CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_12_03_2018

Monday, December 03, 2018 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Monday, December 03, 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 - November 19, 2018

Documents: APC Minutes - November 19, 2018.pdf

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No Consent Agenda 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)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan & Primary Plat

1812-ODP-22 & 1812-DPP-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)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan

CONTINUED ITEMS

1812-PUD-31 [CONTINUED]
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 [CONTINUED]
Springmill Trails PUD Amendment – Gristmill Crossing: Residential District
West side of Ditch Road, approximately 825 feet south of Crosswater Way
William Tres, LLC by Onpointe Land Matters, LLC requests an amendment to the Springmill Trails PUD District to change approximately 58.26 acres +/- of the existing Mixed-Use District and Commercial District of the Springmill Trails PUD District to the Gristmill Crossing: Residential District in order to allow single-family residential development.
(Planner: Pam Howard - PHoward@westfield.in.gov)

1812-ODP-20 & 1812-SPP-20[CONTINUED]
Gristmill Crossing – Residential Subdivision
West side of Ditch Road, approximately 825 feet south of Crosswater Way
William Tres, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 178 lots on approximately 58.26 acres +/- in the Gristmill Crossing: Residential District of the Springmill Trails PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)

1811-PUD-29 [CONTINUED]
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)

1811-ODP-19 & 1811-SPP-19 [CONTINUED]
Bordeaux Walk Subdivision
16707 Ditch Road
Bordeaux Walk by Beazer Homes Indiana, LLP requests Overall Development Plan and Primary Plat review of 72 lots on 33 acres +/- in the proposed Bordeaux Walk PUD District.
(Planner: Jonathan Dorsey - JDorsey@westfield.in.gov)

1805-PUD-09 [CONTINUED]
Lyons Team PUD
750 Liberty Drive
Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
(Planner: Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Petition Number:	1812-ODP-21 & 1812-SPP-21
Subject Site Address:	East of and adjacent to Towne Road, south of 166th Street and north of and adjacent to 151st Street
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 has been properly noticed for 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 166th Street and north of and adjacent to 151st 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 except for those items identified as outstanding below:

1) Proposed name of subdivision.

2) Names and addresses of the owner, owners, land surveyor or land planner.

3) Title, scale, north arrow and date.

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

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

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

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

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

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

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

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.

<u>Comment:</u> The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

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

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

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

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

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

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 identified as outstanding below:

20) Title, scale, north arrow and date.

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

21) Proposed name of the development.

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

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.

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

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

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

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

36) Identify buildings proposed for demolition.

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 except for those items with comments identified as outstanding below:

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’

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

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.

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

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).

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

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.

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

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 except for those items identified as outstanding below:

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 except for those items identified as outstanding below:

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.

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

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 except for those items identified as outstanding below:

71) Block Standards (Article 8.1)

72) Easement Standards (Article 8.3)

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

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.

Comment: Please see Westchester PUD Section 9 Comments.

75) Pedestrian Network Standards (Article 8.7)

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

76) Storm Water Standards (Article 8.8)

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

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

78) Street Light Standards (Article 8.10)

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

79) Street Sign Standards (Article 8.11)

<u>Comment:</u> The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

80) Surety Standards (Article 8.12)

<u>Comment:</u> The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

81) Utility Standards (Article 8.13)

<u>Comment:</u> The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

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

CITY OF Westfield INDIANA

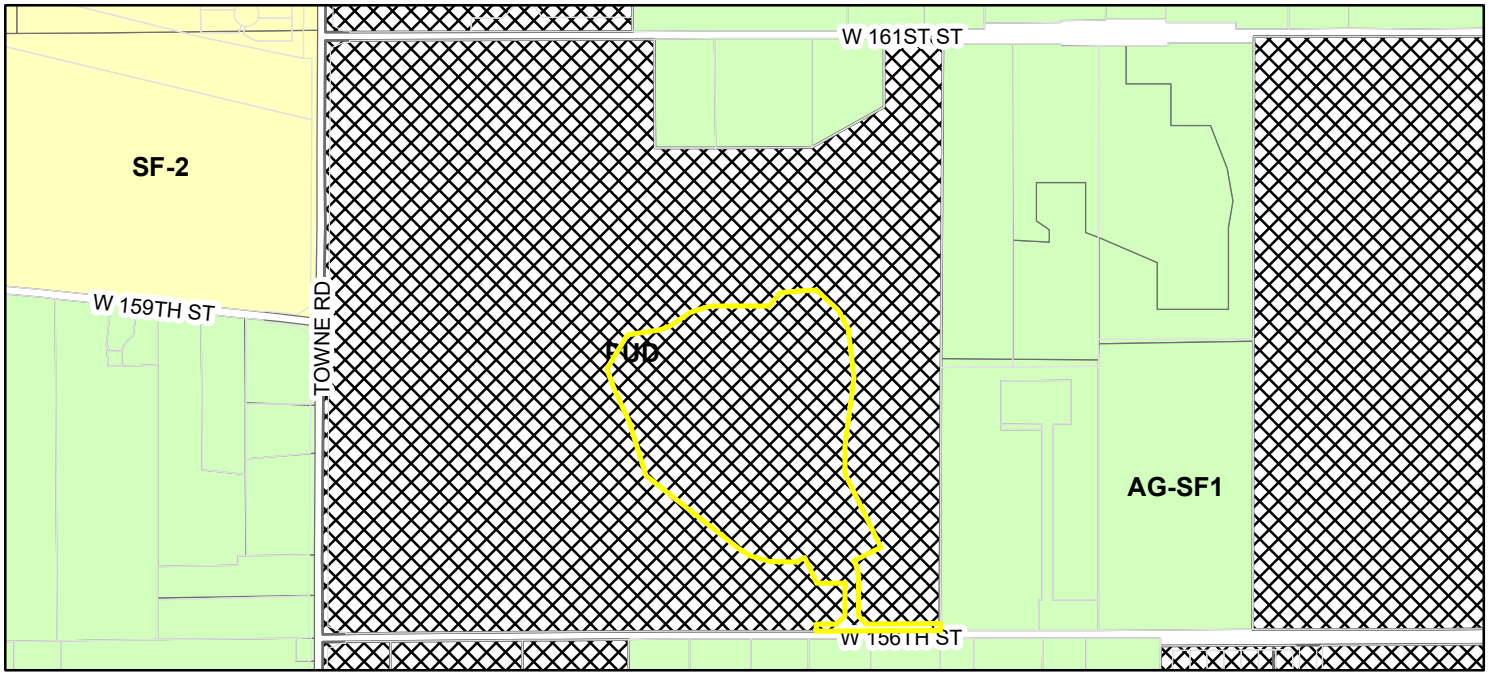
N W E S

Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

Zoning - All

Zoning

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

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

THIS INSTRUMENT PREPARED FOR:
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

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)

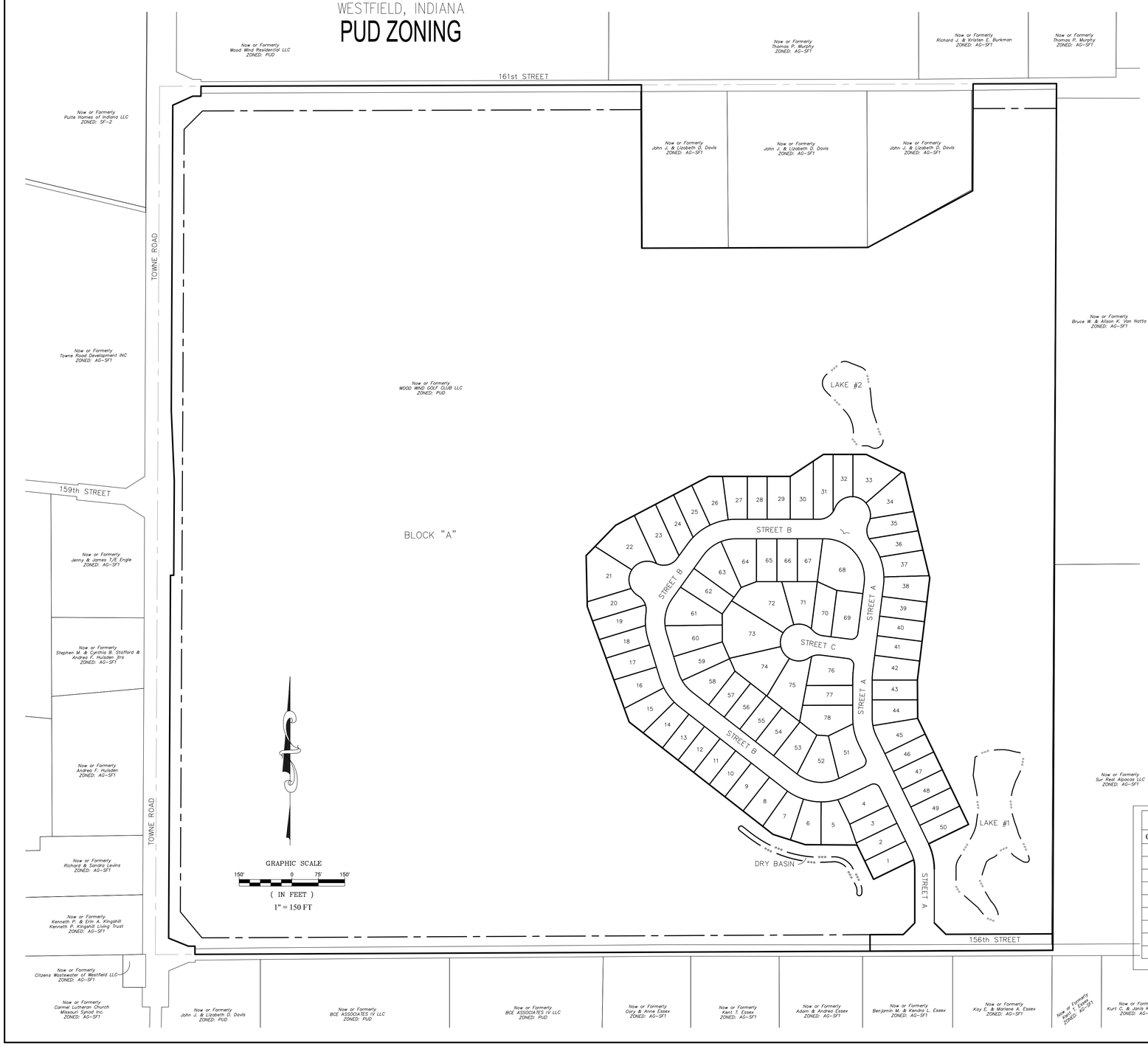
Side Yard Setback - 0' min. / 10' separation
Rear Yard Setback - 20' min.

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	23.66 ACRES
WOOD WIND GOLF COURSE (BLOCK A)	127.047 ACRES

TOTAL SITE = 23.660

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 553.61 feet; thence North 00 degrees 16 minutes 18 seconds West 50.00 feet; thence North 89 degrees 43 minutes 42 seconds East 100.93 feet; thence North 44 degrees 51 minutes 36 seconds East 49.61 feet; thence North 00 degrees 00 minutes 29 seconds West 163.48 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 89 degrees 59 minutes 31 seconds West 120.50 feet from said point; thence Northerly along said curve 28.03 feet to the point of tangency of said curve, said point being North 76 degrees 39 minutes 53 seconds East 120.50 feet from the radius point of said curve; thence South 64 degrees 06 minutes 10 seconds West 135.09 feet; thence North 25 degrees 53 minutes 50 seconds West 115.63 feet; thence North 89 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 degree 13 minutes 40 seconds West 154.88 feet; thence North 44 degrees 13 minutes 54 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 35 seconds East 120.67 feet; thence North 89 degrees 59 minutes 31 seconds East 129.56 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 25 degrees 36 minutes 08 seconds East 356.79 feet; thence South 64 degrees 06 minutes 10 seconds West 134.38 feet to a point on a curve concave westerly, the radius point of said curve being South 64 degrees 50 minutes 4 seconds West 179.50 feet from said point; thence Southerly along said curve 78.81 feet to a point on said curve, said point being North 89 degrees 59 minutes 31 seconds East 179.50 feet from the radius point of said curve; thence South 00 degrees 00 minutes 29 seconds East 163.21 feet; thence South 45 degrees 08 minutes 24 seconds East 49.38 feet; thence North 89 degrees 43 minutes 42 seconds East 324.19 feet; thence South 00 degrees 18 minutes 45 seconds West 50.00 feet to the place of beginning, containing 23.660 acres, more or less.

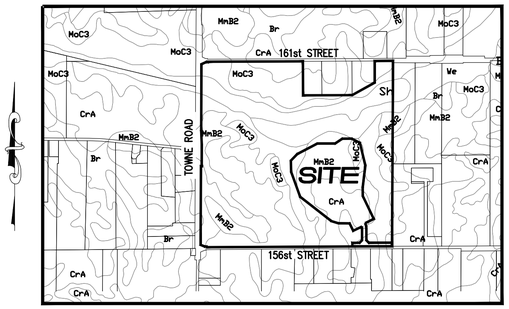
OVERALL

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;

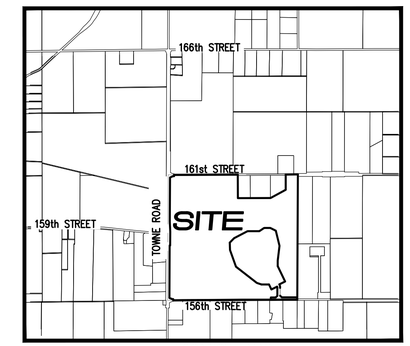
Beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West 2,599.54 feet; thence North 00 degrees 16 minutes 28 seconds West 25.01 feet; thence South 89 degrees 43 minutes 32 seconds West 20.00 feet; thence North 67 degrees 48 minutes 39 seconds West 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 08 seconds East 287.00 feet; thence North 02 degrees 24 minutes 9 seconds West 213.23 feet; thence North 00 degrees 17 minutes 08 seconds East 925.00 feet; thence North 65 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 89 degrees 49 minutes 39 seconds East 1,334.70 feet; thence South 00 degrees 10 minutes 01 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 08 seconds West 2,627.41 feet to the place of beginning, containing 150.707 acres, more or less.

CURVE TABLE

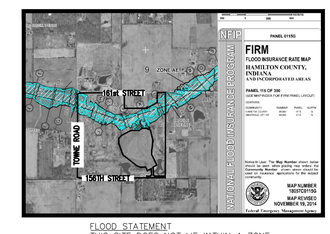
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	67.78'	150.00'	34.48'	S12°57'10"E	67.20'	25°53'21"
C2	67.78'	150.00'	34.48'	S12°57'10"E	67.20'	25°53'21"
C3	25.15'	200.00'	12.59'	S3°35'39"W	25.13'	7°12'17"
C4	193.59'	150.00'	112.92'	N29°46'37"W	180.43'	73°56'49"
C5	60.89'	150.00'	30.87'	S78°22'45"E	60.47'	23°15'28"
C6	142.05'	150.00'	76.86'	S62°51'43"W	136.80'	54°15'35"
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

11/02/18

DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

DATE

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

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

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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 RIOUX
PHONE: (317) 863-2053

CURRENT LANDOWNER:
WOOD WIND RESIDENTIAL LLC
1939 W. 161ST STREET
WESTFIELD, IN 46074

SOUTHWIND

PRIMARY PLAT

ZONING PUD

SHEET 102

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
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

SITE DATA

OVERALL	150.707 ACRES
SOUTHWIND	23.66 ACRES
WOOD WIND GOLF COURSE (BLOCK A)	127.047 ACRES

TOTAL SITE = 23.660

TOTAL LOTS - 78
DENISTY (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.

NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
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GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY

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

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYED LOCATION REPORT.
CERTIFIED: 11/02/18

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

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

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

SHEET NO.
C101

S & A JOB NO.
81125PLA-SW

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

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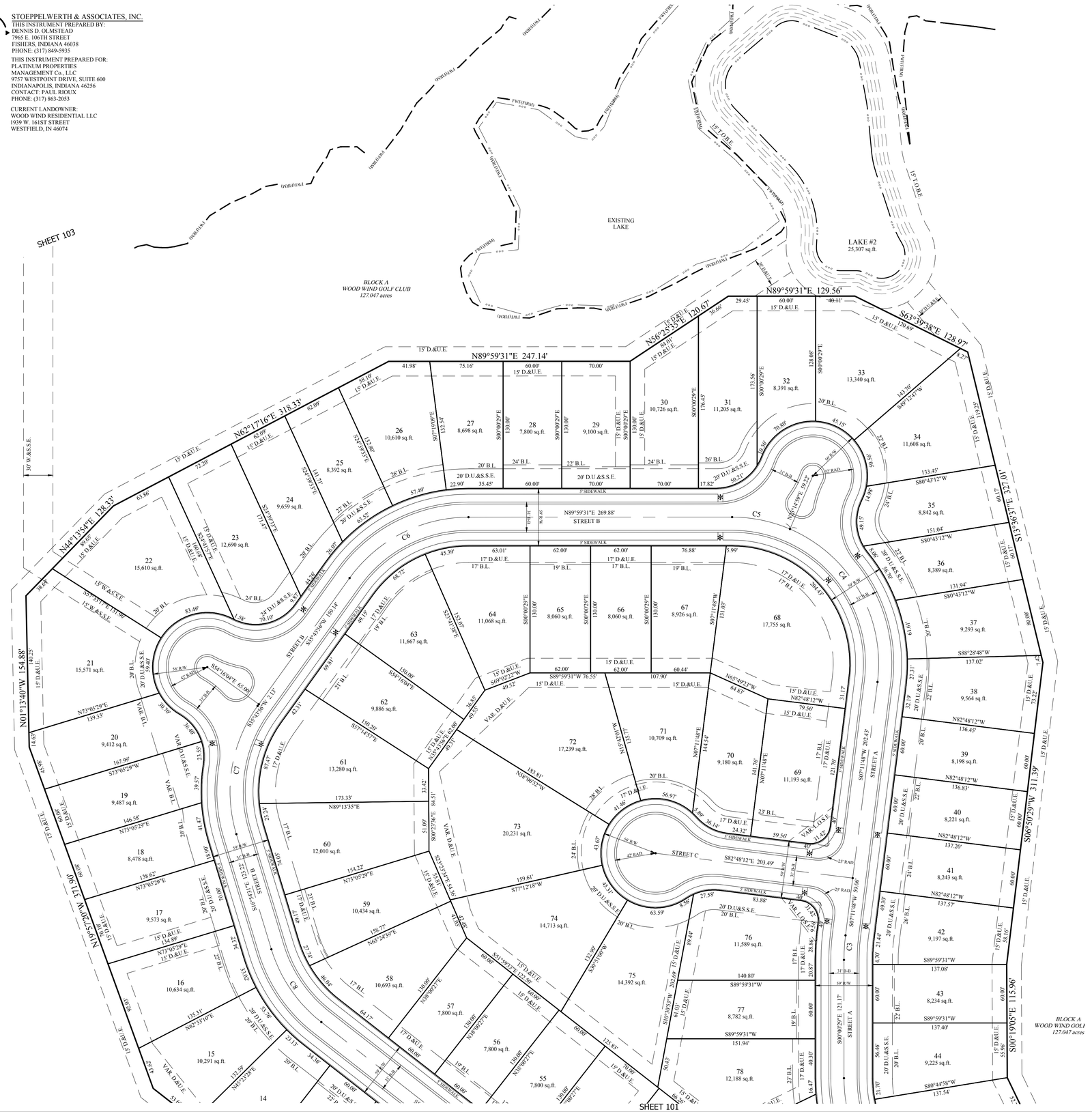
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

CURRENT LANDOWNER:
WOOD WIND RESIDENTIAL LLC
1939 W. 161ST STREET
WESTFIELD, IN 46074

SOUTHWIND
PRIMARY PLAT
ZONING PUD



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

PREPARED FOR:

PRIMARY PLAT

SOUTHWIND

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C102

S & A JOB NO.
81125PLA-SW

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Indiana Underground Plant Protection Service

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

THIS INSTRUMENT PREPARED FOR:
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9757 WESTPOINT DRIVE, SUITE 600
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CONTACT: PAUL RIOUX
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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 = 23.660

TOTAL LOTS - 78
DENISTY (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.
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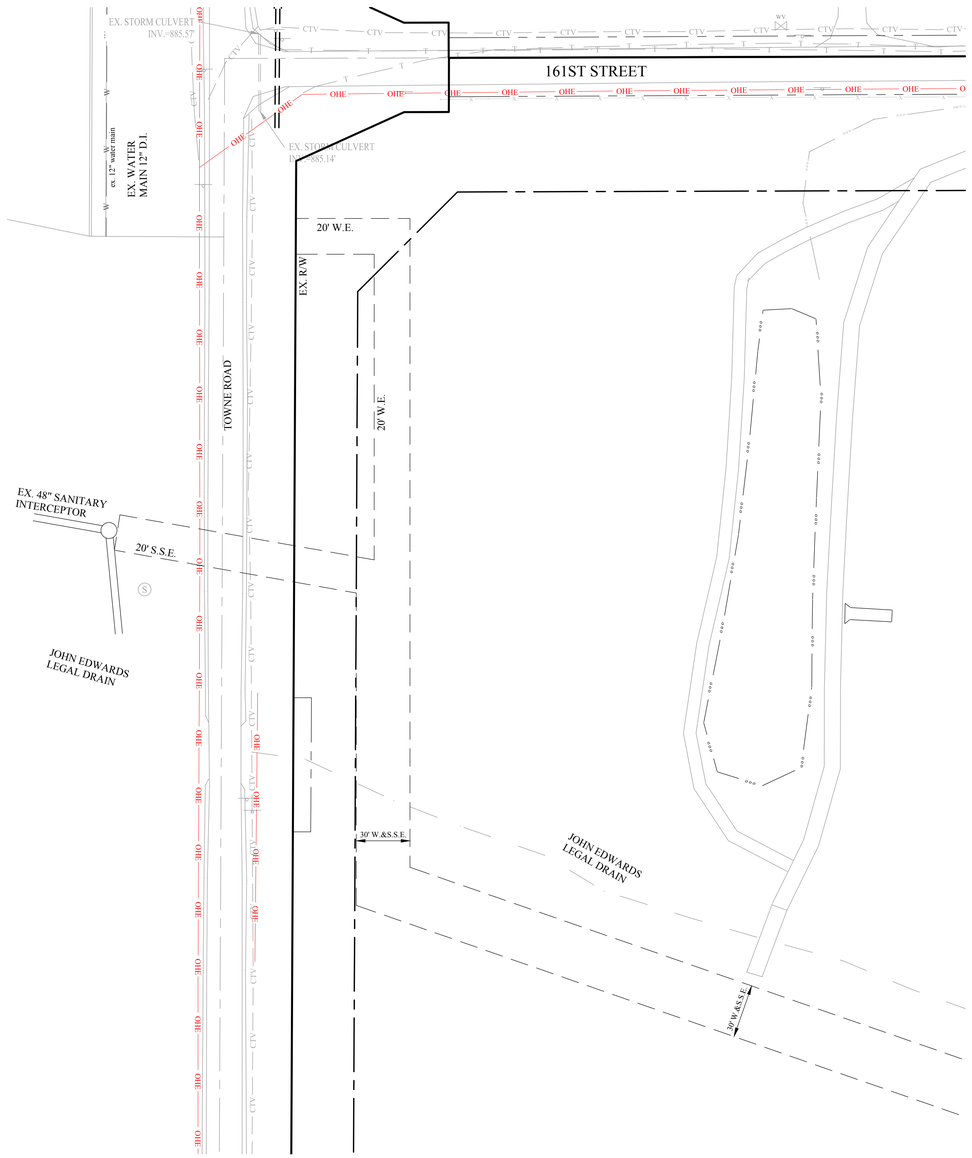
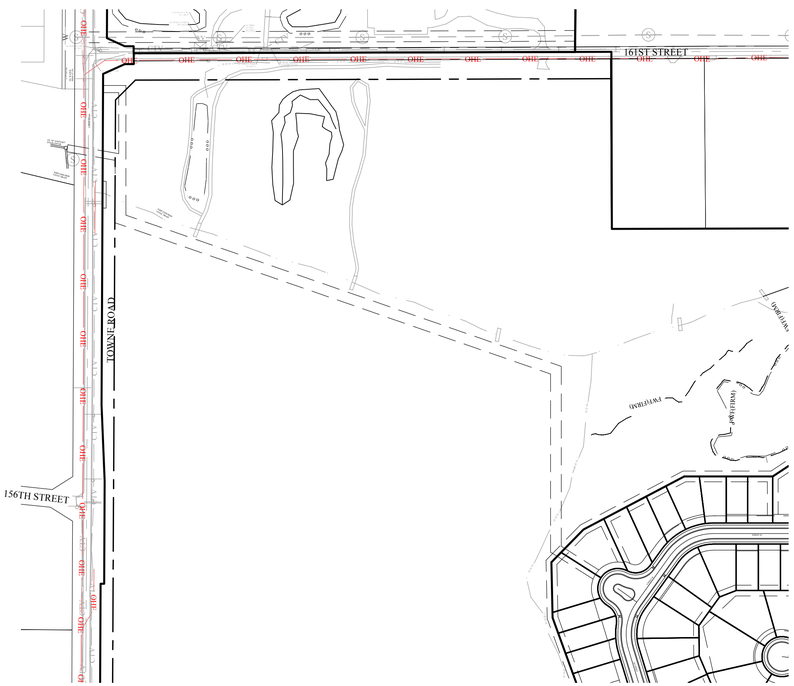


GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



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

DATE	REVISIONS	BY

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

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

CERTIFIED: 11/02/18

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

PREPARED FOR:

PRIMARY PLAT

SOUTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

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

SHEET NO.
C103

S & A JOB NO.
81125PLA-SW

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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 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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Rear Yard Setback - 20' min.

GRAPHIC SCALE
150' 0 75' 150'
(IN FEET)
1" = 150 FT

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SITE DATA

OVERALL	150.707 ACRES
SOUTHWIND	23.66 ACRES
WOOD WIND GOLF COURSE (BLOCK A)	127.047 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 West 25.01 feet; thence South 89 degrees 43 minutes 32 seconds West 20.00 feet; thence North 67 degrees 48 minutes 39 seconds West 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 65 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 89 degrees 49 minutes 39 seconds East 1,334.70 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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Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYED LOCATION REPORT.
CERTIFIED: 11/02/18

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

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

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

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

SHEET NO.
C104

S & A JOB NO.
81125PLA-SW

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

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
- BEC — BEC — BURIED ELECTRIC LINE
- E — E — OVERHEAD ELECTRIC LINES
- BTC — BTC — BURIED TELEPHONE LINE
- T — T — TELEPHONE LINE
- BCTV — BCTV — BURIED CABLE T.V. LINE
- CTV — CTV — CABLE T.V. LINE
- GAS — GAS LINE
- W — W — WATER LINE
- S — SANITARY SEWER LINE; MANHOLE
- C.O. — SANITARY CLEANOUT
- D — D — STORM SEWER LINE; MANHOLE & END SECTION
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL – UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED S&A FIRM #0008
- SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
- H.C.S. — HAMILTON COUNTY SURVEYOR
- (M) — MEASURED
- (R) — RECORDED
- NAE — NO ACCESS EASEMENT
- P.W.P. — POWER POLE
- LIGHT POLE
- T — ELECT. TRANSFORMER
- ELECT. PEDESTAL
- E.M. — ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- T.P. — TELEPHONE PEDESTAL
- T — TELEPHONE MANHOLE
- TV — CABLE T.V. POLE
- TV — CABLE T.V. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- G — GAS METER
- W — WATER METER
- WATER VALVE
- FIRE HYDRANT
- M.B. — MAILBOX

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

DATE	REVISIONS	BY

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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 03/02/18

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

DEVELOPMENT PLAN
PREPARED FOR:
SOUTHWIND
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

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

SHEET NO.
C105

S & A JOB NO.
81125PLA-SW

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

811
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SOUTHWIND
DEVELOPMENT PLAN
ZONING PUD

LEGEND

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

DEVELOPMENT PLAN

PREPARED FOR:

SOUTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C106

S & A JOB NO.
81125PLA-SW

SOUTHWIND
DEVELOPMENT PLAN
ZONING PUD

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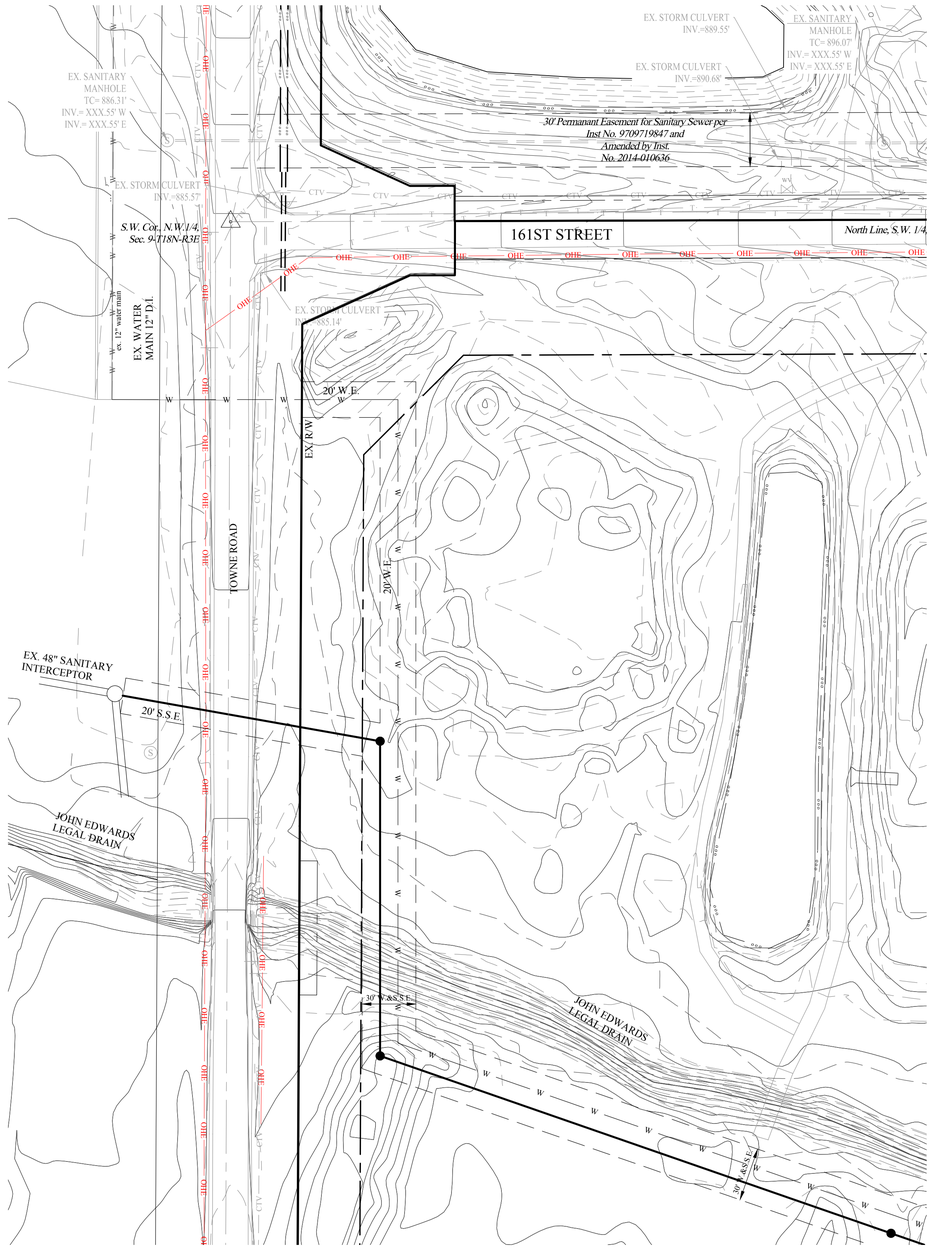
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



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

LEGEND

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

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

DATE	REVISIONS	BY

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

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

CERTIFIED: 03/02/18

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

DEVELOPMENT PLAN
PREPARED FOR:
SOUTHWIND
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

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

SHEET NO.
C107

S & A JOB NO.
81125PLA-SW

IUPPS Dig | Safely.
Indiana Underground Plant Protection Service

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 RIOUX
PHONE: (317) 863-2053

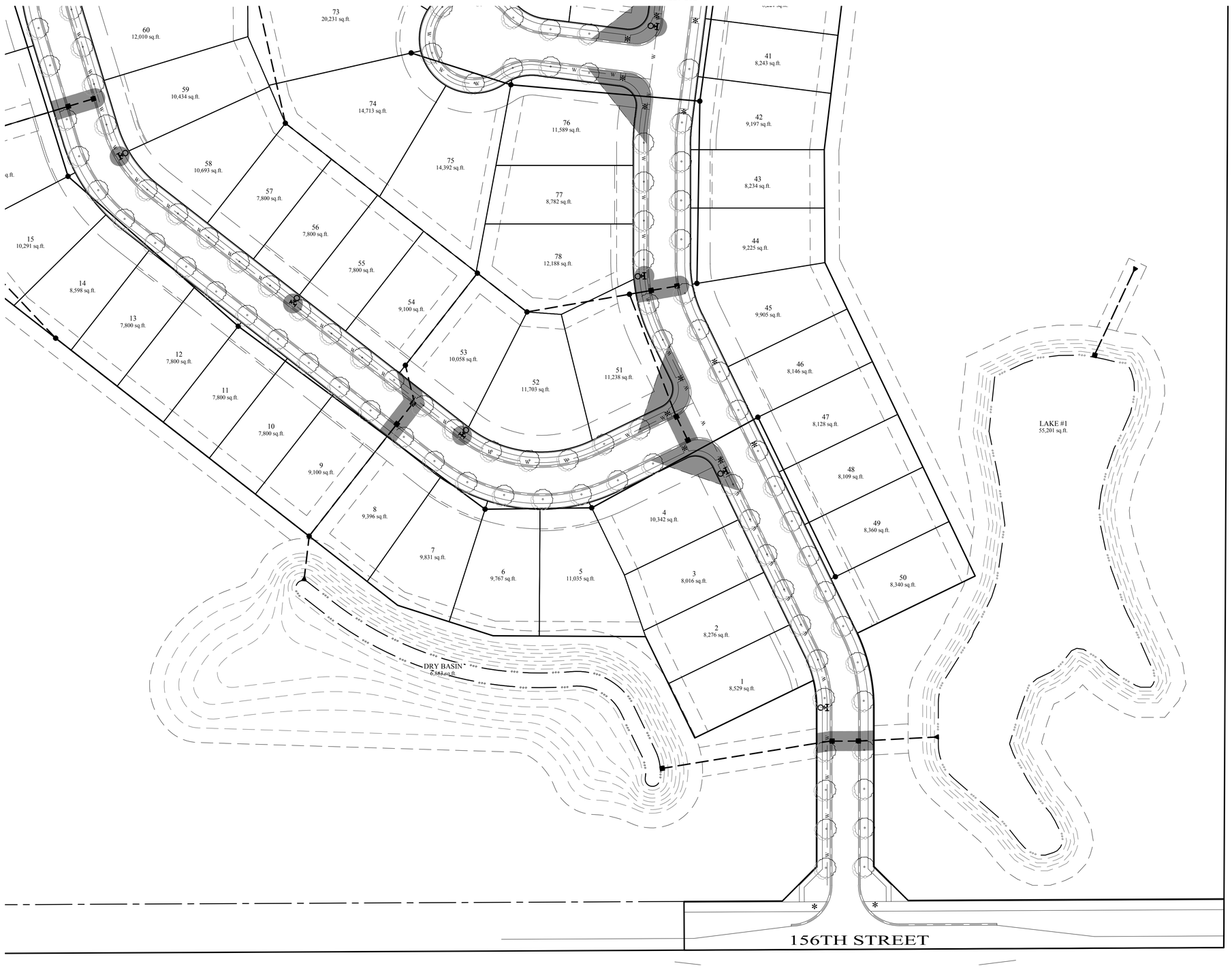
CURRENT LANDOWNER:
WOOD WIND RESIDENTIAL LLC
1939 W. 161ST STREET
WESTFIELD, IN 46074

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 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.

PLANT RESTRICTION ZONE. NO TREES INSIDE VISION CLEARANCE TRIANGLES OR PERIMETER 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

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY

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

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CERTIFIED: 11/02/18

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

STREET TREE PLAN

PREPARED FOR:

SOUTHWIND

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO.
C900

S & A JOB NO.
81125PLA-SW

STOEPPELWERTH & ASSOCIATES, INC.
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FISHERS, INDIANA 46038
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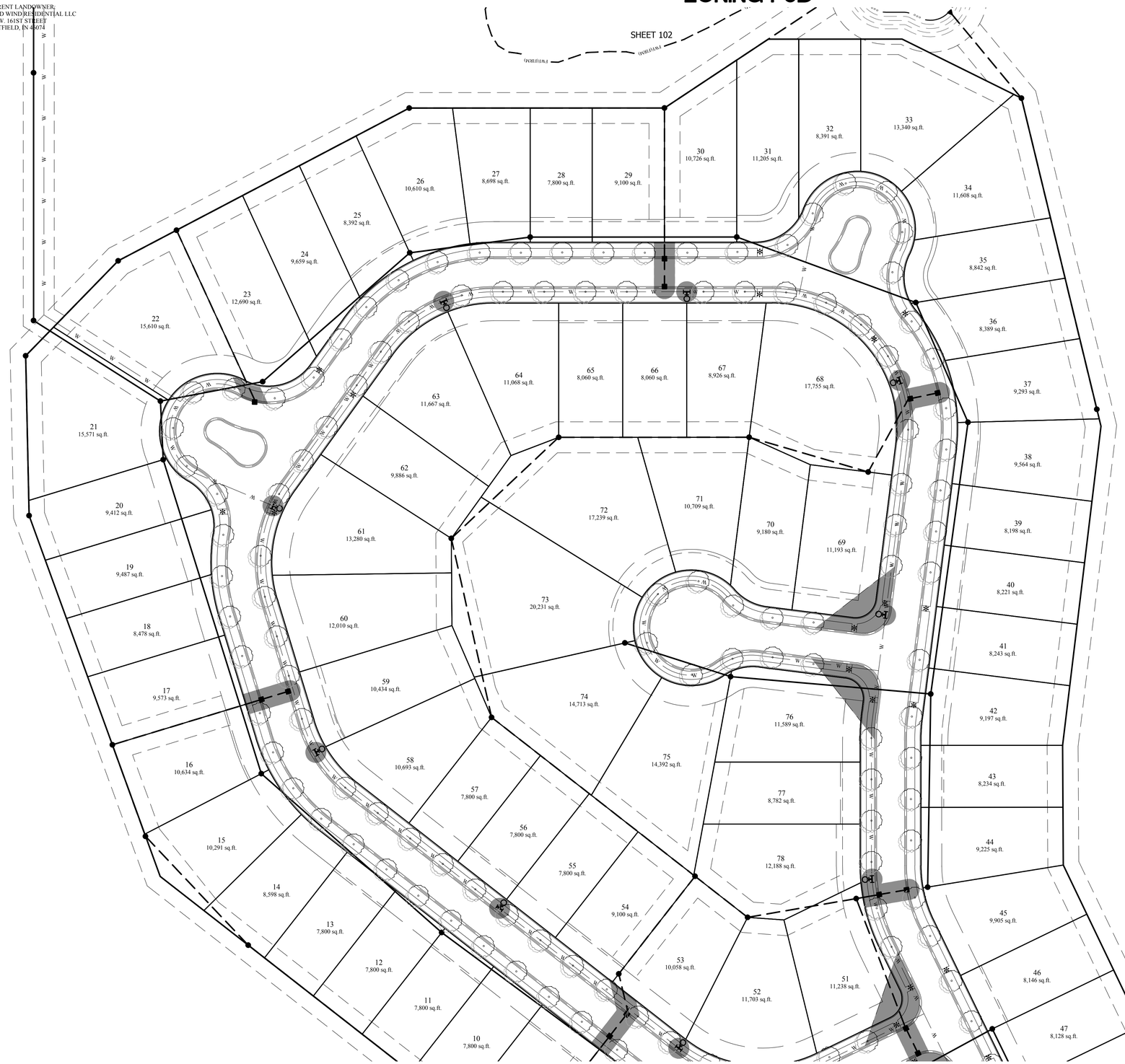
STREET TREE PLAN

ZONING PUD


SHEET 102
(VOID)(TYP)
(VOID)(TYP)
10 ft. UE
10 ft. UE
10 ft. UE

Petition Number:	1812-ODP-22 & 1812-SPP-22
Subject Site Address:	19000 Grand Park Boulevard
Petitioner:	City of Westfield
Representative:	American Structurepoint
Request:	Overall Development Plan and Primary Plat review of 2 lots and 3 blocks on approximately 399.36 acres +/- in the Grand Park PUD District.
Current Zoning:	Grand Park District
Current Land Use:	Sports campus
Approximate Acreage:	399.36 acres +/-
Property History:	1803-PUD-06 Ord. 18-16: Grand Park PUD District (June 25, 2018)
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat & Overall Development Plan
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

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

PROJECT BACKGROUND

The subject 399-acre property, commonly known as “Grand Park” or the “Grand Park Sports Campus” (the “Property”) was zoned Grand Park PUD District on June 25, 2018 under Ordinance 18-16. The subject Overall Development Plan and Primary Plat would plat the property into 2 lots and 3 blocks.

The petition was reviewed by the Technical Advisory Committee at its November 20, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission’s December 3, 2018, meeting.

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

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

1) Proposed name of subdivision.

2) Names and addresses of the owner, owners, land surveyor or land planner.

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

3) Title, scale, north arrow and date.

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

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

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

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

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

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

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.

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

12) Legend and notes.

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

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

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

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

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

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

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

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

DEVELOPMENT PLAN DOCUMENTATION REQUIREMENTS (Article 10.7(H) of UDO)

The plans comply with the applicable standards.

20) Scale not more than 1"=100'

21) Title, scale, north arrow and date.

22) Proposed name of the development.

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

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

26) Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

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

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

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

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

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

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

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

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

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

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

37) Identify buildings proposed for demolition.

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

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

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

The plans comply with the applicable standards.

40) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
Comment: See "Development and Design Standards" below.

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

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

DEVELOPMENT AND DESIGN STANDARDS

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

Lot Standards

44) Lot 1 (GPEC PUD Ordinance 14-35)
    a) Minimum Lot Area: No minimum
    b) Minimum Lot Frontage: No minimum
    c) Minimum Building Setback Lines:
        i) Front Yard: 10’
        ii) Side Yard: 10’
        iii) Rear Yard: 10’

45) Lot 2 (GPEC Amendment: Lot 2 and Lot 5 PUD Ordinance 17-44)
    a) Minimum Lot Area: No minimum
    b) Minimum Lot Frontage: No minimum
    c) Minimum Building Setback Lines:
        i) Front Yard: 10’
        ii) Side Yard: 10’
        iii) Rear Yard: 10’

46) All other lots/blocks (Grand Park PUD Ordinance 18-16)
    a) Minimum Lot Area: No minimum
    b) Minimum Lot Frontage: No minimum
    c) Minimum Building Setback Lines:
        i) Front Yard (External Streets): 60'
        ii) Front Yard (All other streets): No minimum
        iii) Side Yard: No minimum
        iv) Rear Yard: No minimum

Development Standards (Chapter 6)

47) Accessory Use and Building Standards (Article 6.1)
48) Architectural Standards (Article 6.3)
49) Building Standards (Article 6.4)
50) Height Standards (Article 6.6)
51) Landscaping Standards (Article 6.8)

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

52) Lighting Standards (Article 6.9)
53) Lot Standards (Article 6.10)
54) Outdoor Storage and Display (Article 6.21)
55) Outdoor Café and Eating Areas (Article 6.13)
56) Parking Standards (Article 6.14)
57) Performance Standards (Article 6.15)
58) Setback Standards (Article 6.16)
59) Sign Standards (Article 6.17)
60) Vision Clearance Standards (Article 6.19)
61) Yard Standards (Article 6.21)

Design Standards (Chapter 8)

62) Block Standards (Article 8.1)

63) Easement Standards (Article 8.3)
    Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

64) Monument and Marker Standards (Article 8.5)
Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

65) Open Space and Amenity Standards (Article 8.6)
66) Pedestrian Network Standards (Article 8.7)
Comment: Staff will confirm compliance prior to this item being docketed for final APC consideration.

67) Storm Water Standards (Article 8.8)

68) Streets and Right-of-Way Standards (Article 8.9)**.**

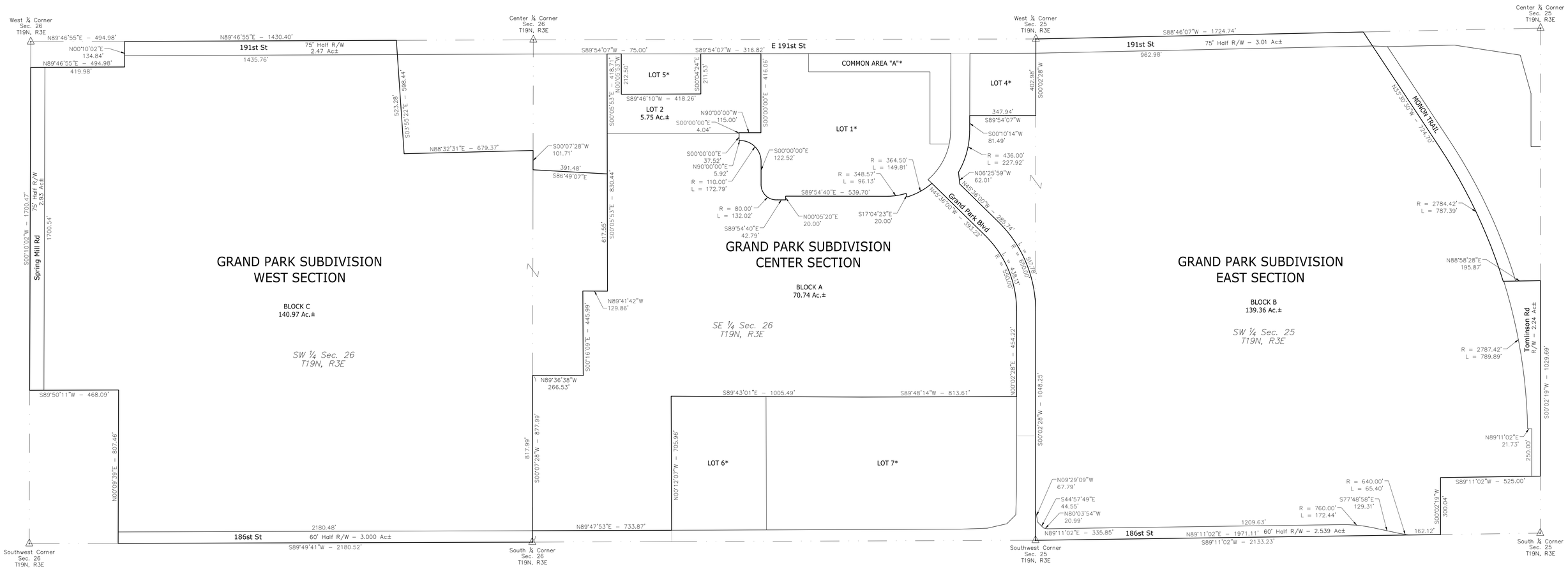
69) Street Light Standards (Article 8.10)

70) Street Sign Standards (Article 8.11)

71) Surety Standards (Article 8.12)

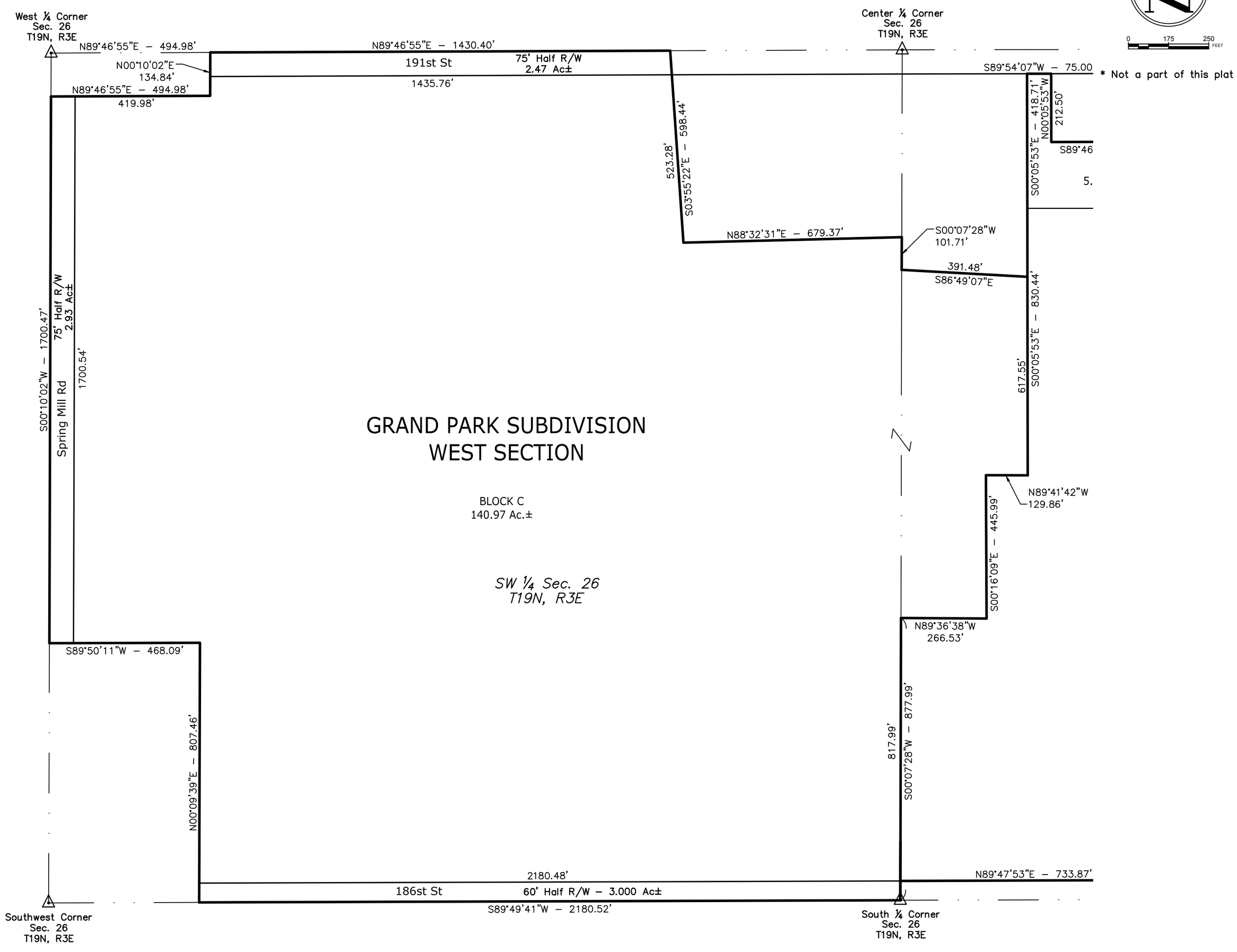
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 3, 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 Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.


West ¼ Corner Sec. 26 T19N, R3E
Center ¼ Corner Sec. 26 T19N, R3E
West ¼ Corner Sec. 25 T19N, R3E
Center ¼ Corner Sec. 25 T19N, R3E
Southwest Corner Sec. 26 T19N, R3E
South ¼ Corner Sec. 26 T19N, R3E
Southwest Corner Sec. 25 T19N, R3E
South ¼ Corner Sec. 25 T19N, R3E
N89°46'55"E – 494.98'
N89°46'55"E – 1430.40'
N00°10'02"E 134.84'
N89°46'55"E – 494.98'
419.98'
191st St
75' Half R/W 2.47 Ac±
1435.76'
S89°54'07"W – 75.00'
S89°54'07"W – 316.82'
E 191st St
S88°46'07"W – 1724.74'
191st St
75' Half R/W – 3.01 Ac±
962.98'
S00°10'02"W – 1700.47'
75' Half R/W 2.93 Ac±
Spring Mill Rd
1700.54'
523.28'
S02°55'22"E – 598.44'
N88°32'31"E – 679.37'
S00°07'28"W 101.71'
391.48'
S86°49'07"E
S00°05'53"E – 830.44'
617.55'
S00°05'53"E – 418.71'
N00°05'53"W 212.50'
S00°04'24"E 211.53'
S00°00'00"E – 416.06'
LOT 5*
S89°46'10"W – 418.26'
LOT 2
5.75 Ac.±
N90°00'00"W 115.00'
S00°00'00"E 4.04'
S00°00'00"E 37.52'
N90°00'00"E 5.92'
R = 110.00'
L = 172.79'
S00°00'00"E 122.52'
R = 80.00'
L = 132.02'
S89°54'40"E 42.79'
N00°05'20"E 20.00'
S89°54'40"E – 539.70'
R = 364.50'
L = 149.81'
R = 348.57'
L = 96.13'
S17°04'23"E 20.00'
COMMON AREA "A"*
LOT 1*
LOT 4*
402.98'
S00°02'28"W
347.94'
S89°54'07"W
S00°10'14"W 81.49'
R = 436.00'
L = 227.92'
N06°25'59"W 62.01'
N45°36'00"W – 285.24'
N45°36'00"W – 393.22'
Grand Park Blvd
R = 517.79'
R = 500.00'
L = 438.57'
R = 530.00'
N33°30'00"W – 724.70'
MOHON TRAIL
R = 2784.42'
L = 787.39'
N88°58'28"E 195.87'
Tomlinson Rd R/W – 2.24 Ac±
R = 2787.42'
L = 789.89'
S00°02'19"W – 1029.69'
N89°11'02"E 21.73'
250.00'
S89°11'02"W – 525.00'
300.04'
S00°02'19"W
GRAND PARK SUBDIVISION
WEST SECTION
BLOCK C
140.97 Ac.±
SW ¼ Sec. 26
T19N, R3E
GRAND PARK SUBDIVISION
CENTER SECTION
BLOCK A
70.74 Ac.±
SE ¼ Sec. 26
T19N, R3E
GRAND PARK SUBDIVISION
EAST SECTION
BLOCK B
139.36 Ac.±
SW ¼ Sec. 25
T19N, R3E
N89°41'42"W 129.86'
S00°16'09"E – 445.99'
N89°36'38"W 266.53'
S89°50'11"W – 468.09'
N00°09'39"E – 807.46'
817.99'
S00°07'28"W – 877.99'
S89°43'01"E – 1005.49'
S89°48'14"W – 813.61'
N00°02'28"E – 454.22'
S00°02'28"W – 1048.25'
N00°12'07"W – 705.96'
LOT 6*
LOT 7*
N09°29'09"W 67.79'
S44°57'49"E 44.55'
N80°03'54"W 20.99'
R = 640.00'
L = 65.40'
S77°48'58"E 129.31'
R = 760.00'
L = 172.44'
1209.63'
162.12'
2180.48'
186st St
60' Half R/W – 3.000 Ac±
S89°49'41"W – 2180.52'
N89°47'53"E – 733.87'
N89°11'02"E – 335.85'
186st St
N89°11'02"E – 1971.11'
60' Half R/W – 2.539 Ac±
S89°11'02"W – 2133.23'

GRAND PARK SUBDIVISION-OVERALL PRIMARY PLAT

PART OF THE S.E. ¼ & S.W. ¼ OF SECTION 26
AND THE S.W. ¼, SECTION 25
ALL WITHIN T19N, R3E HAMILTON COUNTY, INDIANA



OWNER:
Westfield Redevelopment Authority

LAND SURVEYOR:
Tracy L. McGill
American Structurepoint, INC.
7260 Shadeland Station
Indianapolis, IN 46256
317–547–5580
tmcgill@structurepoint.com

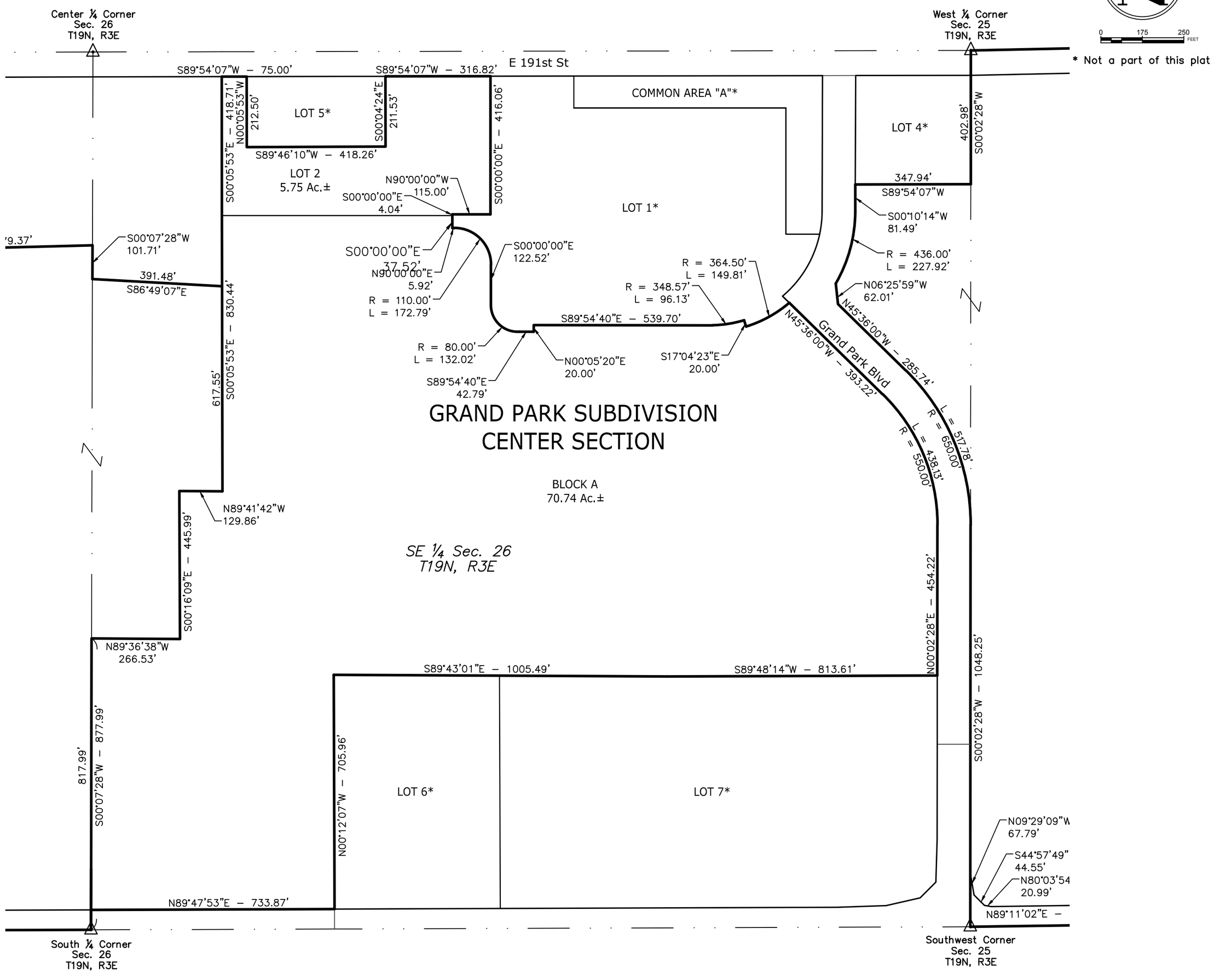
I, Tracy L. McGill affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

AMERICAN STRUCTUREPOINT INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

GRAND PARK SUBDIVISION-OVERALL PRIMARY PLAT

PART OF THE S.E. ¼ & S.W. ¼ OF SECTION 26
AND THE S.W. ¼, SECTION 25
ALL WITHIN T19N, R3E HAMILTON COUNTY, INDIANA



OWNERS:

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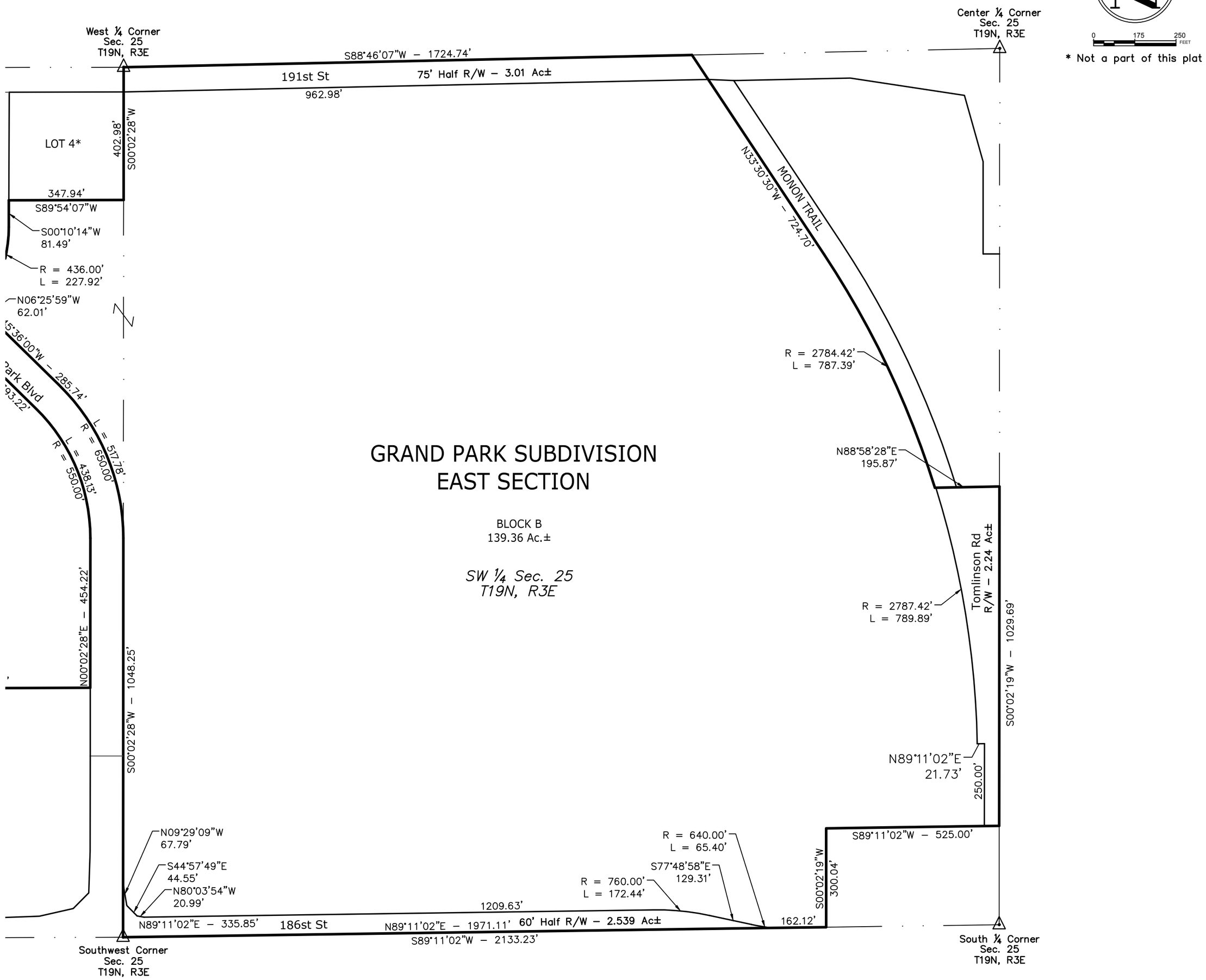
GRAND PARK SUBDIVISION-OVERALL PRIMARY PLAT

PART OF THE S.E. ¼ & S.W. ¼ OF SECTION 26
AND THE S.W. ¼, SECTION 25
ALL WITHIN T19N, R3E HAMILTON COUNTY, INDIANA



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AMERICAN STRUCTUREPOINT INC.

SHEET 3 of 4

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

GRAND PARK SUBDIVISION-OVERALL PRIMARY PLAT

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AND THE S.W. ¼, SECTION 25
ALL WITHIN T19N, R3E HAMILTON COUNTY, INDIANA

LEGAL DESCRIPTION - WEST SECTION

A part of the Southwest Quarter and Southeast Quarter of Section 26, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Beginning at the Southeast Corner of said Southwest Quarter; thence South 89 degrees 49 minutes 41 seconds West 2,180.52 feet along the south line of said Southwest Quarter to the southwest corner of "Parcel 1" as described in the Warranty Deed recorded as Instrument Number 2011018590; thence North 0 degrees 9 minutes 39 seconds East 807.46 feet along a western line of said "Parcel 1" to a corner thereof; thence South 89 degrees 50 minutes 11 seconds West 468.09 feet a southern line of said "Parcel 1" to the west line of said Southwest Quarter; thence North 0 degrees 10 minutes 2 seconds East 1,700.47 feet to a corner of that parcel described in the Trustees Deed recorded as Instrument Number 2016-56660; thence North 89 degrees 46 minutes 55 seconds East 494.98 feet along a northern line of said parcel to a corner thereof; thence North 0 degrees 10 minutes 2 seconds East 134.84 feet along a west line of said parcel to the north line of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 1,430.40 feet the north line of said Southwest Quarter to the northeast corner of "Parcel 9" as described in the Quitclaim Deed recorded as Instrument Number 2017053994; thence South 3 degrees 55 minutes 22 seconds East 598.44 feet along the east line of said "Parcel 9" to the north line of "Parcel 5" as described in said Quitclaim Deed; thence North 88 degrees 32 minutes 31 seconds East 679.37 feet along the north line of said "Parcel 5" to the east line of said Southwest Quarter; thence South 0 degrees 7 minutes 28 seconds West 101.71 feet along the east line of said Southwest Quarter to the northwest corner of "Parcel 8" as described in said Quitclaim Deed; thence along the northern, eastern and southern boundaries of said "Parcel 8" the following five (5) courses: 1) South 86 degrees 49 minutes 7 seconds East 391.48 feet; 2) South 0 degrees 5 minutes 53 seconds East 617.55 feet; 3) North 89 degrees 41 minutes 42 seconds West 129.86 feet; 4) South 0 degrees 16 minutes 9 seconds East 445.99 feet; 5) North 89 degrees 36 minutes 38 seconds West 266.53 feet to the east line of said Southwest Quarter; thence South 0 degrees 7 minutes 28 seconds West 877.99 feet along said west line to the point of beginning and containing 149.37 acres, more or less.

LEGAL DESCRIPTION - CENTER SECTION

Common Areas "C", "D" & "E" in Grand Park Subdivision - Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana.

Lot 3 in Replat of Lot 3 Grand Park Subdivision - Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded July 30, 2015 as Instrument Number 2015039870, Plat Cabinet 5, Slide 370, in the Office of the Recorder of Hamilton County, Indiana.

Lot 2 in Replat of Lots 2 & 5, Grand Park Subdivision - Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded August 13, 2018 as Instrument Number 2018037318, Plat Cabinet 5, Slide 862, in the Office of the Recorder of Hamilton County, Indiana.

LEGAL DESCRIPTION - EAST SECTION

Common Area "B", in Grand Park Subdivision - Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana and a part of the Southwest Quarter of Section 25, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Beginning at the Northwest Corner of said Southwest Quarter; thence North 88 degrees 46 minutes 7 seconds East 1,724.74 feet along the north line of said Southwest Quarter to the westerly boundary of the former Chicago, Indianapolis & Louisville Railroad; thence along said westerly boundary the following two (2) courses: 1) South 33 degrees 30 minutes 30 seconds East 724.70 feet; thence Southeasterly 787.39 feet along an arc to the right having a radius of 2,784.42 feet and subtended by a long chord having a bearing of South 25 degrees 24 minutes 26 seconds East and a length of 784.77 feet to northwest corner of Parcel "2a" as described in the Quitclaim Deed recorded as Instrument Number 2017053994; thence North 88 degrees 58 minutes 28 seconds East 195.87 feet along the north line of said Parcel "2a" to the east line of the aforementioned Southwest Quarter of Section 25; thence South 0 degrees 2 minutes 19 seconds West 1,029.69 feet along said east line to the northeast corner of that 3.84 acre parcel described in the Quitclaim Deed recorded as Instrument Number 2013072973; thence along the northern and western lines of said 3.84 acre parcel the following two (2) courses: 1) South 89 degrees 11 minutes 2 seconds West 525.00 feet; 2) South 0 degrees 2 minutes 19 seconds West 300.04 feet to the south line of said Southwest Quarter; thence South 89 degrees 11 minutes 2 seconds West 2,133.23 feet along said south line to the southwest corner of said Southwest Quarter; thence North 0 degrees 2 minutes 28 seconds East 1,211.17 feet the west line of said Southwest Corner to the southern corner of the aforementioned Common Area "B"; thence along the southwestern, western and northern lines of said Common Area the following six (6) courses: 1) Northwesterly 517.78 feet along an arc to the left having a radius of 650.00 feet and subtended by a long chord having a bearing of North 22 degrees 46 minutes 46 seconds West and a length of 504.20 feet; 2) North 45 degrees 36 minutes 0 seconds West 285.74 feet; 3) North 6 degrees 25 minutes 59 seconds West 62.01 feet; 4) Northerly 227.92 feet along an arc to the left having a radius of 436.00 feet and subtended by a long chord having a bearing of North 15 degrees 8 minutes 47 seconds East and a length of 225.33 feet; 5) North 0 degrees 10 minutes 14 seconds East 81.49 feet; 6) North 89 degrees 54 minutes 7 seconds East 347.94 feet to the west line of said Southwest Quarter; thence North 0 degrees 2 minutes 28 seconds East 402.98 feet along said west line to the point of beginning and containing 147.16 acres, more or less.

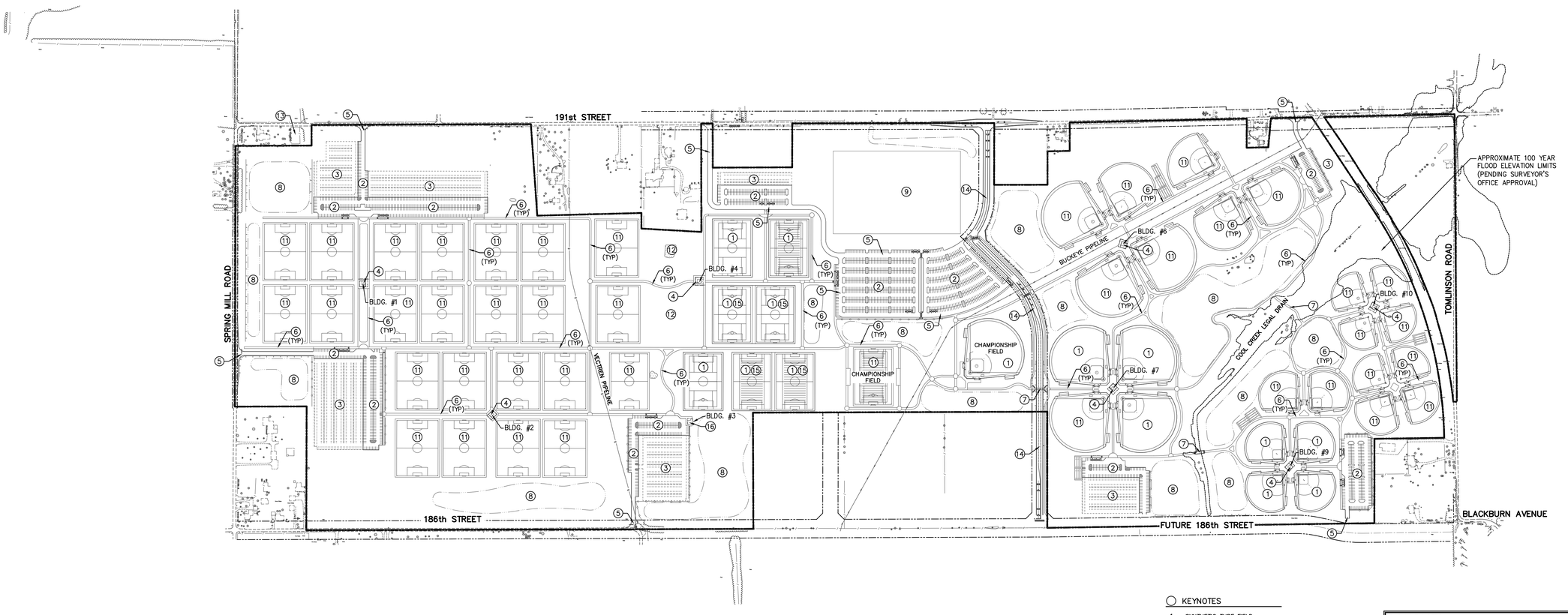
OWNERS:

LAND SURVEYOR:
Tracy L. McGill
American Structurepoint, INC.
7260 Shadeland Station
Indianapolis, IN 46256
317-547-5580
tmcgill@structurepoint.com

I, Tracy L. McGill affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

AMERICAN STRUCTUREPOINT INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com



0' 300' 600'

SCALE: 1"=300'

KEYNOTES

1. SYNTHETIC TURF FIELD
2. *ASPHALT PARKING AREA
3. LAWN PARKING AREA
4. CONCESSION AREA
5. ASPHALT VEHICULAR WAY (HEAVY DUTY PAVEMENT)
6. PATHWAY
7. PEDESTRIAN CROSSING
8. DETENTION AREA
9. FUTURE INDOOR FACILITY
10. PUBLIC SAFETY AND MAINTENANCE BUILDING
11. NATURAL GRASS FIELD
12. WOODED PARKLAND AREA
13. CEMETERY
14. COLLECTOR ROADWAY
15. DOUBLE SYNTHETIC SOCCER COMPLEX
16. PUMP HOUSE

GAS LINE NOTES:
1. CONTRACTOR SHALL NOTIFY VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. PRIOR TO COMMENCING ANY WORK WITHIN 100' OF PIPELINE EASEMENTS.

2. CONTRACTOR SHALL CONTACT VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. TO VERIFY THE DEPTH OF THE EXISTING PIPELINES AND NOTIFY ENGINEER ABOUT FINDINGS PRIOR TO COMMENCING ANY CONSTRUCTION.

3. ALL PIPELINE UTILITY CROSSINGS AND TEMPORARY TRAFFIC CROSSINGS DURING CONSTRUCTION SHALL BE COORDINATED WITH VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. AND CONSTRUCTED IN ACCORDANCE WITH THEIR GUIDELINES FOR CROSSING GAS PIPELINES.

NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. CONTRACTOR TO LOCATE, PERPETUATE AND RE-ESTABLISH ALL EXISTING FIELD TILES LOCATED DURING CONSTRUCTION. CONTRACTOR TO CONTACT AND COORDINATE ALL PERPETUATION EFFORTS WITH THE ENGINEER.

NOTE:
CONTRACTOR SHALL NOT PERFORM WORK WITHIN 100' OF THE CEMETERY.

*NOTE:
LIGHT DUTY PAVEMENT SECTION SHALL BE USED FOR ALL PARKING STALLS AND HEAVY DUTY PAVEMENT SECTION SHALL BE USED FOR ALL DRIVE AISLES.

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
811 OR 1-800-382-5544
CALL TOLL FREE
– INDIANA UNDERGROUND –

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-1577
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www.structurepoint.com
AMERICAN STRUCTUREPOINT INC.

SHAUN A. COYLE
REGISTERED
No. PE 10707491
STATE OF INDIANA
PROFESSIONAL ENGINEER
07/16/12
CERTIFIED BY

OVERALL SITE PLAN

PREPARED FOR:
CITY OF WESTFIELD
130 PENN STREET
WESTFIELD, INDIANA 46074

PROJECT:
GRAND PARK
THE SPORTS CAMPUS AT WESTFIELD
WESTFIELD, INDIANA

DATE:	07/16/2012
DRAWN BY:	JLG
CHK'D BY:	SAC
JOB NO.	201100689

REVISIONS

SHEET NO.
C200
OF

02011.00689.CE.C200.OSP.DWG

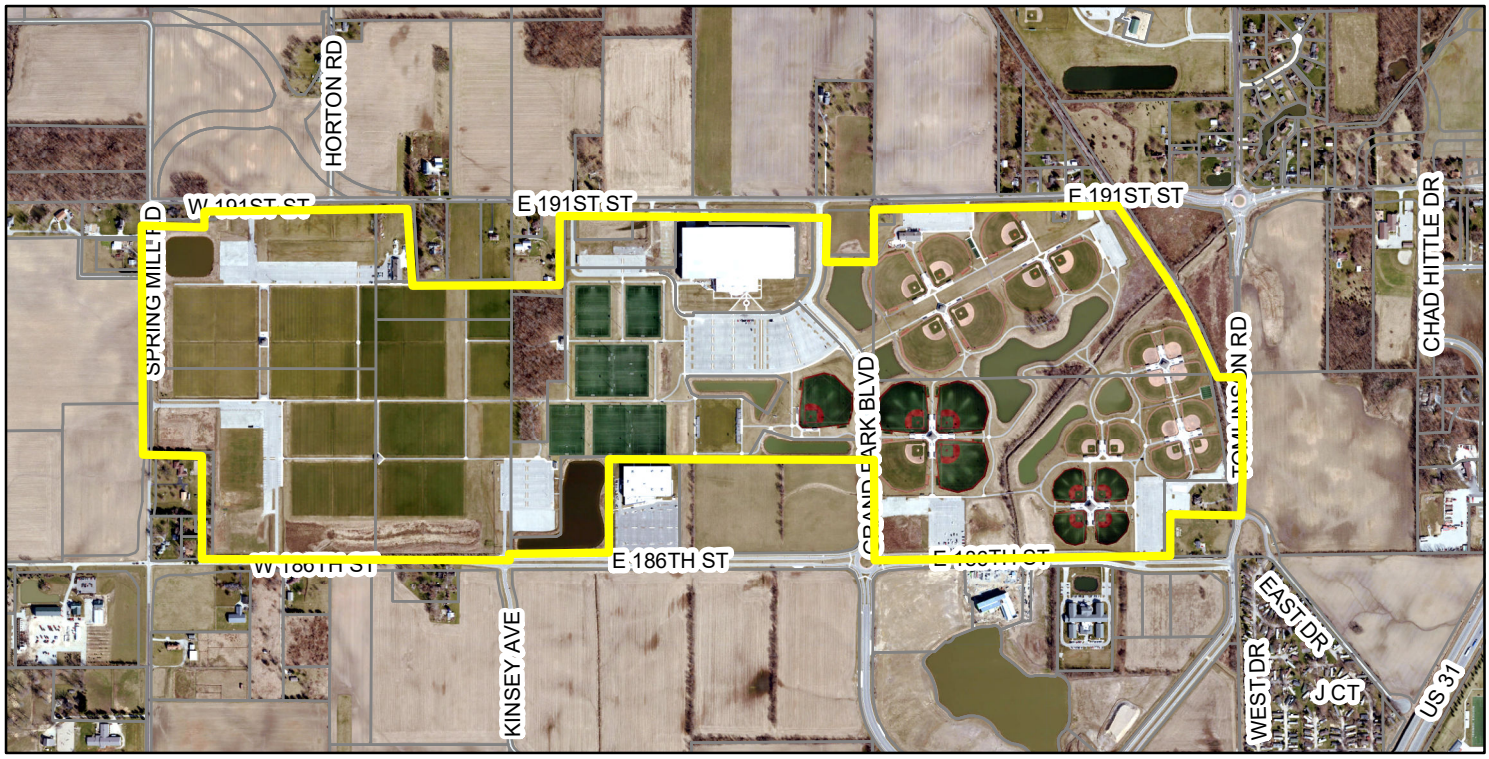
PRINT DATE: 7/19/12
PLOT SCALE: 1:1 EDIT DATE: 7/12/11 - 7:37 AM EDITED BY: PDOTTERY DRAWING FILE: P:\2011\00689\D. DRAWINGS\CIVIL\PLAN SET\CONSTRUCTION\02011.00689.CE.C200.OSP.DWG

Property Location Map
Grand Park
1812-ODP-22 & 1812-SPP-22

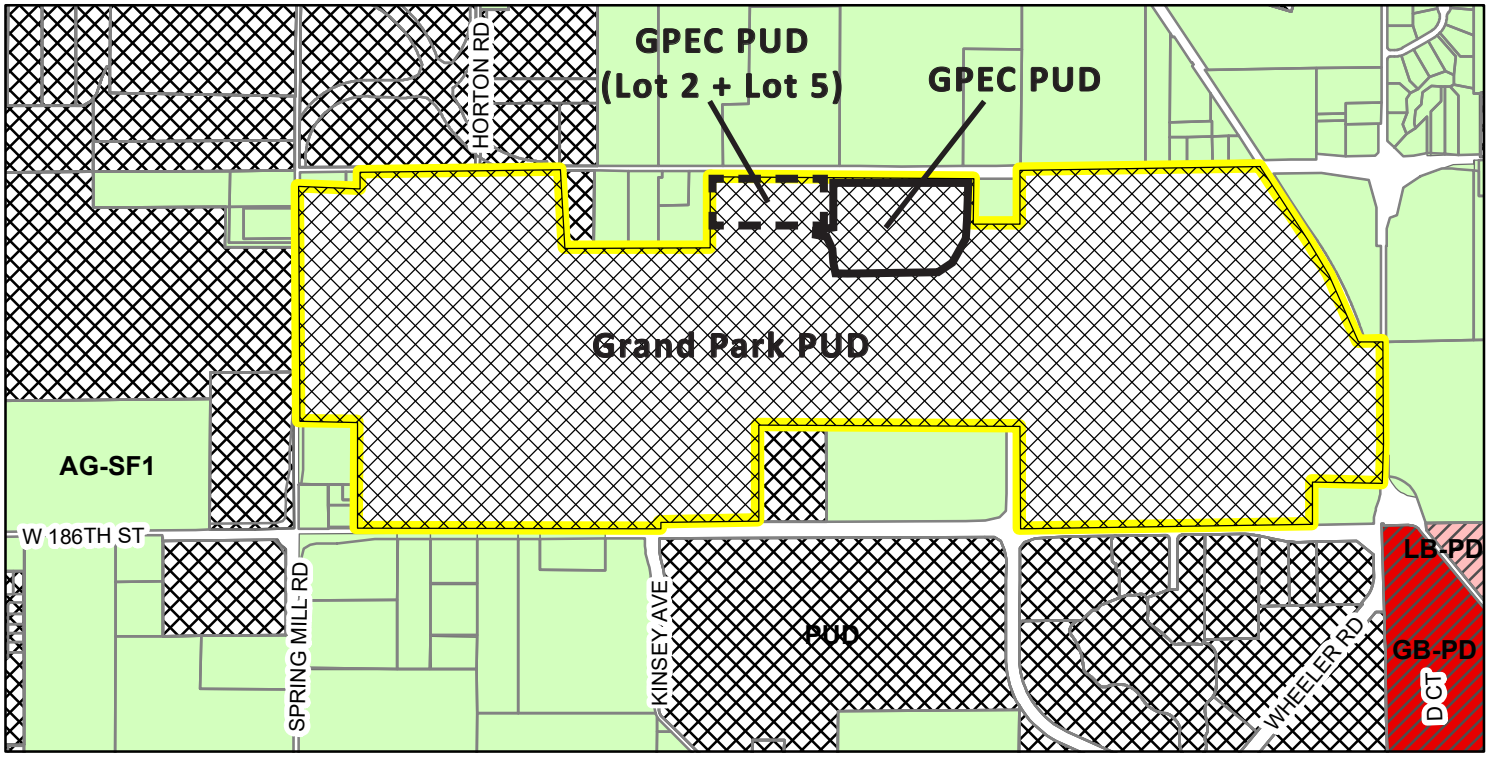
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



AG-SF1 (Agriculture - Single Family - 1)

LB-PD (Local Business - Planned Development)

GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

Minutes of the November 19, 2018 APC Meeting
Presented for approval: December 3, 2018

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 19, 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, and Scott Willis.

Members Absent: Chris Woodard.

City Staff Present: Kevin Todd, Senior Planner; Jonathan Dorsey, Associate Planner; and Rodney Retzner with Krieg DeVault.

APPROVAL OF MINUTES:
Motion: Approve November 5, 2018 meeting minutes as presented.
Motion: Willis; Second: Schmitz. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES
Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1811-DDP-29

Sundown Gardens Greenhouse
505 West 186th Street
Integrity Investment Partners, LLC by Civil Site Group, Inc. requests Detailed Development Plan approval of a 3,072 square feet greenhouse on 14.36 acres +/- in the Garden Market PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Motion: Approve the Consent Agenda as presented.
Motion: Horkay; second, Maue. Motion passed. Vote: 8-0

ITEMS OF BUSINESS

1811-ODP-16
1811-SPP-16

Northpoint, Phase 2
Southeast Corner of State Road 38 and Grassy Branch Road
CR White Aurora by Site Solutions Group, LLC requests Overall Development Plan and Primary Plat approval of 4 lots on 31.92 acres +/- in the Northpoint PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Todd presented an overview of both Northpoint, Phase 2 (1811-ODP-16/1811-SPP-16) and Northpoint, Phase 3 (1811-ODP-17/1811-SPP-17). He added that both fully comply with the Northpoint PUD and the UDO.

Motion: Approve 1811-ODP-16 & 1811-SPP-16 with the following condition:

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

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

1811-ODP-17 **1811-SPP-17** [PUBLIC HEARING]	**Northpoint, Phase 3** *Northwest Corner of 196th Street and Grassy Branch Road* Northpoint Owners, LLC by Site Solutions Group, LLC requests Overall Development Plan and Primary Plat review of 5 lots on 81.95 acres +/- in the Northpoint PUD District. (*Planner: Caleb Ernest* ▪ *CErnest@westfield.in.gov*)

Motion: Approve 1811-ODP-17 & 1811-SPP-17 with the following condition:

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

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

PUBLIC HEARING ITEMS

No Public Hearing Items.

CONTINUED ITEMS

1811-PUD-29	**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)*
1811-ODP-19 **1811-SPP-19**	**Bordeaux Walk Subdivision** *16707 Ditch Road* Bordeaux Walk by Beazer Homes Indiana, LLP requests Overall Development Plan and Primary Plat review 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)*

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn meeting.

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

The meeting adjourned at 7:09 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary