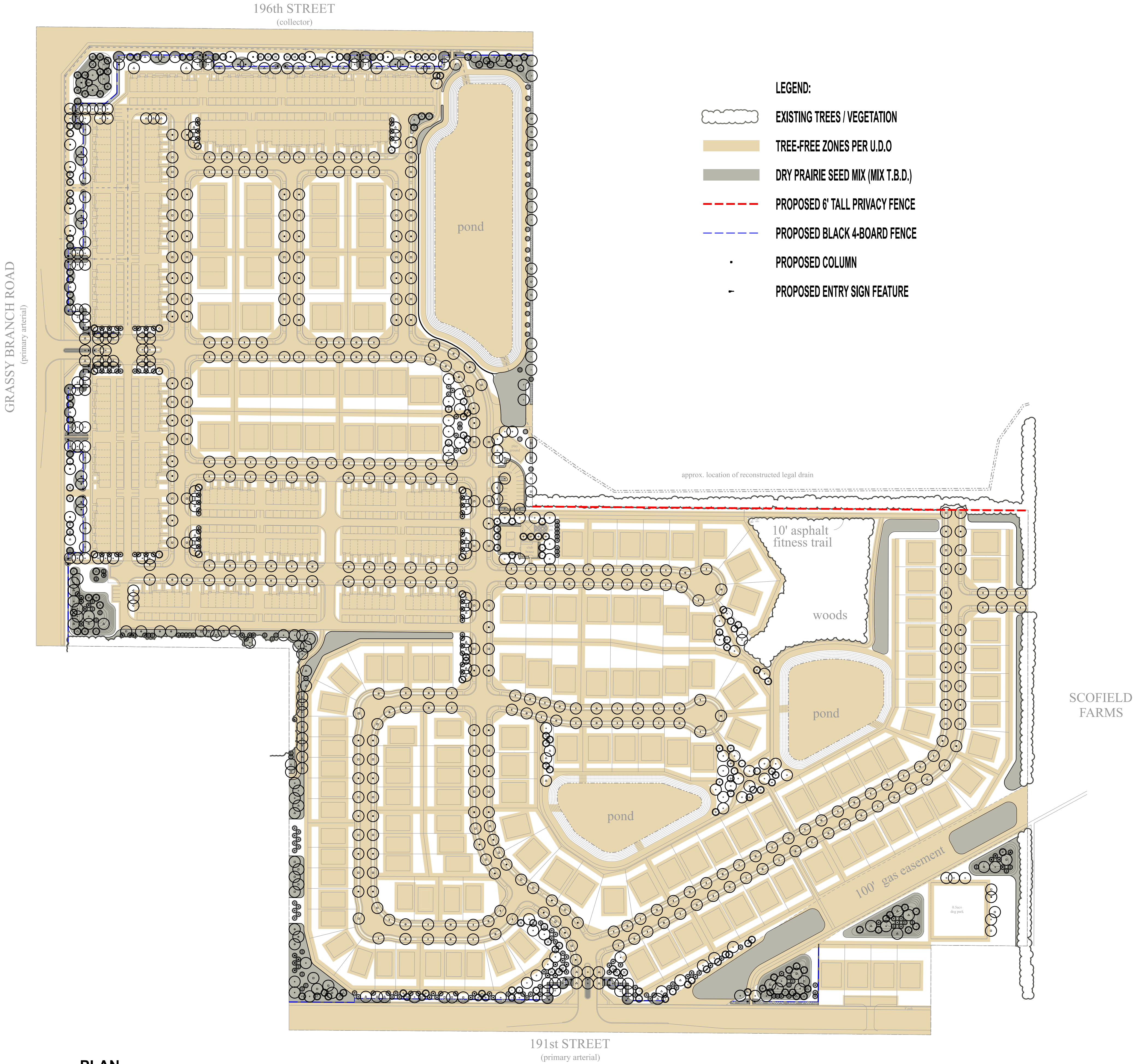


- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - EI (Enclosed Industrial)
 - GB (General Business)
 - LB (Local Business)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)



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 C. TO ANY CURB, SIDEWALK, PATH, DRIVEWAY OR ALLEY.
- 3) NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET 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/TREE 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.



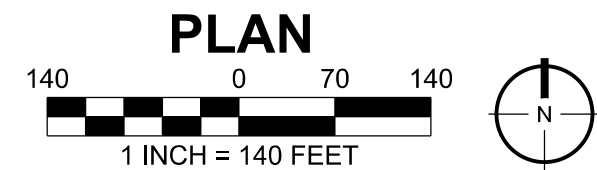
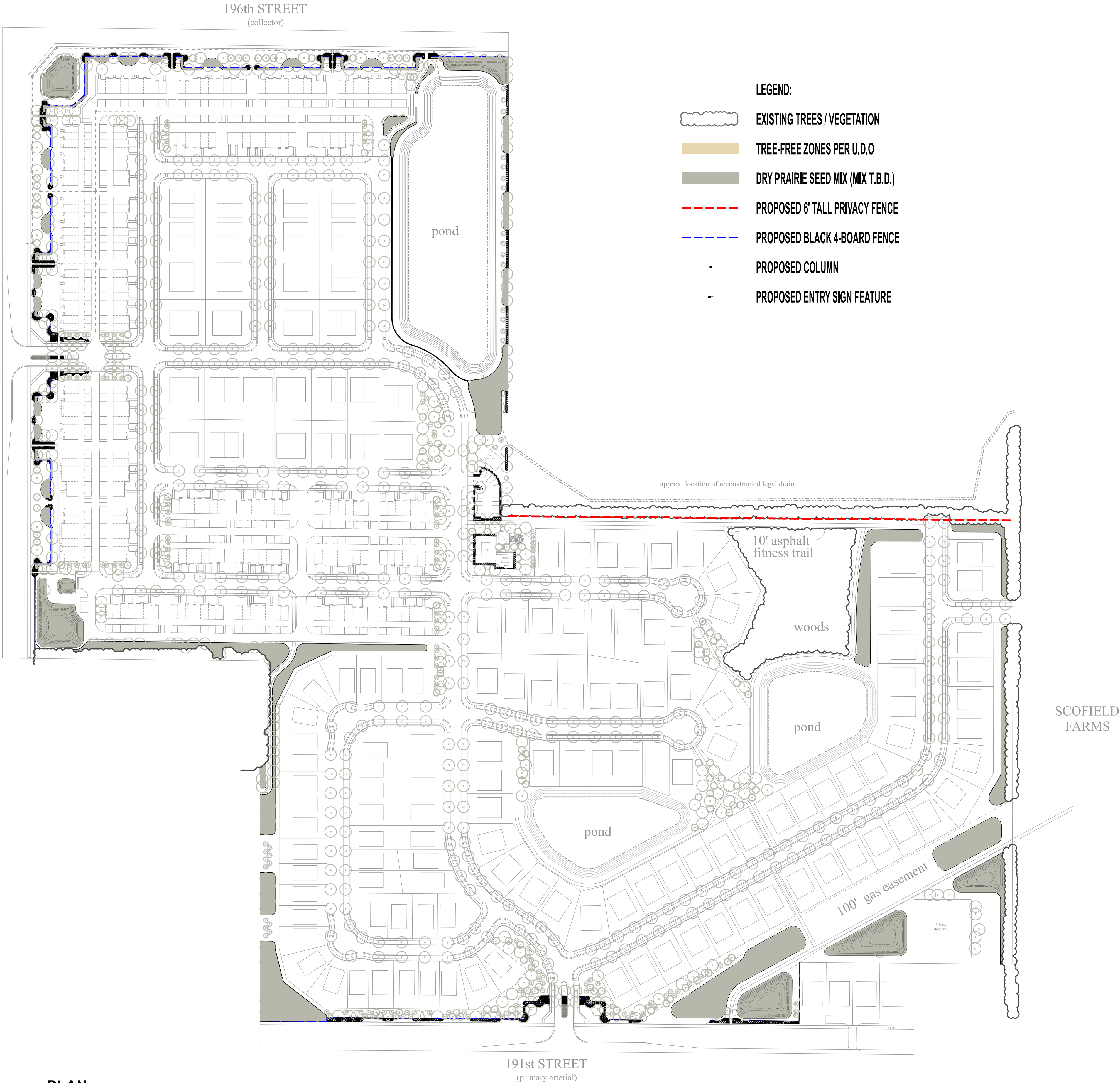
- PLANT SCHEDULE:
- Street / Shade Trees (Minimum 2" Caliper):
- Acer rubra - 10 @ 12' Tall (Red Maple)
 - Acer saccharum 'Legacy' - 111 (Legacy Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Skycole' - 10 @ 12' Tall (Skyline Honeylocust)
 - Gleditsia triacanthos var. inermis 'Street Keeper' - 103 (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)
 - Schizachyrium 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 verticillata '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)

CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

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

LANDSCAPING PLAN (SHRUBS & GRAMINOIDS)

PREPARED FOR:

LINDLEY RUN

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

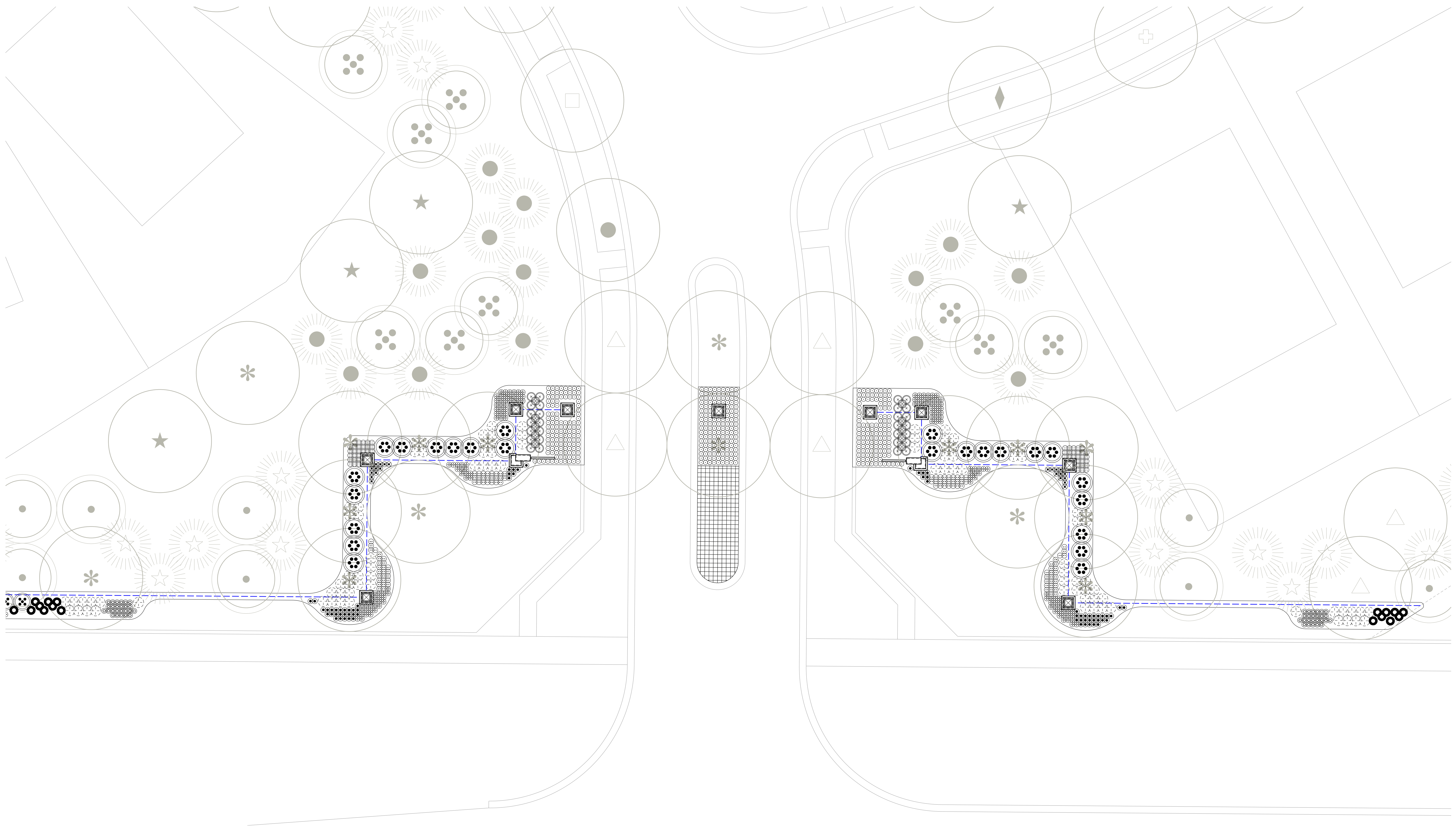
SECTION: 29 TOWNSHIP: 19N RANGE: 4E

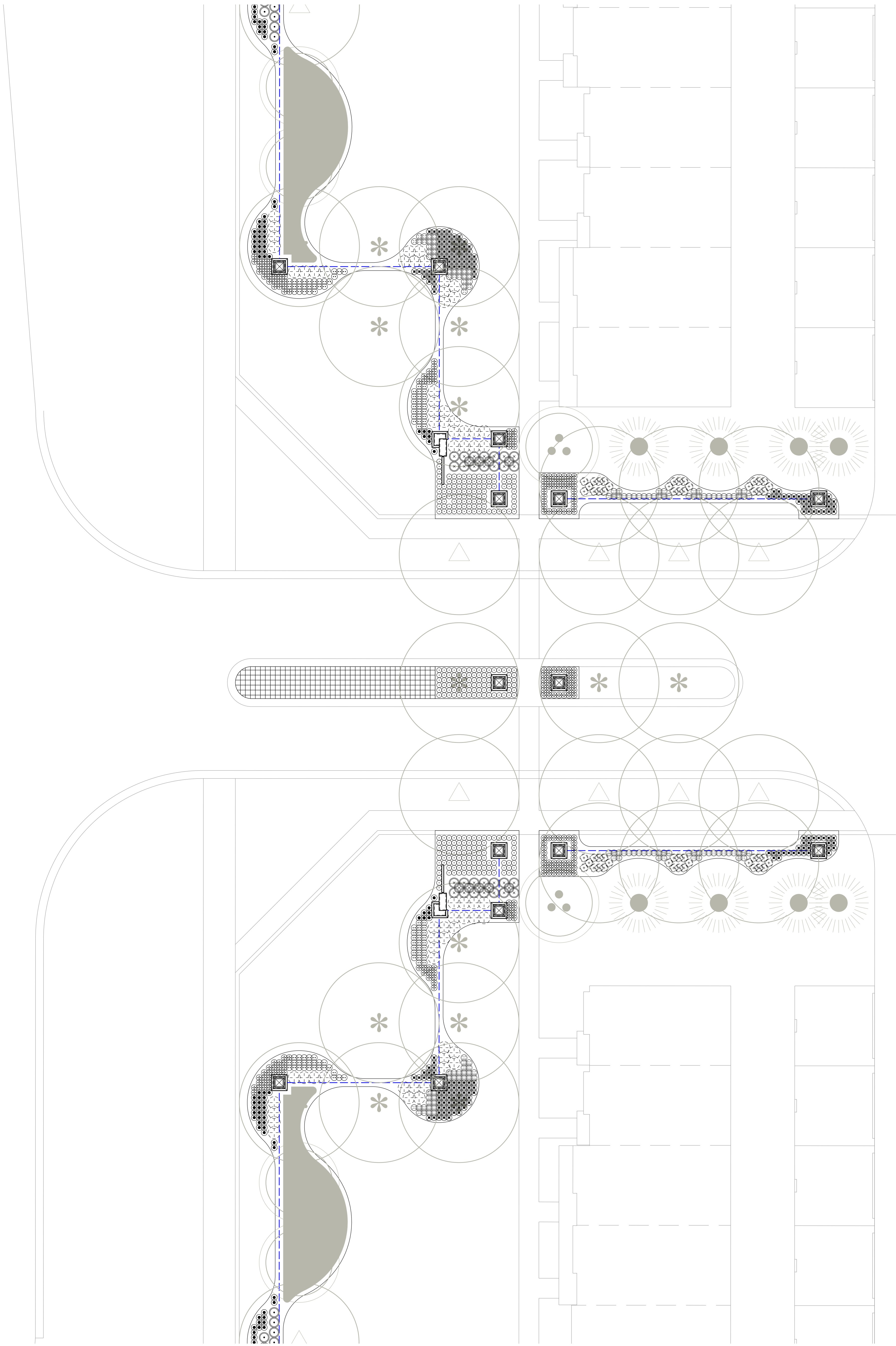
DRAWN BY: EWS DATE: 10-15-18

SHEET NO.

C902

S & A JOB NO. 81635OLF





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.

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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:
)

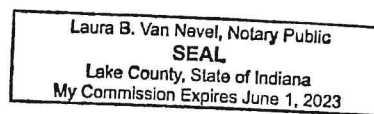
Before me, a Notary Public in and for said County and State, personally appeared Scot Olthof (name), as Managing Member (title) of Olthof Homes, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this 9th day of November, 2018 for and on behalf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



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
3900 E. 191st STREET
WESTFIELD IN, 46062

PRIMARY PLAT / DEVELOPMENT PLAN for LINDLEY RUN

WESTFIELD, INDIANA
PUD ZONING



LINDLEY RUN
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.

- 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 191st STREET, WHICH WILL SERVE THIS SITE.

HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARNER 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.

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'

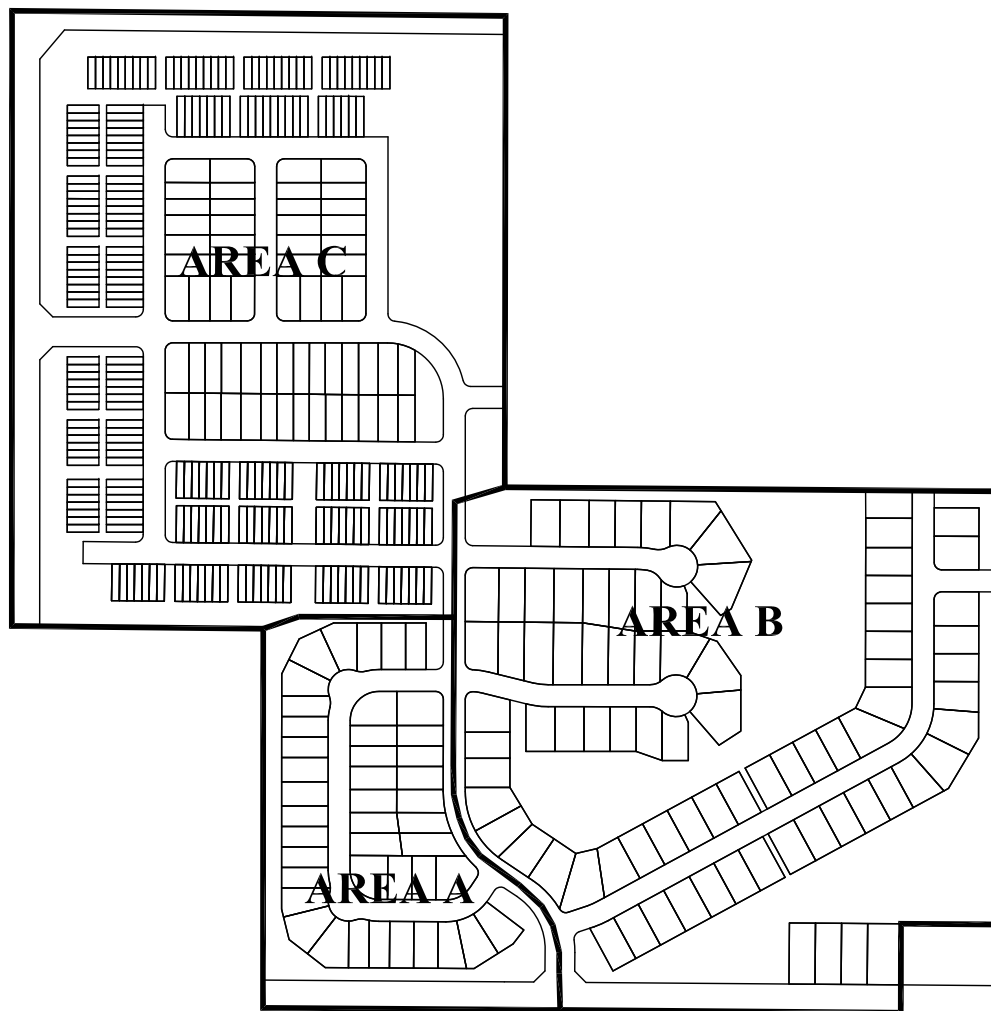
Front Yard Setback - 25' min.
Front Yard Facing Perimeter Streets - N/A
Side Yard Setback - 5' min.
Distance Between Buildings - 10' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

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

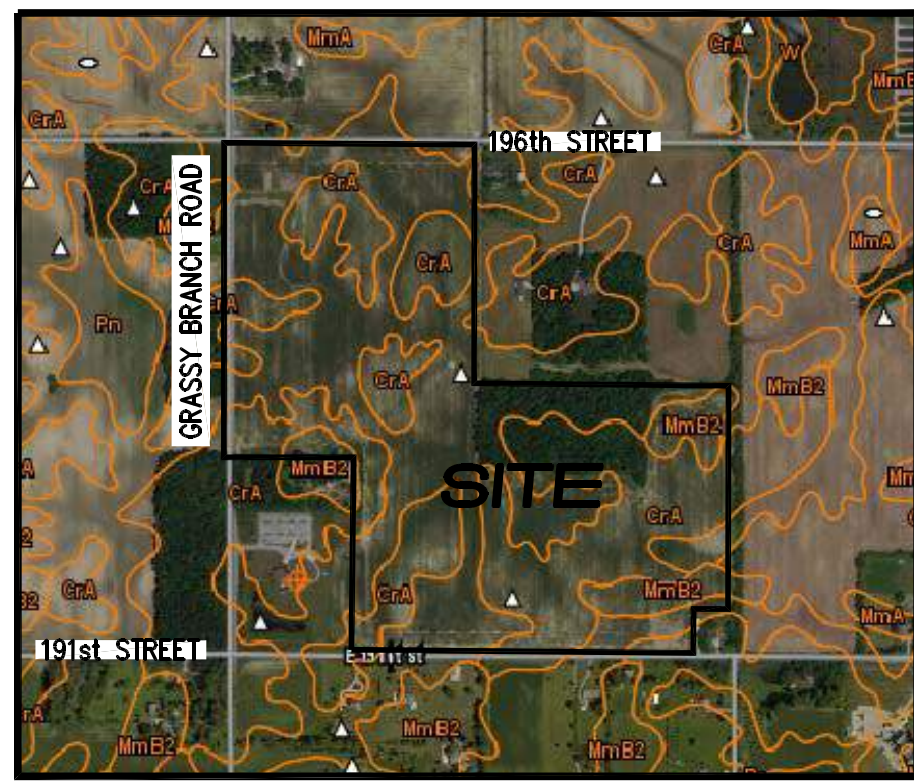
Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

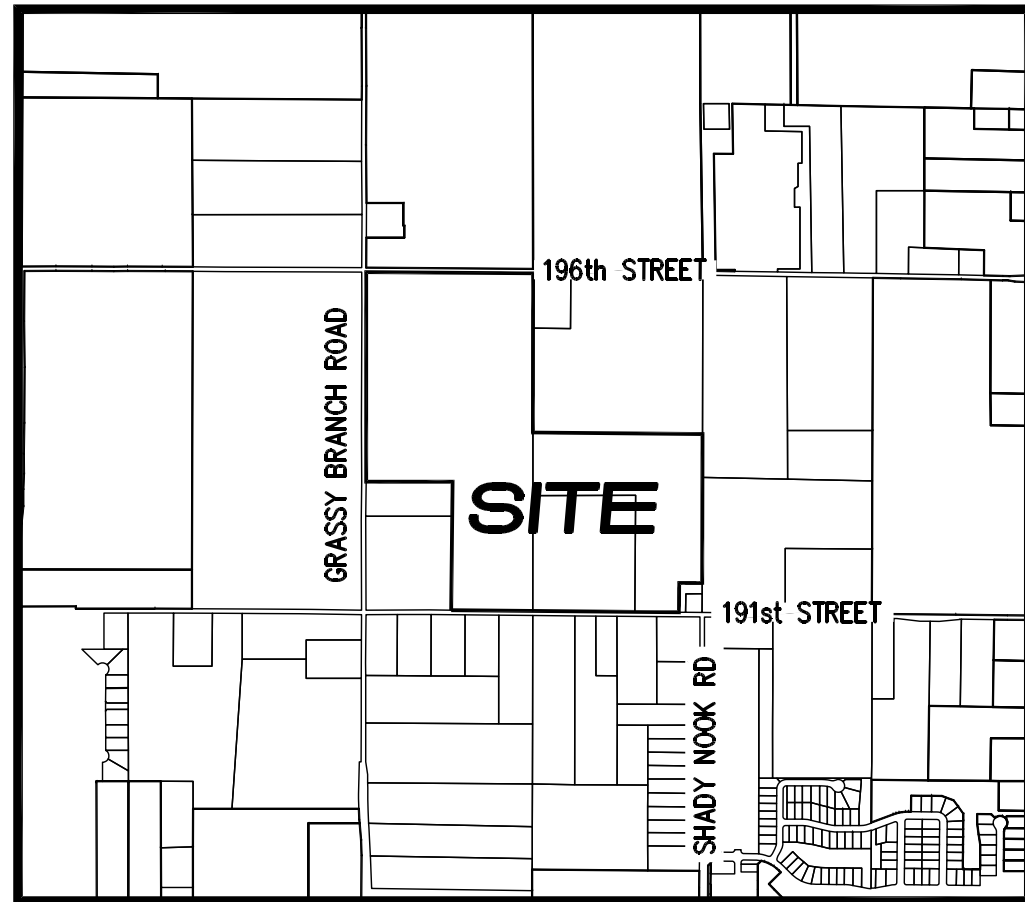
Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' min.



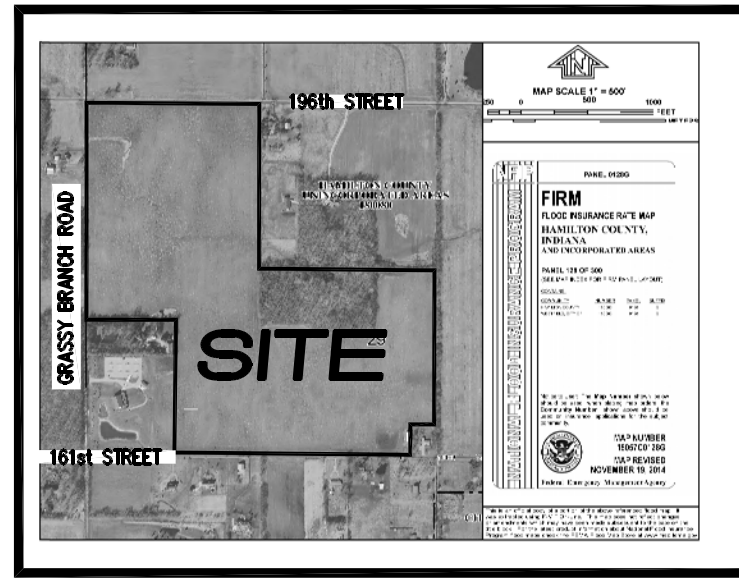
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DELTA
C1	66.72'	200.00'	33.67'	N89°06'22"W	66.41' 19°06'51"
C2	34.50'	200.00'	17.29'	N66°23'43"E	34.46' 9°53'00"
C3	160.60'	150.00'	88.97'	N30°46'53"E	153.04' 61°20'41"
C4	131.15'	200.00'	68.03'	N37°26'58"W	128.82' 37°34'22"
C5	105.74'	107.00'	57.64'	N62°04'32"E	101.49' 56°37'23"
C6	167.39'	107.00'	106.31'	S44°47'51"E	150.83' 89°37'50"
C7	168.08'	107.00'	107.00'	S45°01'03"W	151.32' 90°00'00"
C8	48.26'	200.00'	24.25'	N83°04'12"W	48.14' 13°49'30"
C9	48.26'	200.00'	24.25'	S83°04'12"E	48.14' 13°49'30"
C10	47.43'	200.00'	23.83'	N82°36'08"W	47.32' 13°35'17"
C11	4.06'	180.00'	2.03'	N0°37'42"W	4.06' 1°17'32"
C12	278.68'	180.00'	175.99'	N45°37'42"W	251.67' 88°42'28"
C13	245.45'	250.00'	133.64'	S28°06'33"E	235.71' 56°15'13"



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



LOCATION MAP
SCALE: 1"=1500'



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER
FIRM 18057C0125G DATED NOVEMBER 19, 2014

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C101-C114	PRIMARY PLAT / DEVELOPMENT PLAN

D. D. OLMSTEAD
DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012
11/30/18
DATE



PLANS PREPARED BY:

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



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



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

THIS INSTRUMENT PREPARED FOR:
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
Almack, Timothy W & Leslie A
ZONED-SF-2

Now or Formerly
Roudy1 LLC
ZONED-AG-SF1

Now or Formerly
Doris E Sacks-Winner
ZONED-AG-SF1

Alternate entrance (lane shift)
should developer not acquire needed
right-of-way for passing blister

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'

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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

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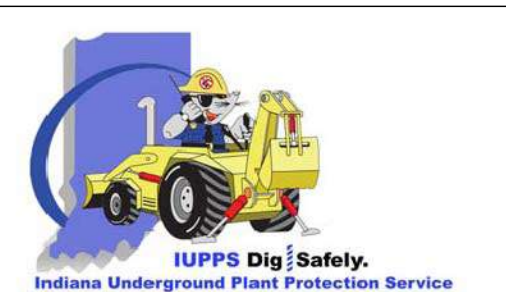
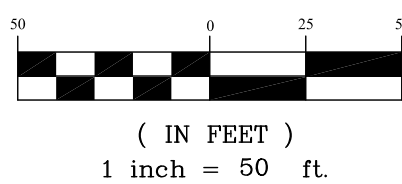
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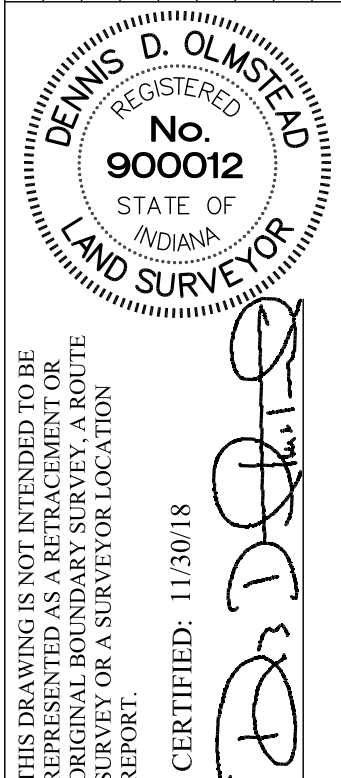
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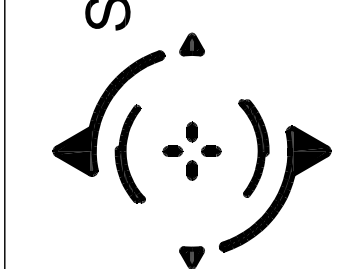
GRAPHIC SCALE



SECTION	TOWNSHIP	RANGE
29	19N	R4E
LAF	GDK	
SHEET NO.		
C101		
S & A JOHN NO.		
81635OLF		



STOEPPELWERTH
ALWAYS ON.
7865 East 106th Street, Fishers, IN 46038-2905
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 JOHN NO.
81635OLF



LINDLEY RUN

PRIMARY PLAT

ZONING PUD

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

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Rear Yard Setback - 20' min.
Minumum Lot Width - 70' min.

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

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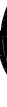
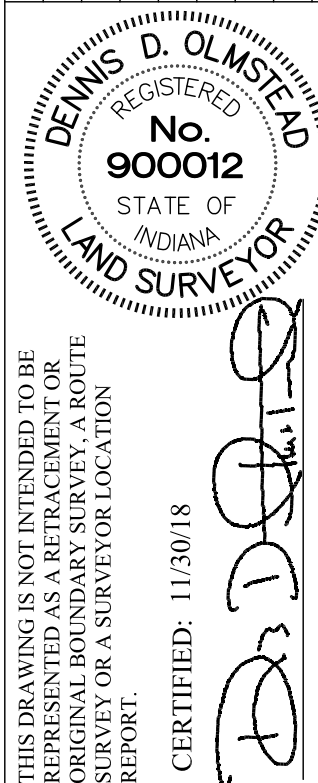
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STOEPPELWERTH

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

PRIMARY PLAT

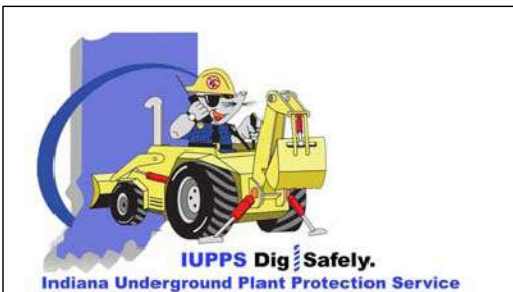
PREPARED FOR:

LINDLEY RUN

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

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

SHEET NO.
C102
S & A JOB NO.
81635OLF



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

S & A JOB NO.
1635OLF



S:\8165SOLF\DWG\Primary Plat.dwg, 11/28/2018 2:52:12 PM, Adobe PDF, 11



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

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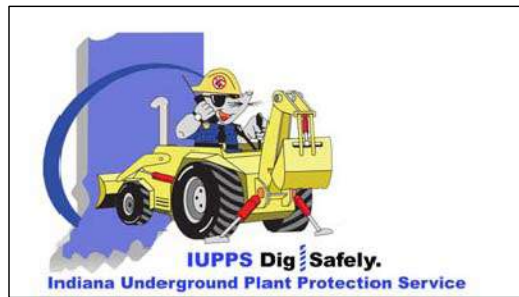
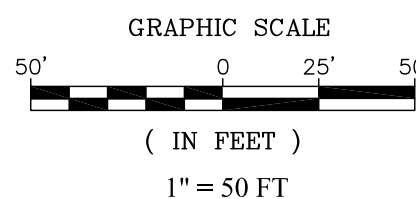
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Rear Yard Setback - 0' min.
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LEGEND

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

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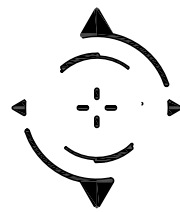
Know what's below.
Call before you dig.

SECTION: 29			TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: LAF			CHECKED BY: GDK	SHEET NO.
PREPARED FOR:			C103	
PRIMARY PLAT			LINDLEY RUN	
WASHINGTON TOWNSHIP			HAMILTON CO., INDIANA	
BY:			REVISIONS:	
DATE:				

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

CERTIFIED: 11/30/18

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



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

THIS INSTRUMENT PREPARED FOR:
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

PRIMARY PLAT

ZONING PUD

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Rear Yard Setback - 0' min.
Minimum Lot Width - 20' min.

LEGEND

- 30 LOT NUMBER
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D.&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
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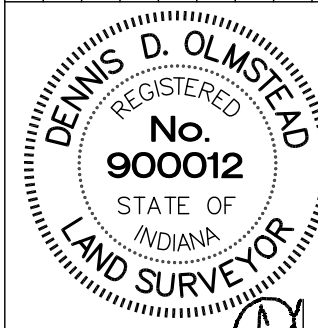
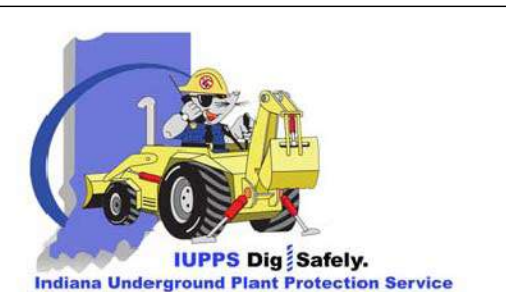
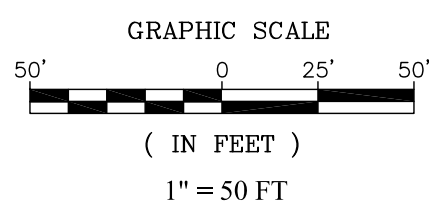
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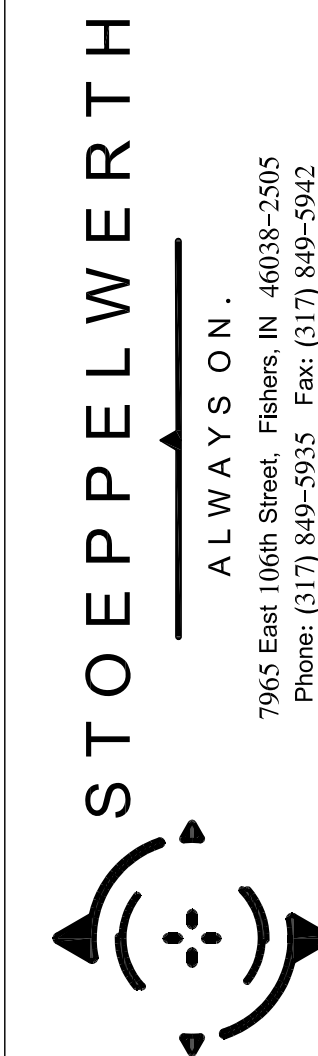
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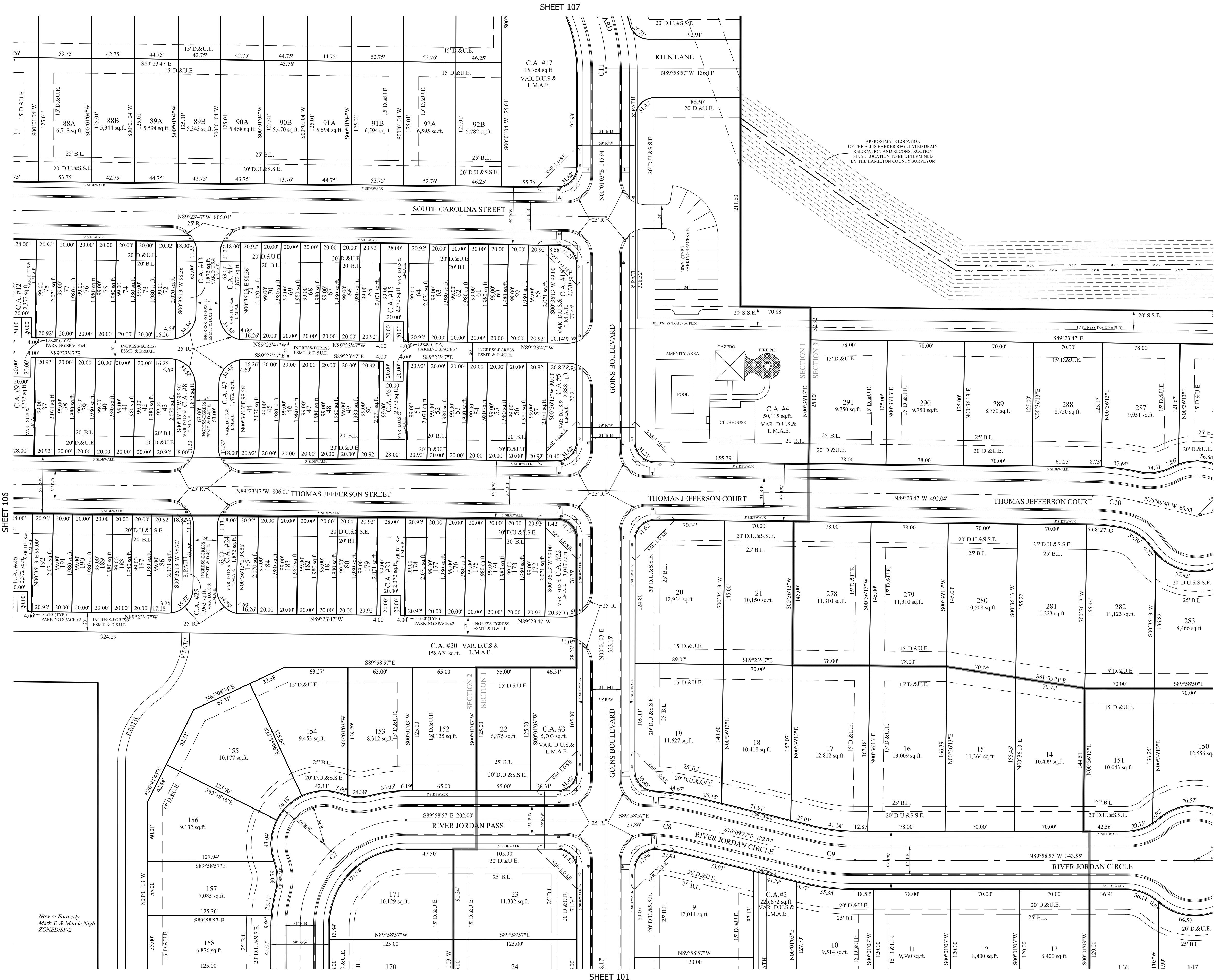
THIS DRAWING IS NOT INTENDED TO BE A PART OF THE ORIGINAL BOUNDARY SURVEY. A ROUTE REPORT.

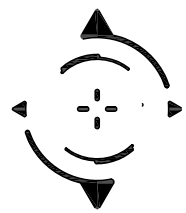
CERTIFIED: 11/30/18



STOEPELWERTH & ASSOCIATES, INC.
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 JOHN NO. 81635OLF





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

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PHONE: (317) 495-4943

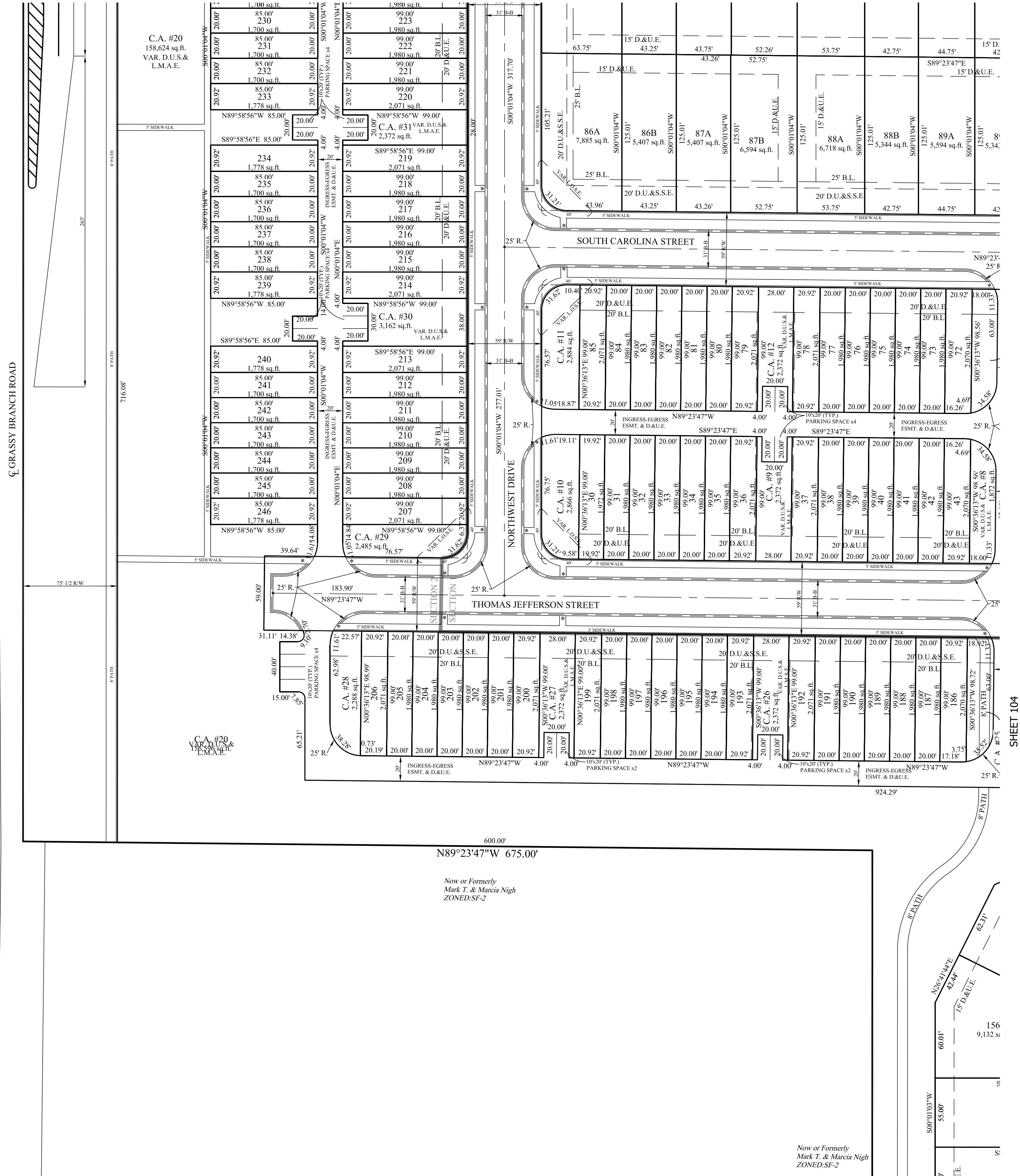
CURRENT LANDOWNER:
THOMAS E. GOINS
3900 E. 191st STREET
WESTFIELD IN, 46062

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

- 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

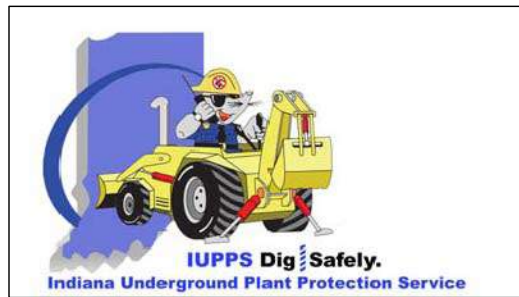
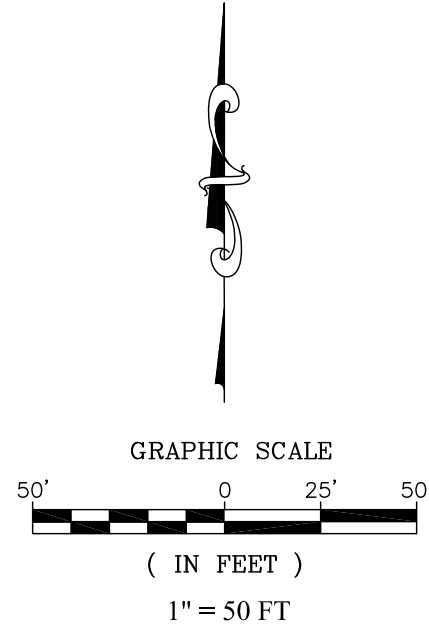
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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.

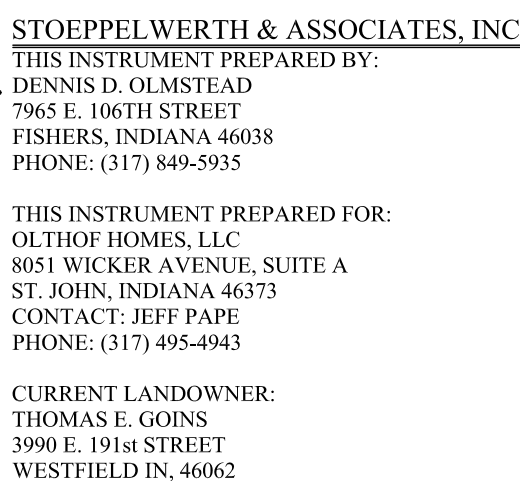
HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARKER LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH; WHICH WILL SERVE AS THE OUTLET FOR THIS SITE.

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



Know what's below.
Call before you dig.

PREPARED FOR:			SECTION: 29			TOWNSHIP: 19N			RANGE: R4E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C105			S & A JOHN NO. 81635OLF		
PRIMARY PLAT			LINDLEY RUN			WASHINGTON TOWNSHIP			HAMILTON CO., INDIANA		
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY OR A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			DENNIS D. OLMESTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR			CERTIFIED: 11/30/18			BY: _____		
STOEPPELWERTH ALWAYS ON.			7965 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942			REVISIONS			DATE		



P.O.B.

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

Now or Formerly
Roberts, Joseph C.
ZONED: AG-SF1

S89°24'45"E 1325.85'

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 - 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

NOTE:

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

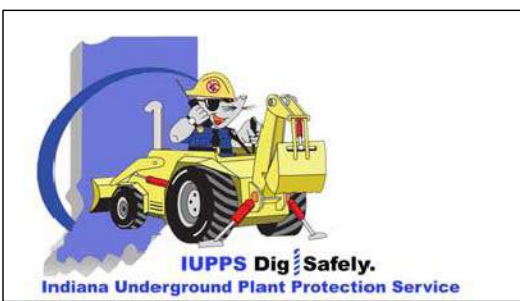
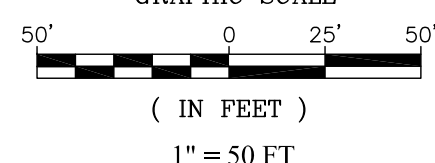
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

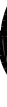
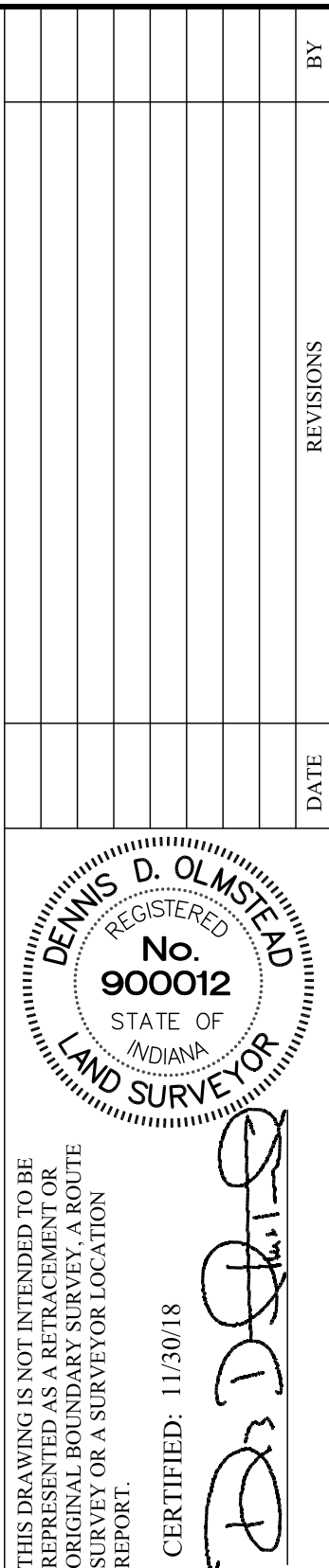
CEG WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD A 193rd STREET, WHICH WILL SERVE THIS SITE.

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 FARM SECTION 2



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



STOEPPEELWERTH

PRIMARY PLAT

LINDLEY RUN

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 20	TOWNSHIP: 10N	RANGE: 34E
----------------	------------------	---------------

DRAWN BY: LAE	CHECKED BY: GRK
------------------	--------------------

SHEET NO.

C106

S & A JOB NO.
81635OLF

[illegible]

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'	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 - 5' min. Rear Yard Setback - 20' min. Minimum Lot Width - 55' min.	Front Yard Setback - 20' min. Side Yard Setback - 6' min. Rear Yard Setback - 20' min. Minimum Lot Width - 70' min.
ZONING PUD PAIRED VILLAS AREA C LOT STANDARDS: Minimum Lot Area - 5,000 sq.ft. Minimum Lot Frontage - 40'	ZONING PUD TOWNHOMES AREA C LOT STANDARDS: Minimum Lot Area - 1,700 sq.ft. Minimum Lot Frontage - 20'
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.	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.

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

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

INJURING SIDE

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

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".

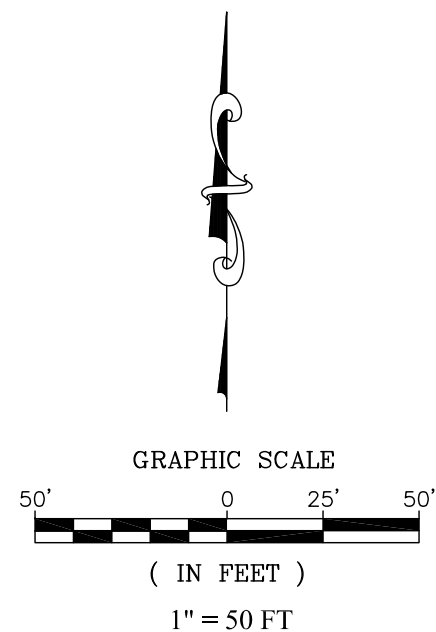
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".

CEOS WATER MAIN THROUGHOUT THE SITE WILL BE 8".

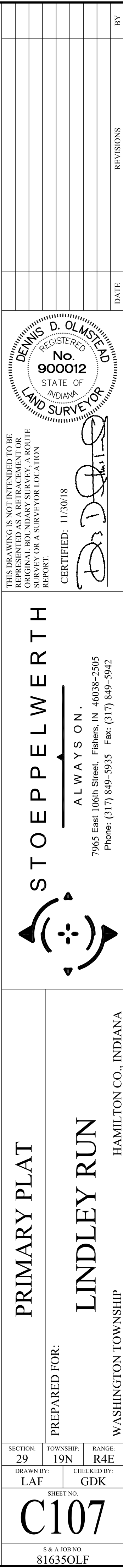
CEC WILL CONSTRUCT A 16" WATERMAIN ALONG GRASSY BRANCH ROAD AT 19301 STREET, WHICH WILL SERVE THIS SITE.

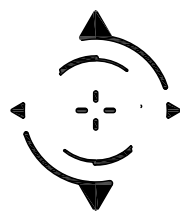
HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BARK LEGAL DRAIN, ACROSS THE JOHNSON PROPERTY, AS AN OPEN DITCH; WHICH WILL BE THE OUTLET FOR THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN ON THE NORTH SIDE OF ELIJAH RIDGE IN SCOTLED PARK SECTION 2.



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





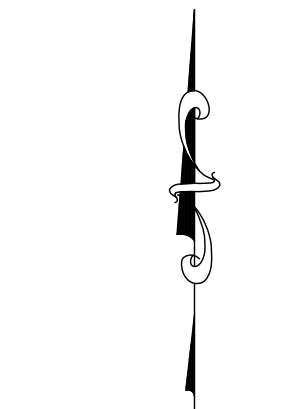
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLAMSEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE TV LINE
- CABLE TV LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE, MANHOLE
- SANITARY CLEANOUT
- STORM SEWER LINE, MANHOLE & END SECTION
- CURB INLET
- BEEHIVE 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
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE TV POLE
- CABLE TV, 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

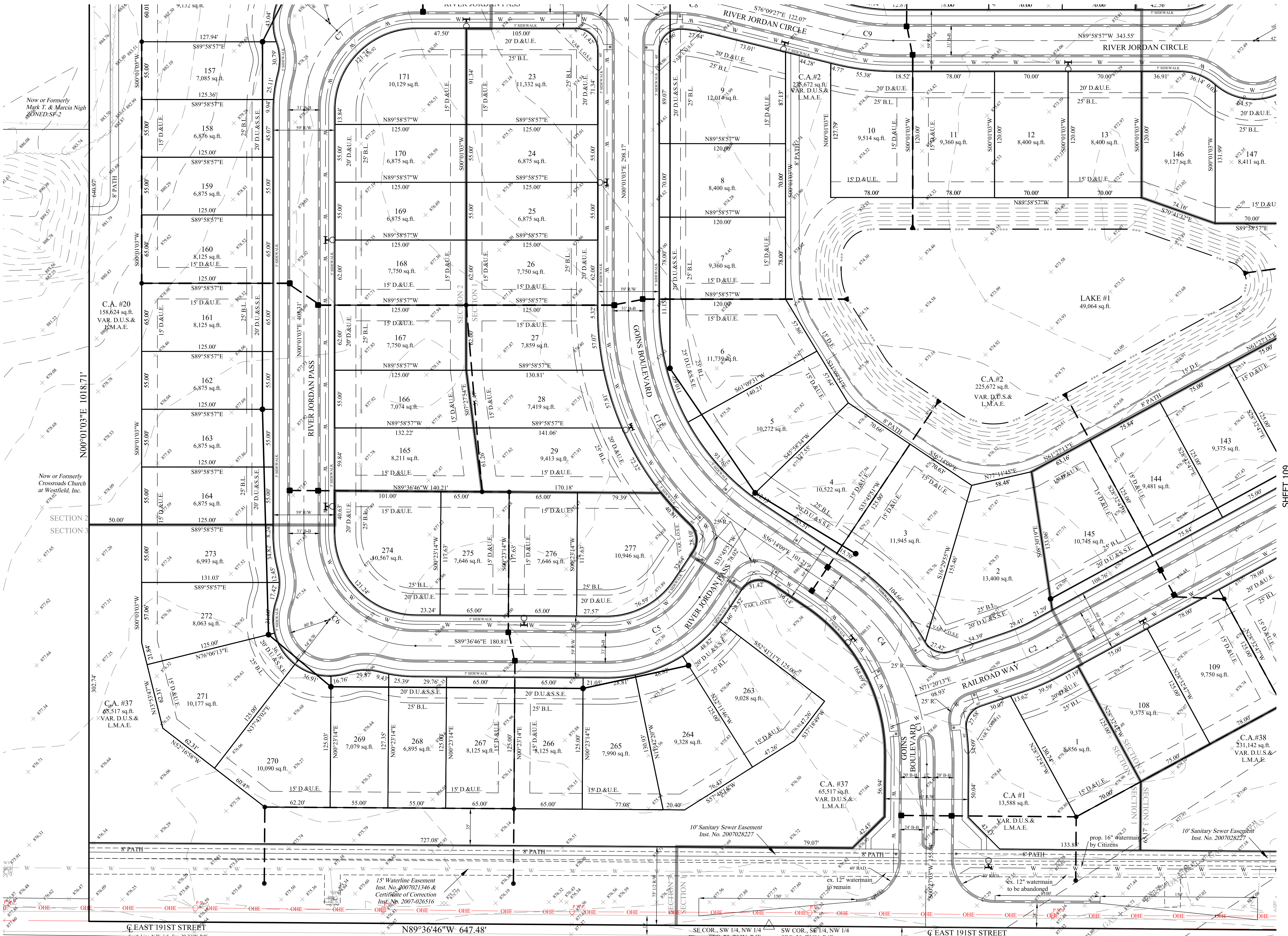
- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

LINDLEY RUN

DEVELOPMENT PLAN

ZONING PUD

SHEET 111

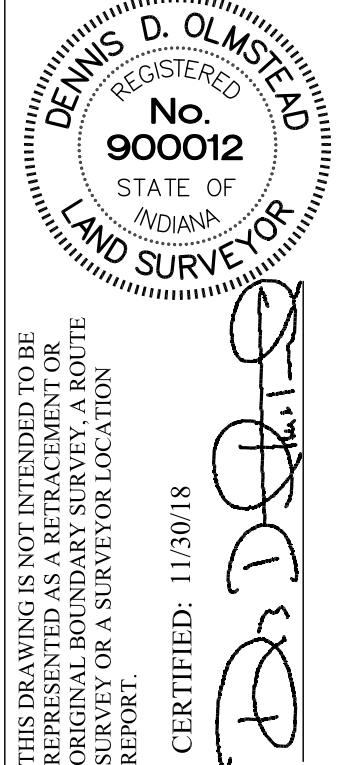


SHEET 109

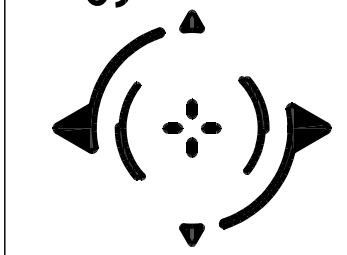


Know what's below.
Call before you dig.

REVISIONS	DATE	BY



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

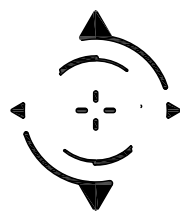


DEVELOPMENT PLAN
LINDLEY RUN
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

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

SHEET NO.
C108
S & A JORN NO
81635OLF



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

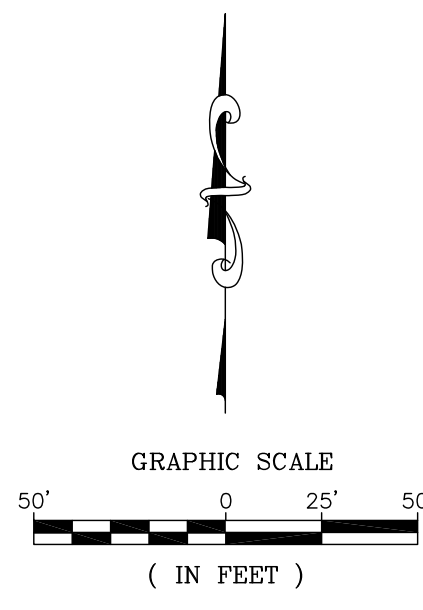
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JEFF PAPE
PHONE: (317) 495-4943

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

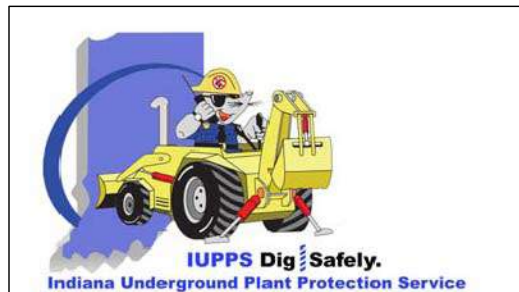
LINDLEY RUN DEVELOPMENT PLAN ZONING PUD

SHEET 110

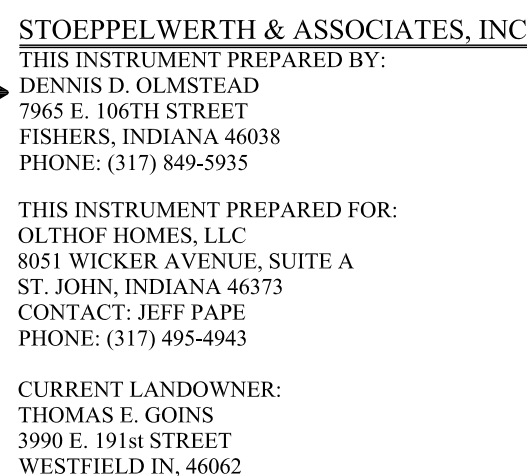
- LEGEND
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER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



- 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



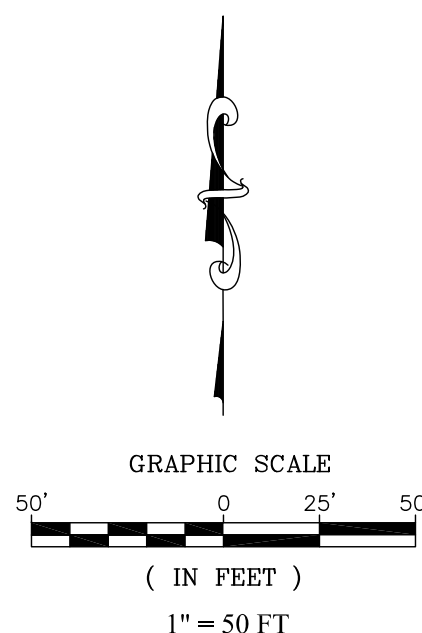
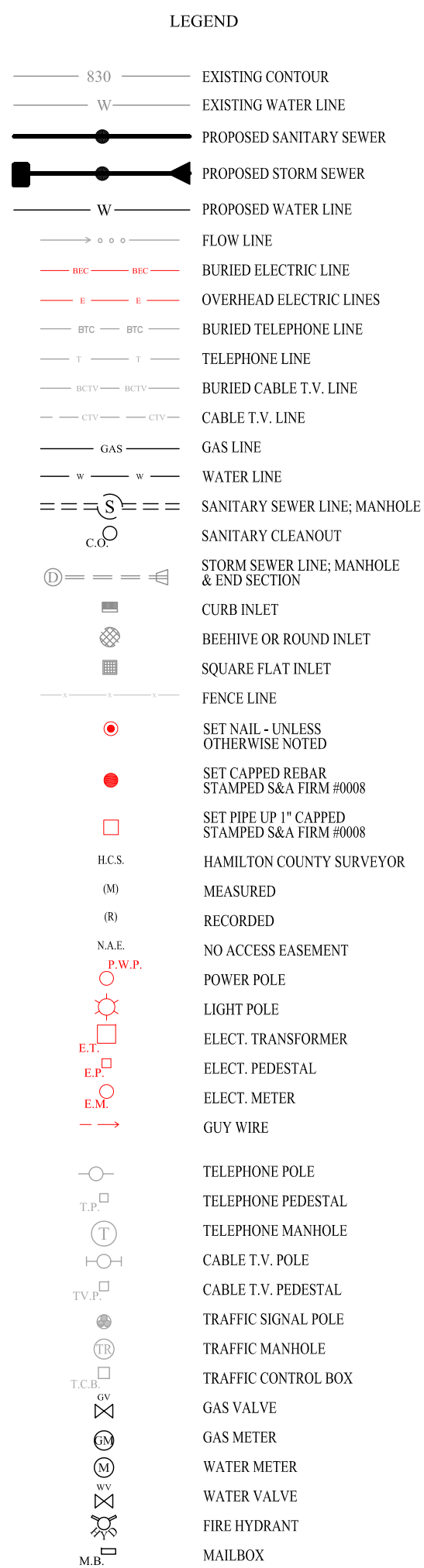
SECTION: 29			TOWNSHIP: 19N			RANGE: R4E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C109		
PREPARED FOR: DEVELOPMENT PLAN			LINDLEY RUN			WASHINGTON TOWNSHIP		
HAMILTON CO., INDIANA			STOEPPELWERTH			ALWAYS ON.		
7965 East 106th Street, Fishers, IN 46038-2905			Phone: (317) 849-5935 Fax: (317) 849-5942			DENNIS D. OLAMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 11/30/18		
DATE			REVISIONS			BY		



LINDLEY RUN

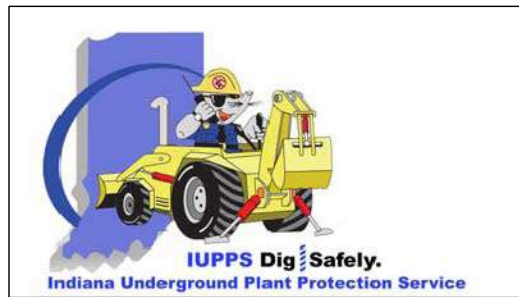
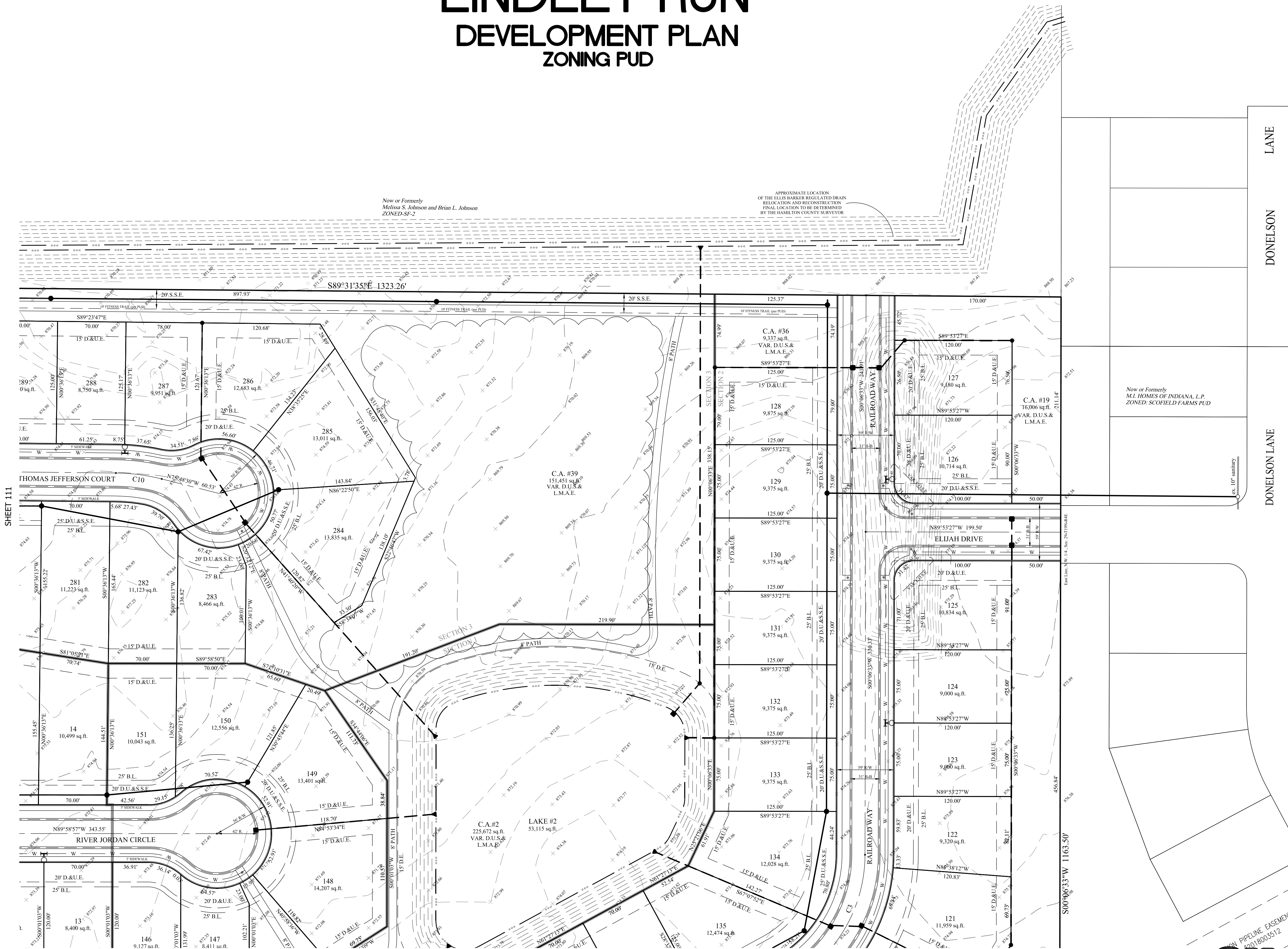
DEVELOPMENT PLAN

ZONING PUD

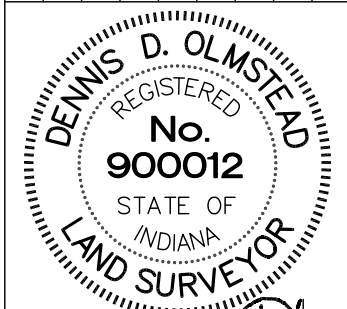


LEGEND

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



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

[illegible]

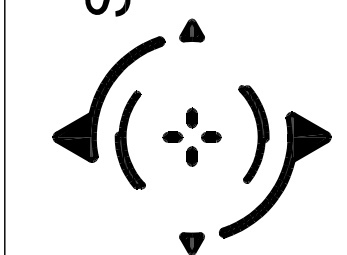
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 11/30/18

PPPELWERTH

ALWAYS ON. 206th Street. Fishers. IN 46038

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



DEVELOPMENT PLAN

LINDLEY RUN

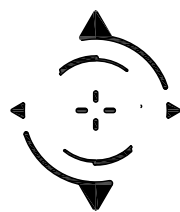
HAMILTON CO., INDIANA

FOR:

PREPARED	OWNSHIP:		RANGE:	WASHING
	19N		R4E	
		CHECKED BY:		
		GDK		

C110

S & A JOB NO.
81635OLF



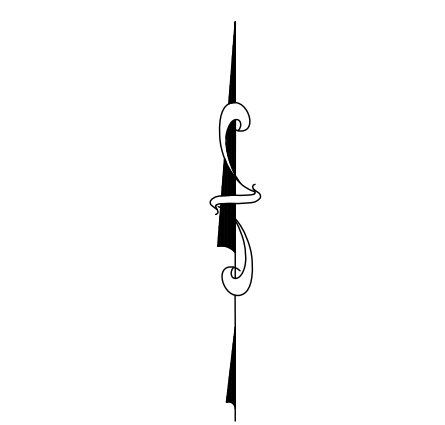
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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

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

LEGEND

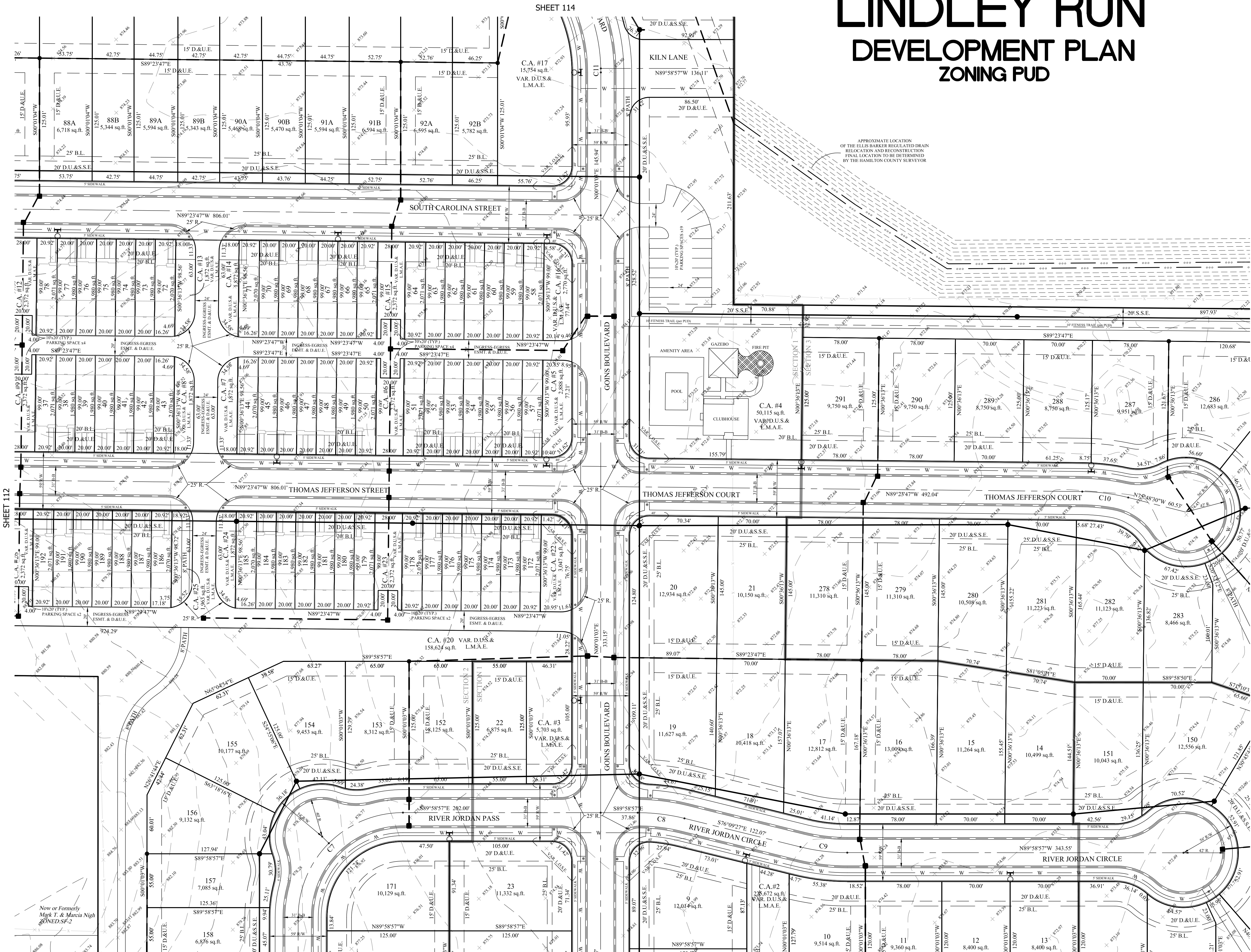
- EXISTING CONTOUR
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE TV LINE
- CABLE TV LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE: MANHOLE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



GRAPHIC SCALE
(IN FEET)
1" = 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

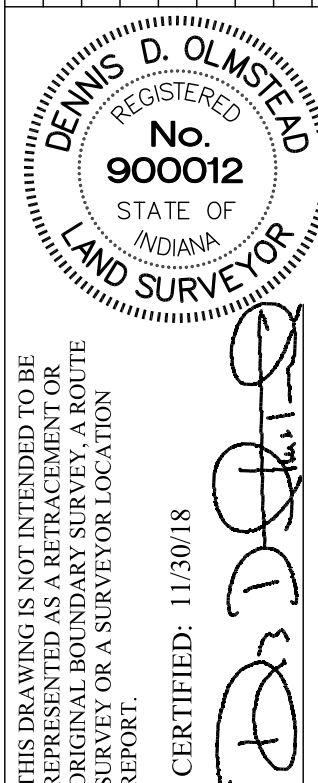


SHEET 114

SHEET 108

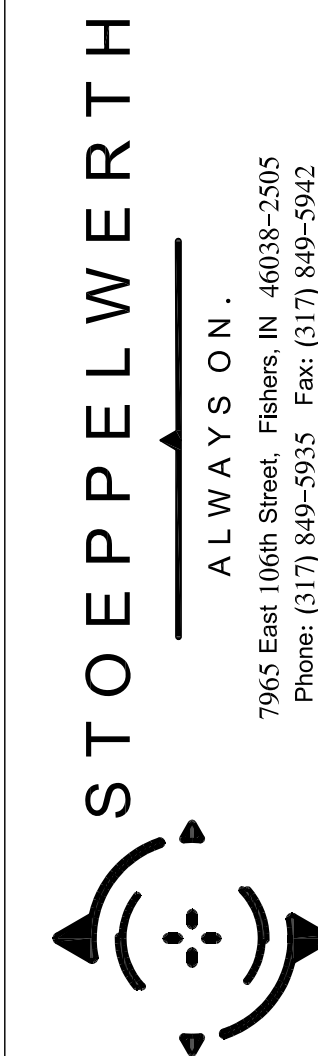
LINDLEY RUN DEVELOPMENT PLAN ZONING PUD

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 FINAL BOUNDARY SURVEY OR A ROUTE
REPORT.

CERTIFIED: 11/30/18



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

DEVELOPMENT PLAN

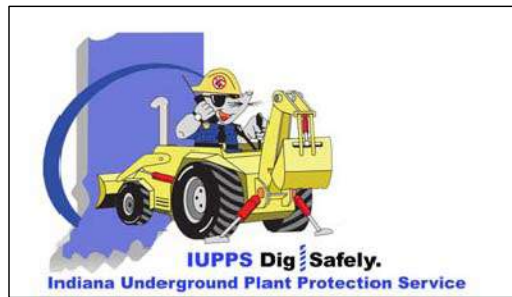
LINDLEY RUN

WASHINGTON TOWNSHIP

PREPARED FOR:

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

SHEET NO.
C111
S & A JORN NO
81635OLF



Know what's below.
Call before you dig.

LINDLEY RUN
DEVELOPMENT PLAN
ZONING PUD

SHEET 113

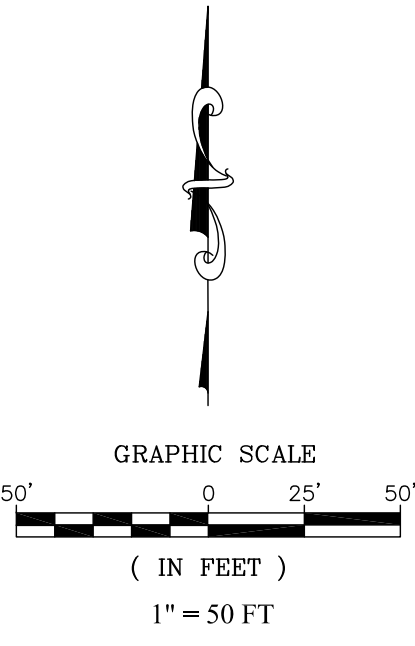
SHEET 111

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

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

CURRENT LANDOWNER:
THOMAS E. GOINS
3980 E. 191st STREET
WESTFIELD IN, 46062

- LEGEND
- 8.50' EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - W FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE, MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE, MANHOLE & END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REAR STAMPED S&A FIRM #0088
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0088
 - 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

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

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

CERTIFIED: 11/30/18

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

STOEPPELWERTH
ALWAYS ON.

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

DEVELOPMENT PLAN
LINDLEY RUN

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

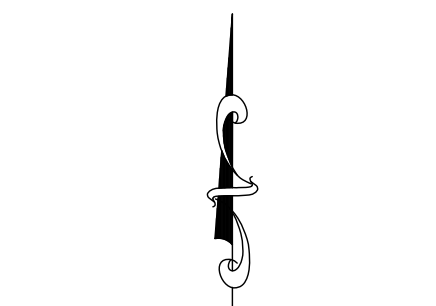
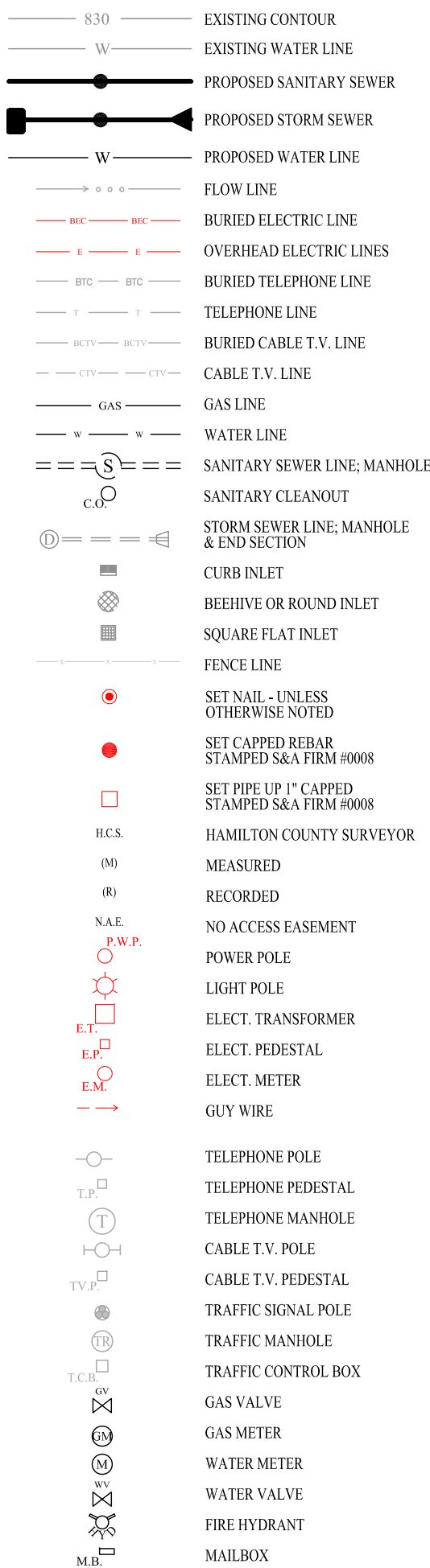
PREPARED FOR:
SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
C112
S & A JORN NO.
81635OLF



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

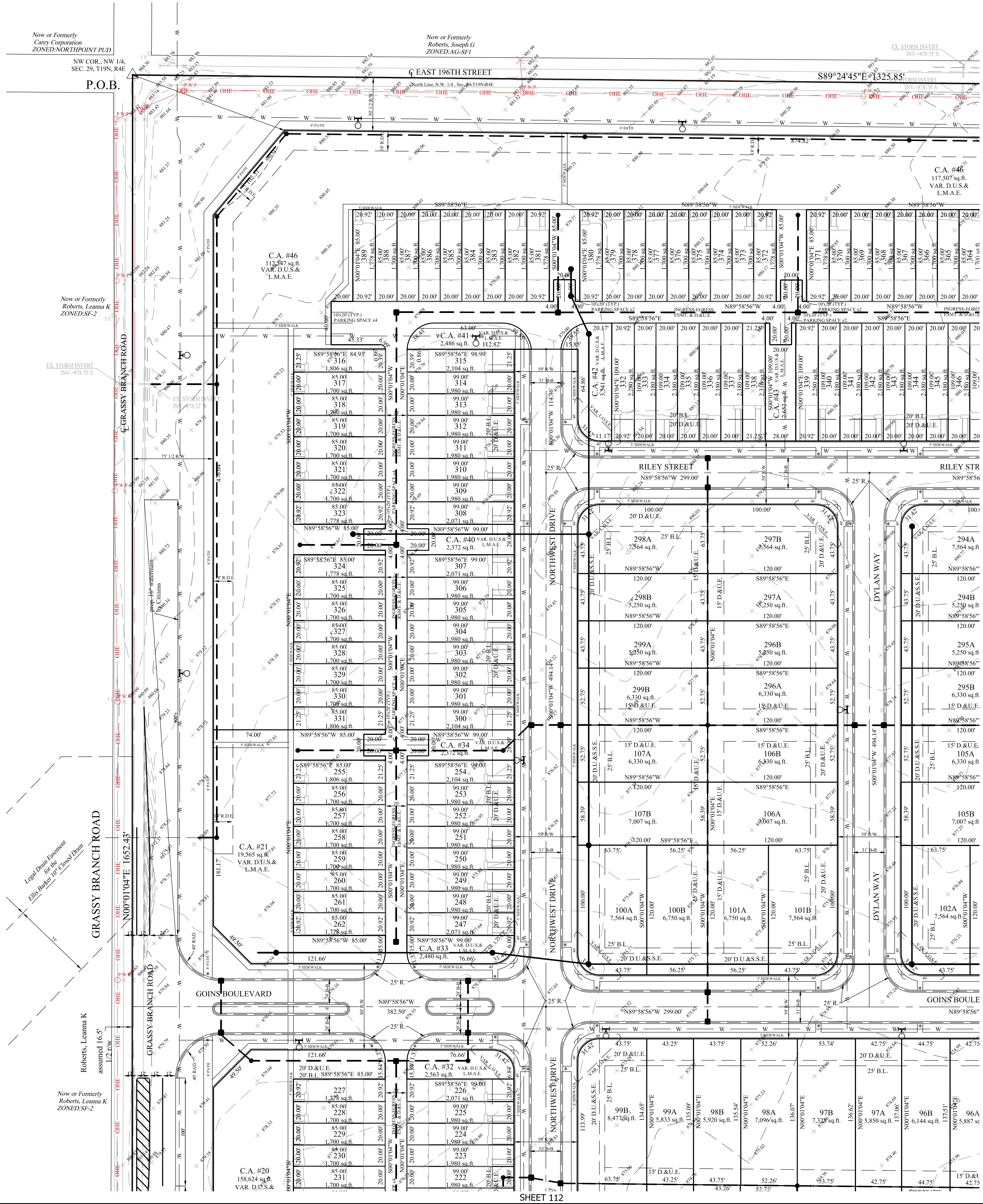


LEGEND



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



LINDLEY RUN

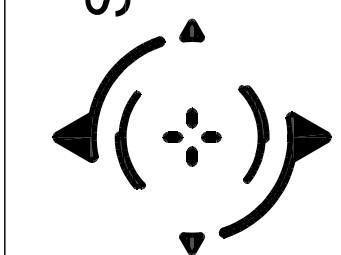
DEVELOPMENT PLAN

ZONING PUD

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PPPELWERT

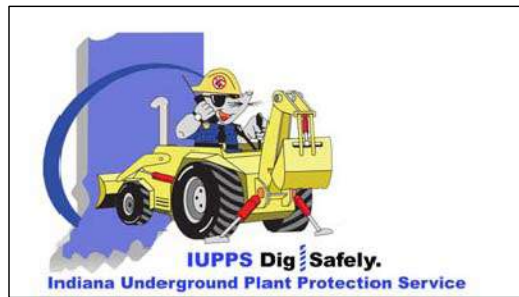


DEVELOPMENT PLAN

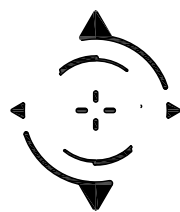
LINDLEY RUN

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 29		TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: LAF		CHECKED BY: GDK	
SHEET NO. C113			
S & A JOB NO. 81635OLF			



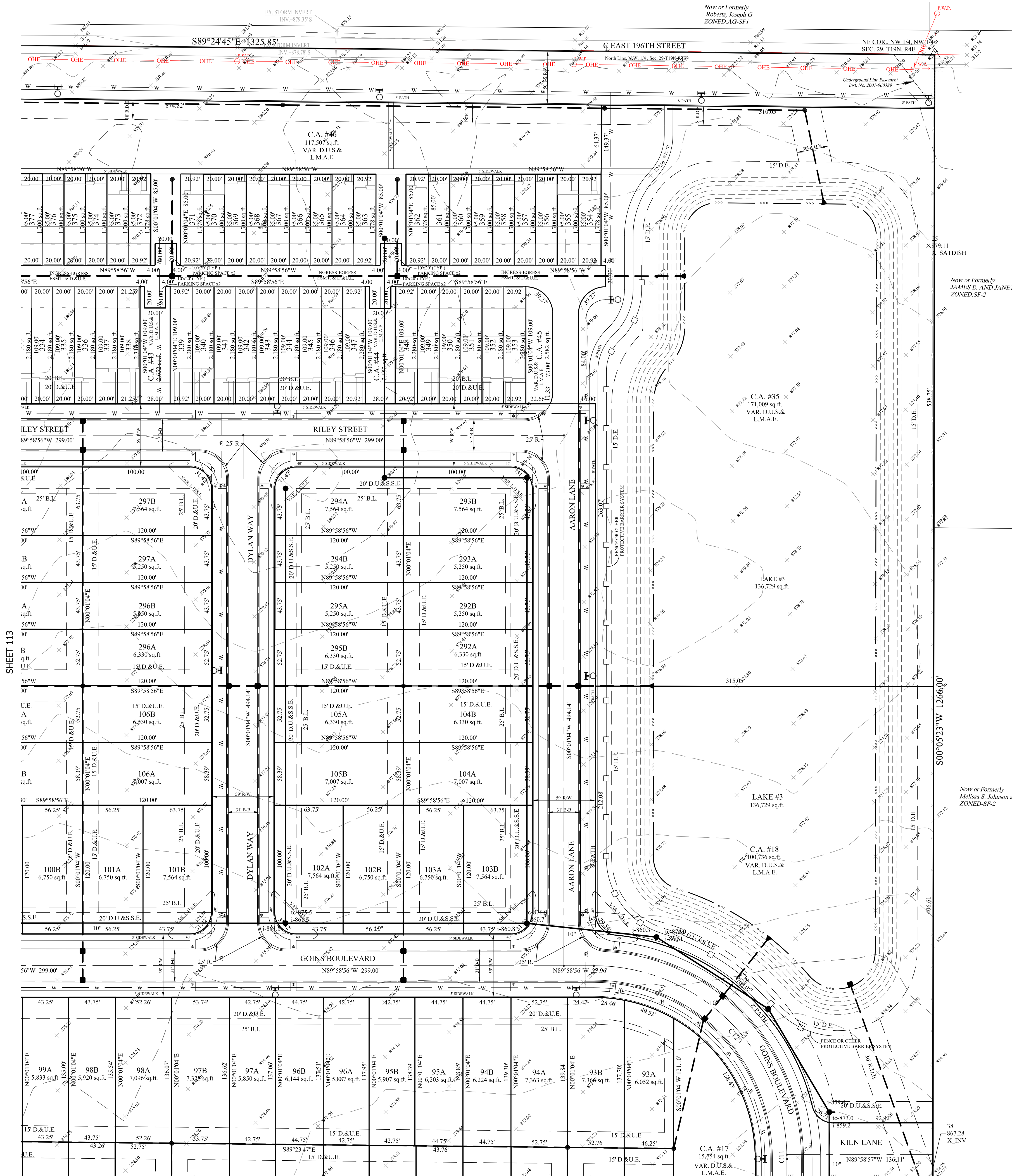
Know what's below.
Call before you dig



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

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

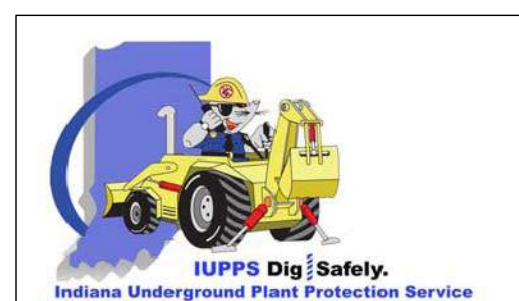
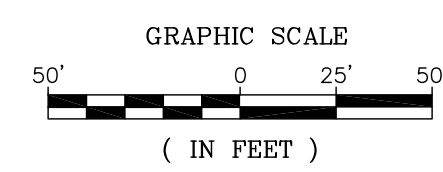
CURRENT LANDOWNER:
THOMAS E. GOINS
3990 E. 191st STREET
WESTFIELD IN, 46062



LINDLEY RUN DEVELOPMENT PLAN ZONING PUD

- LEGEND
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W PROPOSED WATER LINE
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 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED S&A FIRM 10008
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM 10008
 - H.C.S. HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
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 - GAS METER
 - WATER METER
 - WATER VALVE
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 - 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



DEVELOPMENT PLAN

PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: R4E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

C114

S & A JOHN 81635OLF

STOEPPELWERTH

ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2905

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

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

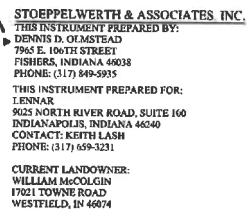
CERTIFIED: 11/30/18

D.D.O.

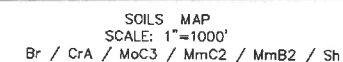
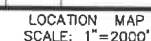
REVISIONS

DATE

BY



WESTFIELD, INDIANA
PUD ZONING



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


 11/30/18
 DENNIS D. OLMSTEAD
 REGISTERED LAND SURVEYOR
 NO. 900012
 DATE



PLANS PREPARED BY:

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



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Call before you dig.**

INDEX	
SHT.	DESCRIPTION
C001-C002	COVER SHEET / INFORMATION SHEET
C101-C122	PRIMARY PLAT / DEVELOPMENT PLAN



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MACCOLGIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

STREET DATA

171st STREET	4,591.28 L.F.
STREET A	4,572.76 L.F.
STREET B	829.11 L.F.
STREET C	620.89 L.F.
STREET D	832.09 L.F.
STREET E	940.30 L.F.
STREET F	763.43 L.F.
STREET G	2,309.44 L.F.
STREET H	947.00 L.F.
STREET I	702.21 L.F.
STREET J	574.49 L.F.
STREET K	1,689.98 L.F.
STREET L	1,939.20 L.F.
STREET M	1,557.32 L.F.
STREET N	871.06 L.F.
STREET O	882.27 L.F.
STREET P	590.53 L.F.
STREET Q	280.07 L.F.
STREET R	1,359.11 L.F.
STREET S	1,100.30 L.F.
STREET T	528.00 L.F.
STREET U	1,098.93 L.F.
TOTAL	29,579.77 L.F.

ALLEY DATA

ALLEY A	643.98 L.F.
ALLEY B	618.04 L.F.
ALLEY C	502.00 L.F.
ALLEY D	452.41 L.F.
ALLEY E	418.19 L.F.
ALLEY F	178.00 L.F.
ALLEY G	595.72 L.F.
ALLEY H	437.17 L.F.
ALLEY I	482.77 L.F.
ALLEY J	553.51 L.F.
ALLEY K	468.05 L.F.
ALLEY L	282.71 L.F.
ALLEY M	835.77 L.F.
ALLEY N	724.01 L.F.
ALLEY O	341.00 L.F.
ALLEY P	127.00 L.F.
ALLEY Q	989.89 L.F.
ALLEY R	127.00 L.F.
ALLEY S	341.00 L.F.
ALLEY T	548.00 L.F.
ALLEY U	533.25 L.F.
ALLEY V	723.55 L.F.
TOTAL	10,923.02 L.F.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	90.36'	500.00'	45.30'	N64°38'12"W	90.23'	10°21'15"
C2	69.52'	800.00'	34.78'	S81°56'57"E	69.50'	4°58'44"
C3	523.26'	800.00'	271.38'	N76°49'23"E	513.99'	37°28'34"
C4	198.64'	800.00'	99.83'	N30°58'20"E	198.13'	14°13'36"
C5	160.05'	2000.00'	80.07'	S46°09'05"W	160.01'	4°35'07"
C6	509.48'	2000.00'	256.13'	S55°44'30"W	508.10'	14°33'44"
C7	68.99'	2000.00'	34.50'	S64°01'40"W	68.96'	1°58'35"
C8	90.11'	300.00'	45.40'	N56°24'59"E	89.77'	17°12'35"
C9	221.42'	300.00'	116.00'	S68°57'01"W	216.43'	42°17'19"
C10	111.65'	300.00'	56.48'	N79°14'36"W	111.01'	21°19'28"
C11	89.38'	300.00'	45.03'	S77°07'00"E	89.05'	17°04'16"
C12	23.98'	300.00'	12.00'	S87°56'33"E	23.98'	4°34'49"
C13	239.68'	300.00'	126.65'	N67°20'40"W	233.36'	45°46'34"
C14	10.04'	107.00'	5.02'	N48°13'53"E	10.04'	5°22'36"
C15	72.55'	107.00'	37.73'	N70°20'58"E	71.17'	38°50'50"
C16	168.69'	107.00'	107.61'	S45°04'08"E	151.75'	90°19'38"
C17	39.95'	50.00'	21.11'	N67°20'40"W	38.89'	45°46'34"
C18	72.35'	300.00'	36.35'	S11°15'23"W	72.17'	13°49'01"
C19	18.68'	300.00'	9.34'	S19°56'55"W	18.68'	3°34'03"
C20	113.30'	300.00'	57.33'	N10°54'48"E	112.62'	21°38'16"
C21	48.18'	200.00'	24.21'	S61°40'49"E	48.06'	13°48'06"
C22	47.89'	50.00'	25.96'	S37°30'33"E	46.08'	54°52'26"
C23	78.17'	50.00'	49.63'	S44°52'58"W	70.45'	89°34'36"
C24	65.85'	500.00'	32.97'	N9°20'04"E	65.80'	7°32'40"
C25	126.47'	500.00'	68.66'	N20°55'36"E	126.05'	15°38'18"
C26	61.07'	500.00'	30.57'	N32°14'43"E	61.04'	6°59'55"
C27	45.14'	450.00'	22.59'	S32°52'14"W	45.13'	5°44'53"
C28	252.71'	450.00'	129.79'	S13°54'30"W	249.40'	32°10'35"
C29	126.64'	500.00'	63.66'	N5°04'33"E	126.30'	14°20'41"
C30	356.02'	200.00'	246.95'	S38°39'55"E	310.84'	101°59'36"
C31	33.79'	300.00'	16.91'	N86°26'08"W	33.77'	6°27'11"
C32	435.00'	300.00'	265.79'	N41°40'09"W	397.88'	83°04'40"
C33	43.65'	500.00'	21.84'	S91°73'03"W	43.63'	5°00'05"
C34	133.85'	75.00'	92.02'	N50°58'21"E	116.27'	101°38'23"
C35	116.86'	75.00'	74.00'	N44°29'11"W	105.40'	89°16'41"
C36	152.44'	800.00'	76.45'	N6°20'01"E	152.21'	10°55'04"
C37	58.24'	500.00'	29.15'	S85°47'19"E	58.21'	6°40'26"
C38	190.93'	500.00'	96.54'	S70°56'35"E	189.77'	21°52'44"
C39	99.98'	500.00'	50.16'	N6°36'11"E	99.81'	11°27'25"
C40	62.80'	300.00'	31.51'	S6°20'05"W	62.68'	11°59'36"
C41	226.62'	150.00'	141.26'	N47°35'37"E	205.67'	86°33'44"
C42	246.62'	150.00'	159.28'	N42°24'23"W	218.40'	93°20'16"
C43	121.64'	250.00'	62.03'	S75°11'23"E	120.42'	27°52'17"
C44	38.23'	215.00'	19.17'	S37°00'30"E	38.18'	10°11'16"
C45	330.49'	215.00'	207.89'	S86°08'20"E	298.50'	88°04'23"
C46	8.80'	215.00'	4.40'	N48°39'07"E	8.80'	2°20'43"
C47	188.37'	300.00'	97.40'	N29°29'36"E	185.29'	35°58'31"
C48	201.34'	300.00'	104.63'	N7°43'20"W	197.58'	38°27'09"
C49	56.94'	150.00'	28.84'	N67°33'06"W	56.64'	21°45'52"
C50	16.20'	100.00'	8.12'	N4°41'53"E	16.18'	9°16'48"
C51	37.13'	150.00'	18.66'	N49°36'42"W	37.03'	14°10'55"
C52	35.58'	100.00'	17.98'	N19°31'56"E	35.40'	20°23'19"
C53	46.48'	150.00'	23.43'	N38°36'10"E	46.29'	17°45'09"
C54	103.51'	150.00'	53.91'	N67°14'53"E	101.47'	39°32'16"
C55	160.80'	225.00'	84.01'	S72°40'34"E	157.40'	40°56'50"
C56	50.27'	100.00'	25.68'	S37°38'07"E	49.74'	28°48'05"
C59	125.22'	150.00'	66.52'	S66°26'13"E	121.62'	47°49'56"
C60	83.48'	100.00'	44.35'	S23°33'47"W	81.08'	47°49'56"
C61	74.57'	100.00'	39.11'	S68°50'29"W	72.85'	42°43'27"
C62	241.97'	155.00'	153.50'	N44°55'31"E	218.14'	89°28'37"
C63	111.85'	150.00'	58.67'	N21°09'31"W	109.28'	42°43'27"
C64	65.05'	150.00'	32.00'	N11°48'58"W	62.58'	24°04'55"
C65	134.93'	800.00'	67.63'	N1°11'06"W	134.77'	0°39'49"
C66	48.74'	800.00'	24.38'	N7°45'44"W	48.74'	3°29'27"
C67	334.48'	450.00'	175.39'	S11°47'09"W	326.83'	42°35'14"
C68	84.66'	450.00'	42.46'	S38°28'09"W	84.54'	10°46'46"
C69	29.77'	2485.00'	14.89'	S46°12'08"W	29.77'	6°41'11"
C70	126.19'	2485.00'	63.11'	S46°00'00"W	126.18'	2°56'34"
C71	510.20'	2485.00'	256.00'	S53°30'12"W	509.31'	11°45'49"
C72	510.20'	2485.00'	256.00'	S53°30'12"W	509.31'	11°45'49"
C73	376.00'	250.00'	233.83'	S2°22'07"E	341.55'	86°10'20"
C74	290.40'	175.00'	191.25'	N78°19'17"W	258.21'	95°04'46"
C75	137.96'	2200.00'	69.00'	S45°39'19"W	137.93'	3°35'34"
C76	451.81'	2200.00'	226.70'	S33°20'06"W	451.02'	11°46'00"
C77	219.89'	2200.00'	110.64'	S62°04'55"W	219.80'	5°43'56"
C78	21.90'	2000.00'	10.95'	S64°42'08"W	21.90'	0°37'38"
C79	594.65'	2000.00'	299.53'	S55°51'15"W	592.46'	17°02'08"
C80	121.97'	2000.00'	61.00'	S45°10'21"W	121.95'	3°29'39"
C81	315.34'	500.00'	163.12'	N61°55'40"E	310.16'	36°08'16"
C82	34.79'	500.00'	17.40'	N81°59'23"E	34.78'	3°59'12"
C83	554.40'	638.00'	296.07'	N68°45'10"E	537.12'	49°47'17"
C84	170.29'	2162.00'	85.19'	S46°06'55"W	170.24'	4°30'46"
C85	553.51'	2162.00'	278.28'	S55°42'22"W	552.00'	14°46'07"
C86	74.54'	2162.00'	37.27'	S64°01'41"W	74.54'	1°59'31"
C87	9.80'	138.00'	4.90'	N62°58'55"E	9.80'	4°04'04"
C88	31.47'	138.00'	15.80'	N54°24'55"E	31.40'	13°03'54"
C89	234.75'	353.00'	121.90'	S9°32'37"W	230.45'	38°06'10"

AMENDED PRIMARY PLAT / DEVELOPMENT PLAN
for WESTGATE
WESTFIELD, INDIANA
PUD ZONING

PLANS PREPARED BY:

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



Know what's below.
Call before you dig.



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 166TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
3025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17621 TOWNS ROAD
WESTFIELD, IN 46074

WESTGATE

AMENDED PRIMARY PLAT

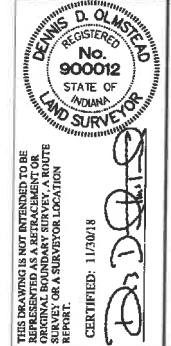
ZONING PUD

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

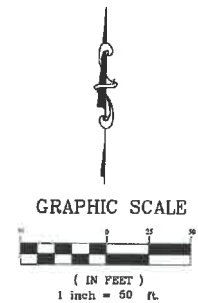
LEGEND

- 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

NOV
J,
INST



STOEPPELWERTH
ALWAYSON.
7965 East 166th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942



NOW
BEVE
INST



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

AMENDED PRIMARY PLAT
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA
PREPARED FOR:
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C101
S & A SURV. NO. 508551LEN



7
USTEE
RUST
3

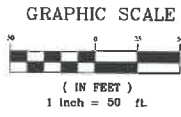


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMASTAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 859-3231
CURRENT LANDOWNER:
WILLIAM MCCOLLIN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE

AMENDED PRIMARY PLAT

ZONING PUD



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

- 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



STOEPPELWERTH
ALWAYSON.
7965 East 100th Street, Fishers, IN 46038-2305
Phone: (317) 849-5935 Fax: (317) 849-5942

AMENDED PRIMARY PLAT
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 4
TOWNSHIP: 18N
RANGE: 3E
DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO. C102
DATE: 5/8/2018



NOW
JENI
INST





STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTA
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9425 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
1701 TOWNS ROAD
WESTFIELD, IN 46074

LEGEND

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

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

WESTGATE

AMENDED PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

$\Delta=25^{\circ}08'28''$
 $R=500.00'$
 $L=219.40'$
 $T=111.493'$

$\Delta=15^{\circ}20'17''$
 $R=500.00'$
 $L=133.85'$
 $T=67.327'$



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

CERTIFIED 11/30/18
D.D. OLASTA

STOEPPELWERTH
ALWAYS ON.

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

AMENDED PRIMARY PLAT

WESTGATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

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

SHEET NO.
C103

S & A JOB NO.
508551LEN



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 104TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
1701 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE AMENDED PRIMARY PLAT ZONING PUD

GRAPHIC SCALE



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

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 |



THIS PLAT AND ANY INSTRUMENTS TO BE
REPRESENTED BY THIS PLAT ARE
ORIGINAL BOUNDARY SURVEY A ROUTE
BOOK.
CERTIFIED: 11/2018
D.D.O.

STOEPPELWERTH
ALWAYS ON.
7965 East 104th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

AMENDED PRIMARY PLAT
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 3
DRAWN BY: LAF
SHEET NO.: C104
TOWNSHIP: 18N
RANGE: 3E
CHECKED BY: GDK
DATE: 11/2018
BY: [Signature]

MERLY
A. &
ARRON
91-7976





STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASE
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
1701 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE AMENDED PRIMARY PLAT ZONING PUD

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

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

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

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

EXCEPTION No. 1
NOW OR FORMERLY
ROBERT W. &
DIANE A. MOORE
INSTR. No. 1987-8562

APPROXIMATE LIMITS OF
ZONE "AB" FLOODPLAIN
AS SCALED FROM INM
COMMUNITY PANEL No. 11017C 0115 G
DATED NOVEMBER 09, 2014



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

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

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

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C105
S.A.A. JENKINS
508551LEN



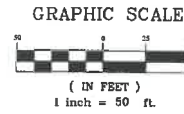


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTA
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
3625 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCGOLGIN
1701 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE

AMENDED PRIMARY PLAT

ZONING PUD



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

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



THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A REPRESENTATION OF
ORIGINAL BOUNDARY SURVEY, A ROUTE
REPORT.
CERTIFIED: 11/20/18
D.D. OLASTA



AMENDED PRIMARY PLAT
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 18N
TOWNSHIP: 4E
DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO.
C106
S & A RES. NO.
508551.EN



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



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:
LENNAR
3025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3331

CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17021 TOWNS ROAD
WESTFIELD, IN 46074

WESTGATE

AMENDED PRIMARY PLAT

ZONING PUD

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

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

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



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

AMENDED PRIMARY PLAT
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

EXCEPTION No. 2
NOW OR FORMERLY
JERRY L. &
TARALENE MCCOLGIN
INSTR. No. 2000-21463



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

PREPARED FOR:
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C107
S & A PUB NO. 508551LEN



WESTGATE

AMENDED PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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

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	

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

NO
SANDI
INS

SHEET 109

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

CERTIFIED: 11/30/18

[Signature]

STOEPPELWERTH

ALWAYS ON.

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



AMENDED PRIMARY PLAT

WESTGATE

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

PREPARED FOR:

SECTION: 4	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C108		
S & A JOB NO. 50855LEN		

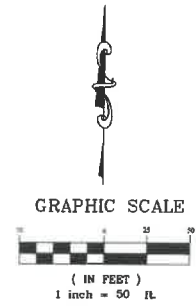


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-5231
CURRENT LANDOWNER:
WILLIAM MC COLGIN
17031 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE

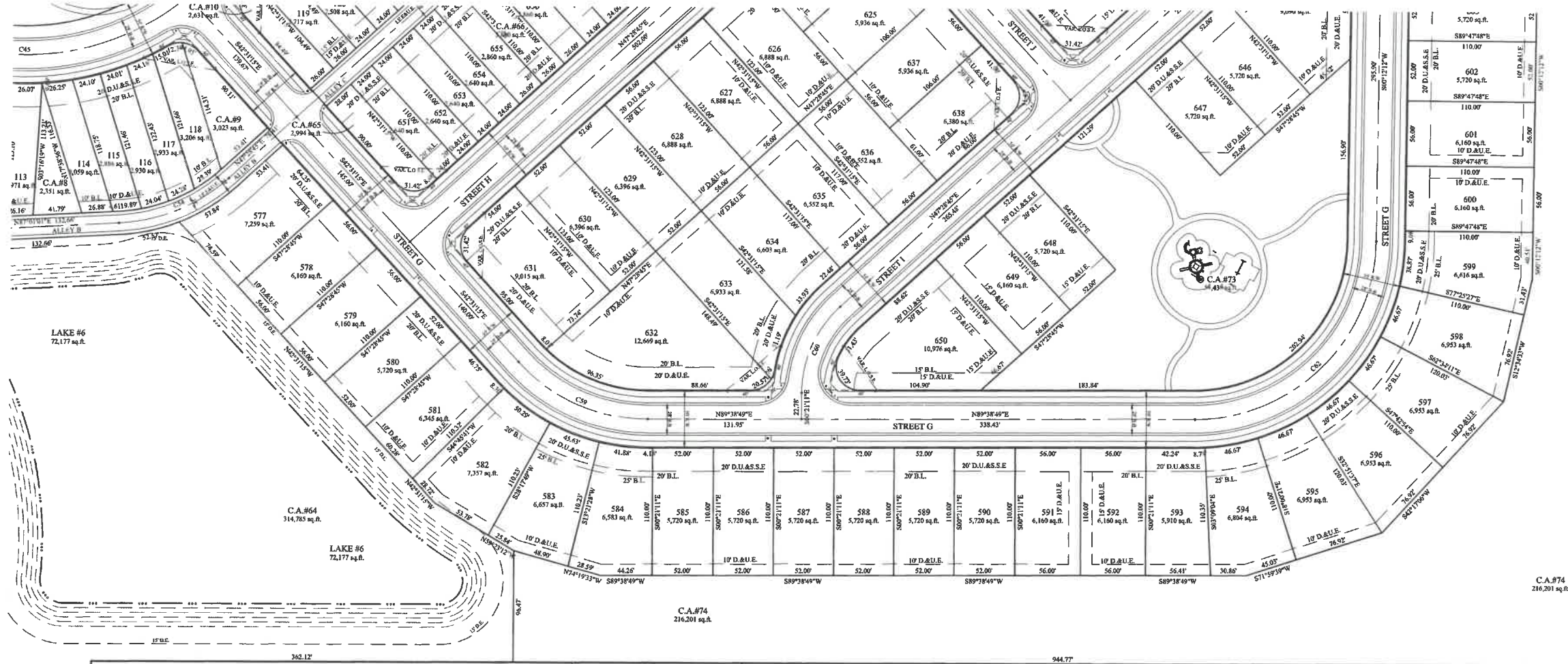
AMENDED PRIMARY PLAT

ZONING PUD



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

- 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



NOW OR FORMERLY
JENNIFER L. KAIM
INSTR. No. 1992-45748

NOW OR FORMERLY
PHILLIP L. &
JOAN T. DOUGLAS
D.R. 297, PAGE 171
& D.R. 332, PAGE 468

NOW OR FORMERLY
CLARA JANE BLUCK
INSTR. No. 1994-21157

NOW OR FORMERLY
WILLIAM DAVID &
SYLVIA JANE KIRKMAN
D.R. 289, PAGE 274

AMENDED PRIMARY PLAT

WESTGATE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA



STOEPPELWERTH
ALWAYSON
7963 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942



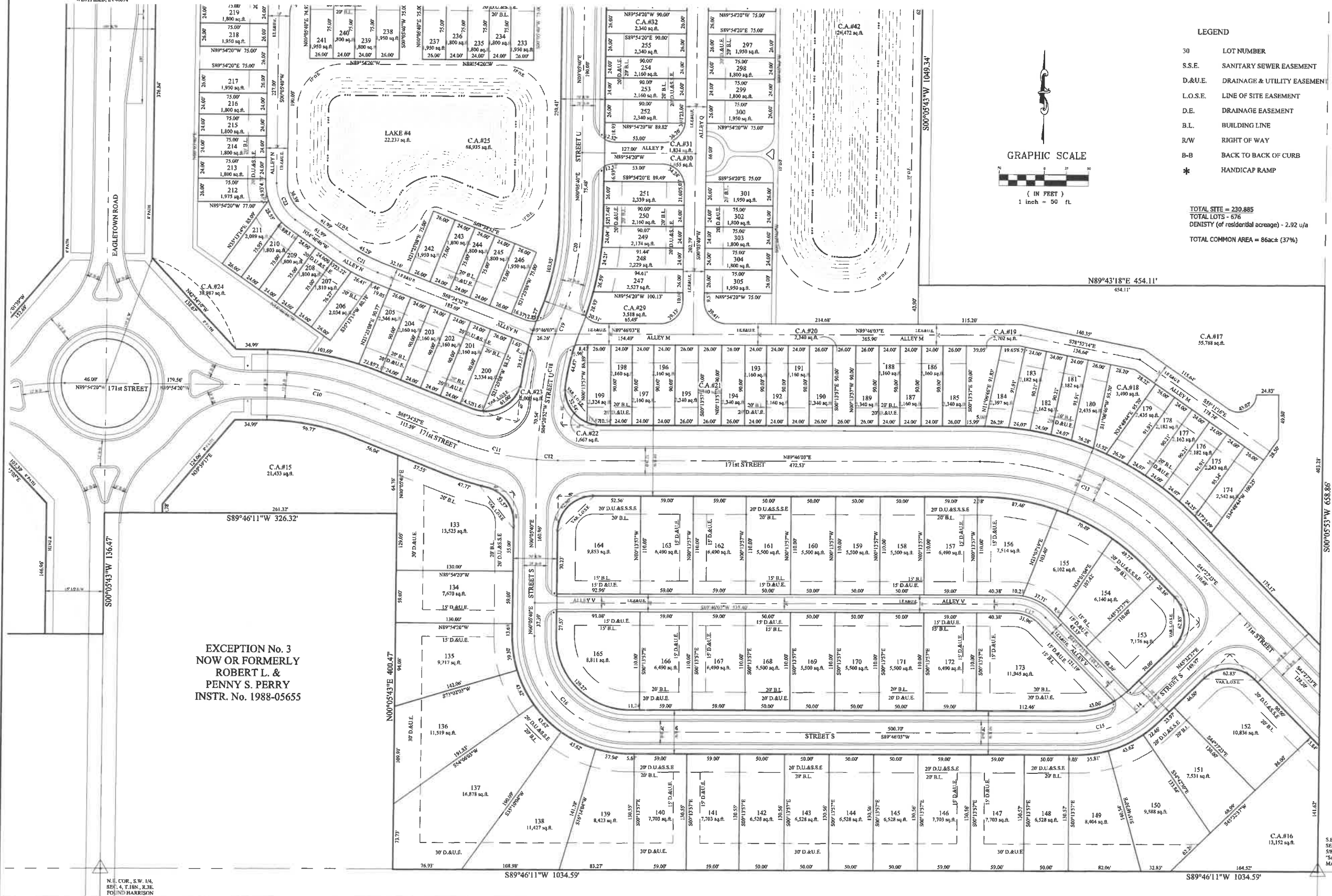
811
Know what's below.
Call before you dig.

SECTION: 4
TOWNSHIP: 18N
RANGE: 3E
DRAWN BY: LAF
CHECKED BY: GDK
SUBMIT NO.
C109
S & A JOB NO.
508551LEN



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTAD
7965 E. 104TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
1701 TOWNE ROAD
WESTFIELD, IN 46074

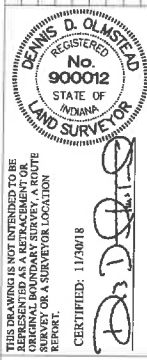
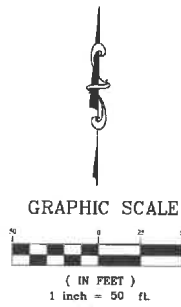
WESTGATE AMENDED PRIMARY PLAT ZONING PUD



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

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



STOEPPELWERTH
ALWAYSON.
7965 East 104th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

AMENDED PRIMARY PLAT
WESTGATE

PREPARED FOR:
WASHINGTON TOWNSHIP
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. 11 OF 11
S & A JOB NO. 508551-EN



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTEAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LANNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MC COLGIN
1701 TOWNS ROAD
WESTFIELD, IN 46074

WESTGATE

AMENDED PRIMARY PLAT

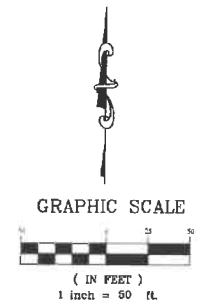
ZONING PUD

NOW OR FORMERLY
DONALD D. DWIGANS
D.R. 295, PAGE 784

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

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



NOW OR FORMERLY
ACKERSON FAMILY FARMS LLC
INSTR. No. 2000-58404

STOEPPELWERTH
ALWAYS ON

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

AMENDED PRIMARY PLAT

WESTGATE

PREPARED FOR:

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
4	18N	3E
DRAWN BY:	CHECKED BY:	
LAF	GDK	
30837 NO.		
C111		
S & A FOR FILE		
50855LEN		

DATE	REVISIONS	BY



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
1701 TOWNS ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

TOTAL SITE = 230,885
TOTAL LOTS = 676
DENSITY (of residential acreage) = 2.92 u/a
TOTAL COMMON AREA = 86ac± (37%)

- 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

NOW
J
INST

- LEGEND
- EXISTING CONTOUR
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE; MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE; MANHOLE
 - 8" DIA. DUCTILE IRON
 - CURB INLET
 - RESEWER OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET BACK - UNLESS OTHERWISE NOTED
 - SET CAPPED KURAR
 - STAMPED S&A FROM MOON
 - SET PIPE UP 1" CAPPED
 - STAMPED S&A FROM MOON
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDestal
 - ELECT. METER
 - GRV. WIDE
 - 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
 - FIREHYDRANT
 - MANHOLE

NOW
J
BEVE
INST

STOEPPELWERTH
ALWAYS ON.

WESTGATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

DEVELOPMENT PLAN

PREPARED FOR:

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C112
S & A JOB NO. 508551-EN

S.E. COR., S.W. 1/4, S.W.
SEC. 4, T.18N., R.3E
FOUND HARKINS MONUMENT
PER H.C.S.R. TIES
0.5" N. & 0.3" W. OF
MATHEMATICAL SPLIT

S.W. COR., S.W. 1/4,
SEC. 4, T.18N., R.3E
FOUND HARKINS MONUMENT
PER H.C.S.R. TIES



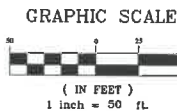
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-3935
THIS INSTRUMENT PREPARED FOR:
LENNAR
3625 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
1701 TOWNE ROAD
WESTFIELD, IN 46074

LEGEND

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

TOTAL SITE = 230,885
TOTAL LOTS - 675
DENSITY (of residential acreage) - 2.92 u/a
TOTAL COMMON AREA = 86ac± (37%)

WESTGATE DEVELOPMENT PLAN ZONING PUD



LEGEND

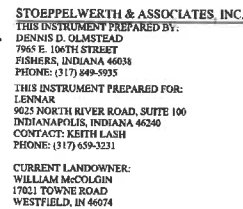
- EXISTING CONTOUR
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE, MANHOLE & END SECTION
- STORM SEWER LINE, MANHOLE & END SECTION
- CURB INLET
- RECEIVE OR ROAD INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED S&A FIRM #0008
- SET POLE 12" CAPPED STAMPED S&A FIRM #0008
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDestal
- ELECT. METER
- OUT 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



STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-3935 Fax: (317) 849-3942

DEVELOPMENT PLAN
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C114
S&A FIRM NO. 50855LEN



WESTGATE DEVELOPMENT PLAN ZONING PUD

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

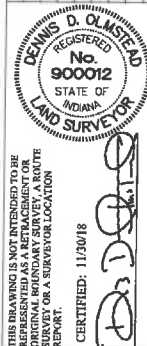
TOTAL SITE = 230.885
TOTAL LOTS - 676
DENSITY (of residential acreage) - 2.92 u/a
TOTAL COMMON AREA = 86ac± (37%)

LEGEND

- | | |
|----------|-----------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANTARY 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 |

LEGEND

-
- EXISTING CONDUIT
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 & DROP STRUCTURE
CURB INLET
RESERVOIR OR REGION INLET
SQUARE FLAT INLET
FENCE LINE
SET POLE (LINELESS) STANDARD
SET POLE (CAPPED) STANDARD
SET POLE (CAPPED) STANDARD
HAMMER TONGS SURVEYOR
MANHOLE
NO ACCESS EASEMENT
POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDISTAL
ELECT. METER
CITY WIRE
TELEPHONE POLE
TELEPHONE PEDISTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDISTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX



STOEPPELWERTH

ALWAYS ON.

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

DEVELOPMENT PLAN

SECTION: 3		TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF		CHECKED BY: GDK	
SHEET NO. C115			
S & A JOB NO. 50855LEN			



STOEPPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTAG
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-3935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGIN
17921 TURNER ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD

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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 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 |

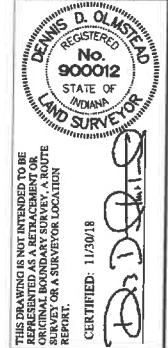
N.W. COR., S. 1/2, N.W. 1/4,
SEC. 4, T.18N., R.3E.
* SEE SURVEYOR'S REPORT *

LEGEND

- | | |
|--|---|
| | EXISTING CONTOUR |
| | EXISTING WATER LINE |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED WATER LINE |
| | FLOW LINE |
| | BURIED ELECTRIC LINE |
| | OVERHEAD ELECTRIC LINES |
| | BURIED TELEPHONE LINE |
| | TELEPHONE LINE |
| | BURIED CABLE T.V. LINE |
| | CABLE T.V. LINE |
| | GAS LINE |
| | WATER LINE |
| | SANITARY SEWER LINE, MANHOLE & END SECTION |
| | STORM SEWER LINE, MANHOLE & END SECTION |
| | CURB INLET |
| | DRIVEWAY OR ROUND INLET |
| | SQUARE FLAT INLET |
| | FENCE LINE |
| | SET NAIL, UNLESS OTHERWISE NOTED |
| | SET CAP OR IRON STAMPED SEAL FROM OWNER |
| | SET PIPE OR 1" CAPPED STAMPED SEAL FROM OWNER |
| | HAMILTON COUNTY SURVEYOR MEASURED |
| | RECORDED |
| | NO ACCESS EASEMENT |
| | POWER POLE |
| | LIGHT POLE |
| | ELECT. TRANSFORMER |
| | ELECT. PEDISTAL |
| | ELECT. METER |
| | GUY WIRE |
| | TELEPHONE POLE |
| | TELEPHONE PEDISTAL |
| | TELEPHONE MANHOLE |
| | CABLE T.V. POLE |
| | CABLE T.V. PEDISTAL |
| | TRAFFIC SIGNAL POLE |
| | TRAFFIC MANHOLE |
| | TRAFFIC CONTROL BOX |
| | GAS VALVE |
| | WATER METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | MANHOLE |

EXCEPTION No. 1
NOW OR FORMERLY
ROBERT W. &
DIANE A. MOORE
INSTR. No. 1987-8562

APPROXIMATE LIMITS OF
ZONE "A2" PLANNED
AS SCALED FROM 1981
COMMUNITY PLAN No. 107C 0115 G
DATED NOVEMBER 19, 2014



STOEPPEL WERTH
ALWAYSON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-3935 Fax: (317) 849-3942

DEVELOPMENT PLAN

WESTGATE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SUBMIT NO. C116
S & A JOB NO. 50855LEN



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



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46034
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MCCOLGON
17021 TOWNE ROAD
WESTFIELD, IN 46074

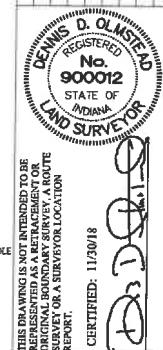
WESTGATE DEVELOPMENT PLAN ZONING PUD

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

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

- 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

- LEGEND
- EXISTING CONTOUR
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE MANHOLE
 - 2" DIS. SECTION
 - CURB INLET
 - RECEIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET BACK - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR
 - STAMPED SEA FIRM ROOM
 - SET FDS UP 1" CAPPED
 - STAMPED SEA FIRM ROOM
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDISTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDISTAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDISTAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX



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

DEVELOPMENT PLAN
WESTGATE

PREPARED FOR:
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWING: LAF CHECKED BY: GDK
SHEET NO. C117
S.A.A. KUBSKU
50855LEN



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



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTEAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LENNAR
3025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3321

CURRENT LANDOWNER:
WILLIAM MCGLOIN
17021 TOWN ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD

GRAPHIC SCALE
1 inch = 50 ft.

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

- 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

- LEGEND
- EXISTING CONTOUR
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - BURIED 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
 - STORM SEWER LINE
 - CURB INLET
 - RESEIVE OR ROKED INLET
 - SQUARE PLAT INLET
 - FENCE LINE
 - SET RAIL - UNLESS OTHERWISE NOTED
 - SET PIPE UP 1" CAPPED
 - STAMPED SALT FROM ROOM
 - SET PIPE UP 1" CAPPED
 - STAMPED SALT FROM ROOM
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - ALIGNED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDestal
 - ELECT. METER
 - CLUT WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDestal
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDestal
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX



STOEPPELWERTH
ALWAYS ON

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

DEVELOPMENT PLAN

WESTGATE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

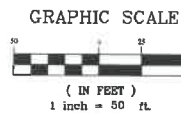
PREPARED FOR:

SECTION: 4	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C119		
S & A JOB NO. 508551EN		



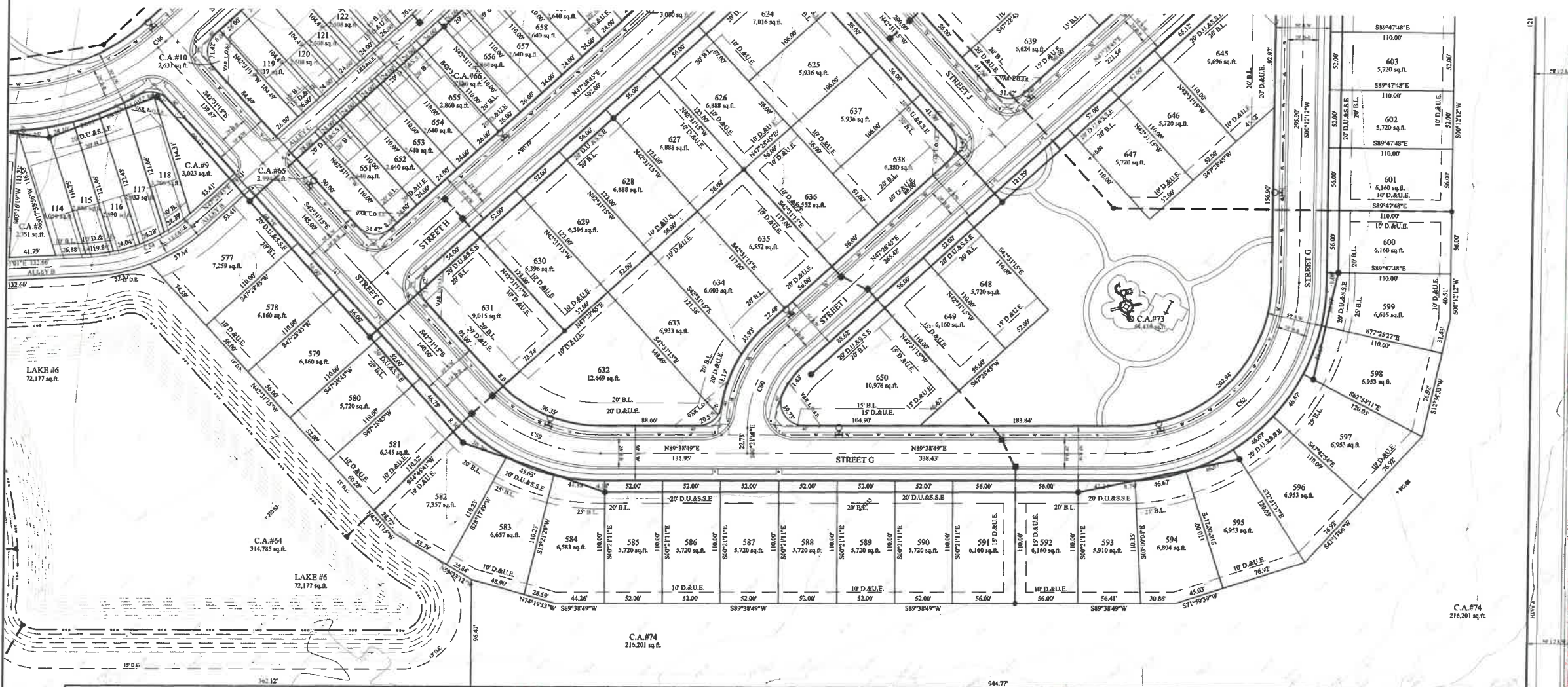
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLASTAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
3025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 659-3231
CURRENT LANDOWNER:
WILLIAM MC COLGIN
1701 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD



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

- 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



- LEGEND
- EXISTING CONTOUR
 - EXISTING WATER LINE
 - PROMISED SANITARY SEWER
 - PROMISED STORM SEWER
 - PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINES
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE: MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE: MANHOLE
 - STORM SEWER LINE: END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPED DEBRIS
 - STAMPED SEALED FIRM 10000
 - SET PIPE UP 1" CAPPED
 - STAMPED SEALED FIRM 4000
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PONDSTAL
 - ELECT. METER
 - CITY 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

NOW OR FORMERLY
JENNIFER L. KAIM
INSTR. No. 1992-45748

NOW OR FORMERLY
PHILLIP L. &
JOAN T. DOUGLAS
D.R. 297, PAGE 171
& D.R. 332, PAGE 468

NOW OR FORMERLY
CLARA JANE BLUCK
INSTR. No. 1994-21157

NOW OR FORMERLY
WILLIAM DAVID &
SYLVIA JANE KIRKMAN
D.R. 289, PAGE 274



Know what's below.
Call before you dig.

DEVELOPMENT PLAN
WESTGATE

PREPARED FOR:

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SUBJECT NO.: C120
S & A JOB NO.: 50855LEN



STOEPPELWERTH
ALWAYSON
7965 East 106th Street, Fishers, IN 46038-2503
Phone: (317) 849-5935 Fax: (317) 849-5942

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

DATE

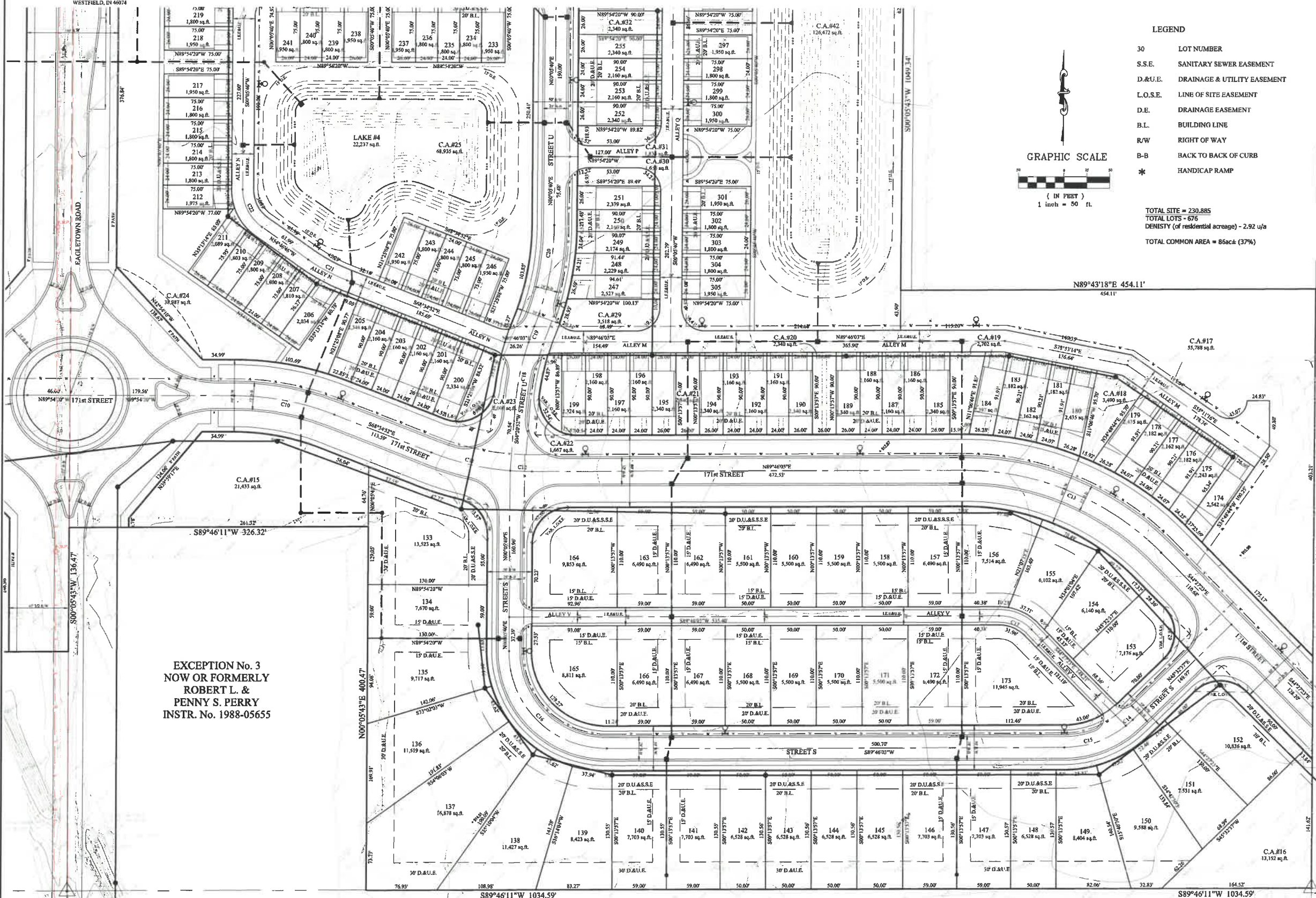
REVISIONS

BY

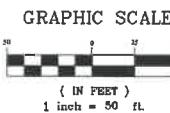


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLAMSTEAD
7965 E. 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LENNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 459-3331
CURRENT LANDOWNER:
WILLIAM MACGOLLEN
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD



EXCEPTION No. 3
NOW OR FORMERLY
ROBERT L. &
PENNY S. PERRY
INSTR. No. 1988-05655



- 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
- TOTAL SITE = 230.885
TOTAL LOTS = 676
DENSITY (of residential acreage) = 2.92 u/a
TOTAL COMMON AREA = 85ac (37%)

- LEGEND
- EXISTING CONTOUR
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINES
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE (MANHOLE)
 - SANITARY CLEANOUT
 - STORM SEWER LINE (MANHOLE)
 - CURB INLET
 - DEBRIS OR ROUND DRAIN
 - SQUARE/RECT. INLET
 - FENCE LINE
 - SET BACK - UNLESS OTHERWISE NOTED
 - SET CAPED SEWER STAMPED S&A FIRM #0008
 - SET PIPE UP 1" CAPED 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

NOW OR FORMERLY
ACKERSON FAN
INSTR. No.

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

DEVELOPMENT PLAN
WESTGATE

PREPARED FOR:
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C121
S & A FIRM NO. 50855LEN

REVISIONS
DATE



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
LIDNAR
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
CONTACT: KEITH LASH
PHONE: (317) 679-3211
CURRENT LANDOWNER:
WILLIAM MCCOLLUM
17021 TOWNE ROAD
WESTFIELD, IN 46074

WESTGATE DEVELOPMENT PLAN ZONING PUD

NOW OR FORMERLY
DONALD D. DWIGANS
D.R. 295, PAGE 784

- LEGEND
- EXISTING CONTOUR
 - EXISTING WATER LINE
 - PROPOSED 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 & FSD SETTING
 - CURB DRAIN
 - REGULATIVE OR BOUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL UNLESS OTHERWISE NOTED
 - SET CAPTED REBAR STAMPED AREA FROM 2000
 - SET PIPELAP / CAPPED STAMPED AREA FROM 2000
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDestal
 - ELECT. METER
 - CURB WIDE
 - TELEPHONE POLE
 - TELEPHONE PEDestal
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDestal
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX

GRAPHIC SCALE
(IN FEET)
1 inch = 60 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

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

NOW OR FORMERLY
ACKERSON FAMILY FARMS LLC.
INSTR. No. 2000-58404

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

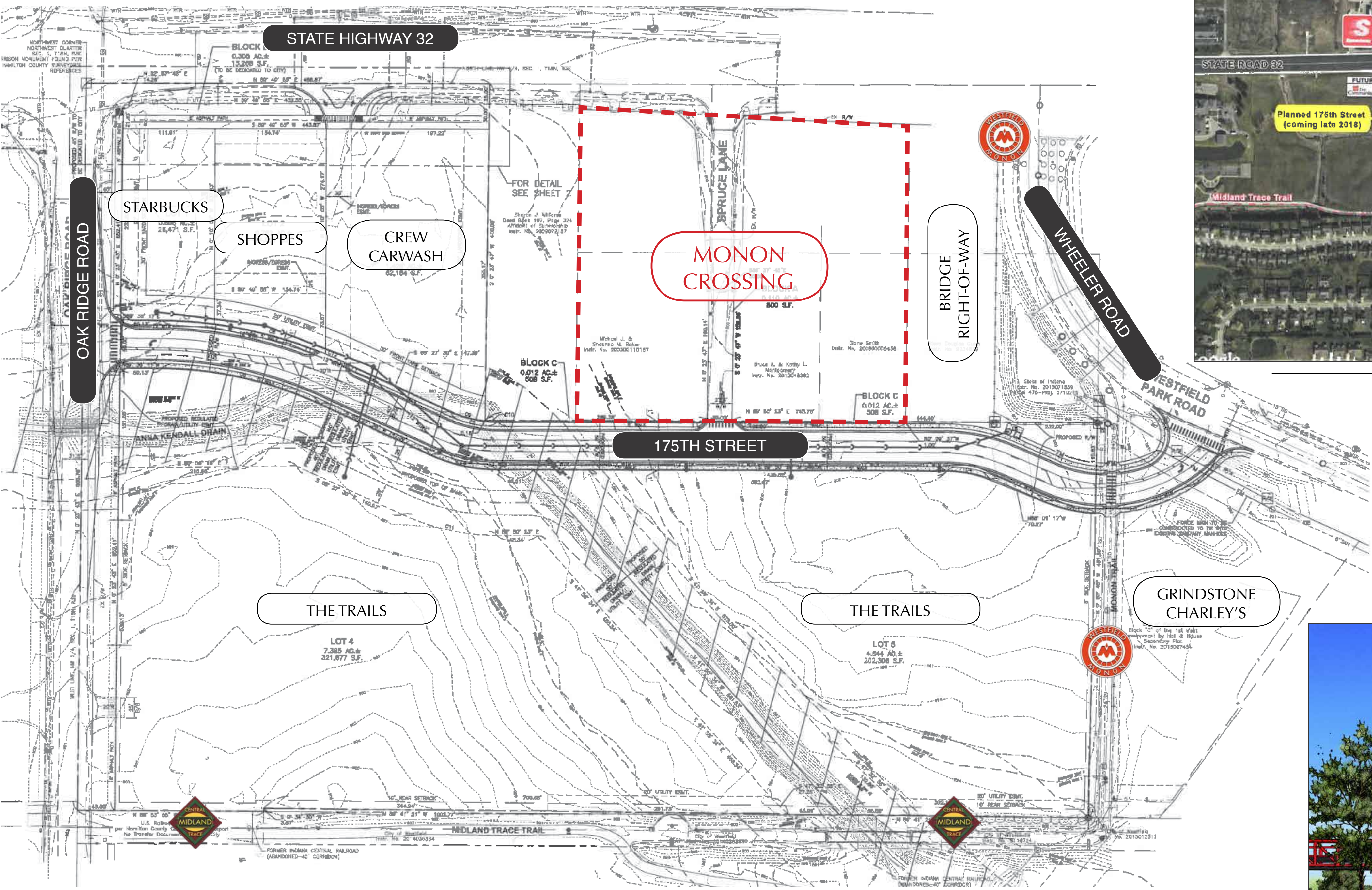
DEVELOPMENT PLAN
WESTGATE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 4 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
LIBERTY NO. C122
S&A JOB NO. 50855LEN

REVISIONS
DATE

LOCATION MAP EXHIBITS

DEVELOPMENT CONTEXT

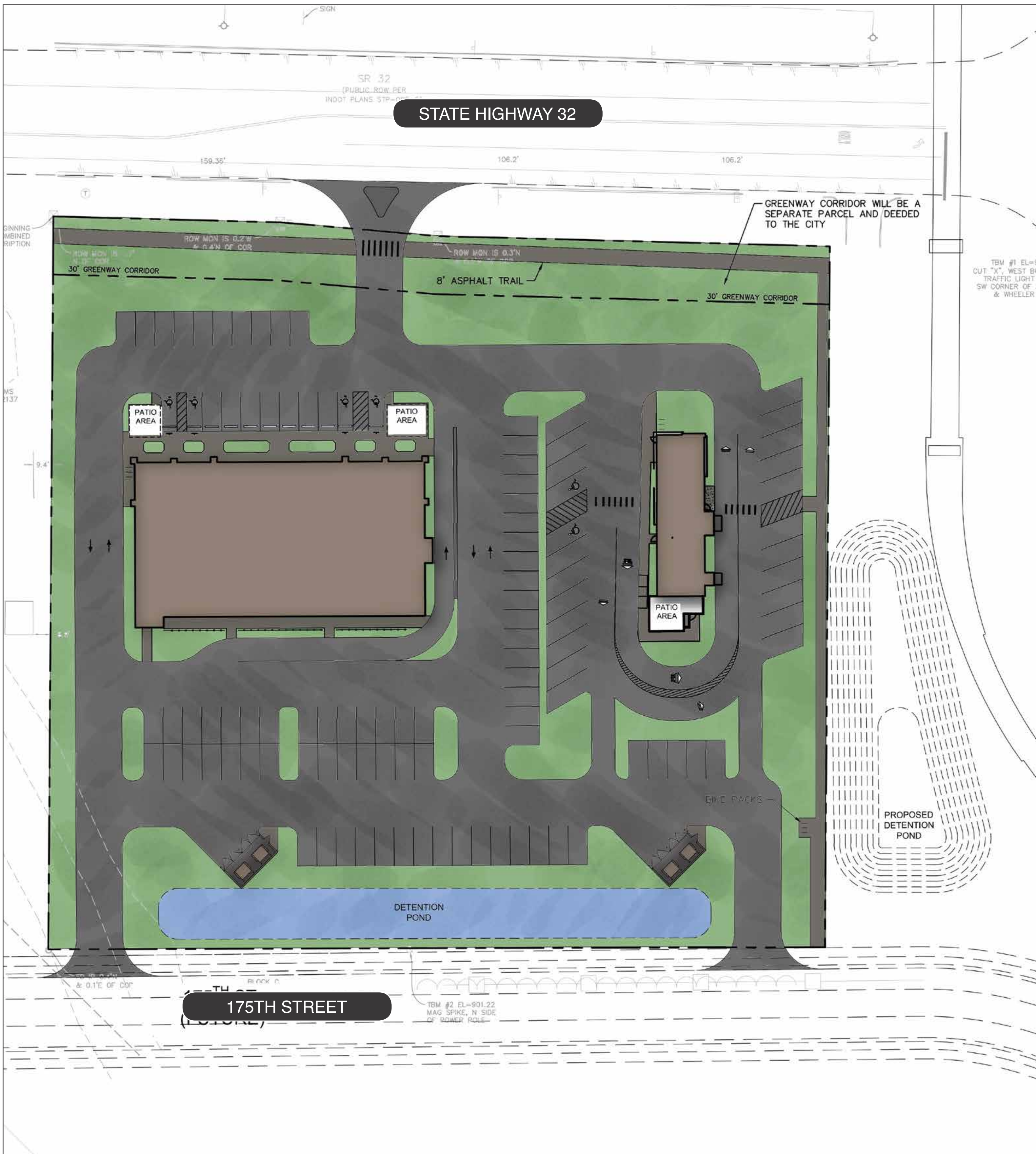


AERIAL LOCATION EXHIBIT

MONON TRAIL PEDESTRIAN BRIDGE



CONCEPT PLANS



CHARACTER EXHIBITS



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets



pitched and gabled roof alternatives

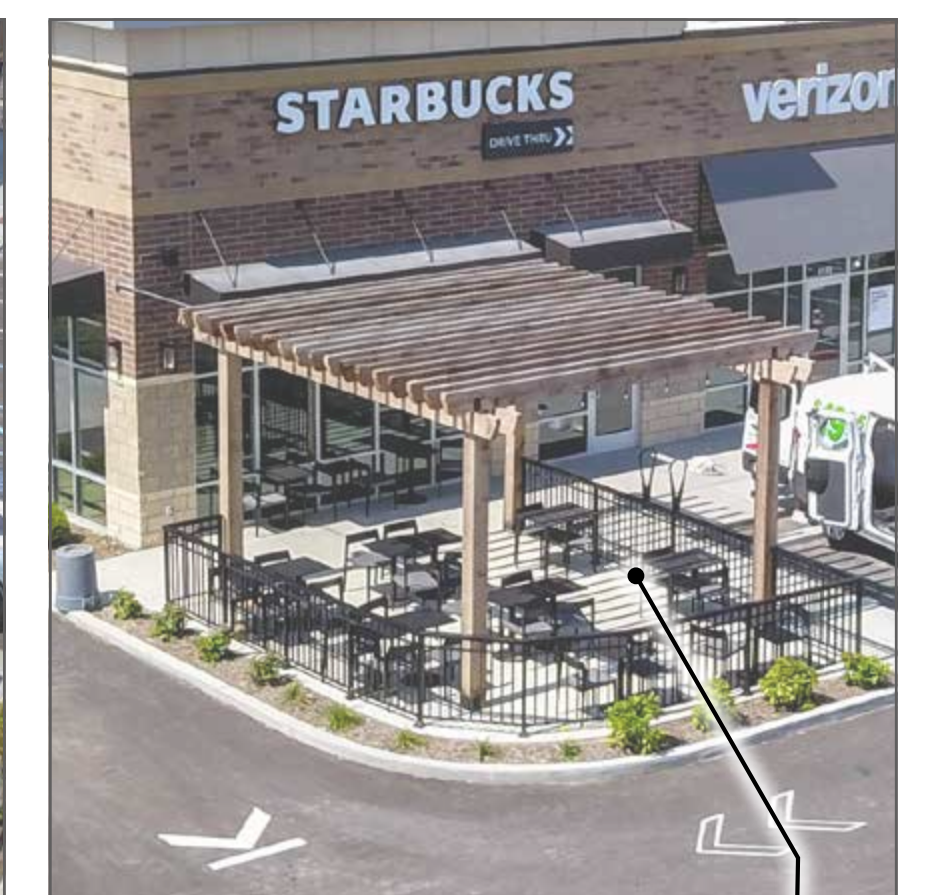


outdoor seating



high quality materials

decorative lighting



outdoor seating



alternative awning designs



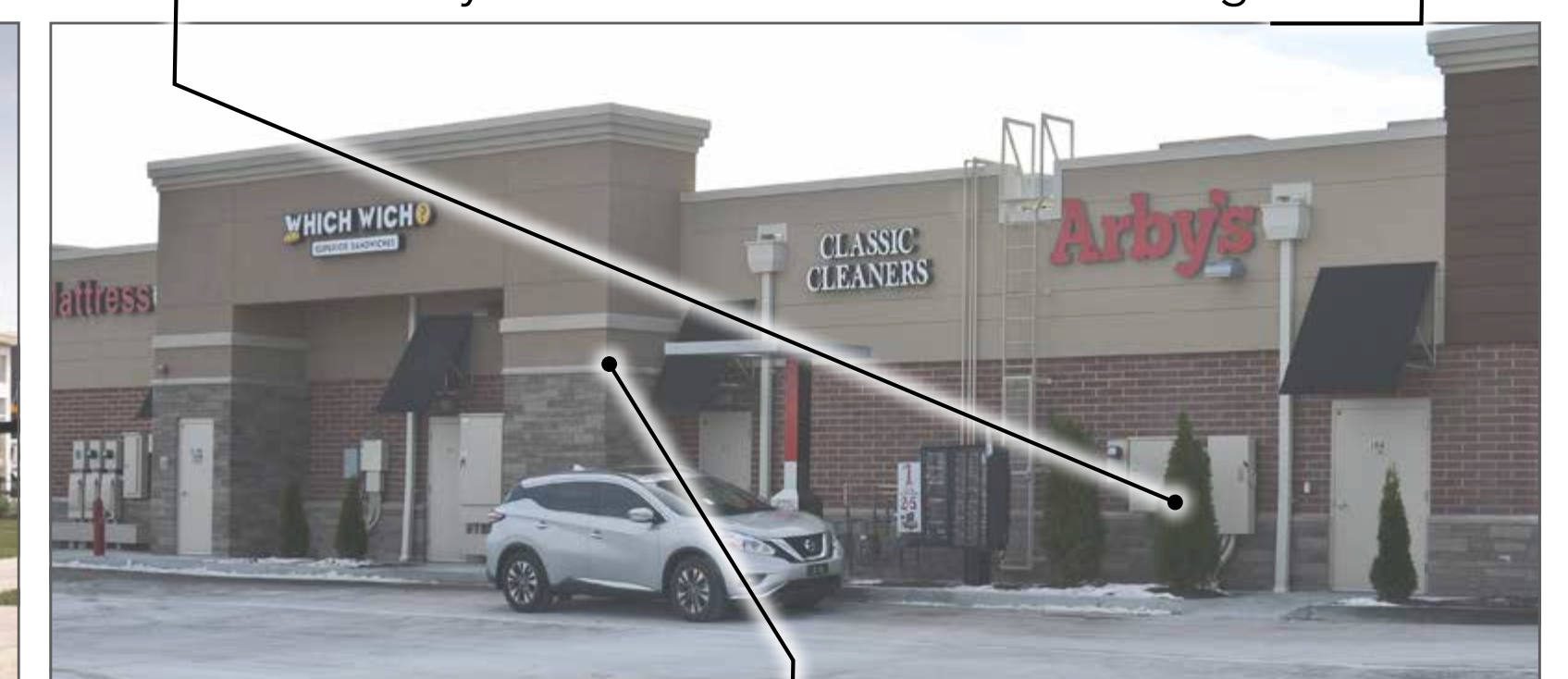
facade offsets

articulated three-dimensional cornice

roof line modulation



utility meter and mechanical screening



four-sided architecture

DEVELOPMENT CONTEXT

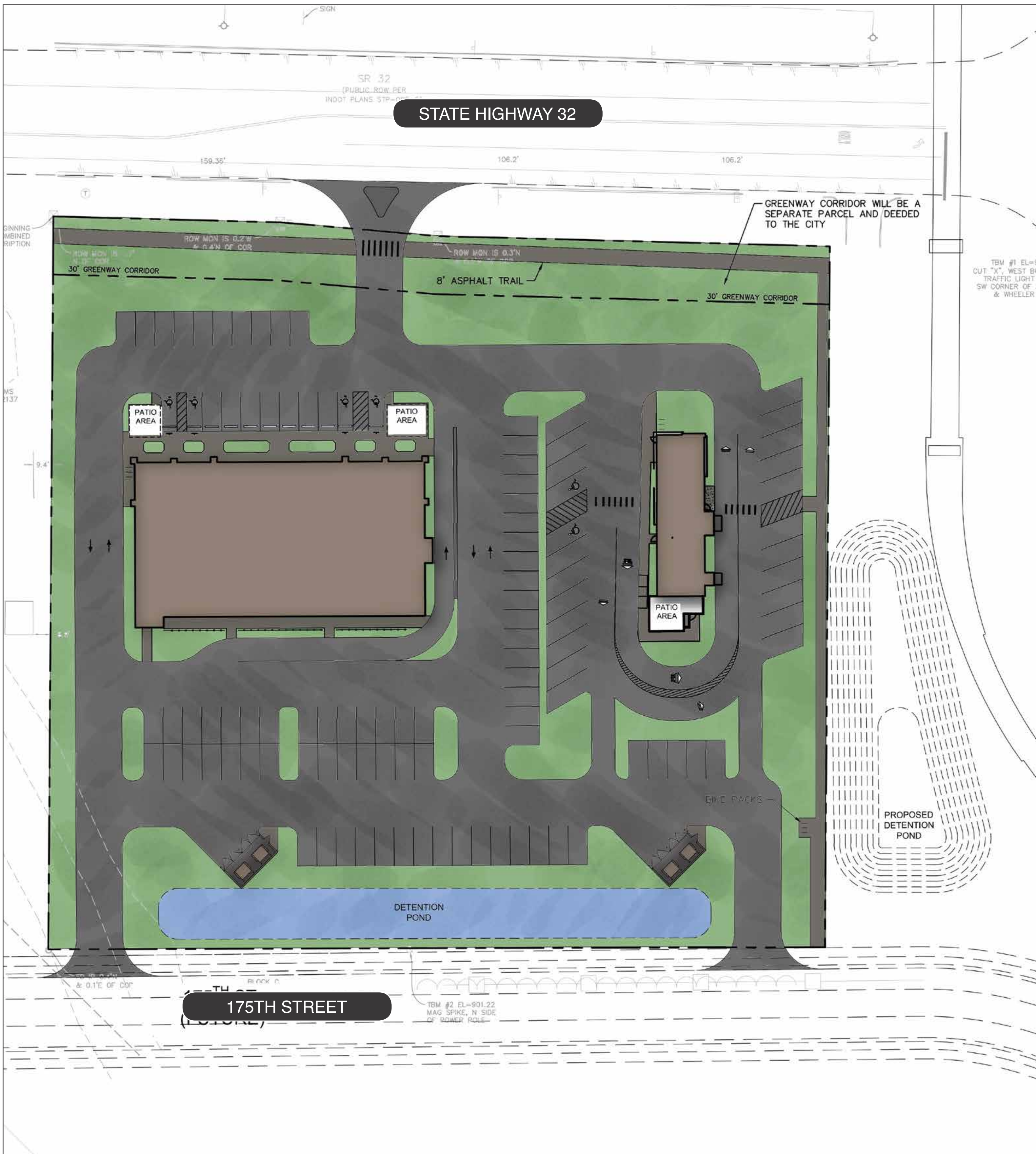


AERIAL LOCATION EXHIBIT

MONON TRAIL PEDESTRIAN BRIDGE



CONCEPT PLANS



CHARACTER EXHIBITS



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets



pitched and gabled roof alternatives

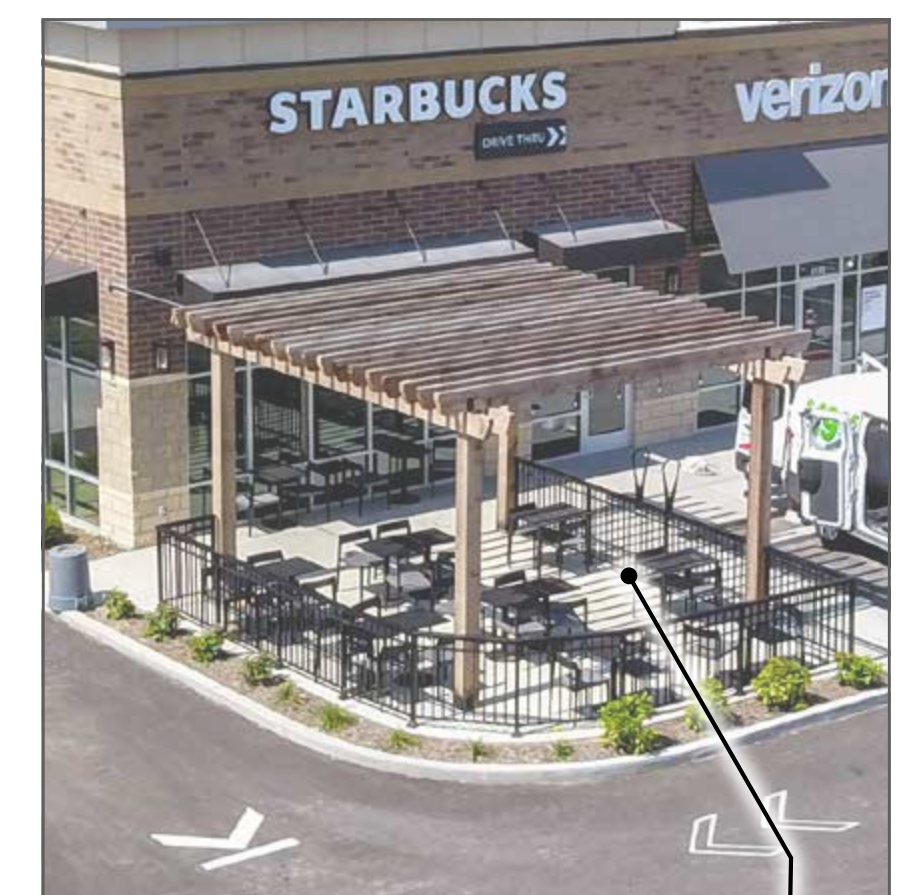


outdoor seating



high quality materials

decorative lighting



outdoor seating



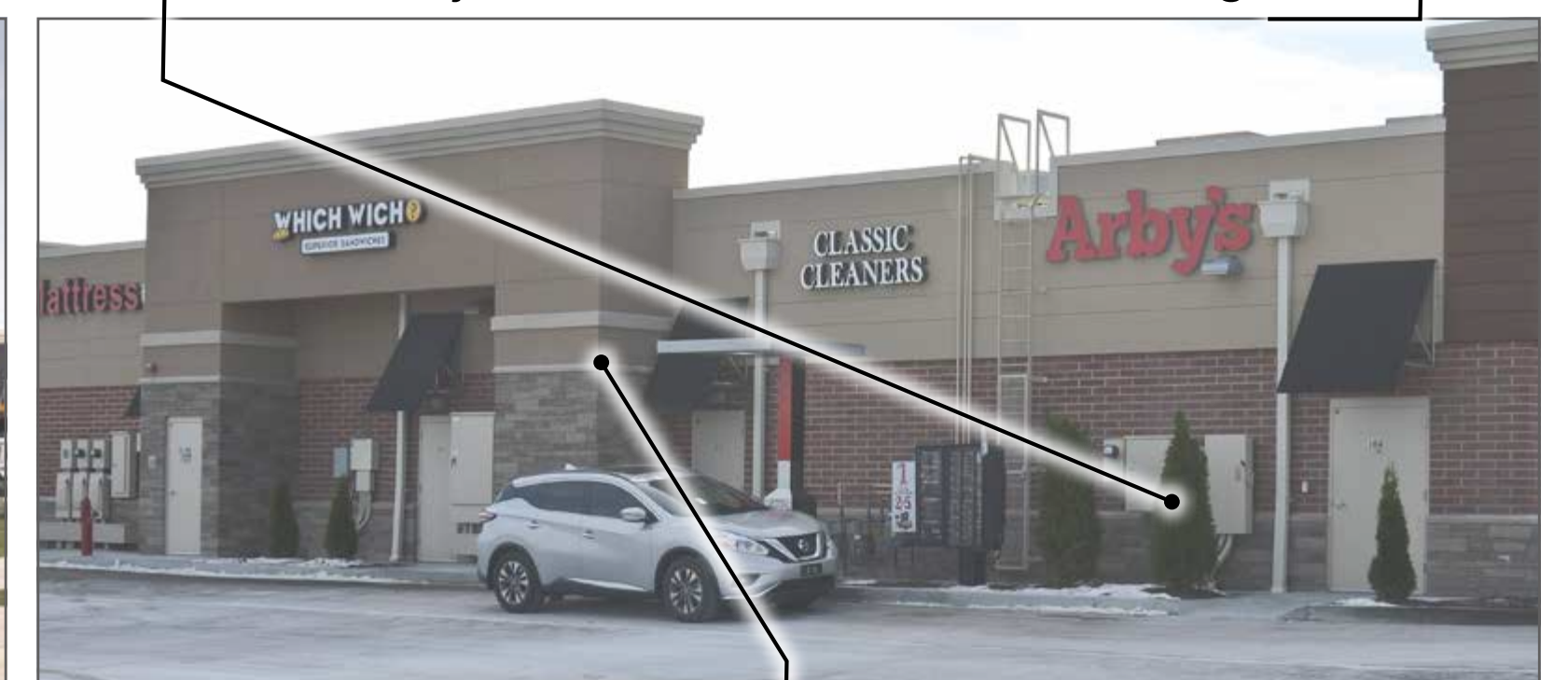
alternative awning designs



facade offsets

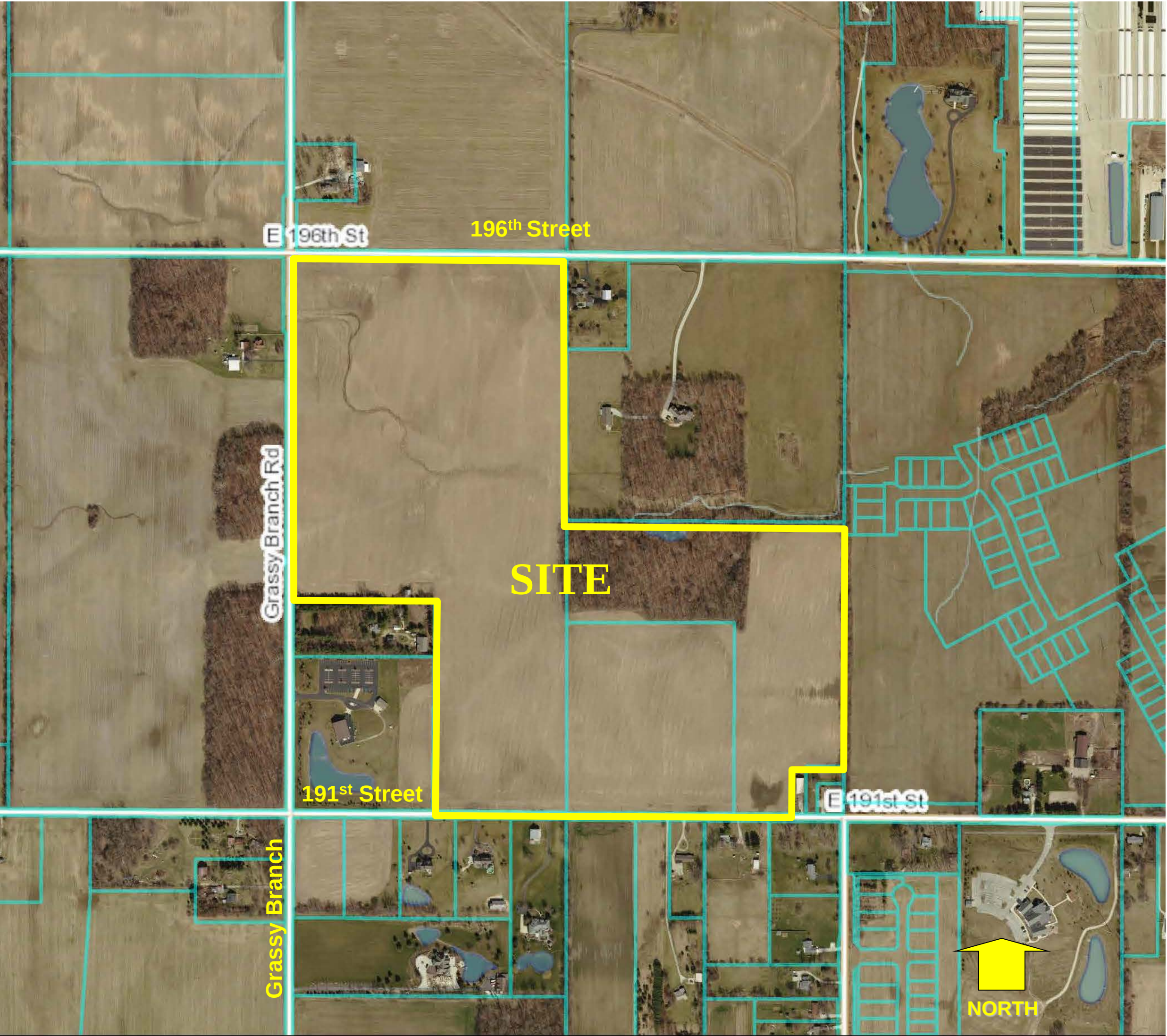
articulated three-dimensional cornice

roof line modulation



utility meter and mechanical screening

four-sided architecture



Lindley Run
Site Location Map



LINDLEY RUN CONCEPT PLAN



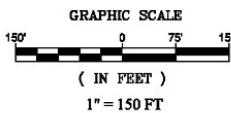
LINDLEY RUN – LANDSCAPE PLAN



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
OUTDOOR HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46773
CONTACT: JEFF PAPE
PHONE: (317) 495-4943
CURRENT LANDOWNER:
THOMAS K. GOINS
5990 E. 191st STREET
WESTFIELD IN, 46062

PRIMARY PLAT / DEVELOPMENT PLAN for LINDLEY RUN

WESTFIELD, INDIANA
PUD ZONING



STREET DATA

GOINS BOULEVARD	3,045.40 L.F.
RAILROAD WAY	1,755.90 L.F.
RIVER JORDAN PASS	1,305.35 L.F.
RIVER JORDAN CIRCLE	600.00 L.F.
ELIJAH DRIVE	199.50 L.F.
THOMAS JEFFERSON STREET	989.91 L.F.
THOMAS JEFFERSON COURT	600.00 L.F.
SOUTH CAROLINA STREET	806.01 L.F.
NORTHWEST DRIVE	1,203.22 L.F.
KILN LANE	136.11 L.F.
DYLAN WAY	494.14 L.F.
AARON LANE	494.14 L.F.
TOTAL	11,629.68 L.F.

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 Northwest 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.

- 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 PHASES.

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".

CSE WILL CONSTRUCT A 12" WATERMAIN ALONG GRASSY BRANCH ROAD AND 196th STREET, WHICH WILL SERVE THIS SITE. HAMILTON COUNTY SURVEYOR WILL BE RECONSTRUCTING THE ELLIS BAKER 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 ELLIS DRIVE IN SCOTTED HAME SECTION 2.

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'

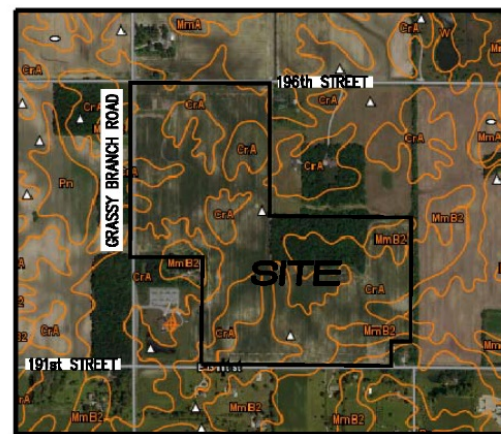
Front Yard Setback - 25' min.
Front Yard Facing Perimeter Streets - N/A
Side Yard Setback - 5' min.
Distance Between Buildings - 10' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 55' min.

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

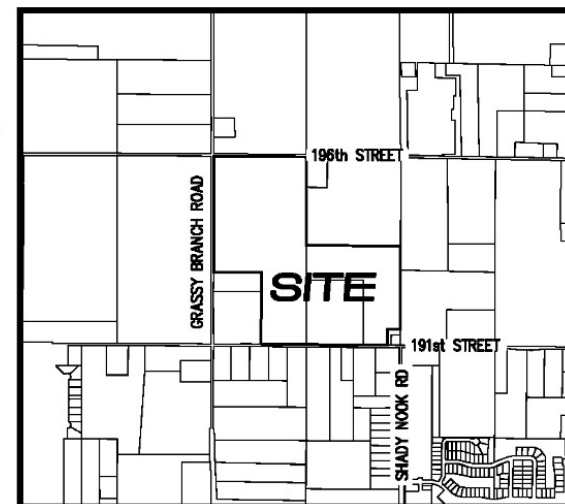
Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

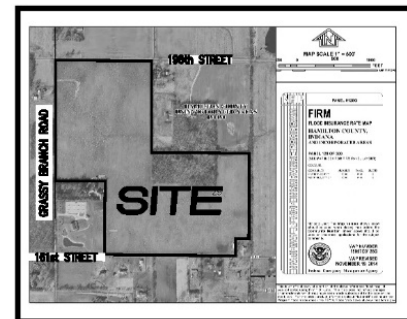
Front Yard Setback - 20' min.
Front Yard Facing Perimeter Streets - 0' min.
Side Yard Setback - 0' min.
Distance Between Buildings - 30' min.
Rear Yard Setback - 0' min.
Minimum Lot Width - 20' min.



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



SCALE: 1"=1500'



FLOOR STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER
FIRM 18057C0125C DATED NOVEMBER 19, 2014

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C101-C114	PRIMARY PLAT / DEVELOPMENT PLAN

D. D. OLMSTEAD
DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012
11/30/18
DATE



PLANS PREPARED BY:

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



Know what's below.
Call before you dig.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DELTA
C1	66.72	200.00	33.67	N9°06'22"W	66.41° 19°06'51"
C2	34.50	200.00	17.29	N66°23'43"E	34.46° 9°53'00"
C3	160.60	150.00	88.97	N30°46'53"E	153.04° 61°20'41"
C4	131.15	200.00	68.03	N37°26'58"W	128.82° 37°34'22"
C5	105.74	107.00	57.64	N62°04'32"E	101.49° 56°37'23"
C6	167.39	107.00	106.31	S44°47'51"E	150.83° 89°37'50"
C7	168.08	107.00	107.00	S45°01'03"W	151.32° 90°00'00"
C8	48.20	200.00	24.25	N83°04'12"W	48.14° 13°49'30"
C9	48.20	200.00	24.25	S83°04'12"E	48.14° 13°49'30"
C10	47.43	200.00	23.83	N82°36'08"W	47.32° 13°51'17"
C11	4.06	180.00	2.03	N0°37'42"W	4.06° 1°17'32"
C12	278.68	180.00	175.99	N45°37'42"W	251.67° 88°42'28"
C13	245.45	250.00	133.64	S38°06'33"E	235.71° 56°15'13"

Westgate Approval Process

Discretionary Zoning Process

File - Planned Unit Development (PUD)

City Council - Introduction

Advisory Plan Commission - Public Hearing

Advisory Plan Commission - Recommendation

City Council - PUD Adoption

Ministerial Approval Process

File - Overall Development Plan / Primary Plat

Advisory Plan Commission - Public Hearing

Advisory Plan Commission - Approval

File - Detailed Development Plan / Secondary Plat

Administrative Approval after Compliance





Towne Road

Little Eagle Creek Road

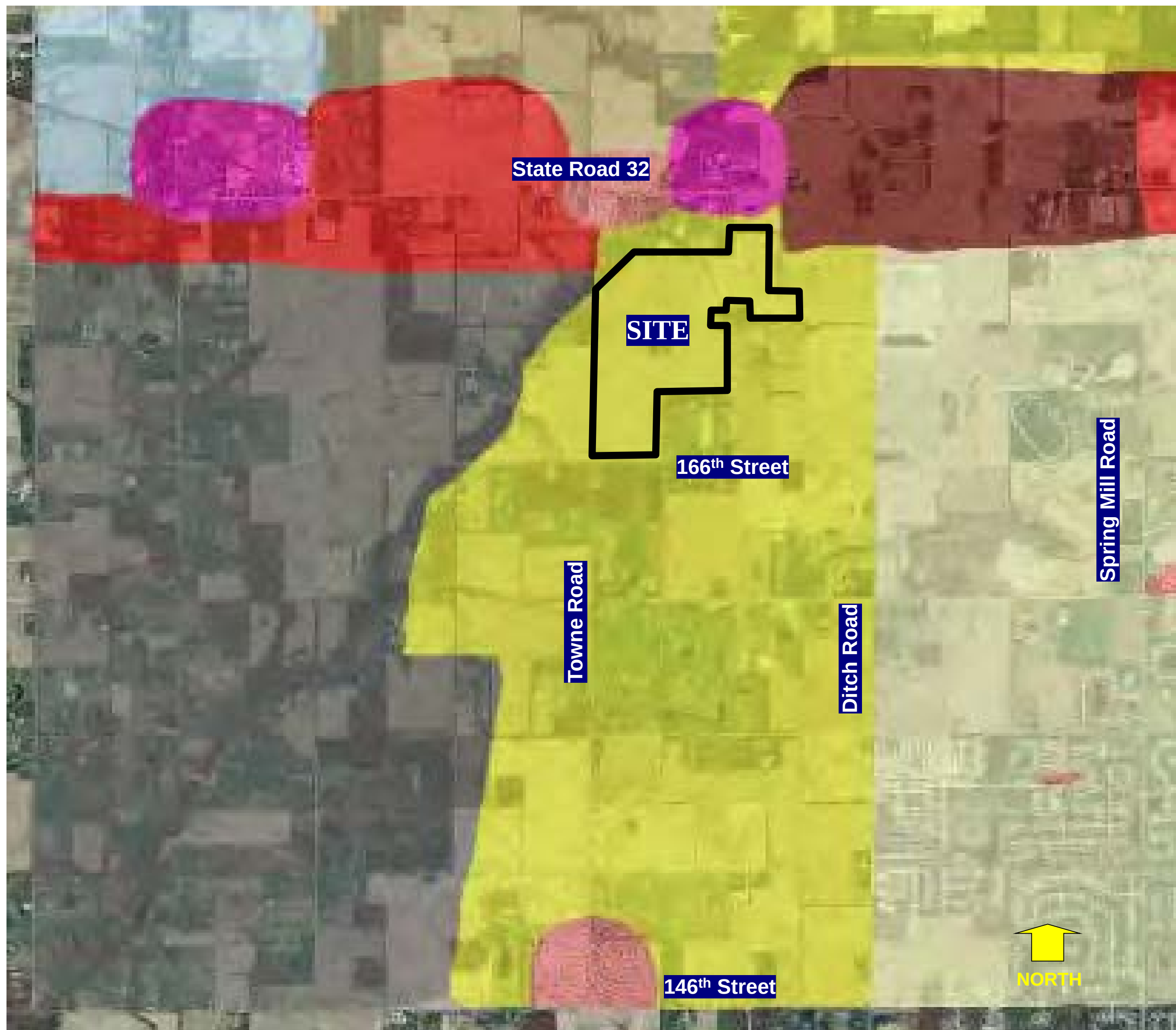
Eagletown Road

166th Street

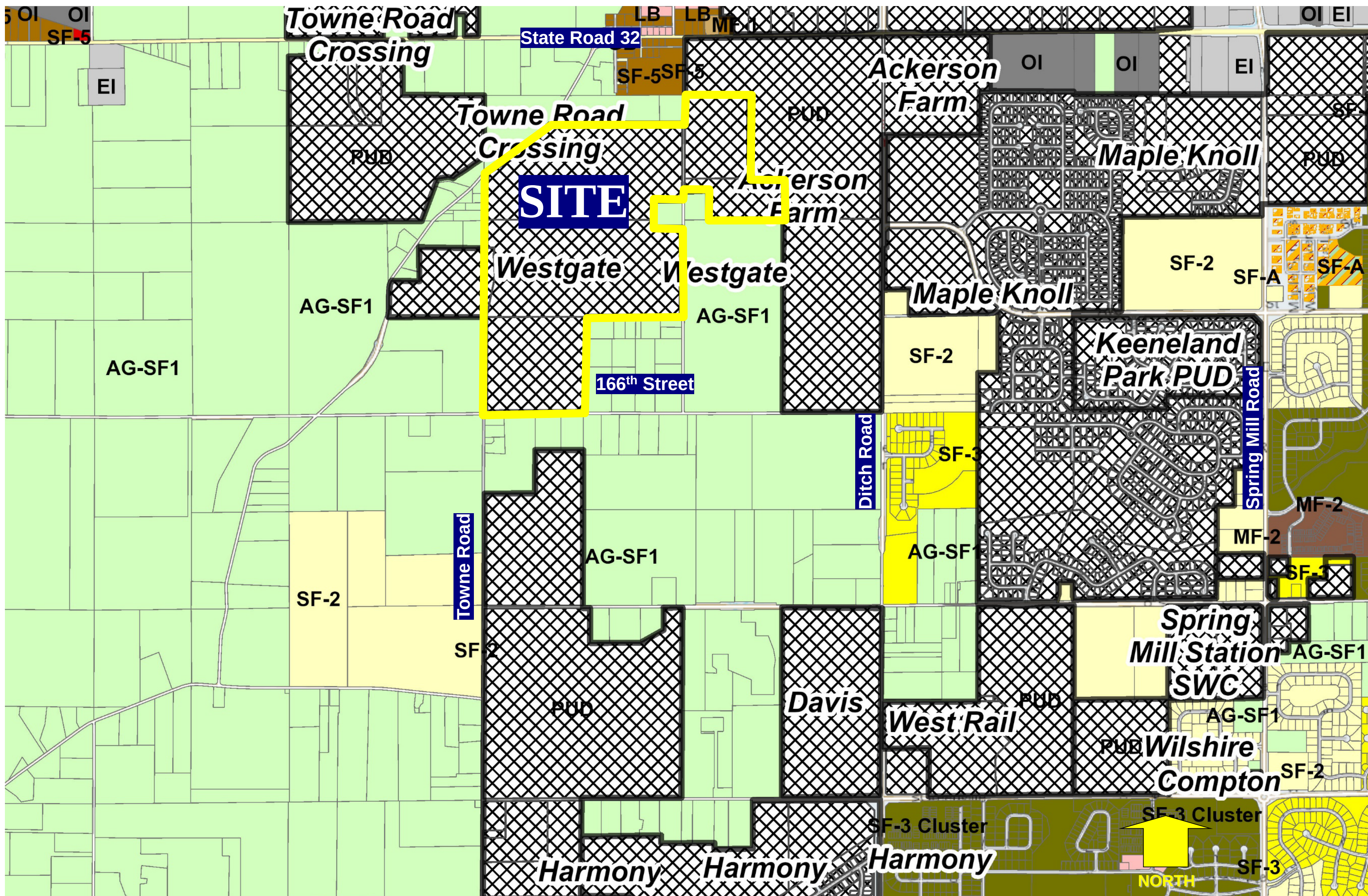
Westgate
Site Changes Map



NORTH



Westgate
Comprehensive Plan Map



Westgate
Zoning Map

WRITTEN PUBLIC COMMENTS

Docket Number: 1901-ODP-02 & 1901-SPP-02
Petitioner: CalAtlantic Homes of Indiana, Inc. and Pulte Homes of Indiana, LLC
Request: Petitioner requests Overall Development Plan and Primary Plat review of 676 lots on approximately 230 acres +/- in the Westgate Planned Unit Development (PUD) District.

Enclosed Attachments:

January 07, 2019 Public Hearing

1. Goodnight, Adam	955 W. Edenbridge Way	(12/27/18)
2. Donaldson, Laura		(12/28/18)
3. Beck, David	2122 W. 166 th Street	(01/03/19)
4. DiMascio, P.E., Mike	17029 Towne Road	(01/07/19)
5. Severson, Leah	2223 W. 166 th Street	(01/07/19)
6. Burkman, Kristen		(01/07/19)
7. Hymbaugh, Karen	2929 W. 159 th Street	(01/07/19)
8. Armstrong, Lisabeth	16414 Towne Road	(01/07/19)
9. DuBois, Suzy		(01/07/19)
10. Watkins, Sarah and Gary	2191 W. 166 th Street	(01/07/19)
11. Cook, Cherie		(01/07/19)

Hello,

This email is regarding the proposed Westgate development at the corner of 166th and Towne Road. Per the master plan, this area is designated as new suburban. See below. **It explicitly states density should decrease as you move west of Ditch, open space should increase, and development should be context sensitive.** This proposal is essentially more of the same builders, with slight variations on their home designs, packing numerous houses onto current farmland. I don't see how this plan can be considered inline with the language in the comprehensive plan or considered a "transition" from higher density housing. On page 41 and 42 of the plan, it discusses development policies for this area as well. Personally, I would like to see more of the "conservation subdivision" requirements met with anything in this area since we are transitioning from denser neighborhoods to existing rural settings. We already have all of development surrounding Woodwind in place for this area, we don't need more of the same, or variations of the same home designs which is what this will likely be from Pulte/Lennar. Please consider something unique and something with far less density than this as the original plan intended.

From page 39 and 40 of the comprehensive plan.

New Suburban

New Suburban Southwest Background

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

Westfield and Washington Township Comprehensive Plan

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

Page 42

- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.

Sincerely,

Adam Goodnight
955 W. Edenbridge Way
Westfield, IN 46074

There is nothing about this proposal that is right for the west side of Westfield. There are already SEVERAL neighborhoods under construction within a mile of this proposal and more already approved. This is the most dense proposal with very little green space and no amenities that I've seen yet. This mid level, cookie cutter proposal is an insult to our city and only adds burden to our schools, roads, and public safety. These types of developments are destroying the west side country charm and our property values. This is the wrong direction. We need to start thinking about increasing property values to support the basic city operations. STOP supporting the developers and listen to your constituents.

Voting constituent,
Laura Donaldson

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Hello Westfield APC members,

I was just given your distribution list, so please see the forwarded message below that I just sent last night regarding the Westgate development. Thank you.

David Beck

----- Forwarded Message -----

From: <mebeck@juno.com>

To: mskelton@westfield.in.gov, ktodd@westfield.in.gov,
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jake@westfield.in.gov, cspoljaric@westfield.in.gov

Date: Wed, 2 Jan 2019 22:53:25 -0500

Subject: Westgate - Beck Property and 166th Street

Jan 2, 2019

Hello,

My name is David Beck and I have lived at 2122 W. 166th Street for almost 11 years now. I'll be speaking at the planned Public Hearing for **Westgate** on January 7th, but would like to address specific concerns regarding drainage and the communication process prior to the meeting. I'm sending this to my City Council representatives, the Director of Economic & Community Development, as well as the city's Senior Planners to ensure all see the same message.

First I'd like to express my concern that my property borders the southeast side of Westgate along 166th Street, yet I only found out about this development from a letter on New Year's Eve, just 7 days prior to the public hearing. After receiving the letter I drove around the Westgate perimeter and discovered that "What's Happening Here" signs were in place on the other 3 streets that border the property, but not 166th Street. Is there a reason why 166th Street was neglected?

Second I would have liked to discuss the Westgate proposal and its impact on me directly with the developer, but they've made no attempt to set up time for me or my neighbors to talk to them. It's disappointing that communication will be via the City of Westfield and the Public Hearing process. Doesn't seem like there's any effort to be a good neighbor yet.

Third, while I don't support this development, I'd like to ensure that my drainage concerns are accounted for in any planning and approval efforts. My property drainage must not be negatively impacted by Westgate or any other development. I've attached a file with 3 pictures that help demonstrate the existing drainage and my requests.

Fourth, we have significant storm drainage issues and ponding on 166th Street west of EagleTown Rd. For some reason the properties east of me all drain through my yard and my

neighbor's yard in what I call the "storm river". I don't understand why this is necessary and am sure it should be resolved with appropriate drainage along 166th Street instead of our yards. The attached file shows details.

I've paid stormwater fees to the City for almost 11 years now and wonder if they should be supporting this storm drainage...I tried to determine for myself using the "Stormwater Education" page on the city website. There's a line on the page that says ***What does your money pay for? Check out this guide for more information.*** However there's no guide that I can find. Perhaps you can help point it out to me on this page:

<https://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=3532>

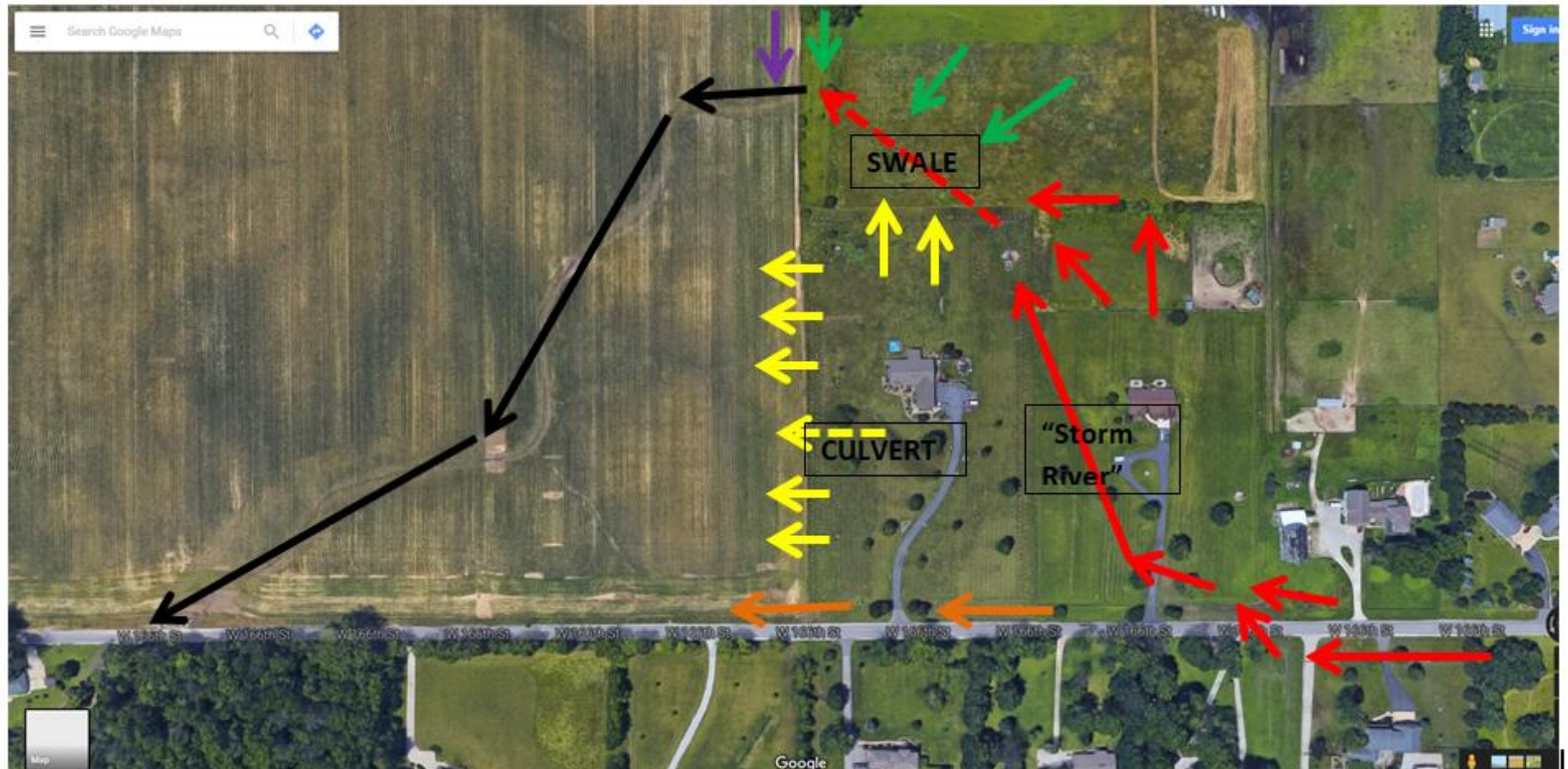
Thank you in advance for your time. I hope to hear from you soon so I can be better prepared for the public hearing that is only days away.

Respectfully,

David Beck

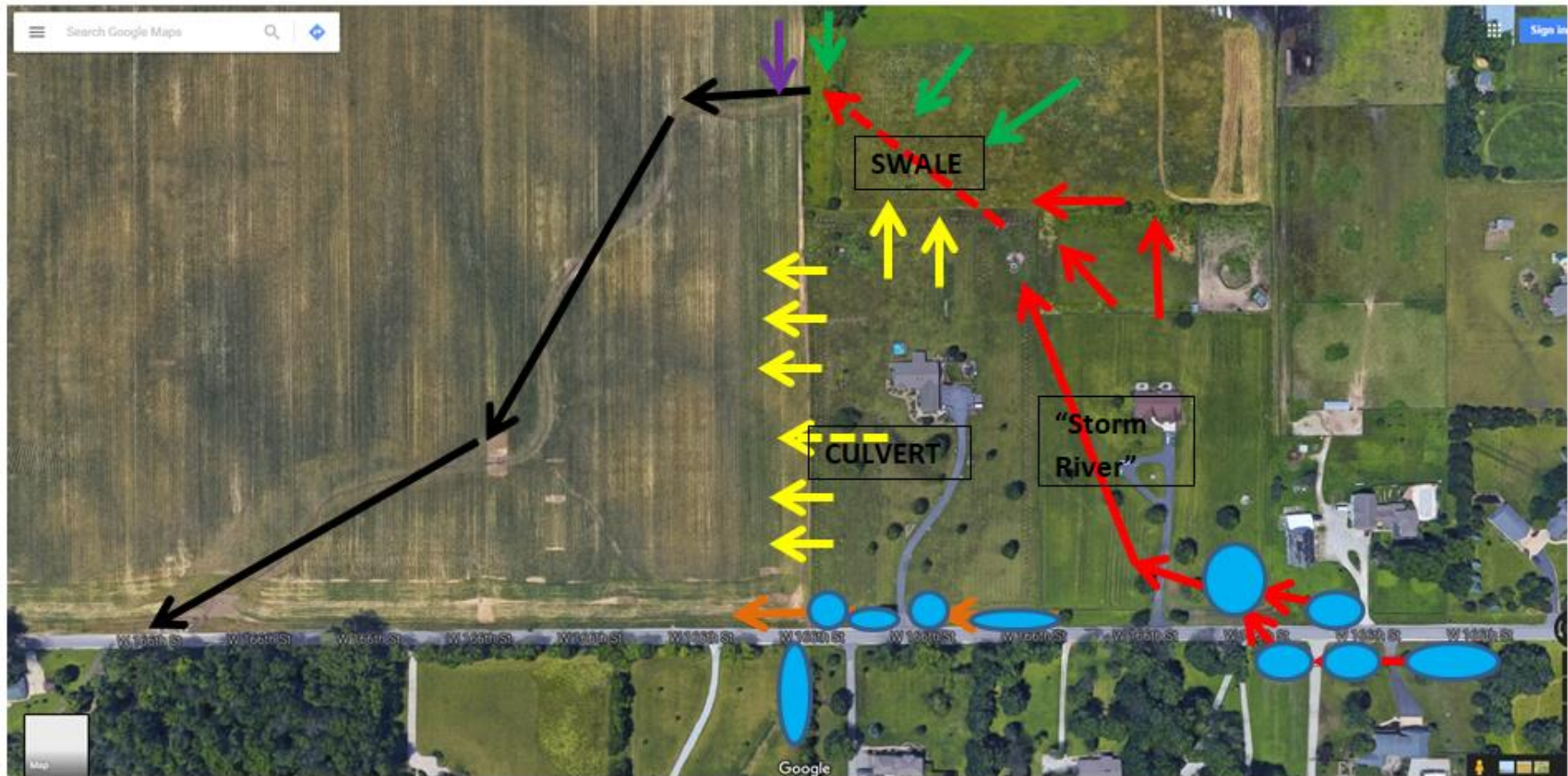
David and Monica Beck
2122 W. 166th Street

SURFACE DRAINAGE IMPACTING BECK PROPERTY



David and Monica Beck
2122 W. 166th Street

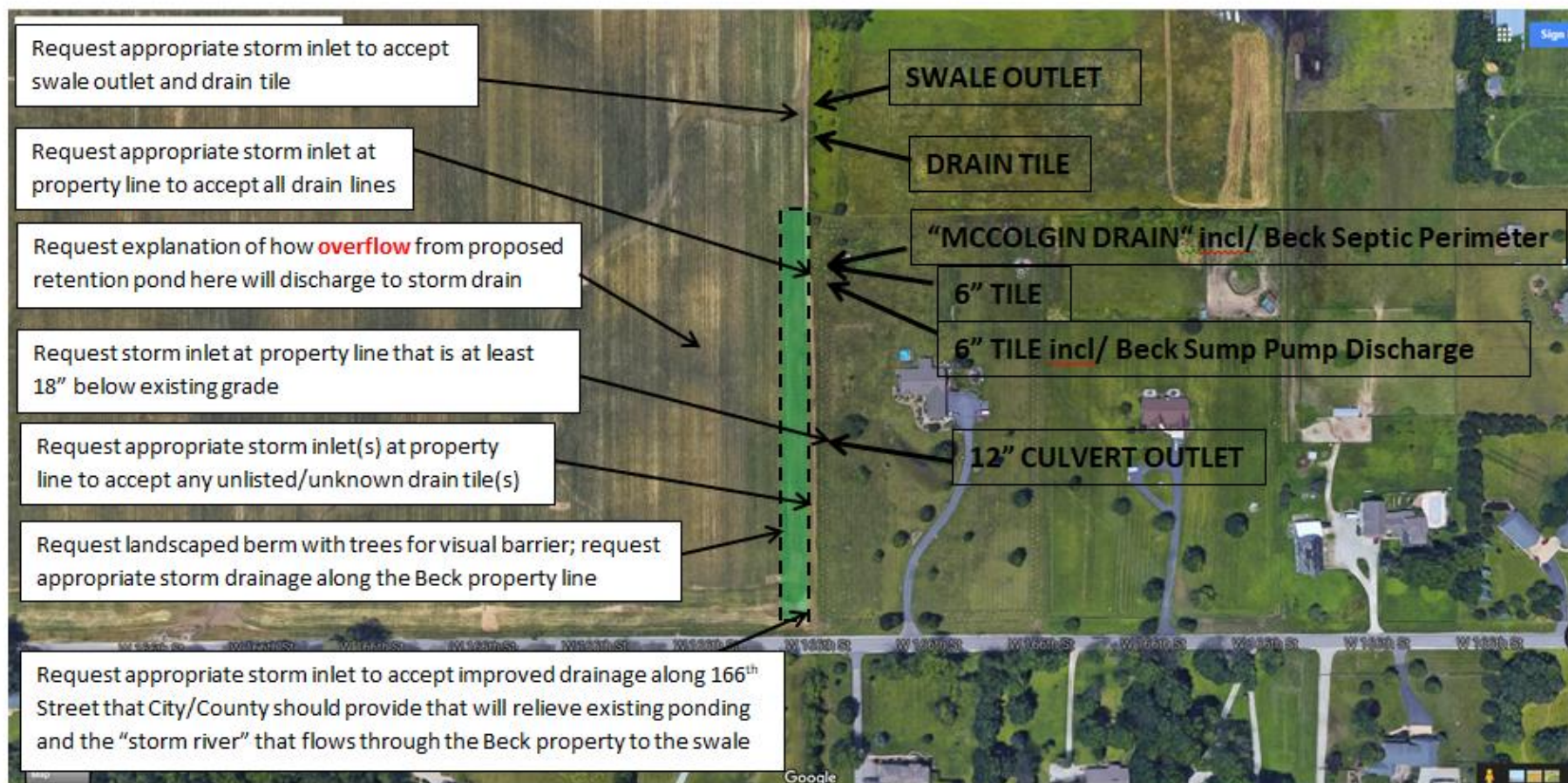
166TH STREET STORM PONDING



David and Monica Beck
2122 W. 166th Street

WESTGATE REQUESTS

KNOWN DRAIN POINTS



Hello ladies and gentlemen,

Brandee and I are residents living at 17028 Towne Rd on the west side of the proposed Westgate PUD (red star in picture).

When considering this Westgate PUD amended proposal, we request that the following items be discussed and carefully considered by the APC:

1. **Comprehensive Plan**: Decisions should be made with strong attention and respect toward Westfield's Comprehensive Plan. Everyone agrees with this, and as you know residents are developing deepening concern as development continues westward.
2. **Density**: While it does appear that the highest density is in the easternmost portion of the PUD, 676 units on 230 acres is a big concern for area residents. Density should decrease heading westward from Ditch. Consider the area's existing home density (our home is on 2.5 acres and is smaller than many).
3. **Price points**: What are the expected prices? They should not be below and hurt home values in the area. Using Zillow as a ballpark valuation mechanism, the 2019 Zillow estimate for our home is \$425K, valued 49% above 46074 zip code average. While there are some smaller, older homes along Little Eagle Creek Ave, most homes in this area have values well above the Westfield median (see Zillow graph showing 46074 zip code and Westfield values). This is a highly desirable area with Little Eagle Creek and its tributaries, beautiful woodlands and terrain. The beautiful Woodwind golf course is right here. It's not far from the highly desirable areas of Zionsville (Willow) and Carmel (Village of West Clay). Higher quality homes at higher price-points will sell here, too.

The point is, a market analysis that is based on Westfield or 46074 zip code medians is not appropriate for our area.

4. **Home designs**: Our beautiful area is currently made up of custom homes, and there should be custom homes in Westgate to be consistent. Westfield has been under heavy development and design variety is sorely needed.
5. **Architecture and exterior materials**: Use four-sided masonry/brick/stone/James Hardie type products. This would be consistent with most homes. No vinyl siding, it looks cheap and is cheap.
6. **Orientation**: We are concerned about the presentation of the homes from Towne Rd. Minimize presentation of backs and garages. The views from Town Rd and from 166th will be very important to area residents.

7. **Landscaping**: We can't stress enough how a strong landscaping commitment is a really important element to adding beauty, value, desirability, and also helping to appease contentious adjacent area homeowners.
8. **Green areas and amenities**: Carmel's Village of West Clay is one great example of this and is not far away. What type of shorelines are planned for the lakes? How are they kept filled and how do they drain? We hope natural grass banks or rocks are utilized similar to Village of West Clay lakes. Tiered-brick shorelines are ugly and we like to call them death ponds, as it looks like nothing can escape them.
9. **Buffer zones**: Respect adjacent homeowners by using proper buffers with trees/mounds/other landscaping to mitigate the visual imposition.
10. **Drainage**: proper engineering of drainage needed. Storm water moves westward toward Little Eagle Creek.
11. **Biking and walking friendly**: Last but not least there is a large community of bicyclists that love cycling in this area on Towne Rd and along Little Eagle Creek. Walkways and bikeways, both *through* neighborhoods and *connecting* neighborhoods, provide desirable social aspects and safety. The additional automobile traffic on Towne Rd will increase risk to cyclists and pedestrians alike and should be provided for.

We also note the many outstanding items to be confirmed under Primary Plat Standards noted as "Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration."

Thank you,

Mike DiMascio, P.E.

Brandee Easterday

17028 Towne Rd



Hello,

I wanted to voice my concerns over this PUD which is directly across the street from my property. I would like to make sure that the homeowners directly impacted by this high-density neighborhood are kept in the communication loop on decisions.

As an adjoiner I want notification on open space, buffers, character exhibits, trails, etc. I'm hoping that the council members will give consideration to the existing homeowners out here when considering how this will impact our homes and families.

It seems like a waste of energy to complain about how this high-density neighborhood will have a negative impact on public services, schools, etc. and how Westfield does not currently have the need for more housing, as I don't really think the current council cares much about that. Seems y'all just say "hell yes" to whatever comes down the pike. Personally looking forward to taking an active role in the next round of elections to see if we can bring some common sense back into our town's expansion plan.

Sincerely,
Leah Severson
2223 W. 166th Street
Westfield

Dear APC,

I'm writing in regard to the Westgate public hearing on your agenda this evening. After reviewing the Amended Primary Plat, my comments are as follows:

1. Does this include 65 acres of open space not counting the drainage ponds?
2. Where are the character exhibits from Pulte and Lennar for this development or will they be building exactly the same as shown in the PUD?
3. When will a mapped trail route with the parks/amenities shown be available?
4. Are all of the neighbor commitments for buffering properly shown on this map? I believe 50 & 70 feet reforestation buffers are shown on the original plan.
5. At what point is the traffic study done? The roads are really deteriorating with all the construction and overall increase in traffic in the southwest corridor.

As always, there are a number of interested neighbors in this area who will be following the process closely to ensure the compliance to the PUD.

Thank you for your time and consideration.

Thanks,
Kristen Burkman

*If someone can forward to Mr. Ernest, I would appreciate it. I don't have his email address.

Dear City Council and Planning Committee,

Again we have more building on the western side of Westfield - Westgate. Again Pulte is trying to put in a very dense development so they can rake in more money without consideration for current residents. They never have to deal with the consequences of their rape of Westfield land because they don't live anywhere near here. Again, residents who live and pay your taxes on this side of Westfield will be subjected to the racing trucks hauling soil and gravel on our narrow roads. Again we will have more congestion, low price, bla looking homes and noise all around us. Since we have to put up with all of this negative impact on our way of life, the least you can do as our representatives is make sure that they follow the PUD (unlike what is happening at Bent Creek).

Please make sure they follow the PUD and adhere to the open space, buffers, trails, etc. Everyone in the neighborhood will be watching as you allow the big developers to take over this side of Westfield and do what they want. It is clear that the original Comprehensive Plan has been thrown out the window for western Westfield but please know that we are watching.

Sincerely frustrated,

Karen Hymbaugh
2929 W 159th St.

Dear APC Members,

I am an adjoining property owner and have comments about this PUD. It concerns me very much that this PUD is over ten years old and could have been challenged by the City to undo the zoning. This is without a doubt, very high density for this area, 2.94 units per acre. Well known, the Comprehensive Plan calls for this area, which is in New Suburban SW, to be low density. I don't understand why this didn't get someone's attention.

As I recall, a compromise was agreed upon between the original land owners, Sugar Grove, and Drees that included Traditional and Craftsman style homes with no allowance for aluminum and vinyl. Also included in the ordinance was that there were to be ten designs within a group of ten homes so that there would be variation. My concern here is that the new developers must follow the original standards in the ordinance and that whoever is in charge of overseeing the designs as they go up recognize the potential for mirroring images. It's a "soft call", but one that needs to be made by someone who truly cares about upholding the standards of the original ordinance.

As an adjoiner I would like to be notified of the character exhibits which are not being provided yet by Pulte and Lennar. I would like to see that they are following the set standards in the ordinance regarding open space, trails, buffers and architectural designs.

Respectfully,
Lisabeth Armstrong
16414 Towne Rd

Dear APC,

I'm writing in regard to the Westgate public hearing on your agenda this evening. I would ask that you ensure that all original commitments are met or exceeded. It is so concerning the amount of Pulte homes that are being put in this area. We suggested in earlier conversations that we were headed down a path that this area should be named Pulteville and this is truly happening.

Have you updated the housing inventory to reflect just how many dot our recent landscape? Has any consideration been given to the resale values of any of the existing Pulte homeowners? This appears to be a dangerous economic path for the long term viability of our community. Please do what can be done to ensure some mix of product housing options and architectural standards so this entire area is not just the same product everywhere. This section of the city is being ruined one parcel at a time and it sickens me to watch.

Please ensure that the following items are met or exceeded:

1. Does this include 65 acres of open space not counting the drainage ponds?
2. Where are the character exhibits from Pulte and Lennar for this development or will they be building exactly the same as shown in the PUD?
3. When will a mapped trail route with the parks/amenities shown be available?
4. Are all of the neighbor commitments for buffering properly shown on this map? I believe 50 & 70 feet reforestation buffers are shown on the original plan.
5. At what point is the traffic study done? The roads are really deteriorating with all the construction and overall increase in traffic in the southwest corridor.

Thank you for your time and consideration.

Suzy DuBois
T.M.T., Inc.
317-867-3691

We are writing to express our concerns with the Westgate PUD. Personally, our biggest concern is that when this was first approved in 2007, the land our house sits on was a farm field. We built our home in 2013. The surrounding neighbors property was appropriately buffered in 2007 and we would appreciate this same consideration. Our number one concern is the location of the entrance on 166th Street. It appears to be directly across from our driveway. We are asking that this be moved west. There is a protected forest area to the west that if the entrance was moved to this location it would not interfere with anyone's driveway and there would be less of a traffic concern. No lights shining into anyone's home. Right now it looks as if there is a pond buffering that area. We would be satisfied with the pond buffering us. We would appreciate any communication with the developer to resolve this.

With the woodwind neighborhood being built directly behind us now, we were given an appropriate buffer after working directly with Paul Rioux of Platinum Properties.

We are reasonable, and would like to be considered as the project moves forward. Please help us adjust accordingly to neighborhoods being moved into this area as we moved out here to live a rural lifestyle.

Thank you,

Sarah and Gary Watkins

2191 W 166th Street

We are writing in regards to the Westgate PUD on the APC agenda tonight. After briefly reviewing the Amended Primary Plat, (we were only made aware of this development last night) here are our concerns:

1. Will the original PUD be followed, unlike Bent Creek? (ie...open space, buffers, trails, etc?)
2. Where are the character exhibits from Pulte and Lennar?
3. 676 lots on 230 acres? Density is too high for this quadrant of Westfield.
4. Schools, public services, etc are already strained.

I apologize for sounding like a broken record, but the same concerns remain. At what point will the City “pause” to let everything (schools, public service, etc) catch up?

As always, thank you for your time.

Cherie Cook