CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_11_19_2018

Monday, November 19, 2018 at 07:00 PM

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

MEETING DATE: **Monday, November 19, 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 5, 2018

Documents: APC Minutes - November 5, 2018

Review APC Rules & 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)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Elevations

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

1811-ODP-17 & 1811-SPP-17
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 approval of 5 lots on 81.95 acres +/- in the Northpoint 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
No Public Hearing Items

CONTINUED ITEMS

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:	1811-ODP-16 and 1811-SPP-16
Project Name:	Northpoint, Phase 2
Subject Site Address:	Southeast corner of State Road 38 and Grassy Branch Road
Petitioner:	CR White Aurora, LLC
Representative:	Stoeppelwerth & Associates, Inc.
Request:	Overall Development Plan & Primary Plat review of 4 lots on 32.00 acres +/- in the Northpoint Planned Unit Development District.
Current Zoning:	Aurora PUD District (Ord. 17-51)
Current Land Use:	Undeveloped / Agriculture
Approximate Acreage:	32.00 acres+/-
Zoning History:	0607-PUD-07 Aurora PUD District (Ord. 06-55) 1609-PUD-19 Aurora PUD District Amend. (Ord. 16-35) 1710-PUD-19 Aurora PUD District Amend. (Ord. 17-30) 1801-PUD-03 Aurora PUD District Amend. (Ord. 17-51) 1811-ODP-17 & 1811-SPP-17 Northpoint, Phase 3 (***pending***)
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan & Primary Plat
Staff Reviewer:	Caleb Ernest, Associate Planner

BACKGROUND

The Planned Unit Development Amendment for Aurora (Ord. 17-51) was approved at the August 13, 2018 City Council meeting. The Overall Development Plan (1811-ODP-17) and Primary Plat (1811-SPP-17) for Northpoint, Phase 3 are currently ***pending*** review and approval.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the October 23, 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 October 23, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 5, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 32.00 acres +/- and is located at the southeast corner of State Road 38 and Grassy Branch Road (see **Exhibit 2**). The property is currently zoned the Aurora PUD District. Adjacent properties to the east are zoned the AG-SF1: Agriculture and Single-Family Rural District. Adjacent properties to the west are zoned the Aurora PUD District and the AG-SF1: Agriculture Single-Family Rural District. Adjacent properties to south are zoned AG-SF1: Agriculture Single-Family Rural District and GB: General Business District. To the north is State Road 38.

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

The plans comply.

1) Proposed name of subdivision.

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

3) Title, scale, north arrow and date.

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

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

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

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

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

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

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

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

Comment: Please see District Standards Section.

12) Legend and notes.

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

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

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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

20) Title, scale, north arrow and date.

21) Proposed name of the development.

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

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

36) Identify buildings proposed for demolition.

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

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

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District), **and the** Aurora PUD (Ordinance 17-51)**.**

39) **Aurora PUD District Standards**: The underlying zoning district of each District shall be:

Business Parke	GB: General Business District
Commerce Parke	EI: Enclosed Industrial District
The Shoppes	LB: Local and Neighborhood Business District
The Townes	SF4: Single-Family High Density District MF2: Multi-Family Medium Density District
The Villas	SF4: Single-Family High Density District SFA: Single-Family Attached District

40) Section 3. Concept Plan:

a) Any drive entry for the Commerce Parke District located east of Grassy Branch Road shall be located at or north of 203rd Street.

41) Section 4. Underlying Zoning District(s):

a) The Underlying Zoning District of each District shall be:

i) Commerce Park: EI

b) Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

42) Section 5. Permitted Uses:

43) Section 6. General Regulations

a) Lot Standards for Commerce Parke:

44) Section 7. Development Standards:

a) Article 6.8 Landscaping Standard:

i) A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Brand Road. The buffer yard shall be improved as follows:

(1) The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty

percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.

(2) A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property.

(3) A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property.

(4) Buffer along the northern, western, southern and eastern borders of Commerce Parke:
(a) A forty foot (40') buffer yard shall be required and shall be improved as follows:
(i) The buffer yard shall have a six foot (6') mound
(ii) Shall be landscaped per this Ordinance
(iii)Evergreen tress shall be planted on or near the top of the mound
(b) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

ii) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one hundred (100) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

b) Section 9. Design Standards.
c) Section 10. Amenities.

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:

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

Comment: Please see District Standards.

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

47) 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.

48) 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.

49) Architectural Standards (Article 6.3)

50) Building Standards (Article 6.4)

51) Fence Standards (Article 6.5)

52) Height Standards (Article 6.6)

53) Landscaping Standards (Article 6.8)

54) Lighting Standards (Article 6.9)

55) Lot Standards (Article 6.10)

Comment: Please see District Standards.

56) Setback Standards (Article 6.16)

Comment: Please see District Standards.

57) 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.

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

61) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

62) Open Space and Amenity Standards (Article 8.6)

63) Infrastructure Standards (Section 8 of PUD Ordinance)

64) Pedestrian Network Standards (Article 8.7)

65) Storm Water Standards (Article 8.8)

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

67) 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.

d) Street Lights at Entrances: If the City has established a street light standard along the Street on which the entrance is located, then the Developer shall install the same lighting standard. If there is no established street light standard along the corridor, then the Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety. Luminaires shall be shielded to prevent glare on residential properties.

68) Street Sign Standards (Article 8.11)

69) Surety Standards (Article 8.12)

70) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

(1) **Action: 1811-ODP-16 (Overall Development Plan) & 1811-SPP-16 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following conditions:**

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

2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.

Property Location Map
Northpoint, Phase 2
Overall Development Plan & Primary Plat
1811-ODP-16 & 1811-SPP-16

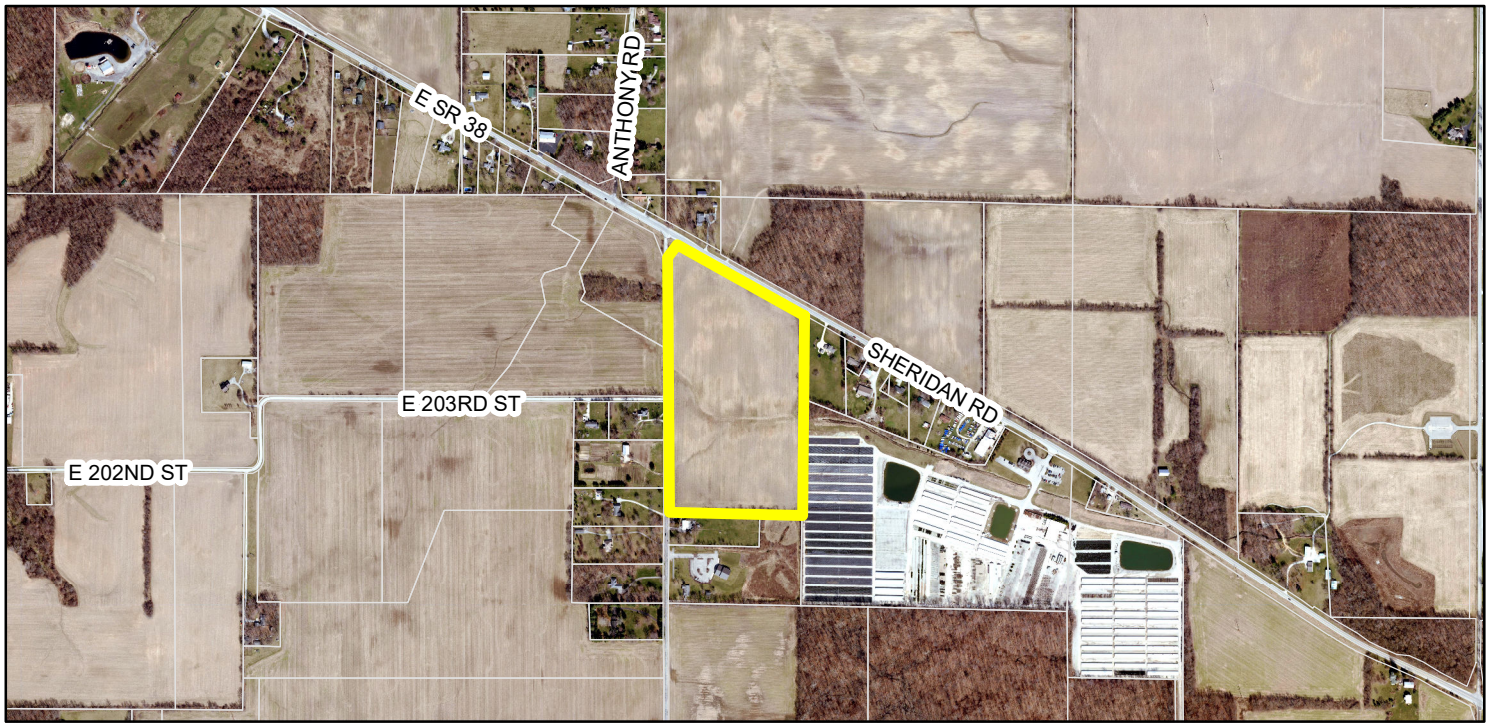
CITY OF Westfield INDIANA

N W E S

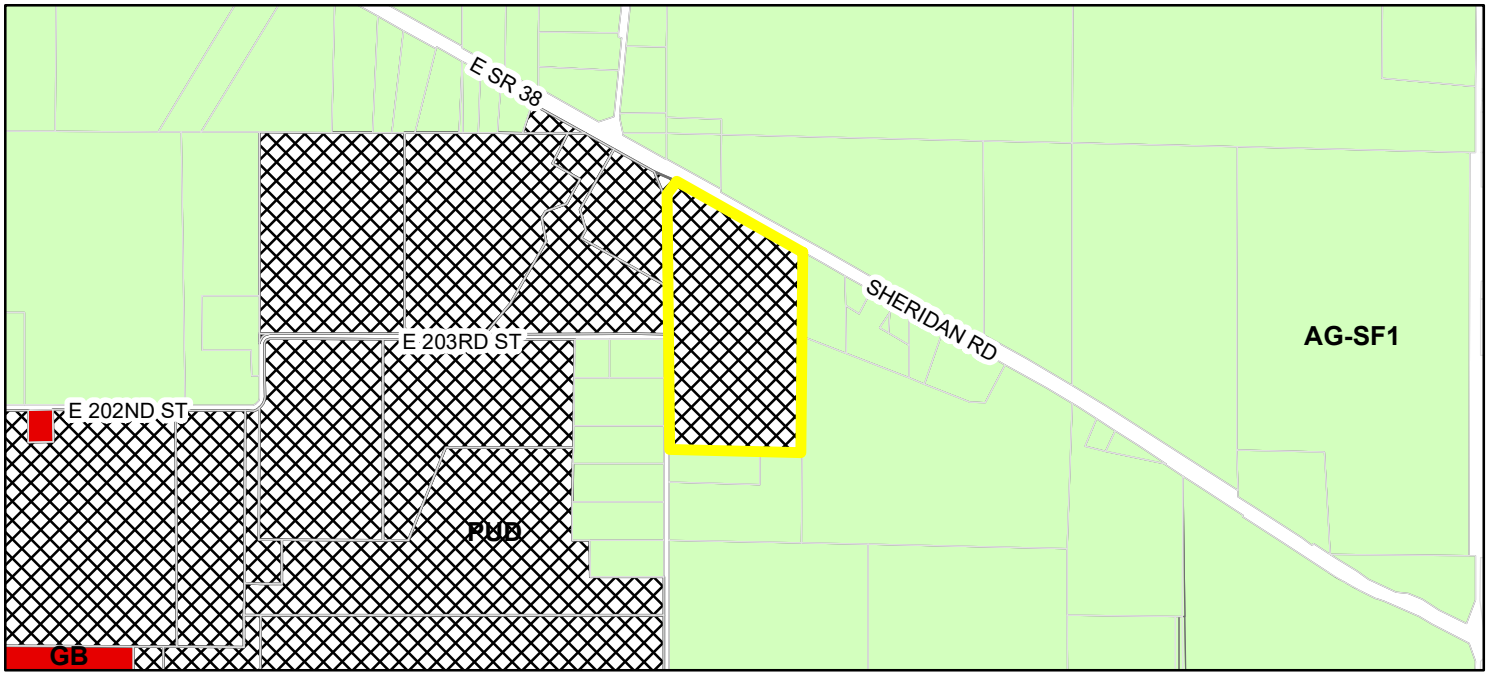
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

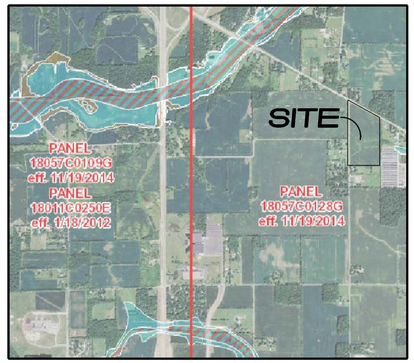
Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- PUD (Planned Unit Development)

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

THIS INSTRUMENT PREPARED FOR:
CHRIS WHITE
NORTHPOINT OWNERS, LLC
15658 BRIDGEWATER CLUB BOULEVARD,
CARMEL, INDIANA 46033
PHONE: (317) 523-6116

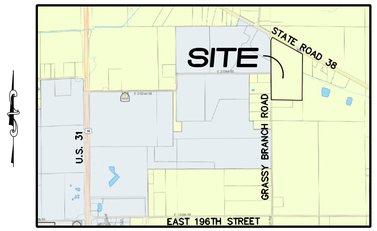
LAND OWNER:
ALICE E. & PHYLLIS JEAN DREXLER
0 SHERIDAN RD
WESTFIELD, IN 46062



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0128G & 18057C0109G
DATED NOVEMBER 19, 2014

NORTHPOINT

PHASE II
DEVELOPMENT PLAN
ZONING - AURORA PUD



LOCATION MAP
SCALE: 1"=2000'

SOILS MAP
Br, CrA, MmB2, MoC3 & Pn
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

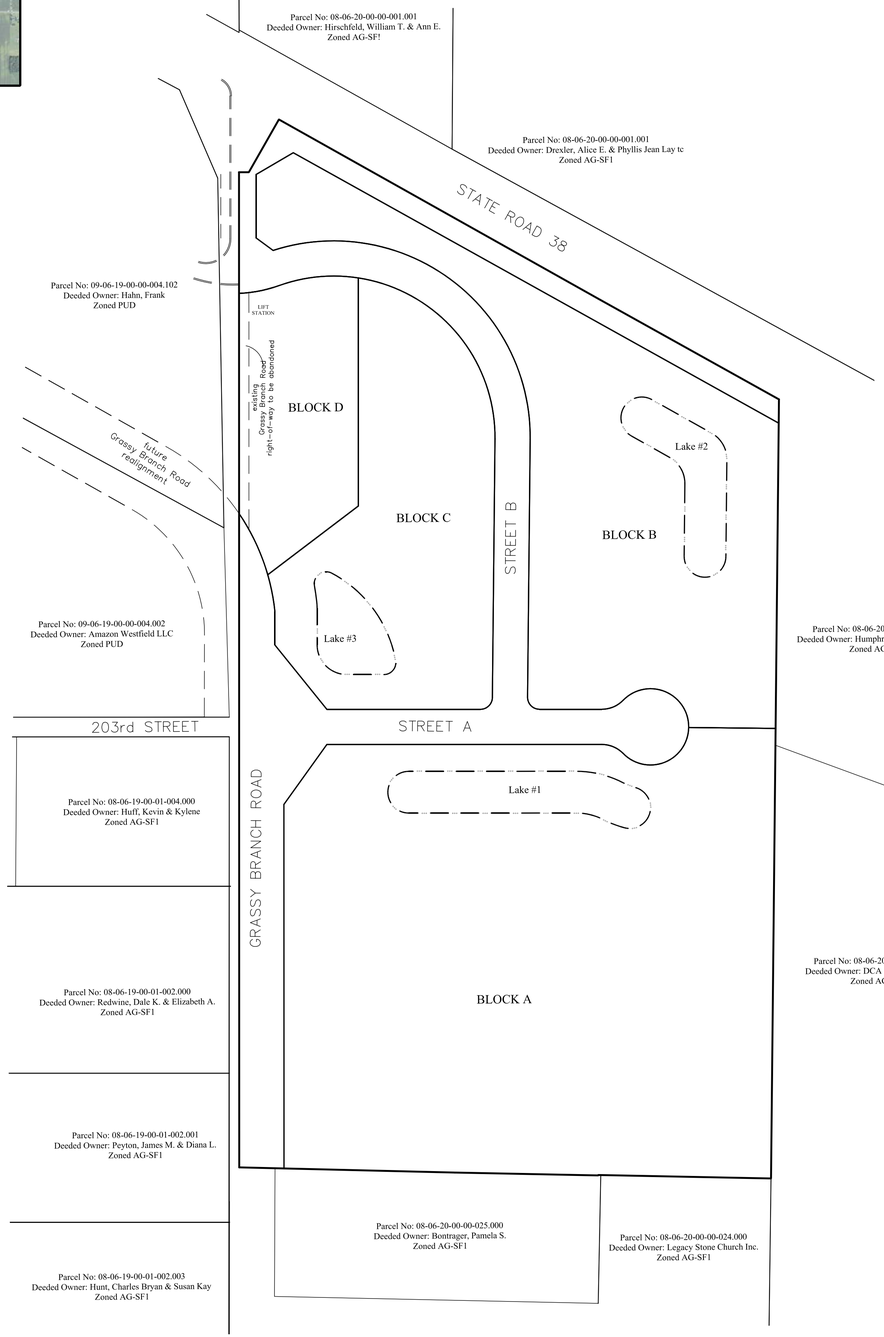
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.



GRAPHIC SCALE
120' 0 60' 120'
(IN FEET)
1" = 120 FT

NOTES:

RETENTION PONDS SHAPE, SIZE AND LOCATION ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. RETENTION NEEDS WILL BE DETERMINED AT THE TIME EACH BLOCK IS DEVELOPED.

Land Description

A part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 20; thence South 00 degrees 00 minutes 54 seconds East (assumed bearing) 406.68 feet along the West line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 59 minutes 06 seconds East 16.50 feet to the east Right-of-way line of Grassy Branch Road and the East line of the 0.072 acre property (Parcel 14A, Code 4162) owned by State of Indiana as recorded in, Inst. No. 2006-041657, dated: July 20, 2006 in said Recorders Office; thence North 29 degrees 40 minutes 08 seconds East 101.82 feet along said East line to the Southwesterly Right-of-Way line for State Road 38; thence along the lines of said Southwesterly Right-of-Way, by the next two (2) courses: (1) thence South 60 degrees 41 minutes 09 seconds East 615.03 feet; (2) South 60 degrees 52 minutes 35 seconds East 345.98 feet to the East line of the 3.040 acre property owned by Alice E. Drexler et al, as recorded in Inst. No. 2007-063319, dated: November 9, 2007 in the Office of the Recorder, Hamilton County, Indiana; thence South 00 degrees 34 minutes 59 seconds West 1,306.76 feet to the East prolongation of the North line of the 9.15 acre property owned by The First Baptist Church of Westfield, Inc., as recorded in Inst. No. 2005-068167, dated: October 17, 2005 in said Recorders Office; thence North 88 degrees 51 minutes 00 seconds West 289.89 feet along the East prolongation of said North line, the North line and the West prolongation of said North line to the North prolongation of the East line of the three (3) acre property owned by William R. Stubbs as recorded in, Inst. No. 2003-028318, dated: March 24, 2003 in said Recorders Office; thence South 00 degrees 00 minutes 36 seconds East 0.75 feet along said North prolongation of the East line to the North line of said three (3) acre property; thence North 88 degrees 50 minutes 42 seconds West 240.38 feet along said North line to the South line of said 3.040 acre property; thence North 88 degrees 37 minutes 02 seconds West 361.62 feet along said South line to the West line of said Northwest Quarter; thence North 00 degrees 00 minutes 54 seconds West 1,669.09 feet to the Place of Beginning, containing 31.920 acres, more or less.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	58.85'	200.00'	29.64'	N78°42'05"E	58.64'	16°51'34"
C2	577.59'	300.00'	430.93'	N54°34'21"W	492.42'	110°18'40"
C3	31.21'	20.00'	19.79'	S45°17'03"W	28.14'	89°24'07"
C4	31.62'	20.00'	20.21'	N44°42'57"W	28.43'	90°35'53"
C5	39.95'	50.00'	21.11'	S67°05'36"W	38.90'	45°47'01"
C6	152.84'	64.00'	161.78'	N67°22'59"W	119.02'	136°49'53"

INDEX

SHT.	DESCRIPTION
1	COVER SHEET
2-4	PRIMARY PLAT / DEVELOPMENT PLAN / LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTION
ALL	REV. PER TAC COMMENTS 10-30-18 GDK
ALL	REV. PER ENG. COMMENTS 11-12-18 GDK

09/28/18
DENNIS D. OLMSTEAD DATE
REGISTERED LAND SURVEYOR
NO. 900012

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.

S:\552855G-P2\DWG\Primary Plat Cover Sheet.dwg, 11/12/2018 9:47:24 AM, Adobe PDF, 11

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
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THIS INSTRUMENT PREPARED FOR:
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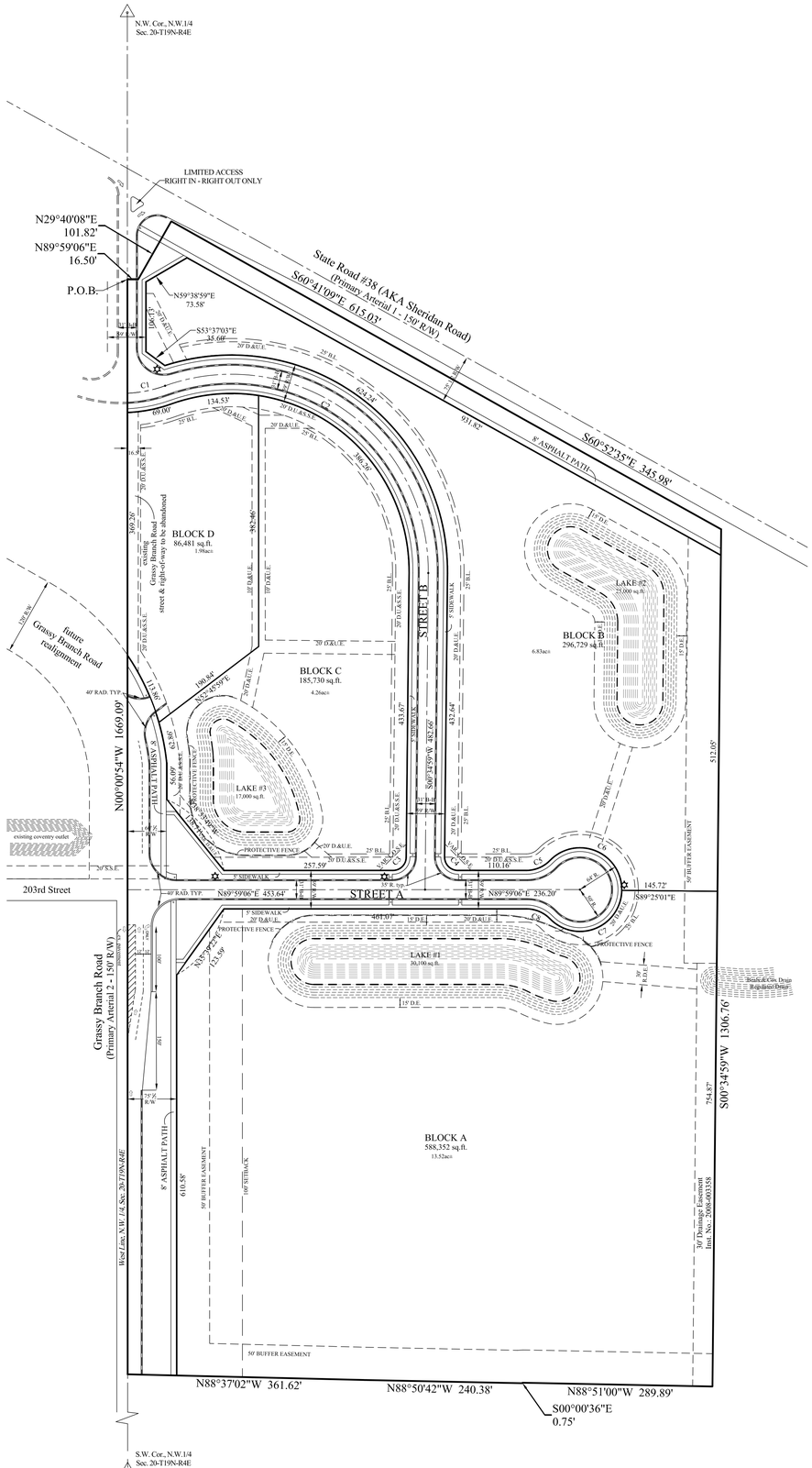
PHONE: (317) 523-6116

LAND OWNER:
ALICE E. & PHYLLIS JEAN DREXLER
0 SHERIDAN RD
WESTFIELD, IN 46062



NORTHPOINT

PHASE II
PRIMARY PLAT
ZONING - AURORA PUD

LEGEND

BLOCK A	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SIGHT EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

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

AT THIS TIME THERE IS NO AGREEMENT WITH THE ADJACENT PROPERTY OWNERS TO ACQUIRE THE NEEDED RIGHT-OF-WAY FOR PASSING BLISTERS; INSTEAD, A LANE SHIFT IS SHOWN ON 196th STREET AND GRASSY BRANCH ROAD.

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1" = 100 FT

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

Know what's below.
Call before you dig.

DATE	REVISIONS	BY
10/30/18	REV. PER TAC COMMENTS	GDK
11/2/18	REV. PER ENG. COMMENTS	GDK

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

CERTIFIED: 09/28/18

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

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

PRIMARY PLAT

PREPARED FOR:
NORTHPOINT PHASE II

WASHINGTON TOWNSHIP, HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
20	19N	4E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO.
2
OF 4 SHEETS

S & A JOB NO.
55285SSG-P2

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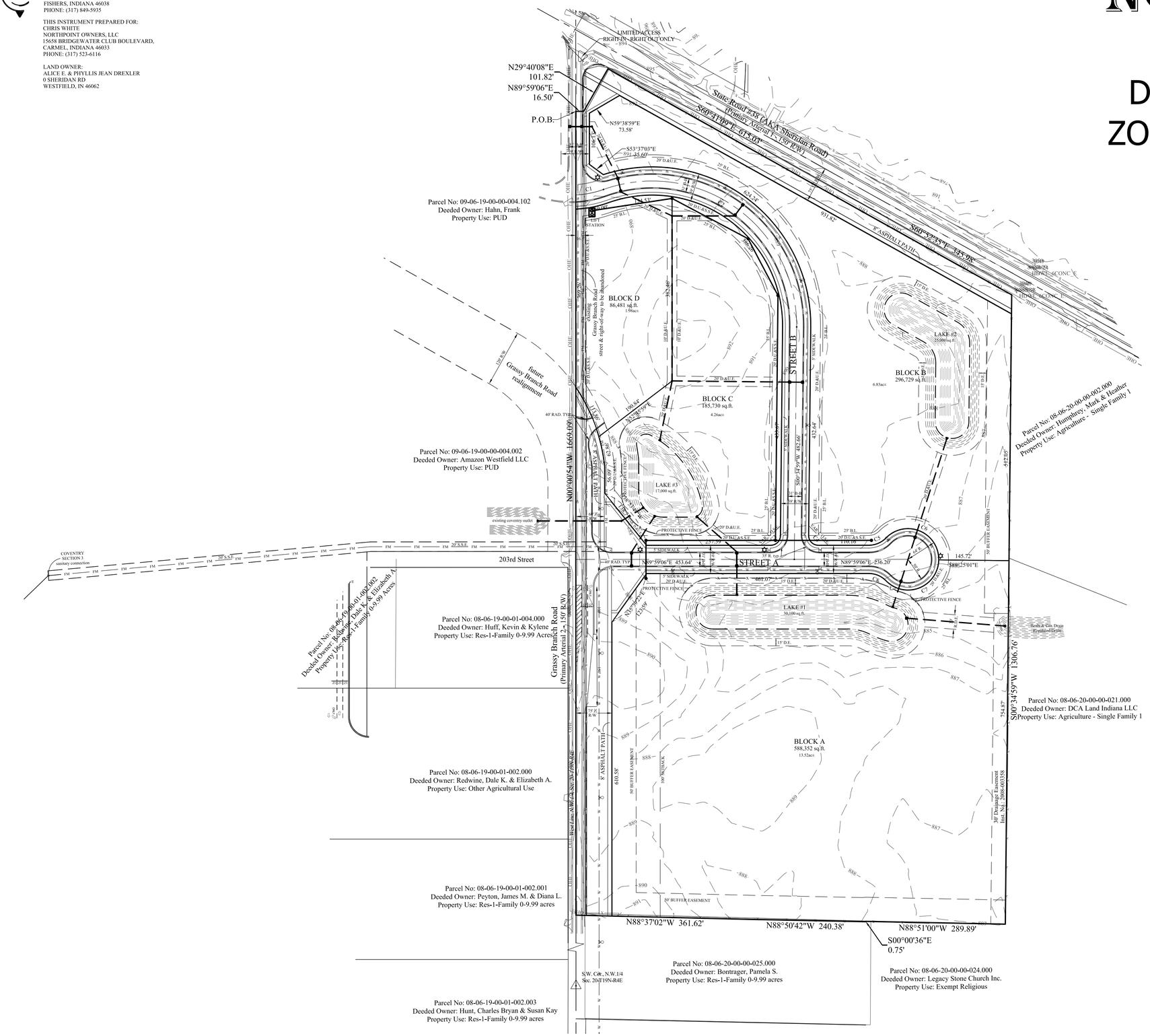
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CHRIS WHITE
NORTHPOINT OWNERS, LLC
15658 BRIDGEWATER CLUB BOULEVARD,
CARMEL, INDIANA 46033
PHONE: (317) 523-6116

LAND OWNER:
ALICE E. & PHYLLIS JEAN DREXLER
0 SHERIDAN RD
WESTFIELD, IN 46062

NORTHPOINT

PHASE II
DEVELOPMENT PLAN
ZONING - AURORA PUD



LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SIGHT EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
	STREET LIGHT
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
FM	PROPOSED FORCE MAIN
	PROPOSED LIFT STATION

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1" = 100 FT

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

DATE	DESCRIPTION	BY
11/12/18	REV. PER ENG. COMMENTS	GDK
10/30/18	REV. PER TAC COMMENTS	GDK
DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A PLAT OR SUBDIVISION SURVEY OR EASEMENT REPORT.

CERTIFIED: 09/28/18

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LAND SURVEYOR

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

DEVELOPMENT PLAN

PREPARED FOR:
NORTHPOINT, PHASE II

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
20	19N	4E
DRAWN BY:	CHECKED BY:	
LAF	GDK	

SHEET NO.
3
OF 4 SHEETS

S & A JOB NO.
55285SSG-P2

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STOEPPELWERTH & ASSOCIATES, INC.
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7965 E. 106TH STREET
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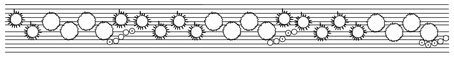
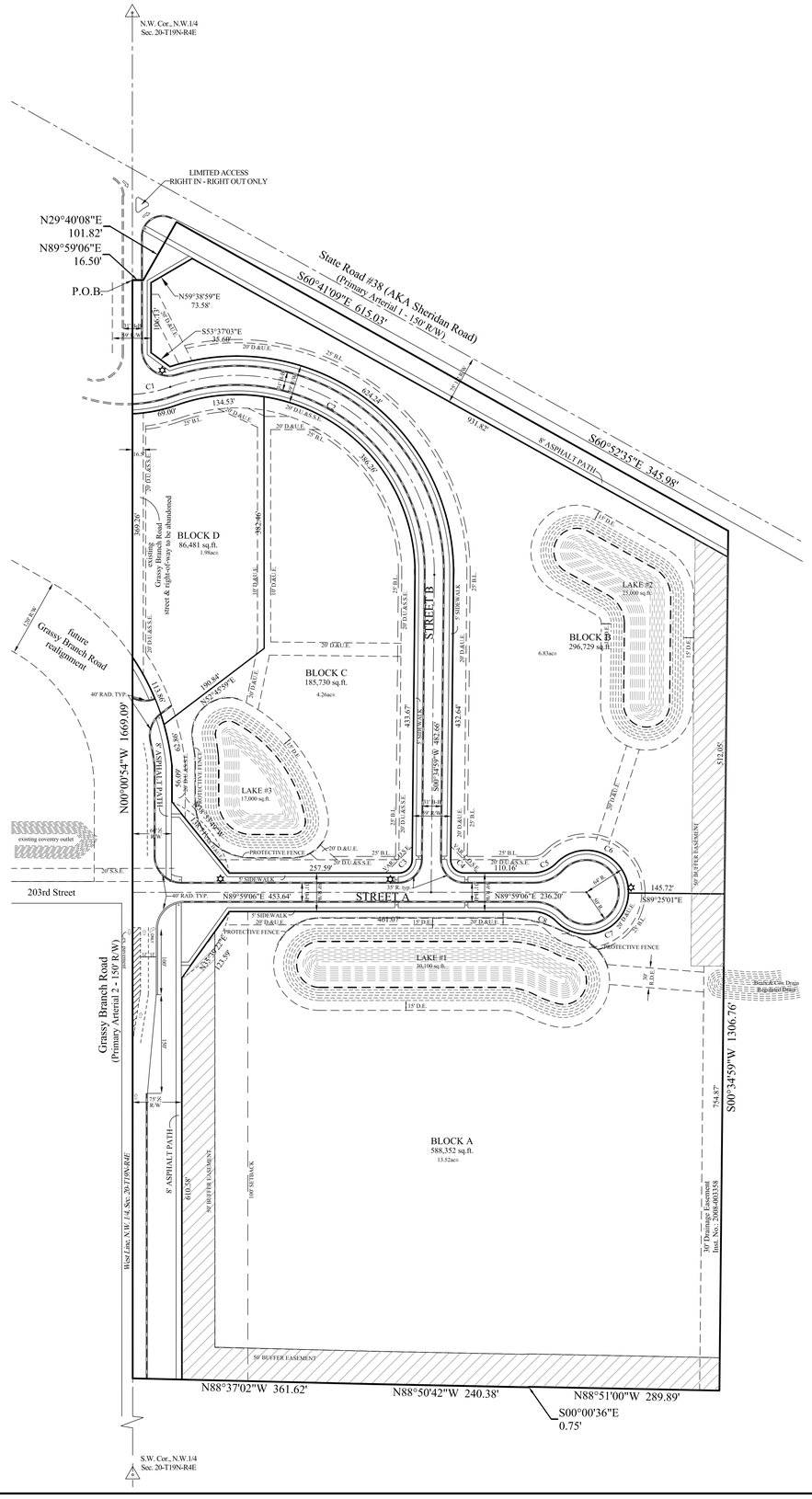


BUFFER #2
MODIFIED BUFFER PER PUD - USE OF 6' MOUND (7.3 c #2 OF PUD)
300' TYP. LAYOUT

WITHIN BUFFER YARDS AT LEAST EIGHT (8) EVERGREEN TREES PER ONE HUNDRED (100) LINEAR FEET AND FIVE (5) EVERGREEN SHRUBS PER ONE HUNDRED (100) LINEAR FEET SHALL BE PLANTED.

VARYING EVERGREEN SPECIES

VARYING EVERGREEN SHRUBS



NORTHPOINT

PHASE II
LANDSCAPE PLAN
ZONING - AURORA PUD

LEGEND

BLOCK A	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SIGHT EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

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

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

AT THIS TIME THERE IS NO AGREEMENT WITH THE ADJACENT PROPERTY OWNERS TO ACQUIRE THE NEEDED RIGHT-OF-WAY FOR PASSING BLISTERS; INSTEAD, A LANE SHIFT IS SHOWN ON 196th STREET AND GRASSY BRANCH ROAD.

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1" = 100 FT

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

NO.	DATE	REVISIONS	BY
1	11/2/18	REV. PER ENG. COMMENTS	GDK
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Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
NORTHPOINT PHASE II

HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
20	19N	4E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO.
4
OF 4 SHEETS

S & A JOB NO.
55285SSG-P2

S:\55285SSG-P2\DWG\Primary Plat.dwg, 11/12/2018 9:54:32 AM, Adobe PDF, 1:1

Petition Number:	1811-ODP-17 and 1811-SPP-17
Project Name:	Northpoint, Phase 3
Subject Site Address:	Northwest corner of 196th Street and Grassy Branch Road
Petitioner:	Northpoint Owners, LLC
Representative:	Site Solutions Group, LLC
Request:	Overall Development Plan & Primary Plat review of 5 lots on 80.00 acres +/- in the Northpoint Planned Unit Development District.
Current Zoning:	Aurora PUD District (Ord. 17-51)
Current Land Use:	Undeveloped / Agriculture
Approximate Acreage:	80.00 acres+/-
Zoning History:	0607-PUD-07 Aurora PUD District (Ord. 06-55) 1609-PUD-19 Aurora PUD District Amend. (Ord. 16-35) 1710-PUD-19 Aurora PUD District Amend. (Ord. 17-30) 1801-PUD-03 Aurora PUD District Amend. (Ord. 17-51) 1811-ODP-16 & 1811-SPP-16 Northpoint, Phase 2 (***pending***)
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan & Primary Plat
Staff Reviewer:	Caleb Ernest, Associate Planner

BACKGROUND

The Planned Unit Development Amendment for Aurora (Ord. 17-51) was approved at the August 13, 2018 City Council meeting. The Overall Development Plan (1811-ODP-16) and Primary Plat (1811-SPP-16) for Northpoint, Phase 2 are currently ***pending*** review and approval.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the October 23, 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 October 23, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 5, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 80.00 acres +/- and is located at the northwest corner of 196th Street and Grassy Branch Road (see **Exhibit 2**). The property is currently zoned the Aurora PUD District. Adjacent properties to the east and west are zoned the AG-SF1: Agriculture Single-Family Rural District. Adjacent properties to the south are zoned the SF2: Single-Family Low Density District.

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

The plans comply.

1) Proposed name of subdivision.

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

3) Title, scale, north arrow and date.

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

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

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

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

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

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

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

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

Comment: Please see District Standards Section.

12) Legend and notes.

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

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

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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

20) Title, scale, north arrow and date.

21) Proposed name of the development.

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

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

36) Identify buildings proposed for demolition.

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

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

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District), **and the** Aurora PUD (Ordinance 17-51)**.**

39) **Aurora PUD District Standards**: The underlying zoning district of each District shall be:

Business Parke	GB: General Business District
Commerce Parke	EI: Enclosed Industrial District
The Shoppes	LB: Local and Neighborhood Business District
The Townes	SF4: Single-Family High Density District MF2: Multi-Family Medium Density District
The Villas	SF4: Single-Family High Density District SFA: Single-Family Attached District

40) Section 3. Concept Plan.

41) Section 4. Underlying Zoning District(s):

a) The Underlying Zoning District of each District shall be:

i) Commerce Park: EI

b) Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

42) Section 5. Permitted Uses:

43) Section 6. General Regulations

a) Lot Standards for Commerce Parke:

44) Section 7. Development Standards:

a) Article 6.8 Landscaping Standard:

i) A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Brand Road. The buffer yard shall be improved as follows:

(1) The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings or mounding shall be required in this area provided there is a minimum 50 feet of detention pond

provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.

(2) A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property.

(3) A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property.

(4) Buffer along the northern, western, southern and eastern borders of Commerce Parke:
(a) A forty foot (40') buffer yard shall be required and shall be improved as follows:
(i) The buffer yard shall have a six foot (6') mound
(ii) Shall be landscaped per this Ordinance
(iii)Evergreen tress shall be planted on or near the top of the mound
(b) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

ii) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one hundred (100) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

b) Section 9. Design Standards.
c) Section 10. Amenities.

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:

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

Comment: Please see District Standards.

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

47) 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.

48) 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.

49) Architectural Standards (Article 6.3)

50) Building Standards (Article 6.4)

51) Fence Standards (Article 6.5)

52) Height Standards (Article 6.6)

53) Landscaping Standards (Article 6.8)

54) Lighting Standards (Article 6.9)

55) Lot Standards (Article 6.10)

Comment: Please see District Standards.

56) Setback Standards (Article 6.16)

Comment: Please see District Standards.

57) 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.

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

61) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

62) Open Space and Amenity Standards (Article 8.6)

63) Infrastructure Standards (Section 8 of PUD Ordinance)

64) Pedestrian Network Standards (Article 8.7)

65) Storm Water Standards (Article 8.8)

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

67) 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.

d) Street Lights at Entrances: If the City has established a street light standard along the Street on which the entrance is located, then the Developer shall install the same lighting standard. If there is no established street light standard along the corridor, then the Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety. Luminaires shall be shielded to prevent glare on residential properties.

68) Street Sign Standards (Article 8.11)

69) Surety Standards (Article 8.12)

70) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

(1) **Action: 1811-ODP-17 (Overall Development Plan) & 1811-SPP-17 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following conditions:**

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

2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.

CITY OF Westfield INDIANA

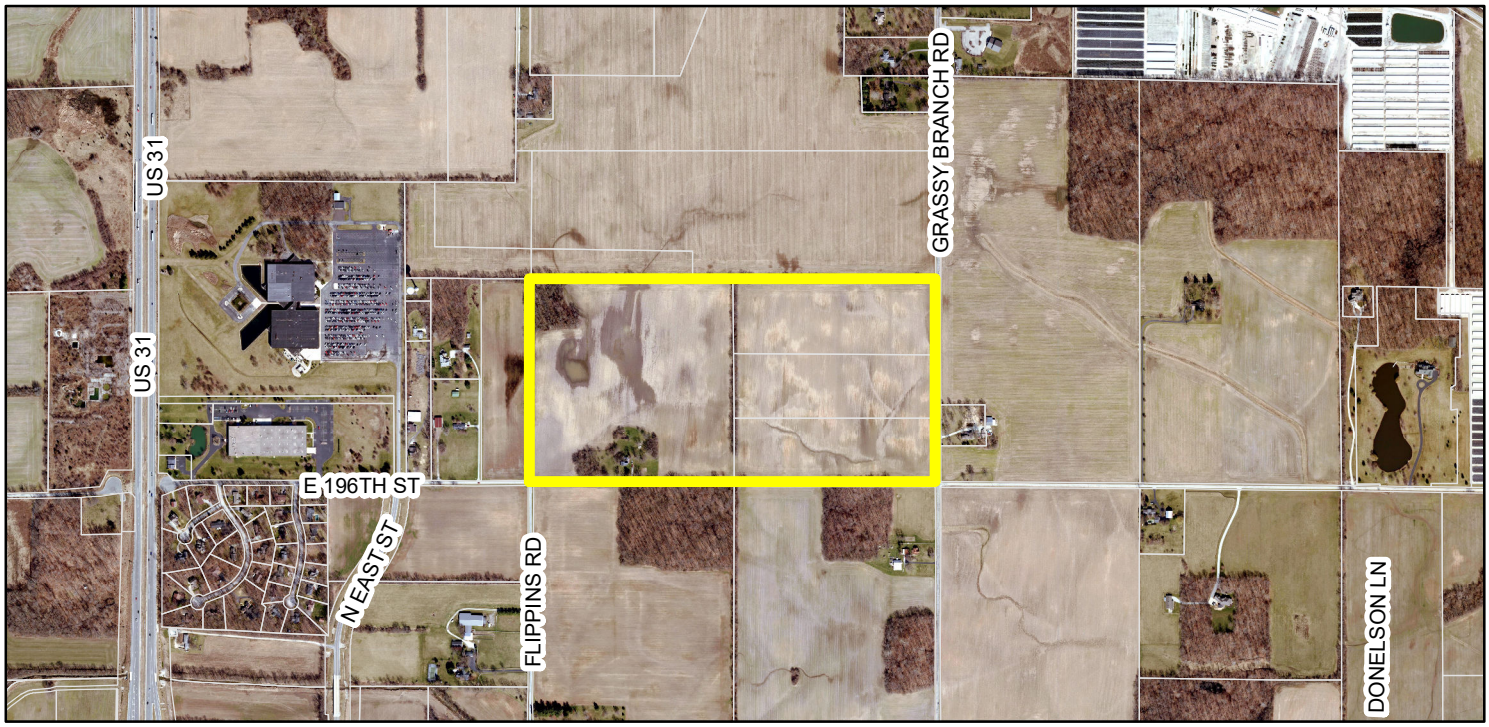
Property Location Map
Northpoint, Phase 3
Overall Development Plan & Primary Plat
1811-ODP-17 & 1811-SPP-17

N W E S

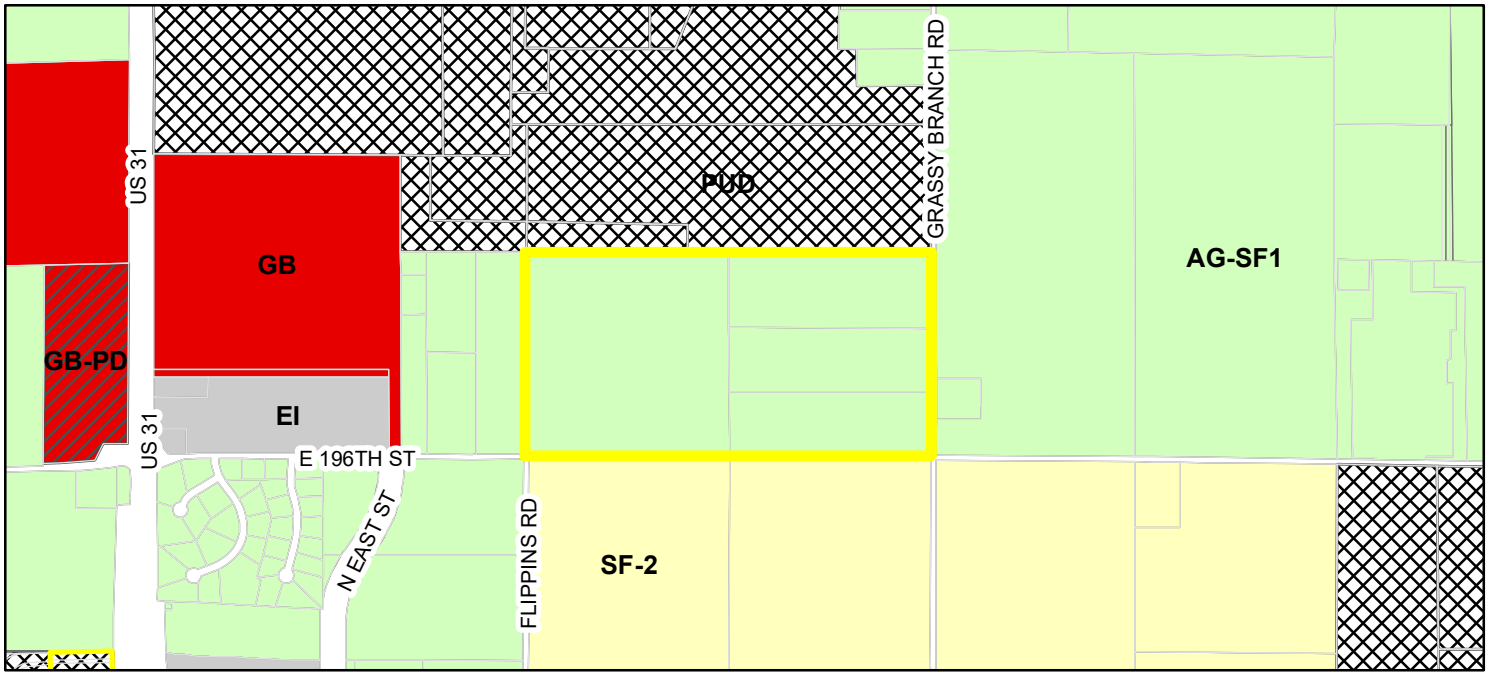
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)

THIS INSTRUMENT PREPARED BY:
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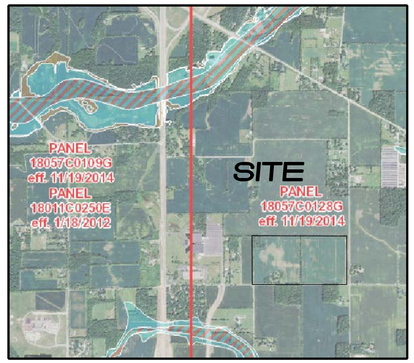
15658 BRIDGEWATER CLUB BOULEVARD,
CARMEL, INDIANA 46033
PHONE: (317) 523-6116

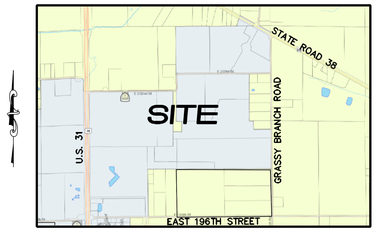
OWNER:
CAREY CORPORATION
2612 E. 196th STREET
WESTFIELD, INDIANA 46074

NORTHPOINT

PHASE III
PRIMARY PLAT
ZONING - AURORA PUD



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0128G & 18057C0109G
DATED NOVEMBER 19, 2014



LOCATION MAP
SCALE: 1"=2000'

SOILS MAP
Br, CrA, MmB2, MoC3 & Pn
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

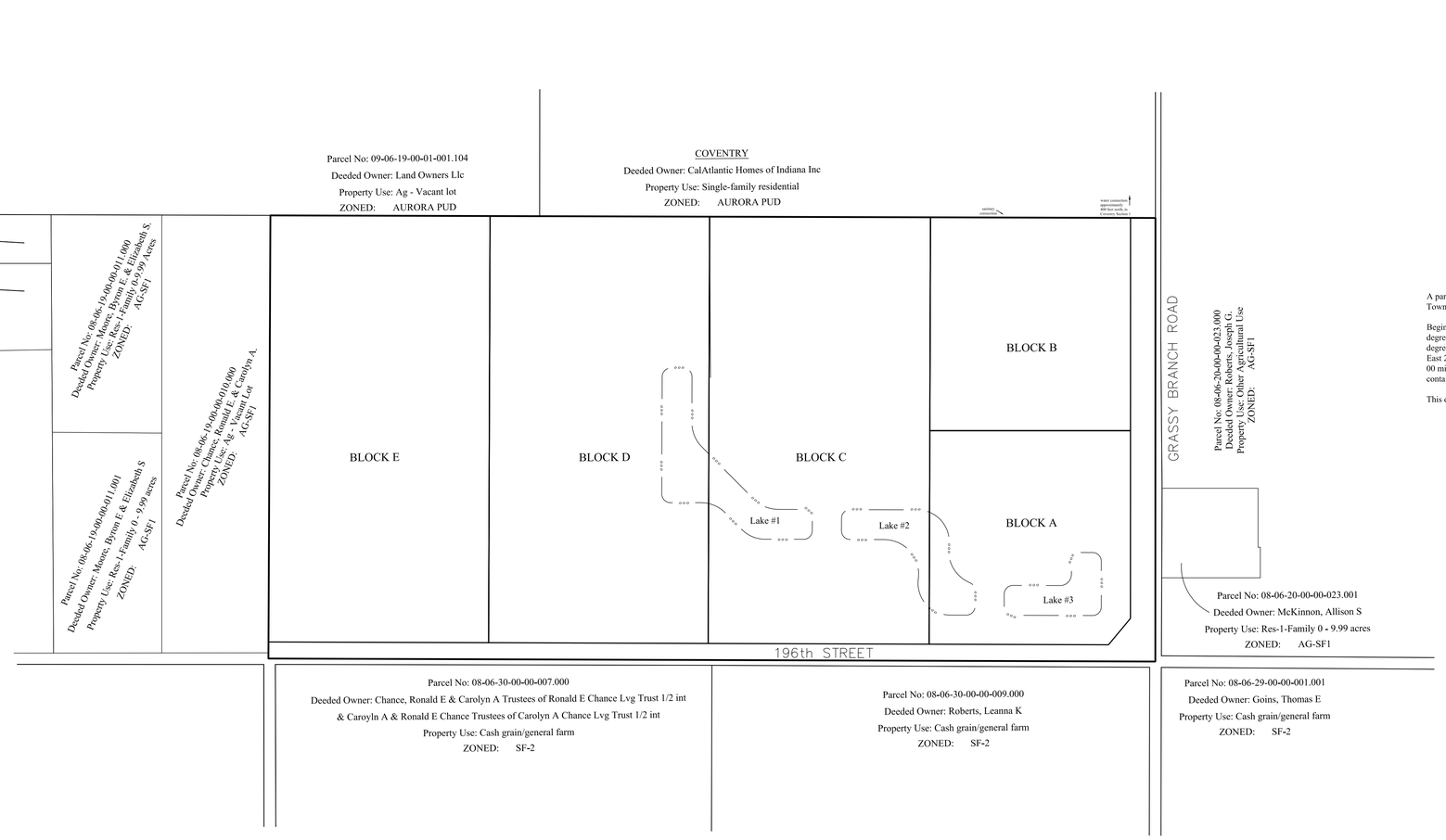
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.



NORTHPOINT
Phase III

A part of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of said Section 19; thence North 89 degrees 48 minutes 33 seconds West along the South line thereof 2672.59 feet; thence North 00 degrees 15 minutes 27 seconds East 1336.15 feet; thence South 89 degrees 50 minutes 02 seconds East 2666.81 feet to a point on the East line of said Southeast Quarter; thence South 00 degrees 00 minutes 36 seconds West along said East line 1337.30 feet to the place of beginning, containing 81.925 acres, more or less.

This description was prepared without the benefit of an accurate survey and is subject to change.

GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1" = 200 FT

09/28/18
DENNIS D. OLMSTEAD DATE
REGISTERED LAND SURVEYOR
NO. 900012

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

INDEX

SHT.	DESCRIPTION
1	COVER SHEET
2-4	PRIMARY PLAT / DEVELOPMENT PLAN / LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTION
ALL	REV. PER TAC COMMENTS 10/29/18 GDK

NOTES:

RETENTION PONDS SHAPE, SIZE AND LOCATION ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. RETENTION NEEDS WILL BE DETERMINED AT THE TIME EACH BLOCK IS DEVELOPED.

INGRESS/EGRESS LOCATIONS ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. CURB CUTS WILL BE DETERMINED AT THE TIME EACH BLOCK IS DEVELOPED.

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Indiana Underground Plant Protection Service

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S:\5285NPO-P3\DWG\Primary Plat Cover Sheet.dwg, 10/29/2018 1:05:05 PM, Adobe PDF.
1:1

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

THIS INSTRUMENT PREPARED FOR:
CHRIS WHITE
NORTHPOINT OWNERS, LLC
15658 BRIDGEWATER CLUB BOULEVARD,
CARMEL, INDIANA 46033
PHONE: (317) 523-6116

OWNER:
CAREY CORPORATION
2612 E. 196th STREET
WESTFIELD, INDIANA 46074

NORTH POINT

PHASE III
PRIMARY PLAT
ZONING - AURORA PUD

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1" = 100 FT

LEGEND

BLOCK A	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.L.	BUILDING LINE
	COMMON AREA
R/W	RIGHT OF WAY
*	HANDICAP RAMP
	STREET LIGHT

NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
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AT THIS TIME THERE IS NO AGREEMENT WITH THE ADJACENT PROPERTY OWNERS TO ACQUIRE THE NEEDED RIGHT-OF-WAY FOR PASSING BLISTERS; INSTEAD, A LANE SHIFT IS SHOWN ON 196th STREET AND GRASSY BRANCH ROAD.

Parcel No: 09-06-19-00-01-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
ZONED: AURORA PUD

Parcel No: 09-06-19-00-01-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
(future Coventry, Section 5)
ZONED: AURORA PUD

Parcel No: 09-06-19-00-01-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
(future Coventry, Section 6)
ZONED: AURORA PUD

S89°50'02"E 2666.81'

661.66' | 661.66' | 665.79' | 602.70'

40' BUFFER EASEMENT
20' S.S.E.

F. ALLEY WAY
16' R/W

100' SETBACK

Parcel No: 08-06-19-00-00-010.000
Deeded Owner: Chance, Ronald E & Carolyn A
Property Use: Ag - Vacant lot
ZONED: AG-SF1

N00°15'27"E 1336.15'
1266.15'

BLOCK E
852,054 sq.ft.
19.56ac±

N00°11'27"E
1266.44'

BLOCK D
851,278 sq.ft.
19.54ac±

370.15'

N00°14'27"E
1266.72'

LAKE #1
79,000 sq.ft.

BLOCK C
856,782 sq.ft.
19.67ac±

15' D.E.

LAKE #2
57,500 sq.ft.

N00°11'27"E
643.50'

BLOCK B
387,992 sq.ft.
8.90ac±

1287.00'
604.73'
N89°59'24"W

BLOCK A
387,736 sq.ft.
8.90ac±

LAKE #3
35,000 sq.ft.

40' R. TYP.
30' B-B
FULL ACCESS
8' ASPHALT PATH

641.80'
565.75'
S00°00'36"W 1337.30'

Parcel No: 08-06-20-00-00-023.000
Deeded Owner: Roberts, Joseph G
Property Use: Other agricultural use
ZONED: AG-SF1

EAST LINE, SOUTHEAST QUARTER, SEC. 19-T19N-R4E
℄ GRASSY BRANCH ROAD
75' 1/2 R/W

Parcel No: 08-06-20-00-00-023.001
Deeded Owner: McKinnon, Allison S
Property Use: Res-1-sf family 0 - 0.99 acres
ZONED: AG-SF1

663.16'
661.66'
665.79'
540.50'

103.46'
S52°44'00"W

N89°48'33"W 2672.59'

SOUTH LINE, SOUTHEAST QUARTER, SEC. 19-T19N-R4E
℄ 196th STREET

P.O.B.
S.E. COR., S.E. ¼
SEC. 19-T19N-R4E

Parcel No: 08-06-30-00-00-006.000
Deeded Owner: Chance, Ronald E & Carolyn A
Property Use: Ag - Vacant lot
ZONED: AG-SF1

Parcel No: 08-06-30-00-00-007.000
Deeded Owner: Chance, Ronald E & Carolyn A
Property Use: Cash grain/general farm
ZONED: SF-2

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Deeded Owner: Roberts, Leanna K
Property Use: Cash grain/general farm
ZONED: SF-2

Parcel No: 08-06-29-00-00-001.001
Deeded Owner: Goins, Thomas E
Property Use: Cash grain/general farm
ZONED: AG-SF1

FLIPPINS ROAD
20' R/W (assumed)

Drainage outlet to be determined pending approval of project at the southeast corner of 196th & Grassy Branch. We are working with the Hamilton County Surveyor on a joint drainage design for this area. The ultimate design has not been finalized.

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Indiana Underground Plant Protection Service

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BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	10/29/18

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 SURVEY FOR LOCATION REPORT.

CERTIFIED: 09/28/18

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

PRIMARY PLAT
PREPARED FOR:
NORTHPOINT PHASE III
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
19	19N	4E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO. 2 OF 4 SHEETS

S & A JOB NO. 55285NPO-P3

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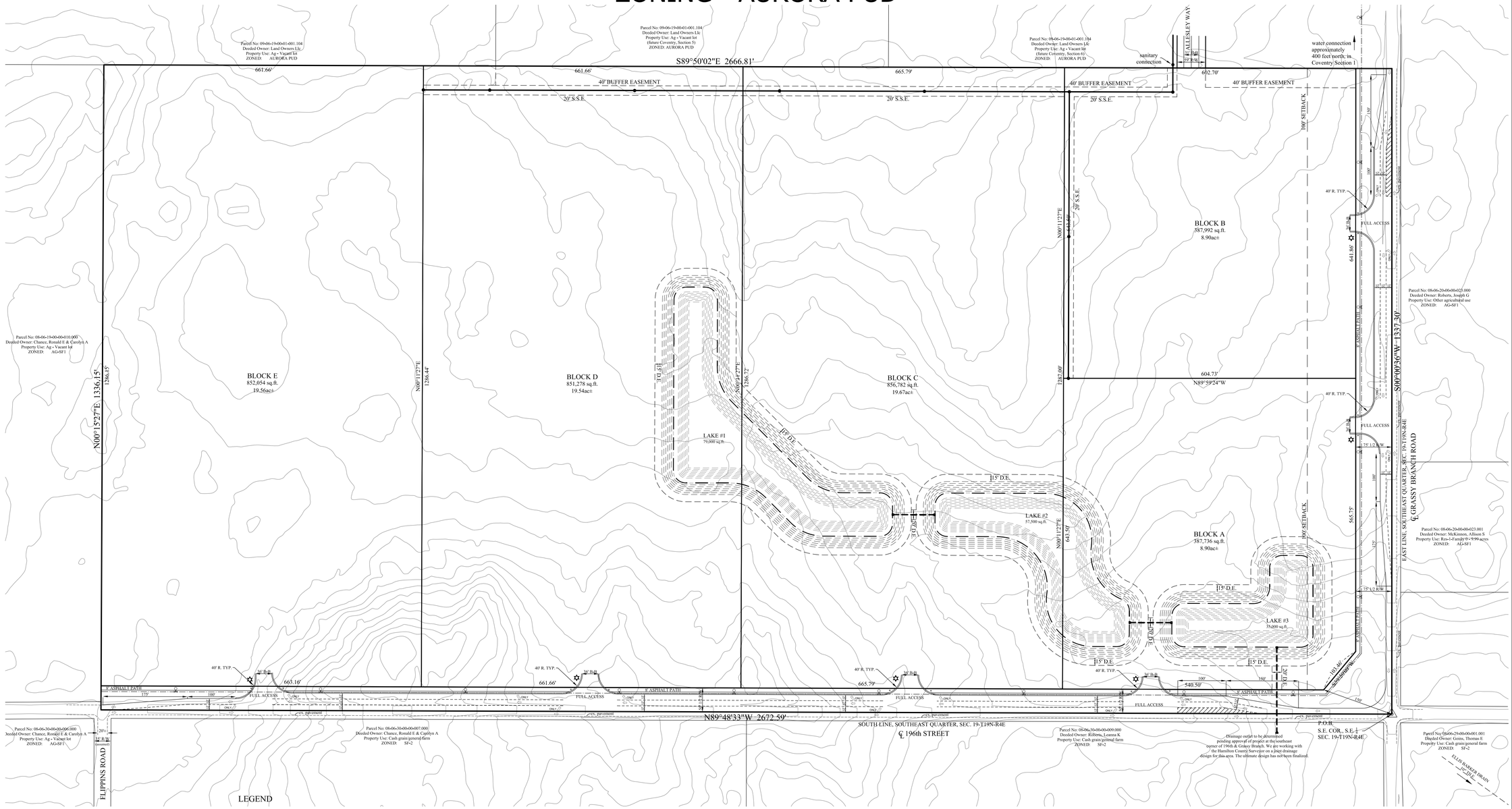
WESTFIELD, INDIANA 46074

NORTH POINT

PHASE III
DEVELOPMENT PLAN
ZONING - AURORA PUD



LEGEND

BLOCK A	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.L.	BUILDING LINE
	COMMON AREA
R/W	RIGHT OF WAY
*	HANDICAP RAMP
	STREET LIGHT

830 EXISTING CONTOUR
W EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1" = 100 FT

NOTE:
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Indiana Underground Plant Protection Service

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CERTIFIED: 09/28/18

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STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
& ASSOCIATES, INC.
A L W A Y S O N .
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
NORTHPOINT PHASE III

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
19	19N	4E
DRAWN BY:	CHECKED BY:	
GDK	GDK	

SHEET NO.
3
OF 4 SHEETS

S & A JOB NO.
55285NPO-P3

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WESTFIELD, INDIANA 46074

NORTH POINT

PHASE III
LANDSCAPE PLAN
ZONING - AURORA PUD

BUFFER #2
MODIFIED BUFFER PER PUD - USE OF 6' MOUND (7.3 c #2 OF PUD)
300' TYP. LAYOUT

WITHIN BUFFER YARDS AT LEAST EIGHT (8) EVERGREEN TREES PER ONE HUNDRED (100) LINEAR FEET AND FIVE (5) EVERGREEN SHRUBS PER ONE HUNDRED (100) LINEAR FEET SHALL BE PLANTED.

VARYING EVERGREEN SPECIES

VARYING EVERGREEN SHRUBS

40' BUFFER

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GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1" = 100 FT

LEGEND

BLOCK A	BLOCK LETTER
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.L.	BUILDING LINE
	COMMON AREA
R/W	RIGHT OF WAY
	HANDICAP RAMP
	STREET LIGHT

Parcel No: 08-06-19-00-00-010.000
Deeded Owner: Chance, Ronald E & Carolyn A
Property Use: Ag - Vacant lot
ZONED: AG-SF1

Parcel No: 09-06-19-00-01-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
(future Coventry, Section 5)
ZONED: AURORA PUD

Parcel No: 09-06-19-00-01-001.104
Deeded Owner: Land Owners Llc
Property Use: Ag - Vacant lot
(future Coventry, Section 6)
ZONED: AURORA PUD

40' BUFFER EASEMENT
20' S.S.E.
15' ALLEY
16' R/W
100' SETBACK
40' R. TYP.
30' B-B
FULL ACCESS
ONLY
8' ASPHALT PATH
15' D.E.
LAKE #1
79,000 sq.ft.
LAKE #2
57,500 sq.ft.
LAKE #3
35,000 sq.ft.
BLOCK A
387,736 sq.ft.
8.90ac±
BLOCK B
387,992 sq.ft.
8.90ac±
BLOCK C
856,782 sq.ft.
19.67ac±
BLOCK D
851,278 sq.ft.
19.54ac±
BLOCK E
852,054 sq.ft.
19.56ac±
150'
100'
175'
75' 1/2 R/W
EAST LINE, SOUTHEAST QUARTER, SEC. 19-T19N-R4E
℄ GRASSY BRANCH ROAD
ex. pavement

Parcel No: 08-06-20-00-00-023.000
Deeded Owner: Roberts, Joseph G
Property Use: Other agricultural use
ZONED: AG-SF1

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Deeded Owner: McKinnon, Allison S
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ZONED: AG-SF1

Parcel No: 08-06-30-00-00-006.000
Deeded Owner: Chance, Ronald E & Carolyn A
Property Use: Ag - Vacant lot
ZONED: AG-SF1

20' ± (measured)
FLIPPINS ROAD

Parcel No: 08-06-30-00-00-007.000
Deeded Owner: Chance, Ronald E & Carolyn A
Property Use: Cash grain/general farm
ZONED: SF-2

SOUTH LINE, SOUTHEAST QUARTER, SEC. 19-T19N-R4E
℄ 196th STREET

Parcel No: 08-06-30-00-00-009.000
Deeded Owner: Roberts, Leanna K
Property Use: Cash grain general farm
ZONED: SF-2

Drainage outlet to be determined pending approval of project at the southeast corner of 196th & Grassy Branch. We are working with the Hamilton County Surveyor on a joint drainage design for this area. The ultimate design has not been finalized.

P.O.B.
S.E. COR., S.E. ¼
SEC. 19-T19N-R4E

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Deeded Owner: Goins, Thomas E
Property Use: Cash grain/general farm
ZONED: AG-SF1

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CERTIFIED: 09/28/18

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LAND SURVEYOR

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LANDSCAPE PLAN
PREPARED FOR:
NORTHPOINT PHASE III
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
19	19N	4E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO.
4
OF 4 SHEETS

S & A JOB NO.
55285NPO-P3

Petition Number:	1811-DDP-29
Subject Site Address:	505 West 186th Street
Petitioner:	Integrity Investment Partners, LLC
Representative:	Brian Cross, Civil Site Group, Inc.
Request:	Detailed Development Plan approval of a 3,072 square feet greenhouse on 14.36 acres +/- in the Garden Market PUD District.
Current Zoning:	Garden Market PUD District
Current Land Use:	Commercial
Approximate Acreage:	14.4 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations
Property History:	1406-PUD-10 (Ord. 14-21, Garden Market PUD) 1501-SPP-01 (Primary Plat) 1501-DP-01 (Development Plan) 1501-SFP-02 (Secondary Plat) 1501-SIT-02 (Site Plan)
Staff Reviewer:	Pam Howard, Senior Planner

PROCEDURAL

Approval of a Detailed 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 OVERVIEW

The 14.4 acre site is located at 505 West 186th Street, on Lot 1 of the Garden Market Subdivision (see **Exhibit 2**). The request is for approval of a Detailed Development Plan for a new 3,072 square foot greenhouse.

The petition was reviewed in advance of the October 23, 2018 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's November 19, 2018, meeting.

The applicable zoning district is the Garden Market PUD District (the "PUD"). 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.

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

The plans comply.

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

2) Address and legal description of the property.

3) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

15) Identify buildings proposed for demolition.

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

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

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

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

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

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

20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DISTRICT STANDARDS

The plans comply with Ordinance 14-21: Garden Market PUD.

22) Permitted Uses:

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

b) Agritourism Uses (or Agritainment Uses)

c) Garden and Lawn Center: Maintenance, outdoor storage and display, and other ancillary and/or related retail services to the above permitted uses permitted in Area 1

d) Nursery

e) Outdoor café, dining and related services

23) Prohibited Uses:

a) Apartment-Hotels, Motels, Hotels

b) Auto Parts Sales

c) Auto Sales, New or Used, Service and Repair

d) Boat and Trailer Sales and Service

e) Bowling Alley

24) Off-Street Loading and Parking:

a) Perimeter Parking: No parking shall be permitted in the established front yard along Springmill Road in Area 3 or Area 4

b) Bicycle Accommodation:

i) Proximity to Principal Structure: The bicycle parking spaces shall be located in close proximity to a main entryway into the principal building or be located inside the principal building

ii) Number of Spaces: A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicular parking spaces

iii) Bicycle Parking: No more than fifteen (15) bicycle parking spaces shall be required for any principal building

iv) Rack Requirement: A bicycle rack shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles

25) Landscaping and Screening:

a) Buffer Yards shall not be required along 186th Street and Springmill Road; rather, the street frontage landscaping requirements of the Zoning Ordinance *[sic]* shall apply

b) Buffer Yards shall be provided along the Real Estate's west and south property lines in accordance with the Zoning Ordinance *[sic]*; however, no buffer yard shall be required along those property lines adjacent to areas identified as "Tree and Shrub Nursery Stock" on the Conceptual Plan

i) GB District abutting AG-SF1 District requires Buffer A (small):

(1) Thirty (30) feet wide

(2) Three (3) shade trees, three (3) evergreen trees, ten (10) shrubs and a four foot (4') undulating mound for at least 60% of the shared Lot Line

26) Architectural and Streetscape Design Standards:

a) Character Exhibit: The exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the District. 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 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 Plan Commission

b) Alternative Architectural Styles: Variations to the Architectural Design Standards of this section may be approved by the Department for buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibits. The Department's decision may be appealed to the Plan Commission

Comment: Proposed greenhouse complies with Character Exhibit.

c) Design Elements: Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with overall design theme of the surrounding buildings.

d) Building Facades:

i) All building facades fronting Springmill Road in Area 3 shall be required to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated three-dimensional cornice

ii) All buildings in Area 1 may be constructed of wood or metal exterior

iii) Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters shall be selected to complement or be consistent with the building materials used

e) Awnings:

i) Fixed or retractable awnings are permitted if they complement that building's architectural style, material, color and details

ii) Awnings shall be made of non-reflective material

iii) All awnings shall be kept in good repair

iv) Awnings that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings

f) Exterior Building Materials:

i) A minimum of eighty percent (80%) of each building façade in Area 3 (see the Concept Plan) (exclusive of windows, faux windows and glazing, doors and loading berths) of the primary building(s) shall be Masonry

g) Windows and Openings: All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of

window openings, window trim and other architectural design elements designed to accent the windows (e.g., shutters, keystones, ledges, etc.) shall be consistent with and complementary to the architectural style of the building

h) Roofs:

i) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. Pitched roofs shall be clad in wood shingles, slate, composition shingles, clay tiles or standing seam panels

ii) If asphalt composition shingles are used for pitched roofs, then the shingles shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; (ii) of the dimensional asphalt shingle grade; and (iii) made of a non-reflective material

iii) If standing seam panels are used, then the panels shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; and (ii) made of a non-reflective material

iv) Flat roofs are permitted if edged by a decorative parapet wall with an articulated, three-dimensional cornice feature

v) Parapet walls shall be fully integrated into the architectural design of buildings to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include roof-mounted equipment screening)

vi) Modulation or variation of the roofs and/or lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings with flat roofs shall comply with a least one of the following:

(1) A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line

(2) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a gross floor area of less than ten thousand (10,000) square feet

vii) Dormers shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs

viii) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations

shall be: (i) painted to match the color of the roof, flat black or left natural if metal; and (ii) oriented to minimize their visibility from adjacent residential properties and public rights-of-ways

i) Dumpsters:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be completely and permanently screened from view of public rights-of-way and adjoining properties

ii) Solid masonry wall enclosures used for screening shall be of a material that matched or compliments the primary structure to which it is associated

iii) Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use

j) Outdoor Storage: The outdoor storage of aggregate bins, staging material, equipment and machinery shall be permitted; however, shall be restricted to Area 1

k) Mechanical Equipment:

i) Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g., storm siren), security, maintenance, monitoring and other similar devices) shall be completely and permanently screened from view of public right-of-ways

ii) When attached to the ground, screening methods shall include a berm or an opaque wall or fence enclosure of a material that matches or complements the primary structure to which it is appurtenant

iii) When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant

l) Accessory Structures: All detached accessory structures shall be architecturally compatible with the primary building(s) with which they are associated

27) Infrastructure Standards:

a) The Developer shall dedicated additional right-of-way at the intersection of Springmill Road and 186th Street to accommodate the improvement of the intersection. The right-of-way to be dedicated shall be in accordance with the Thoroughfare Plan's Typical Roundabout Section, as generally depicted on the Conceptual Plan.

b) The Developer shall install a minimum eight-foot (8') wide perimeter path along the Real Estate's 186th Street and Springmill Road frontages in accordance with the Thoroughfare Plan and City's Construction Standards, as generally depicted on the Conceptual Plan.

c) The drainage design for the District shall accommodate detention volume for: (i) the fully developed site; (ii) fifty percent (50%) of the fully developed Thoroughfare Plan right-of-way for 186th Street and Springmill Road frontages; and (iii) one hundred percent (100%) of the fully developed intersection and roundabout improvements

28) Annexation:

a) The Real Estate, or parts thereof that may be the subject of a development plan and/or secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval of such development plan or recording of a secondary plat for that part of the Real Estate

Comment: Annexation recorded December 18, 2014.

District Standards (Chapter 4 of UDO)

29) Minimum Lot Area: No Minimum

30) Minimum Lot Frontage: 80 feet

31) Minimum Building Setback Lines:

a) Front Yard: 80 feet

b) Side Yard: 20 feet, 60 feet if abutting residential district

Comment: Complies with concept plan.

c) Rear Yard: 20 feet, 60 if abutting residential district

32) Minimum Lot Width: No minimum

33) Maximum Building Height: 60 feet

34) Minimum Building Size: No minimum

Overlay Districts

35) Floodplain Overlay District (Chapter 5 Of UDO)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

36) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

37) Architectural Standards (Article 6.3)

a) Mechanical Screening

b) Building Materials

c) Architectural Theme

d) Four-Sided Architecture

e) Building Elevations

f) Gutters and Downspouts

g) Roof Design

h) Main Entrances

i) Windows

j) Awnings

38) Building Standards (Article 6.4)

39) Fence Standards (Article 6.5)

40) Height Standards (Article 6.6)

41) Landscaping Standards (Article 6.8)

Comment: **Superseded by PUD**

42) Lighting Standards (Article 6.9)

Comment: No new lighting is proposed.

43) Lot Standards (Article 6.10)

44) Outside Storage and Display (Article 6.12)

Comment: Consistent with concept plan.

45) Outdoor Café and Eating Areas (Article 6.13)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

48) Vision Clearance Standards (Article 6.19)

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

50) Easement Standards (Article 8.3)

51) Pedestrian Network Standards (Article 8.7)

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

53) Surety Standards (Article 8.12)

54) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **Action: Approve detailed development plan (1811-DDP-29) with the condition that 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 Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

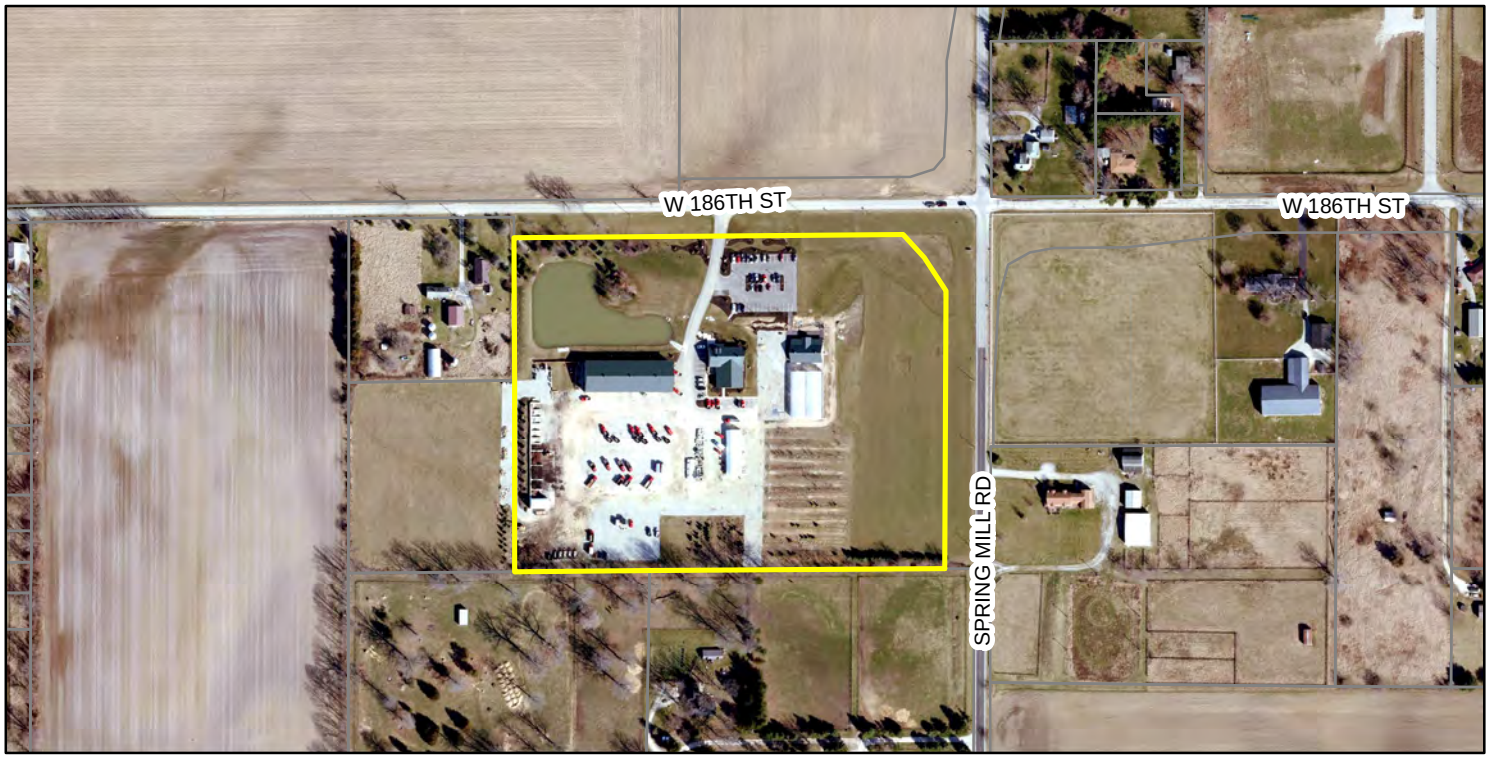
CITY OF Westfield INDIANA

Property Location Map
Sundown Gardens Greenhouse
1811-DDP-29

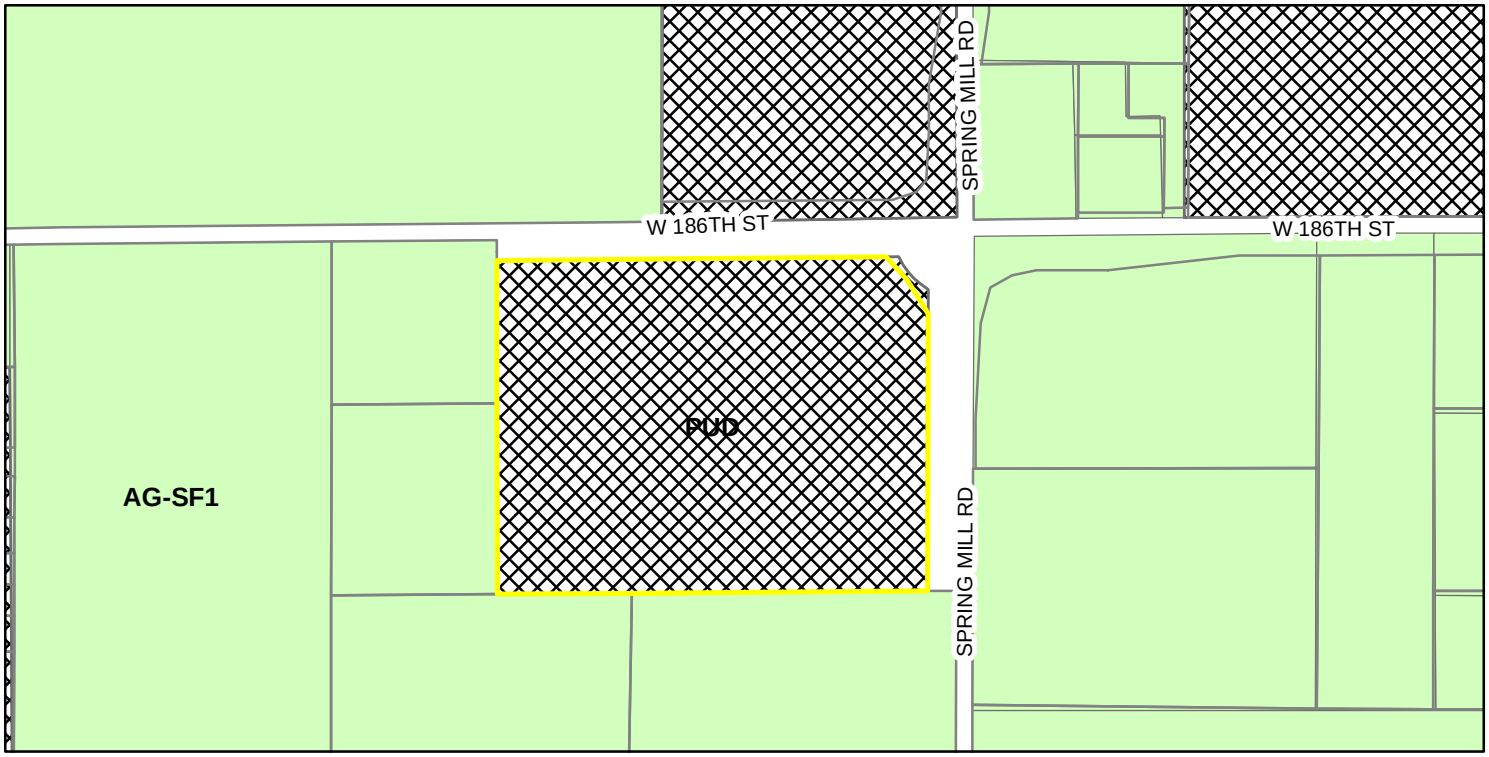
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



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

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME CITY OF WESTFIELD, COMMUNITY NUMBER 180083, MAP NUMBER 18057C0120 F, PANEL NUMBER 0120 F, DATED FEBRUARY 19, 2003.

REFERENCE NFIP FIRM MAP #: 18057C0120 F
EFFECTIVE DATE: FEBRUARY 19, 2003.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

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

LAND DESCRIPTION

LOT #1 IN GARDEN MARKET SECONDARY PLAT BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA RECORDED MAY 6, 2015 IN PLAT CABINET 5, SLIDE 344 AS INSTRUMENT NO. 2015021117 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	11/09/18	REVISED PER TAC REVIEW COMMENTS	KPB	BSC

DEVELOPMENT SUMMARY

NEW BUILDING GROSS SQUARE FOOTAGE: = 3,072 S.F.
TOTAL SITE AREA = 15.27± ACRES
DISTURBED AREA = 0.41± ACRES
TOTAL SITE IMPERVIOUS AREA = 2.61± ACRES (113,705 SF)
ZONING = PUD - GARDEN MARKET
PARKING SPACES PROVIDED = 68

ANTICIPATED CONSTRUCTION START/COMPLETION DATE: TBD

LEGEND:

- PROPERTY BOUNDARY
- NEW GRAVEL INVENTORY DISPLAY AREA
- HATCH DENOTES NEW GREENHOUSE BUILDING
- NEW ASPHALT PATH
- NEW PAVERS

B.S.L. BUILDING SETBACK LINE
P.O.B. POINT OF BEGINNING
R/W CITY OF WESTFIELD PUBLIC RIGHT-OF-WAY
D.U.E. DRAINAGE & UTILITY EASEMENT
L.E. LANDSCAPE EASEMENT

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/ACSM SURVEY DATED 05/29/2014 (JOB #: B35228) AND A TOPOGRAPHIC SURVEY DATED 09/22/2014 (JOB #B35453) PREPARED BY MILLER SURVEYING, INC; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

SITE LAYOUT NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADII TO BACK OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. ALL PARKING SPACE DIMENSIONS ARE TO BE 9' WIDE BY 18' DEEP UNLESS OTHERWISE SPECIFIED.

A.D.A. NOTE

ALL HANDICAP ACCESSIBLE ROUTES TO COMPLY WITH "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN".

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

SUNDOWN GARDENS
505 W. 186TH STREET
WESTFIELD, IN 46074

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679
CivilSite GROUP, INC.

PRELIMINARY NOT FOR CONSTRUCTION
BRIAN S. CROSS — STATE OF INDIANA — 10910643 — REGISTERED PROFESSIONAL ENGINEER
DATE: 09/07/2018

DWN BY:	BSC
CHKD. BY:	BSC
SCALE:	1" = 40'
DATE:	09/07/18

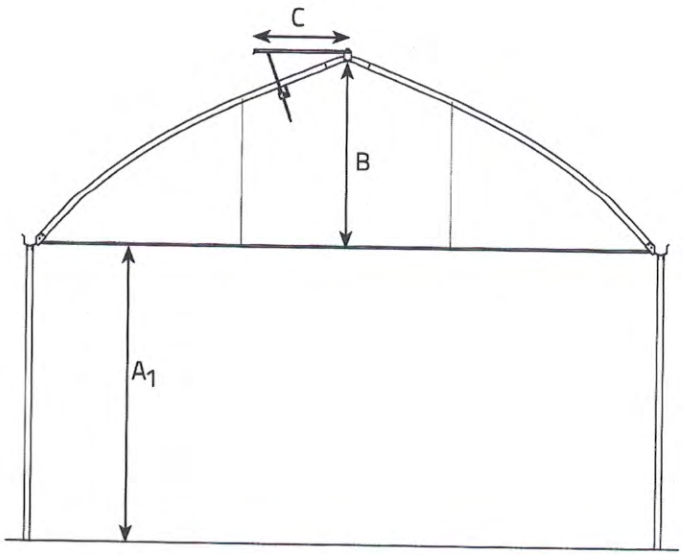
RETAIL GARDEN STORE GREENHOUSE ADDITION
505 W. 186TH STREET
WESTFIELD, IN 46074

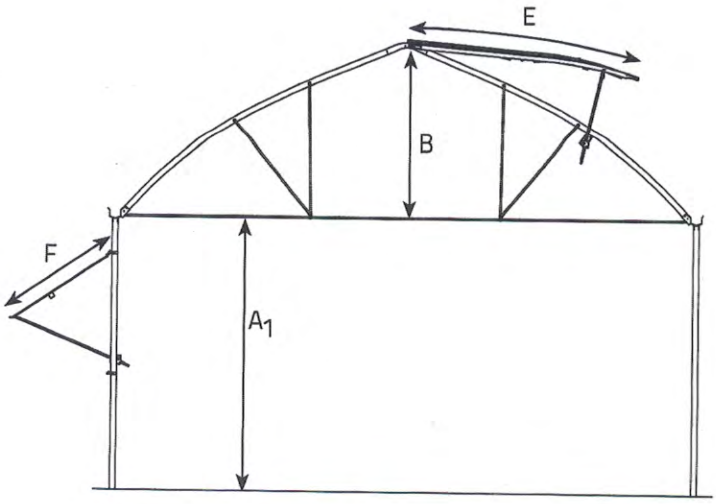
DETAILED DEVELOPMENT PLAN
SUNDOWN GARDENS - GARDEN MARKET LOT 1

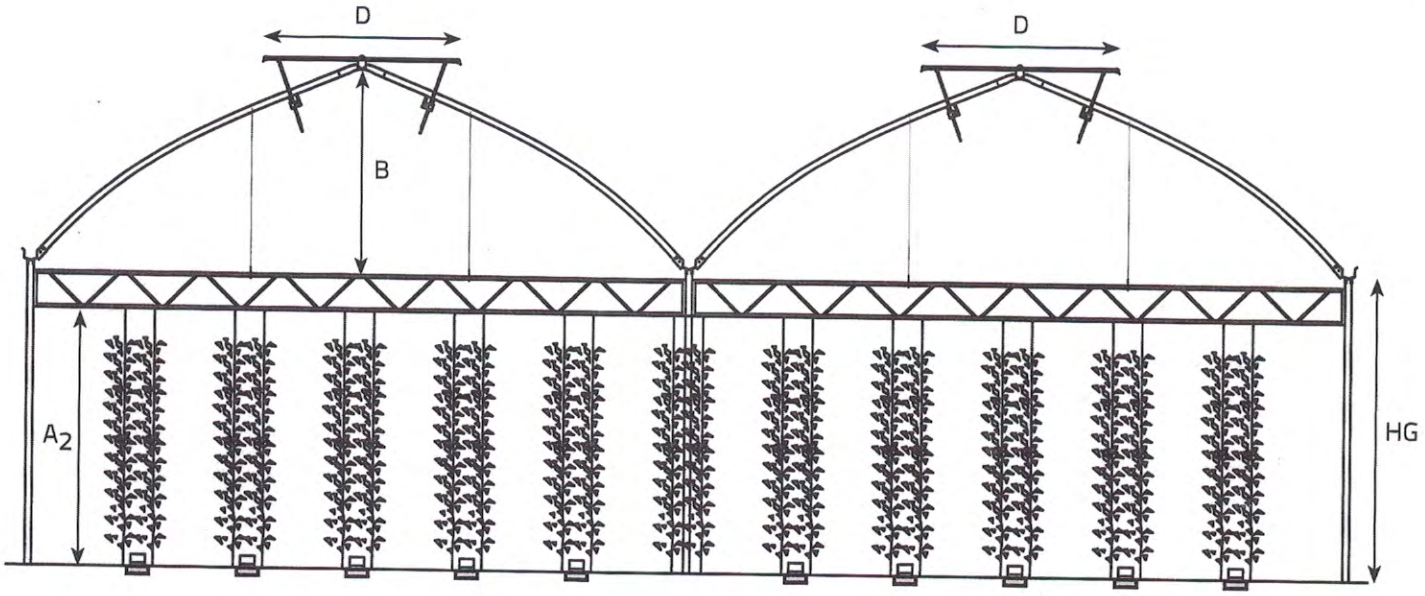
PROJECT NUMBER
SDI.002

DRAWING NUMBER
C2.0
SHEET 3 OF 8

THE LUMINOSA is available in different widths. Models 21'4", 26'3", 30', 31'6" and 36' are optimized for vine crops, laid out according to European (metric) best practices, with rows spaced every 1.6 or 1.8 meters. These models are the best choice for tomatoes, cucumbers or peppers as they optimize the greenhouse space and enhance the profitability of the operation.







Models	Series 8				Series 9			Series 11
Width	21'-4"	24'	25'	26'-3"	28'	30'	31'-6"	36'
Height under gutter HG	From 12' to 24'-6" (7.5 m)							
Inside clearance (with tube) A1	HG + 2¾"				HG + 1½"			
Inside clearance (with truss) A2	HG - 23" (15" truss)				HG - 28" (20" truss)			
Height of gable B	7'-1"	7'-7½"	7'-10"	8'-1⅛"	8'-7½"	9'-¼"	9'-4"	10'-2½"
Dimension of arch tubing	1⅝" x 2¾" or 2" x 3⁹⁄₁₆"				2" x 3⁹⁄₁₆"			2¾" x 4⁵⁄₁₆"
Dimension of vents								
Single roof vent (width) C	4'4"							6'
Double roof vent (width) D	8'8"							12'
Mid-roof vent (width) E	100½"	117½"	124¼"	132"	143"	155¾"	165¼"	N/A
Side panel (height) F	4'							

Minutes of the November 5, 2018 APC Meeting
Presented for approval: November 19, 2018

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 5, 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, Ginny Kelleher, Dave Schmitz, Scott Willis, and Chris Woodard.

Members Absent: Robert Horkay, Andre Maue, and Robert Smith.

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

APPROVAL OF MINUTES:
Motion: Approve October 15, 2018 meeting minutes as presented.
Motion: Kelleher; Second: Willis. Motion passed. Vote: 6-0.

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

CONSENT AGENDA ITEMS

1810-DDP-28 **Citizens Westfield North Water Tank**
98 West 193rd Street
Citizens Water - Westfield requests Detailed Development Plan approval of a new elevated water tank on approximately 3.0 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Motion: Approve the Consent Agenda as presented.
Motion: Woodard; second, Kelleher. Motion passed. Vote: 6-0

ITEMS OF BUSINESS

1806-PUD-14 **Lindley Run PUD**
Southeast Corner of 196th Street and Grassy Branch Road
Otlhof Homes, LLC by Nelson & Frankenberger requests a change of zoning of 106.5 acres +/- from the SF2: Single Family Low Density District to the Lindley Run PUD District to allow for the development of 130 single-family residential lots and 300 duplex/townhomes.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree summarized this request for a change of zoning along with an overview of the revisions made by the petitioner.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the petitioner, summarized the aspects of the proposed projects and revisions in the PUD language and other revisions item including concept plans,

landscaping plans, shared perimeters, passive and active amenities, and paths. He added additional amenities will include a community clubhouse, community swimming pool, and a dog park area.

Hoover asked if the homes in Area A are restricted to maximum building height of one story.

Dobosiewicz replied yes, Area A is designed to be exclusively one story ranch homes.

Kelleher stated she appreciated the interconnectedness of the project and asked if the landscaping language affecting the neighbor's language is included in the PUD.

Dobosiewicz replied yes.

Motion: Forward 1806-PUD-14 to the City Council with a favorable recommendation.
Motion: Hoover; second, Woodard. Motion passed. Vote: 6-0

1810-PUD-28 **Grand Junction Plaza PUD**
202 Mill Street
The City of Westfield requests a change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Skelton summarized this request for a change of zoning adding that the PUD had been modified slightly and a number of special exemption uses were eliminated. He said that one use was added to allow for farm stands in anticipation of the future proposed home of the Farmers' Market and that the lighting exhibit was added.

Motion: Forward 1810-PUD-28 to the City Council with a favorable recommendation.
Motion: Willis; second, Schmitz. Motion passed. Vote: 6-0

PUBLIC HEARING ITEMS

1811-ODP-16 **Northpoint, Phase 2**
1811-SPP-16 *Southeast Corner of State Road 38 and Grassy Branch Road*
[PUBLIC HEARING] CR White Aurora by Site Solutions Group, LLC requests Overall Development Plan and Primary Plat review of 4 lots on 31.92 acres +/- in the Northpoint PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

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

The petitioner, Chris White with CR White Aurora, gave a brief presentation overviewing the project.

Public Hearing for 1811-ODP-16 and 1811-SPP-16 opened at 7:23 p.m.

William Hirschfeld, 5376 Sheridan Road; stated concerns about the type of traffic in the development and how it will access State Road 38 and the kind of mounding/buffering that would be put in place to shield

the view and lighting from his property. He also had concerns about noise pollution, the street plan for the development, and the proposed height of the buildings.

Public Hearing for 1811-ODP-16 and 1811-SPP-16 closed at 7:25 p.m.

White responded the height in this area is limited to 35 feet. The entrance at SR 38 and Grassy Branch will be maintained as a right in/right out with a new entrance going on East Street. He said that the location of the streets is currently conceptual and there is landscaping buffering that meets the standards within the PUD.

Kelleher commented that the lighting follows the City's lighting ordinance indicating that lights are not to be directed onto other properties.

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 reques Overall Development Plan and Primary Plat review of 5 lots c 81.95 acres +/- in the Northpoint PUD District. (*Planner: Caleb Ernest* ▪ *CErnest@westfield.in.gov*)

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

Public Hearing for 1811-ODP-17 and 1811-SPP-17 opened at 7:28 p.m.

David Chance, 5420 E. 675 N, Lebanon; stated his family are the owners of the properties to the south and to the west. He said he had questions about the drainage and wanted to know the plan on dealing with any problems that might arise from drainage.

Public Hearing for 1811-ODP-17 and 1811-SPP-17 opened at 7:30 p.m.

White responded that the developers are working together with neighboring developments and the Hamilton County Surveyor to mitigate and oversee drainage issues.

1811-ODP-18 **1811-SPP-18** [PUBLIC HEARING]	**The Lakes at Shady Nook, Section 3C** *West side of Shady Nook Road, approximately 3,600 feet north of SR 32* Langston Residential Development, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 40 lots on 27.3 acres +/- in the Andover PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*

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

Public Hearing for 1811-ODP-18 and 1811-SPP-18 opened at 7:34 p.m.

No public comments.

Public Hearing for 1811-ODP-18 and 1811-SPP-18 opened at 7:35 p.m.

Motion: Forward 1811-ODP-18 and 1811-SPP-18 to the City Council with a favorable recommendation with the following condition:

- 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.

Motion: Kelleher; second, Woodard. Motion passed. Vote: 6-0

1811-PUD-29 [PUBLIC HEARING]	**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** [PUBLIC HEARING]	**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)*

Dorsey overview this project and its request for an Overall Development Plan and Primary Plat review.

Jon Dobosiewicz, with Nelson and Frankenberger representing the petitioner, presented a summary of this proposed PUD plan. Stating that they will continue to work with staff in regard to comments received from the Technical Advisory Committee. He added that a neighborhood meeting was held

Public Hearing for 1811-PUD-29/1811-ODP-19/1811-SPP-19 opened at 7:47 p.m.

Steve Freeman, 1020 Adlo Lane; stated no objection to the rezone but has concerns about drainage. He commented that his neighborhood pond is too small to receive additional water from water from Bordeaux Walk.

Judith Moon and Noel Moon, 16601 Ditch Road; said that part of their property may become part of the project.

Public Hearing for 1811-PUD-29/1811-ODP-19/1811-SPP-19 closed at 7:52 p.m.

Dobosiewicz addressed Freeman's concerns about drainage stating that water from Bordeaux Walk will not be directed to the Maple Knoll Pond.

Hoover stated he wants to make sure the inclusion of Moon's property is fully explored and develop a resolution.

CONTINUED ITEMS

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, Woodard. Motion passed. Vote: 6-0.

The meeting adjourned at 7:56 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary