



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_10_15_2018

Monday, October 15, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 15, 2018 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - October 1, 2018

Documents: [APC Minutes - October 1, 2018](#)

Approval of "2019 APC Schedule of Meetings and Filing Dates"

Documents: [2019 APC Meeting Schedule-DRAFT](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1810-PUD-26

Hahn Plaza PUD

Southeast Corner of 191st Street and Chad Hittle Drive

Greenwalt Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 12.5 acres +/- from the AG-SF1: Agriculture Single Family Rural District and the GB: General Business District to the Hahn Plaza PUD District.

(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ord. 18-38](#) |

[Exhibit 4: Illustrative Layout](#) | [Exhibit 5: Character Exhibits](#) | [Exhibit 6: Ord. 18-38 \(Redline Version\)](#)

1810-ODP-14 & 1810-SPP-14

Hahn Plaza

Southeast Corner of 191st Street and Chad Hittle Drive

Greenwalt Development Group, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat approval of three (3) commercial blocks on 12.5 acres +/- in the proposed Hahn Plaza PUD District.

(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: ODP & SPP](#)

1810-PUD-27

Stuckey Farm PUD

19975 Hamilton-Boone County Road

Stuckey Farm Orchard and Cider Mill by Onpointe Land Matters, LLC requests a change of zoning of 40 acres +/- from AG-SF1: Agriculture / Single-Family Rural District to the Stuckey Farm PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Proposed Ordinance 18-39](#) | [Exhibit 6: Proposed Ordinance 18-39 \(Redline\)](#)

1810-ODP-15 & 1810-SPP-15

Chatham Hills, Section 5

Approximately 1550 feet south of the intersection of Chatham Ridge Blvd. and Promontory Lane

Chatham Hills LLP by Cripe Solutions by Design requests Overall Development Plan and Primary Plat and Subdivision Waiver approval of 37 residential lots on 184.614 acres +/- in the Chatham Hills PUD District.

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

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

PUBLIC HEARING ITEMS

No Public Hearing Items.

CONTINUED ITEMS

1806-PUD-14 [CONTINUED]

Lindley Run PUD

Southeast Corner of 196th Street and Grassy Branch Road

Otlhof Homes, LLC by Nelson & Frankenberger requests a change of zoning of 106.5 acres +/- from the SF2: Single Family Low Density District to the Lindley Run PUD District to allow for the development of 130 single-family residential lots and 300

duplex/townhomes.

(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

1810-PUD-28 [CONTINUED]

Grand Junction Plaza PUD

202 Mill Street

The City of Westfield requests a change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

(Planner: Kevin Todd - KTodd@westfield.in.gov)

1805-PUD-09 [CONTINUED]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1810-PUD-27

Project Name: Stuckey Farm PUD District

Subject Site Address: 19975 Hamilton Boone Co Road (the "Property")

Petitioner: Stuckey Farm Orchard and Cider Mill

Representative: Onpointe Land Matters, LLC

Request: Requests a change in zoning review of 40.0 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Stuckey Farm Planned Unit Development (PUD) District.

Current Zoning: AG-SF1

Current Land Use: Agritourism

Approximate Acreage: 40.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 18-39
6. Proposed Ordinance 18-39 Redline

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the September 10, 2018 City Council meeting. The petitioner held a neighborhood meeting at Stuckey Farm Orchard and Cider Mill on September 11, 2018. The petition received a public hearing at the October 1, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 19975 Hamilton Boone Co Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Stuckey Farm PUD District (Ordinance 18-39, *pending*). The proposed PUD Ordinance establishes the AG-SF1: Agriculture / Single-Family Rural District as the Underlying Zoning District.



Permitted Uses: the proposed PUD Ordinance defaults to the uses of the Underlying Zoning of AG-SF1: Agriculture / Single-Family Rural District and adds the following uses:

Agritourism Use (or Agritainment Use), including related outdoor storage and display not visible from an External Street.

Agricultural Use, including Agricultural Processing (e.g., cider mill) of onsite crops and related outdoor storage and display not visible from an External Street.

Special Events (as defined in Ord. 18-39 Section 2 Definitions).

Temporary Use and Events (as defined in Ord. 18-39 Section 2 Definitions).

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

Minimum Building Setback Lines:

Abutting External Street: Thirty (30) feet.

District Perimeter Not Abutting Street: Thirty (30) feet.

All Other: No minimum.

Minimum Building Separation: Twenty (20) feet.

Maximum Building Height: Twenty-five (25) feet; however, if a building has a minimum roof pitch of five (5) (vertical units) to twelve (12) (horizontal units), then the maximum Building Height shall be forty-five (45) feet (see also Article 6.6 Height Standards of the UDO).

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

Architectural Standards: Shall not apply; rather, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in the Existing Character Exhibit (see **Exhibit 4**).

Landscaping Standards: Shall not apply.

Parking and Loading Standards: Shall not apply. New or expanded Parking Areas may include limited grass, rock, gravel or other natural parking surfaces; however, new or expanded permanent Parking Areas may be subject to review and approval by the Department of Public Works to ensure appropriate erosion control and drainage measures are in place.

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

Pedestrian Network Standards: Shall not apply.

MODIFICATIONS SINCE PUBLIC HEARING

Since the October 1, 2018, public hearing, the Petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review, public hearing comments and APC/Council member comments. The following briefly highlights those revisions (generally listed below in the order in which they appear in the PUD Ordinance):

1. Language was added to Section 3 in relation to the Concept Plan.
 2. Language was added to Section 4 in relation to legally-established existing structures and conditions and future improvements.
 3. Language was added to Section 6 in relation to outdoor storage and display.
 4. The Concept Plan was revised.
-

COMPREHENSIVE PLAN

The Property falls within the Rural Northwest and Northeast land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Single-family detached houses on large lots or in a rural or conservation subdivision, accessory dwellings, equestrian uses, agriculture, including artisan farms, institutional uses, such as schools, churches, public safety facilities, and similar uses are contemplated as appropriate uses within the Rural Northwest and Northeast area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the October 1, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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



Council Introduction: The petition was introduced at the September 10, 2018, 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. 1810-PUD-27.**
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.



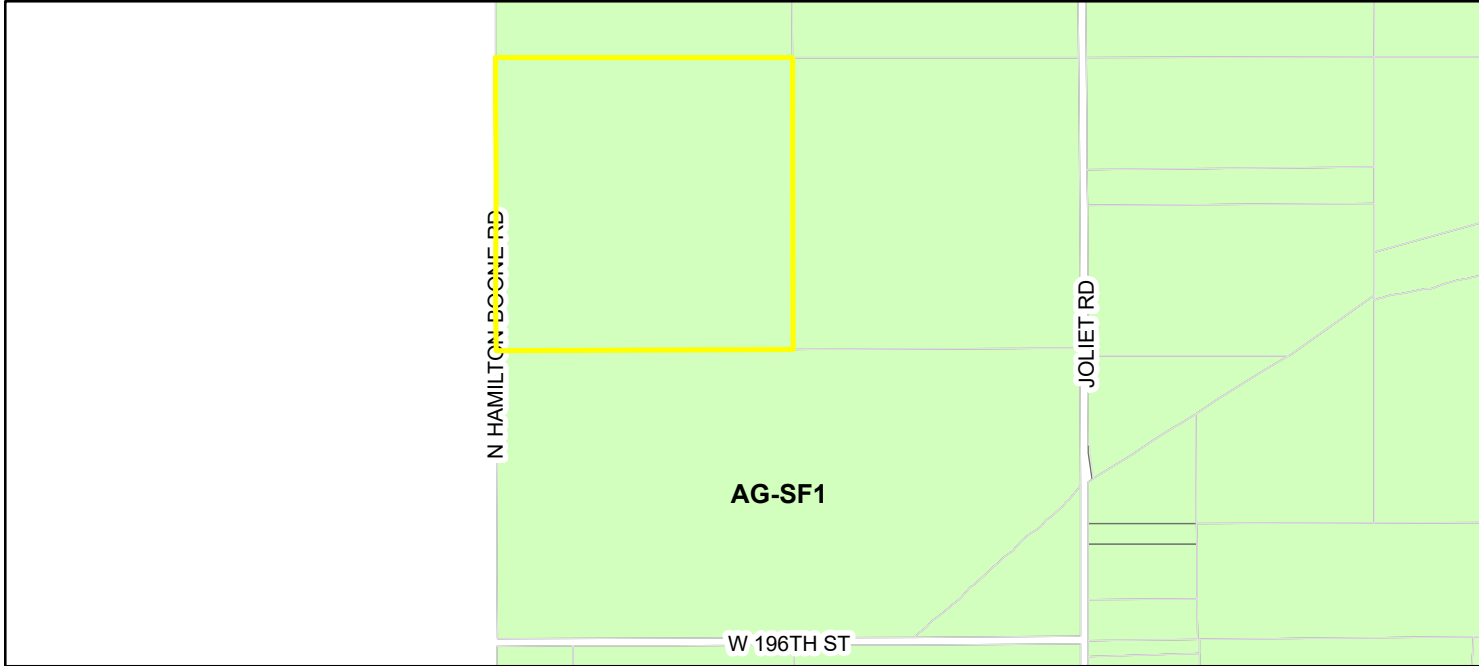
Property Location Map
Stuckey Farm PUD
Planned Unit Development
1810-PUD-27



Aerial Location Map



Zoning Map



Parcel Zoning
Zoning - All AG-SF1 (Agriculture - Single Family - 1)

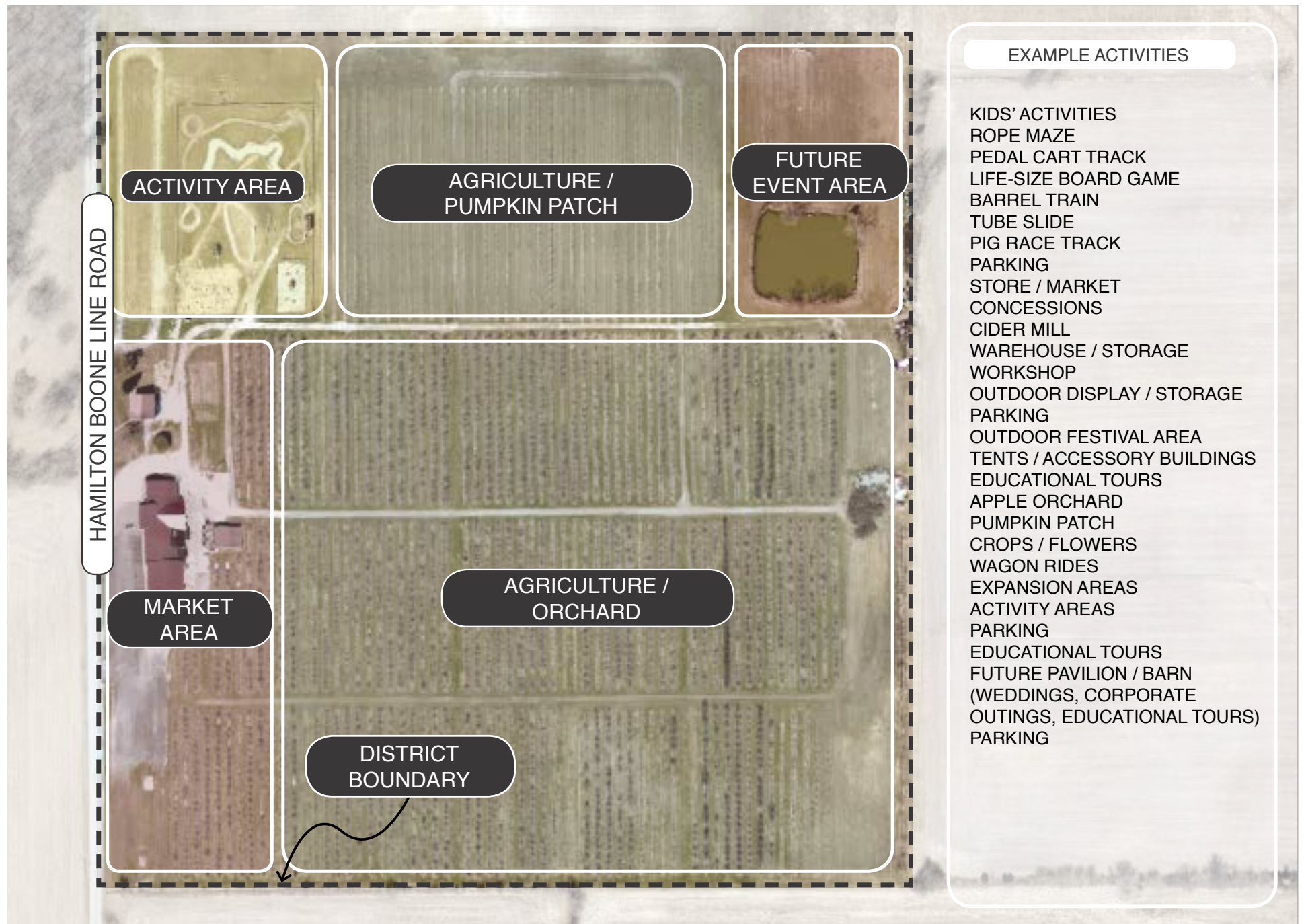


EXHIBIT B: CONCEPT PLAN
STUCKEY FARM ORCHARD AND CIDER MILL
 PLANNED UNIT DEVELOPMENT DISTRICT





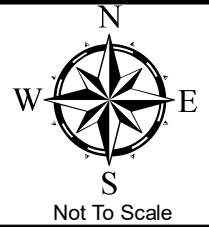
EXHIBIT C-1: EXISTING CHARACTER EXHIBIT
STUCKEY FARM ORCHARD AND CIDER MILL
 PLANNED UNIT DEVELOPMENT DISTRICT



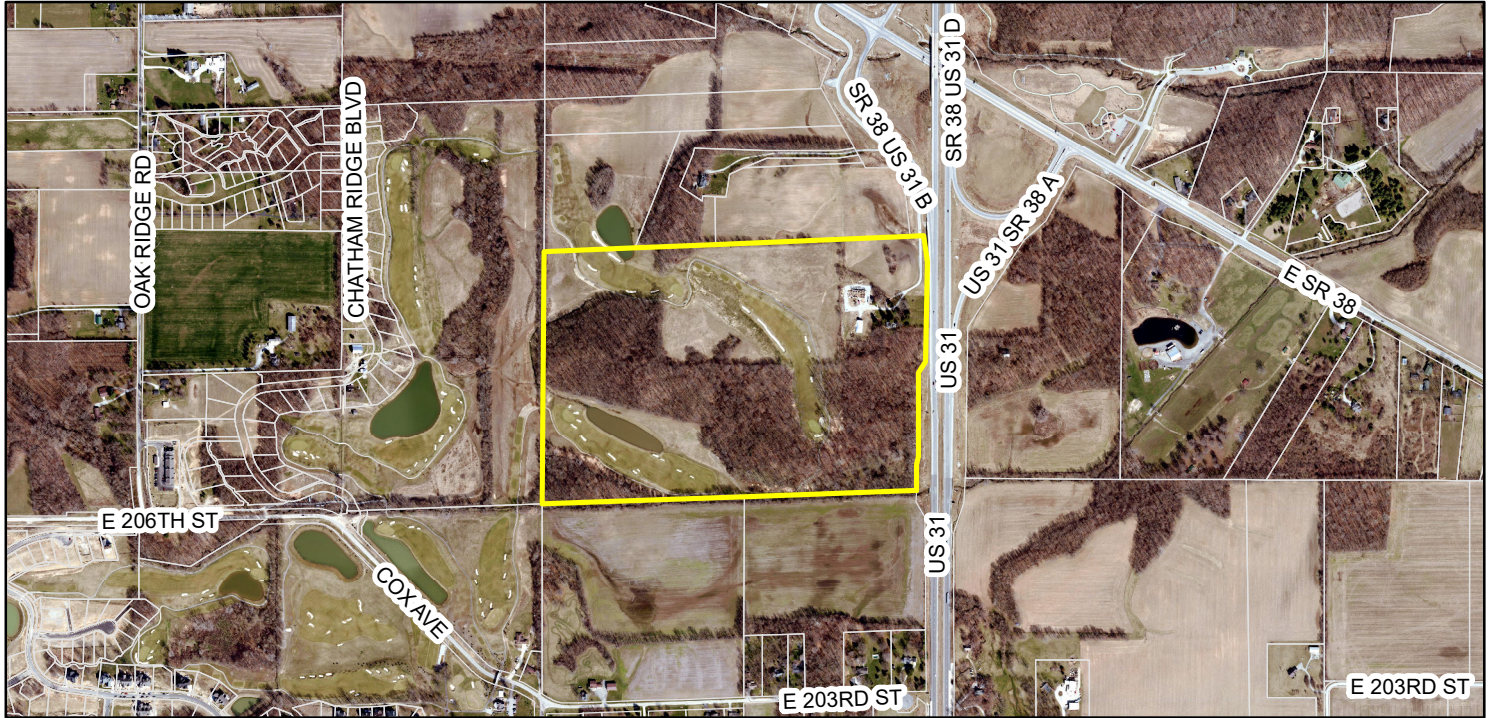
EXHIBIT C-2: EXISTING CHARACTER EXHIBIT
STUCKEY FARM ORCHARD AND CIDER MILL
 PLANNED UNIT DEVELOPMENT DISTRICT



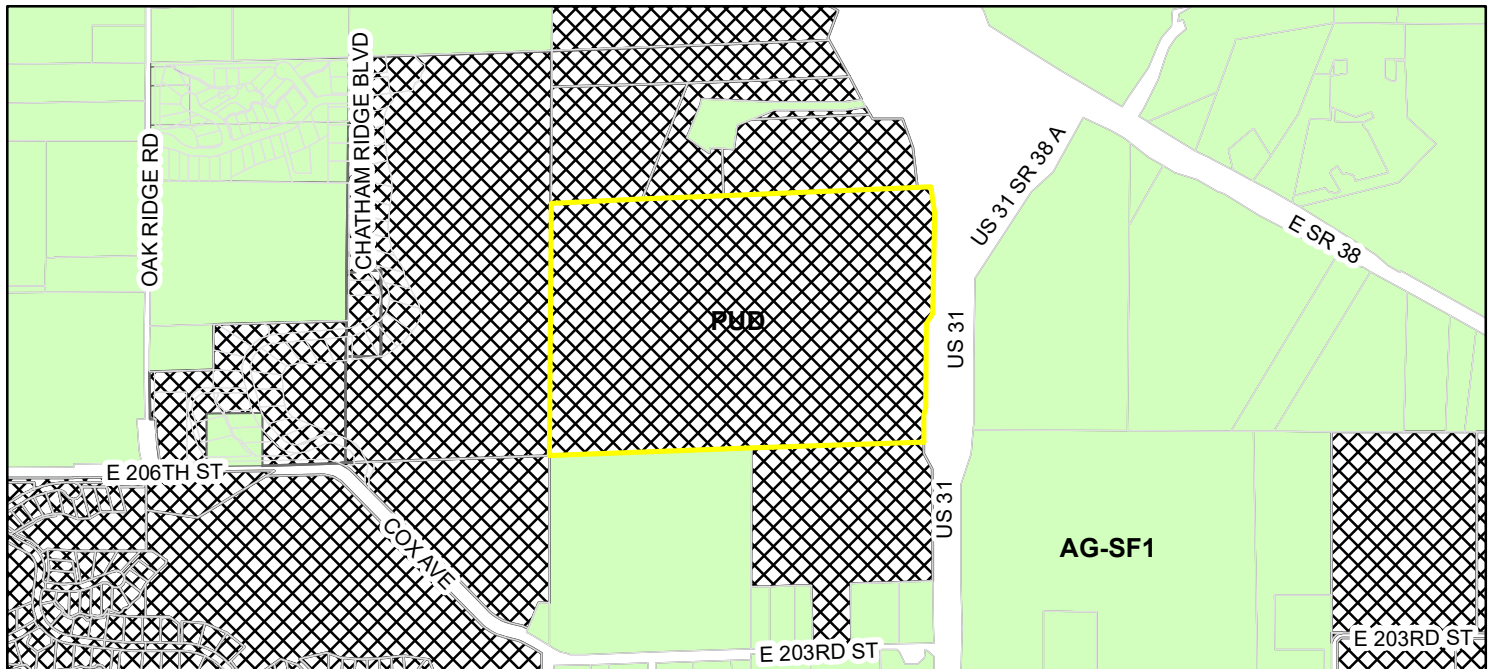
Property Location Map
Chatham Hills, Section 5
Overall Development Plan & Primary Plat
1810-ODP-15 & 1810-SPP-15



Aerial Location Map



Zoning Map



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

 CITY OF
Westfield
INDIANA

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

CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074

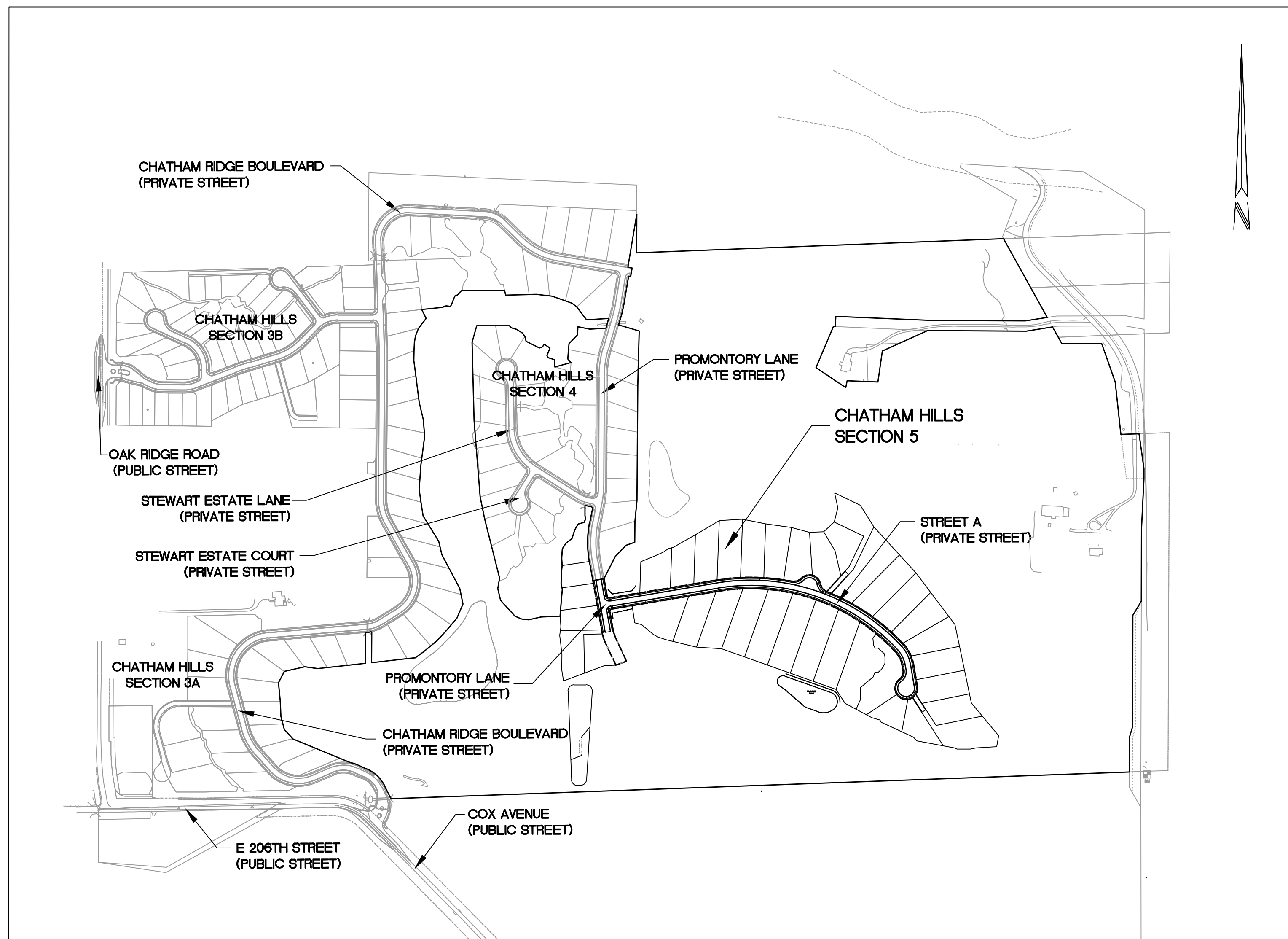
CONTACT: STEVE HENKE
EMAIL: steve.henke@henkedevdevelopment.com
PHONE: 317-439-8803



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

[illegible]

Block 1 of recorded Secondary Plat Chatham Hills - Section 4 containing 184.614 acres, more or less.



District Subarea	Minimum Lot		Minimum Setbacks					Max Building Height (ft.)	Max # of Dwellings 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

TOTAL ACREAGE - 184.614 ACRES (BLOCK 1 AND SECTION 5)
BLOCK 1 ACREAGE - 154.202 ACRES (GOLF COURSE OPEN SPACE)
SECTION 5 ACREAGE - 30.412 ACRES (LOTS AND COMMON AREA/OPEN SPACE)
COMMON AREA/OPEN SPACE - 3.087 ACRES (SECTION 5)
OF LOTS - 37
DENSITY - 1.22 LOTS/ACRE
ROADWAY LENGTH PRIVATE - 2,060 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET	DESCRIPTION
C001	COVER SHEET
C100	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P103	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D103	DEVELOPMENT PLAN
L101-L103	LANDSCAPE PLAN

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.

PUBLIC WORKS – CITY OF WESTFIELD
JEREMY LOLLAR – (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, LLC
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
BRAD HOSTETLER – (317) 927-4351

SURVEY – HAMILTON COUNTY
GREG HOYES – (317) 776-8495

HIGHWAY DEPARTMENT – HAMILTON COUNTY
DAVE LUCAS – (317) 773-7770

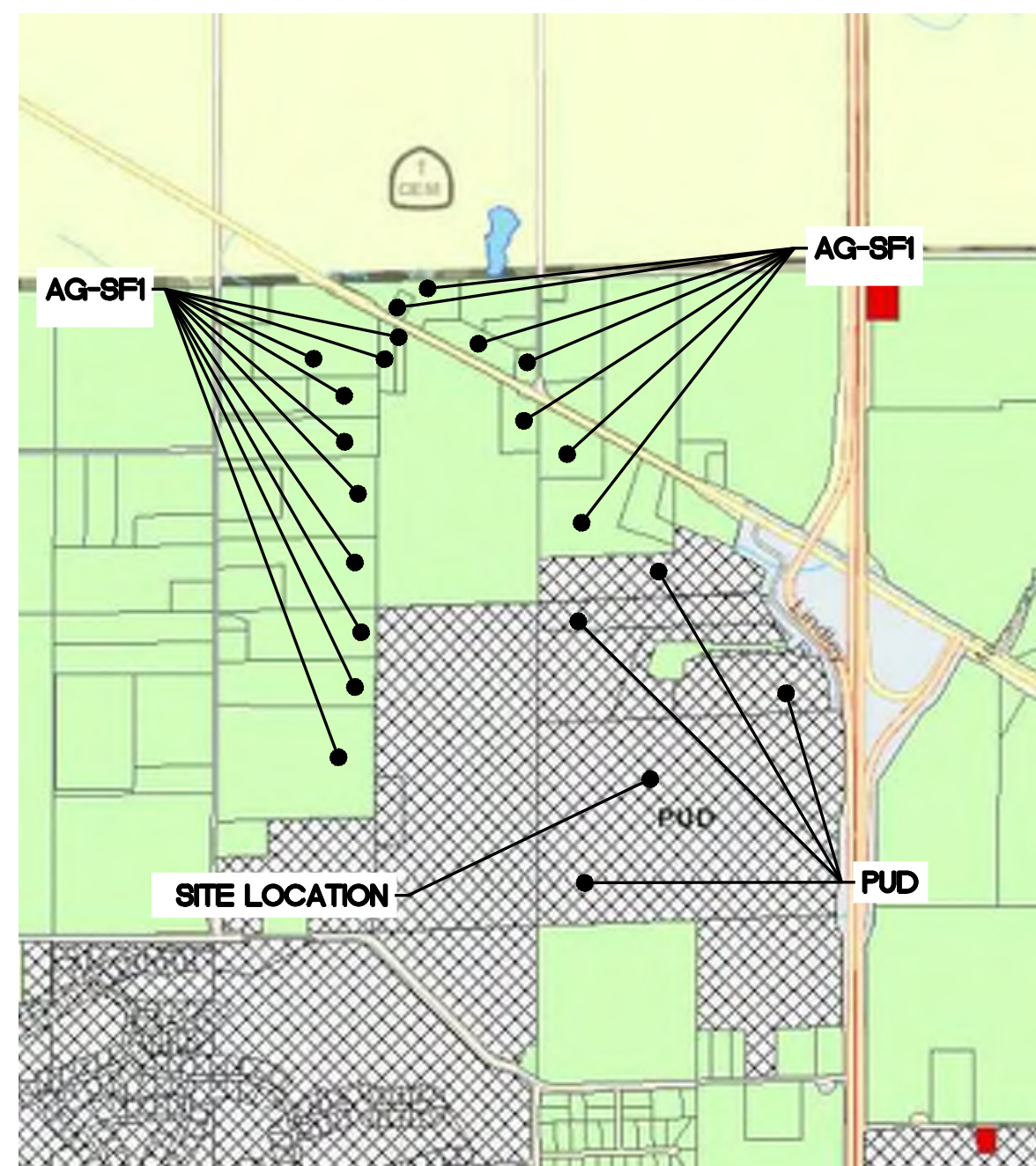
ELECTRIC – DUKE ENERGY – NOBLESVILLE OFFICE
BILL OLDHAM – (317) 776-5331

COMMUNICATIONS – COMCAST CABLE
EARL SMALL JR. – (317) 982-1161

COMMUNICATIONS – AT&T

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.

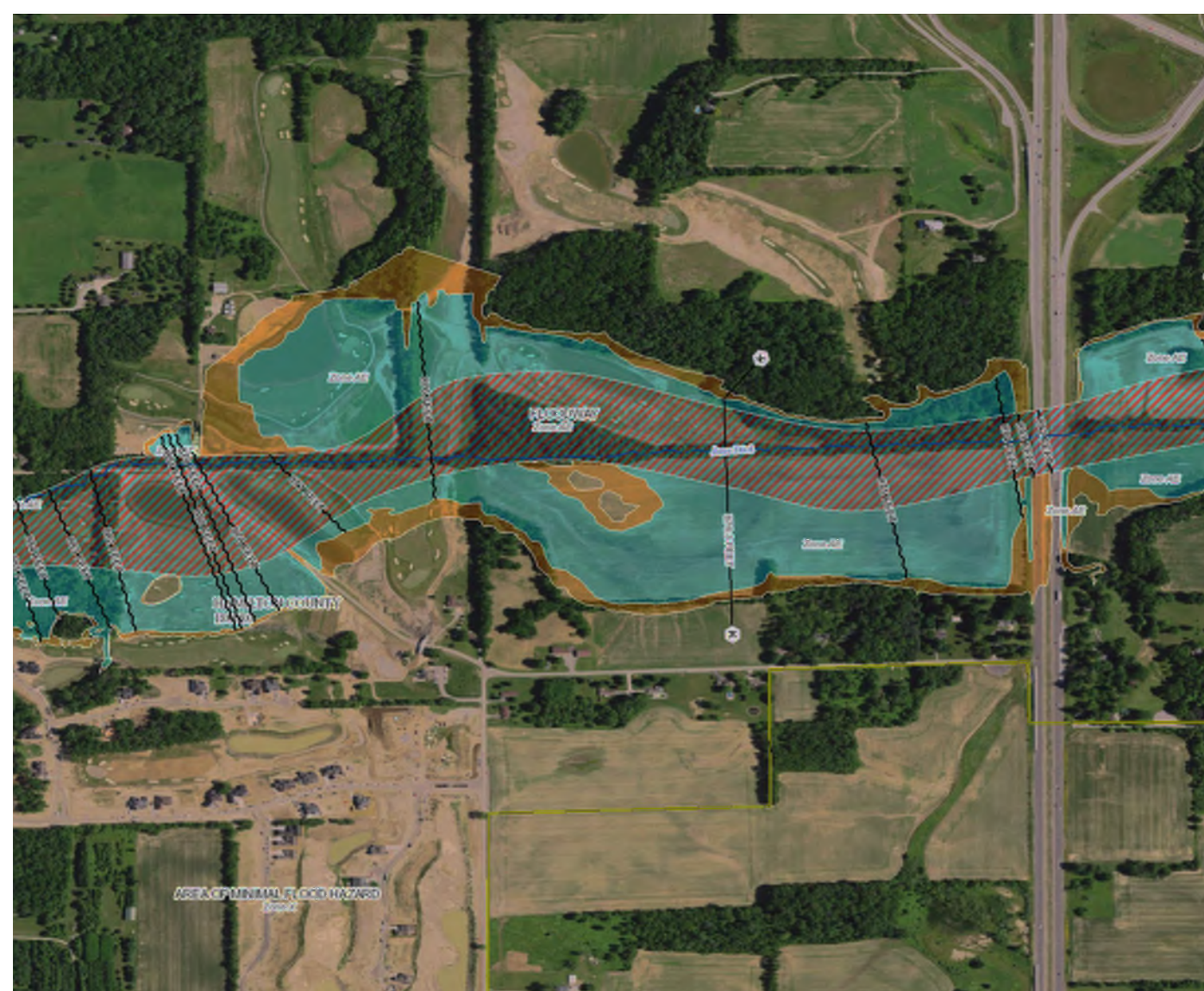
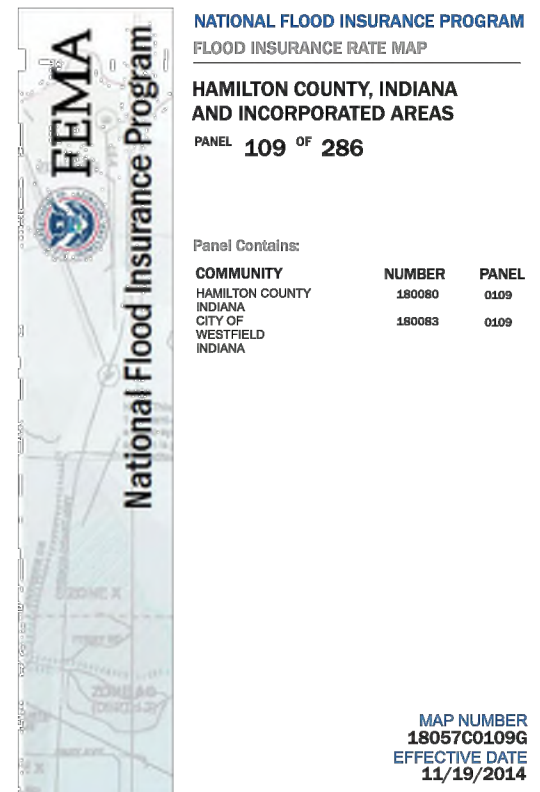
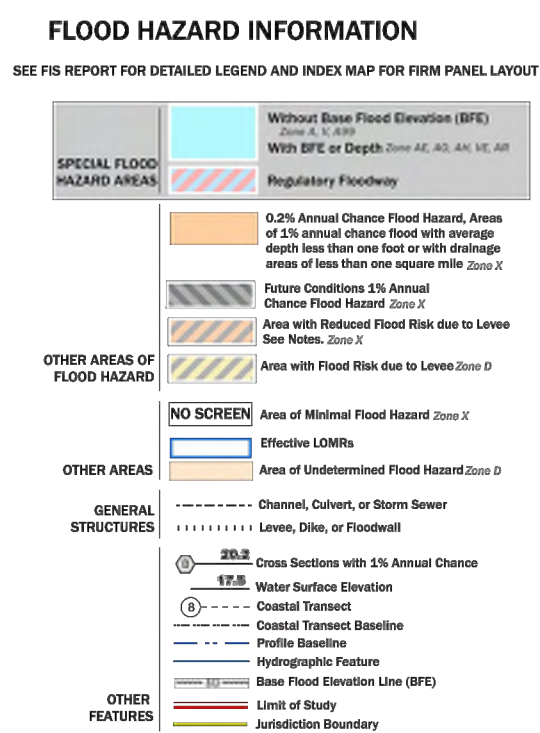
PROJECT MANAGER	CHRIS WISEMAN, PE	cwiseman@cripe.biz	317-706-6429
PROJECT ENGINEER	JARED SVALDI, EI	jsvaldi@cripe.biz	317-706-6394



CURRENT ZONING MAP

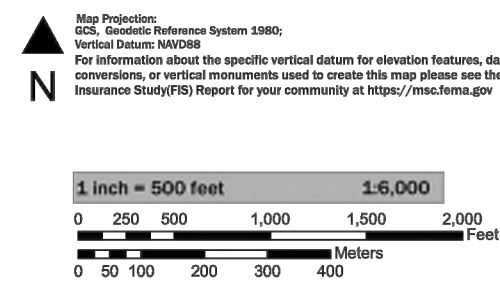
SCALE: NOT TO SCALE

- PER HAMILTON COUNTY SURVEYOR'S OFFICE
1. THE PROPOSED PROJECT DOES NOT FALL IN A WESTFIELD WELL HEAD PROTECTION ZONE.
 2. THE PROPOSED PROJECT FALLS IN THE ISAAC JONES REGULATED DRAIN WATERSHED.



NOTES TO USERS

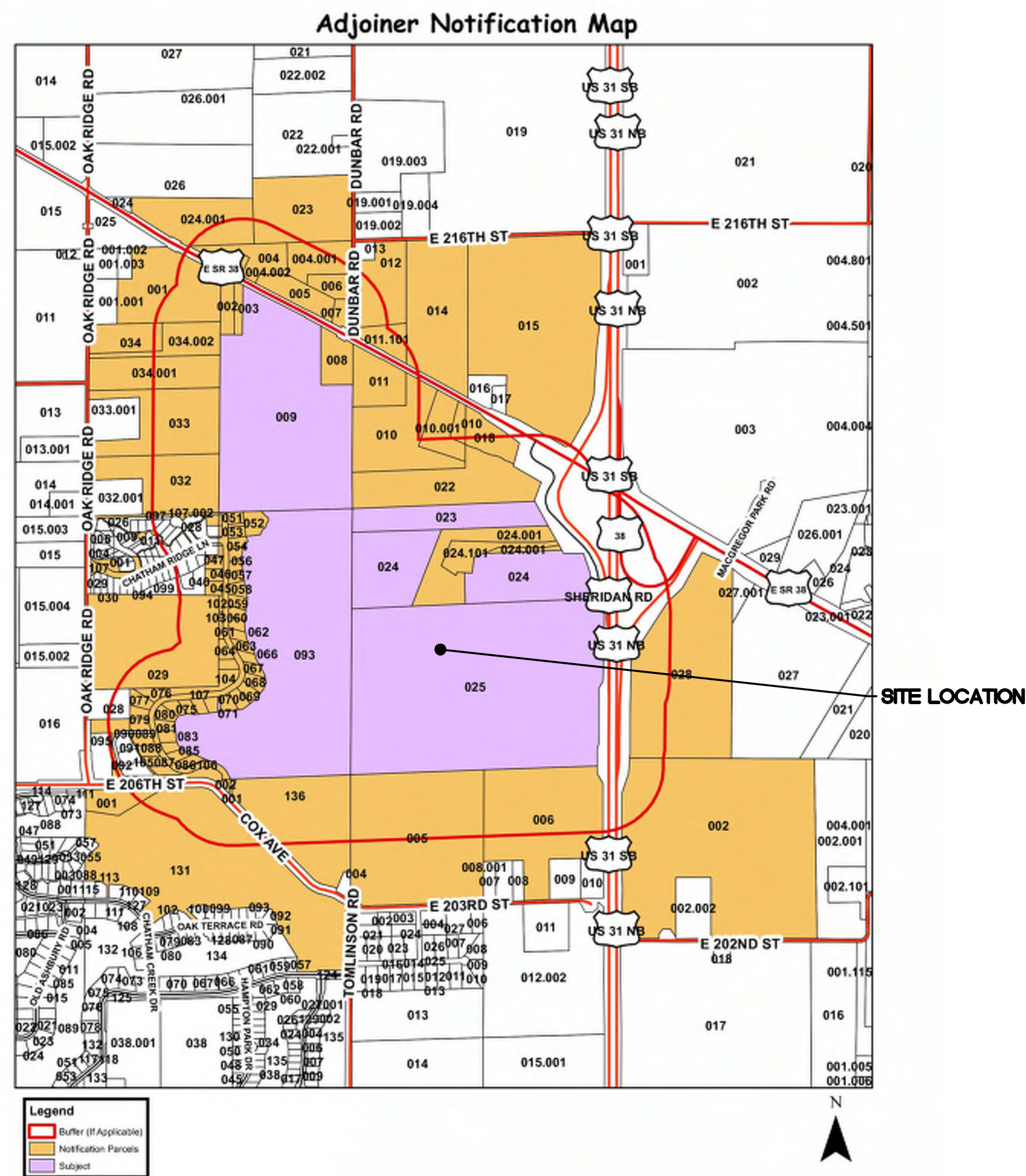
SCALE



COMMUNITY MAP PANEL NO. 18057C0109G
EFFECTIVE DATE: NOVEMBER 19, 2014

FEMA MAP

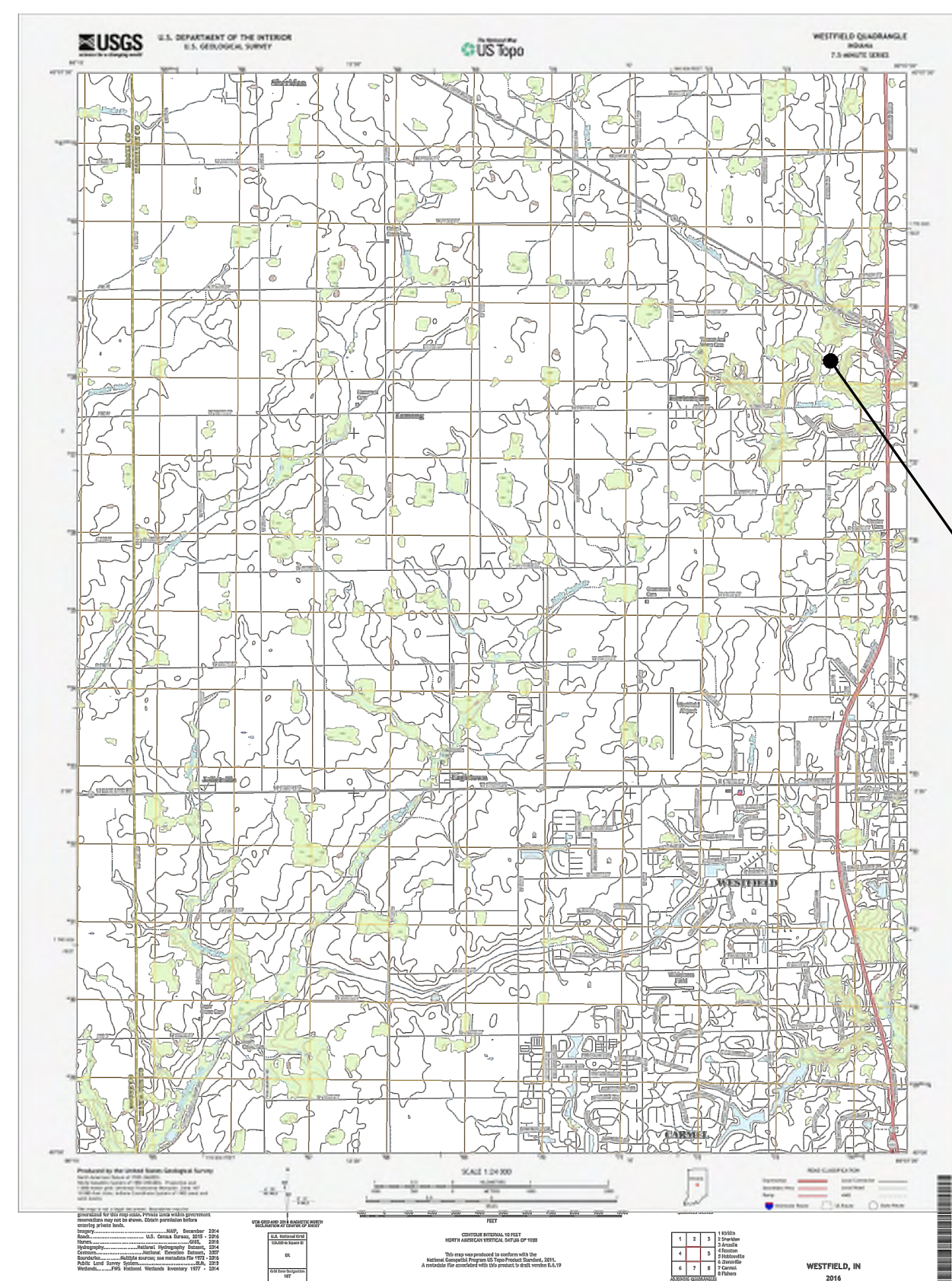
SCALE: NOT TO SCALE



ADJOINER NOTIFICATION MAP

SCALE: NOT TO SCALE

(NO PUBLIC NOTICE REQUIRED ON
DETAILED DEVELOPMENT PLAN
AND SECONDARY PLAT)



US TOPO QUAD MAP

SCALE: NOT TO SCALE



SOIL MAP

SCALE: NOT TO SCALE

Br - Brookston silt loam with surface depressions.
Major factors affecting urban uses include surface water ponding, seasonal high water table, and severe internal wetness.

CrA - Crosby silt loam on 0 to 2 percent slopes.
Major factors affecting urban uses include slight surface ponding, seasonal high water table, and moderate internal wetness.

MmB2 - Miami silt loam on 2 to 6 percent slopes with slight eroded surface layer.
Major factors affecting urban uses include few limitations with moderate surface erosion when soil surface not protected.

MmC2 - Miami silt loam on 6 to 12 percent slopes with moderate 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.

MmD2 - Miami silt 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.

MmC3 - Miami clay loam, 12 to 18 percent slopes, severely eroded. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

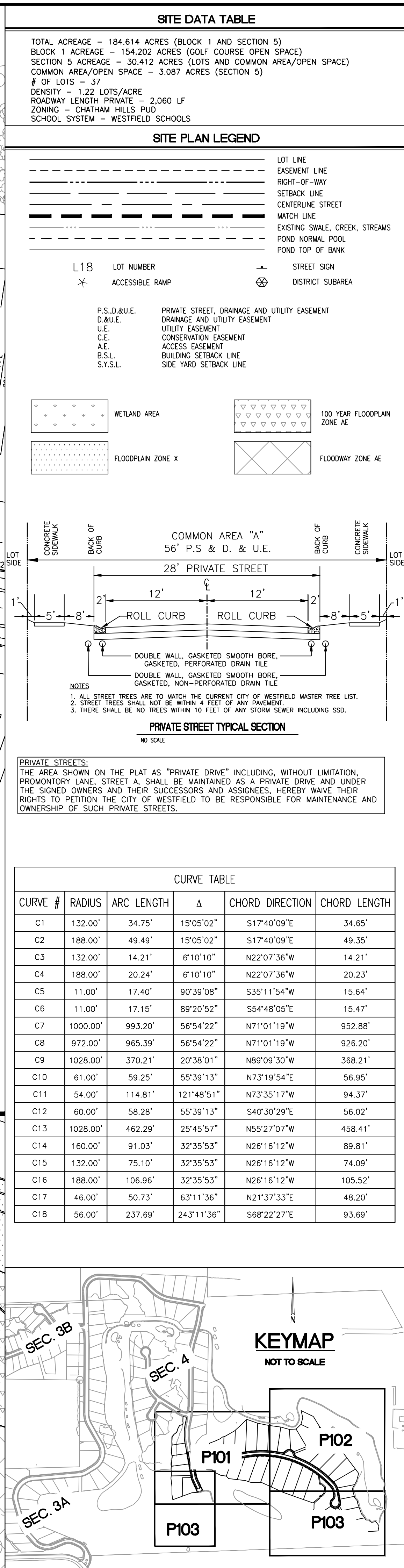
MD3 - Miami clay loam on 12 to 18 percent slopes with severely eroded surface layers. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

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.



SITE PLAN LEGEND

SITE DATA TABLE

TOTAL ACREAGE – 184.614 ACRES (BLOCK 1 AND SECTION 5)
 BLOCK 1 ACREAGE – 154.202 ACRES (GOLF COURSE OPEN SPACE)
 SECTION 5 ACREAGE – 30.412 ACRES (LOTS AND COMMON AREA/OPEN SPACE)
 COMMON AREA/OPEN SPACE – 3.087 ACRES (SECTION 5)
 # OF LOTS – 37
 DENSITY – 1.22 LOTS/ACRE
 ROADWAY LENGTH PRIVATE – 2,060 LF
 ZONING – CHATHAM HILLS PUD
 SCHOOL SYSTEM – WESTFIELD SCHOOLS

LOT 18

LOT NUMBER

ACCESSIBLE RAMP

P.S.D.&U.E.
D.&U.E.
U.E.
C.E.
A.E.
B.S.L.
S.Y.S.L.

PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
 DRAINAGE AND UTILITY EASEMENT
 UTILITY EASEMENT
 CONSERVATION EASEMENT
 ACCESS EASEMENT
 BUILDING SETBACK LINE
 SIDE YARD SETBACK LINE

WETLAND AREA

FLOODPLAIN ZONE X

100 YEAR FLOODPLAIN ZONE AE

FLOODWAY ZONE AE

PRIVATE STREET TYPICAL SECTION

NO SCALE

NOTES

- ALL STREET TREES ARE TO MATCH THE CURBENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN A 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, PROMONTORY LANE, STREET A, 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 TABLE

CURVE #	RADIUS	ARC LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C1	132.00'	34.75'	15°05'02"	S17°40'09"E	34.65'
C2	188.00'	49.49'	15°05'02"	S17°40'09"E	49.35'
C3	132.00'	14.21'	6°10'10"	N22°07'36"W	14.21'
C4	188.00'	20.24'	6°10'10"	N22°07'36"W	20.23'
C5	11.00'	17.40'	90°39'08"	S35°11'54"W	15.64'
C6	11.00'	17.15'	89°20'52"	S54°48'05"E	15.47'
C7	1000.00'	993.20'	56°54'22"	N71°01'19"W	952.88'
C8	972.00'	965.39'	56°54'22"	N71°01'19"W	926.20'
C9	1028.00'	370.21'	20°38'01"	N89°09'30"W	368.21'
C10	61.00'	59.25'	55°39'13"	N73°19'54"E	56.95'
C11	54.00'	114.81'	121°48'51"	N73°35'17"W	94.37'
C12	60.00'	58.28'	55°39'13"	S40°30'29"E	56.02'
C13	1028.00'	462.29'	25°45'57"	N55°27'07"W	458.41'
C14	160.00'	91.03'	32°35'53"	N26°16'12"W	89.81'
C15	132.00'	75.10'	32°35'53"	N26°16'12"W	74.09'
C16	188.00'	106.96'	32°35'53"	N26°16'12"W	105.52'
C17	46.00'	50.73'	63°11'36"	N21°37'33"E	48.20'
C18	56.00'	237.69'	243°11'36"	S68°22'27"E	93.69'

KEYMAP

NOT TO SCALE

O:\2017\170504 20100\cadd\Engr\DPs\ID100_Overall Development Plan.dwg, October 4, 2018 10:12 AM, SUSAN NOHRIS, © 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 (Sq)	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'	1,300	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 - 184.614 ACRES (BLOCK 1 AND SECTION 5)
BLOCK 1 ACREAGE - 154.202 ACRES (GOLF COURSE OPEN SPACE)
SECTION 5 ACREAGE - 30.412 ACRES (LOTS AND COMMON AREA/OPEN SPACE)
COMMON AREA/OPEN SPACE - 3.087 ACRES (SECTION 5)
OF LOTS - 37
DENSITY - 1.22 LOTS/ACRE
ROADWAY LENGTH PRIVATE - 2,060 LF
ZONING - CHATHAM HILLS' PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SITE PLAN LEGEND

LOT LINE
EASEMENT LINE
RIGHT-OF-WAY
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
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

LOT NUMBER
STREET LIGHT
ACCESSIBLE RAMP
STREET SIGN
FIRE HYDRANT ASSEMBLY

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

PRIVATE STREET TYPICAL SECTION

NO SCALE

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, PRIVATE DRIVE, AND STREET A, SHALL BE MAINTAINED AS 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

SEC. 3B
SEC. 4
SEC. 3A
CX01
CX02
CX03

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
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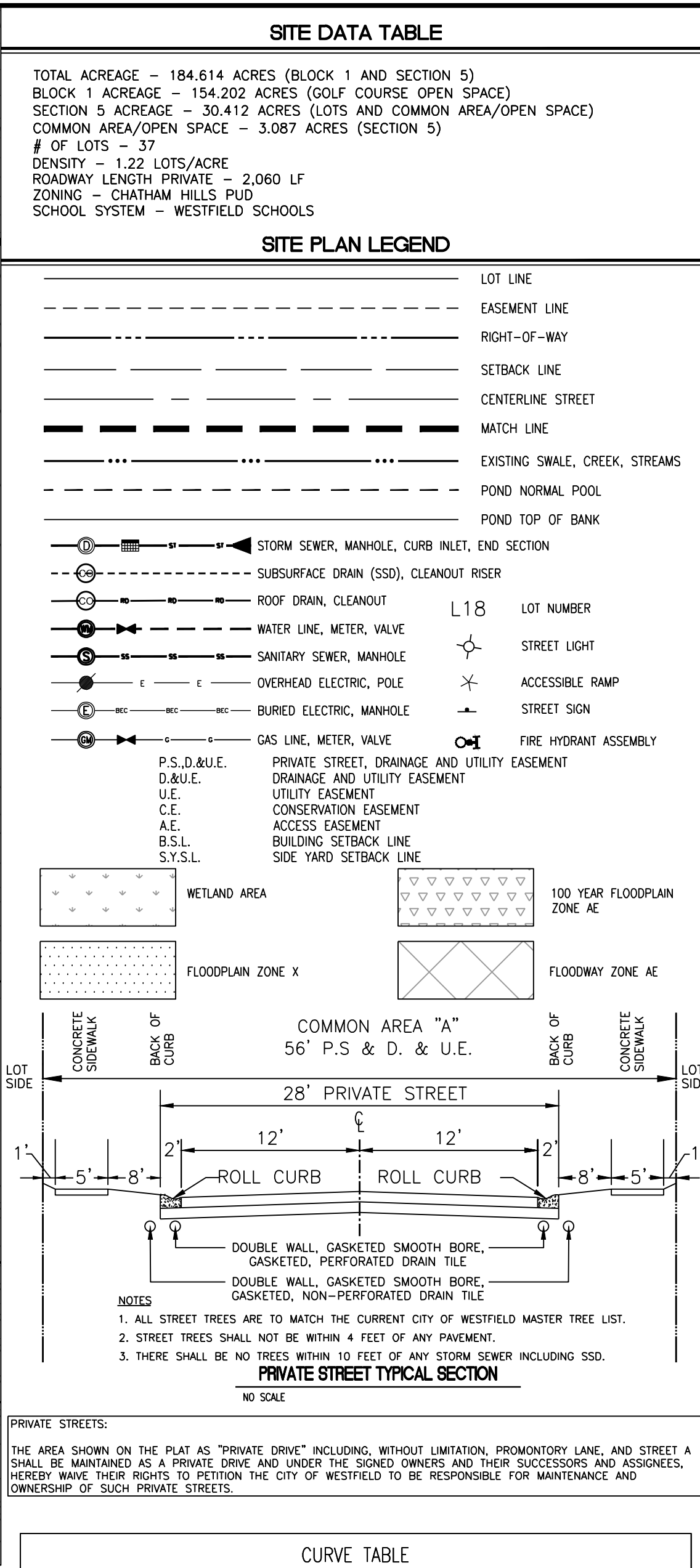
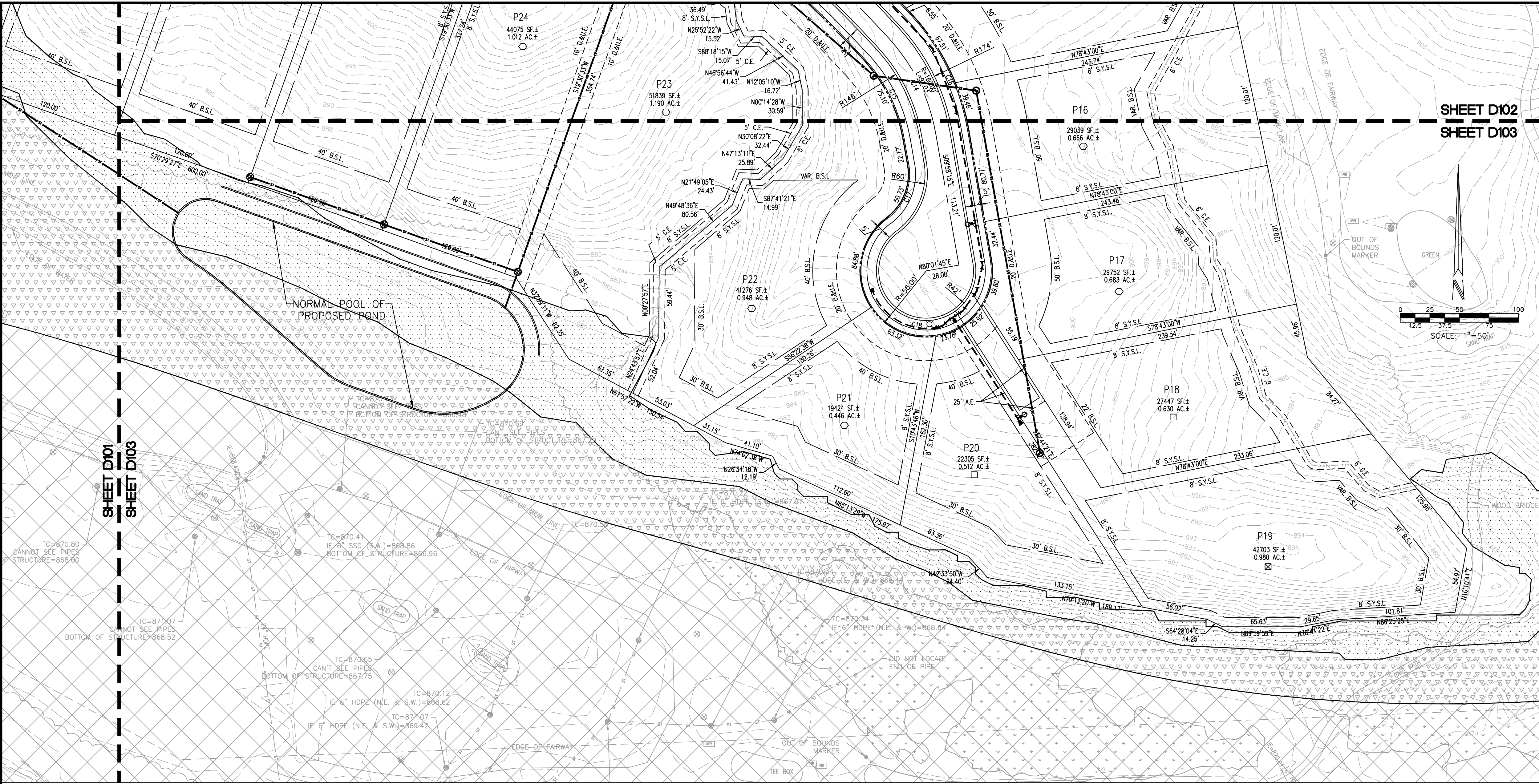
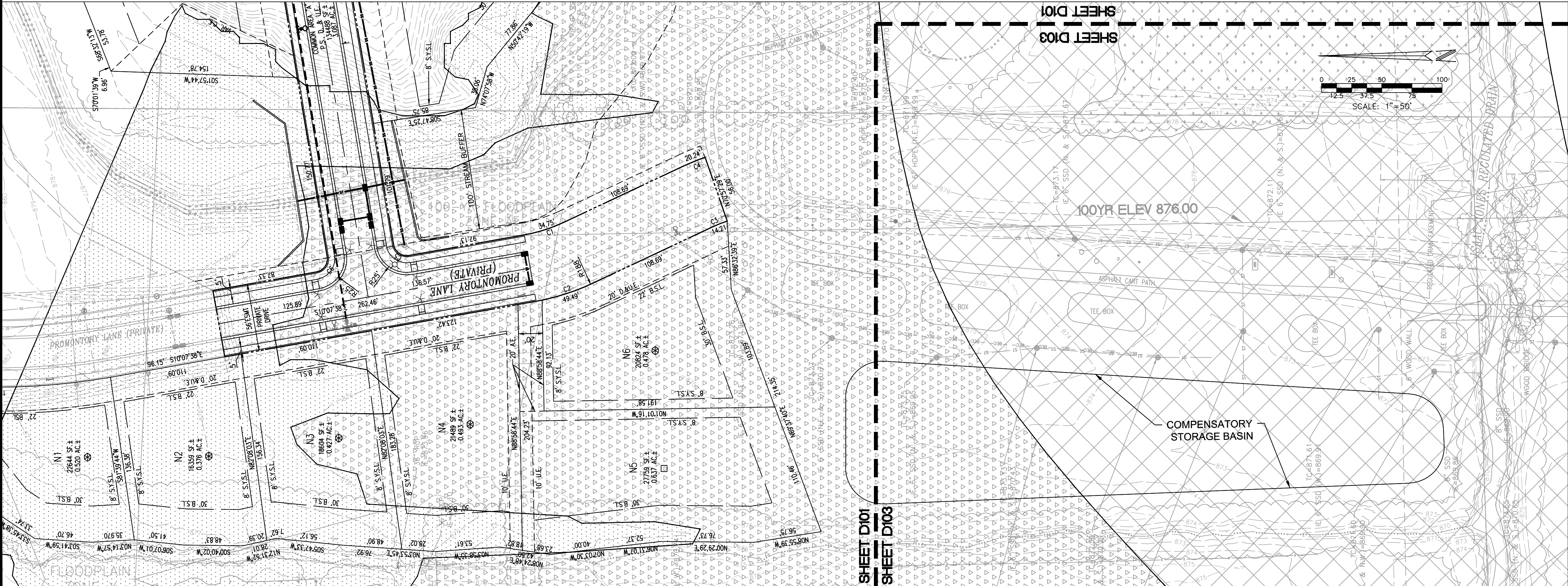
OVERALL DEVELOPMENT PLAN
CHATHAM HILLS - SECTION 5
CHATHAM HILLS LLP
20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY: *Christopher M. M...*
REGISTERED PROFESSIONAL ENGINEER
INDIANA
NOT FOR CONSTRUCTION
Date: 10-03-2018

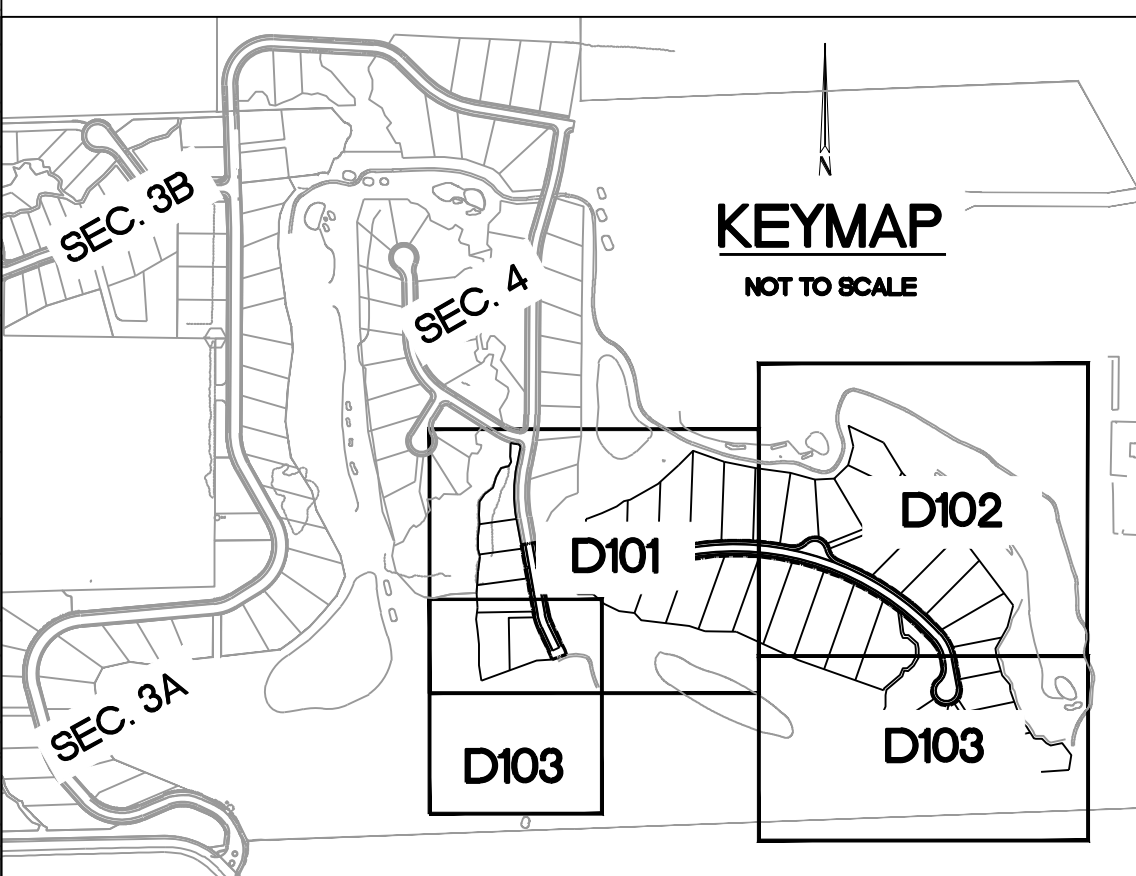
Indiana 811
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Drawn By: J. GUSTAFSON
Checked By: C. WISEMAN, PE/J. SWALD, EI
Quality Assurance: D. KUEHN, PE
Scale: 0 Scale: 1"= 100'
Sheet: **D100**
Date: 10-03-2018
Project Number: 170504-20100

C:\17\10504\20100\cadd\Engr\DPs\D101-D103.Development Plan.dwg, October 4, 2018 10:14 AM, SUSAN NORRIS, © Paul I. Cripe, Inc.



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	Δ	CHORD DIRECTION	CHORD LENGTH
C1	132.00'	34.75'	15°05'02"	S17°40'09"E	34.65'
C2	188.00'	49.49'	15°05'02"	S17°40'09"E	49.35'
C3	132.00'	14.21'	6°10'10"	N22°07'36"W	14.21'
C4	188.00'	20.24'	6°10'10"	N22°07'36"W	20.23'
C5	11.00'	17.40'	90°39'08"	S35°11'54"W	15.64'
C6	11.00'	17.15'	89°20'52"	S54°48'05"E	15.47'
C7	1000.00'	993.20'	56°54'22"	N71°01'19"W	952.88'
C8	972.00'	965.39'	56°54'22"	N71°01'19"W	926.20'
C9	1028.00'	370.21'	20°38'01"	N89°09'30"W	368.21'
C10	61.00'	59.25'	55°39'13"	N73°19'54"E	56.95'
C11	54.00'	114.81'	121°48'51"	N73°35'17"W	94.37'
C12	60.00'	58.28'	55°39'13"	S40°30'29"E	56.02'
C13	1028.00'	462.29'	25°45'57"	N55°27'07"W	458.41'
C14	160.00'	91.03'	32°35'53"	N26°16'12"W	89.81'
C15	132.00'	75.10'	32°35'53"	N26°16'12"W	74.09'
C16	188.00'	106.96'	32°35'53"	N26°16'12"W	105.52'
C17	46.00'	50.73'	63°11'36"	N21°37'33"E	48.20'
C18	56.00'	237.69'	243°11'36"	S68°22'27"E	93.69'



Revision

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

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DEVELOPMENT PLAN

CHATHAM HILLS - SECTION 5

CHATHAM HILLS LLP

20298 TOMLINSON ROAD
WESTFIELD, INDIANA 46074

CERTIFIED BY

CHRISTOPHER M. WILSON

REGISTERED PROFESSIONAL ENGINEER

NOTARY PUBLIC

INDIANA

10-03-2018

811

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Drawn By: J. GUSTAFSON

Checked By: C. WISEMAN, PE/J. SHALDI, EI

Scale: 0" = 50'

Sheet: D103

Date: 10-03-2018

Project Number: 170504-20100



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 15, 2018
1810-PUD-26

Docket Number: 1810-PUD-26 (Ord. 18-38)

Petitioner: Greenwalt Development Group, LLC by OnPointe Land Matters, LLC (the "Petitioner")

Subject Site Address: Southeast corner of 191st Street & Chad Hittle Drive

Request: Greenwalt Development Group, LLC by OnPointe Land Matters, LLC requests a change in zoning on 12.5 acres +/- from the AG-SF1: Agriculture Single Family Rural and GB: General Business Districts to the Hahn Plaza Planned Unit Development (PUD) District

Current Zoning: GB: General Business & AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Residential & Vacant

Approximate Acreage: 12.5 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 18-38
4. Illustrative Layout
5. Character Exhibits
6. Proposed Ordinance 18-38 (Redlined Version)

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 10, 2018, City Council meeting. The petitioner held a neighborhood meeting on Tuesday, September 18, 2018. The petition received a public hearing the October 1, 2018, Advisory Plan Commission (the "APC") meeting. There were no public comments.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to the Hahn Plaza PUD District (the "District") for approximately 12.5 acres +/- (the "Property") located at the southeast corner of 191st Street & Chad Hittle Drive.

The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural and GB: General Business. Properties to the north are zoned the Chatham Commons PUD; Properties to the east



are zoned the Hittle at ThirtyOne PUD; Properties to the south are zoned General Business and properties to the west are zoned Agriculture/Single-Family Rural.

ZONING REQUEST

The petitioner requests this change in zoning to allow for commercial development not currently permitted on the subject property as well as relief from various development standards.

Concept Plan: A Concept Plan (see **Exhibit B** of the PUD) is made a part of the PUD. The PUD District is divided into three (3) subareas.

Underlying Zoning: The proposed underlying zoning of the GB: General Business.

Illustrative Layout: The PUD sets forth an Illustrative Layout (see **Exhibit 4**) which provides a possible site layout for parking, internal drives and improvements. The final layout may vary.

Permitted Uses: All uses permitted in the underlying zoning shall be permitted, except that one (1) Gasoline Service Station is permitted and Special Exception Uses are prohibited.

General Regulations: The standards of Chapter 4 Zoning Districts shall apply to the Real Estate except that Minimum Setback Lines, Minimum Building Height, Maximum Building Height, and Minimum Building Size are modified.

Overlay Districts: The US Highway 31 Overlay Zone shall not apply to the development of the Real Estate while the Architectural Design Requirements of the State Road 32 Overlay District shall apply, except as otherwise modified.

Development Standards: Screening of Receptacles and Loading Areas shall apply only to enclosures located within an Established Front Yard abutting 191st Street or Chad Hittle Drive.

External Street Frontage Landscaping and Buffer Yard Landscaping requirements shall not apply. Parking Area Landscaping is modified.

Center Monument Signage and Outlot Signage standards are modified.

MODIFICATIONS SINCE THE OCTOBER 1, 2018 PUBLIC HEARING

The petitioner has revised **Exhibit 5**, Character Exhibit, adding different images to more closely reflect the architectural style and quality of the proposed development within the PUD. Additionally, the petitioner has added language requiring that wall-mounted utility meters be screened from adjoining Rights-of-way and are encouraged to be clustered.



COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor" (aka 'Highway Corridor'). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Highway Corridors are office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Property is also located within the 2010 Family Sports Capital Addendum II to the Westfield-Washington Township Comprehensive Plan.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was October 1, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

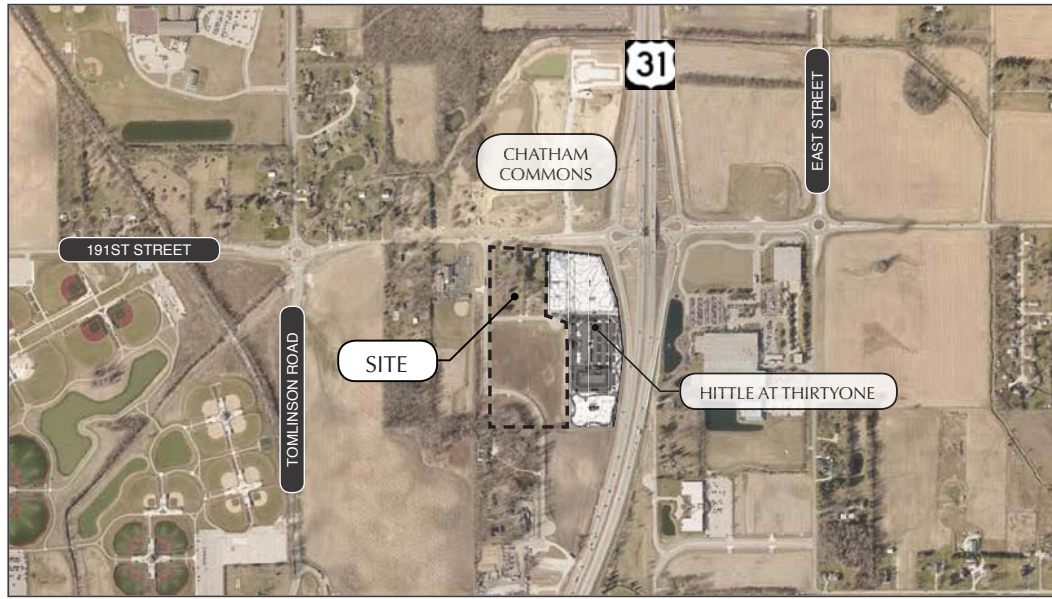
Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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

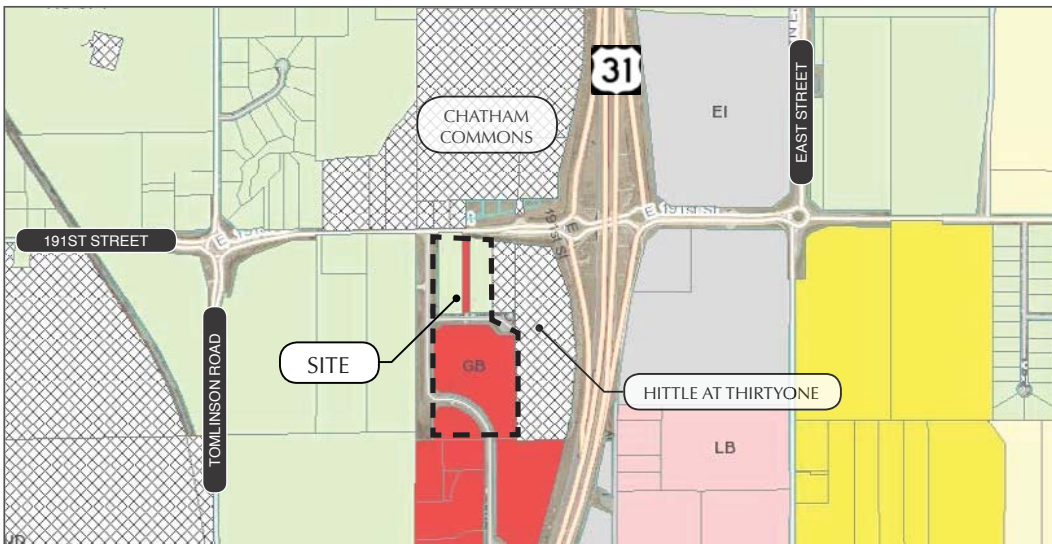
DEPARTMENT COMMENTS

1. **Action: If the APC is otherwise satisfied with the proposed PUD (1810-PUD-26), then the Department recommends forwarding a favorable recommendation to the Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

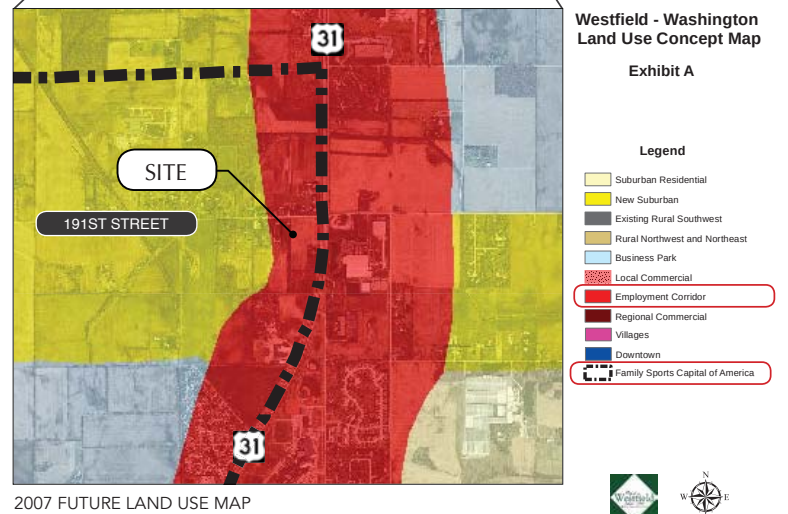
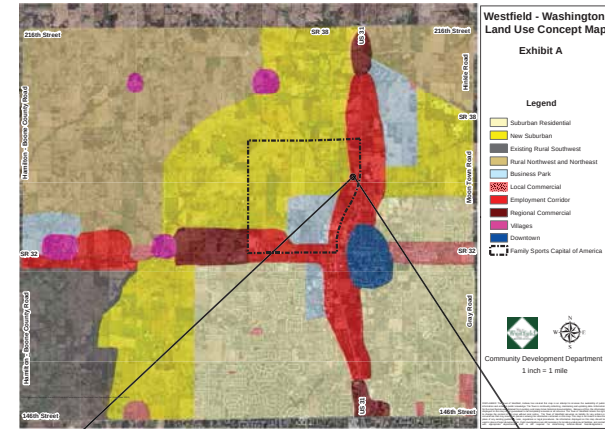
LOCATION MAP



ZONING MAP



COMPREHENSIVE PLAN



GREENWALT CORPORATION
Construction ♦ Development

HAHN PLAZA PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS



ORDINANCE NUMBER 18-38

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1810-PUD-26**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1810-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

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

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

Section 3. **Concept Plan.** The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area I, Area II, and Area III (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Illustrative Layout.** The “Illustrative Layout”, attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

- 6.1 Additional Uses: The following additional use(s) shall be permitted:
 - A. One (1) Gasoline Service Station.
- 6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:
 - A. Special Exception Uses.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 7.1 Minimum Building Setback Lines:
 - A. Abutting Existing Street¹: Thirty (30) feet.
 - B. District Perimeter Not Abutting Street: Ten (10) feet.
 - C. All Other: No minimum.
- 7.2 Minimum Building Height: Eighteen (18) feet.
- 7.3 Maximum Building Height: No maximum.
- 7.4 Minimum Building Size: Four Thousand (4,000) square feet. Outdoor seating area(s) shall count towards the Minimum Building Size requirement. One (1) Building within Area I shall be permitted to be a minimum of Two Thousand (2,000) square feet, as generally depicted on the Illustrative Layout.

Section 8. Overlay Districts.

- 8.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.
- 8.2 State Highway 32 Overlay District: Article 5.3(K) Architectural Design Requirements of the State Highway 32 Overlay District (the “32 Overlay”) shall apply to the development of the Real Estate, except as otherwise modified by this Ordinance.

Section 9. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting 191st Street or Chad Hittle Drive.
- 9.2 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall apply to the development of the Real Estate:
 - A. Architectural Design Requirements: Article 5.3(K) Architectural Design Requirements of the 32 Overlay shall apply. If a provision of Article 5.3(K) is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
 - B. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply. In addition, wall-mounted utility meters shall also be screened from view from adjoining Rights-of-way and are

¹ For purposes of this Ordinance, an Existing Street includes 191st Street, Chad Hittle Drive, and Chad Hittle Court.

encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood or vinyl fencing, Masonry Materials, or a combination of the aforementioned.

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

- A. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.
- B. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- C. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- D. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

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

- A. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. In addition to the permitted Monument Center Sign, one (1) Monument Sign (Center Only) shall be permitted along Area II's Chad Hittle Drive frontage with a maximum of Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face.
- B. Outlot Signage (Article 6.17(J)(8)). Shall not apply; rather, all Outlots shall be permitted two (2) square feet of Sign Area for each one (1) lineal foot of Building Façade. Sign Area Allocation may be divided between Wall, Awning, and Under Canopy or related areas.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 11. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-38** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-38**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-38**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Greenwalt Development Group, LLC
740 West Green Meadows Drive, Suite 320
Greenfield, Indiana 46140

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

THIS DESCRIPTION INCLUDES THREE (3) PARCELS.

THE FOLLOWING DESCRIPTIONS WERE CREATED BASED ON AN ADJOINING RETRACEMENT SURVEY PERFORMED BY THE SCHNEIDER CORPORATION AS PROJECT NO. 9076.001, DATED MARCH 5, 2014. THE FOLLOWING DESCRIPTIONS DO NOT REPRESENT THE RESULTS OF A CURRENT RETRACEMENT SURVEY.

AREA I:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID HALF QUARTER, 147.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION, 118.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBERS 2018029079, 20180229082 AND 2014021563 AND THE POINT OF BEGINNING; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2018029079 1.) NORTH 58 DEGREES 19 MINUTES 13 SECONDS EAST 114.60 FEET; THENCE EASTERLY 46.67 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 27 MINUTES 15 SECONDS EAST AND A LENGTH OF 46.67 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 36 SECONDS EAST 69.30 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2007061674; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST 479.95 FEET TO THE SOUTHEAST CORNER OF SAID LAND AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE ALONG THE NORTH LINE OF SAID CHAD HITTLE COURT, SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST 358.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2010045426; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID REAL ESTATE, 431.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 ACRES, MORE OR LESS.

AREA II:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BERAING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 529.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 130.42 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012051433; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LAND, 765.98 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 484.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 5 COURSES ARE ALLONG THE RIGHT OF WAY LINE DESCRIBED IN INSTRUMENT NUMBER 2016021863; 1.) SOUTH 52 DEGREES 51 MINUTES 11 SECONDS WEST 76.37 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 380.00

FEET; THENCE SOUTH 58 DEGREES 40 MINUTES 12 SECONDS EAST 57.97 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 07 SECONDS EAST 27.06 FEET; THENCE SOUTHEASTERLY 495.93 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF SOUTH 48 DEGREES 02 MINUTES 58 SECONDS EAST AND A LENGTH OF 453.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.17 ACRES, MORE OR LESS.

AREA III:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 114.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 334.19 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CHAD HITTLE DRIVE AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE AFORESAID RIGHT OF WAY LINE OF CHAD HITTLE DRIVE, 1.) THENCE NORTHWESTERLY 371.98 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 260.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF NORTH 48 DEGREES 50 MINUTES 55 SECONDS WEST AND A LENGTH OF 341.06 FEET; 2.) THENCE NORTH 89 DEGREES 50 MINUTES 07 SECONDS WEST 27.06 FEET; 3.) THENCE SOUTH 44 DEGREES 56 MINUTES 11 SECONDS WEST 70.43 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 181.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.39 ACRES, MORE OR LESS.

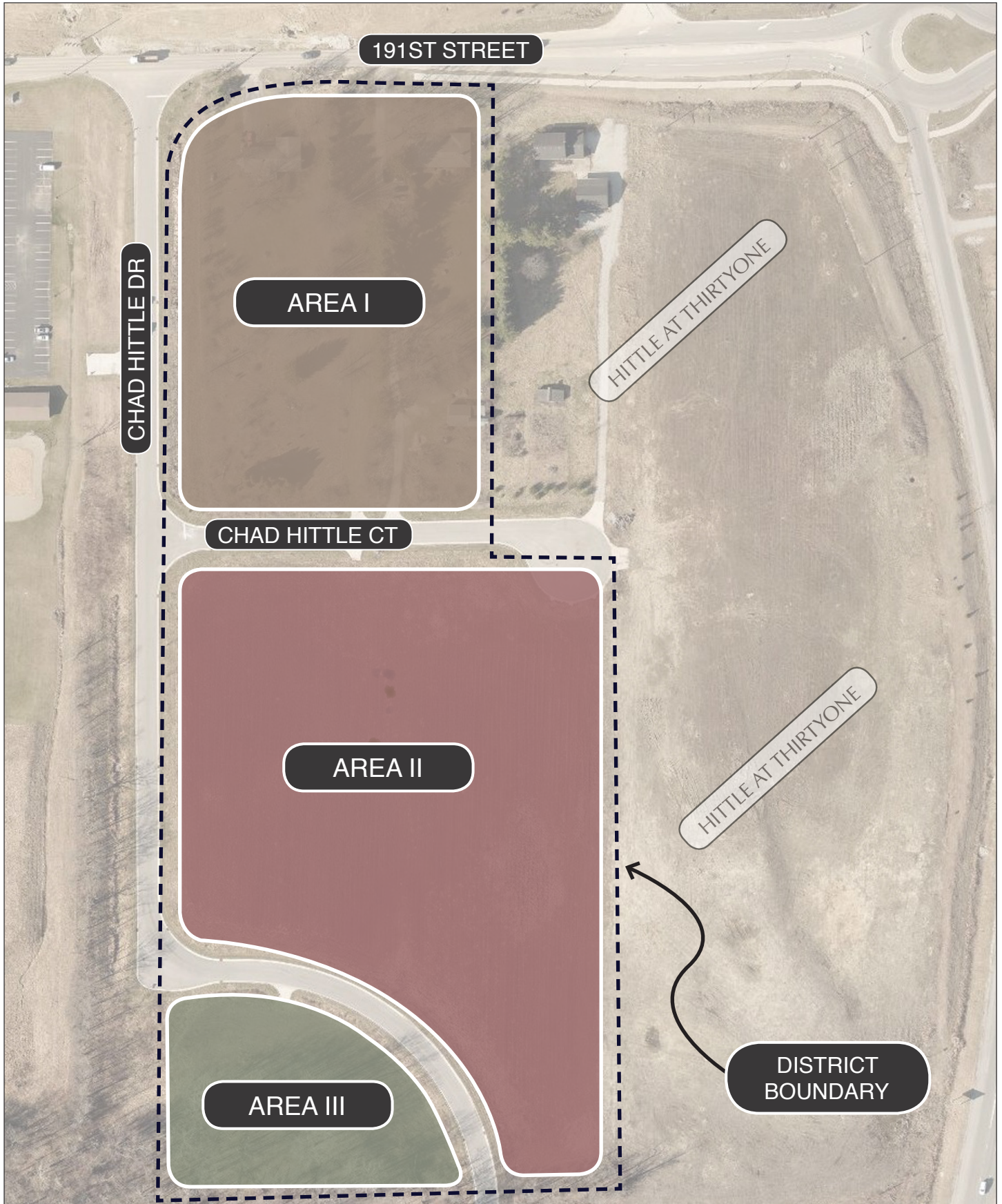


EXHIBIT B: CONCEPT PLAN
HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT



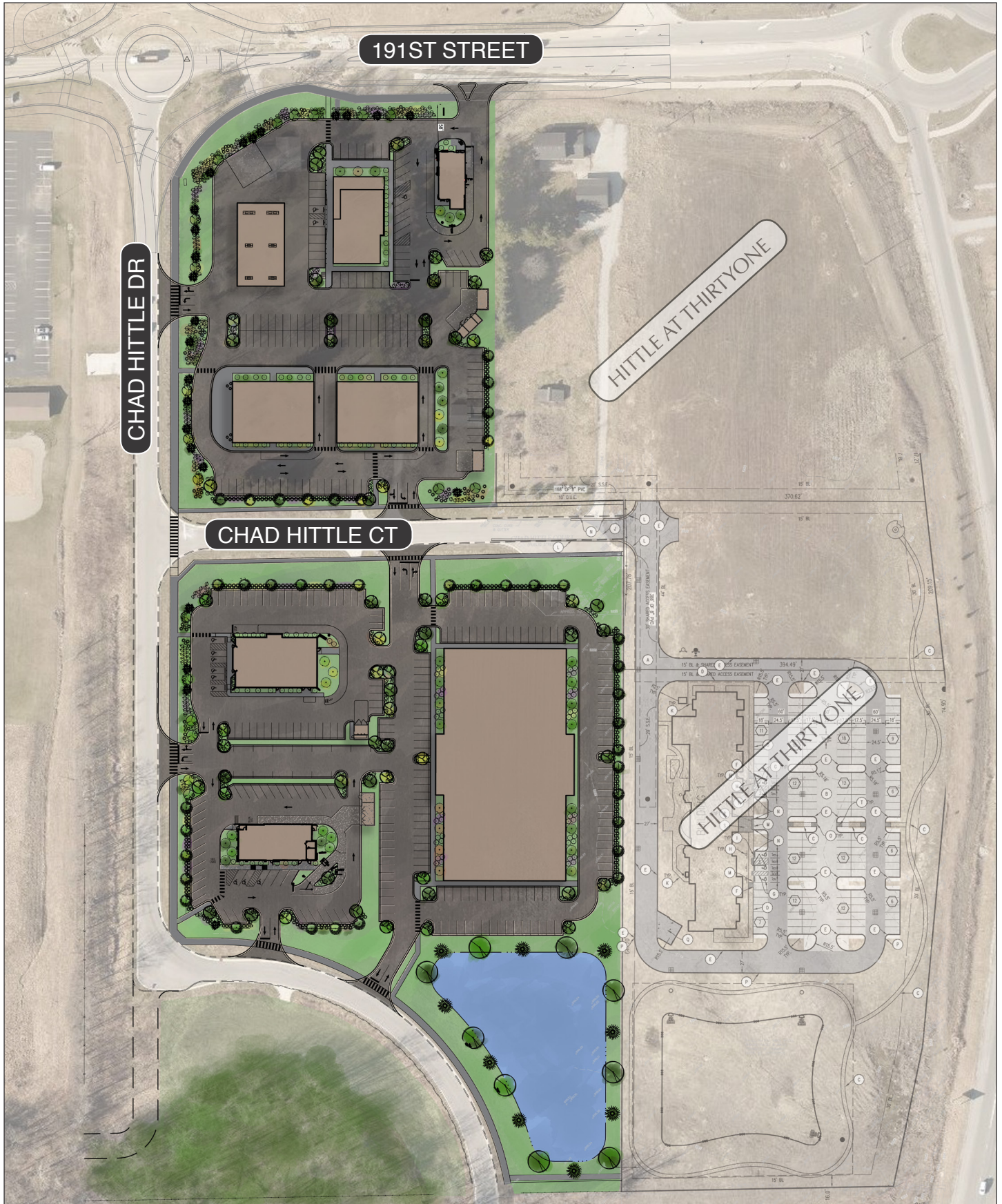


EXHIBIT C: ILLUSTRATIVE LAYOUT
HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT

ILLUSTRATIVE LAYOUT



ILLUSTRATIVE GRAND PARK LAND USE MAP



GREENWALT CORPORATION
Construction ♦ Development

HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS





**GREENWALT
CORPORATION**
Construction ♦ Development

HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT

**WEIHE
ENGINEERS**





**GREENWALT
CORPORATION**
Construction ♦ Development

HAHN PLAZA
PLANNED UNIT DEVELOPMENT DISTRICT

**WEIHE
ENGINEERS**



10.04.18

ORDINANCE NUMBER 18-38

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1810-PUD-26**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1810-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The **“Concept Plan”**, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area I, Area II, and Area III (individually or collectively, **“Area”**). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. Illustrative Layout. The **“Illustrative Layout”**, attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the **“Underlying Zoning District”**).

Section 6. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

- 6.1 **Additional Uses:** The following additional use(s) shall be permitted:
 - A. One (1) Gasoline Service Station.
- 6.2 **Prohibited Uses:** The following use(s) shall be explicitly prohibited:
 - A. Special Exception Uses.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 7.1 Minimum Building Setback Lines:
- A. Abutting Existing Street¹: Thirty (30) feet.
 - B. District Perimeter Not Abutting Street: Ten (10) feet.
 - C. All Other: No minimum.
- 7.2 Minimum Building Height: Eighteen (18) feet.
- 7.3 Maximum Building Height: No maximum.
- 7.4 Minimum Building Size: Four Thousand (4,000) square feet. Outdoor seating area(s) shall count towards the Minimum Building Size requirement. One (1) Building within Area I shall be permitted to be a minimum of Two Thousand (2,000) square feet, as generally depicted on the Illustrative Layout.

Section 8. Overlay Districts.

- 8.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.
- 8.2 State Highway 32 Overlay District: Article 5.3(K) Architectural Design Requirements of the State Highway 32 Overlay District (the “32 Overlay”) shall apply to the development of the Real Estate, except as otherwise modified by this Ordinance.

Section 9. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting 191st Street or Chad Hittle Drive.
- 9.2 Article 6.3 Architectural Standards: Shall apply. In addition, ~~the following shall apply to the development of the Real Estate;~~
- A. Architectural Design Requirements: Article 5.3(K) Architectural Design Requirements of the 32 Overlay shall apply. If a provision of Article 5.3(K) is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
 - B. Mechanical / Utility Meter Screening: ~~The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply. In addition, wall-mounted utility meters shall also be screened from view from adjoining Rights-of-way and are~~

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¹ For purposes of this Ordinance, an Existing Street includes 191st Street, Chad Hittle Drive, and Chad Hittle Court.

encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood or vinyl fencing, Masonry Materials, or a combination of the aforementioned.

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

- A. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.
- B. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- C. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- D. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

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

- A. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. In addition to the permitted Monument Center Sign, one (1) Monument Sign (Center Only) shall be permitted along Area II's Chad Hittle Drive frontage with a maximum of Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face.
- B. Outlot Signage (Article 6.17(J)(8)). Shall not apply; rather, all Outlots shall be permitted two (2) square feet of Sign Area for each one (1) lineal foot of Building Façade. Sign Area Allocation may be divided between Wall, Awning, and Under Canopy or related areas.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 11. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-38** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-38**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-38**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Greenwalt Development Group, LLC
740 West Green Meadows Drive, Suite 320
Greenfield, Indiana 46140

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

THIS DESCRIPTION INCLUDES THREE (3) PARCELS.

THE FOLLOWING DESCRIPTIONS WERE CREATED BASED ON AN ADJOINING RETRACEMENT SURVEY PERFORMED BY THE SCHNEIDER CORPORATION AS PROJECT NO. 9076.001, DATED MARCH 5, 2014. THE FOLLOWING DESCRIPTIONS DO NOT REPRESENT THE RESULTS OF A CURRENT RETRACEMENT SURVEY.

AREA I:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID HALF QUARTER, 147.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION, 118.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBERS 2018029079, 20180229082 AND 2014021563 AND THE POINT OF BEGINNING; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2018029079 1.) NORTH 58 DEGREES 19 MINUTES 13 SECONDS EAST 114.60 FEET; THENCE EASTERLY 46.67 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 27 MINUTES 15 SECONDS EAST AND A LENGTH OF 46.67 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 36 SECONDS EAST 69.30 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2007061674; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST 479.95 FEET TO THE SOUTHEAST CORNER OF SAID LAND AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE ALONG THE NORTH LINE OF SAID CHAD HITTLE COURT, SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST 358.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2010045426; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID REAL ESTATE, 431.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 ACRES, MORE OR LESS.

AREA II:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 529.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 130.42 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012051433; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LAND, 765.98 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 484.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 5 COURSES ARE ALONG THE RIGHT OF WAY LINE DESCRIBED IN INSTRUMENT NUMBER 2016021863; 1.) SOUTH 52 DEGREES 51 MINUTES 11 SECONDS WEST 76.37 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 380.00

FEET; THENCE SOUTH 58 DEGREES 40 MINUTES 12 SECONDS EAST 57.97 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 07 SECONDS EAST 27.06 FEET; THENCE SOUTHEASTERLY 495.93 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF SOUTH 48 DEGREES 02 MINUTES 58 SECONDS EAST AND A LENGTH OF 453.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.17 ACRES, MORE OR LESS.

AREA III:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 114.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 334.19 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CHAD HITTLE DRIVE AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE AFORESAID RIGHT OF WAY LINE OF CHAD HITTLE DRIVE, 1.) THENCE NORTHWESTERLY 371.98 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 260.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF NORTH 48 DEGREES 50 MINUTES 55 SECONDS WEST AND A LENGTH OF 341.06 FEET; 2.) THENCE NORTH 89 DEGREES 50 MINUTES 07 SECONDS WEST 27.06 FEET; 3.) THENCE SOUTH 44 DEGREES 56 MINUTES 11 SECONDS WEST 70.43 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 181.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.39 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
ILLUSTRATIVE LAYOUT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 15, 2018
1810-SPP-14 & 1810-ODP-14

Petition Number: 1810-SPP-14 & 1810-ODP-14

Subject Site Address: Southeast corner of 191st Street & Chad Hittle Drive

Petitioner: Greenwalt Development Group, LLC by OnPointe Land Matters, LLC (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 3 commercial lots on approximately 12.5 acres +/- located in the pending Hahn Plaza Planned Unit Development (PUD) District

Current Zoning: GB: General Business & AG-SF1: Agriculture/Single-Family Rural

Pending Zoning: Hahn Plaza PUD (Ord. No. 18-38) (pending)

Current Land Use: Residential & Vacant

Approximate Acreage: 12.5 acres +/-

Exhibits:

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

Staff Reviewer: Daine Crabtree, Associate Planner

PROJECT OVERVIEW

The 12.5 acre +/- site is located at the southeast corner of 191st Street and Chad Hittle Drive.

The applicable zoning district is the pending Hahn Plaza PUD District (Ord.No. 18-38). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district for site.

This Primary Plat and Overall Development Plan represent the first phase for planned commercial and office development on the Property.

This petition received its public hearing at the October 1, 2018, Plan Commission meeting.

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 15, 2018
1810-SPP-14 & 1810-ODP-14

- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - 10) Easements (locations, widths and purposes). (Article 8.3)
 - 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
 - 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
 - 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - 14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - 16) Building setback lines. (Article 4.23 & Article 5.3(G))
 - 17) Legend and notes.
 - 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - 19) Other features or conditions which would affect the subdivision favorable or adversely.
 - 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - 21) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 23) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
-



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

The plans comply.

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



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

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

The plans comply.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Landscaping Standards (Article 6.8)
- a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Buffer Yard Requirements
- 47) Lot Standards (Article 6.10)
- 48) Setback Standards (Article 6.16)



49) Vision Clearance Standards (Article 6.19)

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

51) Block Standards (Article 8.1)

52) Easement Standards (Article 8.3)

53) Monument and Marker Standards (Article 8.5)

54) Open Space and Amenity Standards (Article 8.6)

55) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards
- b) Perimeter/External Pedestrian Network Standards

56) Storm Water Standards (Article 8.8)

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

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

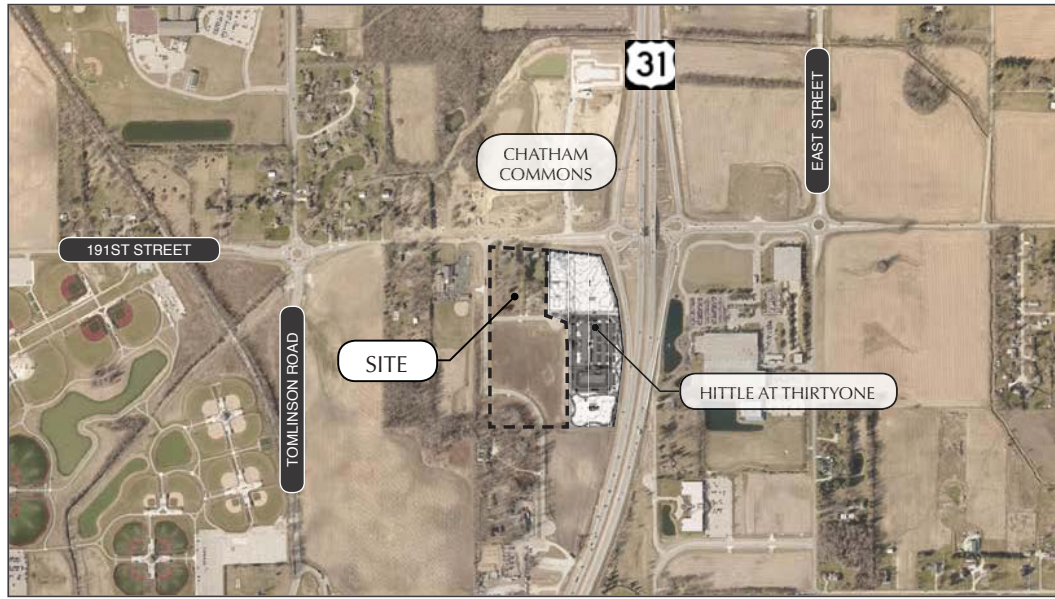
60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

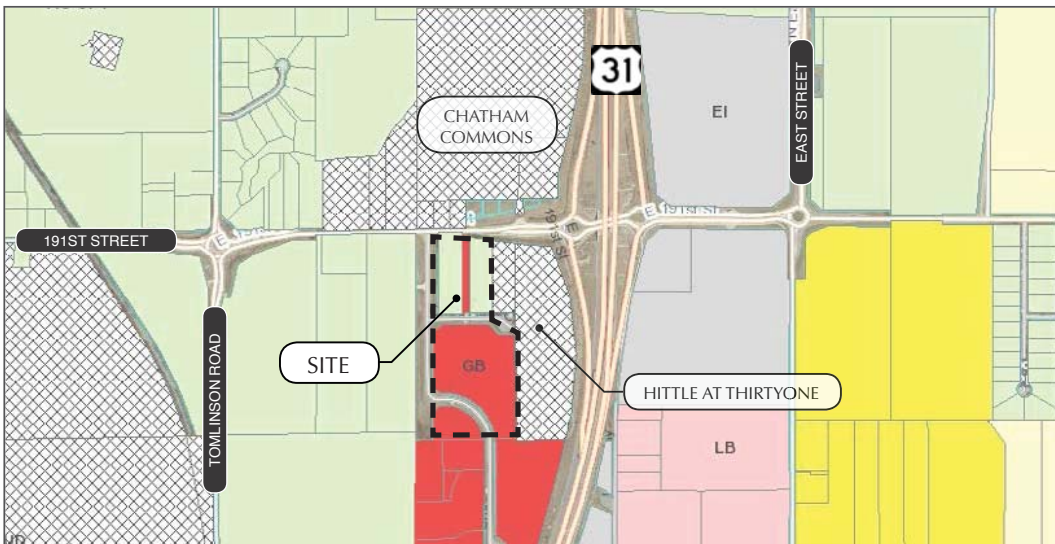
DEPARTMENT COMMENTS

- 1) **ACTION: 1810-ODP-14 (Overall Development Plan) and 1810-SPP-14 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following conditions:**
 - The approval of 1810-ODP-14 and 1810-SPP-14 is contingent upon the Hahn Plaza PUD (Ord. 18-38) being approved by the City Council at a future date.
 - All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

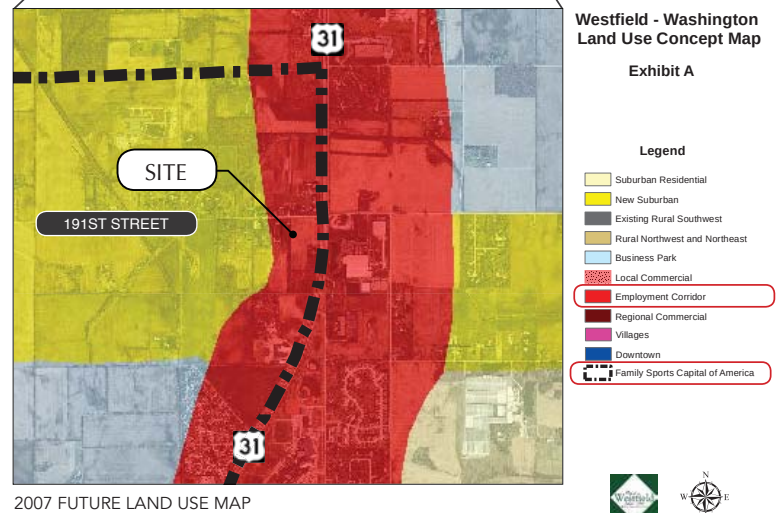
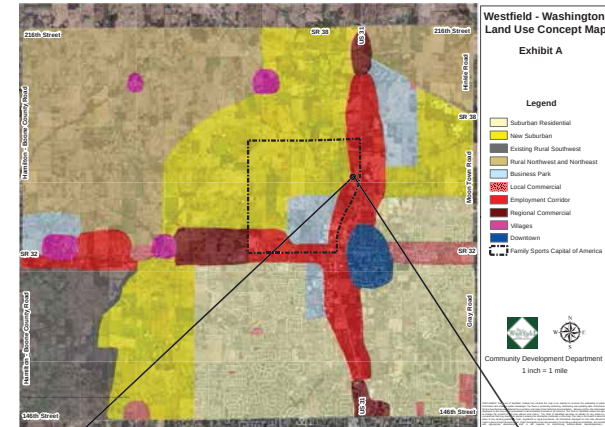
LOCATION MAP



ZONING MAP



COMPREHENSIVE PLAN



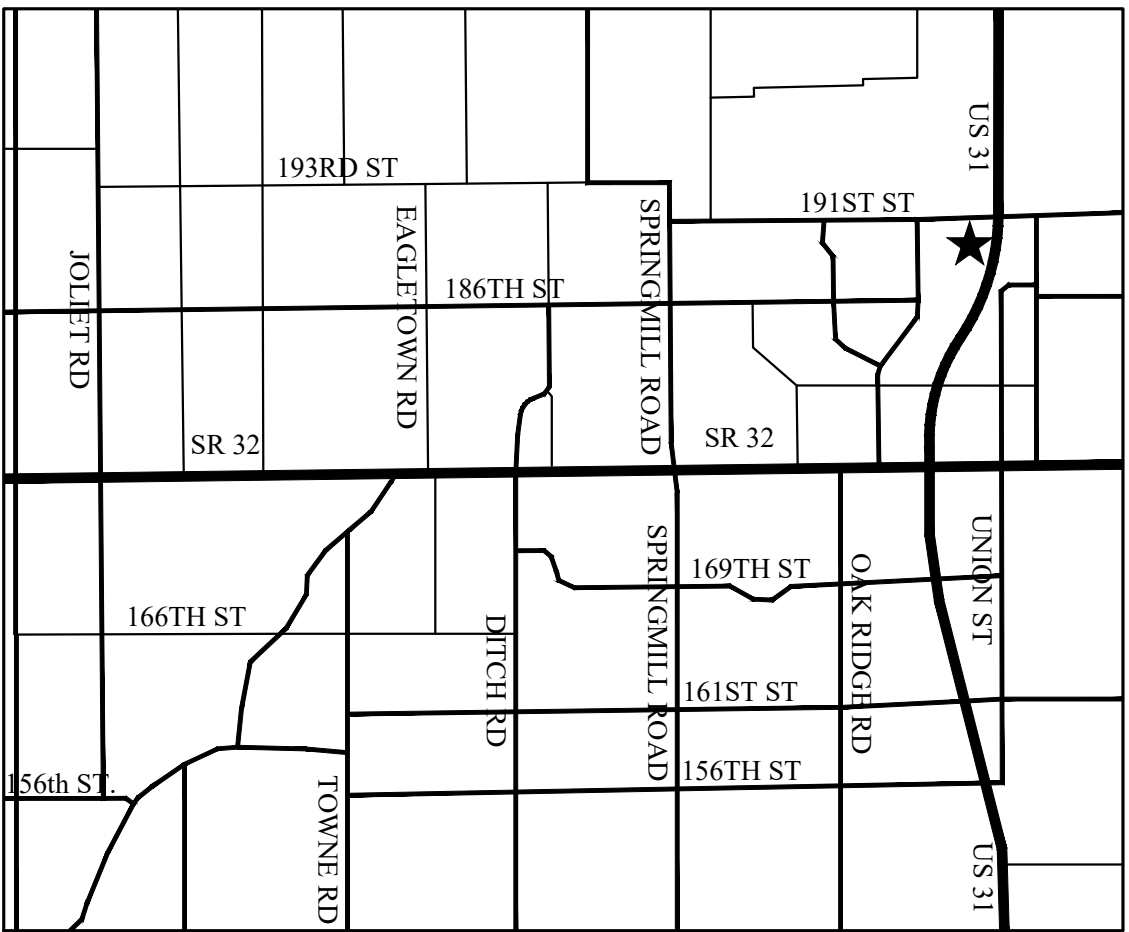
GREENWALT CORPORATION
Construction ♦ Development

HAHN PLAZA PLANNED UNIT DEVELOPMENT DISTRICT

WEIHE ENGINEERS



LOCATION: H:\2017\W170561\Surveying\Plot\w170561 Primary Plat.dwg
DATE: 08/31/2018
DRAWN BY: KLS
PLOTED BY: KLS



VICINITY MAP
NOT TO SCALE

★ - PROJECT LOCATION

LAND DESCRIPTION

THE FOLLOWING DESCRIPTIONS WERE CREATED BASED ON AN ADJOINING RETRACEMENT SURVEY PERFORMED BY THE SCHNEIDER CORPORATION AS PROJECT NO. 9076.001, DATED MARCH 5, 2014. THE FOLLOWING DESCRIPTIONS DO NOT REPRESENT THE RESULTS OF A CURRENT RETRACEMENT SURVEY.

PROPOSED PARCEL 1:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID HALF QUARTER, 147.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION, 118.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBERS 2018029079, 20180229082 AND 2014021563 AND THE POINT OF BEGINNING; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2018029079 1.) NORTH 58 DEGREES 19 MINUTES 13 SECONDS EAST 114.60 FEET; THENCE EASTERLY 46.67 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 27 MINUTES 15 SECONDS EAST AND A LENGTH OF 46.67 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST 145.25 FEET; THENCE SOUTH 82 DEGREES 46 MINUTES 36 SECONDS EAST 69.30 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2007061674; THENCE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST 479.95 FEET TO THE SOUTHEAST CORNER OF SAID LAND AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE ALONG THE NORTH LINE OF SAID CHAD HITTLE COURT, SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST 358.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2010045426; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID REAL ESTATE, 431.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 ACRES, MORE OR LESS.

PROPOSED PARCEL 2:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 529.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 130.42 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012051433; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LAND, 765.98 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 484.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHAD HITTLE COURT AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 5 COURSES ARE ALONG THE RIGHT OF WAY LINE DESCRIBED IN INSTRUMENT NUMBER 2016021863; 1.) SOUTH 52 DEGREES 51 MINUTES 11 SECONDS WEST 76.37 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 380.00 FEET; THENCE SOUTH 58 DEGREES 40 MINUTES 12 SECONDS EAST 57.97 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 07 SECONDS EAST 27.06 FEET; THENCE SOUTHEASTERLY 495.93 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF SOUTH 48 DEGREES 02 MINUTES 58 SECONDS EAST AND A LENGTH OF 453.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.17 ACRES, MORE OR LESS.

PROPOSED PARCEL 3:
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, PREPARED BY HAHN SURVEYING GROUP, INC. (CHAD L. BROWN) LS21100002, DATED August 17, 2018:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST (ASSUMED BEARING), ALONG THE WEST LINE THEREOF, 1386.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 114.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 54 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION, 334.19 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CHAD HITTLE DRIVE AS DESCRIBED IN INSTRUMENT NUMBER 2016021863; THENCE, THE FOLLOWING 4 COURSES ARE ALONG THE AFORESAID RIGHT OF WAY LINE OF CHAD HITTLE DRIVE, 1.) THENCE NORTHWESTERLY 371.98 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 260.00 FEET AND SUBTENDED BY A LONG CHORD WITH A BEARING OF NORTH 48 DEGREES 50 MINUTES 55 SECONDS WEST AND A LENGTH OF 341.06 FEET; 2.) THENCE NORTH 89 DEGREES 50 MINUTES 07 SECONDS WEST 27.06 FEET; 3.) THENCE SOUTH 44 DEGREES 56 MINUTES 11 SECONDS WEST 70.43 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST 181.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.39 ACRES, MORE OR LESS.

WESTFIELD REQUIRED 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.

BENCHMARK INFORMATION

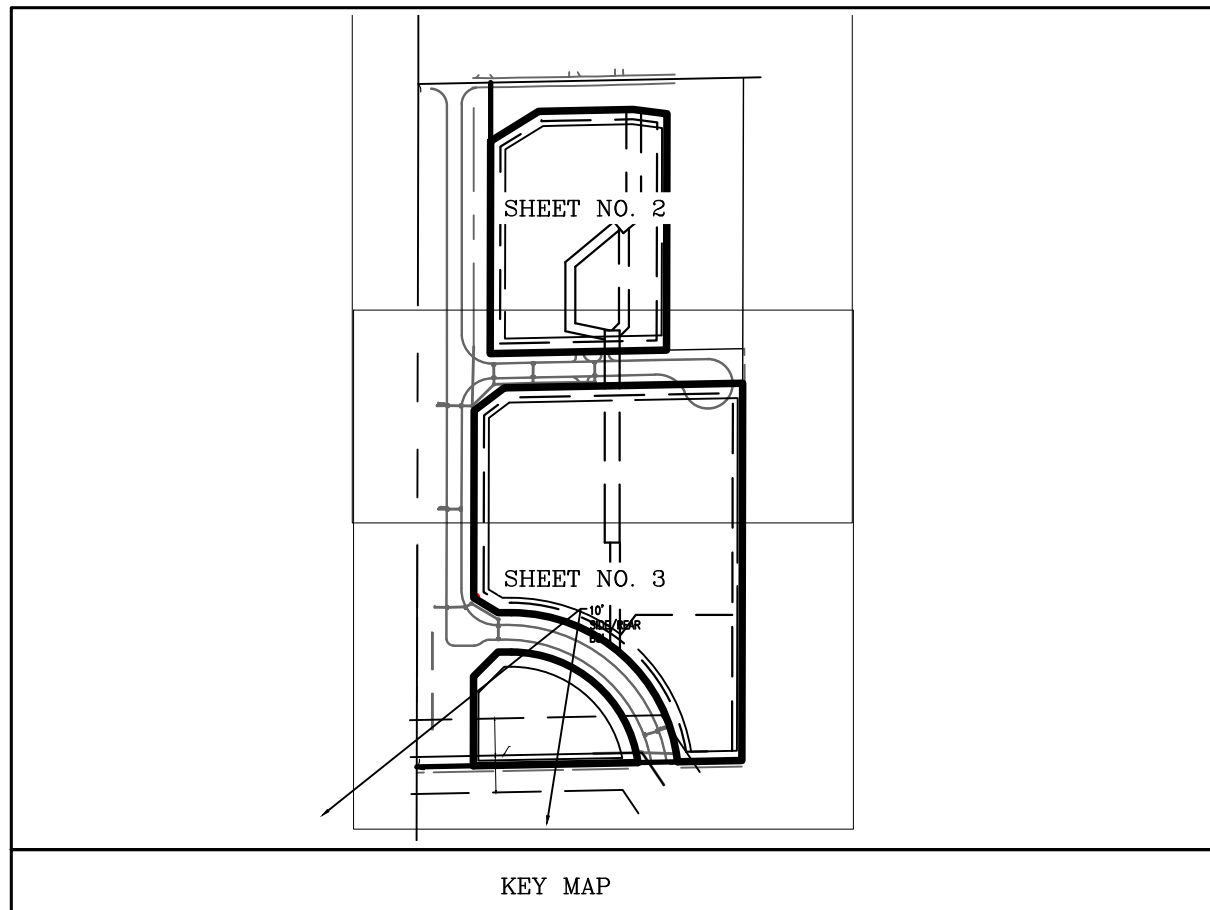
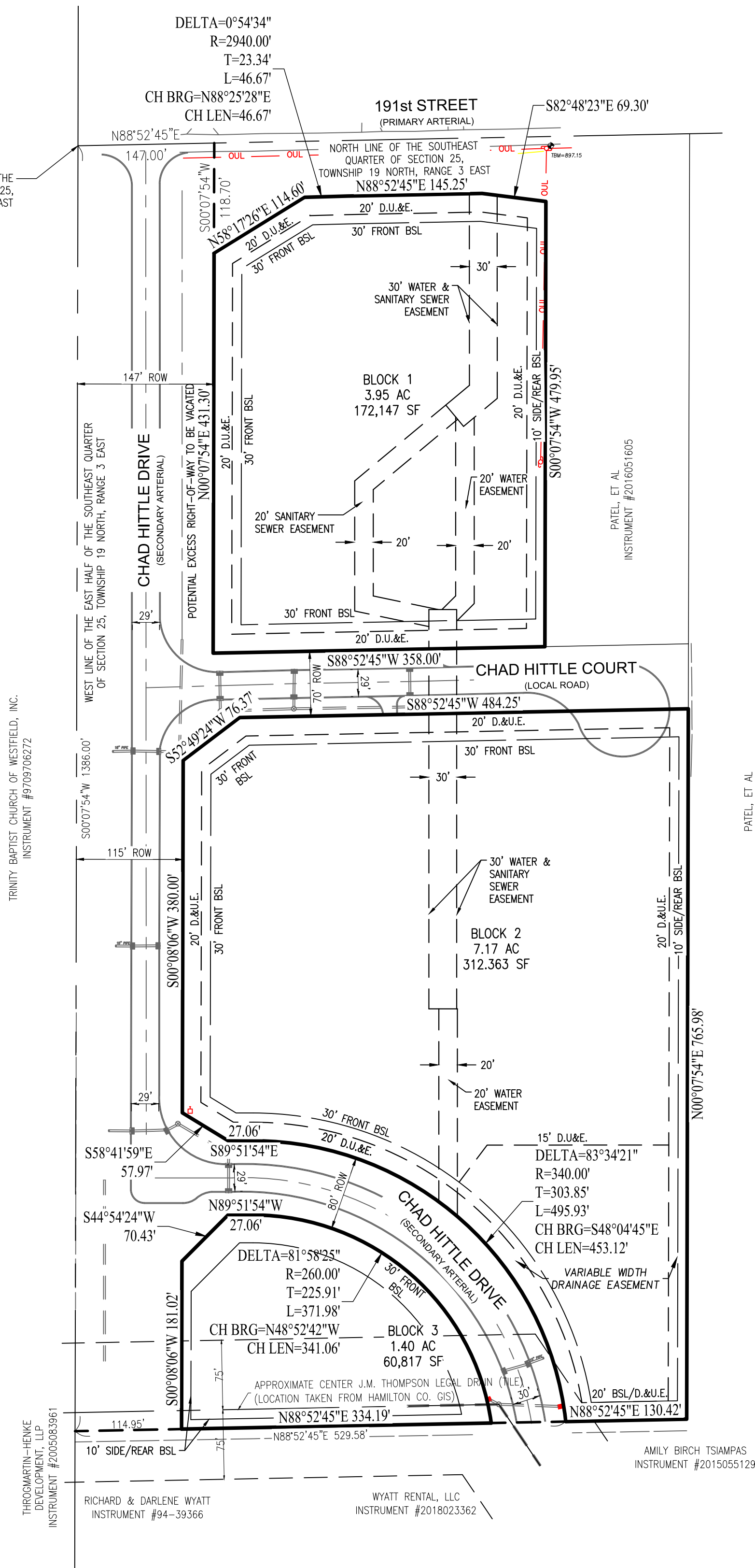
BENCHMARK: LEE 12 - A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST AT THE INTERSECTION OF CASEY ROAD AND 186TH STREET. ELEVATION = 910.25 (NAVD 88)

TBM: BENCH TIE SET IN POWER POLE NEAR THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 897.15 (NAVD 88)

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

THIS PLAT PREPARED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED DATED: AUGUST 30, 2018

KAREN SUTTON
PROFESSIONAL LAND SURVEYOR #LS21200013



THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON POSITIONAL SOLUTIONS DERIVED FROM REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) (HTTP://INCORS.IN.GOV). THE BEARINGS SHOWN ARE DERIVED FROM COORDINATES BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 (2011) EPOCH 2010.0. THE VERTICAL DATUM IS BASED UPON NAVD 88.

DATE	BY	PROJECT NO.
08/31/2018	BJS	W170561
ISSUED FOR TAG SUBMITTAL	DWG NAME	
09/21/2018	BJS	
ISSUED FOR TAG REVISIONS	DESIGNED BY:	
10/05/2018	BJS	
	DRAWN BY:	
	ALW	
	CHECKED BY:	
	BJS	
	DATE:	
	10/05/2018	

APPROVAL PENDING NOT FOR CONSTRUCTION

PREPARED FOR:
SHEET NO.
PROJECT NO.
W170561

HAHN PLAZA
SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074
OVERALL PRIMARY PLAT
PT. SE 1/4 SEC. 25, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

02

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

TRINITY BAPTIST CHURCH OF WESTFIELD, INC.
INSTRUMENT #90346272

WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER
OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST

CHAD HITTLE DRIVE
(SECONDARY ARTERIAL)

S00°08'06"W 380.00'

20' D.U.E.

30' FRONT BSL

S00°07'54"W 1386.00'

20' D.U.E.

30' FRONT BSL

20' D.U.E.

30' FRONT BSL

20' D.U.E.

30' FRONT BSL

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30' FRONT BSL

20' D.U.E.

30' FRONT BSL

DELTA=0°54'34"
R=2940.00'
T=23.34'
L=46.67'
CH BRG=N88°25'28"E
CH LEN=46.67'

191st STREET
(PRIMARY ARTERIAL)

NORTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 25,
TOWNSHIP 19 NORTH, RANGE 3 EAST

N88°52'45"E 145.25'

20' D.U.E.

30' FRONT BSL

20' D.U.E.

30' FRONT BSL

20' D.U.E.

30' FRONT BSL

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20' D.U.E.

30' FRONT BSL

BLOCK 2
7.17 AC
312,363 SF

BLOCK 1
3.95 AC
172,147 SF

20' SANITARY
SEWER EASEMENT

20' WATER
EASEMENT

20' SANITARY
SEWER EASEMENT

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20' SANITARY
SEWER EASEMENT

20' WATER
EASEMENT

BLOCK 2
7.17 AC
312,363 SF

BLOCK 1
3.95 AC
172,147 SF

S82°48'23"E 69.30'

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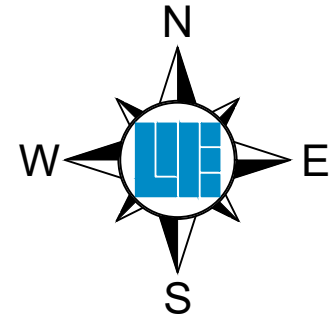
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897.15

PATEL, ET AL
INSTRUMENT #2016051605

PATEL, ET AL
INSTRUMENT #2016051605



1" = 50'
0 25 50 100

LEGEND

- FO UNDERGROUND FIBER OPTIC
- SAN EXISTING SANITARY
- G UNDERGROUND GAS
- W UNDERGROUND WATER
- OU OVERHEAD UTILITY
- E UNDERGROUND ELECTRIC
- x BOARD FENCE
- x FARM FENCE
- FLOW LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DECIDUOUS TREE
- CONFEROUS BUSH
- DECIDUOUS BUSH
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GUY ANCHOR
- UTILITY POLE
- SANITARY SEWER MANHOLE
- POST
- SIGN
- MAIL BOX
- BOLLARD
- STORM MANHOLE
- TEMPORARY BENCH MARK
- SANITARY STUB MARKER
- GAS VALVE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HW HEADWALL
- TC TOP OF CASTING
- TELEPHONE PEDESTAL
- CURB INLET
- SQUARE INLET
- ROUND INLET
- STORM MANHOLE
- IRON PIN FOUND/SET (IPF)
- PK OR MAG NAIL FOUND/SET
- ALUMINUM DISK
- T-POST

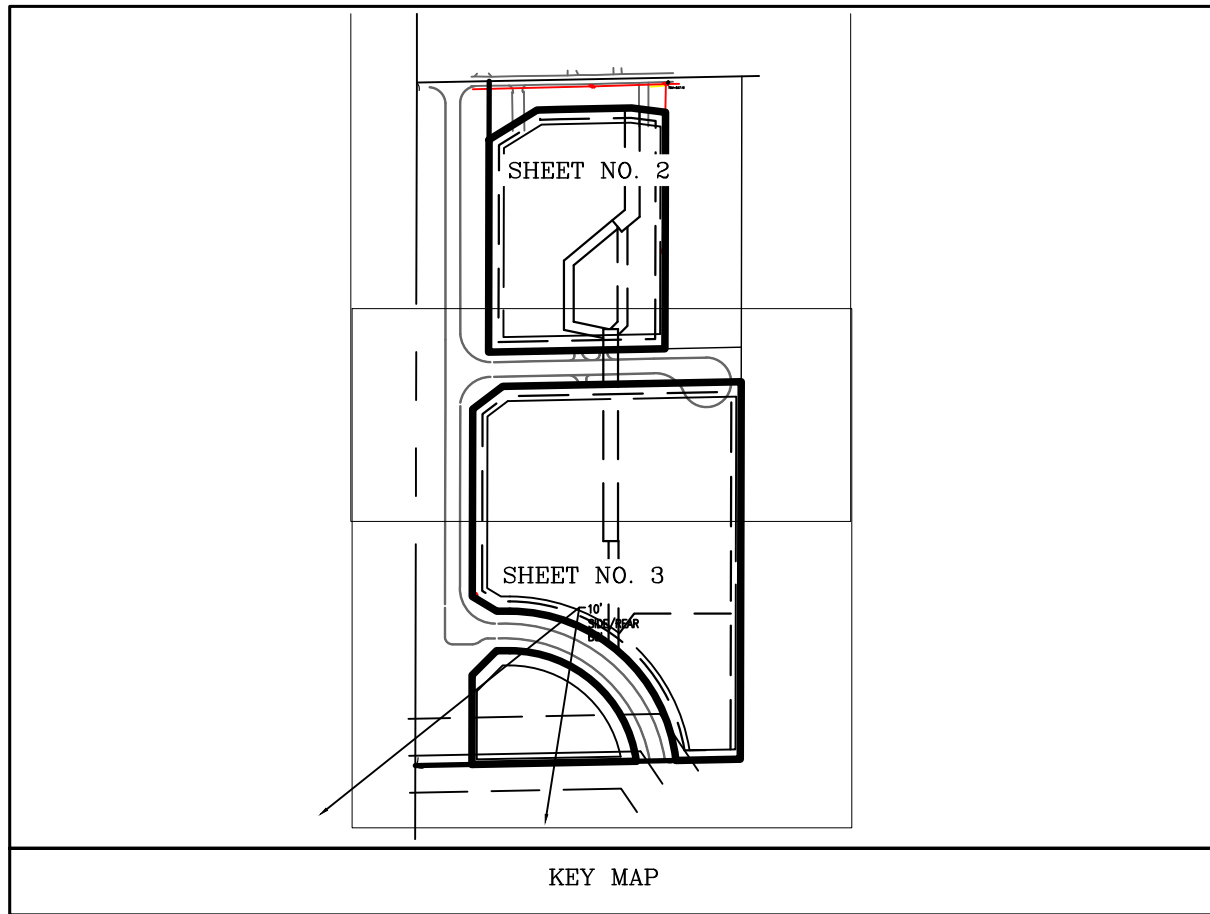
ABBREVIATIONS

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- AG ABOVE GROUND
- BG BELOW GROUND
- B.S.L. BUILDING SETBACK LINE
- ROW RIGHT OF WAY
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- CES CONCRETE END SECTION
- TC TOP OF CURB
- INV INVERT

BENCHMARK INFORMATION

BENCHMARK: LEE 12 - A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST AT THE INTERSECTION OF CASEY ROAD AND 186TH STREET. ELEVATION = 910.25 (NAVD 88)

TBM: BENCH TIE SET IN POWER POLE NEAR THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 897.15 (NAVD 88)



PREPARED FOR:

HAHN PLAZA

SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074

PRIMARY PLAT

PT SE 1/4 SEC 25, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO.

03

PROJECT NO.
W170561

DATE	BY	PROJECT NO.
08.31.2018	BJS	W170561



- | | | | |
|---|------------------------|---|------------------------------|
|  | FIRE HYDRANT |  | IRON PIPE FOUND/SET (IPF) |
|  | WATER METER |  | PK OR MAG NAIL FOUND/SET |
|  | WATER VALVE |  | ALUMINUM DISK |
|  | GAS ANCHOR |  | T-POST |
|  | UTILITY POLE | | |
|  | SANITARY SEWER MANHOLE | | |
|  | POST |  | GAS VALVE |
|  | SIGN |  | CMP CORRUGATED METAL PIPE |
|  | MAIL BOX |  | RCP REINFORCED CONCRETE PIPE |
|  | BOLLARD |  | HEADWALL |
|  | STORM MANHOLE |  | TOP OF CASTING |
|  | TEMPORARY BENCH MARK |  | TELEPHONE PEDESTAL |
|  | SANITARY STUB MARKER |  | CURB INLET |
| | |  | SQUARE INLET |
| | |  | ROUND INLET |
| | |  | STORM MANHOLE |

- | | | | |
|---------|-------------------------------|-----|--------------------------|
| (M) | MEASURED DIMENSION | RCP | REINFORCED CONCRETE PIPE |
| (R) | RECORD DIMENSION | PVC | POLYVINYL CHLORIDE PIPE |
| AG | ABOVE GROUND | CES | CONCRETE END SECTION |
| BG | BELOW GROUND | TC | TOP OF CURB |
| B.S.L. | BUILDING SETBACK LINE | INV | INVERT |
| ROW | RIGHT OF WAY | | |
| D.&U.E. | DRAINAGE AND UTILITY EASEMENT | | |

BENCHMARK INFORMATION

BENCHMARK: LEE 12 - A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST AT THE INTERSECTION OF CASEY ROAD AND 186TH STREET. ELEVATION = 910.25 (NAVD 88)

TBM: BENCH TIE SET IN POWER POLE NEAR THE NORTHEAST CORNER OF THE
SUBJECT TRACT. ELEVATION = 897.15 (NAVD 88)

PREPARED FOR:

HAHN PLAZA

SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074

PRIMARY PLAT

PT. SE 1/4 SEC. 25, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO.

PROJECT NO.

04

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

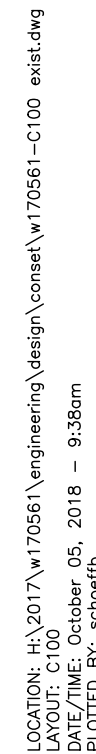
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

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

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

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAG SUBMITTAL	06.01.2018	BJS	WT00681
ISSUED FOR TAG REVISIONS	09.21.2018	BJS	WT00681
ISSUED FOR TAG REVISIONS	10.05.2018	BJS	WT00681
			DESIGNED BY:
			DRAWN BY:
			ALW
			CHECKED BY:
			BJS
			DATE:

APPROVAL PENDING NOT
FOR CONSTRUCTION



<u>UTILITIES</u>		<u>OTHER</u>	
	FIRE DEPT HOOKUP		COMMUNICATIONS JUNCTION BOX
	FIRE HYDRANT		COMMUNICATIONS MANHOLE
	POST INDICATOR VALVE		COMMUNICATIONS PEDESTAL
	WATER MANHOLE		COMMUNICATIONS RISER
	WATER METER		TRAFFIC SIGNAL POLE
	WATER VALVE		TRAFFIC SIGNAL
	GAS METER		STORM CLEANOUT
	GAS VALVE		BEEHIVE INLET
	ELECTRIC MANHOLE		CURB INLET
	ELECTRIC METER		FLOOR DRAIN
	ELECTRICAL RISER		ROUND INLET
	TRANSFORMER		SQUARE INLET
	GUY ANCHOR		STORM MANHOLE
	ELECTRIC JUNCTION BOX		DOWN SPOUT
	UTILITY POLE		SANITARY SEWER CLEANOUT
	UTILITY POLE W/ TRANSFORMER		LIFT STATION
	MONITORING WELL		SANITARY SEWER MANHOLE
	ORNAMENTAL LIGHT		SANITARY STUB MARKER
	STREET LIGHT		
			SIGN
			MAIL BOX
			PAVEMENT SPOT ELEVATION
			ROAD SPOT ELEVATION
			EXISTING SPOT ELEVATION
			EMERGENCY FLOOD ROUTE
			FLOW DIRECTION AND SLOPE
			DECIDUOUS TREE
			CONIFEROUS TREE
			IRON PIN FOUND/SET (IPF)
			PK OR MAG NAIL FOUND/SET
			ALUMINUM DISK
			T-POST
			HARRISON MONUMENT FOUND
			RIGHT OF WAY MONUMENT

	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	UNDERGROUND GAS
	UNDERGROUND WATER
	AERIAL ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
	UNDERGROUND FIBER OPTIC
	AERIAL FIBER OPTIC CABLE
	OVERHEAD UTILITY
	FORCE MAIN
	SANITARY SEWER LATERAL
	STORM SEWER MAIN

ROW	RIGHT OF WAY
ESMT	EASEMENT
D.U./E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

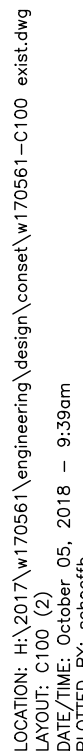
- 1 REMOVE EXISTING RESIDENTIAL STRUCTURES
SIDEWALK AND DRIVEWAY.
- 2 REMOVE EXISTING VEGETATION.
- 3 SAWCUT AND REMOVE THE EXISTING CURB
WHERE SHOWN FOR THE INGRESS/EGRESS
LANES REQUIRED FOR THE PROPOSED
DEVELOPMENT.
- 4 DRAINAGE STRUCTURE TO BE RELOCATED.
- 5 FUTURE ROUNDABOUT (BY OTHERS).

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8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT IS DAMAGED OR DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
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3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.



PREPARED FOR: **HAHN PLAZA**
SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074
EXISTING CONDITIONS AND DEMOLITION PLAN
PT. SEE 14-SEC. 25, T19N, R9E, WASHINGTON TWP., HAMILTON CO., INDIANA
SHEET NO. **05**
PROJECT NO. **W170561**



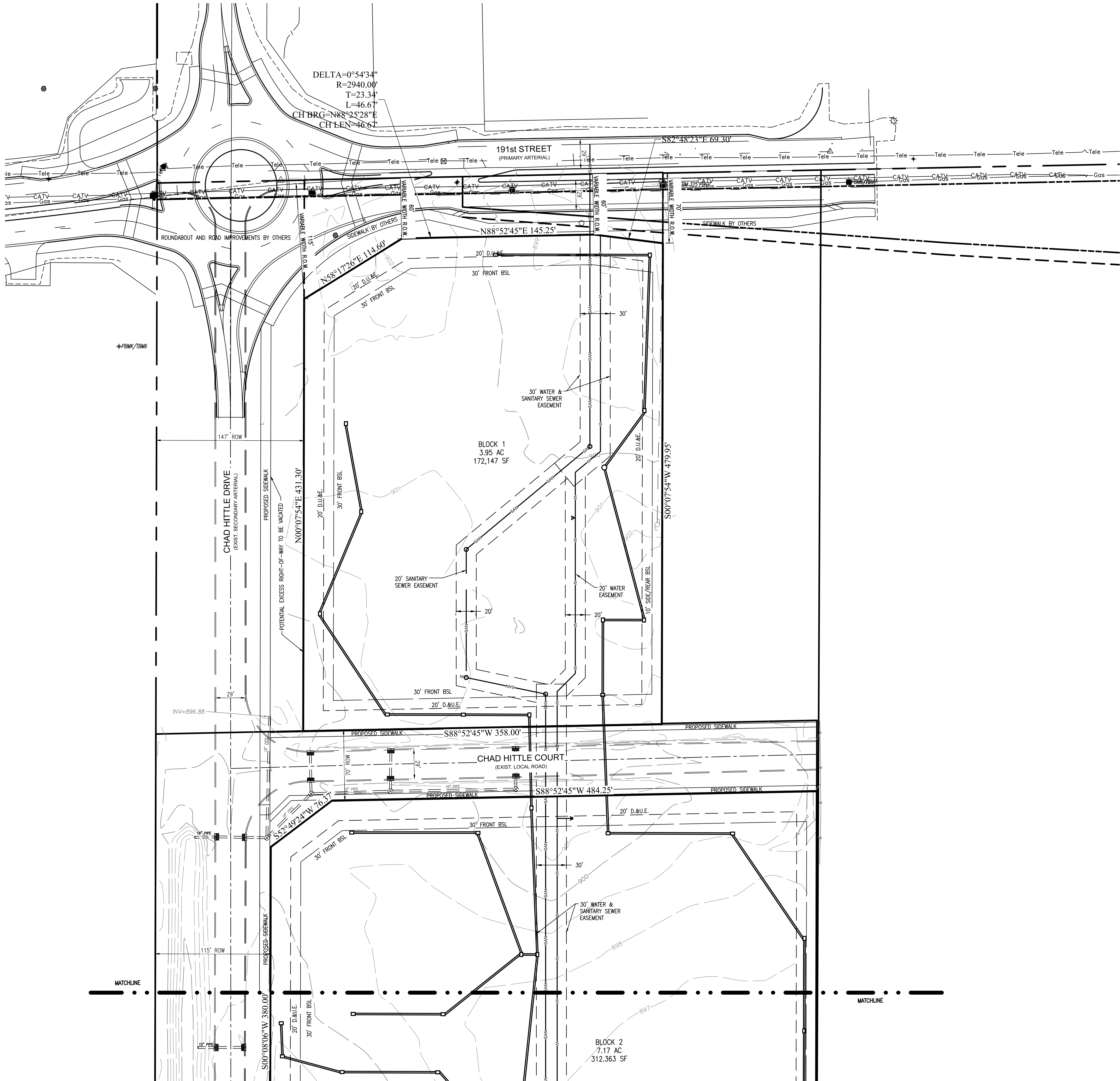
<u>ABBREVIATIONS</u>		<u>DEMOLITION NOTES</u>	
ROW	RIGHT OF WAY	①	REMOVE EXISTING RESIDENTIAL STRUCTURES, SIDEWALK AND DRIVEWAY.
ESMT	EASEMENT	②	REMOVE EXISTING VEGETATION.
D.&U.E.	DRAINAGE AND UTILITY EASEMENT	③	SAWCUT AND REMOVE THE EXISTING CURB WHERE SHOWN FOR THE INGRESS/EGRESS LINES REQUIRED FOR THE PROPOSED DEVELOPMENT.
FFE	FINISH FLOOR ELEVATION	④	DRAINAGE STRUCTURE TO BE RELOCATED.
TOC	TOP OF CASTING	⑤	FUTURE ROUNDABOUT (BY OTHERS).
TC	TOP OF CURB		
GUT	GUTTER		
CMP	CORRUGATED METAL PIPE		
RCP	REINFORCED CONCRETE PIPE		
PVC	POLYVINYL CHLORIDE PIPE		
VC	VITRIFIED CLAY PIPE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
DIP	DUCTILE IRON PIPE		
SSD	SUB SURFACE DRAIN PIPE		
STM	STORM		
SAN	SANITARY		
STR	STRUCTURE		
CO	CLEANOUT		

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PREPARED FOR: HAHN PLAZA SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074 SHEET NO. 06 PROJECT NO. W170561		10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net 317 846 - 6611 800 452 - 6408 317 843 - 0546/fax
	REVISIONS AND ISSUES DATE: 10-31-2014 BY: BJS ISSUED FOR TAG REVISIONS 09-21-2014 BJS ISSUED FOR TAG REVISIONS 10-05-2014 BJS DESIGNED BY: BJS DRAWN BY: BJS CHECKED BY: BJS DATE: 05-10-2014	WEIHE E N G I N E E R S Land Surveying Civil Engineering Landscape Architecture <i>B u i l d w i t h c o n f i d e n c e</i>

LOCATION: H:\2017\W170561\Engineering\design\connect\w170561-C200.dwg
DATE: October 05, 2018 - 9:39am
PLOTED BY: enrheff



LEGEND

UTILITIES

	FIRE DEPT HOOKUP		COMMUNICATIONS JUNCTION BOX
	FIRE HYDRANT		COMMUNICATIONS MANHOLE
	POST INDICATOR VALVE		COMMUNICATIONS PEDESTAL
	WATER MANHOLE		COMMUNICATIONS RISER
	WATER METER		TRAFFIC SIGNAL POLE
	WATER VALVE		TRAFFIC SIGNAL
	GAS METER		STORM CLEANOUT
	GAS VALVE		BEEHIVE INLET
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	ELECTRIC METER		FLOOR DRAIN
	ELECTRIC RISER		ROUND INLET
	TRANSFORMER		SQUARE INLET
	GUY ANCHOR		STORM MANHOLE
	ELECTRIC JUNCTION BOX		DOWN SPOUT
	UTILITY POLE		SANITARY SEWER CLEANOUT
	UTILITY POLE W/ TRANSFORMER		LIFT STATION
	MONITORING WELL		SANITARY SEWER MANHOLE
	ORNAMENTAL LIGHT		SANITARY STUB MARKER
	STREET LIGHT		

OTHER

	SIGN		MAIL BOX
	PAVEMENT SPOT ELEVATION		GROUND SPOT ELEVATION
	EXISTING SPOT ELEVATION		EMERGENCY FLOOD ROUTE
	FLOW DIRECTION AND SLOPE		DECIDUOUS TREE
	CONIFEROUS TREE		IRON PIN FOUND/SET (IPF)
	PK OR MAG NAIL FOUND/SET		ALUMINUM DISK
	T-POST		HARRISON MONUMENT FOUND
	RIGHT OF WAY MONUMENT		

LINE TYPES

	RIGHT OF WAY LINE		FENCE
	GUARD RAIL		BOUNDARY LINE
	FLOW LINE		INDEX CONTOUR
	INTERMEDIATE CONTOUR		UNDERGROUND GAS
	UNDERGROUND WATER		AERIAL ELECTRIC
	UNDERGROUND ELECTRIC		UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS		UNDERGROUND FIBER OPTIC
	OVERHEAD UTILITY		FORCE MAIN
	SANITARY SEWER LATERAL		STORM SEWER MAIN

ABBREVIATIONS

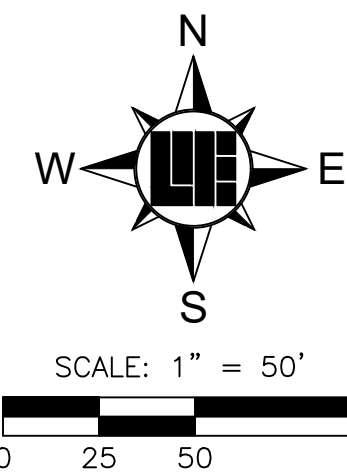
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REVISIONS AND ISSUES

DATE	BY	PROJECT NO.
08.31.2018	BJS	W170561
09.21.2018	BJS	DWG NAME: w170561-C200.dwg
10.05.2018	BJS	DESIGNED BY: BJS
		DRAWN BY: ALW
		CHECKED BY: BJS
		DATE: 10.05.2018

APPROVED

STEPHEN SCOTT BUCKNER
REGISTERED PROFESSIONAL ENGINEER
PE #300279
STATE OF INDIANA

PREPARED FOR:
HAHN PLAZA
SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074

SHEET NO.
07

PROJECT NO.
W170561

OVERALL DEVELOPMENT PLAN

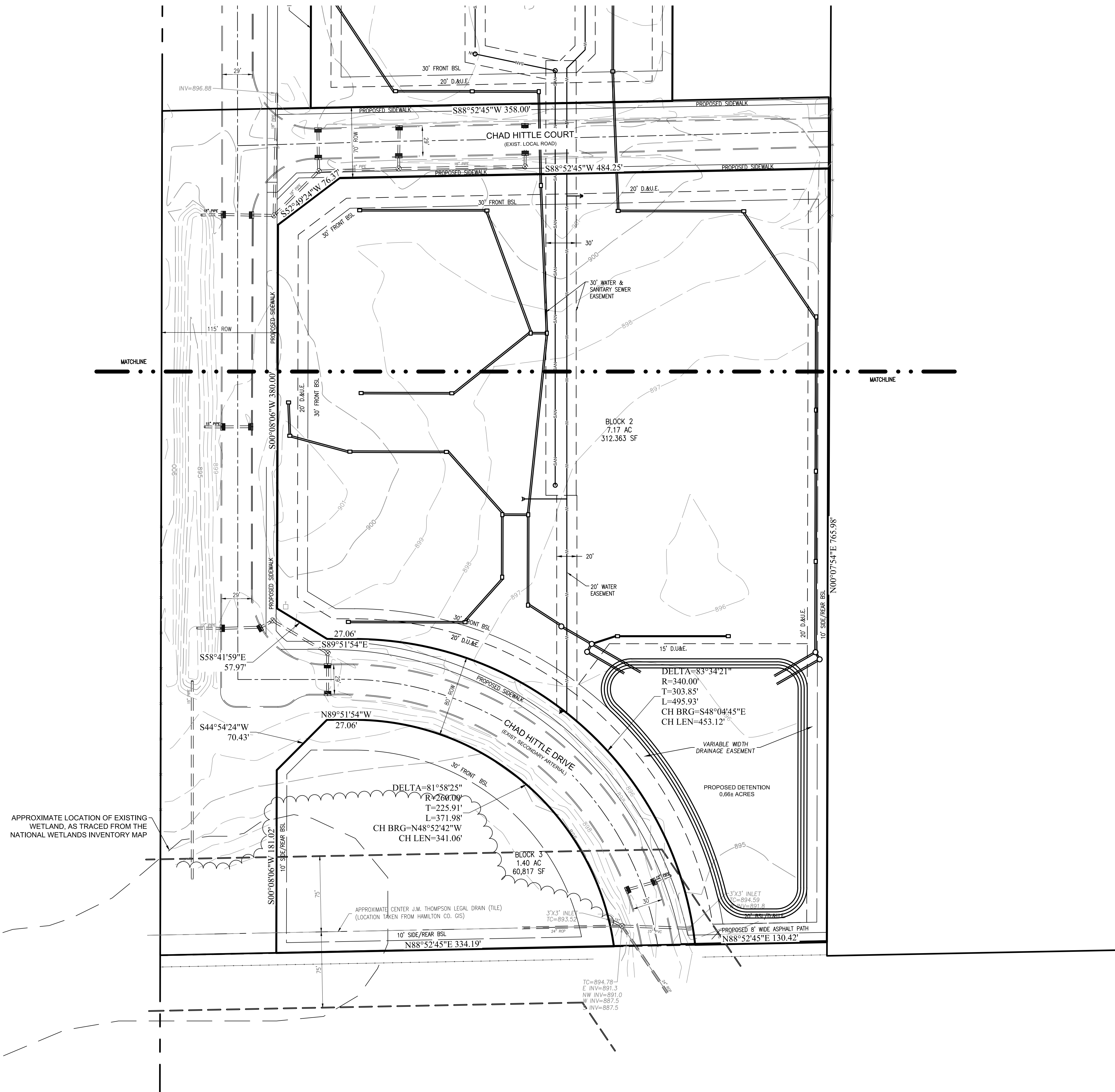
PT. SE 1/4 SEC. 25, T19N, R5E, WASHINGTON TWP., HAMILTON CO., INDIANA

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



LEGEND

UTILITIES

-  FIRE DEPT HOOKUP
-  FIRE HYDRANT
-  POST INDICATOR VALVE
-  WATER MANHOLE
-  WATER METER
-  WATER VALVE
-  GAS METER
-  GAS VALVE
-  ELECTRIC MANHOLE
-  ELECTRIC METER
-  ELECTRICAL RISER
-  TRANSFORMER
-  GUY ANCHOR
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-  MONITORING WELL
-  ORNAMENTAL LIGHT
-  STREET LIGHT

-  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

- | | | |
|---------|--|-----------------------------|
| ION BOX | | SIGN |
| OLE | | MAIL BOX |
| ITAL | | PAVEMENT SPOT ELEVATION |
| | | GROUND SPOT ELEVATION |
| | | EXISTING SPOT ELEVATION |
| | | EMERGENCY FLOOD ROUTE |
| | | FLOW DIRECTION AND SLOPE |
| | | DECIDUOUS TREE |
| | | CONIFEROUS TREE |
| OUT | | IRON PIN FOUND/SET (IPF) |
| LE | | PK OF MAG NAIL FOUND/SET |
| | | ALUMINUM DISK |
| | | T-POST |
| | | HARRISON MONUMENT FOUND |
| | | RIGHT OF WAY MONUMENT FOUND |

LINE TYPES

- | | |
|--|----------------------------|
| | RIGHT OF WAY LINE |
| | FENCE |
| | GUARD RAIL |
| | BOUNDARY LINE |
| | FLOW LINE |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | UNDERGROUND GAS |
| | UNDERGROUND WATER |
| | AERIAL ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | UNDERGROUND COMMUNICATIONS |
| | AERIAL COMMUNICATIONS |
| | UNDERGROUND FIBER OPTIC |
| | AERIAL FIBER OPTIC CABLE |
| | OVERHEAD UTILITY |
| | FORCE MAIN |
| | SANITARY SEWER LATERAL |
| | STORM SEWER MAIN |

ABBREVIATIONS

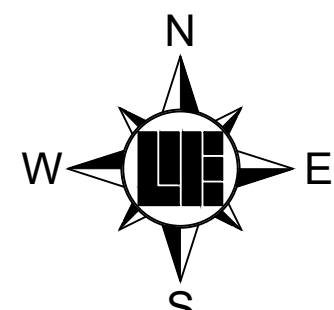
- | | |
|---------|--------------------------------|
| ROW | RIGHT OF WAY |
| ESMT | EASEMENT |
| D.&U.E. | DRAINAGE AND UTILITY EASEMENT |
| D.FE | FINISH FLOOR ELEVATION |
| TOC | TOP OF CASTING |
| TC | TOP OF CURB |
| GUT | GUTTER |
| CMP | CORRUGATED METAL PIPE |
| RC/P | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| VCP | VITRIFIED CLAY PIPE |
| HDP | HIGH DENSITY POLYETHYLENE PIPE |
| DIPE | DUCTILE IRON PIPE |
| SSD | STORM DRAIN PIPE |
| STM | STORM |
| SAN | SANITARY |
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SCALE: 1" = 50'



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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.

PREPARED FOR:

HAHN PLAZA

SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074

OVERALL DEVELOPMENT PLAN

SHEET NO.

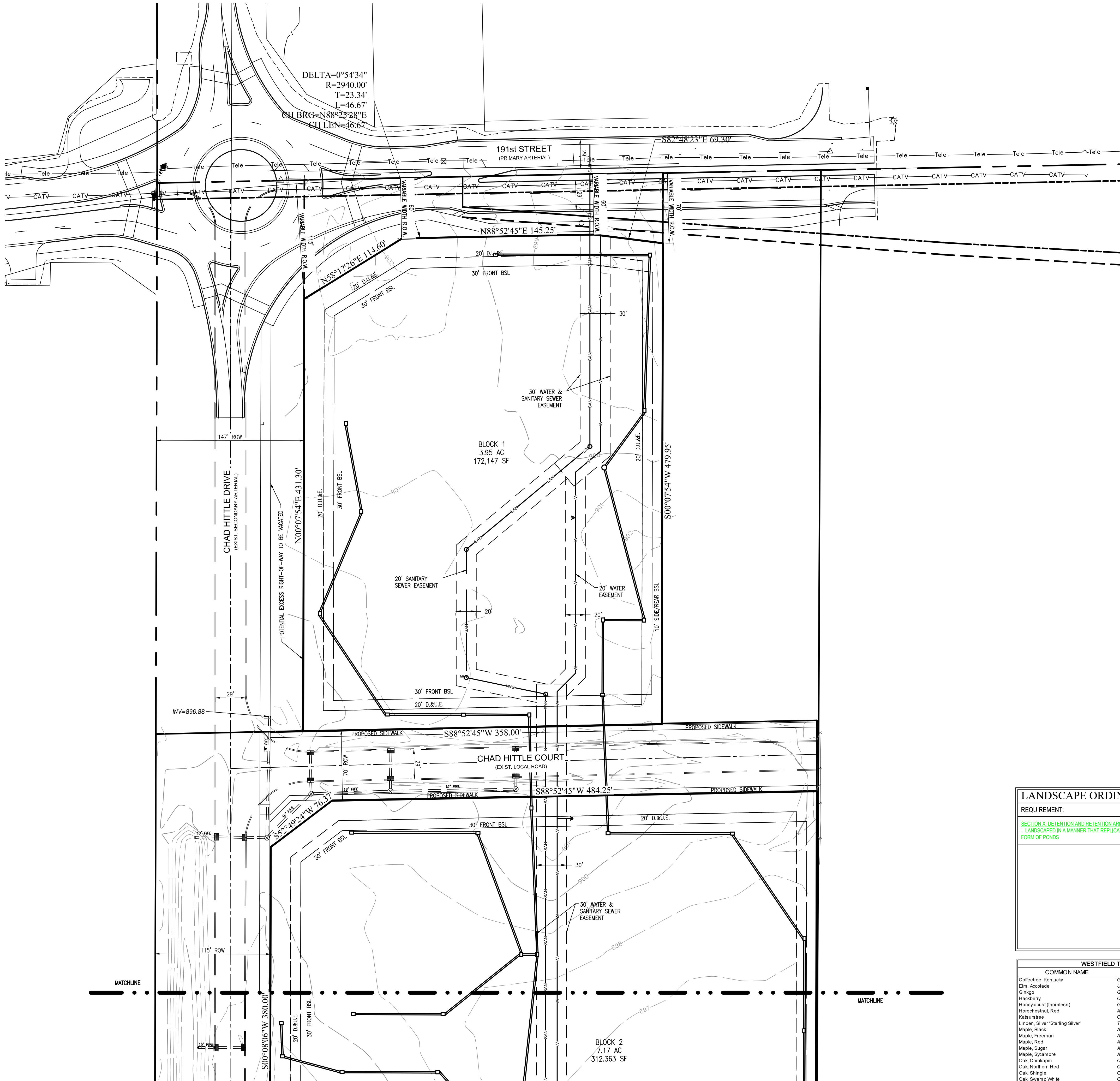
08

PROJECT NO.

W170561

LOCATION: H:\2017\w170561\engineering\design\conset\w170561-C200 dev.dwg
LAYOUT: 08
DATE/TIME: October 05, 2018 - 9:39am
PLOTTED BY: schneefb

LOCATION: H:\2017\W170561\Engineering\design\connect\w170561-1.00.dwg
DATE: 05/05/2018
DRAWN BY: seneffs
PLOTED BY: seneffs



LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- ORNAMENTAL LIGHT
- STREET LIGHT

OTHER UTILITIES

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- 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

- SIGN
- MAIL BOX
- PAVEMENT SPOT ELEVATION
- GROUND SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EMERGENCY FLOOD ROUTE
- FLOW DIRECTION AND SLOPE
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- PK OR MAG NAIL FOUND/SET
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- HARRISON MONUMENT FOUND
- RIGHT OF WAY MONUMENT

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- UNDERGROUND WATER
- AERIAL ELECTRIC
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- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- STORM SEWER MAIN

ABBREVIATIONS

- ROW RIGHT OF WAY
- ESMT EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION
- TOC TOP OF CASTING
- TC TOP OF CURB
- GUT GUTTER
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PLAN GENERAL NOTES

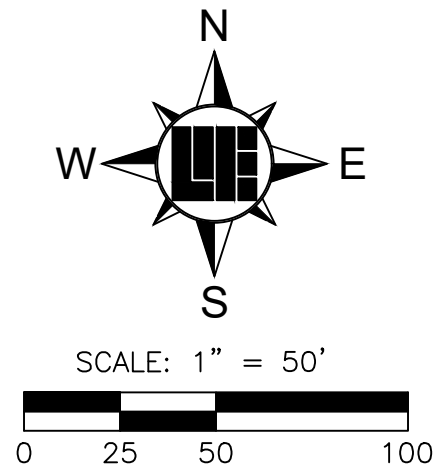
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LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION X: DETENTION AND RETENTION AREAS - LANDSCAPED IN A MANNER THAT REPLICATES THE NATURAL FORM OF PONDS	- PLANTINGS AROUND POND	- PLANTINGS AROUND POND

WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Colletree, Kentucky	Gymnocladus dioica (male only)
Elm, Accolade	Ulmus 'Mortui'
Ginkgo	Ginkgo biloba (male only)
Hackberry	Celtis occidentalis
Honeylocust (thornless)	Gleditsia triacanthos var. inermis, seedless cultivars
Honeylocust, Red	Aesculus x carnea 'Brioli'
Katsun tree	Cercidiphyllum japonicum
Linden, Silver 'Sterling Silver'	Tilia tomentosa 'Sterling Silver'
Maple, Black	Acer nigrum
Maple, Freeman	Acer freemanii
Maple, Red	Acer rubrum
Maple, Sugar	Acer saccharum
Maple, Sycamore	Acer pseudoplatanus
Oak, Chinquapin	Quercus muhlenbergii
Oak, Northern Red	Quercus rubra
Oak, Shingle	Quercus imbricaria
Oak, Swamp White	Quercus bicolor
Oak, White	Quercus alba
Sweetgum	Liquidambar styraciflua
Tulip	Liriodendron tulipifera
Zelkova	Zelkova serrata



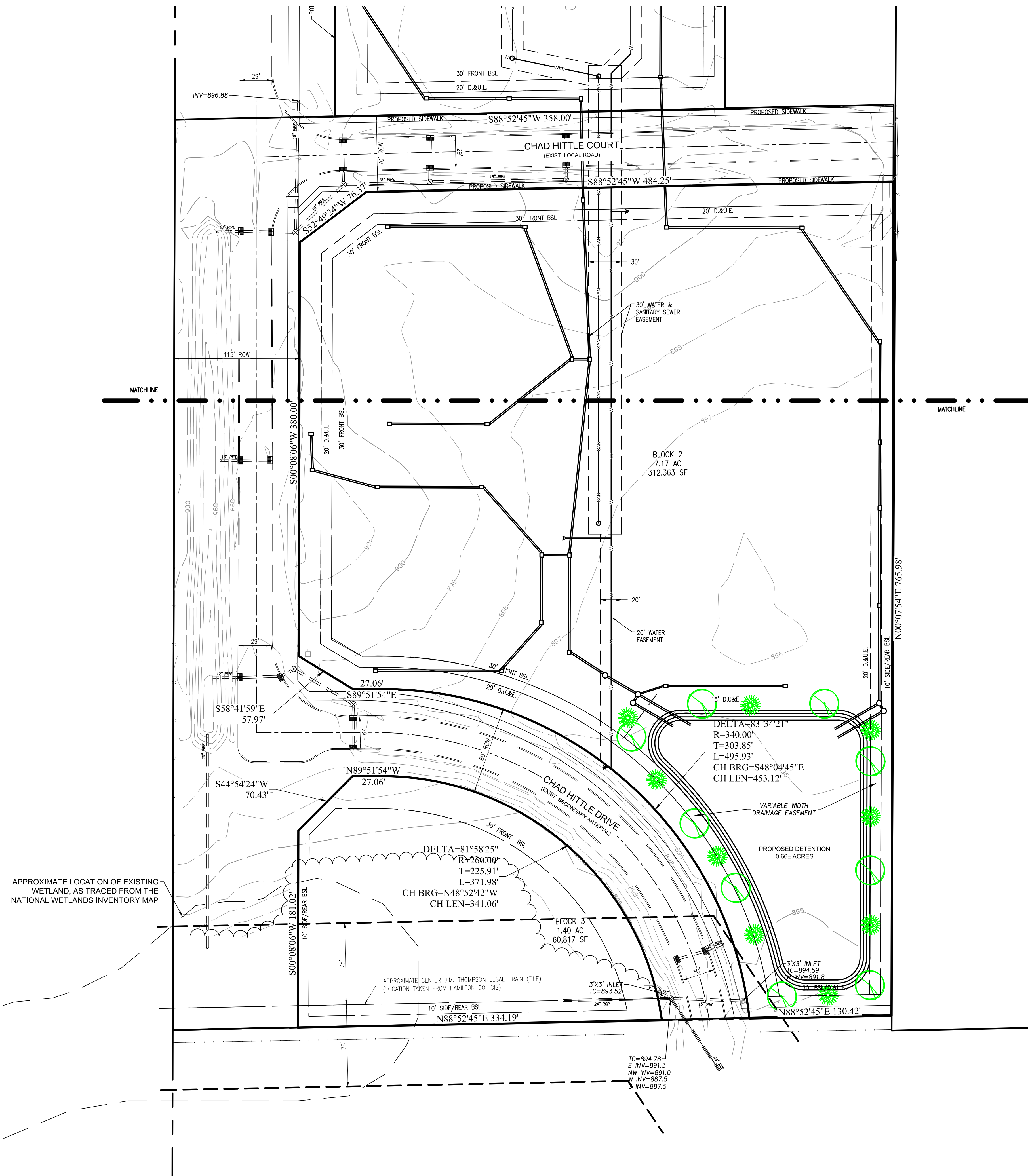
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.: W170561
ISSUED FOR TAG SUBMITTAL
ISSUED FOR TAG REVISIONS
DATE: 08/31/2018
BY: BUS
DATE: 09/21/2018
BY: BUS
DATE: 10/05/2018
BY: BUS
DESIGNED BY: W170561-L100
DRAWN BY: BUS
CHECKED BY: ALW
DATE: 10/05/2018
BY: BUS

ERIC A. CARTER
REGISTERED PROFESSIONAL ARCHITECT
No. 28300131
STATE OF INDIANA
APPROVED FOR CONSTRUCTION

ERIC A. CARTER RIA 20300131

PREPARED FOR:
HAHN PLAZA
SE CORNER OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074
LANDSCAPE PLAN
SHEET NO. **09**
PROJECT NO. **W170561**



UTILITIES		OTHER	
	FIRE DEPT HOOKUP		SIGN
	FIRE HYDRANT		MAIL BOX
	POST INDICATOR VALVE		PAVEMENT SPOT ELEVATION
	WATER MANHOLE		GROUND SPOT ELEVATION
	WATER METER		EXISTING SPOT ELEVATION
	WATER VALVE		EMERGENCY FLOOD ROUTE
	GAS METER		FLOW DIRECTION AND SLOPE
	GAS VALVE		DECIDUOUS TREE
	ELECTRIC MANHOLE		CONIFEROUS TREE
	ELECTRIC METER		
	ELECTRICAL RISER		
	TRANSFORMER		
	GUY ANCHOR		
	ELECTRIC JUNCTION BOX		
	UTILITY POLE		IRON PIN FOUND/SET (IPF)
	UTILITY POLE W/ TRANSFORMER		PK OR MAG MARK FOUND/SET
	MONITORING WELL		ALUMINUM DISK
	ORNAMENTAL LIGHT		T-POST
	STREET LIGHT		HARRISON MONUMENT FOUND
			RIGHT OF WAY MONUMENT
	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		

LINE TYPES

	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	UNDERGROUND GAS
	UNDERGROUND WATER
	AERIAL ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
	UNDERGROUND FIBER OPTIC
	AERIAL FIBER OPTIC CABLE
	OVERHEAD UTILITY
	FORCE MAIN
	SANITARY SEWER LATERAL
	STORM SEWER MAIN

ABBREVIATIONS	
ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VFIC	VIRIDIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

PLAN GENERAL NOTES

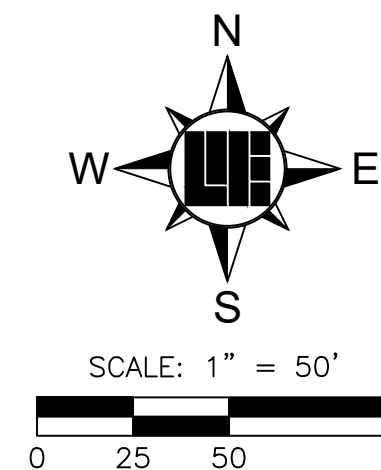
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
3. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
4. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
5. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
6. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED 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.

LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION X: DETENTION AND RETENTION AREAS - LANDSCAPED IN A MANNER THAT REPLICATES THE NATURAL FORM OF PONDS	- PLANTINGS AROUND POND	- PLANTINGS AROUND POND

WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	<i>Gymnocladia dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Genio	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeyclove (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Japanese Red Pine	<i>Pinus densata</i>
Katsurathree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa</i> 'Sterling Silver'
Maple, Black	<i>Acer</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinquapin	<i>Quercus muhlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Yew	<i>Taxus canadensis</i>



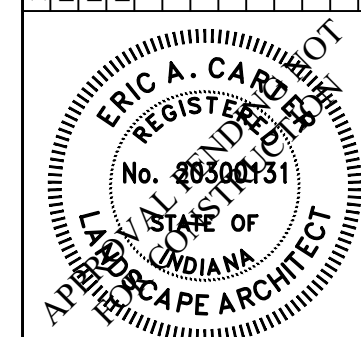
10505 N. College Avenue
Indianapolis, Indiana 46280
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800 | 452 - 6408
317 | 843 - 0546

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	08.31.2018	BJS	W770661
ISSUED FOR TAC REVISIONS	09.21.2018	BJS	DWG NAME:
ISSUED FOR TAC REVISIONS	10.05.2018	BJS	w770661-1.100
			DESIGNED BY:
			BJS
			DRAWN BY:
			AW
			CHECKED BY:
			BJS
			DATE:



ERIC A. CARTER RLA 20300131

PREPARED FOR: **HAHN PLAZA**
LANDSCAPE PLAN
CORNERS OF US 31 AND 191ST STREET, WESTFIELD, INDIANA 46074
PT. SE 1/4 SEC. 26, T.10N. R.16E. WASHINGTON TWP. HAMILTON CO. INDIANA

SHEET NO.
10

PROJECT NO.
W170561

LOCATION: H:\2017\170561\engineering\design\conset\170561-L100.dwg
LAYOUT: 10
DATE/TIME: October 05, 2018 - 9:39am
PLOTTED BY: seboffs



Petition Number: 1810-SPP-15 & 1810-ODP-15

Project Name: Chatham Hills, Section 5

Subject Site Address: Approximately 1550 feet south of the intersection of Chatham Ridge Blvd. and Promontory Lane (the "Property")

Petitioner: Chatham Hills, LLP

Representative: Chris Solutions by Design

Request: Overall Development Plan & Primary Plat review of 37 Single-Family detached lots on 184.614 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

Current Zoning: Chatham Hills PUD

Current Land Use: Residential

Approximate Acreage: 184.614 +/-

Property History: Chatham Hills PUD, Ordinance 13-24

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development and Primary Plat
4. Response to Variance Requests

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 18, 2018, meeting. This petition received a public hearing at the Plan Commission's October 1, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 184.614 acres +/- and is located south north of the intersection of Chatham Ridge Blvd. and Promontory Lane (see **Exhibit 2**). The property is



currently zoned the Chatham Hills PUD District. Adjacent properties to the north and west are zoned the Chatham Hills PUD District. Adjacent properties to the south are zoned AG-SF1: Agriculture and Single-Family Rural District and the Chatham Hills PUD District. Adjacent property to the east is US Highway 31.

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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see District Standards.



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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

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



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

Comment: Please see District Standards for Building Setback Lines.

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.



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

DISTRICT STANDARDS

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

- 39) **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
- d) District Subarea 1-B



- 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
- e) District Subarea 1- C
- 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
- f) District Subarea 1-D
- 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
- g) District Subarea 1-E
 - 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
- h) District Subarea 1-F
 - 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
- i) District Subarea 1-G
 - 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
- 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
- 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
- l) Maximum Density (number of dwellings) in District I – 1,500

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

The plans comply.

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

Comment: Please see District Standards.

- 41) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 42) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:



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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

44) Architectural Standards (Article 6.3)

45) Building Standards (Article 6.4)

46) Fence Standards (Article 6.5)

47) Height Standards (Article 6.6)

48) Landscaping Standards (Article 6.8):

- a) Preservation and Replacement of Trees:
 - i) Preservation of Trees (Section 11.1 Ord. 13-24): 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.
 - i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
- b) Selection, Installation, and Maintenance of Plant Materials:

- i) Installation of Landscaping (Section 11.2 Ord. 13-24): 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).
- c) General Landscape Design Standards:
 - i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas:
 - i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees:
 - i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements

Comment: To be reviewed at the time of each Lot's Improvement Location Permit.
- g) External Street Frontage Landscaping
 - i) Road Frontage Standards (Section 11.3 Ord. 13-24): 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.
- h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)
 - i) Buffer yards shall not be required along Golf Course areas adjoining or located along

Internal or External Streets.

- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- 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.
- 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.
- 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).

2) 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 Ord. 13-24).
 - 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).
- 3) Lot Standards (Article 6.10)
- Comment: Please see District Standards.**
- 4) Setback Standards (Article 6.16)
- Comment: Please see District Standards.**
- 5) Vision Clearance Standards (Article 6.19)
- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points Forty (40) feet from intersections of Collectors, Private or Local Street.
 - b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 1) Block Standards (Article 8.1)



2) Easement Standards (Article 8.3)

3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

4) Open Space and Amenity Standards (Article 8.6)

- a) Natural Areas (Section 12.1 Ord. 13-24): 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.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): 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.

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 15.1 Ord. 13-24).
- 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 15.2 Ord. 13-24).
- 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 15.3 Ord. 13-24).

7) Storm Water Standards (Article 8.8)

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

9) Street Light Standards (Article 8.10)

a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.

b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

10) Street Sign Standards (Article 8.11)

11) Surety Standards (Article 8.12)

12) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) **Action: 1810-ODP-15 (Overall Development Plan) & 1810-SPP-15 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following conditions:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



Mayor
Andy Cook

City Council
Jim Ake
Steven Hoover
Robert L. Horkay
Charles Lehman
Robert J. Smith
Cindy L. Spoljaric
Robert W. Stokes

Clerk Treasurer
Cindy J. Gossard

October 11, 2018

To: Phil Sundling, P.E.
Director of Development – Henke Development Group
20298 Tomlinson Rd. #1
Westfield, IN 46074

RE: Chatham Hills Section 5 Variance Requests

The City of Westfield has reviewed the variances requested. Our responses are as follows:

- 1.) A Maximum Grade of 10% is acceptable.
- 2.) Maximum cul-de-sac length – Public Works will allow a maximum cul-de-sac length greater than 600' as currently shown on the plans.
- 3.) K-values for a 20 mph design speed are acceptable.
- 4.) Typical Cross Sections matching those in Chatham Hills Section 3 and 4 are acceptable.

If you have any additional questions or need any clarification please do not hesitate to ask.

Sincerely,


John Nail
City Engineer
City of Westfield Public Works Department
2706 E. 171st Street
Westfield, IN 46074
(317)430-6750
jnail@westfield.in.gov

cc: Kevin Todd, City of Westfield

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov



DRAFT

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
2019 SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	COUNCIL INTRODUCTION (zoning only)	TECHNICAL ADVISORY COMMITTEE	PUBLIC NOTICE DEADLINE	FIRST APC MEETING	REVISED MATERIALS DEADLINE	SECOND APC MEETING	COUNCIL MEETING (zoning only)
	Friday Noon	Monday 7:00 PM	Tuesday 9:00 AM	Friday	Monday 7:00 PM	Friday Noon	Monday 7:00 PM	Monday 7:00 PM
FEBRUARY	01/04/19	01/14/19	01/22/19	01/25/19	02/04/19	02/08/19	2/19/19*	03/11/19
MARCH	02/01/19	02/11/19	02/19/19	02/22/19	03/04/19	03/08/19	03/18/19	04/08/19
APRIL	03/01/19	03/11/19	03/19/19	03/22/19	04/01/19	04/05/19	04/15/19	05/13/19
MAY	03/29/19	04/08/19	04/23/19	04/26/19	05/06/19	05/10/19	05/20/19	06/10/19
JUNE	05/03/19	05/13/19	05/21/19	05/24/19	06/03/19	06/07/19	06/17/19	07/08/19
JULY	05/31/19	06/10/19	06/18/19	06/21/19	07/01/19	07/05/19	07/15/19	08/12/19
AUGUST	06/28/19	07/08/19	07/23/19	07/26/19	08/05/19	08/09/19	08/19/19	09/09/19
SEPTEMBER	08/02/19	08/12/19	08/20/19	08/23/19	09/03/19*	09/06/19	09/16/19	10/14/19
OCTOBER	08/30/19	09/09/19	09/24/19	09/27/19	10/07/19	10/11/19	10/21/19	11/11/19
NOVEMBER	10/04/19	10/14/19	10/22/19	10/25/19	11/04/19	11/08/19	11/18/19	12/09/19
DECEMBER	11/01/19	11/11/19	11/19/19	11/22/19	12/02/19	12/06/19	12/16/19	01/13/20
JANUARY	11/29/19	12/09/19	12/17/2019*	12/27/19	01/06/20	01/10/20	01/21/20*	02/10/20

* 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.

Adopted 10.16.2017

Minutes of the October 1, 2018 APC Meeting*Presented for approval: October 15, 2018*

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, October 1, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Ginny Kelleher; Steve Hoover, Robert Horkay, Andre Maue, Dave Schmitz, Robert Smith, and Scott Willis.

Members Absent: Randy Graham and Chris Woodard.

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

APPROVAL OF MINUTES:

Motion: Approve September 17, 2018 meeting minutes.

Motion: Schmitz; Second: Kelleher. Motion passed. Vote: 7-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS**1809-DDP-22****Discount Tire Parking Lot Expansion**

15164 Thatcher Lane

Halle Properties, LLC by raSmith requests Detailed Development Plan approval of a parking lot expansion for Discount Tire on 0.62 acres +/- in the LB-PD: Local Business / Planned Development District.

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

Motion: Approve the Consent Agenda.

Motion: Horkay; second, Willis. Motion passed. Vote: 7-0

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS**1806-PUD-14**

[PUBLIC HEARING]

Lindley Run PUD

Southeast Corner of 196th Street and Grassy Branch Road

Othof Homes, LLC by Nelson & Frankenberger requests a change of zoning of 106.5 acres +/- from the SF2: Single Family Low Density District to the Lindley Run PUD District to allow for the development of 130 single-family residential lots and 300 duplex/townhomes.

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

Crabtree summarized this request for a change of zoning to for PUD.

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Minutes of the October 1, 2018 APC Meeting*Presented for approval: October 15, 2018*

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Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the petitioner, summarized the aspects of this proposed project. He stated that this area, per the Comprehensive Plan, is considered New Suburban. He added that this project would offer a mix of housing options ranging from mid-200,000 to low 300,000. He added the plan calls for over 25% open space with passive and active amenities including paths, sidewalks, fitness trail with fitness stations, a large picnic shelter, a community fire pit area, and a large playground. He said that Lindley Run would offer a needed inventory of diverse price ranges. He also said there would be multiple housing options that are not currently available in the community. After this project was introduced to City Council a list of considerations were put forward by the Council that Dobosiewicz indicated would be addressed by the petitioner with staff.

Public Hearing for 1806-PUD-14 opened at 7:17 p.m.

Eric Lohe, 57 Admiral Way, Carmel on behalf of CrossRoads Church at Westfield; stated that the elders of the church discussed the project and feel it would be a great addition to the community. He stated the church interacts with a number of individuals that would be drawn to this type of housing option. He stated that CrossRoads Church at Westfield supports the project.

Janis Morris, 3501 East 191st Street; expressed concern with the increase in traffic that would result from this project. She said she didn't think there had been a traffic study and also said that currently the traffic situation in the area is very bad.

Janelle Campbell, 15726 Buxton Drive on behalf of the Westfield Chamber of Commerce; read a statement of support from the Chamber.

Joseph G. Roberts, 3702 East 196th Street; stated he is an adjacent landowner and was told early on that this area would not be developed but remain agriculture. He expressed concern about an existing drainage ditch on the property. He said that the amount of traffic that would be generated by this develop be impossible to manage. He said the lot size is concerning and feels strongly this is not the right kind of development for this area.

Dylan Chobot, 15226 Declaration Drive; stated she is currently a Westfield High School student who hopes to return to Westfield after college to live and work and feels this development offers her housing options. She stated support of the project.

Kathryn Whittaker, 3702 East 196th Street; an adjacent neighbor supports the previous public comments made by Joseph G. Roberts. She doesn't feel the proposed high density is appropriate for the area.

Public Hearing for 1806-PUD-14 closed at 7:27 p.m.

Jon Dobosiewicz responded that the traffic evaluation went before the Technical Advisory Committee as well as the City's Public Works and Community Development staff. After the zoning stage, road improvements will be designed. He addressed the drain and said the situation would be mitigated by relocating the drain at the Primary Plat stage. He added that meeting the requests for additional amenities from the City Council would diminish the number of units. These requests include the addition of a pool and clubhouse, the restriction of for rent uses and limiting on-street parking.

Smith questioned how traffic was being addressed.

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Dobosiewicz replied that the project goes through a technical review process. He added that the City's thoroughfare improvements along East Street will aid and enhance traffic flow.

Willis addressed that Grassy Brach is very narrow and dangerous

Dobosiewicz replied that road improvements are planned.

Kelleher asked about 191st Street's arterial status and its implications.

Skelton replied it was being addressed by Public Works.

Kelleher stated she would like to see larger lots and asked about the wooded area.

Dobosiewicz said the wooded area will be preserved.

Kelleher asked about the connectivity provided by sidewalks and paths.

Dobosiewicz replied he will create an exhibit that will show the path/sidewalk/trail design that will actually create many circuits.

Keller asked if the additional architectural elements are a part of the ordinance.

Dobosiewicz replied yes.

Kelleher inquired about back yard design and also asked about vinyl siding in Area C.

Dobosiewicz overview the back yard design and replied to the vinyl siding question by explaining that vinyl and aluminum siding will be permitted in Area C but not in Areas A & B.

Kelleher asked about the buffering along 196th Street.

Dobosiewicz replied that there would be an expansive set back with native planting.

Kelleher asked about entrances of 196th Street.

Dobosiewicz said there is currently discussion about this subject.

Hoover addressed the aspects behind the need for a mix of housing that is attainable for Westfield's workforce.

Willis stated that the residents that this type of development, millennials, and empty nesters would not bring an additional burden to the school system.

Smith agreed with Hoover's and Willis' statements.

Kelleher said she feels the mix is good, but has concerns for better connectivity to assist with these three areas not being isolated.

Hoover stated that the townhomes would be maintained by the HOA which will help retain value.

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Schmitz asked about common exterior maintenance.

Dobosiewicz responded that Areas A and C will have common exterior maintenance.

Schmitz asked for clarification about on-street parking.

Dobosiewicz responded that on-street parking would be allowed during the day but overnight parking would not be allowed.

1810-PUD-26

[PUBLIC HEARING]

Hahn Plaza PUD*West Side of Wheeler Road between Grand Park Boulevard and 186th Street*

Greenwalt Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 12.5 acres +/- from the AG-SF1: Agriculture Single Family Rural District and the GB: General Business District to the Hahn Plaza PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1810-ODP-14 &**1810-SPP-14**

[PUBLIC HEARING]

Hahn Plaza*Southeast Corner of 191st Street and Chad Hittle Drive*

Greenwalt Development Group, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of three (3) commercial blocks on 12.5 acres +/- in the proposed Hahn Plaza PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree summarized these requests for the Hahn PUD and the associated development plans.

Jesse Pohlman with Onpointe Land Matters, LLC representing the petitioner, overviewed the proposed project.

Joint Public Hearing for 1810-PUD-26, 1810-DDP-14, and 1810-SPP-14 opened at 7:56 p.m.

No public comment.

Joint Public Hearing for 1810-PUD-26, 1810-DDP-14, and 1810-SPP-14 closed at 7:57 p.m.

Hoover commented that at the public meeting two city councilors requested better illustrative character exhibits that are more diverse, but does not see such exhibits.

Pohlman responded that they have not yet had time to refine the exhibits. He said the exhibits will be at the next meeting.

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Minutes of the October 1, 2018 APC Meeting*Presented for approval: October 15, 2018*

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1810-PUD-27
[PUBLIC HEARING]**Stuckey Farm PUD***19975 Hamilton-Boone County Road*

Stuckey Farm Orchard and Cider Mill by Onpointe Land Matters, LLC requests a change of zoning review of 40 acres +/- from AG-SF1: Agriculture / Single-Family Rural District to the Stuckey Farm PUD District.

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

Ernest summarized this request for a change of zoning.

Jesse Pohlman with Onpointe Land Matters, LLC representing the petitioner, overviewed the need for the zoning change to allow the petitioner to build a needed structure that is compliant with current UDO standards.

Public Hearing for 1810-PUD-27 opened at 8:01p.m.

No public comment.

Public Hearing for 1810-PUD-27 closed at 8:02 p.m.

Kelleher stated she was happy to see the business retaining its Agritourism use. She asked about outside storage, especially any that would be visible from the road.

Pohlman responded that the need to build a barn for storage is what prompted this request. He said that occasionally, limited seasonal outside storage may happen behind the store.

Kelleher asked for wording that would ensure the protection for future use of the property in regard to outside storage.

Pohlman responded that he will look into this request.

1810-ODP-15
1810-SPP-15
PUBLIC HEARING]**Chatham Hills, Section 5***Approximately 1550 feet south of the intersection of Chatham Ridge Blvd. and Promontory Lane*

Chatham Hills LLP by Cripe Solutions by Design requests Overall Development Plan and Primary Plat review of 37 residential lots on 184.614 acres +/- in the Chatham Hills PUD District.

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

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

Public Hearing for 1810-ODP-15 and 1810-SPP-15 opened at 8:07 p.m.

No public comment.

Public Hearing for 1810-ODP-15 and 1810-SPP-15 closed at 8:08 p.m.

Grand Junction Plaza PUD*202 Mill Street*

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1810-PUD-28
[PUBLIC HEARING]

The City of Westfield requests a change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Skelton summarized this request a change of zoning that will set a regulatory framework for the Plaza.

Public Hearing for 1810-PUD-28 opened at 8:10 p.m.

Melody Jones, 211 Mill Street; stated she is highly impacted by this project. She added that she is a longtime member of the Grand Junction Task Group and is glad to see this getting formalized which will help clarify the project's direction. She stated support of this project.

Public Hearing for 1810-PUD-28 closed at 8:12 p.m.

Skelton addressed the realignment of Park and Mill Streets and addressed right of ways.

Kelleher said that she thinks the project is great but has concerns that the lighting is not compliant with lighting standards and is hopeful that lighting impact on neighbors will be considered.

Skelton said her concerns will be taken under advisement.

Maue said that with current lighting technology that the optimum option will be chosen.

Smith said that it is important to look at the most current technology available in lighting.

Schmitz asked about the "Passive Use" area.

Skelton responded that currently that area is naturalized but will be able to accommodate a trail.

CONTINUED ITEMS**1805-PUD-09****Lyons Team PUD**

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

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Minutes of the October 1, 2018 APC Meeting

Presented for approval: October 15, 2018

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Motion: Adjourn meeting.

Motion: Kelleher; second, Willis. Motion passed. Vote: 7-0.

The meeting adjourned at 8:18 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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community@westfield.in.gov

ORDINANCE NUMBER 18-39

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1810-PUD-27**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1810-PUD-27** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Special Events: The use of the Real Estate for activities and events that typically include cultural (e.g., weddings), community (e.g., educational tours, fundraising events, charitable events, corporate outings), entertainment (e.g., festivals), and other similar uses.
- 2.2 Temporary Use and Events: The use of the Real Estate for activities that generally occur over short periods of time with varying frequency but that typically include the use of tents, pavilions, patios and related equipment or displays which are ancillary uses to other permitted uses on the Real Estate. Temporary Use and Events, including Special Events, shall be deemed and defined as a permanent and ongoing ancillary use to the existing operations of the Real Estate and shall not require a temporary use and event permit.

Section 3. Concept Plan. The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan illustrates the general character and example activities within the District. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Legally Established Pre-Existing Improvements. The Real Estate has been developed as an Agritourism Use, as generally depicted on the Concept Plan and the Existing Character Exhibit, attached hereto as **Exhibit C** (the “Existing Character Exhibit”), in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (collectively, the “Existing Improvements”). All existing structures and conditions of the Real Estate are hereby legally-established. Improvements after the effective date of this Ordinance shall be subject to Section 11 Processes & Permits of this

Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the AG-SF1: Agriculture / Single-Family Rural District (the “Underlying Zoning District”).

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

6.1 **Additional Uses:** The following uses shall be permitted:

- A. Agritourism Use (or Agritainment Use), including related outdoor storage not visible from an External Street and display.
- B. Agricultural Use, including Agricultural Processing (e.g., cider mill) of on-site crops, and related outdoor storage and display not visible from an External Street.
- C. Special Events.
- D. Temporary Use and Events.

6.2 **Prohibited Uses:** The following use(s) shall be explicitly prohibited:

- A. Special Exception Uses not otherwise permitted herein.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 **Minimum Building Setback Lines:**

- A. **Abutting External Street:** Thirty (30) feet.
- B. **District Perimeter Not Abutting Street:** Thirty (30) feet.
- C. **All Other:** No minimum.

7.2 **Minimum Building Separation:** Twenty (20) feet.

7.3 **Maximum Building Height:** Twenty-five (25) feet; however, if a building has a minimum roof pitch of five (5) (vertical units) to twelve (12) (horizontal units), then the maximum Building Height shall be forty-five (45) feet (see also Article 6.6 Height Standards of the UDO).

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

8.1 **Article 6.3 Architectural Standards:** Shall not apply; rather, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in the Existing Character Exhibit.

8.2 **Article 6.8 Landscaping Standards:** Shall not apply.

8.3 **Article 6.14 Parking and Loading Standards:** Shall not apply. New or expanded

Parking Areas may include grass, rock, gravel or other natural parking surfaces; however, new or expanded permanent Parking Areas may be subject to review and approval to ensure appropriate erosion control and drainage measures are in place.

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

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

10.1 Article 8.7 Pedestrian Network Standards. Shall not apply.

Section 11. **Processes & Permits.** The standards of Chapter 10 Processes & Permits shall apply to the development of the Real Estate, except as otherwise modified below.

11.1 Development Plan Review. New improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit or a Certificate of Compliance, if an Improvement Location Permit is not otherwise required for the proposed improvements. If improvements are determined by the Director to be substantial (e.g., new buildings intended for use by the public), then at the Director's determination, review by the Technical Advisory Committee may be required prior to approval.

[Remainder of page intentionally left blank.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-39** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-39**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-39**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Stuckey Farm Orchard and Cider Mill
19975 Hamilton Boone Co Rd
Sheridan, Indiana 46069

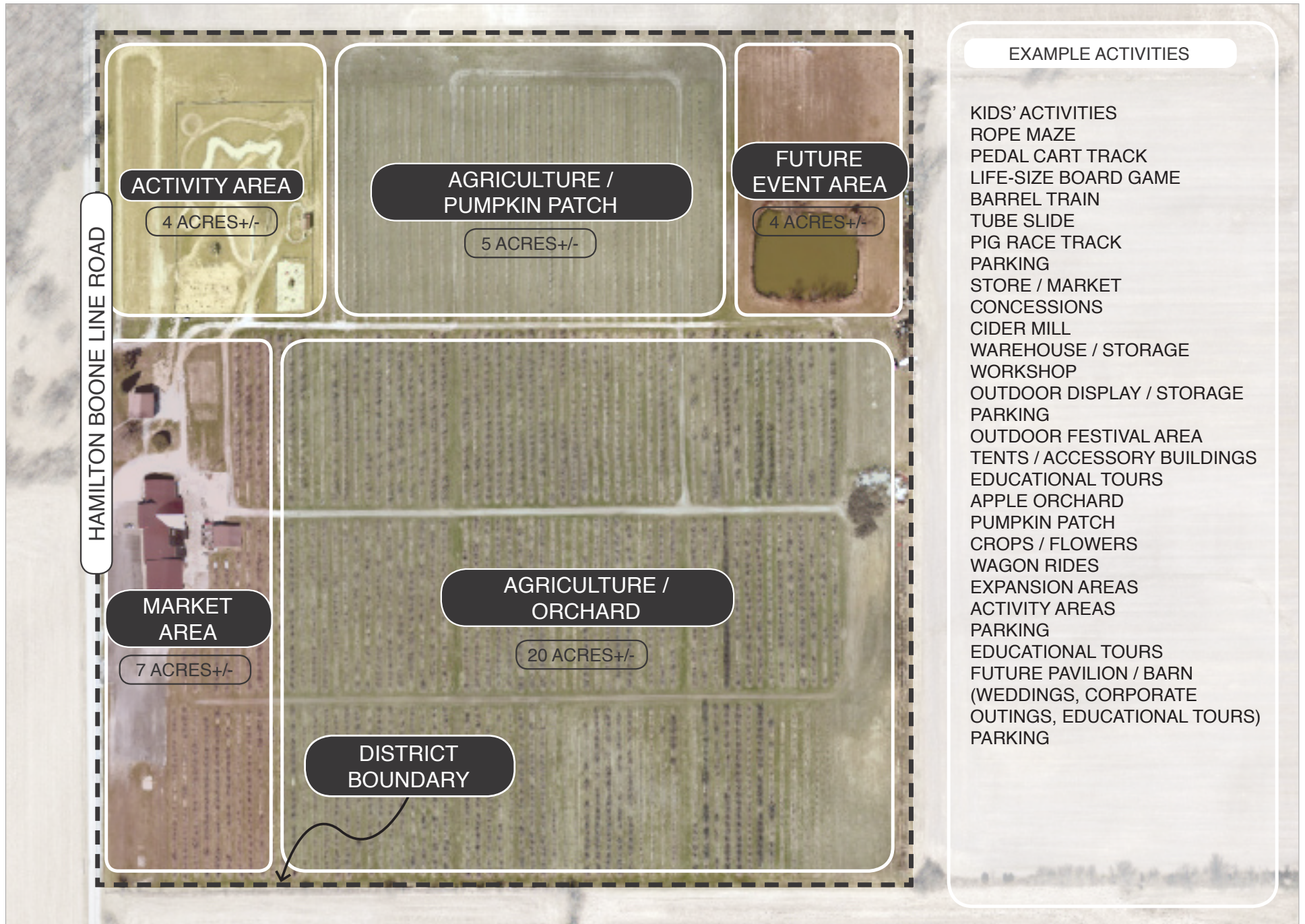
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

THE NORTH WEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 19, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING
40 ACRES.





**EXHIBIT C-1: EXISTING CHARACTER EXHIBIT
STUCKEY FARM ORCHARD AND CIDER MILL**
PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C-2: EXISTING CHARACTER EXHIBIT
STUCKEY FARM ORCHARD AND CIDER MILL
 PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE NUMBER 18-39

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1810-PUD-27**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1810-PUD-27** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Special Events: The use of the Real Estate for activities and events that typically include cultural (e.g., weddings), community (e.g., educational tours, fundraising events, charitable events, corporate outings), entertainment (e.g., festivals), and other similar uses.
- 2.2 Temporary Use and Events: The use of the Real Estate for activities that generally occur over short periods of time with varying frequency but that typically include the use of tents, pavilions, patios and related equipment or displays which are ancillary uses to other permitted uses on the Real Estate. Temporary Use and Events, including Special Events, shall be deemed and defined as a permanent and ongoing ancillary use to the existing operations of the Real Estate and shall not require a temporary use and event permit.

Section 3. Concept Plan. The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan illustrates the general character and example activities within the District. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Deleted: . The location of improvements and activities are not limited to the Concept Plan; rather, new improvements and uses shall be permitted throughout the District and shall be subject to the terms and conditions of this Ordinance

Section 4. Legally Established Pre-Existing Improvements. The Real Estate has been developed as an Agritourism Use, as generally depicted on the Concept Plan and the Existing Character Exhibit, attached hereto as **Exhibit C** (the “Existing Character Exhibit”), in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (collectively, the “Existing Improvements”). All existing structures and conditions of the Real Estate are hereby legally-established. Improvements after the effective date of this Ordinance shall be subject to Section 11 Processes & Permits of this

Ordinance.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the AG-SF1: Agriculture / Single-Family Rural District (the “Underlying Zoning District”).

Section 6. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

6.1 Additional Uses: The following uses shall be permitted:

- A. Agritourism Use (or Agritainment Use), including related outdoor storage not visible from an External Street and display.
- B. Agricultural Use, including Agricultural Processing (e.g., cider mill) of on-site crops, and related outdoor storage and display not visible from an External Street.
- C. Special Events.
- D. Temporary Use and Events.

6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:

- A. Special Exception Uses not otherwise permitted herein.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Minimum Building Setback Lines:

- A. Abutting External Street: Thirty (30) feet.
- B. District Perimeter Not Abutting Street: Thirty (30) feet.
- C. All Other: No minimum.

7.2 Minimum Building Separation: Twenty (20) feet.

7.3 Maximum Building Height: Twenty-five (25) feet; however, if a building has a minimum roof pitch of five (5) (vertical units) to twelve (12) (horizontal units), then the maximum Building Height shall be forty-five (45) feet (see also Article 6.6 Height Standards of the UDO).

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

8.1 Article 6.3 Architectural Standards: Shall not apply; rather, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in the Existing Character Exhibit.

8.2 Article 6.8 Landscaping Standards: Shall not apply.

8.3 Article 6.14 Parking and Loading Standards: Shall not apply. New or expanded

Deleted: Existing Improvements may continue after the effective date of this Ordinance. Substantial modifications to Existing Improvements on the Real Estate, including any new building construction, new sign permits, major building renovations, or major site plan changes shall comply with the standards set forth in this Ordinance. Repair, maintenance, restoration, minor building renovations, and/or minor site plan changes of Existing Improvements on the Real Estate shall not be deemed a modification that requires compliance with the standards of this Ordinance; however, minor building renovations and/or minor site plan changes shall comply with the Minimum Building Setbacks Lines in this Ordinance.

Parking Areas may include grass, rock, gravel or other natural parking surfaces; however, new or expanded permanent Parking Areas may be subject to review and approval to ensure appropriate erosion control and drainage measures are in place.

Deleted: limited

Deleted: by the Department of Public Works

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

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

10.1 Article 8.7 Pedestrian Network Standards. Shall not apply.

Section 11. **Processes & Permits.** The standards of Chapter 10 Processes & Permits shall apply to the development of the Real Estate, except as otherwise modified below.

11.1 Development Plan Review. New improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit or a Certificate of Compliance, if an Improvement Location Permit is not otherwise required for the proposed improvements. If improvements are determined by the Director to be substantial (e.g., new buildings intended for use by the public), then at the Director's determination, review by the Technical Advisory Committee may be required prior to approval.

[Remainder of page intentionally left blank.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-39** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-39**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-39**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Stuckey Farm Orchard and Cider Mill
19975 Hamilton Boone Co Rd
Sheridan, Indiana 46069

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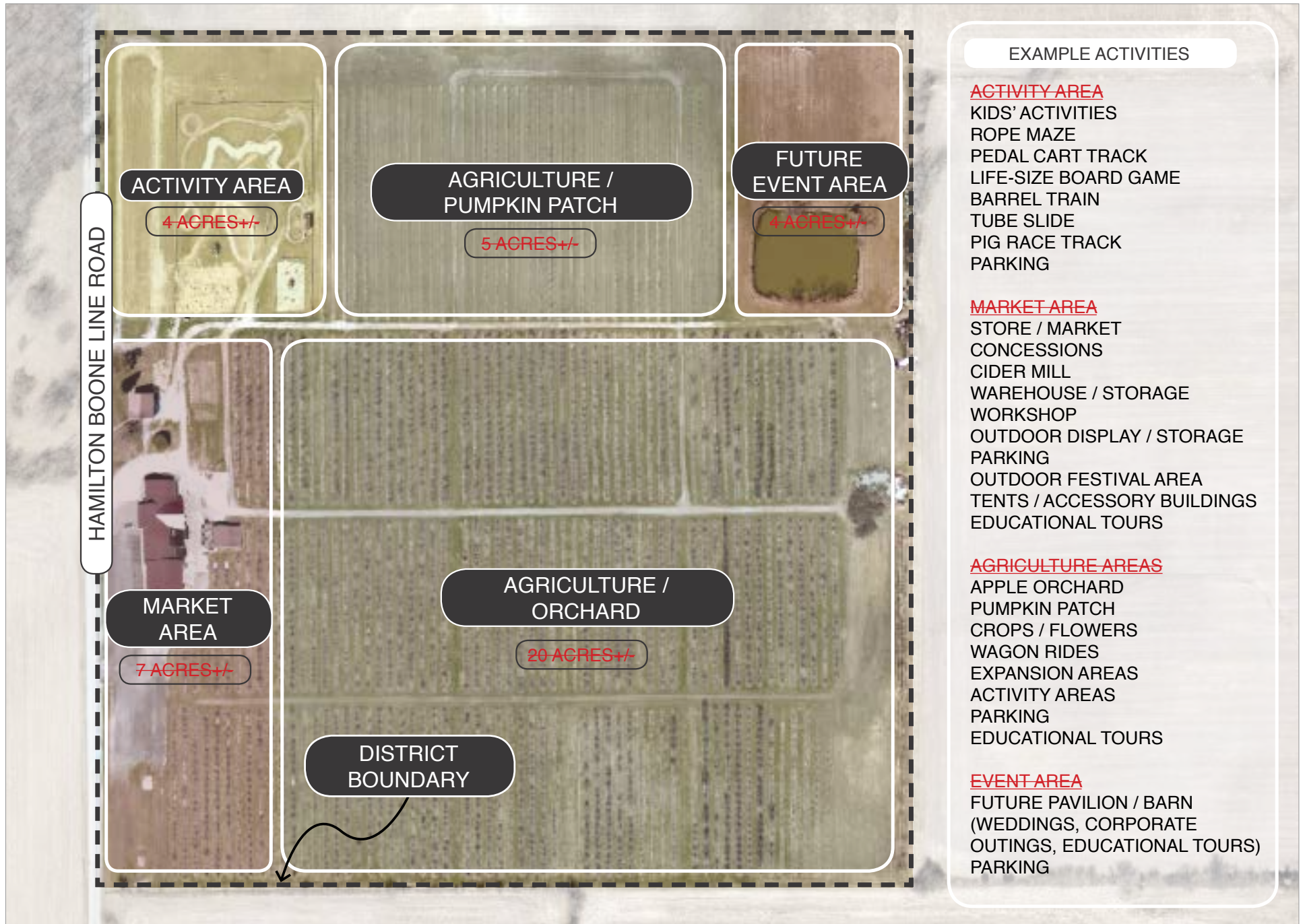


EXHIBIT B: CONCEPT PLAN
STUCKEY FARM ORCHARD AND CIDER MILL
PLANNED UNIT DEVELOPMENT DISTRICT





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STUCKEY FARM ORCHARD AND CIDER MILL
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