



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_12_17_2018

Monday, December 17, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, December 17, 2018 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 3, 2018

Documents: [APC Minutes - December 3, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

No 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)

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

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 18-49](#) | [Exhibit 6: Redline Version of Ordinance 18-49](#)

1811-ODP-19 & 1811-SPP-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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 18-49](#) | [Exhibit 6: Development Plan](#) | [Exhibit 7: Primary Plat](#)

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 18-51](#) | [Exhibit 5: Neighborhood Meeting Summary](#)

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Ordinance 18-52](#) | [Exhibit 6: Neighbor Meeting Summary](#) | [Exhibit 7: Public Comment - updated 12/17/18 @ 5pm](#) | [Petitioner's Presentation Exhibits](#)

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Public Comment - updated 12/17/18 @ 5pm](#)

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: 181st Street PUD Amendment](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: Tap Room Stage](#)

CONTINUED ITEMS

1812-ODP-22 & 1812-DPP-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

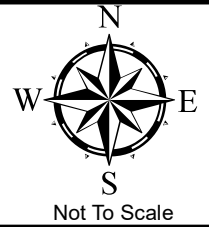
City Council Liaison

Board of Zoning Appeals Liaison

ADJOURNMENT



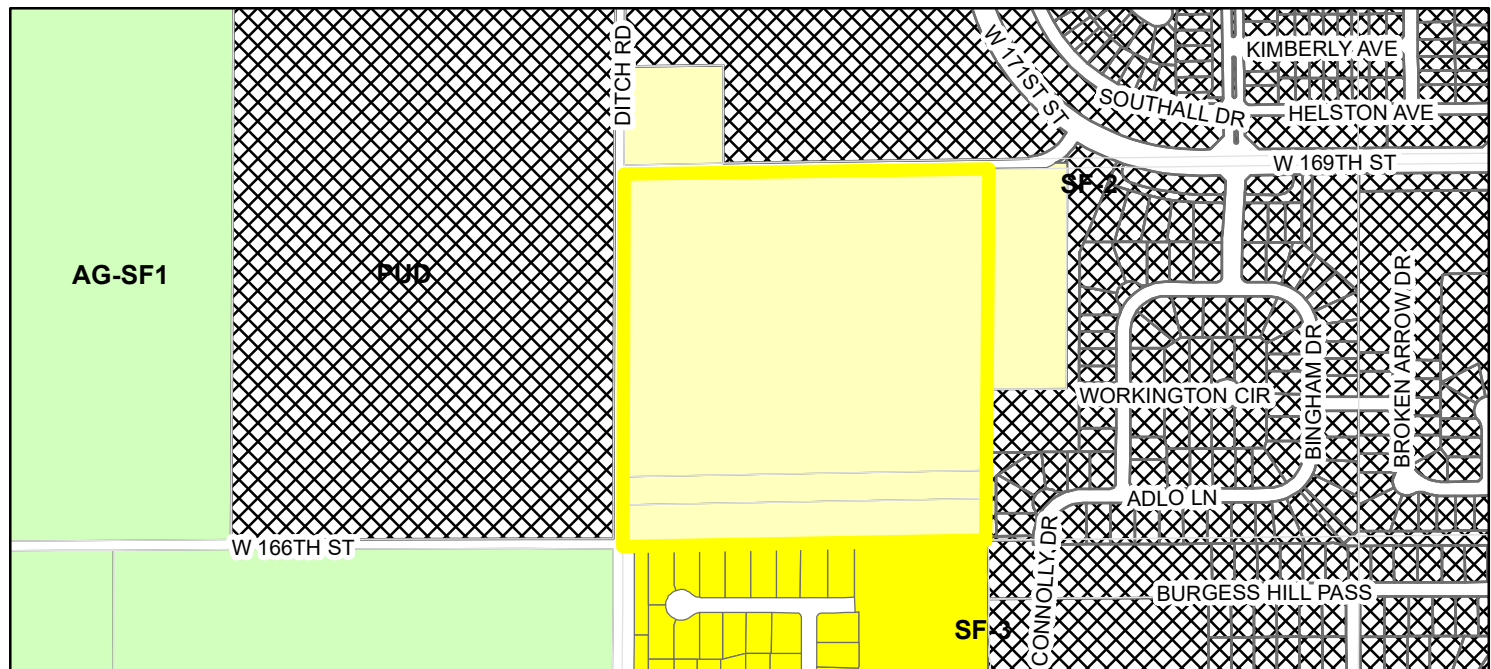
Property Location Map
Bordeaux Walk PUD District
Planned Unit Development
1811-PUD-29



Aerial Location Map



Zoning Map



-  Parcel
- Zoning - All**
- Zoning**
-  AG-SF1 (Agriculture - Single Family - 1)
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)
-  SF-3 (Single Family - 3)

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

BORDEAUX WALK



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1811-PUD-29.

EXHIBIT C
DISTRICT MAP
(Page 1 of 1)

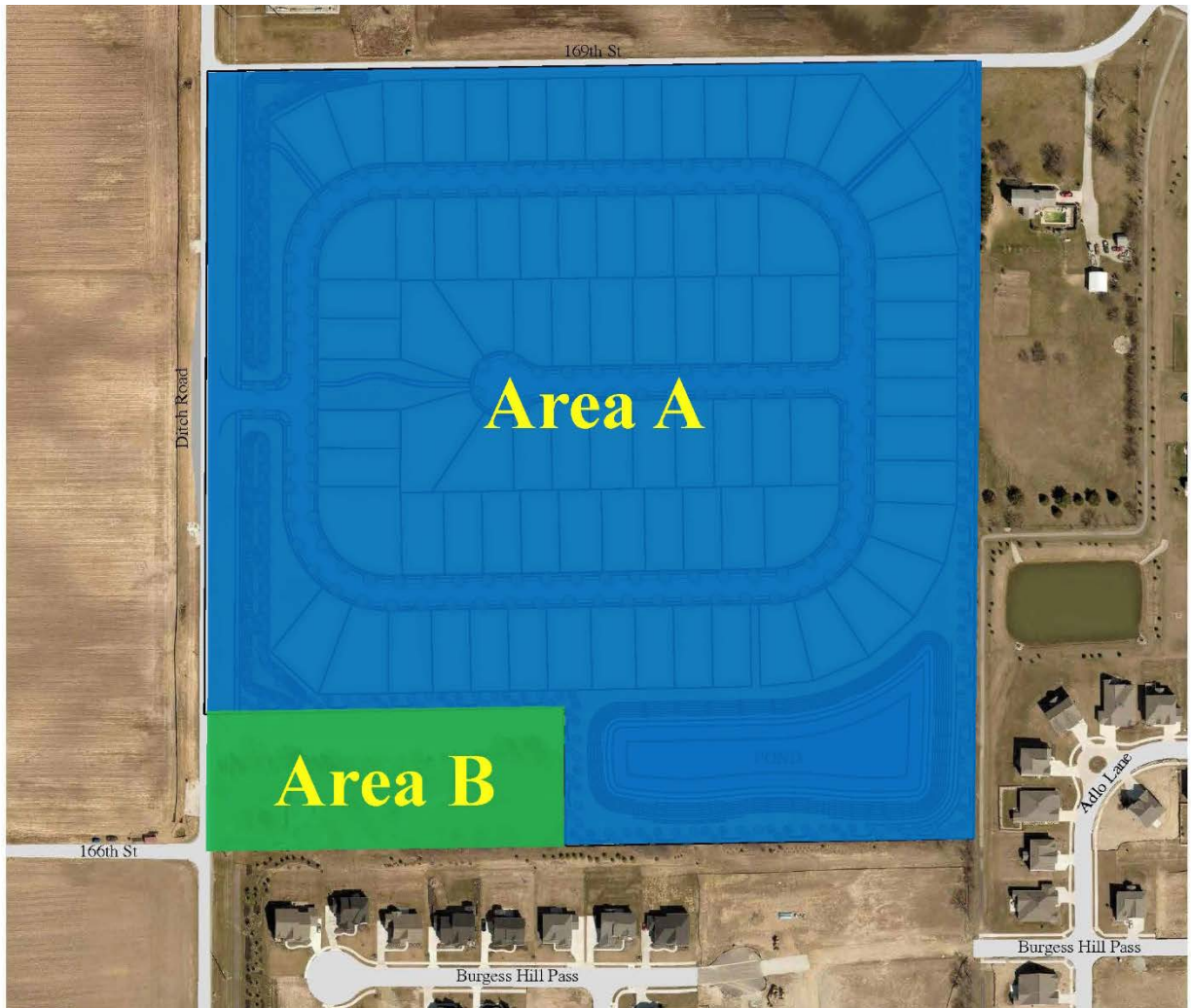


EXHIBIT E
169TH STREET CONSTRUCTION
(Page 1 of 1)

Pavement Removal Area



Conceptual Trail Construction

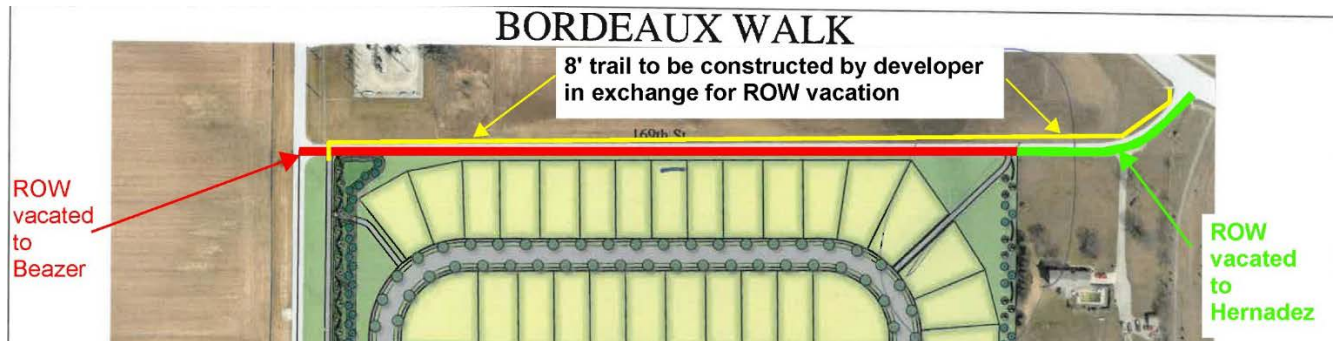


EXHIBIT D
CHARACTER EXHIBIT
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EXHIBIT D
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EXHIBIT D
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ORDINANCE NUMBER 18-49

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1811-PUD-29**), requesting an amendment to the Unified Development Ordinance and 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. 1811-PUD-29** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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 "**Bordeaux Walk PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines two (2) individual areas of the District.
- 2.3 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.4 Area B: The part of the Real Estate depicted on the District Map as Area B.

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 Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan:

- 4.1 Area A: SF-4: Single-Family High Density District.
- 4.2 Area B: SF-2: Single-Family Low Density District

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings: The total number of Dwellings permitted in Area A shall not exceed eighty-four (84) Single-Family Dwellings.

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

the District, except as otherwise modified below:

- 6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of this Ordinance; however, Article 8.6(C) shall apply.
- 6.2 The following standards for Area A shall be applied to the Area as depicted on the District Map:

Standard	Area A
Minimum Lot Area	9,000sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20'
Side Yard	6'
Rear Yard	25'
Minimum Lot Width	65'
Maximum Building Height	1 ½ Story
Minimum Living Area (Total)	
Single Story	1,800sqft
1 ½ Story	2,000sqft

- 6.3 The Minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all the street segments of Area A. The random Front Yard Building Setbacks shall be illustrated on the Primary and Secondary Plat.

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

- 7.1 Article 6.3 Architectural Standards: Shall apply to Area A, except as modified below:
- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards: Article 6.3(C) shall apply except as modified below:
- i. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

- ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- iii. Garage Composition and Orientation: The following shall apply:
 - a) All Dwellings shall have a minimum of a two (2) car attached garage.
 - b) All Dwellings shall provide decorative garage doors that include windows and/or hardware to vary the appearance of garage doors based on the architectural style of the Dwelling. Examples are shown in Exhibit D.
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, windows and door wraps, and as transitional material between two different materials.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - d) Roof Design featuring a hip roof, dormers, a reverse gable, a shed roof accent, or two (2) or more roof planes.
 - e) All Dwellings shall have a minimum of two (2) windows on the Front Façade.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architecture elements on each Side Building Façade. Side Building Façades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade:
 - a) Hip Roof.
 - b) Roofline direction change, roofline heights change, or two (2) or more Roof Planes.

- c) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - d) A minimum of two (2) or more windows with a minimum of thirty-six (36) square feet aggregate in size, on the Side Building Façade.
 - e) Architecturally-enhanced trim a minimum of five and one-half (5 ½) inches wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, and pediments).
 - f) Sunroom, screened porch, or covered porch (a minimum of one hundred and fifty (150) square feet in size).
- vi. Rear Building Façade Requirements: Each Dwelling shall include a covered porch, a screened porch, or a sunroom at a minimum of one-hundred and fifty (150) square feet in size.
- 7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:
- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply to Area A except as modified and enhanced below:
 - i. A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - ii. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
 - B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall not apply to Area B.
 - C. Required Buffer Yard: Article 6.8(N) shall apply; however, no mounds shall be required. All required landscaping planting materials shall be provided.

Section 8. **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 in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply to Area A except as otherwise modified or enhanced below.
- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty-three percent (23%) of the Real Estate, as generally shown on the Concept Plan.
- 9.2 169th Street Construction: The existing pavement and all unnecessary road infrastructure within the existing 169th Street right-of-way (“ROW”) shall be removed as generally illustrated on **Exhibit E**. Within the northern half of the vacated ROW for 169th Street, an eight (8) foot wide pedestrian trail shall be constructed. A conceptual alignment is generally illustrated on **Exhibit E**.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2018.

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 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 18-49** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-49**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-49**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	169 th Street Construction

EXHIBIT A
REAL ESTATE

The Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Kristopher K. Eichhorn, Professional Surveyor Number 21000230, HWC Engineering Job Number 2018-109, dated December 4, 2018, also described as:

BEGINNING at the southwest corner of said Quarter-Quarter Section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Quarter-Quarter Section a distance of 1322.58 feet to the northwest corner of said Quarter-Quarter Section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter Section a distance of 1301.80 feet to the northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter Section a distance of 1316.30 feet to the southeast corner of said Quarter-Quarter Section; thence South 88 degrees 57 minutes 01 seconds West along the south line of said Quarter-Quarter Section a distance of 1303.82 feet to the POINT OF BEGINNING, containing 39.454 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

BORDEAUX WALK



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1811-PUD-29.

EXHIBIT C
DISTRICT MAP
(Page 1 of 1)

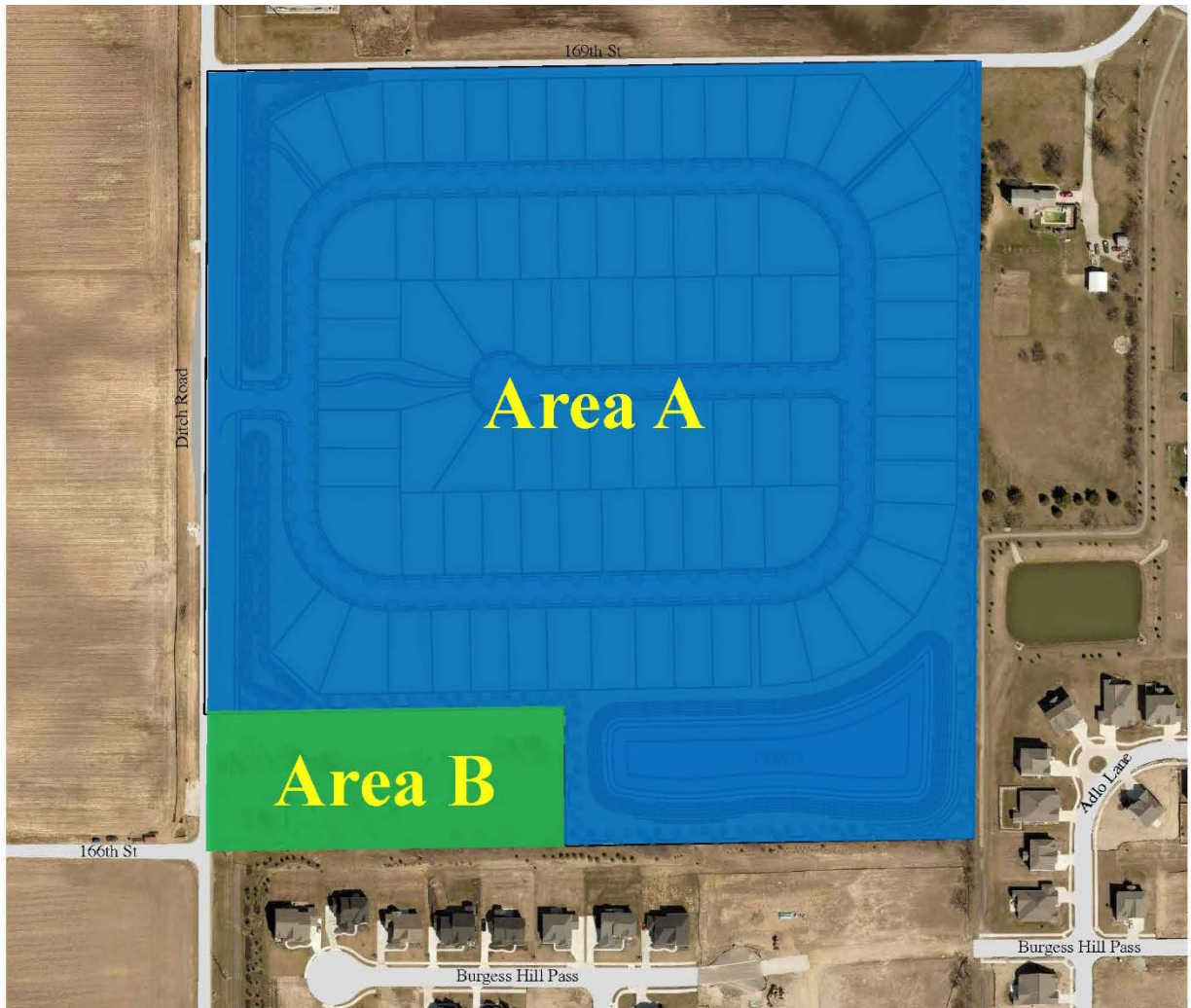


EXHIBIT D
CHARACTER EXHIBIT
(Page 1 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 2 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 3 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 4 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 5 of 5)

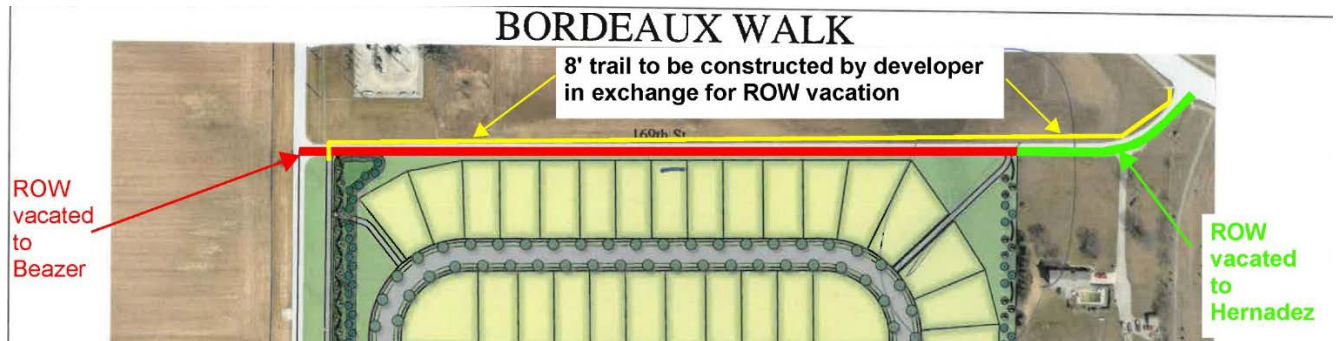


EXHIBIT E
169TH STREET CONSTRUCTION
(Page 1 of 1)

Pavement Removal Area



Conceptual Trail Construction





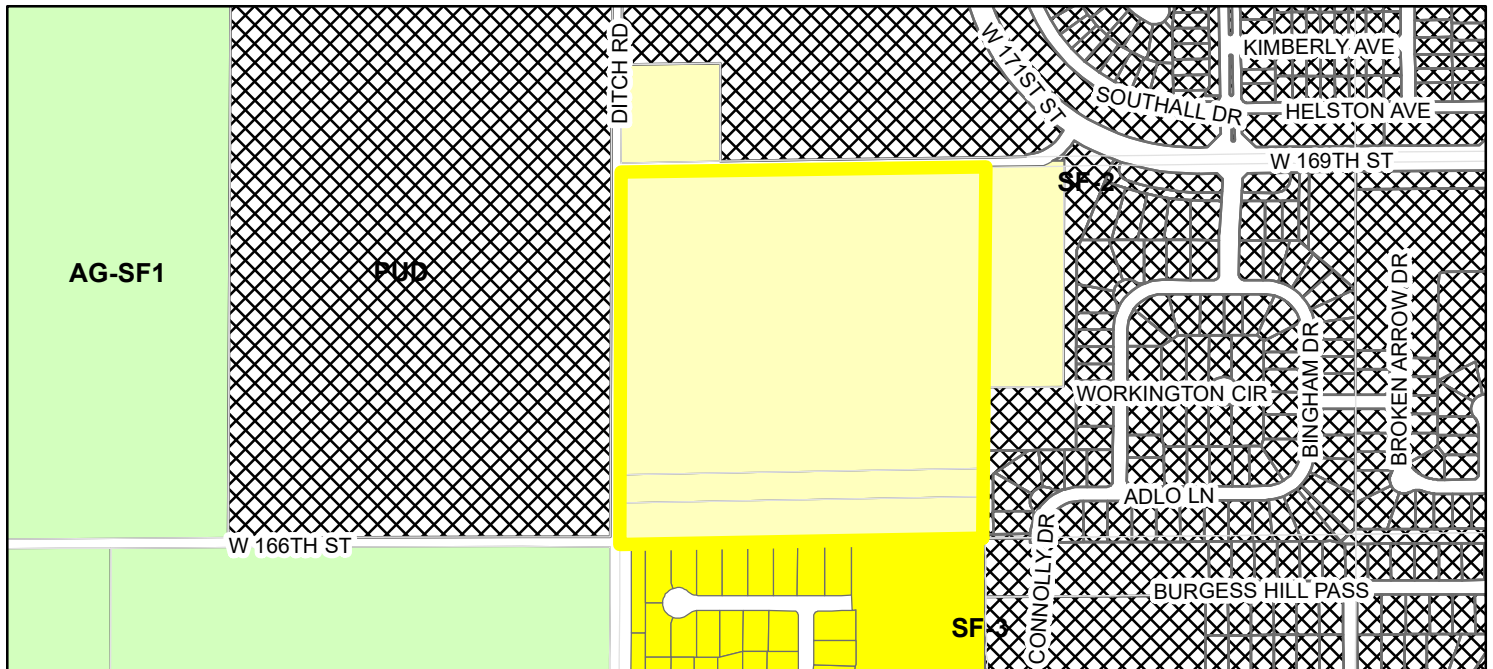
Property Location Map
Bordeaux Walk PUD District
Planned Unit Development
1811-PUD-29



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) | |

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

BORDEAUX WALK



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1811-PUD-29.

EXHIBIT C
DISTRICT MAP
(Page 1 of 1)

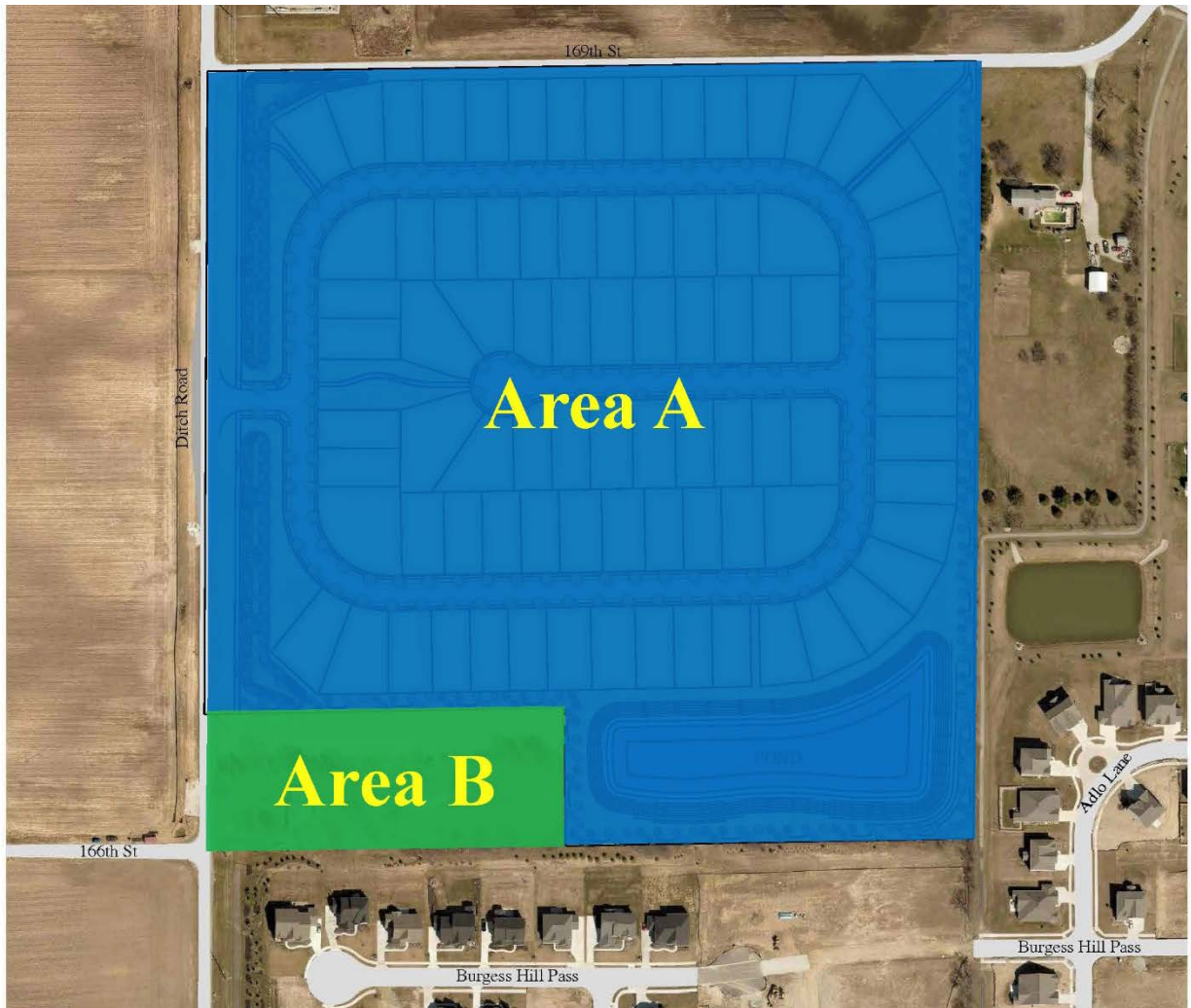


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169TH STREET CONSTRUCTION
(Page 1 of 1)

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Conceptual Trail Construction

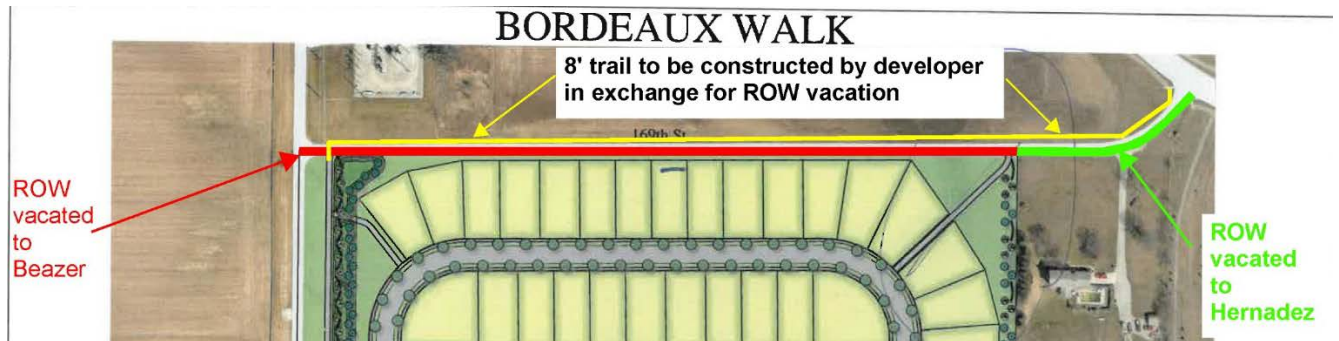


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CHARACTER EXHIBIT
(Page 1 of 5)



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CHARACTER EXHIBIT
(Page 2 of 5)



EXHIBIT D
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EXHIBIT D
CHARACTER EXHIBIT
(Page 4 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 5 of 5)



ORDINANCE NUMBER 18-49

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1811-PUD-29**), requesting an amendment to the Unified Development Ordinance and 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. 1811-PUD-29** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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 "**Bordeaux Walk PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines two (2) individual areas of the District.
- 2.3 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.4 Area B: The part of the Real Estate depicted on the District Map as Area B.

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 Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan:

- 4.1 Area A: SF-4: Single-Family High Density District.
- 4.2 Area B: SF-2: Single-Family Low Density District

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings: The total number of Dwellings permitted in Area A shall not exceed eighty-four (84) Single-Family Dwellings.

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

the District, except as otherwise modified below:

- 6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of this Ordinance; however, Article 8.6(C) shall apply.
- 6.2 The following standards for Area A shall be applied to the Area as depicted on the District Map:

Standard	Area A
Minimum Lot Area	9,000sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20'
Side Yard	6'
Rear Yard	25'
Minimum Lot Width	65'
Maximum Building Height	1 ½ Story
Minimum Living Area (Total)	
Single Story	1,800sqft
1 ½ Story	2,000sqft

- 6.3 The Minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all the street segments of Area A. The random Front Yard Building Setbacks shall be illustrated on the Primary and Secondary Plat.

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

- 7.1 Article 6.3 Architectural Standards: Shall apply to Area A, except as modified below:
- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards: Article 6.3(C) shall apply except as modified below:
- i. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

- ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- iii. Garage Composition and Orientation: The following shall apply:
 - a) All Dwellings shall have a minimum of a two (2) car attached garage.
 - b) All Dwellings shall provide decorative garage doors that include windows and/or hardware to vary the appearance of garage doors based on the architectural style of the Dwelling. Examples are shown in Exhibit D.
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, windows and door wraps, and as transitional material between two different materials.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - d) Roof Design featuring a hip roof, dormers, a reverse gable, a shed roof accent, or two (2) or more roof planes.
 - e) All Dwellings shall have a minimum of two (2) windows on the Front Façade.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architecture elements on each Side Building Façade. Side Building Façades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade:
 - a) Hip Roof.
 - b) Roofline direction change, roofline heights change, or two (2) or more Roof Planes.

- c) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - d) A minimum of two (2) or more windows with a minimum of thirty-six (36) square feet aggregate in size, on the Side Building Façade.
 - e) Architecturally-enhanced trim a minimum of five and one-half (5 ½) inches wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, and pediments).
 - f) Sunroom, screened porch, or covered porch (a minimum of one hundred and fifty (150) square feet in size).
 - vi. Rear Building Façade Requirements: Each Dwelling shall include a covered porch, a screened porch, or a sunroom at a minimum of one-hundred and fifty (150) square feet in size.
- 7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:
- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply to Area A except as modified and enhanced below:
 - i. A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - ii. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
 - B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall not apply to Area B.
 - C. Required Buffer Yard: Article 6.8(N) shall apply; however, no mounds shall be required. All required landscaping planting materials shall be provided.

Section 8. **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 in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply to Area A except as otherwise modified or enhanced below.
- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty-three percent (23%) of the Real Estate, as generally shown on the Concept Plan.
- 9.2 169th Street Construction: The existing pavement and all unnecessary road infrastructure within the existing 169th Street right-of-way (“ROW”) shall be removed as generally illustrated on **Exhibit E**. Within the northern half of the vacated ROW for 169th Street, an eight (8) foot wide pedestrian trail shall be constructed. A conceptual alignment is generally illustrated on **Exhibit E**.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2018.

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 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 18-49** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-49**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-49**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	169 th Street Construction

EXHIBIT A
REAL ESTATE

The Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Kristopher K. Eichhorn, Professional Surveyor Number 21000230, HWC Engineering Job Number 2018-109, dated December 4, 2018, also described as:

BEGINNING at the southwest corner of said Quarter-Quarter Section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Quarter-Quarter Section a distance of 1322.58 feet to the northwest corner of said Quarter-Quarter Section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter Section a distance of 1301.80 feet to the northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter Section a distance of 1316.30 feet to the southeast corner of said Quarter-Quarter Section; thence South 88 degrees 57 minutes 01 seconds West along the south line of said Quarter-Quarter Section a distance of 1303.82 feet to the POINT OF BEGINNING, containing 39.454 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

BORDEAUX WALK



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1811-PUD-29.

EXHIBIT C
DISTRICT MAP
(Page 1 of 1)

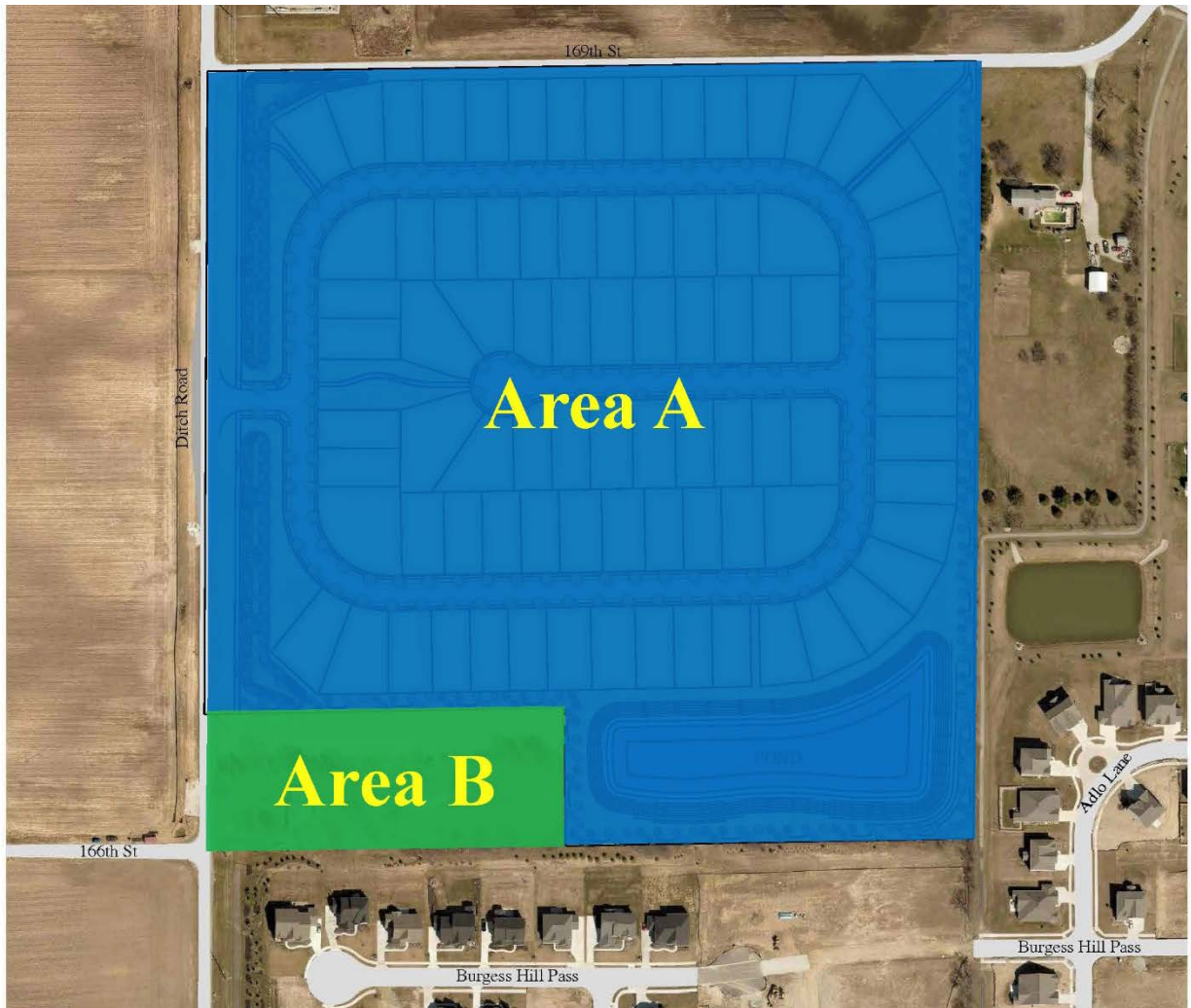


EXHIBIT D
CHARACTER EXHIBIT
(Page 1 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 2 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 3 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 4 of 5)



EXHIBIT D
CHARACTER EXHIBIT
(Page 5 of 5)

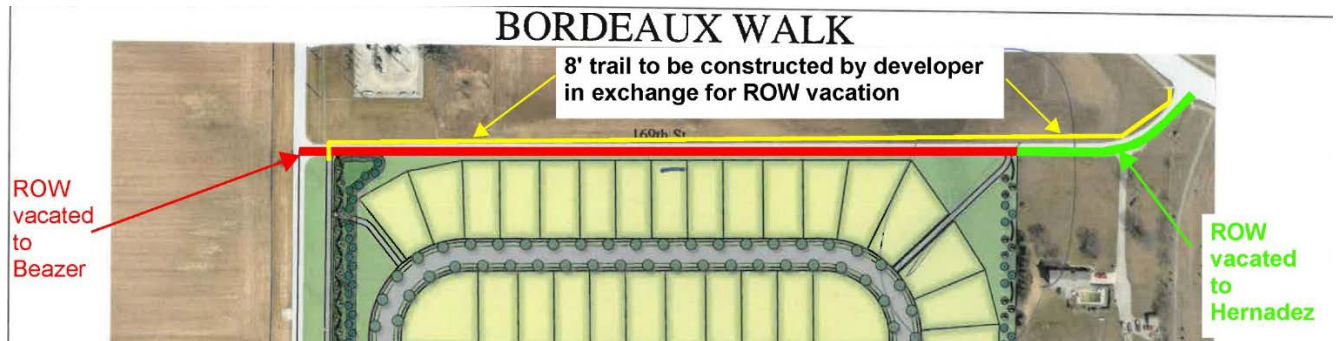


EXHIBIT E
169TH STREET CONSTRUCTION
(Page 1 of 1)

Pavement Removal Area



Conceptual Trail Construction





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 17, 2018
1812-PUD-32
Exhibit 1

Docket Number: 1812-PUD-32 (Ordinance No. 18-53)

Petitioner: Grand Junction Brewing Co., LLC by Jon Knight

Request: An amendment to the 181st Street Planned Unit Development (PUD) District to permit a small Outdoor Event Stage on the Property

Current Zoning: 181st Street PUD (Ord. 14-03 "the Original PUD Ordinance")

Current Land Use: Commercial/Industrial

Acreage: 4.78 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed PUD Amendment (Ord. 18-53)
4. Site Plan
5. Taproom Stage

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the December 10, 2018, City Council meeting. The petition will receive a public hearing at the December 17, 2018, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the 181st Street PUD (the "District"), specific to Parcel A, which is approximately 4.78 acres in size (see **Exhibit 2**) (the "Property").

Properties to the north are zoned GB-PD: General Business/Planned Development and the Grand Park Village PUD; US Highway 31 exists to the east, EI: Enclosed Industrial exists to the south and the remaining portion of the 181st Street PUD exists to the west.

ZONING REQUEST

The petitioner requests this PUD Amendment to allow a small Outdoor Event Stage (see **Exhibit 5**) on Parcel A of the District along with modifications to Development Standards.

The Original 181st Street PUD Ordinance was approved at the January 27, 2014, City Council meeting. An amendment to the Original PUD Ordinance (Ord. 16-45) permitting a Brewery

Production Facility and Tasting Room as well as Mobile Food Service Vendors on the Property was approved at the November 28, 2016, City Council Meeting.

Permitted Uses: The PUD proposes adding an Outdoor Event Stage as a permitted use only if ancillary to a Brewery Production Facility and Tasting Room or a Sit Down Restaurant. Although the proposed Outdoor Event Stage would be an ancillary use to the existing Brewery Production Facility and Tasting Room and is arguably a permitted use today, because the Original PUD Ordinance prohibits ‘amphitheaters’ and ‘outdoor theaters’, it has been added as a permitted use for clarification.

Development Standards: As proposed, the PUD Amendment would modify several Development Standards to accommodate the proposed Outdoor Event Stage.

- The Front Yard Setback for 181st Street would be modified from to sixty (60) feet to five (5) feet for the Outdoor Event Stage. All other Structures would be required to meet the requirements of the Original PUD Ordinance.
- An Outdoor Event Stage, as depicted in Exhibit C of the proposed Ordinance No. 18-53, shall be permitted in the Established Front Yard adjacent to 181st Street.
- Neither Article 5.3 of the UDO, Standards of the State Highway 32 Overlay Zone, nor Section 2.3(A)(2) of the Original PUD Ordinance, State Highway 32 Overlay Zone Modifications, shall apply to the proposed Outdoor Event Stage. Instead, Exhibit C of Ordinance No. 18-53 shall control.

COMPREHENSIVE PLAN

The Property is located in the ‘Employment Corridor’ (Highway Corridor) and ‘Business Park’ corridor of the Comprehensive Plan. The Highway Corridor section of the Comprehensive Plan states that appropriate Land Uses include office and service areas, research and development, as well as retail and institutional uses that are subordinate and supportive of the office and service uses. The Business Park section of the Comprehensive Plan contemplates manufacturing, subordinate office and retail services, research and development and warehousing as appropriate uses. The Property is also located as part of the Family Sports Capital of America (a.k.a. “Grand Park”) area, as identified in the Family Sports Capital Addendum II of the Comprehensive Plan (the “Addendum II”). The Addendum II anticipates land uses such as hotels, restaurants, retail uses, and other supporting commercial uses (among additional professional and residential uses) will locate within the Grand Park area.

PROCEDURAL

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

December 17, 2018 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

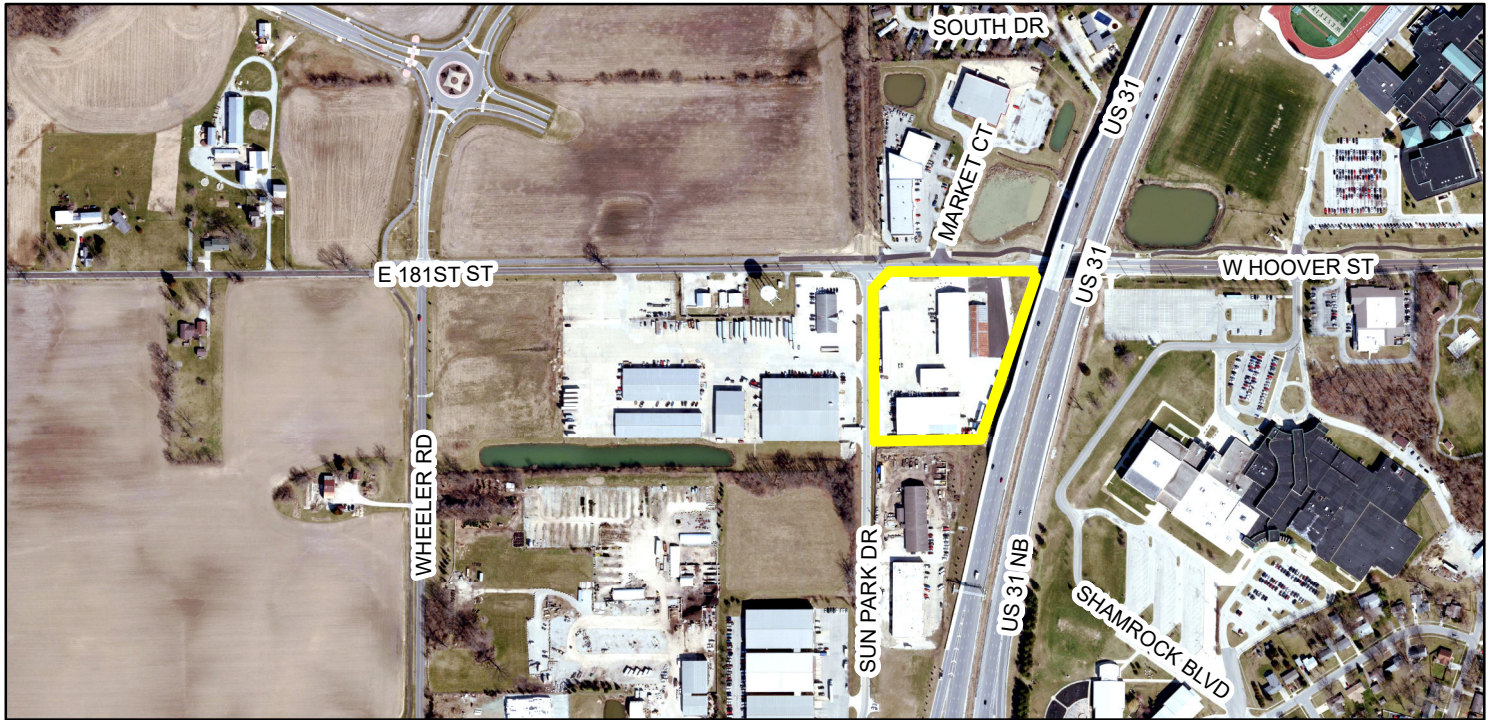
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

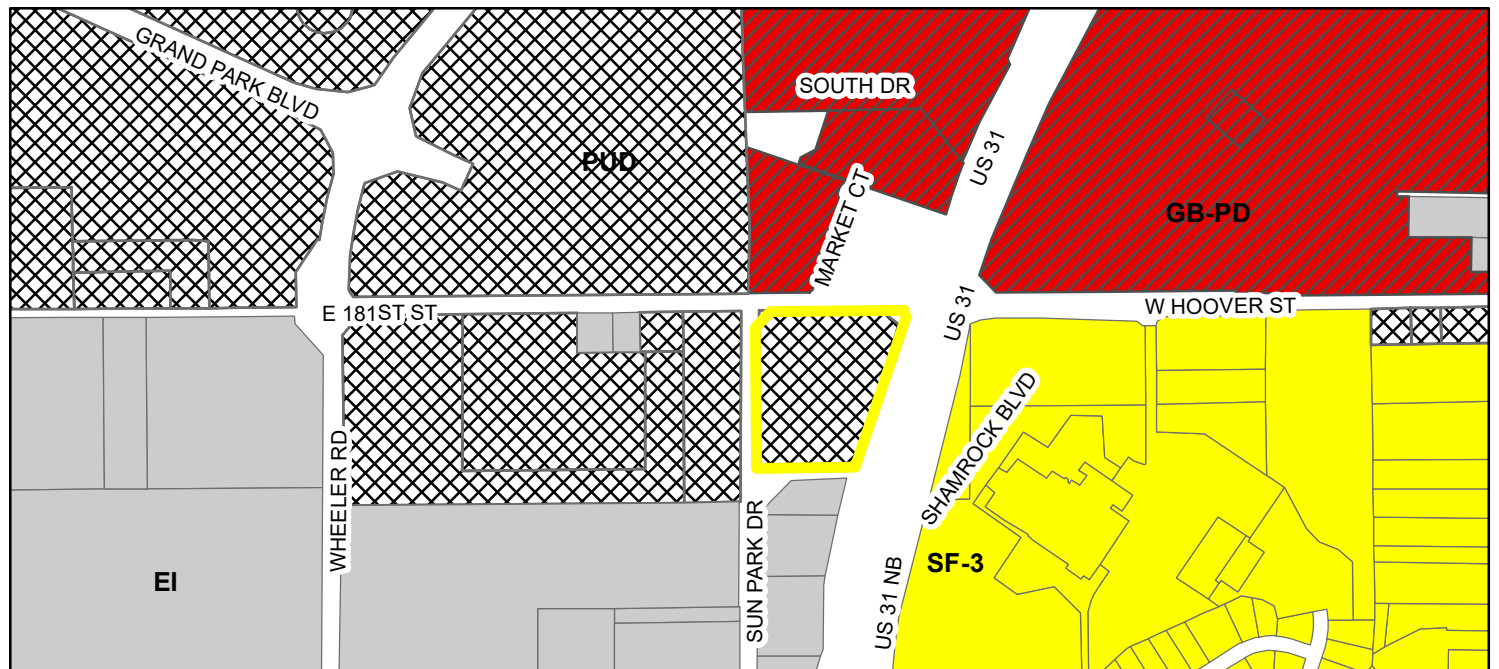
1. **Action: Hold a public hearing at the December 17, 2018, Plan Commission meeting. If neither the public nor the Plan Commission have any concerns and are satisfied with the proposed 181st Street PUD Amendment (1812-PUD-32), the Department recommends forwarding a recommendation the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



Zoning - All
Zoning

-  GB-PD (General Business - Planned Development)
-  PUD (Planned Unit Development)
-  EI (Enclosed Industrial)
-  SF-3 (Single Family - 3)



ORDINANCE NUMBER 18-53

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE 181ST STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Common Council enacted Ordinance 14-03, the 181st Street Planned Unit Development Ordinance (the "181st Street PUD") on January 27, 2014 recorded as Instrument No. 2014006955 in the Office of the Recorder of Hamilton County, Indiana amended by (i) Ordinance 16-45, enacted by the Council on November 28, 2016, and (ii) 16-50 enacted by the Council on December 12, 2016, and (iii) Ordinance 18-28 enacted by the Council on September 10, 2018;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1812-PUD-32**), requesting an amendment to the 181st Street PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1812-PUD-32** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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 Development of the Real Estate shall be governed by the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance (UDO), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 All other provisions of the 181st Street PUD Ordinance shall remain in effect with the adoption of 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. The following words and terms, not defined elsewhere in the Ordinance or its exhibits, shall have the following meaning:

- **Outdoor Event Stage:** A stage, existing outside of the Principal Building on the same Lot, on which various entertainment events and gatherings are held

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 Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Character Exhibit.** The Character Exhibit, attached hereto as **Exhibit C** is hereby incorporated to capture the intended quality of the improvements made on the Real Estate. Site improvements shall be constructed substantially similar to those in the Character Exhibit.

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

- 5.1 All uses permitted in the 181st Street PUD District shall be permitted on the Real Estate, in addition to the following:
 - Outdoor Event Stage if ancillary to a Brewery Production Facility and Tasting Room or a Sit Down Restaurant

Section 6. **Development Standards.** The standards of Section 2.3 Development Standards and Architectural Design Requirements of the 181st Street PUD (Ord. 14-03) shall apply to the development of the District, except as otherwise modified below:

- 6.1 Front Yard Setback, 181st Street: Five (5) feet for an Outdoor Event Stage. All other Structures shall meet the requirements of the 181st Street PUD (Ord. 14-03).

- 6.2 Accessory Use and Building Standards: An Outdoor Event Stage, as depicted in Exhibit C, shall be permitted in the Established Front Yard adjacent to 181st Street.

- 6.3 State Highway 32 Overlay District: Article 5.3 of the UDO, Standards of the State Highway 32 Overlay Zone, as well as Section 2.3(A)(2) of the 181st Street PUD, State Highway 32 Overlay Zone Modifications, shall not apply to the permitted Outdoor Event Stage. Instead, Exhibit C shall control.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2018.

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 18-53** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-53**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-53**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:

Daine Crabtree, Associate Planner, City of Westfield, 2728 E. 171st Street, Westfield, IN 46074

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

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 southeast quarter of Section 36, Township 19 North, Range 3 East in Hamilton County, Indiana being more particularly described as follows:

Commencing at the northeast corner of the Southwest Quarter of said section; thence North 89 degrees 53 minutes 12 seconds East along the north line of the southeast quarter of said Section 36, 114.54 feet to the Point of Beginning; thence continuing North 89 degrees 53 minutes 12 seconds East along said north line 403.73 feet to a point on the westerly right of way of line of U.S. Highway 31; the next five follow said right of way, 1) thence South 00 degrees 06 minutes 48 seconds East 16.50 feet; 2) thence South 56 degrees 22 minutes 20 seconds East 85.23 feet to a non-tangent curve to the left having a radius of 8120.00 feet and a length of 329.72 feet; 3) said curve being subtended by a chord bearing of South 16 degrees 57 minutes 32 seconds West and a chord length of 329.70 feet; 4) thence South 21 degrees 04 minutes 04 seconds West 101.93 feet; 5) thence South 14 degrees 49 minutes 00 seconds West 74.71 feet; thence South 88 degrees 40 minutes 42 seconds West 329.64 feet to a point on the easterly right of way of Sun Park Drive; thence North 00 degrees 41 minutes 36 seconds East 553.26 feet to the Point of Beginning, containing 5.12 acres more or less, subject to all highways, rights of way and easements of record.

EXHIBIT B
CONCEPT PLAN

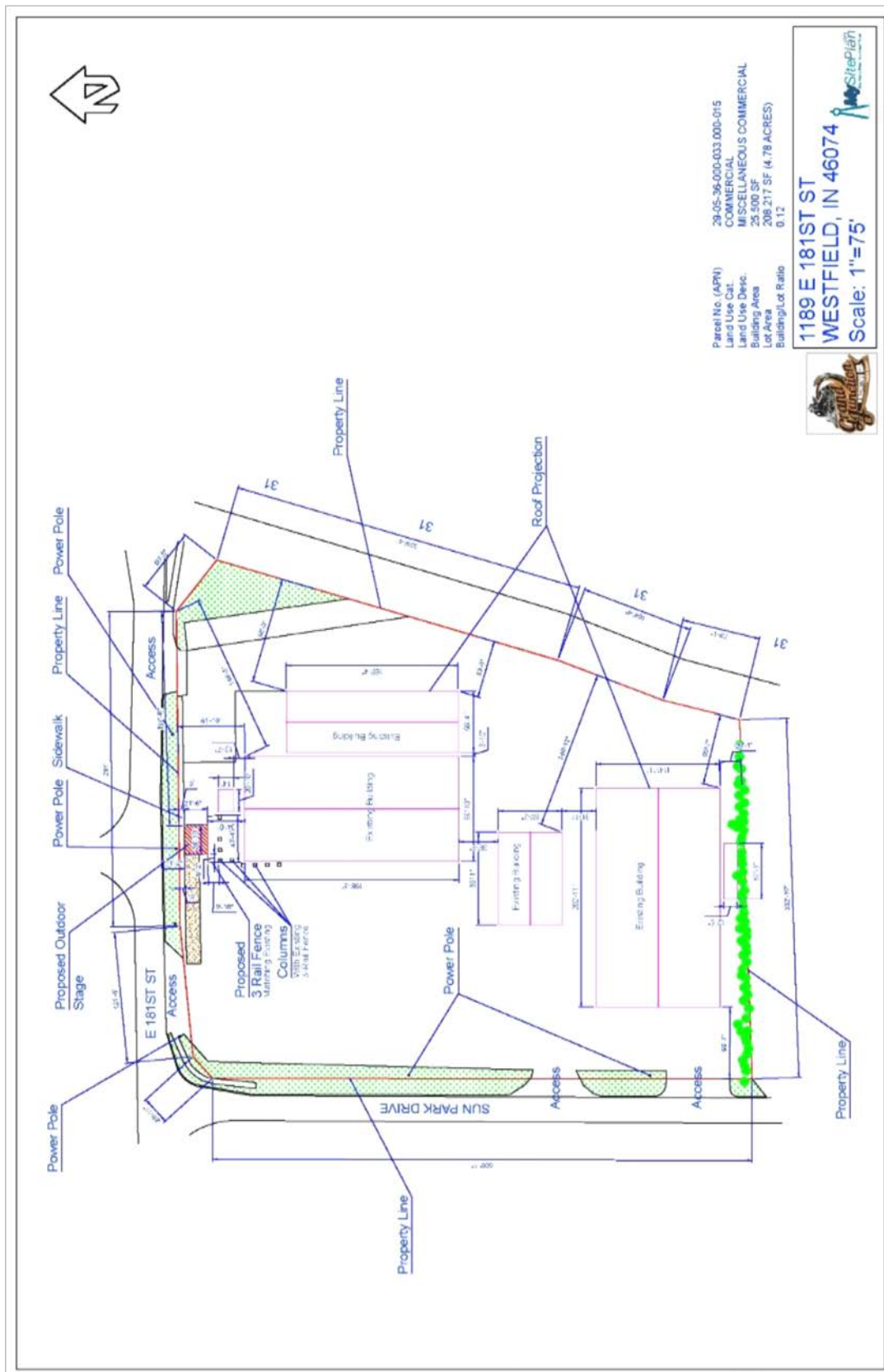
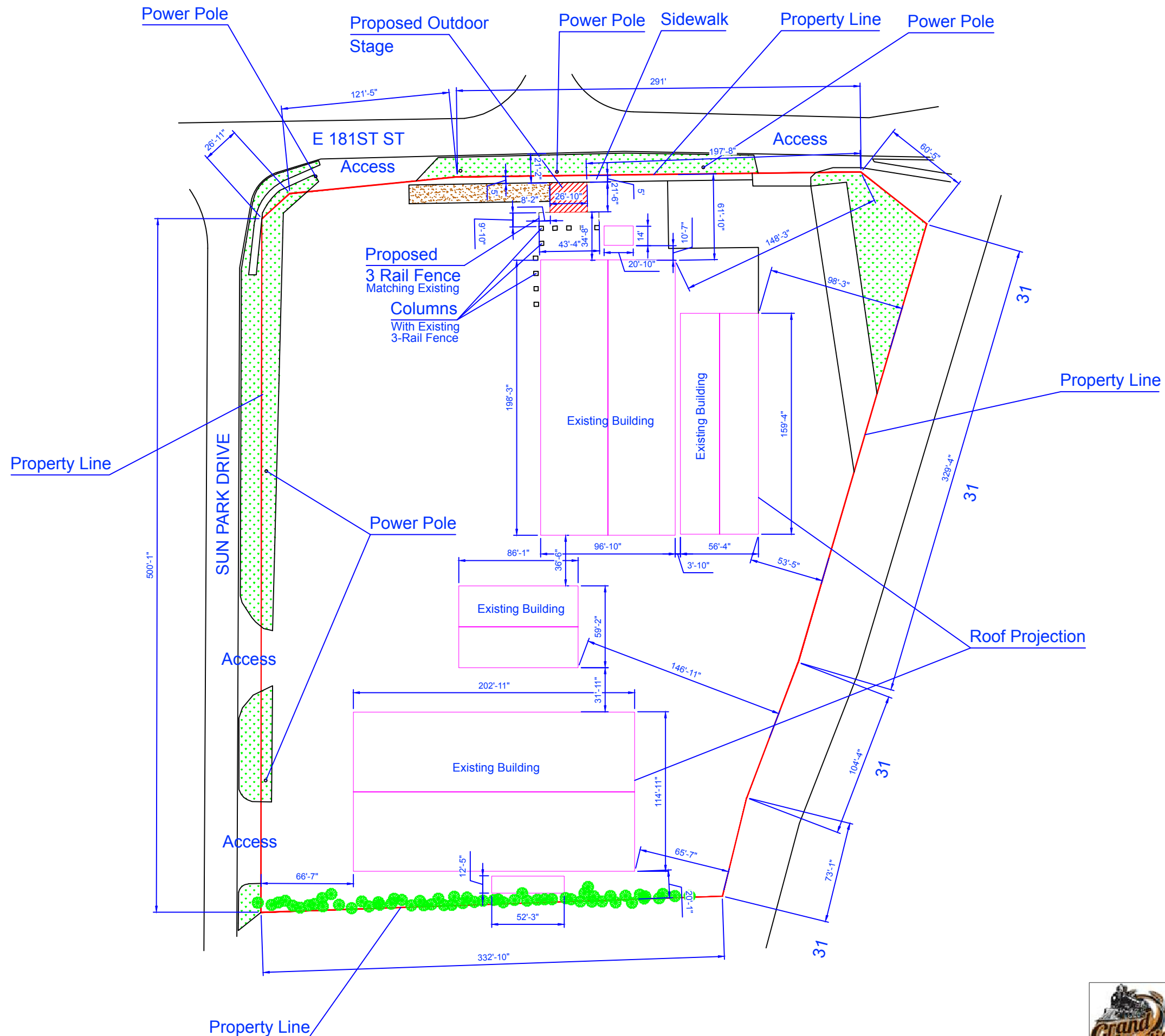


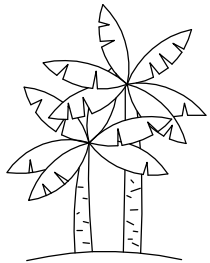
EXHIBIT C
CHARACTER EXHIBIT





MySitePlan.com
Site Plans When You Need Them





TDW
TROPICAL DESIGN WORKS

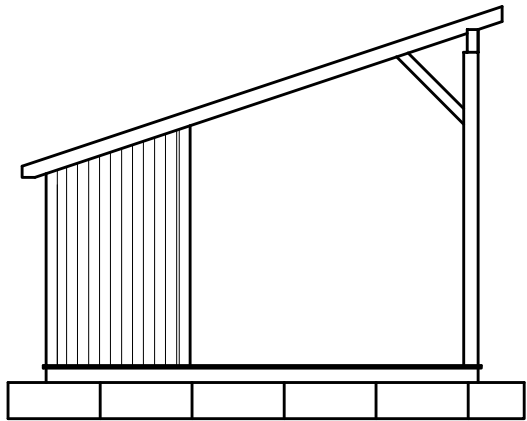
Boyd Fannin
4707 Wilbur Rd.
Martinsville, IN 46151

Grand Junction Tap Room Stage

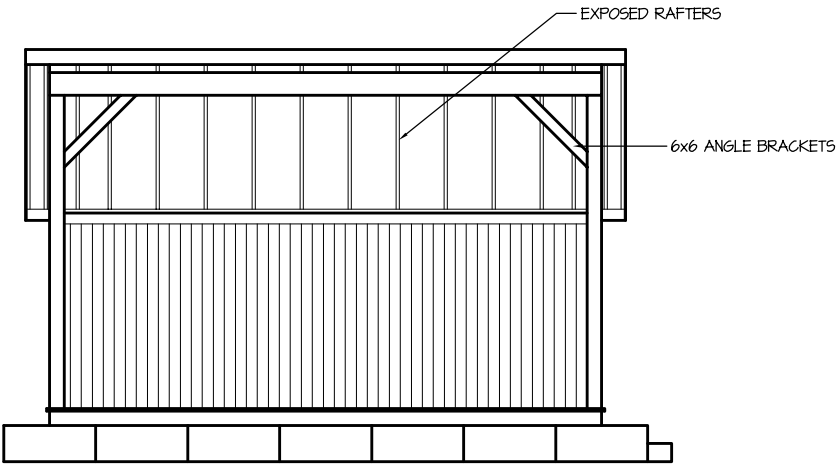
1189 E 181st St.
Westfield, IN 46074

DRAWN BY:
BEF

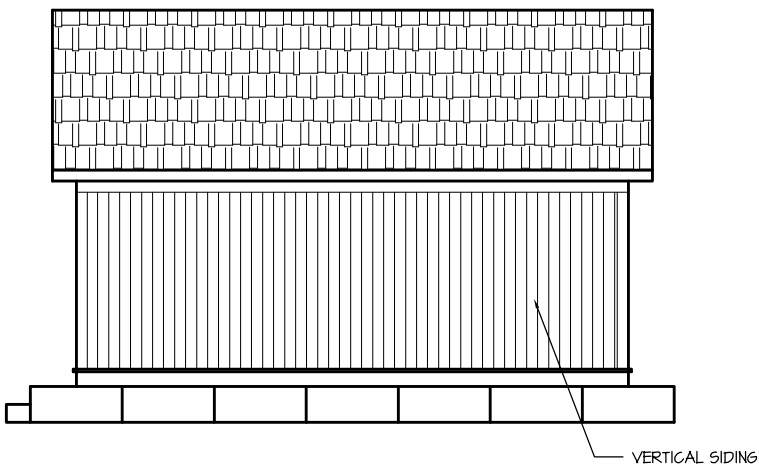
1/8" SCALE



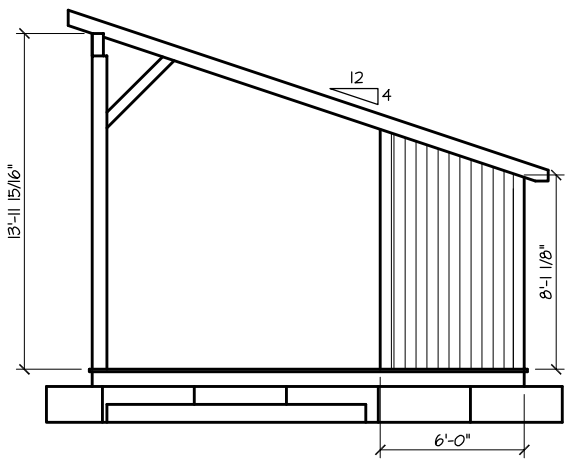
LEFT VIEW



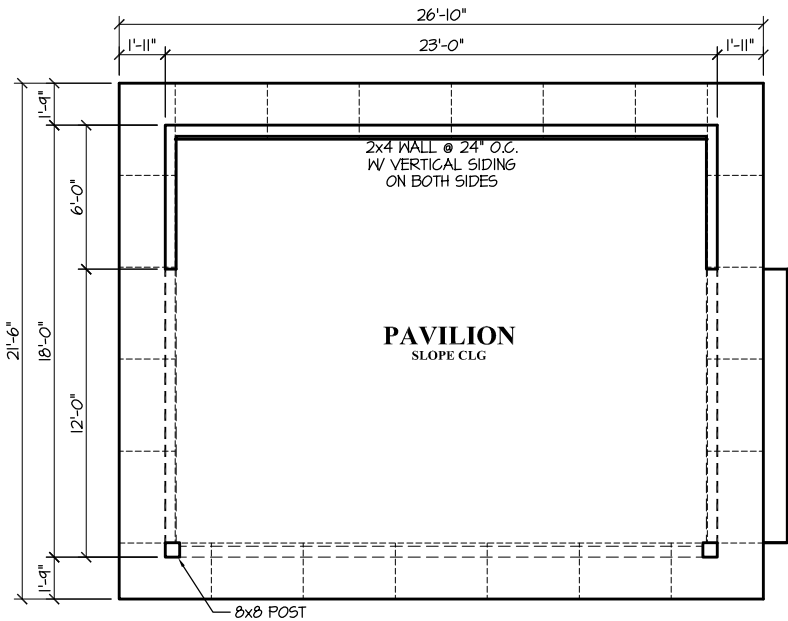
FRONT VIEW



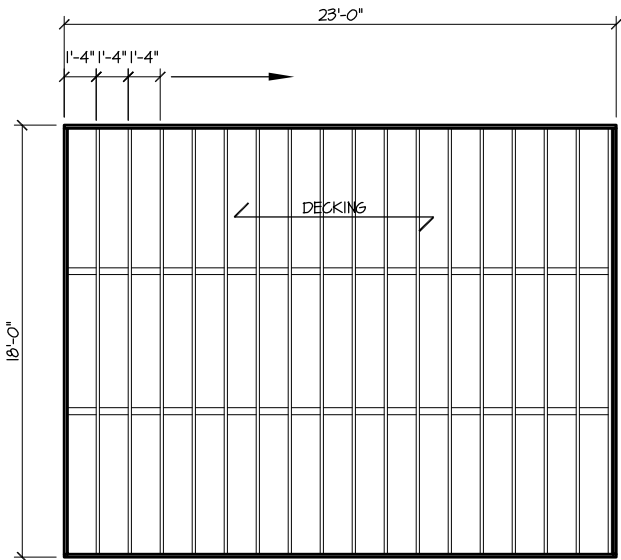
REAR VIEW



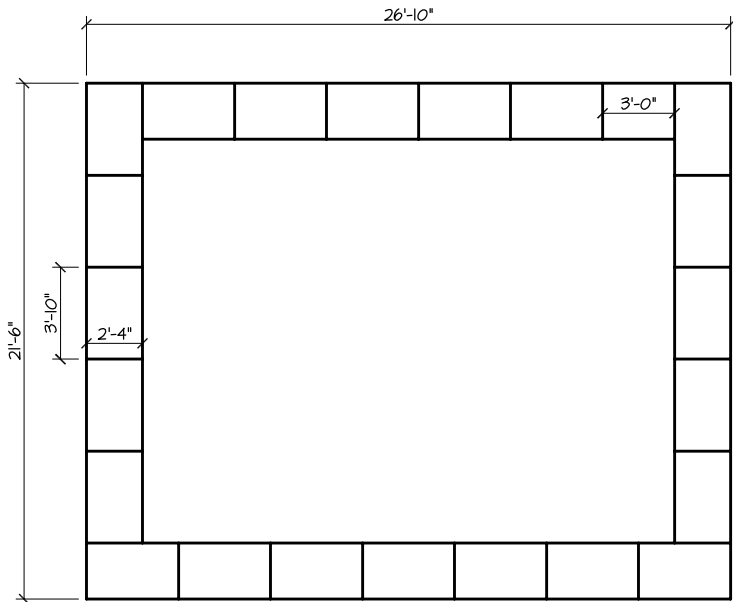
RIGHT VIEWS



FULL PLAN VIEW



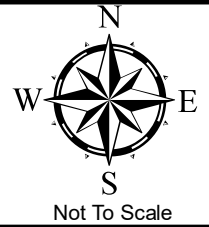
2x8 DECK FRAMING
2x8 JOISTS @ 16" O.C.
W/ (2) 2x4 STIFF BACKS BELOW



BLOCK FOUNDATION
46"W x 18"T x 28"D BLOCK FOUNDATION
UNLESS OTHERWISE NOTED



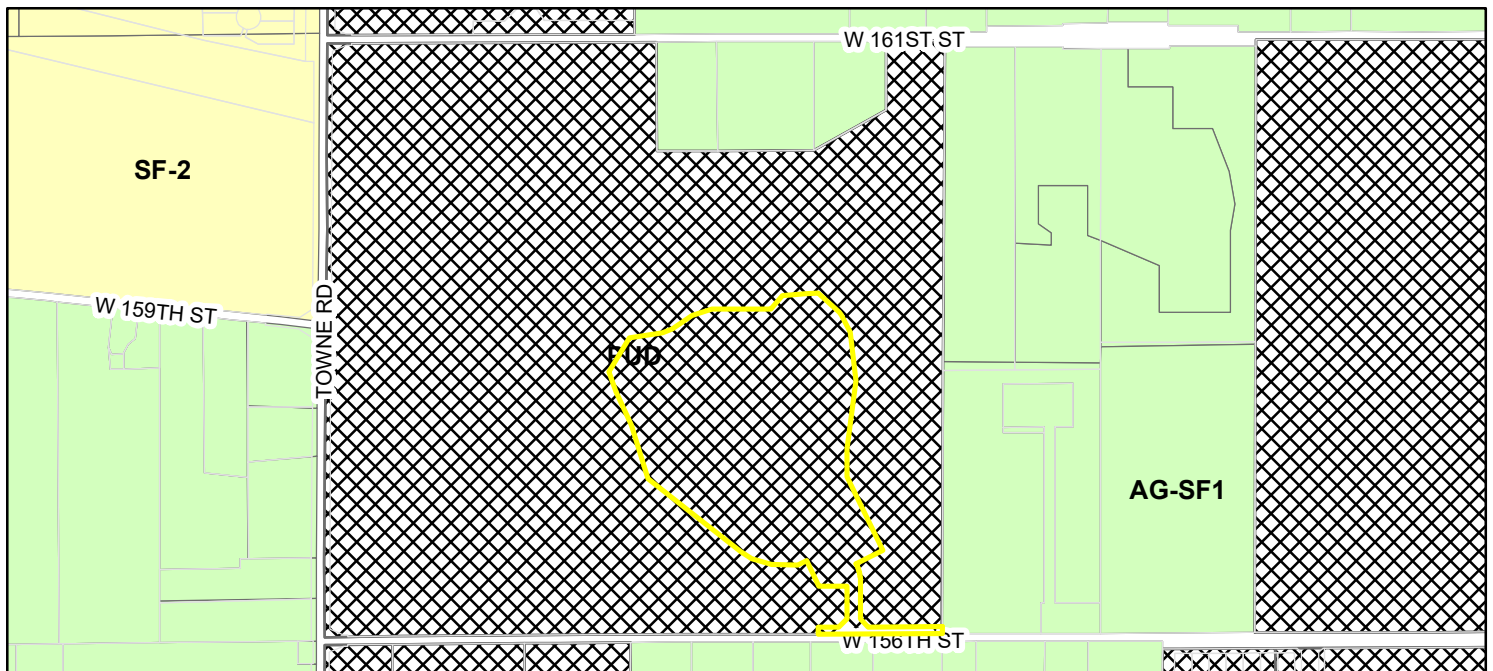
Property Location Map
Southwind
Overall Development Plan & Primary Plat
1812-ODP-21 & 1812-SPP-21



Aerial Location Map



Zoning Map



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



*PRIMARY PLAT /
DEVELOPMENT PLAN
for SOUTHWIND*

WESTFIELD, INDIANA PUD ZONING

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 7,200 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments
17' - 23' for lots opposite sanitary sewer (allowed per Planning Dept)

Side Yard Setback - 0' min. / 10' separation
Rear Yard Setback - 20' min.

NOTE:

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

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

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

EXISTING 12" WATER MAIN ALONG TOWNE ROAD WAS DESIGNED TO ACCEPT THIS SITE.
EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.
EXISTING 10" SANITARY ALONG 161st STREET WAS DESIGNED TO ACCEPT THIS SITE.

STREET DATA

STREET A	1,346.85 L.F.
STREET B	1,687.24 L.F.
STREET C	203.49 L.F.
TOTAL	3,237.58 L.F.

SITE DATA

OVERALL	150.707 ACRES
SOUTHWIND	23.685 ACRES
WOOD WIND GOLF COURSE (BLOCK A)	127.022 ACRES

TOTAL SITE = 23.685

TOTAL LOTS - 78
DENISTY (of residential acreage) - 3.30 u/a

TOTAL COMMON AREA = N/A

SOUTHWIND

A part of the Southwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, being more particularly described as follows

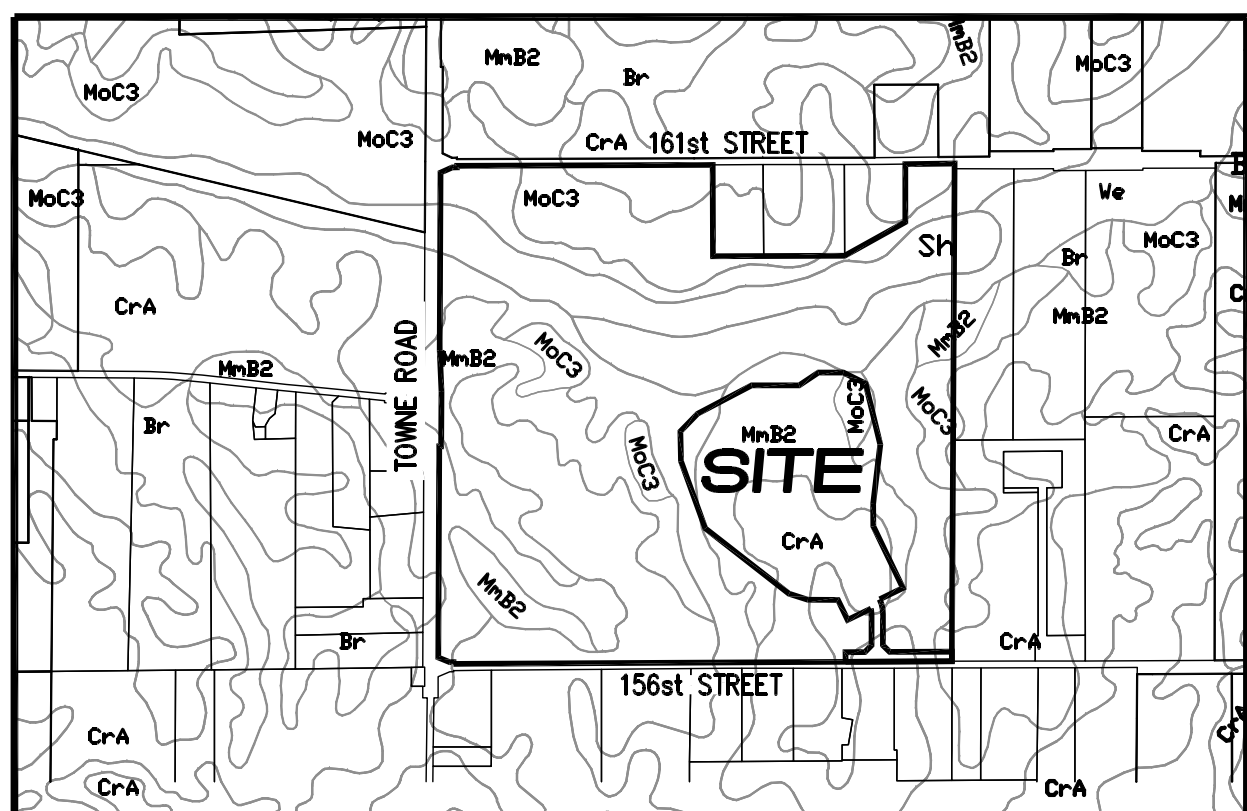
beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West along the South line of the southwest quarter of said Section 9 a distance of 60 feet; thence North 01 degrees 18 minutes 58 seconds East 50.00 feet to the Northwest 89 degree 43 minutes 42 seconds East line of said Section 9; 40 degrees 10 minutes 31 seconds East 45.68 feet; thence North 01 degrees 55 minutes 06 seconds West 163.60 feet to the point of curvature of a curve concave westerly, the radius of said curve being 76 degrees 39 minutes 53 seconds East 120.50 feet from the radius point of said curve; thence North 64 degrees 06 minutes 10 seconds West 135.09 feet; thence North 01 degrees 55 minutes 06 seconds West 135.09 feet; thence North 01 degrees 40 minutes 57 seconds West 156.50 feet; thence North 72 degrees 16 minutes 48 seconds West 102.74 feet; thence North 51 degrees 59 minutes 33 seconds West 553.49 feet; thence North 19 degrees 57 minutes 20 seconds West 371.90 feet; thence North 01 degrees 13 minutes 58 seconds West 135.09 feet; thence North 01 degrees 55 minutes 06 seconds East 128.33 feet; thence North 62 degrees 17 minutes 16 seconds East 318.33 feet; thence North 89 degrees 59 minutes 31 seconds East 247.14 feet; thence North 56 degrees 25 minutes 36 seconds East 135.09 feet; thence North 01 degrees 55 minutes 06 seconds West 135.09 feet; thence South 63 degrees 39 minutes 38 seconds East 128.97 feet; thence South 13 degrees 36 minutes 37 seconds East 327.01 feet; thence South 06 degrees 50 minutes 29 seconds West 311.39 feet; thence South 00 degrees 19 minutes 05 seconds East 115.96 feet; thence South 01 degrees 55 minutes 06 seconds West 135.09 feet; thence North 01 degrees 55 minutes 06 seconds West 134.36 feet to a point on a curve concave westerly, the radius point of said curve being South 64 degrees 50 minutes 04 seconds West 179.50 feet from said point; thence Southerly along said curve 72.88 feet to a point on said curve, said point being tangent to the straight line bearing North 01 degrees 55 minutes 06 seconds West; thence South 01 degrees 54 minutes 14 seconds East 169.21 feet; thence South 40 degrees 14 minutes 38 seconds East 45.67 feet; thence North 89 degrees 43 minutes 42 seconds West 50.00 feet to the place of beginning, containing 23,685 acres, more or less.

OVERALL

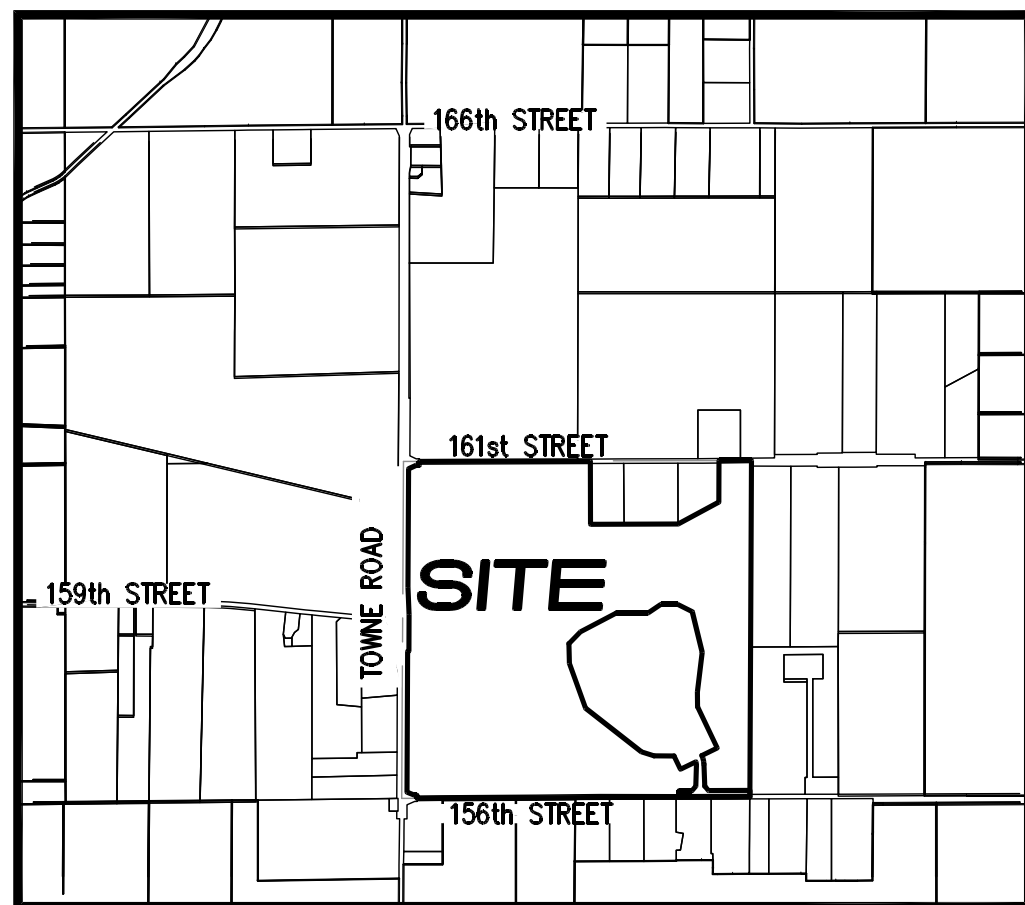
A part of the Southwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, being more particularly described as follows;

beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West 2,599.54 feet; thence North 00 degrees 16 minutes 28 seconds East 25.01 feet; thence South 89 degrees 43 minutes 42 seconds West 25.01 feet; thence North 00 degrees 16 minutes 28 seconds East 25.01 feet; thence North 00 degrees 17 minutes 8 seconds East 1,100.00 feet; thence South 89 degrees 42 minutes 52 seconds East 10.10 feet; thence North 00 degrees 17 minutes 08 seconds East 287.00 feet; thence North 02 degrees 28 minutes 39 seconds East 213.23 feet; thence North 00 degrees 17 minutes 08 seconds East 925.00 feet; thence North 00 degrees 17 minutes 08 seconds East 60 seconds East 66.25 feet; thence North 89 degrees 50 minutes 12 seconds East 25.00 feet; thence North 00 degrees 09 minutes 48 seconds East 30.25 feet; thence North 89 degrees 49 minutes 39 seconds East 1,334.70 feet; thence South 00 degrees 10 minutes 00 seconds West 1,334.70 feet; thence North 00 degrees 10 minutes 59 seconds East 684.73 feet; thence North 61 degrees 35 minutes 44 seconds East 361.23 feet; thence North 00 degrees 14 minutes 14 seconds East 324.21 feet; thence North 89 degrees 49 minutes 39 seconds East 252.76 feet; thence North 00 degrees 09 minutes 48 seconds East 2,627.71 feet to the place of beginning, containing 150,707 acres, more or less.

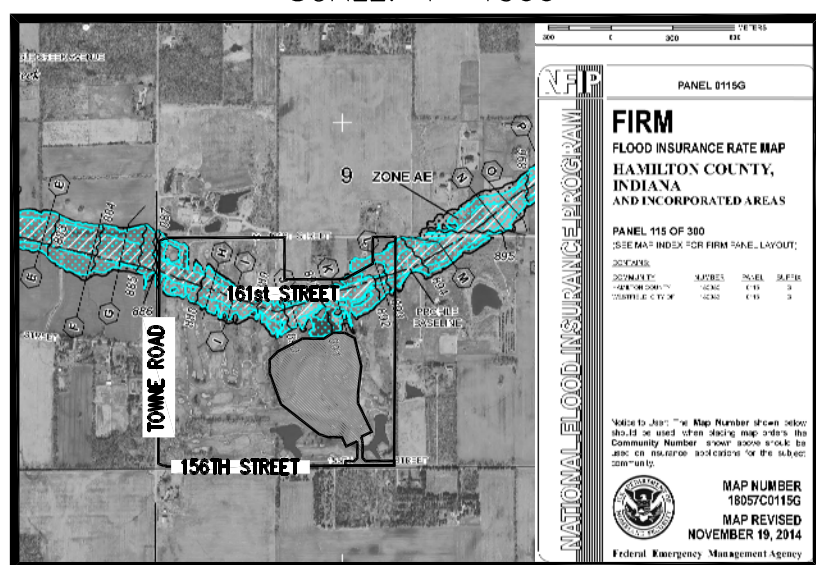
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	67.78'	150.00'	34.48'	S12°57'10"E	67.20'	25°53'21"
C2	67.78'	150.00'	34.48'	S12°57'10"E	67.20'	25°53'21"
C3	25.15'	200.00'	12.59'	S33°53'39"W	25.13'	7°12'17"
C4	193.59'	150.00'	112.92'	N29°46'37"W	180.43'	73°56'49"
C5	60.89'	150.00'	30.87'	S78°22'45"E	60.47'	23°15'28"
C6	142.05'	150.00'	76.86'	S62°51'43"W	136.80'	54°15'53"
C7	137.81'	150.00'	74.20'	S9°24'42"W	133.02'	52°38'27"
C8	91.85'	150.00'	47.42'	S34°27'02"E	90.42'	35°05'02"
C9	167.30'	150.00'	93.56'	S83°56'41"E	158.76'	63°54'17"



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



LOCATION MAP
SCALE: 1"=1500'



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0115G DATED
NOVEMBER 19, 2014

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C101-C107	PRIMARY PLAT / DEVELOPMENT PLAN
C900-901	STREET TREE PLAN

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISE PER TAC COMMENTS 11/30/18 GDK

DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

11/02/18
DATE

PLANS PREPARED BY:

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



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



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7863 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
WOOD WIND RESIDENTIAL LLC
1939 W. 161ST STREET
WESTFIELD, IN 46074

SOUTHWIND 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
T.O.B.E. TOP OF BANK EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP

TOTAL SITE = 23.685

TOTAL LOTS - 78
DENSITY (of residential acreage) - 3.30 u/a

TOTAL COMMON AREA = N/A

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 7,200 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments
17' - 23' for lots opposite sanitary sewer (allowed per Planning Dept)

Side Yard Setback - 0' min. / 10' separation
Rear Yard Setback - 20' min.

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

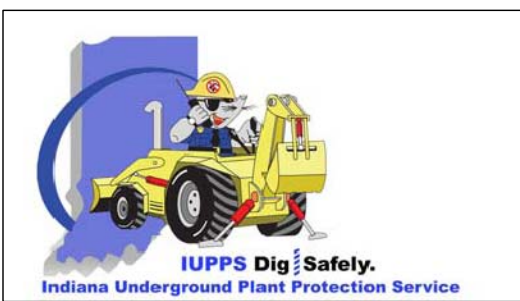
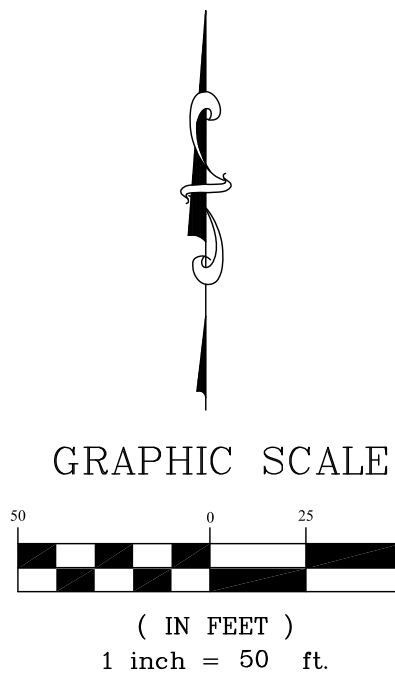
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

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

EXISTING 12" WATER MAIN NEAR THE INTERSECTION OF 161ST & TOWNE ROAD WILL SERVE THIS SITE.

EXISTING JOHN EDWARDS LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING INTERCEPTOR LOCATED ON THE WEST SIDE OF TOWNE ROAD ALONG THE JOHN EDWARDS LEGAL DRAIN.



Know what's below.
Call before you dig.

SECTION: 9			TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: LAF			CHECKED BY: GDK	
SHEET NO. C102			S & A JORDN 81125PLA-SW	
PREPARED FOR: PRIMARY PLAT SOUTHWIND			WASHINGTON TOWNSHIP HAMILTON CO., INDIANA	
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			DENNIS D. OLNSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR	
			CERTIFIED: 11/02/18	
			DATE: 11/30/18	BY: GDK
			REV. PER TAC COMMENTS	
			REVISIONS	



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
WOOD WIND RESIDENTIAL LLC
1939 W. 161ST STREET
WESTFIELD, IN 46074

SOUTHWIND

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
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

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17' - 23' for lots opposite sanitary sewer (allowed per Planning Dept)

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OFFSITE SANITARY AND WATER EASEMENT
SCALE: 1"=200'



PRIMARY PLAT

PREPARED FOR:

SOUTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

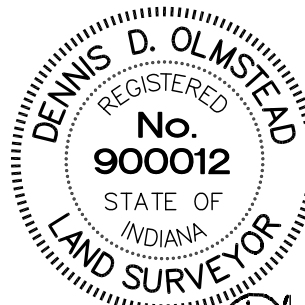
SECTION: 9	TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO.

C103

S & A JOB NO.
81125PLA-SW

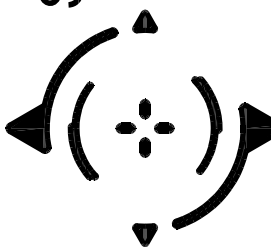
THIS DRAWING IS NOT INTENDED TO BE A PART OF ANY RECORD SURVEY OR A SURVEYOR LOCATION REPORT.



CERTIFIED: 11/02/18

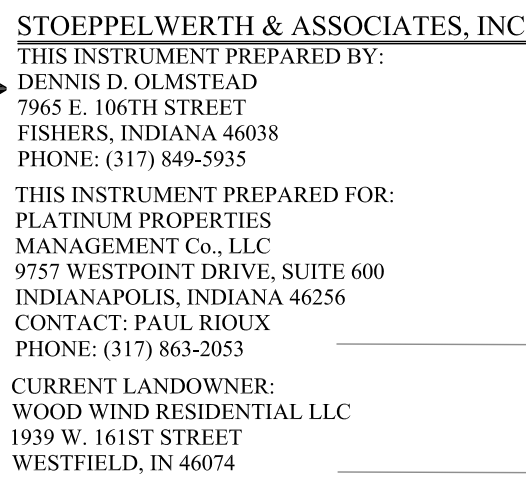
[Signature]

STOEPPELWERTH



ALWAYS ON.

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



LEGEND

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

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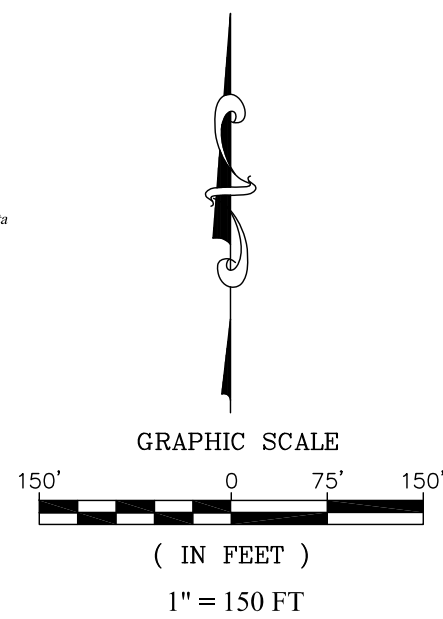
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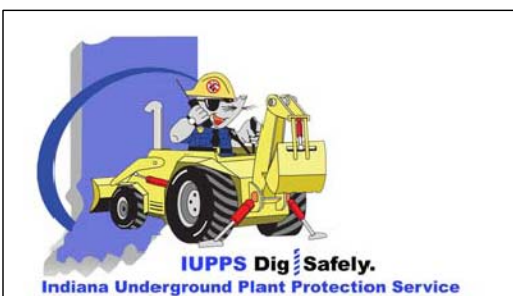


SITE DATA

OVERALL	150.707 ACRES
SOUTHWIND	23.685 ACRES
WOOD WIND GOLF COURSE (BLOCK A)	127.022 ACRES

A part of the Southwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West 2,599.54 feet; thence North 00 degrees 16 minutes 28 seconds East 25.01 feet; thence South 89 degrees 43 minutes 32 seconds West 20.00 feet; thence North 67 degrees 48 minutes 39 seconds East 64.40 feet; thence North 00 degrees 17 minutes 8 seconds East 1,100.00 feet; thence South 89 degrees 42 minutes 52 seconds East 10.00 feet; thence North 00 degrees 17 minutes 8 seconds East 287.00 feet; thence North 02 degrees 24 minutes 9 seconds West 213.23 feet; thence North 00 degrees 17 minutes 8 seconds East 925.00 feet; thence North 66 degrees 35 minutes 40 seconds East 66.25 feet; thence North 89 degrees 50 minutes 12 seconds East 25.00 feet; thence North 00 degrees 09 minutes 48 seconds East 30.25 feet; thence North 00 degrees 49 minutes 39 seconds East 34.70 feet; thence South 00 degrees 10 minutes 1 second East 495.01 feet; thence North 89 degrees 49 minutes 59 seconds East 684.73 feet; thence North 61 degrees 35 minutes 44 seconds East 361.23 feet; thence North 00 degrees 14 minutes 44 seconds East 324.21 feet; thence North 89 degrees 49 minutes 39 seconds East 252.76 feet; thence South 00 degrees 15 minutes 8 seconds West 2,627.41 feet to the place of beginning, containing 150,707 acres, more or less.



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Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL SURVEY OR A SURVEYOR LOCATION REPORT.		REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		DATE: 11/30/18	
STOEPPELWERTH		CERTIFIED: 11/02/18		REV. PER TAC COMMENTS	
ALWAYS ON.		7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5955 Fax: (317) 849-5942		DATE: 11/30/18	
PRIMARY PLAT		WASHINGTON TOWNSHIP		BY	
SECTION: 9		TOWNSHIP: 18N		REV. PER TAC COMMENTS	
RANGE: R3E		CHECKED BY: GDK		DATE: 11/30/18	
DRAWN BY: LAF		SHEET NO.		REVISIONS	
PREPARED FOR:		C104		DATE: 11/30/18	
81125PLA-SW		S & A JOB NO.		DATE: 11/30/18	
HAMILTON CO., INDIANA		WASHINGTON TOWNSHIP		DATE: 11/30/18	



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
WOOD WIND RESIDENTIAL LLC
1939 W. 161ST STREET
WESTFIELD, IN 46074

SOUTHWIND DEVELOPMENT PLAN ZONING PUD

SHEET 105

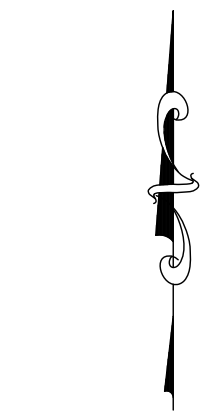


LEGEND

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

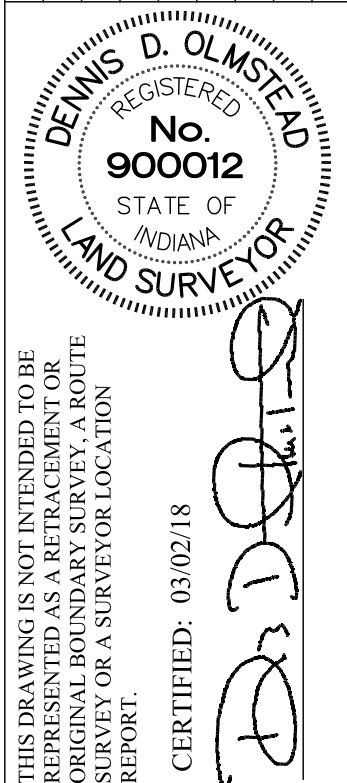
LEGEND

- EXISTING CONTOUR
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE MANHOLE
- SANITARY CLEANOUT
- STORM SEWER LINE MANHOLE
- 4\"/>



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
SOUTHWIND

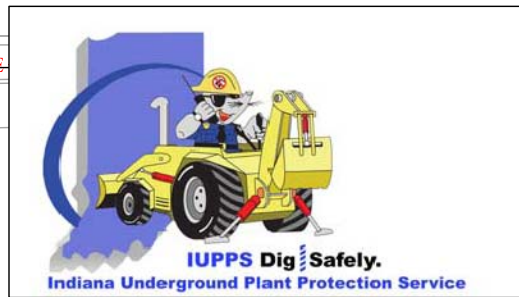
PREPARED FOR:

SECTION: 9 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: LAF CHECKED BY: GDK

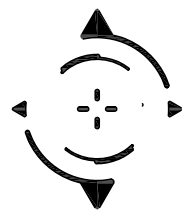
SHEET NO.

C105

S & A JORDN
81125PLA-SW



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



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RHOX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
WOOD WIND RESIDENTIAL LLC
1939 W. 161ST STREET
WESTFIELD, IN 46074

SOUTHWIND 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
T.O.B.E. TOP OF BANK EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP

LEGEND

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

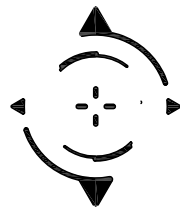
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

SECTION: 9			TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: LAF			CHECKED BY: GDK	
SHEET NO. C106			S & A JORN NO. 81125PLA-SW	
DEVELOPMENT PLAN			WASHINGTON TOWNSHIP	
SOUTHWIND			HAMILTON CO., INDIANA	
PREPARED FOR:			STOEPPELWERTH	
THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 11/02/18	
REV. PER TAC COMMENTS			DATE	BY
			11/30/18	GDK
				BY



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PHONE: (317) 849-5935
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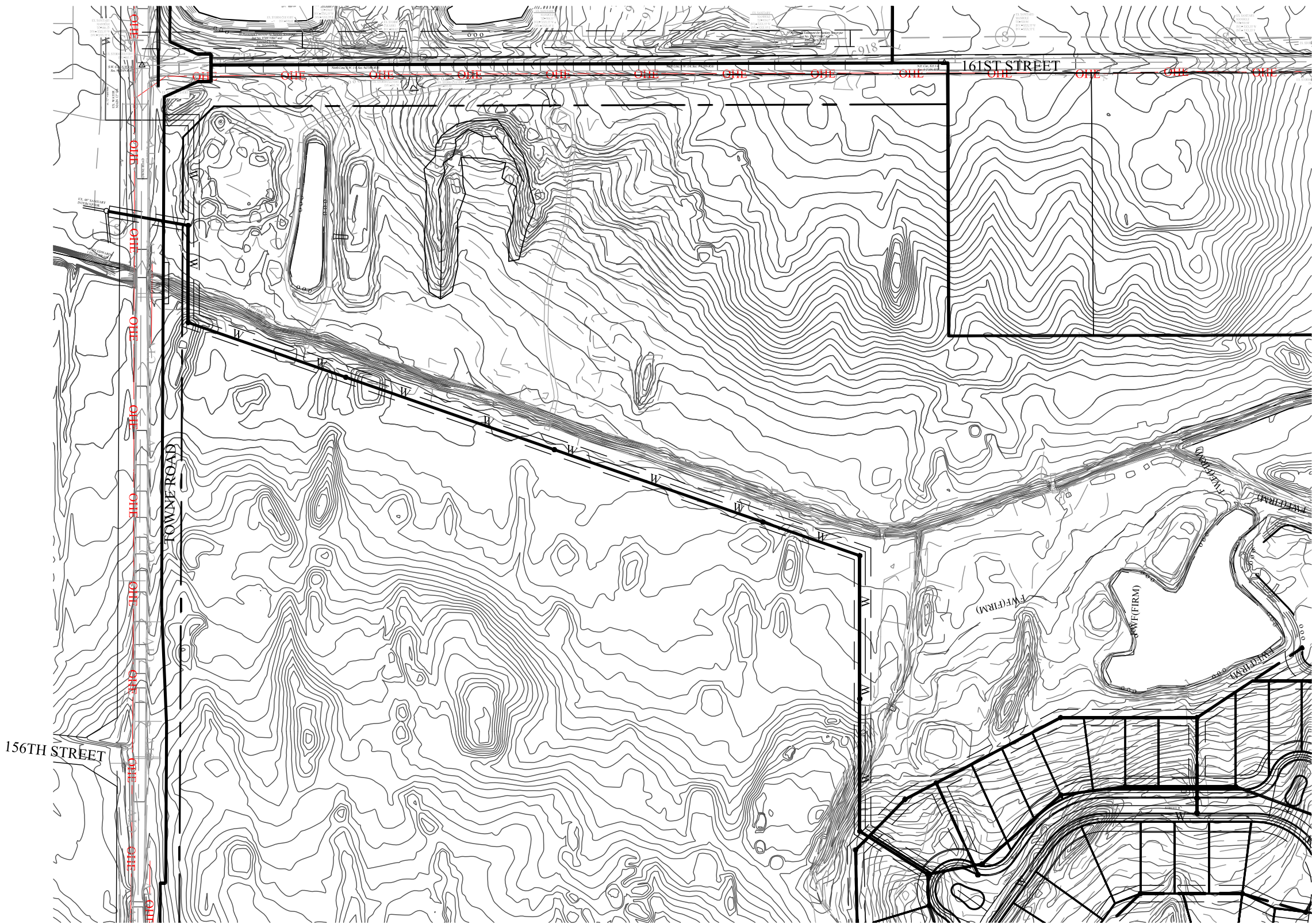
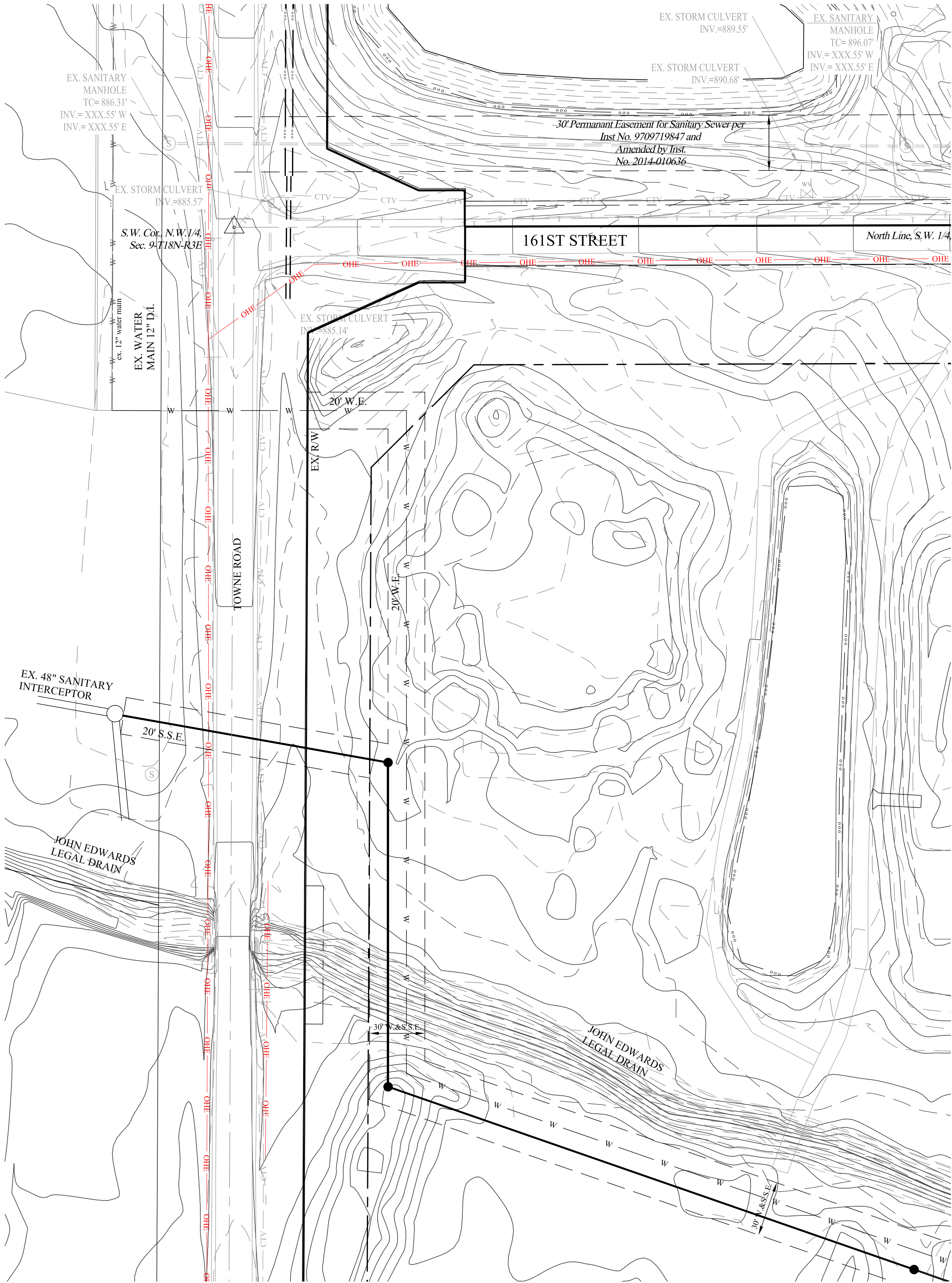
SOUTHWIND DEVELOPMENT PLAN ZONING PUD

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- S.S.E. SANITARY SEWER EASEMENT
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- L.O.S.E. LINE OF SITE EASEMENT
- T.O.B.E. TOP OF BANK 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 & END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED SAA FIRM #0008
 - SET PIPE UP 1" CAPPED STAMPED SAA 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
 - FIRE HYDRANT
 - MAILBOX

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



OFFSITE SANITARY AND WATER EASEMENT
SCALE: 1"=200'

DEVELOPMENT PLAN

PREPARED FOR:

SOUTHWIND

HAMILTON CO., INDIANA

SECTION: 9 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.
C107
S & A JOB NO.
81125PLA-SW

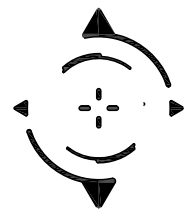
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AN ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.
CERTIFIED: 03/02/18
DENNIS D. OLAMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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

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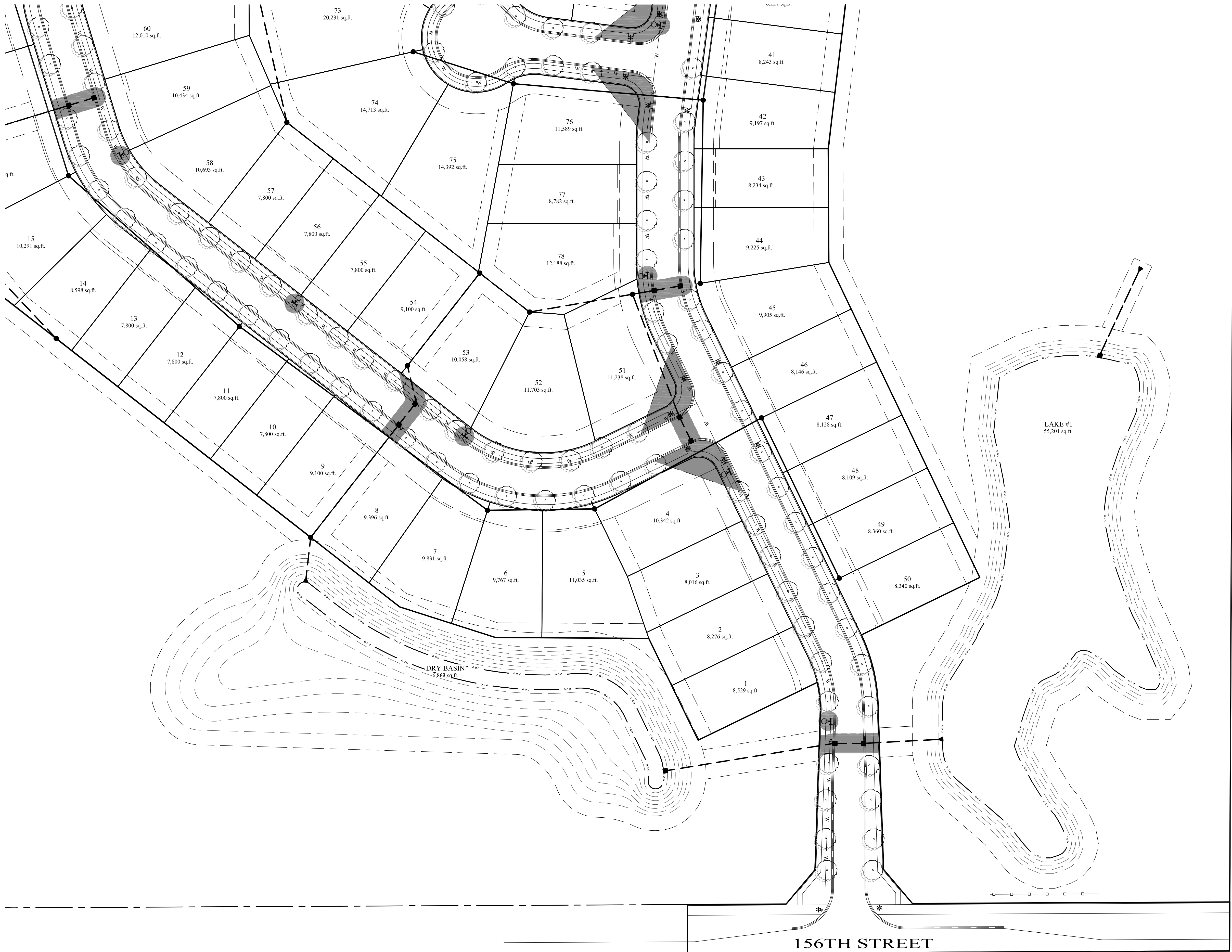
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STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RILOUX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
WOOD WIND RESIDENTIAL LLC
1939 W. 161ST STREET
WESTFIELD, IN 46074

SOUTHWIND STREET TREE PLAN ZONING PUD

SHEET 102



- 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".

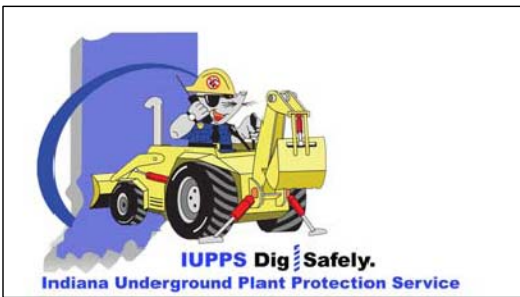
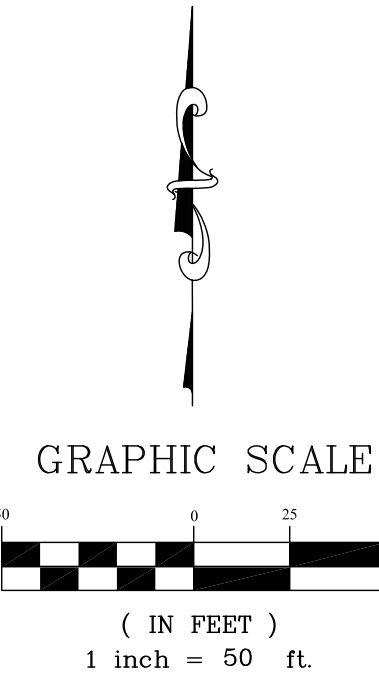
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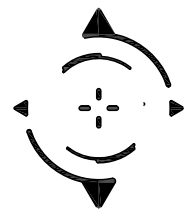
PLANT RESTRICTION ZONE. NO TREES INSIDE VISION CLEARANCE TRIANGLES OR PEDIMETER STREET RIGHTS-OF-WAY. NO TREES WITHIN TEN FEET OF FIRE HYDRANTS AND STORM PIPES. NO TREE PLANTINGS INSIDE LEGAL DRAIN EASEMENTS, TREE PRESERVATION EASEMENTS OR TOP OF BANK EASEMENTS.

ALL STREET TREES WILL COMPLY WITH THE APPROVED CITY OF WESTFIELD MASTER STREET TREE LIST



Know what's below.
Call before you dig.

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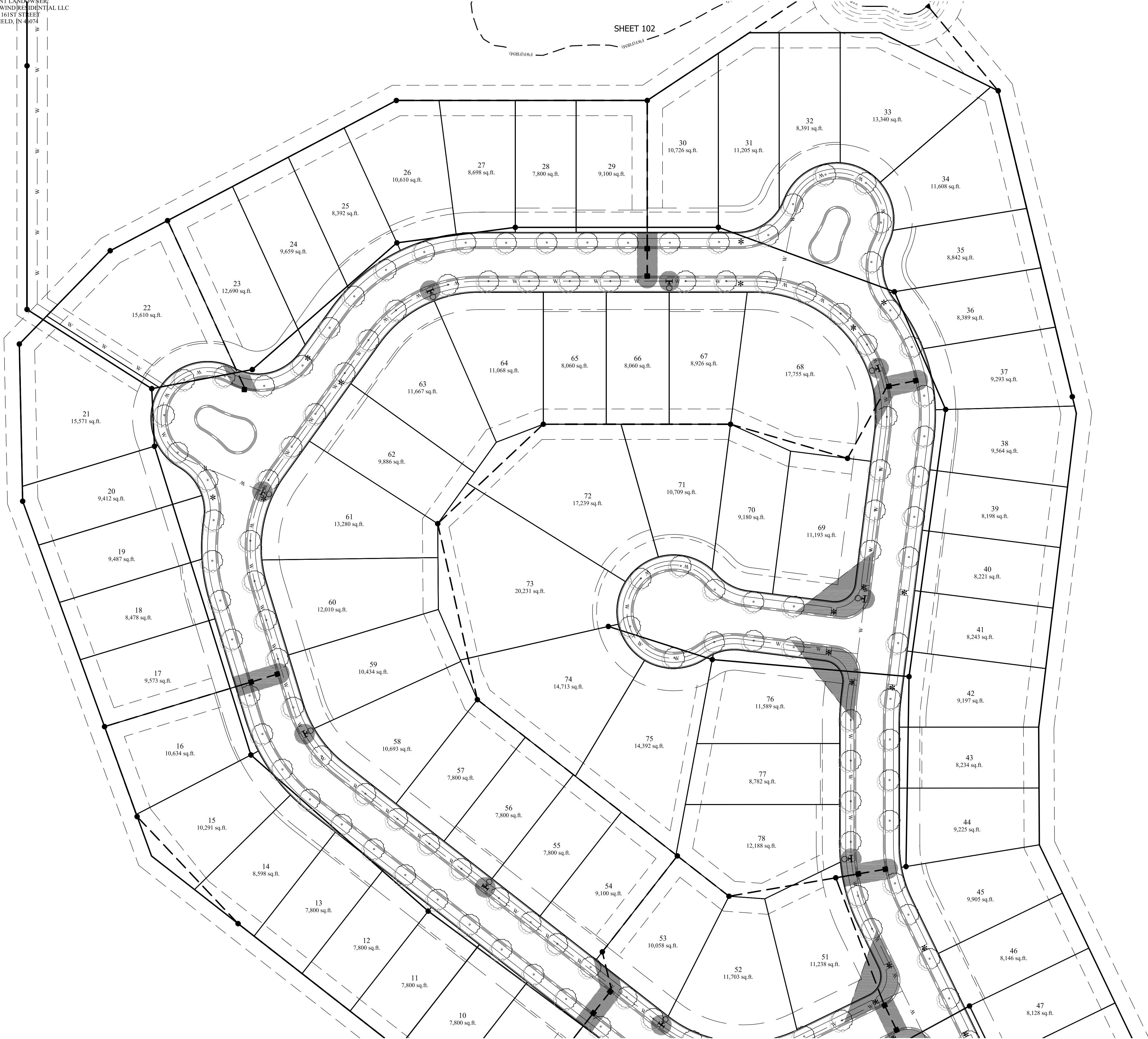
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THIS INSTRUMENT PREPARED BY:
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7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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PHONE: (317) 863-2053

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SOUTHWIND STREET TREE PLAN ZONING PUD

SHEET 102



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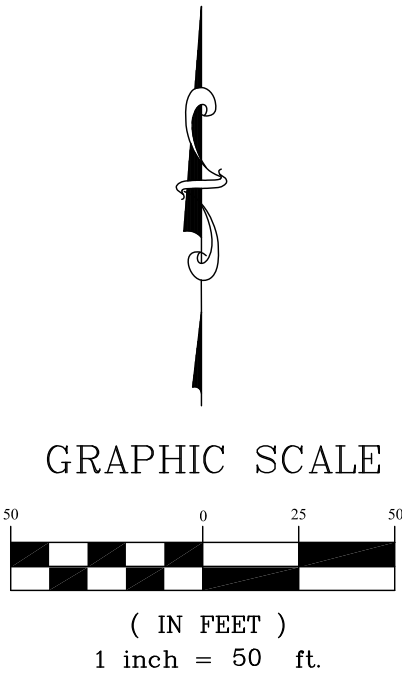
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Know what's below.
Call before you dig.

SECTION: 9			TOWNSHIP: 18N			RANGE: R3E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C901		
STREET TREE PLAN			SOUTHWIND			WASHINGTON TOWNSHIP		
PREPARED FOR:			HAMILTON CO., INDIANA			BY: GDK		
STOEPPELWERTH			ALWAYS ON.			REV. PER TAC COMMENTS		
7965 East 106th Street, Fishers, IN 46038-2005			Phone: (317) 849-5935 Fax: (317) 849-5942			DATE: 11/30/18		
THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.			CERTIFIED: 11/02/18			REVISIONS		
DENNIS D. OLMSTEAD			REGISTERED			BY: GDK		
No. 900012			STATE OF INDIANA			BY: GDK		
LAND SURVEYOR			DATE: 11/30/18			BY: GDK		



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

Petitioner: Chatham Hills, LLP

Representative: Phil Sundling, Henke Development

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

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

Current Land Use: Residential / Agricultural

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

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

PROJECT OVERVIEW

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

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

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

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

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

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

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

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

Statutory Considerations:

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

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

DEPARTMENTS COMMENTS

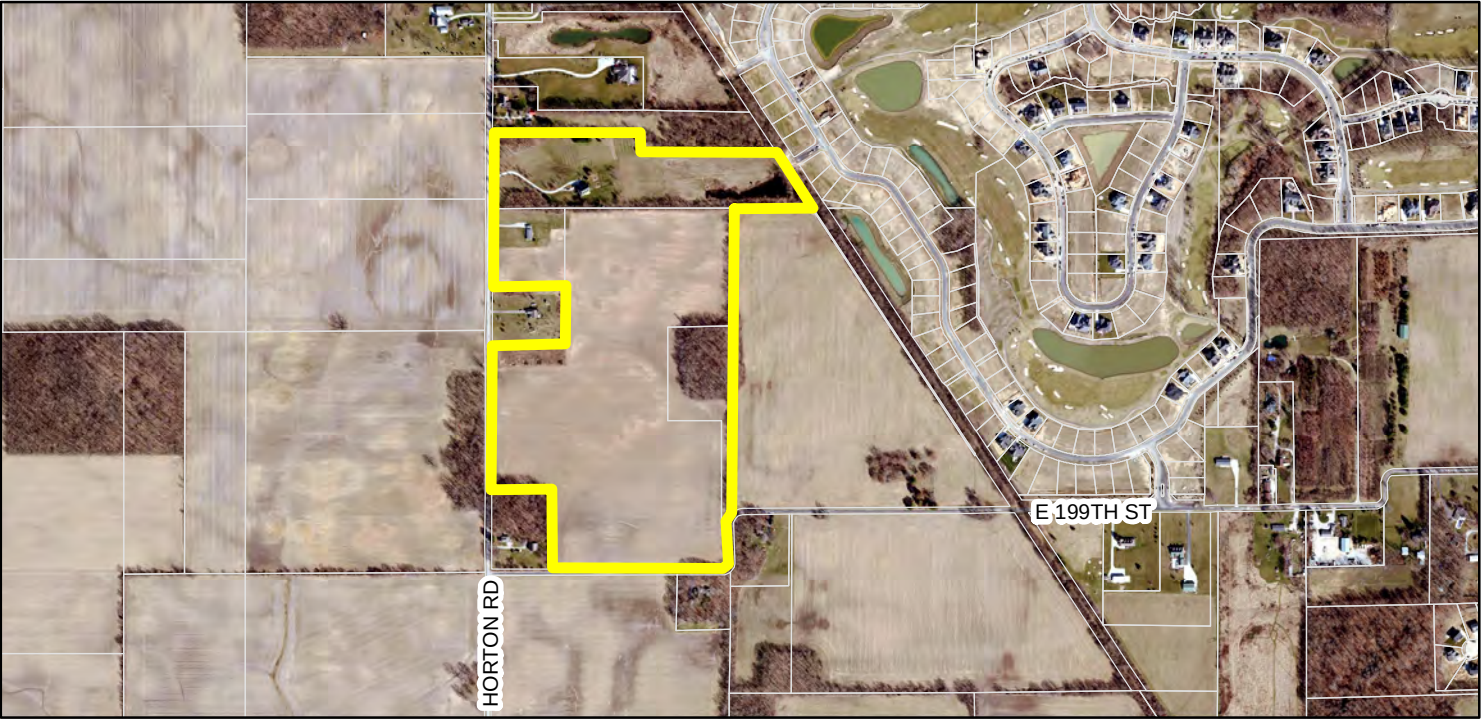
1. **Action:** Hold a public hearing at the December 17, 2018, APC meeting. Subject to comments as a result of the public hearing, the Department recommends forwarding a recommendation to the Council 1812-PUD-31 / Ord. 18-51).
2. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or poward@westfield.in.gov.



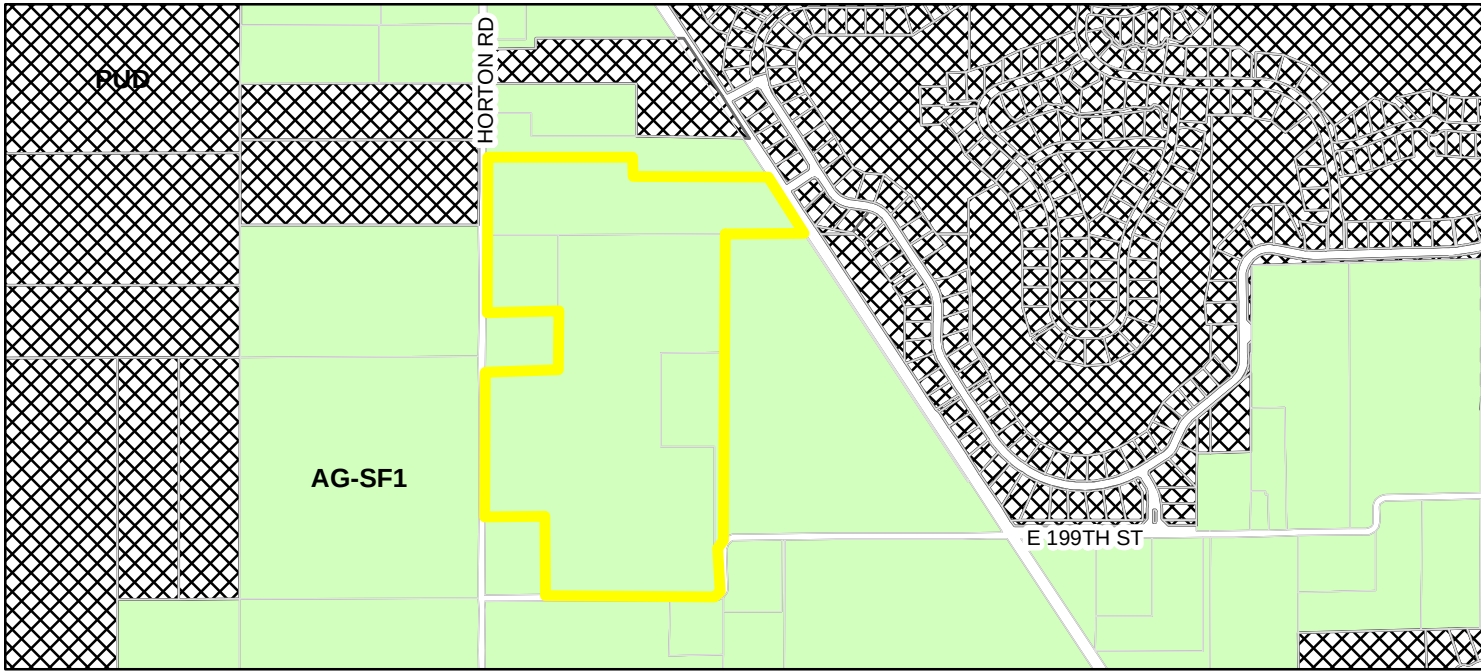
Property Location Map
Chatham Hills, Section 6
Planned Unit Development
1812-PUD-31



Aerial Location Map



Zoning Map



Parcel

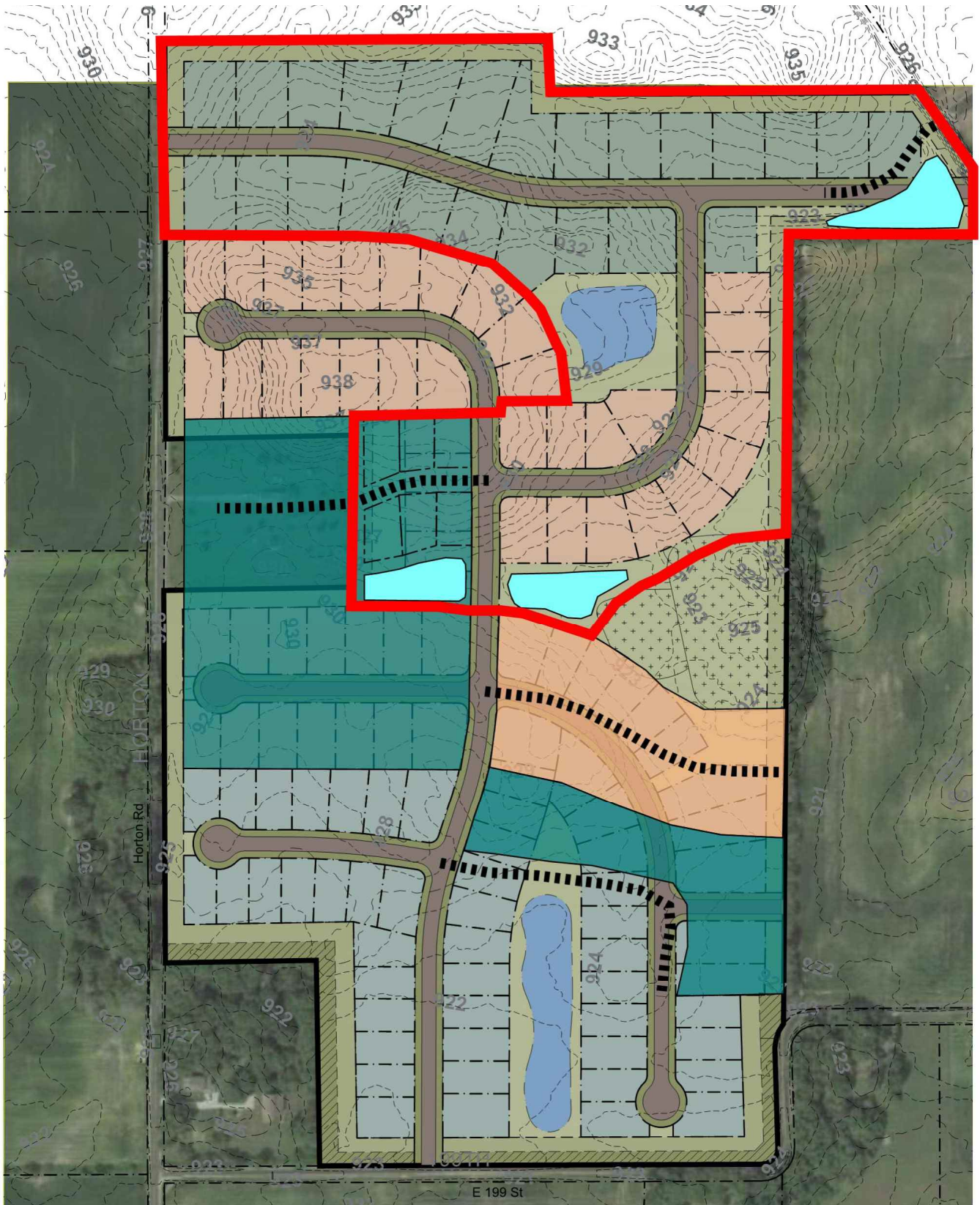
Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

Zoning - All

Section 6
Concept Plan



ORDINANCE NUMBER 18-XX

Chatham Hills PUD District Amendment V

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

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 18XX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate") and graphically depicted in the Exhibit B attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded Petition No. 18XX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation () in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ();

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

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

Section 1. **Applicability of Ordinance**

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

Section 2. **District Area Assignment**

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

Section 3. **Annexation**

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

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

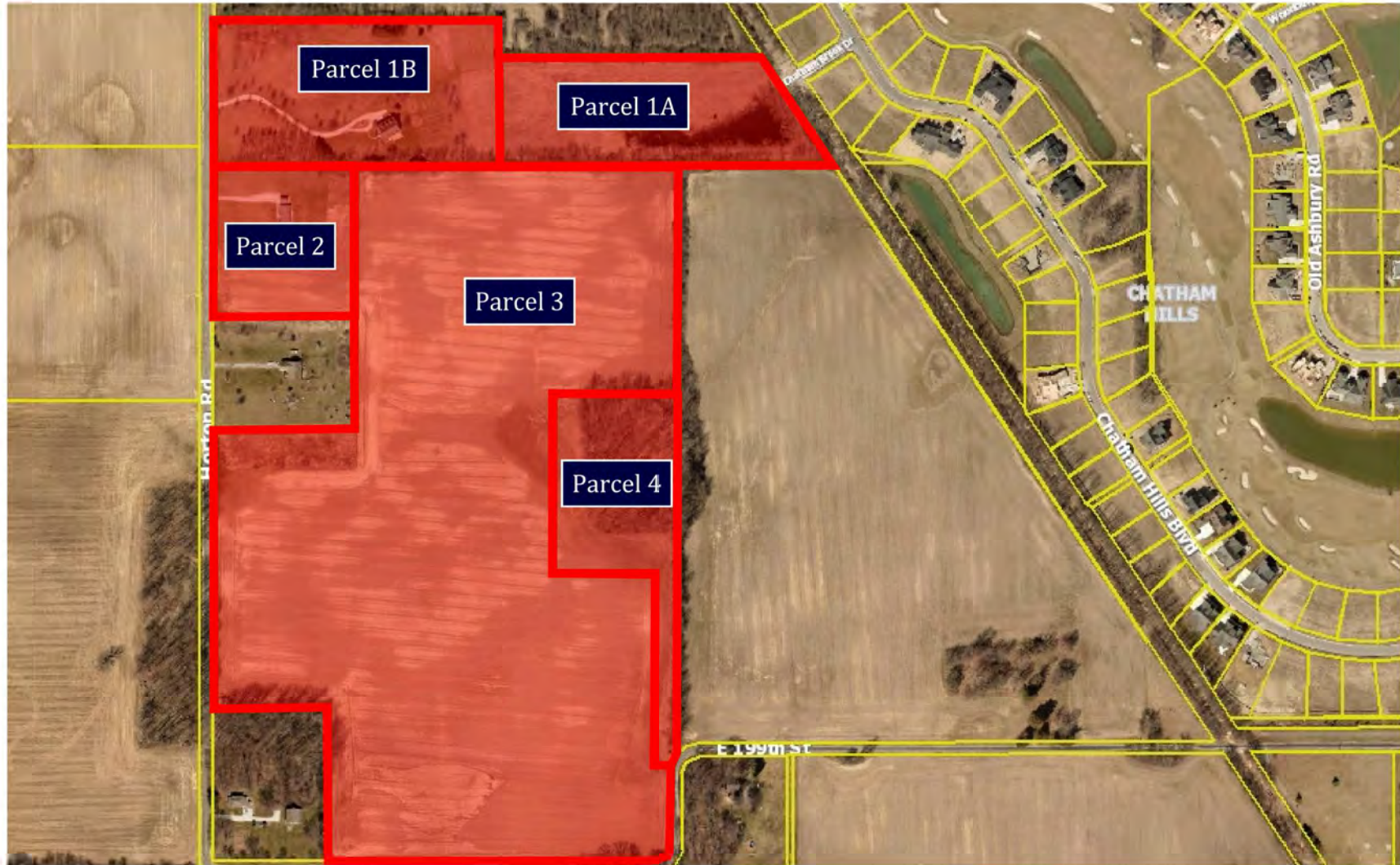


EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 1



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

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

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

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

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



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 2



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

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



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 3



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

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



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 4



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

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



EXHIBIT B

Concept Plan

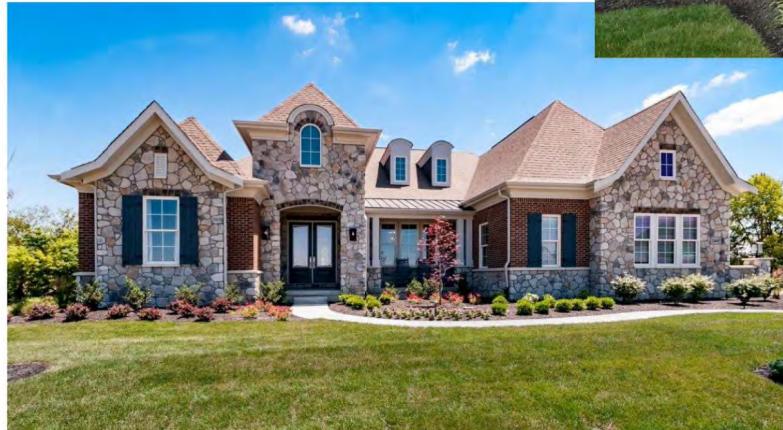
Chatham Hills PUD Amendment V



EXHIBIT C

Character Exhibits

Chatham Hills PUD Amendment V





Neighborhood Meeting Notes

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



Petition Number: 1811-PUD-29

Project Name: Bordeaux Walk PUD District

Subject Site Address: 16707 Ditch Road (the "Property")

Petitioner: Beazer Homes Indiana, LLP (the "Petitioner")

Representative: Nelson & Frankenberger

Request: Requests a change in zoning review of 39.4 acres +/- from the SF2: Single-family Residential Low-Density District to the Bordeaux Walk Planned Unit Development (PUD) District.

Current Zoning: SF2: Single-Family Low Density District

Current Land Use: Agricultural

Approximate Acreage: 39.4 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 18-49

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the October 22, 2018, City Council meeting. The Petitioner held two neighborhood meetings at the West Rail at The Station Model Home (16040 Trestle Drive, Westfield) on October 25, 2018 and on December 12, 2018. The petition received a public hearing at the November 5, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

Since the public hearing at the November 5, 2018 Advisory Plan Commission meeting, additional acreage and substantial changes have been made to the Proposed Ordinance 18-49. The petition will receive a public hearing at the December 17, 2018 Advisory Plan Commission meeting.

PROJECT OVERVIEW

Location: The Property is located at 16707 Ditch Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Bordeaux Walk PUD District (Ordinance 18-49, *pending*). The proposed PUD Ordinance establishes the SF4:



Single-Family High Density District as the Underlying Zoning District for Area A and SF2: Single-Family Residential Low Density District for Area B.

Permitted Uses: the proposed PUD Ordinance defaults to the permitted and prohibited uses of the Underlying Zoning of SF4: Single-Family High Density District and enhances the following for Area A:

Maximum Dwellings: The total number of Dwellings permitted in the District shall not exceed eighty-four (84) Single-Family Dwellings.

The proposed PUD Ordinance defaults to the permitted and prohibited uses of the Underlying Zoning of SF2: Single-Family Low Density District for Area B.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), and as modified below:

	Proposed PUD for Area A	SF4: Single-Family High Density
Minimum Lot Area:	Nine thousand (9,000) square feet	Nine thousand (9,000) square feet
Minimum Lot Frontage:	Thirty-five (35) feet	Forty (40) feet
Minimum Building Setback Lines:		
Front Yard:	Twenty (20) feet*	Twenty-five (25) feet
Side Yard:	Six (6) feet	Eight (8) feet
Rear Yard:	Twenty-five (25) feet	Twenty-five (25) feet
Minimum Lot Width:	Sixty-five (65) feet	Fifty (50) feet
Maximum Building Height:	One and a half (1.5) story	Twenty-five (25) feet
Minimum Living Area:		
Single (1) Story:	One thousand, eight hundred (1,800) square feet	One thousand (1,000) square feet**
One and a half (1.5) Story:	Two thousand (2,000) square feet	Seven hundred and fifty (750) square feet**

*The minimum Front Yard Setback shall be randomly set and vary by six (6) feet in two (2) foot increments along all street segments as displayed on Primary Plat and Secondary Plat documents.

**Based on UDO requirements (Article 4.7 (G)) of Minimum Living Area of Ground Floor.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Architectural Standards: Shall apply to Area A as follows,

- i. **The Character Exhibits:** (see **Exhibit 4**) is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- ii. **Building Materials:** In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iii. Additional enhancements to Architectural Standards have been added, such as required choices in decorative detailing and improvements to the front and side façades.

Landscaping Standards: Article 6.8 shall apply, except as otherwise modified or enhanced below for Area A.

- i. **Lot Landscaping:** Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - a. A minimum of two (2) Shade Trees, two (2) Ornamental Trees, and eight (8) Shrubs shall be required.
 - b. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
- ii. **Required Buffer Yard:** Article 6.8(N) Shall apply; however, no mounds shall be required. All required landscaping planting materials shall be provided.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Design Standards as briefly highlighted below:

Article 8.6 Open Space and Amenity Standards: Shall apply to Area A except as otherwise modified or enhanced below.

- i. **Minimum Open Space:** Shall be enhanced to require a minimum of twenty-three (23) percent of the Real Estate, as generally shown on the Concept Plan.

COMPREHENSIVE PLAN

The Property falls within the Existing Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the Existing Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing

developments. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held on the November 5, 2018, 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 October 22, 2018, Council meeting.

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the December 17, 2018, Plan Commission meeting. Because the plans comply with all applicable ordinances, after the public hearing, unless the Plan Commission has any concerns regarding the proposal, Staff recommends sending a recommendation to City Council for 1811-PUD-29 (Ord. 18-49).**
- 2) 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.



Petition Number: 1811-SPP-19, 1811-ODP-19

Project Name: Bordeaux Walk PUD District

Subject Site Address: 16707 Ditch Road (the "Property")

Petitioner: Beazer Homes Indiana, LLP (the "Petitioner")

Representative: Nelson & Frankenberger

Request: Requests an Overall Development Plan and Primary Plat review of 84 lots on 39.4 acres +/- in the proposed Bordeaux Walk Planned Unit Development (PUD) District.

Current Zoning: SF2: Single-Family Low Density District

Current Land Use: Agricultural

Approximate Acreage: 39.4 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 18-49

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the October 22, 2018, City Council meeting. The Petitioner held two neighborhood meetings at the West Rail at The Station Model Home (16040 Trestle Drive, Westfield) on October 25, 2018 and on December 12, 2018. The petition received a public hearing at the November 5, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

Since the public hearing at the November 5, 2018 Advisory Plan Commission meeting, additional acreage and substantial changes have been made to the Proposed Ordinance 18-49. The petition will receive a public hearing at the December 17, 2018 Advisory Plan Commission 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 October 23, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's December 17, 2018, meeting.

PROJECT OVERVIEW

Location: The Property is located at 16707 Ditch Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Bordeaux Walk PUD District (Ordinance 18-49, *pending*). The proposed PUD Ordinance establishes the SF4: Single-Family High Density District as the Underlying Zoning District for Area A and SF2: Single-Family Low Density District for Area B.

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

- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see General Regulations.

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply 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.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.



- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Bordeaux Walk PUD Ordinance, except for those items identified as outstanding below.

- 39) **Bordeaux Walk PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)
 - a) Permitted Uses (Section 5)
 - b) General Regulations (Section 6)
 - i) Minimum Lot Width – 65’
 - ii) Minimum Lot Frontage – 35’
 - iii) Minimum Lot Area – 9,000 SF
 - iv) Minimum Setbacks
 - (1) Front—20’
 - (2) Side—6’
 - (3) Rear—25’

Maximum Density (number of dwellings) – 72

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:

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

f) Minimum Lot Landscaping Requirements:

g) External Street Frontage Landscaping:

h) Buffer Yard Requirements:

- 2) Lighting Standards (Article 6.9)
 - a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9).
- 3) Lot Standards (Article 6.10)
- 4) Setback Standards (Article 6.16)
- 5) Vision Clearance Standards (Article 6.19)
 - a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points Forty (40) feet from intersections of Collectors, Private or Local Street.
 - b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 1) Block Standards (Article 8.1)
- 2) Easement Standards (Article 8.3)
- 3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 4) Open Space and Amenity Standards (Article 8.6)
- 5) 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) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

9) Street Sign Standards (Article 8.11)

10) Surety Standards (Article 8.12)

11) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the December 17, 2018, Plan Commission meeting. Because the plans comply with all applicable ordinances, after the public hearing, unless the Plan Commission has any concerns regarding the proposal, Staff recommends approving 1811-ODP-19 and 1811-SPP-19 with the following conditions:**
 - a. **That 1811-PUD-29 (Ord. 18-49) is approved by City Council.**
 - b. **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 2) 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.

Minutes of the December 3, 2018 APC Meeting*Presented for approval: December 17, 2018*

Page 1 of 3

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 3, 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: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All Present

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

APPROVAL OF MINUTES:

Motion: Approve November 19, 2018 meeting minutes as presented.

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

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Items.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS**1812-ODP-21****1812-SPP-21**

[PUBLIC HEARING]

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.

Jon Dobosiewicz with Nelson & Frankenberger overviewed the project, which includes platting a portion of the golf course as well as the 78-lot subdivision. He stated that the proposed plans will comply with the applicable requirements of the Westchester PUD.

Public Hearing for 1812-ODP-21 and 1812-SPP-21 opened at 7:06 p.m.

No public comments.

Public Hearing for 1812-ODP-21 and 1812-SPP-21 closed at 7:07 p.m.

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

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Minutes of the December 3, 2018 APC Meeting*Presented for approval: December 17, 2018*

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1812-ODP-22**1812-SPP-22**

[PUBLIC HEARING]

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)

Todd presented an overview of this request to plat the Grand Park Sports Campus.

Public Hearing for 1812-ODP-22 and 1812-SPP-22 opened at 7:08 p.m.

Mark Knuttel, 18607 Springmill Road; questioned the location of the property associated with this request.

Public Hearing for 1812-ODP-22 and 1812-SPP-22 at 7:09 p.m.

Todd provided the location via an electronic overview of Grand Park and outlined the boundaries.

Skelton added that the only property included is that which is currently within the Grand Park Sports Campus. He added that no land is being added or removed. This is only a clean-up of property lines.

CONTINUED ITEMS**1812-PUD-31****Chatham Hills PUD Amendment V**

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

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

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

1812-PUD-30**Springmill Trails PUD Amendment – Gristmill Crossing: Residential District**

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

William Tres, LLC by Onpointe Land Matters, LLC requests an amendment to the Springmill Trails PUD District to change approximately 58.26 acres +/- of the existing Mixed-Use District and Commercial District of the Springmill Trails PUD District to the Gristmill Crossing: Residential District in order to allow single-family residential development.

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

1812-ODP-20**1812-SPP-20****Gristmill Crossing – Residential Subdivision**

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

William Tres, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 178 lots on approximately 58.26 acres +/- in the Gristmill Crossing: Residential District of the Springmill Trails PUD District.

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

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

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Minutes of the December 3, 2018 APC Meeting*Presented for approval: December 17, 2018*

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1812-PUD-30**Bordeaux Walk PUD***16707 Ditch Road*

Bordeaux Walk by Beazer Homes Indiana, LLP requests a change of zoning of 33 acres +/- from SF2: Single-Family Residential Low Density District to the Bordeaux Walk PUD District.

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

1812-ODP-19**1812-SPP-19****Bordeaux Walk Subdivision***16707 Ditch Road*

Bordeaux Walk by Beazer Homes Indiana, LLP requests Overall Development Plan and Primary Plat approval of 72 lots on 33 acres +/- in the proposed Bordeaux Walk PUD District.

(Planner Jonathan Dorsey ▪ JDorsey@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.

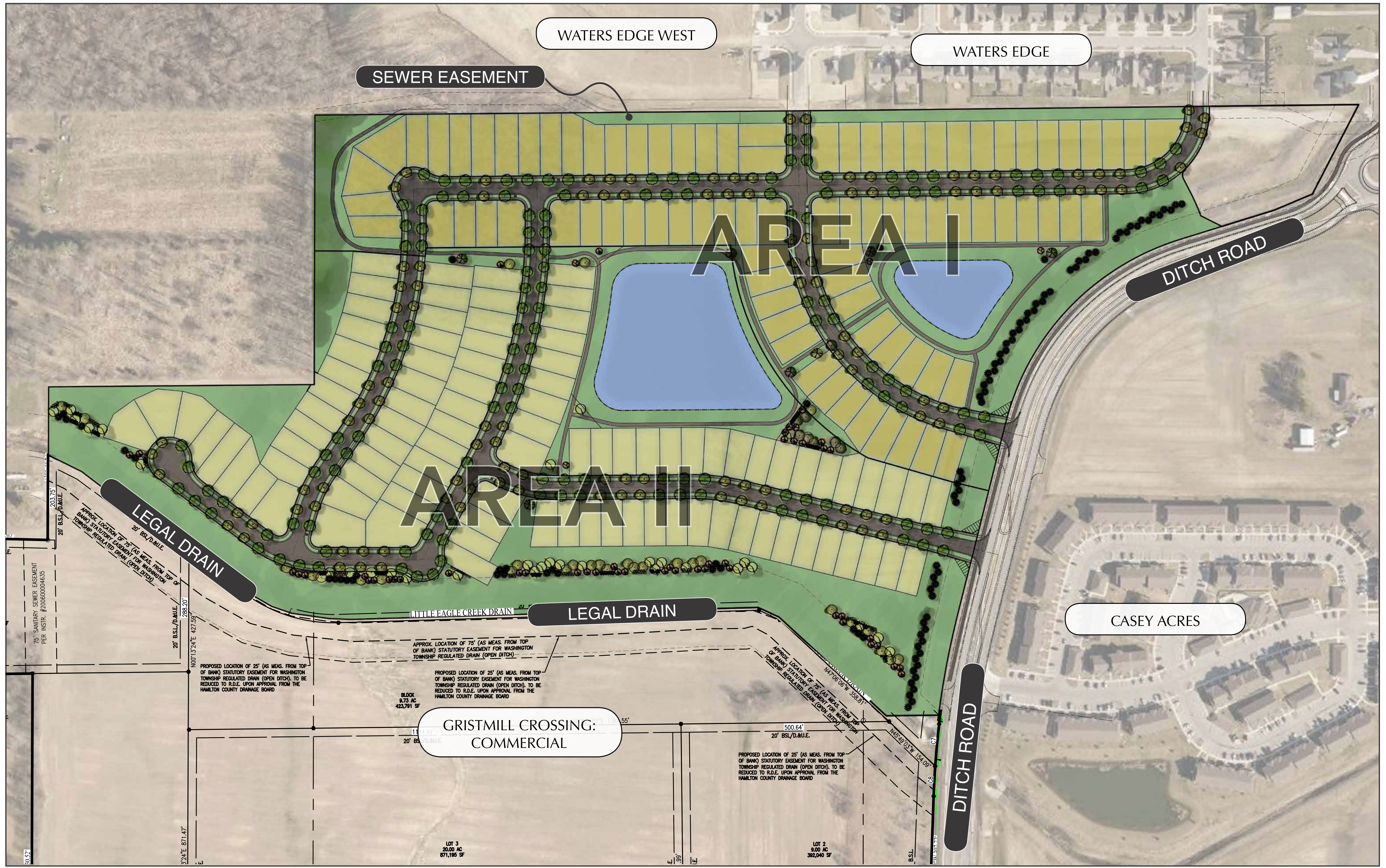
Motion: Kelleher; second, Willis. Motion passed. Vote: 9-0.

The meeting adjourned at 7:13 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



AREA I



AREA II



ORDINANCE NUMBER 18-[REDACTED]

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

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), 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. 11-19 (the "Springmill Trails PUD Ordinance"), on September 12, 2011; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1812-PUD-[REDACTED]**), requesting an amendment to the Springmill Trails PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1812-PUD-[REDACTED]** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ 2018;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "Gristmill Crossing: Residential District", shall amend and replace in its entirety the Springmill Trails PUD Ordinance, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as the "Gristmill Crossing: Residential District" Planned Unit Development District (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

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

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

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

- 2.1 **Corner Break.** The exterior corner along the Building Façade. The exterior corners of a covered porch, the outermost corners of the Dwelling, and a projection with a minimum height of six (6) feet and a minimum projection of two (2) feet shall qualify as a Corner Break.
- 2.2 **Overhang.** The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements, as measured prior to the installation of Masonry Materials.
- 2.3 **Ridge Line.** The intersection of two (2) horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one (1) Ridge Line.

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 District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I and Area II (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the SF5: Single-Family High-Density 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 not apply to the development of the Real Estate; rather, the following shall apply.

6.1 **Maximum Number of Dwellings:**

- A. **Area I:** 94
- B. **Area II:** 86

The maximum number of Dwellings within each Area may vary by up to ten percent (10%); however, in no case may the maximum number of Dwellings on the

Real Estate exceed one hundred and eighty (180).

- 6.2 Minimum Lot Area: 5,400 square feet
- 6.3 Minimum Lot Frontage: 40 feet
- 6.4 Minimum Building Setback Lines:
 - A. Front Yard: 20 feet
 - B. Side Yard: 5 feet
 - C. Rear Yard: 15 feet
- 6.5 Minimum Lot Width: 50 feet
- 6.6 Maximum Building Height: 25 feet
- 6.7 Minimum Living Area¹:

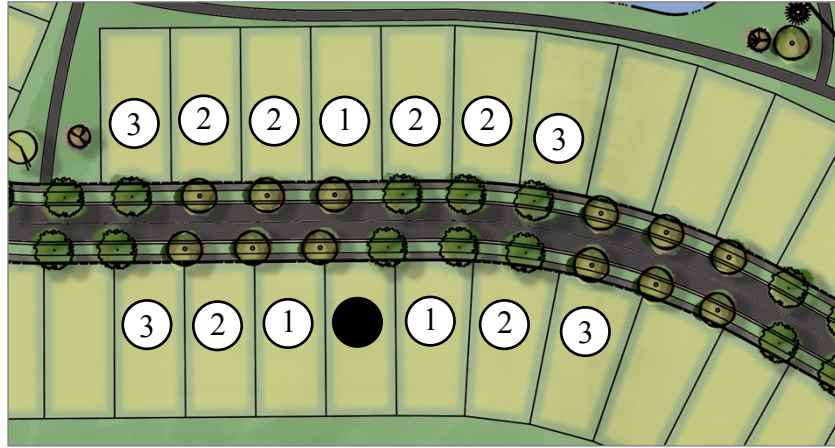
	<u>Area I</u>	<u>Area II</u>
A. <u>Single story:</u>	1,400 square feet	1,180 square feet
B. <u>Two story:</u>	1,800 square feet	1,600 square feet

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

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified or enhanced below.
 - A. Character Exhibit. The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate within each Area. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Commission.
 - B. Perimeter Lot Standards: The Side and Rear Building Façade enhancement standards of Article 6.3(C)(1) Perimeter Lots shall apply to those Lots oriented towards Ditch Road, as identified on the Concept Plan.

¹ Chapter 13 of the UDO defines “Living Area” as “[t]he floor area of a Dwelling Unit above the finished grade of a building, measured from the outside dimensions of the building’s exterior walls, exclusive of Basements, open porches, breezeways, terraces, garages and exterior stairways.

- C. Streetscape Diversity. Article 6.3(C)(2) Streetscape Diversity shall not apply; rather, the following shall apply at the time of the Certificate of Occupancy to Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street:



- Subject Dwelling
 - (1) Adjacent Dwelling shall not be of the same elevation or the same plan as the Subject Dwelling, and shall be a different color package.
 - (2) Dwelling may be the same plan and elevation as the Subject Dwelling, but shall be a different color package.
 - (3) Dwelling may be identical to the Subject Dwelling.
- D. Building Materials. Article 6.3(C)(3) Building Materials shall apply. In addition, the following enhancements shall apply:
- i. Area I: A minimum of fifty percent (50%) of a Front Building Façade, exclusive of windows, doors or other openings, and any area within a dormer projecting from the roof, shall have Masonry Materials as the exterior building material.
 - ii. Area II: A minimum of thirty percent (30%) of a Front Building Façade, exclusive of windows, doors or other openings, and any area within a dormer projecting from the roof, shall have Masonry Materials as the exterior building material.
 - iii. The surface area of all remaining facades shall have Masonry Materials, natural materials or vinyl siding (0.048 mil thickness or greater). The use of vinyl siding shall be prohibited within three hundred (300) feet of Ditch Road.
- E. Minimum Number of Corner Breaks: Three (3) on Front Building Façade.

- F. Minimum Number of Windows. A Dwelling shall have a minimum number of windows on each Building Façade, as set forth below.

	<u>Area I</u>	<u>Area II</u>
i. <u>Front Building Façade:</u>	Three (3)	Three (3)
ii. <u>Side Building Façade:</u>	Two (2)	One (1)
iii. <u>Rear Building Façade:</u>	Three (3)	Three (3)

A double window (a single window unit a minimum of four (4) feet in width and two (2) windows side by side) shall qualify as two (2) windows. A door on the Side Building Façade shall qualify as one (1) window.

- G. Window Treatment. All windows shall have shutters and/or other window treatment. For windows in a Building Façade consisting of a Masonry Material, the treatment shall be of a Masonry Material and applied to at least the window sill and header. For windows in a Building Façade consisting of a non-Masonry Material, then the windows shall be trimmed of natural materials and applied to the sill, header and jams. The width of the treatment shall be a minimum of one-half (1/2) the vertical reveal dimension of the base siding material.

- H. Stoop / Porch Requirement. A stoop or porch is required at the front door of all Dwellings. The minimum size shall be four (4) feet in width and four (4) feet in depth.

- I. Roof Design.

- | | |
|--|---|
| i. <u>Minimum Number of Ridge Lines:</u> | Three (3) |
| ii. <u>Minimum Roof Pitch of Primary or Main Roof:</u> | 6:12 |
| Elements such as porches, bays, walkways, etc. may be covered with a lower roof pitch. | |
| iii. <u>Minimum Roof Overhangs:</u> | Eight (8) inches |
| Elements such as porches, bays, walkways, etc. may have a lower roof overhang. | |
| iv. <u>Roof Vents:</u> | Roof vents shall be located to the rear of the Dwelling when possible. All vents shall be positioned to be minimally visible from the Street and shall be painted to match the roofing material, black, or for those made of metal, left natural. |

- J. Garage Door Design Standards. Garage doors shall be enhanced to incorporate a variety of design elements, which may include any one (1) or combination of the following: windows, decorative hardware, decorative paneling, or other decorative treatment to vary the appearance of garage doors based on the architectural style of the dwelling. At the time of issuance of the Certificate of Occupancy, a maximum of two (2) adjacent Lots on the same side of the Street may have identical garage door design

elements.

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

- A. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall apply to Open Space / Common Area. Shall not apply to Single-family Residential Lots; rather, each Single-family Residential Lot shall be landscaped with a minimum of one (1) shade tree and six (6) shrubs.
- B. Foundation Plantings (Article 6.8(L)): Shall not apply; rather, Minimum Lot Landscaping Requirements of this Ordinance shall apply.
- C. External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply; rather, a landscaping area with a minimum depth of eighty (80) feet shall be required along Ditch Road. The landscaping area shall include evergreen trees planted in a double staggered row, with each row planted fifteen (15) feet on center.
- D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

Section 8. **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 9. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of twenty-one percent (21%), as generally depicted on the Concept Plan. Common Area shall have a minimum Lot Frontage of fifteen (15) feet in accordance with Article 8.6(C) Access.
- 9.2 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, pedestrian paths shall be required within the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering.

[Remainder of page intentionally left blank;
signature page follows.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2018.

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 _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-[REDACTED]**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-[REDACTED]**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
William Tres, LLC
3802 W 96th Street, Suite 210, Indianapolis, Indiana 46268

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

THE FOLLOWING DESCRIPTION WAS PREPARED BY KAREN SUTTON, P.S. - INDIANA #LS21200013 OF WEIHE ENGINEERS, INC. AS PART OF A SURVEY PERFORMED UNDER JOB NO. W150193, DATED OCTOBER 23, 2018.

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1400.00 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 21.67 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 137.99 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST A DISTANCE OF 310.95 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST A DISTANCE OF 283.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 203.75 FEET TO A POINT IN LITTLE EAGLE CREEK DRAIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 166.77 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO 9207276; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST A DISTANCE OF 639.81 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 659.22 FEET TO A 5/8" REBAR WITH CAP MARKED "MILLER SURVEYING" AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.57 FEET TO A 1/2 IN. REBAR AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 833.74 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST A DISTANCE OF 11.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 203.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 157.87 FEET, HAVING A CHORD THAT BEARS SOUTH 22 DEGREES 28 MINUTES 18 SECONDS WEST 153.92 FEET, TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 25.03 FEET, HAVING A CHORD THAT BEARS SOUTH 08 DEGREES 53 MINUTES 53 SECONDS WEST 23.43 FEET; THENCE SOUTH 26 DEGREES 57 MINUTES 17 SECONDS EAST A DISTANCE OF 35.03 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 64.89 FEET, HAVING A CHORD THAT

BEARS SOUTH 23 DEGREES 34 MINUTES 29 SECONDS EAST 64.85 FEET; THENCE SOUTH 62 DEGREES 55 MINUTES 45 SECONDS EAST A DISTANCE OF 57.01 FEET TO THE NORTHWESTERN RIGHT-OF-WAY OF DITCH ROAD; THE FOLLOWING 8 CALLS ARE ALONG SAID NORTHWESTERN AND WESTERN RIGHT-OF-WAY OF DITCH ROAD; 1) THENCE SOUTH 72 DEGREES 30 MINUTES 35 SECONDS WEST A DISTANCE OF 106.12 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET; 2) THENCE ALONG SAID CURVE A DISTANCE OF 640.01 FEET, HAVING A CHORD THAT BEARS SOUTH 43 DEGREES 10 MINUTES 25 SECONDS WEST 612.41 FEET; 3) THENCE SOUTH 13 DEGREES 50 MINUTES 16 SECONDS WEST A DISTANCE OF 383.60 FEET; 4) THENCE SOUTH 14 DEGREES 40 MINUTES 47 SECONDS WEST A DISTANCE OF 19.05 FEET; 5) THENCE SOUTH 13 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 90.18 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.28 FEET; 6) THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 242.79 FEET, HAVING A CHORD THAT BEARS SOUTH 10 DEGREES 27 MINUTES 42 SECONDS WEST 242.65 FEET; 7) THENCE SOUTH 05 DEGREES 27 MINUTES 06 SECONDS WEST A DISTANCE OF 10.39 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.30 FEET; 8) THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 101.87 FEET TO A POINT ON THE CENTERLINE OF LITTLE EAGLE CREEK DRAIN, HAVING A CHORD THAT BEARS SOUTH 05 DEGREES 31 MINUTES 53 SECONDS WEST 101.85 FEET; THENCE LEAVING THE RIGHT-OF-WAY OF DITCH ROAD, THE FOLLOWING 7 CALLS ALONG SAID CENTERLINE OF LITTLE EAGLE CREEK DRAIN, MORE OR LESS; 1) THENCE NORTH 45 DEGREES 49 MINUTES 03 SECONDS WEST A DISTANCE OF 154.09 FEET; 2) THENCE NORTH 47 DEGREES 06 MINUTES 06 SECONDS WEST A DISTANCE OF 358.81 FEET; 3) THENCE NORTH 64 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 55.53 FEET; 4) THENCE SOUTH 88 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 1011.64 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET; 5) THENCE ALONG SAID CURVE A DISTANCE OF 240.90 FEET, HAVING A CHORD THAT BEARS NORTH 72 DEGREES 33 MINUTES 43 SECONDS WEST 236.43 FEET; 6) THENCE NORTH 53 DEGREES 23 MINUTES 32 SECONDS WEST A DISTANCE OF 489.16 FEET; 7) THENCE NORTH 63 DEGREES 15 MINUTES 09 SECONDS WEST A DISTANCE OF 89.80 FEET TO THE POINT OF BEGINNING, CONTAINING 58.26 ACRES (2,537,657 SQUARE FEET), MORE OR LESS.



AREA I



AREA II



Memorandum

Date: November 20, 2018

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

From: Jesse M. Pohlman

Re: Springmill Trails Planned Unit Development Amendment (1812-PUD-30)
"Gristmill Crossing: Residential District"
Summary of Neighbors' Open House

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, William Tres, LLC hosted an open house for adjoining property owners on Tuesday, November 13, 2018, at Northview Church (1191 W 186th Street, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:30 p.m.

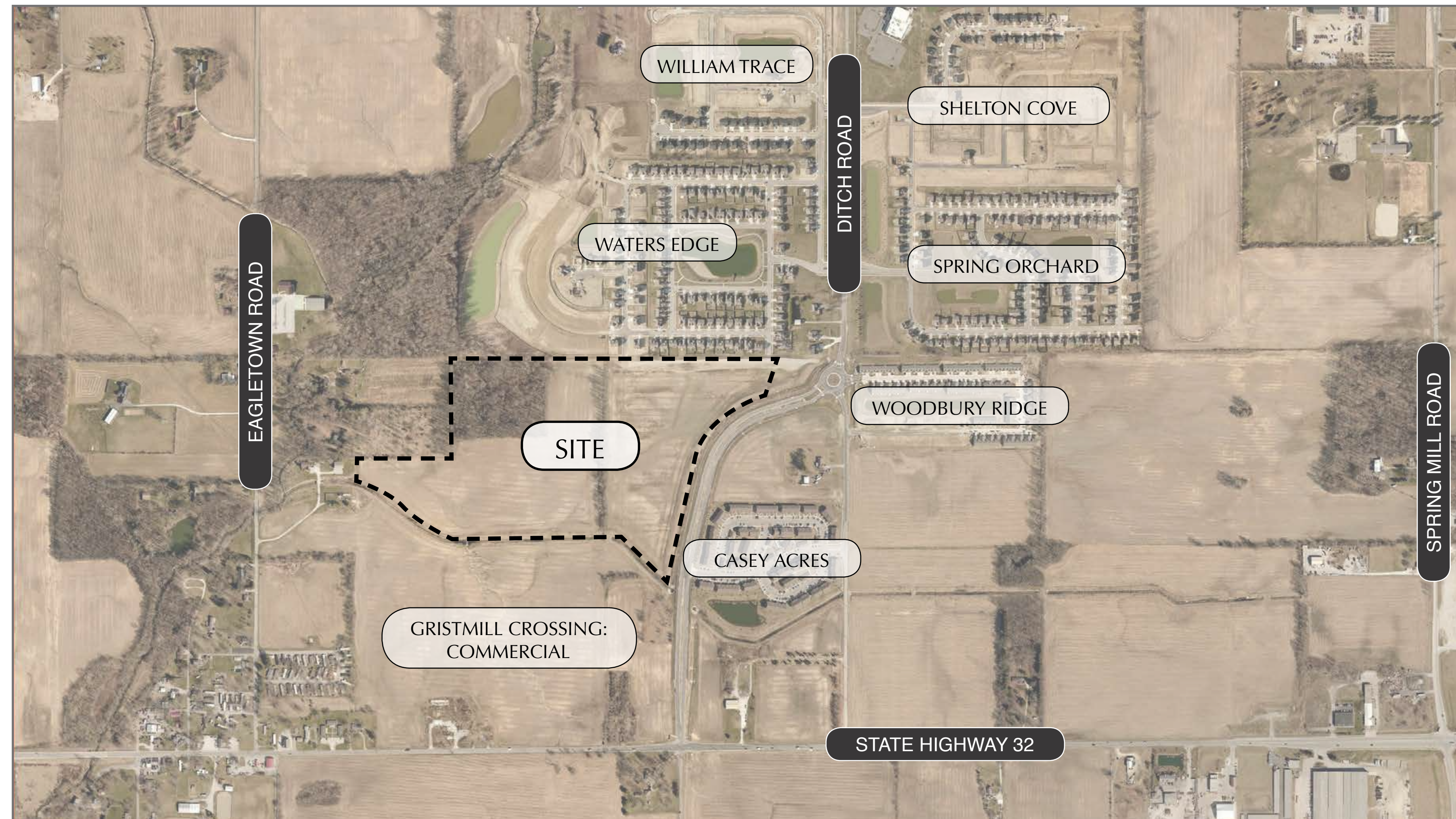
Petitioner representatives included Travis May (William Tres, LLC) and Jesse Pohlman (Onpointe Land Matters, LLC).

Attendees included owners of one (1) adjacent property (T. Misinski, M. Misinski), one (1) Council member (S. Hoover), and a representative from the City's Economic and Community Development Department (P. Howard).

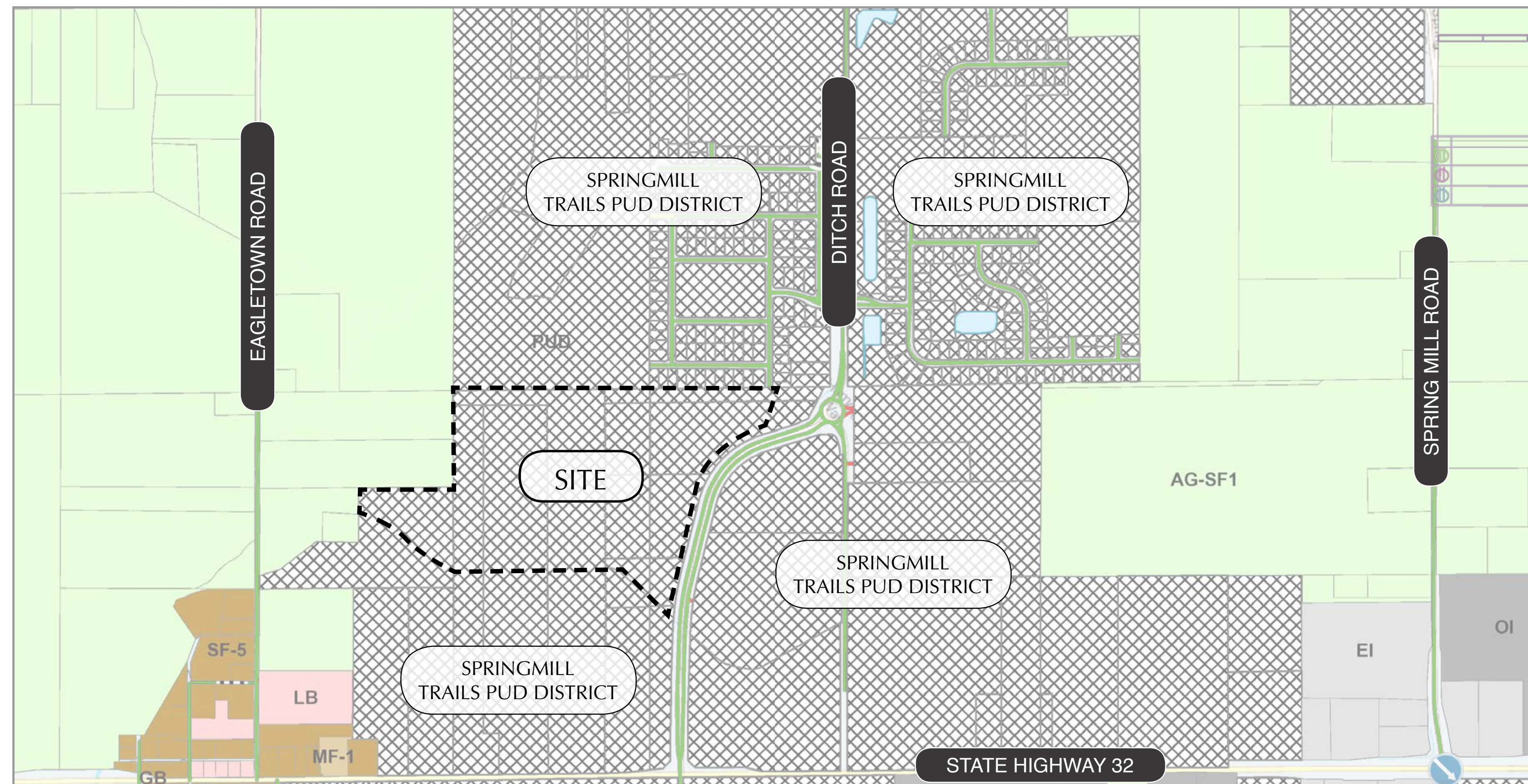
After introductions and an overview of the proposed neighborhood, discussion included the following: overall Planned Unit Development District's history; build-out progress of the overall Planned Unit Development; connectivity of proposed neighborhood to Waters Edge streets and existing residents parking on the streets; neighbors' preference of single-family residential land use to existing permitted multi-family and commercial land uses; potential commercial uses for remainder of Mixed Use District; adjacently planned amenity center; alternative access options for amenity center; screening of amenity center; funding overview and timing of amenity center; drainage issues on neighbors' property.

The open house concluded around 7:20 p.m.

LOCATION MAP

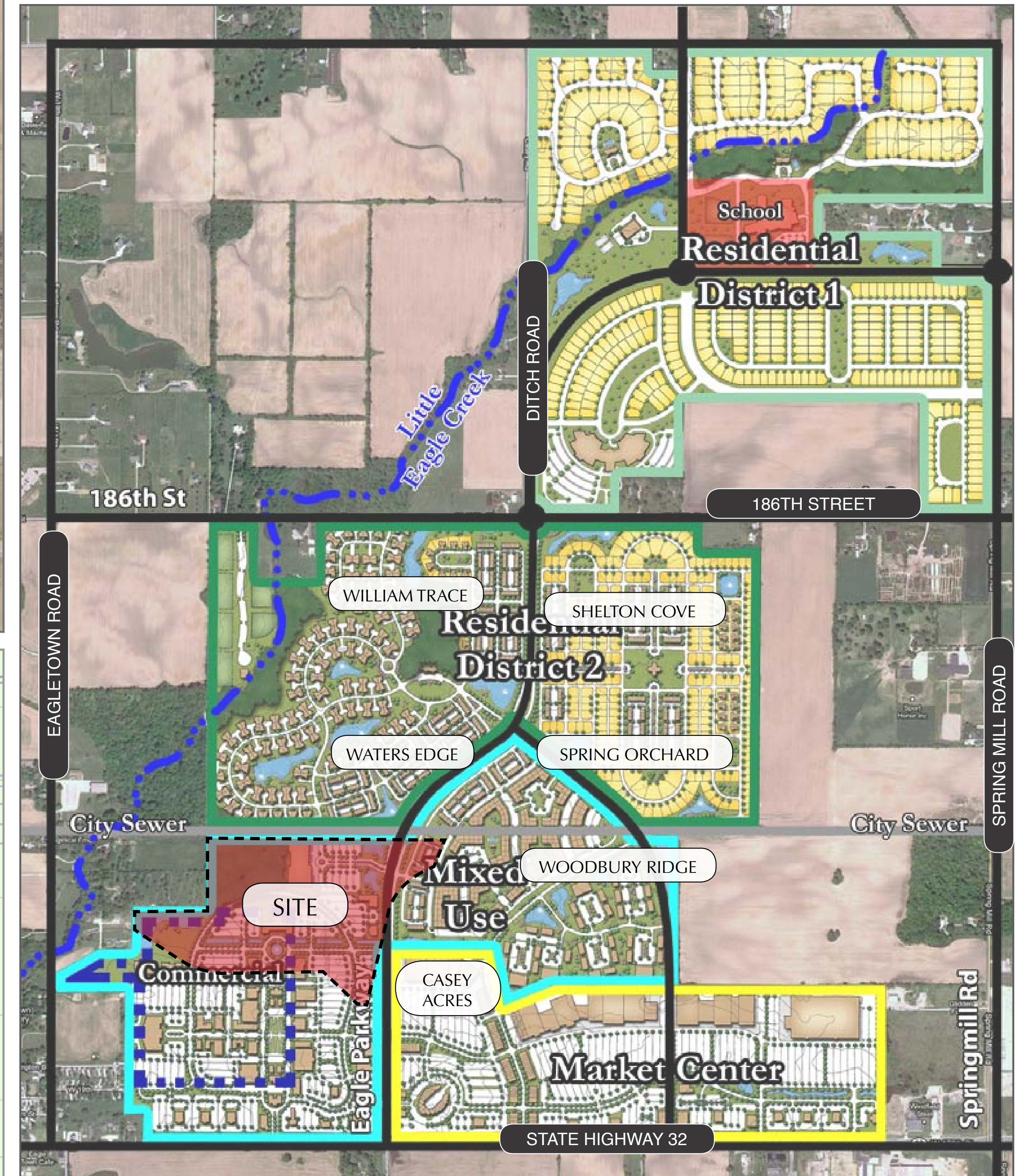


ZONING MAP



SPRINGMILL TRAILS

EXISTING PUD DISTRICT ZONING



EXISTING ZONING: THE SITE IS LOCATED WITHIN THE COMMERCIAL DISTRICT AND MIXED-USE DISTRICT OF THE SPRINGMILL TRAILS PUD, AND CURRENTLY PERMITS MULTIFAMILY, ASSISTED LIVING/NURSING HOMES, AND VARIOUS BUSINESS USES.

SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

GRISTMILL CROSSING: RESIDENTIAL DISTRICT

PLANNED UNIT DEVELOPMENT DISTRICT

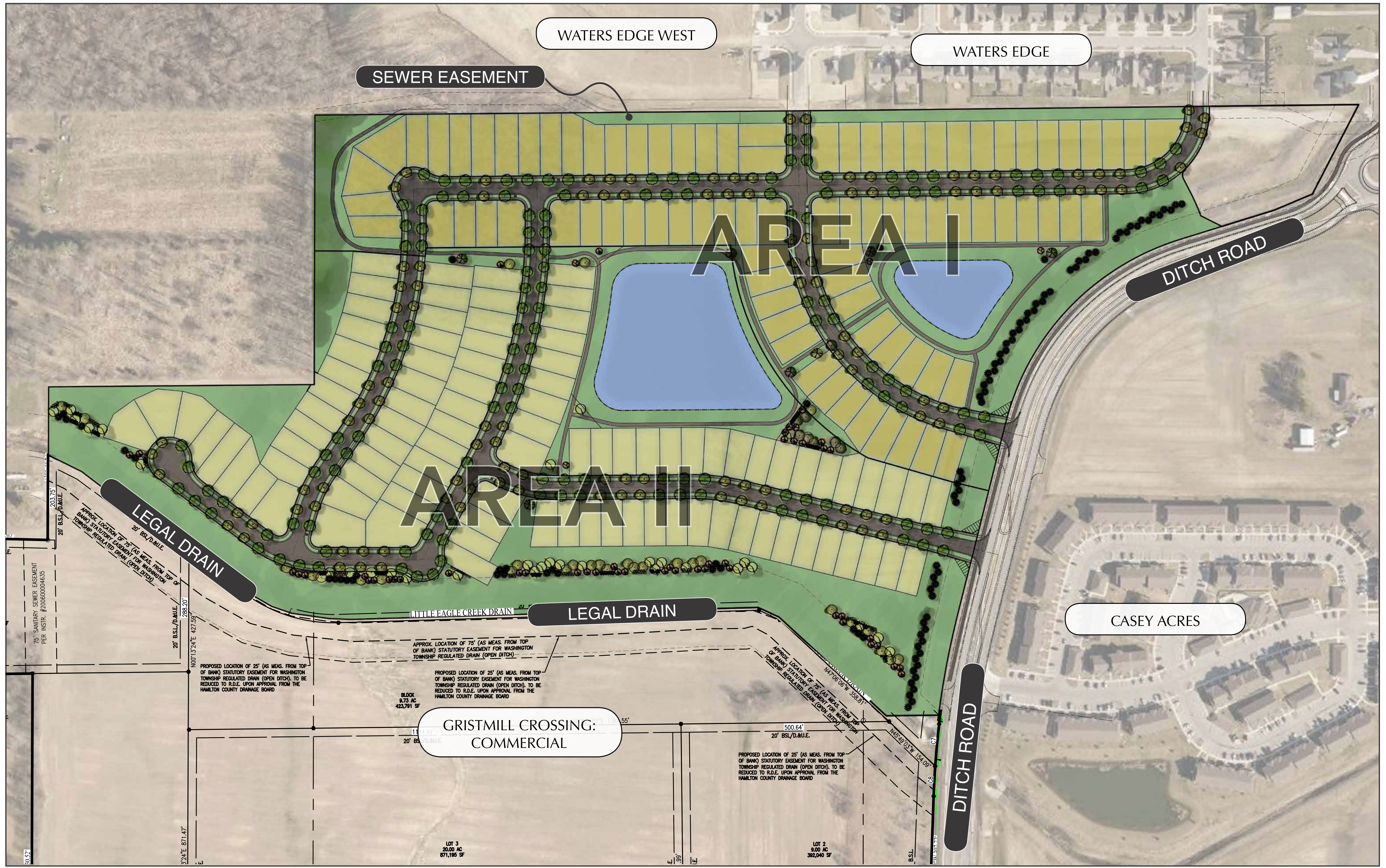


Exhibit F
Residential Photo Examples



Exhibit F - Page 4 of 6

Exhibit F - Page 5 of 6

Exhibit F - Page 6 of 6

(EXISTING) SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT F: RESIDENTIAL PHOTO EXAMPLES

(PROPOSED) AREA I

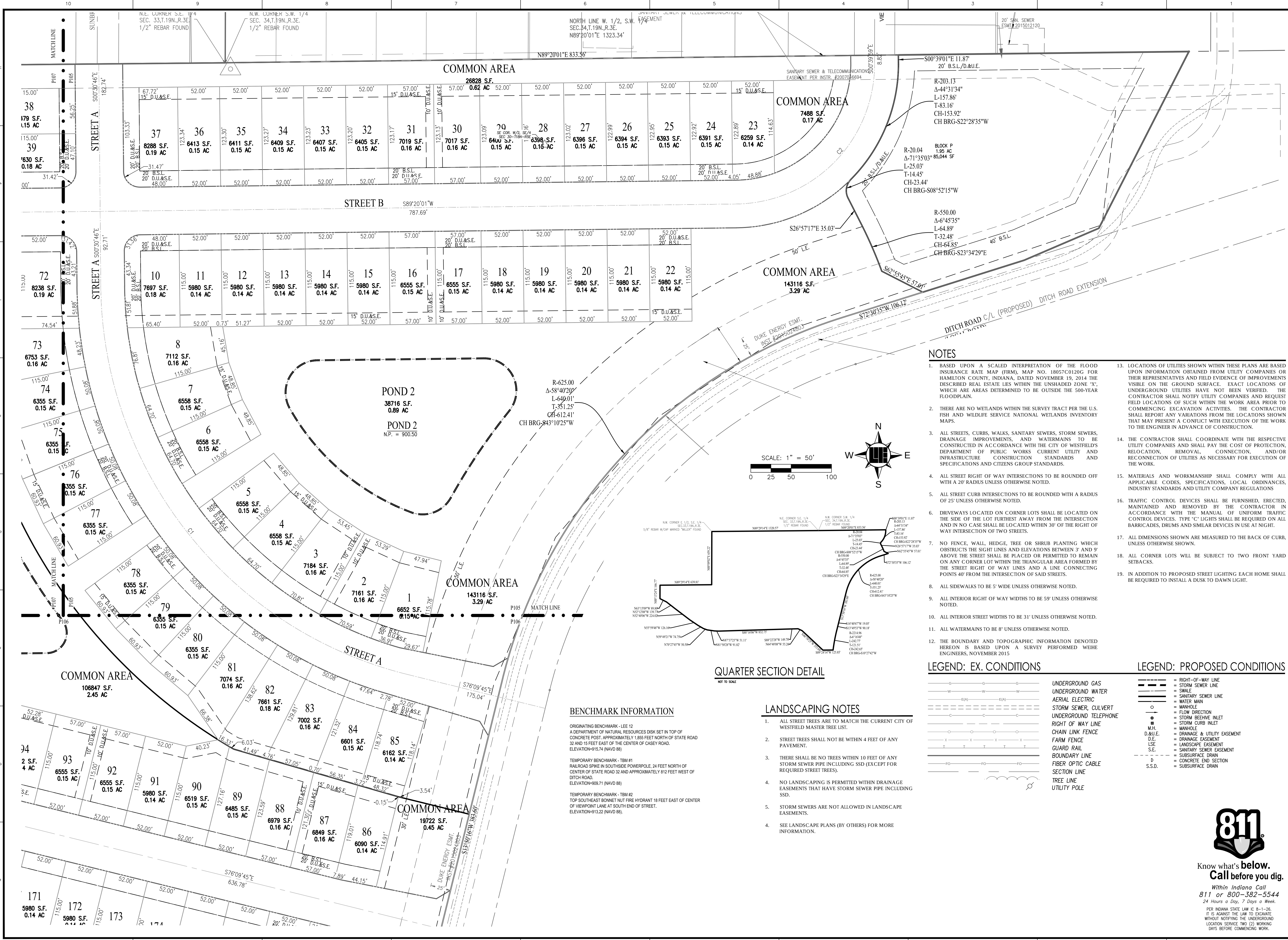


(PROPOSED) AREA II



(PROPOSED) GRISTMILL CROSSING: RESIDENTIAL DISTRICT
ILLUSTRATIVE HOME EXAMPLES

LOCATION: H:\2015\W150193\W150193-10_180_180a\Engineering\Primary\Primary_Plot105-1108_Plot.dwg
LAYOUT: P105
DATE: November 02, 2018
PLOTTER: Br: Sonnet



BENCHMARK INFORMATION

ORIGINATING BENCHMARK - LEE 12
A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF
CONCRETE POST, APPROXIMATELY 1.85 FEET NORTH OF STATE ROAD
32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD.
ELEVATION=915.74 (NAVD 88)

TEMPORARY BENCHMARK - TBM #1
RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF
CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF
DITCH ROAD.
ELEVATION=909.71 (NAVD 88)

TEMPORARY BENCHMARK - TBM #2
TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER
OF VIEWPOINT LANE AT SOUTH END OF STREET.
ELEVATION=913.22 (NAVD 88)

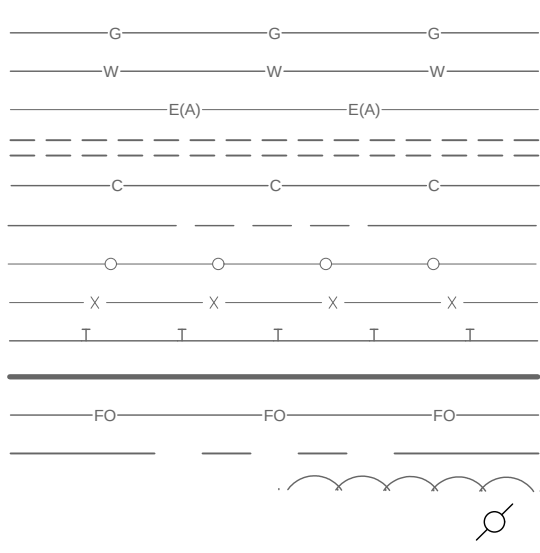
LANDSCAPING NOTES

- 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 INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
- NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
- STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
- SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE INFORMATION.

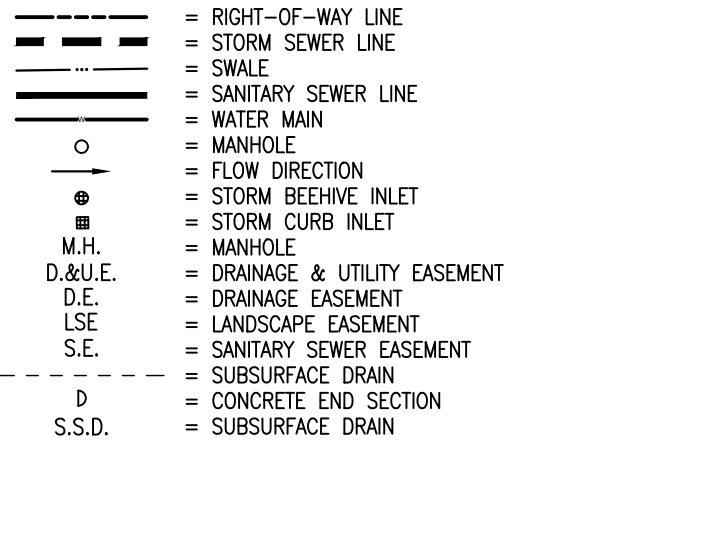
NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, NOVEMBER 2015.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.: W150193
BY: [Signature]
DATE: 11-02-2018

REVISIONS AND ISSUES

11/02/2018
ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
GRISTMILL CROSSING:
RESIDENTIAL DISTRICT
GT PROPERTY DEVELOPMENT, LLC
PRIMARY PLAT

SHEET NO.
P105
PROJECT NO.
W150193

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 / fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2015\W150193\W150193-10_180_sch\Engineering\Utility\Primary_Plot\105-108_Primary_Plot.dwg
LAYOUT: P106
DATE: 11/02/2016
PLOTTER: HP DesignJet T1100e
PLOTED BY: S. S. S.

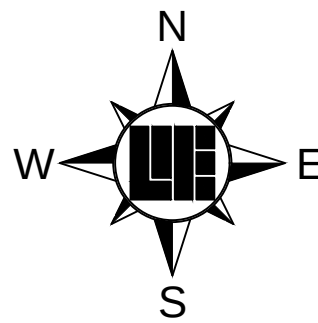


Know what's below.
Call before you dig.

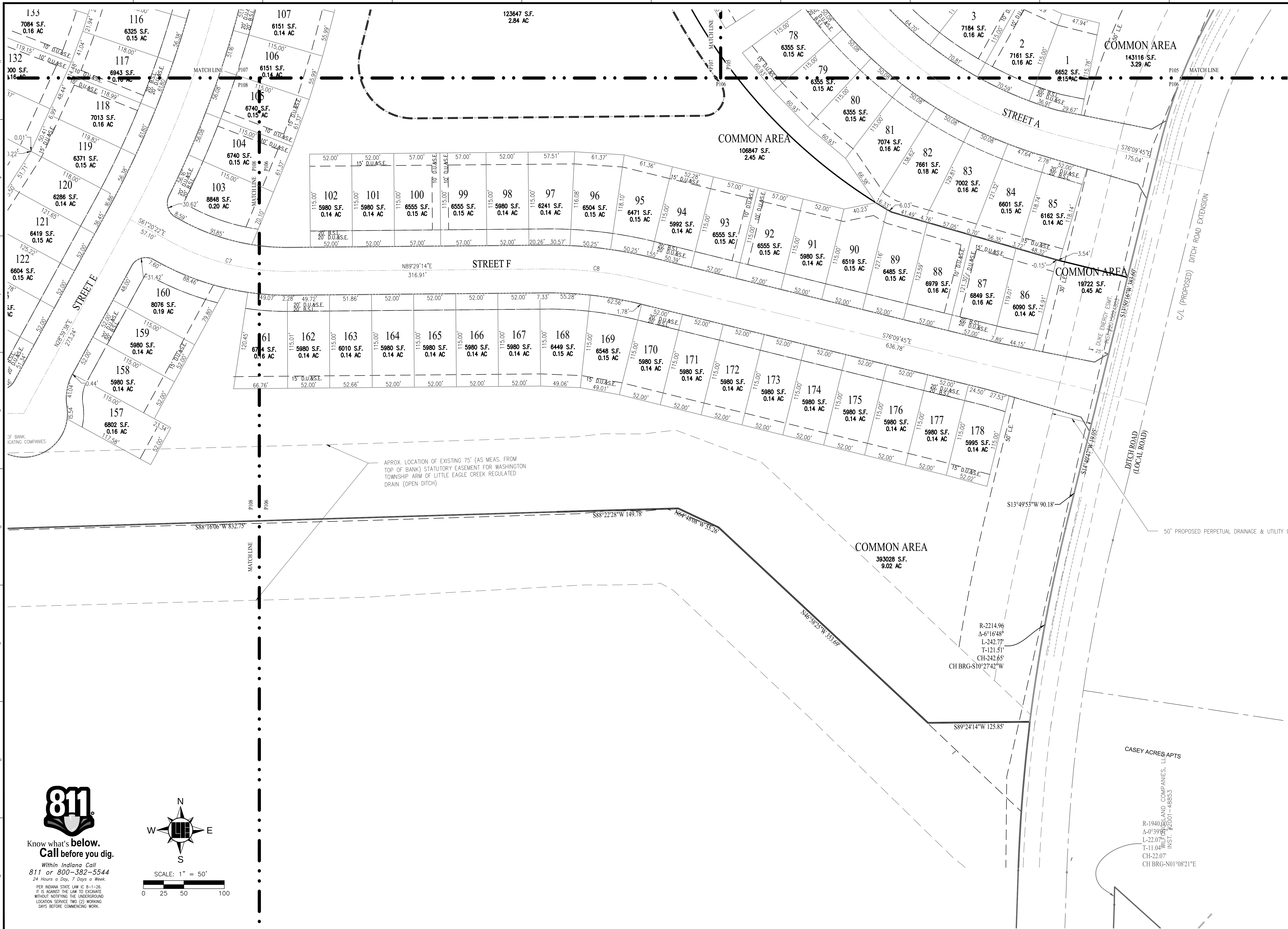
Within Indiana Call
811 or 800-382-5544

24 Hours a Day, 7 Days a Week

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



SCALE: 1" = 50'
0 25 50 100



PROJECT NO.: W150193
DWG NAME: P106-108-PRIM-PLAT.dwg
DESIGNED BY: ALVIN E. SKOOG JR.
DRAWN BY: MEN
CHECKED BY: ALVIN E. SKOOG JR.
DATE: 11-02-2016

REVISIONS AND ISSUES

11/02/2016
ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC

SHEET NO.
P106

PROJECT NO.
W150193

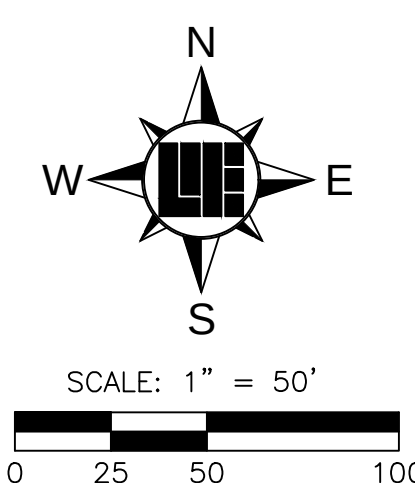
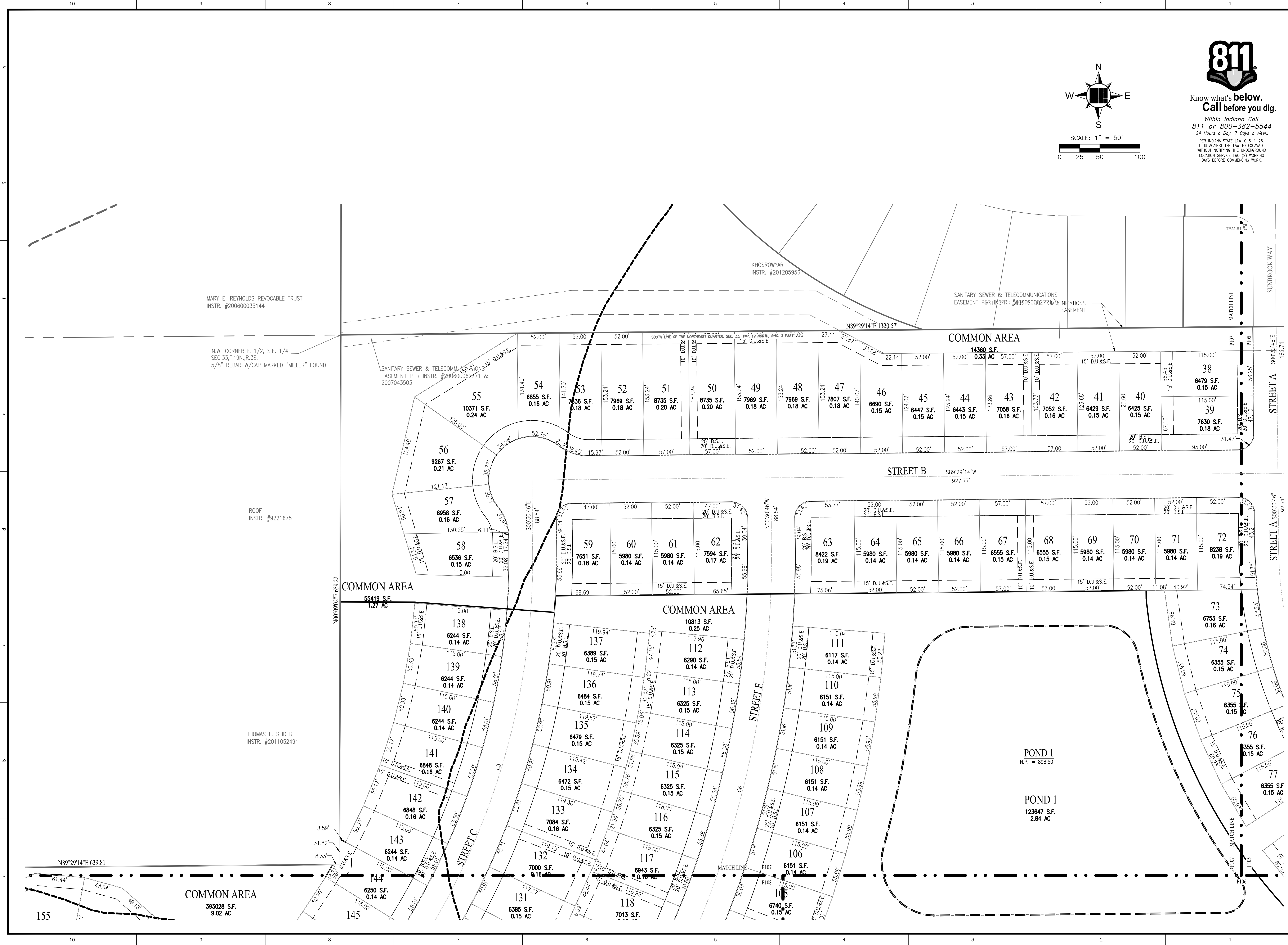
PRIMARY PLAT

Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

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ENGINEERS**
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Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2018\W150193\W150193-10_100_000\Engineering\Utility\Primary_Plot\105-108_Primary_Plot.dwg
LAYOUT: P107.dwg
DATE: 02/20/2018
PLOTTER: HP-DesignJet 5000





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24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.: W150193
DWG NAME: P107-105-108.dwg
DESIGNED BY: JEN
DRAWN BY: MEN
CHECKED BY: AES
DATE: 11-02-2018

REVISIONS AND ISSUES

NO.	DATE	BY	DATE
1	11/02/2018		

ALVIN E. SKOOG JR., P.E. 60860573

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA

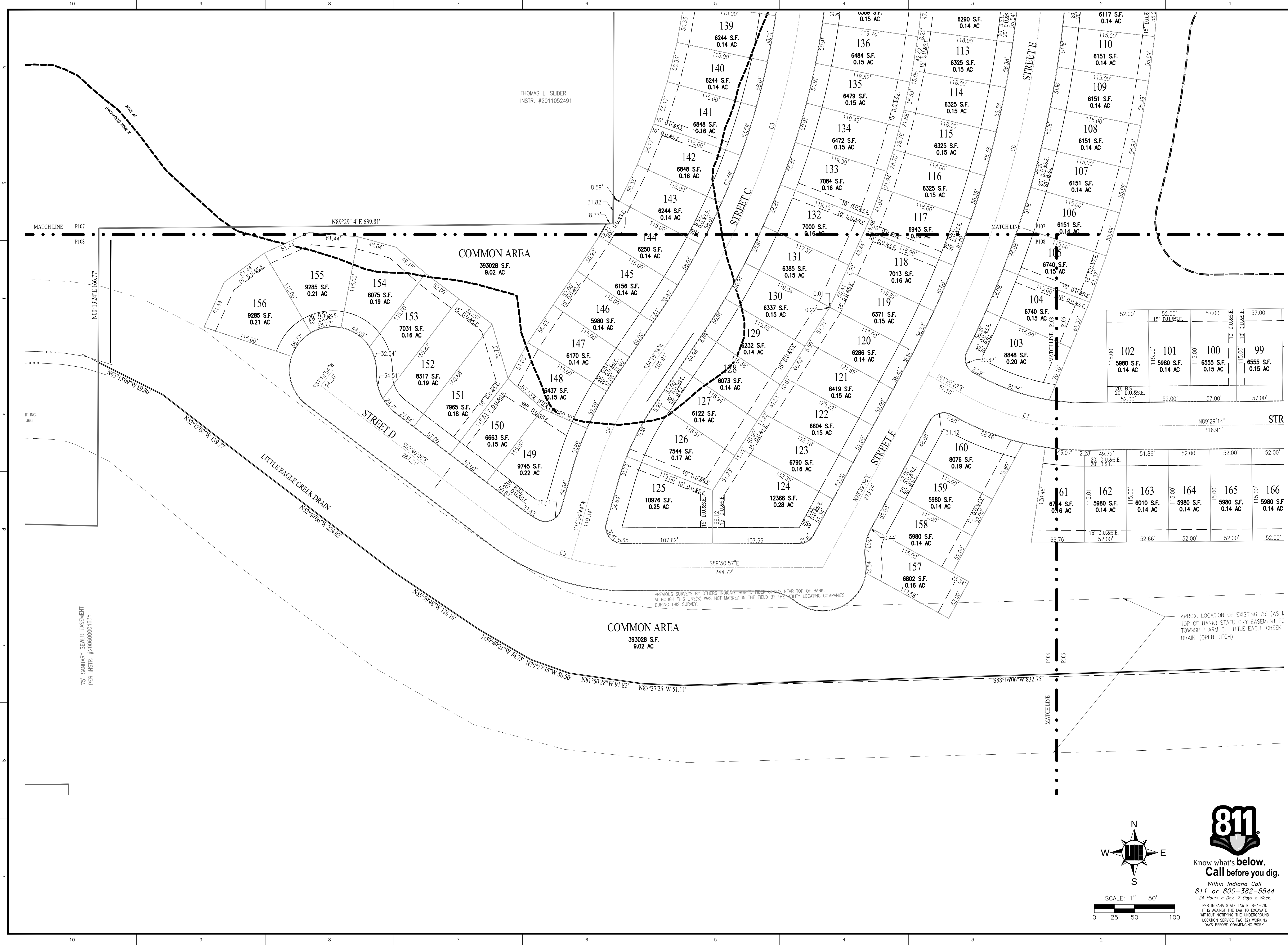
PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC

SHEET NO.
P107

PROJECT NO.
W150193

WEIHE ENGINEERS
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Landscape Architecture

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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



PREVIOUS SURVEYS BY OTHERS INDICATE BURIED FIBER OPTICS NEAR TOP OF BANK.
ALTHOUGH THIS LINE(S) WAS NOT MARKED IN THE FIELD BY THE UTILITY LOCATING COMPANIES
DURING THIS SURVEY.

APROX. LOCATION OF EXISTING 75' (AS M
TOP OF BANK) STATUTORY EASEMENT FO
TOWNSHIP ARM OF LITTLE EAGLE CREEK
DRAIN (OPEN DITCH)



PREPARED FOR:

**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
CT PROPERTY DEVELOPMENT, LLC

PRIMARY PLAT

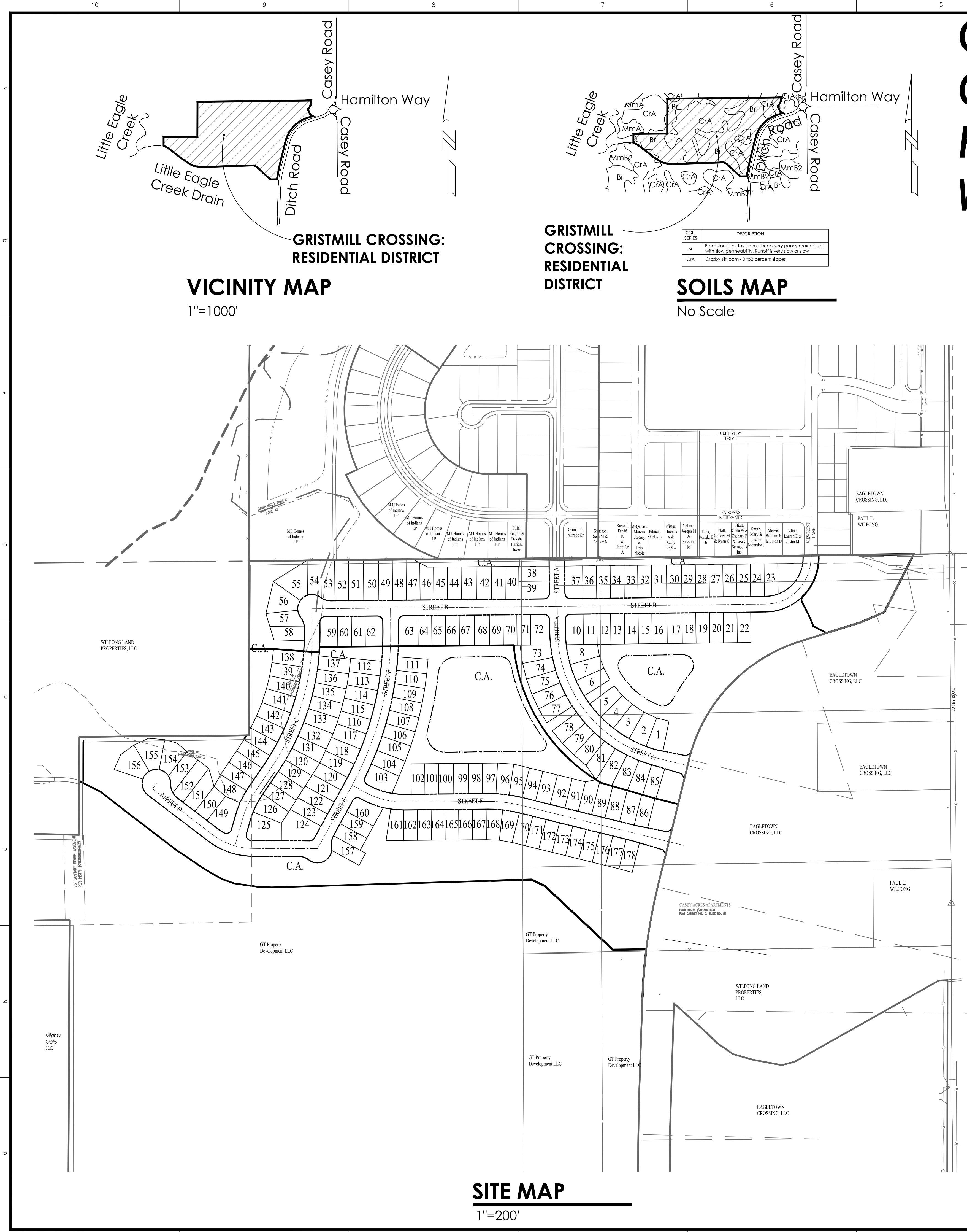
Section 33, Township 19N, Range 3E Washington Township, Hamilton, Indiana

SHEET NO

P108

PROJECT NO.
W150193

LOCATION: H:\2018\W150193\W150193-10_180_sch\Engineering\Summary\Preliminary_Plan\P100_Cover.dwg
LAYOUT: P100
DATE: 11/02/2018
PLOT: 11/02/2018
PLOTTER: HP DesignJet T1100e
PLOT SCALE: 1"=11.73m



SITE MAP
1"=200'

VICINITY MAP
1"=1000'

GRISTMILL CROSSING: RESIDENTIAL DISTRICT

SOILS MAP
No Scale

SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam - Deep very poorly drained soil with slow permeability. Runoff is very slow or slow
CrA	Crozier silty loam - 0 to 2 percent slopes

GRISTMILL CROSSING: RESIDENTIAL DISTRICT

Overall Development Plan: #####-####-##

Primary Plat: #####-####-##

Washington Twp, Westfield, Indiana

CONTACTS:

LAND OWNER:
GT Property Development, LLC
3802 W 96TH Street, Ste 210,
Indianapolis, IN 46268

DEVELOPER:
GT Property Development, LLC
3802 W 96TH Street, Ste 210,
Indianapolis, IN 46268
Travis May 317-501-9172
Email: tmay@williamtres.com

LAND SURVEYOR/ENGINEER:
Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Rusty Skoog, P.E. 317-710-1416
Email: skoogr@weihe.net

SITE DATA

EXISTING ZONING:	PUD - PUD District																		
DEVELOPMENT STANDARDS:	<table><tr><th>STANDARD</th><th>AREA A</th></tr><tr><td>Number of Lots</td><td>178</td></tr><tr><td>Minimum Lot Area</td><td>5,980 s.f.</td></tr><tr><td>Minimum Lot Frontage on Roads</td><td>34.08'</td></tr><tr><td>Minimum Setback Lines</td><td></td></tr><tr><td>Front Yard</td><td>20'</td></tr><tr><td>Side Yard</td><td>5'</td></tr><tr><td>Rear Yard</td><td>25'</td></tr><tr><td>Minimum Lot Width</td><td>52'</td></tr></table>	STANDARD	AREA A	Number of Lots	178	Minimum Lot Area	5,980 s.f.	Minimum Lot Frontage on Roads	34.08'	Minimum Setback Lines		Front Yard	20'	Side Yard	5'	Rear Yard	25'	Minimum Lot Width	52'
STANDARD	AREA A																		
Number of Lots	178																		
Minimum Lot Area	5,980 s.f.																		
Minimum Lot Frontage on Roads	34.08'																		
Minimum Setback Lines																			
Front Yard	20'																		
Side Yard	5'																		
Rear Yard	25'																		
Minimum Lot Width	52'																		
ADJACENT ZONING:	North: PUD South: PUD East: PUD West: AG-SF1																		

PROPOSED:	Project Area: 58.44 Acres +/- Number of Proposed Lots: 178 Proposed Density: 0.33 Units / Acre Common Areas:
	Common Area A: 26,953 sf Common Area B: 14,360 sf Common Area C: 55,419 sf Common Area D: 10,812 sf Common Area E: 230,323 sf Common Area F: 171,353 sf Common Area G: 10,437 sf Common Area H: 19,722 sf Common Area I: 393,033 sf Common Area J: 7,488 sf Total Common Area: 939,900 sf (21.6 Ac)

OPEN SPACE CALCULATIONS:
Overall Site = 58.44 Ac
Open Space Outside Easements = 19.8 Ac
Easement Area = 1.8 Ac
Total Open Space Provided = 21.6 Ac

Total Percentage Provided = 37.0 %

PROJECT ADDRESS: 15801 Ditch Road, Westfield, IN 46074 (Approx)

OPERATING AUTHORITIES

CITY OF WESTFIELD COMMUNITY DEVELOPMENT ATTENTION: PAM HOWARD 2728 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3172	WESTFIELD DEPT. OF PUBLIC WORKS ATTENTION: JOHN RANKIN 2706 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3100	WESTFIELD FIRE DEPARTMENT ATTENTION: GARRY HARLING 17535 DARTOWN ROAD WESTFIELD, IN 46074 317-896-2704	CITIZENS WATER OF WESTFIELD, LLC ATTENTION: JEFF MILLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 317-263-6442	PANHANDLE EASTERN PIPELINE CO. ATTENTION: TROY YACKLE 9371 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268 317-733-3213
HAMILTON COUNTY HEALTH DEPT. ATTENTION: LARRY BEARD 18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060-2229 317-776-8500	AT&T (TELEPHONE) ATTENTION: STEVE KREBS 5858 NORTH COLLEGE AVENUE INDIANAPOLIS, IN 46220 317-252-4007	HAMILTON COUNTY SURVEYOR'S OFFICE ATTENTION: GREG HOYES 1 HAMILTON COLLEGE AVENUE NOBLESVILLE, IN 46060 317-776-9626	CITIZENS WASTEWATER OF WESTFIELD, LLC ATTENTION: JEFF MILLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 317-263-6442	METRONET ATTENTION: CHRIS BLUTO 3701 COMMUNICATIONS WAY EVANSVILLE, IN 47715 317-465-1046
HAMILTON COUNTY HIGHWAY DEPT. ATTENTION: DAVE LUCAS 1700 SOUTH 10TH STREET NOBLESVILLE, IN 46060 317-773-7770	CITIZENS GAS OF WESTFIELD ATTENTION: RICHARD MILLER, JR. 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202-1162 317-696-4041	COMCAST CABLE ATTENTION: MATT STRINGER 533 EAST 65TH STREET INDIANAPOLIS, IN 46204 317-774-3384	DUKE ENERGY (ELECTRIC) ATTENTION: TRENT GODSEY 16475 SOUTH-PARK DRIVE WESTFIELD, IN 46074 317-896-6711	FRONTIER COMMUNICATIONS ATTENTION: STEVE COSTLOW 20905 HAGUE ROAD NOBLESVILLE, IN 46060 317-984-9010

LEGAL DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1400.00 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 21.67 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 137.99 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST A DISTANCE OF 310.95 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST A DISTANCE OF 285.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 203.75 FEET TO A POINT IN LITTLE EAGLE CREEK DRAIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 166.77 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 9207274; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST A DISTANCE OF 639.81 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 659.22 FEET TO A 5/8 INCH STEEL REBAR WITH A CAP MARKED "MILLER SURVEYING"; AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.57 FEET TO A 1/2 IN. REBAR AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 833.74 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST A DISTANCE OF 11.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 203.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 157.87 FEET, HAVING A CHORD THAT BEARS SOUTH 22 DEGREES 28 MINUTES 18 SECONDS WEST 153.92 FEET, TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 25.03 FEET, HAVING A CHORD THAT BEARS SOUTH 08 DEGREES 53 MINUTES 53 SECONDS WEST 23.43 FEET; THENCE SOUTH 26 DEGREES 57 MINUTES 17 SECONDS EAST A DISTANCE OF 35.03 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 44.89 FEET, HAVING A CHORD THAT BEARS SOUTH 23 DEGREES 34 MINUTES 29 SECONDS EAST 44.85 FEET; THENCE SOUTH 62 DEGREES 35 MINUTES 45 SECONDS EAST A DISTANCE OF 57.01 FEET TO THE NORTHWESTERN RIGHT-OF-WAY OF DITCH ROAD; THE FOLLOWING 8 CALLS ARE ALONG SAID NORTHWESTERN AND WESTERN RIGHT-OF-WAY OF DITCH ROAD: 1) THENCE SOUTH 72 DEGREES 30 MINUTES 35 SECONDS WEST A DISTANCE OF 106.12 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET; 2) THENCE ALONG SAID CURVE A DISTANCE OF 640.01 FEET, HAVING A CHORD THAT BEARS SOUTH 43 DEGREES 10 MINUTES 25 SECONDS WEST 612.41 FEET; 3) THENCE SOUTH 13 DEGREES 50 MINUTES 16 SECONDS WEST A DISTANCE OF 383.60 FEET; 4) THENCE SOUTH 14 DEGREES 40 MINUTES 47 SECONDS WEST A DISTANCE OF 19.05 FEET; 5) THENCE SOUTH 13 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 358.81 FEET; 6) THENCE NORTH 44 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 55.53 FEET; 4) THENCE SOUTH 08 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 101.14 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET; 5) THENCE ALONG SAID CURVE A DISTANCE OF 240.90 FEET, HAVING A CHORD THAT BEARS NORTH 72 DEGREES 33 MINUTES 43 SECONDS WEST 236.43 FEET; 6) THENCE NORTH 53 DEGREES 23 MINUTES 32 SECONDS WEST A DISTANCE OF 489.16 FEET; 7) THENCE NORTH 63 DEGREES 15 MINUTES 09 SECONDS WEST A DISTANCE OF 89.80 FEET TO THE POINT OF BEGINNING, CONTAINING 58.26 ACRES (2,537,657 SQUARE FEET), MORE OR LESS.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101- P104	OVERALL DEVELOPMENT PLAN
P105 - P108	PRIMARY PLAT

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 /ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150193
DWG NAME: P100-P100.dwg
DESIGNED BY: RSK
DRAWN BY: MEN
CHECKED BY: ACS
DATE: 11-02-2018

REVISIONS AND ISSUES

11/02/2018
ALVIN E. SKOOG JR., P.E. 60860573
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA

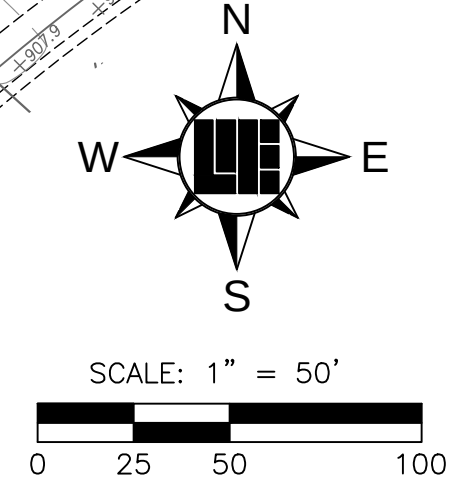
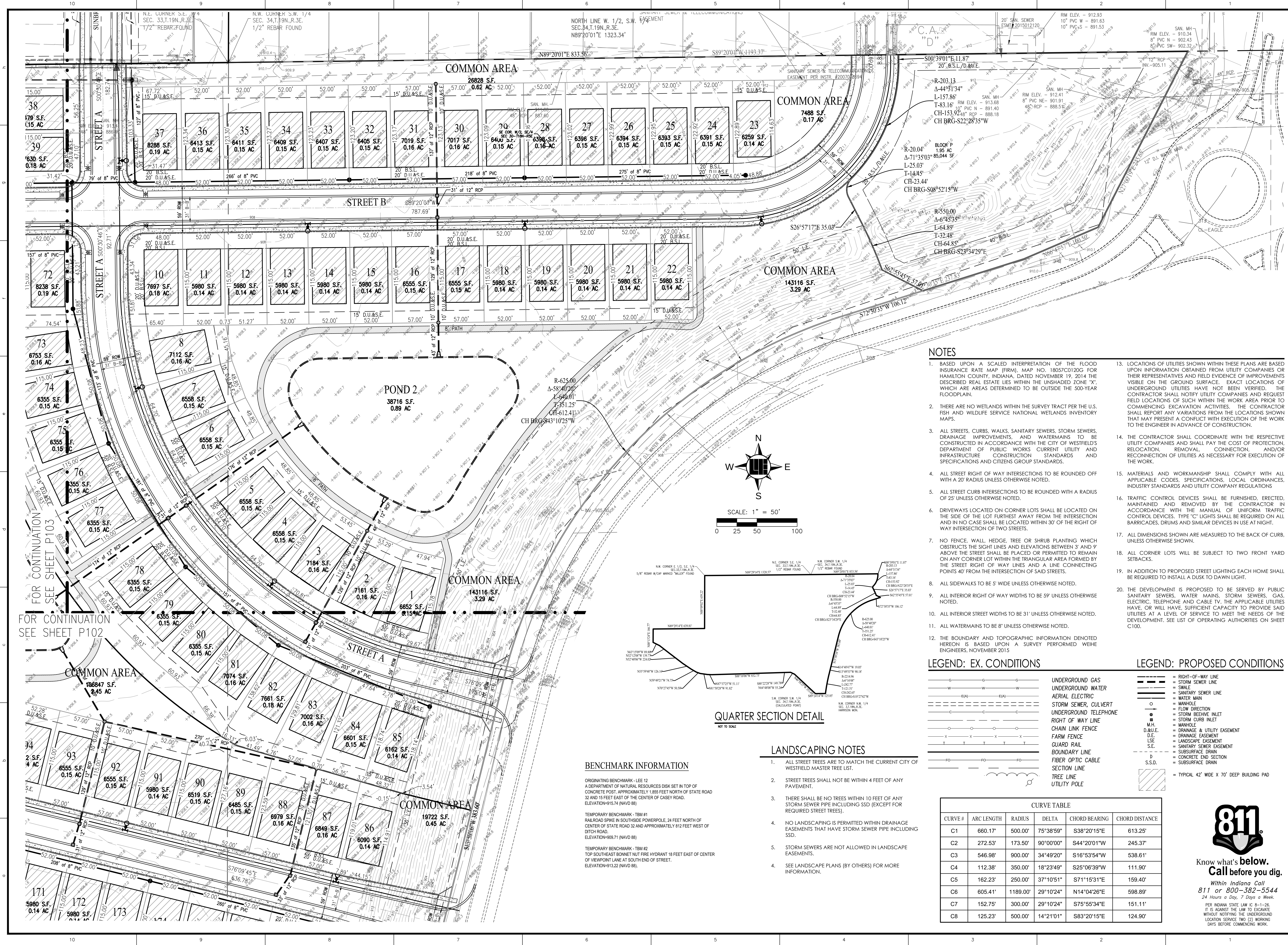
PREPARED FOR:
GRISTMILL CROSSING: RESIDENTIAL DISTRICT
GT PROPERTY DEVELOPMENT, LLC

SHEET NO.
P100

PROJECT NO.
W150193

COVER SHEET
Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

LOCATION: H:\2015\150193\150193-10_180_000.dwg
DATE: 11/02/2016
DRAWN BY: S. KROGG
CHECKED BY: S. KROGG
PLOT DATE: 11/02/2016



QUARTER SECTION DETAIL

NOT TO SCALE

BENCHMARK INFORMATION

ORIGINATING BENCHMARK - LEE 12
A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF
CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD
32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD.
ELEVATION=915.74 (NAVD 88)

TEMPORARY BENCHMARK - TBM #1
RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF
CENTER OF STATE ROAD 32 AND APPROXIMATELY 612 FEET WEST OF
DITCH ROAD.
ELEVATION=909.71 (NAVD 88)

TEMPORARY BENCHMARK - TBM #2
TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER
OF VIEWPOINT LANE AT SOUTH END OF STREET.
ELEVATION=913.22 (NAVD 88)

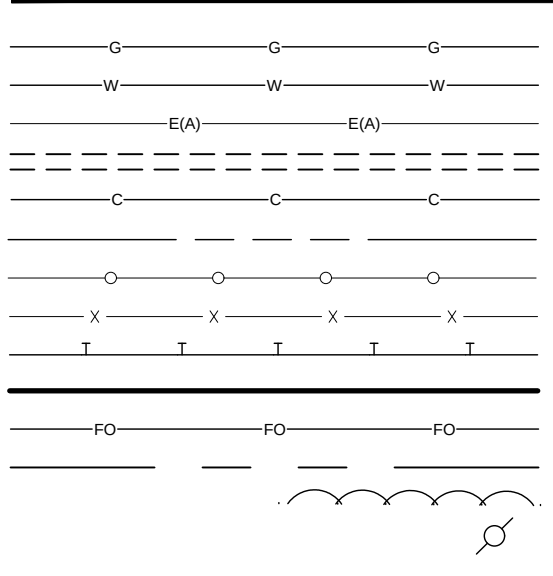
LANDSCAPING NOTES

- 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 INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
- NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
- STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
- SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE INFORMATION.

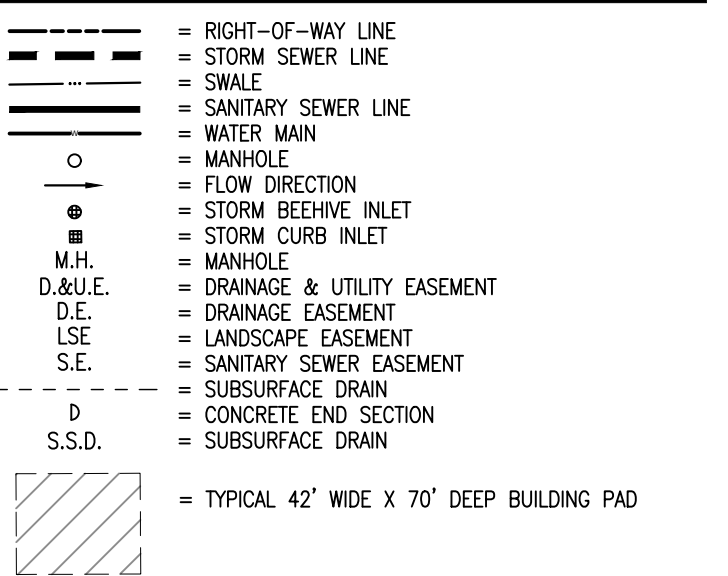
NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE 1X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, NOVEMBER 2015
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET C100.

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	660.17'	500.00'	75°38'59"	S38°20'15"E	613.25'
C2	272.53'	173.50'	90°00'00"	S44°20'01"W	245.37'
C3	546.98'	900.00'	34°49'20"	S16°53'54"W	538.61'
C4	112.38'	350.00'	18°23'49"	S25°06'39"W	111.90'
C5	162.23'	250.00'	37°10'51"	S71°15'31"E	159.40'
C6	605.41'	1189.00'	29°10'24"	N14°04'26"E	598.89'
C7	152.75'	300.00'	29°10'24"	S75°55'34"E	151.11'
C8	125.23'	500.00'	14°21'01"	S83°20'15"E	124.90'



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800 | 452 - 6408
317 | 843 - 0546 fax

ALAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150193
BY: S. KROGG
DATE: 11/02/2016

DESIGNED BY: S. KROGG
DRAWN BY: S. KROGG
CHECKED BY: S. KROGG
DATE: 11/02/2016

REVISIONS AND ISSUES

11/02/2016
ALVIN E. SKOOG JR.
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC

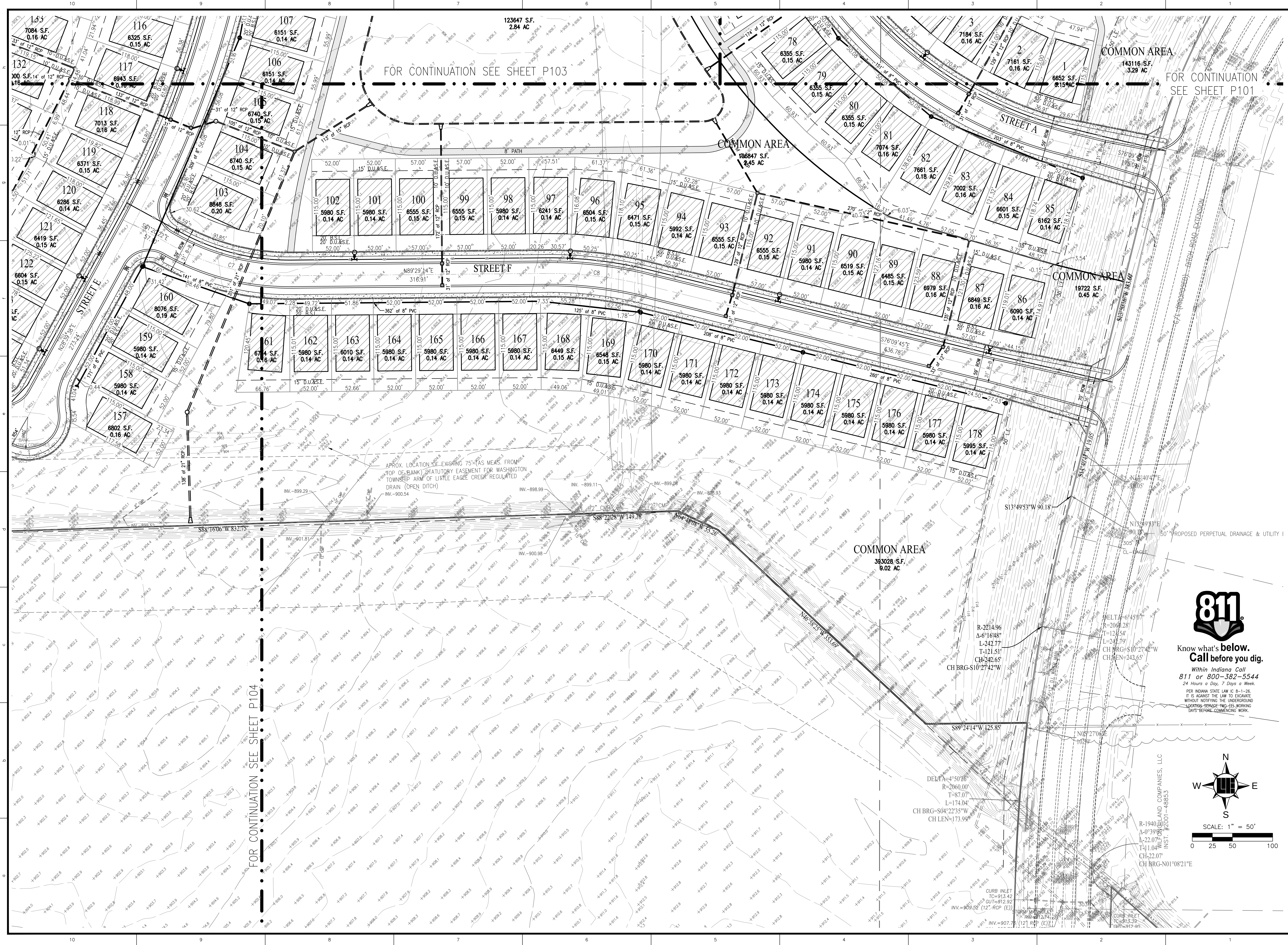
SHEET NO.
P101

PROJECT NO.
W150193

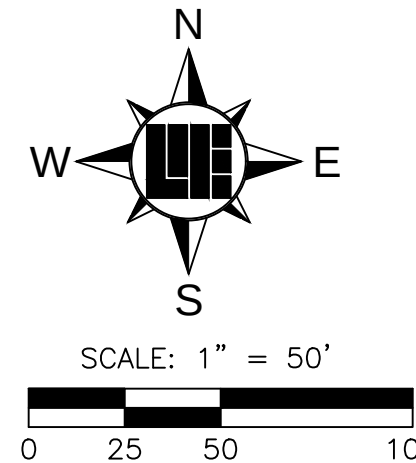
OVERALL DEVELOPMENT PLAN

Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

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LAYOUT: P102.dwg, 02/20/2018 11:12am
PLOTED BY: Sonnet



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800 | 452 - 6408
317 | 843 - 0546 /ax
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WEIHE

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PROJECT NO.:	W150193
DWG NAME:	FOR PERPETUAL DRAINAGE
DESIGNED BY:	ALVIN E. SKOOG JR.
DRAWN BY:	SONNET
CHECKED BY:	ALVIN E. SKOOG JR.
DATE:	11-02-2018

11/02/2018

ALVIN E. SKOOG JR.

REGISTERED

No.

PE60880573

STATE OF

INDIANA

PROFESSIONAL ENGINEER

ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:

GRISTMILL CROSSING:
RESIDENTIAL DISTRICT
GT PROPERTY DEVELOPMENT, LLC

SHEET NO.

P102

PROJECT NO.

W150193

OVERALL DEVELOPMENT PLAN

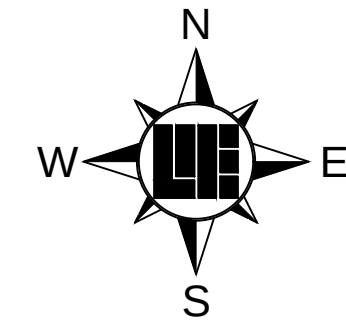
Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana



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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



SCALE: 1" = 50'
0 25 50 100

SEE SHEET P101 FOR LEGEND & NOTES

COMMON AREA

STREET B

COMMON AREA

COMMON AREA

COMMON AREA

FOR CONTINUATION SEE SHEET P101

FOR CONTINUATION SEE SHEET P102

LOCATION: H:\2019\W150193\W150193-10_180_000\Engineering\Utility\Utility_Plot\101-104_Overall_Dwg.dwg
LAYOUT: P103.dwg
DATE: 11/02/2016
PLOT: 11/02/2016

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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 /ax
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PROJECT NO.: W150193
DWG NAME: P103-Overall.dwg
DESIGNED BY: JEN
DRAWN BY: MEN
CHECKED BY: JEN
DATE: 11-02-2016

REVISIONS AND ISSUES

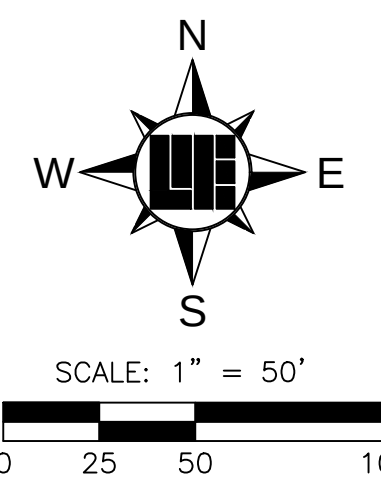
11/02/2016
ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC
OVERALL DEVELOPMENT PLAN
System 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

SHEET NO.
P103
PROJECT NO.
W150193

LOCATION: H:\2015\W150193\W150193-10_180_000\Engineering\Surveying\Preliminary_Plot\101-104_Overall_Developing
LAYOUT: P104 November 02, 2018 - 11:13am
PLOTED BY: S. Schepert

10 9 8 7 6 5 4 3 2 1



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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

THOMAS L. SLIDER
INSTR. #2011052491

FOR CONTINUATION SEE SHEET P103

COMMON AREA
393028 S.F.
9.02 AC

COMMON AREA
393028 S.F.
9.02 AC

SEE SHEET P102 FOR LEGEND & NOTES

PROJECT NO.: W150193
DWG NAME: PLOT-DEVELOPMENT
DESIGNED BY: ALVIN E. SKOOG JR.
DRAWN BY: JENNY L. MEN
CHECKED BY: ALVIN E. SKOOG JR.
DATE: 11-02-2018

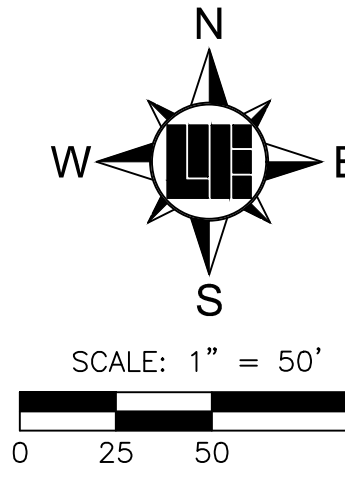
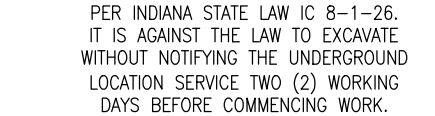
11/02/2018
ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC
OVERALL DEVELOPMENT PLAN
Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

SHEET NO.
P104
PROJECT NO.
W150193

**WEIHE
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Landscape Architecture

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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



SEE SHEET L100 FOR LEGEND & NOTES

MARY E. REYNOLDS REVOCABLE TRUST
INSTR. #200600035144

ROOF
INSTR. #9221675

THOMAS L. SLIDER
INSTR. #2011052491

FOR CONTINUATION SEE SHEET L101

FOR CONTINUATION SEE SHEET L100

W150193
DWG NAME: L100E-108-4x108@DWG.dwg
DESIGNED BY: MEN
DRAWN BY: MEN
CHECKED BY: AES
DATE:

02/2018

ALVIN E. SKOOG JR.
REGISTERED
No.
PE60880573
STATE OF

INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 6088057

--	--

[illegible]

1

MISSING
ISTRIC
LLC

**L CRO
TIAL D
VELOPMENT,
LAN**

**STIMIL
IDENT
PROPERTY DEV
SCAPE P**

GRAND RESERVATION LAND

Section 33, Township 33N, Range 12E, T13N, R12E, S44

SHEET NO. 1

L102

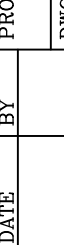
PROJECT NO.

W150193



PER INDIANA STATE LAW IC 8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

SEE SHEET L100 FOR LEGEND & NOTES

REVISIONS AND ISSUES	DATE	BY
PROJECT NO.: 11/02/2018 DWG NAME: L100100-000000.dwg DESIGNED BY: ALVIN E. SKOOG JR. DRAWN BY: MEN CHECKED BY: ACS DATE: 11-02-2018 		

PREPARED FOR:

**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**

GT PROPERTY DEVELOPMENT, LLC

LANDSCAPE PLAN

Section 33, Township 19N, Range 3E Washington Township, Hamilton, Indiana

SHEET NO.
L103
PROJECT NO.
W150193

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

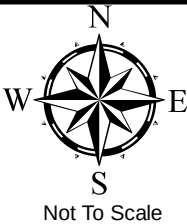
ALLAN H. WEIHE, P.E., L.L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture



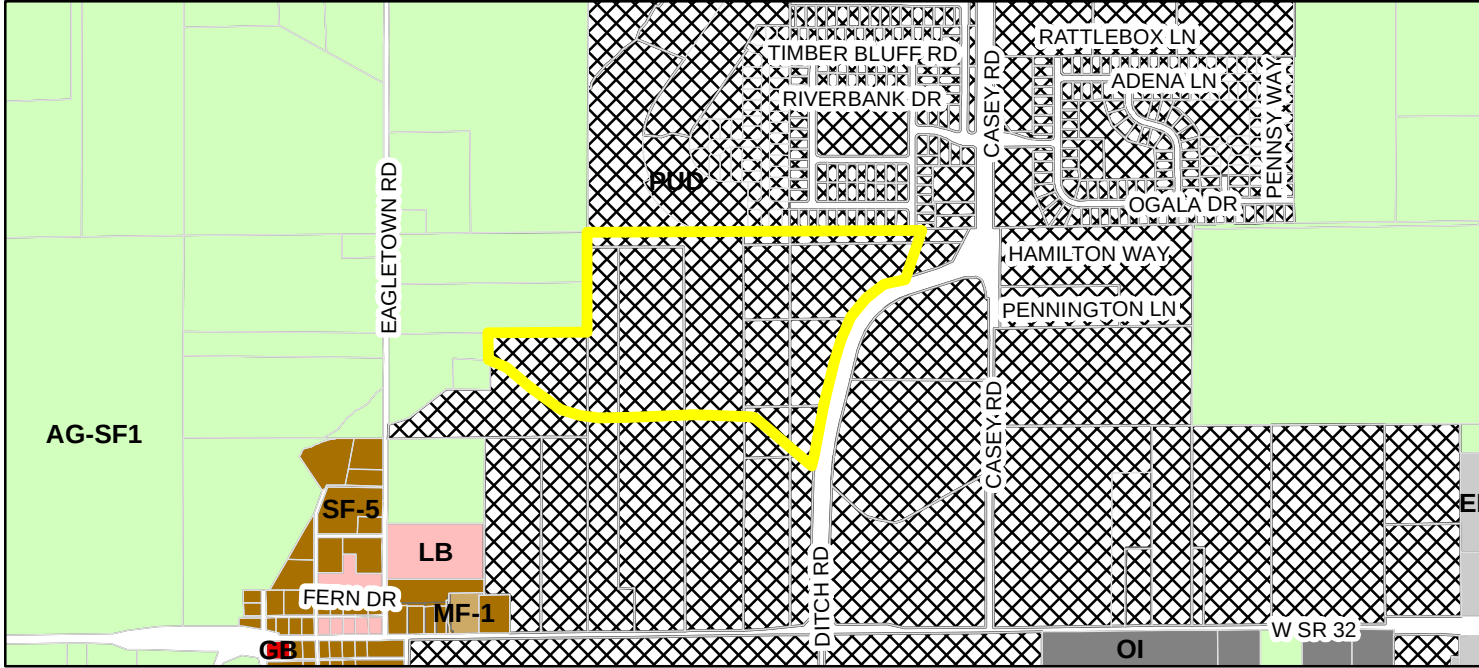
Property Location Map
Gristmill Crossing PUD
1218-PUD-30, 1812-ODP-20, & 1812-SPP-20



Aerial Location Map



Zoning Map



Parcel	LB (Local Business)
Zoning - All	MF-1 (Multiple Family - 1)
Zoning	OI (Open Industrial)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-5 (Single Family - 5)
GB (General Business)	



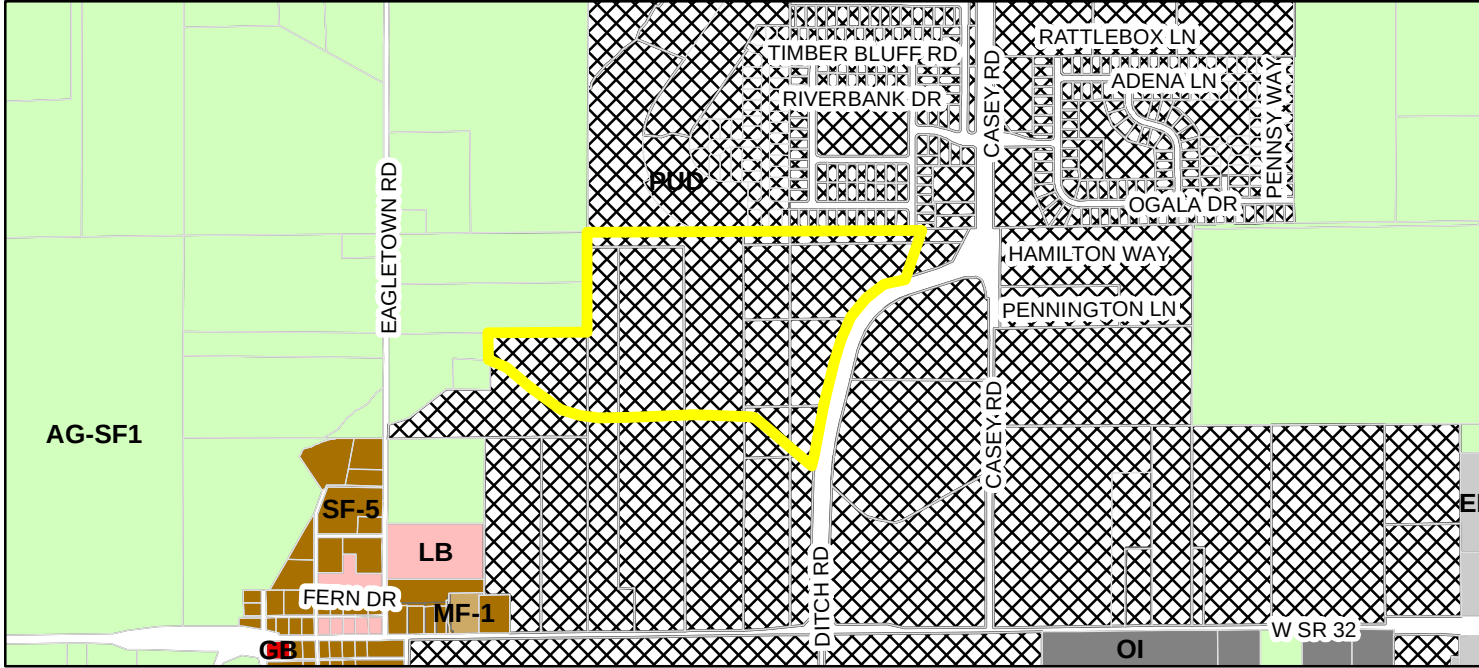
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Zoning - All	MF-1 (Multiple Family - 1)
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AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-5 (Single Family - 5)
GB (General Business)	



Petition Number: 1812-SPP-20 & 1812-ODP-20

Property Address: West side of Ditch Road, approximately 825 feet south of Crosswater Way (the "Property")

Petitioner: William Tres, LLC.

Representative: Onpointe Land Matters, LLC

Request: Petitioner requests Overall Development Plan and Primary Plat review of 178 lots on approximately 58.26 acres +/- in the proposed Gristmill Crossing PUD District (pending).

Current Zoning: Springmill Trails PUD District (Ordinance 11-19)
Gristmill Crossing PUD District (Ordinance 18-52, pending)

Current Land Use: Agriculture

Approx. Acreage: 58.26 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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



PROJECT BACKGROUND

The Springmill Trails PUD (Ordinance 11-19, the “Original PUD”) was adopted at the September 12, 2011, City Council meeting. The Property is located in the Mixed-Use District of the Original PUD, and was included on a primary plat and overall development plan for 133 acres +/- that was approved at the Advisory Plan Commission’s May 21, 2018, meeting. Subsequently with this petition, a secondary plat was filed for the 133 acres, on which the Property is included as Block 1. The currently filed primary plat and overall development plan (the “Plans”) contain 58.26 acres +/- that are subject to a PUD amendment (1812-PUD-30, Ord. 18-52) that will replace and supersede the Original PUD for the Property.

This petition was reviewed at the November 20, 2018, Technical Advisory Committee meeting.

Primary Plat Standards (Article 10.12, J of UDO)

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

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



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

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

- v) Easements (locations, widths and purposes).

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

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

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

- vii) Layout of Lots (showing dimensions, numbers and square footage).

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

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

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

- xi) Building setback lines.

- xii) Legend and notes.

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

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



- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

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

- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- xviii) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

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

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

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

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

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



Development Plan Review (Article 10.7 of UDO)

The plans comply, as applicable to an Overall Development Plan, except for those items identified as outstanding below.

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

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

- c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



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

4) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
- f. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.
 - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 17, 2018
1812-ODP-20 & 1812-SPP-20

- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
 - x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
 - xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - xiii. Location and dimensions of all existing structures and paved areas.
 - xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - xv. Location of all Floodplain areas within the boundaries of the property.
 - xvi. Names of legal ditches and streams on or adjacent to the site.
 - xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**
- xviii. Identify buildings proposed for demolition.
 - xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
 - xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines



Development Standards UDO and Gristmill Crossing: Residential District (Ord. 18-52)

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

5) Concept Plan and Illustrative Plan(Section 3 of Ord. 18-52):

- a) 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 District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I and Area II (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Zoning Districts (Chapter 4 of UDO and Ord. 18-52)

6) Permitted Uses (Section 5 of Ord. 18-52):

- a) All uses permitted in the Underlying Zoning District shall be permitted.

7) General Regulations (Section 6 of Ord. 18-52 and UDO Article 4.8)

a) Maximum Number of Dwellings:

i) Area I: 94

ii) Area II: 86

iii) The maximum number of Dwellings within each Area may vary by up to ten percent (10%); however, in no case may the maximum number of Dwellings on the Real Estate exceed one hundred and eighty (180).

b) Minimum Lot Area: 5,400 sf

c) Minimum Lot Frontage: 40’

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

d) Minimum Building Setback Lines:

(1) Front Yard: 20’

(2) Side Yard: 5’

(3) Rear Yard: 15’

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

e) Minimum Lot Width: 50’



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

- f) Maximum Building Height: 25'

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

- g) Minimum Living Area:

- i) Area I

(1) Single Story: 1,400 sf

(2) Two Story: 1,800 sf

- ii) Area II

(1) Single Story: 1,180 sf

(2) Two Story: 1,600 sf

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

Overlay Districts (Chapter 5)

- 8) Floodplain Overlay District (Article 5.5)

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

- a) Subdivisions/Development: Subdivisions and other Development proposals (including Manufactured Home Parks), which are greater than fifty (50) Lots or five (5) acres, within this Overlay shall:
- i) Be consistent with the need to minimize flood damage.
 - ii) Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage
 - iii) Have adequate drainage provided to reduce exposure to flood hazards
 - iv) Provide BFE data.
 - v) Minimize development in the SFHA and/or limit density of development permitted in the SFHA.



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

9) Wellhead Protection District Overlay (Article 5.7)

Comment: Per HCSO, an undelineated wellhead protection zone is located on the site. It is a Zone 2 Wellhead Protection District per our ordinance.

Development Standards (Chapter 6)

10) Accessory Use and Building Standards (Article 6.1)

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

11) Architectural Standards (UDO Article 6.3 and Section 7.1 of Ord. 18-52)

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

12) Building Standards (Article 6.4)

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

13) Height Standards (Article 6.6)

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

14) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 18-52)

a) Detention and Retention Areas

i) Natural Appearance:

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



- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
- iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
- Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- b) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
- i) Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
- ii) Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design).
- iii) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
- iv) Front Yard and Lot Size Reductions: If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standards, respectively.
- c) Minimum Lot Landscaping (Section 7.2(A) of Ord. 18-52)
- i) Residential lots
- (1) Each Single-family Residential Lot shall be landscaped with a minimum of one (1) shade tree and six (6) shrubs.

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



- (2) At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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

ii) Open Space / Common Areas

- (1) 10 shade, ornamental, or evergreen trees required per acre

- d) Foundation Plantings (Section 7.2(B) of Ord. 18-52): Shall not apply; rather, Minimum Lot Landscaping Requirements of this Ordinance Shall apply.
- e) External Street Frontage Landscaping (UDO Article 6.8(M)): The landscaping in this section shall be required where any portion of a development abuts an External Street.
- i) Shall not apply; rather, a landscaping area with a minimum depth of eighty (80) feet shall be required along Ditch Road. The landscaping area shall include evergreen trees planted in a double staggered row, with each row planted fifteen (15) feet on center.
- f) Buffer Yards (Section 7.2(D) of Ord. 18-52): Article 6.8(N) Buffer Yard Requirements shall not apply.
- g) Parking Area Landscaping

21) Lighting Standards (Article 6.9)

22) Lot Standards (Article 6.10)

23) Outdoor Storage and Display (Article 6.21)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: Sign permits are reviewed under a separate application.



28) Vision Clearance Standards (Article 6.19)

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

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

29) Yard Standards (Article 6.21)

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

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

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

Design Standards (Chapter 8)

31) Block Standards (Article 8.1)

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

32) Easement Standards (Article 8.3)

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



33) Monument and Marker Standards (Article 8.5)

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

34) Open Space and Amenity Standards (UDO Article 8.6 and Section 9.1 of Ord. 18-52)

- a) **Minimum:** 21% (Section 9.1 of Ord. 18-52)
- b) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- c) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - i. As generally depicted on the Concept Plan. Common Area shall have a minimum Lot Frontage of fifteen (15) feet in accordance with Article 8.6(C) Access. (Section 9.1 of Ord. 18-52)
- d) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
- e) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
- f) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- g) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
- h) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.



- i) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - j) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - k) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - l) Street (public or private) medians may qualify towards required Open Space only if the following criteria are met:
 - i. Medians are placed within Common Areas which are maintained by the homeowners' association;
 - ii. Medians are a minimum of sixteen (16) feet wide from back of curb to back of curb; and
 - iii. Medians are landscaped, at a minimum, pursuant to the Street Tree requirements set forth in Article 6.8 Landscaping Standards.
- 35) Pedestrian Network Standards (Article 8.7): Shall apply. In addition, pedestrian paths shall be required within the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

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

- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

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

- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or



pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

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

- d) **Internal Pedestrian Network Standards:** The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

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

- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

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



- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

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

36) Storm Water Standards (Article 8.8)

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

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

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

38) Street Light Standards (Article 8.10) –

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

39) Street Sign Standards (Article 8.11)

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

40) Surety Standards (Article 8.12)

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

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the December 17, 2018, 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 hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



Docket Number: 1812-PUD-30 (Ordinance No. 18-52)

Petitioner: William Tres, LLC, by OnPointe Land Matters, LLC

Request: An amendment to the Springmill Trails PUD District to change the zoning of approximately 58.26 acres +/- to the Gristmill Crossing PUD to accommodate a Single-Family residential development.

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

Current Land Use: Undeveloped / Agricultural

Zoning History: 1101-PUD-02 Springmill Trails PUD (Ord. 11-19)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Gristmill Crossing Amendment Ord. 18-52
6. Neighborhood Meeting Summary
7. Public Comment

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the December 10, 2018, City Council meeting. The petition will receive a public hearing at the December 17, 2018, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Springmill Trails PUD District to change the zoning of approximately fifty-eight (58) acres generally located west of the intersection of Ditch Road and Casey Road (the "Real Estate") (see **Exhibit 2**).

Property History: The original Springmill Trails PUD District (Ord. 11-19) was adopted in 2011, and included approximately 900 acres (the "Original PUD Ordinance"). The Property is located within the Mixed-Use and Commercial areas of the Original PUD Ordinance. This proposal will replace and supersede the Original PUD Ordinance for the Real Estate.

Original PUD Ordinance: The Real Estate is located within the Mixed-Use and Commercial areas of the Original PUD Ordinance. Permitted uses include a variety of retail, office, and industrial uses; as well as Multi-Family Residential.

AMENDMENT REQUEST

The Petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and permit Single-Family Residential development with the standards set forth in the Proposed Ordinance. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to the Real Estate, and would be known as the “Gristmill Crossing Planned Unit Development (PUD) District” (the “Proposed Ordinance”).

Default Standards: The Proposed Ordinance (see **Exhibit 5**) divides the Real Estate into two (2) subareas, as depicted on the Concept plan (see **Exhibit 3**). The Underlying Zoning District for both area is proposed as SF5: Single-Family High Density District.

General Regulations: The table below outlines the lot standards for each area, as compared to the UDO’s requirements for SF5 lots (the proposed underlying zoning district).

	AREA I	AREA II	UDO (SF5)
Maximum Number of Dwellings*	94	86	N/A
Min. Lot Area	5,400 SF	5,400 SF	7,000 SF
Min. Lot Frontage	40’	40’	40’
Min. Front Yard Setback	20’	20’	20’
Min. Side Yard Setback	5’	5’	8’
Min. Rear Yard Setback	15’	15’	20’
Min. Lot Width	50’	50’	40’
Max. Building Height	25’	25’	25’
Min. Living Area (Total)			
One Story	1,400 SF	1,180 SF	800 SF
Two Story	1,800 SF	1,800 SF	650 SF (ground floor)
*The maximum number of Dwellings within each Area may vary by up to ten percent (10%); however, in no case may the maximum number of Dwellings on the Real Estate exceed 180.			

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address streetscape diversity; building materials; corner breaks; windows; stoops and porches; roof design; and garage doors. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) that is "designed to capture the intended architecture of Dwellings to be constructed on the Real Estate within each Area".

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO's landscaping standards, with the following exceptions:

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed as outlined in the chart below:

	Proposed in PUD	UDO requirement (Lots under 8,000 SF)
Shade Trees	1	2
Ornamental/Evergreen Trees	0	1
Shrubs	6	4

External Street Frontage Landscaping: As proposed, the standards of Article 6.8(M)(1) would not apply. Instead the proposed PUD Ordinance would require an eighty (80) foot landscaping area containing a double staggered row of evergreen trees planted 15' on center along Ditch Road, consistent with the Original PUD Ordinance.

Buffer Yard Requirements: As proposed, the standards of Article 6.8(N) would not apply.

Design Standards: As proposed, the PUD Ordinance establishes alternative design standards from the Underlying Zoning District. The development standards of note are briefly highlighted below.

Open Space and Amenity Standards: The Proposed Ordinance increases the minimum open space required to twenty-one percent (21%), from the UDO's requirement of fifteen percent (15%) for the SF5 Zoning District.

Pedestrian Network Standards: In addition to the Pedestrian Network Standards of the UDO, the proposed PUD Ordinance requires pedestrian paths as generally depicted on the concept plan.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “Suburban Residential” include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

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

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 17, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 17, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 17, 2018
1812-ODP-21 & 1812-SPP-21

Petition Number: 1812-ODP-21 & 1812-SPP-21

Subject Site Address: North side of 156th Street, approximately 800 feet east of Towne Road

Petitioner: Wood Wind Residential, LLC

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan and Primary Plat review of 78 lots on 23.66 acres +/- in the Westchester Planned Unit Development (PUD) District.

Current Zoning: Westchester PUD District

Current Land Use: Golf Course

Approximate Acreage: 23.66 acres +/-

Property History: 1712-PUD-24 (Westchester PUD Ord. 17-46) (01/08/18)
1804-ODP-05 & 1804-SPP-05 Northwind
1804-ODP-06 & 1804-SPP-06 Westchester

Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Westchester PUD District established by [Ordinance 17-46](#). 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 November 20, 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 November 20, 2018, meeting. This petition received a public hearing at the Plan Commission's December 3, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 23.66 acres +/- and is located east of and adjacent to Towne Road, south of 161st Street and north of and adjacent to 156th Street (see **Exhibit 2**). The Property is currently zoned the Westchester PUD District. Adjacent properties to the east, west and north are zoned the Westchester PUD District. To the south is 156th Street.

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

The plans comply.

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



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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

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



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



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

WESTCHESTER PUD STANDARDS (Westchester PUD: Ordinance 17-46)

The plans comply with Chapter 4.7 of the UDO and Ordinance 17-46: Westchester PUD.

SECTION 3 – Concept Plan.

- 39) The area and configuration of Area B, as illustrated on the District Map, may be enlarged or reduced by up to six (6) acres (approximately 10%) to accommodate final engineering as illustrated on a Primary Plat; provided, however, that the maximum number of Dwellings specified in Section 5 below shall remain unaffected.

SECTION 4 – Underlying Zoning District(s).

- 40) Area B: SF4: Single-Family High Density District.

SECTION 5 – Permitted Uses.

- 41) Area B.

- a) The total number of Dwellings permitted in Area B shall not exceed one hundred and seventy (170) Single-family Dwellings.

i) Northwind: 87 Dwellings

ii) Southwind: 78 Dwellings

iii) Total: 165 Dwellings

Comment: Compliant.

SECTION 6 – General Regulations.

42) Minimum Lot Area: 7,200 SF

43) Minimum Lot Frontage: 35'



44) Minimum Building Setback Lines:

- a) Front Yard: 20'
- b) Side Yard:
 - i) Minimum separation between dwellings: 0' (10')

- c) Rear Yard: 20'

45) Minimum Lot Width: 60'

46) Maximum Building Height: 2 ½ stories

47) Minimum Living Area (Total):

- a) One Story Dwellings: 1,600 SF
- b) Two Story Dwelling: 2,000 SF
- c) Story and one-half Dwellings: 2,000 SF

48) All Dwellings within Area B shall include either (i) Living Area above first story of the Dwelling or (ii) a Basement.

49) The minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all street segments. The random Front Yard Building Setback as required by this Section 6.1(C) shall be illustrated on the Primary and Secondary Plat.

SECTION 7 – Development Standards.

50) Article 6.8 Landscaping Standards: Shall apply, except as modified or enhanced below.

- a) Area B: In addition to Article 6.8(A) thru Article 6.8(G), Area B shall be subject to only the Detention and Retention Area, Street Trees, Minimum Lot Landscaping Requirements and External Street Frontage Landscaping Requirements of Article 6.8. In addition Article 6.8(N) Buffer Yard Requirements shall apply to the north perimeter of the Real Estate as generally illustrated on **Exhibit I** (Buffer Yard – Character Exhibits).
- b) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;



- i) All Lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

Comment: Will be reviewed at Building Permit submittal.

SECTION 8 – Infrastructure Standards.

51) Street Centerline Radius: The minimum street centerline radius shall be fifty (50) feet.

SECTION 9 – Design Standards.

52) The Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified below.

- a) Area B – Minimum Open Space: Area B shall be exempt from the minimum open space requirements of Article 8.6(B)(1). Area C includes the existing Golf Course as depicted on the Concept Plan and shall provide the required open space for Area B and Area C.
- b) Common Areas: Common Areas shall not be subject to the Minimum Lot Frontage provisions of the underlying Zoning District; however, Article 8.6(C) shall apply.
- c) District Amenities. The existing Golf Course as depicted on the Concept Plan and associated facilities within Area C shall provide the minimum amenity package for Area A and Area B. Additional amenities may be added to the District. In the event Area C is no longer used as a Golf Course, only a use(s) permitted under Section 5.5 above shall be permitted in Area C.
- d) The Article 8.7 (D) Perimeter / External Pedestrian Network Standards: Shall be provided in substantial compliance with the locations as illustrated on **Exhibit D** (Pedestrian Circulation Plan). The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as shown, then alternative path locations may be approved by the Director that still provide comparable access and connectivity.

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

The plans comply.

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



- 54) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 55) 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.
- 56) 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.

57) Accessory Use and Building Standards (Article 6.1)

58) Architectural Standards (Article 6.3)

Comment: Please see Westchester PUD Development Standards.

59) Building Standards (Article 6.4)

Comment: Please see Westchester PUD Standards.

60) Fence Standards (Article 6.5)

61) Height Standards (Article 6.6)

62) Landscaping Standards (Article 6.8)

a) Street Trees:



i) Spacing:

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

63) Lighting Standards (Article 6.9)

64) Lot Standards (Article 6.10)

Comment: Please see Westchester PUD Standards.

65) Outside Storage and Display (Article 6.12)

66) Parking and Loading Standards (Article 6.14)

67) Performance Standards (Article 6.15)

68) Setback Standards (Article 6.16)

Comment: Please see Westchester PUD Standards.

69) Sign Standards (Article 6.17)

70) Vision Clearance Standards (Article 6.19)

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

- i) Forty (40) feet from intersections of Collectors, Private or Local Street.

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



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

71) Block Standards (Article 8.1)

72) Easement Standards (Article 8.3)

73) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

74) Open Space and Amenity Standards (Article 8.6)

- a) Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.

75) Pedestrian Network Standards (Article 8.7)

76) Storm Water Standards (Article 8.8)

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

78) Street Light Standards (Article 8.10)

79) Street Sign Standards (Article 8.11)

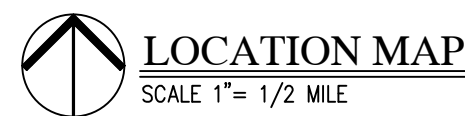
80) Surety Standards (Article 8.12)

81) Utility Standards (Article 8.13)

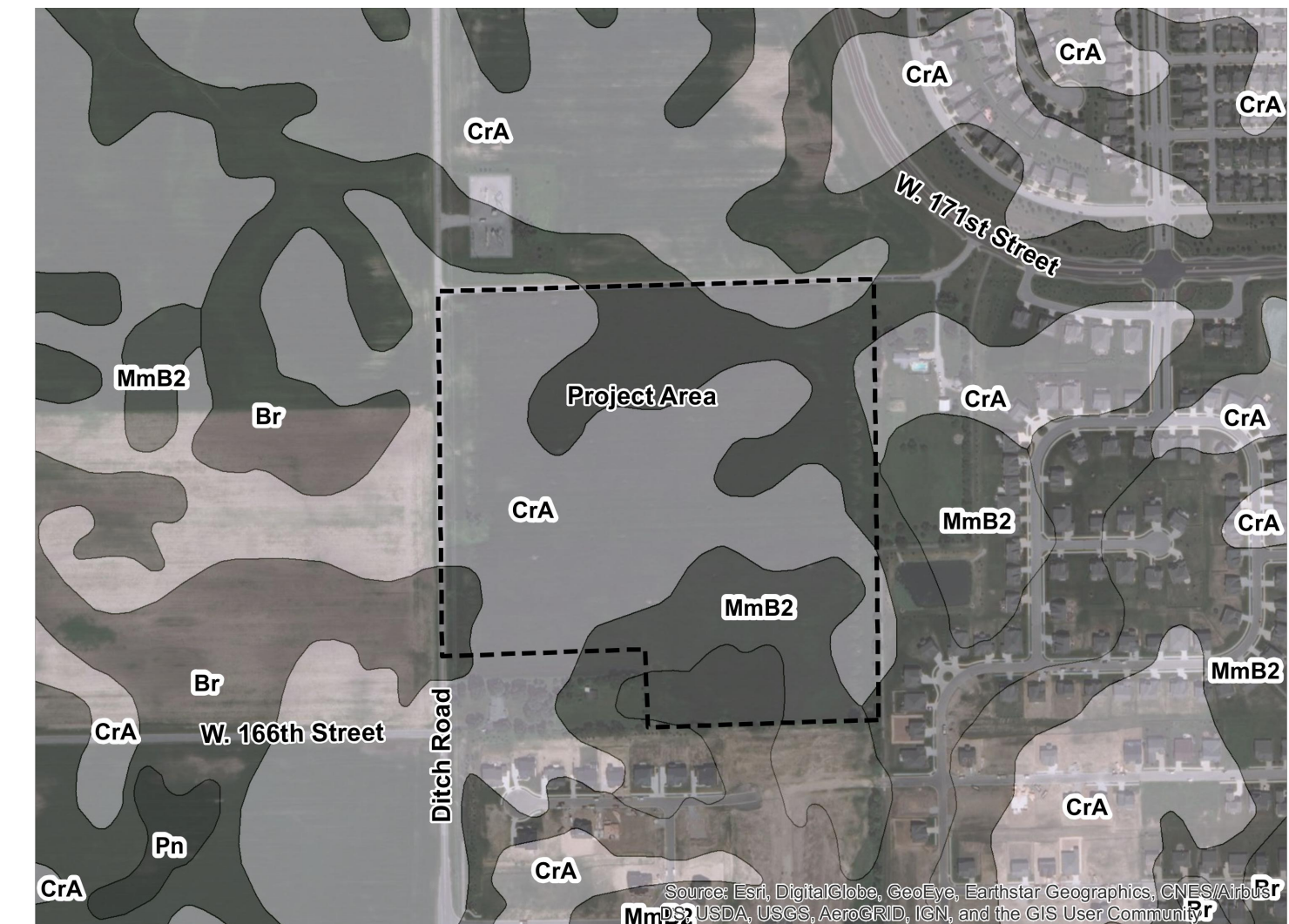


DEPARTMENT COMMENTS

- 1) **Action:** 1812-ODP-21 (Overall Development Plan) & 1812-SPP-21 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following conditions:
 - a. **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;**
 - b. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



9405 DELEGATES ROW
INDIANAPOLIS, INDIANA 46240
(317) 569-3591



Br	Brookston silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
Mmb2	Miami silt loam, 2 to 6 percent slopes, eroded

CITY OF WESTFIELD		
Westfield Economic and Community Development Department(H) 2728 East 171st Street Westfield, Indiana 46074 (317) 804-3170 economicdevelopment@westfield.in.gov	Westfield Fire Department(H) 17515 Darrowson Road Westfield, Indiana 46074 Garry Harling (317) 804-3307 gsharling@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leanne Kmetz (317) 804-3001 lkmetz@westfield.in.gov
Westfield Public Works Department Plan Review, Pre-Construction, & Stormwater(C)(P) 2706 East 171st Street Westfield, Indiana 46074 John Rankin (317) 804-3147 jrankin@westfield.in.gov		
SCHOOL CORPORATION		STATE OF INDIANA
Westfield-Washington School Corp. 1143 East 181st Street Westfield, Indiana 46074 Joe Montalone (317) 867-8045 montalonej@wws.k12.in.us	Indiana Department of Transportation (INDOT) Tipton Sub-District 2152 West State Road 28, Tipton, Indiana 46072 Sandra Landrum (317) 402-1823 (cell) (765) 675-7402 x 6 slandrum@indot.in.gov	
HAMILTON COUNTY		
Hamilton County Surveyor's Office(H) One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 Greg Hoyes (317) 776-8495 greg.hoyes@hamiltoncountynv.in.gov	Hamilton County Highway Department 1700 S. 10th Street Noblesville, Indiana 46060 Dave Lucas (317) 773-7770 david.lucas@hamiltoncountynv.in.gov	Hamilton County Health Department 18030 Foundation Drive, Suite A Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncountynv.in.gov
SERVICE PROVIDERS		
Citizens Westfield <i>(for water & sanitary sewer)</i> 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46020 Mitch House (317) 517-5294 mhouse@citizensenergrygroup.com	Citizens Gas of Westfield(C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46020 Richard Miller, Jr. <i>Construction Field Coordinator</i> (317) 927-4684 rmiller@citizensenergrygroup.com	Citizens Energy Group(C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46020 Chris L. Kehl (317) 927-4538 ckehl@citizensenergrygroup.com
SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office)(C) 100 South Mill Creek Road Noblesville, Indiana 46062 Bill Oldham (317) 776-5331 / (317) 617-9099 (cell) william.oldham@duke-energy.com	Duke Energy (Carmel Office)(H)(C) 16475 Southpark Drive Westfield, Indiana 46074 Matt Dayhuff (317) 896-6704 matt.dayhuff@duke-energy.com	Duke Energy: Asset Protection(H)(C) WF500 / 2727 Central Avenue Columbus, Indiana 47201 Ryan Daugherty (812) 375-2021 ryan.daugherty@duke-energy.com
Panhandle Eastern Pipeline Company 9371 Zionsville Road Indianapolis, Indiana 46268 Troy Yackie (317) 733-3213 troy.yackie@energytransfer.com Mark Wood (317) 733-3232 mark.wood@energytransfer.com	Indiana Gas / Vectren(H)(C) P.O. Box 1700 Noblesville, Indiana 46061 Chad Miller (317) 776-5550 cmiller@gvectren.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr. (317) 982-1161 Earl.Small@cable.comcast.com
Level 3 Communications 1902 South East Street Indianapolis, Indiana 46225 Dewayne Hamilton (317) 916-2708 dewayne.hamilton@level3.com	Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 713-3899 / (317) 618.2822 (cell) Mathew.Filson@charter.com	Buckeye Partners, L.P. 940 Buckeye Road Lima, Ohio 45804 Kyle Smith (419) 993-8008 cksmith@buckeye.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Austin Guyer (317) 291-9460 x1233 aguyer@marathonpetroleum.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Brian Wente (317) 610-5440 / (317) 525-4894 (cell) bw1927@att.com
Zayo Group 5300 East 64th Street Indianapolis, Indiana 46220 Dan Jones (317) 508-2807 Dan.Jones@zayo.com lnlv_relo@zayo.com	Indiana Fiber Network 5520 West 76th Street Westfield, Indiana 46268 Bruce Speck / Keith Hamm (317) 280-4636 / (317) 772-23 (cell) lspeck@ftrcom.net khamm@ftrcom.net	MetroNet(C) 330 East Main Street Westfield, Indiana 46074 Chris Bluto (317) 465-1046 christoph.bluto@metronetinc.com

BEGINNING at the southwest corner of said Quarter-Quarter Section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indian State Plane East Zone, NAD 83, 2011, EPOCH 2010.00000) along the west line of said Quarter-Quarter Section a distance of 13202.58 feet to the northwest corner of said Quarter-Quarter Section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter Section a distance of 1301.80 feet to the northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter Section a distance of 1316.30 feet to the southeast corner of said Quarter-Quarter Section; thence South 88 degrees 57 minutes 01 seconds West along the south line of said Quarter-Quarter Section a distance of 1303.82 feet to the POINT OF BEGINNING, containing 39.454 acres, more or less.

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.3	OVERALL DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C3.1-C3.2	EXISTING CONDITIONS & DEMOLITION PLAN
L1.0-L1.1	LANDSCAPE PLAN
L1.2-L1.3	LANDSCAPE DETAILS

MIN. LOT AREA	9,000 SF
MIN. LOT WIDTH	65'
MIN. FRONT SETBACK	20'
MIN. LOT FRONTAGE	35'
MIN. SIDE SETBACK	6'
MIN. REAR SETBACK	25'
MIN. LIVING AREA (GROUND FLOOR)	
ONE STORY	1,800 SF
STORY & ONE HALF	2,000 SF



HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663



LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, as depicted on a survey prepared by Kristopher K. Eichhorn, Professional Surveyor Number 21000230, HWC Engineering Job Number 2018-109, dated _____, described as follows:

COMMENCING at the southwest corner of said Quarter-Quarter section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Quarter-Quarter section a distance of 233.87 feet to the POINT OF BEGINNING, said point being the northwest corner of a 3.00-acre tract of land described in Instrument Number 9809838966 in the Office of the Recorder of Hamilton County, Indiana; thence continuing North 00 degrees 17 minutes 37 seconds East along said west line a distance of 1088.71 feet to the northwest corner of said Quarter-Quarter section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter section a distance of 1301.80 feet to the northeast corner thereof; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter section a distance of 1082.44 feet to the northeast corner of said 3.00-acre tract; thence South 88 degrees 57 minutes 01 seconds West along the north line of said tract a distance of 1303.48 feet to the POINT OF BEGINNING, containing 32.457 acres, more or less.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

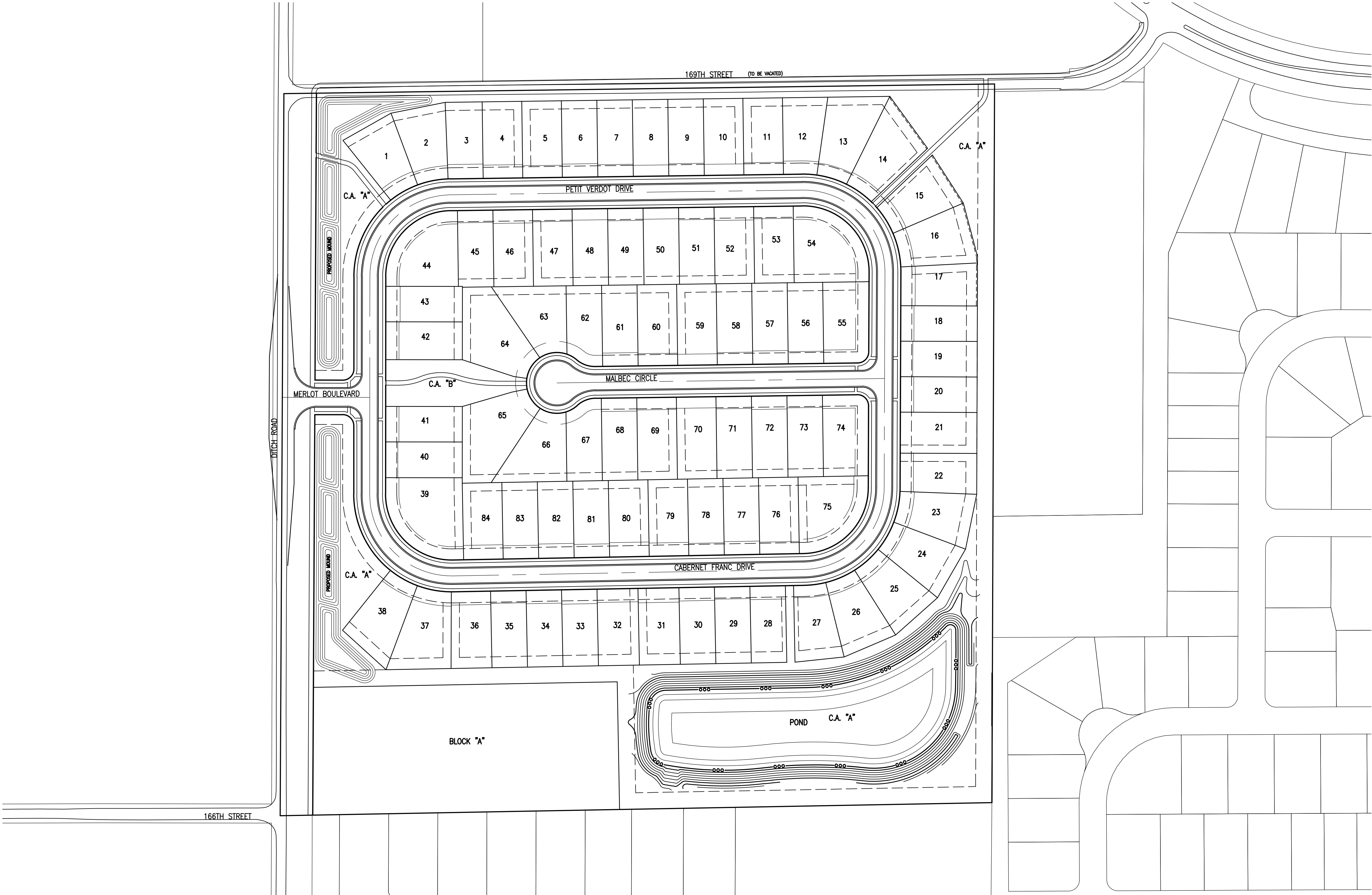
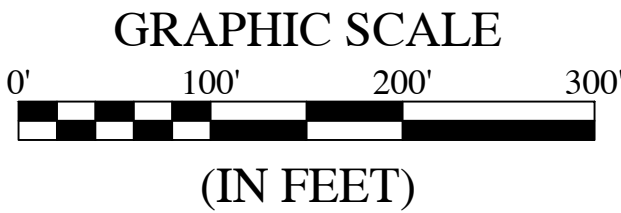
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

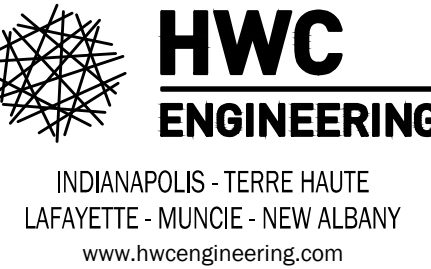
LEGEND:

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
CENTERLINE	CENTERLINE
SWALE / FLOWLINE	SWALE / FLOWLINE
SUBSURFACE DRAIN	SUBSURFACE DRAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
STORM CULVERT	STORM CULVERT
WATER MAIN	WATER MAIN
CONTOUR, MAJOR	CONTOUR, MAJOR
CONTOUR, MINOR	CONTOUR, MINOR
FENCE	FENCE
TREE LINE	TREE LINE
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
STORM INLET	STORM INLET
STORM END SECTION	STORM END SECTION
FIRE HYDRANT	FIRE HYDRANT
FLOW ARROW	FLOW ARROW
STREET LIGHT	STREET LIGHT



REVISIONS

DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE



BORDEAUX WALK
DEVELOPMENT PLAN
OVERALL SITE PLAN



DRAWN BY TS	JOB NUMBER 2018-109
CHECKED BY SD	
DATE SEPTEMBER 28, 2018	
SCALE AS SHOWN	
SHEET	

C1.1
OVERALL SITE PLAN

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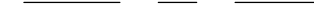
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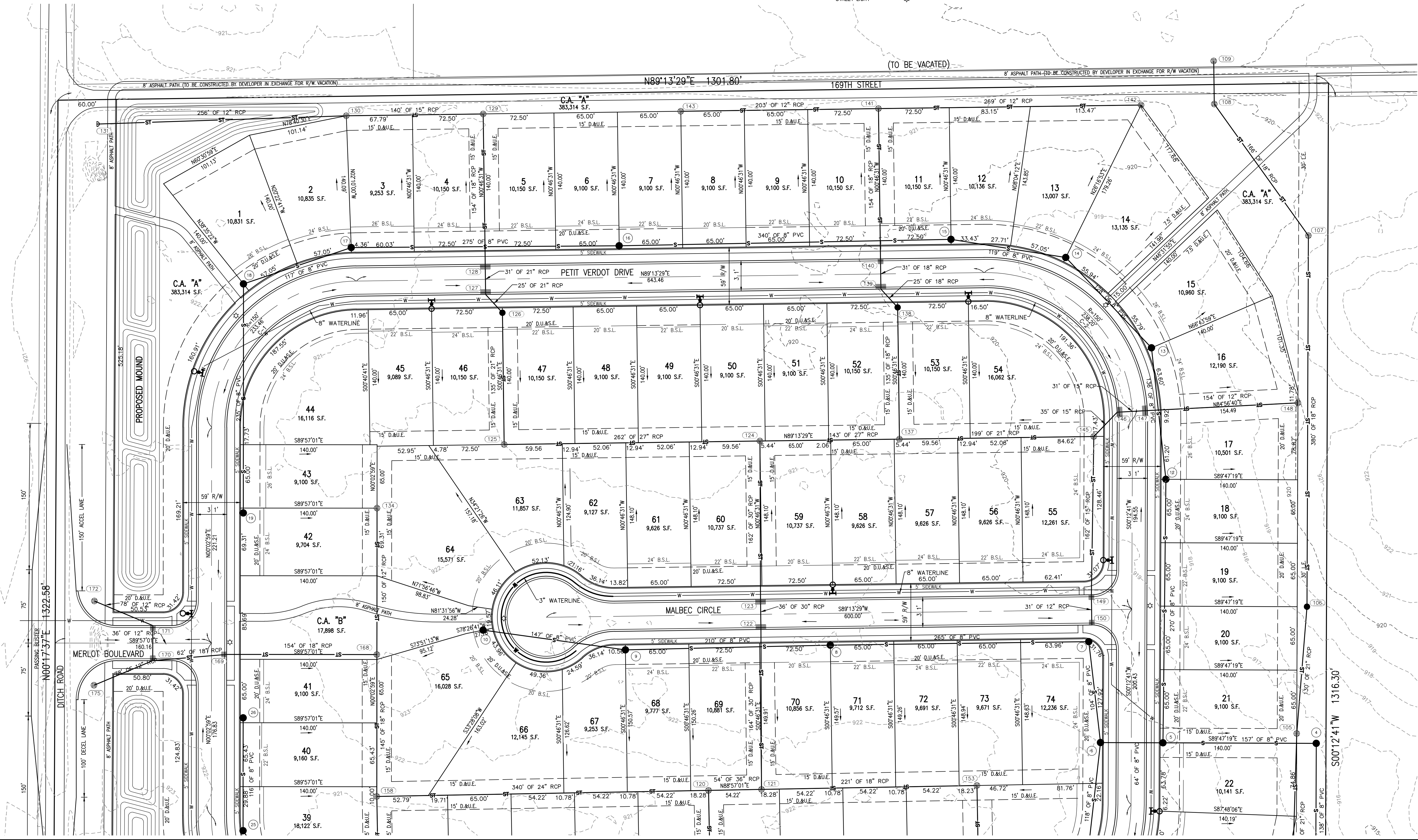
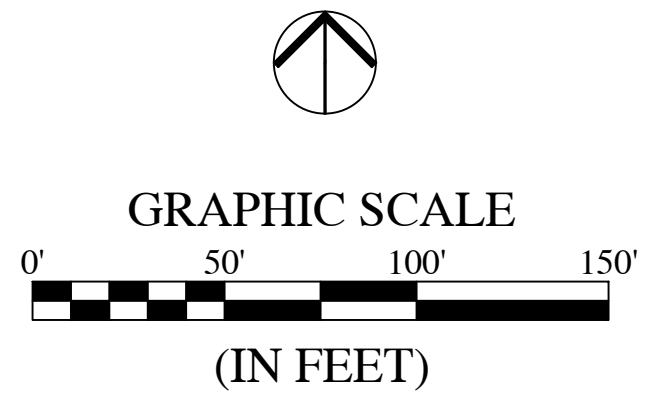
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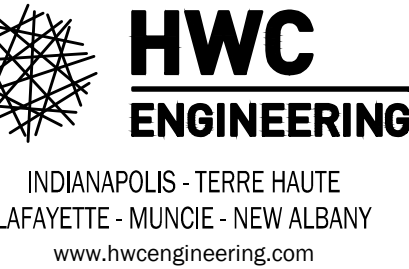
Curve Table					
Curve #	Length	Radius	Cord Length	Chord Bearing	Delta
C-1	233.46'	150.00'	210.599'	S44°38'14"W	89°10'30"
C-2	238.20'	150.00'	213.951'	N45°16'55"W	90°59'12"
C-3	232.32'	150.00'	209.785'	N44°34'51"E	88°44'20"
C-4	238.50'	150.00'	214.158'	S45°30'00"E	91°05'58"

LEGEND:

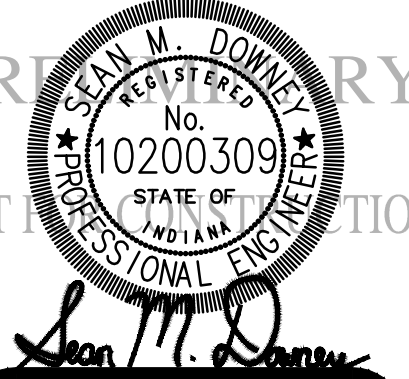
EXISTING		PROPOSED	
	RIGHT-OF-WAY LINE		BC — BACK OF CURB
	EASEMENT LINE		CL — CENTERLINE
	SETBACK LINE		FL — FLOW LINE
	CENTERLINE		NP — NORMAL POOL (ELEVATION)
	SWALE / FLOWLINE		PVC — POLYVINYL CHLORIDE PIPE
	SUBSURFACE DRAIN		RCP — REINFORCED CONCRETE PIPE
	SANITARY SEWER		C.A. — COMMON AREA
	STORM SEWER		D.E. — DRAINAGE EASEMENT
	STORM CULVERT		S.S.D.&U.E. — SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
	WATER MAIN		D.&U.E. — DRAINAGE AND UTILITY EASEMENT
	CONTOUR, MAJOR		P.S.E. — PERMANENT STORMWATER EASEMENT
	CONTOUR, MINOR		ESMT. — EASEMENT
	FENCE		25 — LOT NUMBER
	TREE LINE		B.S.L. — BUILDING SETBACK LINE
	SANITARY MANHOLE		S.F. — SQUARE FEET
	STORM MANHOLE		R/W — PUBLIC RIGHT-OF-WAY
	STORM INLET		
	STORM END SECTION		
	FIRE HYDRANT		
	FLOW ARROW		
	STREET LIGHT		



REVISIONS		
DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE



BORDEAUX WALK
DEVELOPMENT PLAN
OVERALL DEVELOPMENT PLAN



DRAWN BY TS	CHECKED BY SD
DATE SEPTEMBER 28, 2018	SCALE AS SHOWN
SHEET	JOB NUMBER 2018-109

C1.2
OVERALL DEVELOPMENT
PLAN

Plot Date: Dec 04, 2018 Plot Time: 5:53pm File Name: W:\beazer homes\2018-109 beazer - landco property westfield\Design\CAD\18109 Overall Development Plan.dwg Layout: C1.3 By: leichorn

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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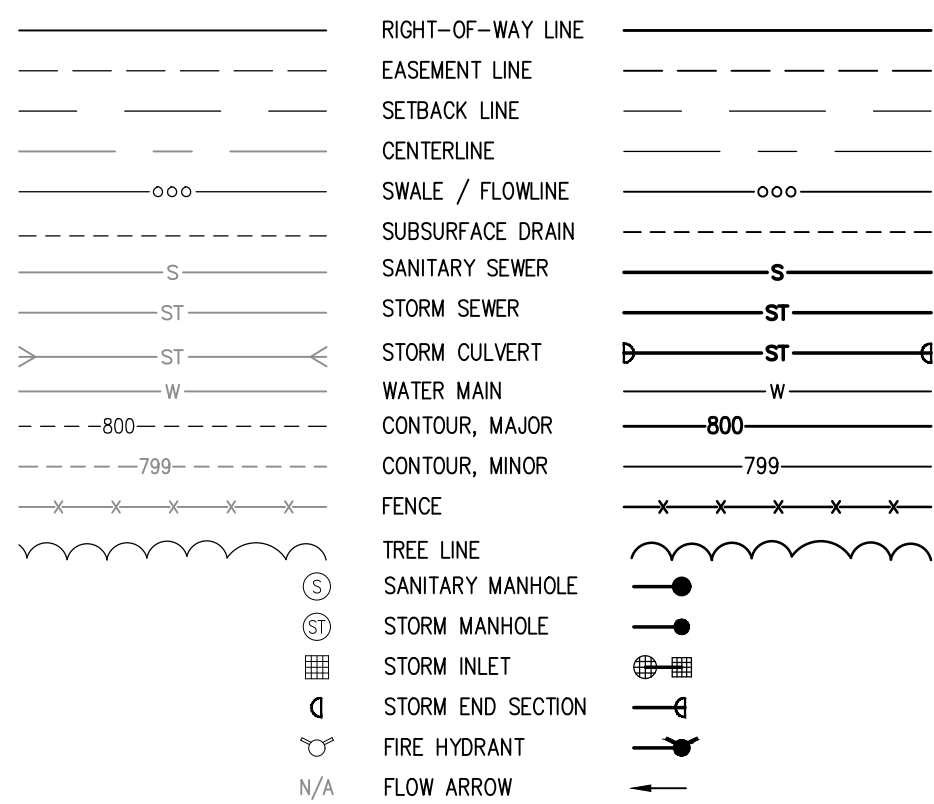
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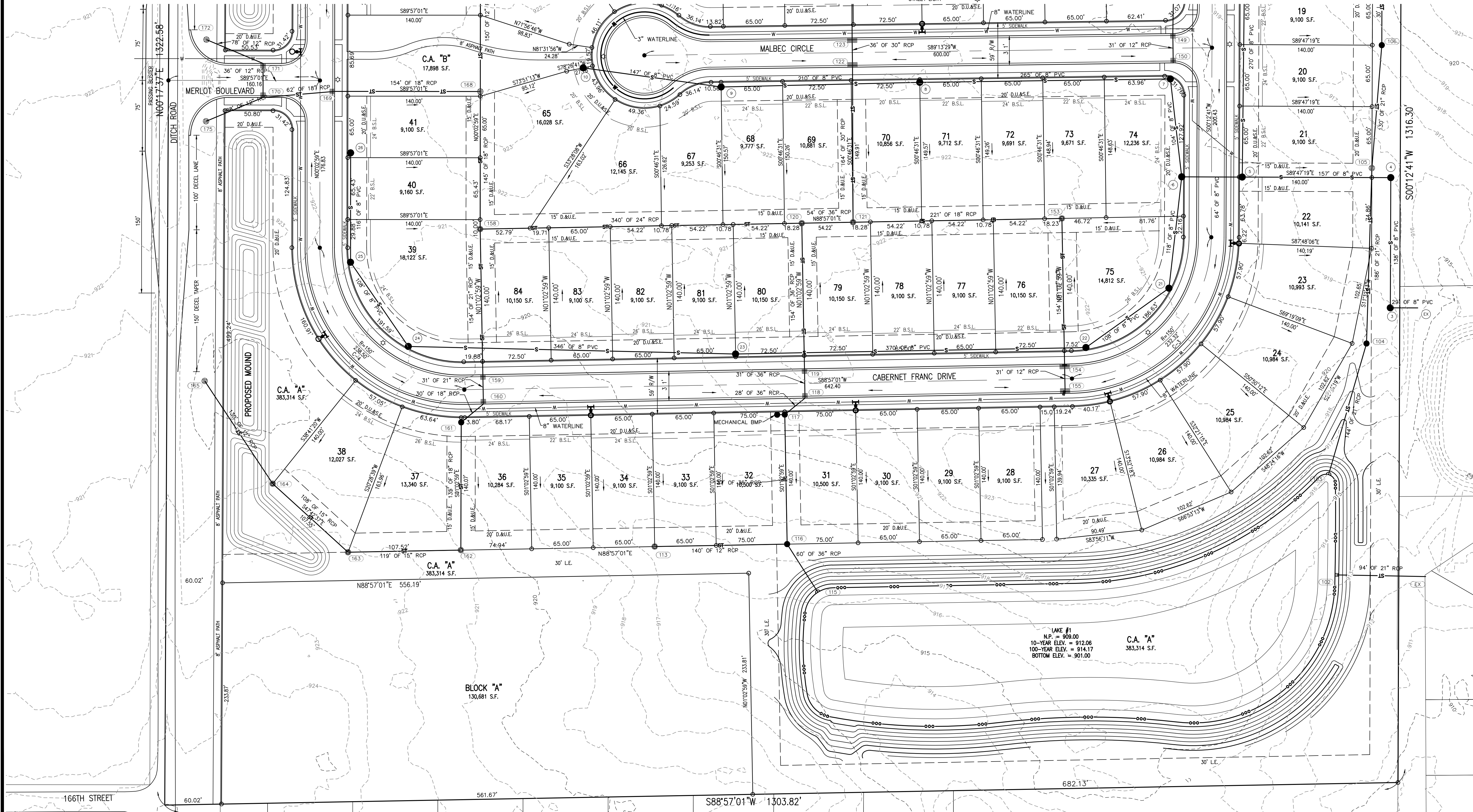
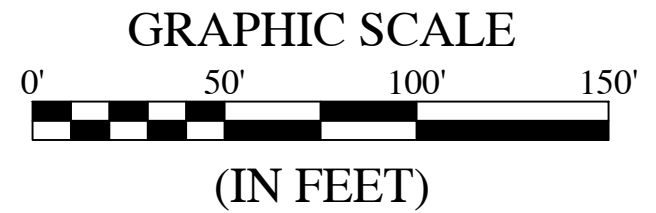
LEGEND:

EXISTING



PROPOSED

- BC - BACK OF CURB
CL - CENTERLINE
FL - FLOW LINE
NP - NORMAL POOL (ELEVATION)
PVC - POLYVINYL CHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
CA - COMMON AREA
D.E. - DRAINAGE EASEMENT
S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E. - DRAINAGE AND UTILITY EASEMENT
P.S.E. - PERMANENT STORMWATER EASEMENT
ESMT. - EASEMENT
25 - LOT NUMBER
B.S.L. - BUILDING SETBACK LINE
S.F. - SQUARE FEET
R/W - PUBLIC RIGHT-OF-WAY



Plot Date: Dec 04, 2018 Plot Time: 5:55pm File Name: W:\beazer homes\2018-109 beazer -- landco property westfield\Design\CA0\18109_Overall Open Space Plan.dwg, Layout: C2.0 By: ketchhorn

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

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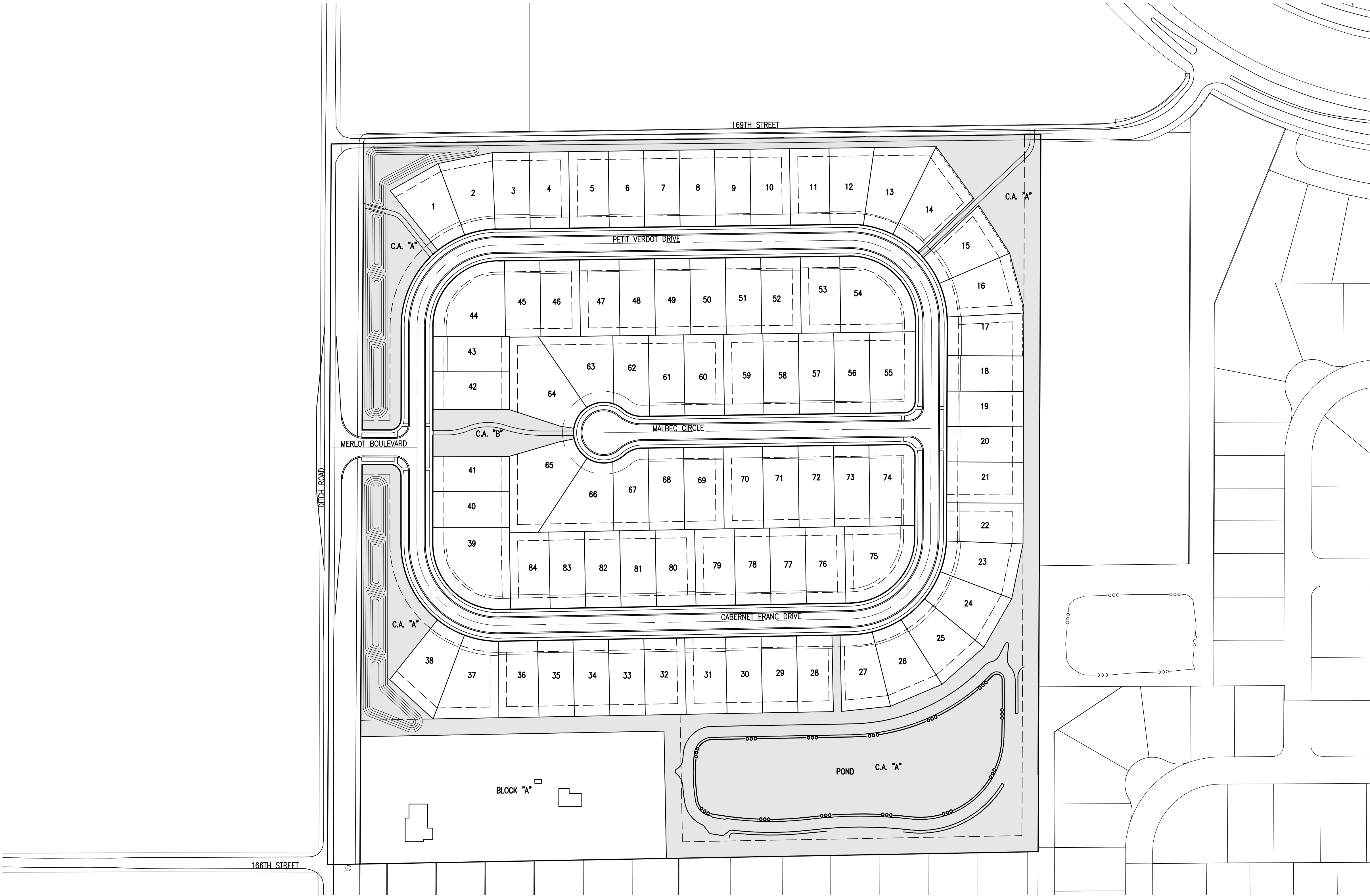
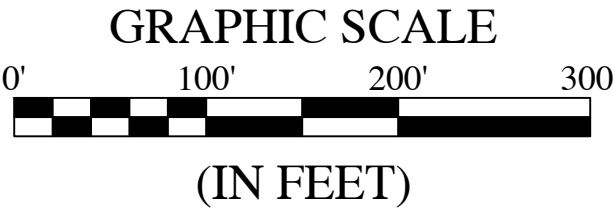
COMMON AREA SUMMARY (OPEN SPACE)	
CA "A" =	383,314 SF
CA "B" =	17,898 SF
TOTAL COMMON AREA =	401,212 SF
TOTAL COMMON AREA =	9.21 ACRES

OPEN SPACE REQUIRED = 8.0% (SF2 UNDERLYING)

OPEN SPACE PROVIDED
OPEN SPACE AREA = 9.21 AC.
TOTAL ACREAGE = 39.45 AC. = 23.35%

LEGEND:

EXISTING		PROPOSED
_____	RIGHT-OF-WAY LINE	_____
_____	EASEMENT LINE	_____
_____	SETBACK LINE	_____
_____	CENTERLINE	_____
_____	FENCE	_____
_____	TREE LINE	_____



REVISIONS

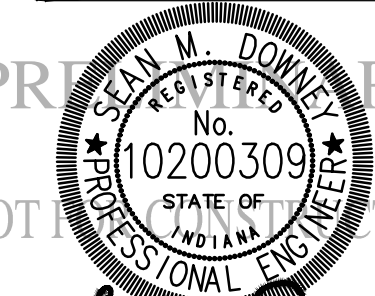
DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE

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www.hwceengineering.com

BORDEAUX WALK
DEVELOPMENT PLAN
OVERALL OPEN SPACE PLAN

PREPARED BY
NOT A PROFESSIONAL ENGINEERING



SEAN M. Downey

DRAWN BY TS	JOB NUMBER 2018-109
CHECKED BY SD	
DATE SEPTEMBER 28, 2018	
SCALE AS SHOWN	
SHEET	

C2.0

OVERALL OPEN SPACE
PLAN

Plot Date: Dec 04, 2018 Plot Time: 5:56pm File Name: W:\beazer homes\2018-109 beazer -- landco property westfield\Design\CAD\18109 Overall Demolition Plans.dwg, Layout: C3.1 By: keichhorn

DEMOLITION KEYNOTES: ⑧
(NOT ALL KEY NOTES APPLY TO THIS SHEET)
ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.
1. REMOVE EXISTING TREES AND/ OR TREE LINE.

- DEMOLITION GENERAL NOTES:**
1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
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 3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.
 4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
 5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
 6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
 7. DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.
 8. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.
 9. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.
 10. ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.
 12. ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

- LEGEND:**
- EXISTING
- RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - CENTERLINE
 - SWALE / FLOWLINE
 - SUBSURFACE DRAIN
 - SANITARY SEWER
 - STORM SEWER
 - STORM CULVERT
 - WATER MAIN
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - FENCE
 - TREE LINE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM INLET
 - STORM END SECTION
 - FIRE HYDRANT

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG!
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



REVISIONS		
DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE

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**BORDEAUX WALK
DEVELOPMENT PLAN**
EXISTING CONDITIONS & DEMOLITION PLAN

PREPARED BY
NOT A PROFESSIONAL ENGINEERING

SEAN M. DOWNNEY
REGISTERED
No. 10200309
STATE OF INDIANA

San M. Downney

DRAWN BY
TS

CHECKED BY
SD

DATE
SEPTEMBER 28, 2018

SCALE
AS SHOWN

SHEET

C3.1
EXISTING CONDITIONS & DEMOLITION PLAN

JOB NUMBER
2018-109

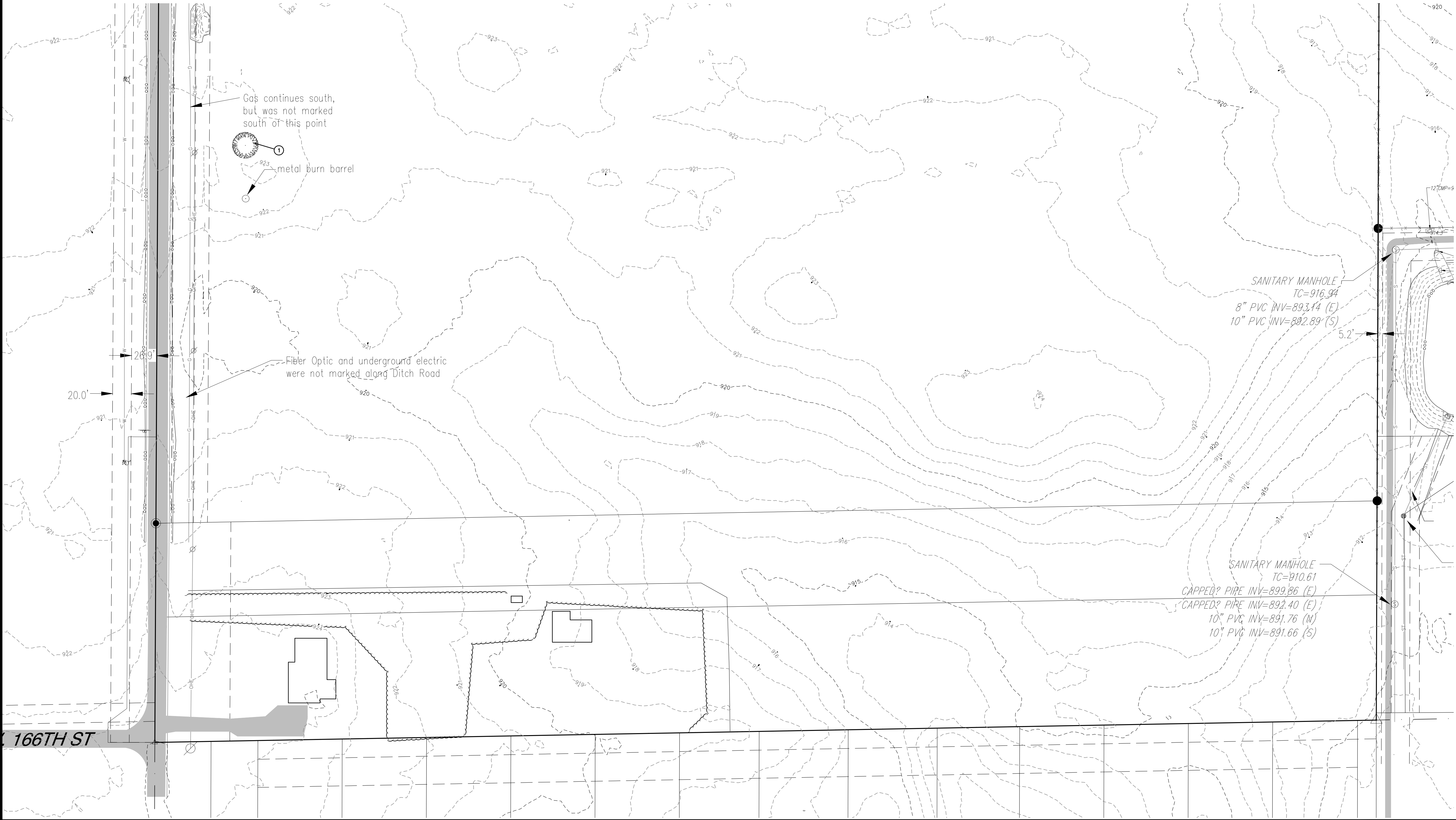
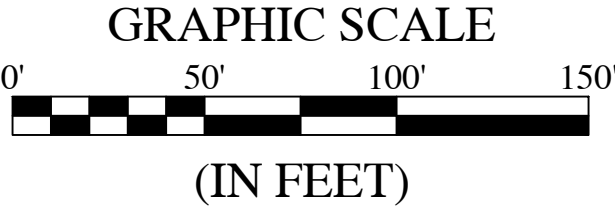
© 2018

Plot Date: Dec 04, 2018 Plot Time: 5:57pm File Name: W:\beazer homes\2018-109 beazer - landco property westfield\Design\CAD\18109 Overall Demolition Plandwg, Layout: C3.2 By: keichhorn

DEMOLITION KEYNOTES: #
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**BORDEAUX WALK
DEVELOPMENT PLAN
EXISTING CONDITIONS & DEMOLITION PLAN**

PREPARED BY
NOT A PROFESSIONAL ENGINEERING
SEAN M. DOWNNEY
REGISTERED
No. 10200309
STATE OF INDIANA
DRAWN BY
TS
CHECKED BY
SD
DATE
SEPTEMBER 28, 2018
SCALE
AS SHOWN
SHEET
JOB NUMBER
2018-109

C3.2
EXISTING CONDITIONS &
DEMOLITION PLAN
© 2018

OPEN SPACE/ COMMON AREA
LANDSCAPING REQUIREMENT:

	OPEN SPACE/COMMON AREA PROVIDED	EXTERNAL STREET FRONTAGE PROVIDED
SHADE TREE	93	33
ORNAMENTAL TREE	33	33
EVERGREEN TREE	54	44
TOTAL PROVIDED	180	110

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

PROJECT OPEN SPACE / COMMON AREA = 9.21 ACRES
NET OPEN SPACE / COMMON AREA = 9.21 ACRES

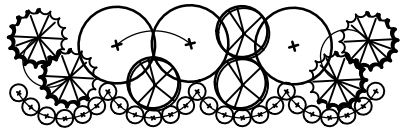
TREE REQUIREMENT = 9.21 AC * 10 TREES = 93 (290 PROVIDED)

LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
- STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY: NAME:
35.....RED MAPLE
35.....IMPERIAL HONEY LOCUST
35.....TULIP TREE
36.....ZELKOVA GREEN VASE

EXTERNAL STREET FRONTAGE
LANDSCAPING REQUIREMENT:



4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET

* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 100' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

MINIMUM LOT
LANDSCAPING REQUIREMENT:

YARD AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS CHART (MINIMUM LOT LANDSCAPING REQUIREMENTS):

LAND USE	PLANT MATERIAL		
	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
SINGLE-FAMILY RESIDENTIAL (REQUIRED)	2	2	8
SINGLE-FAMILY RESIDENTIAL (PROVIDED - 84 LOTS)	168	168	672

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

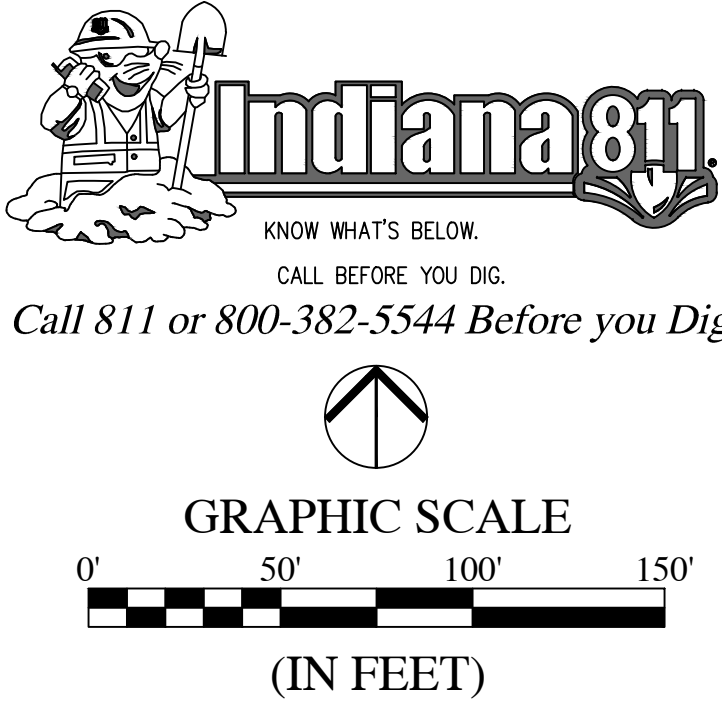
LEGEND:

- QUANTITY KEY
- SHADE TREE - 8' TALL, 2" CALIPER
 - EVERGREEN TREE - 6' TALL
 - ORNAMENTAL TREE - 2" CALIPER
 - SHRUB - 18" TALL (MIN)
 - ORNAMENTAL GRASS
 - STREET TREE (50' O.C. AVERAGE)

- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
 - EXISTING WOODED AREA & WETLANDS UNDISTURBED 3.89 ACRES
 - PERENNIAL PLANTINGS

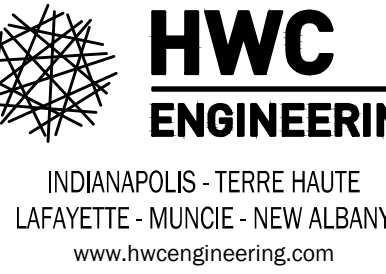
EXTERNAL STREET FRONTAGE
LANDSCAPING REQUIREMENT:

DITCH ROAD - STREET FRONTAGE (ESTIMATED 1,090 FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	44	44
3 SHADE	33	33
3 ORNAMENTAL	33	33
25 SHRUBS	275	275
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT



REVISIONS

DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE



BORDEAUX WALK
DEVELOPMENT PLAN
LANDSCAPE PLAN

PREPARED BY
NOT A PROFESSIONAL ENGINEER

DRAWN BY
TS, TD
CHECKED BY
SD
DATE
SEPTEMBER 28, 2018
SCALE
AS SHOWN
SHEET

L1.0
LANDSCAPE PLAN

OPEN SPACE/ COMMON AREA
LANDSCAPING REQUIREMENT:

	OPEN SPACE/COMMON AREA PROVIDED	EXTERNAL STREET FRONTAGE PROVIDED
SHADE TREE	93	33
ORNAMENTAL TREE	33	33
EVERGREEN TREE	54	44
TOTAL PROVIDED	180	110

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

PROJECT OPEN SPACE / COMMON AREA = 9.21 ACRES
NET OPEN SPACE / COMMON AREA = 9.21 ACRES

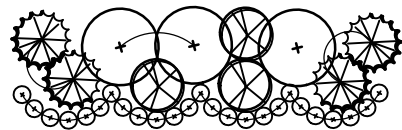
TREE REQUIREMENT = 9.21 AC * 10 TREES = 93 (290 PROVIDED)

LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
- STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY:	NAME:
35.....	RED MAPLE
35.....	IMPERIAL HONEY LOCUST
35.....	TULIP TREE
36.....	ZELKOVA GREEN VASE

EXTERNAL STREET FRONTAGE
LANDSCAPING REQUIREMENT:



4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET

* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 100' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

MINIMUM LOT
LANDSCAPING REQUIREMENT:

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SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

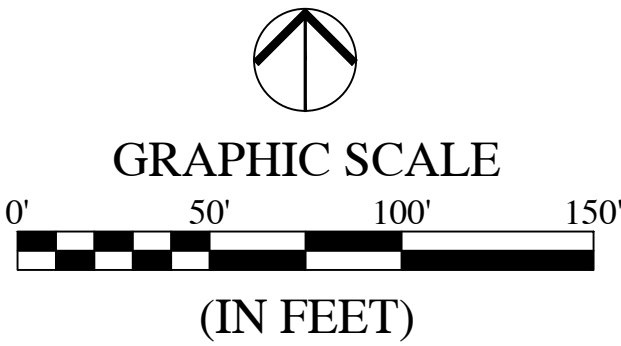
#1 XXX	QUANTITY KEY	SPADE EDGE
+	SHADE TREE - 8' TALL, 2" CALIPER	INTERSECTION SIGHT TRIANGLE
EVERGREEN TREE - 6' TALL		EXISTING WOODED AREA & WETLANDS UNDISTURBED 3.89 ACRES
ORNAMENTAL TREE - 2" CALIPER		PERENNIAL PLANTINGS
SHRUB - 18" TALL (MIN)		
ORNAMENTAL GRASS		
STREET TREE (50' O.C. AVERAGE)		

EXTERNAL STREET FRONTAGE
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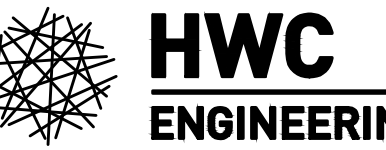


Call 811 or 800-382-5544 Before you Dig!



REVISIONS

DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE



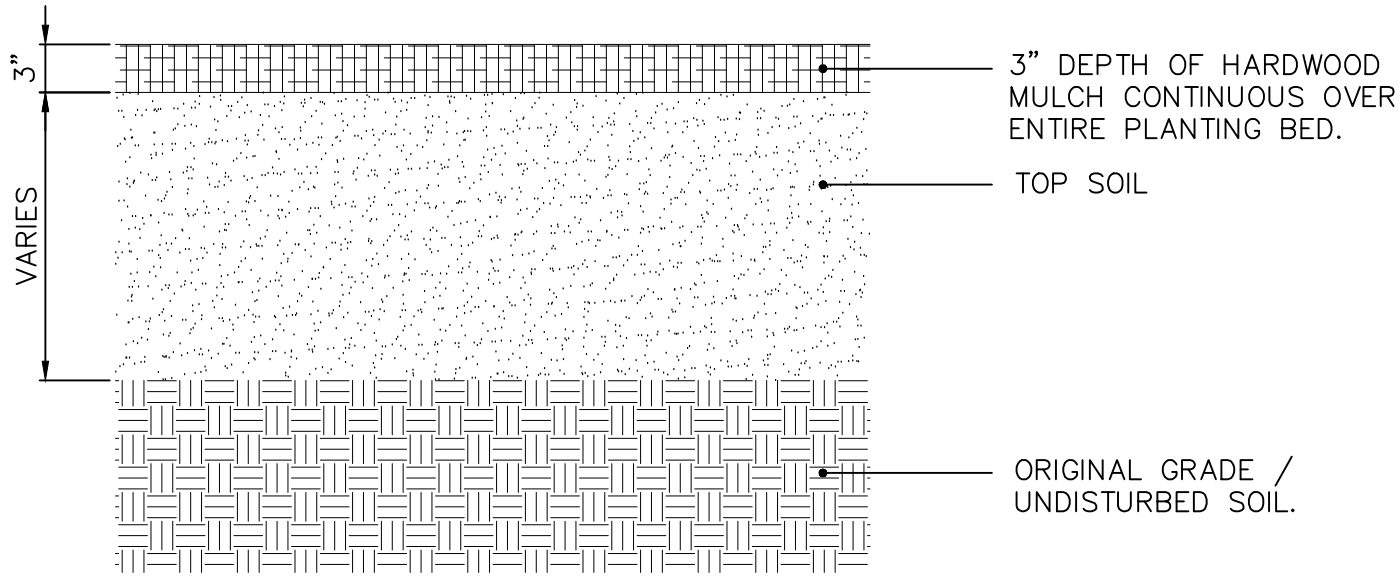
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

BORDEAUX WALK
DEVELOPMENT PLAN
LANDSCAPE PLAN



DRAWN BY
TS, TD
CHECKED BY
SD
DATE
SEPTEMBER 28, 2018
SCALE
AS SHOWN
SHEET

L1.1
LANDSCAPE PLAN



TOP SOIL REQUIREMENTS
NOT TO SCALE

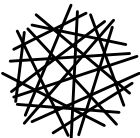
LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
3. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
4. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
6. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
7. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
8. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
9. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
10. MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
11. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
12. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
13. ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
14. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.
15. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
16. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.
17. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
18. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
19. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
21. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

MASTER PLANTING SCHEDULE:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HGT.	ROOT	SPACING	REMARKS
DECIDUOUS TREE (*Indicates Species used for Street Trees)								
ACE-R*	35	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, THORNLESS, SPECIMEN
BET-N	27	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2 1/2" CAL.	12'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
GLE-T*	35	GLEDITSIA TRIACANTHOS 'IMPERIA'	IMPERIAL HONEYLOCUST	2 1/2" CAL.	12'	B&B	See Plan	CENTRAL LEADER, THORNLESS, SPECIMEN
LIQ-S	7	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUNDLEAF SWEETGUM	2 1/2" CAL.	12'	B&B	See Plan	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
LIR-T*	63	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL.	12'			
QUE-A	23	QUERCUS ALBA	WHITE OAK	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
QUE-R	8	QUERCUS RUBRA	RED OAK	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
ZEL-V*	36	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'	2 1/2" CAL.	12'	B&B	See Plan	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
ORNAMENTAL TREE								
AME-G	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
CER-C	9	CERCIS CANADENSIS	EASTERN REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
CRA-V	8	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
SYR-R	7	SYRINGA RETICULATA	JAPANESE LILAC	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
EVERGREEN TREE								
ABI-C	31	ABIES CONCOLOR	WHITE FIR	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-A	8	PICEA ABIES	NORWAY SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-D	29	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-G	30	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
SHRUBS								
RHU-A	100	RHUS AROMATIC	FRAGRANT SUMAC	5 GAL.	18-24"	B&B	SEE PLAN	FULL IN POT
VIB-D	74	VIBURNUM DENTATUM	SOUTHERN ARROWWOOD VIBURNIUM	5 GAL.	18-24"	B&B	SEE PLAN	FULL IN POT
HYD-P	130	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
HYD-Q	12	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
MYR-P	118	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT

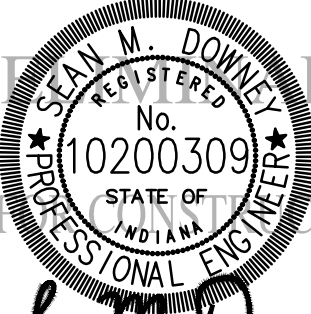
REVISIONS		
DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE



HWC
ENGINEERING

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LAFAYETTE - MUNCIE - NEW ALBANY
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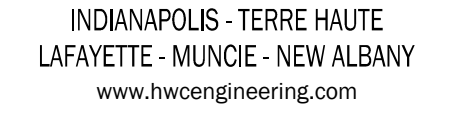
BORDEAUX WALK
DEVELOPMENT PLAN
LANDSCAPE DETAILS

PREPARED BY

NOT A PROFESSIONAL ENGINEERING

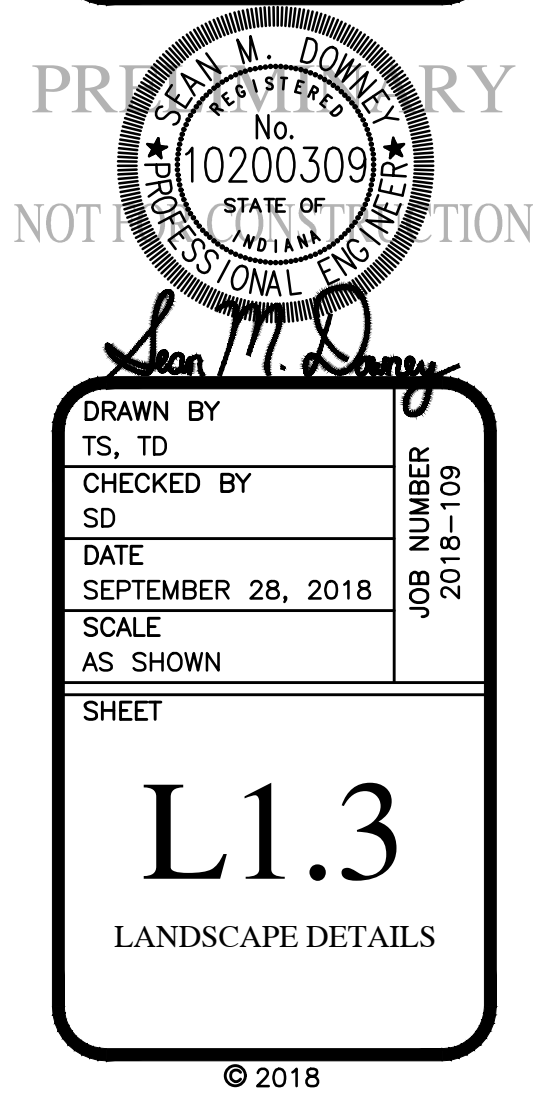

DRAWN BY
TS, TD
CHECKED BY
SD
DATE
SEPTEMBER 28, 2018
SCALE
AS SHOWN
SHEET

JOB NUMBER
2018-109

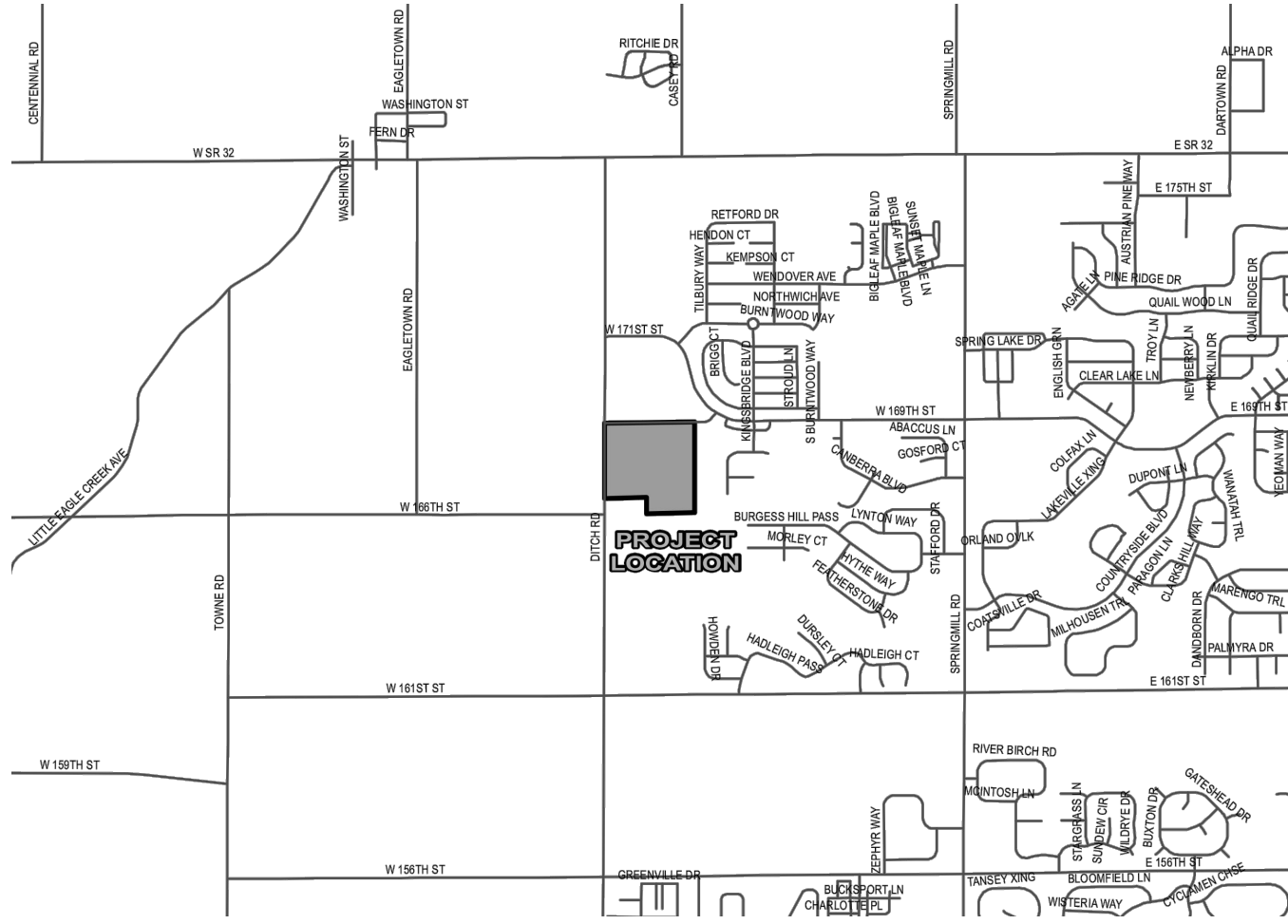
L1.2
LANDSCAPE DETAILS

[illegible]

BORDEAUX WALK DEVELOPMENT PLAN LANDSCAPE DETAILS



File Name: W:\Beazer Homes\2018-109-Beazer - Landco Property Westfield\Design\CAD\00-Primary Plat Set\18109.Cover Sheet-PP.dwg, Layout: C1.0 By: keichhorn Plot Date: Dec 04, 2018 Plot Time: 6:01pm



LOCATION MAP
SCALE 1" = 1/2 MILE

LEGAL DESCRIPTION

The Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Kristopher K. Eichhorn, Professional Surveyor Number 21000230, HWC Engineering Job Number 2018-109, dated December 4, 2018, also described as:

BEGINNING at the southwest corner of said Quarter-Quarter Section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Quarter-Quarter Section a distance of 1322.58 feet to the northwest corner of said Quarter-Quarter Section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter Section a distance of 1301.80 feet to the northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter Section a distance of 1316.30 feet to the southeast corner of said Quarter-Quarter Section; thence South 88 degrees 57 minutes 01 seconds West along the south line of said Quarter-Quarter Section a distance of 1303.82 feet to the POINT OF BEGINNING, containing 39.454 acres, more or less.

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.3	OVERALL PRIMARY PLAT PLAN

DEVELOPMENT STANDARDS
BORDEAUX WALK
ZONING: PUD
LOTS: 84

MIN. LOT AREA	9,000 SF
MIN. LOT WIDTH	65'
MIN. FRONT SETBACK	20'
MIN. LOT FRONTAGE	35'
MIN. SIDE SETBACK	6'
MIN. REAR SETBACK	25'
MIN. LIVING AREA (GROUND FLOOR)	
ONE STORY	1,800 SF
STORY & ONE HALF	2,000 SF



PREPARED BY:

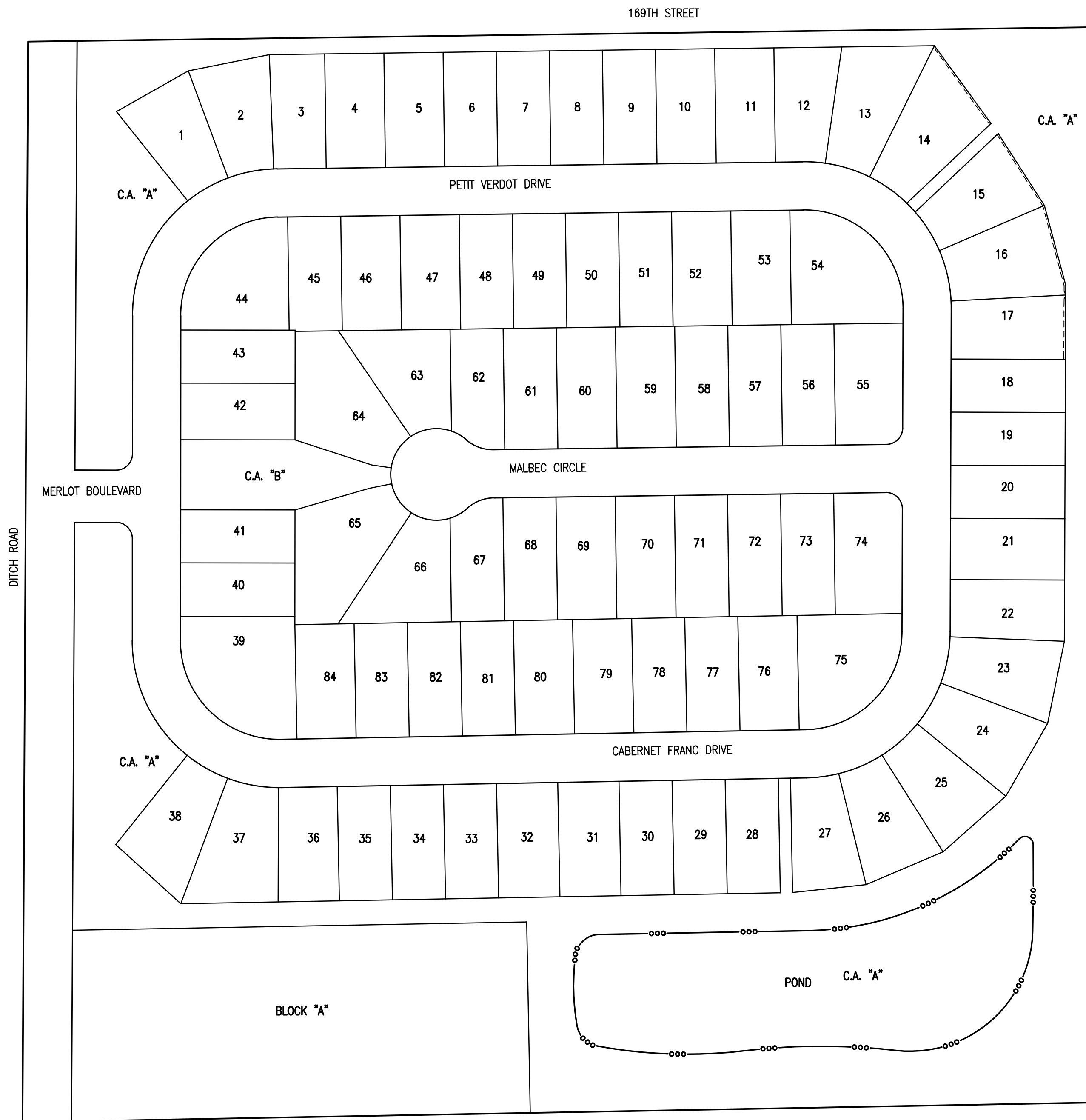
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

BORDEAUX WALK PRIMARY PLAT

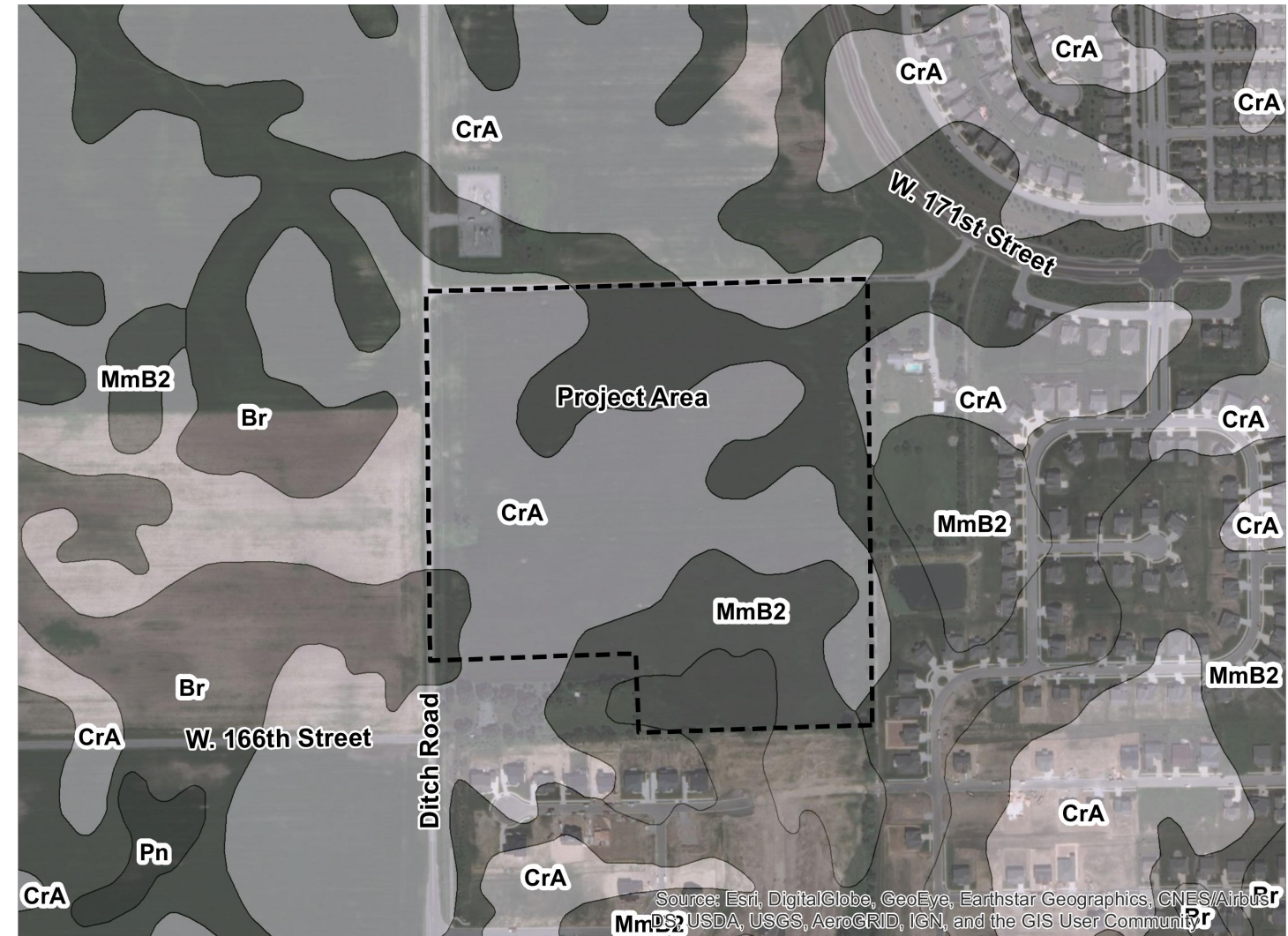
Beazer Homes Indiana LLP

CONTACT: PAUL CLAIRE

9405 DELEGATES ROW
INDIANAPOLIS, INDIANA 46240
(317) 569-3591



SITE MAP
SCALE: 1" = 100'



SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br Brookston silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmB2 Miami silt loam, 2 to 6 percent slopes, eroded

UTILITY CONTACT INFORMATION:

CITY OF WESTFIELD		
Westfield Economic and Community Development Department(H) 2728 East 171st Street Westfield, Indiana 46074 (317) 804-3170 economicdevelopment@westfield.in.gov	Westfield Fire Department(H) 17535 Darrow Road Westfield, Indiana 46074 Garry Harling (317) 804-3307 gharling@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leanne Kmetz (317) 804-3001 lkmetz@westfield.in.gov

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

SCHOOL CORPORATION	STATE OF INDIANA
Westfield-Washington School Corp. 1143 East 181st Street Westfield, Indiana 46074 Joe Montalano (317) 867-8045 montalano@wssk12.in.us	Indiana Department of Transportation (INDOT) Tipton Sub-District 2152 West State Road 28, Tipton, Indiana 46072 Sandra Landrum (317) 402-1823 (cell) (765) 675-7402 x 6 slandrum@indot.in.gov

HAMILTON COUNTY		
Hamilton County Surveyor's Office(H) One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 Greg Hoyes (317) 776-8495 greg.hoyes@hamiltoncounty.in.gov	Hamilton County Highway Department 1700 S. 10th Street Noblesville, Indiana 46060 Dave Lucas (317) 773-7770 david.lucas@hamiltoncounty.in.gov	Hamilton County Health Department 18030 Foundation Drive, Suite A Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncounty.in.gov

SERVICE PROVIDERS		
Citizens Westfield (for water & sanitary sewer) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Mitch House (317) 917-5294 mhouse@citizensenergygroup.com	Citizens Gas of Westfield(C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Richard Miller, Jr. Construction Field Coordinator (317) 927-4684 rmiller@citizensenergygroup.com	Citizens Energy Group(C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Chris L. Kehl (317) 927-4538 ckehl@citizensenergygroup.com

SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office)(C) 100 South Mill Creek Road Noblesville, Indiana 46062 Bill Oldham (317) 776-5331 / (317) 617-9099 (cell) william.oldham@duke-energy.com	Duke Energy (Carmel Office)(H)(C) WF500 / 2727 Central Avenue Westfield, Indiana 46074 Matt Dayhuff (317) 896-6104 matt.dayhuff@duke-energy.com	Duke Energy: Asset Protection(H)(C) WF500 / 2727 Central Avenue Columbus, Indiana 47201 Ryan Daugherty (812) 375-2021 ryan.daugherty@duke-energy.com

Panhandle Eastern Pipeline Company 9372 Zionsville Road Indianapolis, Indiana 46268 Troy Yackie (317) 733-3213 troy.yackie@energytransfer.com Mark Wood (317) 733-3232 mark.wood@energytransfer.com	Indiana Gas / Vectren(H)(C) P.O. Box 1700 Noblesville, Indiana 46061 Chad Miller (317) 776-5550 cmiller@vectren.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr. (317) 982-1161 Earl.Small@cable.comcast.com
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Level 3 Communications 1902 South East Street Indianapolis, Indiana 46225 Dewayne Hamilton (317) 916-2708 dewayne.hamilton@level3.com	Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 713-3899 / (317) 618-2822 (cell) Matthew.Filson@charter.com	Buckeye Partners, L.P. 940 Buckeye Road Lima, Ohio 45804 Kyle Smith (419) 993-8008 ksmith@buckeye.com
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Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46060 Austin Guyer (317) 291-9460 x1233 aguyer@marathonpetroleum.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Brian Wente (317) 610-5440 / (317) 525-4894 (cell) bwa1317@att.com
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Zayo Group 5200 East 64th Street Indianapolis, Indiana 46220 Dan Jones (317) 508-2807 Dan.Jones@zayo.com lnky_rsls@zayo.com	Indiana Fiber Network 5520 West 76th Street Indianapolis, Indiana 46268 Bruce Speck / Keith Hamm (317) 280-4636 / (317) 771-7223 (cell) bspeck@ifncom.net khamm@ifncom.net	MetroNet(C) 330 East Main Street Westfield, Indiana 46074 Chris Bluto (317) 465-1046 christopher.bluto@metronetinc.com
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REVISIONS

DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE



BORDEAUX WALK
CITY OF WESTFIELD, INDIANA

COVER



DRAWN BY TS	CHECKED BY SD
DATE SEPTEMBER 28, 2018	SCALE AS SHOWN
SHEET	JOB NUMBER 2018-109

C1.0
COVER

LEGAL DESCRIPTION

The Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Kristopher K. Eichhorn, Professional Surveyor Number 21000230, HWC Engineering Job Number 2018-109, dated December 4, 2018, also described as:

BEGINNING at the southwest corner of said Quarter-Quarter Section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Quarter-Quarter Section a distance of 1322.58 feet to the northwest corner of said Quarter-Quarter Section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter Section a distance of 1301.80 feet to the northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter Section a distance of 1316.30 feet to the southeast corner of said Quarter-Quarter Section; thence South 88 degrees 57 minutes 01 seconds West along the south line of said Quarter-Quarter Section a distance of 1303.82 feet to the POINT OF BEGINNING, containing 39.454 acres, more or less.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

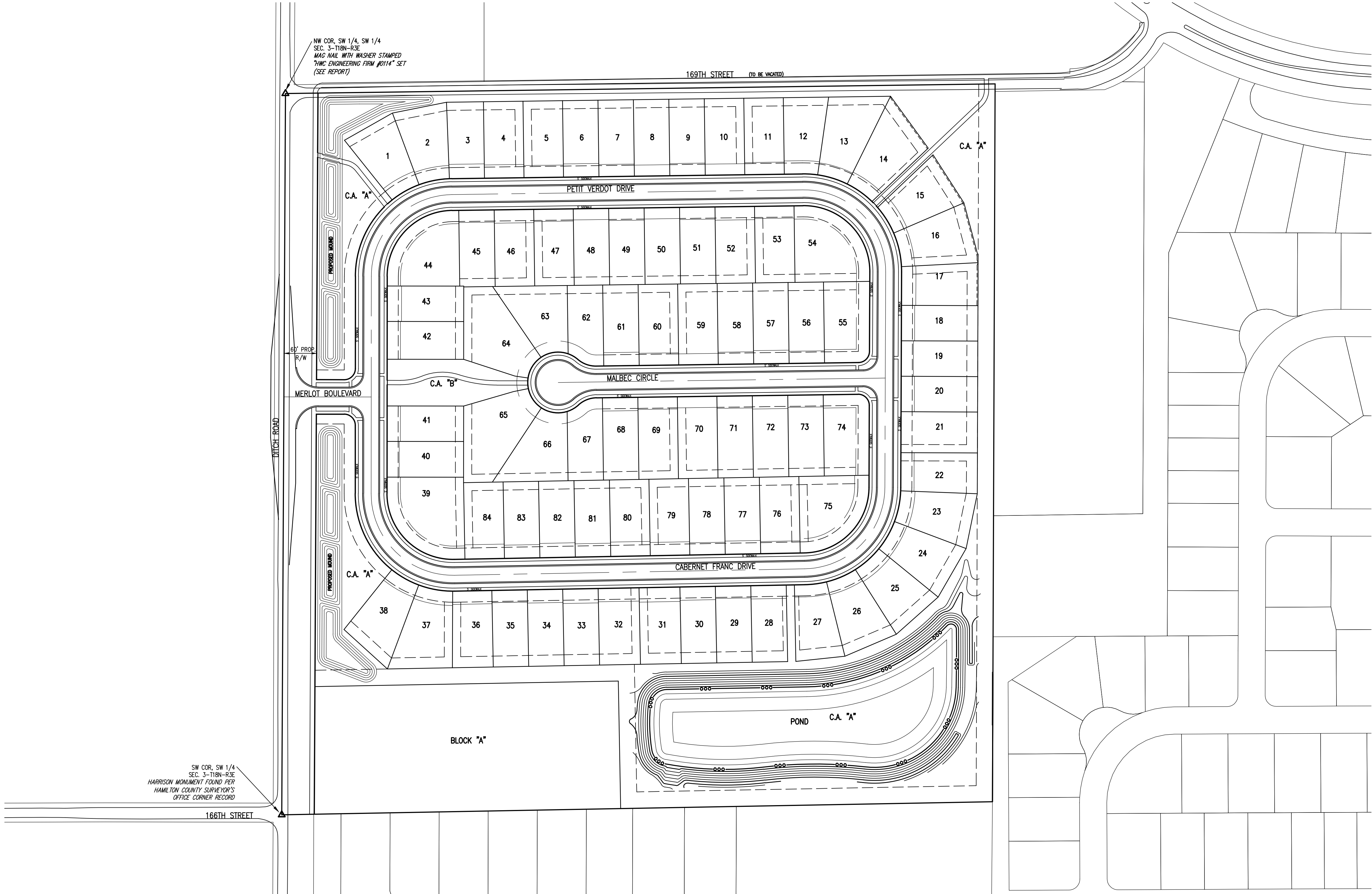
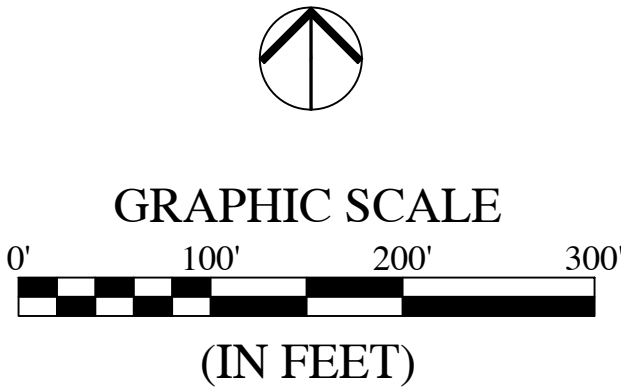
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

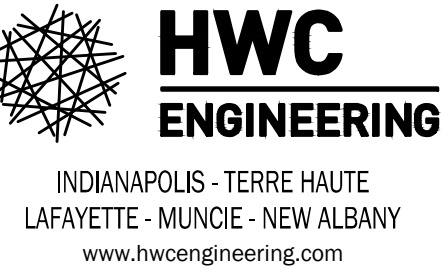
LEGEND:

EXISTING	PROPOSED



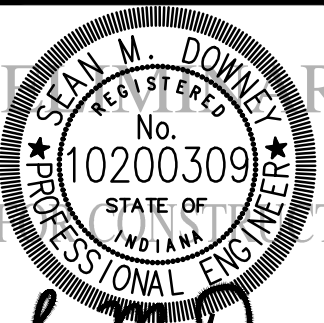
REVISIONS

DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE



BORDEAUX WALK
PRIMARY PLAT
OVERALL SITE PLAN

PREPARED BY
NOT A PROFESSIONAL ENGINEERING


Sean M. Downey

DRAWN BY
TS
CHECKED BY
SD
DATE
SEPTEMBER 28, 2018
SCALE
AS SHOWN
SHEET

JOB NUMBER
2018-109

C1.1
OVERALL SITE PLAN

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

Curve Table					
Curve #	Length	Radius	Cord Length	Chord Bearing	Delta
C-1	233.46'	150.00'	210.599'	S44°38'14"W	89°10'30"
C-2	238.20'	150.00'	213.951'	N45°16'55"W	90°59'12"
C-3	232.32'	150.00'	209.785'	N44°34'51"E	88°44'20"
C-4	238.50'	150.00'	214.158'	S45°30'00"E	91°05'58"

LEGEND:

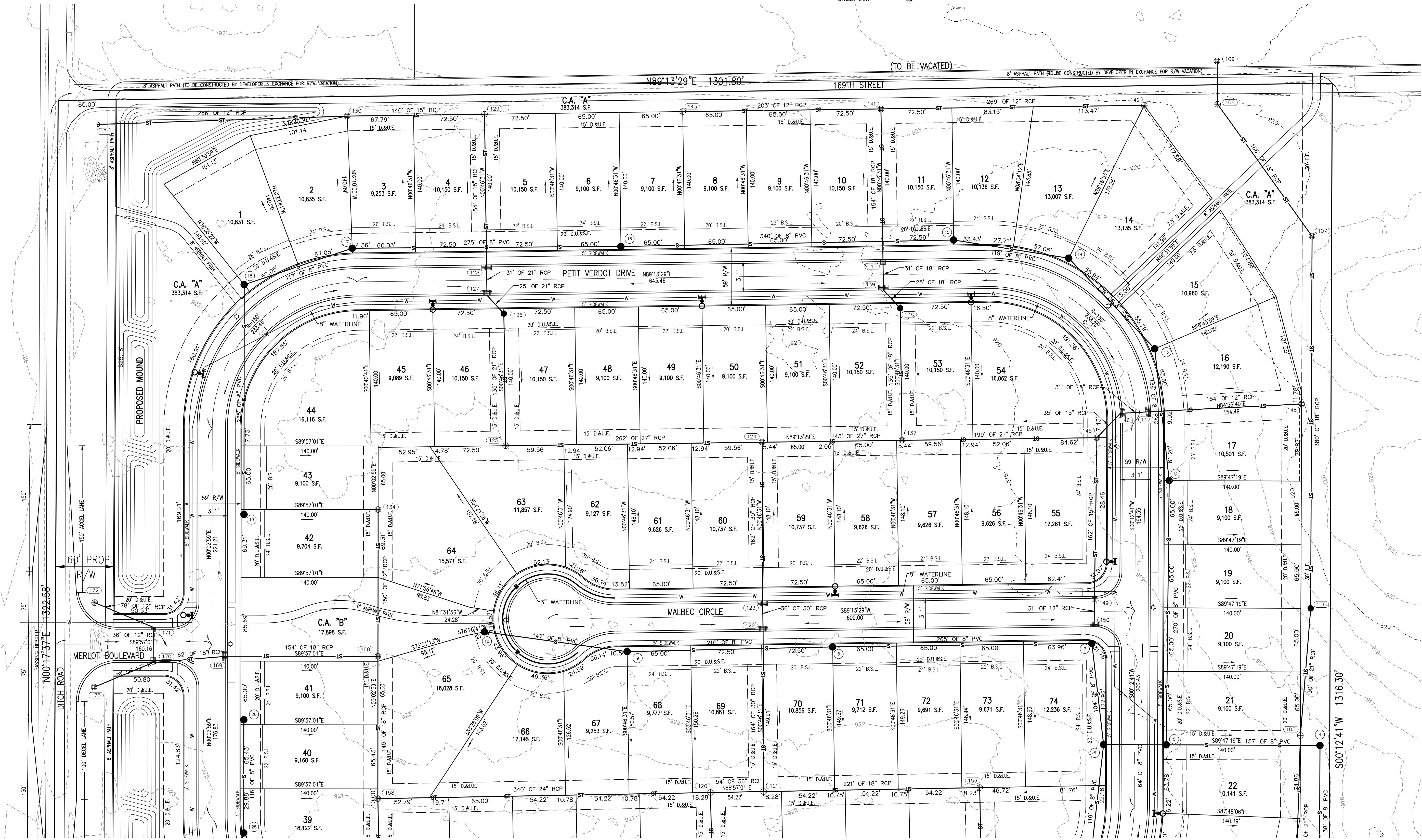
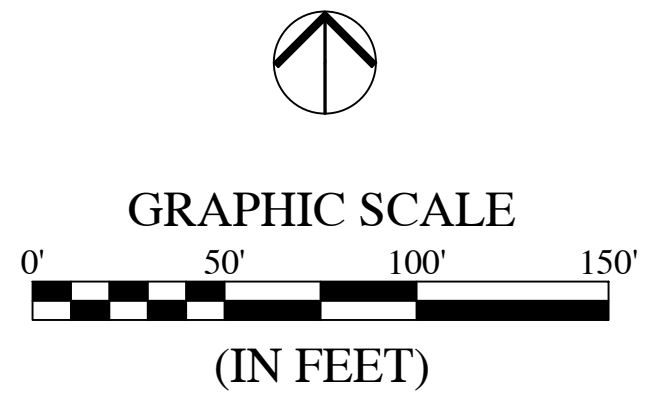
EXISTING

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
SWALE / FLOWLINE
SUBSURFACE DRAIN
SANITARY SEWER
STORM SEWER
STORM CULVERT
WATER MAIN
CONTOUR, MAJOR
CONTOUR, MINOR
FENCE
TREE LINE
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
STORM END SECTION
FIRE HYDRANT
FLOW ARROW
STREET LIGHT

PROPOSED

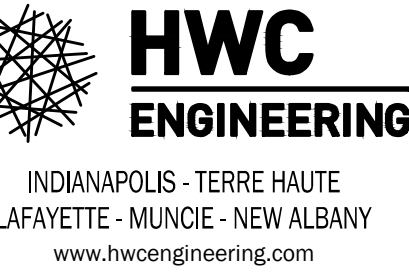
BC
FL
NP
PVC
RCP
CA
D.E.
S.S.D.&U.E.
D.&U.E.
P.S.E.
ESMT.
25
B.S.L.
S.F.
R/W

- BACK OF CURB
- CENTERLINE
- FLOW LINE
- NORMAL POOL (ELEVATION)
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- COMMON AREA
- DRAINAGE EASEMENT
- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- PERMANENT STORMWATER EASEMENT
- EASEMENT
- LOT NUMBER
- BUILDING SETBACK LINE
- SQUARE FEET
- PUBLIC RIGHT-OF-WAY

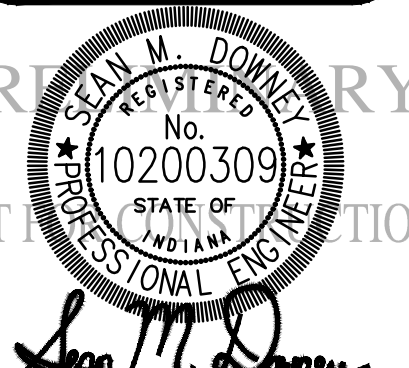


REVISIONS

DATE	DESCRIPTION	BY
11/30/18	REVISED PER CITY REVIEW COMMENTS	TS
12/5/18	ADD BLOCK "A"	KE



BORDEAUX WALK
PRIMARY PLAT
OVERALL PRIMARY PLAT PLAN



DRAWN BY TS	CHECKED BY SD
DATE SEPTEMBER 28, 2018	SCALE AS SHOWN
SHEET	JOB NUMBER 2018-109

C1.2
OVERALL PRIMARY PLAT
PLAN

ORDINANCE NUMBER 18-49

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1811-PUD-29**), requesting an amendment to the Unified Development Ordinance and 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. 1811-PUD-29** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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 "**Bordeaux Walk PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

2.2 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines two (2) individual areas of the District.

2.3 Area A: The part of the Real Estate depicted on the District Map as Area A.

2.4 Area B: The part of the Real Estate depicted on the District Map as Area B.

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 Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be ~~SF-4: Single-Family High Density District.~~set forth below as illustrated on the attached Concept Plan:

4.1 Area A: SF-4: Single-Family High Density District.

4.2 Area B: SF-2: Single-Family Low Density District

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings: The total number of Dwellings permitted in ~~the District~~Area A shall not exceed eighty-four (84) Single-Family Dwellings.

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

the District, except as otherwise modified below:

Standard

6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of this Ordinance; however, Article 8.6(C) shall apply.

6.2 The following standards for Area A shall be applied to the Area as depicted on the District Map:

<u>Standard</u>	<u>Area A</u>
Minimum Lot Area	9,000sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20'
Side Yard	6'
Rear Yard	25'
Minimum Lot Width	65'
Maximum Building Height	1 ½ Story
Minimum Living Area (Total)	
Single Story	1,800sqft
1 ½ Story	2,000sqft

6.16.3 The Minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all the street segments of Area A. The random Front Yard Building Setbacks shall be illustrated on the Primary and Secondary Plat.

~~6.2 Common Areas shall not be subject to the Minimum Lot Frontage provisions of this Ordinance; however, Article 8.6(C) shall apply.~~

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

7.1 Article 6.3 Architectural Standards: Shall apply to Area A, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit ED**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

B. Additional Architectural Standards: Article 6.3(C) shall apply except as modified below:

- i. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- iii. Garage Composition and Orientation: The following shall apply:
 - a) All Dwellings shall have a minimum of a two (2) car attached garage.
 - b) All Dwellings shall provide decorative garage doors that include windows and/or hardware to vary the appearance of garage doors based on the architectural style of the Dwelling. Examples are shown in Exhibit GD.
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, windows and door wraps, and as transitional material between two different materials.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - d) Roof Design featuring a hip roof, dormers, a reverse gable, a shed roof accent, or two (2) or more roof planes.
 - e) All Dwellings shall have a minimum of two (2) windows on the Front Façade.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architecture elements on each Side Building Façade. Side Building Façades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade:
 - a) Hip Roof.

- b) Roofline direction change, roofline heights change, or two (2) or more Roof Planes.
- c) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
- d) A minimum of two (2) or more windows with a minimum of thirty-six (36) square feet aggregate in size, on the Side Building Façade.
- e) Architecturally-enhanced trim a minimum of five and one-half (5 ½) inches wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, and pediments).
- f) Sunroom, screened porch, or covered porch (a minimum of one hundred and fifty (150) square feet in size).

- vi. Rear Building Façade Requirements: Each Dwelling shall include a covered porch, a screened porch, or a sunroom at a minimum of one-hundred and fifty (150) square feet in size.

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:-:

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply to Area A except as modified and enhanced below:

- i. A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
- ii. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall not apply to Area B.

B-C. Required Buffer Yard: Article 6.8(N) shall apply; however, no mounds shall be required. All required landscaping planting materials shall be provided.

Section 8. 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 in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply to Area A except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be enhanced to require a minimum of twenty-five ~~(25~~three percent (23%) of the Real Estate, as generally shown on the Concept Plan.

9.2 169th Street Construction: The existing pavement and all unnecessary road infrastructure within the existing 169th Street right-of-way (“ROW”) shall be removed as generally illustrated on Exhibit DE. Within the northern half of the vacated ROW for 169th Street, an eight (8) foot wide pedestrian trail shall be constructed. A conceptual alignment is generally illustrated on Exhibit D-E.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2018.

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 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 18-49** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-49**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-49**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C ~~Character Exhibits~~ District Map

Exhibit D Character Exhibits

Exhibit E 169th Street Construction

EXHIBIT A
REAL ESTATE

~~Part of the~~The Southwest Quarter of the Southwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Kristopher K. Eichhorn, Professional Surveyor Number 21000230, HWC Engineering Job Number 2018-109, dated ~~November 28~~December 4, 2018, also described as ~~follows~~:

~~COMMENCING BEGINNING~~ at the southwest corner of said Quarter-Quarter ~~section~~Section, marked by a Harrison monument; thence North 00 degrees 17 minutes 37 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Quarter-Quarter ~~section~~Section a distance of ~~233.87 feet to the POINT OF BEGINNING, said point being the northwest corner of a 3.00-acre tract of land described in Instrument Number 9809838966 in the Office of the Recorder of Hamilton County, Indiana; thence continuing North 00 degrees 17 minutes 37 seconds East along said west line a distance of 1088.71~~1322.58 feet to the northwest corner of said Quarter-Quarter ~~section~~Section; thence North 89 degrees 13 minutes 29 seconds East along the north line of said Quarter-Quarter ~~section~~Section a distance of 1301.80 feet to the northeast corner of said Quarter-Quarter ~~section~~Section; thence South 00 degrees 12 minutes 41 seconds West along the east line of said Quarter-Quarter ~~section~~Section a distance of 1316.30 feet to the southeast corner of said Quarter-Quarter ~~section~~Section; thence South 88 degrees 57 minutes 01 seconds West along the south line of said Quarter-Quarter ~~section a distance of 690.00 feet to a 5/8-inch rebar with yellow cap stamped "HWC Engineering Firm #0114"; thence North 01 degrees 02 minutes 59 seconds West a distance of 233.81 feet to a 5/8-inch rebar with yellow cap stamped "HWC Engineering Firm #0114" on the north line of said 3.00-acre tract; thence South 88 degrees 57 minutes 01 seconds West along said north line a distance of 608.34 feet to the POINT OF BEGINNING, containing 36.174~~Section a distance of 1303.82 feet to the POINT OF BEGINNING, containing 39.454 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

BORDEAUX WALK



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1811-PUD-29.

EXHIBIT C
DISTRICT MAP
(Page 1 of 1)

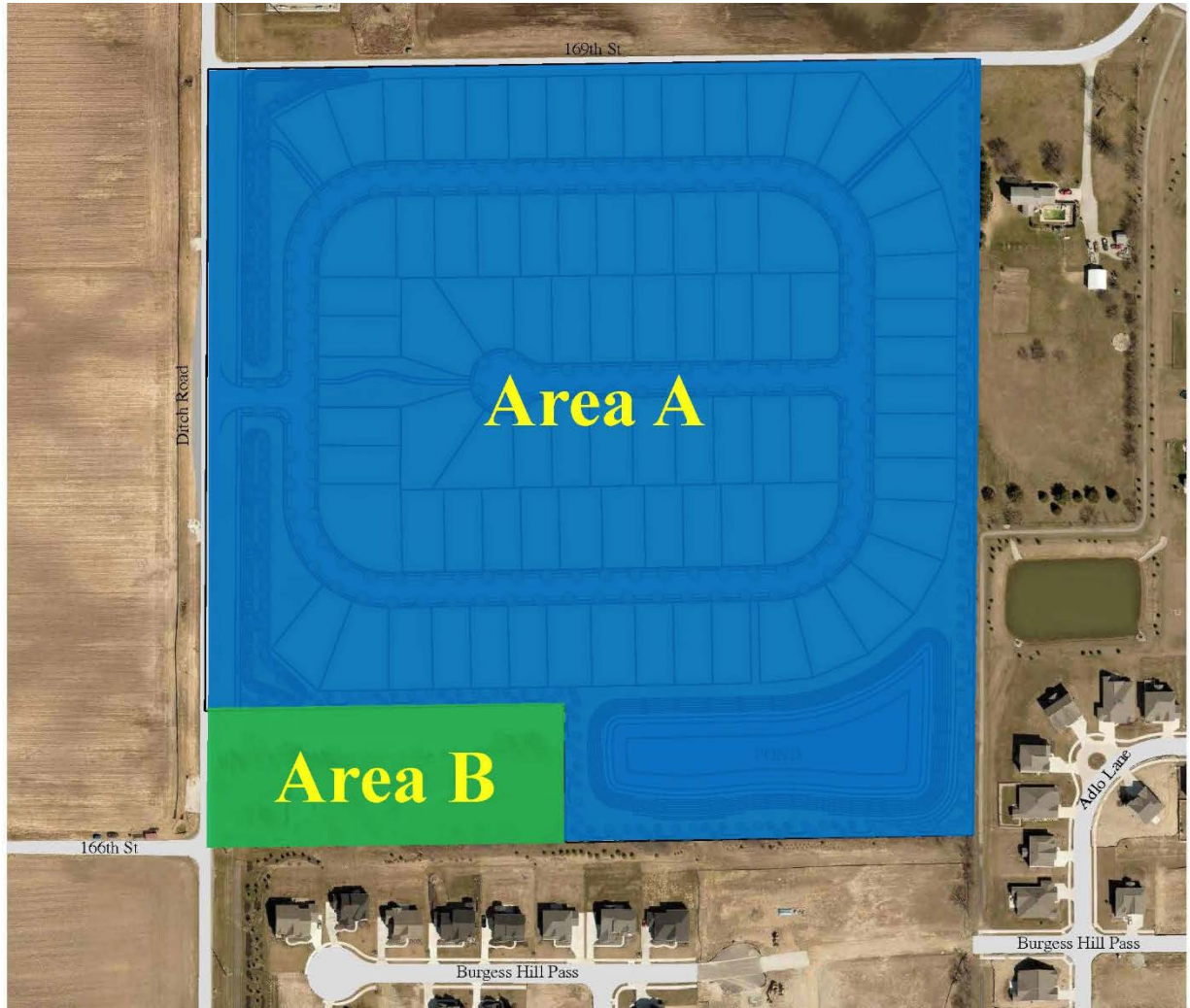


EXHIBIT D
CHARACTER EXHIBIT
(Page 1 of 5)



EXHIBIT ~~CD~~
CHARACTER EXHIBIT
(Page 2 of 5)



EXHIBIT ~~CD~~
CHARACTER EXHIBIT
(Page 3 of 5)



EXHIBIT ~~CD~~
CHARACTER EXHIBIT
(Page 4 of 5)



EXHIBIT ~~CD~~
CHARACTER EXHIBIT
(Page 5 of 5)

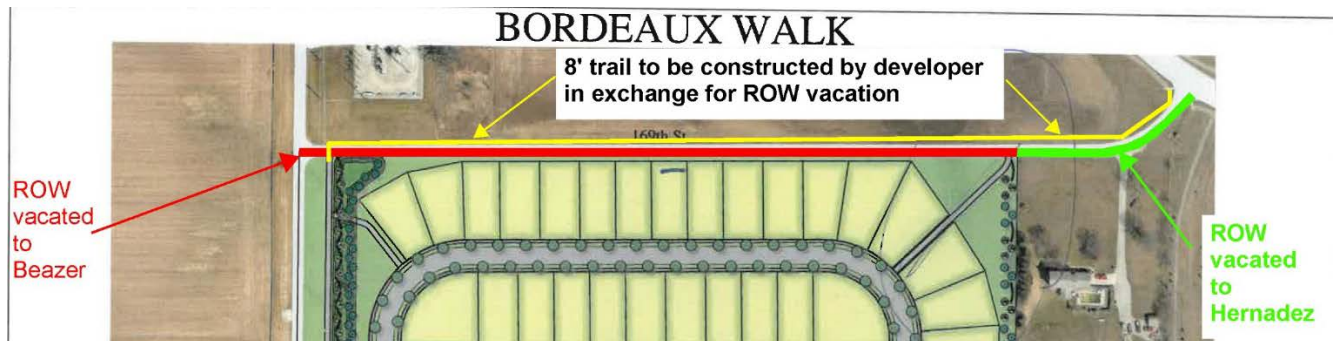


EXHIBIT E
EXHIBIT D
169TH STREET CONSTRUCTION
(Page 1 of 1)

Pavement Removal Area



Conceptual Trail Construction



WRITTEN PUBLIC COMMENTS

Docket Number: 1812-PUD-30 & 1812-ODP-20 & 1812-SPP-20
Petitioner: William Tres, LLC
Request: Petitioner requests an amendment to the Springmill Trails PUD District to change the zoning of approximately 58.26 acres +/- to the Gristmill Crossing PUD to accommodate a Single-Family residential development.

Enclosed Attachments:

December 17, 2018 Public Hearing

1. Graham, Todd M. (11/07/18)
2. Larsen, Christopher (12/17/18)

To whom it may concern, as a resident living at 1250 Hazy Falls Blvd. in Water's Edge at Springmill Trails, Westfield, I'd like to express my excitement and support for the npoint proposed change of zoning, from the existing mixed-use and commercial districts to permit a single-family neighborhood. I am referring to the 58 acres located on the West of Ditch Road, approximately 1,100 feet North of State Highway 32 in Westfield, Hamilton County, Indiana.

Recently a large number of Water's Edge Residents have gathered to express their desire to move from the area based solely on concerns for that commercial use of the property. Residents would; however, remain comfortably in the area if the npoint proposal was allowed. Residential homes built in similar fashion would be beneficial and a welcomed addition to the area.

Thank you,

Todd M. Graham
Veteran USAF, (317) 476-1137

*Only those who realize the depth of their sin can appreciate the complete forgiveness
that God offers through faith in Jesus.*

Pamela Howard

From: Christopher Larsen <cslarsen@ymail.com>
Sent: Monday, December 17, 2018 1:30 PM
To: APC
Subject: 1812-PUD-30

Members of APC,

I'm writing you as I am not sure if I will be able to make it to the public hearing regarding 1812-PUD-30 (PUD). I am opposed to this development. The reason I am opposed is that this is the only area near where the planned Springmill Trails PUD amenity center is going that is not yet developed. This is important, because we have been promised an amenities area for all of the Springmill Trails neighborhoods and I'm not sure the 2.5 acres near the roundabout, east of this development, will be large enough. If this PUD is developed as planned there will be no space to adjust for the amenity center that has not been approved yet.

My greatest concern is parking. The current plans I have seen for the amenity center show a total of 10 parking spaces planned. There are 204 lots in Spring Orchard and 70 lots in Shelton Cove and I'm pretty sure most of those residents will driving, and not walking, across Casey Rd to visit their amenities. I believe most residents from William Trace and Waters Edge West will also be driving their family to the pool. 10 parking spaces is nowhere near enough. I have seen a neighborhood like Countryside easily fill its parking lot. For prospective Countryside has around 969 lots, not counting Townhomes at Countryside or Mapleton at Countryside, with this PUD Springmill Trails will be around 778 homes.

The second concern I have is traffic. Per the plans, the main access to the amenity center will be through Waters Edge via Viewpoint Ln and the new road being built with this PUD. I don't know of a better way, but there will be increase traffic to on these roads and by these homes.

My final concern is following through on promises. Springmill Trails was approved back in 2011 and that plan fell through. Now the new developers are hiding behind the excuses of having to find the money and having to piece it together. We have gotten a letter early this year from our HOA and we were promised a playground in fall of this year, but never got it. Currently, I can not trust that this center will fit the needs of Springmill Trails or that it will be built by Memorial Day of 2019, which is the current date we have gotten from the developer, Travis May. My family specifically chose the neighborhood we built in due to the promised amenities. We were not told at that time that the amenities would be shared amongst so many neighborhoods. Since that is the case, then the amenities need to be such that can accommodate 700+ homes. Lastly, when we built in our neighborhood, we paid \$1000 towards to amenities. I believe all the neighborhoods of Springmill Trails were asked to do so. If that is the case, why has this project not been able to be funded? Although I understand and sympathize with the developers that another neighborhood is needed, I think the amenities need to be addressed first.

On a side note, I know that the Neighbor Meeting took place and only adjacent properties need to be invited, but this PUD is part of Springmill Trails and, I believe, all neighborhoods of Springmill Trails should have been invited to the that meeting.

Thank you for listening and taking the time to read this!

Christopher Larsen

1275 Reichart Dr, Westfield, IN 46074
317-697-2724

WRITTEN PUBLIC COMMENTS

Docket Number: 1812-PUD-30 & 1812-ODP-20 & 1812-SPP-20
Petitioner: William Tres, LLC
Request: Petitioner requests an amendment to the Springmill Trails PUD District to change the zoning of approximately 58.26 acres +/- to the Gristmill Crossing PUD to accommodate a Single-Family residential development.

Enclosed Attachments:

December 17, 2018 Public Hearing

1. Graham, Todd M. (11/07/18)
2. Larsen, Christopher (12/17/18)

To whom it may concern, as a resident living at 1250 Hazy Falls Blvd. in Water's Edge at Springmill Trails, Westfield, I'd like to express my excitement and support for the npoint proposed change of zoning, from the existing mixed-use and commercial districts to permit a single-family neighborhood. I am referring to the 58 acres located on the West of Ditch Road, approximately 1,100 feet North of State Highway 32 in Westfield, Hamilton County, Indiana.

Recently a large number of Water's Edge Residents have gathered to express their desire to move from the area based solely on concerns for that commercial use of the property. Residents would; however, remain comfortably in the area if the npoint proposal was allowed. Residential homes built in similar fashion would be beneficial and a welcomed addition to the area.

Thank you,

Todd M. Graham
Veteran USAF, (317) 476-1137

*Only those who realize the depth of their sin can appreciate the complete forgiveness
that God offers through faith in Jesus.*

Pamela Howard

From: Christopher Larsen <cslarsen@ymail.com>
Sent: Monday, December 17, 2018 1:30 PM
To: APC
Subject: 1812-PUD-30

Members of APC,

I'm writing you as I am not sure if I will be able to make it to the public hearing regarding 1812-PUD-30 (PUD). I am opposed to this development. The reason I am opposed is that this is the only area near where the planned Springmill Trails PUD amenity center is going that is not yet developed. This is important, because we have been promised an amenities area for all of the Springmill Trails neighborhoods and I'm not sure the 2.5 acres near the roundabout, east of this development, will be large enough. If this PUD is developed as planned there will be no space to adjust for the amenity center that has not been approved yet.

My greatest concern is parking. The current plans I have seen for the amenity center show a total of 10 parking spaces planned. There are 204 lots in Spring Orchard and 70 lots in Shelton Cove and I'm pretty sure most of those residents will driving, and not walking, across Casey Rd to visit their amenities. I believe most residents from William Trace and Waters Edge West will also be driving their family to the pool. 10 parking spaces is nowhere near enough. I have seen a neighborhood like Countryside easily fill its parking lot. For prospective Countryside has around 969 lots, not counting Townhomes at Countryside or Mapleton at Countryside, with this PUD Springmill Trails will be around 778 homes.

The second concern I have is traffic. Per the plans, the main access to the amenity center will be through Waters Edge via Viewpoint Ln and the new road being built with this PUD. I don't know of a better way, but there will be increase traffic to on these roads and by these homes.

My final concern is following through on promises. Springmill Trails was approved back in 2011 and that plan fell through. Now the new developers are hiding behind the excuses of having to find the money and having to piece it together. We have gotten a letter early this year from our HOA and we were promised a playground in fall of this year, but never got it. Currently, I can not trust that this center will fit the needs of Springmill Trails or that it will be built by Memorial Day of 2019, which is the current date we have gotten from the developer, Travis May. My family specifically chose the neighborhood we built in due to the promised amenities. We were not told at that time that the amenities would be shared amongst so many neighborhoods. Since that is the case, then the amenities need to be such that can accommodate 700+ homes. Lastly, when we built in our neighborhood, we paid \$1000 towards to amenities. I believe all the neighborhoods of Springmill Trails were asked to do so. If that is the case, why has this project not been able to be funded? Although I understand and sympathize with the developers that another neighborhood is needed, I think the amenities need to be addressed first.

On a side note, I know that the Neighbor Meeting took place and only adjacent properties need to be invited, but this PUD is part of Springmill Trails and, I believe, all neighborhoods of Springmill Trails should have been invited to the that meeting.

Thank you for listening and taking the time to read this!

Christopher Larsen

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