



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_10_16_2017

Monday, October 16, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 16, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

Documents: [APC Minutes - October 2, 2017](#)

Approval of 2018 APC Schedule of Meetings

Documents: [2018 APC Schedule of Meetings](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1710-SPP-10 & 1710-ODP-10

Chatham Hills, Section 4

North of the intersection of Chatham Ridge Blvd and 206th Street

Chatham Hills, LLP by Cripe Architects & Engineers requests Primary Plat and Overall Development Plan approval of 46 lots on 52.37 acres +/- in the Chatham Hills PUD District.

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

1710-PUD-19

Northpoint (Aurora) PUD Amendment

East side of U.S. 31, approximately 900 feet south of 202nd Street

Bastian Solutions by American Structurepoint requests an amendment to the Northpoint (Aurora) PUD District to accommodate the construction of an approximately 92,000 SF office/warehouse building on approximately 12.3 acres +/-.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Ordinance 17-30](#) | [Exhibit 6: Northpoint \(Aurora\) Ord 16-35](#) | [Exhibit 7: Concept Plan](#)

1710-PUD-21

Custom Commerce Park PUD Amendment

17200 Foundation Parkway

Sterling Development by American Structurepoint requests an amendment to the Custom Commerce Park PUD to allow a Self-Storage Facility on approximately 4.12 acres +/-.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Draft Ordinance](#) | [Exhibit 5: Character Exhibit](#) | [Exhibit 6: Tim Carr Letter of Support](#) | [Exhibit 7: EIFS Elevated Foundation Exhibit](#) | [Exhibit 8: Public Comments](#)

CONSENT AGENDA ITEMS

1710-DDP-17

IMMI Accessory Building

18881 IMMI Way

IMMI by Weihe Engineering request Detailed Development Plan approval for an 8,064 square-foot accessory building on approximately 25 acres +/- in the EI: Enclosed Industrial District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#)

1710-DDP-16

Bastian Building

East side of U.S. 31, approximately 900 feet south of 202nd Street

Bastian Solutions by American Structurepoint requests Detailed Development Plan approval for an approximately 92,000 square-foot office/warehouse building on 12.3 acres +/- in the Northpoint (Aurora) PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#)

CONTINUED ITEMS

1706-ODP-03 & 1706-SPP-03 [CONTINUED]

Penske Subdivision

Northwest Corner of State Road 32 and Dartown Road

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



DRAFT WESTFIELD-WASHINGTON TOWNSHIP
APC SCHEDULE OF MEETINGS
2018 SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FIRST APC MEETING	SECOND APC MEETING
	Monday 7:00 PM	Monday 7:00 PM
FEBRUARY	02/05/18	02/20/18*
MARCH	03/05/18	03/19/18
APRIL	04/02/18	04/16/18
MAY	05/07/18	05/21/18
JUNE	06/04/18	06/18/18
JULY	07/02/18	07/16/18
AUGUST	08/06/18	08/20/18
SEPTEMBER	09/04/18*	09/17/18
OCTOBER	10/01/18	10/15/18
NOVEMBER	11/05/18	11/19/18
DECEMBER	12/03/18	12/17/18
JANUARY	01/07/19	01/22/19*

** Dates are scheduled for a different day due to a Holiday conflict.*

A Pre-Filing Conference is required prior to filing. Please contact the Economic and Community Development Department at (317) 804.3170 at least one week in advance of your targeted filing to arrange this pre-filing conference.



Docket Number: 1710-PUD-19 (Ordinance No. 17-30)

Petitioner: Bastian Solutions (the "Petitioner")

Request: An amendment to the Architectural and Development Standards of the Northpoint (Aurora) Planned Unit Development (PUD) District.

Current Zoning: Northpoint (Aurora) Planned Unit Development District
Underlying Zoning, GB: General Business District

Current Land Use: Commercial / Vacant

Acreage: 12.31 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Ordinance 17-30
6. Northpoint (Aurora) PUD (Ord. 16-35)
7. Northpoint (Aurora) PUD Concept Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PETITION HISTORY

This petition was introduced at the September 25, 2017, City Council meeting. The project was reviewed at the September 19, 2017, Technical Advisory Committee meeting. The petition received a public hearing at the October 2, 2017, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a neighborhood meeting on September 26, 2017.

PROJECT OVERVIEW

Location: The Northpoint (Aurora) PUD District is located at the southwest corner of State Road 38 and Grassy Branch Road (see Exhibit 2).

Property Description: The Northpoint (Aurora) PUD (the "Original PUD Ordinance") was adopted on December 11, 2003. On January 9, 2017, Council adopted an amendment to the Northpoint (Aurora) PUD (Ordinance 16-35) (the "PUD") that repealed and supersedes the Original PUD Ordinance.

Development Standards: As proposed, the Amendment Ordinance establishes alternative development standards from the Underlying Zoning District and the Northpoint (Aurora) PUD District (Ord. 16-35). The development standards of note are briefly highlighted below:

Permitted Uses: The proposed ordinance permits EI: Enclosed Industrial as a permitted use on the Real Estate to accommodate the manufacturing component of the subject project.

Build-to Line: The proposed ordinance permits a maximum building setback line from U.S. Highway 31 of 105 feet to accommodate an additional row of parking, as opposed to the required 90 feet that would be required by the PUD (see **Exhibit 3**).

Building Materials: The proposed ordinance includes architectural pre-cast (panel or detailing) as a required building material on the Real Estate. The PUD currently requires only brick and stone as a required building material (see **Exhibit 4**).

State Highway 32 Overlay: The proposed ordinance defaults to architecture illustrated on **Exhibit 4** in lieu of the State Highway 32 Overlay Zone standards.

Height Standards: The proposed ordinance requires the Primary Façade of buildings abutting U.S. Highway 31 to be at least 38 feet in height and requires all other facades to be at least 30 feet in height, as opposed to the minimum building height of 38 feet and three usable floors that would be required by the PUD (see **Exhibit 4**).

Landscaping Standards: The proposed ordinance defaults to the UDO standards for all landscaping on the Real Estate, as opposed to the 20-foot buffer yard along the west and south property lines that would be required by the PUD.

Loading and Unloading Area: The proposed ordinance permits a maximum of two (2) rows of parking in the front of the building (see **Exhibit 3**), as opposed to a maximum of one (1) row of parking that would be allowed by the PUD.

PETITION UPDATE

Since the October 2, 2017, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review. The following briefly highlights those revisions:

The landscaping standard was further defined to incorporate the Landscape Plan into the Ordinance and address Perimeter Parking Landscaping as the site develops. This updated standard applies Article 6.8(E) Preservation and Replacement of Trees of the UDO to the Real Estate.

COMPREHENSIVE PLAN

Comprehensive Plan: The Northpoint (Aurora) PUD falls within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and

subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 2, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

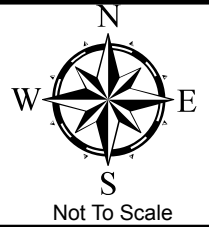
Council Introduction: The petition was introduced at the September 25, 2017, Council meeting.

DEPARTMENT COMMENTS

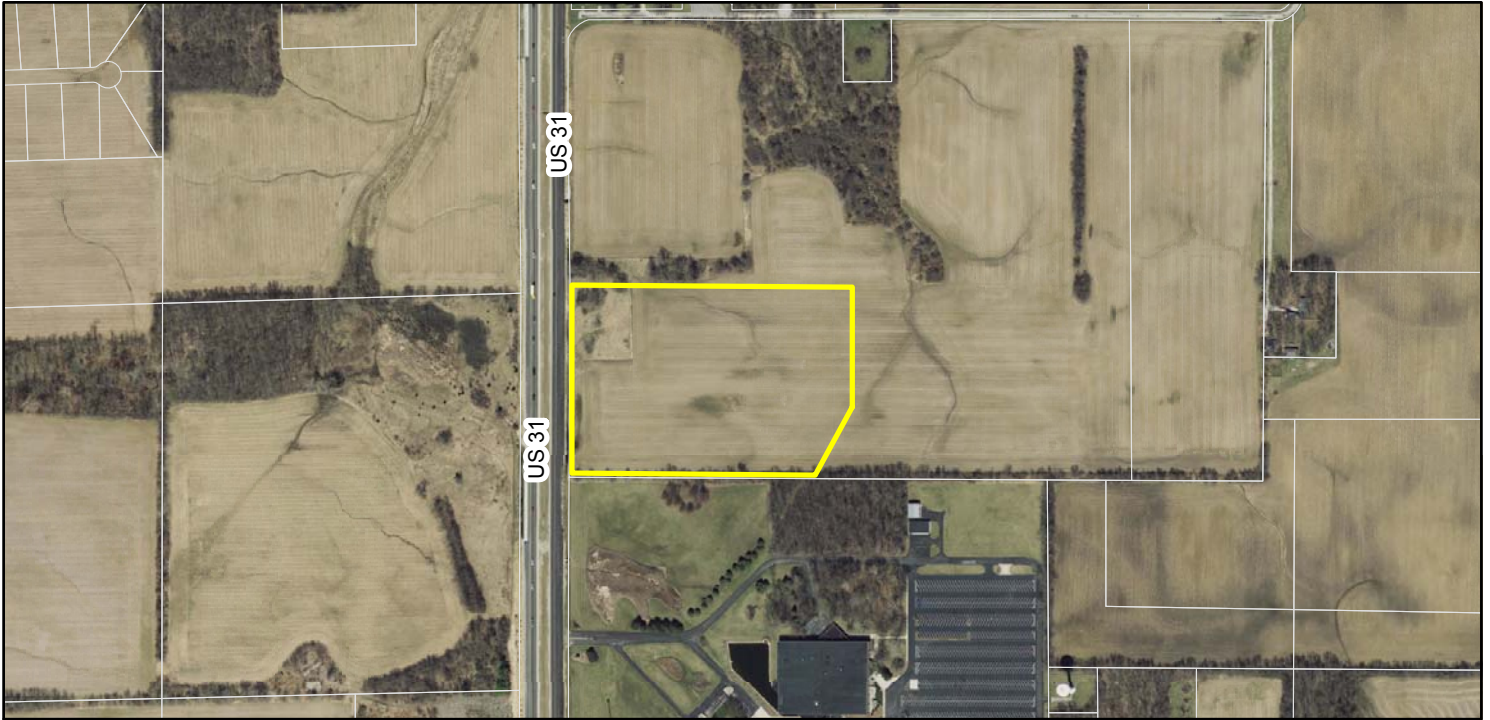
1. **Action:** If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1710-PUD-19.
2. If any Plan Commission member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.



Property Location Map
Bastian Toyota - Zipline
Aurora (Northpoint) PUD Amendment
1710-PUD-19



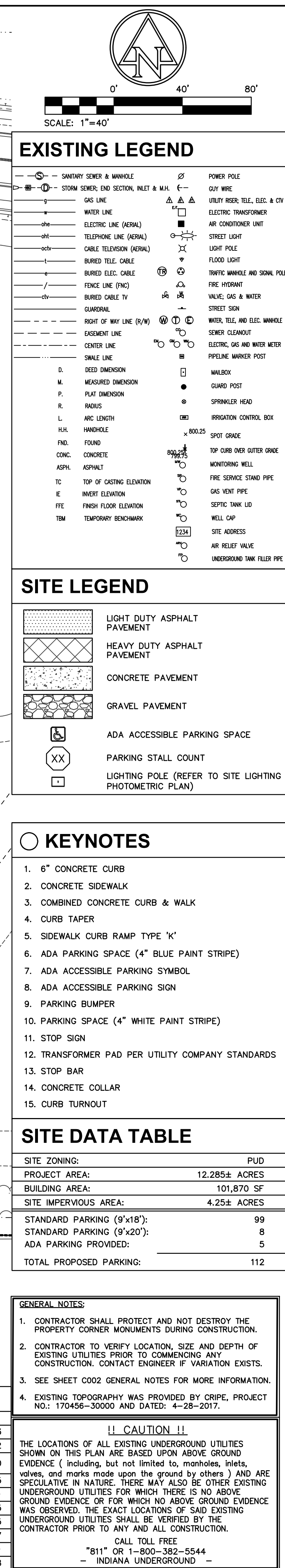
Aerial Location Map



Zoning Map



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



Bastian

SOLUTIONS

OWNER: BASTIAN SOLUTIONS, INDIANAPOLIS
10585 N. MERIDIAN ST.
INDIANAPOLIS IN, 46290
CONTACT: GREGG DURHAM
PHONE: (317) 575-9992

AMERICAN

STRUCTUREPOINT

INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
[www.structurepoint.com](#)

BASTIAN SOLUTIONS

NORTHPOINT

202nd Street & U.S. 31

Westfield, Indiana

APPROVAL PENDING

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:

09/01/2017

PROJECT PHASE:

DETAILED DEVELOPMENT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

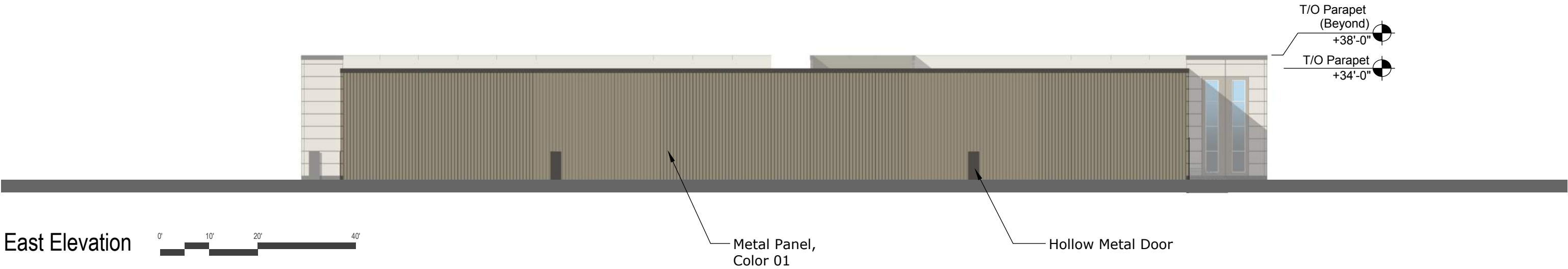
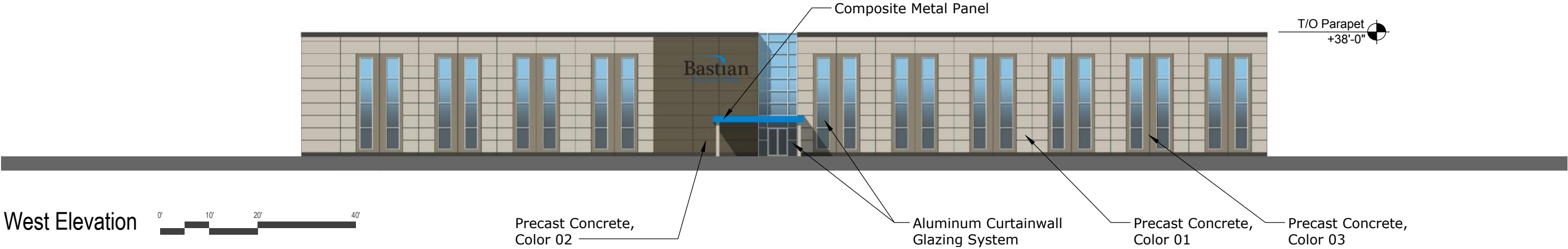
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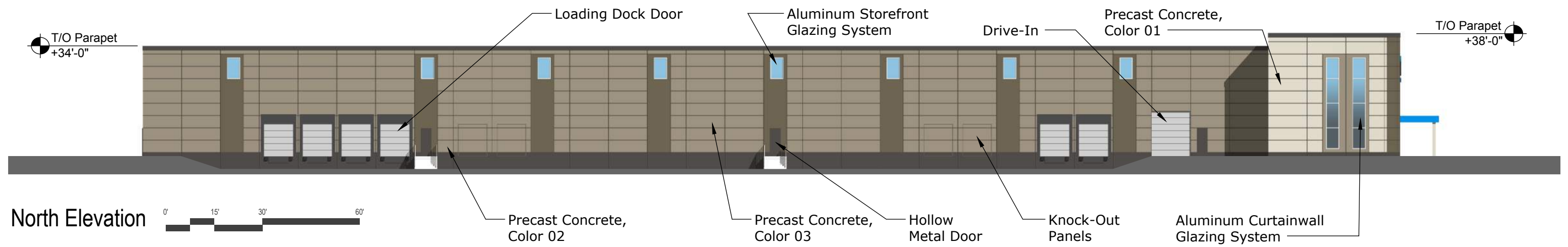
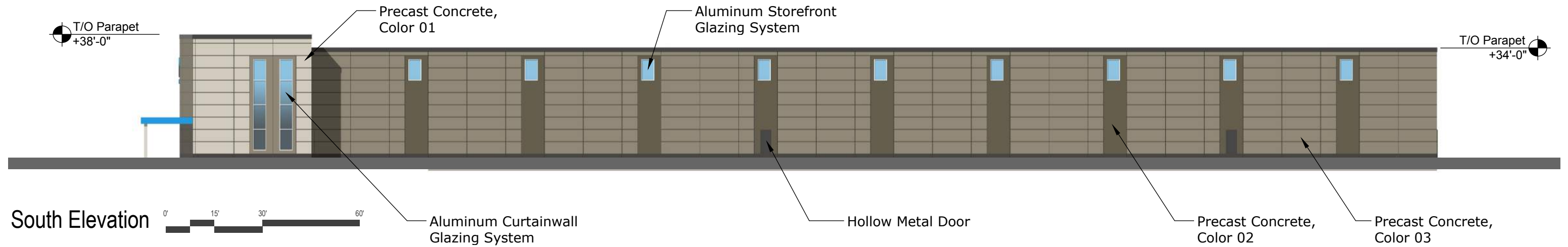
2017.00277

SITE PLAN

C200







ORDINANCE NUMBER 17-30

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE AND AURORA PLANNED UNIT
DEVELOPMENT DISTRICT (a/k/a NORTHPOINT)**

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

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

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance"); and

WHEREAS, the Council subsequently adopted Ordinance No. 16-35, the Aurora Planned Unit Development District on January 9, 2017 (the "First Amendment"), which repealed and superseded the Original Ordinance; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered **Petition No. 1710-PUD-19** (the "Petition"), proposing this Ordinance No. 17-30, an amendment to the First Amendment (the "Second Amendment"), pertaining to the use and development of the real estate more particularly described in **Exhibit A**, attached hereto and made a part hereof (the "Real Estate"); and

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017; and

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Second Amendment and its exhibits, (ii) the First Amendment, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Second Amendment.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Second Amendment shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Second Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Second Amendment.

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

- 2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B.**
- 2.2 Illustrative Landscape Exhibit: The landscaping plan, attached hereto as **Exhibit D.**

Section 3. Concept Plan. The Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan, attached hereto as **Exhibit C.**

Section 4. Underlying Zoning District. Article 5.3 (State Highway 32 Overlay District) of the UDO shall not apply to the Real Estate.

Section 5. Permitted Uses. General Business and Enclosed Industrial uses are permitted on the Real Estate.

Section 6. Development and Architectural Standards. The standards of the First Amendment shall apply to the development of the Real Estate, except as otherwise modified below.

- 6.1 Architectural Standards: The building on the Real Estate shall be constructed in substantial compliance with the Illustrative Character Exhibit.
- 6.2 Architectural Standards for Business Parke: Section 7.1(B) shall be amended as

follows:

A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass or ornamental metal. One (1) of the materials shall be stone, brick or architectural pre-cast (panels or detailing).

Section 7. **General Regulations.** The standards applicable to the First Amendment apply to the development of the Real Estate, except as otherwise modified below.

a. **Maximum Building Setback Line:**

- i. U.S. Highway 31: 105 feet

Section 8. **Development Standard.** The standards applicable to the First Amendment shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 **Minimum Building Height.** Section 7.2(A)(1)(a) shall be amended as follows:

- a. Lots abutting U.S. Highway 31 –
 - i. Primary Façade: Thirty-eight (38) feet
 - ii. All other Facades: Thirty (30) feet

8.2 **Landscaping Plan Standard.**

- a. Section 7.3 and Article 6.8 Landscaping Standard shall not apply, rather landscaping shall be installed in substantial compliance with the Illustrative Landscape Exhibit, attached hereto as **Exhibit D.**
- b. The following landscaping requirement shall apply to the “Perimeter Parking Landscaping Area” as depicted on **Exhibit D** at the time of installation of the “Future Parking”, also identified on **Exhibit D**: A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Preserved trees in this area shall be credited in accordance with Article 6.8(E) of the UDO.

8.3 **Loading and Unloading Areas.** Section 7.5(A)(2) shall be amended as follows:

For buildings fronting on U.S. Highway 31, no more than two (2) rows of parking shall be located between the building’s Primary Façade and the right-of-way for U.S. Highway 31.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-30** was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-30**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-30**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Illustrative Character Exhibit
Exhibit C	Concept Plan
Exhibit D	Illustrative Landscape Plan

EXHIBIT A
REAL ESTATE

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

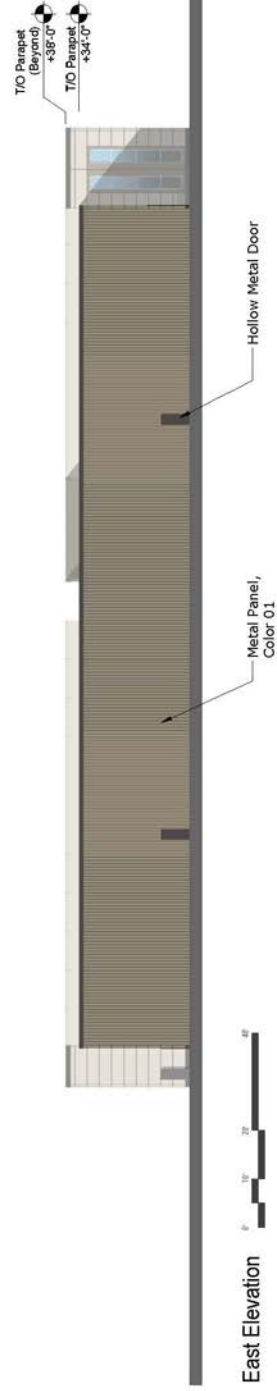
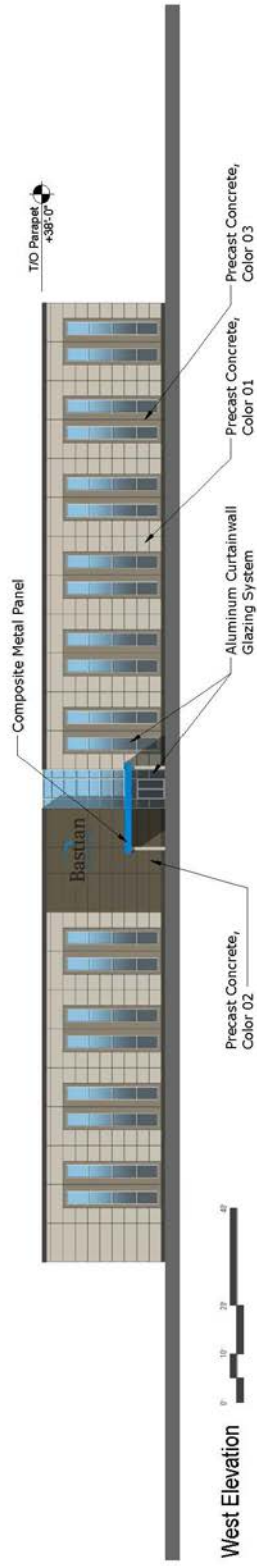
Commencing at the southwest corner of said section proceed thence North 00 degrees 06 minutes 55 seconds West (bearing per INGCS Hamilton County Zone) along the west line of said section 1,996.70 feet; thence South 89 degrees 32 minutes 51 seconds East 52.58 feet to the west right of way line for US Highway 31 and also being the POINT OF BEGINNING, marked by a 5/8" rebar with Structurepoint Cap (hereafter referred to as Structurepoint rebar); thence North 00 degrees 02 minutes 46 seconds West along said right of way 574.70 feet to a Structurepoint rebar; thence North 89 degrees 43 minutes 03 seconds East 944.06 feet to a Structurepoint rebar; thence South 00 degrees 16 minutes 57 seconds East 396.30 feet to a Structurepoint rebar; thence South 37 degrees 21 minutes 04 seconds West 238.25 feet to a Structurepoint rebar; thence North 89 degrees 32 minutes 51 seconds West 801.01 feet to the POINT OF BEGINNING, containing 12.285 acres of land, more or less.

EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT



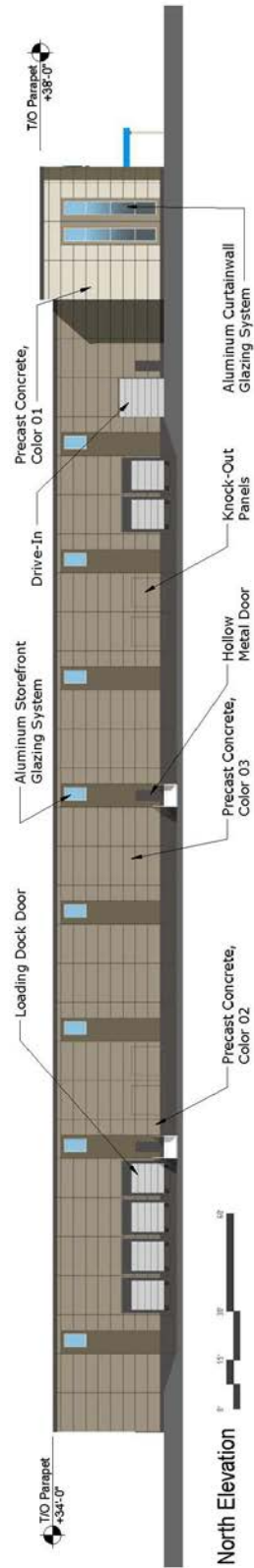
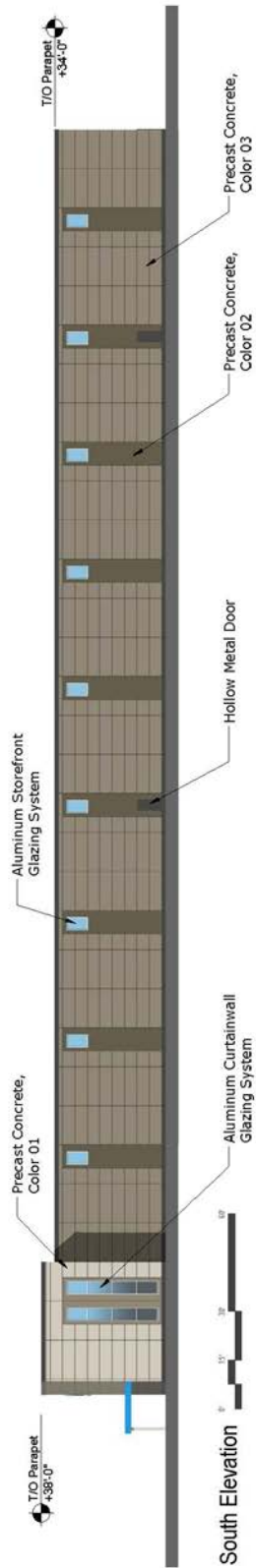
Front Perspective
Bastian Toyota - Ziplino
Westfield, Indiana
September 11, 2011





Elevations 1.0
Bastian Toyola - Zipline
Westfield, Indiana
August 14, 2017





Elevations 1.1
Basian Toyota - Zipline
Westfield, Indiana
September 13, 2017



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ORDINANCE NUMBER 16-35

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF
ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT ORDINANCE**

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

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 1609-PUD-19**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Original PUD Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (9 in favor 0 against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on January 5, 2017;

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

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

COPY

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
- 2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
- 2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or

- retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances and does not contain tenant signs. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.
- 2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 The approximate size of each District is as follows. The size of the Commerce Parke or The Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below sixty (61) acres total. The total acreage comprising The Townes and the Villas may increase, so long as the number of residences or the ratio of Single-family Dwellings to acres does not exceed the provisions of Section 3.3 hereof.

<u>District</u>	<u>Area</u>
Business Parke	20 Acres
Commerce Parke	216 Acres
The Shoppes	17 Acres
The Townes	38 Acres
<u>The Villas</u>	<u>23 Acres</u>
Total acreage	314 Acres

3.3 The total of residential units on the Real Estate shall not exceed two hundred fifty (250).

The actual number of detached Single-family Dwellings shall be governed by the number of acres

dedicated to detached Single-family Dwellings as governed by the following charts:

<u>Minimum Acreage</u>	<u>Maximum Units</u>
61 Acres	180 units
71 Acres	205 units
81 Acres	225 units
91 Acres	250 units

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

Section 4. Underlying Zoning District(s).

- 4.1 The Underlying Zoning District of each District shall be:
- | | |
|----------------|---|
| Business Parke | GB; |
| Commerce Parke | EI |
| The Shoppes | LB; |
| The Townes | SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and |
| The Villas | SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings) |
- (the “Underlying Zoning District”).

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

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

5.1 Only the uses identified below shall be permitted in the various Districts. Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:

- i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones; laundry and dry cleaning plants; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
4. Accessory buildings and uses customarily incidental to any of the permitted uses.

- C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.
- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
1. Townhomes.
 2. Multi-story condominium;
 3. Public Parks.
 4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
 6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
 2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

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

- A. Lot Standards for Business Parke:
1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
 2. Build-To Lines.
 - a. Lots abutting U.S. Highway 31 - 90 feet
 - b. All other lots - None
 - c. All principal buildings on lots with Meridian Corridor frontage shall be located on the Build-To Line.
 - d. Dimensional requirements for the Build-To Line shall be measured from the road right-of-way line.
 3. Minimum Front Yard - 60 feet
 4. Minimum Side Yard.

- a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
5. Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet
6. Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
8. Minimum Gross Floor Area.
 - a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum gross square feet per a single building in District 3:	65,000 gross square feet

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet..
2. Bulk and Density Standards.
 - a. Setbacks.
 - i. Front - 50 feet
 - ii. Side - 10 feet
 - iii. Rear - 20 feet
 - b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all

other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet.
9. Minimum lot frontage on road for permitted Single-family dwellings – 40'.
10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'
11. Minimum Lot Width for permitted Single-family dwellings – 50'
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.

- a. Two-unit single family attached - 15'
 - b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet
 - b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40'.
9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20'
 - b. Side Yard – 5'
 - c. Rear Yard – 20'
10. Minimum Lot Width for permitted Single-family Dwellings – 60'
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet

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

7.1 Article 6.3 Architectural Standards:

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke), **Exhibit I** (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.
- B. Architectural Standards for Business Parke.
 1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.
 2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone or brick.
 3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.
 4. The building shall not be constructed entirely of a metal and glass

curtain wall.

5. Concrete block is not allowed as an exterior finish material.

6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road or East Street shall meet the Primary Façade requirements contained herein.

4. Façade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass

storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on primary facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

- i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.
 - ii. A building shall have two (2) windows on each of the two (2) side facades.
 - iii. Building shall have three (3) windows per unit on the rear facade of the structure.
 - iv. A double window will count as two (2) windows.
 - v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
 - d. Garages shall be attached to the primary structure.
 - e. Garage doors shall not be oriented towards East Street.
 - f. Carports shall be prohibited.
 - g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
 - h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 - i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
 - j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
 - k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.
2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

b. Garage Composition and Orientation:

i. All Dwellings shall have a minimum two (2) car attached garage.

ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half ($\frac{1}{2}$) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

i. Each unit shall have a minimum of three (3) windows on each facade.

ii. A double window will count as two (2) windows.

iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

c. Garage doors shall not be oriented towards East Street

d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

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iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31 - Thirty-eight (38) feet and three (3) occupiable floors
- b. All other lots - Fourteen (14) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1 and 2: Forty five (45) feet.
- b. District 3: Thirty five (35) feet.

2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.

3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd

Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

- A. Article 6.8 N of the UDO shall be replaced by this section.
- B. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 1. No buffer yards shall be required:
 - a. internal to the Aurora PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
 2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (in addition to the mounding, the median of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings shall be required in this median). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.
 - c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman

property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:

- d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.
 - e. The buffer yard shall be landscaped per this Ordinance.
3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:
 4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. A forty foot (40') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') mound.
 - c. Shall be landscaped per this Ordinance.
 - d. Evergreen trees shall be planted on or near the top of the mound.
 - e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
 5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements and not per this Ordinance's Road Frontage landscaping requirements.
- D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred 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.
- E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.

- F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.

2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.

3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension or US 31 within District 2.

4. Service/Material Yard and Storage Areas.

a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:

i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

1. Loading and Unloading Areas.

a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.

b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.

2. For buildings fronting on US Highway 31, no more than one (1) row of parking shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

So long as the uses abutting State Road 38 immediately north of the Shoppes remain residentially utilized, the following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

9.1 Article 8.7, Pedestrian Network Standards, shall apply except as follows:

A. **The Shoppes:**

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

d. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

e. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.

B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and the Villas.

C. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

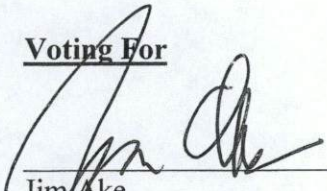
E. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

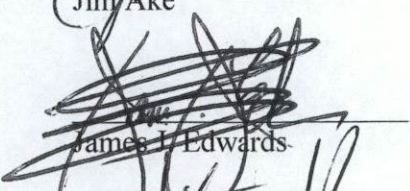
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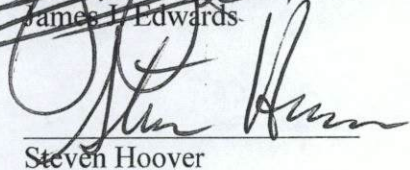
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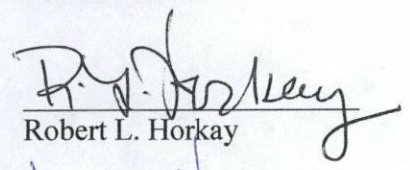
WESTFIELD CITY COUNCIL

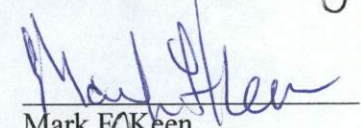
Voting For

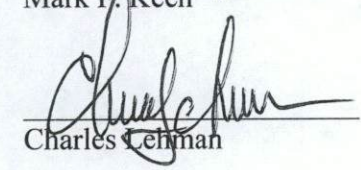

Jim Ake


James J. Edwards


Steven Hoover


Robert L. Horkay

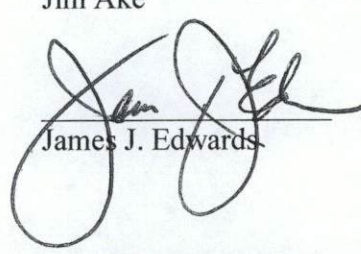

Mark F. Keen


Charles Lehman

Cindy L. Spoljaric

Voting Against

Jim Ake

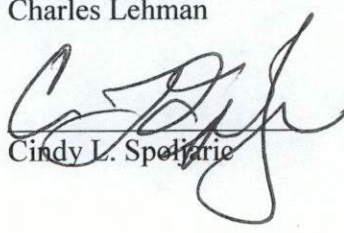

James J. Edwards

Steven Hoover

Robert L. Horkay

Mark F. Keen

Charles Lehman


Cindy L. Spoljaric

Abstain

Jim Ake

James J. Edwards

Steven Hoover

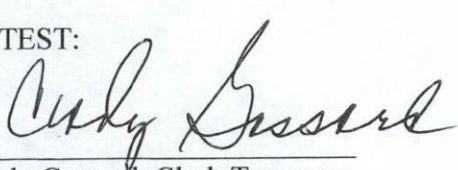
Robert L. Horkay

Mark F. Keen

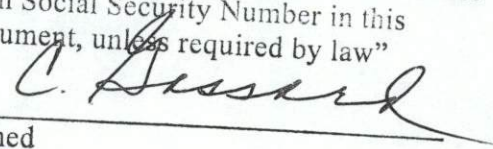
Charles Lehman

Cindy L. Spoljaric

ATTEST:

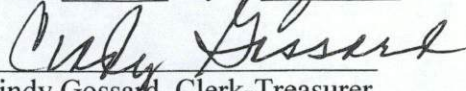

Cindy Gossard, Clerk Treasurer

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


Signed

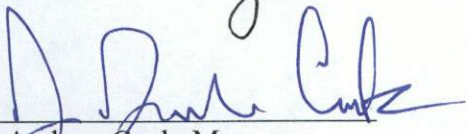
I hereby certify that **ORDINANCE 16-35** was delivered to the Mayor of Westfield

on the 10 day of Jan, 2017, at 9:30A m.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-35**

this 11 day of Jan, 2017.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-35**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER

OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT "C" AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS

WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST. CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES,

MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF ($5\frac{1}{2}$) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH $9\frac{3}{4}$ RODS; EAST 10 RODS; NORTH $9\frac{3}{4}$ RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF ($81\frac{1}{2}$) ACRES, MORE OR LESS.

An aerial photograph overlaid with a conceptual site plan for Aurora. The plan shows several color-coded zones: purple for 'The Shoppes', orange for 'Commerce Park Area 3', red for 'Commerce Park Area 1' and 'Area 2', yellow for 'The Villas', and grey for 'Business Park'. Blue wavy lines represent water features or wetlands. Numbered red circles (1-5) are placed throughout the plan. A north arrow points towards the top right. The title 'Exhibit B-11 Aurora Concept Plan 2016' is in the bottom left. The company name 'STOEPPELWERTH' and contact information are in the bottom right. The street 'GRASSY BRANCH ROAD' is labeled at the top.

STOEPPELWERTH

EXHIBIT B-2 CONCEPT PLAN



STOEPPELWERTH
 1700 N. 10th Street
 Aurora, Illinois 60002-2005
 Tel: 312.484.3442
 Fax: 312.484.3442
 www.stoeppelwerth.com



EXHIBIT C PEDESTRIAN NETWORK



STOEPPELWERTH
 7905 East 126th Street
 Overland Park, KS 66213
 Tel: 913.486.5395
 Fax: 913.486.5392
 www.stoeppelwerth.com



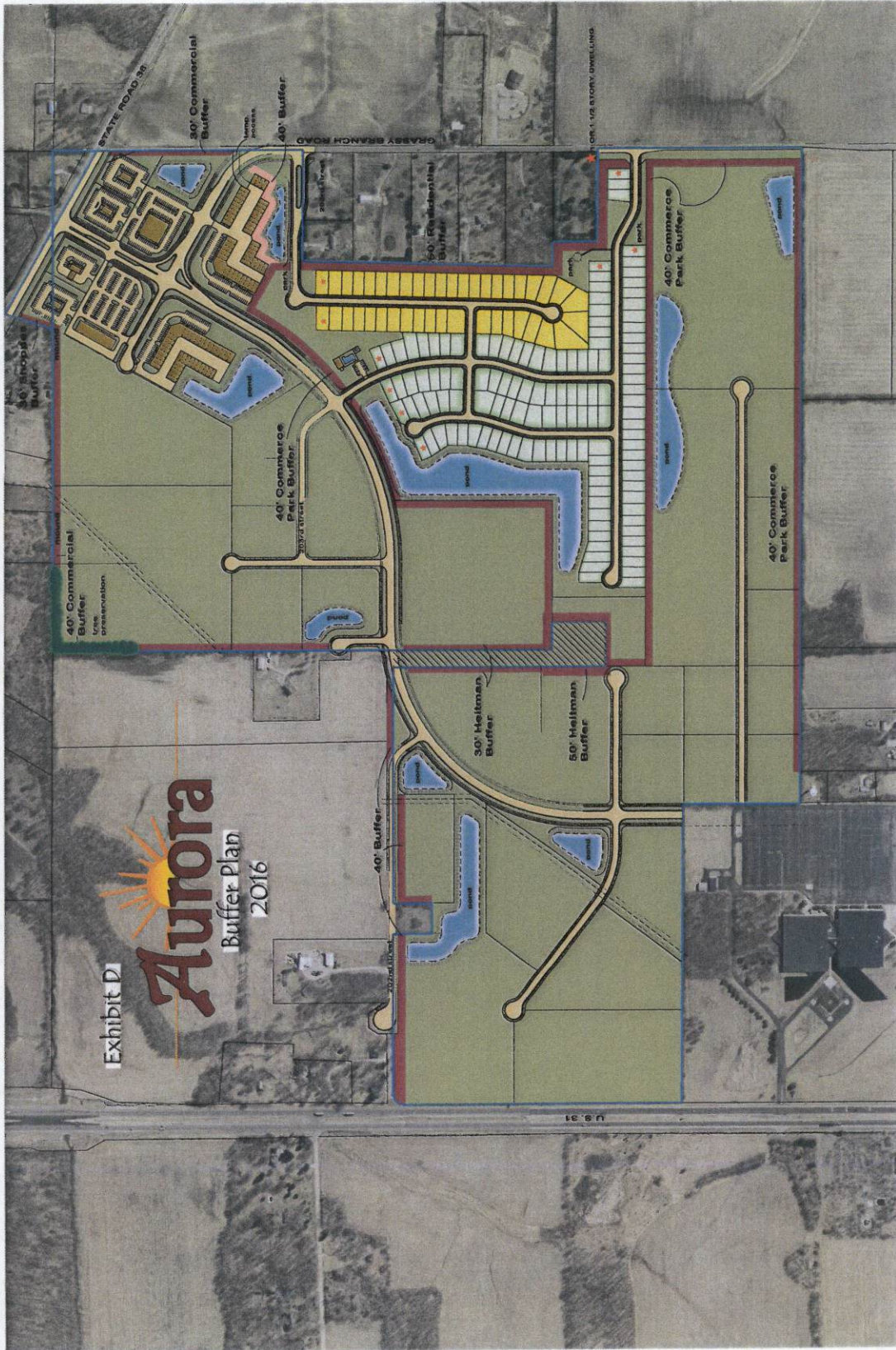


EXHIBIT E
TOWNES CHARACTER EXHIBIT

CALATLANTIC HOMESSM
Stratford



CALATLANTIC HOMESSM
McKinley



CALATLANTIC HOMESSM
Providence



CALATLANTIC HOMESSM
Jackson



CALATLANTIC HOMESSM
Wilmington



CALATLANTIC HOMESSM
McHenry



EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



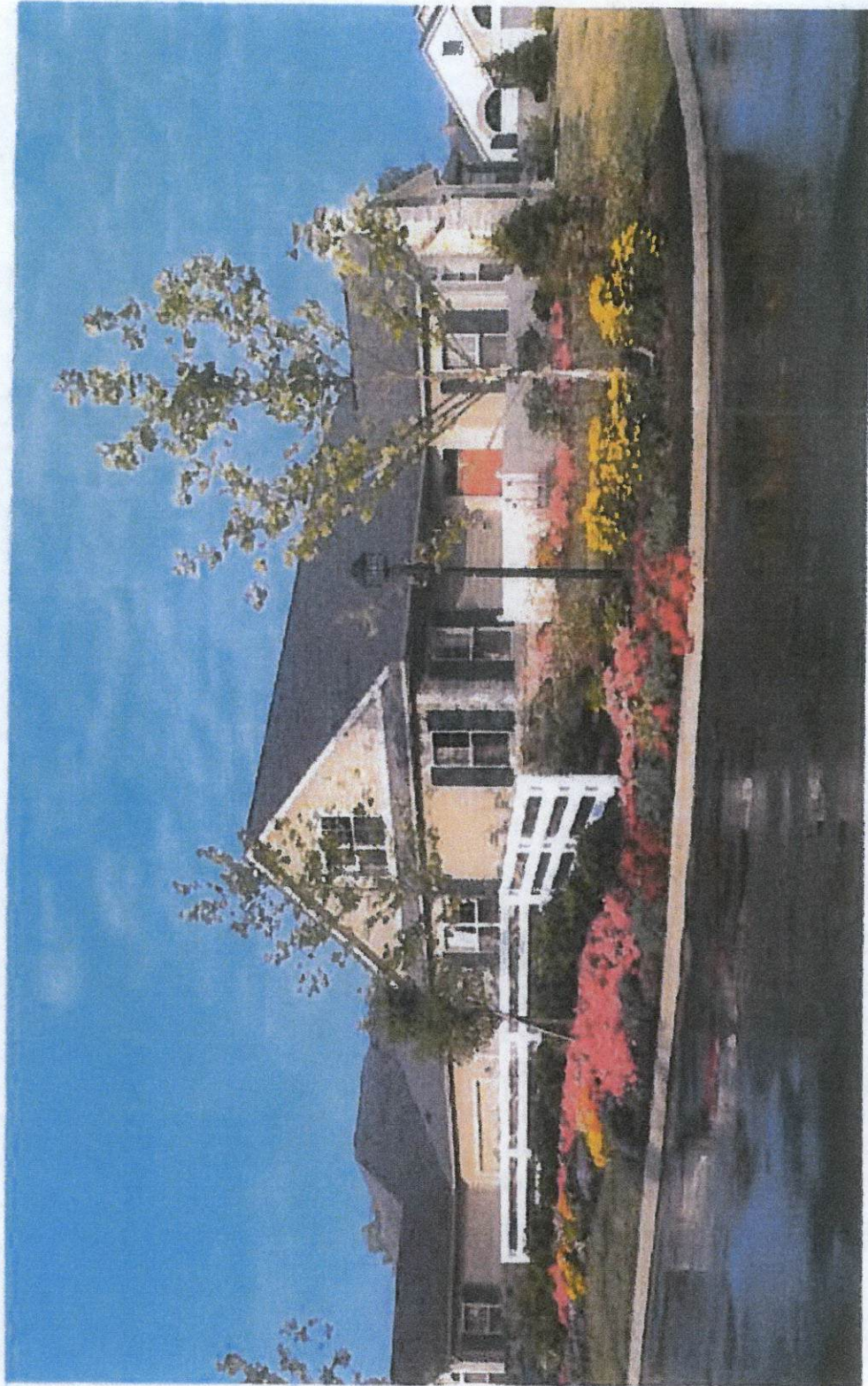
**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

EXHIBIT G
VILLAS CHARACTER EXHIBIT

Wilmington



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



Chesapeake



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES
ryland.com

McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com

Potomac

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com

Hatteras



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com

EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT



BUSINESS PARKE

EXHIBIT I

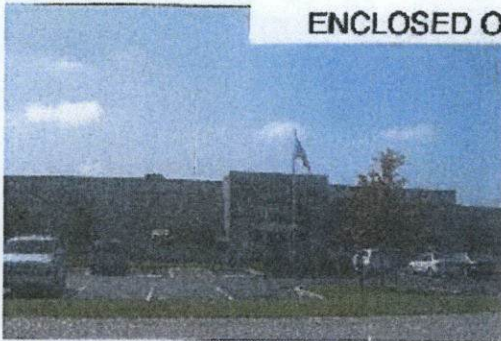
COMMERCE PARKE CHARACTER EXHIBIT

AREA 1

COMMERCE PARKE



ENCLOSED OFFICE WAREHOUSE





DESIGN



COMMERCE PARKE



AREA 2



**GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND**



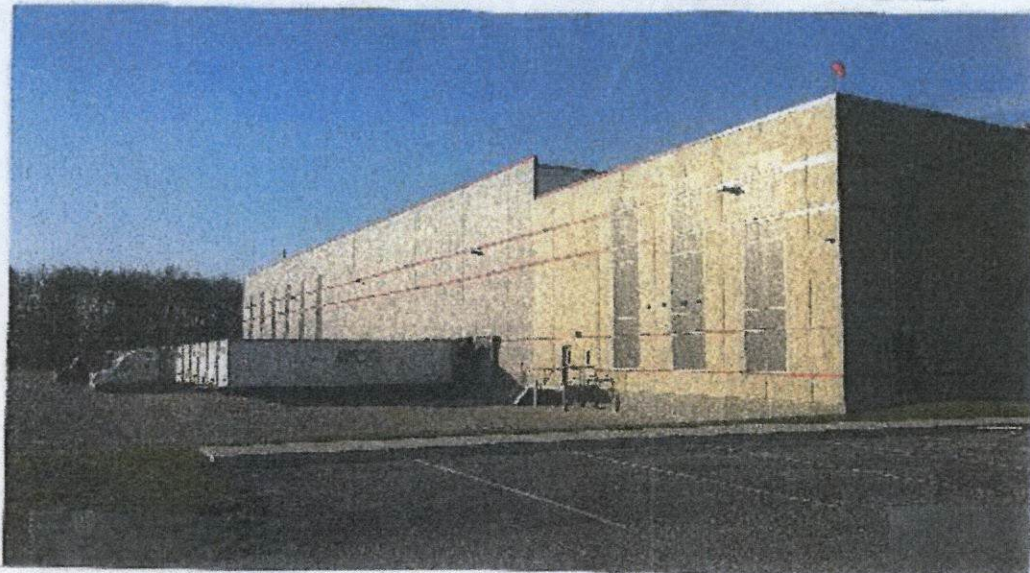
COMMERCE PARKE



AREA 2



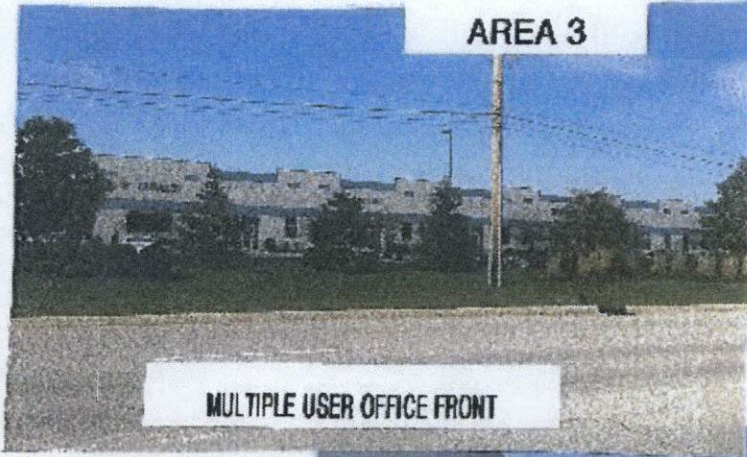
FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

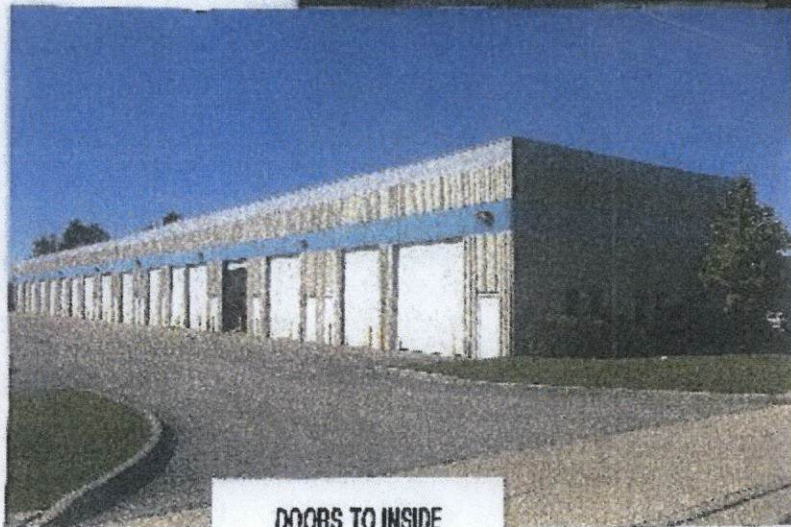
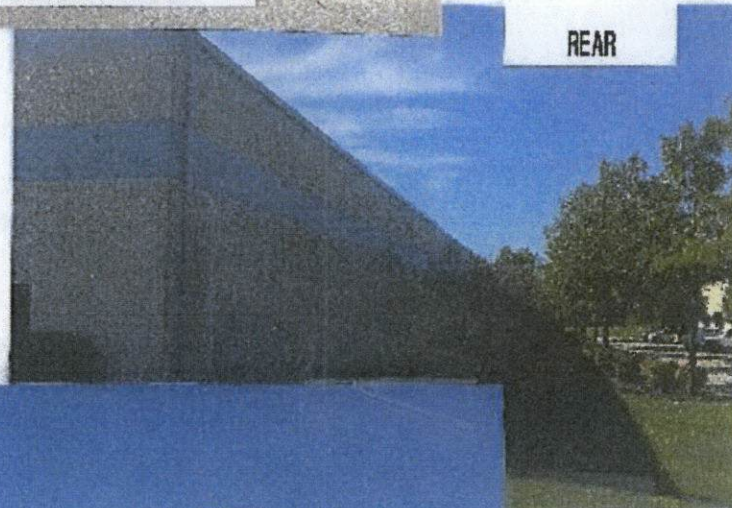


AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

EXHIBIT J

THE SHOPPES CHARACTER EXHIBIT

THE SHOPPES



EXHIBIT B-1 ZONING BUBBLE PLAN

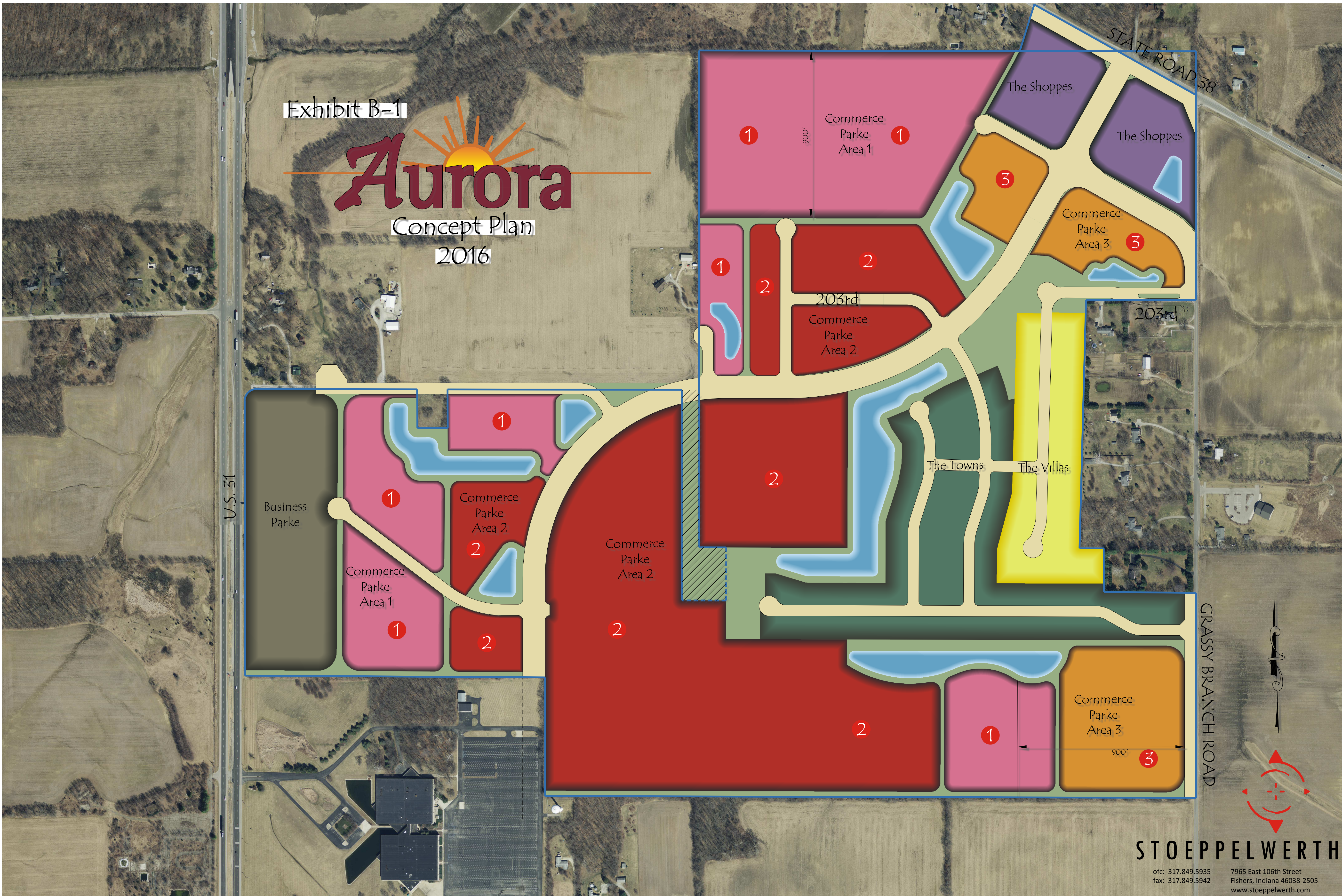
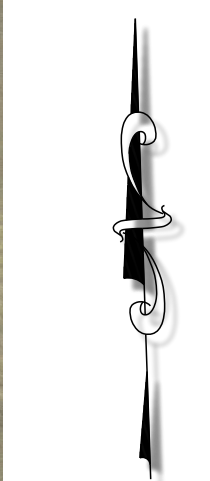


EXHIBIT B-2

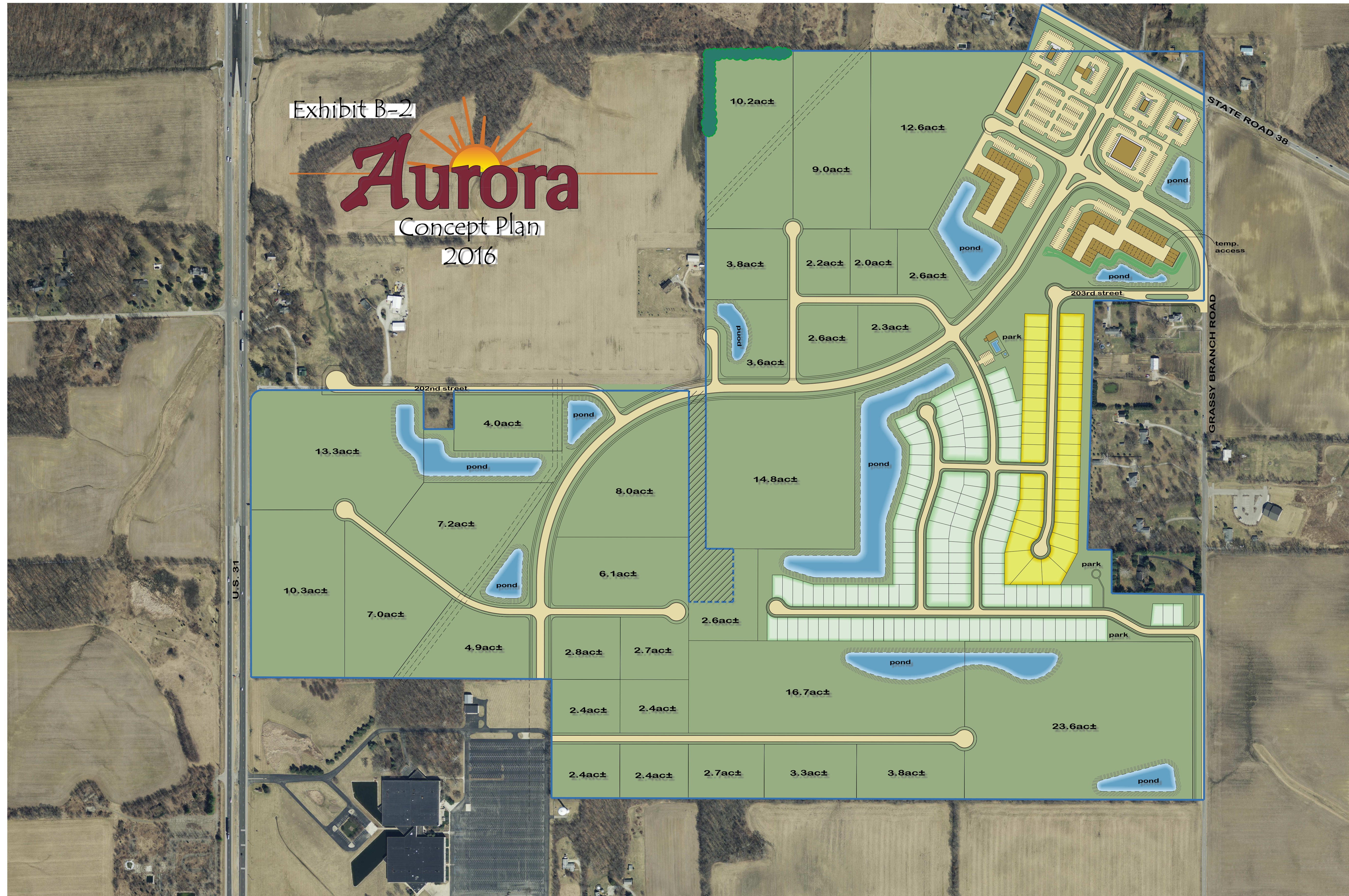
CONCEPT PLAN



STOEPPEL WERTH

ofc: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, Indiana 46038-2505
www.stoeppepelwerth.com





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 16, 2017
1710-DDP-16

Petition Number: 1710-DDP-16

Subject Property: Approximately 900' South of East 202nd Street & US 31

Petitioner: Bastian Solutions by American Structurepoint, Inc.

Request: Petitioner requests **Detailed Development Plan** review for a new 92,000 SF building and site improvements on 12.31 acres+/- in the Northpoint (Aurora) Planned Unit Development (PUD) District

Current Zoning: Northpoint (Aurora) PUD District Ordinance No. 16-35

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 12.31 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

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

BACKGROUND

The applicable zoning district is the Northpoint (Aurora) PUD. The property is within the Business Parke District of the PUD, and has an underlying zoning classification of General Business (GB). The project is for a new 92,000 square-foot industrial and office building.

The petition was reviewed by the Technical Advisory Committee at their September 19, 2017, meeting.

DEVELOPMENT PLAN (Article 10.7(H) 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):

The plans comply.

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

- 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:
 1. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 2. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 3. 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 Article 4.16 (GB District), Article 4.24 (EI District), and the Northpoint (Aurora) PUD Ordinance.

- 22) **Northpoint (Aurora) PUD District Standards:** The underlying zoning district of each District shall be:

<u>Business Parke</u>	GB: General Business District
-----------------------	-------------------------------



1. Section 5. Permitted Uses
2. Section 6. General Regulations
 - A. Lot Standards for Business Parke:
 - (1) Minimum Lot Size
 - Lots abutting U.S. Highway 31 – 5 acres
 - (2) Build-To Lines
 - Lots abutting U.S. Highway 31 – 105 feet
 - (3) Minimum Front Yard – 60 feet
 - (4) Minimum Side Yard – 15 feet
 - (5) Minimum Aggregate Side Yard – 30 feet
 - (6) Minimum Rear Yard – 45 feet
 - (7) Minimum Lot Width – Shall equal or exceed that amount of which is one-half (1/2) of the depth of the lot.
 - (8) Minimum Gross Floor Area – 15,000 SF per building
 - (9) Maximum Lot Coverage – 65%
 - (10) Minimum Lot Frontage on Road – 50 feet
 - (11) Minimum Lot Width at Building Line – No minimum
3. Section 7. Development Standards:
 - A. Architectural Standards for Business Parke
 - (1) A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass or ornamental metal. One (1) of the materials shall be either stone, brick or architectural pre-cast (panels or detailing).
 - (2) Large expanses of glass are allowed, up to seventy percent (70%) of the façade area.
 - (3) The building shall not be constructed entirely of a metal and glass curtain wall.
 - (4) Concrete block is not allowed as an exterior finish material.
 - B. Height Standards:
 - (a) Minimum Building Height:
 - (i) Lots abutting US Highway 31



1. Primary Façade Thirty-eight (38) feet
2. All other Facades: Thirty (30) feet
- C. Landscaping Standards per Section 8.2 of Ord. 17-30:
 - (1) Landscaping shall be installed in substantial compliance with Exhibit D.
- D. Outdoor Storage and Display
 - (1) No outside storage shall be permitted within District 1 or District 3.
- E. Parking and Loading Standards:
 - (1) Business District:
 - (a) Loading and Unloading Areas:
 - (i) Loading and Unloading Berths shall not be oriented to or visible from U.S. Highway 31.
 - (ii) Loading and Unloading Berths oriented toward any other public right-of-way shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 23) Landscaping Standards (Article 6.8):
- 24) Lot Standards (Article 6.10)
- 25) Setback Standards (Article 6.16)
- 26) Vision Clearance Standards (Article 6.19)
- 27) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 28) Block Standards (Article 8.1)
- 29) Easement Standards (Article 8.3)
- 30) Monument and Marker Standards (Article 8.5)
- 31) Pedestrian Network Standards (Article 8.7)
- 32) Storm Water Standards (Article 8.8)



- 33) Street and Right-of-Way Standards (Article 8.9)
- 34) Street Light Standards (Article 8.10)
- 35) Street Sign Standards (Article 8.11)
- 36) Surety Standards (Article 8.12)
- 37) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

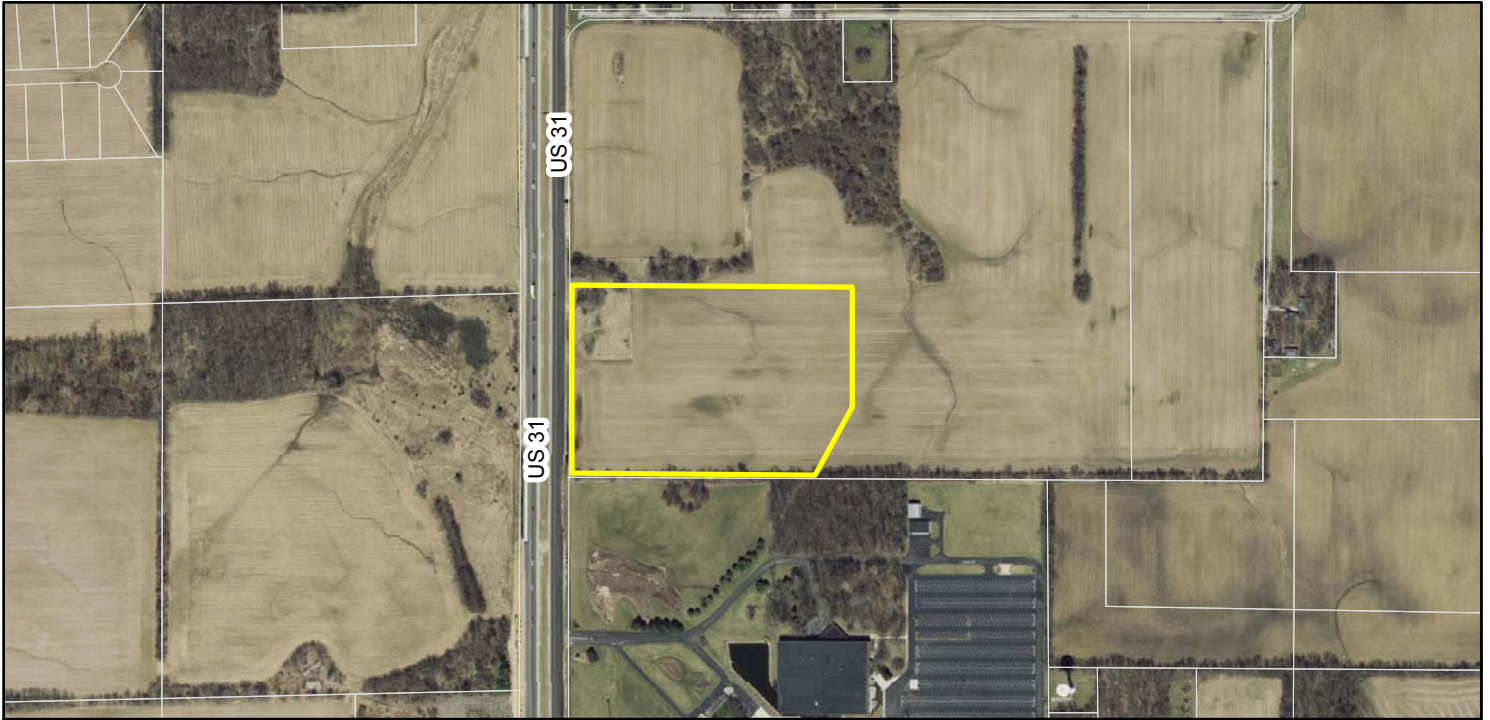
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Staff recommends approving the petition with the following conditions:**
 - **Approval is contingent upon the Council's adoption of the PUD Amendment (APC Petition No. 1710-PUD-19/Council Ordinance No. 17-30); and**
 - **All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Office prior the issuance of an Improvement Location Permit.**
- 3) **If any APC member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.**



Property Location Map
Bastian Toyota - Zipline
Aurora (Northpoint) PUD Amendment
1710-DDP-19



Aerial Location Map



Zoning Map



Parcel
Zoning - All
Zoning

AG-SF1 (Agriculture - Single Family - 1)

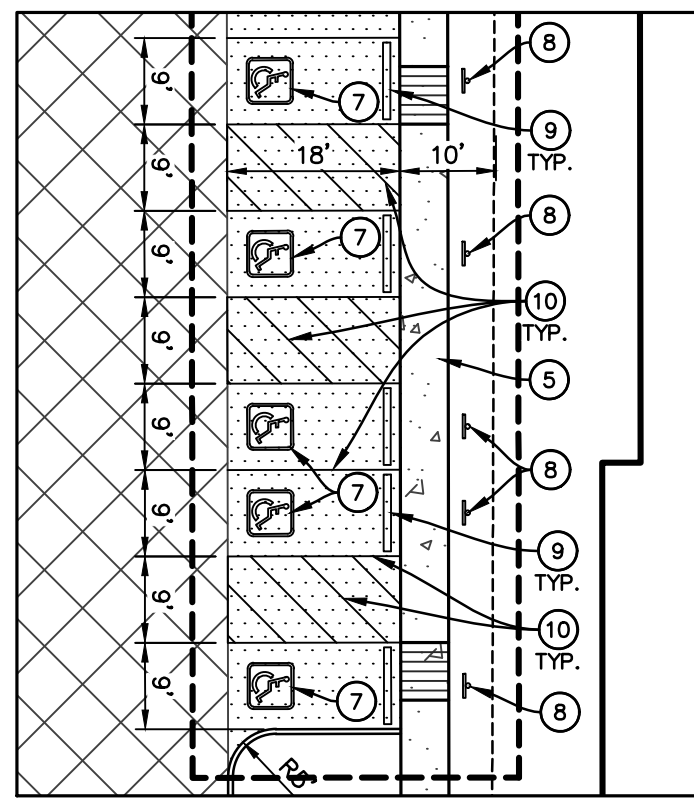
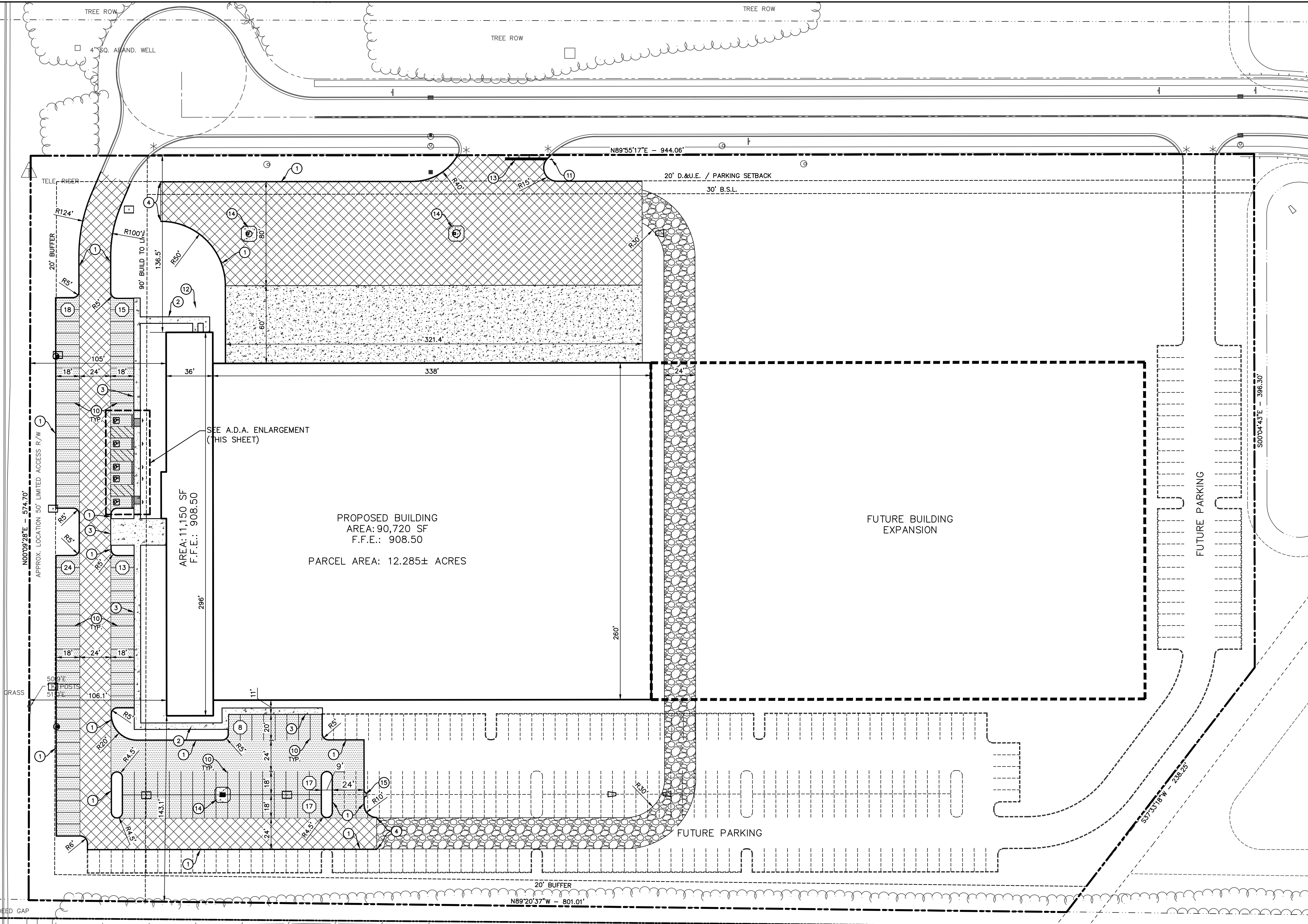
GB (General Business)

GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

PLOT DATE: 9/26/2017 4:18 PM
PLOT SCALE: 1"=40'
DRAWING FILE: \\nasan\p\projects\2017\00277\0 - Drawings\Civil\Construction Documents\Northpoint Warehouse\2017.00277.CE.C200.SP.NW.dwg
EDITED BY: ANVINSLOW
EDIT DATE: 9/26/2017

U.S. HIGHWAY NO. 31
(PRIMARY ARTERIAL - R/W - VARIES)



A.D.A. ENLARGEMENT
SCALE: 1"=20'

APPROX. (SCALED)
LOCATION OF 20" PIPELINE
CONSTRUCTION EASEMENT
PER D.R. 177, P. 231

EXISTING LEGEND	
	SANITARY SEWER & MANHOLE
	STORM SEWER, END SECTION, INLET & M.H.
	GAS LINE
	WATER LINE
	ELECTRIC LINE (AERIAL)
	TELEPHONE LINE (AERIAL)
	CABLE TELEVISION (AERIAL)
	BURIED TELE. CABLE
	BURIED ELEC. CABLE
	FENCE LINE (FMS)
	BURIED CABLE TV
	GUARDRAIL
	RIGHT OF WAY LINE (R/W)
	EASEMENT LINE
	CENTER LINE
	SWALE LINE
	D. DEED DIMENSION
	M. MEASURED DIMENSION
	P. PLAT DIMENSION
	R. RADIUS
	L. ARC LENGTH
	H.H. HANDHOLE
	FND. FOUND
	CONC. CONCRETE
	ASPH. ASPHALT
	TC. TOP OF CASTING ELEVATION
	IE. INVERT ELEVATION
	FFE. FINISH FLOOR ELEVATION
	TBM. TEMPORARY BENCHMARK
	POWER POLE
	GUY WIRE
	UTILITY RISER, TELE., ELEC. & CV
	ELECTRIC TRANSFORMER
	AIR CONDITIONER UNIT
	STREET LIGHT
	LIGHT POLE
	FLOOD LIGHT
	TRAFFIC WARRANT AND SIGNAL POLE
	FIRE HYDRANT
	VALVE, GAS & WATER
	STREET SIGN
	WATER, TELE. AND ELEC. MANHOLE
	SEWER CLEANOUT
	ELECTRIC, GAS AND WATER METER
	PIPELINE MARKER POST
	MAILBOX
	GUARD POST
	SPRINKLER HEAD
	IRRIGATION CONTROL BOX
	800.25 SPOT GRADE
	TOP CURB OVER GUTTER GRADE
	MONITORING WELL
	FIRE SERVICE STAND PIPE
	GAS VENT PIPE
	SEPTIC TANK LID
	WELL CAP
	SITE ADDRESS
	AIR RELIEF VALVE
	UNDERGROUND TANK FILLER PIPE

SITE LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL PAVEMENT
	ADA ACCESSIBLE PARKING SPACE
	PARKING STALL COUNT
	LIGHTING POLE (REFER TO SITE LIGHTING PHOTOMETRIC PLAN)

KEYNOTES	
1.	6" CONCRETE CURB
2.	CONCRETE SIDEWALK
3.	COMBINED CONCRETE CURB & WALK
4.	CURB TAPER
5.	SIDEWALK CURB RAMP TYPE 'K'
6.	ADA PARKING SPACE (4" BLUE PAINT STRIPE)
7.	ADA ACCESSIBLE PARKING SYMBOL
8.	ADA ACCESSIBLE PARKING SIGN
9.	PARKING BUMPER
10.	PARKING SPACE (4" WHITE PAINT STRIPE)
11.	STOP SIGN
12.	TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
13.	STOP BAR
14.	CONCRETE COLLAR
15.	CURB TURNOUT

SITE DATA TABLE	
SITE ZONING:	PUD
PROJECT AREA:	12.285± ACRES
BUILDING AREA:	101,870 SF
SITE IMPERVIOUS AREA:	4.25± ACRES
STANDARD PARKING (9'x18'):	99
STANDARD PARKING (9'x20'):	8
ADA PARKING PROVIDED:	5
TOTAL PROPOSED PARKING:	112

GENERAL NOTES:	
1.	CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2.	CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3.	SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4.	EXISTING TOPOGRAPHY WAS PROVIDED BY CRPE, PROJECT NO.: 170456-30000 AND DATED: 4-28-2017.
!! CAUTION !!	
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.	
CALL TOLL FREE "811" OR 1-800-382-5544 - INDIANA UNDERGROUND -	

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	MATT STRINGER	(317) 295-6493
ELECTRIC	DUKE ENERGY	TIM HARDIN	(800) 521-2232
GAS	VECTREN	RESA GLOVER CHAD MILLER	(317) 776-5550
SANITARY SEWER	CITIZENS WESTFIELD	BRANDON CARTER	(317) 850-9055
STORM SEWER	CITY OF WESTFIELD	WES ROOD	(317) 804-3100
TELEPHONE	AT&T	STEVE KREBS	(317) 252-4275
WATER	CITIZENS WESTFIELD	BRANDON CARTER	(317) 850-9055
FIRE DEPARTMENT	CITY OF WESTFIELD	GARRY HARLING	(317) 804-3307
PUBLIC WORKS	CITY OF WESTFIELD	JOHN RANKIN	(317) 804-3100
GAS MAIN	BUCKEYE PIPELINE	MARTY WHITE	(419) 993-8008

OWNER: BASTIAN SOLUTIONS, INDIANAPOLIS
10585 N. MERIDIAN ST.
INDIANAPOLIS IN. 46290
CONTACT: GREGG DURHAM
PHONE: (317) 575-9992

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

BASTIAN SOLUTIONS NORTHPOINT

202nd Street & U.S. 31
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	09/01/2017
PROJECT PHASE:	DETAILED DEVELOPMENT

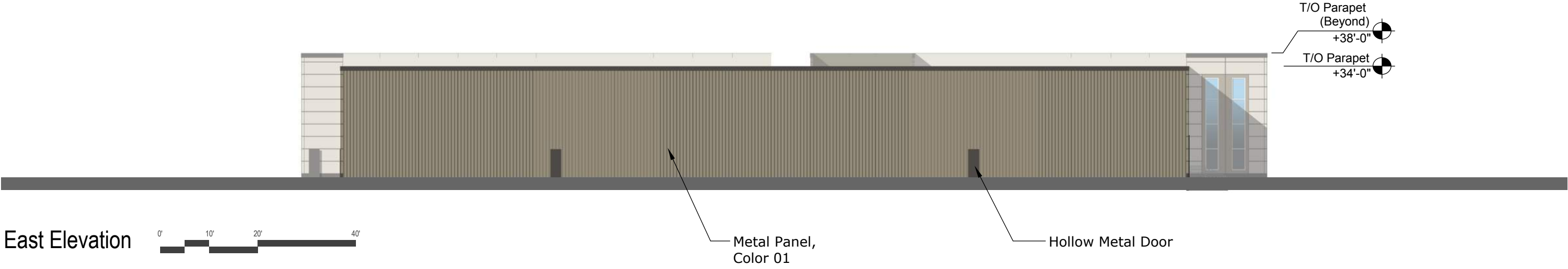
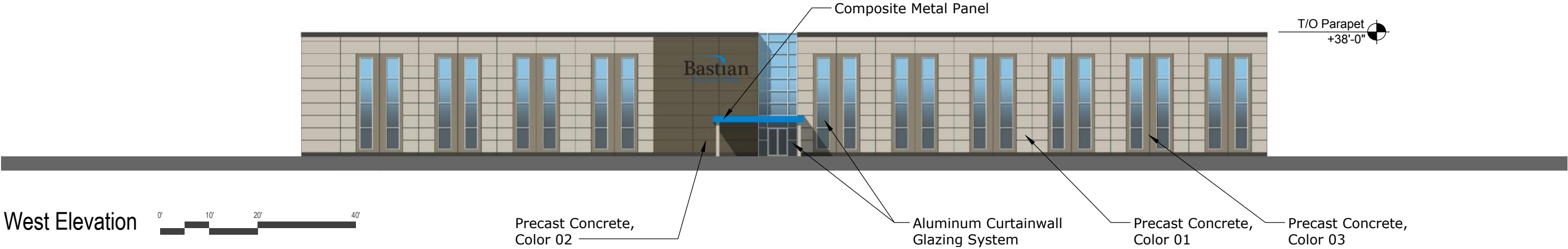
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

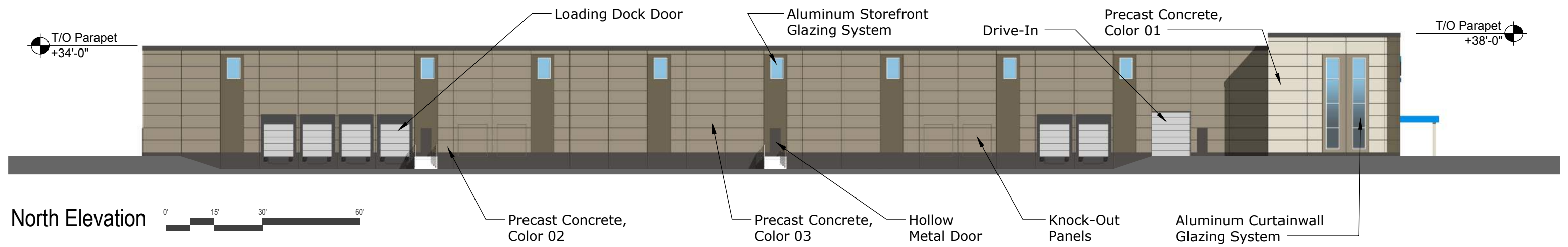
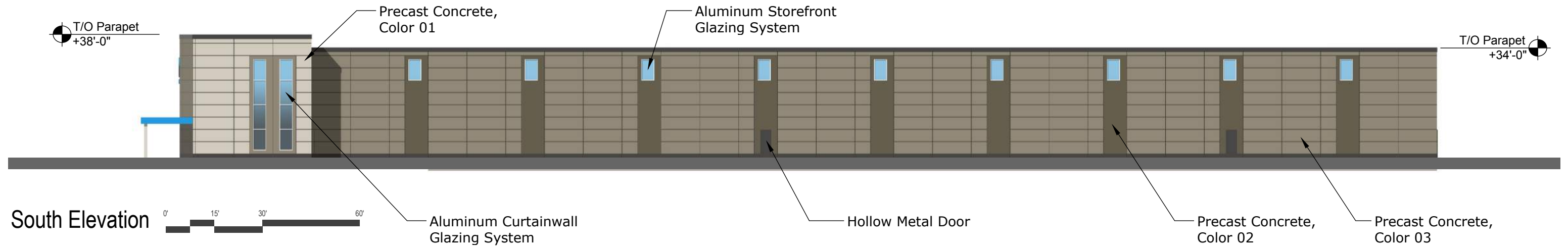
Project Number 2017.00277

SITE PLAN

C200







CONCEPT PLANT SCHEDULE

LAWN SEED- SUN AND PARTIAL SHADE MIX 311,397 sf
Agrostis alba / Redtop 31,140 sf
Festuca rubra / Red Fescue 93,419 sf
Lolium perenne / Perennial Ryegrass 31,140 sf
Poa pratensis / Kentucky Bluegrass 155,699 sf

FUTURE SHADE TREE PLANTING

FUTURE ORNAMENTAL TREE PLANTING

FUTURE FOUNDATION PLANTING

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	COND.	SIZE	SPACING	NOTES
AC	11	Abies concolor	White Fir	B & B	6' Ht (min)	As shown	Strong central leader
AA	2	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	6' Ht (min)	As shown	Multi-stemmed; 3-5 Stems
BH	3	Betula nigra 'Heritage'	Heritage River Birch	B & B	6' Ht (min)	As shown	Multi-stemmed; 3-5 Stems
CC	2	Cercis canadensis	Eastern Redbud Multi-trunk	B & B	6' Ht (min)	As shown	Clump form, 3-5 stems
CK	3	Cladrastis kentukea	American Yellowwood	B & B	2" Cal	As shown	
CA	6	Cornus alternifolia	Pagoda Dogwood	B & B	1.5" Cal	As shown	
MG	2	Metasequoia glyptostroboides	Dawn Redwood	B & B	2" Cal	As shown	
OV	1	Ostrya virginiana	American Hophornbeam	B & B	2" Cal	As shown	
PA	12	Picea abies	Norway Spruce	B & B	6' Ht (min)	As shown	Strong central leader
OP	3	Quercus palustris	Pin Oak	B & B	2" Cal	As shown	Males only
UP	3	Ulmus x 'Princeton'	Princeton Elm	B & B	2" Cal	As shown	Symmetrical, full
ZV	12	Zelkova serrata 'Village Green'	Sawleaf Zelkova	B & B	2" Cal.	As shown	Symmetrical, full
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	COND.	SIZE	SPACING	NOTES
CK2	34	Calamagrostis arundinacea 'Karl Foerster'	Feather Reed Grass	CONT.	1 Gal.	3' O.C.	
IB	48	Ilex verticillata 'Berry Poppins'	Winterberry	CONT.	3 GAL.	4' O.C.	Provide (1) male Mr. Poppins for every 6 plants.
JF	59	Juniperus chinensis 'Sea Green'	Sea Green Juniper	CONT.	3 GAL.	4' O.C.	
PE	69	Pennisetum alopecuroides	Fountain Grass	CONT.	3 GAL.	3' O.C.	
RA	13	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT.	1 Gal.	4' O.C.	Allow to Mass
TD	36	Taxus x media 'Densiformis'	Dense Yew	CONT.	3 GAL.	4' O.C.	Allow to Mass into Hedge
VA	40	Viburnum x burkwoodii 'Anne Russell'	Burkwood Viburnum	CONT.	3 GAL; MIN HT. 18"	4' O.C.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	COND.	SIZE	SPACING	NOTES
LV	327	Liriope muscari 'Variegata'	Variegated Lily Turf	Cont.	4" Pot	18" O.C.	

GENERAL NOTES:

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

ORDINANCE TABLE

MINIMUM LOT LANDSCAPING
Industrial Use: 5 shade trees + 5 ornamental/ evergreen trees + 25 shrubs per acre.

Total site Area: 12.27 Acres
Required : 61 shade trees + 61 ornamental/evergreen trees + 306 shrubs

Proposed: X Shade trees + XX evergreen trees + X ornamental trees + XXX shrubs

EXTERNAL STREET FRONTAGE
10' width;
3 Shade/ Evergreen trees + 2 ornamental trees + 25 shrubs / 100 LF

North lot line: 407 LF
Required: 12 shade trees + 8 ornamental + 29 shrubs
Proposed: 34 evergreen trees + 29 shrubs

West lot line: 575 LF
Required: 17 shade trees + 12 ornamental trees + 143 shrubs
Proposed: 34 evergreen trees + 29 shrubs

BUFFER YARD
South lot line: None required
East lot line: None required

FOUNDATION LANDSCAPING
1 shrub or ornamental tree/ 12 LF

South elevation- 302 LF; 26 shrubs/ ornamental trees
West elevation- 260 LF; 22 shrubs/ ornamental trees
North elevation- 302 LF; 26 shrubs/ ornamental trees
East elevation- 260 LF; 22 shrubs/ ornamental trees
Total Required: 96 shrubs/ ornamental trees
Total Proposed 127 shrubs + 1 ornamental tree

PARKING AREA
Interior Parking Area
For lots with 50 + spaces, 10% of the parking lot shall be landscaped.
Total parking area: 44,974 SF
Required: 4,494 SF (10%)
Provided: 4,209 (9.3%)

1 Tree + 4 shrubs per island
Provided: 1 Tree + 4 shrubs per island

Perimeter Parking Area
A minimum of 1 tree/ 30 LF + 1 Shrub/ 3 LF
Southern edge- 180 LF
Required: 6 Shade trees + 60 shrubs
Provided: 6 Shade trees

AMERICAN
STRUCTUREPOINT
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BASTIAN SOLUTIONS
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Westfield, Indiana 46074

CERTIFIED BY

ISSUANCE INDEX

DATE:	
09/01/2017	
PROJECT PHASE:	
DETAILED DEVELOPMENT	

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2017.00277

ILLUSTRATIVE
LANDSCAPE
EXHIBIT

EXHIBIT D

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 2, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

City Staff Present: Matt Skelton, Director; Pam Howard, Associate Planner; Daine Crabtree, Associate Planner; Amanda Rubadue, Associate Planner; Caleb Ernest, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: September 5, 2017 Meeting Minutes.

Motion: Approve September 5, 2017 Meeting Minutes as presented.

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

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1708-DDP-13

Southpark Flex Building

16462 Southpark Drive

Southpark, LLC by Design & Build Corporation requests Detailed Development Plan approval of a 18,480 square-foot industrial/flex building on approximately 1.98 acres +/- in the West Oak PUD District.

1709-DDP-15

Grassy Branch Marketplace

Northeast Corner of State Road 32 and Grassy Branch Road

KennMar, LLC by American Structurepoint, Inc. requests Detailed Development Plan approval of a 7,500 square-foot multi-tenant commercial building on approximately 1.17 acres +/- in the LB-PD: Local Business / Planned Development District.

Motion: Approve all Consent Agenda Items as presented.

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

ITEMS OF BUSINESS

1707-PUD-13

Spring Mill Grand Station PUD District

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West side of Spring Mill Road, North of 161st Street

Aspen Property Management and Brokerage, LLC requests a change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Spring Mill Grand Station Planned Unit Development (PUD) District to allow for commercial development.

[Recording begins part way into the petitioner's comments]

Howard presented a brief summary of the petition

Petitioner presented a summary of changes made to this project. Included in the changes were more connectivity, amenities, less footprint, additional green space, and redesign and enhancements of the eastern facing façade.

Kelleher, Smith, Hoover and Horkay each thanked petitioner for changes

Horkay stated he continues to have issues with self-storage use.

Action: Forward 1707-PUD-13 with a positive recommendation to the City Council.

Motion: Woodard Second: Willis. Motion passed. Vote: 8-1. (Horkay)

1709-PUD-16

Grassy Branch at Bridgewater PUD

(formerly Bridgewater PUD Amendment: Oak Hollow at Bridgewater)

Northwest Corner of 151st Street and Carey Road

Grassy Branch Development, LLC by Nelson & Frankenger, LLC requests a change of zoning of approximately 72.57 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Grassy Branch at Bridgewater PUD District.

Ernest presented a brief summary of the petition.

Jon Dobosiewicz with Nelson and Frankenger provided an overview of the project's modifications resulting from public and staff comments. These modifications include emergency access, sidewalk connection, landscape additions, enhanced rear yard setbacks, and architectural characteristic illustrations.

Motion: Forward 1709-PUD-16 to the City Council with a positive recommendation with the following conditions:

1. Minimum Living Area:
 - a. Single-story increased from 2,000 SF to 2,500 SF
 - b. Two-story increased from 1,000 ground floor SF only by adding a total minimum living area of 3,000 SF
2. Additional Architectural Standards:

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- a. Vinyl siding prohibited.
- b. Garage doors: A minimum 3-car garage shall be required. Garage doors shall be angled, courtyard or side-loaded with a maximum of 50% front-loaded.
- c. Roofs: Roofs shall be covered with dimensional shingles or decorative wood or slate shake styled shingles.

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

Smith said that he will be voting positive, but invites his neighbors to talk to him afterwards

Kelleher suggested that neighbors visit Mapleridge to see what homes on smaller lots look like

**1709-SPP-09 &
1709-ODP-09**

**Grassy Branch at Bridgewater
(formerly Oak Hollow at Bridgewater)**

Northwest Corner of 151st Street and Carey Road

Grassy Branch Development, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan approval of 60 single-family residential lots on 72.57 acres +/- in the Grassy Branch at Bridgewater PUD District (pending zoning approval).

Motion: Approve 1709-SPP-09 and 1709-ODP-09 with the following conditions:

- A. Approval shall be contingent upon the approval of 1709-PUD-16 by City Council.
- B. Approval shall be contingent upon an approved agreement between the Petitioner and the Westfield Public Works Department regarding perimeter pathway design and construction.
- C. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

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

PUBLIC HEARING ITEMS

**1710-SPP-10 &
1710-ODP-10**

[PUBLIC HEARING]

Chatham Hills, Section 4

North of the intersection of Chatham Ridge Blvd and 206th Street

Chatham Hills, LLP by Cripe Architects & Engineers requests Primary Plat and Overall Development Plan approval of 46 lots on 52.37 acres +/- in the Chatham Hills PUD District.

Ernest presented an overview of this petition.

Public Hearing for 1710-SPP-10 & 1710-ODP-10 opened at 7:36 p.m.

No Public Comment

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Public Hearing for 1710-SPP-10 & 1710-ODP-10 closed at 7:37 p.m.

Woodard and Kelleher inquired if this item is ready for approval. Skelton replied he does not feel it is ready at this time.

1710-PUD-19

[PUBLIC HEARING]

Northpoint (Aurora) PUD Amendment

East side of U.S. 31, approximately 900 feet south of 202nd Street

Bastian Solutions by American Structurepoint requests an amendment to the Aurora PUD District to accommodate the construction of an approximately 92,000 SF office/warehouse building on approximately 12.3 acres +/-.

Rubadue gave an overview of this project and introduced the petitioner.

Gregg Durham, Vice President Sales with Bastion Solutions presented a brief history of the company along with a general overview of this project.

Public Hearing for 1710-PUD-19 opened at 7:48 p.m.

Joe Plankis, 514 Stockbridge Drive; speaking in favor, provided transcript of his presentation. He believes that Bastion will be great addition to community, good for economy and diversity of tax base.

Janelle Campbell, 15726 Buxton Drive, on behalf of the Westfield Chamber of Commerce; spoke in favor of this project stating it will be good for community.

Mic Mead, Oak Road; spoke in favor of the project, but would like to see the building better comply with 32 overlay architecture.

Public Hearing for 1710-PUD-19 closed at 7:53 p.m.

Smith asked if this can forwarded to council at this time. Skelton said not at this time; however, this petition will be back in front on the Commission in two weeks.

Petitioner responded to Mic Mead's architecture comment that budget is the issue. Bastian has made it as attractive as possible, pointing out that it is a manufacturing facility.

Maue commented that he feels the architecture is good.

Woodard thanked the petitioner for investing in Westfield

Willis also thanked the petitioner.

Kelleher also thanked him and said she understands that one facade is temporary and for future expansion and that is why it is appears plain

Graham thanked petitioner as well

Durham complemented city staff and stated that Bastian wants to be a good corporate citizen.

710-PUD-20

[PUBLIC HEARING]

Oak Manor PUD Amendment II (Lancashire)

South side of the Midland Trace Trail along Gunther Boulevard

11th Street Development requests an amendment to the Area B Development Standards for Detached Residential of the Oak Manor PUD District.

Howard presented an overview and update of this petition.

Public Hearing for 1710-PUD-20 opened at 8:00 p.m.

No Public Comment

Public Hearing for 1710-PUD-20 closed at 8:01 p.m.

Motion: Forward 1710-PUD-20 to City Council with a positive recommendation.

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

1710-PUD-21

[PUBLIC HEARING]

Custom Commerce Park PUD Amendment

South side of the Midland Trace Trail along Gunther Boulevard

Sterling Development by American Structurepoint requests an amendment to the Custom Commerce Park PUD to allow a Self-Storage Facility on approximately 9.47 acres +/-.

Crabtree presented an overview of this Amendment request. He also stated that this project is supported by Tim Carr, chairman of the Development Control Committee of Custom Commerce Park. He introduced Brad Schrage with American Structurepoint and Clint Patterson with Sterling Development to present on the project.

Patterson gave an overview of the details of the project stating it is a very high-end product. He addressed landscaping and parking.

Public Hearing for 1710-PUD-21 opened at 8:07 p.m.

Shannon Thienenman, 15627 Club Estates Lane on behalf of Thieneman Properties; opposes this project as presented stating self-storage not permitted on Oak Ridge. She added that surrounding buildings are 40' further back than is proposed for this project. She addressed the residential across street and that the surrounding buildings are nicer than this proposed project.

Dr. Howard Silverstein, 678 Nuttal Street; stated he received notice of the neighborhood meeting after the neighborhood meeting took place. He stated that the proposed building material is not

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supported and that he is concerned that this building will not be as nice as surrounding buildings. Additionally he is concerned about the proposed building being closer to street than neighboring buildings.

Rose Enerson, 672 Nuttall Street; stated she received the letter after neighborhood meeting, receiving it seven days after postmark. She addressed her concerns that include traffic congestion, traffic patterns, biker and pedestrian conflicts with traffic, and her belief that self-storage buildings typically fall into disrepair after 10 years, thus adversely affecting nearby property values.

Public Hearing for 1710-PUD-21 closed at 8:14 p.m.

Petitioner's responses:

Setback for this building is 100', only 80' required.

The site's constraints have dictated layout. The property is split diagonally along a pipeline. The petitioner is only purchasing front half of property,

The petitioner is working with neighbors to ensure signage will not obstruct their view.

Petitioner explained that he reached out to HOA's early on; however, Countryside was only one to respond.

The petitioner plans to hold this property long term. With that, he stated it is in their best interest to maintain its quality.

The petitioner addressed that EIFS was permitted until 2015 and is still widely used for industrial uses.

Commissioners' Responses:

Woodard asked about site constraints. Petitioner responded that pipeline affects the project and added that they would need a flat square site to use tilt-up. He stated that EIFS is better insulated than tilt-up.

Kelleher asked if project meets the required setback; Crabtree responded that it exceeds setback requirements.

Kelleher asked if the petitioner was addressing methods to prevent moisture issues with EIFS. The petitioner responded that they were. She added she still does not understand why tilt-up can't be used.

Maue explained that tilt-up is not the right product for a freestanding walls that are not connected to roof, but could be for front building.

Maue suggested the use of Architectural Insulated Panels. The petitioner said he had discussed this with staff and would entertain this option, but pointed out the seams on these panels would give it a more industrial look.

Kelleher said main concern is with the long-term upkeep of the materials used.

Petitioner addressed traffic concerns by explaining the average traffic associated with self-storage is six vehicles per 100 units per week.

Kelleher asked if there is a “back entrance” for access without using Oak Ridge Road. The petitioner responded that there is not; however, that the project’s entrance lines up with Thieneman’s.

Tim Carr explained the process that took place with the petitioner for architecture and how it is somewhat subjective. He stated concern that the businesses who neighbor this project did not send in their statements. He is sensitive about the opposition and knows the petitioner needs to get the project right before it can be approved.

The petitioner said that the people who submitted letters had not seen elevations. Kelleher suggested sitting down and having a discussion with the neighbors.

Maue thinks the scope and general architecture are going in the right direction.

Schmitz asked about layout of other buildings and inquired if it is the same as front? The petitioner responded yes.

Skelton summarized that APC is fine with land use, but is concerned with building material quality and appearance.

Woodard responded that he is not sure about use.

CONTINUED ITEMS

**1706-ODP-03 &
1706-SPP-03**

Penske Subdivision

17200 Foundation Parkway

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

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

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Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

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

The meeting adjourned at 8:47 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



Petition Number: 1710-DDP-17

Subject Site Address: 18881 IMMI Way

Petitioner: Anderson Properties, L.P. by Wiehe Engineers

Request: Detailed Development Plan approval for the construction of an 8,064sqft accessory building within the 25 acres +/- IMMI Campus in the EI: Enclosed Industrial District.

Current Zoning: EI: Enclosed Industrial Zoning District

Current Land Use: Industrial

Approximate Acreage: 25 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations

Staff Reviewer: Matt Pleasant, Associate Planner

PROCEDURAL

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

BACKGROUND

The Property is currently zoned EI: Enclosed Industrial Zoning District. The project received a Variance of Standard to allow a higher Accessory Building (UDO Article 5.2(E) and UDO Article 6.1(F)) and relief from the Foundation Plantings requirement (UDO Article 6.8(L)) at the [October 10, 2017 Board of Zoning Appeals](#) meeting.

The Technical Advisory Committee reviewed the petition at their September 19, 2017, meeting.

OVERLAY DISTRICTS (Article 5 of the UDO):

The plans comply with U.S. Highway 31 Overlay District Standards (Article 5.2) of the UDO except for those items identified as outstanding below:

- 1) Permitted Uses

2) Height and Area Requirements

- a) Maximum Building Height: 50% of the depth of the Front Yard

Comment: Compliant by Variance.

- b) Minimum Building Height:

i) Flat Roof: 14'

ii) Gable Roof: 12'

- c) Minimum Front Yard

i) US Highway 31: 90'

ii) All Others: 60'

- d) Minimum Side Yard: 45'

- e) Minimum Rear Yard: 45'

- f) Minimum Aggregate of Side Yard: 90'

- g) Minimum Lot Width: Equal to or exceed one-half (0.5) the depth of the Lot.

- h) Minimum Aggregate Gross Floor Area: 15,000 sqft

- i) Maximum Lot Coverage: 55%

3) Loading Berth Requirements

4) Landscaping

5) Outside Storage of Refuse

6) Utility Screening

7) Architecture

8) Frontage Roads

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

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

- 9) 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.

- 10) Address and legal description of the property.

- 11) Boundary lines of the property including all dimensions.

- 12) 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.
- 13) 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.
- 14) 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.
- 15) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 16) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 17) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 18) Location and dimensions of all existing structures and paved areas.
- 19) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 20) Location of all Floodplain areas within the boundaries of the property.
- 21) Names of legal ditches and streams on or adjacent to the site.
- 22) 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.
- 23) Identify buildings proposed for demolition.
- 24) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 25) 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:

- 26) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 27) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 28) 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.
- 29) 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 (Chapter 4 of UDO)

The plans comply with Chapter 4.24 of the UDO except for those items identified as outstanding below:

- 30) Permitted Uses
- 31) Minimum Tract Requirements: 3 acres

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO except for those items identified as outstanding below:

- 32) Accessory Use and Building Standards (Article 6.1)

Comment: Compliant by Variance.

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

- 33) Architectural Standards (Article 6.3(G))

- a) Mechanical Screening
- b) Building Façades
 - i) External Façades

ii) All Building Façades

34) Building Standards (Article 6.4)

35) Fence Standards (Article 6.5)

36) Height Standards (Article 6.6)

Comment: Compliant by Variance.

37) Landscaping Standards (Article 6.8 of UDO & Section 11 of PUD)

a) Tree Preservation

b) General Screening Standards (Article 6.8(H))

c) Detention and Retention Areas (Article 6.8(I))

i) Natural Appearance

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

(2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.

(3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development

iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

d) Street Trees (Article 8.6(J))

e) Minimum Lot Landscaping Requirements (Article 6.8(K))

f) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Comment: Compliant by Variance.

- g) External Street Frontage Landscaping (Article 6.8(M))
- h) Buffer Yard Requirements (Article 6.8(N))
- i) Parking Area Landscaping (Article 6.8(O))
 - i) Interior Parking Area Landscaping
 - ii) Perimeter Parking Area Landscaping

37) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14)

- a) Stacking Requirements for Drive-Through Facilities
- b) Parking Spaces Required
- c) Parking Surface
- d) Bicycle Parking (1 per 30 spaces)

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) Vision Clearance Standards (Article 6.19)

46) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO except for those items identified as outstanding below:

- 47) Easement Standards (Article 8.3)
- 48) Open Space and Amenity Standards (Article 8.6)
- 49) Pedestrian Network Standards (Article 8.7)
- 50) Storm Water Standards (Article 8.8)
- 51) Street and Right-of-Way Standards (Article 8.9)
- 52) Surety Standards (Article 8.12)
- 53) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **The Detailed Development Plan complies with the applicable zoning ordinances.**
2. **Action: Staff recommends approving the petition with the following conditions:**
 - **All necessary approvals be obtained from the Westfield Public Works Department, the County Surveyor's Office, and the Westfield Fire Department prior to the approval of an Improvement Location Permit.**
3. **If any Plan Commission member has questions prior to the meeting, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.**

Property Location Map
1710-VS-13
IMMI Accessory Building



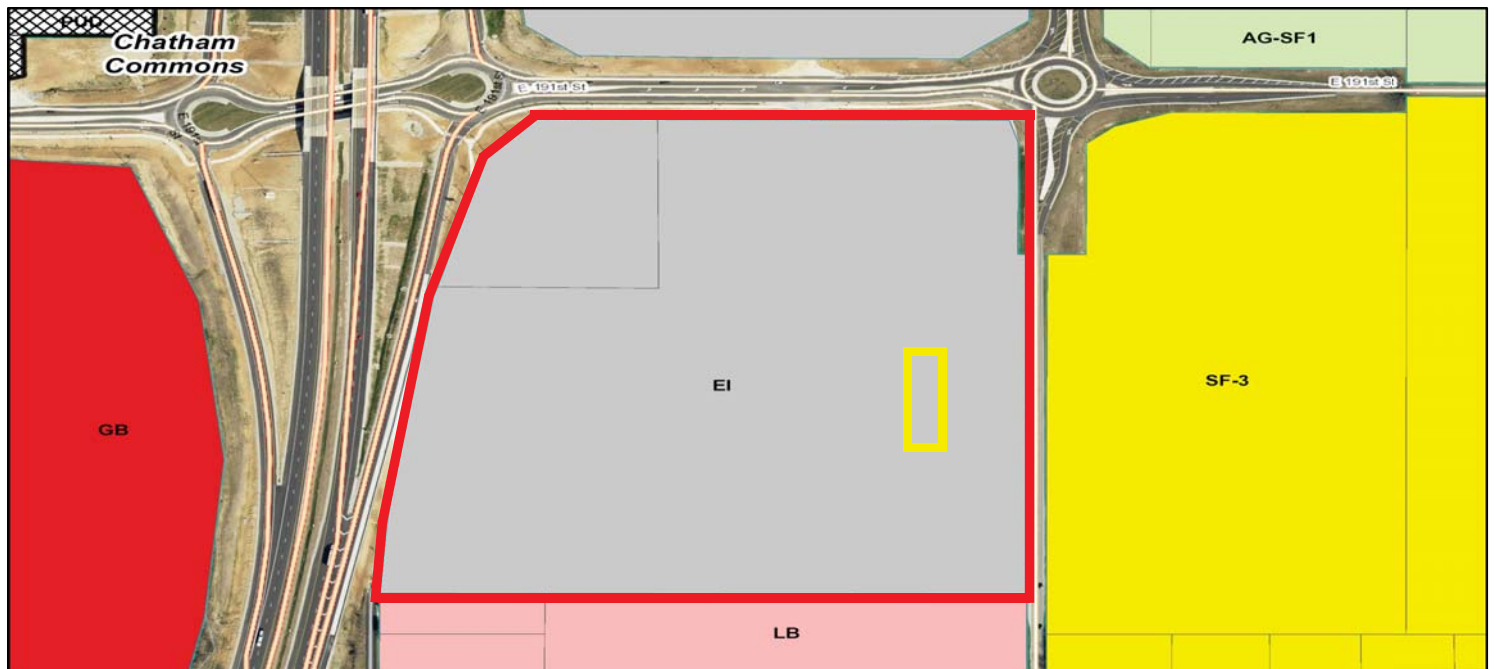
Aerial Location Map

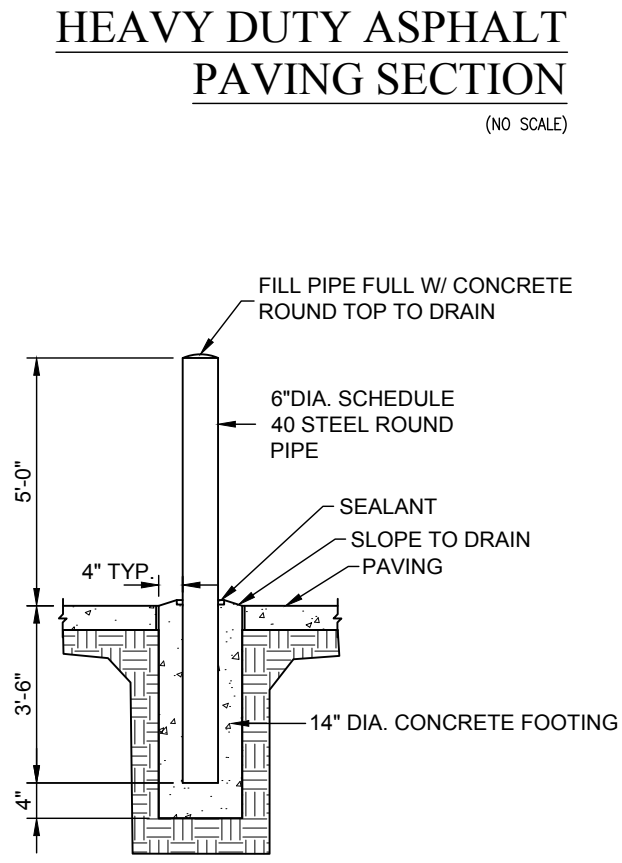
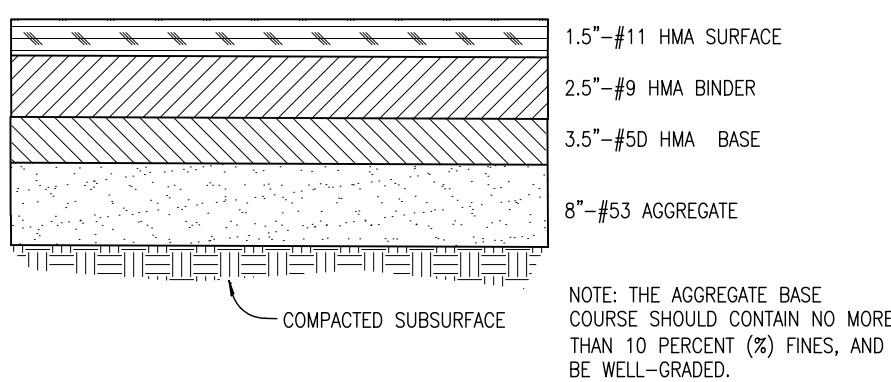
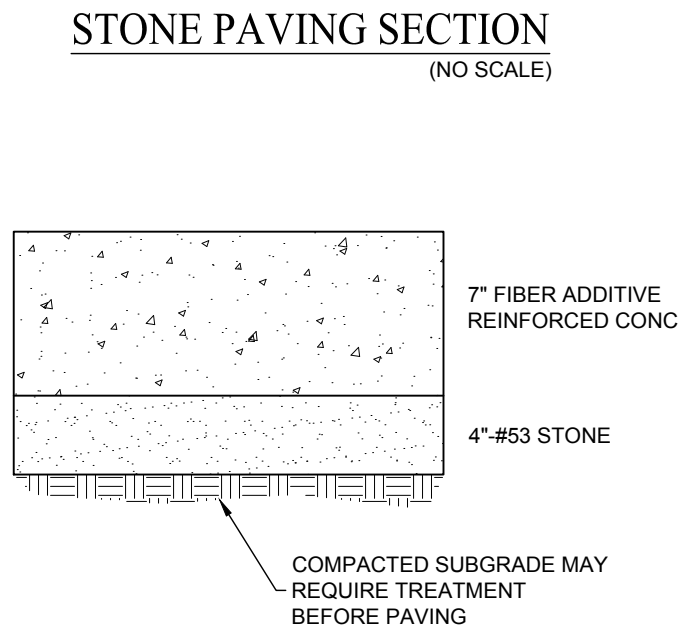
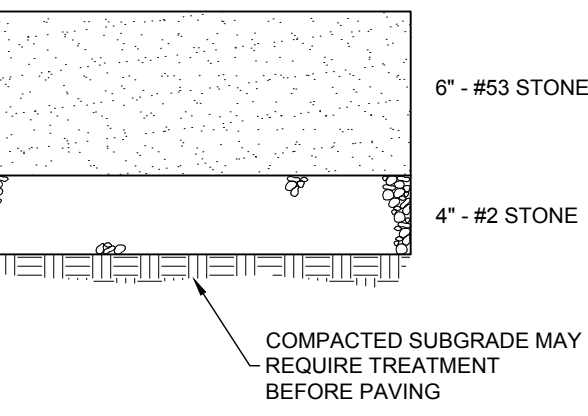
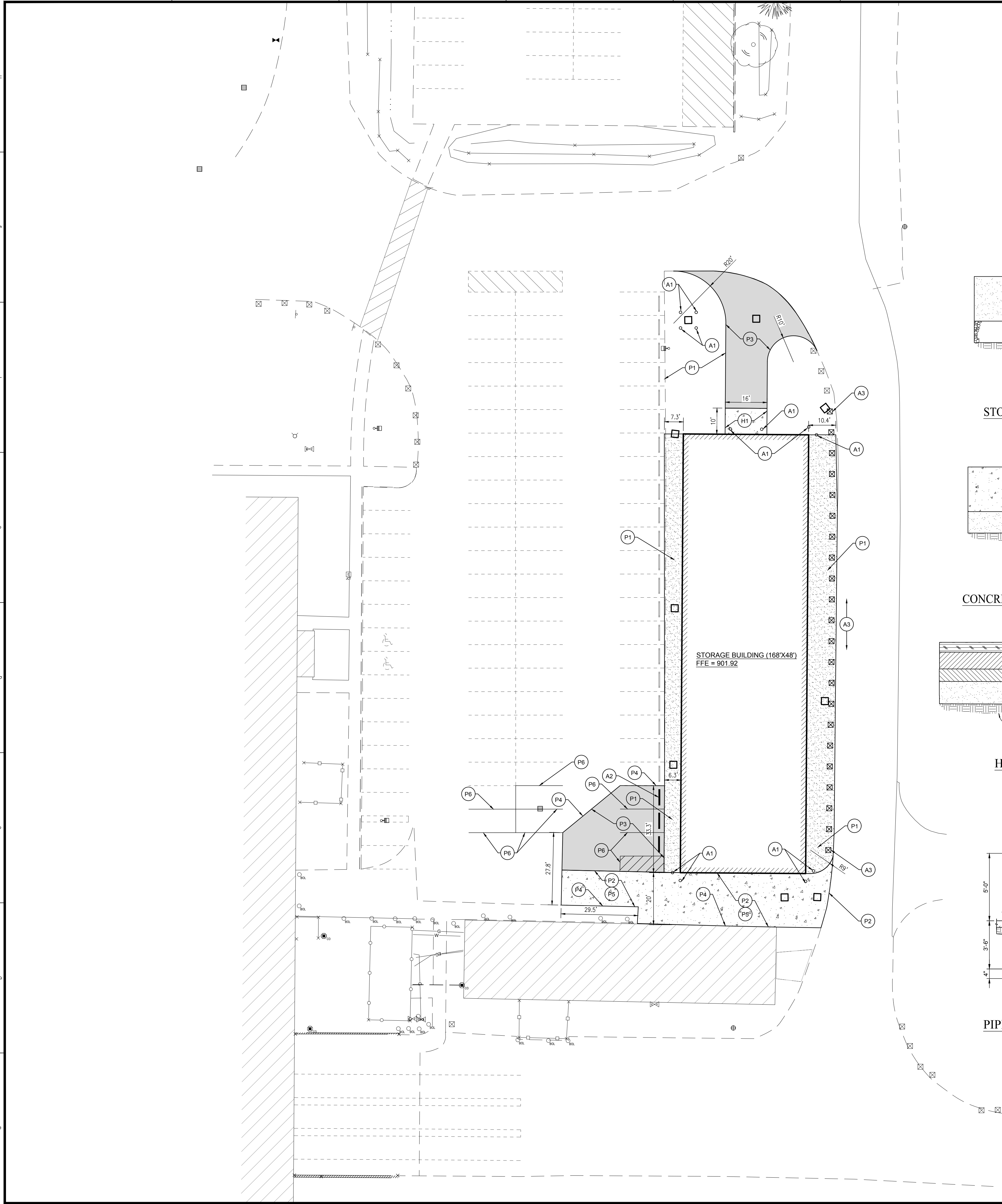
 IMMI Campus

 Site



Zoning Map





SITE PLAN NOTES

PAVEMENT

- (P1) STONE PAVING
- (P2) STANDARD DUTY CONCRETE PAVEMENT
- (P3) HEAVY DUTY ASPHALT PAVING
- (P4) MATCH EXISTING PAVEMENT
- (P5) SEALED EXPANSION JOINT
- (P6) PAINTED PARKING STRIPING TO MATCH EXISTING COLOR AND STRIPE WIDTH

HARDSCAPE

- (H1) CONCRETE STOOP - SEE BUILDING PLANS

ACCESSORIES

- (A1) TWO (2) 12" STEEL PIPE BOLLARD WITH CONCRETE FOUNDATION
- (A2) CONCRETE PARKING STOPS TO MATCH EXISTING
- (A3) 6"x6" WOOD POST @ 6' O.C. (MATCH EXISTING POST SIZE, MITER, AND SPACING)

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. 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.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRIC RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

PAVEMENT

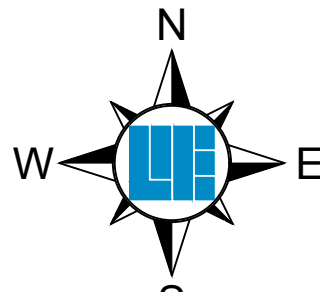
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- STONE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION



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PROJECT NO.: W17.0183
DATE: 08.31.2017
BY: BUS
ISSUED FOR CITY REVIEW AND APPROVAL

REVISIONS AND ISSUES

DATE	BY	DESCRIPTION
08.31.2017	BUS	ISSUED FOR CITY REVIEW AND APPROVAL

STEVEN SCOTT RUCKER
REGISTERED PROFESSIONAL ENGINEER
PE 13500279
STATE OF INDIANA
NO EXPIRATION DATE

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
IMMIE
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18881 IMMIE WAY WESTFIELD, IN 46074
SHEET NO. C201
PROJECT NO. W17.0183

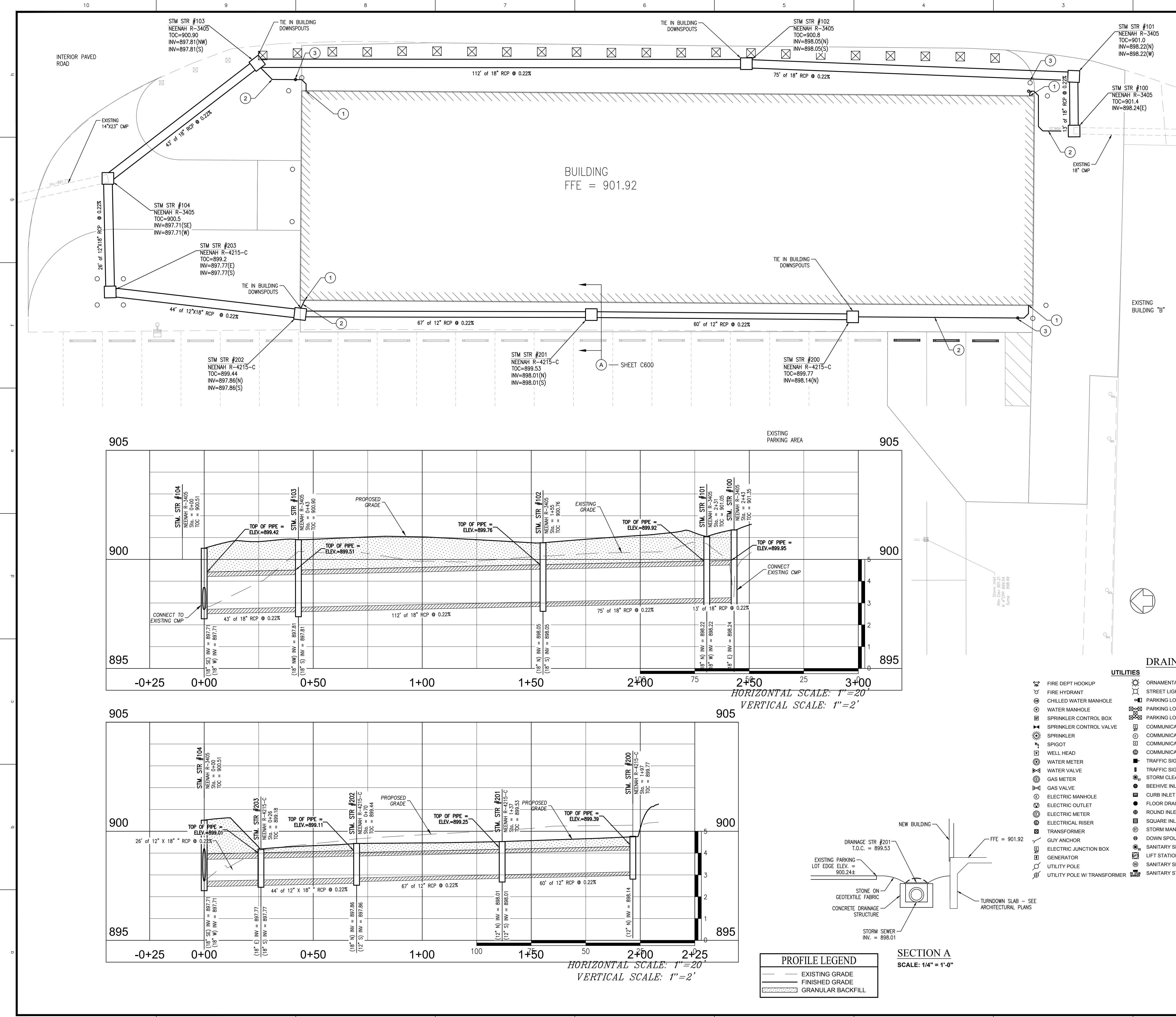
COLD STORAGE BUILDING

18881 IMMIE WAY WESTFIELD, IN 46074

SITE PLAN

Part of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

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



- ### GENERAL DRAINAGE NOTES
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND STORMWATER POLLUTION PREVENTION PLAN.
 - REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
 - THE CONTRACTOR SHALL CONTACT APPLICABLE STATE UNDERGROUND LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK AND SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
 - THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITIES AND VERIFY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF ALL UTILITIES.
 - ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
 - ANY PART OF STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
 - WHEN PERFORMING EXCAVATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
 - COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
 - ALL UTILITY STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
 - COORDINATE LOCATIONS AND CONNECTIONS OF BUILDING STORM LINES WITH PLUMBING DRAWINGS.
 - FOLLOW ALL LOCAL AND STATE CODES IN REFERENCE TO STORM SEWER INSTALLATION.
 - ALL EXISTING MANHOLE AND CATCH BASIN GRATES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATIONS.
 - EXISTING PIPES WITHIN CONSTRUCTION LIMITS ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 - ALL STORM PIPE CONNECTIONS AT STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
 - ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
 - ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR CHANNEL FROM INVERT IN TO INVERT OUT.
 - NEW PIPES AND STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS PRIOR TO FINAL TURNOVER TO THE OWNER.
 - ALL HOPE PIPE SHALL BE DUAL WALLED, HANCOR HQ, ADS N-12 PIPE OR APPROVED EQUAL.
 - ALL FITTINGS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO END CAPS, CLEANOUTS, REDUCERS, ETC., SHALL BE OF HOPE MATERIAL COMPARABLE WITH STORAGE PIPES.
 - PROVIDE BACKFILL WITH A MINIMUM OF 4" BEDDING MATERIAL OF #8 AGGREGATE COMPACTED IN 8" LIFTS TO 95% MAXIMUM DRY DENSITY.
 - VERIFY EXISTING STORM INVERT ELEVATIONS PRIOR TO STARTING NEW STORM SEWER CONNECTION.

- ### DRAINAGE PLAN NOTES
- DOWNSPOUT/ROOF DRAIN POINT OF CONNECTION WITH DOWNSPOUT BOOT. COORDINATE WITH ARCHITECTURAL PLANS.
 - 6" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
 - CLEANOUT

DRAINAGE PLAN LEGEND

UTILITIES	OTHER
FIRE DEPT HOOKUP	ORNAMENTAL LIGHT
FIRE HYDRANT	STREET LIGHT
CHILLED WATER MANHOLE	PARKING LOT LIGHT (1 HEAD)
WATER MANHOLE	PARKING LOT LIGHT (2 HEAD)
SPRINKLER CONTROL BOX	PARKING LOT LIGHT (3 HEAD)
SPRINKLER CONTROL VALVE	COMMUNICATIONS JUNCTION BOX
SPRINKLER	COMMUNICATIONS MANHOLE
SPIGOT	COMMUNICATIONS PEDESTAL
WELL HEAD	COMMUNICATIONS RISER
WATER METER	TRAFFIC SIGNAL POLE
WATER VALVE	TRAFFIC SIGNAL
GAS METER	STORM CLEANOUT
GAS VALVE	BEEHIVE INLET
ELECTRIC MANHOLE	CURB INLET
ELECTRIC OUTLET	FLOOR DRAIN
ELECTRIC METER	ROUND INLET
ELECTRIC RISER	SQUARE INLET
TRANSFORMER	STORM MANHOLE
GUY ANCHOR	DOWN SPOUT
ELECTRIC JUNCTION BOX	SANITARY SEWER CLEANOUT
GENERATOR	LIFT STATION
UTILITY POLE	SANITARY SEWER MANHOLE
UTILITY POLE W/ TRANSFORMER	SANITARY STUB MARKER

LINE TYPES	RIGHT OF WAY LINE
—	—
—	—
—	—
—	—
—	—

ABBREVIATIONS	RIGHT OF WAY
ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D & U E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION

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REVISIONS AND ISSUES	DATE	BY	DATE	BY	DATE	BY
ISSUED FOR CITY REVIEW AND APPROVAL	08/31/2017	BJS				

STEVEN SCOTT RUCKER, P.E. 11300279

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA

PREPARED FOR: **COLD STORAGE BUILDING**

18881 IMM WAY WESTFIELD, IN 46074

DRAINAGE PLAN

Part of Section 30, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO. **C600**

PROJECT NO. **W17.0183**



1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ANY EXISTING TREES THAT MAY REQUIRE REMOVAL, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREES(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONSITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER MULCH BEDS SHALL BE MARKED WITH A SHINY YELLOW PLASTIC CONE. ALL WOODEN STAKES AND PLASTIC CONES MUST BE IDENTIFIED. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
6. SPECIFICATIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND/OR TRAFFIC.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. PEAT MOSS, CONTRACTOR TO PROVIDE AND FEE'S THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOVING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYS AND STAKING FROM TREES.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. CONTRACTOR TO PROVIDE 100% EXISTING TOPSOIL, 5" TO 10" DEPTH. CONTRACTOR TO PROVIDE 100% EXISTING TOPSOIL, TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL, A 5-10 A/S INQUIRY SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
16. PROVIDE MINIMUM 4" PLANTING SOIL. WILL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE POTTING SOIL, 3 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. CONTRACTOR SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIALS.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOIL/MULCH) REQUIREMENTS.

LANDSCAPE PLAN NOTES

- ① SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET 1103 SWPPP SPEC SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD, OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- ② LANDSCAPE BED EDGE (TYP.)
- ③ MULCH

 SITE TRIANGLE

w

w

w

ROBERT A. MEZYKOWSKI 8005008

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Part of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

IMMI Storage Building - PENDING MATERIAL SAMPLES

Material color specification

Lower exterior	Upper exterior	Roof Middle Horizontal/Trim Accent
		
White	Silver	Charcoal



Objective:

Match/blend into the surrounding building.



26 G. Floura Flex Brown Exterior Roof Steel

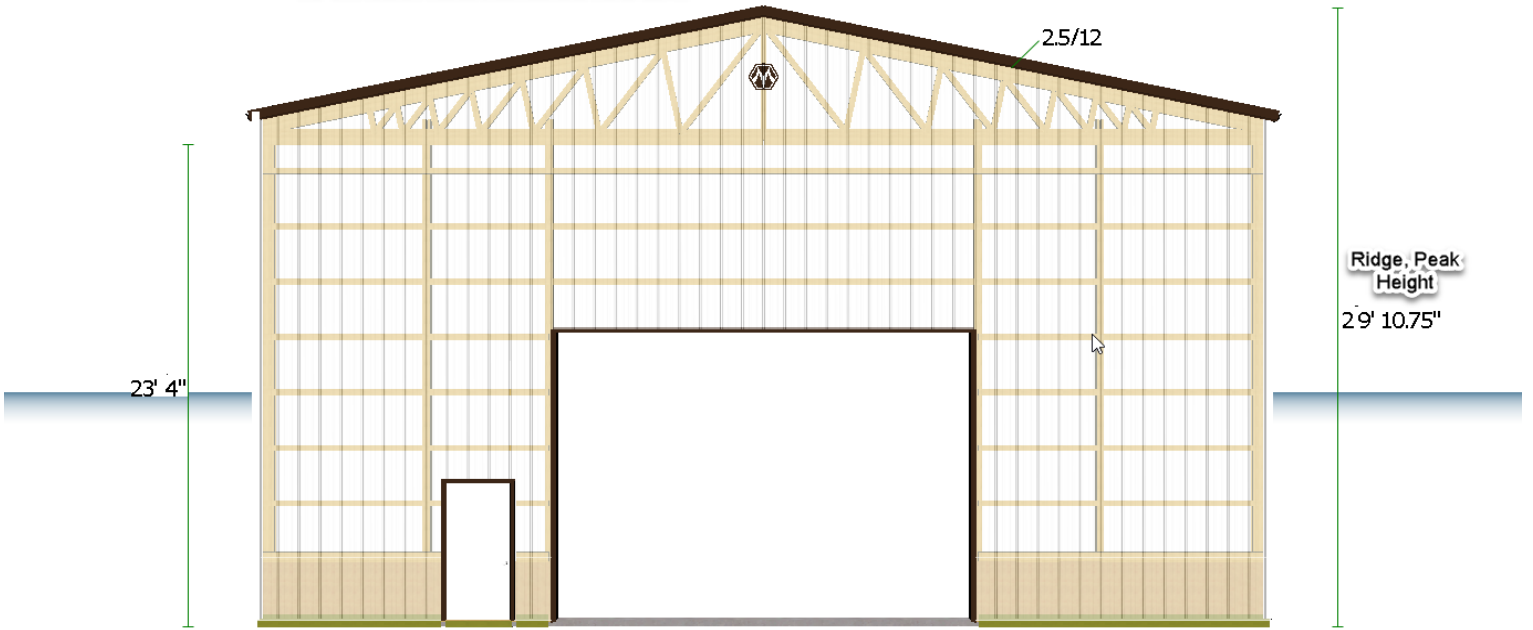
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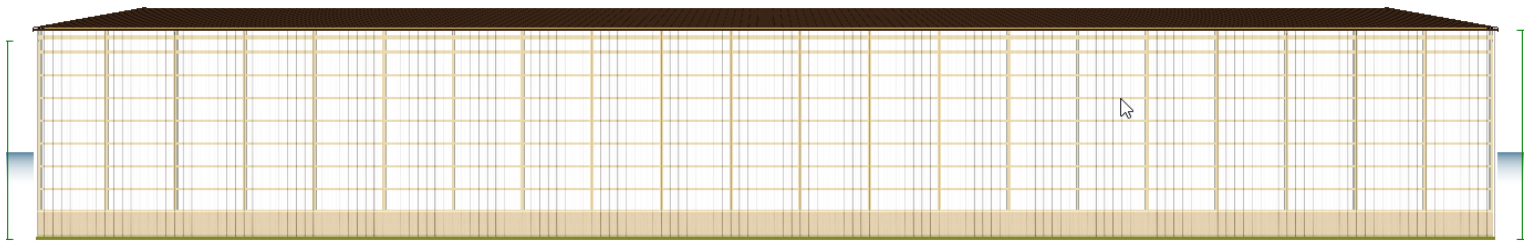
Ridge, Peak
Height

29' 10.75"

23' 4"

26 G. Floura Flex White Exterior Steel







Petition Number: 1710-SPP-10 & 1710-ODP-10

Subject Site Address: North of the intersection of Chatham Ridge Blvd and 206th Street (the "Property")

Petitioner: Chatham Hills, LLP

Representative: Chris Wiseman, PE

Request: Overall Development Plan & Primary Plat review of 46 Single-Family detached lots on 52.37 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

Current Zoning: Chatham Hills PUD

Current Land Use: Residential

Approximate Acreage: 52.37 +/-

Property History: Chatham Hills PUD, Ordinance 13-24 and Chatham Hills PUD Amendment, Ordinance 17-24

Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its September 19, 2017, meeting. This petition has received a public hearing at the Plan Commission's October 2, 2017, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 52.37 acres +/- and is located north of the intersection of Chatham Ridge Blvd and 206th Street (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the north are zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the south are zoned PUD: Chatham Hills. Adjacent properties to the east and west are zoned PUD: Chatham Hills.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) 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.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.



- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) 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.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) 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 comply.

- 20) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 21) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 22) 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.
- 23) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance.

- 24) **Chatham Hills PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)
- a) Permitted Uses within District I (Section 7)
 - i) Single-Family Residential
 - ii) Golf Course and Club Uses
 - b) Bulk and Density Standards (Section 9)
 - c) District Subarea 1-A
 - i) Minimum Lot Width – 120’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 15,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’



(3) Rear—30'

v) Maximum Number of Dwelling Units in Subarea – 1,500

Comment: Plans comply; 0 lots are proposed in sec 4 + 0 (sec 3) + 0 (sec 2) + 0 (sec 1) = 0.

d) District Subarea 1-B (Lots M1-3, 20, L1, 4, 11, 13-21 and 26)

i) Minimum Lot Width – 120'

ii) Minimum Lot Frontage – 30'

iii) Minimum Lot Area – 15,000 SF

iv) Minimum Setbacks

(1) Front—25'

(2) Side—8'

(3) Rear—30'

v) Maximum Number of Dwelling Units in Subarea – 1,500

Comment: Plans comply; 17 lots are proposed in sec 4 + 17 (sec 3) + 0 (sec 2) + 24 (sec 1) = 58.

e) District Subarea 1- C (Lots M13-15, L6-10 and 22-25)

i) Minimum Lot Width – 110'

ii) Minimum Lot Frontage – 30'

iii) Minimum Lot Area – 12,500 SF

iv) Minimum Setbacks

(1) Front—25'



(2) Side—8'

(3) Rear—30'

v) Maximum Number of Dwelling Units in Subarea – 1,500

Comment: Plans comply; 12 lots are proposed in sec 4 + 34 (sec 3) + 8 (sec 2) + 13 (sec 1) = 67.

f) District Subarea 1-D (**Lots M4, 11-12, L5 and 12**)

i) Minimum Lot Width – 105'

ii) Minimum Lot Frontage – 30'

iii) Minimum Lot Area – 12,500 SF

iv) Minimum Setbacks

(1) Front—25'

(2) Side—8'

(3) Rear—30'

v) Maximum Number of Dwelling Units in Subarea – 1,500

Comment: Plans comply; 5 lots are proposed in sec 4 + 1 (sec 3) + 53 (sec 2) + 23 (sec 1) = 82.

g) District Subarea 1-E (**Lots L2 and M9-10**)

i) Minimum Lot Width – 90'

ii) Minimum Lot Frontage – 30'

iii) Minimum Lot Area – 10,000 SF

iv) Minimum Setbacks



- (1) Front—25'
- (2) Side—8'
- (3) Rear—25'
- v) Maximum Number of Dwelling Units in Subarea – 1,500

Comment: Plans comply; 3 lots are proposed in sec 4 + 5 (sec 3) + 45 (sec 2) + 54 (sec 1) = 107.

h) District Subarea 1-F (**Lots M5-8**)

- i) Minimum Lot Width – 80'
- ii) Minimum Lot Frontage – 25'
- iii) Minimum Lot Area – 10,000 SF
- iv) Minimum Setbacks

- (1) Front—25'
- (2) Side—8'
- (3) Rear—25'
- v) Maximum Number of Dwelling Units in Subarea – 975

Comment: Plans comply; 4 lots are proposed in sec 4 + 0 (sec 3) + 18 (sec 2) + 26 (sec 1) = 48.

i) District Subarea 1-G (**Lots L3 and M16-19**)

- i) Minimum Lot Width – 70'
- ii) Minimum Lot Frontage – 20'
- iii) Minimum Lot Area – 7,750 SF



iv) Minimum Setbacks

(1) Front—20’

(2) Side—5’

(3) Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 600

Comment: Plans comply; 5 lots are proposed in sec 4 + 8 (sec 3) + 10 (sec 2) + 0 (sec 1) = 23.

j) District Subarea 1-H

i) Minimum Lot Width – 65’

ii) Minimum Lot Frontage – 20’

iii) Minimum Lot Area – 7,750 SF

iv) Minimum Setbacks

(1) Front—20’

(2) Side—5’

(3) Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 600

Comment: Plans comply; 0 lots are proposed in sec 4 + 28 (sec 3) + 0 (sec 2) + 56 (sec 1) = 84.

k) District Subarea 1-I

i) Minimum Lot Width – 60’

ii) Minimum Lot Frontage – 20’



iii) Minimum Lot Area – 7,500 SF

iv) Minimum Setbacks

(1) Front—20’

(2) Side—5’

(3) Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 600

Comment: Plans comply; 0 lots are proposed in sec 4 + 0 (sec 3) + 0 (sec 2) + 0 (sec 1) = 0.

l) Maximum Density (number of dwellings) in District I – 1,500

Comment: Plans comply; 46 lots are proposed in sec 4 + 93 (sec 3) + 134 (sec 2) + 196 (sec 1) = 469.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

25) Landscaping Standards (Article 6.8):

a) Preservation and Replacement of Trees:

i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan. (Section 11.1 of PUD Ordinance).

b) Selection, Installation, and Maintenance of Plant Materials:

i) Installation of Landscaping: The installation of landscaping required by this Ordinance may be delayed, at the Director’s determination, due to: (i) periods of

adverse weather; (ii) availability of plant material; (iii) conflicts between construction scheduling (e.g., Golf Course construction, completion of Development Amenities or infrastructure) and proper planting conditions; and/or (iv) if required landscaping is dependent on tree preservation credits to be further determined (e.g., from the Golf Course). (Section 11.2 of PUD Ordinance).

c) General Landscape Design Standards:

- i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

- i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

e) Street Trees:

- i) Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk. If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

f) Minimum Lot Landscaping Requirements

g) External Street Frontage Landscaping

- i) Road Frontage Standards: The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets. (Section 11.3 of PUD Ordinance).

h) Buffer Yard Requirements

- i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets. (Section 11.4 of PUD Ordinance).
- ii) Buffer yards shall not be required between District Areas and shall not be required

- adjacent to Development Amenities, except as otherwise required herein. (Section 11.4 of PUD Ordinance).
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. (Section 11.4 of PUD Ordinance).
 - iv) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. (Section 11.4 of PUD Ordinance).
 - v) A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences (UDO Article 6.8, L). (Section 11.4 of PUD Ordinance).

26) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 of PUD Ordinance).
 - i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding



- shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
- iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.
 - v) Real or faux gas lights may be used without shielding.
 - vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).
- 27) Lot Standards (Article 6.10)
- 28) Setback Standards (Article 6.16)
- 29) Vision Clearance Standards (Article 6.19)
- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points Forty (40) feet from intersections of Collectors, Private or Local Street.
 - b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 1) Block Standards (Article 8.1)

Comment: Not applicable for golf course community.

- 2) Easement Standards (Article 8.3)

- 3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.



4) Open Space and Amenity Standards (Article 8.6)

- a) Natural Areas: The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development. (Section 12 of PUD Ordinance).
- b) Minimum Open Space: The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association. (Section 12 of PUD Ordinance).

5) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

6) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15 of PUD Ordinance).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15 of PUD Ordinance).
- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15 of PUD Ordinance).

Comment: Acknowledged.



- 7) Storm Water Standards (Article 8.8)
- 8) Street and Right-of-Way Standards (Article 8.9)
 - a) The District shall comply with the Thoroughfare Plan. For portions of the Real Estate that adjoin or include existing streets or alternative transportation corridors (e.g., Monon Trail) that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the Developer shall dedicate additional width along either one or both sides of such streets and/or alternative transportation corridors sufficient to meet the requirements of the Thoroughfare Plan and the Monon & Midland Trace Trail Master Plan. (Section 20 of PUD)
 - i) In addition to the fifty (50) foot half right-of-way required to be dedicated along 199th Street, pursuant to the Thoroughfare Plan, the Developer shall dedicate an additional twenty (20) feet of right-of-way (for a total right-of-way dedication of seventy (70) feet north from the centerline of 199th Street) for portions of the Real Estate that are located between the centerline of Tomlinson Road and a point approximately one thousand one hundred and seventy feet (1,170') west along 199th Street. (Section 20 of PUD)

Comment: Not applicable to this section.

- 9) Street Light Standards (Article 8.10)
- 10) Street Sign Standards (Article 8.11)
- 11) Surety Standards (Article 8.12)
- 12) Utility Standards (Article 8.13)

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

The plans comply.

- 30) Proposed name of subdivision.
- 31) Names and addresses of the owner, owners, land surveyor or land planner.
- 32) Title, scale, north arrow and date.



- 33) 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.
- 34) Easements (locations, widths and purposes). (Article 8.3)
- 35) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 36) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 37) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 38) 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%).
- 39) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 40) Building setback lines. (Article 4.23 & Article 5.3(G))
- 41) Legend and notes.
- 42) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 43) Other features or conditions which would affect the subdivision favorable or adversely.
- 44) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 45) 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.
- 46) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 47) 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.



- 48) 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.
-



DEPARTMENT COMMENTS

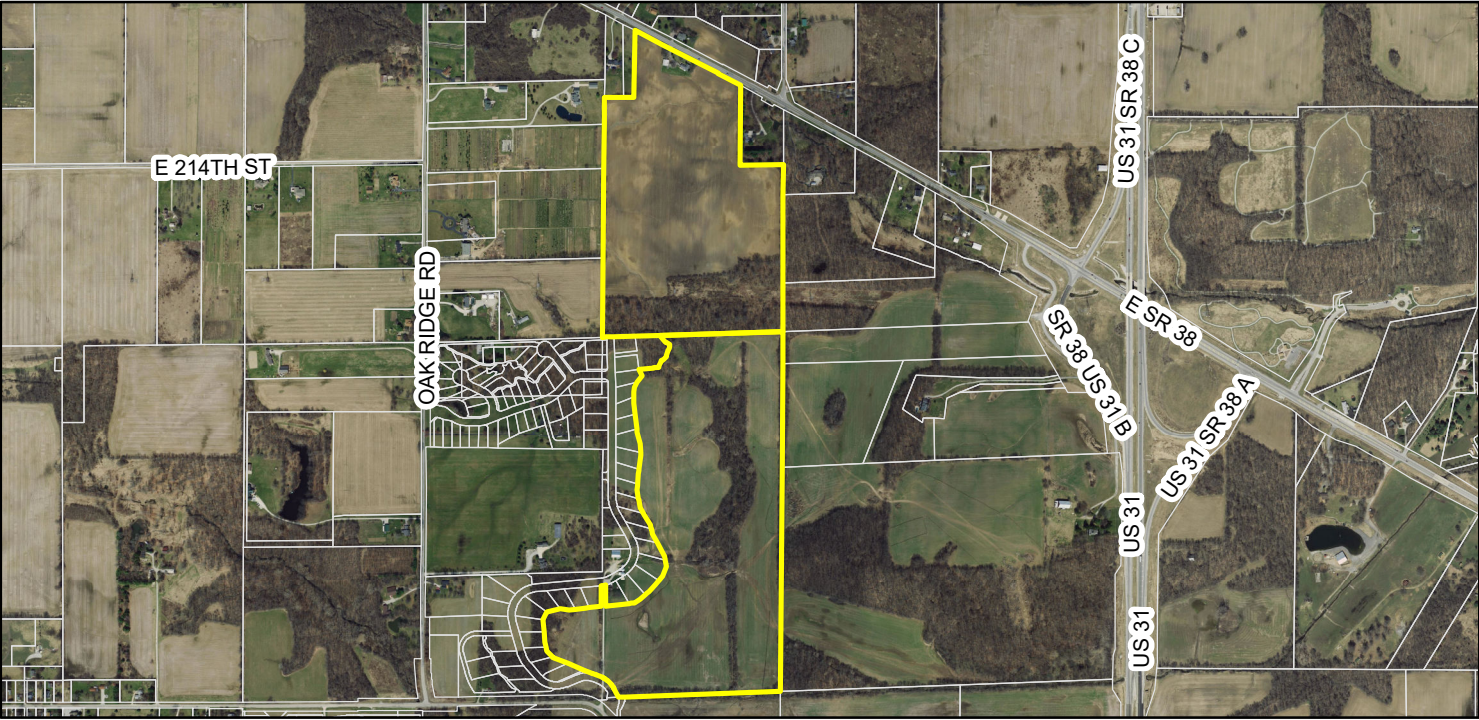
- 1) **Action: 1710-SPP-10 (Primary Plat) and 1710-ODP-10 (Overall Development Plan) comply with the proposed PUD Ordinance and the UDO. The Department recommends approving the petition with the following conditions:**
 - A. **Approval of the landscape plan be delegated to the Department.**
 - B. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



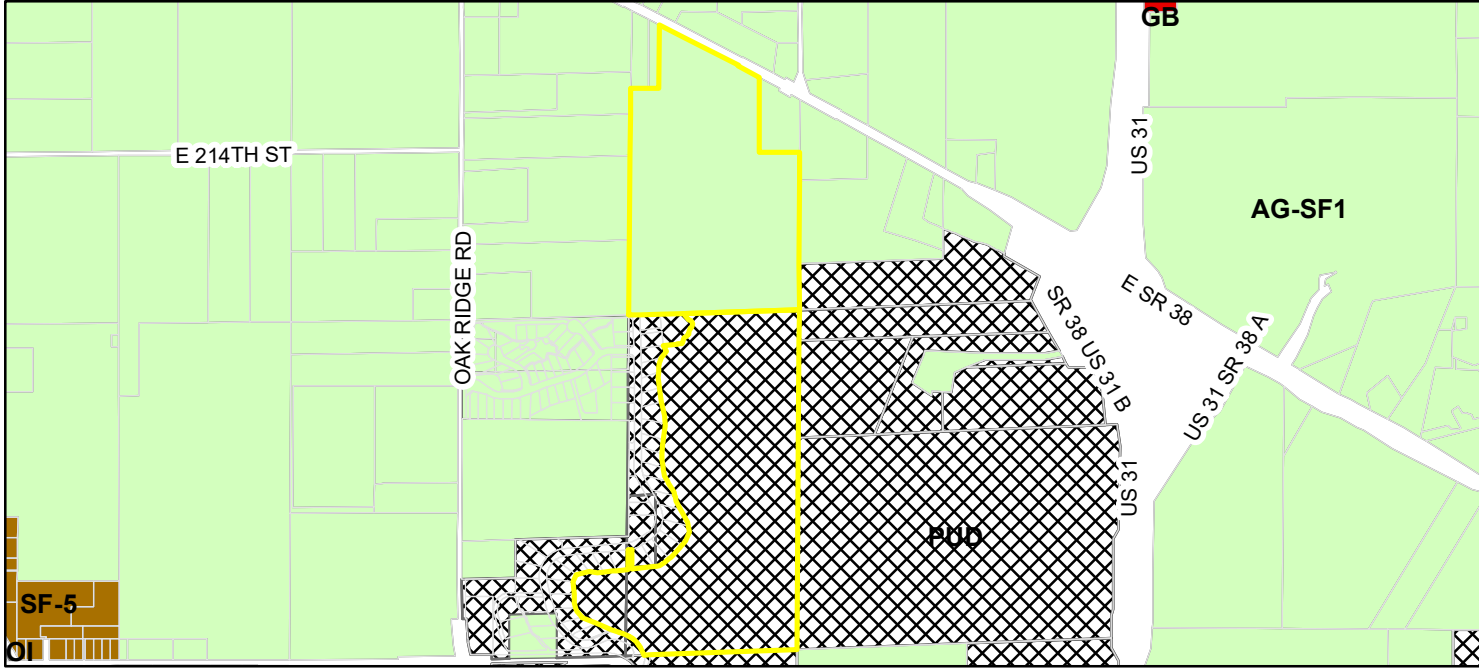
Property Location Map
Chatham Hills, Sec. 4
Overall Development Plan and Primary Plat
1710-ODP-10 & 1710-SPP-10



Aerial Location Map



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - GB (General Business)
 - OI (Open Industrial)
 - PUD (Planned Unit Development)
 - SF-5 (Single Family - 5)

MUNICIPALITY:



2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

DEVELOPER:

CHATHAM HILLS LLP

20298 TOMLINSON ROAD
WESTFIELD, IN 46074

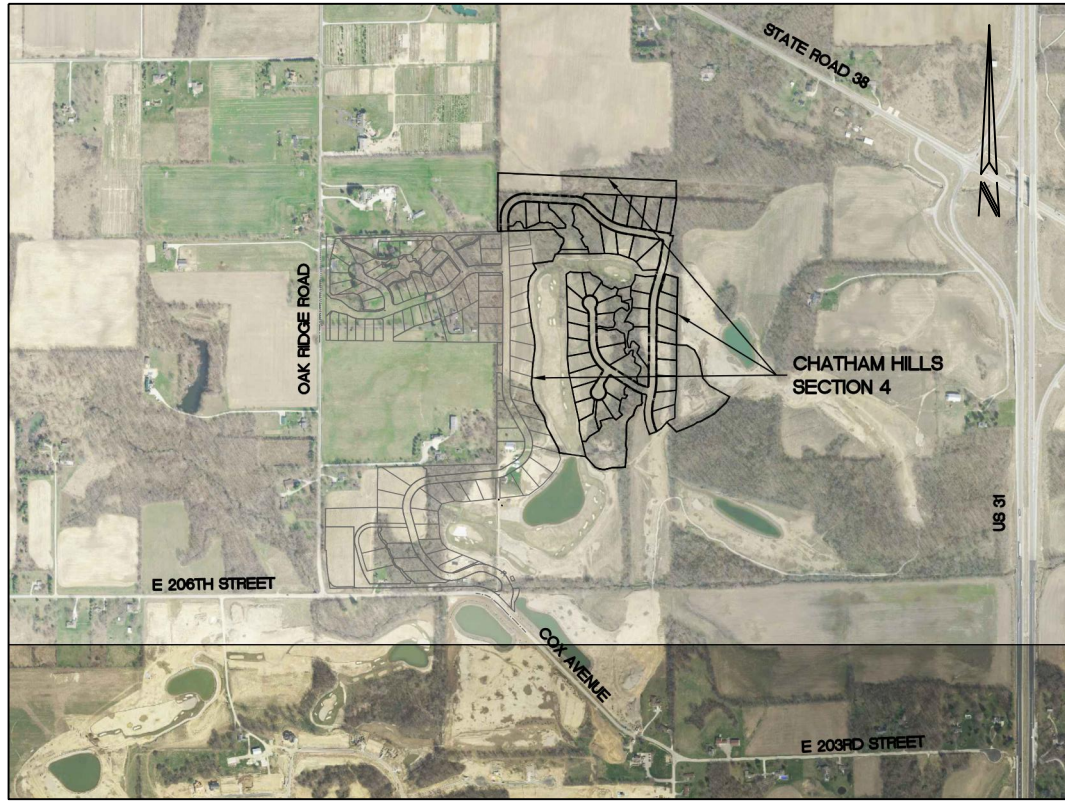
CONTACT: STEVE HENKE

ENGINEER/SURVEYOR:



3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777

VICINITY MAP:



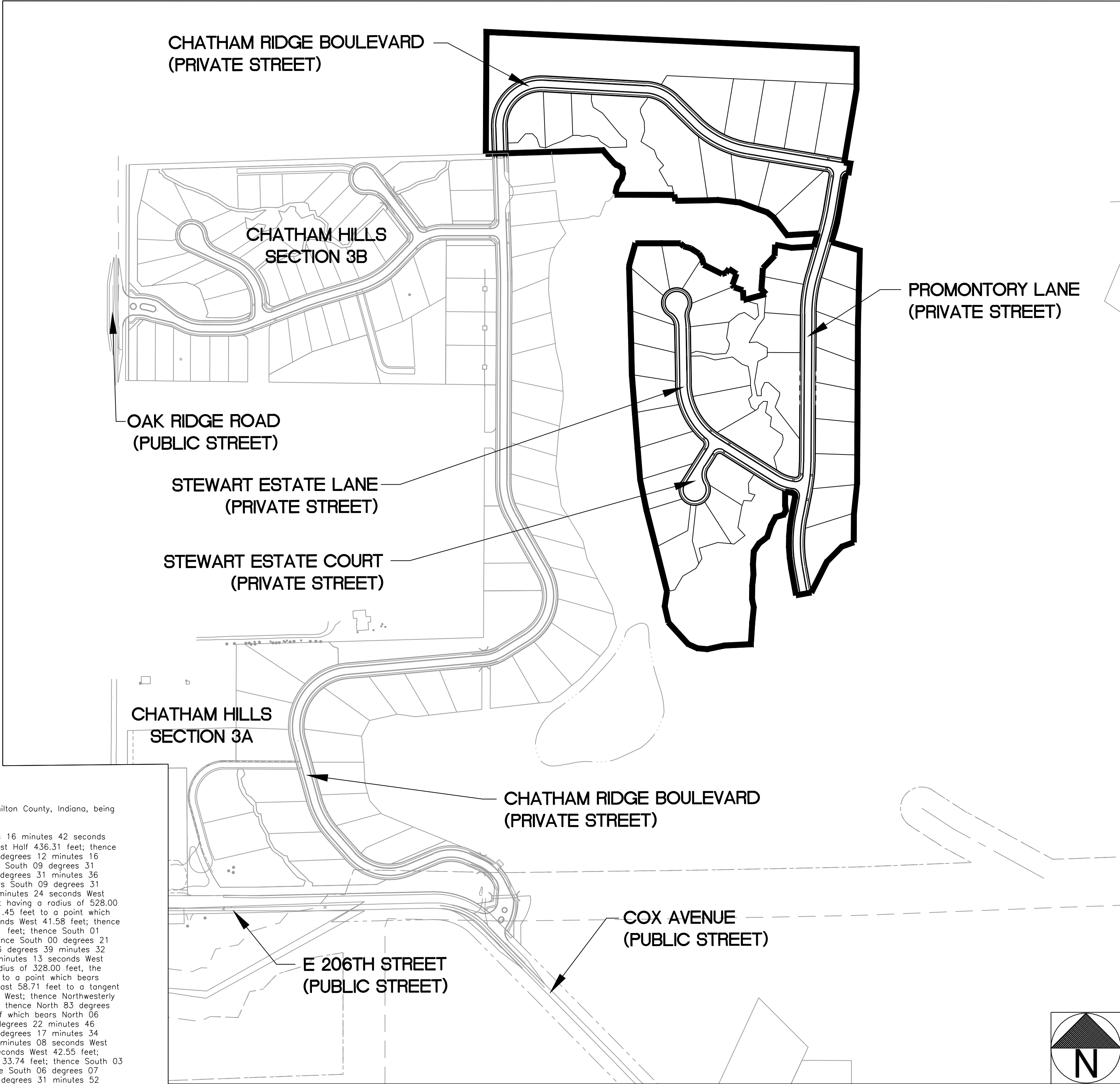
LEGAL DESCRIPTION

Part of the Northwest, the Southeast, and the Southwest Quarters of Section 13, Township 19 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest corner of the East Half of the Northwest Quarter of said Section 13; thence North 00 degrees 16 minutes 42 seconds East (Grid Bearing based upon Indiana State Plane Coordinate System - East Zone, NAD83) along the West line of said East Half 436.31 feet; thence South 87 degrees 20 minutes 38 seconds East 1325.06 feet to the East line of said Northwest Quarter; thence South 00 degrees 12 minutes 16 seconds West along said East line 143.31 feet; thence South 09 degrees 31 minutes 36 seconds West 252.01 feet; thence South 09 degrees 31 minutes 36 seconds West 14.00 feet; thence South 80 degrees 28 minutes 24 seconds East 21.91 feet; thence South 09 degrees 31 minutes 36 seconds West 42.00 feet to a non-tangent curve to the left having a radius of 11.00 feet, the radius point of which bears South 09 degrees 31 minutes 36 seconds West; thence Southwesterly along said curve 17.28 feet to a point which bears North 80 degrees 28 minutes 24 seconds West from said radius point; thence South 09 degrees 31 minutes 36 seconds West 133.17 feet to a tangent curve to the right having a radius of 528.00 feet, the radius point of which bears North 80 degrees 28 minutes 24 seconds West; thence Southerly along said curve 61.45 feet to a point which bears South 73 degrees 48 minutes 20 seconds East from said radius point; thence South 16 degrees 11 minutes 40 seconds West 41.58 feet; thence South 73 degrees 48 minutes 20 seconds East 105.36 feet; thence South 01 degrees 28 minutes 43 seconds West 145.81 feet; thence South 01 degrees 20 minutes 06 seconds West 126.84 feet; thence South 00 degrees 21 minutes 27 seconds West 127.61 feet; thence South 00 degrees 21 minutes 27 seconds West 100.35 feet; thence South 44 degrees 39 minutes 39 seconds West 54.25 feet; thence South 26 degrees 39 minutes 32 seconds West 7.62 feet; thence South 57 degrees 04 minutes 04 seconds West 42.58 feet; thence South 59 degrees 21 minutes 13 seconds West 56.00 feet; thence North 20 degrees 38 minutes 47 seconds West 50.18 feet to a tangent curve to the right having a radius of 328.00 feet, the radius point of which bears North 69 degrees 21 minutes 13 seconds East; thence Northerly along said curve 181.67 feet to a point which bears North 78 degrees 54 minutes 43 seconds West from said radius point; thence North 11 degrees 05 minutes 17 seconds East 58.71 feet to a tangent curve to the left having a radius of 11.00 feet, the radius point of which bears North 78 degrees 54 minutes 43 seconds West; thence Northwesterly along said curve 18.06 feet to a point which bears North 06 degrees 59 minutes 45 seconds East from said radius point; thence North 83 degrees 00 minutes 15 seconds West 1.07 feet to a tangent curve to the right having a radius of 178.00 feet, the radius point of which bears North 06 degrees 59 minutes 45 seconds East; thence Northwesterly along said curve 26.05 feet to a point which bears South 15 degrees 22 minutes 46 seconds West from said radius point; thence South 00 degrees 35 minutes 39 seconds West 49.49 feet; thence South 10 degrees 17 minutes 34 seconds East 18.81 feet; thence South 28 degrees 14 minutes 57 seconds West 18.00 feet; thence South 73 degrees 48 minutes 08 seconds West 29.48 feet; thence South 29 degrees 20 minutes 33 seconds West 34.75 feet; thence South 17 degrees 50 minutes 36 seconds West 42.55 feet; thence South 51 degrees 44 minutes 35 seconds West 37.47 feet; thence South 33 degrees 45 minutes 38 seconds West 33.74 feet; thence South 03 degrees 41 minutes 59 seconds West 46.70 feet; thence South 03 degrees 14 minutes 57 seconds East 35.97 feet; thence South 06 degrees 07 minutes 01 seconds West 41.50 feet; thence South 00 degrees 40 minutes 02 seconds West 48.83 feet; thence South 12 degrees 31 minutes 52 seconds East 28.01 feet; thence South 09 degrees 47 minutes 33 seconds West 56.12 feet; thence South 03 degrees 53 minutes 45 seconds West 76.91 feet; thence South 87 degrees 07 minutes 53 seconds West 94.55 feet; thence South 77 degrees 38 minutes 48 seconds West 62.43 feet; thence North 84 degrees 27 minutes 45 seconds West 35.83 feet; thence North 85 degrees 37 minutes 30 seconds West 35.84 feet; thence North 42 degrees 17 minutes 53 seconds West 105.25 feet; thence North 28 degrees 10 seconds East 12.21 feet; thence North 28 degrees 27 minutes 13 seconds East 6.30 feet; thence North 38 degrees 00 minutes 26 seconds East 15.96 feet; thence North 13 degrees 20 minutes 48 seconds East 19.28 feet; thence North 08 degrees 26 minutes 04 seconds West 18.10 feet; thence North 53 degrees 07 minutes 43 seconds West 16.03 feet; thence North 70 degrees 54 minutes 07 seconds West 8.93 feet; thence North 52 degrees 12 minutes 34 seconds West 4.36 feet; thence North 46 degrees 37 minutes 07 seconds West 6.66 feet; thence North 41 degrees 45 minutes 25 seconds West 42.08 feet; thence North 38 degrees 04 minutes 41 seconds West 17.27 feet to the South line of the East Half of said Northwest Quarter; thence South 88 degrees 15 minutes 47 seconds West along said South line 420.00 feet to the POINT OF BEGINNING, containing 37.460 acres, more or less.



CHATHAM HILLS - SECTION 4 PRIMARY PLAT AND DEVELOPMENT PLAN



LOCATION PLAN

SCALE: 1" = 250'

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks				Max Building Height [ft.]	Max # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
I-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
I-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
I-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
I-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
I-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

PROJECT DATA:

TOTAL ACREAGE - 37.460 ACRES
OF LOTS - 46
DENSITY - 1.23 LOTS/ACRE
COMMON AREA/OPEN SPACE - 15.431 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PRIVATE - 4.196 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET INDEX:

SHEET	DESCRIPTION
CS	COVER SHEET
MS	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P105	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D105	DEVELOPMENT PLAN
L101-L105	LANDSCAPE PLAN

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

AGENCY & UTILITY INFO:

PUBLIC WORKS - CITY OF WESTFIELD
JEREMY LOLLAR / PHIL SUNDLING - (317) 804-2100
STORMWATER - CITY OF WESTFIELD
JOHN RANKIN - (317) 450-0923
FIRE DEPARTMENT - CITY OF WESTFIELD
GARY HARLING - (317) 804-3000
PARKS DEPARTMENT - CITY OF WESTFIELD
MELODY JONES - (317) 804-3184
GAS - VECTREN
RESA GLOVER / CHAD MILLER - (317) 776-5331
GAS - CITIZENS GAS OF WESTFIELD
RICHARD MILLER JR. - (317) 927-4685
SANITARY SEWER AND WATER - CITIZENS WATER AND WASTEWATER OF WESTFIELD
BRANDON CARTER - (317) 850-9055
SURVEY - HAMILTON COUNTY
GREG HOYES - (317) 776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY
DAVE LUCAS - (317) 773-7770
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE
BILL OLDSHAM - (317) 776-5331
COMMUNICATIONS - COMCAST CABLE
EARL SMALL JR. - (317) 982-1161
COMMUNICATIONS - AT&T

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIFE TEAM:

PROJECT MANAGER: CHRIS WISEMAN, PE 317-706-6429
PROJECT ENGINEER: JARED SVALDI, EI 317-706-6394
PROJECT SURVEYOR: ERIC WHITE 317-706-6333
QUALITY ASSURANCE: DAVID LACH, PE 317-706-6361

Revisions	Date	Description

Architecture + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Engineering + Planning
Real Estate Services

3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@cripe.biz



COVER SHEET
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 10-10-2017

COVER SHEET



811
FOR CALL BEFORE YOU DIG
1-800-382-5544
CALL FOR FREE

Drawn By: J. SVALDI, EI

Checked By: C. WISEMAN, PE

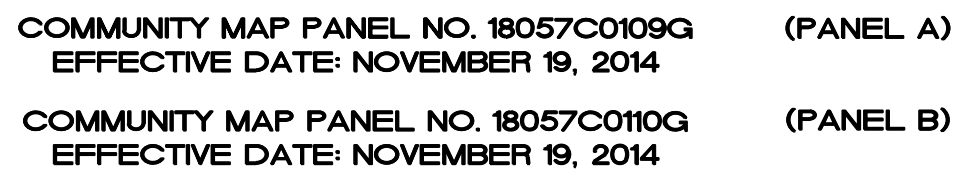
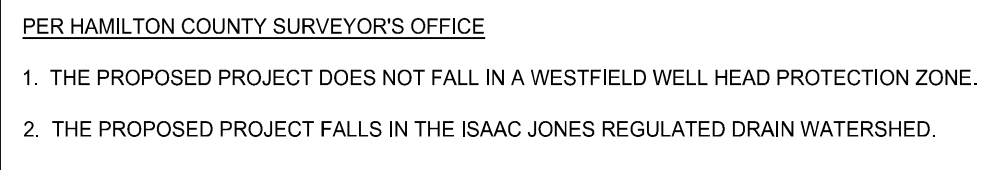
Quality Assurance: D. LACH, PE

Scale: 0" = 1" = N/A

Sheet

Date: 10-10-2017

Project Number: 0170504-20000



MdD3 - Miami clay loam on 12 to 18 percent slopes with severely eroded surface layers. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

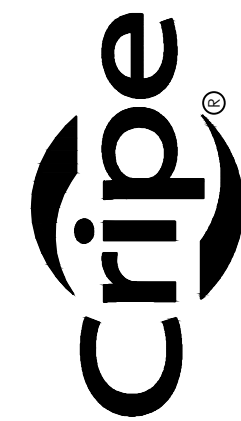
Pa - Palms much. Major factors affecting urban uses include frequent surface water ponding.

Pn - Patton silt clay loam. 0 to 2 percent slopes. Major factors affecting urban uses include frequent surface water ponding.

Sh - Shoals silt loam. Major factors affecting urban uses include wetness in upper layers of soil, and subject to flooding.

We - Westland silt clay loam. 0 to 2 percent slopes. Major factors affecting urban uses include frequent surface water ponding.

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MAP SHEET

CHATHAM HILLS - SECTION 4

CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date 10-10-2017

MAP SHEET



811 **1-800-382-5544**
FOR CALLS IN INDIANA CALL TOLL FREE

J. SVALDI, EI

C. WISEMAN, PE

D. LACH, PE
 Expires: 6/30/2011 Expires: 11/30/2011 N/A

MS

Date 10-10-2017

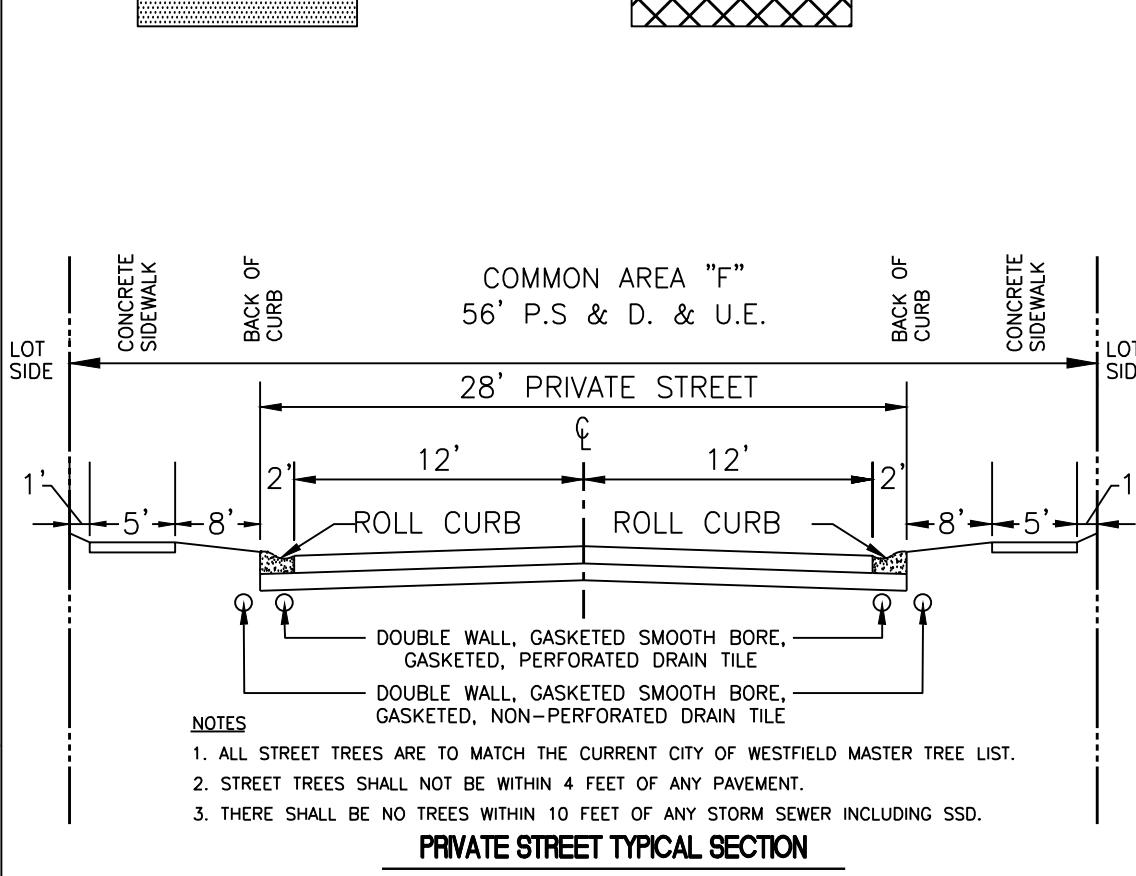


DEVELOPMENT STANDARDS MATRIX												
District Subarea	Width	Minimum Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation	Max Building Height (ft.)	Max # of Dwelling Units in Subarea	Minimum Lot Plantings	Shade Trees	Ornamental Evergreens
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,300	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

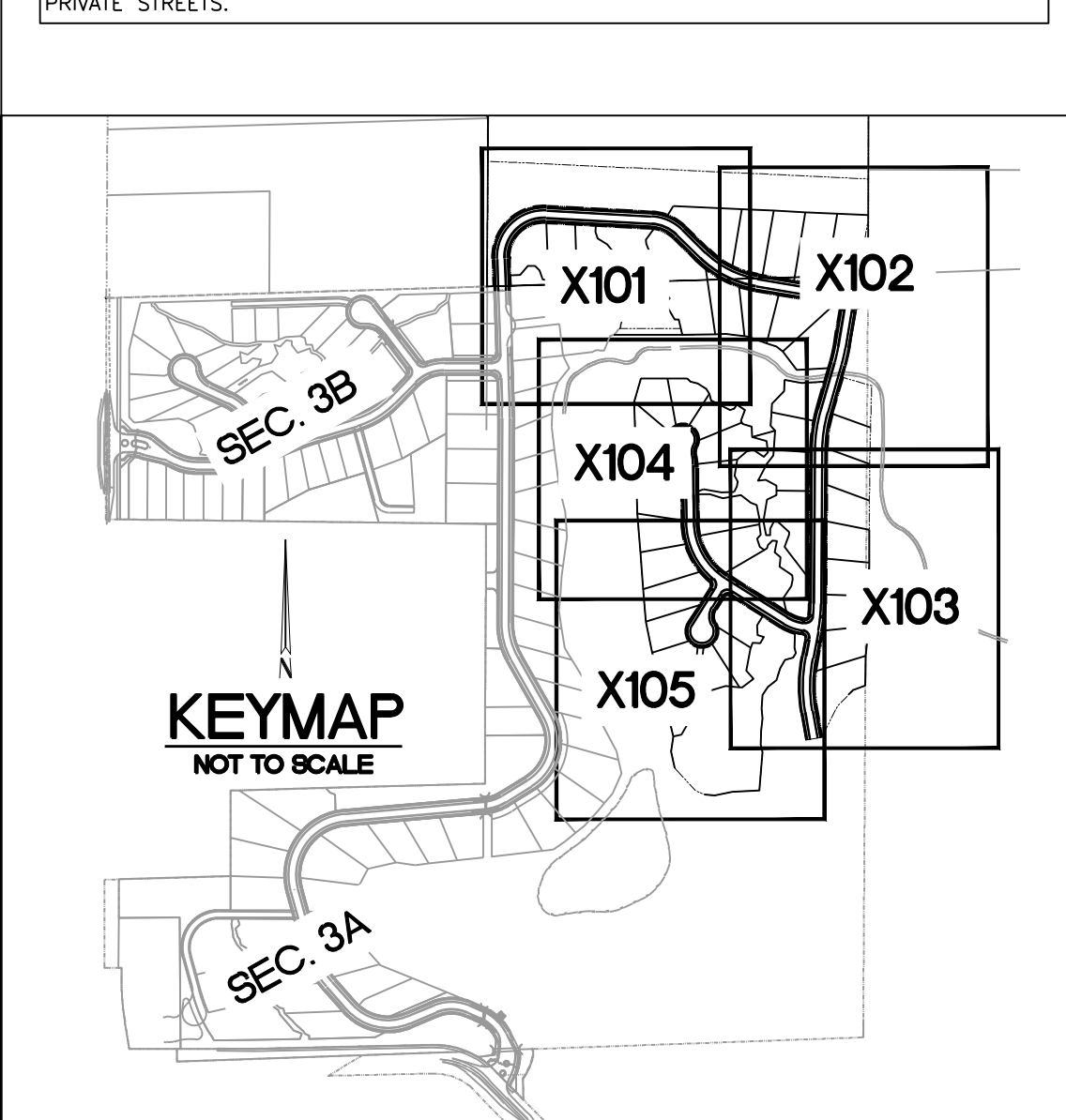
SITE DATA TABLE												
TOTAL ACREAGE - 37.460 ACRES												
# OF LOTS - 46												
DENSITY - 1.23 LOTS/ACRE												
COMMON AREA/OPEN SPACE - 15.431 ACRES												
ZONING - CHATHAM HILLS PUD												
ROADWAY LENGTH - PUBLIC - 4,196 LF												
SCHOOL SYSTEM - WESTFIELD SCHOOLS												

SITE PLAN LEGEND												
---	LOT LINE											
---	EASEMENT LINE											
---	RIGHT-OF-WAY											
---	BSL - BUILDING SETBACK LINE											
---	CENTERLINE STREET											
---	WATCH LINE											
---	SECTION 4 BOUNDARY LIMITS											
---	EXISTING SWALE, CREEK, STREAMS											
---	POND NORMAL POOL											
---	POND TOP OF BANK											

L18	LOT NUMBER											
+	ACCESSIBLE RAMP											
+	DISTRICT SIGN											
+	DISTRICT SUBAREA											
P.S., D. & U. E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT											
S., D., U. & W. E.	SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT											
I.E., S., D. & U.E.	INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT											
	WETLAND AREA											
	FLOODPLAIN ZONE X											
	100 YEAR FLOODPLAIN ZONE AE											
	FLOODWAY ZONE AE											



PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, AMBROSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



Revisions

Mark	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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Cripe

OVERALL PRIMARY PLAT
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 10-10-2017

COVERING
OVERALL PRIMARY PLAT
DESIGN

Indiana 811

Know what's below.
Call before you dig.

811
FOR CALLS: 1-800-382-5544
CALL FOR FREE

Drawn By:
J. SWALDI, PE

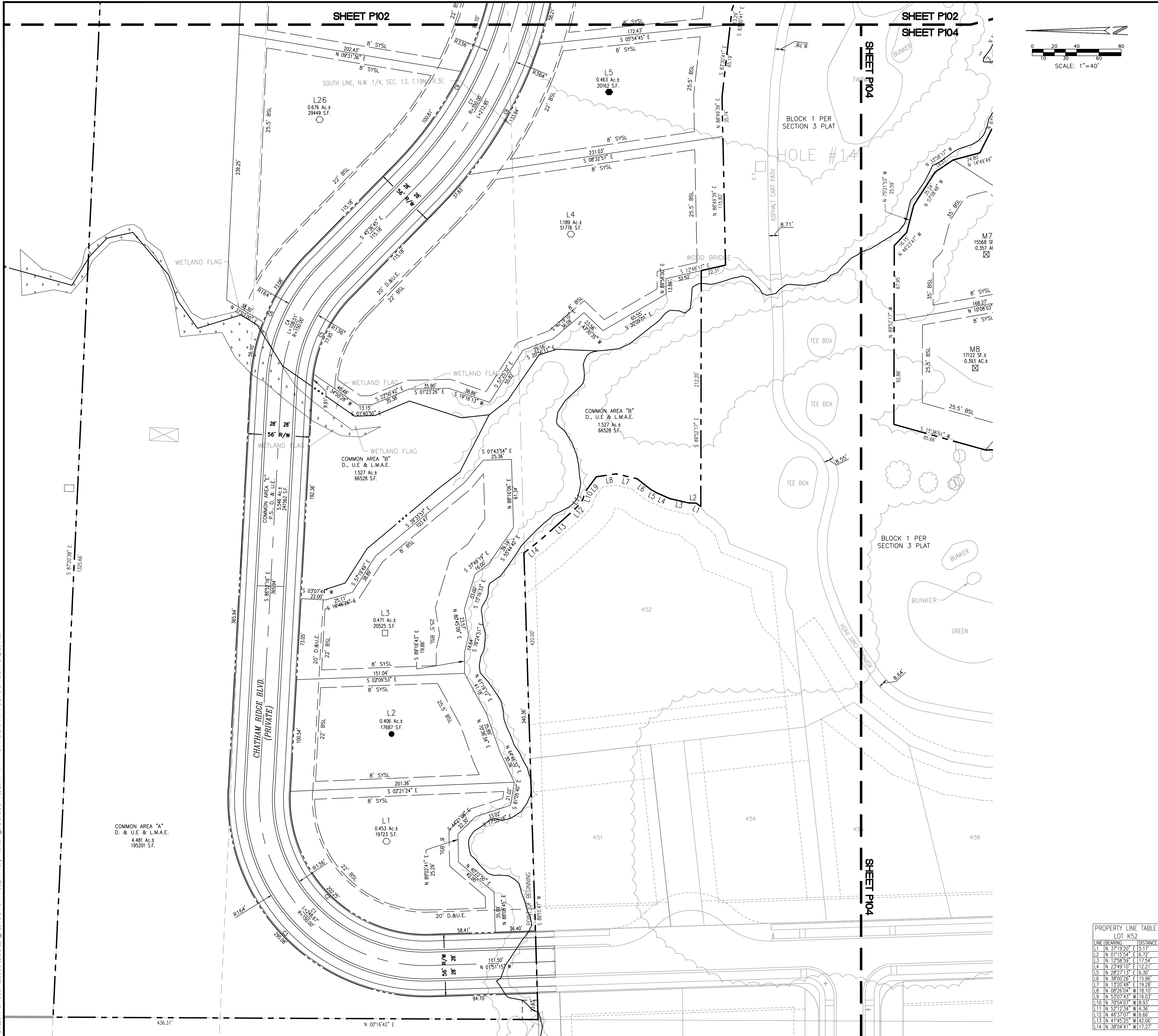
Checked By:
C. WISEMAN, PE

Scale: 0' = 50'

Sheet
P100

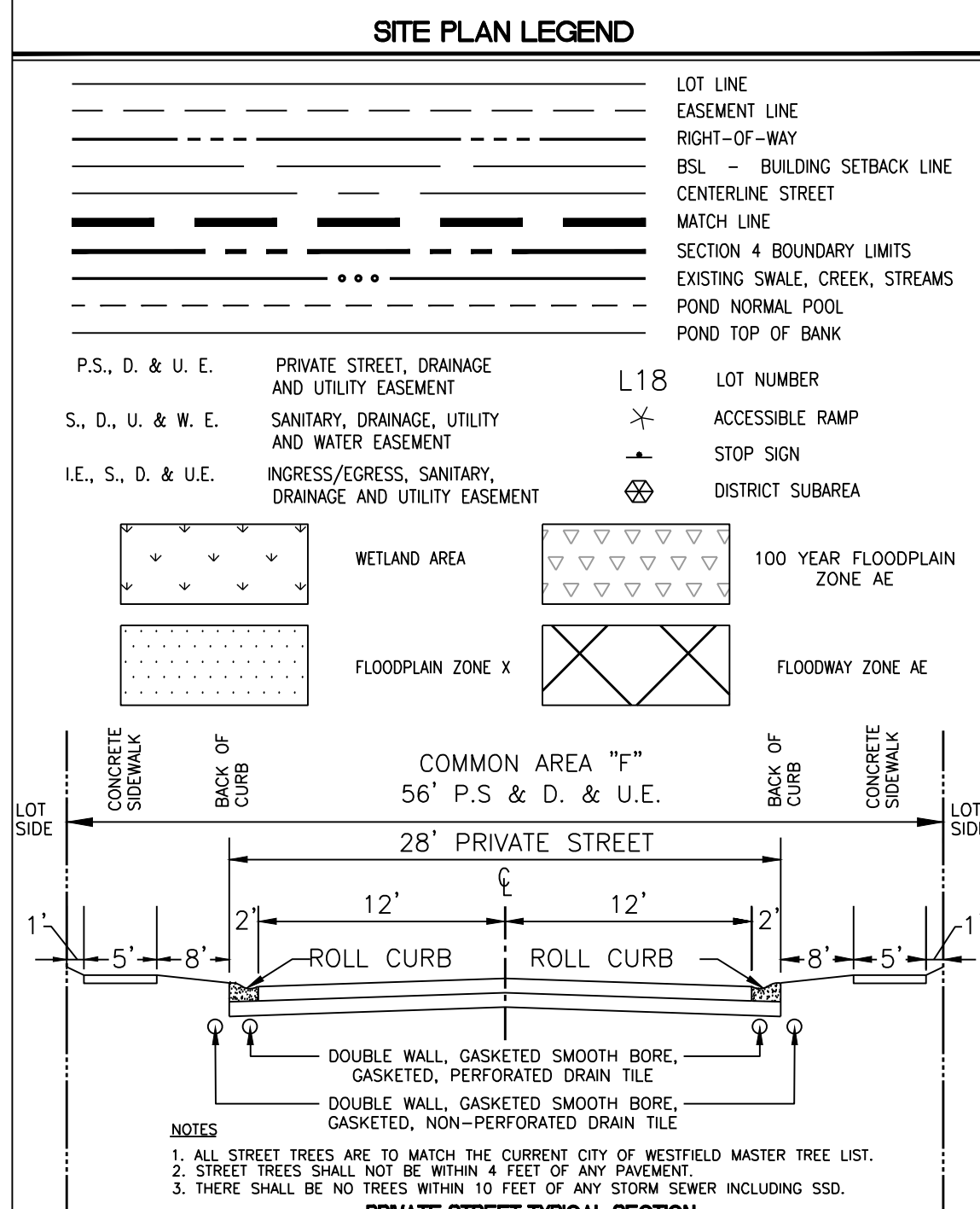
Date: 10-10-2017

Project Number:
0170504-20000



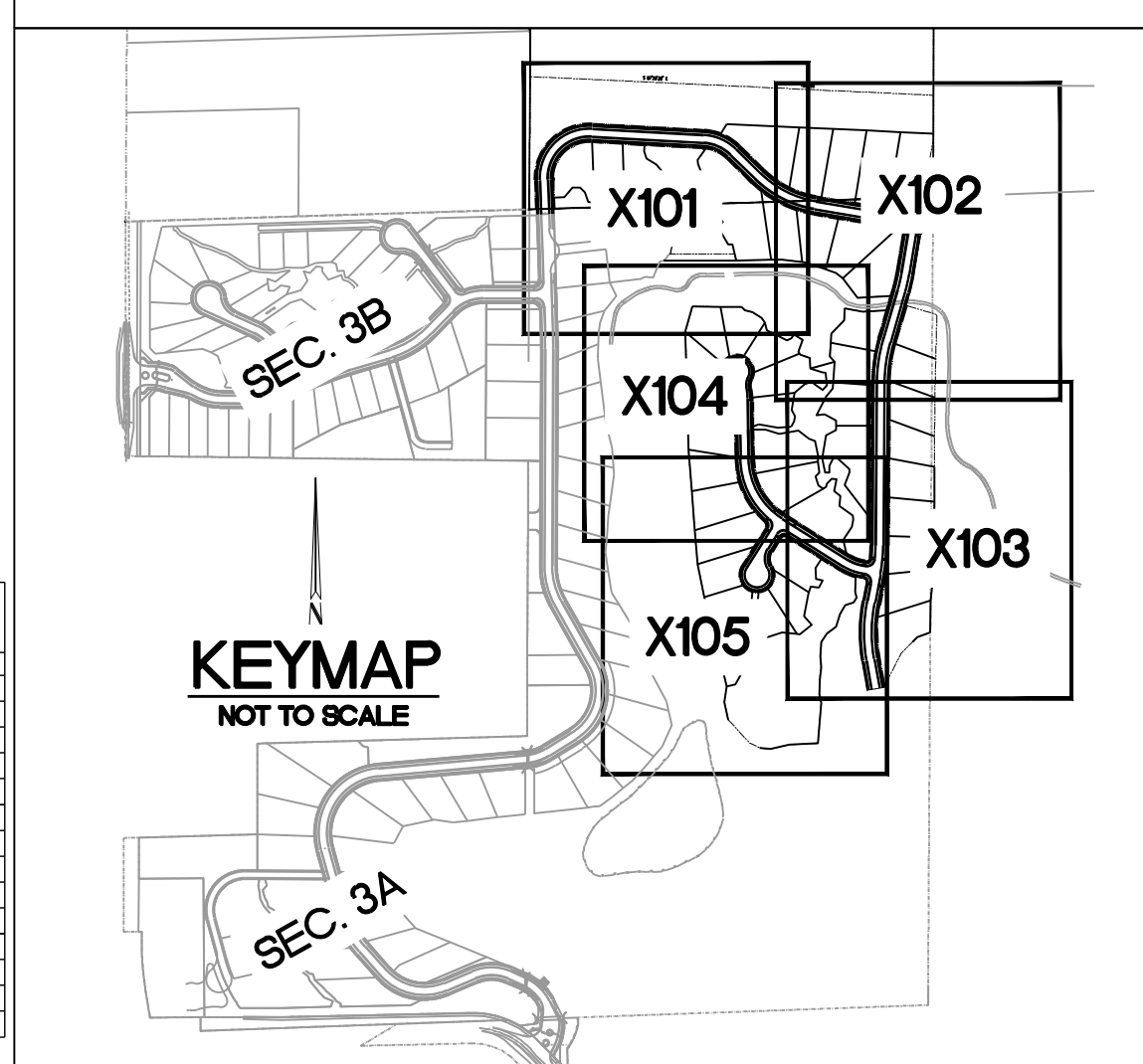
DEVELOPMENT STANDARDS MATRIX											
District Subarea	Minimum Lot Width	Minimum Lot Frontage	Area (SF)	Front Setback	Side Setback	Rear Setback	Minimum Setbacks	Building Separation	Non-Building Height (ft.)	Area # of Dwelling Units in Subarea	Minimum Lot Plantings
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2 4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2 4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2 4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2 4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2 4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1 4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1 4

SITE DATA TABLE											
TOTAL ACREAGE - 37.460 ACRES											
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CURVE DATA TABLE											
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT	IN-BEARING	OUT-BEARING	IN-BEARING	OUT-BEARING
C1	248.67	150.00	94°58'59"	N 45°38'14" E	221.15	N 88°08'45" E	S 03°07'44" W	S 03°07'44" W	S 03°07'44" W	S 03°07'44" W	S 03°07'44" W
C2	202.25	122.00	94°58'59"	N 45°38'14" E	179.87	S 03°07'44" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W
C3	266.28	178.00	94°58'59"	N 45°38'14" E	262.44	S 03°07'44" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W
C4	108.01	150.00	41°15'31"	S 66°14'31" E	105.70	S 44°23'15" W	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E
C5	87.80	122.00	41°15'31"	S 66°14'31" E	85.97	S 44°23'15" W	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E
C6	128.18	178.00	41°15'31"	S 66°14'31" E	125.43	S 44°23'15" W	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E
C7	212.25	150.00	34°51'59"	S 63°02'34" E	208.68	N 44°23'15" E	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W
C8	229.99	178.00	34°51'59"	S 63°02'34" E	226.46	N 44°23'15" E	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W
C9	195.92	122.00	34°51'59"	S 63°02'34" E	192.91	N 44°23'15" E	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W	S 09°31'36" W
C10	58.19	500.00	6°40'04"	S 12°51'58" W	58.15	N 73°48'20" E	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W
C11	54.93	472.00	6°40'04"	S 12°51'58" W	54.98	N 73°48'20" E	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W
C12	61.45	528.00	6°40'04"	S 12°51'58" W	61.41	N 80°28'24" W	S 73°48'20" E	S 73°48'20" E	S 73°48'20" E	S 73°48'20" E	S 73°48'20" E
C13	138.20	500.00	10°43'50"	S 05°43'22" W	137.76	N 78°54'43" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W
C14	132.46	472.00	10°43'50"	S 05°43'22" W	132.05	N 78°54'43" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W
C15	145.94	528.00	10°43'50"	S 05°43'22" W	145.48	N 78°54'43" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W
C16	93.64	500.00	10°43'50"	S 05°43'22" W	93.51	N 78°54'43" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W
C17	98.89	528.00	10°43'50"	S 05°43'22" W	98.74	N 78°54'43" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W
C18	43.42	472.00	10°43'50"	S 05°43'22" W	43.41	N 84°22'17" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W	S 89°38'33" W
C19	185.14	500.00	21°13'12"	S 02°28'49" E	184.08	S 78°54'43" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W
C20	135.94	472.00	21°13'12"	S 02°28'49" E	133.77	S 78°54'43" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W
C21	195.51	528.00	21°13'12"	S 02°28'49" E	194.39	N 69°21'13" E	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W
C22	66.02	150.00	25°13'04"	N 70°23'43" W	65.49	N 32°12'49" E	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W
C23	53.70	122.00	25°13'04"	N 70°23'43" W	53.26	N 32°12'49" E	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W
C24	52.30	178.00	16°50'03"	N 66°12'13" W	52.11	N 32°12'49" E	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W
C25	247.85	158.00	64°04'11"	N 28°22'20" E	237.92	N 89°02'30" E	S 32°12'49" W	S 32°12'49" W	S 32°12'49" W	S 32°12'49" W	S 32°12'49" W
C26	206.89	222.00	53°23'50"	N 27°39'25" W	199.49	N 89°02'30" E	S 35°38'41" W	S 35°38'41" W	S 35°38'41" W	S 35°38'41" W	S 35°38'41" W
C27	235.61	278.00	48°33'30"	N 25°14'15" W	228.62	N 89°02'30" E	S 40°29'01" W	S 40°29'01" W	S 40°29'01" W	S 40°29'01" W	S 40°29'01" W
C28	70.94	200.00	20°19'30"	N 11°07'08" W	70.56	S 89°02'30" W	N 68°43'13" E	N 68°43'13" E	N 68°43'13" E	N 68°43'13" E	N 68°43'13" E
C29	43.38	122.00	10°59'51"	N 06°27'25" W	43.31	S 89°02'30" W	N 78°02'39" E	N 78°02'39" E	N 78°02'39" E	N 78°02'39" E	N 78°02'39" E
C30	18.13	11.00	94°25'04"	N 36°07'15" W	16.14	N 78°54'43" W	N 06°40'13" E	N 06°40'13" E	N 06°40'13" E	N 06°40'13" E	N 06°40'13" E
C31	27.06	178.00	8°42'33"	N 78°58'31" W	27.03	N 06°40'13" E	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W

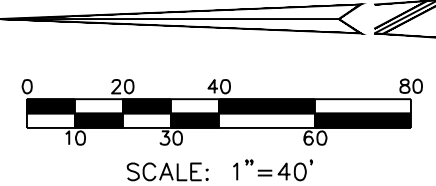


PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°19'20" E	61.71
L2	N 01°15'54" E	6.72
L3	N 17°38'59" E	17.54
L4	N 23°49'10" E	12.21
L5	N 28°27'13" E	6.30
L6	N 38°00'26" E	15.96
L7	N 13°20'48" E	19.28
L8	N 08°26'04" W	18.10
L9	N 53°07'43" W	16.03
L10	N 70°54'07" W	8.93
L11	N 52°12'34" W	16.38
L12	N 46°37'07" W	15.66
L13	N 41°45'25" W	42.06
L14	N 38°04'41" W	17.27

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Drawn By: J. SVALDI, EI
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Quality Assurance: D. LACH, PE
Scale: 0 Scale: 1"= 40'
Sheet: P101
Date: 10-10-2017
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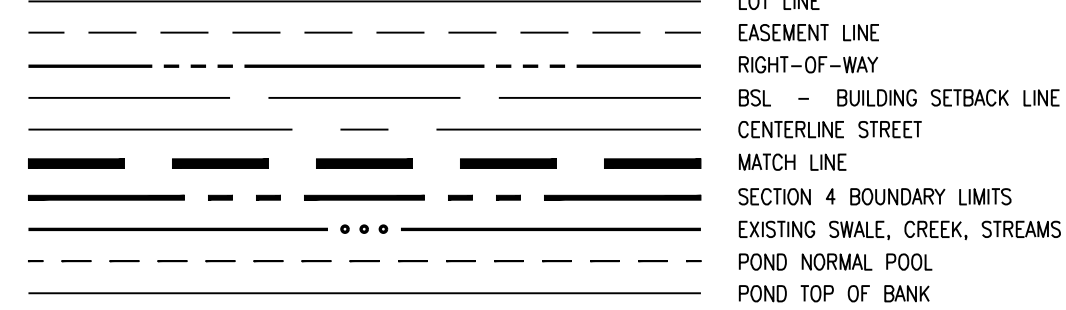


District Subarea	Minimum Lot		Minimum Setbacks				Max Building Height (ft.)	Max # of Dwelling Units Allowed	Minimum Lot Plantings			
	Width	Lot Frontage	Area [SF]	Front	Side	Rear			Building Separation	Shade Trees	Ornamental Evergreens	Shrubs
○ I-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
⊗ I-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● I-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
○ I-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
⊗ I-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
□ I-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
○ I-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

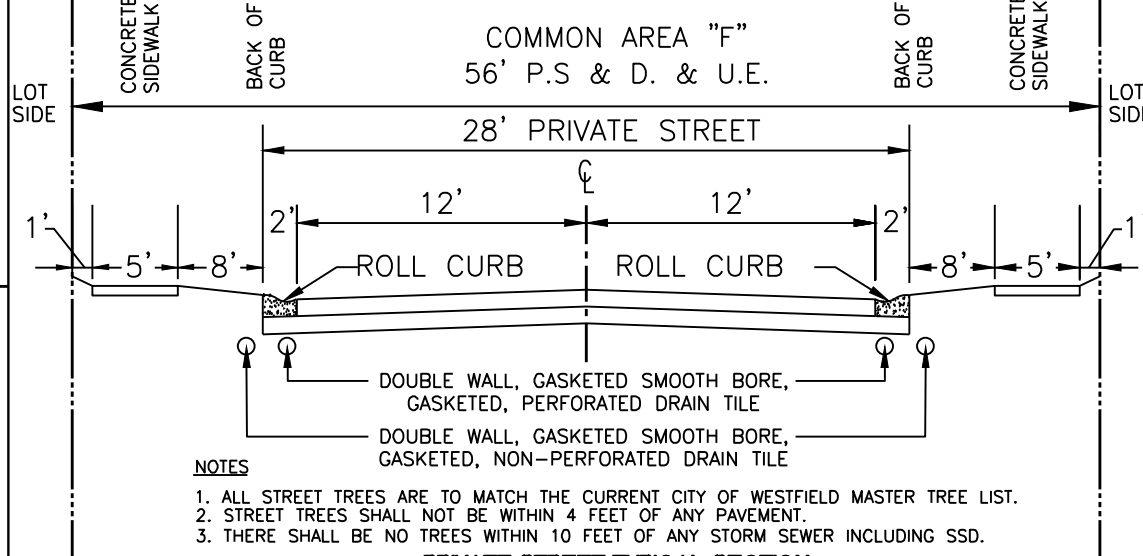
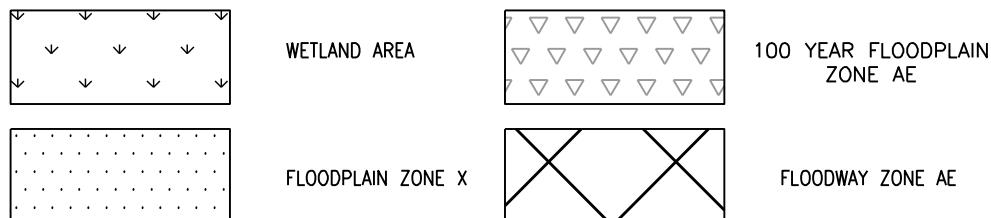
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SITE PLAN LEGEND



P.S., D. & U. E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
S., D., U. & W. E.	SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S., D. & U.E.	INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT



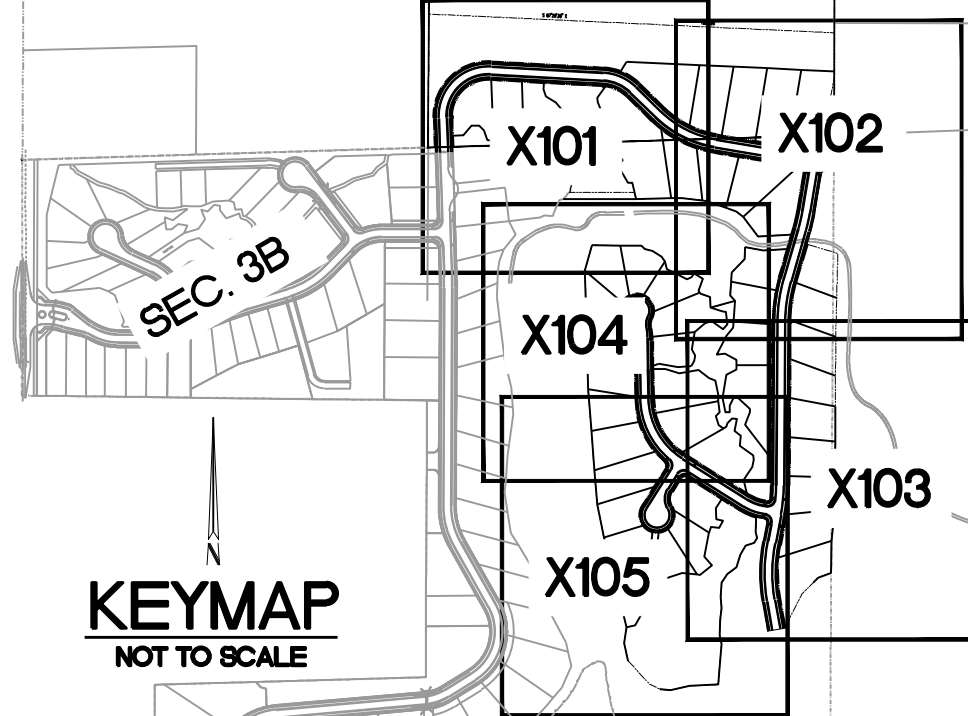
NOTES

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

NO. SCALE

PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, AMBROSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

CURVE DATA TABLE								
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RADIUS BEARING IN	RADIUS BEARING OUT	
C1	248.67	150.0	94°58'59"	N 45°38'14" E	221.85	N 88°08'45" E	S 07°00'44" W	
C2	220.25	122.00	94°58'59"	N 45°38'14" E	179.87	S 03°07'44" W	S 88°08'45" W	
C3	178.99	94.00	94°58'59"	N 45°38'14" E	149.44	S 03°07'44" W	S 88°08'45" W	
C4	108.01	150.0	11°15'31"	S 66°14'31" E	105.70	S 44°23'15" E	N 07°00'44" W	
C5	89.85	122.00	11°15'31"	S 66°14'31" E	85.97	S 44°23'15" E	N 07°00'44" W	
C6	178.99	94.00	11°15'31"	S 66°14'31" E	149.44	S 44°23'15" E	N 07°00'44" W	
C7	212.95	350.0	34°51'39"	S 63°02'34" E	209.68	N 44°23'15" E	S 09°31'36" W	
C8	229.99	376.00	34°51'39"	S 63°02'34" E	226.46	N 44°23'15" E	S 09°31'36" W	
C9	195.92	322.00	34°51'39"	S 63°02'34" E	192.91	N 44°23'15" E	S 09°31'36" W	
C10	154.93	250.00	64°04" W	S 68°15'39" E	148.15	N 73°48'20" E	S 88°08'24" W	
C11	54.93	42.00	64°04" W	S 68°15'39" E	50.90	N 73°48'20" E	S 88°08'24" W	
C12	61.45	528.00	64°04" W	S 125°18'38" E	61.01	N 80°28'24" W	S 73°48'20" W	
C13	154.93	250.00	64°04" W	S 68°15'39" E	148.15	N 73°48'20" E	S 88°08'24" W	
C14	130.46	42.00	15°50'13"	N 08°16'53" W	130.45	S 73°48'20" E	N 89°38'33" W	
C15	145.94	528.00	15°50'13"	N 08°16'53" W	145.48	S 73°48'20" E	N 89°38'33" W	
C16	93.64	500.00	15°50'13"	N 08°16'53" W	93.51	S 73°48'20" E	N 89°38'33" W	
C17	154.93	250.00	10°43'50"	S 05°22'42" E	148.14	S 65°43'44" E	N 89°38'33" W	
C18	43.42	42.00	51°16" E	S 02°59'58" E	43.41	N 44°22'17" W	S 89°38'33" W	
C19	185.14	500.00	21°13'12" E	S 02°59'58" E	184.08	S 78°54'43" E	S 69°52'22" W	
C20	42.42	42.00	21°13'12" E	S 02°59'58" E	42.42	S 78°54'43" E	S 69°52'22" W	
C21	195.51	528.00	21°13'12" E	S 02°59'58" E	194.39	N 69°21'13" E	S 69°52'22" W	
C22	66.02	150.00	25°13'04" E	N 70°23'43" E	65.49	S 32°12'49" E	S 06°59'45" W	
C23	53.70	122.00	25°13'04" E	N 70°23'43" E	52.90	S 32°12'49" E	S 06°59'45" W	
C24	176.00	176.00	16°50'03"	N 66°12'13" E	173.91	S 32°12'49" E	S 06°59'45" W	
C25	247.96	250.00	56°49'41"	N 29°22'20" W	232.92	N 89°02'30" E	S 32°12'49" W	
C26	206.89	222.00	57°23'50"	N 27°39'25" W	199.49	N 89°02'30" E	S 35°38'41" W	
C27	238.93	278.00	57°23'50"	N 27°39'25" W	228.62	N 89°02'30" E	S 35°38'41" W	
C28	70.94	200.00	20°19'17"	N 11°07'09" W	70.56	S 89°02'30" E	N 68°43'13" W	
C29	43.38	226.00	10°59'33"	N 06°27'25" N	43.31	S 89°02'30" E	N 76°02'39" W	
C30	110.00	110.00	10°59'33"	N 06°27'25" N	109.99	S 89°02'30" E	N 76°02'39" W	
C31	27.06	18.75	84°55'31"	S 78°58'51" W	27.03	N 06°40'13" E	S 15°22'46" W	



KEYMAP

NOT TO SCALE

[illegible]

3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail crpe@crpe.biz

- Architecture • Interiors
- Civil Engineering
- Survey • 3D Laser Scanning
- Energy • Facilities
- Equipment Planning
- Real Estate Services



HAM HILLS - SECTION 4

CHATHAM HILLS LLP

20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date 10-10-2017

COVERING
PRIMARY PLAT

811 FOR CALLS IN INDIANA 1-800-388-2222 CALL TOLL FREE

J. SVALDI, EI

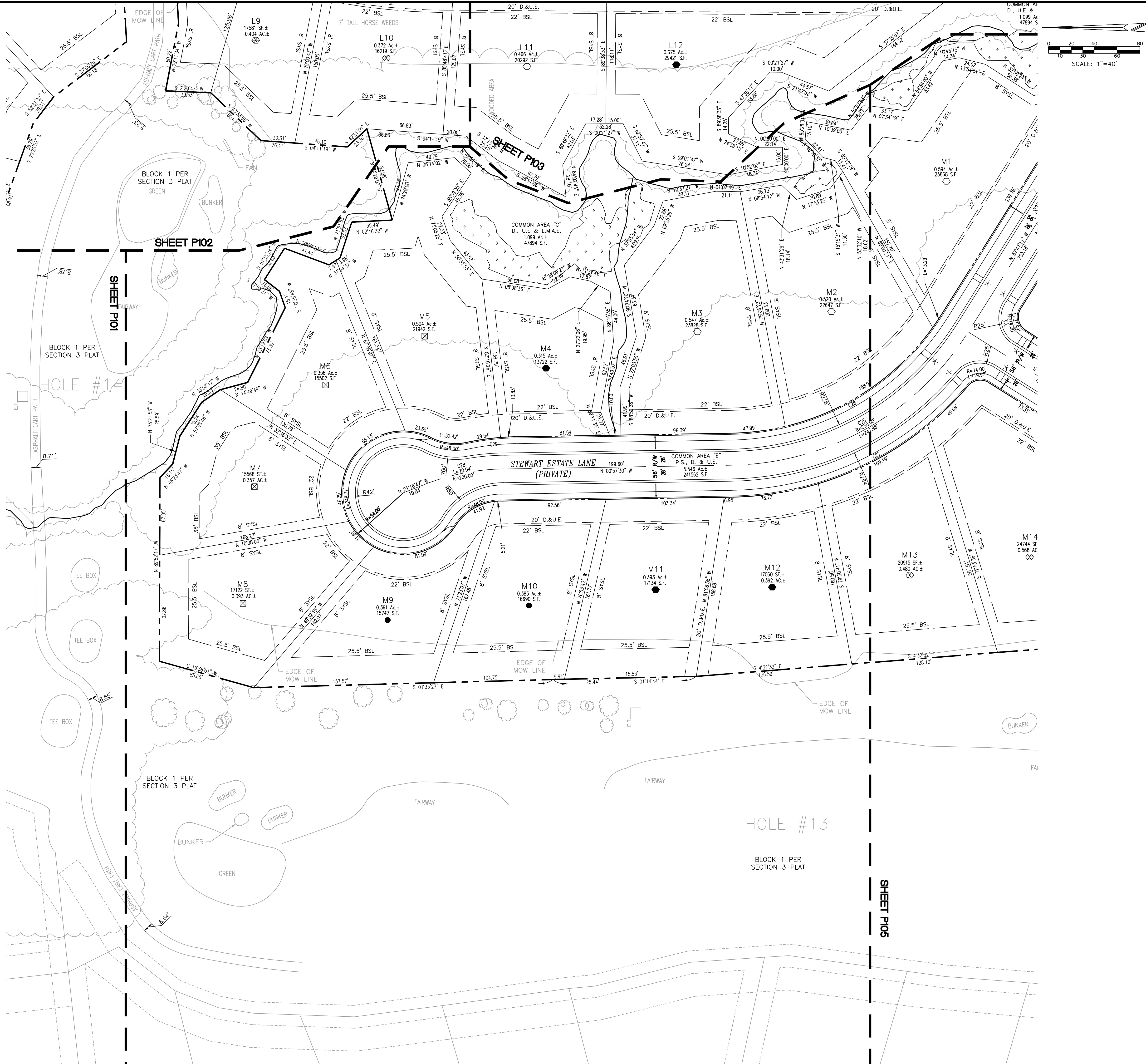
C. WISEMAN, PE

D. LACH, PE

P103

Date 10-10-2017

0170304-2000



District Subarea	Minimum Lot Width	Minimum Lot Frontage	Area (Sq)	Minimum Setbacks				Minimum Building Height (ft)	Minimum Lot Plantings			
				Front	Side	Rear	Building					
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

TOTAL ACREAGE - 37.460 ACRES
OF LOTS - 46
DENSITY - 1.23 LOTS/ACRE
COMMON AREA/OPEN SPACE - 15.431 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PUBLIC - 4,186 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

LOT LINE	EASEMENT LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
BSL - BUILDING SETBACK LINE	BSL - BUILDING SETBACK LINE
CENTERLINE STREET	CENTERLINE STREET
MATCH LINE	MATCH LINE
SECTION 4 BOUNDARY LIMITS	SECTION 4 BOUNDARY LIMITS
EXISTING SWALE, CREEK, STREAMS	EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL	POND NORMAL POOL
POND TOP OF BANK	POND TOP OF BANK

P.S., D. & U. E. PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT

S., D., U. & W. E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT

I.E., S., D. & U. E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

L18 LOT NUMBER

ACCESSIBLE RAMP

STOP SIGN

DISTRICT SUBAREA

WETLAND AREA

FLOODPLAIN ZONE X

100 YEAR FLOODPLAIN ZONE AE

FLOODPLAIN ZONE AE

LOT SIDE

CONCRETE SIDEWALK

BACK OF CURB

COMMON AREA "F"

56' P.S. & D. & U. E.

28' PRIVATE STREET

ROLL CURB

ROLL CURB

DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, NON-PERFORATED DRAIN TILE

DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, PERFORATED DRAIN TILE

NOTES

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

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PRIVATE STREET TYPICAL SECTION

NO SCALE

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, AMBROSSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.											
--	--	--	--	--	--	--	--	--	--	--	--

CURVE	ARC	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH	RADIUS	BEARING	IN	RADIUS	BEARING	OUT
C1	248.67	150.00	94'58.59"	N 45°38'14"	E	221.15	N 88°08'45"	E	S 03°07'44"	W					
C2	202.25	122.00	94'58.59"	N 45°38'14"	E	179.87	S 03°07'44"	W	S 88°08'45"	W					
C3	228.08	178.00	94'58.59"	N 45°38'14"	E	262.44	S 03°07'44"	W	S 88°08'45"	W					
C4	108.01	150.00	41'15.31"	S 66°14'31"	E	105.70	S 44°23'15"	W	N 03°07'44"	E					
C5	87.80	122.00	41'15.31"	S 66°14'31"	E	85.97	S 44°23'15"	W	N 03°07'44"	E					
C6	128.18	178.00	41'15.31"	S 66°14'31"	E	125.43	S 44°23'15"	W	N 03°07'44"	E					
C7	212.25	350.00	34'51.59"	S 63°02'34"	E	209.68	N 44°23'15"	E	S 09°31'36"	W					
C8	229.99	378.00	34'51.59"	S 63°02'34"	E	226.46	N 44°23'15"	E	S 09°31'36"	W					
C9	195.92	322.00	34'51.59"	S 63°02'34"	E	192.91	N 44°23'15"	E	S 09°31'36"	W					
C10	58.19	500.00	6'40.04"	S 12°51'58"	W	58.15	N 73°48'20"	W	S 89°38'33"	W					
C11	54.93	472.00	6'40.04"	S 12°51'58"	W	54.90	N 73°48'20"	W	S 89°38'33"	W					
C12	61.45	528.00	6'40.04"	S 12°51'58"	W	61.41	N 80°28'24"	W	S 73°48'20"	W					
C13	138.20	500.00	15'50.13"	S 08°16'33"	W	137.76	S 73°48'20"	W	N 89°38'33"	W					
C14	130.46	472.00	15'50.13"	S 08°16'33"	W	130.05	S 73°48'20"	W	N 89°38'33"	W					
C15	145.94	528.00	15'50.13"	S 08°16'33"	W	145.48	S 73°48'20"	W	N 89°38'33"	W					
C16	93.64	500.00	10'43.50"	S 05°43'22"	W	93.51	N 78°54'43"	W	S 89°38'33"	W					
C17	98.89	528.00	10'43.50"	S 05°43'22"	W	98.74	N 78°54'43"	W	S 89°38'33"	W					
C18	43.42	472.00	5'16.18"	S 02°29'15"	W	43.41	N 84°22'17"	W	S 89°38'33"	W					
C19	185.14	500.00	21'13.12"	S 02°28'49"	E	184.08	S 78°54'43"	W	S 69°52'22"	W					
C20	135.94	472.00	21'13.12"	S 02°28'49"	E	173.77	S 78°54'43"	W	S 69°52'22"	W					
C21	195.51	500.00	21'13.12"	S 02°28'49"	E	194.39	N 69°21'13"	E	S 69°52'22"	W					
C22	66.02	150.00	25'13.04"	N 70°23'43"	W	65.49	N 32°12'49"	E	S 06°59'45"	W					
C23	53.70	122.00	25'13.04"	N 70°23'43"	W	53.26	N 32°12'49"	E	S 06°59'45"	W					
C24	52.30	178.00	16'50.03"	N 66°12'15"	W	52.11	N 32°12'49"	E	S 15°22'46"	W					
C25	247.86	250.00	58°04.41"	N 28°22'20"	W	237.92	N 89°02'30"	E	S 32°12'49"	W					
C26	206.89	222.00	53°23.50"	N 27°39'25"	W	199.49	N 89°02'30"	E	S 35°38'41"	W					
C27	235.61	278.00	48°33.30"	N 25°14'15"	W	228.62	N 89°02'30"	E	S 40°29'01"	W					
C28	70.94	200.00	20'19.70"	N 11°07'00"	W	70.56	S 89°02'30"	W	N 68°43'13"	E					
C29	43.38	226.00	10°59.51"	N 06°27'25"	W	43.31	S 89°02'30"	W	N 78°02'39"	E					
C30	18.13	11.00	94°25.04"	N 36°07'15"	W	16.14	N 78°54'43"	W	N 06°40'13"	E					
C31	27.06	178.00	8°42.33"	N 78°58'31"	W	27.03	N 06°40'13"	E	S 15°22'46"	W					

KEYMAP

NOT TO SCALE

SEC. 3B

SEC. 3A

X101

X102

X103

X104

X105

3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@cripe.biz

Architecture + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Real Estate Services

PRIMARY PLAT

CHATHAM HILLS - SECTION 4

CHATHAM HILLS LLP

20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 10-10-2017

COVERING
PRIMARY PLAT
DESIGN

811
FOR CALL: 1-800-382-5544
CALL TOLL FREE

Drawn By:
J. SWALDI, EIT

Checked By:
C. WISEMAN, PE

Quality Assurance:
D. LACH, PE

Scale: 0" = 40'

Sheet
P104

Date: 10-10-2017

Project Number:
0170504-20000



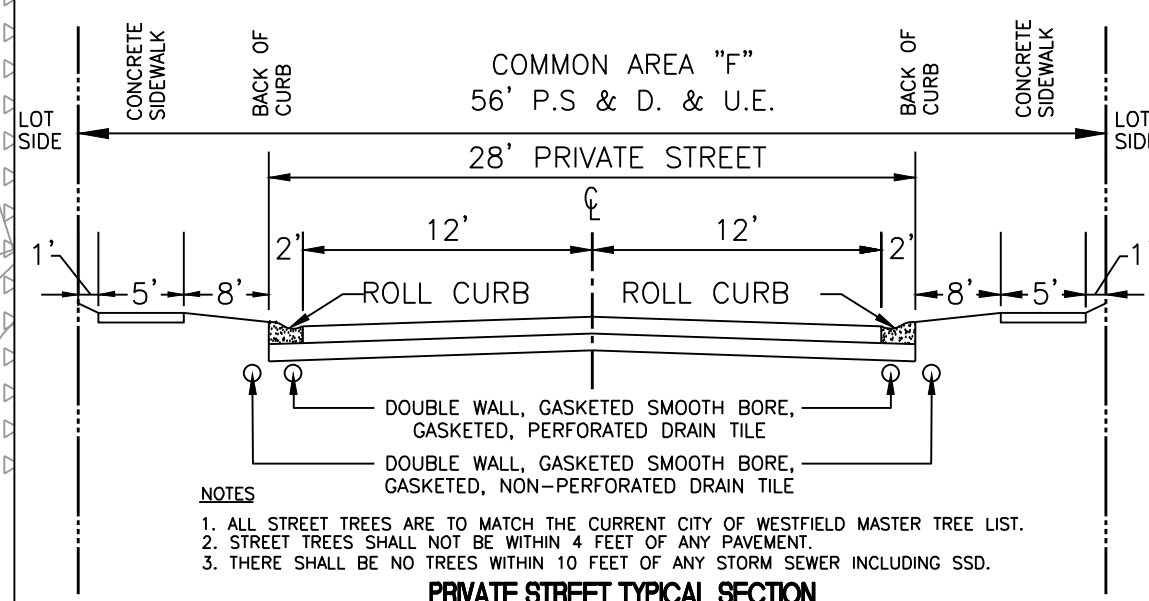
SITE DATA TABLE

TOTAL ACREAGE - 37.460 ACRES
OF LOTS - 46
DENSITY - 1.23 LOTS/ACRE
COMMON AREA/OPEN SPACE - 15.431 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PUBLIC - 4,196 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	BSL - BUILDING SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	SECTION 4 BOUNDARY LIMITS
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	POND TOP OF BANK

P.S., D. & U. E.	PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT	L18	LOT NUMBER
S., D. U. & W. E.	SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT		ACCESSIBLE RAMP
I.E., S., D. & U.E.	INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT		STOP SIGN
			DISTRICT SUBAREA
	WETLAND AREA		100 YEAR FLOODPLAIN ZONE AE
	FLOODPLAIN ZONE X		FLOODWAY ZONE AE



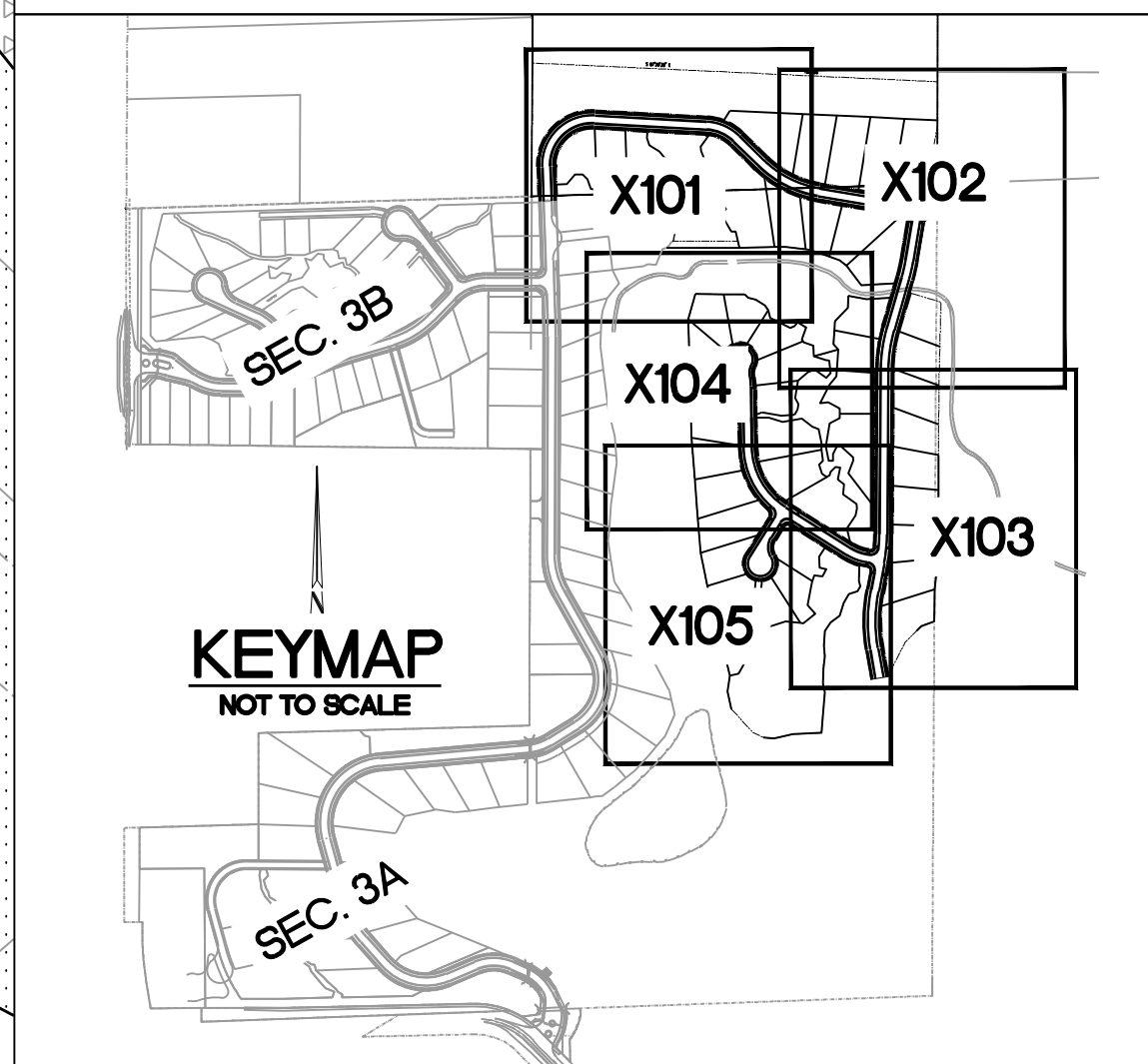
PRIVATE DRIVE PRIVATE DRIVE SECTION

NO SLOPE

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, AMBROSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

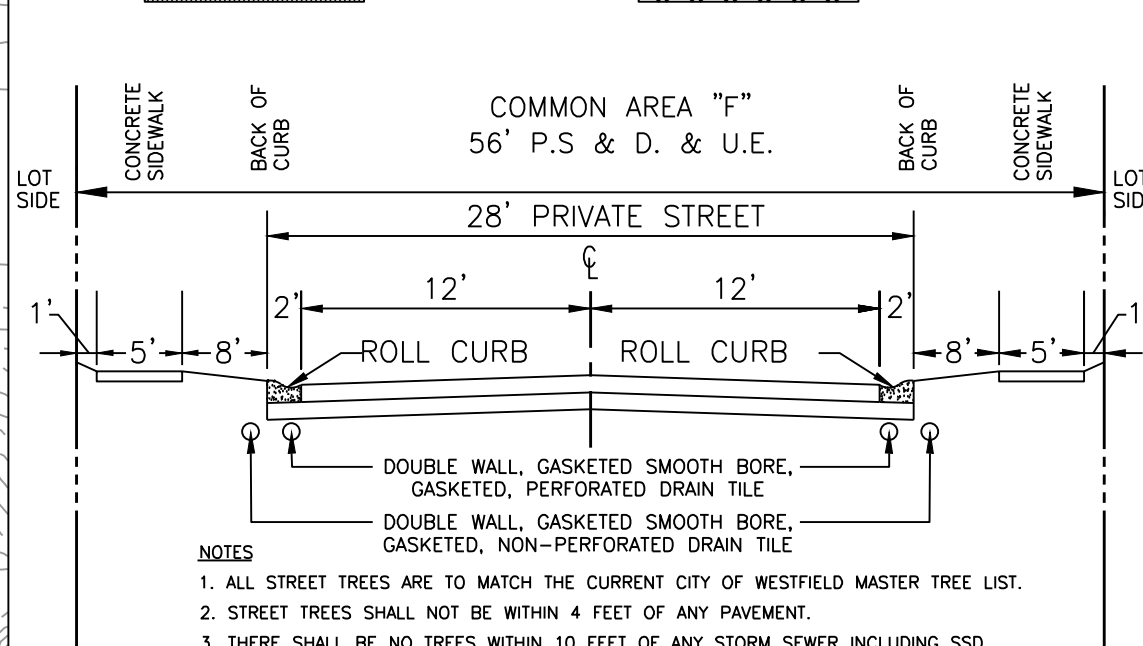
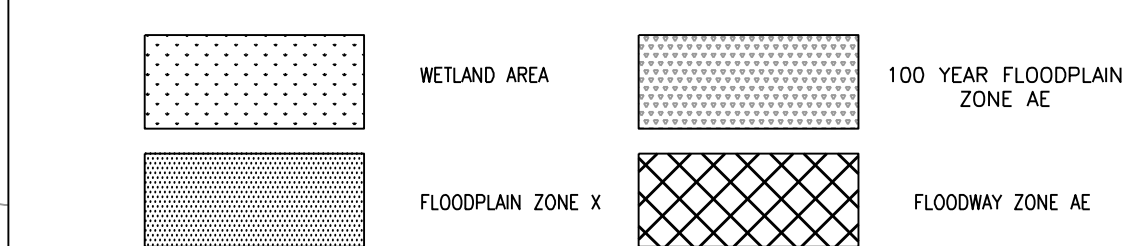
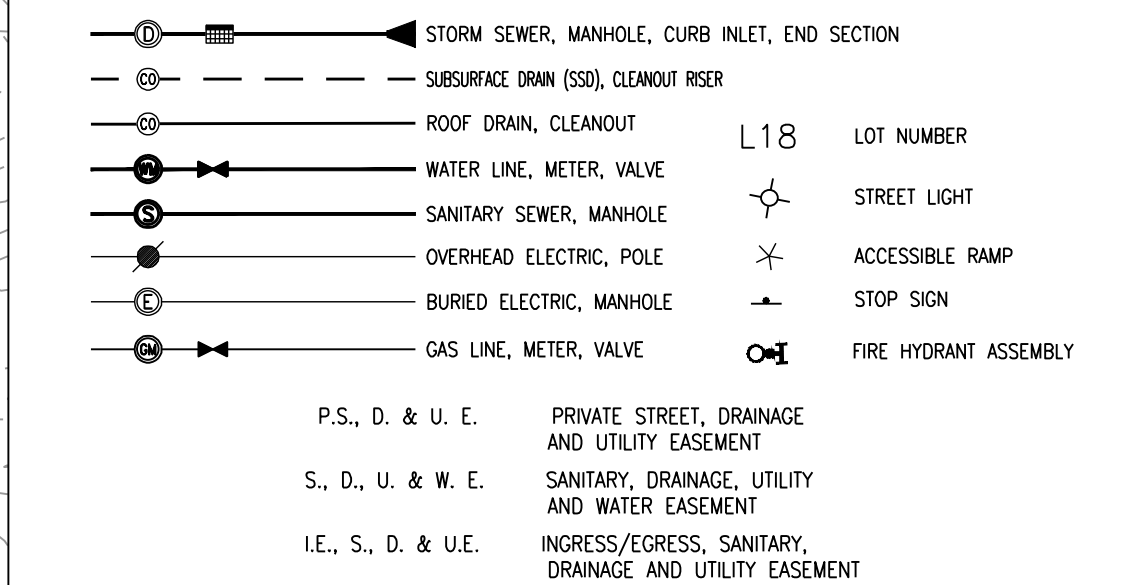
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE BEARING	CURVE LENGTH	BEARING IN	BEARING-OUT
C1	248.67	150.00	94°58'59"	C4 38°14'14"	221.15	8°08'08.45"	S 03°07'44.14"
C2	122.10	122.10	90°00'00"	C1 121°00'00"	122.10	8°08'08.45"	S 03°07'44.14"
C3	295.08	176.00	94°58'59"	C4 38°14'14"	262.44	S 03°07'44.14"	S 8°08'08.45"
C4	108.01	150.00	111°51'31"	S 66°14'31"	105.70	S 42°23'15"	N 03°07'44.14"
C5	87.85	122.00	111°51'31"	S 66°14'31"	85.97	S 42°23'15"	N 03°07'44.14"
C6	128.18	176.00	111°51'31"	S 66°14'31"	125.43	S 42°23'15"	N 03°07'44.14"
C7	212.95	50.00	345°51'39"	S 63°02'34"	209.68	N 42°23'15"	S 09°31'36"
C8	229.99	37.00	345°51'39"	S 63°02'34"	226.46	N 42°23'15"	S 09°31'36"
C9	189.92	32.00	345°51'39"	S 63°02'34"	182.91	N 42°23'15"	S 09°31'36"
C10	500.00	500.00	90°00'00"	C7 121°00'00"	500.00	N 42°23'15"	S 8°08'08.45"
C11	54.93	42.00	E 64°04"	S 12°51'38"	54.90	N 73°48'20"	S 87°28'24"
C12	61.45	528.00	E 64°04"	S 12°51'38"	61.41	N 80°28'24"	S 73°48'20"
C13	61.45	528.00	E 64°04"	S 12°51'38"	61.41	N 80°28'24"	S 73°48'20"
C14	130.46	42.00	E 15°50'13"	S 08°16'33"	130.05	N 73°48'20"	S 87°28'24"
C15	150.94	528.00	E 15°50'13"	S 08°16'33"	145.48	N 73°48'20"	S 87°28'24"
C16	93.64	500.00	E 10°43'50"	S 05°43'22"	93.51	N 78°54'43"	S 89°38'33"
C17	528.00	528.00	E 10°43'50"	S 05°43'22"	528.00	N 78°54'43"	S 89°38'33"
C18	43.42	42.00	E 51°16"	S 02°59'55"	43.41	N 84°27'12"	S 89°38'33"
C19	185.14	50.00	E 21°13'12"	S 02°28'49"	184.08	N 78°54'43"	S 69°52'22"
C20	135.94	42.00	E 21°13'12"	S 02°28'49"	133.77	N 78°54'43"	S 69°52'22"
C21	66.02	150.00	E 21°13'12"	S 02°28'49"	64.39	N 78°54'43"	S 69°52'22"
C22	66.02	150.00	E 21°13'14"	N 70°23'43"	65.49	N 32°12'49"	S 06°59'45"
C23	53.70	122.00	E 25°13'04"	N 70°23'43"	53.26	N 32°12'49"	S 06°59'45"
C24	52.30	176.00	E 25°13'04"	N 66°12'13"	52.11	N 32°12'49"	S 52°22'46"
C25	246.86	250.00	E 56°04"11"	N 66°12'13"	233.92	N 89°02'30"	S 52°22'46"
C26	207.89	222.00	E 53°23'50"	N 72°39'25"	199.49	N 89°02'30"	S 55°58'41"
C27	235.61	276.00	E 48°33'30"	N 25°14'15"	228.62	N 89°02'30"	S 47°02'01"
C28	200.00	200.00	E 48°33'30"	N 11°50'00"	197.92	N 89°02'30"	S 47°02'01"
C29	43.94	226.00	E 10°59'51"	N 06°27'25"	43.31	N 89°02'30"	S 52°22'46"
C30	18.13	11.00	E 94°20'04"	N 36°07'15"	16.14	N 78°54'43"	N 06°40'13"
C31	27.06	178.00	E 84°23'33"	N 78°58'51"	27.03	N 06°40'13"	S 15°22'46"



SITE DATA TABLE

TOTAL ACREAGE - 37.460 ACRES
OF LOTS - 46
DENSITY - 1.23 LOTS/ACRE
COMMON AREA/OPEN SPACE - 15.431 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PUBLIC - 4,196 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

_____	LOT LINE
_____	EASEMENT LINE
_____	RIGHT-OF-WAY
_____	BSL - BUILDING SETBACK LINE
_____	CENTERLINE STREET
_____	MATCH LINE
_____	SECTION 4 BOUNDARY LIMITS
_____	EXISTING SWALE, CREEK, STREAMS
- - - - -	POND NORMAL POOL
_____	POND TOP OF BANK

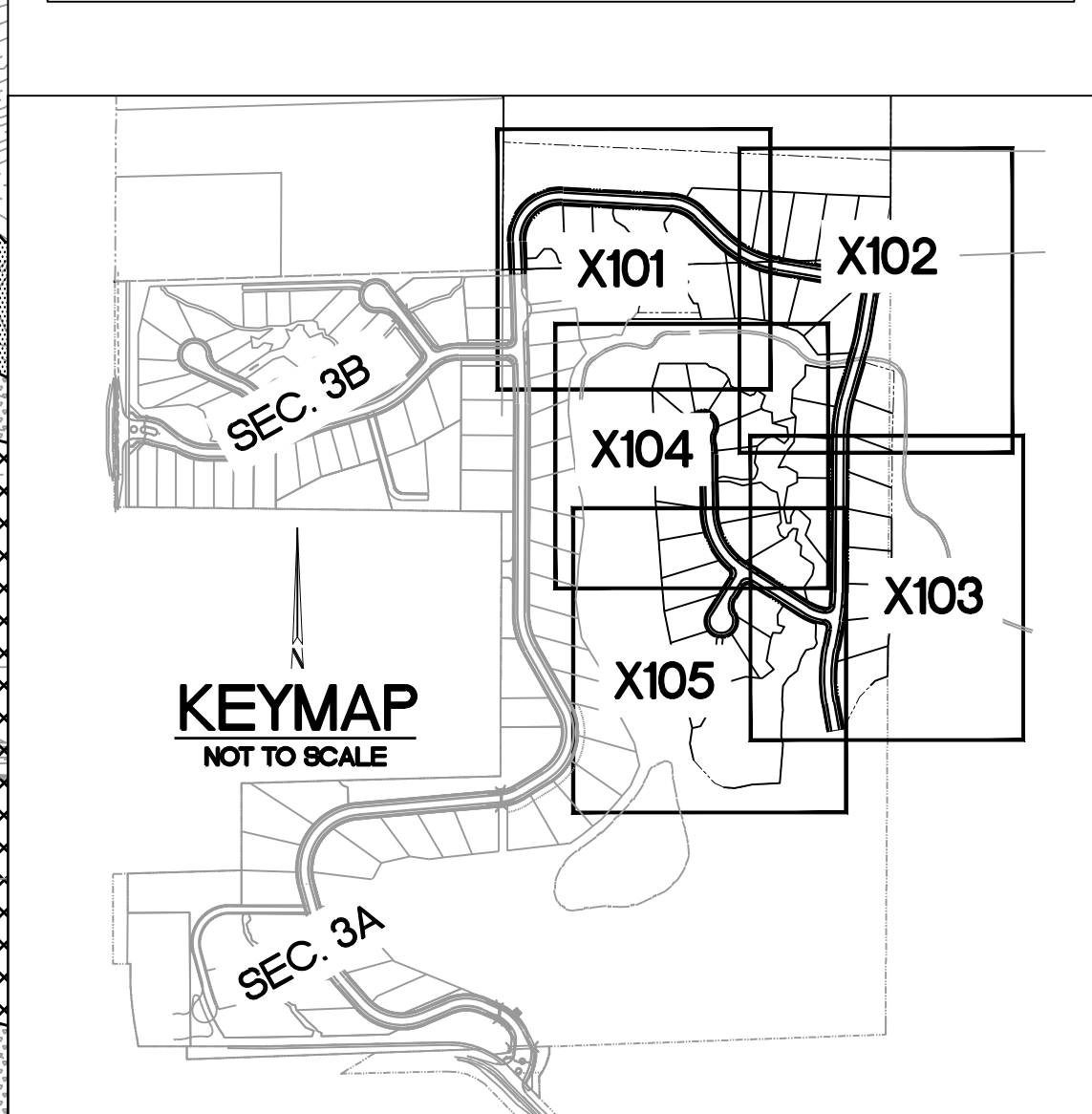


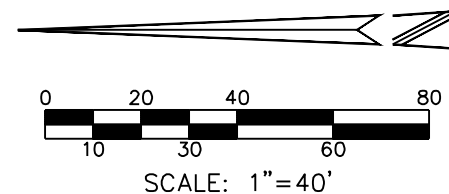
PRIVATE STREET TYPICAL SECTION

NO SCALE

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, ANDROSSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.





DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot		Minimum Setbacks					Max Building Height (ft.)	Max # of Overlying Units in Subarea	Minimum Lot Plantings:		
Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation	Shade Trees			Ornamental Evergreens	Shrubs	
 I-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
 I-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
 I-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
 I-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
 I-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
 I-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
 I-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

SITE DATA TABLE	
TOTAL ACREAGE - 37.460 ACRES	COMMON AREA/OPEN SPACE - 15.431 ACRES
# OF LOTS - 46	ZONING - CHATHAM HILLS PUD
DENSITY - 1.23 LOTS/ACRE	ROADWAY LENGTH PUBLIC - 4,196 LF
	SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND

 ST  SSD  RD  W  P.S., D. & U. E.  S., D., U. & W. E.  I.E., S., D. & U. E.	 SS  SSD  RD  W  SS  O.E.P.  B.E.C.  G  L18  L18  L18  L18  L18
--	--

LOT LINE

EASEMENT LINE

RIGHT-OF-WAY

BSL -- BUILDING SETBACK LINE

CENTERING STREET

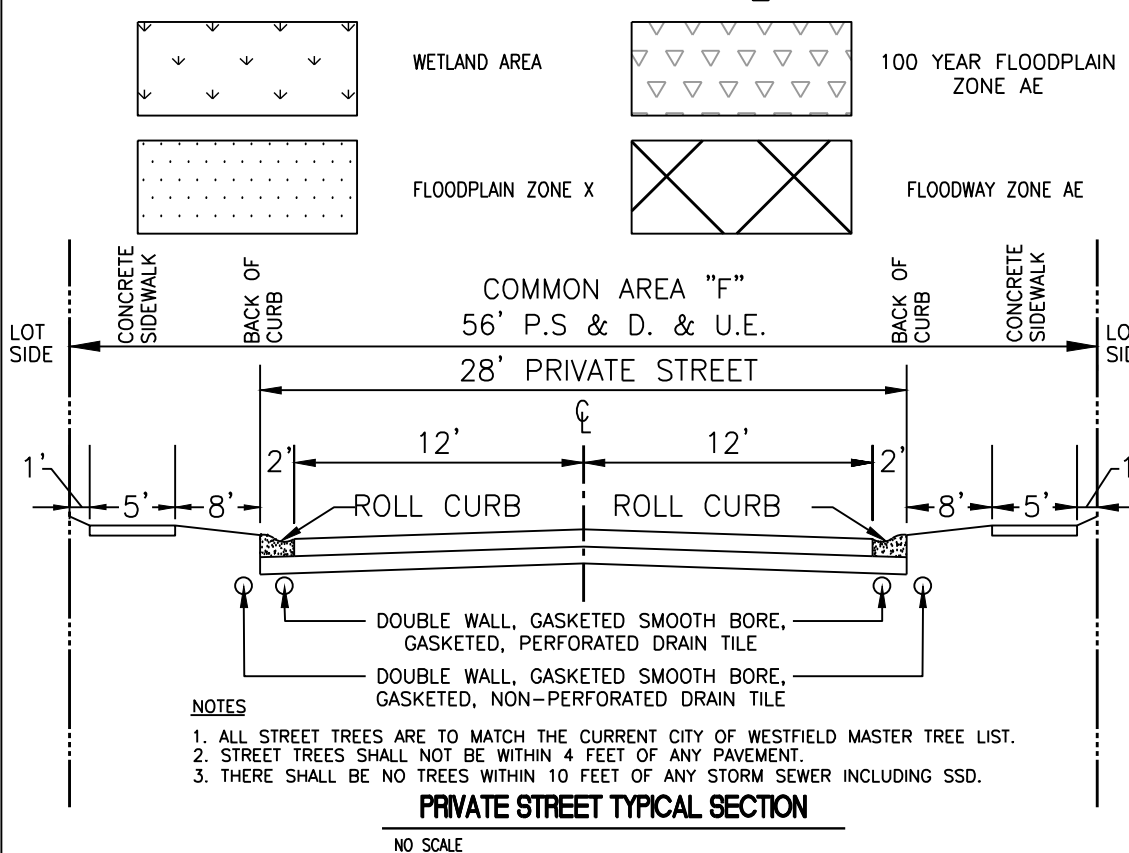
MATCH LINE

SECTION 4 BOUNDARY LIMITS

EXISTING SWALE, CREEK, STREAMS

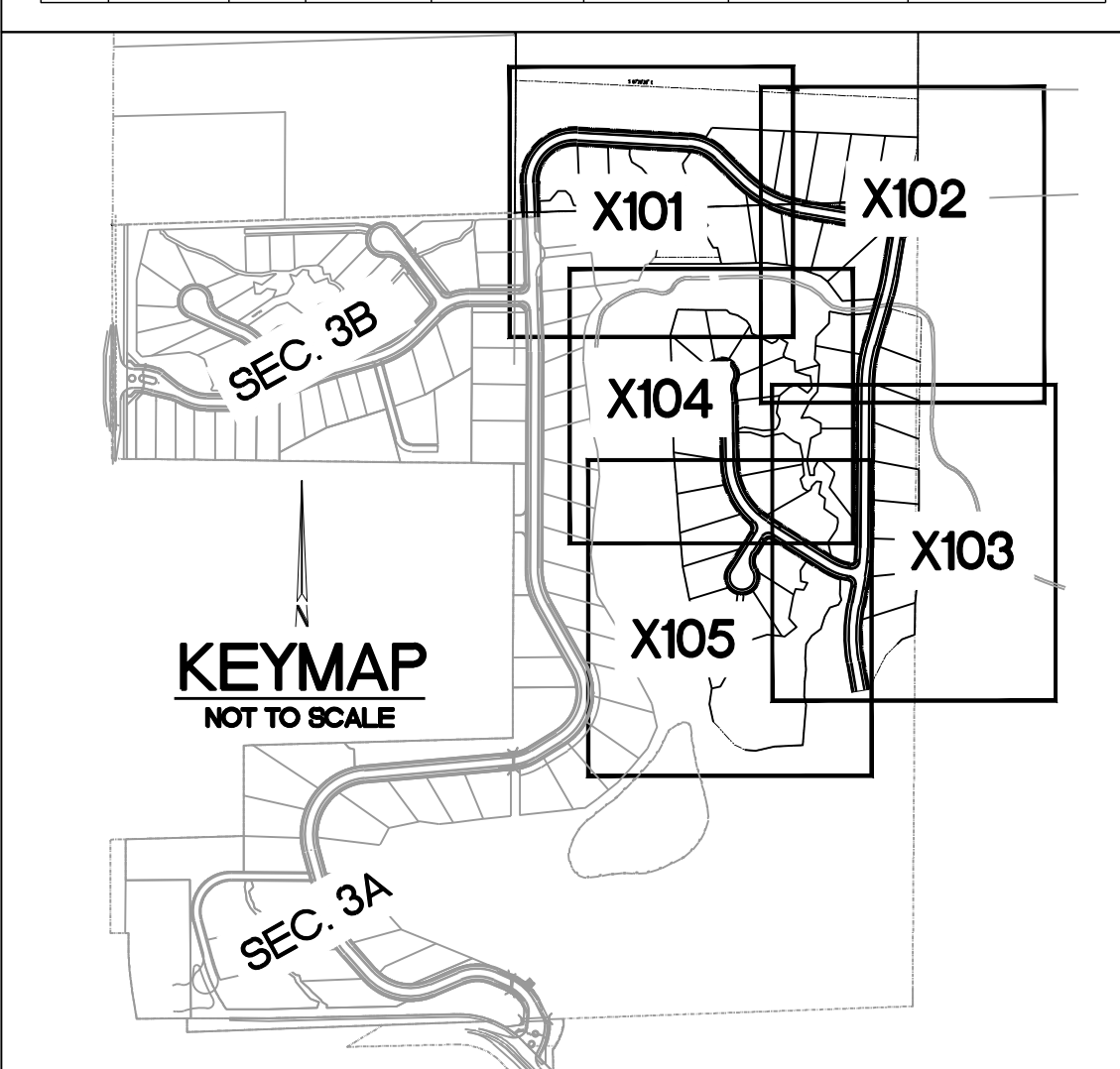
POND NORMAL POOL

POND TOP OF BANK

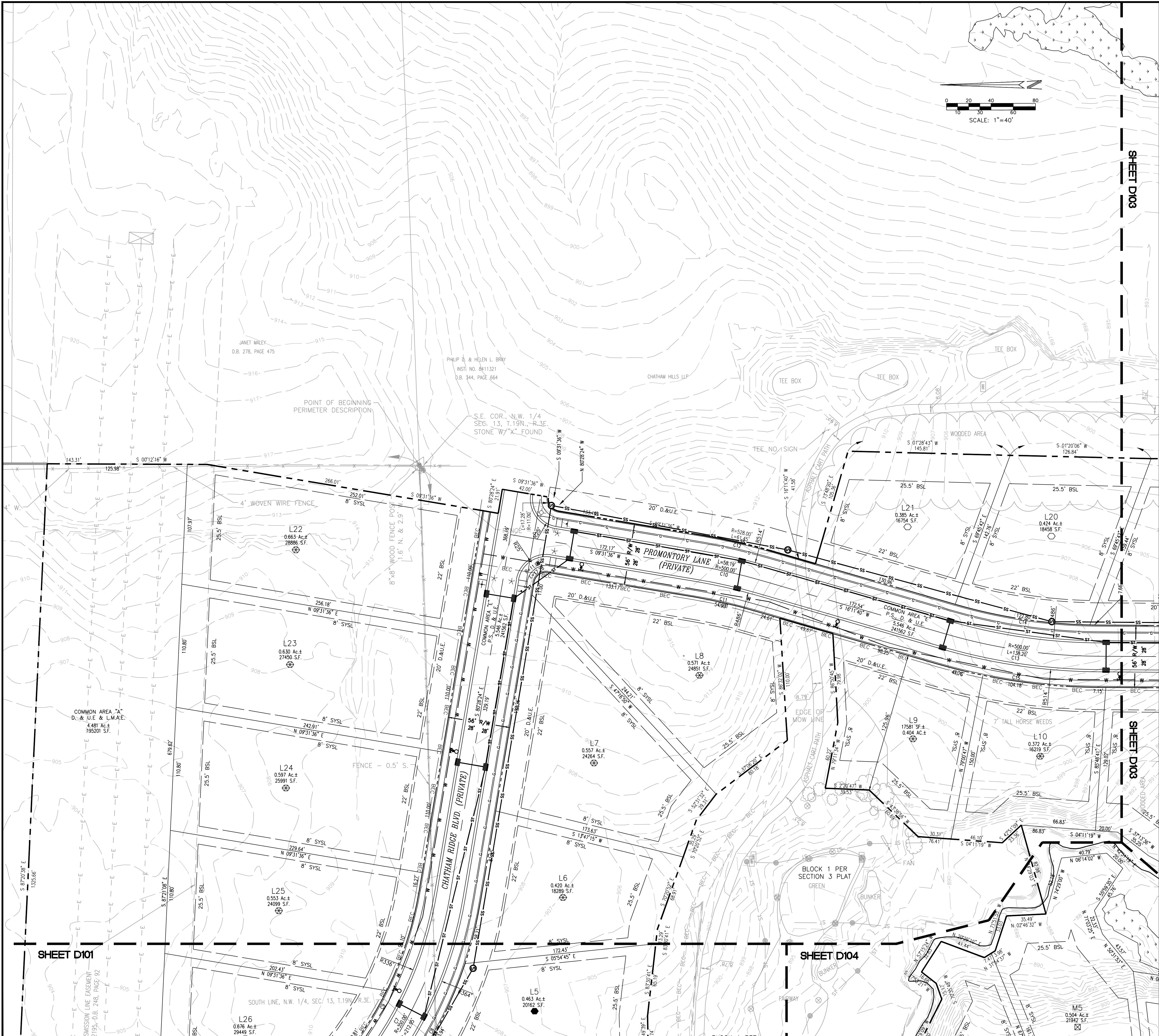


PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, AMBROSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE BEARING	CHORD LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	248.67	150.00	94°58'59"	N 45°38'14"	121.15	N 8°08'45" W	N 5°30'74" E
C2	202.25	122.00	94°58'59"	N 45°38'14"	119.87	N 5°07'44" W	N 8°08'45" E
C3	295.08	122.00	94°58'59"	N 45°38'14"	262.44	N 5°07'44" W	N 8°08'45" E
C4	187.85	122.00	94°58'59"	N 45°38'14"	167.70	N 5°07'44" W	N 8°08'45" E
C5	86.87	122.00	41°15'31"	S 66°14'31"	85.97	S 42°23'15" W	N 5°30'74" E
C6	128.18	122.00	41°15'31"	S 66°14'31"	125.43	S 42°23'15" W	N 5°30'74" E
C7	212.95	350.00	34°51'39"	S 63°02'34"	209.68	N 44°23'15" W	N 5°31'36" W
C8	378.29	350.00	34°51'39"	S 63°02'34"	372.46	N 44°23'15" W	N 5°31'36" W
C9	195.92	350.00	34°51'39"	S 63°02'34"	192.91	N 44°23'15" W	N 5°31'36" W
C10	58.19	500.00	64°04'04"	S 12°51'38"	58.15	N 7°34'20" W	N 8°28'24" E
C11	54.33	472.00	64°04'04"	S 12°51'38"	54.98	N 7°34'20" W	N 8°28'24" E
C12	50.84	472.00	64°04'04"	S 12°51'38"	51.41	N 7°34'20" W	N 8°28'24" E
C13	138.20	500.00	15°50'13"	S 08°16'33"	137.76	S 7°54'20" E	N 8°39'33" W
C14	138.20	472.00	15°50'13"	S 08°16'33"	130.05	S 7°54'20" E	N 8°39'33" W
C15	133.94	472.00	15°50'13"	S 08°16'33"	124.88	S 7°54'20" E	N 8°39'33" W
C16	93.64	500.00	10°43'50"	S 05°43'22"	93.51	N 7°55'43" W	N 8°39'33" W
C17	96.89	528.00	10°43'50"	S 05°43'22"	98.74	N 7°55'43" W	N 8°39'33" W
C18	43.43	472.00	5°16'16"	S 02°59'35"	43.41	N 8°42'17" W	N 8°39'33" W
C19	135.70	472.00	5°16'16"	S 02°59'35"	134.88	N 8°42'17" W	N 8°39'33" W
C20	135.94	472.00	21°13'12"	S 02°48'49"	173.77	N 7°55'43" W	N 8°56'22" W
C21	195.51	528.00	21°13'12"	S 02°48'49"	194.39	N 6°21'13" W	N 8°56'22" W
C22	66.02	150.00	25°10'34"	N 70°23'43"	65.49	S 32°12'49" E	N 6°59'45" W
C23	153.70	150.00	25°10'34"	N 70°23'43"	153.26	S 32°12'49" E	N 6°59'45" W
C24	52.30	150.00	15°50'13"	N 66°12'13"	52.11	N 32°12'49" E	N 15°22'46" W
C25	247.95	250.00	56°49'41"	N 29°22'20"	237.92	N 8°50'23" W	N 12°32'49" W
C26	226.99	250.00	56°49'41"	N 29°22'20"	227.49	N 8°50'23" W	N 12°32'49" W
C27	235.61	250.00	56°49'41"	N 29°22'20"	235.26	N 8°50'23" W	N 12°32'49" W
C28	70.94	200.00	20°19'17"	N 11°07'09"	71.56	S 8°50'23" W	N 64°51'13" E
C29	43.38	226.00	10°59'54"	N 06°27'25"	43.31	S 8°50'23" W	N 70°39'39" E
C30	113.93	226.00	10°59'54"	N 06°27'25"	113.66	S 8°50'23" W	N 70°39'39" E
C31	27.06	180.00	84°32'33"	N 78°58'31"	27.03	N 06°40'13" W	N 15°22'46" W



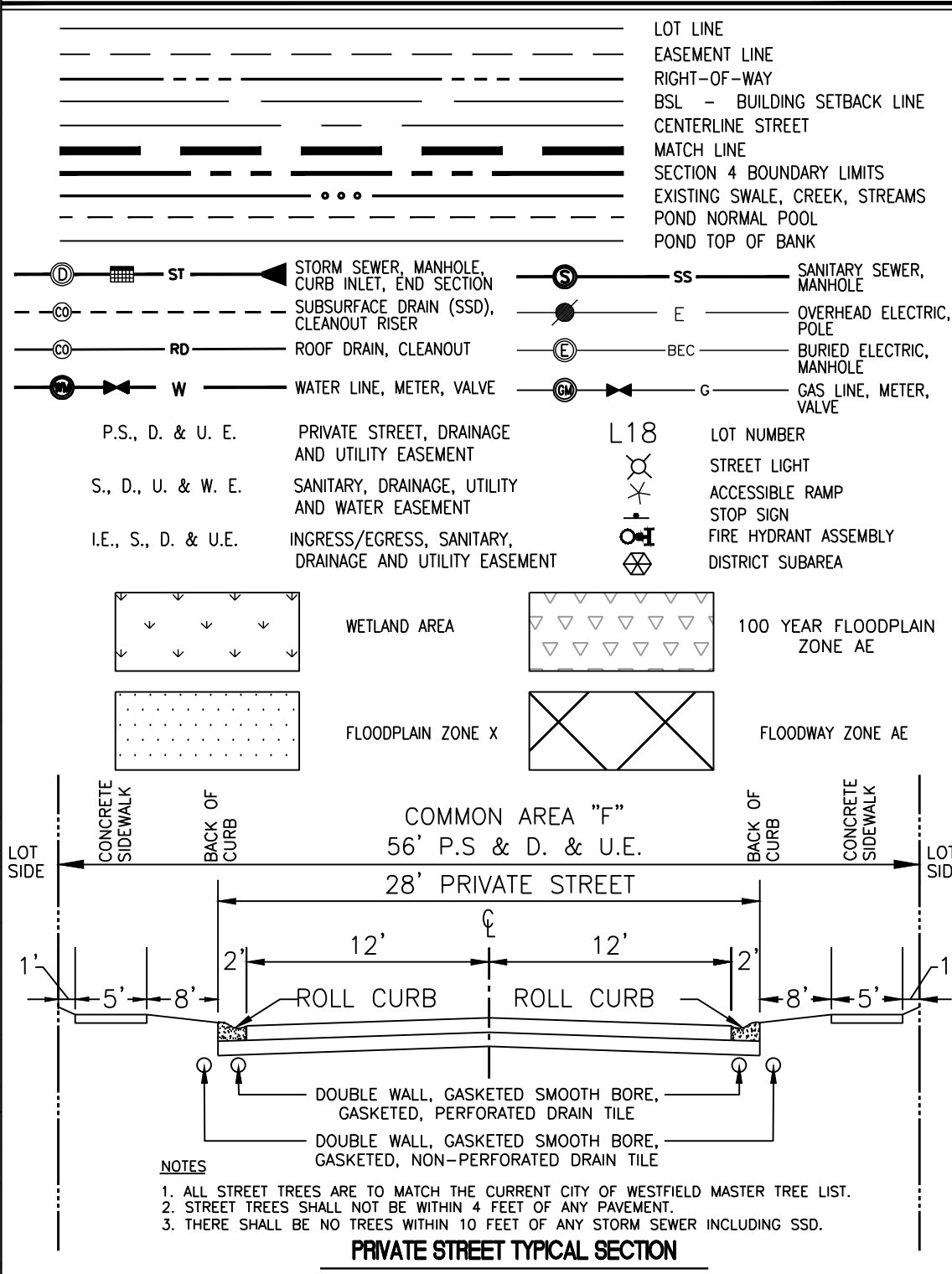
PROPERTY LINE TABLE		
LOT K52		
LINE	BEARING	DISTANCE
L1	N 37°19'20" E	5.17
L2	N 01°15'54" E	6.72
L3	N 12°58'59" E	17.54
L4	N 23°49'10" E	12.21
L5	N 28°27'13" E	6.30
L6	N 38°00'26" E	15.96
L7	N 13°20'48" E	19.28
L8	N 08°26'04" W	18.10
L9	N 53°07'43" W	16.03
L10	N 70°54'07" W	8.93
L11	N 52°12'34" W	4.36
L12	N 46°37'07" W	6.66
L13	N 41°45'25" W	42.06
L14	N 38°04'41" W	17.27



DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks			Minimum Building			Minimum Lot Plantings		
	Width	Lot Frontage	Area (S.F.)	Front	Side	Rear	Side	Building Separation	Height (ft.)	Shade Trees	Ornamental Evergreen	Shrubs
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

SITE DATA TABLE	
TOTAL ACREAGE - 37.460 ACRES	COMMON AREA/OPEN SPACE - 15.431 ACRES
# OF LOTS - 46	ZONING - CHATHAM HILLS PUD
DENSITY - 1.23 LOTS/ACRE	ROADWAY LENGTH PUBLIC - 4.196 LF
	SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND	
LOT LINE	LOT LINE
EASEMENT LINE	EASEMENT LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
BSL - BUILDING SETBACK LINE	BSL - BUILDING SETBACK LINE
CENTERLINE STREET	CENTERLINE STREET
WATER LINE	WATER LINE
SECTION 4 BOUNDARY LIMITS	SECTION 4 BOUNDARY LIMITS
EXISTING SWALE, CREEK, STREAMS	EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL	POND NORMAL POOL
POND TOP OF BANK	POND TOP OF BANK



CURVE DATA TABLE	
CURVE	ARC LENGTH
C1	248.67
C2	202.25
C3	228.08
C4	108.01
C5	87.85
C6	128.18
C7	212.25
C8	229.99
C9	195.92
C10	58.19
C11	54.93
C12	61.45
C13	138.20
C14	130.46
C15	145.94
C16	93.64
C17	98.89
C18	41.42
C19	185.14
C20	135.94
C21	181.11
C22	66.02
C23	53.70
C24	52.30
C25	247.86
C26	206.89
C27	235.61
C28	70.94
C29	43.38
C30	18.13
C31	27.06

PRIVATE STREETS	
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, AMBROSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.	

KEYMAP	
NOT TO SCALE	

3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@crite.biz

DEVELOPMENT PLAN
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

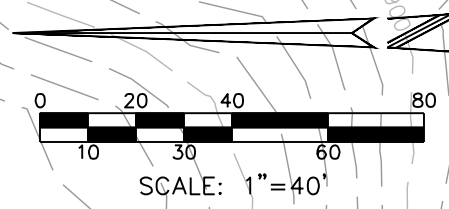
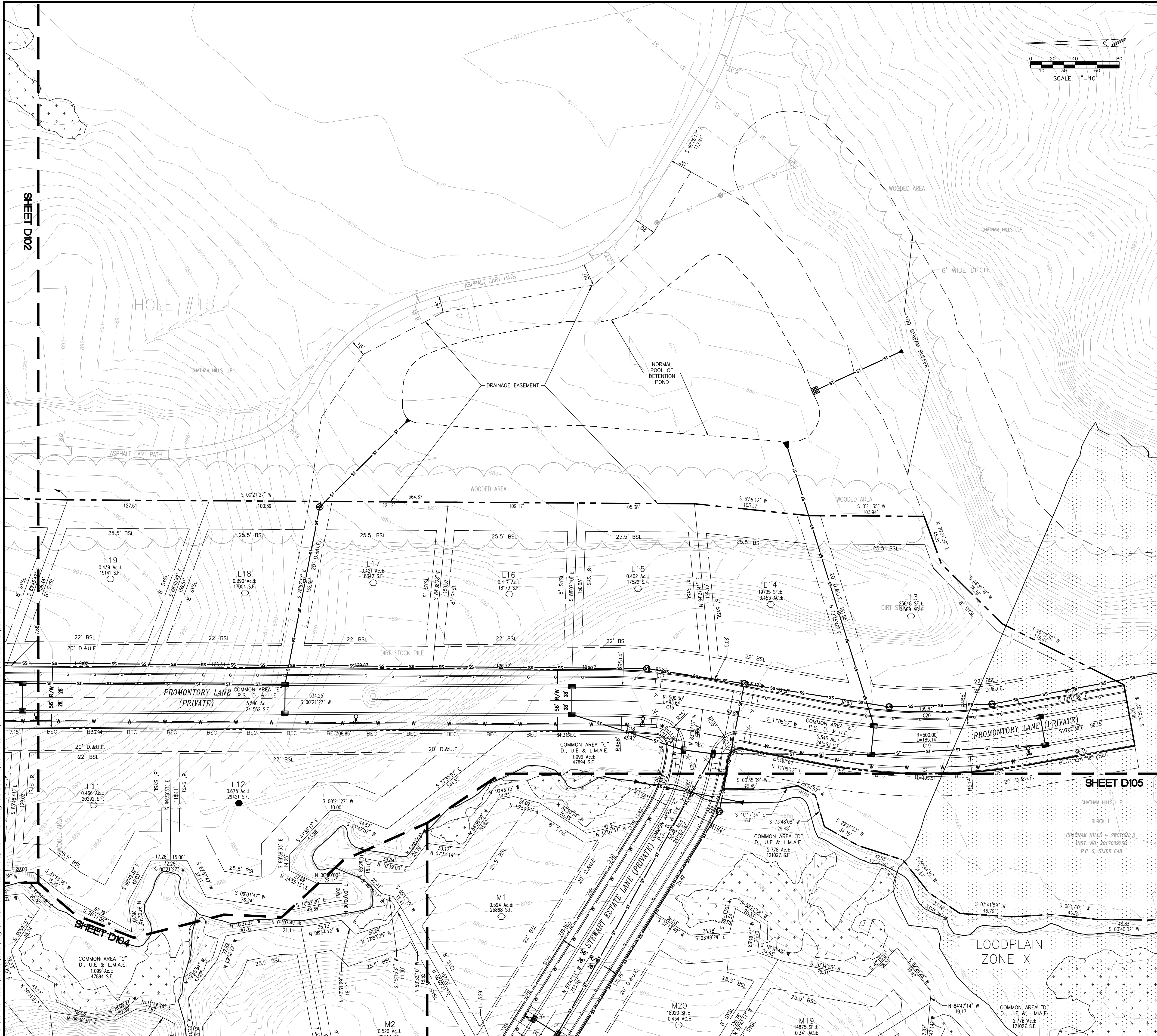
CERTIFIED BY:

J. SVALDI, PE
C. WISEMAN, PE
D. LACH, PE
Scale: 0" = 40'
Date: 10-10-2017
Project Number: 0170504-20000

APPROVAL PENDING
NOT FOR CONSTRUCTION
Date: 10-10-2017
COVERING
DEVELOPMENT PLAN
DESIGN

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C:\170504\20000\coca\Eng\DP\XD101-D105_Development Plan.dwg, October 10, 2017 4:55 PM, ANDERS FRANZON, © Paul I. Cripe, Inc.



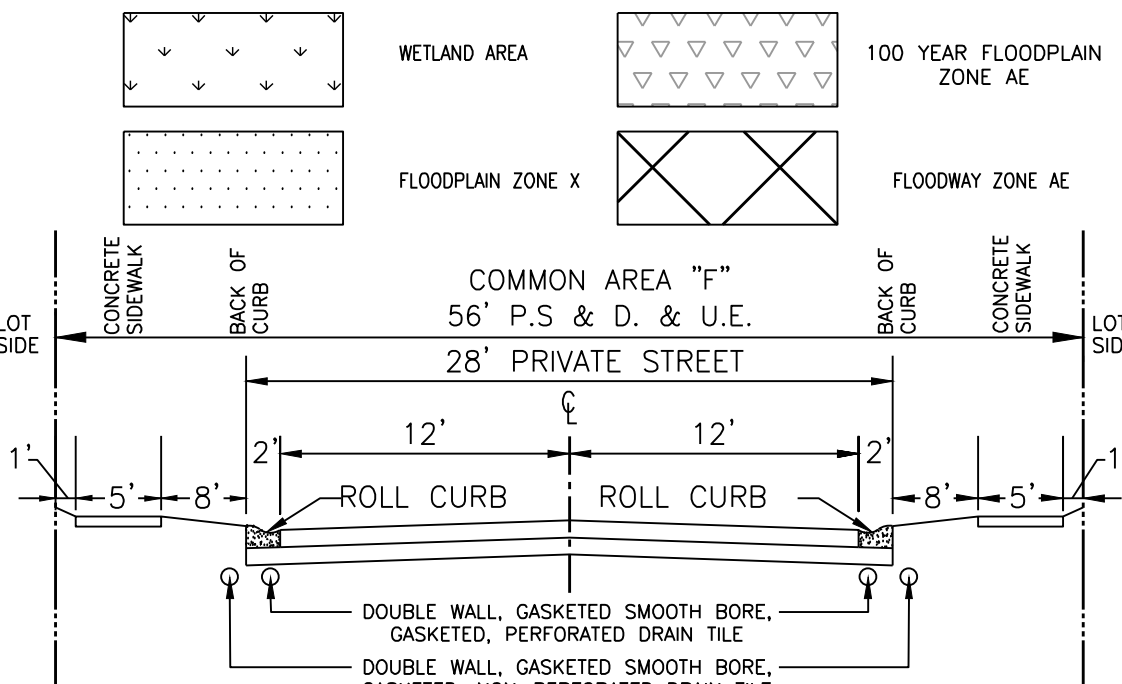
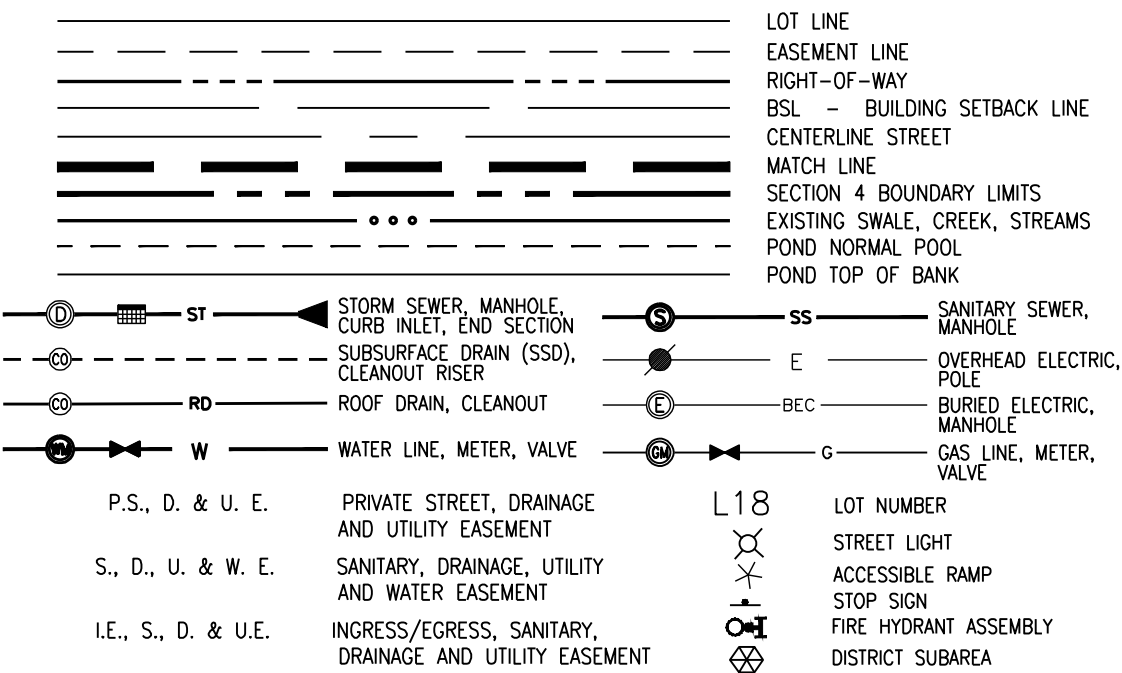
DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks					Max Building Height (ft.)	Max # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation	Shade Trees			Ornamental Evergreens	Shrubs	
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4	
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4	
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4	
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4	
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4	
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4	
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4	

SITE DATA TABLE

TOTAL ACREAGE - 37.460 ACRES	COMMON AREA/OPEN SPACE - 15.431 ACRES
# OF LOTS - 46	ZONING - CHATHAM HILLS PUD
DENSITY - 1.23 LOTS/ACRE	ROADWAY LENGTH PUBLIC - 4,196 LF
	SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND



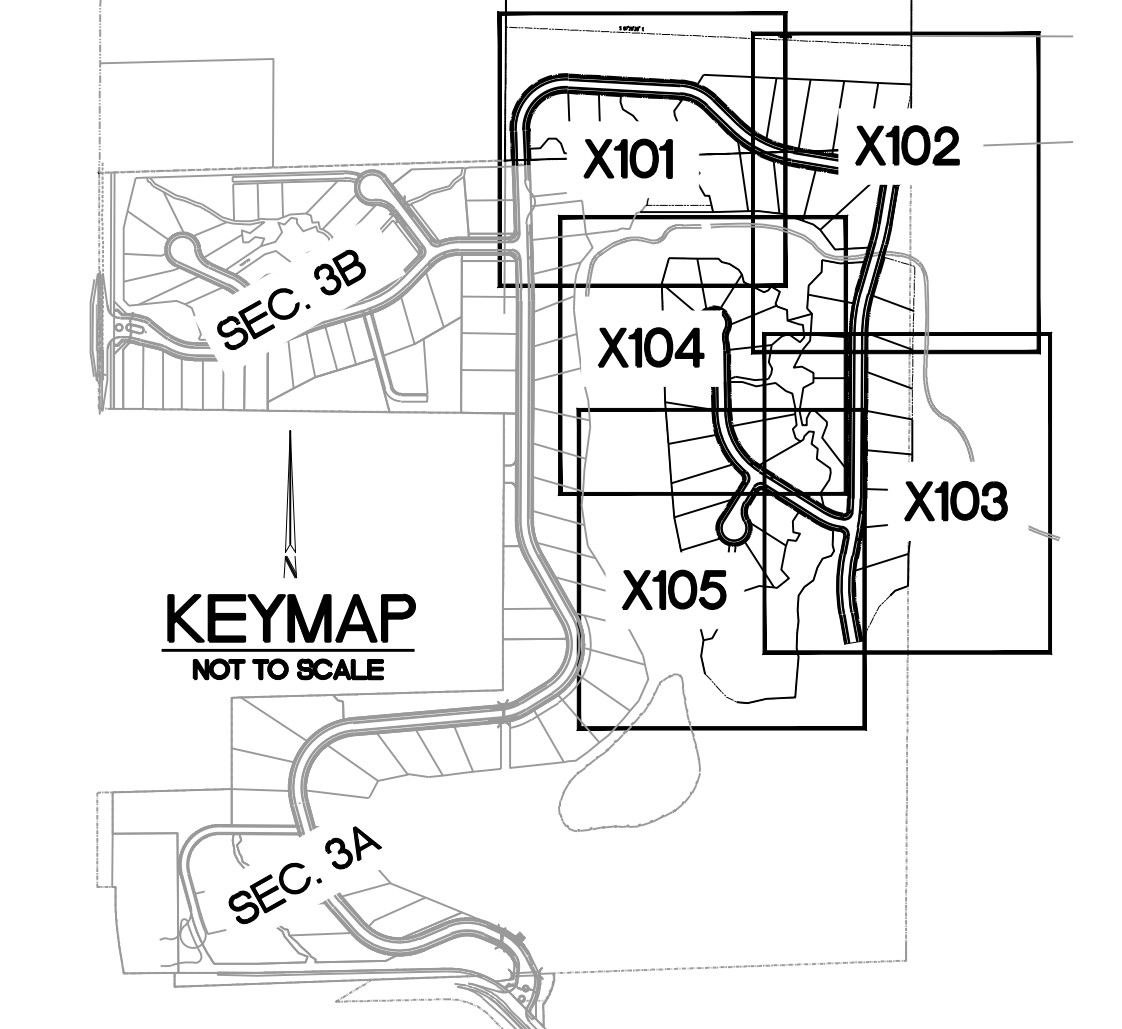
NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY STREET TREES.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PRIVATE STREET TYPICAL SECTION

PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, AMBROSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES. HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	248.67	150.00	94°58'59"	N 45°38'14" E	221.15	N 88°08'45" E	S 03°07'44" W
C2	202.25	122.00	94°58'59"	N 45°38'14" E	179.87	S 03°07'44" W	S 88°08'45" W
C3	226.08	178.00	94°58'59"	N 45°38'14" E	262.44	S 03°07'44" W	S 88°08'45" W
C4	108.01	150.00	41°15'31"	S 66°14'31" E	105.70	S 44°23'15" W	N 03°07'44" E
C5	87.85	122.00	41°15'31"	S 66°14'31" E	85.97	S 44°23'15" W	N 03°07'44" E
C6	128.18	178.00	41°15'31"	S 66°14'31" E	125.43	S 44°23'15" W	N 03°07'44" E
C7	212.25	350.00	34°51'39"	S 63°02'34" E	209.68	N 44°23'15" E	S 09°31'36" W
C8	229.99	378.00	34°51'39"	S 63°02'34" E	226.46	N 44°23'15" E	S 09°31'36" W
C9	195.92	322.00	34°51'39"	S 63°02'34" E	192.91	N 44°23'15" E	S 09°31'36" W
C10	58.19	500.00	6°40'04"	S 12°51'36" W	58.15	N 73°48'20" W	S 80°28'24" E
C11	54.93	472.00	6°40'04"	S 12°51'36" W	54.90	N 73°48'20" W	S 80°28'24" E
C12	61.45	528.00	6°40'04"	S 12°51'36" W	61.41	N 80°28'24" W	S 73°48'20" E
C13	138.20	500.00	10°43'50"	S 05°43'22" W	137.76	S 73°48'20" W	N 89°38'33" E
C14	130.46	472.00	10°43'50"	S 05°43'22" W	130.05	S 73°48'20" W	N 89°38'33" E
C15	145.94	528.00	10°43'50"	S 05°43'22" W	145.48	S 73°48'20" W	N 89°38'33" E
C16	93.64	500.00	10°43'50"	S 05°43'22" W	93.51	N 78°54'43" W	S 89°38'33" E
C17	98.89	528.00	10°43'50"	S 05°43'22" W	98.74	N 78°54'43" W	S 89°38'33" E
C18	43.42	472.00	21°13'12"	S 02°28'49" E	43.41	N 84°22'17" W	S 89°38'33" E
C19	185.14	500.00	21°13'12"	S 02°28'49" E	184.08	S 78°54'43" E	S 69°52'22" W
C20	135.94	472.00	21°13'12"	S 02°28'49" E	133.77	S 78°54'43" E	S 69°52'22" W
C21	184.51	500.00	21°13'12"	S 02°28'49" E	184.39	N 69°21'13" E	S 69°52'22" W
C22	66.02	150.00	78°13'04"	N 70°23'43" W	65.49	N 32°12'49" E	S 06°59'45" W
C23	53.70	122.00	78°13'04"	N 70°23'43" W	53.26	N 32°12'49" E	S 06°59'45" W
C24	52.30	178.00	18°50'03"	N 66°12'15" W	52.11	N 32°12'49" E	S 15°22'46" W
C25	247.85	200.00	58°04'41"	N 28°22'20" W	237.92	N 89°02'30" E	S 32°12'49" W
C26	206.89	222.00	53°23'50"	N 27°39'25" W	199.49	N 89°02'30" E	S 35°38'41" W
C27	235.61	278.00	48°33'30"	N 25°14'15" W	228.62	N 89°02'30" E	S 40°29'01" W
C28	70.94	200.00	20°19'09"	N 11°07'09" W	70.56	S 89°02'30" W	N 68°43'13" E
C29	43.38	226.00	10°59'51"	N 06°57'09" W	43.31	S 89°02'30" W	N 78°02'39" E
C30	18.13	11.00	94°25'04"	N 36°07'15" W	16.14	N 78°54'43" W	N 06°40'13" E
C31	27.06	178.00	8°42'33"	N 78°58'31" W	27.03	N 06°40'13" E	S 15°22'46" W



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DEVELOPMENT PLAN
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

J. SVALDI, PE
Checked by:
D. LACH, PE
Scale: 0" = 40'
Sheet
D103
Date: 10-10-2017
Project Number:
0170504-20000

APPROVAL PENDING
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Date: 10-10-2017
COVERING
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DESIGN

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DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks				Minimum Building Height (ft.)	Minimum Lot Plantings	Shade Trees	Minimum Lot Plantings	
	Width	Lot Frontage	Area (Sq. Ft.)	Front	Side	Rear	Building Separation					
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

SITE DATA TABLE

TOTAL ACREAGE - 37.460 ACRES
OF LOTS - 46
DENSITY - 1.23 LOTS/ACRE

COMMON AREA/OPEN SPACE - 15.431 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PUBLICLY MAINTAINED - 4.196 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND

LOT LINE
EASEMENT LINE
RIGHT-OF-WAY
BSL - BUILDING SETBACK LINE
CENTERLINE STREET
MATCH LINE
SECTION 4 BOUNDARY LIMITS
EXISTING SWALE, CREEK, STREAMS
POND NORMAL POOL
POND TOP OF BANK

STORM SEWER, MANHOLE
CURB, SLOPE, END SECTION
SUBSURFACE DRAIN (SSD)
CLEANOUT RISER
ROOF DRAIN, CLEANOUT
WATER LINE, METER, VALVE

SANITARY SEWER, MANHOLE
OVERHEAD ELECTRIC, POLE
BURIED ELECTRIC, MANHOLE
GAS LINE, METER, VALVE

PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

STREET LIGHT
ACCESSIBLE RAMP
STOP SIGN
FIRE HYDRANT ASSEMBLY
DISTRICT SUBAREA

WETLAND AREA
FLOODPLAIN ZONE X
FLOODPLAIN ZONE AE
100 YEAR FLOODPLAIN ZONE AE
FLOODWAY ZONE AE

COMMON AREA "F"
56' P.S. & D. & U.E.
28' PRIVATE STREET
ROLL CURB
DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, PERFORATED DRAIN TILE
DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, NON-PERFORATED DRAIN TILE

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

PRIVATE STREET TYPICAL SECTION
NO SCALE

PRIVATE STREETS:
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CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	248.67	150.00	94°58'59"	N 45°38'14" E	221.15	N 88°08'45" E	S 03°07'44" W
C2	202.25	122.00	94°58'59"	N 45°38'14" E	179.87	S 03°07'44" W	N 88°08'45" W
C3	226.08	178.00	94°58'59"	N 45°38'14" E	262.44	S 03°07'44" W	N 88°08'45" W
C4	108.01	150.00	41°15'31"	S 66°14'31" E	105.70	S 44°23'15" W	N 03°07'44" E
C5	87.85	122.00	41°15'31"	S 66°14'31" E	85.97	S 44°23'15" W	N 03°07'44" E
C6	128.18	178.00	41°15'31"	S 66°14'31" E	125.43	S 44°23'15" W	N 03°07'44" E
C7	212.25	350.00	34°51'59"	S 63°02'34" E	209.68	N 44°23'15" E	S 09°51'36" W
C8	229.99	378.00	34°51'59"	S 63°02'34" E	226.46	N 44°23'15" E	S 09°51'36" W
C9	195.92	322.00	34°51'59"	S 63°02'34" E	192.91	N 44°23'15" E	S 09°51'36" W
C10	58.19	500.00	6°40'04"	S 12°51'38" W	58.15	N 73°48'20" E	N 89°38'33" W
C11	54.93	472.00	6°40'04"	S 12°51'38" W	54.90	N 73°48'20" E	N 89°38'33" W
C12	61.45	528.00	6°40'04"	S 12°51'38" W	61.41	N 80°28'24" W	N 89°38'33" W
C13	138.20	500.00	15°50'13"	S 05°43'22" W	137.76	S 73°48'20" E	N 89°38'33" W
C14	130.46	472.00	15°50'13"	S 05°43'22" W	130.05	S 73°48'20" E	N 89°38'33" W
C15	145.94	528.00	15°50'13"	S 05°43'22" W	145.48	S 73°48'20" E	N 89°38'33" W
C16	93.64	500.00	10°43'50"	S 05°43'22" W	93.51	N 78°54'43" W	N 89°38'33" E
C17	98.89	528.00	10°43'50"	S 05°43'22" W	98.74	N 78°54'43" W	N 89°38'33" E
C18	43.42	472.00	5°16'16"	S 02°59'15" W	43.43	N 84°22'17" E	N 89°38'33" E
C19	185.14	500.00	21°13'12"	S 02°48'49" E	184.08	S 78°54'43" E	S 69°52'22" W
C20	135.94	472.00	21°13'12"	S 02°48'49" E	173.77	S 78°54'43" E	S 69°52'22" W
C21	195.51	528.00	21°13'12"	S 02°48'49" E	194.39	N 69°21'13" E	S 69°52'22" W
C22	66.02	150.00	25°13'04"	N 70°23'43" W	65.49	N 32°12'49" E	S 06°59'45" W
C23	53.70	122.00	25°13'04"	N 70°23'43" W	53.26	N 32°12'49" E	S 06°59'45" W
C24	52.30	178.00	18°50'03"	N 66°12'13" W	52.11	N 32°12'49" E	S 15°22'46" W
C25	247.86	250.00	18°50'03"	N 28°22'20" E	237.92	N 89°02'30" E	S 32°12'49" W
C26	206.89	222.00	53°23'50"	N 27°39'25" W	199.49	N 89°02'30" E	S 35°38'41" W
C27	235.61	278.00	48°33'30"	N 25°14'15" W	228.62	N 89°02'30" E	S 40°29'01" W
C28	70.94	200.00	20°19'12"	N 11°07'00" W	70.56	S 89°02'30" E	N 68°43'13" E
C29	43.38	226.00	10°59'51"	N 06°57'25" W	43.33	S 89°02'30" E	N 78°02'39" E
C30	18.13	110.00	94°25'04"	N 36°07'15" W	16.14	N 78°54'43" W	N 06°40'13" E
C31	27.06	178.00	84°22'33"	N 78°58'31" W	27.03	N 06°40'13" E	S 15°22'46" W

KEYMAP
NOT TO SCALE

SEC. 3B
SEC. 3A
X101
X102
X103
X104
X105

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Indianapolis, Indiana 46240
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E-Mail: cripe@cripe.biz

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DEVELOPMENT PLAN
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

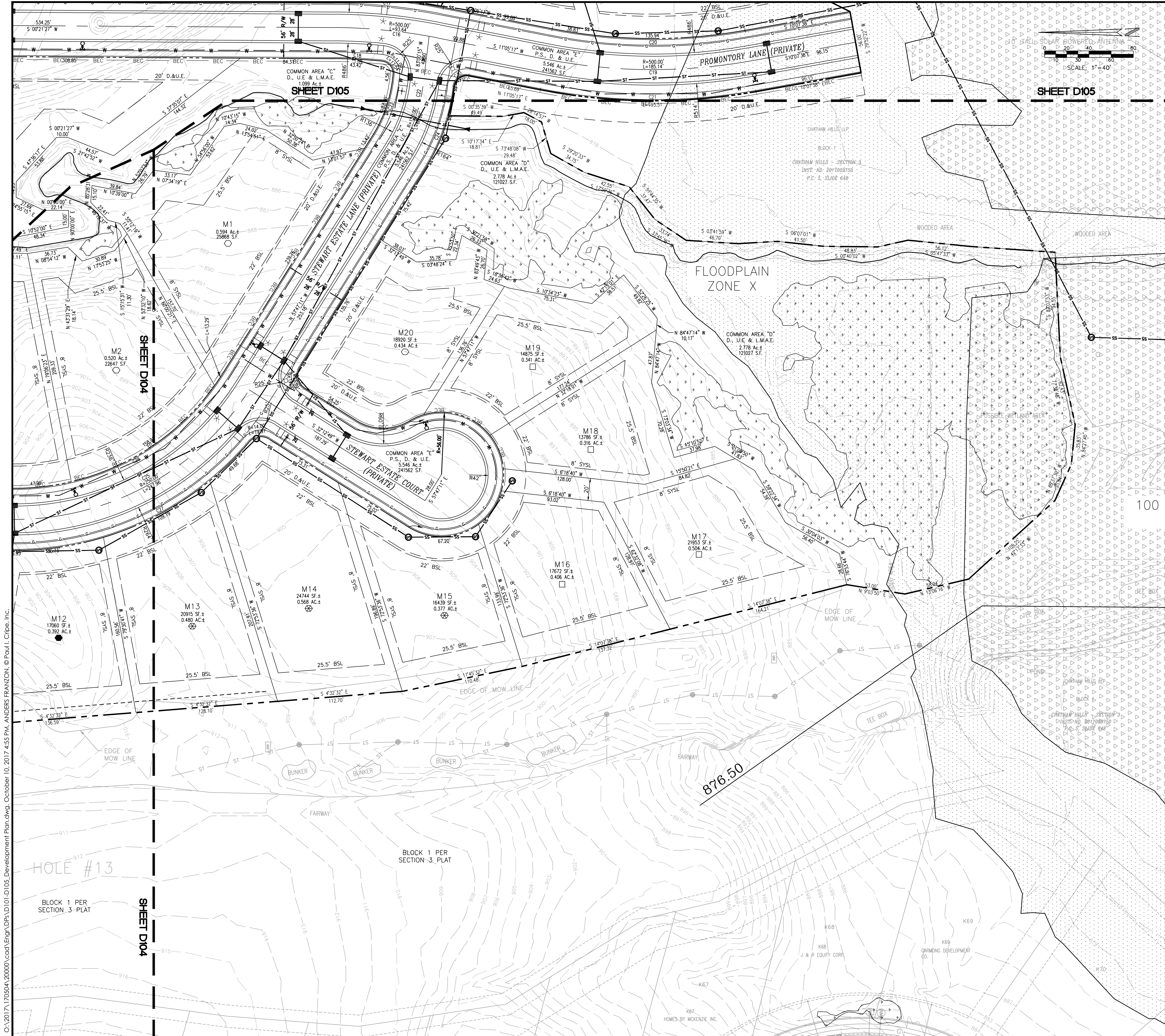
CERTIFIED BY:
J. SWALDI, PE
C. WISEMAN, PE
D. LACH, PE

Scale: 0" = 40'
Sheet: **D104**
Date: 10-10-2017
Project Number: 0170504-20000

APPROVAL PENDING
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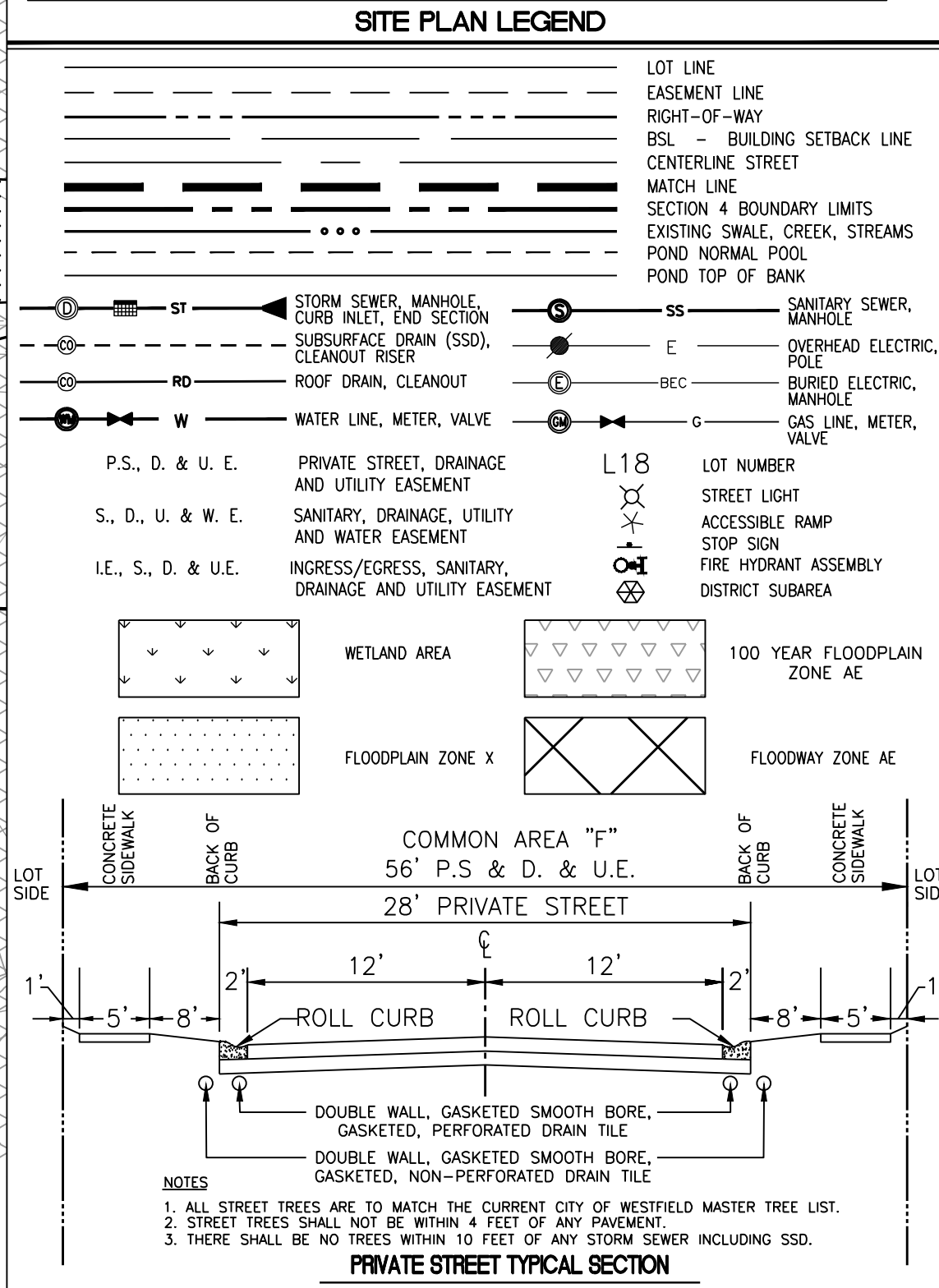
Date: 10-10-2017
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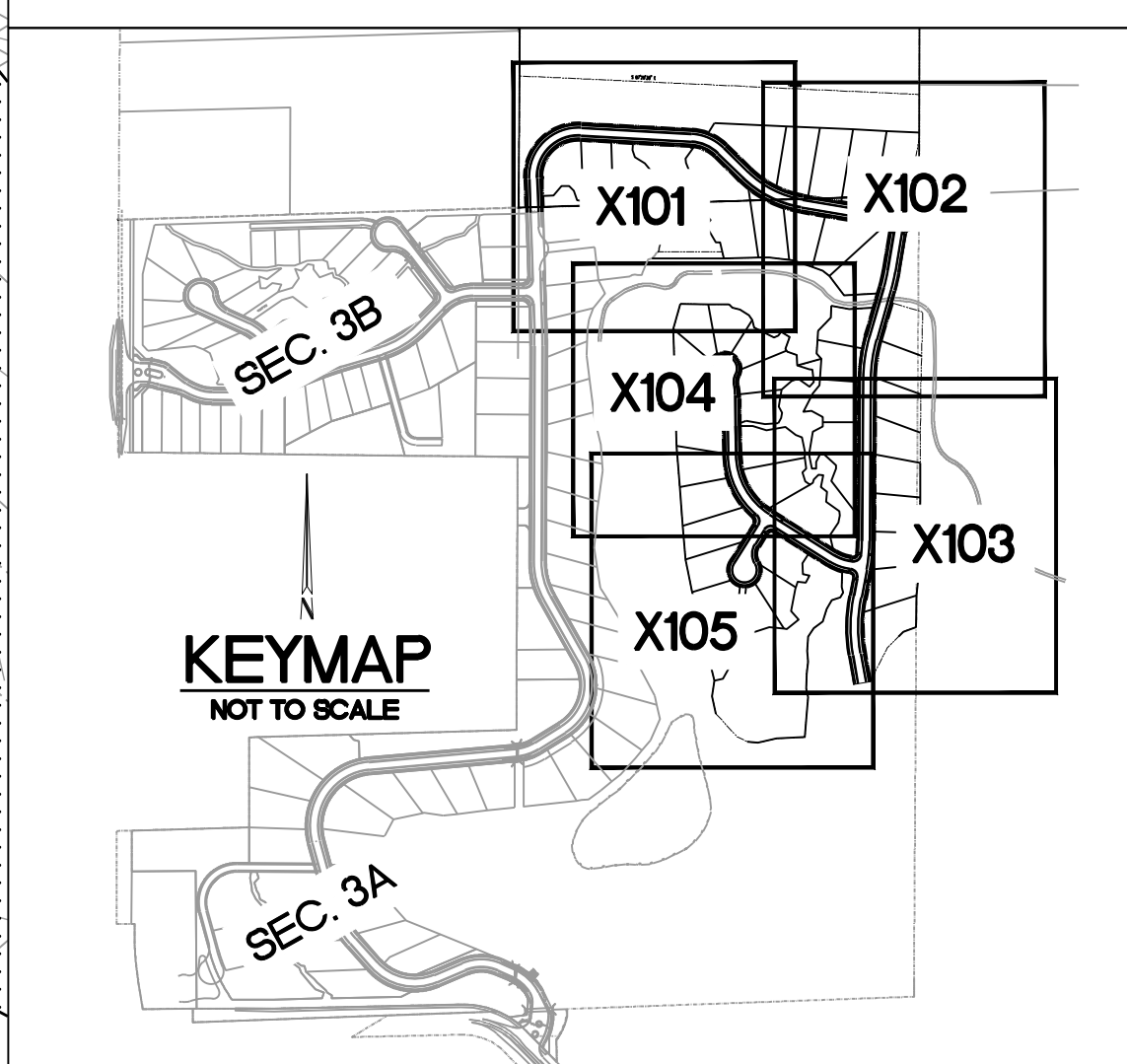


DEVELOPMENT STANDARDS MATRIX											
Subarea	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Area (SF)	Minimum Setbacks (Front)	Minimum Setbacks (Side)	Minimum Setbacks (Rear)	Minimum Building Height (ft)	Minimum Building Footprint (SF)	Minimum Lot Plantings (Shade Trees)	Minimum Lot Plantings (Ornamental Evergreen)	Minimum Lot Plantings (Brubs)
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1

SITE DATA TABLE	
TOTAL ACREAGE - 37.460 ACRES	COMMON AREA/OPEN SPACE - 15.431 ACRES
# OF LOTS - 46	ZONING - CHATHAM HILLS PUD
DENSITY - 1.23 LOTS/ACRE	ROADWAY LENGTH PUBLIC - 4,196 LF
	SCHOOL SYSTEM - WESTFIELD SCHOOLS



CURVE DATA TABLE											
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RADIAL BEARING-IN	RADIAL BEARING-OUT	IN-BEARING	OUT-BEARING	IN-BEARING	OUT-BEARING
C1	248.67	150.00	94°58'59"	N 45°38'14" E	221.15	N 88°08'45" E	S 03°07'44" W	S 03°07'44" W	S 03°07'44" W	S 03°07'44" W	S 03°07'44" W
C2	202.25	122.00	94°58'59"	N 45°38'14" E	179.87	S 03°07'44" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W
C3	286.98	178.00	94°58'59"	N 45°38'14" E	262.44	S 03°07'44" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W	S 88°08'45" W
C4	108.01	150.00	41°15'31"	S 66°14'31" E	105.70	S 44°23'15" W	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E
C5	87.85	122.00	41°15'31"	S 66°14'31" E	85.97	S 44°23'15" W	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E
C6	128.18	178.00	41°15'31"	S 66°14'31" E	125.43	S 44°23'15" W	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E	N 03°07'44" E
C7	212.25	350.00	34°51'39"	S 63°02'34" E	209.68	N 44°23'15" E	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W
C8	229.99	378.00	34°51'39"	S 63°02'34" E	226.46	N 44°23'15" E	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W
C9	195.92	322.00	34°51'39"	S 63°02'34" E	192.91	N 44°23'15" E	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W	S 09°51'36" W
C10	58.19	500.00	6°40'04"	S 12°51'38" W	58.15	N 73°48'20" W	S 80°28'24" W	S 80°28'24" W	S 80°28'24" W	S 80°28'24" W	S 80°28'24" W
C11	54.93	472.00	6°40'04"	S 12°51'38" W	54.90	N 73°48'20" W	S 80°28'24" W	S 80°28'24" W	S 80°28'24" W	S 80°28'24" W	S 80°28'24" W
C12	61.45	528.00	6°40'04"	S 12°51'38" W	61.41	N 80°28'24" W	S 73°48'20" E	S 73°48'20" E	S 73°48'20" E	S 73°48'20" E	S 73°48'20" E
C13	138.20	500.00	15°50'13"	S 08°16'33" W	137.76	S 73°48'20" E	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W
C14	130.46	472.00	15°50'13"	S 08°16'33" W	130.05	S 73°48'20" E	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W
C15	145.94	528.00	15°50'13"	S 08°16'33" W	145.48	S 73°48'20" E	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W	N 89°38'33" W
C16	93.64	500.00	10°43'50"	S 05°43'22" W	93.51	N 78°54'43" W	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E
C17	98.89	528.00	10°43'50"	S 05°43'22" W	98.74	N 78°54'43" W	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E
C18	43.42	472.00	5°16'16"	S 02°59'45" W	43.41	N 84°22'17" E	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E	S 89°38'33" E
C19	185.14	500.00	21°13'12"	S 02°48'49" E	184.08	S 78°54'43" E	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W
C20	135.94	472.00	21°13'12"	S 02°48'49" E	173.77	S 78°54'43" E	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W
C21	184.11	528.00	21°13'12"	S 02°48'49" E	184.39	N 69°21'13" E	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W	S 69°52'22" W
C22	66.02	150.00	25°13'04"	N 70°23'43" W	65.49	N 32°12'49" E	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W
C23	53.70	122.00	25°13'04"	N 70°23'43" W	53.26	N 32°12'49" E	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W	S 06°59'45" W
C24	52.30	178.00	16°50'03"	N 66°12'15" W	52.11	N 32°12'49" E	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W
C25	247.65	250.00	16°50'03"	N 28°22'20" W	237.92	N 89°02'30" E	S 32°12'49" W	S 32°12'49" W	S 32°12'49" W	S 32°12'49" W	S 32°12'49" W
C26	206.89	222.00	5°23'50"	N 27°39'25" W	199.49	N 89°02'30" E	S 35°38'41" W	S 35°38'41" W	S 35°38'41" W	S 35°38'41" W	S 35°38'41" W
C27	235.61	278.00	48°33'30"	N 25°14'15" W	228.62	N 89°02'30" E	S 40°29'01" W	S 40°29'01" W	S 40°29'01" W	S 40°29'01" W	S 40°29'01" W
C28	70.94	200.00	20°15'07"	N 11°07'09" W	70.56	S 89°02'30" E	N 68°43'13" E	N 68°43'13" E	N 68°43'13" E	N 68°43'13" E	N 68°43'13" E
C29	43.38	226.00	10°59'51"	N 06°07'09" W	43.33	S 89°02'30" E	N 78°02'39" E	N 78°02'39" E	N 78°02'39" E	N 78°02'39" E	N 78°02'39" E
C30	18.13	11.00	94°25'04"	N 36°07'15" W	16.14	N 78°54'43" W	N 06°40'13" E	N 06°40'13" E	N 06°40'13" E	N 06°40'13" E	N 06°40'13" E
C31	27.06	178.00	84°22'33"	N 78°58'31" W	27.03	N 06°40'13" E	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W	S 15°22'46" W



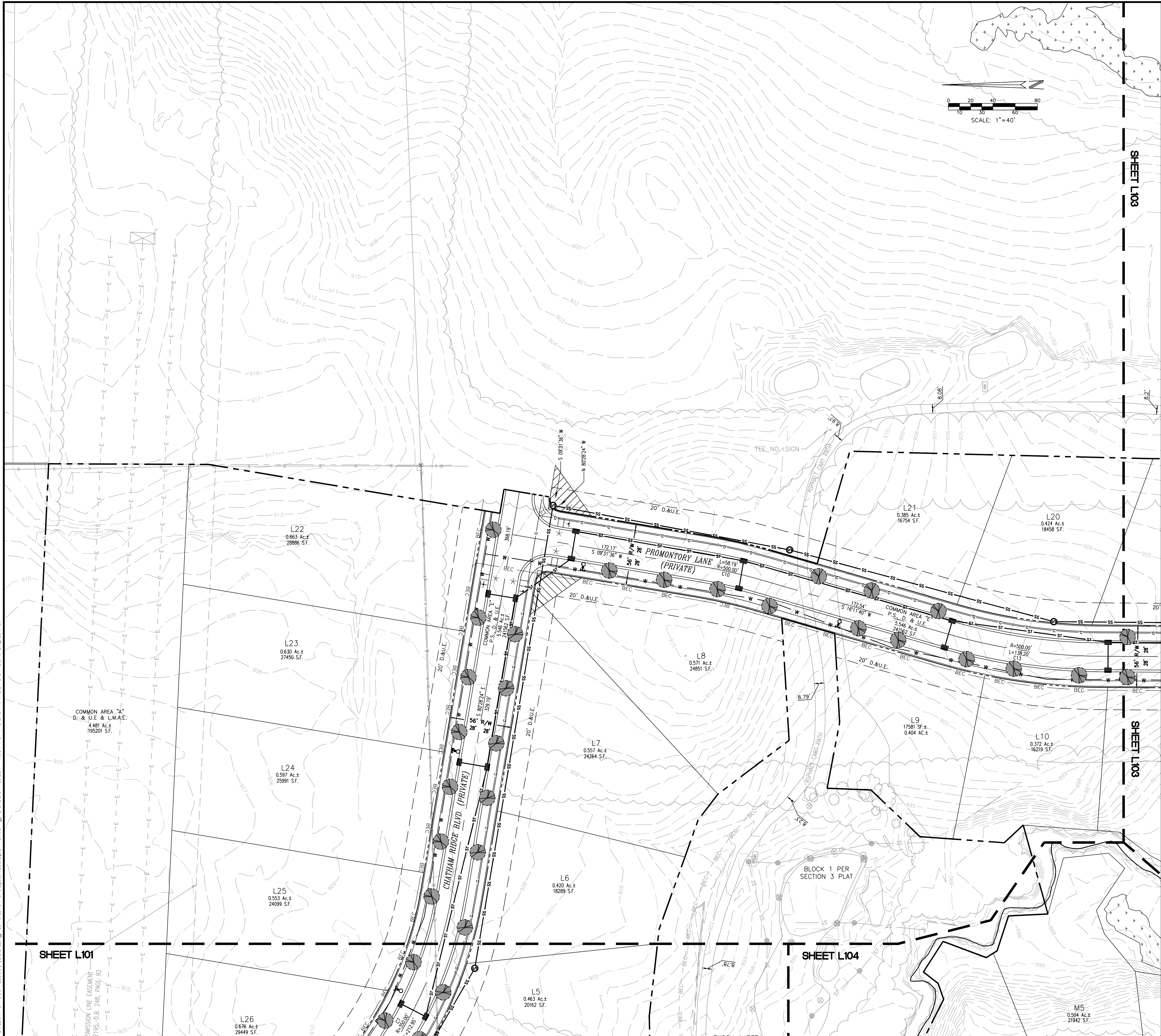
3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@crpebiz

Cripe

DEVELOPMENT PLAN
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:
Date: 10-10-2017
COVERING
DEVELOPMENT PLAN
DESIGN
Approval Pending
NOT FOR CONSTRUCTION
Date: 10-10-2017
Scale: 0" = 40'
Sheet: D105
Date: 10-10-2017
Project Number: 0170504-20000

C:\2017\170504\20000\csc\Eng\LDPs\L101-L105_Landscape Plan.dwg, October 10, 2017 4:58 PM, ANDERS FRANZON, © Paul I. Cripe, Inc.



SITE DATA TABLE

TOTAL ACREAGE - 37.460 ACRES
OF LOTS - 45
DENSITY - 1.23 LOTS/ACRE
COMMON AREA/OPEN SPACE - 15.431 ACRES
ZONING - CHATHAM HILLS PUD
ROADWAY LENGTH PUBLIC - 4,196 LF
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	BSL - BUILDING SETBACK LINE
	CENTERLINE STREET
	WATCH LINE
	SECTION 4 BOUNDARY LIMITS
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	POND TOP OF BANK
	STORM SEWER, MANHOLE, CURB INLET, END SECTION
	ROOF DRAIN, CLEANOUT
	WATER LINE, METER, VALVE
	SANITARY SEWER, MANHOLE
	OVERHEAD ELECTRIC, POLE
	BURIED ELECTRIC, MANHOLE
	GAS LINE, METER, VALVE
	P.S., D. & U. E. PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
	S, D, U, & W. E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
	I.E., S, D, & U. E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT
	WETLAND AREA
	FLOODPLAIN ZONE X
	100 YEAR FLOODPLAIN ZONE AE
	FLOODWAY ZONE AE
	L18 LOT NUMBER
	STREET LIGHT
	ACCESSIBLE RAMP
	STOP SIGN
	FIRE HYDRANT ASSEMBLY
	PROPOSED TREE

STREET TREE SCHEDULE

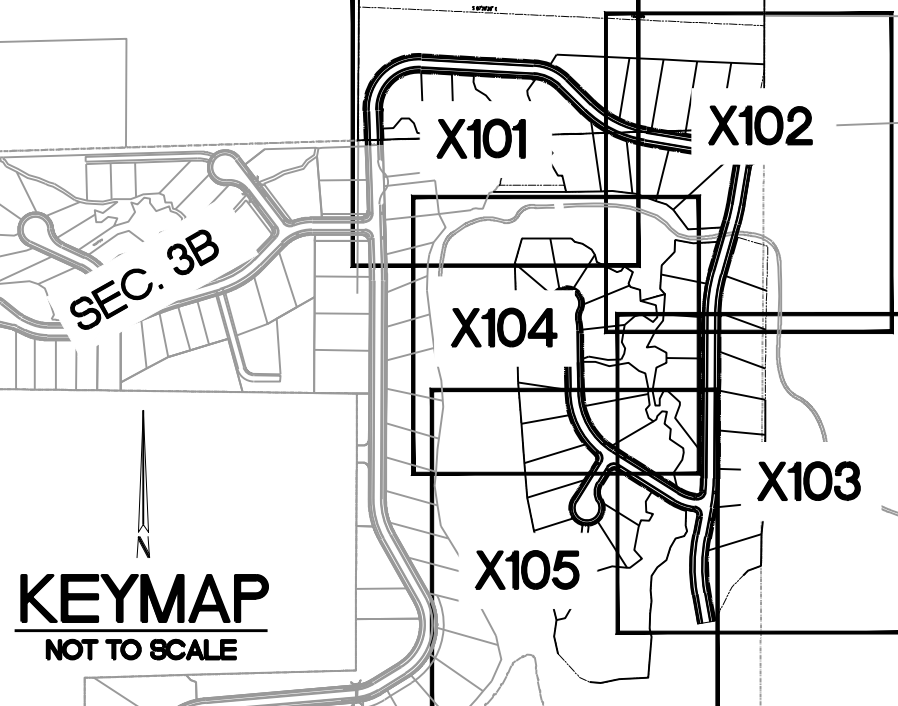
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MONA'	RED MONA HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	AZAR MURUM FRANKSRED	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM GREEN MOUNTAIN	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
BN	BETULA NIGRA SWIFT	DURA-HEAT RIVER BIRCH	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA AUTUMN GOLD	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 6' HEIGHT
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TI	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UP	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

- ALL STREET TREES ARE TO BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN TEN (10) FEET OF THE STREET ROW LINE AS PER THE WESTFIELD UDO.
- STREET TREES ARE REQUIRED AN AVERAGE OF EVERY FIFTY (50) FEET; HOWEVER, THE STREET TREES MAY BE SPACED AT A MAXIMUM SPACING OF SIXTY (60) FEET BUT AT A MINIMUM SPACING OF TWENTY (20) FEET.
- STREET TREES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS SHOWN, WITH ADJUSTMENTS FOR INDIVIDUAL DRIVEWAYS ON A PER LOT BASIS.
- ALL REQUIRED UTILITY LINE OFFSETS SHALL BE ADHERED TO UNLESS OTHERWISE ALLOWED BY THE PRESIDING UTILITY COMPANY.
- ALL 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.

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, COOK AVENUE, AMBROSE WAY, COHASSET CROSSING, MATHER CROSSING, STORROW WAY, MYRA WAY AND BULLFINCH WAY, SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SOLE OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



Revisions	Date	Description

Architecture + Interiors
Survey + 3D Laser Scanning
Energy + Facilities
Engineering + Design
Real Estate Services

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Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@cripe.biz



LANDSCAPE PLAN
CHATHAM HILLS - SECTION 4
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY:

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 10-10-2017

COVERING
LANDSCAPE PLAN
DESIGN



811
FOR CALLS IN INDIANA
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Drawn By:
J. SWALDI, EIT

Checked By:
C. WISEMAN, PE

Quality Assurance:
D. LACH, PE

Scale: 0' Scale: 1" = 40'

Sheet
L102

Date: 10-10-2017

Project Number:
0170504-20000

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 16, 2017
1710-PUD-21

Docket Number: 1710-PUD-21 (Ordinance No. 17-31)

Petitioner: Sterling Development by American Structurepoint (the "Petitioner")

Request: An Amendment to the Custom Commerce Park Planned Unit Development (PUD) District to allow a Self-Storage Facility on 9.47 acres +/-

Current Zoning: Custom Commerce Park PUD (Ord. 03-29)

Current Land Use: Vacant

Acreage: 4.12 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 17-31 (Custom Commerce Park PUD – Amendment III)
5. Character Exhibit
6. Tim Carr Letter of Support
7. EIFS Elevated Foundation Exhibit
8. Public Comments Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 11, 2017, City Council meeting. The petitioner hosted neighborhood meetings for neighbors and other interested parties on September 21, 2017 at the Countryside Clubhouse and September 26, 2017 at 17200 Foundation Parkway, the subject property.

The petition received a public hearing at the October 2, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The subject property (the "Property") is part of Lot 5, west of the Marathon Pipeline, in the Custom Commerce Park PUD, encompassing 4.12 acres +/- and located on the east side Oak Ridge Road between State Road 32 and 169th Street (see **Exhibit 2**).



Ordinance 17-31 is applicable only to the portion of Lot 5 that exists west of the Marathon pipeline as shown in yellow on the picture to the left and detailed in the Legal Description, Exhibit A, of Ordinance 17-31.

Two other lots in the Custom Commerce Park PUD exist directly north (WEAS Engineering and Automatic Pool Covers) and south (Thieneman Construction) of the Property. Residential subdivisions zoned MF-2: Multi-Family Medium Density (The Oaks), SF-3 Cluster: Single Family 3 Cluster (Countryside), SF-3: Single-Family Medium Density (Quail Ridge) and SF-4: Single Family High Density (Pine Ridge) are located on the west side of Oak Ridge Road, across from the proposed Self-Storage Facility. The Westfield Business Park, zoned EI: Enclosed Industrial, and an additional lot within the Custom Commerce Park PUD (Custom Concrete) exist to the west of the Property.

Zoning: The area comprising of the Custom Commerce Park PUD was rezoned from SF-3, and EI by the adoption of Ordinance 03-29 (the “Existing PUD”) at the September 18, 2003, Westfield Town Council meeting.

Property Description: The Petitioner is requesting an amendment to the Existing PUD, specific to the Property, to allow for the construction of a Self-Storage Facility. The proposed ordinance defaults to the EI: Enclosed Industrial District as the underlying zoning district.

Permitted Uses: The Existing PUD lists “Storage and Transfer of Household Goods” as a permitted use, though the language of Ord. 03-29 restricts the use from abutting Oak Ridge Road. The term “Storage and Transfer of Household Goods” was used prior to Self-Storage Facilities being explicitly defined in the UDO (Ord. 17-10). The proposed PUD Ordinance would allow a Self-Storage Facility on the Property, which abuts Oak Ridge Road.



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

Architectural Standards: The proposed PUD Ordinance would add Concrete Tilt-Up Panels as an External Façade Material. Exterior Insulation and Finish System (EIFS) is also listed as a permitted External Façade Building Material, but shall only be used as a secondary accent material on architectural elements, projecting or recessed offsets, and compound walls per the Concept Plan (see **Exhibit 3**).

The proposed ordinance also incorporates an Illustrative Character Exhibit (see **Exhibit 5**) to establish the benchmark for the quality and character of the development prohibiting the use of franchise and prototype architecture and establishing alternative standards for building materials.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the Property within the “Business Park” land use classification. The Business Park classification identifies manufacturing, subordinate office, retail and services, research and development and warehousing as appropriate land uses.

ISSUES RAISED AT PUBLIC HEARING

Both the public and the APC raised concerns regarding EIFS, the proposed Exterior Building Material. The proposed Building Setback on Oak Ridge Road was brought up as a concern despite the petitioner stating that they would be set back 20 feet further than required. Traffic increase on Oak Ridge Road was also stated as a concern. The petitioner stated that on average, Self-Storage Facilities generate six (6) trips per month per 100 storage units. A potential decrease in property value was also stated as a concern considering the residential subdivisions on the west side of Oak Ridge Road across from the Custom Commerce Park.

MODIFICATIONS SINCE THE OCTOBER 2, 2017 PUBLIC HEARING

The petitioner has revised the proposed Ordinance and Concept Plan to indicate that the primary External Façade Building Material will be Tilt-Up Concrete Panels rather than EIFS. Although EIFS shall be a permitted External Façade Building Material, it shall be used only as a secondary accent material on architectural elements, projecting or recessed offsets, and compound walls per the Concept Plan (see **Exhibit 3**).



The petitioner has also revised the legal description for the proposed Ordinance. Rather than being applicable to the entirety of Lot 5 of the Custom Commerce PUD as it currently exists, the proposed Ordinance shall be applicable only to the acreage west of the existing Marathon Pipeline that currently splits Lot 5 (see picture on Page 2 of Staff Report). If successful in adopting Ordinance 17-31, the petitioner will subdivide Lot 5 along the Marathon Pipeline concurrently with the Development Plan process. Thus, the Existing PUD, not Ordinance 17-31, will be the applicable zoning on the new lot east of the Marathon Pipeline.

PROCEDURAL

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

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

Council Introduction: The petition was introduced at the September 11, 2017, City Council meeting.

Public Hearing: A change of zoning is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 2, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana Law and the Plan commission's Rules of Procedure.

DEPARTMENT COMMENTS

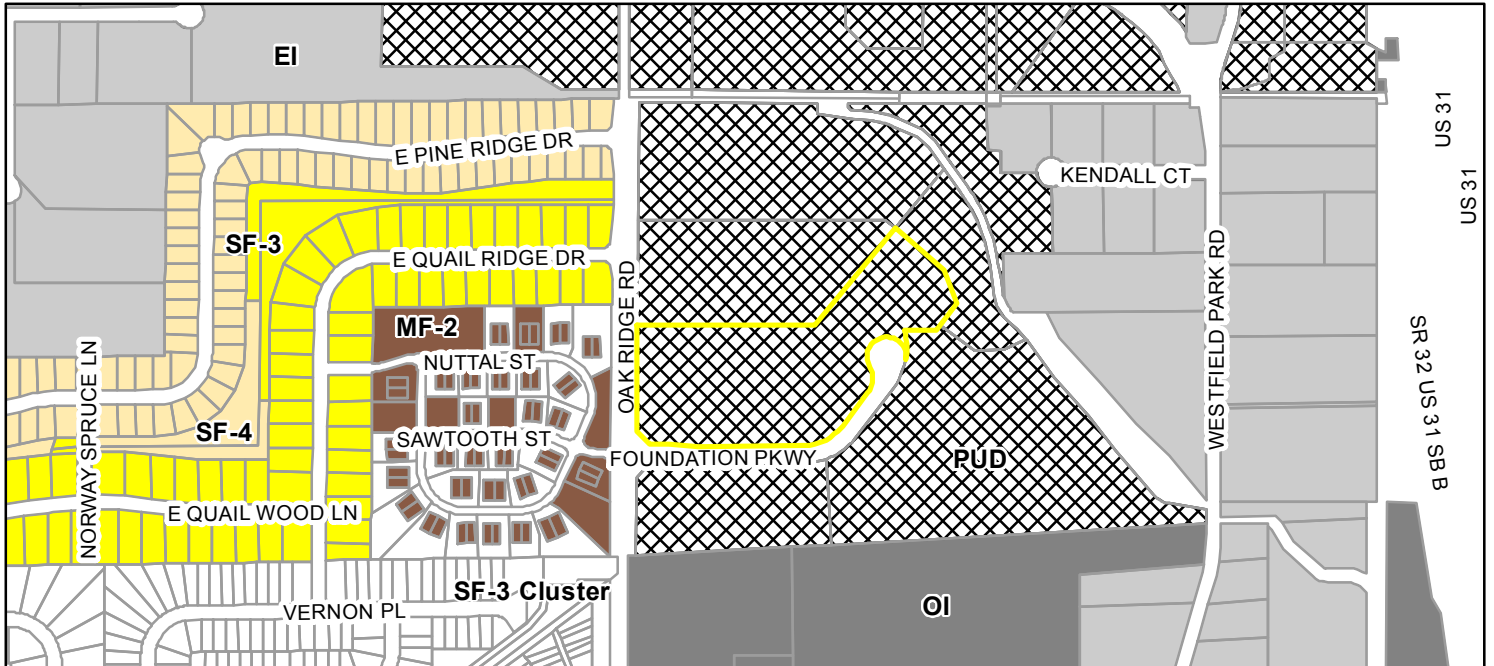
1. **Action:** If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1710-PUD-21
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

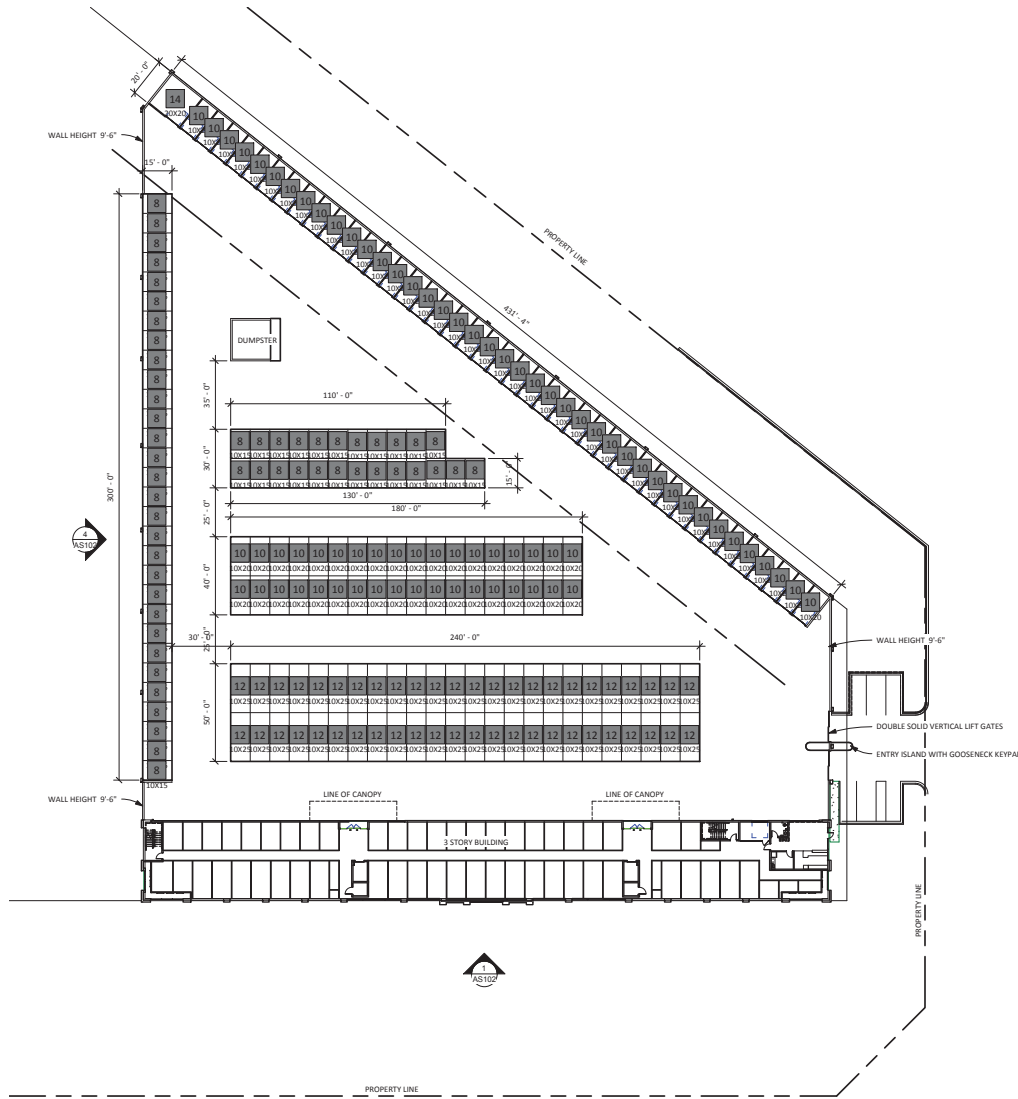
Aerial Location Map

Site



Zoning Map





ARCHITECTURAL SITE PLAN
1" = 30'-0"

UNIT SIZE SCHEDULE - PHASE 01			
NO	UNIT DESCRIPTION	SQUARE FOOTAGE	NUMBER OF UNITS
NON CLIMATE			
8	10x15	8100	54
10	10x20	15400	77
12	10x25	12000	48
14	20x20	400	1
		35900	
		35900	
SQUARE FOOTAGE CALCULATIONS			
TOTAL BUILDING CLIMATE		40,042 SF	
TOTAL BUILDING NON-CLIMATE		35,900 SF	
TOTAL GROSS		75,942 SF	
NET RENTABLE			
TOTAL BUILDING CLIMATE		28,225 SF	
TOTAL BUILDING NON-CLIMATE		35,900 SF	
TOTAL NET RENTABLE		64,125 SF	
EFFICIENCY		84.4%	



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NOT FOR CONSTRUCTION

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ARCHITECTURAL SITE PLAN

MSD-WESTFIELD

DRAWING TITLE

ISSUES / REVISIONS

NO. DATE DESCRIPTION

PROJECT NO: 2016-0027

DATE: 10-25-2016

SCALE: 1" = 30'-0"

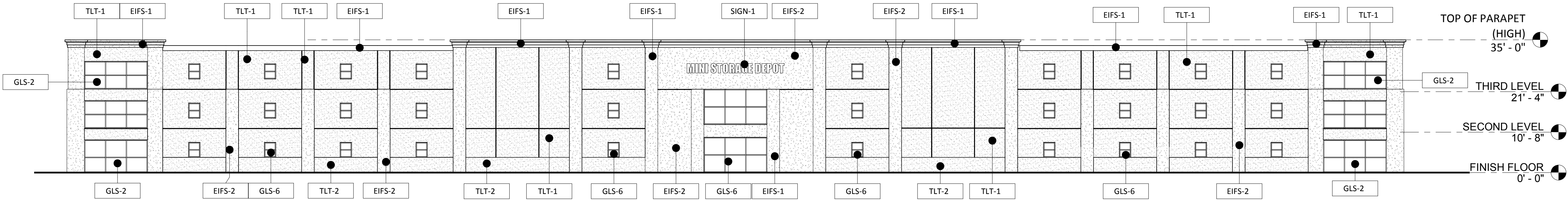
DRAWN BY: PH

CHECKED BY: PH

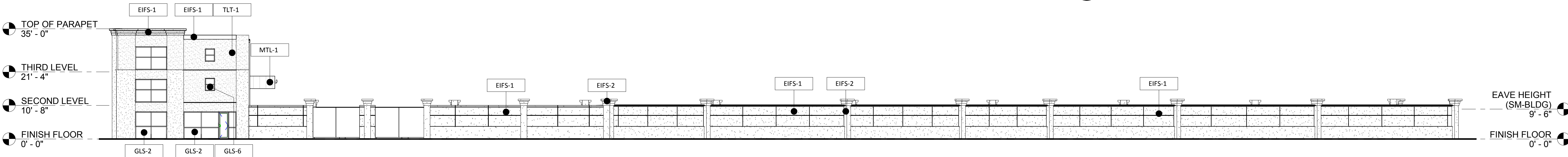
AS101

PLOT DATE: 10/20/2017 2:14:39 PM FILE NAME: C:\Users\Peter\Documents\Projects\MSD-Westfield\MSD-Westfield.dwg

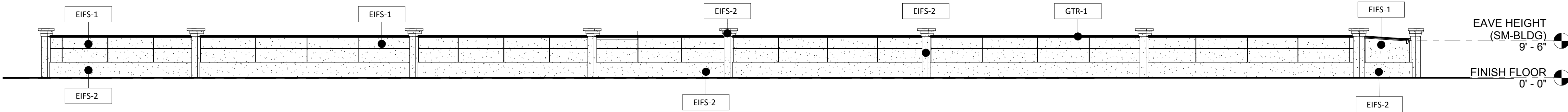
EXTERIOR FINISHES LEGEND				
COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	EXTERIOR WALLS	DRYVIT	COLOR: MATCH TILT-1
EIFS-2	EXTERIOR INSULATION FINISH SYSTEM	EXTERIOR WALLS	DRYVIT	COLOR: MATCH TILT-2
FNC-1	DECORATIVE METAL FENCING	FENCE	AMERISTAR	AEGIS II, COLOR: BLACK
GLS-2	ALUMINUM FRAMES AND GLASS	STOREFRONT	KAWNEER	BRONZE ANODIZED CLADDING WITH PPG LOW-E GLASS, COLOR: SOLAR BRONZE
GLS-6	ALUMINUM FRAMES AND GLASS	WINDOW	PELLA	DOUBLE HUNG - MATCH GLS-2
GTR-1	METAL FLASHING	WALL	TRACTE	COLOR MATCH TILT-1
HMD-1	EXTERIOR PAINT	MAN DOORS	OWNER REVIEW	COLOR: MATCH TILT-1
OHD-1	STEEL	OVERHEAD DOOR	TRACTE	COLOR: EVERGREEN
SIGN-1	METAL CHANNEL LETTERS	EXTERIOR WALLS	SIGNAGE MANUFACTURER	SIGNAGE FOR MINI STORAGE DEPOT - SIZE LESS THAN 20% OF ELEVATION PER ZONING
TLT-1	CONCRETE TILT UP PANEL	EXTERIOR WALLS	CONCRETE\SHERWIN WILLIAMS	COLOR: SHERWIN WILLIAMS SW7036
TLT-2	CONCRETE TILT UP PANEL	EXTERIOR WALLS	CONCRETE\SHERWIN WILLIAMS	COLOR: SHERWIN WILLIAMS SW7041



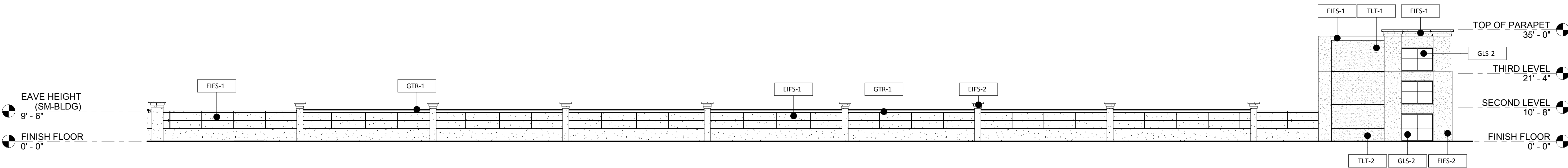
1 EXTERIOR ELEVATION - FRONT
AS101/AS102 1/16" = 1'-0"



2 EXTERIOR ELEVATION - RIGHT
AS101/AS102 1/16" = 1'-0"



3 EXTERIOR ELEVATION - REAR
AS102 1/16" = 1'-0"



4 EXTERIOR ELEVATION - LEFT
AS101/AS102 1/16" = 1'-0"

EXTERIOR ELEVATIONS

MSD-WESTFIELD

DRAWING TITLE

PROJECT

ISSUES / REVISIONS

DESCRIPTION

NO DATE

2017-10-06 CITY REVIEW

PROJECT NO: 2016-0027

DATE: 10-25-2016

SCALE: 1/16" = 1'-0"

DRAWN BY: PH

CHECKED BY: PH

AS102

September 11, 2017

Clint Patterson
Sterling Development, LLC
3900 Edison Lakes Pkwy Suite 201.
Mishawaka, IN 46545

Dear Clint, and To Whom It May Concern,

As Chairman of the Development Control Committee of Custom Commerce Park, and representing the ownership and developers of the said business park, I can verify that we are all supportive of the proposed zoning change to the Custom Commerce Park PUD, allowing the proposed Class A, Multi Story, Self-Storage Facility.

We are supportive of this zoning change, and also the self-storage use, as long as the design and overall appearance of this facility is in keeping with, and of like kind with the adjacent facilities that have already been constructed within the business park. This includes items such as a hard surface appearance, color, appropriate window count, window tinting, building height, landscaping, etc.

Attached to this letter of approval, is a document dated June 1st, 2017, Re: Proposed Storage Units in Custom Commerce Park, which has been signed by both parties. Our approval of this zoning change and development is with the understanding that the contents of the attached document, dated June 1, 2017 are met and adhered to.

Sincerely,

Oak Ridge Development, LLC
Development Control Committee

By: 
Timothy J. Carr Managing Member and
Chairman of Committee

WRITTEN PUBLIC COMMENTS

Docket Number: 1710-PUD-21
Petitioner: Sterling Development by American Structurepoint
Request: Petitioner requests an Amendment to the Custom Commerce Park Planned Unit Development (PUD) District to allow for a Self-Storage Facility on 9.47 acres +/-

Enclosed Attachments:
October 2, 2017 Public Hearing

1. Michael Shebek	17397 Oak Ridge Road	(9/26/17)
2. Joseph W. (Rick) Batza	668 Nuttal Street	(Postmarked 9/29/17)
3. Andy Weas	17297 Oak Ridge Road	(10/02/17)
4. Steve George	17219 Foundation Parkway	(10/03/17)

September 26, 2017

City of Westfield
Advisory Plan Commission

RE: Change of Zoning request to allow a Self-Storage Facility to be located near 17200
Foundation Parkway – Custom Commerce Park

Dear Commission,

In 2011, my company purchased land and started construction of a commercial building on approximately 8 acres of land which is located at 17397 Oak Ridge Rd. This was the first new construction project in Custom Commerce Park in over 6 years.

When looking for a place to move our business, we wanted to move and construct a building that became a piece of art for all who work here, and with a beautiful exterior presence for all who pass by it. We could have built a metal building and saved on construction costs, but chose a business park that believed beautiful quality construction was important.

We also chose Custom Commerce Park because we wanted to be a partner with the city of Westfield to bring good businesses, good people and higher-end structures to the park.

In the coming years, the Weas and Thieneman companies came here with those same beliefs. These are two examples of good businesses with like-kind construction and good people to move into the park. The construction of their facilities met the zoning standards and complimented the two existing buildings in the park.

By having structures that are made of concrete with a strong tinted-window presence, we have met and exceeded the standards set forth in the park, and I would argue that we have defined the construction brand the park demands. It would be a disservice to us, other members of the park and to our good neighbors to the west, if this business park changed its zoning so that it can accommodate an “un-like structure”, and in the process, change the park to look like most every other business park.

Respectfully submitted,

Michael Shebek
President
Automatic Pool Covers, Inc.
17397 Oak Ridge Rd.
Westfield, IN 46074



September 29, 2017

City of Westfield
Economic and Community Development Department
2728 East 171st Street
Westfield, IN 46074

Ladies and Gentlemen:

This letter is in regards to petition 1710-PUD-21 regarding a request filed by Sterling Development, LLC requesting a zoning change for 9.47 acres of property generally located at 17200 Foundation Parkway, Westfield, IN 46074. I am further given to understand that the purpose of the zoning change is to permit a self-storage facility to be constructed at that location fronting onto Oak Ridge Road.

My wife and I own and live in a home in the Oaks Preserve Condominiums on the west side of Oak Ridge Road, immediately across the street from the proposed site of this storage facility. I would first like to make mention that I was first notified of this pending action on Thursday morning, September 28th, by a hand delivered first class envelop explaining the project. I quickly made note in the accompanying letter that an informational meeting had been held two days earlier on September 26th thus taking away my ability to ask questions.

Secondly, I am curious as to why all of this is happening so quickly with so little notice to area residents. In specific, we are being first notified on September 28th of an informative meeting that already occurred and that the Advisory Plan Commission will meet to decide the matter this coming Monday. Other than this letter, it leaves someone with their home and a vested economic interest in the City of Westfield very little time to react to protect themselves. I can't even get an appointment with my family attorney that fast.

When my wife and I were searching for a new home in 2015, we chose this neighborhood for multiple reasons. First was our desire to live in the City of Westfield, a community oriented location that was peaceful and quiet. We loved the way our home was designed and built, the family friendly nature of the neighborhood with lots of places to walk, ride a bicycle and enjoy the out of doors.

Yes, there was one office building across the street and a second under construction. Office buildings are quiet neighbors that do little to detract from the makeup of the area. The aesthetics of these structures blend in with the single family dwellings and save early morning and end of the work day traffic, add little congestion to Oak Ridge Road. They did not detract from the visual appeal of the neighborhood. Office buildings do not usually contain any sort of hazardous materials.

Self-service storage facilities have recently been used to store any and all sorts of materials, some far from legal such as meth labs. The owners will say that they don't allow that however the name self-service tells you that the proprietors have nothing at all to do with moving items in and out. The criminal element is not intimidated by the legal wording on a contract. I can attest to this as I have worked in public safety for over 40 years and have made multiple responses into such facilities.

Another drawback to this plan is their request to front the facility on Oak Ridge Road. The closest traffic signal is at State Road 32. A self-storage facility is generally available to its customers 24 hours a day which will significantly add to street congestion without any additional traffic control or lanes.

My final issue is with the appearance. I researched the zoning of the undeveloped areas immediately surrounding our prospective home before we bought it in 2015. Since office buildings or single family residences were the only things that could be built in the immediate area, we were comfortable in making a quarter million-dollar investment. Please don't tell me I made a mistake.

I am quite concerned of what can happen to our property values with the inclusion of this potential eyesore to our beautiful, quiet community. It has been my experience with other such facilities that after the investors have realized their profit, they will sell off the facility to others who may not be as concerned about exterior maintenance or what was said years ago at a zoning commission meeting that they were not a party to.

I can appreciate the fact that elected officials must keep economic development issues on the front burner. Businesses do bring in a sizeable amount of tax revenue to fund government. It is however imperative that the interests of homeowners not be sacrificed when there are other locations in the community, such as the State Road 32 sector, where such a facility could be located without changing the complexion of the neighborhood.

In closing, I implore you as the representatives of the residents of Westfield to turn down this request and maintain the integrity of our segment of the community.

Respectfully,

Joseph W. (Rick) Batza
668 Nuttal Street
Westfield, IN 46074

October 2, 2017

City of Westfield
Advisory Plan Commission

Subject: Opposition to change of zoning request for self-storage facility to be located near
17200 Foundation Parkway – Custom Commerce Park

Dear Commission,

We represent HADAH II LLC and its tenant Weas Engineering, located at 17297 Oak Ridge Road. Our building is adjacent to the property in question here. We received notice via certified mail one day before a meeting was held to discuss this potential project. Unfortunately, the timing of this notice was insufficient to allow us to attend the meeting.

It is our understanding that there is a request to change zoning to allow self-storage use and the use of building materials that are not currently approved in Westfield. We do not support this use of the property nor the use of inferior building materials relative to the rest of the development. In reviewing the design and materials, there appears to be a façade built of material not consistent with the materials used in the business park. In addition, the proposal includes a number of high walls apparently intended to hide a large number of metal storage sheds.

All of the existing buildings in the business park are constructed of concrete materials. The consistent architecture and high-quality building materials combine to form a high-end look and feel that sets the park apart from other locations that would be more suitable for the proposed project. In other words, the proposed project would not fit in well and could negatively affect the quality and value of our investment in the business park.

In addition to our serious objections to the proposed materials and architecture, we have strong concerns about increased traffic, security during non-staffed hours, and the negative effect that this type of development could have on the businesses in the park and the nearby housing developments.

While we strongly support new business development in Westfield, we do not believe this particular project should be located on this property or in this business park.

Sincerely,

Andy Weas, Jr.
Managing Member-HADAH II, LLC
President – Weas Engineering

Heidi Muller
Managing Member-HADAH II, LLC

October 3, 2017

City of Westfield

Advisory Plan Commission

Re: Objection to proposed change in zoning request for self-storage facility at 17200 Foundation Parkway-Custom Commerce Park

Dear Plan Commission Members,

We represent Thieneman Properties and its tenant, Thieneman Construction, Inc., located at 17219 Foundation Parkway. Our building is immediately south and across Foundation Parkway from the proposed self-storage facility.

We understand there is a request to modify zoning to allow a proposed self-storage facility to front Oakridge Road and to allow non-conforming, inferior building products on its primary external façade. We have strong objections to the self-storage use as a frontage building, and strong objections to the proposed materials and architecture, as well as the proposed set-back for the building relative to its neighbors to the north (Weas and Automatic Pool Covers). Presently within Custom Commerce Park, there are four, architecturally-consistent, high-quality concrete commercial/industrial buildings, three of which are less than six years old and all three of which front Oakridge Road. The Carr family has done an excellent job of developing the park to a standard that has proven to be well ahead of its time. To allow an EIFS-built, self-storage structure to front Oakridge Road at this life cycle of the development would be a mistake and could negatively impact both the park and nearby residential housing, not to mention the value of the owners' real estate investments within Custom Commerce Park.

We have additional, significant concerns about what building materials would be used interior of the EIFS-bordered compound. After review of the design and materials, we noted several differences in the list of materials on the plan and its legend of materials (for example MTL-1 appears on legend but not on drawing and MTR-1 shows on drawing but is not in the legend). At this stage no plan materials are notated for the interior buildings. We spent time examining structures currently underway by this developer in Fishers and Noblesville that would appear to be relatively consistent with the proposed construction here, and our concerns were not alleviated. Pictures are attached.

As Westfield residents and personal and business property owners, we firmly support economic development in Westfield, and feel this type of business has a reasonable demand in Westfield. The project should be located in a more suitable location which provides a more suitable buffer between such a development and its residential neighbors.

Sincerely,

Shannon R. Thieneman

Member, Thieneman Properties, LLC
Assistant Secretary, Thieneman Construction, Inc.

Kenneth D. Thieneman

Member, Thieneman Properties, LLC
CEO & President, Thieneman Construction, Inc.

ORDINANCE NUMBER 17-31

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

This is an Ordinance (to be known as the “**Custom Commerce Park PUD – Amendment III**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the City Council enacted Ordinance No. 03-29, the Custom Commerce Park Planned Unit Development District (the “Original PUD Ordinance”) on September 18, 2003 amended by (i) Ordinance 11-05, enacted by the City Council on March 14, 2011 and (ii) Ordinance 14-45, enacted by the City Council on December 8, 2014 (collectively, the “Custom Commerce Park Planned Unit Development”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 1710-PUD-21**), requesting an amendment to the Original PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1710-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Section 1. Applicability of Ordinance.

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

Section 2. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. Character Exhibit. The architectural character exhibit, attached hereto as **Exhibit C** (“the Character Exhibit”), is hereby incorporated in this Ordinance and made a part hereof. The Character Exhibit represents an image designed to capture the intended quality of structures and improvements to be constructed on the Real Estate. Although the Character 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 and improvements that are permitted to be constructed on the Real Estate.

Section 4. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 4.1 **Exterior Insulation Finishing System (EIFS):** Non-load bearing, exterior wall cladding system that provides exterior walls with an insulated, water-resistant, finished surface in an integrated composite material system.
- 4.2 **Concrete Tilt-Up Panel:** Panels that are formed horizontally on a concrete slab and after curing, tilted vertically with a crane and braced into position until remaining building structural components are secured.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the EI: Enclosed Industrial District (the “Underlying Zoning District”).

Section 6. Permitted Uses. Permitted uses on the Real Estate shall be as set forth below.

- A. Permitted uses as indicated on Exhibit 3 of the Original PUD Ordinance.
- B. Self-Storage Facility shall be a permitted use abutting Oak Ridge Road.

Section 7. General Regulations. The standards of the Original PUD Ordinance, as applicable to the Underlying Zoning District, shall apply to the development of the District.

Section 8. Development Standards. The standards of the Original PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

- Concrete Tilt-Up Panels are permitted in addition to Masonry Material as an External Façade Material.
- EIFS is permitted in addition to Masonry Material as an External Façade Material, but shall only be used as a secondary accent material on architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.), projecting or recessed offsets, and compound walls as depicted on the Concept Plan in **Exhibit B.**

Section 9. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. Design Standards. The standards of the Original PUD Ordinance shall apply to the development of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 17-31** was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-31**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-31**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by: Brad Schrage, American Structurepoint, 7260 Shadeland Station,
Indianapolis, IN 46256

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A **REAL ESTATE**

LEGAL DESCRIPTION

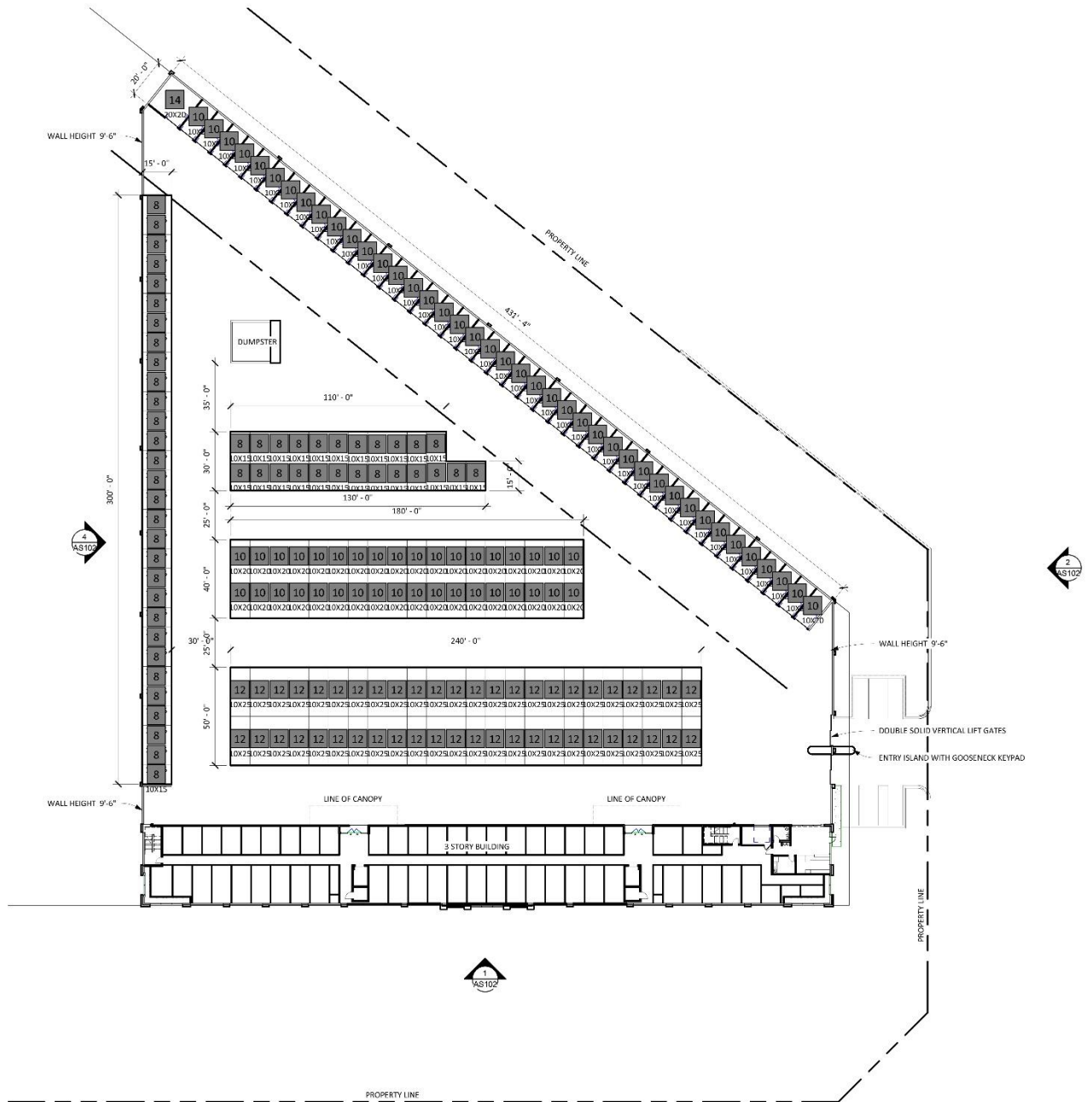
A part of Lot 5 of the Replat of Lot 4 of the First Amendment to the Secondary Plat of Custom Commerce Park recorded as Instrument Number 2013044134 (Plat Cabinet 5, Slide 103), in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Beginning at the northwestern corner of said Lot 5; thence South 89 degrees 54 minutes 18 seconds East 606.26 feet along a north line of said lot to corner thereof, said corner being on the centerline of a 100-foot Pipeline Easement recorded as Instrument Number 200658449 in said Office of the Recorder; thence along said easement centerline the following two (2) courses: 1) South 39 degrees 35 minutes 10 seconds West 112.96 feet; 2) South 39 degrees 6 minutes 50 seconds West 419.57 feet to the northern right-of-way line of Foundation Parkway; thence along said northern right-of-way of Foundation Parkway the following four (4) courses: 1) South 89 degrees 39 minutes 51 seconds West 61.30 feet; 2) North 86 degrees 19 minutes 54 seconds West 100.25 feet; 3) South 89 degrees 39 minutes 51 seconds West 66.12 feet; 4) North 44 degrees 57 minutes 55 seconds West 63.23 feet to the eastern right-of-way line of Oakridge Road; thence North 0 degrees 24 minutes 18 seconds East 363.21 feet along said eastern right-of-way line to the point of beginning and containing 4.120 acres, more or less.



Approximate boundaries of Real Estate are shown in yellow on above map.

EXHIBIT B CONCEPT PLAN



ARCHITECTURAL SITE PLAN
1" = 30'-0"

EXHIBIT C
CHARACTER EXHIBIT

